



**Wake Forest Joint Public Hearing and Planning Board
Meeting Agenda
October 02, 2018 at 7:30 PM
All items listed are for discussion and possible action.**

Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall board chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Wake Forest should contact the office of ADA Coordinator Mickey Rochelle at 919-435-9455 or mrochelle@wakeforestnc.gov or Town Clerk Deeda Harris at 919-435-9413 or dharris@wakeforestnc.gov as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Board of Commissioners Meetings

All Board of Commissioners meetings are broadcast live on Spectrum Cable Wake Forest TV 10 (WFTV 10) beginning at 7 p.m. Meetings are also aired online on the 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.

Meeting Agendas

The Board of Commissioners meeting agenda is available to be viewed and downloaded at www.wakeforestnc.gov/board-of-commissioners.aspx by noon on the Thursday prior to the third 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 a copy of each month's agenda via email by enrolling in the free E-Notifier subscription service. For more information visit www.wakeforestnc.gov/enotifier.aspx.

Public Hearings

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the 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 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. No comments will be allowed on agenda items.

Public Comment

Anyone wishing to address the Board of Commissioners concerning an issue or topic that is not a public hearing item or an agenda item during the time of the Public Comment should contact Town Clerk Deeda Harris by 3 p.m. the day of the meeting. Mayor Jones will recognize you during the Public Comment period and give you 3-5 minutes to speak. Thank you for your cooperation.

1. Joint Public Hearing

- 1.A. LEGISLATIVE CASE RZ-18-06, Townes at Gateway Commons Amendment: Request filed by McKee HomesLLC to amend the previously approved Residential Mixed-Use Conditional District (RMX-CD) to add six townhouse units, and approval of associated Townes at Gateway Commons Subdivision Master Plan.

[RZ-18-06 Staff Report.docx](#)

[RZ-18-06 PB Maps.pdf](#)

[RZ-18-06 Plan Review Application.pdf](#)

[RZ-18-06 Neighborhood Mtg Notes.pdf](#)

[RZ-18-06 Neighborhood Mtg Attendees List.pdf](#)

[09.12.18 Combined Townes at Gateway Commons Subd Master Plan.pdf](#)

- 1.B. LEGISLATIVE CASE RZ-18-12, 417 S. Main Street: Request filed by Mike Perry to to Rezone 0.43± Acres Located at 417 S. Main Street from General Residential (GR3) to Residential Mixed-Use Conditional District (RMX CD) being Wake County Tax Pin: 1841-40-1249 and approval of the associated 417 S. Main Street Site Master Plan.

[RZ-18-12 Staff Report 100218.pdf](#)

[RZ-18-12 PB Maps.pdf](#)

[RZ-18-12 Application.pdf](#)

[RZ-18-12 Plan Review Application.pdf](#)

[417 S Main St_Neighborhood Meeting Transcript.pdf](#)

[417 S Main St_Master Plans_Rev2_24x36_2018-09-24.pdf](#)

- 1.C. QUASI-JUDICIAL CASE SD-18-06, LEDGE ROCK GREEN: Subdivision Master Plan request filed by R2 Development for 22 Single-Family Dwellings on 12.76 acres located at the terminus of Cardinal Crest Lane and Ledgerock Road, being Wake County Tax PIN 1840-87-0994

[SD-18-06 Ledge Rock Green Staff Report.pdf](#)

[SD-18-06 PB Maps.pdf](#)

[SD-18-06 Application.pdf](#)

[2018-09-21 Ledge Rock Green Neighborhood Meeting Report \(002\).pdf](#)

[Ledge Rock Green Subdivision - Revised Plans 9-24-19.pdf](#)

2. Regular Business

- 2.A. Approval of Agenda

- 2.B. Approval of Minutes

[Draft September 2018 PB Meeting Minutes.pdf](#)

3. New Business

- 3.A. LEGISLATIVE CASE RZ-18-06, Townes at Gateway Commons Amendment: Request filed by McKee HomesLLC to amend the previously approved Residential Mixed-Use Conditional District (RMX-CD) to add six townhouse units, and approval of associated Townes at Gateway Commons Subdivision Master Plan.

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4. Other Business

- 4.A. Upcoming Public Hearings

[Upcoming Public Hearings.pdf](#)

5. Adjournment