



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda March 11, 2025 at 6:00 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 Deputy Town Clerk [Ella Dowtin](#) at 919-435-9436 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on [WFTV 10](#) beginning at 6:00 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also 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 by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Comment

Those wishing to speak must first register to speak no later than 3:00 p.m. the day of the meeting. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers

needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

Unless otherwise indicated by the Chair, individual comments shall be limited to three minutes. Groups are encouraged to designate a lead speaker on their behalf, and when addressing the Board, the speaker must first identify the group they are representing and will be given no more than ten minutes to give comments. Once comments have been made, speakers cannot speak again, unless specifically called upon by the Chair. The Chair may, at his/her discretion, interrupt public comment and elect to continue it to another meeting due to, among other reasons, the lateness of the hour or to allow consideration of other items on the agenda.

When public comment sessions are continued from previous meetings, previous individuals that have spoken, either representing themselves or a group, cannot speak at a continued public comment session, unless specifically called upon by the Chair. Additionally, speakers cannot both represent themselves individually and speak on behalf of a group throughout public comment periods, even if held over multiple sessions.

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

- 3.A. Approval of Minutes
[1-14-2025 Planning Board Minutes Draft.pdf](#)

4.Presentations

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of LEGISLATIVE CASE RZ-24-04, White Street Mixed Use, a conditional district rezoning filed by Chase Massey on behalf of Thales Academy, Inc., to rezone 3.93 acres located at 0 North White Street, being Wake County Tax PIN 1841966020, from Neighborhood Business (NB) to Neighborhood Mixed-Use Conditional District (NMX-CD).
[RZ-24-04 Staff Report.pdf](#)
[Attachment A - Neighborhood Meeting Information.pdf](#)
[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Plan Consistency Analysis.pdf](#)

[Exhibit 1 - Proposed White Street Mixed Use Master Plan.pdf](#)

- 7.B. Consideration of LEGISLATIVE CASE RZ-24-06, 1621 & 1701 Wait Avenue, a rezoning filed by filed by Town of Wake Forest to rezone 4.48 acres located at 1621 & 1701 Wait Avenue, being Wake County Tax PINs 1850578617 and 1850670578 from Wake County's Highway District (HD) to Wake Forest's Rural Holding District (RD).

[RZ-24-06 Staff Report v2.pdf](#)

[Attachment A - Neighborhood Meeting Minutes.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2025-392-
Submitted by: Ella Dowtin
Submitting Department: Planning
Meeting Date: March 11, 2025

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [1-14-2025 Planning Board Minutes Draft.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, January 14, 2025**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Almquist, Adam Redler, Elaine Sheppard, Anna Shope, and Matt Davis.

Planning Board Members absent: Jordan Banks

Staff Members present: Senior Planner Patrick Reidy, Interim Planning Director Jennifer Currin, and Deputy Town Clerk Ella Downtin.

1. Call to Order

Chair Kuropas called the meeting to order at 6:00 p.m. and introduced the agenda.

2. Adoption of Agenda

ACTION:

Motion to approve agenda as presented.

Motion by Member Elaine Sheppard.

Seconded by Member Adam Redler.

Motion carried 6-0.

3. Approval of Minutes

ACTION:

Motion to approve minutes from September 4, 2024, November 12, 2024, and December 10, 2024, as presented.

Motion by Member Michael Almquist.

Seconded by Member Elaine Sheppard.

Motion carried 6-0.

4. Presentations

None at this time.

5. Old Business with Public Comment

5.A. Consideration of LEGISLATIVE CASE RZ-24-01, Harris Tract, a rezoning filed by filed by Church Street Company to rezone 55.93 acres located at 0 Harris Road (portion), being Wake County Tax PIN 1841392412 (portion) from Rural Holding District (RD) to Neighborhood Mixed Use Conditional District (NMX-CD), Open Space Conditional District (OS-CD), and Residential Mixed Use Conditional District (RMX-CD).

Senior Planner Patrick Reidy presented RZ-24-01 continued from the December 2024 Planning Board Meeting.

Discussion

The board discussed presentation RZ-24-01, specifically proposed conditions 8 and 9:

- Recommendation to delete proposed condition number 8: *If requested by the Town, the Open Space (OS) zoning district(s) will be donated to the Town of Wake Forest or to a conservation entity designated by the Town. Applicant will make the donation prior to issuance of any building permits for the property. If the town or its designee will not accept the property, this will not delay the issuance of building permits and Applicant's obligation to donate the property will terminate one year after issuance of the first building permits for the property.*
- Proposed condition number 9: *Area within the Open Space (OS) zoning district(s) may count towards unimproved open space requirements of the NMX and RMX zoning districts but may not be used to satisfy requirements for improved park space or active recreation requirements.*

The Board inquired about the density in NMX and RMX zoning, open space conservation easement, and the term limit, expiration, and the importance of removing proposed condition number 8 from the request.

Michael Birch of Longleaf Law Partners introduced the individuals listed below and presented and answered questions for the Board.

- George DeLoache with Church St. Partners, Applicant
- Ben Williams and Tommy Craven, engineers with Priest Craven and Associates
- Rynal Stephenson, Traffic Engineer with DRMP

Discussion

The board discussed the residential plan for Harris Rd., such as senior or affordable housing, sketch plan, unit types (singles and Townhomes), and proposed condition number 8 removal.

Public Comments

Loretta Humphrey – 123 S. Main St. – Wake Forest, NC 27587

Ronald Novoa – 317 Whispering Wind Way – Wake Forest, NC 27587

Margaret Watkins – 407 Belmellen Ct. – Wake Forest, NC 27587

Dennis Calabrese – 444 Retreat Lane – Wake Forest, NC 27587

Alex Stover – 203 West Oak Ave. - Wake Forest, NC 27587

Martha Gruber – 1133 Shadowshay Dr. - Wake Forest, NC 27587

Public Comment Closed

The board further discussed the concerns of adding a conservation easement in perpetuity, new developments, neighborhood meetings, traffic, applications without a master plan, how often does not having a master plan occurs, and the Community Plan.

ACTION:

Motion by Member Michael Almquist to approve case RZ-24-01 Harris Tract Conditional District as it generally meets the Comprehensive Plan with the following recommendations:

- Church St. Company provides 5% of the rental units to renters with an income of 80% AMI or less.
- The Town works with Church St. Company to add the conservation easement in perpetuity.

Seconded by Member Adam Redler.

Motion carried 6-0.

6. Old Business

None at this time.

7. New Business with Public Comment
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None at this time.

8. New Business

None at this time.

9. Staff Comments

Interim Planning Director Jennifer Currin suggested that the board review their Planning Board Handbook, which will be emailed.

10. Planning Board Comments

None at this time.

11. Adjournment

Chair Karin Kuropas adjourn the meeting at 7:55 pm.

Duly approved in open session this 11th day of March 2025.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2025-374-
Submitted by: Tim Richards
Submitting Department:
Meeting Date: March 11, 2025

SUBJECT

Consideration of LEGISLATIVE CASE RZ-24-04, White Street Mixed Use, a conditional district rezoning filed by Chase Massey on behalf of Thales Academy, Inc., to rezone 3.93 acres located at 0 North White Street, being Wake County Tax PIN 1841966020, from Neighborhood Business (NB) to Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-24-04 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Exhibit 1 - Proposed White Street Mixed Use Master Plan.pdf](#)



Staff Report

Case RZ-24-04: White Street Mixed Use Rezoning

Meeting Date	March 11, 2025
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 North White Street (PIN 1841966020): 1. Act on Plan Consistency Statement 2. Rezone 3.93 acres on the Town of Wake Forest Zoning Map from Neighborhood Business (NB) to Neighborhood Mixed-Use Conditional District (NMX-CD).
Case Manager	Tim Richards, Senior Planner - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
11/7/2024 (See Attachment A)	3/11/2025	4/15/2025

CASE INFORMATION

Applicant	Chase Massey FLM Engineering, Inc. PO Box 91727 Raleigh, NC 27675
Developer	David Phillips 8652 Valley Brook Drive Raleigh, NC 27613
Property Owner	Thales Academy, Inc. 4641 Paragon Park Road Raleigh, NC 27616
Location	Southeast corner of the intersection of North White Street and Royal Mill Avenue
Addresses	0 North White Street
Wake County Tax PIN	1841966020
Acreage	3.93

Zoning	Existing: Neighborhood Business (NB) Proposed: Neighborhood Mixed-Use Conditional District (NMX-CD)
Land Use	Existing: Undeveloped/Vacant Proposed: Mix of general commercial, restaurant, and multi-family
Corporate Limits	This application is located in the Town's corporate limits.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	North White Street Right-of-Way Residential (single-family detached) Undeveloped/Vacant	Light Industrial (LI)
South	Public Park (J.B. Flaherty Park)	Open Space (OS)
East	Public Park (J.B. Flaherty Park)	Open Space (OS)
West	Royal Mill Avenue Right-of-Way Religious Institution (site work underway)	Neighborhood Business (NB)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS

Open Space	Required: None (project less than five acres) Proposed: None Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
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Park Space	Required: None (project less than five acres) Proposed: None. However, the proposed Master Plan and conditions designate a gathering area on the Northeast of the site of unspecified area to include some park space elements (see proposed condition #2 in Attachment B). Summary: <i>The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.</i>
Roads	Required: The Town's Comprehensive Transportation Plan (CTP) categorizes North White Street as a Minor Thoroughfare with a 3A cross section and a multi-use path along the site's frontage. The CTP categorizes Royal Mill Avenue as a Major Thoroughfare with a 3A cross section and a multi-use path along the site's frontage. The CTP's 3A cross section includes a 12' center turning lane, two 12' travel lanes, and on this site's frontage, a 2.5' curb and gutter, and 6' verge with street trees, a 10' multi-use path, and a 1' strip behind the multi-use path. New development is required to dedicate additional right-of-way and make frontage improvements necessary to accommodate the recommended cross section and bring the frontage into conformity with the cross section (see UDO Sections 6.6 and 6.8). A Transportation Impact Analysis (TIA) was completed for the proposed development and recommended the following modifications to the existing transportation system: • A 50' left turn lane extending from the North White Street driveway to the northeast on North White Street. • Full movement driveways on both North White Street and Royal Mill Avenue. Proposed: The proposed development includes the dedication of additional right-of way on North White Street, as well as the installation of curb and gutter, verge with street trees, and multi-use paths on both North White Street and Royal Mill Avenue frontages, consistent with the 3A cross section. A left turn lane is proposed on North White Street and full movement driveways are proposed on both North White Street and Royal Mill Avenue, as recommended in the TIA. In addition, the applicant proposes a one-time \$20,000 payment to the Town toward transportation safety measures at the Royal Mill Avenue/North White Street intersection (see proposed condition # 12 in Attachment B). Summary: <i>The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.</i>

Parking	Required: 258 spaces (117 multifamily: 1.8 x 65 units; 91 general commercial: 32,000/350 sf; 50 restaurant: 10,000/200 sf) 12 bicycle spaces (10 multifamily & general commercial: 208/40 x 2; 2 restaurant: 50/50 x 2) Proposed: 238 spaces (proposed condition #7 in Attachment B sets a parking rate of 1.5 spaces per multifamily unit) 12 bicycle spaces (6 inverted U racks, covered and weather resistant) Summary: <i>The proposed Master Plan does not comply with the minimum automobile parking requirements in the UDO. The proposed Master Plan complies with the minimum bicycle parking requirements in the UDO</i>
Public Utilities	Required: Per UDO Section 6.3.1, the developer must connect to the municipal water and sewer systems. Proposed: A water line connection to the existing water main on North White Street is proposed to serve the development. A new 8" sanitary sewer main serving the development is proposed to connect to the existing sanitary sewer main on Groveton Trail, across Royal Mill Avenue and two intervening parcels. Summary: <i>The proposed Master Plan complies with the public utility requirements in the UDO.</i>

PROPOSED MODIFICATIONS OF UDO STANDARDS

More Stringent: Table 2.2.3, Table of Urban District Development Standards (NMX District) <i>Proposed:</i> 4 stories maximum building height (proposed condition #1 in Attachment B) <i>Required:</i> 6 stories maximum building height
Less Stringent: Table 2.2.3, Table of Urban District Development Standards <i>Proposed:</i> Maximum front setbacks to be measured from the edge of existing utility easements along North White Street and Royal Mill Avenue (proposed condition #6) <i>Required:</i> Maximum front setbacks to be measured from front lot lines (i.e., right-of-way)
Less Stringent: Section 17.4, Definitions <i>Proposed:</i> Principal front lot line to be along North White Street, a Minor Thoroughfare (proposed condition #5) <i>Required:</i> Principal front lot line abuts the street with higher classification, in this case Royall Mill Avenue as a Major Thoroughfare

More Stringent: Table 2.3.3, Use Table:

Proposed: Ground-floor limited to Commercial/Entertainment, Office/Service, Civic, and Studio uses (proposed condition #3 in Attachment B). The following uses are not allowed at all (proposed condition #4):

- Pawnshop
- Gas/Fueling Station
- Vehicle Services – Minor Maintenance/Repair
- Small Equipment Repair/Rental
- Drive-Thru/Drive-In Facility
- Vape Shop
- Funeral Home/Crematorium
- Alcoholic Beverage Sales Store
- Bar/Tavern
- Night Club
- Gun Sales Store

