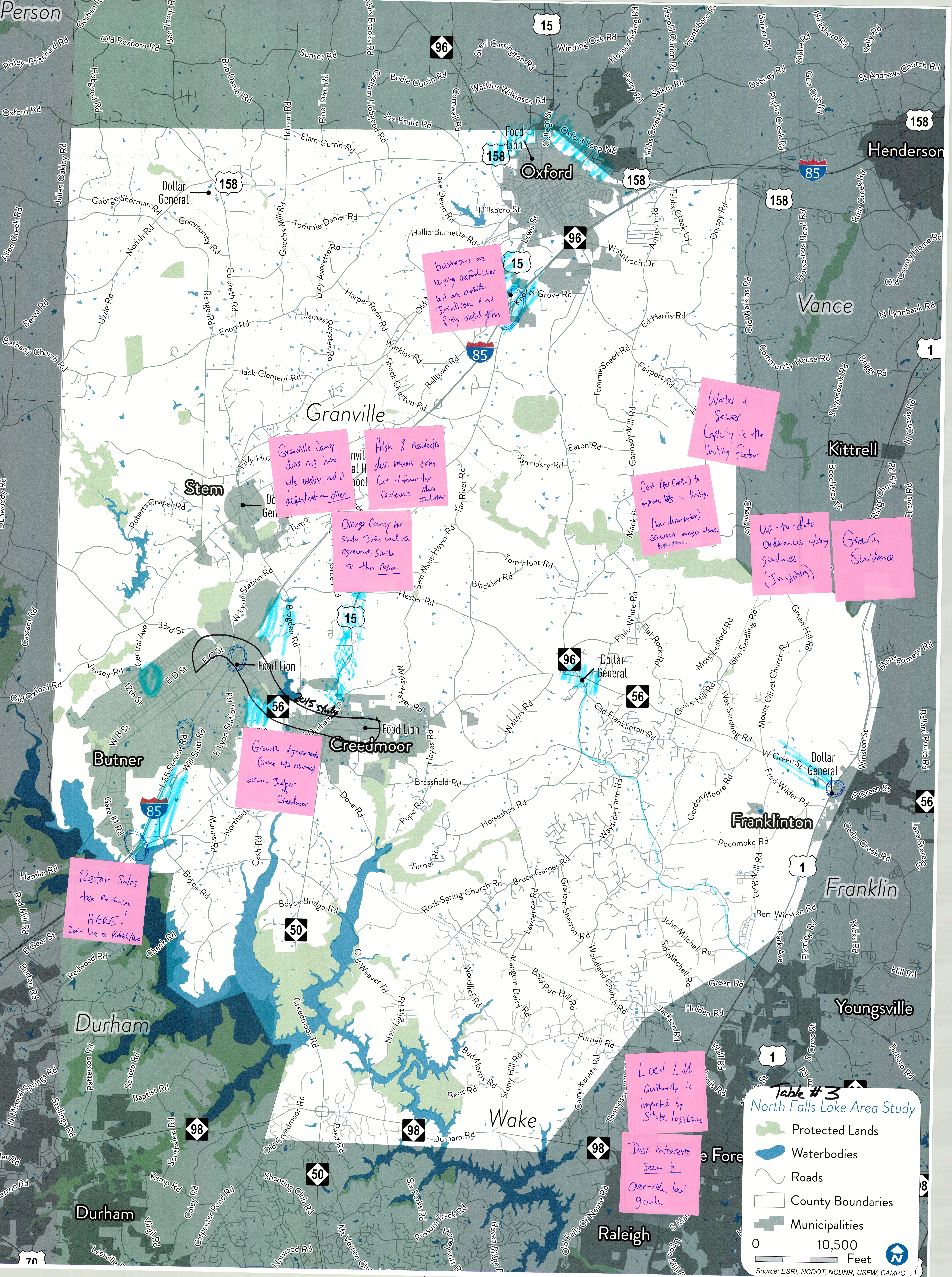
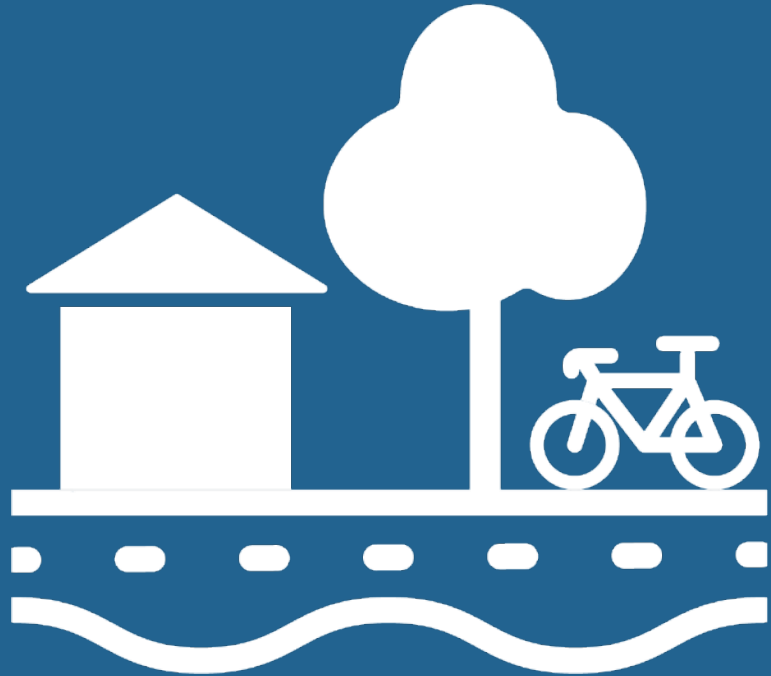






North Falls Lake AREA STUDY

Elected Officials Meeting #2
February 11, 2026, 10:00am

Overview

- Study Progress Update
- Public Engagement Update
- Connecting Development Patterns and Services
- Land Use Scenario Modeling Results
- Preferred Scenario Discussion
- Next Steps

During today's meeting, we'll be using Poll Everywhere. To participate, open a browser on your phone and go to the address below, or scan the QR code.

PollEv.com/BoltonMenk729



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NC Capital Area Metropolitan Planning Organization

Is this your first
NFLAS meeting?
PollEv.com/BoltonMenk729



*Phone
Poll*



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North Falls Lake Area Study Overview and Progress Update

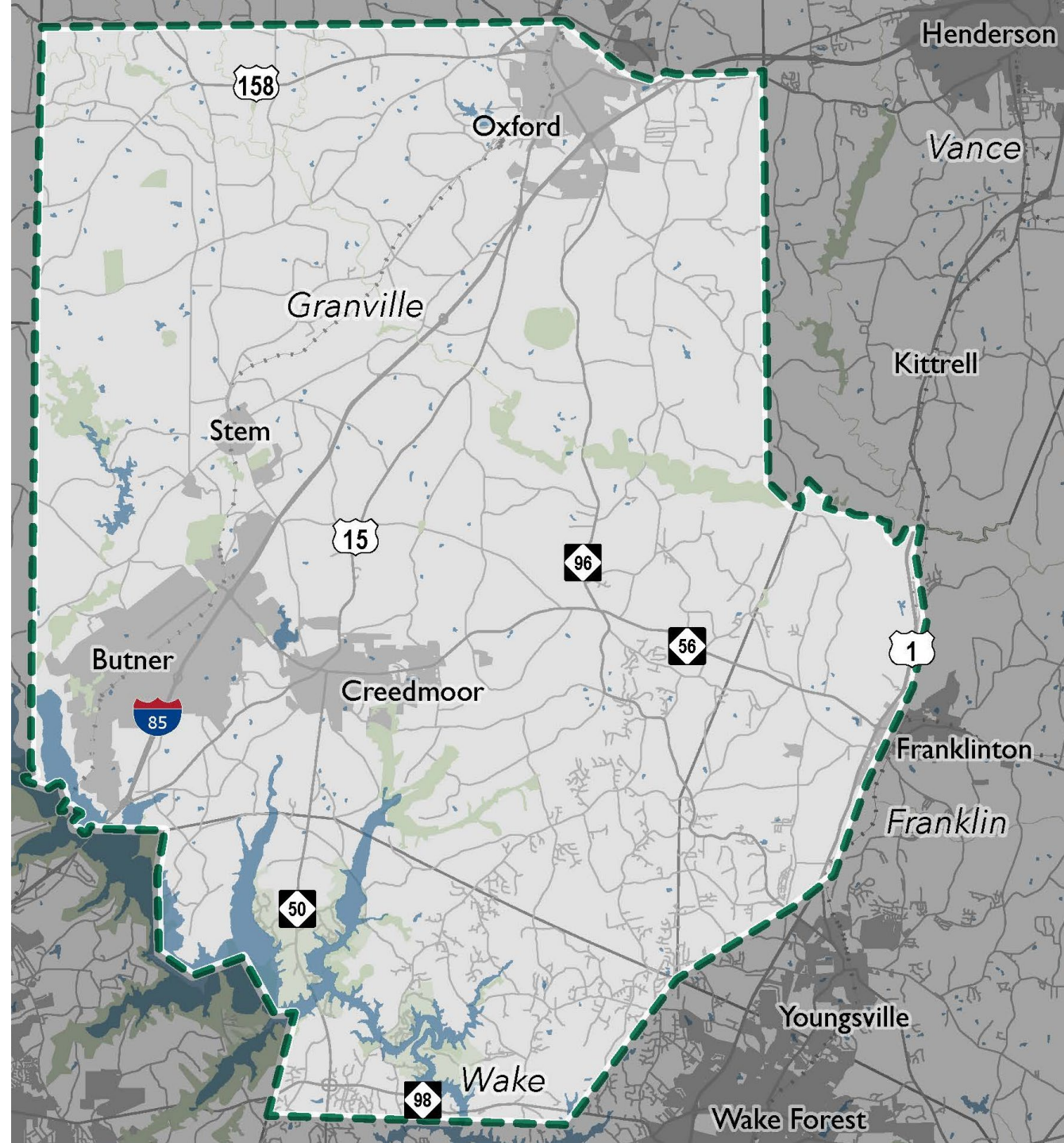


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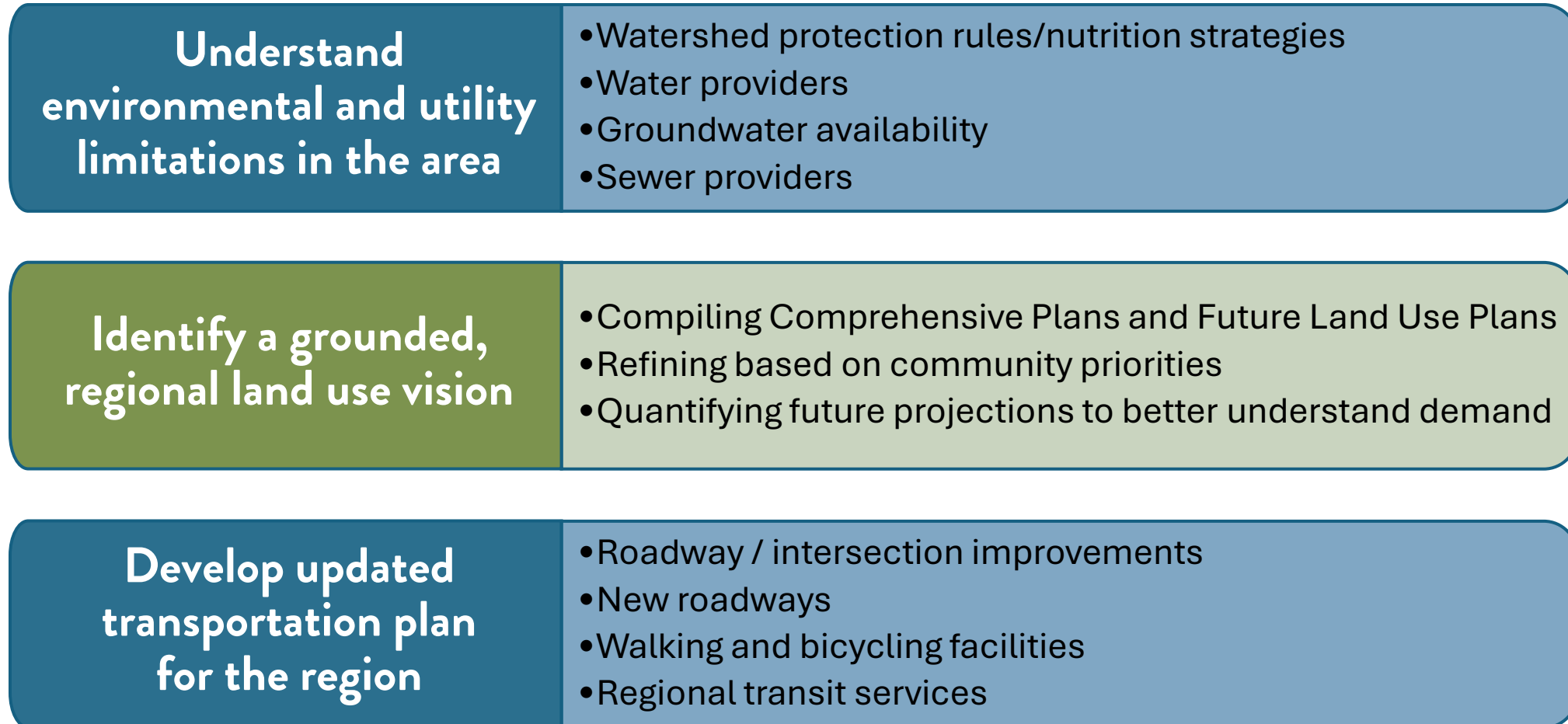


Study Area

- Southern half of Granville County
- Wake County north of Falls Lake / NC 98
- Franklin County west of US 1



Process Overview



We are here



Who else is involved?

