



TOWN of WAKE FOREST

Planning Board Meeting Agenda November 7, 2013 7:30 PM

*****NOTICE*****

For people with impaired hearing: Special equipment is available for use during meetings in the Town Hall board chambers. Prior notice is requested. For more information, please contact Town Clerk Deeda Harris at (919) 435-9413 or dharris@wakeforestnc.gov.

CABLE AND ONLINE BROADCAST OF JOINT PUBLIC HEARINGS AND PLANNING BOARD MEETINGS

All Joint Public Hearings and Planning Board meetings are broadcast live on Time Warner Cable Community Channel 10 beginning at 7:30 p.m. Meetings are also aired online on the official Town of Wake Forest website at www.wakeforestnc.gov. Archived meeting videos are also provided and available for one year after the original air date.

Planning Board meeting agendas are available for viewing and downloading at www.wakeforestnc.gov/government/planningboard.aspx by noon on the Thursday prior to the first Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Town Clerk's Office at (919) 435-9413. Citizens may also receive copies of the agenda via email by enrolling in the E-Notifier subscription service. For more information, visit www.wakeforestnc.gov/enotifier.aspx.

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Planning Board and Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five minutes of time to speak and may choose to allow one speaker to utilize the time. In the event that either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five minutes each to express his/her comments, ideas, concerns, expressions, and desires.

1. Joint Public Hearings with Board of Commissioners

A. Case: SU-13-04: Request filed by the Wake Forest Fire Department for a Special-Use Permit to allow a Public Safety Station on the properties located at 1505 & 1509 Jenkins Road, being Wake Co. Tax Pin Numbers 1831-58-5083 & 1831-58-4176.
(Continued from the October 1, 2013 Meeting)

B. Case RZ-13-05: Request filed by Edens Land Corporation to rezone 1.21 acres of property located at 1320 Wall Road from C.U. HB, Conditional Use Highway Business District to RMX, Residential Mixed-Use District, being Franklin Co. Tax Pin Number 1842-33-8597.

2. Regular Business

A. Approval of minutes from October 1, 2013 meeting.

3. New Business

A. Action on Public Hearing Item(s):

a. Case: SU-13-04: Request filed by the Wake Forest Fire Department for a Special-Use Permit to allow a Public Safety Station on the properties located at 1505 & 1509 Jenkins Road, being Wake Co. Tax Pin Numbers 1831-58-5083 & 1831-58-4176.

b. Case RZ-13-05: Request filed by Edens Land Corporation to rezone 1.21 acres of property located at 1320 Wall Road from C.U. HB, Conditional Use Highway Business District to RMX, Residential Mixed-Use District, being Franklin Co. Tax Pin Number 1842-33-8597.

4. Other Business

5. Adjournment

STAFF REPORT

TO: Planning Board
DATE: October 22, 2013
CASE: RZ-13-05: 1320 Wall Road
PREPARED BY: Charlie Yokley, Senior Planner

GENERAL INFORMATION

Applicant: Edens Land Corp
2144 Page Road Suite 204
Durham NC 27703
(919) 706-0550
jarrod.edens@edensland.com

Owner: TICON Properties, LLC
5836 Fayetteville Road Suite 203
Durham NC 27713
(919) 484-1060
jack@ticonproperties.com

Requested Action: Rezone to RMX, Residential Mixed Use District

Existing Zoning: C.U. HB, Conditional Use – Highway Business District

Location: 1320 Wall Road (Franklin County)

Size: 1.21 acres

Tax Pin No.: 1842-33-8597

Existing Land Use: None (A parking lot is currently located on the parcel)

Zoning History: Property was rezoned to C.U. HB in 2000 (RZ-00-10). A copy of the Conditional Use Permit is included in the agenda packet. The property owner requested that the property be zoned RMX as part of the Unified Development Ordinance adoption in 2013; staff supported the request at the time. Owner requested zonings were removed from the proposed zoning map at adoption on July 16, 2013, therefore the property remained zoned C.U. HB.