Allowed: These uses are allowed, either by-right or as a special use, in the NMX district (vape shop and gun sales store are classified under the use General Commercial)

Less Stringent: Section 9.4, Parking Requirements

Proposed: Automobile parking at a rate of 1.5 spaces per multifamily unit (proposed condition #7)

Required: Off-street automobile parking at a rate of 1.8 spaces per multifamily unit

Less Stringent: Section 9.8.1.D, Driveway Channelization

Proposed: 97' channelization length on Royal Mill Avenue driveway (proposed condition #10)

Required: 100' driveway channelization length for high-density mixed-use development

More Stringent: Section 6.8.1, Sidewalks

Proposed: Direct pedestrian access from the multi-use path on North White Street to individual business entrances along the North White Street building frontage (proposed condition #13)

Required: Sidewalks within commercial areas and places with high pedestrian volumes to meet anticipated pedestrian activity

Less Stringent: Section 6.3, Required Improvements for All Development

Proposed: Electric power lines along both street frontages to remain above ground (proposed conditions #8 and #9)

Required: Burial of existing above-ground powerlines required when the lines are located on the property under development

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment is generally consistent with the adopted 2022 Community Plan. The main Plan policies supporting this conclusion are: • Land Use Plan (page 40): Neighborhood Commercial areas are local commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. New Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. • Commercial & Industrial Areas Plan – Area #2 (page 54): Neighborhood-serving retail and services should serve as a buffer between the railroad and the residential areas to the east while providing the residential areas with access to a variety of food and drink establishments, shops, personal services, and other local businesses. Parking lots should be located to the rear. Continuous sidewalks should support high pedestrian connectivity between businesses. A multi-use path along North White Street should further improve pedestrian access and connectivity. • Setbacks and Parking Lots (page 68): New businesses should be situated at or near the property line to improve walkability. Off-street parking should be located to the side or rear of the primary building, and pedestrian walkways in parking lots should be provided to enhance connectivity and safety. • Sidewalks and Multi-Use Paths (page 78): Multi-use paths should be encouraged along the main road in new developments. Multifamily and commercial developments should include strong pedestrian networks within and between their sites. • Gateways (page 88): Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.
Downtown Plan (2024)	The Downtown Plan is not applicable to the zoning map amendment request.
Housing Affordability Plan (2022)	The Housing Affordability Plan is not applicable to the zoning map amendment request.
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.

Northeast Community Plan (2021)	The Northeast Community Plan is not applicable to the zoning map amendment request.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment is generally consistent with the Comprehensive Transportation Plan (see roads discussion under Master Plan Analysis above).
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
<i>See Attachment D for detailed Plan Consistency Analysis. Note that Comprehensive Transportation Plan consistency is addressed in the Master Plan Analysis above and not in Attachment D.</i>	

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

Attachment A: Neighborhood Meeting
Attachment B: Application
Attachment C: Maps
Attachment D: Plan Consistency Analysis

EXHIBITS

Exhibit 1: Proposed White Street Mixed Use Master Plan



Tamara Short Weightman
PO Box 90426
Raleigh, NC 27676
(o) 919.825.1250
tweightman@bafolk.com

October 25, 2024

Re: Proposed rezoning of 0 N. White Street

Dear Neighbor,

You are invited to attend a neighborhood meeting on **November 7, 2024**, from **6:30 PM to 7:30 PM** in the Dogwood Room at **The Forks Cafeteria**, located at **339 Brooks Street in Wake Forest**.

The purpose of this meeting is to discuss a potential rezoning of a 3.93-acre property located at **0 N. White Street**, on the east corner of the S. Main Street and Royal Mill Avenue intersection (property ID: 1841966020). The proposed site plan will be available at the meeting for review.

This property is currently zoned Neighborhood Business (NB), which permits most business uses in buildings up to three stories high. The proposed rezoning is Neighborhood Mixed Use with Conditions (NMX-CD). The conditions, which would apply in perpetuity, include among others limiting the types of businesses that will be permitted on the property; limiting the total number of stories to four; and requiring that at least the first floor (but no more than two floors) be dedicated to retail, services, and restaurants, with apartments on upper floors.

This invitation is being sent to all property owners within 500 feet of the area for which rezoning has been requested, in accordance with Town of Wake Forest requirements, but is open to the public. At the neighborhood meeting, the proposed site plan and zoning conditions will be discussed in detail. After the meeting a report will be submitted to the Wake Forest Planning Department. Any other person attending the meeting can submit written comments about the meeting or the request in general.

If you have any concerns or questions about this potential rezoning please plan to attend the community meeting. Additionally, I can be reached via the contact information in the heading of this letter.

Sincerely,



Tamara S. Weightman

Address	Owner_ORIG	Owner	Mailing_Address_1	Mailing_Address_2	Mailing_Address_3
501 GROVETON TRL	BARBOUR, ELMON A JR BARBOUR, SHERRY H	BARBOUR, ELMON AND SHERRY	501 GROVETON TRL	WAKE FOREST NC 27587-2189	
409 GROVETON TRL	BOYKIN, ROSA MILLER	BOYKIN, ROSA MILLER	409 GROVETON TRL	WAKE FOREST NC 27587-2191	
521 ROOKWOOD CT	SCOTT, JAMES O SCOTT, FRANCINE	SCOTT, JAMES AND FRANCINE	521 ROOKWOOD CT	WAKE FOREST NC 27587-2293	
516 ROOKWOOD CT	HORNE, RICHARD LANCE HORNE, NATALIE J	HORNE, RICHARD AND NATALIE	516 ROOKWOOD CT	WAKE FOREST NC 27587-2292	
520 ROOKWOOD CT	ICKLAN, JOHN ICKLAN, SHERRILL E	ICKLAN, JOHN AND SHERRILL	520 ROOKWOOD CT	WAKE FOREST NC 27587-2292	
0 N WHITE ST	PRESIDENTIAL INVESTORS INC	PRESIDENTIAL INVESTORS INC	818 S WHITE ST	WAKE FOREST NC 27587-2961	
509 GROVETON TRL	AMH 2015-1 BORROWER LLC	AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
508 ROOKWOOD CT	FORSTER, ROBERT R FORSTER, PATRICIA	FORSTER, ROBERT AND PATRICIA	628 ELIZABETH AVE	WAKE FOREST NC 27587-2122	
980 N WHITE ST	CHRIST OUR HOPE CHURCH PCA INC	CHRIST OUR HOPE CHURCH PCA INC	PO BOX 1917	WAKE FOREST NC 27588-1917	
413 GROVETON TRL	OROZCO, THOMAS I	OROZCO, THOMAS I	11519 SW VIRIDIAN BLVD	PORT SAINT LUCIE FL 34987-6918	
501 ROOKWOOD CT	DIEHL, JOSEPH	DIEHL, JOSEPH	501 ROOKWOOD CT	WAKE FOREST NC 27587-2293	
1024 WINTER BLOOM CT	SALTER, JAMES CHRISTOPHER	SALTER, JAMES CHRISTOPHER	1024 WINTER BLOOM CT	WAKE FOREST NC 27587-5171	
1117 N WHITE ST	W-H ROCKY MOUNT LLC	W-H ROCKY MOUNT LLC	PO BOX 1885	WAKE FOREST NC 27588-1885	
1100 N WHITE ST	WAKE FOREST TOWN OF	TOWN OF WAKE FOREST	301 BROOKS ST	WAKE FOREST NC 27587-2901	
1226 N WHITE ST	WAKE FOREST TOWN OF	TOWN OF WAKE FOREST	301 BROOKS ST	WAKE FOREST NC 27587-2901	
405 GROVETON TRL	W KEITH REAL ESTATE LLC	W KEITH REAL ESTATE LLC	604 E JONES AVE	WAKE FOREST NC 27587-2710	
0 N WHITE ST	GRANITE PROPERTIES & MANAGEMENT LLC	GRANITE PROPERTIES & MANAGEMENT LLC	PO BOX 400	ROLESVILLE NC 27571-0400	
1104 KULLANA LN	PEARCE, DAVID PEARCE, JENNIFER	PEARCE, DAVID AND JENNIFER	1104 KULLANA LN	WAKE FOREST NC 27587-7198	
505 ROOKWOOD CT	NELSON, JENNIFER N. MEURER, KEVIN M.	NELSON, JENNIFER AND MEURER, KEVIN	505 ROOKWOOD CT	WAKE FOREST NC 27587-2293	
344 AMARYLLIS WAY	RESTA, RICCARDO P RESTA, JULIA F	RESTA, RICCARDO AND JULIA	344 AMARYLLIS WAY	WAKE FOREST NC 27587-4005	
340 AMARYLLIS WAY	MAUNEY, SAMUEL D MAUNEY, LEANNA D	MAUNEY, SAMUEL AND LEANNA	340 AMARYLLIS WAY	WAKE FOREST NC 27587-4005	
509 ROOKWOOD CT	HOLMBERG, KURT L	HOLMBERG, KURT	11308 TIMBERGROVE LN	RALEIGH NC 27614-7529	
417 GROVETON TRL	LY, SOPHIA A TRUSTEE 417 GROVETON TRAIL TRUST	LY, SOPHIA A TRUSTEE 417 GROVETON TRAIL TRUST	406 ALL SAINTS PL	CARY NC 27513-6196	
336 AMARYLLIS WAY	BABAJIDE, BABATOPE BABAJIDE, UGOCHI	BABAJIDE, BABATOPE AND UGOCHI	336 AMARYLLIS WAY	WAKE FOREST NC 27587-4005	
513 GROVETON TRL	IVA HOLDINGS LLC	IVA HOLDINGS LLC	3607 FALLS RIVER AVE STE 115	RALEIGH NC 27614-7365	
504 ROOKWOOD CT	PEREZ, DAMARIS I	PEREZ, DAMARIS	504 ROOKWOOD CT	WAKE FOREST NC 27587-2292	
0 N WHITE ST	THALES ACADEMY INC	THALES ACADEMY INC	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
0 N WHITE ST	W-H ROCKY MOUNT LLC	W-H ROCKY MOUNT LLC	1225 N WHITE ST	WAKE FOREST NC 27587-7120	
1020 WINTER BLOOM CT	EDWARDS, HELEN S	EDWARDS, HELEN	1020 WINTER BLOOM CT	WAKE FOREST NC 27587-5171	
500 ROOKWOOD CT	CPI/AMHERST SFR PROGRAM OWNER LLC	CPI/AMHERST SFR PROGRAM OWNER LLC	5001 PLAZA ONTHE LAKE	SUITE 200	AUSTIN TX 78746
517 ROOKWOOD CT	LOMBARDI, GABRIEL VOHRZEK	LOMBARDI, GABRIEL VOHRZEK	517 ROOKWOOD CT	WAKE FOREST NC 27587-2293	
513 ROOKWOOD CT	FOLEY, KRISTIN TRUSTEE TRUSTEE OF DOG LOVER REVOCABLE LIVING TR	FOLEY, KRISTIN TRUSTEE TRUSTEE OF DOG LOVER REVOCABLE LIVING TR	513 ROOKWOOD CT	WAKE FOREST NC 27587-2293	
348 AMARYLLIS WAY	SARACENO, SAMANTHA SAFFIE, KYLE	SARACENO, SAMANTHA AND SAFFIE, KYLE	348 AMARYLLIS WAY	WAKE FOREST NC 27587-4005	
512 ROOKWOOD CT	BRADLEY, PATRICIA LOUISE BRADLEY, MARK S TRUSTEE	BRADLEY, PATRICIA AND BRADLEY, MARK S TRUSTEE	3409 GREENVILLE LOOP RD	WAKE FOREST NC 27587-8884	
400 GROVETON TRL	TUNELL, LISABETH P TUNELL, BRADFORD G	TUNELL, LISABETH AND BRADFORD	400 GROVETON TRL	WAKE FOREST NC 27587-2190	
401 GROVETON TRL	LOZANO, ADRIANA TERESA	LOZANO, ADRIANA TERESA	401 GROVETON TRL	WAKE FOREST NC 27587-2191	
1100 KULLANA LN	WAGNER, MARIA WOLF, JOSEPH	WAGNER, MARIA AND WOLF, JOSEPH	1100 KULLANA LN	WAKE FOREST NC 27587-7198	
505 GROVETON TRL	AMH 2014-3 BORROWER LLC	AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148
1015 N WHITE ST	W-H ROCKY MOUNT LLC	W-H ROCKY MOUNT LLC	1225 N WHITE ST	WAKE FOREST NC 27587-7120	
0 N WHITE ST	WRIGHT PARTNERS LLC	WRIGHT PARTNERS LLC	PO BOX 1885	WAKE FOREST NC 27588-1885	

White Street Rezoning Community Meeting

Thursday, November 7, 2024 at 6:30 PM at

Forks Cafeteria in Wake Forest

Meeting Notes

The meeting was attended by four people from three households— Natasha Wells, Rosa Miller-Boykin, James & Francine Scott— all of whom live near the parcel proposed to be rezoned (one attendee lives just outside the 500-foot area of invitees, but learned of the meeting from a close neighbor living within the 500-foot radius) and two individuals— Josh & Molly Hurst— who are affiliated with Christ Our Hope Church, which will be located across from the parcel that is the subject of the proposed rezoning. Additionally, Mr. Phillips, the developer, was on-hand to answer any questions that arose. All attendees provided some contact information, which has been provided separately to the Town to protect attendees' private data.

