Conduct of the Planning Commission:
This meeting is not a scheduled Public Hearing. However, the meeting is open to the public, so they can obtain information about items on the Commission’s agenda. The meeting will be conducted in the following order for each agenda item:
1. Staff Overview of the request
2. Presentation by the applicant and others in support; comments by speakers in opposition to the request
3. Questions from the Commission
4. Comments/vote by the Commission
For each agenda item, comments by the applicant/proponents are limited to ten minutes and comments by opponents are limited to ten minutes. The Commission requests that comments not be repetitive, and where possible, that a spokesperson is designated to present the views of a larger group.

I. Call to Order

II. Roll Call

III. Invocation

IV. Minutes

- Regular Meeting August 17, 2020

V. Old/New Business:

A. Conditional Use Rezoning & Conditional Use Subdivision Plan Request:

**CUD-Z-20-01 Ridgemoor South** – Lennar Homes is requesting to rezone 14.16 +/- acres from Single-Family Residential (R-40) to Multi-Family (MF-1 C226) Conditional Use. A conditional use subdivision plan accompanies this request.

**CUP-SB-20-01 Ridgemoor South** – Lennar Homes is requesting conditional use approval for a subdivision for a 70-unit townhomes development. The site is located southwest of the intersection of Skyline Dr. and Hebron Church Rd. and can be further identified as Wake County PIN(s) 1629-56-9573, 1629-56-9771, 1629-56-7572, 1629-56-4688, 1629-56-6927, & 1629-57-1063.

B. Special Use Subdivision Plan Request:

**SUP-SB-20-02 JS Commerce Park** – Hamilton Merritt, Inc. is requesting special use subdivision approval for a light industrial subdivision. The 53.21-acre site is located at
the intersection of Jones Sausage Rd. Wilmington Rd. and can be further identified as Wake County PIN(s) 1721-15-4229 & 1721-16-5744.

C. Conditional Use Site Plan Request:

**CUP-SP-20-06 Sam’s Express Car Wash** – SXCW Properties, Inc is requesting conditional use site plan approval for a car wash. The 1.72 site is located at 525 US HWY 70 E. and can be further identified as Wake County PIN 1721-10-3109.

**CUP-SP-20-07 3300 Waterfield** – Wigeon Capital, LLC is requesting conditional use site plan approval for an office/warehouse flex space. The 9.57-acre site is located at 3300 Waterfield Dr. and can be further identified as Wake County PIN(s) 1730-02-1662, 1730-02-5538, & 1720-92-6289.

VI. Reports

A. Planning Director

B. Planning Commission

VII. Adjournment