



TOWN *of* WAKE FOREST

Joint Public Hearing and Planning Board

Meeting Agenda

July 07, 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 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 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. 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 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.

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. 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.

[RZ-20-03 Staff Report.pdf](#)

[Attachment A - Rezoning and Site Master Plan Applications.pdf](#)

[Attachment B - Maps.pdf](#)

[Attachment C - Neighborhood Meeting Information.pdf](#)

[Attachment D - Final Trip Generation Study.pdf](#)

[Attachment E - Proposed Site Master Plan.pdf](#)

[Attachment F - Parking Demand and Utilization Study.pdf](#)

[Attachment G - Original Rezoning and Special Use Case Approvals.pdf](#)

- 1.B. Consideration of LEGISLATIVE ITEM TA-20-03 Text amendment to the Unified Development Ordinance for the purpose of amending Chapter 12 and Chapter 17 to reflect State Regulations as related to stormwater, floodplain and erosion and sediment control.

[Staff Report](#)

[Chapter 12 Amendments.pdf](#)

[Chapter 17 Amendments.pdf](#)

[Public Comments and Staff Responses.pdf](#)

- 1.C. 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 Staff Report.pdf](#)

[Attachment A - Schools, NCDOT Roads and HB Zoning Map.pdf](#)

2. Regular Business

- 2.A. Approval of Agenda

- 2.B. Draft June 2020 Planning Board Meeting Minutes

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

3. New Business

- 3.A. Continuation of 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

[RZ-19-11 Continuation Staff Report.pdf](#)

[Attachment A - Maps.pdf](#)

[Attachment B - Rezoning and Subdivision Master Plan Applications.pdf](#)

[Attachment C - Neighborhood Meeting Documents.pdf](#)

[Attachment D - Revised Layout Exhibit for Public Hearing.pdf](#)

[Attachment E - Revised Layout Exhibit for Continuation.pdf](#)

[Attachment F - Pocket Neighborhood Examples.pdf](#)

[Attachment G - CTP Recommendation.pdf](#)

[Attachment H - Site Photos.pdf](#)

[Attachment I - Written Public Comments.pdf](#)

3.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.

3.C. Consideration of LEGISLATIVE ITEM TA-20-03 Text amendment to the Unified Development Ordinance for the purpose of amending Chapter 12 and Chapter 17 to reflect State Regulations as related to stormwater, floodplain and erosion and sediment control.

3.D. Consideration of 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.

4. Planning Director Comments

4.A. Upcoming Public Hearings
[Upcoming Public Hearings 070120.pdf](#)

5. Other Business

6. Adjournment