Core Technical Team

Planning and related staff from major jurisdictions
CAMPO Staff
TWTPD and Ker-Tarr RPO
NCDOT

Elected Officials

Elected officials from all jurisdictions in study area

Stakeholder Committee

Implementation Partners
(NCDOT, GoTriangle, SGWASA, and others)
Community Organizations
(schools, land conservancies, chambers of
commerce, other organizations)

Public

All members of the community at large

Plan Expectations

This plan is expected to:

- **Develop** cross-border, quantified land-use vision for the entire region
- **Consider** limitations from utilities and environmental
- **Revise** existing and create new transportation recommendations for the area

This plan is **NOT intended** to:

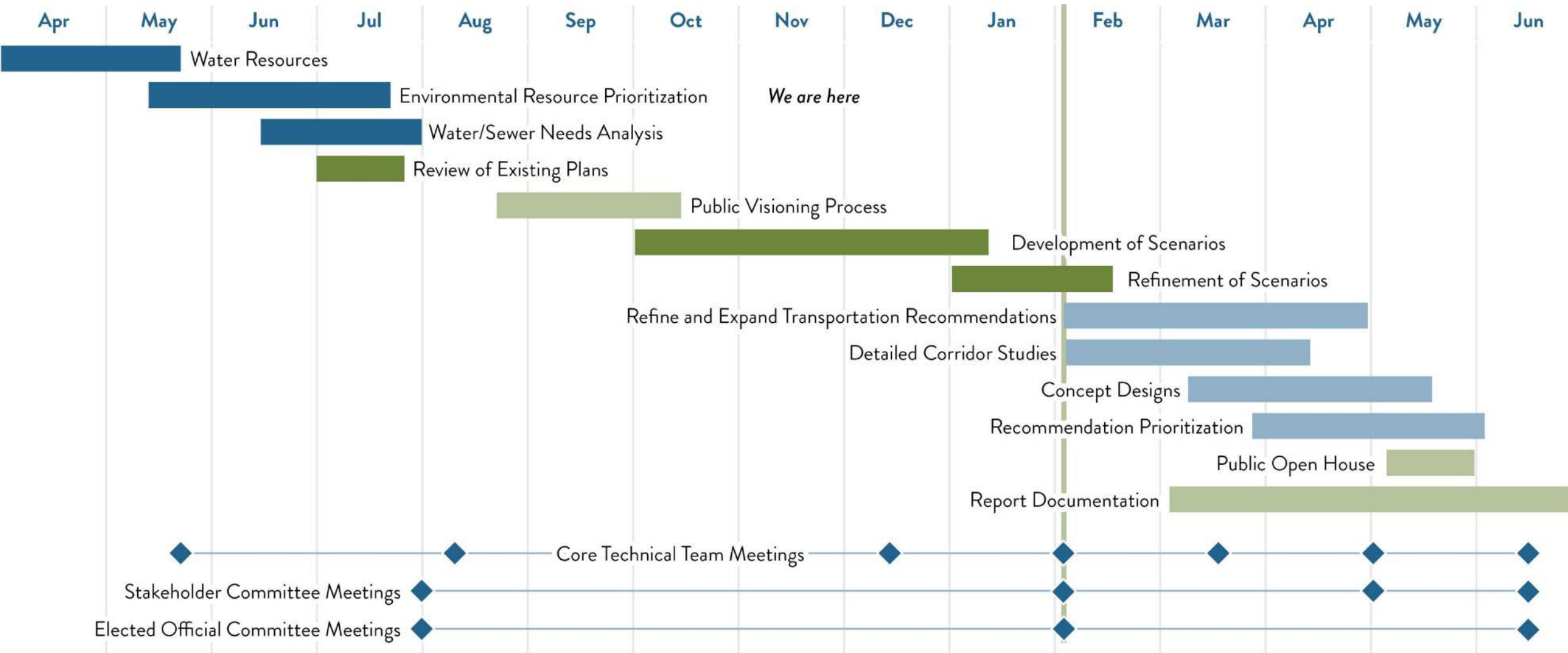
- **Replace** individual jurisdictions' comprehensive or future land use plans
- **Compel or restrict** certain developments in certain locations; that authority remains with local governments

Since our last meeting (July '25)

- Development of a draft **Environmental Plan** document
- **Public Visioning Process**
 - In-Person Activities
 - Online Activities
- Development and Refinement of **Land Use Scenarios**



Schedule Overview



Stakeholder and Elected Official Feedback Recap



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What's your vision for the North Falls Lake area of the future?

Elected Officials

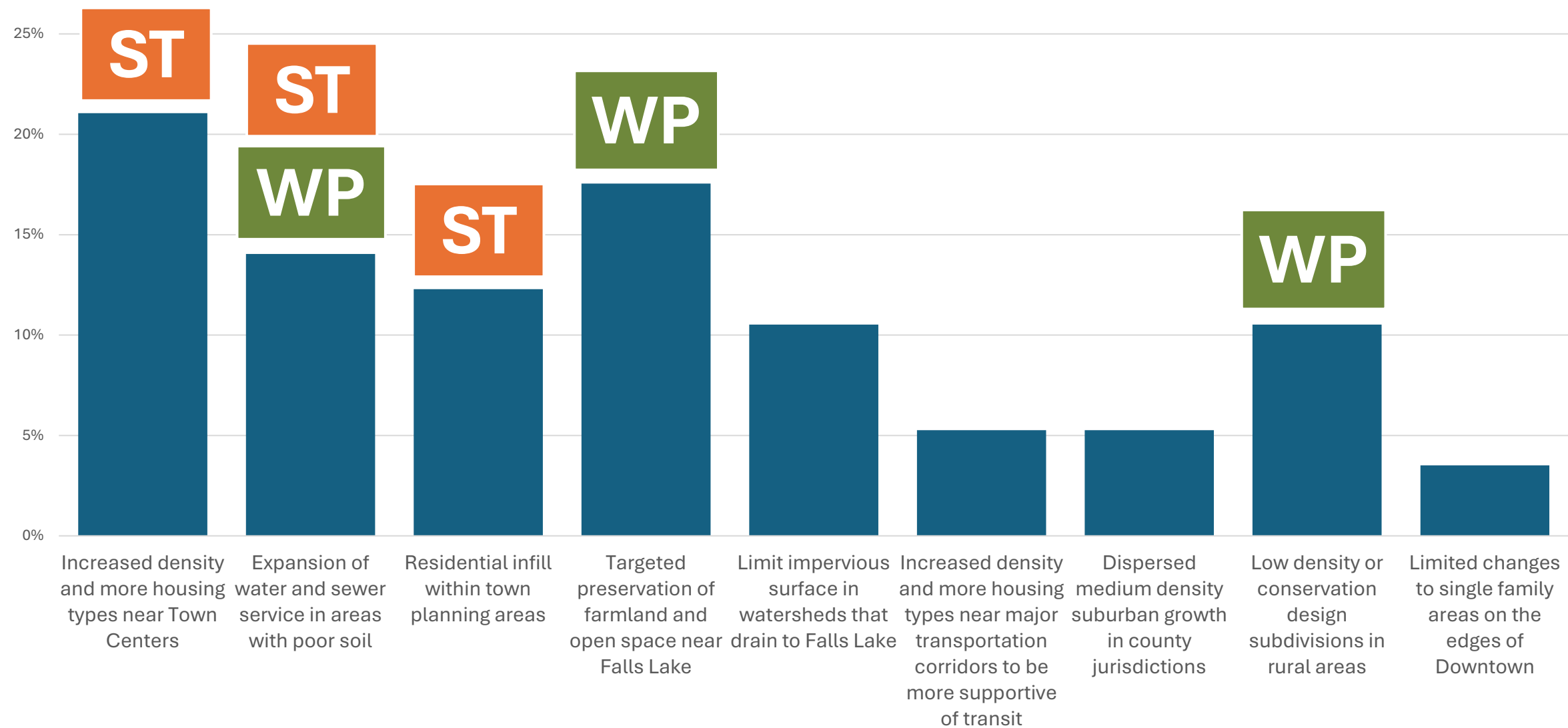
1. Being a slice of **nature** outside of the triangle. Keeping it **simple**.
2. Vibrant towns and **protected watershed**
3. **Organized growth**,
Beneficial growth

Stakeholders

1. One that allows a range of housing everywhere and **higher densities in the cities**
2. **Sustainable growth**. One that balances economic growth with environmental protection.
3. A thriving community with a strong mix of **quality schools, safe water**, opportunities for **recreation, safe roads** and **alternative ways to get around, neighborhoods for young middle and old**

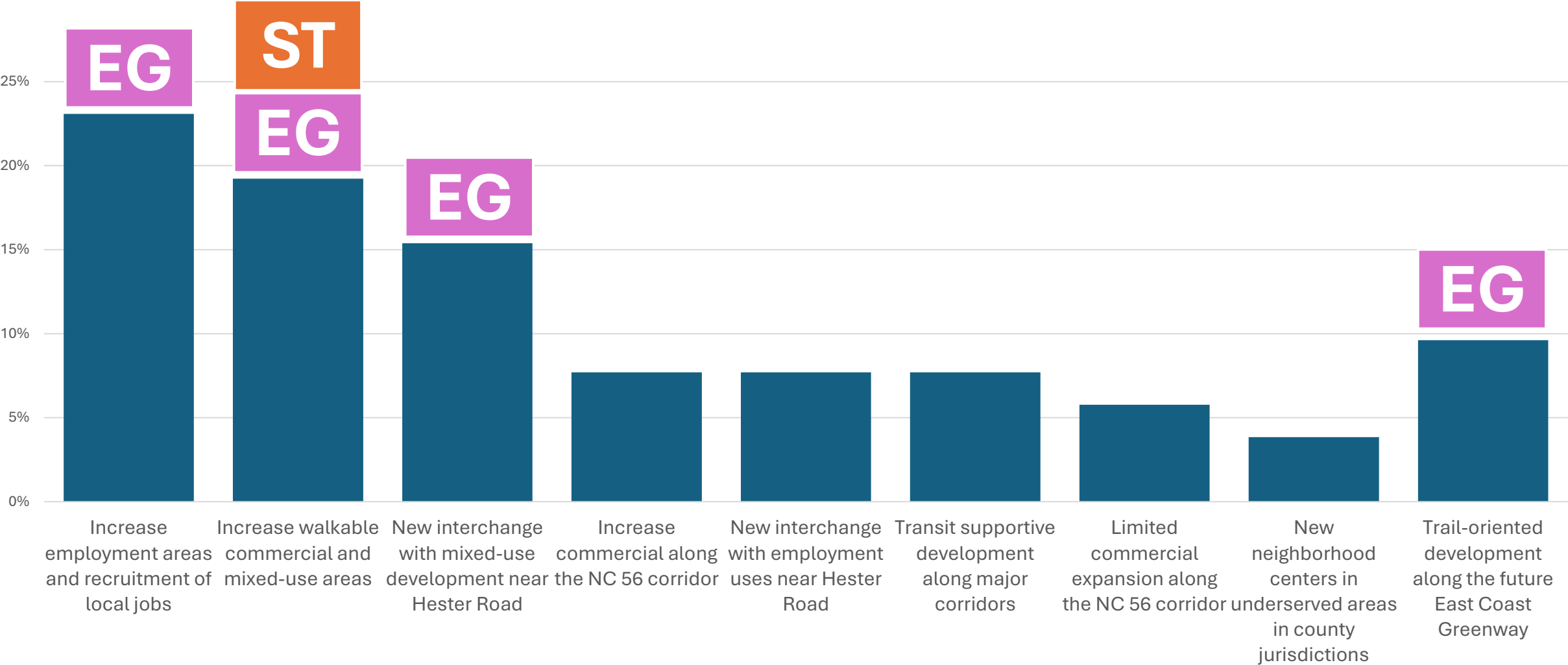
Land Use Scenario Input

Residential and Natural Resource Outcomes



Land Use Scenario Input

Nonresidential and Mixed-use Outcomes



Elected Officials + Stakeholder Committees Recap

Tabletop Activities

Elected Officials

- Desire/willingness to **increase density/intensity within municipalities**
- Importance of **east-west routes** cross-region
- Interest in recruiting **industrial and commercial** development

Stakeholders

- **Growth** should happen in **municipalities** due to infrastructure availability
- Desire for access to **urban-style amenities** in area
- Need to balance **groundwater availability**
- **Potential for greenways and conservation areas**

Public Visioning Recap



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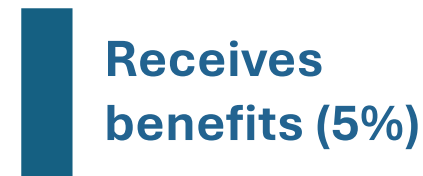
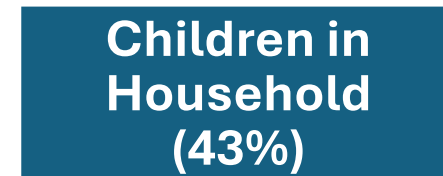
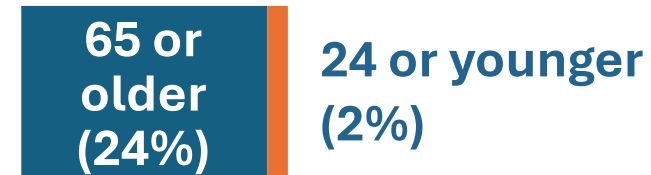
Where We Went

- **Pop-Up Events** at:
 - Granville Live! in Stem
 - National Night Out in Butner
 - Wilton Grill
 - Oxford Senior Center
 - Creedmoor Music Festival
- **Online Activities** at
PublicInput.com/NFallsLake from
late September through late
October



Who we heard from

- **Over 500 participants** to online survey
- Over **180 pins** placed on transportation activity
- Over **600 pins** placed on land use map activity
- At least **85 people** participated in in-person pop-up activities



Common Land Use Comment Themes

- **Open Space** (47 mentions)
 - Concerns about farmland
 - Desire to focus development in downtown areas
- **Density Concerns** (44 mentions)
 - Oversaturation of single family homes
 - Desire to keep rural character
 - Related transportation concerns
- **Water Quality** (43 mentions)
 - Protection of watersheds and stream buffers
 - In addition to 42 other mentions of other environmental concerns
- **Infrastructure and Community Facilities** (43 mentions)
 - Poor road conditions and connectivity
 - Health care access and emergency response time concerns
 - In addition to 29 mentions of traffic or other transportation concerns

