



Wake Forest Joint Public Hearing and Planning Board
Meeting Agenda
September 04, 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 ITEM TA-18-04 Text amendments to the Unified Development Ordinance for the purpose of:
Removing Appendix B: Manual of Specifications, Standards, and Design and making it a separate document; amending the parking requirements in Chapter 9; amending the lighting requirements in Chapter 10; amending the sign requirements in Chapter 11; and amending the lot requirements in Chapter 4.

[JOINT PUBLIC HEARING STAFF REPORT.pdf](#)

- 1.B. LEGISLATIVE CASE RZ-18-11; One World Way; Consideration of a Zoning Map Amendment (Rezoning) Request Filed by Moffat Properties, Inc to Rezone 21.75± Acres Located at 0 Burlington Mills Road from Rural Holding District (Rd) to Light Industrial (Li) being Wake County Tax Pin(S): 1738-79-3931.

[RZ-18-11 Staff Report.pdf](#)

[RZ-18-11_PB Maps.pdf](#)

[ONE WORLD WAY-MOFFAT SURVEY.pdf](#)

[RZ-18-11 Application.pdf](#)

- 1.C. LEGISLATIVE CASE RZ-18-05, Tryon Subdivision Amendment (RZ-14-02): Request filed by Tryon Investments, LLC to rezone approximately 25.15 acres located on Averette Road from Residential-30 Wake County (R-30 WC) to General Residential-10 Conditional District (GR-10 CD), being Wake County Tax PINs 1851-81-9808, 1851-91-1358 and 1851-91-3051.

[RZ-18-05 Staff Report 090418.pdf](#)

[Maps.pdf](#)

[Rezoning Application.pdf](#)

[Neighborhood Meeting Information.pdf](#)

[Traffic Impact Information.pdf](#)

[Plan Review Application.pdf](#)

[2018-08-16 Flynn Plans.pdf](#)

- 1.D. LEGISLATIVE CASE RZ-18-10, Glen Oaks: Request filed by Greenpointe, LLC to rezone approximately 74.01 acres located on US1 Highway from Highway Business (Franklin Co.) to Urban Residential Conditional District (UR CD) and General Residential-10 Conditional District (GR-10 CD), being Franklin County Tax PINs 1842-35-7153 (portion) and 1842-45-9091 (portion).

[Applications for Staff Report.pdf](#)

[Applications for Staff Report.pdf](#)

[Applicant's Neighborhood Meeting Packet.pdf](#)

[TIA & NCDOT Comments Staff Report.pdf](#)

[Cemetery Reports.pdf](#)
[Glen Oaks Master Plan.pdf](#)

2. Regular Business

- 2.A. Approval of Agenda
- 2.B. Approval of Minutes
[Draft July 2018 PB Meeting Minutes .pdf](#)

3. New Business

Recommendation on Public Hearing Item(s):

- 3.A. LEGISLATIVE ITEM TA-18-04 Text amendments to the Unified Development Ordinance for the purpose of:
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- 3.B. LEGISLATIVE CASE RZ-18-11; One World Way; Consideration of a Zoning Map Amendment (Rezoning) Request Filed by Moffat Properties, Inc to Rezone 21.75± Acres Located at 0 Burlington Mills Road from Rural Holding District (Rd) to Light Industrial (Li) being Wake County Tax Pin(S): 1738-79-3931.
- 3.C. LEGISLATIVE CASE RZ-18-05, Tryon Subdivision Amendment (RZ-14-02): Request filed by Tryon Investments, LLC to rezone approximately 25.15 acres located on Averette Road from Residential-30 Wake County (R-30 WC) to General Residential-10 Conditional District (GR-10 CD), being Wake County Tax PINs 1851-81-9808, 1851-91-1358 and 1851-91-3051.
- 3.D. LEGISLATIVE CASE RZ-18-10, Glen Oaks: Request filed by Greenpointe, LLC to rezone approximately 74.01 acres located on US1 Highway from Highway Business (Franklin Co.) to Urban Residential Conditional District (UR CD) and General Residential-10 Conditional District (GR-10 CD), being Franklin County Tax PINs 1842-35-7153 (portion) and 1842-45-9091 (portion).

4. Other Business

4.A. Upcoming Public Hearings
[Upcoming Public Hearings.pdf](#)

4.B. New Planning Board Members
[New Planning Board Members.pdf](#)

5. Adjournment