The community members who attended were all overall very positive about the proposed development. They were primarily curious about the plan and had general questions.

The proposal was described to the attendees, including the building's size, features, what the proposed zoning allows, as well as the conditions proposed to be included with the development's new zoning. Drawings of the plan were shared. The plan and conditions were well-received.

The fact that the property would be mixed-use appeared to be a positive in the minds of all who attended, as was the commitment to make access to the new development pedestrian-friendly. More than one attendee mentioned looking forward to walking to get a coffee or meal.

There was a question by a church representative regarding if a large parking area is necessary, and the requirements imposed on property developers regarding how the amount of provided parking is calculated were explained.

Concerns were expressed about undesirable businesses being introduced to the area, but those concerns appeared to be completely assuaged when it was explained that the new zoning with its proposed conditions limits the types of businesses that will be allowed in the new development, while the current zoning does not include such restrictions. The list of types of businesses that are proposed to be disallowed appeared to satisfy attendees and the fact that the conditions would be tied to the property in perpetuity (provided the parcel is not rezoned again later) was regarded positively by the attendees.

The attendees mentioned traffic can be heavy in the area in the mornings, but did not express that they felt the new development would create any concern for them.

White St. Litz.
11/7

Natasha Wells (910) 546-

Rosa Miller- Boykin

James + Francine Scott 919-602-

Josh + Molly Hurst

Rosa Miller- Boykin

409 GROVETON TR

919. 426 

Christ Our Hope Church

office @ christourhopechurch.com

919. 570. 

James + Francine Scott

Francinescott  @ yahoo.com



Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#1507674

Project Title: White Street Mixed Use

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

County: Wake

Submittal Requirements

Please review the checklist below, which identifies what must be submitted with this application. You will be asked to upload the required documents after you have finished entering your application information. A complete application must be submitted in order for the application to be deemed complete and routed for review. Missing items will result in the application being declined and returned to you for revision.

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

Please confirm that you have reviewed the associated submittal checklist for this application and that you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date: 11/14/2022

Staff Member Met With: Patrick Reidy, Tim Richards

Pre-application Conference Project Number: 881920

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN: 1841966020 (Unverified)

Tax PIN:

Acreage: 3.934

Name of Existing Development/Subdivision (if applicable--for reference only):

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is

unverified):

Current vacant parcel zoned NB.

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use:

Planning and Zoning:

In SH1-O Overlay:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Case Number of related site plan (if applicable):**

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Chase Massey

FLM Engineering, Inc.

PO Box 91727, Raleigh

Raleigh, NC 27675

P:9196101051

cmassey@flmengineering.com

Project Contact - Developer

David Phillips

8652 Valley Brook Drive

Raleigh, NC 27613

P:919-625-6763

david.phillips1358@gmail.com

Project Contact - Property Owner

Robert Luddy

Thales Academy

4641 Paragon Park Road

Raleigh, NC 27616

P:919.882.2410

bob@captiveaire.com

Project Contact - Engineer

Chase Massey

FLM Engineering, Inc.

PO Box 91727, Raleigh

Raleigh, NC 27675

P:9196101051

cmassey@flmengineering.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Was the TIA reviewed in a separate permit prior to this application?: Yes

Project Number:

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a ***Transportation Impact Analysis Review*** application in IDT.

i If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Project Type: Both

Proposed Conditional Zoning District: NMX-CD,
Neighborhood Mixed-Use

Proposed Land Use:

Mixed Use (General Commercial, Restaurant, Multi-family)

Proposed Number of Lots: 1

Number of Buildings: 1

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 65

Total Number of Dwelling Units: 65

Number of Stories: 4

Square Footage of All Buildings (non-residential): 42000

Plan Information - Conditional Rezoning

Description of Request:

Rezoning from NB to NMX-CD.

Initial Proposed Conditions Offered by Applicant:

Included per list with this submittal

Justification of Consistency with Comprehensive Plan:

Project is consistent with comprehensive plan.

FLMENGINEERING

February 12, 2025

Tim Richards, AICP, CZO
Senior Planner - Development Services
Town of Wake Forest
301 S Brooks Street
Wake Forest, NC 27587

**Reference: White Street Mixed Use (RZ-24-04)
Proposed Zoning Conditions**

Dear Mr. Richards:

The proposed zoning conditions for the White Street mixed use project, Town of Wake Forest Case No. RZ-24-04, are listed below:

1. Building height shall not exceed four stories.
2. Gathering space shall be provided as shown on the approved master plan and shall include garden-wall seating; landscaping including flowering shrubs; provision of shade through one or more canopy trees or man-made structures; trash and recycling receptacles; and an active recreation component.
3. 100% of the ground-floor floor area shall be designated for commercial/entertainment, office/service, civic, and studio purposes.
4. Allowable uses shall **not** include the following, on any portion of the property: pawn shop, gas/fueling station, vehicle maintenance or repair, small equipment repair/rental, drive-thru/drive-in facility, vape shop, funeral home/crematorium, alcoholic beverage sales store, bar/tavern, night club, internet sweepstakes facility, shooting range, or gun sales store.
5. The lot line abutting North White Street shall be considered the principal front lot line.
6. Maximum front setbacks to be measured from the edge of existing utility easements along Royal Mill Avenue and North White Street.
7. Multi-family parking rate: 1.5 spaces per unit.
8. Existing Wake Electric transmission line along Royal Mill Avenue to remain and not be buried.
9. Existing Wake Electric overhead distribution line along North White Street to remain and not be buried.
10. Proposed Royal Mill Avenue minimum driveway channelization to be 97'.
11. Developer shall complete all improvements recommended in the approved Transportation Impact Analysis.

12. In addition to completing all improvements required by condition eleven, Developer shall provide a one-time \$20,000.00 (twenty thousand dollar) payment to the Town toward transportation safety measures (e.g., vehicular, pedestrian, etc.) at the Royal Mill Avenue/ N. White Street intersection, payable at issuance of Construction Documents; specific measures to be determined and implemented by the Town at the Town's discretion.
13. Direct pedestrian access from the multi-use path on North White Street shall be provided to individual business entrances along the North White Street building frontage.
14. Prior to any grading or other construction activities on the site, tree protection fencing shall be installed along northeastern parcel line to protect roots of existing off-site trees within the Flaherty Park driveway area.
15. At least 6% of the dwelling units constructed on the site shall be affordable housing units. As used herein, an "affordable housing" unit is any dwelling unit that is offered for rent at an effective monthly rent equal to or less than the maximum rent affordable for households with an income of 70% of the Area Median Income ("AMI") in the Raleigh, North Carolina Metropolitan Statistical Area published by HUD. The affordable units shall be offered for rent for a minimum of ten (10) years from the date of issuance of the first certificate of occupancy permitting residential use after the effective date of these conditions. For the purposes of this condition, an annual rent equal to or less than 30% of the annual income of a household with an income of 70% AMI in the Raleigh MSA shall be considered affordable for households with an income of 70% AMI.
16. The owner shall update the rental rate for each affordable housing unit then being marketed for rent annually based on the current updated AMI published by HUD. In the event the Town of Wake Forest or Wake County establishes a program in the future which provides incentives for affordable housing units, this project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following owner's receipt of the final certificate of occupancy for the project and prior to December 31st for every year thereafter, the owner of record shall provide an annual certification of compliance with this zoning condition to the Town of Wake Forest Planning Department, which lists the rental rate for the affordable housing units and verifies that the tenants in those affordable housing units do not exceed the 70% AMI income threshold. The owner shall not be required to submit annual certifications to the Town regarding affordable housing units after the expiration of the 10-year affordability period.

Sincerely,

DocuSigned by:
Bob Luddy

DD8ACC10471B42F
Robert Luddy on behalf of Thales Academy, Inc.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-24-04

Submittal Date: _____

Thales Academy Inc _____ is the owner of the property for which the attached application is being submitted:

- ☒ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review

The property is located at: 0 White Street

The agent for this project is: Chase Massey

☐ I am the owner of the property and will be acting as my own agent.

Name: Robert L. Luddy

Address: 4641 Paragon Park Rd, Raleigh, NC 27616

Telephone Number: 919-882-2410 Fax: 919-882-5204

Email Address: bob@captiveaire.com

Signature(s) of Owner(s):

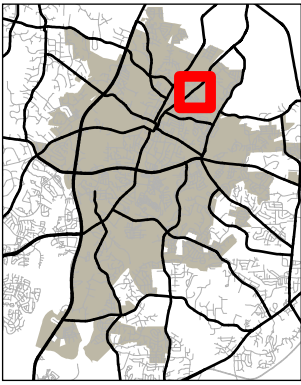
Robert L. Luddy

Print or type name(s):

ROBERT L. LUDDY

Attach additional sheets if there are additional owners.