Land Use Scenario Input

Tier 1: Most Supported



Rural Living



Midsized Lot



Conservation
Neighborhood



Mixed Density
Residential

Residential Placetype Preferences

Tier 2: Some Support



Urban
Neighborhood



Trail Oriented
Development

Limited Support



Small Lot Residential

Land Use Scenario Input

Tier 1: Most Supported



Protected Open Space



Town Center



Agriculture and Rural
Business



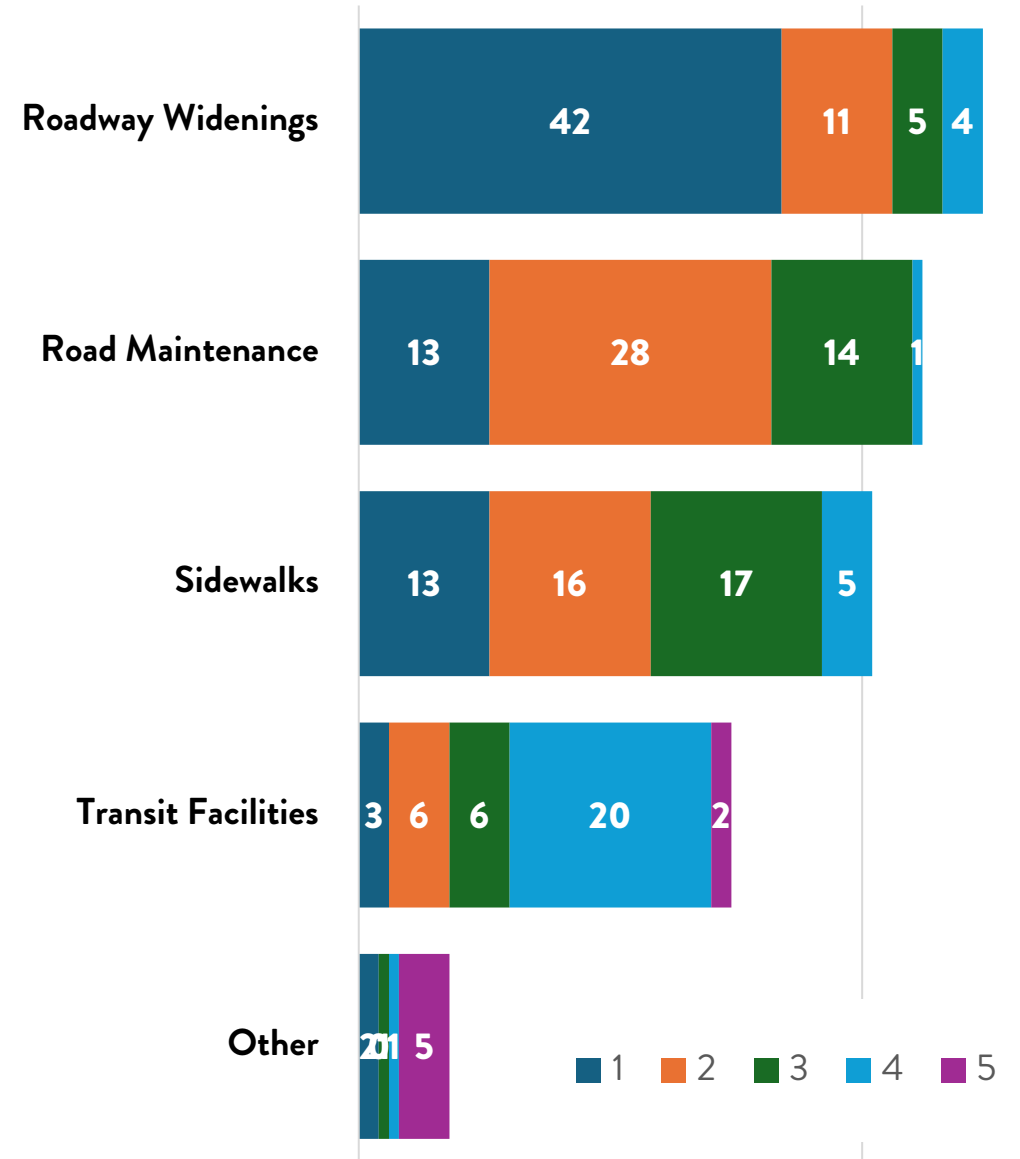
Mixed-Use
Neighborhood

Nonresidential Placetype Preferences

Preference for open space and rural preservation AND compact, mixed-use development.

Transportation Priorities

- Participants asked to rank these transportation improvement types from 1 (most preferred) to 5 (least preferred)
- Online only
- Top preference for roadway widenings, followed by roadway maintenance and sidewalks



Connecting Development Patterns and Services



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How many people do
you think have moved to
the North Falls Lake
area since 2000?

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*Phone
Poll*



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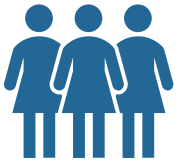
NC Capital Area Metropolitan Planning Organization

Historical Growth



69%

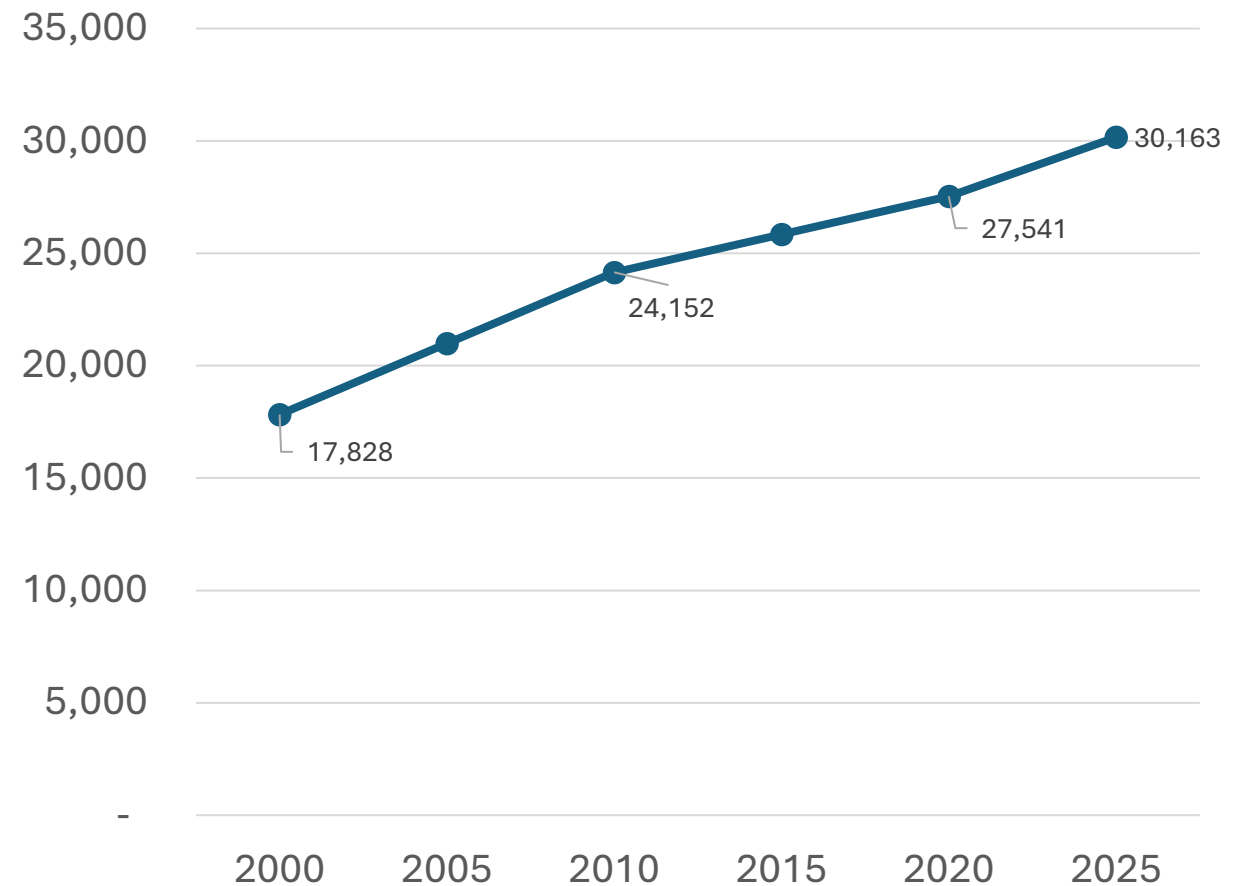
Increase in housing units
between 2000 and 2025
(12,300 homes)



57%

Increase in housing units
between 2000 and 2025
From 48.7k to 76.3k
(27,600 people)

Housing Unit Growth
NFLAS Study Area 2000-2025



Why this matters

You've probably heard questions like this...

- When are we going to get another grocery store?
- Why don't we have bus service like our neighbors?
- We don't want another subdivision, we want a nice restaurant!
- Why do I have to drive so far to a library/school/park?

...and we want to help you answer them

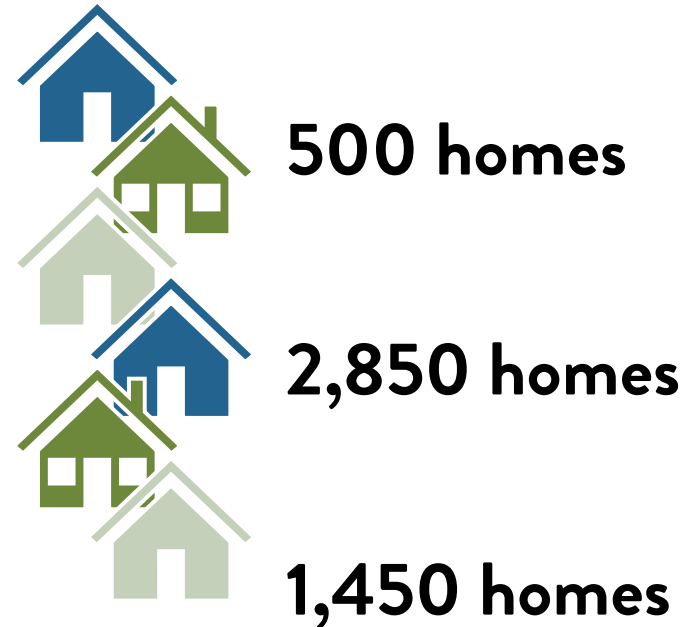


Attracting Business

Nationally, there are approximately...

- **1,300 residents** for each **full-service restaurant**
- **7,450 residents** for each **supermarket**
- **3,850 residents** for each **pharmacy**

Roughly equivalent to...



Walkability

Dependent on the 3 “Ds”

- **Density:** Compact development is generally more walkable and conducive to walking trips than development that is spread out. *Think lot sizes, setbacks, building heights, and parking requirements.*
- **Diversity:** Mix of land uses, types of residential uses, commercial destinations, parks, schools, jobs, etc.
- **Design:** Safety and comfort of pedestrian routes, design of buildings, visual interest, attractive landscaping, etc.



Housing



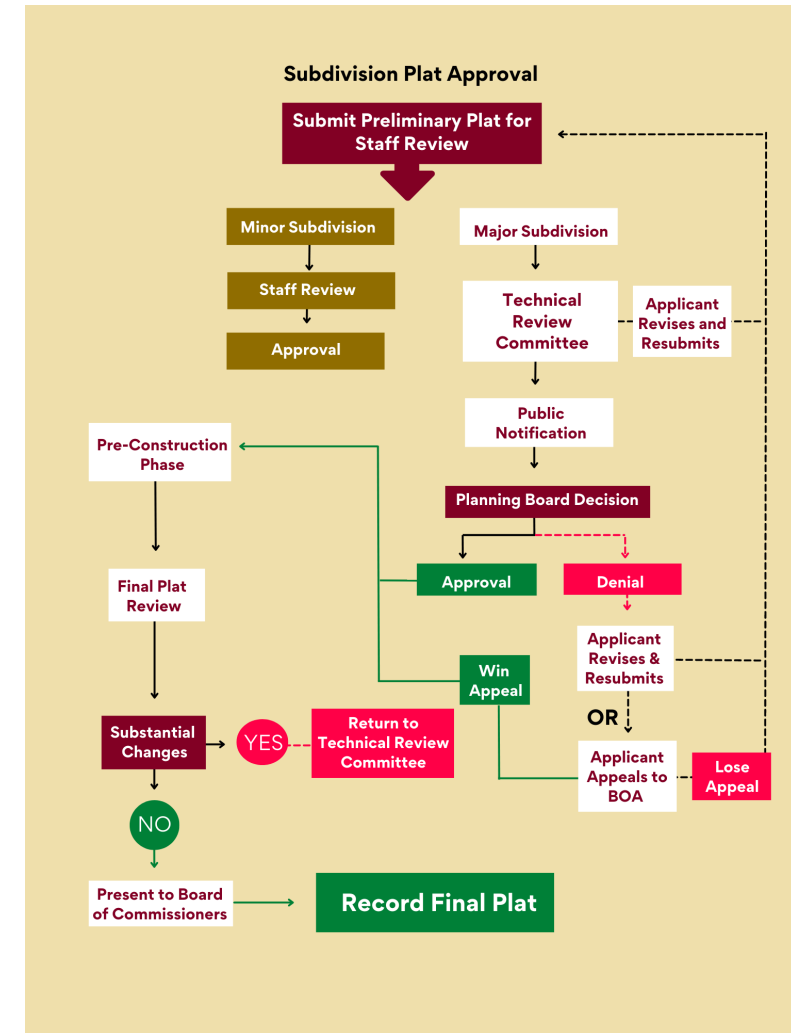
Transit Service and Density

- Density (housing and employment) alone does not necessarily mean ridership, but in small urban areas density is a top factor
- Policy Implication – increase transit ridership by pursuing projects and policies to increase density and reduce sprawl
 - Infill development
 - Downtown revitalization
 - Mixed-use development
 - Pedestrian improvements

Transit Type	Density Minimum
Express Bus / Rail	15+ units/acre
Local Bus Service	6-8 units/acre
Express Bus	4-6 units/acre
Microtransit	3-5 units/acre

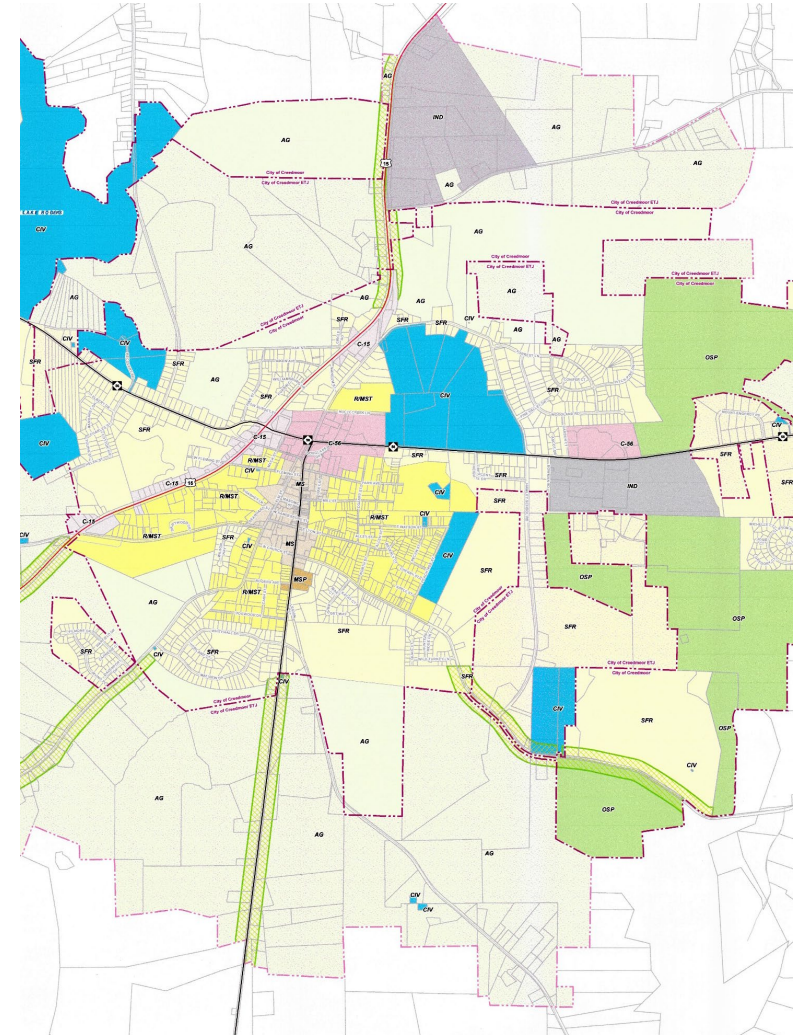
Land Use Tools

- **Zoning** (*dimensional standards, permitted uses, site design / supplemental standards, approval processes*)
→ defines *WHERE* and how easy land uses locate
- **Approval Processes** → *Administrative review and approval, legislative decisions (i.e. rezonings or conditional zoning district options and approvals)*
- **Regulatory barriers and incentives** → *Removal of barriers, upzoning, influences land use suitability*



