



Wake Forest Board of Commissioners

Meeting Agenda

July 21, 2020 at 7:00 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.

Call to Order

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes

- 2.A. Approval of Minutes for Meetings held June 2, 2020 (Board of Commissioners Work Session and Joint Public Hearing), and June 16, 2020, Board of Commissioner Regular Meeting)

[mins6-2-20-agenda-draft.docx](#)

[Draft June 2020 JPH Meeting Minutes.pdf](#)

[mins6-16-20_agenda-draft.pdf](#)

3. Presentations

- 3.A. Resolution Recognizing Trent H. Coleman on his Retirement

[Agenda Item Summary - Coleman.docx](#)

[Resolution2020-xx_APPREC__Trent H. Coleman.doc](#)

- 3.B. Proclamation Recognizing the Week of August 7, 2020 as Purple Heart Week

[Purple_Heart_Week_Proclamation_Aug_2020.doc](#)

4. Public hearings / Public Comment

- 4.A. Public hearing on a petition requesting contiguous annexation submitted by Franklin Village, LLC for property located at 0 & 1891 S. Franklin Street and 717 Forestville Road, being Wake County Tax PINs 1840-51-2557, 1840-51-8724, 1840-51-0477, and adjacent right-of-way

[072120 BOC Agenda Summary.pdf](#)

[AN-20-08 Annexation Petition.pdf](#)

[Attachment A - Legal Description.pdf](#)

[Attachment B - Annexation Map.pdf](#)

[Franklin Village Annexation Ordinance 080420.docx](#)

- 4.B. Public hearing on a petition requesting contiguous annexation submitted by Merritt-WF 1, LLC for property located at 0 Ligon Mill Road, being Wake County Tax PIN 1739-84-0297 and adjacent right-of-way

[072120 BOC Agenda Summary \(AN-20-09\).pdf](#)

[AN-20-09 Annexation Petition.pdf](#)

[Attachment A - Legal Description.pdf](#)

[Attachment B - Annexation Map.pdf](#)
[Merritt Properties Annexation Ordinance 072120.docx](#)

- 4.C. Public hearing on a petition requesting contiguous annexation submitted by Crenshaw Trace LLC for property located at 987 Durham Road, being Wake County Tax PINs 1831-40-5636

[072120 BOC Agenda Summary \(AN-20-10\).pdf](#)
[AN-20-10 Annexation Petition.pdf](#)
[Attachment A - Legal Description.pdf](#)
[Attachment B - Annexation Map.pdf](#)
[Crenshaw Trace Annexation Ordinance 072120.docx](#)

- 4.D. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speaker.

5. Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a Commissioner or any citizen of Wake Forest or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)

- 5.A. Approval of a resolution to accept a petition requesting contiguous annexation submitted ALF Holding Village, LLC; Town of Wake Forest; and Holding Village Owners Association Inc for properties located at 0 Friendship Chapel Road, 1323 S. Franklin Street, 0 Dr. Calvin Jones Highway, and 0 S. Franklin Street, being Wake County Tax PINs 1840-44-4866, 1840-55-1011 (portion), 1840-55-5646, 1840-64-0906, 1840-34-2457, 1840-53-0617, 1840-54-5531 and adjacent right-of-way

[072120 BOC Agenda Summary.pdf](#)
[Annexation Petitions.pdf](#)
[Attachment A - Legal Description.pdf](#)
[Attachment B - Annexation Map.pdf](#)
[CERTIFICATE OF SUFFICIENCY.docx](#)
[PUBLIC HEARING RESOLUTION.docx](#)

- 5.B. Approval of a resolution to accept a petition requesting contiguous annexation submitted by Legacy Heritage Lake Road LLC for property located at 0 Friendship Chapel Road, being Wake County Tax PIN 1840-86-1809 and adjacent right-of-way
- [072120 BOC Agenda Summary.docx](#)
 - [AN-20-11 Annexation Petition.pdf](#)
 - [Attachment A - Legal Description.pdf](#)
 - [Attachment B - Annexation Map.pdf](#)
 - [CERTIFICATE OF SUFFICIENCY.docx](#)
 - [Resolution2020-x-Legacy-Heritage-PUBLIC_HEARING_RESOLUTION.docx](#)