Applicable Regulations: Wake Forest Unified Development Ordinance, Wake Forest Community Plan

Surrounding Land Use and Zoning:

- N** - General Commercial; C.U. HB, Conditional Use – Highway Business District
- S** - Richland Hills Single-Family Subdivision, C.U.GR5, Conditional Use – General Residential-5 District
- E** - Richland Hills Single-Family Subdivision, C.U.GR5, Conditional Use – General Residential-5 District
- W** - Windmere Single-Family Subdivision; R-30, Residential-30 (Franklin County)

Wake Forest Community Plan:

The subject property is located in the General Urban Zone per the Growth Strategy Map. This plan sets forth a flexible, two-pronged approach as to the types of development preferred within the General Urban Zone. The first approach acknowledges the fact that there will continue to be demand for the type of post-war suburban development that has become the norm for much of Wake Forest over the past 40 to 50 years. Thus, relatively large lot, single family subdivisions will continue to play a role in meeting a major segment of market demand for housing in Wake Forest. At the same time, the Town wishes to encourage more traditional neighborhood development (TND) such as that associated with Holding Village. Obviously, the more new housing units that can be directed toward TND style, mixed use developments, the more the area will benefit from fewer cross-town automobile trips and traffic congestion on the Town's few major thoroughfares. Regardless of whether a particular development is of the post-war suburban model or the traditional neighborhood model, the Town wishes to see more well-designed nonresidential services and places of employment proximate to and well integrated with nearby residential development.

The following policies are applicable to the review of the rezoning request RZ-13-05:

Policies for Future Existing Commercial Areas:

- *(Policy EC-5):* New infill development across the front street face of existing, over-designed parking lots should be encouraged.

Policies for a Healthy, Sustainable Environment:

- *(Policy HSE-2):* Compact, transit oriented mixed use developments should be encouraged so as to facilitate walking, biking and transit options.

SPECIAL INFORMATION

Public Utilities: Municipal water and sewer is available to the property.

Public Services: Municipal protections are available to the property.

Transportation: The property has frontage on a minor thoroughfare, Wall Road, and a local collector street, Richland Hills Avenue.

Physical Characteristics: There are no structures located on the lot. A parking lot was built on the property as part of a previous approval for a flex space building. There are no known environmentally sensitive features on the parcel.

ANALYSIS

This is a "general use" zoning change request to RMX, Residential Mixed Use District. The RMX, Residential Mixed-Use District is established to accommodate a variety of housing types in a

neighborhood setting. The regulations of this district intend to provide areas of the community for those persons desiring small residences and multifamily structures in relatively high density neighborhoods within walking or biking distance from mixed-use centers as well as some limited commercial uses in pedestrian-scaled, residential-style structures.

This property was rezoned to C.U. HB, Conditional Use – Highway Business District in 2000 (RZ-00-10). The conditions of the rezoning approval are included in the agenda packet. The previously approved conditions would not be applicable if the requested RMX zoning was approved.

Construction plans were approved on this property in 2006 for a commercial flex building. While the parking to support this structure was constructed, the building itself was not. If the request to rezone this property to RMX is approved, it will allow a variety of housing types to be built in this site. Currently, this property is adjacent to or in close proximity of several different residential dwelling types including duplexes, townhomes & single-family detached structures. In addition to the allowance of residential land uses, many office, light commercial, civic and institutional uses would be allowed as well. Since the requested rezoning is to one of the Town's Urban (Form-Based) Districts, future development of this tract will be held to higher site & building design standards per the Unified Development Ordinance.

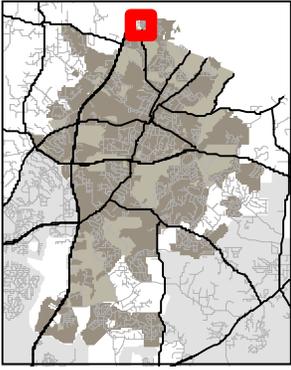
RECOMMENDATION

The request is consistent with the applicable policies of the Wake Forest Community Plan and staff recommends approval of the request to rezone the property to RMX, Residential Mixed Use District.

