



PLANNING BOARD MEETING MINUTES

May 4, 2010

Members Present: Chairman Bob Hill, Kim Parker, Sarah Bridges, Al Merritt, Grif Bond, Ward Marotti, Zachary Donahue and Greg Harrington.

Members Absent: Steve Stoller

Town Staff Present: Chip Russell, Planning Director
Chad Sary, Assistant Planning Director
Charlie Yokley, Senior Planner
Eric Vernon, Town Attorney
Jim Furr, Town Attorney
Deeda Harris, Town Clerk

CALL TO ORDER

The regular meeting of the Wake Forest Planning Board was called to order by Chairman Hill at 8:26 p.m.

REGULAR BUSINESS

ITEM: Approval of Minutes

ACTION: The minutes of the April 6, 2010 meeting were submitted with the agenda packet. Kim Parker made a motion and Al Merritt seconded to approve the minutes. Motion carried unanimously (8-0).

NEW BUSINESS

ITEM: Consideration of the update to the Wake Forest Transportation Plan, 2010.

DISCUSSION: The public hearing on this item was continued, therefore, no discussion or action on this item occurred.

ACTION: None

ITEM: Case ZA-10-02: An amendment to Article III, Section 2. Definitions of Specific Words and Terms; and Article V, Section 3.E. Historic Landmarks Overlay District of the Wake Forest Zoning Ordinance.

DISCUSSION: Grif Bond expressed his concerns over the 1/2 mile radius and it being too restrictive. Planning Director Chip Russell explained that there are ample areas in the Highway Business Zoning Districts that would allow Sweepstakes Centers to be established with the proposed "1/2" mile restriction. Zachary Donahue clarified that if this text amendment is not approved, it will continue to allow a less restrictive interpretation involving these uses. Senior Planner Charlie Yokley stated that because Sweepstakes Centers are not specifically listed or defined in the Wake Forest Zoning Ordinance, the Planning Staff has made the interpretation that they are an Indoor Recreation Facility and are only permitted in the NB, Neighborhood Business District with an approved Special Use Permit. No other requirements or limitations are attached to the use. Bob Hill noted that if this text amendment is passed it is allowing internet gambling in the Town of Wake Forest. Ward Marrotti stated that the proposed text amendments will not allow internet gambling in Wake Forest, currently it is allowed as an indoor amusement center. He stated that the text amendments would increase the restrictions for such uses.

The Planning Board discussed making a recommendation to the Board of Commissioners to adopt a moratorium on Sweepstakes Centers.

ACTION: Kim Parker made a motion to recommend approval of the proposed text amendments. Sarah Bridges seconded. The motion was withdrawn.

Al Merritt made a motion to table the proposed text amendment. Sarah Bridges seconded. The motion failed (2-6) with the following voting:

Ayes

Al Merritt
Sarah Bridges

Nays

Kim Parker
Bob Hill
Ward Marrotti
Zachary Donahue
Grif Bond
Greg Harrington

Kim Parker made a motion to recommend approval of the proposed text amendments. Sarah Bridges seconded. The motion passed (5-3) with the following voting:

Ayes

Kim Parker
Sarah Bridges
Bob Hill
Al Merritt
Greg Harrington

Nays

Ward Marrotti
Zachary Donahue
Grif Bond

ADJOURNMENT

ACTION: There being no further business, the Planning Board Meeting was adjourned by Chairman Hill at 9:10 p.m.

Respectfully submitted,

Chip Russell, Secretary

Bob Hill, Chairman