6. Legislative Items

7. Planning Items

- 7.A. Consideration of Action on LEGISLATIVE CASE RZ-19-11, The Cottages at Cardinal Hills: Request filed by 11 Investments, LLC to Rezone 6.62± acres located at 850 Wait Avenue from General Residential 3 (GR3) Zoning District to General Residential 5 Conditional District (GR5-CD) being Wake County Tax PIN: 1840-89-3407 and adjacent right-of-way
- [072120 BOC Agenda Summary.pdf](#)
 - [Consistency Statement RZ-19-11.pdf](#)
 - [Inconsistency Statement for Disapproval RZ-19-11.pdf](#)
 - [Ordinance_RZ-19-11 Cottages at Cardinal Hills.docx](#)
 - [Attachment A - Legal Description.pdf](#)
 - [Attachment B – Cottages at Cardinal Hills Revised Layout Exhibit Serving at Subdivision Master Plan.pdf](#)
 - [Planning Board Written Recommendation.pdf](#)
- 7.B. Consideration of Action on LEGISLATIVE CASE RZ-20-03, Forest Pines Retirement Community: Request filed by Dinsmore and Shohl LLP to rezone 20.94± acres located at 0 Caveness Farms Road from Conditional Use Highway Business (CU HB) to Residential Mixed-Use Conditional District (RMX-CD) being Wake County Tax PINS: 1830-63-8020
- [072120 BOC Agenda Summary.pdf](#)
 - [Attachment A - Legal Description.pdf](#)
 - [Attachment B - Proposed Site Master Plan.pdf](#)
 - [Consistency Statement_RZ-20-03 Forest Pines Retirement Community.pdf](#)
 - [Inconsistency Statement_RZ-20-03 Forest Pines Retirement Community.pdf](#)
 - [Ordinance_RZ-20-03 Forest Pines Retirement Community.docx](#)
 - [Planning Board Recommendation.pdf](#)
- 7.C. Review the Construction Drawings for Greenway Village at Heritage Apartments submitted by Site Collaborative for a 164-unit multi-family development located at 1891 S. Franklin Street, being Wake County Tax PIN 1840-51-8724

[072120 BOC Agenda Summary.pdf](#)

[SP-19-17 Staff Report.pdf](#)

[Attachment A - Greenway Village at Heritage Apartments Construction Drawings.pdf](#)

[Attachment B – Greenway Village at Heritage Apartments Approved Master Plan.pdf](#)

[Attachment C - Adopted Ordinance 2019-33.pdf](#)

[Attachment D - Maps.pdf](#)

- 7.D. Consideration of Action on LEGISLATIVE ITEM TA-20-02 Text amendment to the Unified Development Ordinance for the purpose of amendment Chapters 2 and 3 to revise the zoning districts in which schools are permitted

[TA-20-02 Agenda Summary.pdf](#)

[TA-20-02 Consistency Statement.pdf](#)

[UDO Ordinance TA-20-02.docx](#)

[Planning Board Written Recommendation to BoC.pdf](#)

8. Administration and Financial Items

- 8.A. Consideration of Approval of an Upset Bid Process and Authorization of the Town Manager to Execute the Documents for the Sale of Real Property located at 527 and 532 E Pine St. Wake Forest NC to F7 Enterprises, LLC.

[F-7_Upset_Bid_Agenda_Summary_Jul_21_2020.pdf](#)

[2020-219 - Draft Resolution Autorizing Upset Bid Process](#)

[Attachment A - Surveys](#)

[Attachment B - Purchase and Sale Agreement.](#)

9. Public Services Items

10. Parks and Recreation Items

11. Public Safety Items

12. Other Business

- 12.A. Wake Co. Tax Releases

[Wake_Co_Tax_Releases-July.pdf](#)

- 12.B. Quarterly Project Updates

[CIP Project Tracker Q4 -- FY2019 - 2020.pdf](#)

[Strategic Plan Working Document_Q4 \(1\).pdf](#)

- 12.C. Monthly Report

[June 2020.docx](#)

12.D. Commissioner Reports

13. Adjournment