Attachments:

- Zoning Map
- Aerial Map
- Wake Forest Community Plan Maps
- Survey of Subject Property
- RZ-00-10 CUP



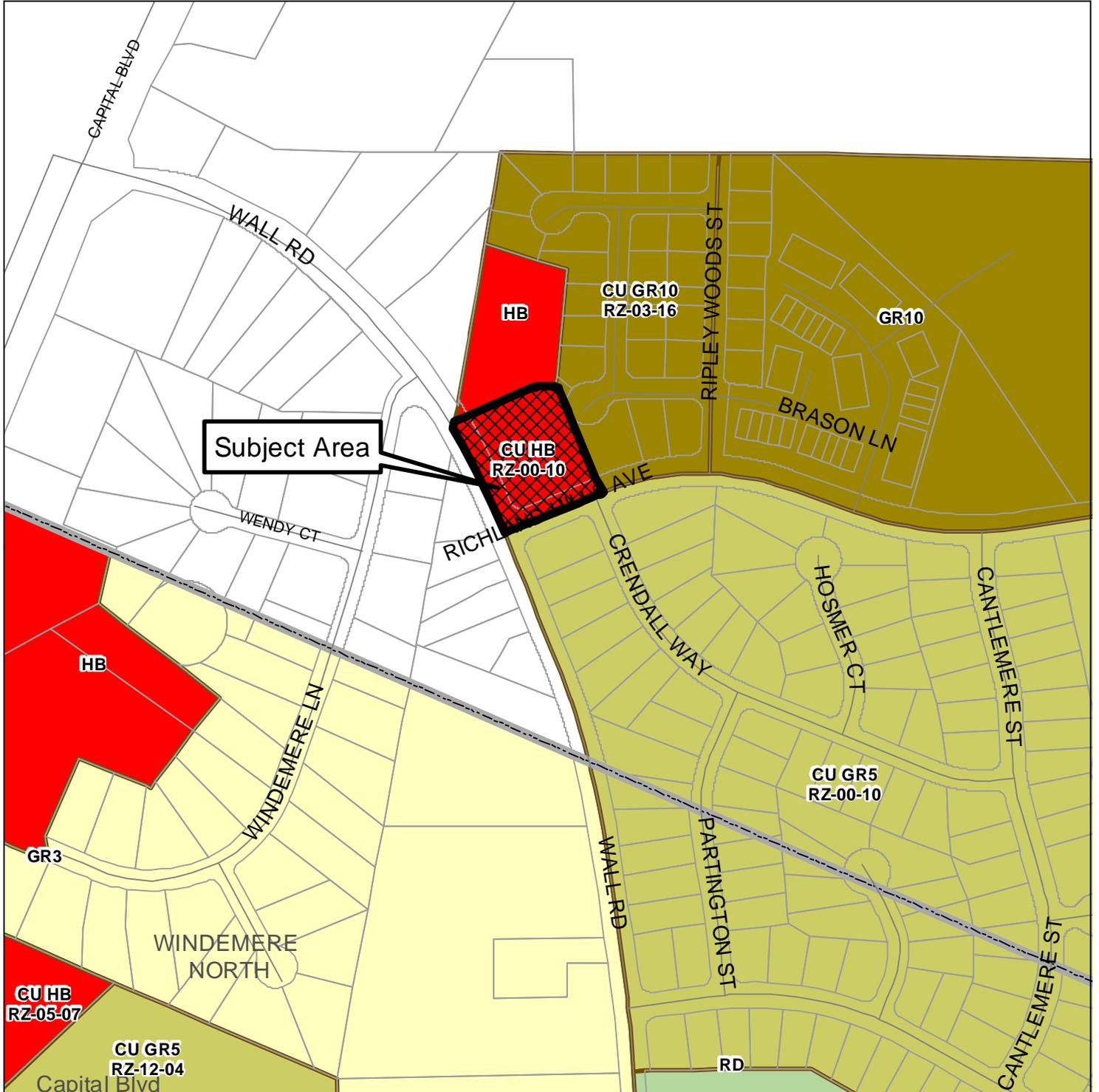


10/17/2013



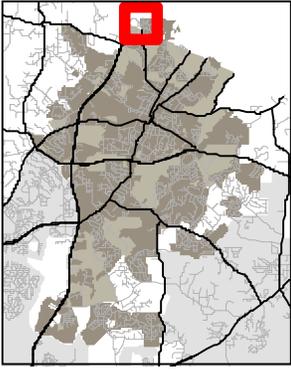
TOWN of
WAKE FOREST

RZ-13-05 1320 Wall Road Rezone from CU-HB to RMX



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Wake Forest Department of Planning & Inspections at 919-435-9510.





