



**Wake Forest Joint Public Hearing and Planning Board
Meeting Agenda
July 10, 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

- 1A. CONSIDERATION TO WITHDRAW LEGISLATIVE CASE RZ-17-08, Radford Glen: Request filed by BNK, INC to rezone approximately 46.97 acres located on Wait Ave. from Rural Holding District (RD) to Residential Mixed Use Conditional District (RMX CD) and Urban Residential Conditional District (UR CD), being Wake County Tax PINs 1850-36-9899, 1850-37-9469, 1850-47-1404, 1850-35-5965 (portion) and 1850-26-9906 (portion).
[Section 1-RZ-17-08 Staff Report 071018.pdf](#)
[Section 2-Rezoning Maps.pdf](#)
[Section 3-Applications.pdf](#)
[Section 4-Neighborhood Meeting Documents.pdf](#)
[Section 5-Radford Glen Subdivision - TIA.pdf](#)
[Section 6-NCDOT TIA Comments 040318.pdf](#)
[Section 7-Master Plan.pdf](#)
[Cover Sheet Radford Glen.pdf](#)
- 1B. LEGISLATIVE CASE RZ-18-09, Envision Academy: Request filed by the Town of Wake Forest to rezone approximately 2.96 acres located at 0 Oak Grove Church Rd. from Wake County R-80 (WC R-80) to Neighborhood Mixed Use Conditional District (NMX CD), being Wake County Tax PIN 1851-22-5901.
[Section 1-RZ-18-09 Staff Report.pdf](#)
[Section 2-Rezoning Maps.pdf](#)
[Section 3-Legal Description & Survey.pdf](#)
[Section 4-Rezoning Application.pdf](#)
- 1C. LEGISLATIVE ITEM TA-18-03 Text amendments to the Unified Development Ordinance for the purpose of adding a "Planned Unit Development" zoning district and all the associated amendments.
[01_JPH July 10 STAFF REPORT TA-18-03.pdf](#)
[02_CH-2-district-provisions_r062718.pdf](#)
[03_CH 3-Supp Use Standards_r061518.pdf](#)
[04_CH 4-General Provisions Amended_r07032018.pdf](#)
[05_CH 5-Building Design Standards Amended 6-01-18.pdf](#)
[06_CH 6-Subdivision Infrastructure Standards Amended_R060818.pdf](#)
[07_CH 7-Recreation Open Space_R07032018.pdf](#)
[08_CH 8-Tree Protection Landscaping Amended_R060818.pdf](#)
[09_ch-15-administration_R07022018.pdf](#)
[10_CH 17-Definitions Amended_r062918.pdf](#)
[11_Application.pdf](#)

2. Regular Business

2A. Approval of Agenda

2B. Approval of Minutes

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

3. New Business

3A. CONSIDERATION TO WITHDRAW LEGISLATIVE CASE RZ-17-08, Radford Glen: Request filed by BNK, INC to rezone approximately 46.97 acres located on Wait Ave. from Rural Holding District (RD) to Residential Mixed Use Conditional District (RMX CD) and Urban Residential Conditional District (UR CD), being Wake County Tax PINs 1850-36-9899, 1850-37-9469, 1850-47-1404, 1850-35-5965 (portion) and 1850-26-9906 (portion).

[Section 1-RZ-17-08 Staff Report 071018.pdf](#)

[Section 2-Rezoning Maps.pdf](#)

[Section 3-Applications.pdf](#)

[Section 4-Neighborhood Meeting Documents.pdf](#)

[Section 5-Radford Glen Subdivision - TIA.pdf](#)

[Section 6-NCDOT TIA Comments 040318.pdf](#)

[Section 7-Master Plan.pdf](#)

[Cover Sheet Radford Glen.pdf](#)

3B. LEGISLATIVE CASE RZ-18-09, Envision Academy: Request filed by the Town of Wake Forest to rezone approximately 2.96 acres located at 0 Oak Grove Church Rd. from Wake County R-80 (WC R-80) to Neighborhood Mixed Use Conditional District (NMX CD), being Wake County Tax PIN 1851-22-5901.

[Section 1-RZ-18-09 Staff Report.pdf](#)

[Section 2-Rezoning Maps.pdf](#)

[Section 3-Legal Description & Survey.pdf](#)

[Section 4-Rezoning Application.pdf](#)

3C. LEGISLATIVE ITEM TA-18-03 Text amendments to the Unified Development Ordinance for the purpose of adding a "Planned Unit Development" zoning district and all the associated amendments.

[01_JPH July 10 STAFF REPORT TA-18-03.pdf](#)

[02_CH-2-district-provisions_r062718.pdf](#)

[03_CH 3-Supp Use Standards_r061518.pdf](#)

[04_CH 4-General Provisions Amended_r07032018.pdf](#)

[05_CH 5-Building Design Standards Amended 6-01-18.pdf](#)

[06_CH 6-Subdivision Infrastructure Standards Amended_R060818.pdf](#)

[07_CH 7-Recreation Open Space_R07032018.pdf](#)

[08_CH 8-Tree Protection Landscaping Amended_R060818.pdf](#)

[09_ch-15-administration_R07022018.pdf](#)
[10_CH 17-Definitions Amended_r062918.pdf](#)
[11_Application.pdf](#)

- 3D. Proposed Parks & Recreation Impact Fee Schedule Discussion
 - [NB P&R Fee Agenda Summary.pdf](#)
 - [Wake Forest Parks & Recreation Impact Fee Study_FINAL Report 3-26-18.pdf](#)
 - [Phasing_Tool.pdf](#)
 - [Alternative Fee Calculations.pdf](#)
 - [Community Comparison.pdf](#)

4. Other Business

Upcoming Public Hearings

- 4A. Upcoming Public Hearings
 - [Upcoming Public Hearings.docx](#)

5. Adjournment