



TOWN *of*  
WAKE FOREST

**PLANNING BOARD MEETING  
MINUTES**

**February 01, 2011**

**Members Present:** Bob Hill, Zachary Donahue, Al Merritt, Sonya Judd, Grif Bond, Kim Parker, Ward Marotti, Weston Harris and Greg Harrington.

**Members Absent:** None

**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 7:30 p.m.

**REGULAR BUSINESS**

**ITEM:** Approval of Minutes

**DISCUSSION:** The minutes of the January 4, 2010 meeting were submitted with the agenda packet. Ward Marotti asked that the last sentence in the minutes for Case SD-10-05: Subdivision Master Plan for Crenshaw Village be modified to “Mr. Russell stated that when he wrote the buffer standards he did not intend to follow the established state use classification definitions, but rather to only consider water supply use classifications to include waters specifically named by the state, not their tributaries not specifically named by the state.” All were in favor of the modification.

**ACTION:** Zachary Donahue made a motion to approve the minutes and Al Merritt seconded the motion and they were approved (9-0).

**ITEM:** Introduction of New Planning Board Members

**DISCUSSION:** Sonya Judd and Weston Harris were welcomed by Planning Board Members. Both new members provided a brief introduction of themselves.

## **NEW BUSINESS**

**ITEM:** Case SP-10-11: Development Plan Review of the Fifth Third Bank

**DISCUSSION:** Senior Planner, Charlie Yokley stated that this is a site plan review for Fifth Third Bank. Mr. Yokley stated the property will be subdivided upon approval of the development plan.

Mr. Yokley stated that the property is located at 110 Capcom Avenue, intersection of South Main St. and the entrance is located by Capital Commerce Center.

Mr. Yokley stated the only direct access to a public street is by a right-in only connection to South Main St., close to Sonic. There will be interior connections behind proposed bank which ultimately connect to Ligon Mill Road via access easements and that the proposed development meets requirements of zoning ordinances.

Mr. Merritt asked when the Ligon Mill connection anticipated to be completed. Mr. Yokley stated that the connection exists now and the easement is behind Sonic and the Gas Station.

Zachary Donahue asked if Mr. Yokley would clarify the first sentence in the Transportation section of the special information where access is provided right-in only where connection is at South Main Street. Mr. Yokley confirmed the location of the right-in only on South Main Street.

It was mentioned by Zachary Donahue that the address of the proposed bank is incorrect on the first page of the plans. Mr. Yokley did notice that after the applicant had submitted the copies for Board review. Mr. Yokley assumed it was a copy/paste error.

**ACTION:** Ward Marotti made a motion to recommend approval. Al Merritt seconded the motion.

Zachary Donahue asked for clarification as to why additional parking was deemed needed. There are 21 required parking spaces, and 31 spaces have been proposed. Mr. Yokley stated that the zoning ordinance doesn't require a maximum number of spaces, only a minimum. Mr. Donahue was curious as to why they needed so many spaces. At that time, Mr. Yokley introduced Jerry Weber, representative for Fifth Third Bank. Mr. Weber stated that the bank will provide full service banking and finds the amount of spaces are necessary for the employees and customers of the bank. Kim Parker asked if the parking spaces would be used for repossessed vehicles or sales events.

Wake Forest Planning Board Minutes  
February 1, 2011

Mr. Webber stated that it would not. Sonya Judd asked about the anticipated traffic in the proposed location. Mr. Webber responded by saying that the peak hours are between 5PM and 6PM and that there might be an increase of 1 vehicle every couple of minutes going through the drive-thru, making deposits, etc.

There was no further discussion and the motion passed unanimously (9-0).

### **OTHER BUSINESS**

Chip Russell mentioned the Mayor's State of Town Address on Monday, February 21<sup>st</sup>, 2011, 6:00 p.m. at Tuxedo Junction.

Chad Sary gave an overview on the Unified Development Ordinance Project.

### **ADJOURNMENT**

**ACTION:** There being no further business, the Planning Board Meeting was adjourned at 7:57 p.m.

Respectfully submitted,

---

Chip Russell, Secretary

---

Bob Hill, Chairman