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**



Aerials



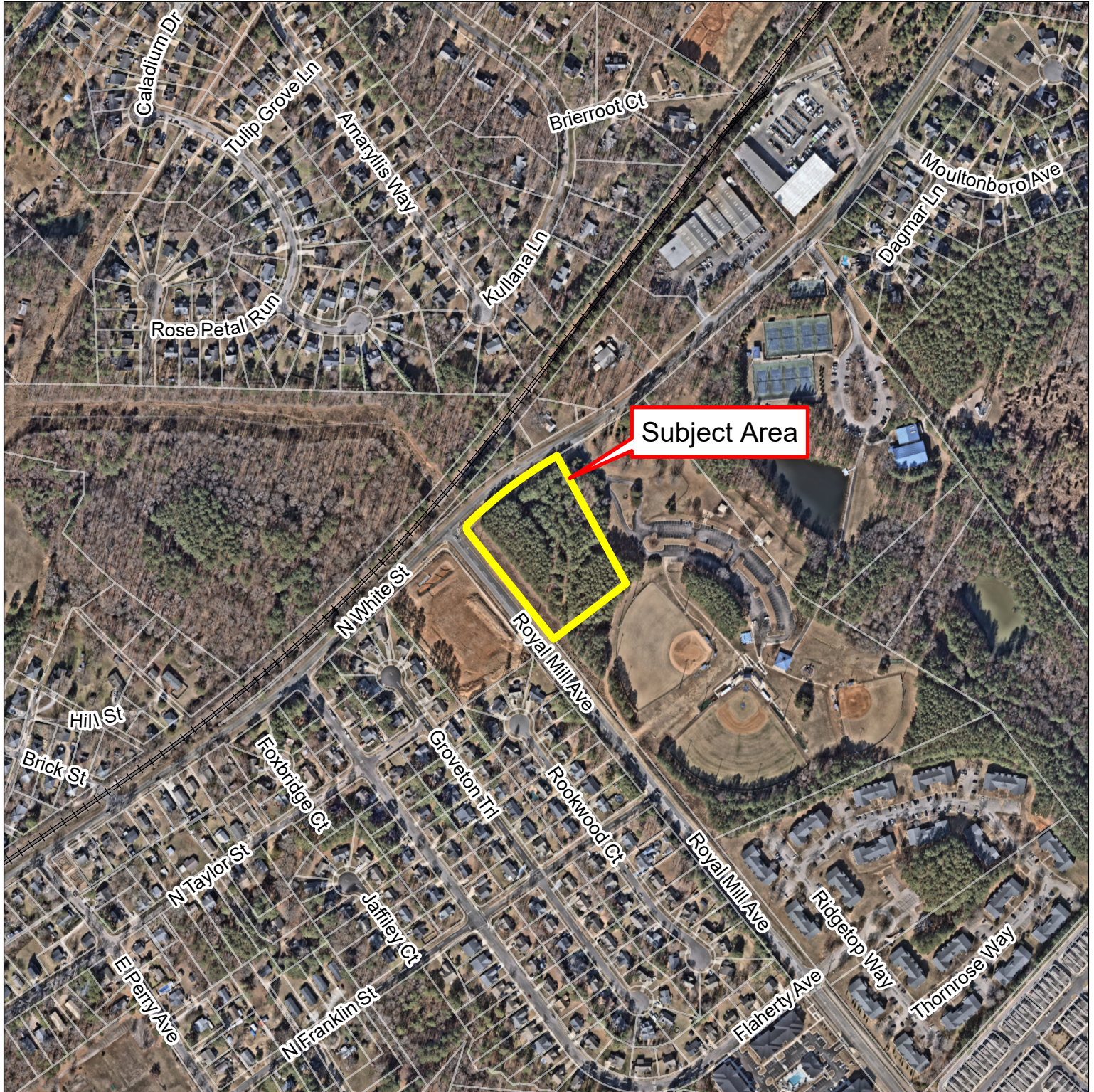
TOWN of
WAKE FOREST

RZ-24-04

White Street Mixed Use Rezoning

PIN: 1841966020

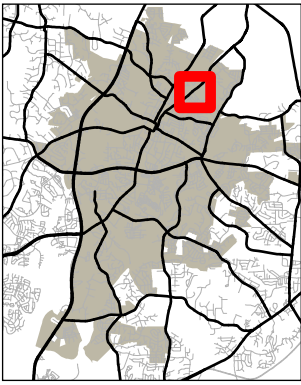
2/14/2025



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500
US Feet





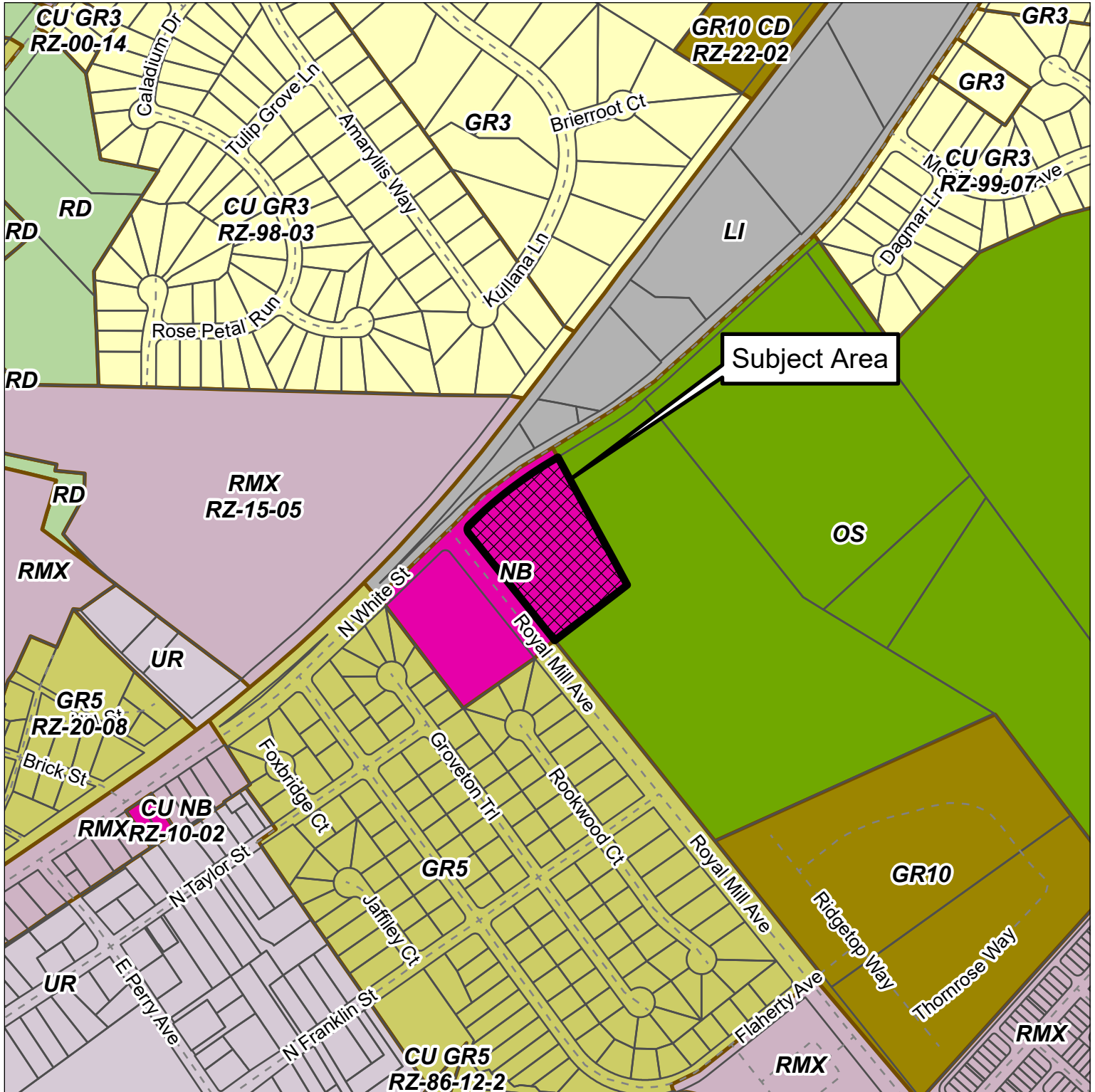
Current Zoning



TOWN of
WAKE FOREST

RZ-24-04 White Street Mixed Use Rezoning PIN: 1841966020

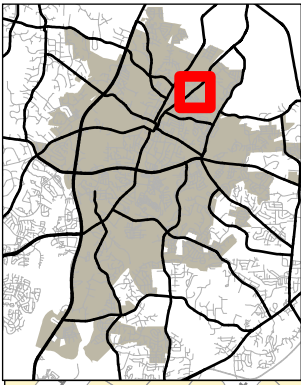
2/14/2025



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Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet





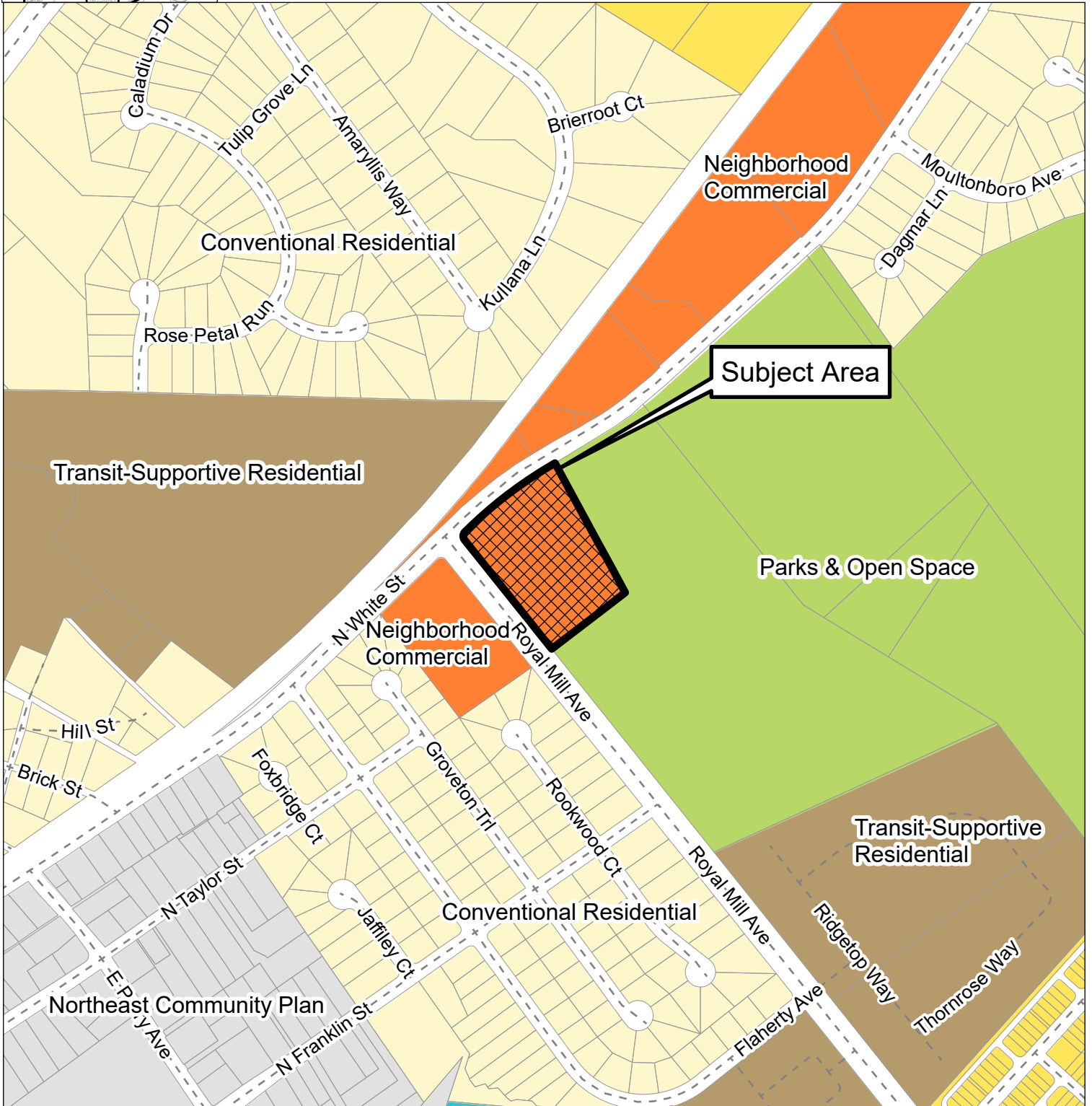
Land Use Plan



TOWN of
WAKE FOREST

RZ-24-04 White Street Mixed Use Rezoning PIN: 1841966020

2/14/2025



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet



Community Plan Consistency Grid: RZ 24-04				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			
POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			

Community Plan Consistency Grid: RZ 24-04				
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibility in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			

Community Plan Consistency Grid: RZ 24-04				
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			
POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			

Community Plan Consistency Grid: RZ 24-04				
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			

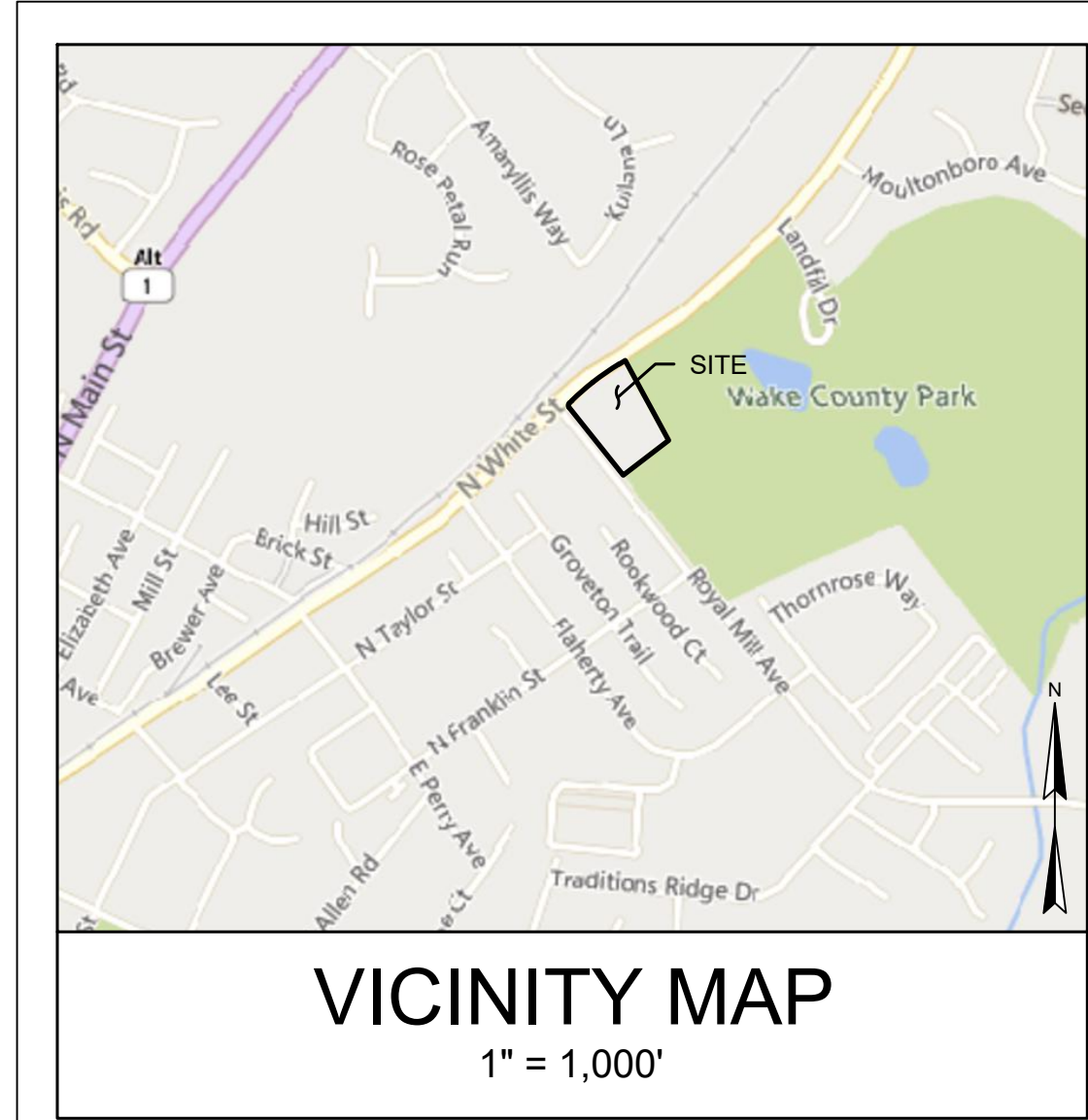
Community Plan Consistency Grid: RZ 24-04				
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation			
CF-13	Regularly update the Town Pavement Management System program			
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			

Community Plan Consistency Grid: RZ 24-04				
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			

Community Plan Consistency Grid: RZ 24-04				
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			

Community Plan Consistency Grid: RZ 24-04				
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			

Community Plan Consistency Grid: RZ 24-04				
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			



