



**TOWN of  
WAKE FOREST**

**PLANNING BOARD MEETING  
MINUTES**

**December 9, 2010**

**Members Present:** Bob Hill, Zachary Donahue, Al Merritt, Steve Stoller, Sarah Bridges, Grif Bond and Greg Harrington.

**Members Absent:** Kim Parker and Ward Marotti

**Town Staff Present:** Chip Russell, Planning Director  
Chad Sary, Assistant Planning Director  
Charlie Yokley, Senior Planner  
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 Chairperson Hill at 9:38 p.m.

**REGULAR BUSINESS**

**ITEM:** Approval of Minutes

**ACTION:** The minutes of the November 2, 2010 meeting were submitted with the agenda packet. Al Merritt made a motion to approve and Sarah Bridges seconded to approve the minutes. Motion carried unanimously (7-0).

**NEW BUSINESS**

**ITEM:** Case SU-10-01: A Special Use Permit request for the Wake Union Place Shopping Center to be located at the intersection of Capital Boulevard & Wake Union Church Road, being Wake Co. Tax Pin Numbers 1831-63-3594, 1831-64-4698, 1831-64-6036, 1831-75-1080 & 1831-53-7516.

**DISCUSSION:** None.

**ACTION:** Grif Bond made a motion to continue the item till the January 2011 meeting in order to review the new information submitted at the public hearing. There was no second to the motion.

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Zachary Donahue stated the he was not present at the November public hearing; however he did review the video of the entire meeting.

Sarah Bridges motioned to recommend approval. Steve Stoller seconded.

Zachary Donahue stated that the Wake Forest Community Plan specifically recommends connectivity with residential developments to large scale commercial centers. He also asked if there were other ordinances that required interconnectivity. Mr. Russell stated that it is required in the Subdivision Ordinance.

Al Merritt asked if the timing of the connection to Lola Lane would be required in the first part of the development. Mr. Russell stated that it would not be required until the last phase of the development. He also mentioned that it may be a one-way street. Mr. Donahue asked if a condition could be added to delay the connection to Lola Lane. Mr. Russell stated that it could be a condition. Bob Hill asked if the motion could be modified to add to staff's condition #1 that road improvements on US-1 be completed prior to opening of shopping center. Mr. Hill also recommended that the applicant, Town & NCDOT consider the reducing the speed limit on US-1 to 45 mph from Harris Rd. to S. Main Street.

The planning board voted (6-1) to recommend approval subject to the following conditions:

1. Implement & construct road improvements in accordance with the Traffic Impact Analysis and recommendations by NCDOT. Implement recommendations of US-1 Council of Planning. Improvements to US-1 shall be completed prior to the issuance of a Certificate of Occupancy for the Shopping Center.
2. Interconnect automobile and pedestrian facilities throughout the site, including outparcels.
3. Outdoor display, sale of merchandise or storage shall not utilize required parking spaces or block sidewalks, parking aisles, or fire lanes and such areas shall be identified on site plans.
4. Applicant shall locate transit stops as approved by Triangle Transit.
5. Utility plans must be approved by City of Raleigh Public Utilities prior to the approval of construction plans.
6. A 12" water main must be constructed in Public Street A. as part of this project with hydrants spaced every 300'.
7. Each outparcel should be served with water from public right of way and sewer easements serving outparcels 2, 3, and 4 should be realigned to coincide with the outparcel property lines.

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8. Public sewer must be extended to the adjacent parcels with PIN # 1831-75-9291 and 1831-75-6220.
9. Prior to construction plan approval, calculations must be submitted to show that the St. Ives pump station and force main have adequate capacity, or they must be upgraded.
10. If it is not possible to serve outparcel 6 with gravity sewer as shown, and meet minimum design criteria, property lines may need to be modified.
11. Construction plans should address all other outstanding CORPUD preliminary comments, and should comply to the latest version of the Raleigh Public Utilities Handbook.
12. Connection to Lola Lane shall be made upon full build-out of the shopping center.

Aye

Steve Stoller  
Greg Harrington  
Zack Donahue  
Sarah Bridges  
Al Merritt  
Grif Bond

Nay

Bob Hill

Mr. Hill also recommended that the applicant, Town & NCDOT consider the reducing the speed limit on US-1 to 45 mph from Harris Rd. to S. Main Street.

**ITEM:**

**SP-10-08: Site Plan Review – AAA Auto Care**

**DISCUSSION:**

Senior Planner Charlie Yokley presented the plan and staff's recommendation of approval. Steve Stoller asked about three businesses coming to that corner. Mr. Yokley stated that all three businesses would be close. Mr. Yokley referenced on the plans where Aldi's, Firestone and AAA Auto Care would be located. Mr. Yokley stated that AAA Auto Care is currently sharing a lot with Growing Child Pediatrics which will be subdivided. Mr. Yokley stated that NCDOT has reviewed plans concerning the addition of a new business and that NCDOT has no concerns or issues with the private drive connection to US 1 or the development. Mr. Yokley stated that there will be a parking agreement between the two uses. Sarah Bridges asked if the existing entrance would be shared. Mr. Yokley stated that they would share, but they may improve to accommodate the two businesses. Grif Bond asked if you can fence or screen the dumpster area. Mr. Yokley stated that dumpsters can be screened as long as it matches building. Grif Bond asked if the building is protected by automatic sprinklers. Mr. Yokley said no, but if it is required by code it will be installed. Frank Drake asked whether or not the cedar and Bradford trees were staying in a particular area. Mr. Yokley stated that the locations of the trees are in

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the US-1 Right-of-way and stated that the cedar tree is staying and the Bradford tree will be removed. There was no other discussion.

**ACTION:** Grif Bond made a motion to approve. Al Merritt seconded and the motion carried unanimously.

**OTHER BUSINESS**

Planning Director Chip Russell reminded the Planning Board members about the upcoming UDO Advisory Committee meeting to be held on Thursday, December 9, 2010 at 8:00 AM. Mr. Russell also recognized Al Merritt for his receipt of the Peggy Allen lifetime achievement award. Mr. Russell announced that this was Steve Stoller's last planning board meeting as a member.

Bob Hill mentioned the ongoing concern that has been expressed about the location of the transit bus stop at the Wake Forest Crossing Shopping Center.

**ADJOURNMENT**

**ACTION:** There being no further business, the Planning Board Meeting was adjourned at 10:23 p.m.

Respectfully submitted,

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Chip Russell, Secretary

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Bob Hill, Chairman