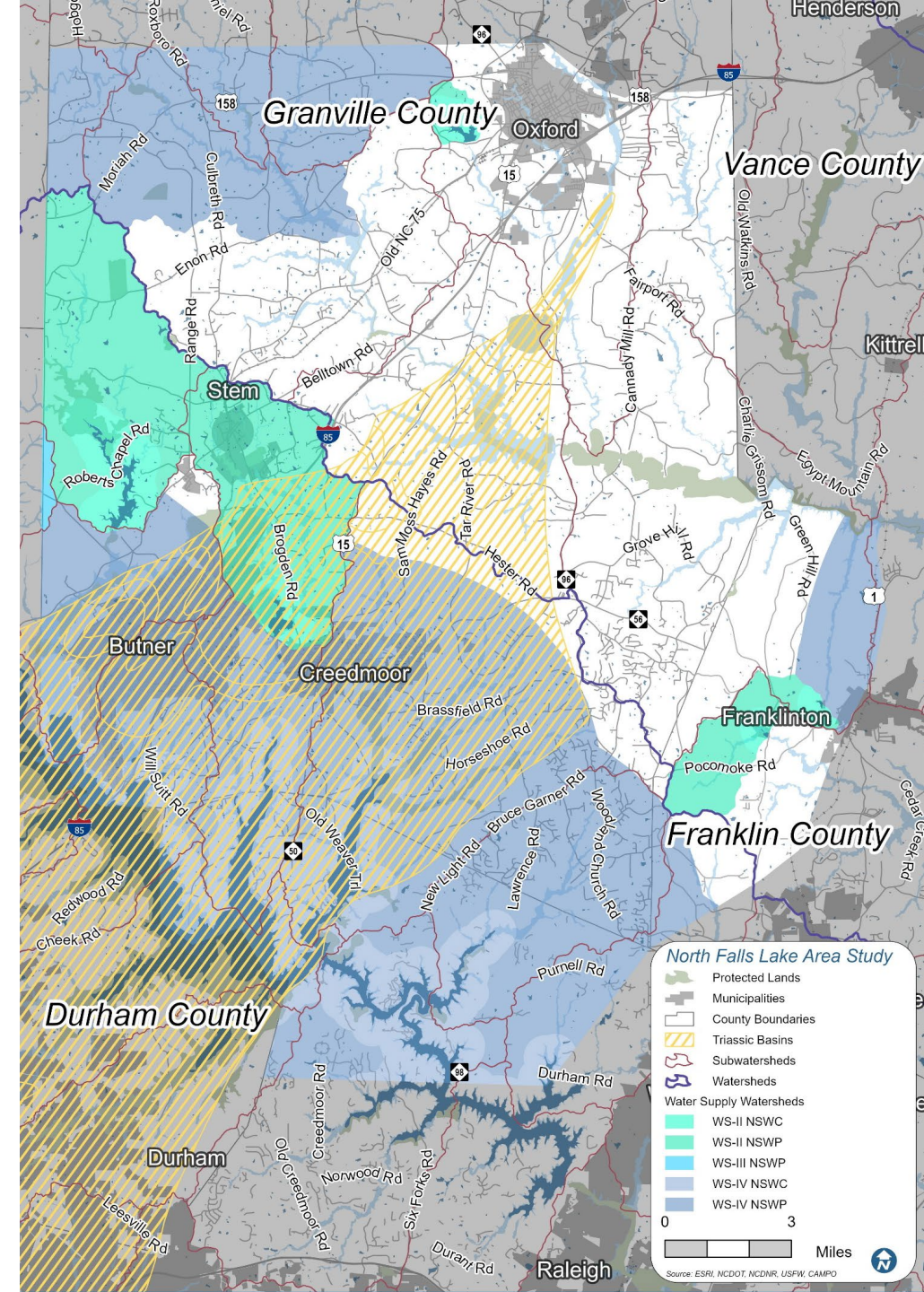
Land Use Tools

- **Downzoning and disincentives** → *recently complicated by SB 382 although exemptions are a legislative option and work arounds will evolve*
- **Policies and Plans** → *Comprehensive / land use plan updates, corridor and small area planning efforts*
- **Infrastructure investment** → *changes feasibility and suitability*



Environmental Limitations

- Falls Lake Rules limit impervious surface based on watershed class
- This (and other environmental constraints) will limit overall density of development in some areas.
- Soils, particularly in the Triassic Basin, will also restrict new development unless parts of this area are served by water and sewer utilities.



Land Use Scenario Modeling Results



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NFLAS Scenario Modeling

Last meeting

Develop Initial Land Use Scenarios

- Four scenarios:
 - Business as Usual
 - Economic Growth
 - Strong Towns
 - Watershed Protection
- Developed previously and discussed during last CTT

Today's discussion

Evaluate Scenarios and Create Preferred Land Use Scenario

- Evaluating today based on metrics including:
 - Land Use
 - Environmental/Utility
 - Transportation
- Will take the most important parts of each to create Preferred Scenario

Next steps

Create Transportation Recommendations

- Develop transportation recommendations to support the Preferred Scenario
 - Roadway and intersection improvements
 - Transit services
 - Walking and bicycling facilities
 - Policy changes

Scenarios Included

BAU



Business As Usual

- Plans and trends

EG



Economic Growth

- Emphasis on economic growth and new job and commercial / mixed-use centers

ST



Strong Towns

- Compact development around towns

WP



Watershed Protection

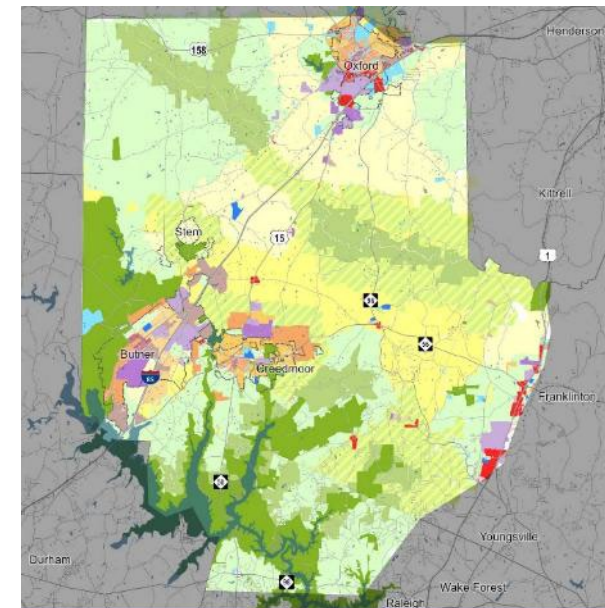
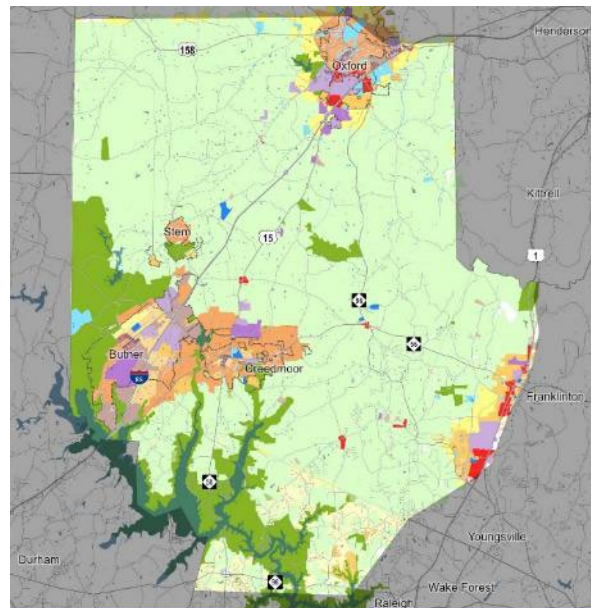
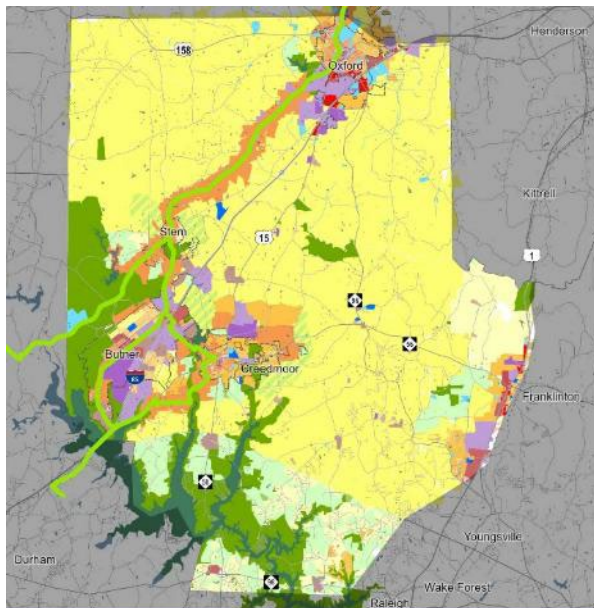
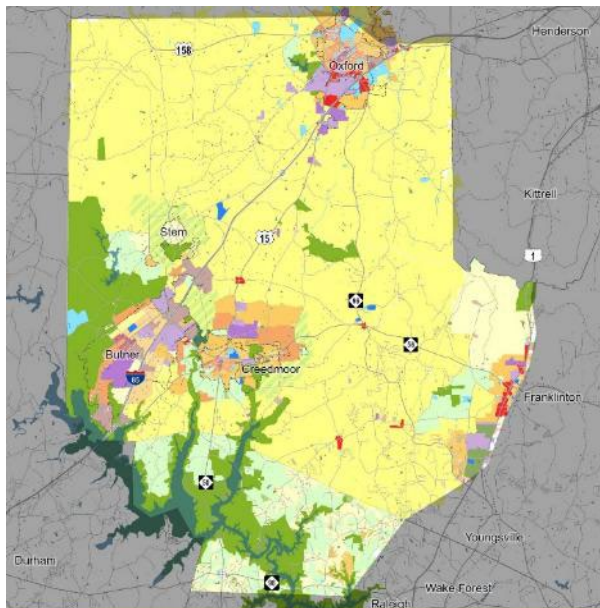
- Watershed and environmental protection focus