SUMMARY INFORMATION
DEVELOPMENT NAME: WHITE STREET MIXED USE
SITE ADDRESS: N WHITE STREET & ROYAL MILL AVENUE
PIN NUMBER(S): 1841-96-6020
TOTAL ACREAGE: 3.934 AC LESS WHITE STREET R/W DEDICATION: 0.003 AC NET ACREAGE: 3.931 AC
EXISTING USE: VACANT PROPOSED USE: MIXED USE (GENERAL COMMERCIAL, RESTAURANT, MULTI-FAMILY)
JURISDICTION: TOWN OF WAKE FOREST EXISTING ZONING DISTRICT: NB PROPOSED ZONING DISTRICT: NMX-CD
NMX REQUIRED FRONTAGE BUILDOUT: 60% NMX FRONTAGE PROVIDED: 64% (EXCLUDING PORTION OF WAKE ELECTRIC EASEMENT)
MAX STORIES: 4
PROPOSED USES: GENERAL COMMERCIAL: 32,000 SF RESTAURANT: 10,000 SF MULTI-FAMILY UNITS: 65
NMX SETBACKS: FRONT: 12' MAX. (MEASURED FROM EASEMENT) SIDE STREET: 12' MAX. (MEASURED FROM EASEMENT) SIDE: 5' MIN REAR: 5' MIN.
PARKING CALCULATIONS: REQUIRED PARKING: MULTI-FAMILY: 1.5 PER UNIT GENERAL COMMERCIAL: 1 PER 350 SF RESTAURANT: 1 PER 200 SF TOTAL REQUIRED = 238 SPACES
PROVIDED PARKING: 238 SPACES
BICYCLE PARKING CALCULATIONS: REQUIRED PARKING: 2 PER 40 AUTO SPACES = 12 REQUIRED PROVIDED PARKING: 12 SPACES (6 INVERTED 'U' RACKS); TO BE LONG-TERM (COVERED AND WEATHER RESISTANT)
NMX REQUIRED OPEN PACE: N/A (PROJECT LESS THAN 5 ACRES) PROPOSED OPEN SPACE: N/A
NMX REQUIRED PARK SPACE: N/A (PROJECT LESS THAN 5 ACRES) PROPOSED PARK SPACE: N/A
PROPERTY OWNER: THALES ACADEMY INC DEVELOPER: TALL PINES CUSTOM HOMES LLC
PROPOSED IMPERVIOUS AREAS: BUILDING: 0.54 AC PARKING: 1.92 AC SIDEWALK (ON-SITE): 0.07 AC SIDEWALK (OFF-SITE): 0.20 AC TOTAL IMPERVIOUS AREAS: 2.73 AC (119,069 SF); 69.5% IMPERVIOUS SITE IS SUBJECT TO HIGH DENSITY DEVELOPMENT STANDARDS PER UDO 12.5.3

OWNER:

THALES ACADEMY
CONTACT: ROBERT L. LUDDY
4641 PARAGON PARK ROAD
RALEIGH, NC 27616
919.882.2410
BOB@CAPTIVEAIRE.COM

DEVELOPER:

TALL PINES CUSTOM HOMES LLC
CONTACT: DAVID PHILLIPS
8652 VALLEY BROOK DRIVE
RALEIGH, NC 27613
919.625.6763
DAVID.PHILLIPS1358@GMAIL.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: CHASE MASSEY, PE
PO BOX 91727
RALEIGH, NC 27675
919.423.8975
CMASSEY@FLMENGINEERING.COM

WHITE STREET
MIXED USE
SITE MASTER PLAN

RZ-24-04

N WHITE ST & ROYAL MILL AVENUE
WAKE FOREST, NC
PINS: 1841-96-6020

PROPOSED ZONING CONDITIONS

- BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES.
- GATHERING SPACE SHALL BE PROVIDED AS SHOWN ON THE APPROVED MASTER PLAN AND SHALL INCLUDE GARDEN-WALL SEATING; LANDSCAPING INCLUDING FLOWERING SHRUBS; PROVISION OF SHADE THROUGH ONE OR MORE CANOPY TREES OR MAN-MADE STRUCTURES; TRASH AND RECYCLING RECEPTACLES; AND AN ACTIVE RECREATION COMPONENT.
- 100% OF THE GROUND-FLOOR FLOOR AREA SHALL BE DESIGNATED FOR COMMERCIAL/ENTERTAINMENT, OFFICE/SERVICE, CIVIC, AND STUDIO PURPOSES.
- ALLOWABLE USES SHALL NOT INCLUDE THE FOLLOWING, ON ANY PORTION OF THE PROPERTY: PAWN SHOP, GAS/FUELING STATION, VEHICLE MAINTENANCE OR REPAIR, SMALL EQUIPMENT REPAIR/RENTAL, DRIVE-THRU/DRIVE-IN FACILITY, VAPE SHOP, FUNERAL HOME/CREMATORIUM, ALCOHOLIC BEVERAGE SALES STORE, BAR/TAVERN, NIGHT CLUB, INTERNET SWEEPSTAKES FACILITY, SHOOTING RANGE, OR GUN SALES STORE.
- THE LOT LINE ABUTTING NORTH WHITE STREET SHALL BE CONSIDERED THE PRINCIPAL FRONT LOT LINE.
- MAXIMUM FRONT SETBACKS TO BE MEASURED FROM THE EDGE OF EXISTING UTILITY EASEMENTS ALONG ROYAL MILL AVENUE AND NORTH WHITE STREET.
- MULTI-FAMILY PARKING RATE: 1.5 SPACES PER UNIT.
- EXISTING WAKE ELECTRIC TRANSMISSION LINE ALONG ROYAL MILL AVENUE TO REMAIN AND NOT BE BURIED.
- EXISTING WAKE ELECTRIC OVERHEAD DISTRIBUTION LINE ALONG NORTH WHITE STREET TO REMAIN AND NOT BE BURIED.
- PROPOSED ROYAL MILL AVENUE MINIMUM DRIVEWAY CHANNELIZATION TO BE 97'.
- DEVELOPER SHALL COMPLETE ALL IMPROVEMENTS RECOMMENDED IN THE APPROVED TRANSPORTATION IMPACT ANALYSIS.
- IN ADDITION TO COMPLETING ALL IMPROVEMENTS REQUIRED BY CONDITION ELEVEN, DEVELOPER SHALL PROVIDE A ONE-TIME \$20,000.00 (TWENTY THOUSAND DOLLAR) PAYMENT TO THE TOWN TOWARD TRANSPORTATION SAFETY MEASURES (E.G., VEHICULAR, PEDESTRIAN, ETC.) AT THE ROYAL MILL AVENUE/ N. WHITE STREET INTERSECTION, PAYABLE AT ISSUANCE OF CONSTRUCTION DOCUMENTS; SPECIFIC MEASURES TO BE DETERMINED AND IMPLEMENTED BY THE TOWN AT THE TOWN'S DISCRETION.
- DIRECT PEDESTRIAN ACCESS FROM THE MULTI-USE PATH ON NORTH WHITE STREET SHALL BE PROVIDED TO INDIVIDUAL BUSINESS ENTRANCES ALONG THE NORTH WHITE STREET BUILDING FRONTAGE.
- PRIOR TO ANY GRADING OR OTHER CONSTRUCTION ACTIVITIES ON THE SITE, TREE PROTECTION FENCING SHALL BE INSTALLED ALONG NORTHEASTERN PARCEL LINE TO PROTECT ROOTS OF EXISTING OFF-SITE TREES WITHIN THE FLAHERTY PARK DRIVEWAY AREA.
- AT LEAST 6% OF THE DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE AFFORDABLE HOUSING UNITS. AS USED HEREIN, AN "AFFORDABLE HOUSING" UNIT IS ANY DWELLING UNIT THAT IS OFFERED FOR RENT AT AN EFFECTIVE MONTHLY RENT EQUAL TO OR LESS THAN THE MAXIMUM RENT AFFORDABLE FOR HOUSEHOLDS WITH AN INCOME OF 70% OF THE AREA MEDIAN INCOME ("AMI") IN THE RALEIGH, NORTH CAROLINA METROPOLITAN STATISTICAL AREA PUBLISHED BY HUD. THE AFFORDABLE UNITS SHALL BE OFFERED FOR RENT FOR A MINIMUM OF TEN (10) YEARS FROM THE DATE OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY PERMITTING RESIDENTIAL USE AFTER THE EFFECTIVE DATE OF THESE CONDITIONS. FOR THE PURPOSES OF THIS CONDITION, AN ANNUAL RENT EQUAL TO OR LESS THAN 30% OF THE ANNUAL INCOME OF A HOUSEHOLD WITH AN INCOME OF 70% AMI IN THE RALEIGH MSA SHALL BE CONSIDERED AFFORDABLE FOR HOUSEHOLDS WITH AN INCOME OF 70% AMI.
- THE OWNER SHALL UPDATE THE RENTAL RATE FOR EACH AFFORDABLE HOUSING UNIT THEN BEING MARKETED FOR RENT ANNUALLY BASED ON THE CURRENT UPDATED AMI PUBLISHED BY HUD. IN THE EVENT THE TOWN OF WAKE FOREST OR WAKE COUNTY ESTABLISHES A PROGRAM IN THE FUTURE WHICH PROVIDES INCENTIVES FOR AFFORDABLE HOUSING UNITS, THIS PROJECT SHALL BE ELIGIBLE TO PARTICIPATE IN SUCH A PROGRAM IF QUALIFICATIONS OF SUCH PROGRAM ARE MET. BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING OWNER'S RECEIPT OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT AND PRIOR TO DECEMBER 31ST FOR EVERY YEAR THEREAFTER, THE OWNER OF RECORD SHALL PROVIDE AN ANNUAL CERTIFICATION OF COMPLIANCE WITH THIS ZONING CONDITION TO THE TOWN OF WAKE FOREST PLANNING DEPARTMENT, WHICH LISTS THE RENTAL RATE FOR THE AFFORDABLE HOUSING UNITS AND VERIFIES THAT THE TENANTS IN THOSE AFFORDABLE HOUSING UNITS DO NOT EXCEED THE 70% AMI INCOME THRESHOLD. THE OWNER SHALL NOT BE REQUIRED TO SUBMIT ANNUAL CERTIFICATIONS TO THE TOWN REGARDING AFFORDABLE HOUSING UNITS AFTER THE EXPIRATION OF THE 10-YEAR AFFORDABILITY PERIOD.

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3 - C-4	SITE PLAN
C-5 - C-6	UTILITY PLAN
C-7	GRADING & DRAINAGE PLAN
C-8	LANDSCAPE PLAN
C-9	LIGHTING PLAN



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	12/6/2024	FLM
2	TOWN COMMENTS	2/12/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

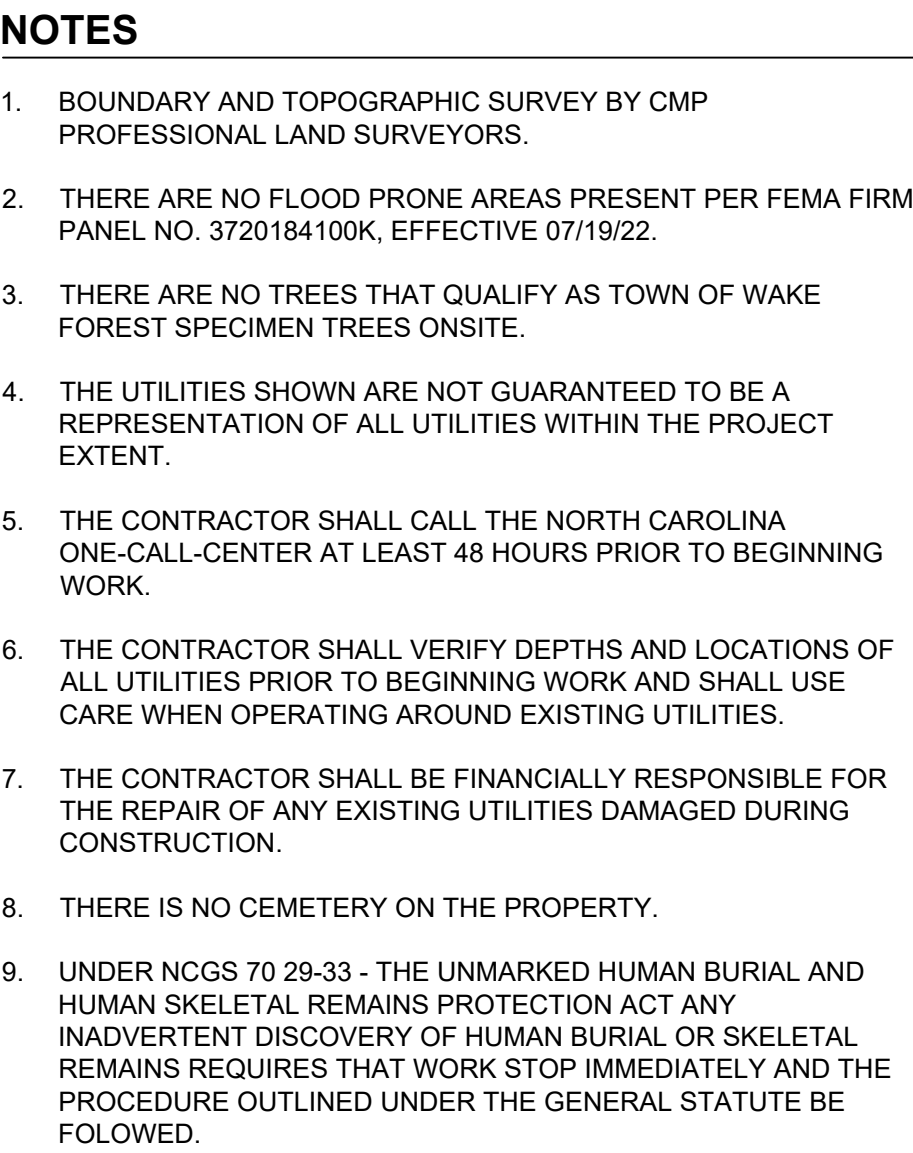
WHITE STREET MIXED USE
SITE MASTER PLAN
N WHITE ST & ROYAL MILL AVE
WAKE FOREST, NC

