



**TOWN of
WAKE FOREST**

**PLANNING BOARD MEETING
MINUTES**

March 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 10:29 p.m.

REGULAR BUSINESS

ITEM: Approval of Minutes

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

NEW BUSINESS

ITEM: Case SU-11-01: A Special Use Permit request filed by Mark Hildebrandt & Rita Davis for a Garden Center on the property located at 839 South Main Street, being Wake Co. Tax Pin Number: 1840-38-2234.

ACTION: Zachary Donahue made a motion to recommend approval based on the findings of fact. Greg Harrington seconded the motion.

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

ITEM: Case RZ-10-03: A request to rezone 19.44 acres for the property located at the intersection of Gateway Commons Circle and Friendship Chapel Road from C.U. HB, Conditional Use Highway Business District to

**C.U. MF, Conditional Use Multi-Family District, being Wake Co. Tax
Pin Number : 1840-97-7144.**

Chip Russell mentioned that the applicant had requested action on this item to be continued till the next meeting so that he could try to address some of the concerns brought up by the residents. Bob Hill stated that he thought that these concerns have been brought up at previous meetings and hearing no objections from the Planning Board members, a recommendation would be made at this meeting.

ACTION:

Zachary Donahue made a motion to recommend denial. Weston Harris seconded the motion.

Mr. Donahue stated the following reasons for a recommendation of denial:

- Applicant did not demonstrate a need for additional multi-family units in the Town of Wake Forest.
- The density of the proposed apartments is too high given its vicinity to existing single-family developments.
- Proposed development could potential injure property values of existing single-family lots.
- Open space in proposed development is not of a sufficient quality to meet intent of the Wake Forest Zoning Ordinance.
- Potential for safety hazards should second phase of development not begin in a timely manner.
- Traffic study performed was inadequate to truly assess the impact of additional traffic from proposed development.
- Rezoning of the property to C.U. MF would be a loss of future commercial opportunity in the area.

DISCUSSION:

Bob Hill asked Chip Russell if commercial business generates more traffic than residential. Mr. Russell stated that residential units have different traffic volumes at different times. He stated residential has more a.m. and p.m. traffic but it all depending on how many vehicles and people live in the homes. In comparison to retail the time periods are different. Mr. Russell stated that commercial peak time is later than residential. He stated that small shops may not have much traffic whereas restaurants that people like to frequently visit may have a lot more traffic. Mr. Russell stated that with HB (Highway Business) zoning it's is hard to predict traffic because of the wide variety of land uses allowed in that district.

There being no further discussion, the motion to recommend denial was approved (5-4) with the following voting:

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<u>Aye</u>	<u>Nay</u>
Bob Hill	Sonya Judd
Weston Harris	Grif Bond
Kim Parker	Ward Marotti
Zachary Donahue	Al Merritt
Greg Harrington	

OTHER BUSINESS

Chip Russell mentioned the Planning Board Academy will be starting in the summer and mentioned that attendance will be mandatory. Mr. Russell also mentioned that the census numbers would be out at end of week.

ADJOURNMENT

ACTION: There being no further business, the Planning Board Meeting was adjourned at 10:44 p.m.

Respectfully submitted,

Chip Russell, Secretary

Bob Hill, Chairman