

PLANNING BOARD MEETING

MINUTES

March 3, 2009

Members Present: Al Merritt, Bob Hill, Ed Gary, Zachary Donahue, Grif Bond, Sarah Bridges, Steve Stoller, Kim Parker, and Ward Marotti

Members Absent: None

Town Staff Present: Chip Russell, Planning Director
Chad Sary, Assistant Planning Director
Charlie Yokley, Planner
Roger Knight, Town Attorney

CALL TO ORDER

The regular meeting of the Wake Forest Planning Board was called to order at 8:38 p.m. by Planning Board Chairman Hill.

APPROVAL OF MINUTES

The minutes of February 3, 2009 were submitted with the agenda packet.

ACTION: Kim Parker made a motion to approve the minutes of the February 3, 2009 as amended. Sarah Bridges seconded the motion, which carried unanimously (9-0).

NEW BUSINESS

Case SU-09-01: A request filed by Landmark Investors, LLC for a special use permit for an Office Building in the I, Industrial District for property located at 231 Capcom Avenue.

ACTION: Sarah Bridges made a motion to recommend approval of Case SU-09-01: A request filed by Landmark Investors, LLC for a special use permit for an Office Building in the I, Industrial District for property located at 231 Capcom Avenue based on the findings of fact and conditions as listed below. Al Merritt seconded the motion, which carried unanimously (9-0).

- Finding 1: The proposed use or development is located, designed, and proposed to be operated so as not to be detrimental to the public health, safety, and general welfare, in that properly designed office buildings are not known to be detrimental to public health, safety and general welfare and all designs of site and building will be in accordance with all federal, state and local rules and regulations.
- Finding 2: The proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities, in that the development is located in an area currently served by municipal protection services, with access to public water and sewer, and access to public streets. Waste disposal is handled by an on-site dumpster.
- Finding 3: The proposed use will not substantially injure the value of adjoining or abutting property, in that the proposed development is to be designed within the architectural context established in the area and is a consistent land use as those within the Capcom subdivision.
- Finding 4: The proposed use will not cause undue traffic congestion or create a traffic hazard, in that the traffic impacts of this office park will be minimal. Driveways are located so as to minimize conflicts on public roadways. Site is accessed by a drive off an existing public street which connects to a secondary-major thoroughfare.
- Finding 5: The proposed use will not create undue noise, dust, and gasses, in that the proposed use is designed to minimize the impact of dust and gasses. All vehicle access areas will be paved thus alleviating potential dust problems.
- Finding 6: The proposed use, if developed accordingly to the plan submitted and approved, will be in harmony with the area in which it is located, in that the design and proposed land use is consistent with the context of the surrounding buildings and land uses.
- Finding 7: The proposed use or development conforms with the general plans for the physical development of the town, in that the proposed development is consistent with the Land Development Plan, Land Use Management Plan and Transportation Plan.
- Finding 8: The proposed use or development meets all other rules and regulations within the zoning ordinance and all existing Town polices, in that the proposed development is consistent with the applicable sections of the Zoning Ordinance and the Construction Plans, Sediment and Erosion Control Permits and Development Permits will further assure full compliance with the plans, ordinances and regulations of the Town of Wake Forest.

Conditions:

1. Uses on the property be determined by the availability of parking on the site.
2. Applicant provide a performance guarantee for the construction of ½ Grandmark Street. Performance guarantee will be returned to applicant upon

the relocation of Grandmark Street right-of-way to between lots 4 and 5 in the Capcom Subdivision.

3. Day Care Centers not be an approved use.

3. The allowed uses on the property be limited to what is listed on the attached "Landmark Building Proposed Uses".

ADJOURNMENT

ACTION: At 8:59 p.m., there being no further business, Al Merritt made a motion to adjourn the meeting. Kim Parker seconded the motion, which carried unanimously (9-0).

Chip Russell, Secretary

Bob Hill, Planning Board Chairman