BAU

EG

ST

WP

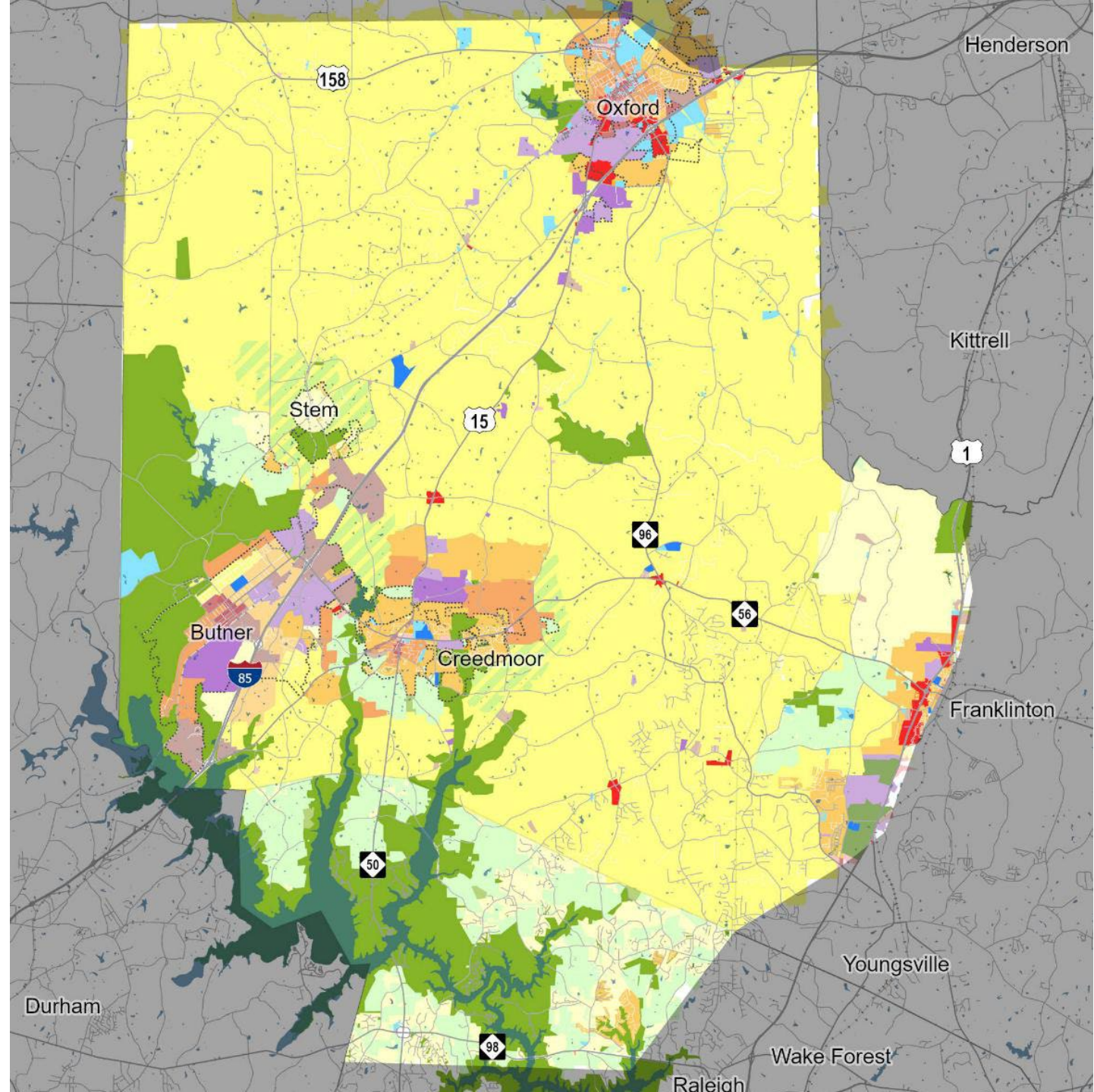


BAU

Business As Usual

- Revised based on Granville and Franklin zoning and Oxford FLU

Placetypes

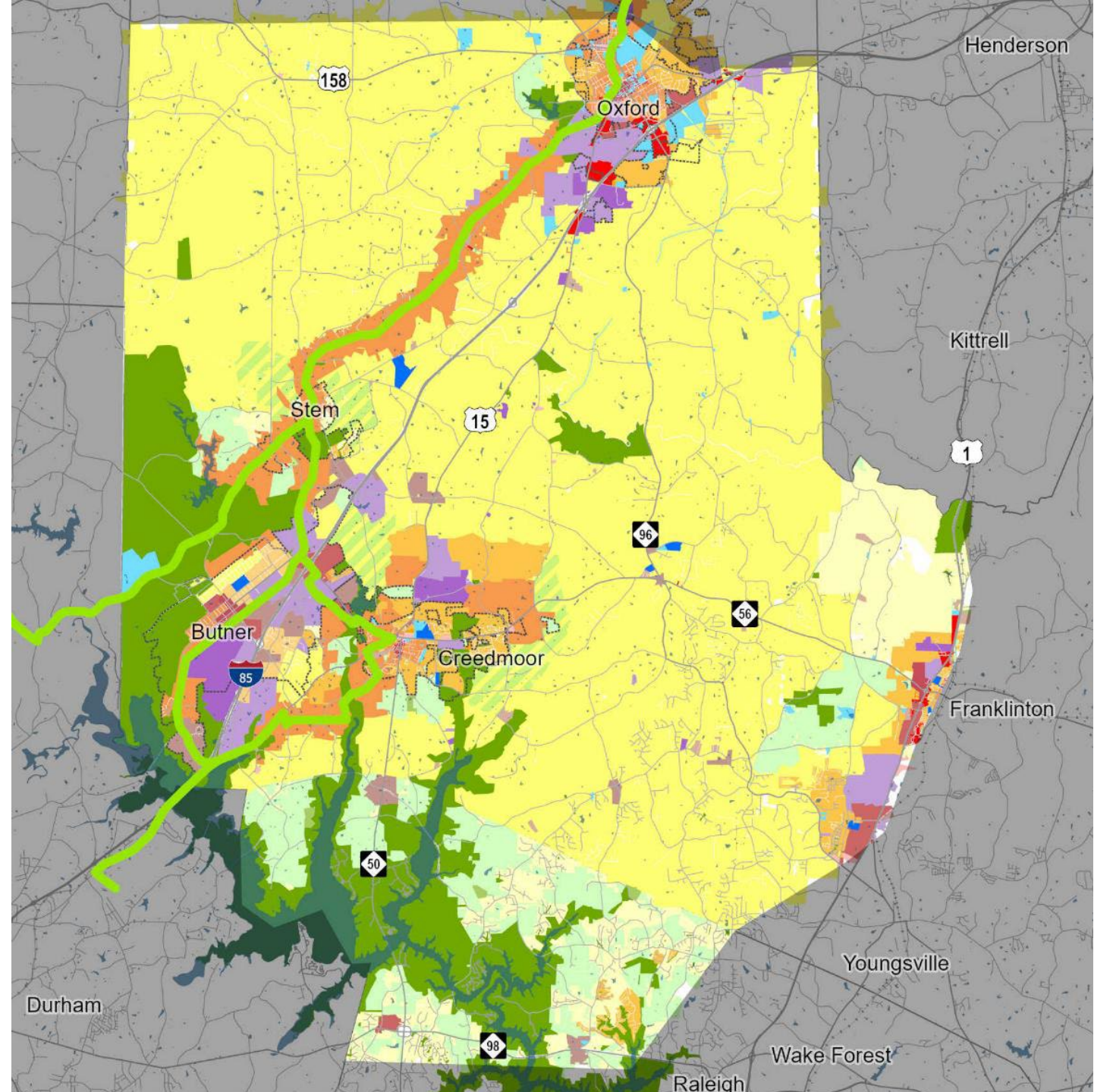


EG

Economic Growth

- Job recruitment accelerated (+25%)
- More industrial areas near I-85
- Increase in Mixed Use Centers and Commercial areas
- Trail Oriented Development (More Urban Neighborhoods and Mixed Density Residential and Mid-rise Residential near planned GTS)

Placetypes

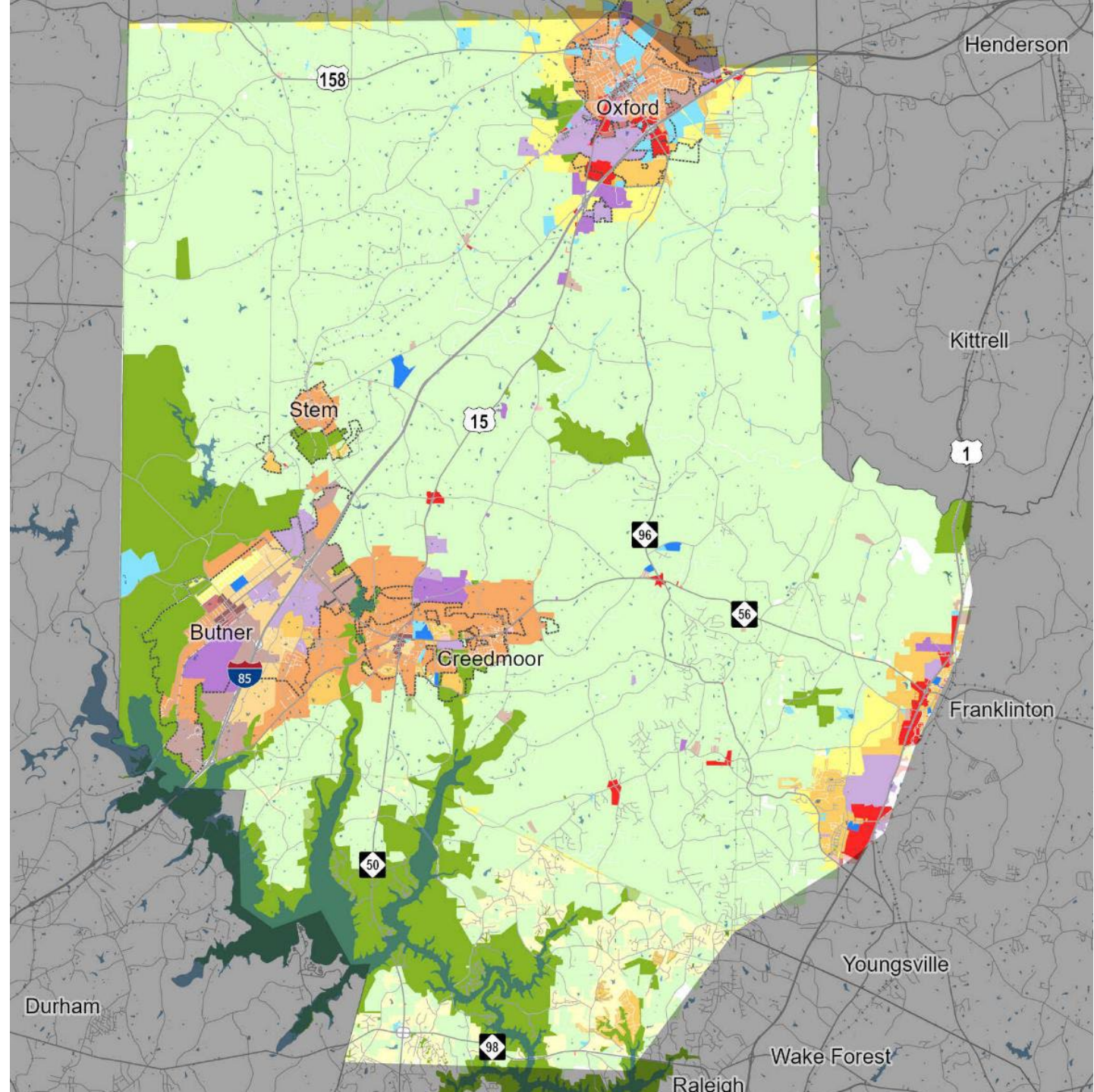


ST

Strong Towns

- More Urban Neighborhoods and Mixed Density Residential Neighborhoods in Towns
- Expanded Town Centers and Mixed-Use Neighborhoods in Downtowns and Adjacent to DTs
- Rural Living in most areas of the county

Placetypes

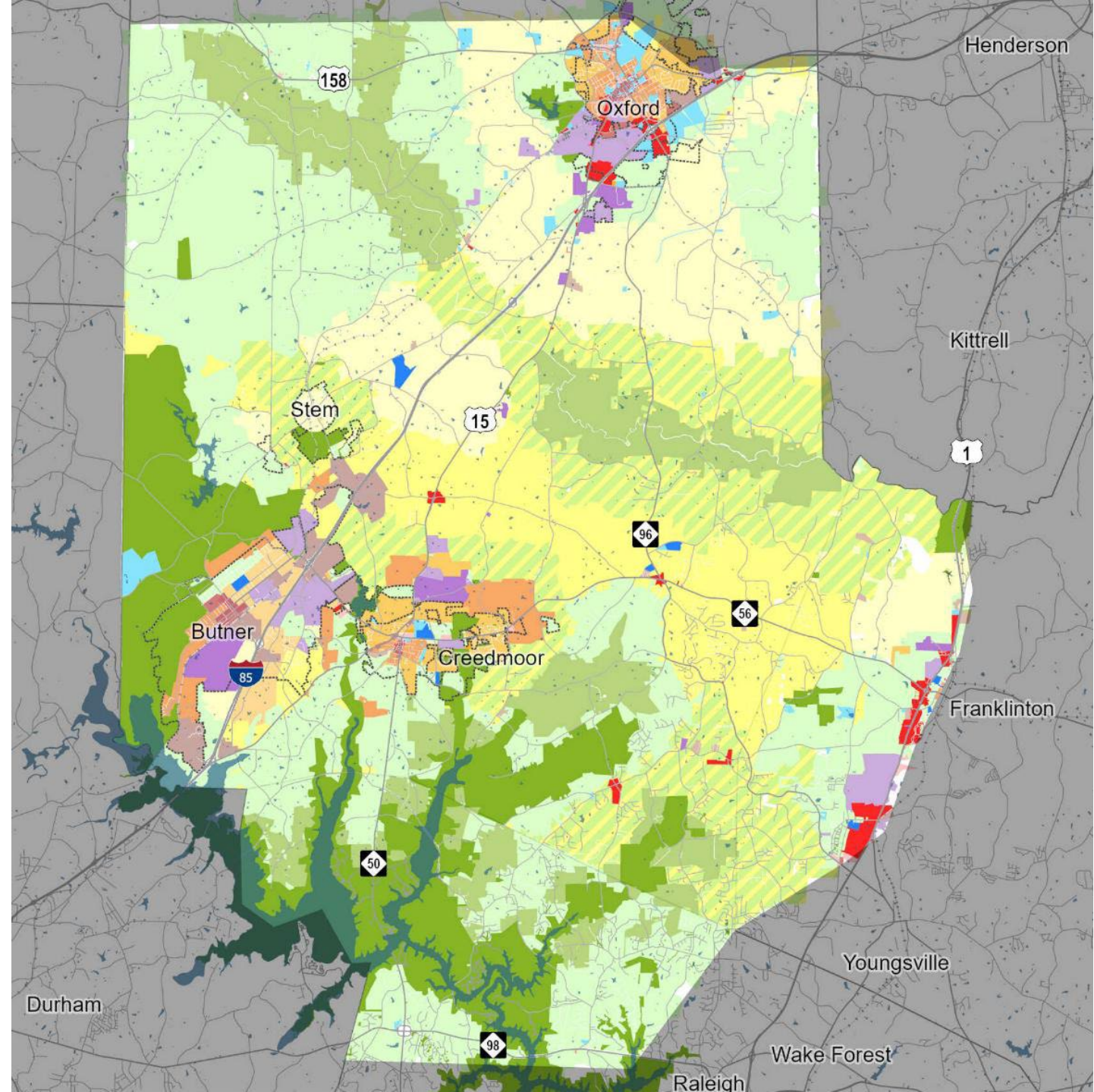


WP

Watershed Protection

- Protected Open Space, Rural Living or Farms and Forest in south Granville in Triassic Basin
- Conservation Subdivisions or Larger Lot Residential Neighborhood outside of Triassic Basin in SE Granville and along Tar River.

Placetypes

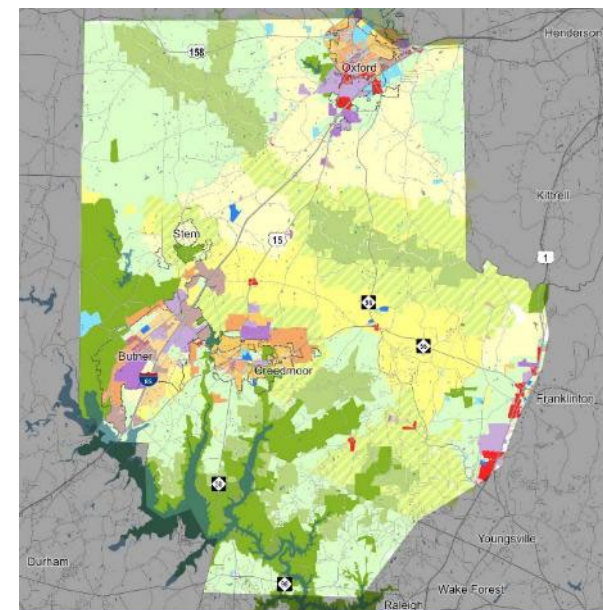
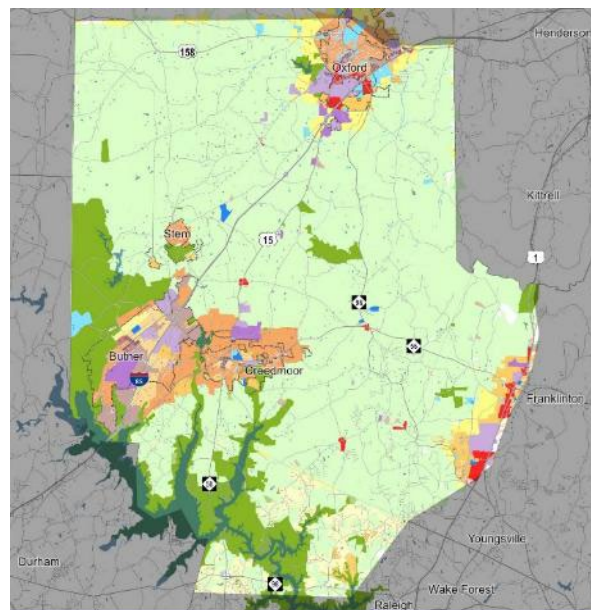
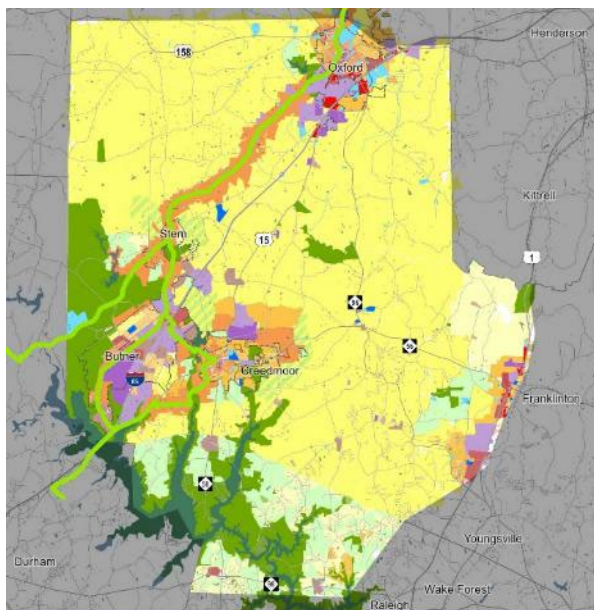
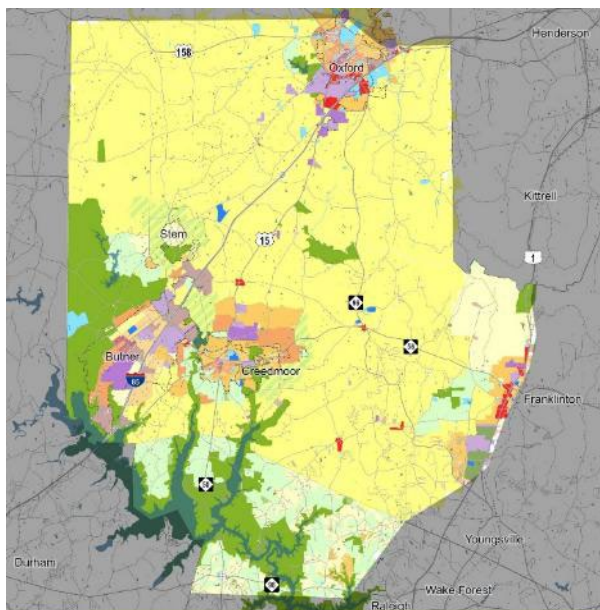


