



**Wake Forest Board of Commissioners Work Session  
Meeting Agenda  
January 03, 2023 at 6:00 PM**

**1. Presentations**

- 1.1. Presentation of LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; rezoning filed by Gail Moody and PNB Homes LLC to rezone 31.23± acres located at 0, 2228, 2300, 2312 Averette Road; 0, 1900, 1905, 1908, 1909 Capricorn Drive; and 1909 Moody Drive, being Wake County Tax PINs 1861-02-0421, 1851-93-9056, 1861-02-6148, 1861-02-2044, 1861-02-6046, 1861-01-4639, 1861-01-0635, 1861-01-4836, 1861-01-0709, & 1851-91-9904, from Wake County R-30 to General Residential 5 Conditional District (GR5 CD).

[RZ-21-12 Agenda Summary](#)

[RZ-21-12 Averette Woods Conditional Rezoning Staff Report](#)

[Attachment A Neighborhood Meeting Information](#)

[Attachment B Application with Zoning Conditions](#)

[Attachment C Maps](#)

[Attachment D Averette Woods Subdivision Master Plan](#)

[Attachment E Planning Board Recommendation and Plan Consistency Analysis](#)

- 1.2. Presentation of LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; rezoning filed by Abode Communities, LLC to rezone 67.42± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Residential Mixed-Use, Conditional Use (RMX CU), Residential Mixed-Use (RMX), General Residential 3, Conditional Use (GR3 CU), Highway Business, Conditional Use (HBCU), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), Open Space Conditional District (OS-CD) and Special Highway 2 Overlay (SH2-O).

[BOC Agenda Summary RZ-22-05.pdf](#)

[RZ-22-05 Staff Report.pdf](#)

[Attachment A - Neighborhood Meeting Information.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - RZ-03-18 CUP and Ordinance.pdf](#)

[Attachment E - RZ-94-08 CUP and Master Plan.pdf](#)

[Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)

[Attachment G - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)

[Exhibit 1 - Proposed Conditional District Plan.pdf](#)

- 1.3. Presentation of LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; rezoning filed by Church Street Company to rezone 68.28± acres located at 0 Harris Road, being Wake County Tax PIN 1841392412, from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Business Conditional District (NB CD), and General Residential 10 Conditional District (GR10 CD).

[Agenda Summary\\_BoC.pdf](#)

[RZ-22-06 BoC WS Staff Report.pdf](#)

[Attachment A - Neighborhood Meeting Information.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment D - TIA Executive Summary & NCDOT Final Report.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment E - Harris Road Subdivision Master Plan.pdf](#)

[Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)

## **2. Discussion of Monthly Financial Report**

- 2.1. Monthly Financial Report

[November 30, 2022 Financial Summaries.pdf](#)

## **3. Review of Draft Agenda for Upcoming Regular Meeting**

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting

[BOCDraftAgendaJan202217.pdf](#)

## **4. Other Business**

- 4.1. Consideration of an Ordinance Amending the Code of Ordinances Chapter 20 - Offenses and Miscellaneous Provisions, Article I. - In General, Sec. 20-2. - Public consumption, possession, etc., of alcohol.

[Item Summary - Creation of Social District.docx](#)

[ATTACHMENT A](#)

[Sec. 20 2. \\_\\_\\_ Public consumption \\_\\_possession \\_\\_etc. \\_\\_of \\_alcohol \(November 15 2022\).pdf](#)

[ATTACHMENT B Ordinance 2023-XX Section 11 Chapter 20 Article I In General Sec. 20-2. - Public consumption possession etc.docx](#)

[ATTACHMENT C Social District Boundary Map \(proposed\).pdf](#)

## **5. Commissioner Reports**

## **6. Adjournment**