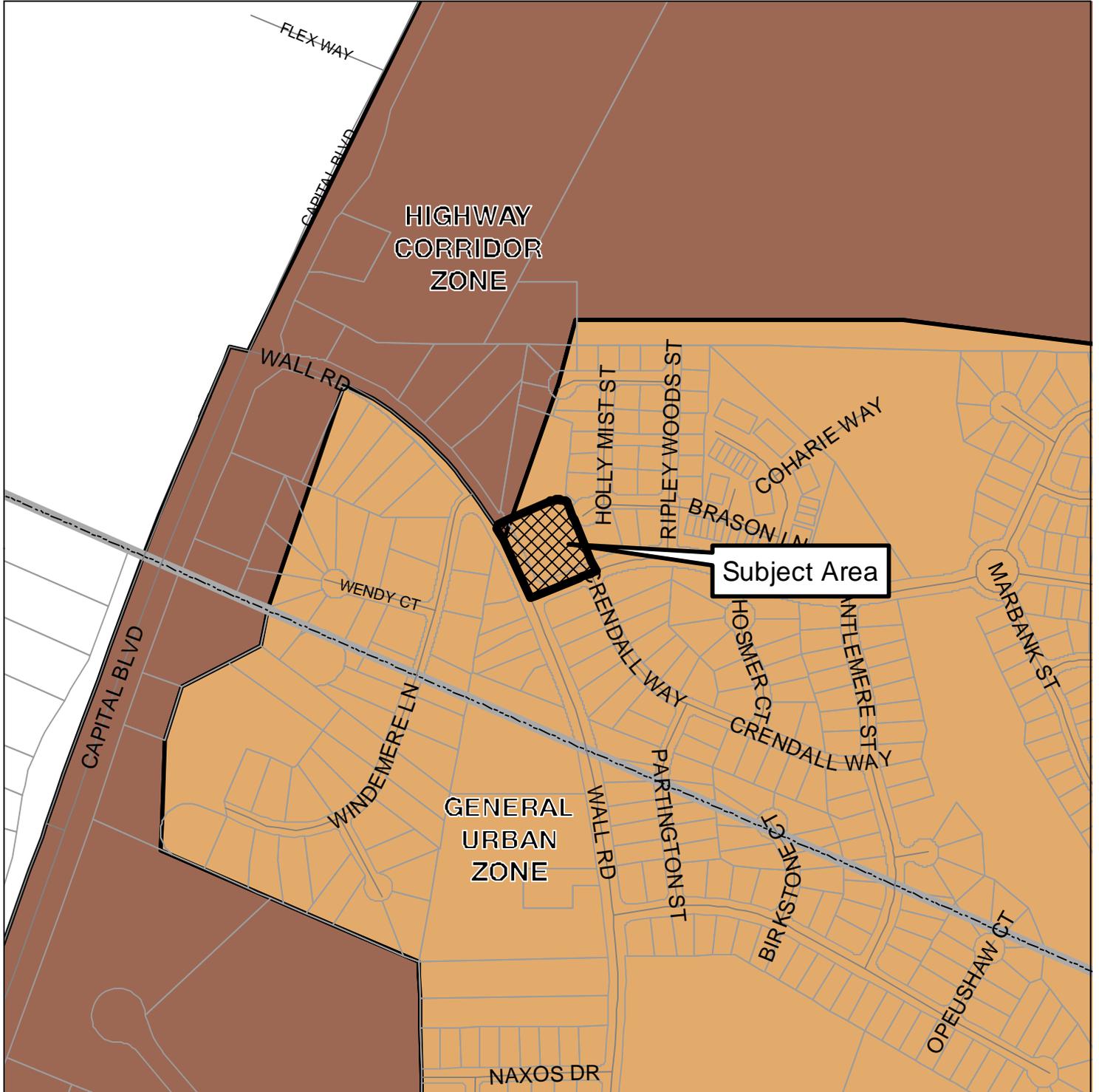
Community Plan Zones



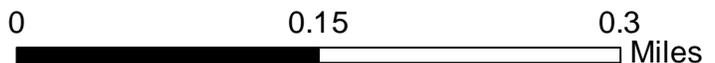
TOWN of
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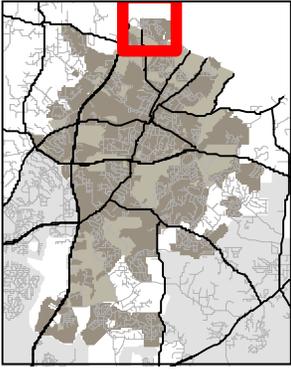