BAU

EG

ST

WP



Performance Measures



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Draft Indicator Results

- Last page of your handout has a “Report Card” for each of the scenarios
- Each scenario is compared to the Business As Usual scenario
- We’ll walk through each category and take any questions

 North Falls Lake AREA STUDY		Report Card			
RESULTS KEY  = Worse than BAU scenario  = Minor improvement (>33% change) from BAU scenario  = Significant improvement compared to BAU scenario  = Most significant improvement compared to BAU scenario		SCENARIO KEY BAU = Business As Usual EG = Economic Growth ST = Strong Towns WP = Watershed Protection			
OBJECTIVES	BAU	EG	ST	WP	
ECONOMIC DEVELOPMENT					
Acres of Industrial Areas	6,020				
Acres of New Commercial or Mixed-Use Development	3,676				
Jobs in Municipalities	3,584				
ENVIRONMENT AND OPENSOURCE					
Impervious Surface in Sensitive Watersheds (Acres)	63				
Urban Footprint (Grids)	1,322				
Growth in Sensitive Natural Areas (Homes)	2,257				
LAND USE AND TRANSPORTATION					
Homes in Walkable Communities	TBD	TBD	TBD	TBD	
Homes Near Parks and Greenways	6,590				
Transit Propensity (Homes and Jobs Near Transit)	0				
Total Vehicle Miles Traveled	2,502,611				
Total Vehicle Hours Traveled	49,690				
INFRASTRUCTURE AND COST OF SERVICES					
Homes in Municipalities	5,365				
New Water/Sewer Demand (MGD)	2,076,374				
Build-out Potential (Dwelling Units)	152,000	+8%	-52%	-46%	

Draft Indicator Results

OBJECTIVES	BAU	EG	ST	WP
ECONOMIC DEVELOPMENT				
Acres of Industrial Areas	6,020			
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Draft Indicator Results

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Components of a Preferred Scenario



**North
Falls Lake**
AREA STUDY



Implementation Options

EG

Economic Growth

Key Placetypes



Potential Land Use Policies

- Recruitment of local jobs
- Protection of prime industrial sites
- Encourage/allow mixed-use development in key areas
- Allow for Trail-oriented Development (TOD)

ST

Strong Towns

Key Placetypes



Potential Land Use Policies

- Focused growth in and near existing towns
- Mixed-use town centers 2-3 story buildings
- Residential infill including small lot / small homes and missing middle housing (duplexes, triplexes and quadplexes)

WP

Watershed Protection

Key Placetypes

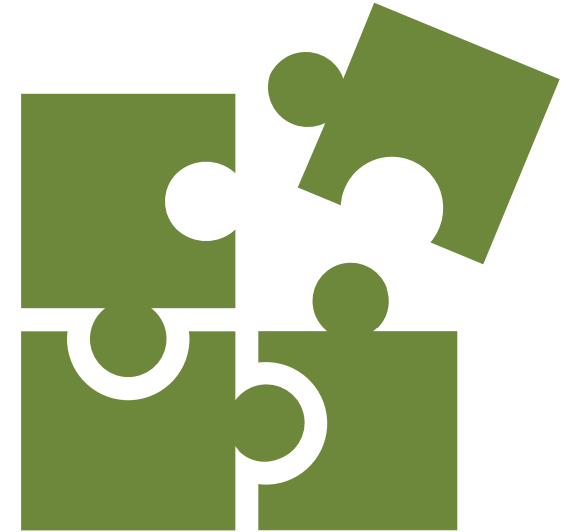


Potential Land Use Policies

- Enhanced open space protection efforts near Falls Lake and along the Tar River
- Reduce development density or change in processes to discourage growth in rural areas
- Incentivize conservation subdivisions

Components of a Preferred Scenario

- EOC and Stakeholders: **ST** / **WP** Scenarios for residential and natural resource outcomes. **EG** Scenario for nonresidential and mixed-use outcomes.
- Public Input: **Watershed Protection (WP)** Scenario preference.
- CTT Input: Pieces of different scenarios. **ST** and **WP** most preferred, but Wake County's **BAU** is preferred and parts of the **EG** scenario along I-85 and in other areas is supported.



Which two scenarios
would you most like to
see come to fruition?

PollEv.com/BoltonMenk729



*Phone
Poll*



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Discussion

- What scenario do you support most?
- What indicators are a priority?
- What elements do you want to see in a preferred scenario?



Upcoming Transportation Element



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Focus Studies

- NFLAS scope includes **one road safety audit** and **two corridor studies**
 - Locations of each were determined in partnership with the study's Core Technical Team, made up of planning staff from each included jurisdiction
- Road Safety Audit (RSA) at **Butner-Stem Elementary School**
 - Corridor study on **NC 56** from Mt. Energy Elementary School to US 1
 - Corridor study on **Brogdan Road** from Tally Ho Road (Stem) to NC 56 (Creedmoor)

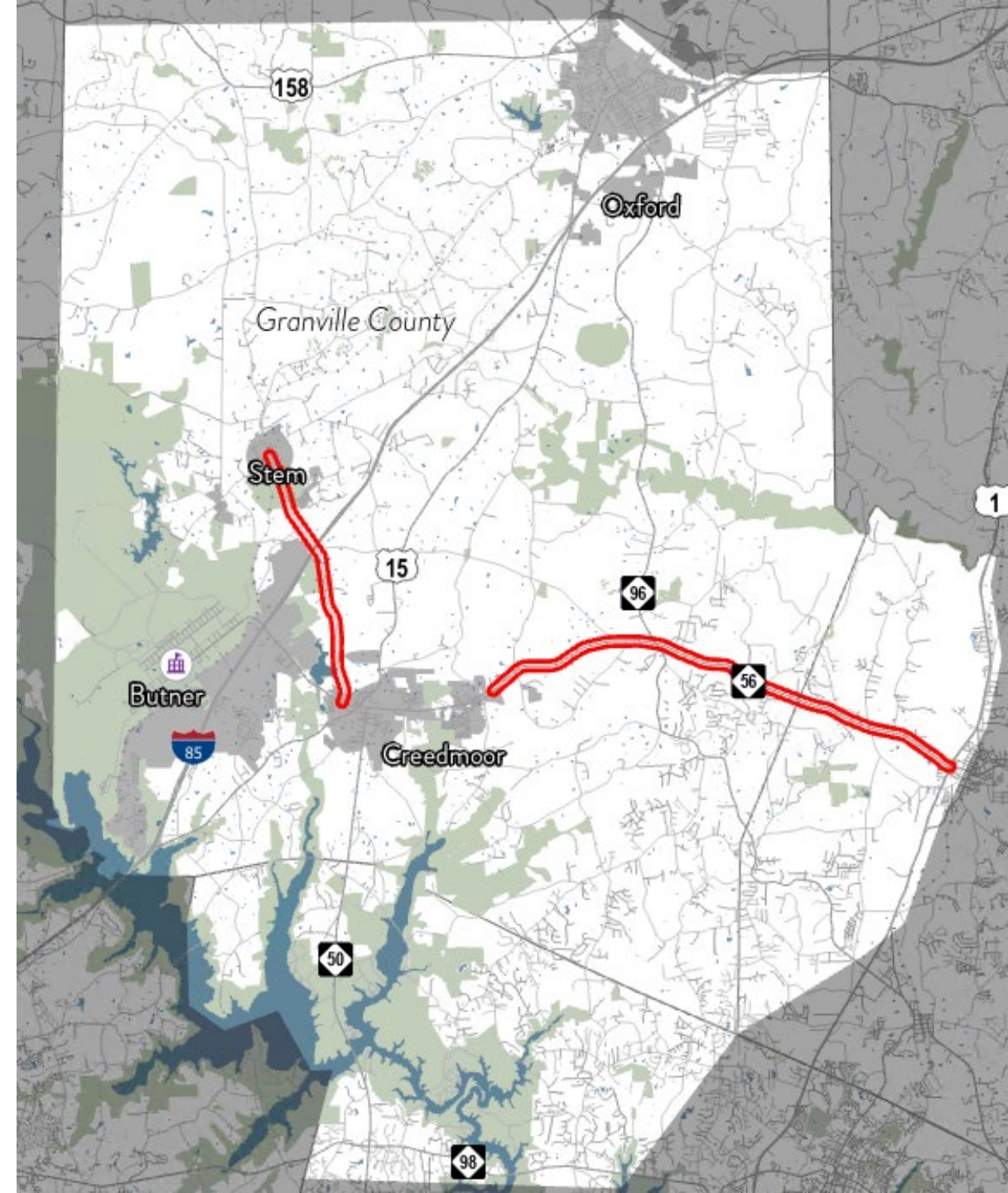
Road Safety Audit

- Analysis of historic crashes and traffic data
- Committee meeting with representatives from CAMPO, Granville County Schools, Town of Butner, and others
- Walking audit of roadway conditions
- Observation of drop-off and pick-up periods
- Detailed recommendations (physical improvements, operations, policies)



Corridor Studies

- Corridor Studies on Brogdan Road and NC 56
- Expected to include, at a minimum:
 - Review of historic crash data
 - Analysis of high-level traffic data
- Will result in study documents that include short-, medium-, and long-term improvements
- Will be incorporated into broader NFLAS recommendations



Regional Transportation Recommendations

- NFLAS process will turn to identifying **transportation recommendations** to support the land use vision discussed today
- Recommendations will address **driving, freight, walking, bicycling, and public transit**, as appropriate
- Will build on **CAMPO's MTP** and other existing transportation plans in the region

What roads or intersections need to be improved to support the North Falls Lake area of 2055?

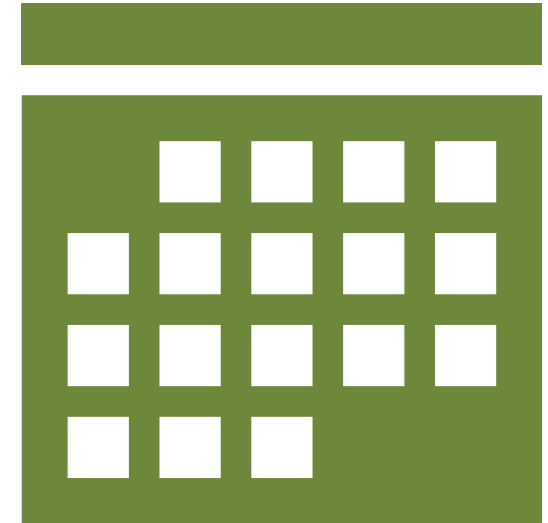
What about new roads?

What about sidewalks, greenways, or bicycling facilities?

How much can we realistically expect to afford (fund) by then?

Next Steps

- Creation of **Preferred Land Use Scenario** using feedback from Technical Team, Elected Officials, and Stakeholder Committee
- Initial development of **transportation recommendations**
- Startup of two corridor studies
- **RSA workshop**
- **Reconvene this committee in the spring to discuss transportation recommendations and prioritization**

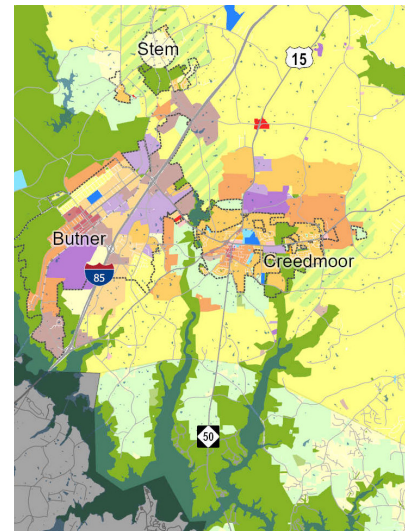


Scenario Guidebook



North Falls Lake AREA STUDY

Narrative | Precedents | Maps | Report Card



The North Falls Lake Area Study will be developing a land use and transportation vision for the study area. A scenario planning process is being used to test environmental, economic, and transportation impacts of alternative land use scenarios. The Business As Usual Scenario reflects existing plans or zoning. Other alternative scenarios have been developed and modeled based on feedback from elected officials, staff, stakeholders and members of the public. Indicators were created using CommunityViz and the Triangle Regional Transportation Model. The alternative scenario illustrate different sets of policies and investment and have positive and negative impacts shown on the report card at the end of this document. A preferred scenario will be created based on recommended changes in policies or incentives. Additional feedback is necessary to shape a preferred scenario for the study area.

