



Wake Forest Board of Commissioners Work Session
Meeting Agenda
November 09, 2023 at 6:00 PM

1. Presentations

- 1.1. Presentation of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).
[BOC Agenda Summary RZ-23-02.pdf](#)
[RZ-23-02 Staff Report.pdf](#)
[Attachment A - Neighborhood Meeting Information.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment E - TIA Executive Summary and NCDOT Review Report.pdf](#)
[Exhibit 1 - Proposed Conditional District Plan.pdf](#)
- 1.2. Proclamation Recognizing Friday, November 24, 2023, as Plaid Friday and Saturday, November 25, 2023, as Small Business Saturday.
[Proclamation Recognizing Plaid Friday and Small Business Saturday November 2023.docx](#)
- 1.3. Presentation of Stormwater Utility Advisory Group Recommendations
[110923 BOC WS Agenda Summary.pdf](#)
- 1.4. Presentation of reimbursement agreement between the Town of Wake Forest and Taylor Morrison of Carolinas, Inc.
[MiddlegameSignalReimbursement_Summary.docx](#)
[AttachmentA_TownofWakeForestHWY98RadfordGlenReimbursementAgreementandResolution.docx](#)
[Attachment B_Budget.pdf](#)
[AttachmentC_CIP Item.pdf](#)
- 1.5. Presentation of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)
[Agenda Summary_BoCWS.pdf](#)

[2023-260 Staff Report.pdf](#)
[Attachment A - Application.pdf](#)
[Attachment B - Aerial, Zoning and Land Use Maps.pdf](#)
[Exhibit 1 - Proposed Community Plan Map and Text Amendments.pdf](#)

- 1.6. Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation
[Agenda Summary_110923.pdf](#)

2. Discussion of Monthly Financial Report

- 2.1. September Financial Summaries
[Monthly Financial Report_summary.pdf](#)
[September 30, 2023 Financial Summaries.pdf](#)

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting
[DraftBOCAgendaNov202321.pdf](#)

4. Other Business

- 4.1. Consideration of LEGISLATIVE CASE RZ-21-08, Joyner Property, a rezoning filed by McAdams Company to rezone 124.68 acres located at 1180 and 1200 (portion) Club Villas Dr, being Wake County Tax PINs 1841091336 and 1831895139 (portion) from General Residential 3 Planned Unit Development* (GR3 PUD*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O). (*While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.)
[BOC Agenda Summary RZ-21-08.pdf](#)
[RZ-21-08 Staff Report](#)
[Attachment A - Neighborhood Meeting Information.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - Special Use Permit SU-99-02 Approvals.pdf](#)
[Attachment E - Special Use Permit SU-99-02-01 Approval.pdf](#)
[Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
[Attachment G - TIA Executive Summary and NCDOT Review Report.pdf](#)
[Exhibit 1 - Legal Description.pdf](#)
[Exhibit 2 -Inconsistency Statement RZ-21-08.pdf](#)

[Exhibit 3 - Proposed Conditional District Plan.pdf](#)

4.2. CIP Project Tracker

[CIP Project Tracker Q1_FY2023-2024.pdf](#)

4.3. Strategic Plan

[Strategic Plan Quarterly Tracker_Q1 FYE2024.pdf](#)

4.4. Consultation with the Town Attorney, N.C.G.S. § 143.318.11(a)(3).”

5. Commissioner Reports

6. Adjournment