DATE:	08-27-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22045

COVER

C-1

SHEET 1 OF 9

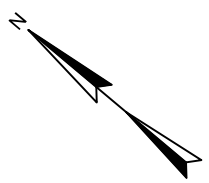


CeB CECIL SANDY LOAM, 2 TO 6 PERCENT SLOPES

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. COMMUNICATIONS LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. MAJOR CONTOUR (5')
	EX. MINOR CONTOUR (1')

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	29.48'	20.00'	26.89'	N 03°34'41" E
C-2	150.50'	1431.00'	150.43'	N 48°49'27" E
C-3	169.72'	1431.00'	169.63'	N 55°14'06" E

DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT

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ON ORIGINAL DRAWING



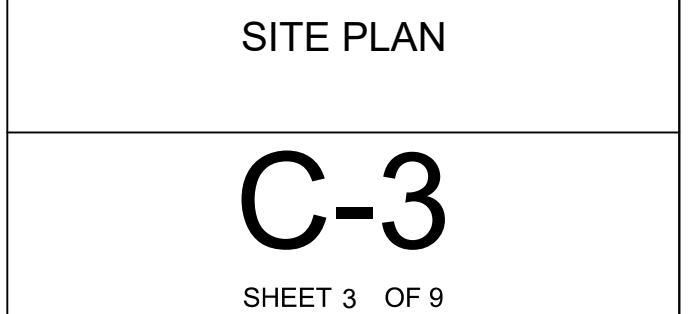
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

WHITE STREET MIXED USE
SITE MASTER PLAN
N WHITE ST & ROYAL MILL AVE
WAKE FOREST, NC

DATE:	08-27-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22045

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 2 OF 9





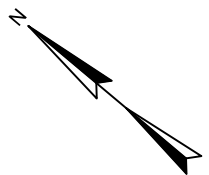
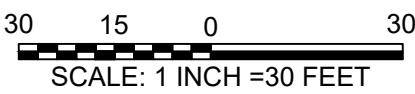
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	12/6/2024	FLM
2	TOWN COMMENTS	2/12/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
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ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

WHITE STREET MIXED USE
SITE MASTER PLAN
N WHITE ST & ROYAL MILL AVE
WAKE FOREST, NC

DATE:	08-27-2024
SCALE:	AS SHOWN
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PROJECT NO.:	22045

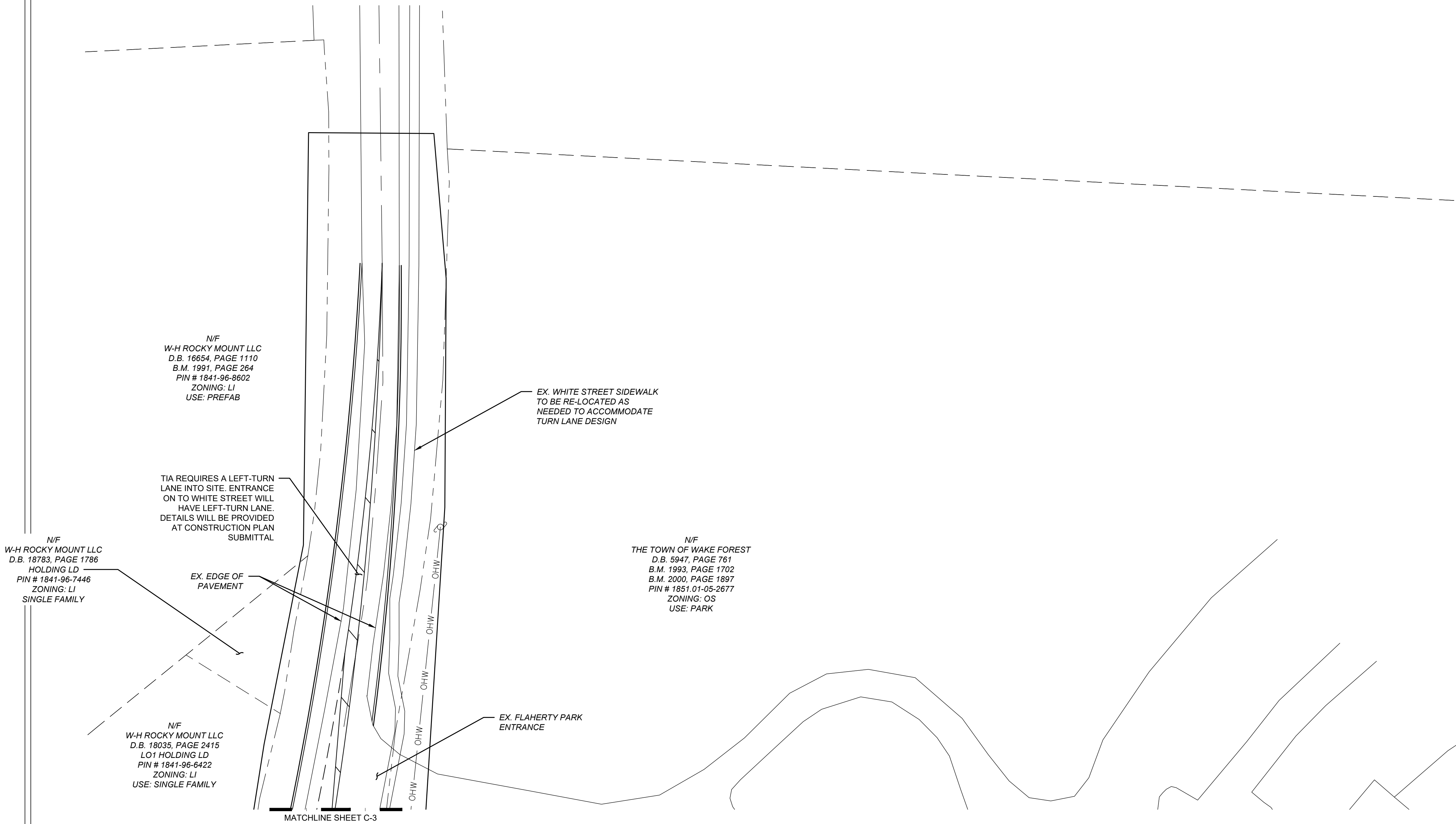
SITE PLAN

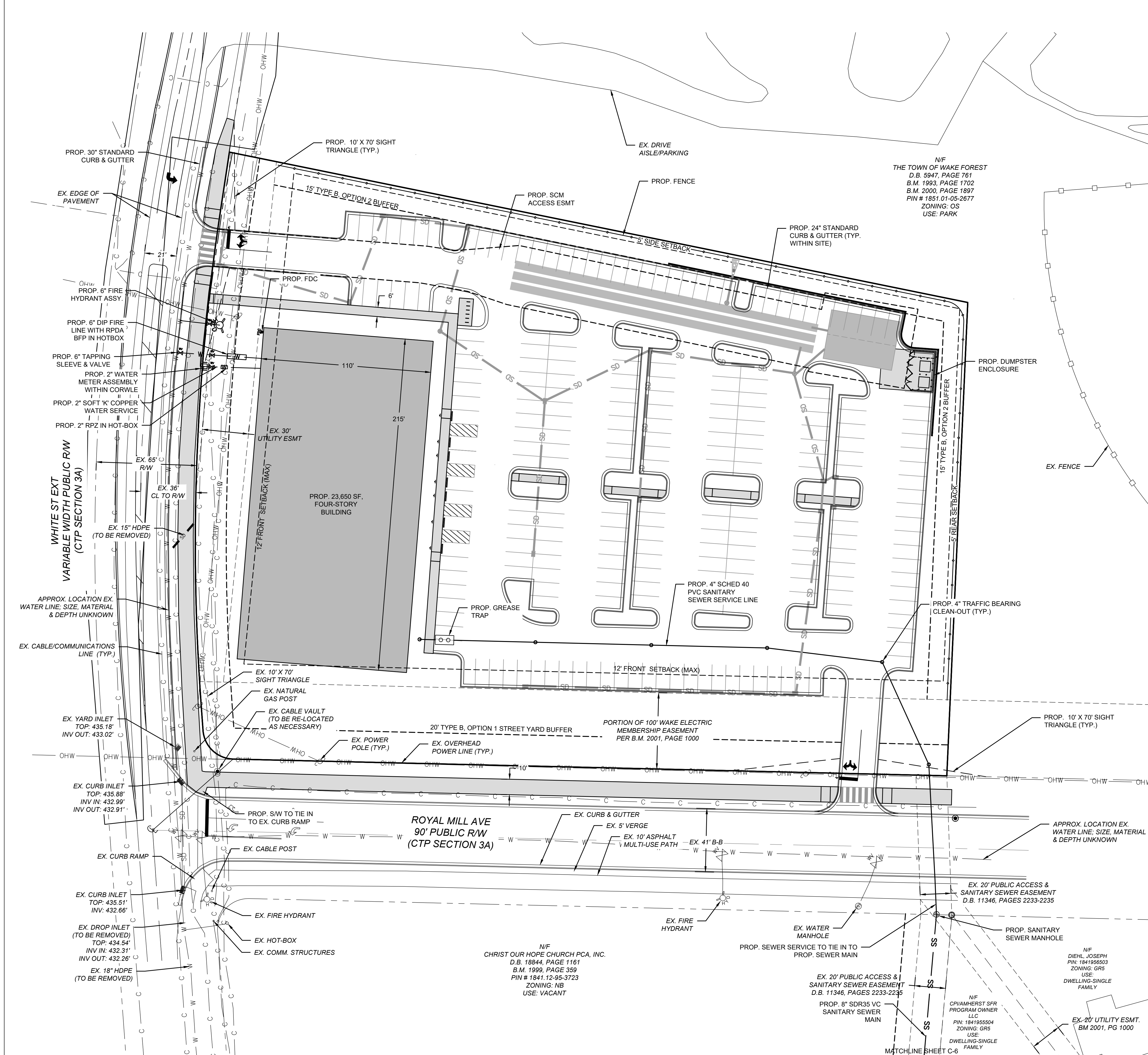
C-4

SHEET 4 OF 9

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. FENCE
- EX. OVERHEAD ELECTRIC LINE
- EX. COMMUNICATIONS LINE
- EX. WATER LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- PROP. FENCE
- PROP. CONCRETE





CITY OF RALEIGH STANDARD UTILITY NOTES
(AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

NOTES

- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

LEGEND

- | | |
|-------------|----------------------------|
| — | EX. PROPERTY LINE |
| - - - | EX. RIGHT-OF-WAY |
| - - - | EX. ADJACENT OWNERS |
| - - - | EX. EASEMENT |
| □ | EX. FENCE |
| — OHW — OHW | EX. OVERHEAD ELECTRIC LINE |
| — C — C | EX. COMMUNICATIONS LINE |
| — W — W | EX. WATER LINE |
| — SS — SS | EX. SANITARY SEWER |
| — SD — SD | EX. STORM SEWER |
| - - - | PROP. SETBACK LINE |
| - - - | PROP. EASEMENT/BUFFER |
| — | PROP. FENCE |
| ■ | PROP. CONCRETE |
| — W — W | PROP. WATER LINE |
| — SS — SS | PROP. SANITARY SEWER |
| — SD — SD | PROP. STORM SEWER |



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	12/6/2024	FLM
2	TOWN COMMENTS	2/12/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS

DO NOT USE FOR CONSTRUCTION

30 15 0 30
SCALE: 1 INCH = 30 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

WHITE STREET MIXED USE
SITE MASTER PLAN
N WHITE ST & ROYAL MILL AVE
WAKE FOREST, NC

DATE:	08-27-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22045

UTILITY PLAN

C-5

SHEET 5 OF 9

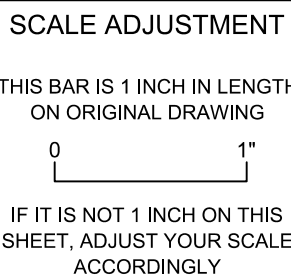
ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:

- A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPOUNDED RESERVOIR, USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A WATERLINE, OR CROWN OF WATER MAIN.
- B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS 1" PER 10' OF HORIZONTAL SEPARATION. THE TOP OF THE WATER MAIN & WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
- C) WHERE AN IMPOUNDMENT OR OTHER OBSTACLE PREVENTS AT ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
- D) MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAIN & SANITARY SEWER AT STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR STORM SEWER
- E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-41)
- F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

[illegible]

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION



DATE:	08-27-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22045

C-6

SHEET 6 OF 9



1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
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5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. COMMUNICATIONS LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. FENCE
	PROP. CONCRETE
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0 1"
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WHITE STREET MIXED USE
SITE MASTER PLAN
N WHITE ST & ROYAL MILL AVE
WAKE FOREST, NC

