



# TOWN *of* WAKE FOREST

## Joint Public Hearing & Planning Board Meeting Agenda October 4, 2016 7:30 PM

### \*\*\*NOTICE\*\*\*

For people with impaired hearing: Special equipment is available for use during meetings in the Town Hall board chambers. Prior notice is requested. For more information, please contact Town Clerk Deeda Harris at (919) 435-9413 or [dharris@wakeforestnc.gov](mailto:dharris@wakeforestnc.gov).

### **CABLE AND ONLINE BROADCAST OF JOINT PUBLIC HEARINGS AND PLANNING BOARD MEETINGS**

All Joint Public Hearings and Planning Board meetings are broadcast live on Time Warner Cable Community Channel 10 beginning at 7:30 p.m. Meetings are also aired online on the official Town of Wake Forest website at [www.wakeforestnc.gov](http://www.wakeforestnc.gov). Archived meeting videos are also provided and available for one year after the original air date.

Planning Board meeting agendas are available for viewing and downloading at [www.wakeforestnc.gov/government/planningboard.aspx](http://www.wakeforestnc.gov/government/planningboard.aspx) by noon on the Thursday prior to the first Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Town Clerk's Office at (919) 435-9413. Citizens may also receive copies of the agenda via email by enrolling in the E-Notifier subscription service. For more information, visit [www.wakeforestnc.gov/enotifier.aspx](http://www.wakeforestnc.gov/enotifier.aspx).

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Planning Board and Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five minutes of time to speak and may choose to allow one speaker to utilize the time. In the event that either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five minutes each to express his/her comments, ideas, concerns, expressions, and desires.

**7:30 PM - Joint Public Hearing Begins (Planning Board & Board of Commissioners)**

1. CASE SD-16-08 The Woodlands at Traditions: Request filed by JPM South for Subdivision Master Plan approve for a 99-unit Townhome development on 11.98 acres located on Royal Mill Avenue between Flaherty Avenue and Traditions Grande Boulevard, being Wake County Tax PIN 1851-14-4356. ***(QUASI-JUDICIAL HEARING)***
2. CASE SU-16-01 Pearce Avenue Bed and Breakfast: Request filed by Aaron Daubenspeck for a Special Use Permit to allow a Bed and Breakfast at 401 and 409 Pearce Avenue, being Wake County Tax PINs 1841-61-0658 and 1841-61-1625. ***(QUASI-JUDICIAL HEARING)***
3. CASE SU-16-02 Gateway Commons Shopping Center Amendment: Request filed by John R. McAdams for an amendment to an approved Special Use Permit to allow an increase in the number of permitted lots from 17 to 25 in the Gateway Commons Shopping Center located at the intersection of Dr. Calvin Jones Highway and Jones Dairy Road, being Wake County Tax PINs 1840-47-9449, 1840-96-6922, 1840-86-7791, and 1850-07-5303. ***(QUASI-JUDICIAL HEARING)***
4. CASE RZ-16-01 Stonegate at St. Andrews Subdivision Phase 1A: Request filed by Jim Adams to rezone 4.49 acres from CU-NB, Conditional Use Neighborhood Business to RMX (CD), Residential Mixed Use Conditional District and the approval of the associated Stonegate at St. Andrews Phase 1A Subdivision Master Plan. Properties are located on Coach Lantern Avenue, being Wake County Tax PINs 1748-57-5079 and 1748-56-6804. ***(LEGISLATIVE HEARING)***
5. CASE RZ-16-07 Stonegate at St. Andrews Subdivision Phase 1B: Request filed by Jim Adams to rezone 4.83 acres from CU-NB, Conditional Use Neighborhood Business to GR10 (CD), General Residential-10 Conditional District and the approval of the associated Stonegate at St. Andrews Phase 1B Subdivision Master Plan. Property is located at the terminus of Fairstone Road, being Wake County Tax PIN 1748-65-3978. ***(LEGISLATIVE HEARING)***

**Planning Board Meeting Begins**

**1. Regular Business**

- A. Approval of agenda.
- B. Approval of minutes from August 2, 2016 meeting.

**2. New Business**

- A. CASE SD-16-08 The Woodlands at Traditions: Request filed by JPM South for Subdivision Master Plan approve for a 99-unit Townhome development on 11.98 acres located on Royal Mill Avenue between Flaherty Avenue and Traditions Grande Boulevard, being Wake County Tax PIN 1851-14-4356.
- B. CASE SU-16-01 Pearce Avenue Bed and Breakfast: Request filed by Aaron Daubenspeck for a Special Use Permit to allow a Bed and Breakfast at 401 and 409

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Pearce Avenue, being Wake County Tax PINs 1841-61-0658 and 1841-61-1625.

- C.** CASE SU-16-02 Gateway Commons Shopping Center Amendment: Request filed by John R. McAdams for an amendment to an approved Special Use Permit to allow an increase in the number of permitted lots from 17 to 25 in the Gateway Commons Shopping Center located at the intersection of Dr. Calvin Jones Highway and Jones Dairy Road, being Wake County Tax PINs 1840-47-9449, 1840-96-6922, 1840-86-7791, and 1850-07-5303.
- D.** CASE RZ-16-01 Stonegate at St. Andrews Subdivision Phase 1A: Request filed by Jim Adams to rezone 4.49 acres from CU-NB, Conditional Use Neighborhood Business to RMX (CD), Residential Mixed Use Conditional District and the approval of the associated Stonegate at St. Andrews Phase 1A Subdivision Master Plan. Properties are located on Coach Lantern Avenue, being Wake County Tax PINs 1748-57-5079 and 1748-56-6804.
- E.** CASE RZ-16-07 Stonegate at St. Andrews Subdivision Phase 1B: Request filed by Jim Adams to rezone 4.83 acres from CU-NB, Conditional Use Neighborhood Business to GR10 (CD), General Residential-10 Conditional District and the approval of the associated Stonegate at St. Andrews Phase 1B Subdivision Master Plan. Property is located at the terminus of Fairstone Road, being Wake County Tax PIN 1748-65-3978.

**3. Other Business**

- A.** Applications submitted requiring future quasi-judicial review:

  - a. SD-16-08: Traditions C-3
  - b. SD-16-09 Crenshaw Corners
  - c. SU-16-03: WF Crossing Outparcel 10

**4. Adjournment**