



# TOWN *of* WAKE FOREST

## **Joint Public Hearing and Planning Board**

### **Meeting Agenda**

**March 03, 2020 at 7:30 PM**

### **Notice**

In accordance with the requirements of Title II of the Americans with Disability 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 the Town of Wake Forest should contact the office of ADA Coordinator Mickey Rochelle at 919-435-9455 or [mrochelle@wakeforestnc.gov](mailto:mrochelle@wakeforestnc.gov) or Town Clerk Deeda Harris at 919-435-9413 or [dharris@wakeforestnc.gov](mailto:dharris@wakeforestnc.gov) as soon as possible, but no later than 48 hours before the scheduled event.

### **Cable & Online Broadcast of Joint Public Hearings and Planning Board Meetings**

All Joint Public Hearings and Planning Board meetings are broadcast live on Spectrum Cable Wake Forest TV 10 (WFTV 10) beginning at 7:30 p.m. Meetings are also aired online on the Town of Wake Forest website at [www.wakeforestnc.gov](http://www.wakeforestnc.gov). Archives meeting videos are provided and available for one year after the original air date.

### **Meeting Agendas**

Planning Board meeting agendas are typically available to be viewed and downloaded at [www.wakeforestnc.gov/planning-board.aspx](http://www.wakeforestnc.gov/planning-board.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 Town's free E-Notifies subscription service. For more information visit [www.wakeforstnc.gov/enotifier.aspx](http://www.wakeforstnc.gov/enotifier.aspx).

### **Public Hearings**

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Planning Board and 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 to speak and may choose to allow one speaker to utilize the time. In the event that 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.

## **1. Joint Public Hearing**

- 1.A. LEGISLATIVE ITEM TA-20-01 Text amendment to the Unified Development Ordinance for the purpose of amending Sections 2.3.3; 3.5; and 17.3 to create Outdoor Seating as an accessory use.

[TA-20-01 Staff Report PH 03-03-20.pdf](#)

[Attachment A -Proposed Chapter 2 – District Provisions Text Amendment.pdf](#)

[Attachment B - Proposed Chapter 3 – Supplemental Use Standards Text Amendment.pdf](#)

[Attachment C - Proposed Chapter 17 - Definitions Text Amendment.pdf](#)

- 1.B. Consideration of LEGISLATIVE CASE RZ-18-13, Averette Rd. Planned Unit Development (PUD): Request filed by Priest, Craven and Associates to rezone approximately 271.8 acres located near the 1700 block of Averette Rd. from Conditional Use General Residential-10 (CU GR-10), Residential-30 Wake County (R-30 WC) and Residential-40 Watershed Wake County (R-40 W WC) to Planned Unit Development Conditional District (PUD CD), being Wake County Tax PINs 1860-38-0871, 1860-18-5168, 1860-19-9349 (portion), 1850-89-9787, 1860-47-1343, 1860-48-0783, 1860-09-3411, 1860-09-2629, 1861-40-7052, 1850-79-8877 (portion).

[RZ-18-13 PUD Staff Report-1 030320.pdf](#)

[Exhibit A - RZ-18-13 Master Plan Staff Report.pdf](#)

[Exhibit B - Maps.pdf](#)

[Exhibit C- Application.pdf](#)

[Exhibit D - Averette Rd PUD Document REV 030320.pdf](#)

[Exhibit E - Neighborhood Meeting Information.pdf](#)

[Exhibit F - TIA Information.pdf](#)

[Exhibit G - Proposed Subdivision Master Plan.pdf](#)

[Exhibit H - Applicant Letter of Revisions since October 2019 Public Hearing.pdf](#)

[Exhibit I - RZ-14-02 Overall Tryon Master Plan.jpg](#)

## **2. Regular Business**

- 2.A. Approval of Agenda

- 2.B. Approval of Minutes

[Draft February 2020 PB Meeting Minutes .pdf](#)

## **3. New Business**

- 3.A. LEGISLATIVE ITEM TA-20-01 Text amendment to the Unified Development Ordinance for the purpose of amending Sections 2.3.3; 3.5; and 17.3 to create Outdoor

Seating as an accessory use.

- 3.B. Consideration of LEGISLATIVE CASE RZ-18-13, Averette Rd. Planned Unit Development (PUD): Request filed by Priest, Craven and Associates to rezone approximately 271.8 acres located near the 1700 block of Averette Rd. from Conditional Use General Residential-10 (CU GR-10), Residential-30 Wake County (R-30 WC) and Residential-40 Watershed Wake County (R-40 W WC) to Planned Unit Development Conditional District (PUD CD), being Wake County Tax PINs 1860-38-0871, 1860-18-5168, 1860-19-9349 (portion), 1850-89-9787, 1860-47-1343, 1860-48-0783, 1860-09-3411, 1860-09-2629, 1861-40-7052, 1850-79-8877 (portion).

#### **4. Planning Director Comments**

- 4.A. Planning Department Initiatives Presentation  
[March PB Meeting\\_160D Overview.pptx](#)

#### **5. Other Business**

- 5.A. Upcoming Public Hearings  
[Upcoming Public Hearings 022620.pdf](#)

#### **6. Adjournment**