DATE:	08-27-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22045

GRADING & DRAINAGE PLAN

C-7

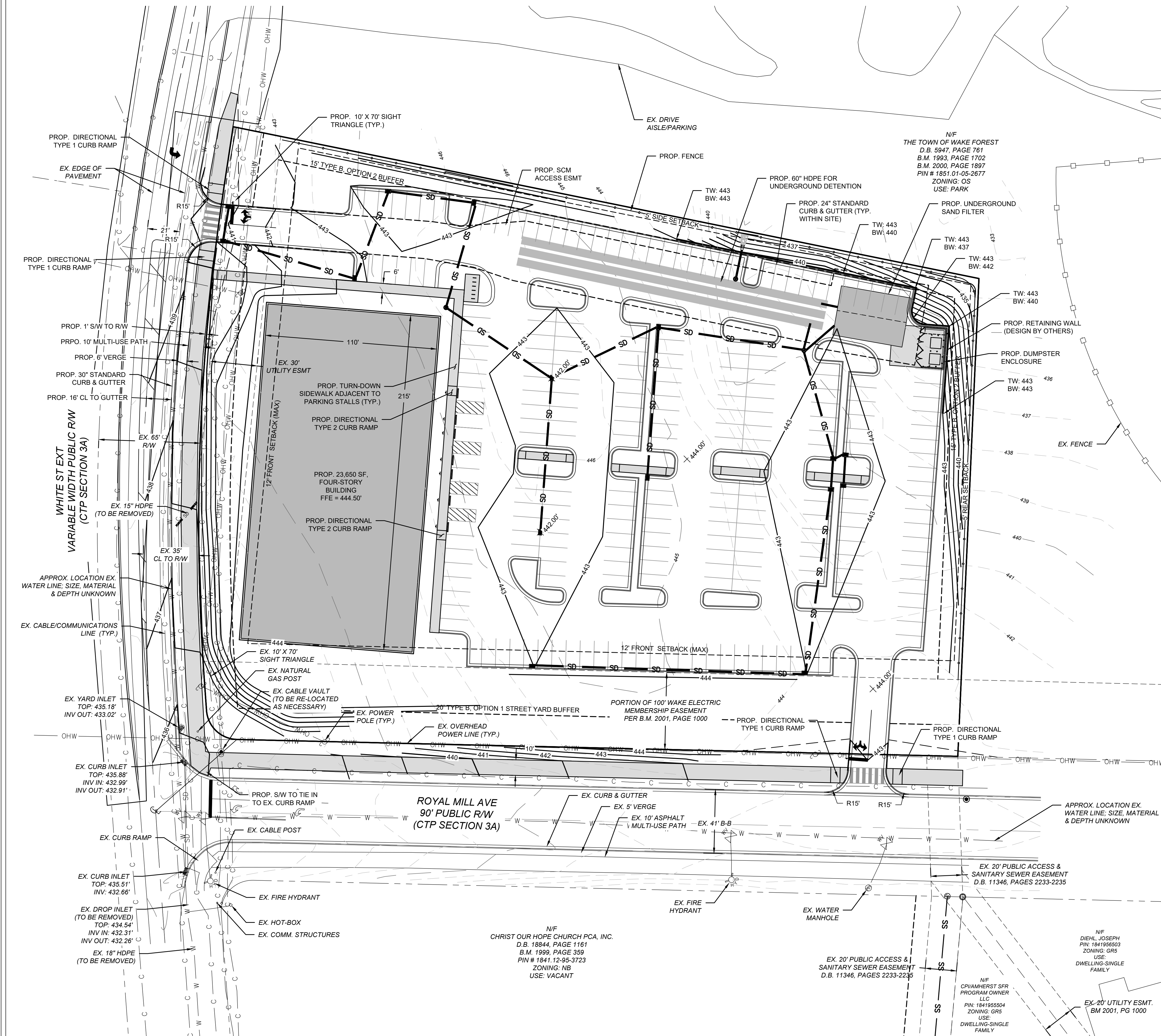
SHEET 7 OF 9

NOTES

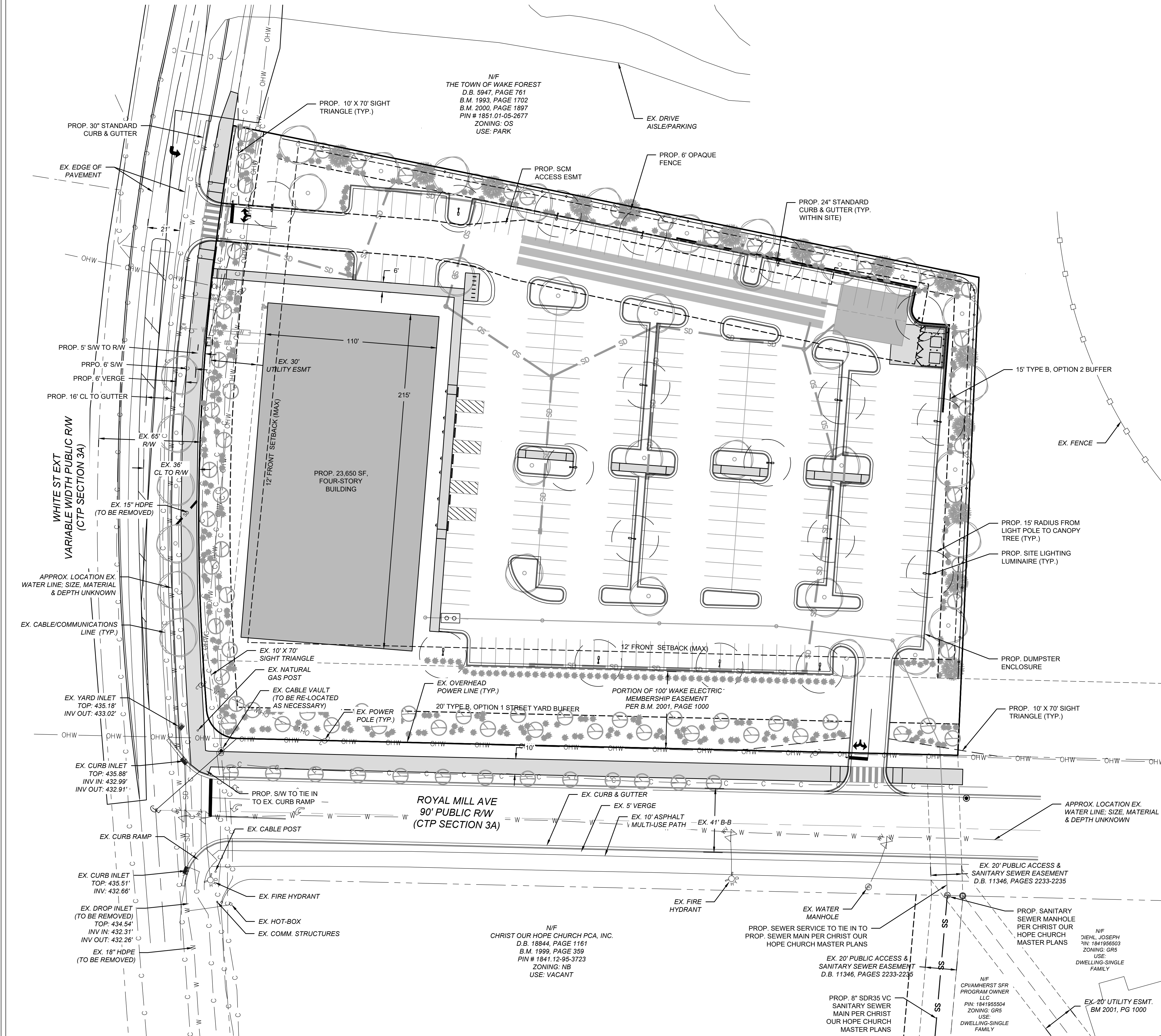
- GRADES SHOWN REPRESENT FINISHED GRADES.
- CUT/FILL SLOPES ARE 3H:1V UNLESS OTHERWISE NOTED.
- STORMWATER CONTROL MEASURE (SCM) AND ALL STORMWATER INFRASTRUCTURE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY MAINTAINED.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
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- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE NORTHWESTERN CORNER OF THE LOT AND FRONTAGE IS WITHIN THE NEUSE RIVER WATER SUPPLY WATERSHED PROTECTED AREA. ANY PROPOSED IMPERVIOUS SURFACES DESIGNED TO DRAIN INTO THIS PROTECTED WATERSHED ARE SUBJECT TO THE UDO REGULATIONS PERTAINING TO THAT WATERSHED.

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. COMMUNICATIONS LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. MAJOR CONTOUR (5')
	EX. MINOR CONTOUR (1')
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. FENCE
	PROP. CONCRETE
	PROP. WATER LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. MAJOR CONTOUR (5')
	PROP. MINOR CONTOUR (1')







1. LIGHTING DESIGN SHALL BE IN ACCORDANCE WITH SECTION 10 OF THE WAKE FOREST UDO.

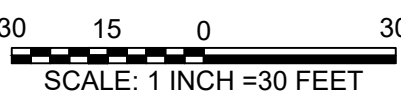
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[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

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C-9

SHEET 9 OF 9



Planning Board Agenda Item Report

Agenda Item No.: 2025-391-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: March 11, 2025

SUBJECT

Consideration of LEGISLATIVE CASE RZ-24-06, 1621 & 1701 Wait Avenue, a rezoning filed by filed by Town of Wake Forest to rezone 4.48 acres located at 1621 & 1701 Wait Avenue, being Wake County Tax PINs 1850578617 and 1850670578 from Wake County's Highway District (HD) to Wake Forest's Rural Holding District (RD).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-24-06 Staff Report v2.pdf](#)
- [Attachment A - Neighborhood Meeting Minutes.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)



Staff Report

Case RZ-24-06: 1621 & 1701 Wait Avenue Rezoning

Meeting Date	March 11, 2025
Requested Actions	Consideration of the following items related to the Zoning Map Amendment request for 1621 & 1701 Wait Avenue: 1. Act on Plan Consistency Statement 2. Rezone 4.48 acres on the Town of Wake Forest Zoning Map from Wake County's Highway District (HD) to Wake Forest's Rural Holding District (RD).
Case Manager	Patrick Reidy, Senior Planner - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
November 13, 2024 (See Attachment A)	March 11, 2025	April 15, 2025

CASE INFORMATION

Applicant	Town of Wake Forest C/O Ron Early 301 Brooks Street Wake Forest, NC 27587
Property Owners	Town of Wake Forest C/O Kip Padgett 301 Brooks Street Wake Forest, NC 27587
Location	Near the intersection of Wait Avenue and Middlegame Way
Addresses	1621 & 1701 Wait Avenue
Wake County Tax PINs	1850578617 and 1850670578
Acreage	4.48

Zoning	Existing: Wake County's Highway District (HD) Proposed: Rural Holding District (RD)
Land Use	Existing: Dwelling - Single-Family Proposed: N/A
Corporate Limits	This application is currently in the Town's long range urban service area and is not in the Town's corporate limits or extraterritorial planning jurisdiction (ETJ). An annexation petition is filed for consideration and is running concurrently with the rezoning case.
Community Plan Designation	Mixed Residential

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 38](#) for a description of Mixed Residential.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single-Family (non-subdivision parcel)	Wake County: Highway District (HD)
South	Dwelling – Single-Family (Bowling Green and non-subdivision parcels); Vacant; Right-of-Way (Wait Avenue)	Wake County: Highway District (HD) Wake Forest: Conditional Use General Residential 3 (CU GR3)
East	Dwelling – Single-Family (non-subdivision parcel)	Wake County: Highway District (HD)
West	Dwelling – Single-Family (non-subdivision parcel)	Wake County: Highway District (HD)

The proposed zoning is generally **compatible** with surrounding zoning.

See Attachment C for associated maps.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The Land Use Plan designates the properties as Mixed Residential, which consists of planned developments that contains a wide mix of housing type options as well as supporting non-residential uses. The proposed Rural Holding District allows for a variety of uses that can provided housing or supporting non-residential uses. The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan.
Comprehensive Transportation Plan (2021)	The Comprehensive Transportation Plan is not applicable to the proposed zoning map amendment request.
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

There is no detailed Plan Consistency Analysis since the Land Use Map is the only applicable section of the Community Plan.

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps

November 14, 2023

Wake Forest FS6- Neighborhood Meeting Notes for Rezoning

Attendees

- Will Altman- Timmons Group
- Chief Ron Early- Town of Wake Forest Fire Department
- Mickey Rochelle- Town of Wake Forest
- Robert and Brad Baker-Nicholas (1705 Wait Ave, Wake Forest, NC 27587)
- Dale and Mary Wiggins (6740 Old Murray Dr, Wake Forest, NC 27587)
- Dean and Becky Parsons (6736 Old Murray Dr, Wake Forest, NC 27587)
- Joe and Jane Kushy (6737 Old Murray Dr, Wake Forest, NC 27587)

The neighborhood meeting took place on November 13th, 2024 at the Town of Wake Forest building from 5:30 PM – 7:30 PM. This meeting was for the purpose of the Rezoning of the properties listed below:

- PIN # 1850578617
- PIN # 1850670578

A brief overview of the location of the property was given including the proposed Town of Wake Forest zoning of RD and how the proposed use falls within the RD parameters. The discussion was then open for questions that were answered by myself (Will Altman) and Chief Early. See below for the questions/concerns the neighbors voiced during the meeting:

1. Will other surrounding parcels be annexed into the Town limits because of this project?
No other parcels other than this development will be annexed into the Town limits.
2. Will there be another traffic light installed with the future project?
During the design process we will work with the Town and NCDOT on whether a light will be warranted as part of this project.
3. How often do sirens/lights occur for calls? There are concerns with neighboring properties that have horses.
It is based on the calls that come in, but Wait Ave is currently already a main pathway for the fire department. There shouldn't be much of a difference from now and when the fire station is constructed.
4. What will the design layout and driveway location look like as there is currently a crest in Wait Avenue that may cause safety concerns.
The layout is currently being determined. We have to go through the SUP process which

will give you another opportunity to come see the layout and voice any concerns that you may have.