10/17/2013

RZ-13-05
1320 Wall Road
Rezone from CU-HB to RMX



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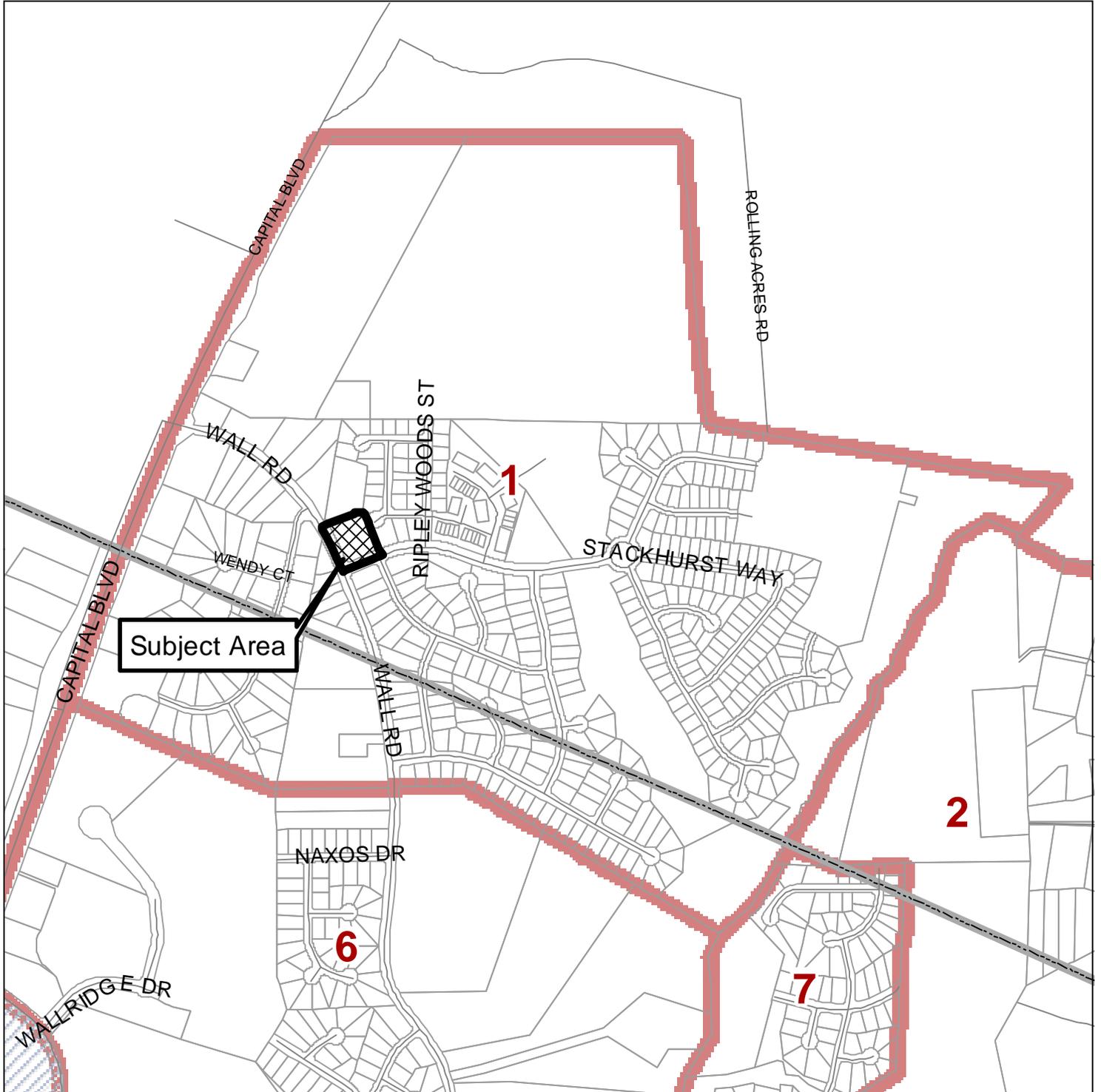
Neighborhood Planning Areas