Business As Usual

BAU



Narrative and Assumptions

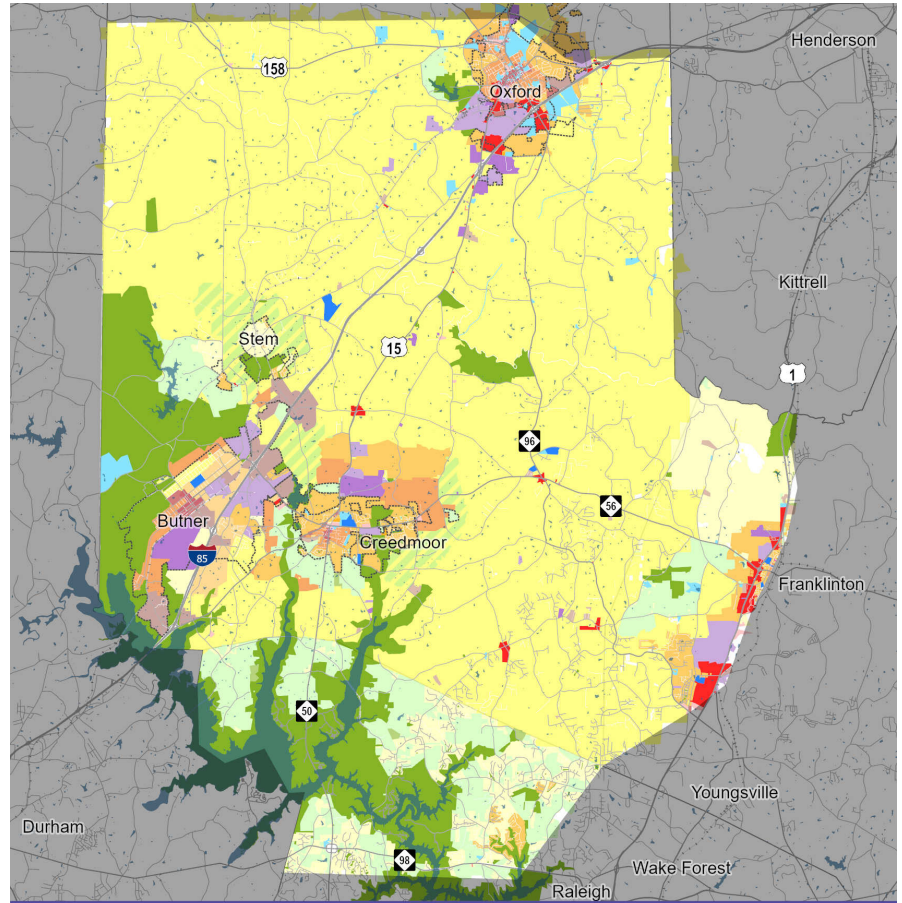
- Plans and Trends Scenario that reflects current land use plans or zoning
- Some concentration of residential and commercial uses near Towns
- Dispersed growth in Southern Granville County
- Increased transportation needs related to roadway modernization and intersection improvements.

Transportation Impacts

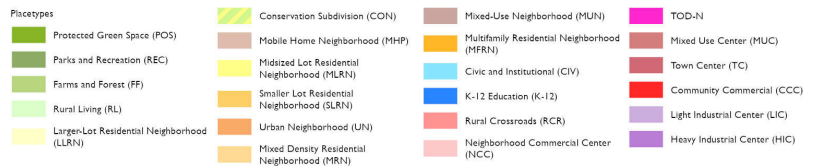
- Increased demands on major roads
- Longer trips for work and shopping

Potential Transportation Projects

- Intersection improvements on major roads in county (i.e. NC 56, NC 96, etc.)
- Access management and corridor improvements in commercial areas



Business As Usual (BAU) Scenario



Key Placetypes

Smaller Lot Residential



Midsized Lot Residential



Commercial Corridor



Economic Growth

EG



Narrative and Assumptions

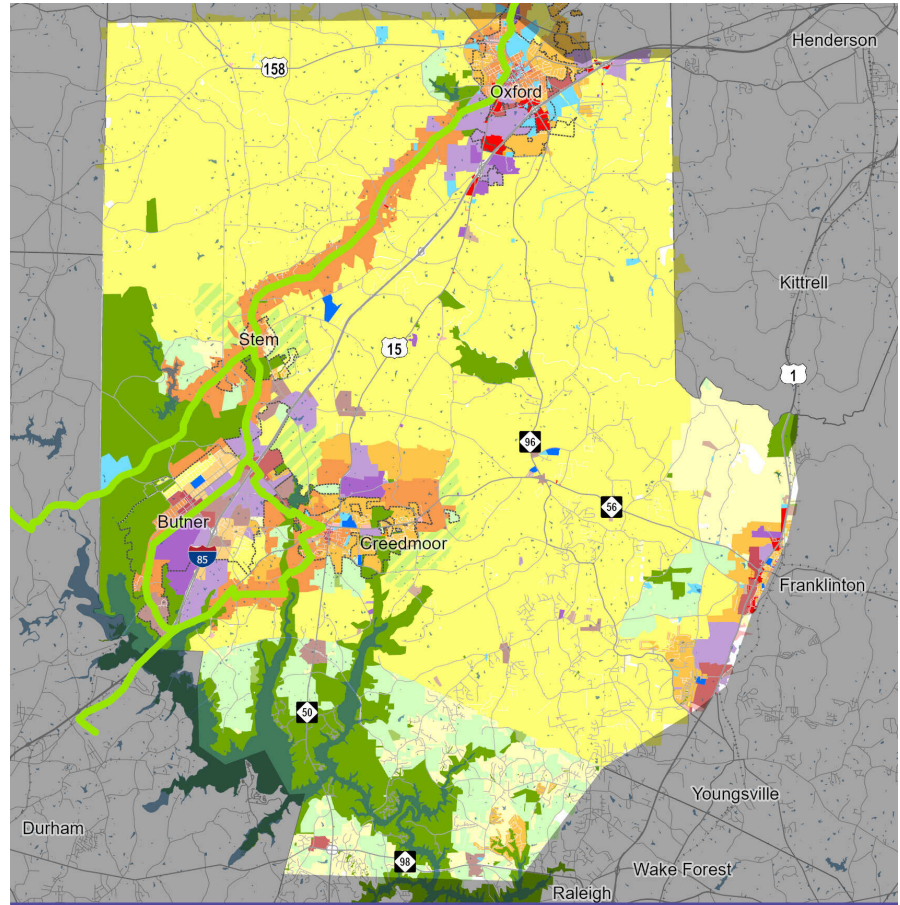
- Emphasis on commercial, mixed-use and industrial growth along major corridors
- New employment centers, including industrial, office, and distribution uses along I-85 and new interchange at Hester Road
- New commercial and mixed-use centers to serve county areas including at Old Weaver Trail and Wilton
- East coast greenway completed with trail-oriented development

Transportation Impacts

- Shorter trips for work due to more local jobs
- More demands on I-85 and US Routes

Potential Transportation Projects

- New interchange on I-85 in the vicinity of Brogden Road and Hester Road
- Significant sections of the East Coast Greenway completed
- Express bus on key corridors



Economic Growth (EG) Scenario



Key Placetypes

Mixed Use Center



Light Industrial Center



Trail Oriented Dev.



Strong Towns



Narrative and Assumptions

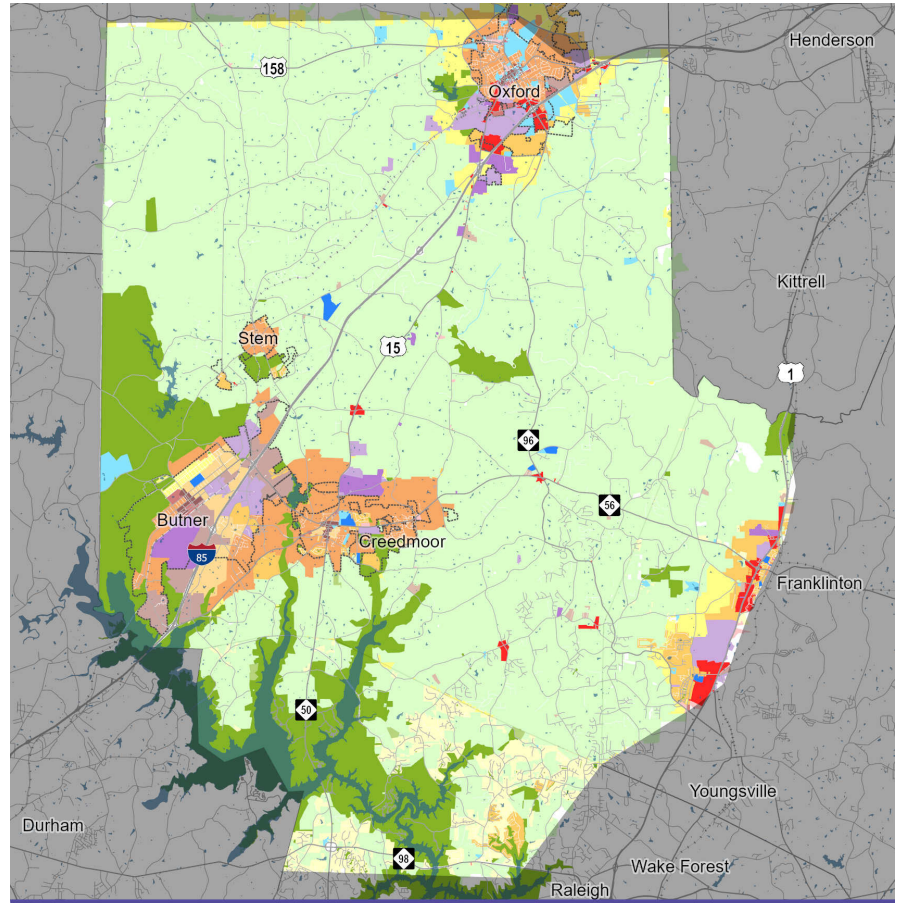
- Emphasis on reinforcing and creating walkable downtowns and neighborhoods
- Two-three story buildings with a mix of uses
- Less off-street minimum parking requirements
- Residential infill including small lot / small homes and missing middle housing (*duplexes, triplexes and quadplexes*)
- Targeted transportation improvements (*Creedmoor southern connector and new collector streets*)

Transportation Impacts

- Shorter trips for work and shopping
- Greatly Improved walkability
- More traffic demand on streets near towns

Potential Transportation Projects

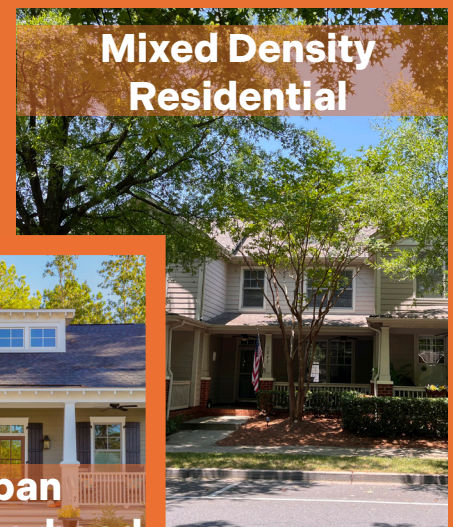
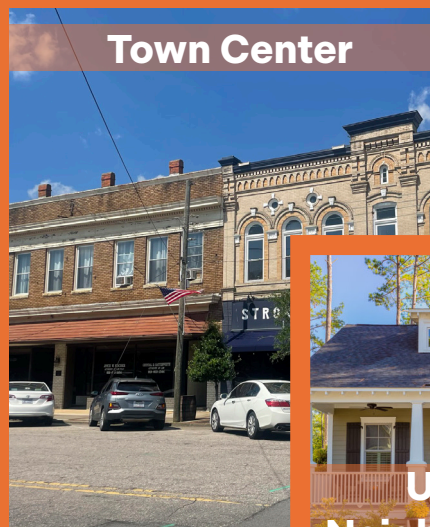
- Sidewalks and streetscape improvements
- Expanded collector street system in towns including the Creedmoor Southern Connector
- Neighborhood circulator bus route



Strong Towns (ST) Scenario



Key Placetypes





Narrative and Assumptions

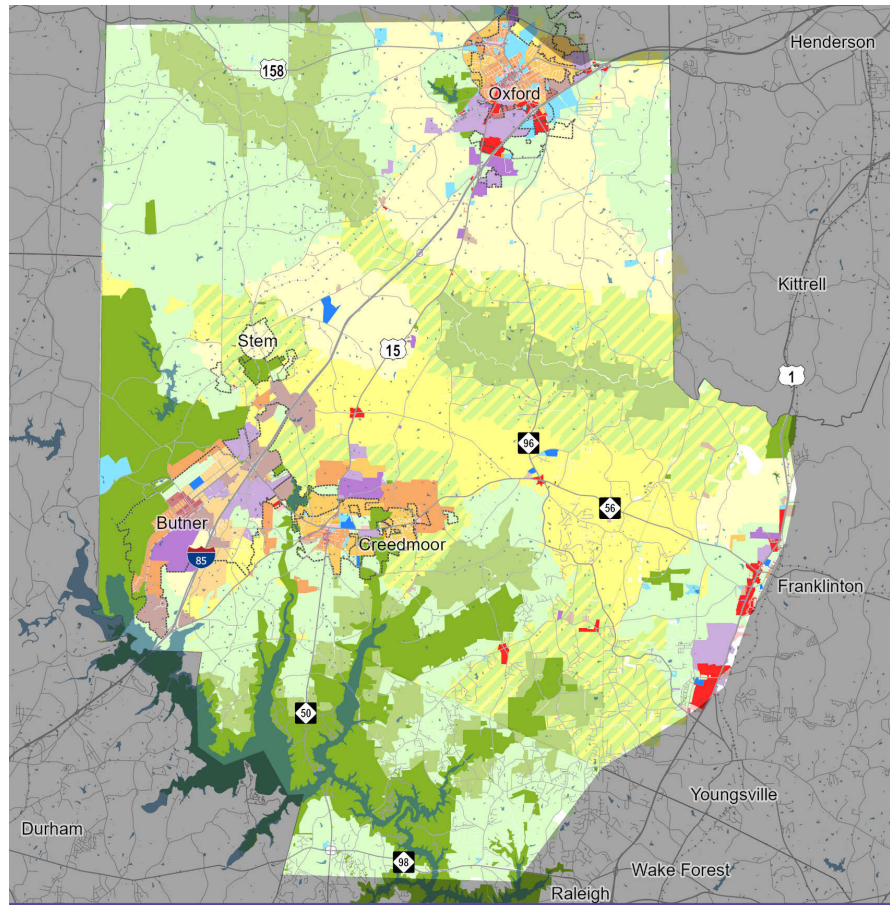
- Open space and natural resources protection in the Falls Lake Watershed, Triassic Basin and along the Tar River Corridor
- Very low density residential development only in the Falls Lake Watershed in county jurisdiction (*reduction in currently allowable density in Granville County*)
- Conservation subdivisions emphasized in other areas with sensitive natural resources (*i.e. Tar River Corridor*)
- Growth in towns and along highway corridors outside of sensitive watersheds

Transportation Impacts

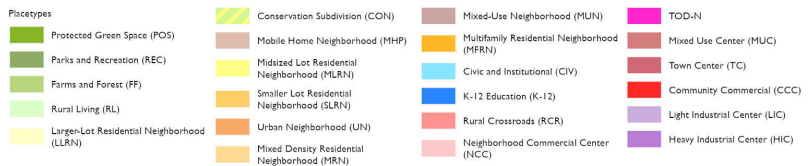
- Shorter trips for work and shopping near new rural centers
- Some Increase in walkability locally
- Increased demand on some corridors (*i.e. NC 56*)

Potential Transportation Projects

- Intersection improvements on major roads in county (*i.e. NC 56, etc.*)
- Access management and corridor improvements in commercial areas
- Additional connectivity near new rural centers



Watershed Protection (WP) Scenario



Protected Open Space



Conservation Subdivision



Rural Living



Key Placetypes



North Falls Lake AREA STUDY

Report Card

RESULTS KEY

- = Worse than BAU scenario
- = Minor improvement (>33% change) from BAU scenario
- = Significant improvement compared to BAU scenario
- = Most significant improvement compared to BAU scenario

SCENARIO KEY

- BAU** = Business As Usual
- EG** = Economic Growth
- ST** = Strong Towns
- WP** = Watershed Protection

