



Planning, Development & Inspections

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MINUTES OF REGULAR MEETING

Wake County Planning Board

Wednesday, November 1, 2017 (1:30 p.m.)
Wake County Justice Center
300 S. Salisbury St., Room 2700
Raleigh, North Carolina

Members Present: (8) Mr. Alan Swanstrom (Chair), Mr. Thomas Wells, Mr. Jason Barron (Vice-chair), Mr. Phil Feagan, Mr. Donovan Amos Clark, Ms. Ashley Foxx, Mr. Wayne Maiorano, Mr. Ted Van Dyk

Members Absent: (2) Ms. Tara Kreider, Mr. Asa Fleming

County Staff Present: (8) Mr. Tim Maloney, Ms. Sharon Peterson, Mr. Bryan Coates, Mr. Steven Finn, Mr. Keith Lankford, Ms. Jenny Coats, Mr. Chris Snow, Ms. Alicia Arnold, Mr. Charlie Johnson

County Attorney's Present: (1) Mr. Ken Murphy (Senior Assistant County Attorney)

5. ZP-896-17 - Rezone two parcels totaling 1.994 acres located at 9317 and 9313 Daffodil Drive (just south of the main Wake Tech campus and east of Fayetteville Road) from Residential-30 (R-30), to Conditional Use-Office and Institutional (CU-O&I).

Mr. Amos Clark requested a recusal for item ZP-896-17 as his firm is representing the client. Motion to accept request was made by Mr. Maiorano, seconded by Mr. Van Dyk and approved unanimously.

Mr. Keith Lankford presented the staff report and presentation to the Board.

BOARD DISCUSSION

Chairman Swanstrom opened public hearing.

Charlie Yokley with the McAdams Company representing the client addressed the Board in favor of the petition. Mr. Yokley stated that the goal for the use of the property is infrastructure improvements and the zoning would be consistent with the rest of the

campus. He showed that the rezoning would provide additional access to the property that would be needed in the future.

Chairman Swanstrom closed the public hearing.

Mr. Wells asked if the rezoning was necessary to complete the needed infrastructure. Mr. Lankford stated that it was needed in order to develop the roads as needed. Once the zoning is in place the lots would be combined with the existing campus making it one property and the roads would then become an accessory use.

Mr. Barron complimented staff on a well written report and stated he supports the request.

Mr. Van Dyk asked if the remaining 2 lots to the North would be rezoned. Mr. Lankford showed that the lots in question were not part of the request and were not needed at this time and stated that there is pending construction from the future 540 that may impact the north property. Mr. Van Dyk asked if a site plan would be required for development if the rezoning were granted. Mr. Lankford confirmed that a site plan would be required for a parking lot or any of the other approved uses for the new zoning.

Mr. Jason Barron moved to recommend that the Wake County Board of Commissioners adopt the written recommendation as found in the staff report regarding Land Use Plan consistency, reasonableness, and public interest. Motion was seconded by Mr. Van Dyk and carried unanimously (7-0).

Ms. Ashley Foxx moved in the matter of ZP-896-17 that the Planning Board offers the Wake County Board of Commissioners a recommendation for approval of the zoning request as presented. Motion was seconded by Mr. Wayne Maiorano and passed unanimously (7-0).