TOWN of
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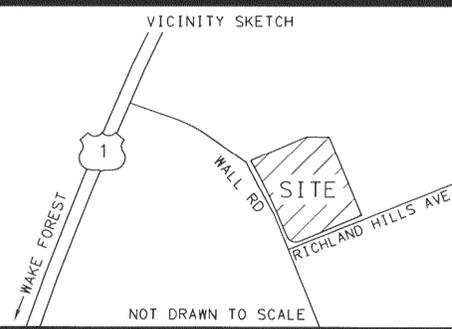
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RZ-13-05
1320 Wall Road
Rezone from CU-HB to RMX



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CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	N67° 28' 38"W	35.65	25.00	39.69	90° 57' 21"
C2	N26° 07' 12"W	210.40	1455.20	210.58	8° 17' 29"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22° 07' 03"W	16.60

I, W. ROBERT MURPHY, PROFESSIONAL LAND SURVEYOR L-4677 CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION. THE RATIO OF PRECISION CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+. THE MISCLOSURE IS DISTRIBUTED BY THE CRANDALL METHOD AND THE AREA, IF SHOWN, IS CALCULATED BY ELECTRONIC COMPUTER USING DPD METHODS. THIS MAP IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 24TH DAY OF SEPTEMBER 20 13.



- SURVEYOR'S NOTES:
- THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED RTK GPS OBSERVATIONS. THE NETWORK POSITIONAL ACCURACY OF THE RTK DERIVED POSITIONAL INFORMATION IS 0.03'. HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83 (NSRS 2007).
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY WHICH ARE NOT SHOWN.

LEGEND OF STANDARD SYMBOLS	
☆ LIGHT POLE	— OH — OVERHEAD UTILITY LINE
⊕ POLE GUY	— O-or-X — FENCE LINE
⊠ TELECOMM APPARATUS	— O—O— UNDERGROUND PIPING
⊡ ELECTRIC APPARATUS	— W—W— APPROX WOODS LINE (TRUNK)
⊞ GAS ASSEMBLY	— GAS — GAS LINE MARKINGS
⊙ SANITARY MANHOLE	— UE — UT — UNDERGROUND LINE MARKINGS
⊖ CLEANOUT	— W — WATER LINE MARKINGS
⊙ GREASE TRAP	△ HORIZONTAL CONTROL POINT
⊞ CATCH BASIN	⊕ VERTICAL CONTROL POINT
⊙ DRAINAGE STRUCTURE	
⊞ YARD INLET W/ GRATE	
⊞ YARD INLET W/ CONC CAP	
⊞ HYDRANT	⊞ WATER VALVE
⊞ WATER METER	
⊞ FIRE DEPT. CONNECTION	
⊞ POST INDICATOR VALVE	
⊞ WELL	⊞ BORE HOLE
⊞ BURIED LINE MARKER	
⊞ SIGN	
⊞ HANDICAPPED SPACE	
⊞ TRAFFIC CONTROLLER	

NOTE - ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THIS SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURE LOCATION.