OBJECTIVES

BAU

EG

ST

WP

ECONOMIC DEVELOPMENT

Acres of Industrial Areas	6,020			
Acres of New Commercial or Mixed-Use Development	3,676			
Jobs in Municipalities	3,584			

ENVIRONMENT AND OPENSOURCE

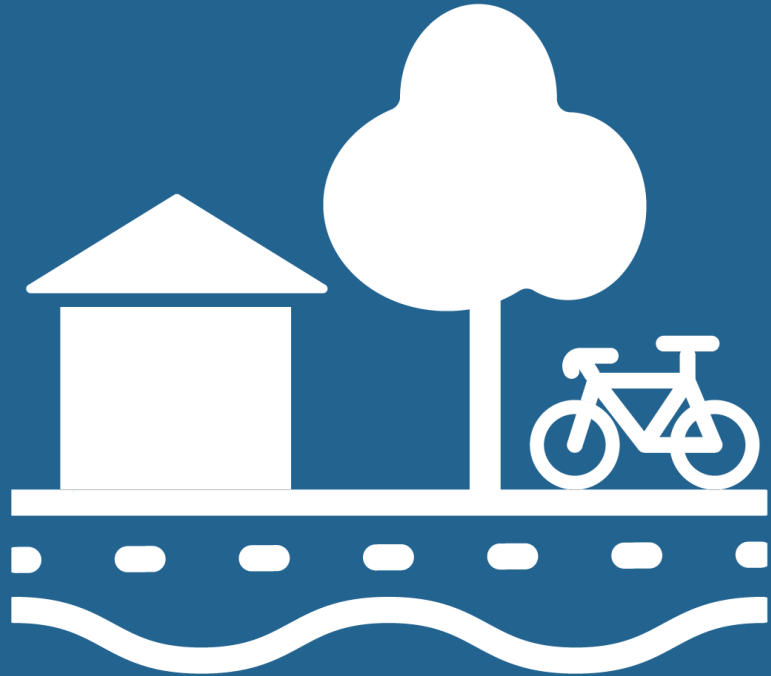
Impervious Surface in Sensitive Watersheds (Acres)	63			
Urban Footprint (Grids)	1,322			
Growth in Sensitive Natural Areas (Homes)	2,257			

LAND USE AND TRANSPORTATION

Homes in Walkable Communities	TBD	TBD	TBD	TBD
Homes Near Parks and Greenways	6,590			
Transit Propensity (Homes and Jobs Near Transit)	0			
Total Vehicle Miles Traveled	2,502,611			TBD
Total Vehicle Hours Traveled	49,690			TBD

INFRASTRUCTURE AND COST OF SERVICES

Homes in Municipalities	5,365			
New Water/Sewer Demand (MGD)	2,076,374			
Build-out Potential (Dwelling Units)	152,000	+8%	-52%	-46%



North Falls Lake AREA STUDY

Elected Officials + Stakeholders

May 1, 2026, 10:00am

Agenda

- Process Check-In and Planning Timelines
- Preferred Land Use Scenario and Land Use Recommendations
- Transportation Universe of Projects
- Prioritization Approach
- Upcoming Public Meeting
- Next Steps

Process Check-In



**North
Falls Lake**
AREA STUDY



Since our last meeting (February)

- Finalized land use scenario planning with our Preferred Scenario
- Developed corridor study recommendations
- Conducted Roadway Safety Audit Workshop at Butner-Stem Elementary School
- Developed preliminary transportation “universe of projects”
- Identified draft outline prioritization approach



Ongoing and Up Next

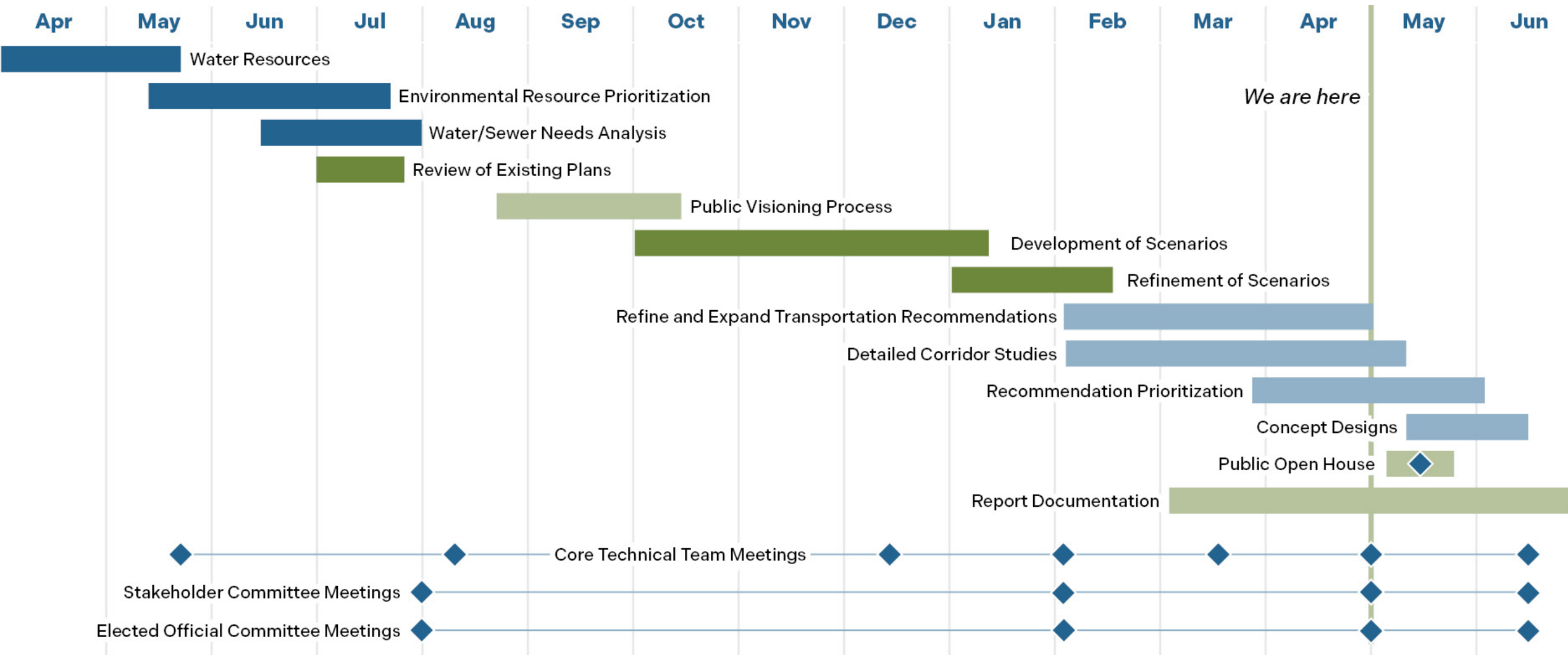
Ongoing

- Transportation needs analysis/ project identification
- Prioritization process development
- Preparation for upcoming public open house

Up Next

- Joint meeting of Elected and Stakeholder Committees this Friday, May 1
- Public open house (May 19) and associated online engagement period
- Development of report document and other deliverables

Detailed Schedule



Planning Timelines



**North
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Planning Timelines

In coordination with CAMPO's Metropolitan Transportation Plan, the North Falls Lake Area Study looks to chart a path forward for the area **for the next ~30 years to the year 2055**

30 years ago:

- Gas averaged **\$1.23/gallon** nationally
- **Independence Day** was the top film at the box office
- The first commercially successful **flip phone** went on sale
- The **Summer Olympics** were held in **Atlanta**

Preferred Scenario

Land Use

Recommendations



**North
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AREA STUDY



Initial Alternative Scenarios

BAU



Business As Usual

- Plans and trends

EG



Economic Growth

- Emphasis on economic growth and new job and commercial / mixed-use centers

ST



Strong Towns

- Compact development around towns

WP



Watershed Protection

- Watershed and environmental protection focus

Final Alternative Scenarios

BAUv2



Business As Usual

- Plans and trends
- Updated with latest population and employment trends

PS



Preferred Scenario

- Blend of previously considered alternatives based on committee feedback

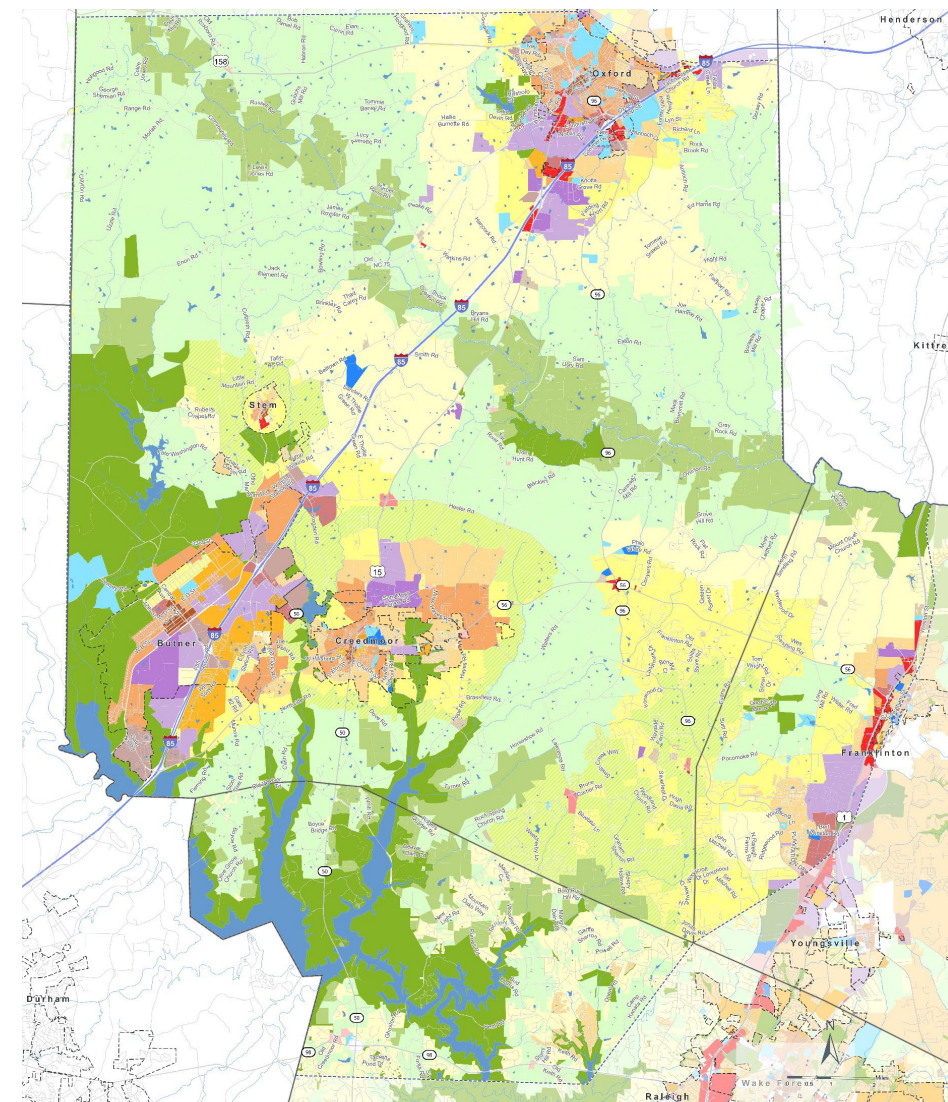
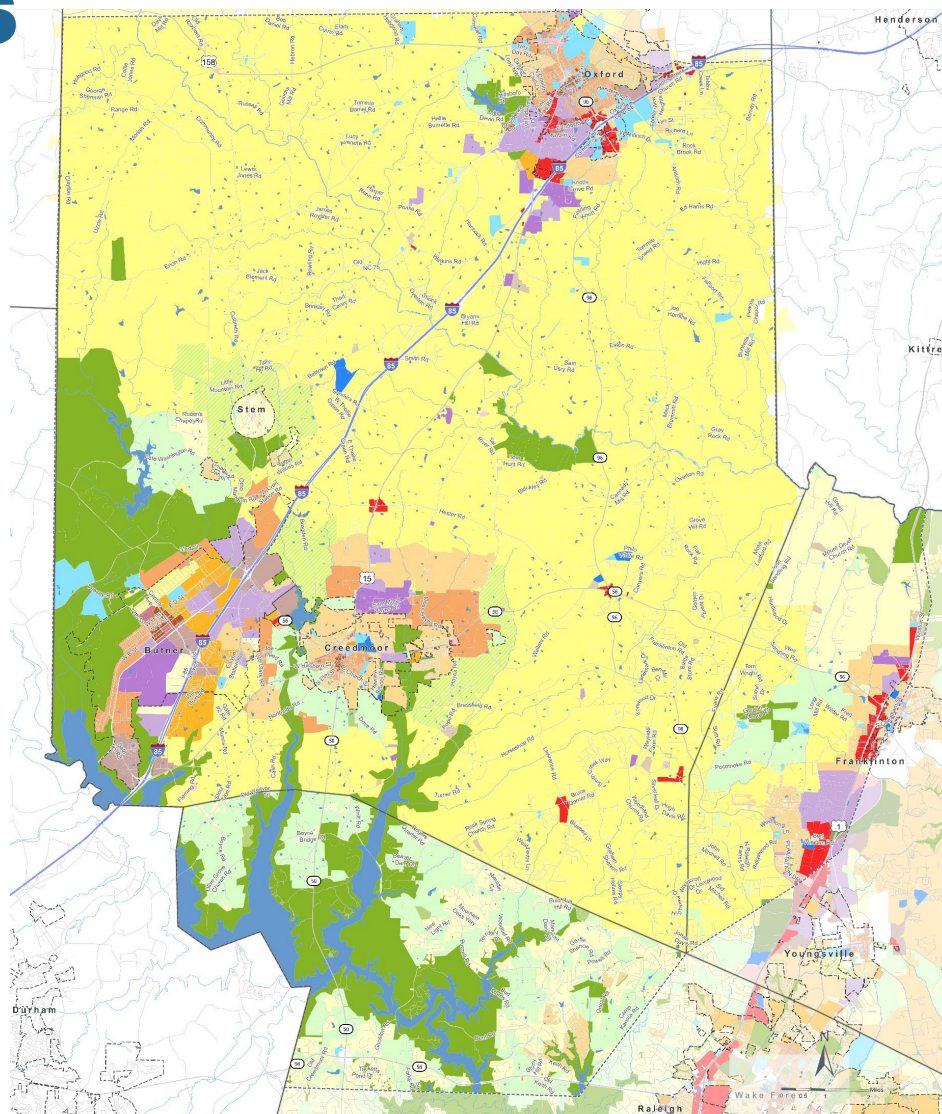
Placetypes

BAUv2

PS

PS

With
Placetype
Changes in
Critical
Watersheds



PS

Mixed-Use Placetypes



Mixed Use Center



Town Center

PS

In-Town Residential Placetypes



**Small Lot Residential
Neighborhood**



**Urban
Neighborhood**



**Mixed Density
Residential
Neighborhood**