GENERAL LEGEND OF NOMENCLATURE	
⊞ EXISTING IRON PIPE	1234 STREET ADDRESS
⊞ IRON PIPE SET	⊞ MATHEMATICAL POINT
⊞ PK NAIL	
⊞ OFFSITE CONTROL POINT	
⊞ CONCRETE MONUMENT	

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

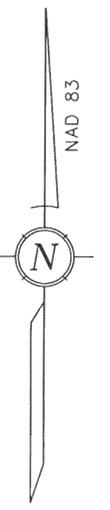
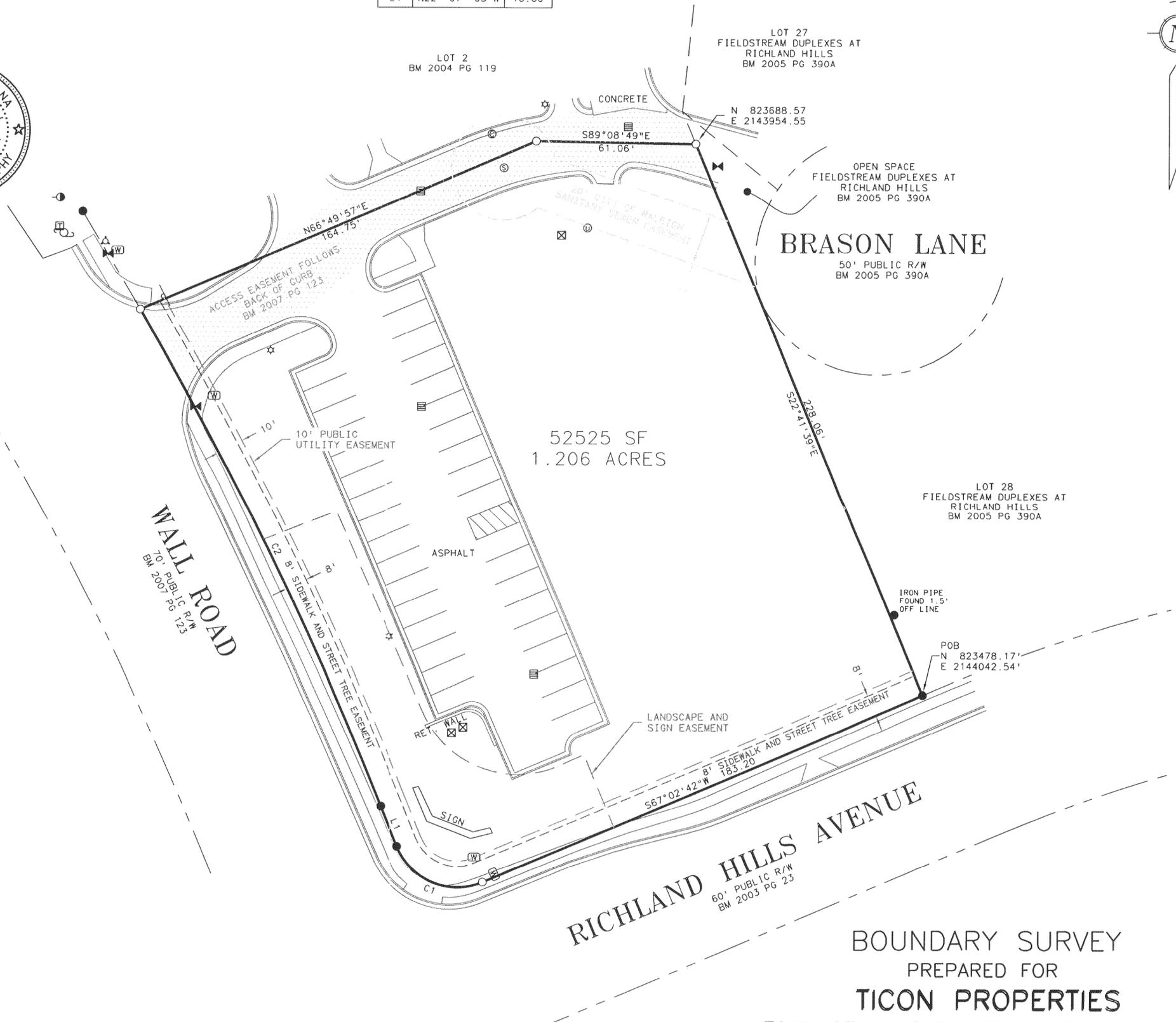
Robert Murphy PLLC
 Professional Land Surveying

PO Box 99783
 Raleigh, NC 27624-9783
 (919) 302-1740

FIRM# P-1142

FILE NAME: RICHLAND_HILLS.dwg

SOURCE OF TITLE: BM 2007 PG 123



BOUNDARY SURVEY
 PREPARED FOR
TICON PROPERTIES
 TOWN OF WAKE FOREST, WAKE COUNTY, NC
 SEPTEMBER 2013 SCALE 1"=30'



BAR GRAPH 1 inch = 30 ft.
 RICHLAND_HILLS.DWG

Conditions Applicable to HB CUD:

1. Upon development of the subject property, a buffer area with a minimum width of thirty(30) feet shall be maintained along Wall Road. Existing hardwood trees with a caliper of at least 10 inches, when measured 6 inches above the ground, within the buffer area shall remain undisturbed. To illustrate, but not limit, the foregoing: trees which encroach upon property boundaries, streets or drives or whose limbs hang over adjacent properties, overhead electric lines, streets or drives may be removed; trees infested or threatened by pests or disease may be removed.
2. At site plan approval, a unity of development plan will be formulated for all buildings on the site assuring complementary architectural style and construction materials.
3. Exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent residential properties.



**TOWN of
WAKE FOREST**

**PLANNING BOARD MEETING
MINUTES
October 1, 2013**

Members Present: Bob Hill, Al Merritt, Ed Gary, Grif Bond, Weston Norris & Bill Fisher

Members Absent: Steve Stoller and Shirley Sulick

Town Staff Present: Chip Russell, Planning Director
Chad Sary, Assistant Planning Director
Charlie Yokley, Senior Planner
Eric Vernon, 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 10:30 p.m.

REGULAR BUSINESS:

ITEM: **Approval of Minutes from August 6, 2013.**

ACTION: Grif Bond noted that Ward Marotti was not longer on the Planning Board and should not be listed as “absent.” Al Merritt made a motion to approve the minutes with the correction and Grif Bond seconded the motion and the minutes were approved unanimously (6-0).

NEW BUSINESS:

ITEM: **Case RZ-13-04: Request filed by Experience One Homes to rezone 12.99 acres of property located in the 1600 block of Main Divide Drive (Bowling Green Subdivision) from C.U. GR10, Conditional Use General Residential-10 District to RMX (CD), Residential Mixed-Use Conditional District, being Wake Co. Tax Pin Numbers 1850-45-4942, 1850-45-9508, 1850-45-8644, 1850-45-9760 & 1850-55-0785.**

DISCUSSION: None.

ACTION: Ed Gary made a motion to recommend approval of case No. RZ-13-04 subject to the proposed conditions. Bill Fisher seconded the motion. The motion passed unanimously (6-0) with the following conditions:

- 1) On-street parking shall be continued to lot 40 on the south side of Main

Planning Board Meeting
October 1, 2013 Minutes

- Divide Drive;
2) No parking signage shall be installed on Main Divide Drive in front of the proposed lots.

ITEM: **Case TA-13-01: Proposed text amendments to Chapter 3 (Supplemental Use Standards), Chapter 4 (General Provisions for All Districts), Chapter 14 (Administrative Agencies) and Chapter 17 (Definitions) of the Wake Forest Unified Development Ordinance.**

DISCUSSION: None.

ACTION: Al Merritt made a motion to recommend approval of case TA-13-01 subject to the following the correction to Section 14.7.2.D (Design Review Board Terms) as listed below:

“All members shall serve 3-year staggered terms.”

Weston Norris seconded the motion. The motion passed unanimously (6-0).

OTHER BUSINESS:

None.

ADJOURNMENT:

ACTION: There being no further business, the Planning Board Meeting was adjourned at 10:42 p.m.

Respectfully submitted,

Chip Russell, Secretary

Bob Hill, Chairman