5. Will there be a requirement for road widening and will utilities be extended along Wait Ave?

It is a typical Town requirement to have road widening. We will work through those requirements and you will be able to see them through the neighborhood meeting that is associated with the SUP.

6. Will there be an EMS station as part of this?

No, EMS will not be based out of this station.

7. Will there be a Training aspect to this site, if so what does that look like?

Yes there will be. It will be similar to the Bunn Fire station that has a training facility as part of its site. We are happy for you to come by and we can show you but there is minimal impact to the neighboring properties. Trainings will take place for a couple hours only once a month. The weather plays a role in our trainings and there has to be the right weather for the smoke to go up not out during trainings.

8. Will there be an access easement required for the property to the north as it will be close to landlocked?

At this time, there is no easement for the property to the north.

9. Is there a need for a fire station here? Isn't Rolesville building one close by?

Rolesville has bought properties for potential future fire stations, but there are currently none in design or construction. Placement of fire stations are based on drive times and how long we can get to a structure fire. So there may be a Fire Station for Rolesville down the road in the future but there is still a need for this one.

10. Does the fire department only respond to people within City Limits?

There is a partnership with Wake County that the Town of Wake Forest Fire Department responds to. This ensures that all parts of Wake County are covered.

11. How long is rezoning and does the Town still have to approve it?

The typical rezoning process takes approximately 3 months and yes the Town still has to approve it.

12. How does the development effect property value and will it effect insurance?

There is not any data that supports property value one way or the other. Most people don't want a fire station next door, until they need it. We always encourage the neighbors to stop by. I always encourage neighbors to reach out to their individual insurance companies. It is up to them if there will be any savings due to a fire station being close by.

13. Is the existing property going to be demolished?

Yes the existing structures will be demolished for the layout of the new fire station. The pond will not be disturbed at this point. There is a 60' buffer that we have to avoid.

14. Will stormwater run into the existing pond? We have flooding issues that have not really been taken care of.

Stormwater will not go into the existing pond. We have a 60' buffer that we cannot disturb. We will route our stormwater to an underground detention system. There are requirements that we ensure stormwater flow is less than or equal to the current condition. So it should not cause any additional impacts downstream.

15. What will happen in the training areas? What burning materials will be used and will the smoke effect the neighboring properties? How frequent will the training exercises take place?

There will be a burn building and a tower. Wood and hay will be burned in these training exercises. We currently have a rating of ISO 1 which is the best you can get. In order to keep these ratings, we have to meet training requirements. The closest training location currently is Bunn. With Wake Forest growth we have determined it is beneficial for us to provide a similar training system for our Department. Training exercises will be once a month (3 days in a row due to 3 cohorts). We have will conduct the trainings during specific weather conditions (barometric pressures) that will push the smoke up and not out towards neighboring properties. There will also be training exercises that simulate forceable entries.

Most of the questions above dealt with the development of the property not the rezoning. It was relayed that this particular meeting was for the rezoning of the property and the neighbors will have multiple opportunities to voice concerns about the layout and development specifically as the project goes through the permitting process with the Town. Chief Early answered the majority of the questions dealing with how the fire station operations will minimally effect the neighboring properties.

DATE: 11/13/2024

[illegible]

Address	Owner	REID	PIN	PIN Extensi	Land Value	Building Va	Total Value	Deed Acres	Total Sale	F Sale Date	Year Built	Heated Are	Type and U	Design Styl	City	Planning Ju	Township	Mailing Adc	Mailing Adc	Mailing Adc	Deed Book	Deed Page	Deed Date	Land Class	Map Name	Billing Clas	Property Dr	Street Nam	Old Parcel	Parcel	Parcel PK	Units	Exempt De:	Exempt Sta	Total Struci	Total Units	Other Build	ZIP	Parcel Status
6740 OLD I WIGGINS, I	0170633		1.85E+09	000	86520	484426	570946	2.56	325000	#####	1989	2940	SINGLFAM	Conventional	WC	Wake Fore:	6740 OLD I WAKE FOREST NC 275 011732	01247	#####	Residential	1850 02	Individual	LO4 GRACI OLD MURR 220-0000C	134044	1							1		1	1	38990	27587	ACT	
112 DRY GI HARRIS, JA	0416594		1.85E+09	000	100000	364555	464555	0.23	246000	9/2/2014	2014	2653	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	2669 BRIDI BU FORD GA 30519-76 015769	02747	9/2/2014	Residential	1850 02	Individual	LO197 BOV DRY GULLY--	433078	1						1		1	1		27587	ACT		
112 SHEN# JUSTICE, PI	0271784		1.85E+09	000	138600	820274	958874	2			2000	4679	SINGLFAM	Conventional	WF	Wake Fore:	PO BOX 16 WAKE FOREST NC 275 008513	02268	2/4/2000	Residential	1850 02	Individual	LO4 SHEN/ SHENAND(219-0000C	274580	1						1		1	1	8380	27587	ACT		
1721 WAIT MCCAMY, J	0034190		1.85E+09	000	1680525		1680525	27.36	12000	#####					WC	Wake Fore:	6724 OLD I WAKE FOREST NC 275 001836	00-E-	#####	Forestry	1850 02	Individual	MONTAGU WAIT AVE 220-0000C	281240	1							1					27587	ACT	
6736 OLD I PARSONS, O	150937		1.85E+09	000	80800	169176	249976	2.3	102000	#####	1990	1170	SINGLFAM	Conventional	WC	Wake Fore:	6736 OLD I WAKE FOREST NC 275 004651	00045	2/15/1990	Residential	1850 02	Individual	PARCEL 3- OLD MURR 219-0000C	87330	1						1		1	1		27587	ACT		
113 DRY GI FLACK, LE#	0416589		1.85E+09	000	80000	412889	492889	0.28	259500	5/27/2014	2014	3103	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	113 DRY GI WAKE FOREST NC 275 015669	00521	5/27/2014	Residential	1850 02	Individual	LO192 BOV DRY GULLY--	433073	1						1		1	1		27587	ACT		
1637 FROG MARTINS, S	0430504		1.85E+09	000	80000	313599	393599	0.1	231000	6/10/2016	2016	2182	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	1637 FROG WAKE FOREST NC 275 016417	00049	6/10/2016	Residential	1850 02	Individual	LO403 BOV FROG HOLI--	449096	1						1		1	1		27587	ACT		
104 DRY GI CRUZ, VALI	0416592		1.85E+09	000	100000	310461	410461	0.19	219500	6/5/2015	2015	2098	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	104 DRY GI WAKE FOREST NC 275 016041	01517	6/5/2015	Residential	1850 02	Individual	LO195 BOV DRY GULLY--	433076	1						1		1	1		27587	ACT		
1713 FERN GIVENS, AL	0405002		1.85E+09	000	100000	310894	410894	0.24	190500	2/11/2013	2012	2220	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	1713 FERN WAKE FOREST NC 275 015138	01275	2/11/2013	Residential	1850 02	Individual	LO204 BOV FERN HOLI--	419393	1						1		1	1		27587	ACT		
125 DRY GI MOEHRINC	0416586		1.85E+09	000	100000	422824	522824	0.28	271000	2/11/2014	2013	3278	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	125 DRY GI WAKE FOREST NC 275 015578	01703	2/11/2014	Residential	1850 02	Individual	LO189 BOV DRY GULLY--	433070	1						1		1	1	4260	27587	ACT		
0 OLD MUR PARSONS, O	1811108		1.85E+09	000	96860		96860	3.03							WC	Wake Fore:	6736 OLD I WAKE FOREST NC 275 004651	00045	2/15/1990	Vacant	1850 02	Individual	PARCEL 3-I OLD MURR 220-0000C	15622	1							1					27587	ACT	
100 SHEN# JUSTICE, PI	0271785		1.85E+09	000	150480		150480	1.92							WF	Wake Fore:	PO BOX 16 WAKE FOREST NC 275 012111	00227	8/11/2006	Vacant	1850 02	Individual	LO5 SHEN/ SHENAND(219-0000C	274589	1							1					27587	ACT	
0 WAIT AVE JUSTICE, PI	0329382		1.85E+09	000	16500		16500	0.5							WAKE FORI WF	Wake Fore:	PO BOX 16 WAKE FOREST NC 275 012111	00227	8/11/2006	Vacant	1850 02	Individual	LO175 COI WAIT AVE --	291493								1					00000	ACT	
6737 OLD I KUSHY, JO	0170632		1.85E+09	000	94660	358426	453086	2.93	28000	9/20/1988	1989	2835	SINGLFAM	Conventional	WC	Wake Fore:	6737 OLD I WAKE FOREST NC 275 013150	02415	6/24/2008	Residential	1850 02	Individual	LO2 JOSEP OLD MURR 219-0000C	134031	1						1		1	1	2000	27587	ACT		
6724 OLD I MCCAMY, I	0150938		1.85E+09	000	169980	362223	532203	6.09			1986	4107	SINGLFAM	Conventional	WC	Wake Fore:	6724 OLD I WAKE FOREST NC 275 013150	02412	6/24/2008	Residential	1850 02	Individual	LO1 ROBEF OLD MURR 219-0000C	87338	1						1		1	1	6590	27587	ACT		
0 WAIT AVE JUSTICE, PI	0329381		1.85E+09	000	33880		33880	1.54							WAKE FORI WF	Wake Fore:	PO BOX 16 WAKE FOREST NC 275 011320	00723	4/20/2005	Vacant	1850 02	Individual	LO174 COI WAIT AVE --	291492								1					00000	ACT	
0 WAIT AVE KUSHY, JO	0329383		1.85E+09	000	29920		29920	1.36							WAKE FORI WF	Wake Fore:	6737 OLD I WAKE FOREST NC 275 011320	00729	4/20/2005	Vacant	1850 02	Individual	LO176 COI WAIT AVE --	291494	1							1					00000	ACT	
0 MIDDLEG BISHOPS G	0341823		1.85E+09	000	1		1	0.51							WAKE FORI WF	Wake Fore:	PPM 11010 RAV RALEIGH N 014640	00488	2/7/2012	HOA	1850 02	HOME ASS	LOA PERM/ MIDDLEGA --	331631								1						ACT	
1620 WAIT NOURSE, F	0011846		1.85E+09	000	143800	309090	452890	4.9	124000	12/9/1986	1977	2179	SINGLFAM	Ranch	WC	Wake Fore:	1620 WAIT WAKE FOREST NC 275 003887	00051	12/9/1986	Residential	1850 02	Individual	PROP HUG WAIT AVE 219-0000C	205245	1						1		1	1	1730	27587	ACT		
116 DRY GI KRZYKOWS	0416595		1.85E+09	000	100000	333627	433627	0.18	264000	9/29/2014	2014	2118	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	116 DRY GI WAKE FOREST NC 275 015793	01861	9/29/2014	Residential	1850 02	Individual	LO198 BOV DRY GULLY--	433079	1						1		1	1		27587	ACT		
1616 FROG BOWLING	0405038		1.85E+09	000				1.6							WAKE FORI WF	Wake Fore:	833 WAKE I WAKE FOREST NC 275 016244	00953	#####	HOA	1850 02	HOME ASS	POS BOWL FROG HOLI--	448320	1							1						27587	ACT
100 DRY GI BOWLING	0416607		1.85E+09	000				0.48							WAKE FORI WF	Wake Fore:	833 WAKE I WAKE FOREST NC 275 016244	00953	#####	HOA	1850 02	HOME ASS	POS BOWL DRY GULLY--	433091	1							1						27587	ACT
425 BOWLI BOWLING	0430522		1.85E+09	000				0.04							WAKE FORI WF	Wake Fore:	833 WAKE I WAKE FOREST NC 275 016244	00953	#####	HOA	1850 02	HOME ASS	POS BOWL BOWLING I--	449114	1							1						27587	ACT
1645 FROG USCMF SN	0430502		1.85E+09	000	80000	366620	446620	0.1	490000	6/21/2022	2016	2488	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	8390 E VIA SCOTTSDALE AZ 85250 019064	02070	6/21/2022	Residential	1850 02	Business	LO401 BOV FROG HOLI--	449094	1						1			1			27587	ACT	
121 DRY GI BORATKO, O	416587		1.85E+09	000	100000	405342	505342	0.46	299000	4/4/2016	2013	3103	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	121 DRY GI WAKE FOREST NC 275 016340	01422	4/4/2016	Residential	1850 02	Individual	LO190 BOV DRY GULLY--	433071	1						1		1	1		27587	ACT		
1636 FROG GANT-GIBE	0430524		1.85E+09	000	100000	295066	395066	0.1	235000	4/15/2016	2016	2014	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	1636 FROG WAKE FOREST NC 275 016352	02601	4/15/2016	Residential	1850 02	Individual	LO418 BOV FROG HOLI--	449116	1						1		1	1		27587	ACT		
404 BOWLI AYENI, ANC	0405001		1.85E+09	000	100000	399381	499381	0.28	315000	9/22/2016	2011	3278	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	404 BOWLI WAKE FOREST NC 275 016539	01956	9/22/2016	Residential	1850 02	Individual	LO203 BOV BOWLING I--	419392	1						1		1	1		27587	ACT		
1633 FROG MELVIN, BF	0430505		1.85E+09	000	80000	335884	415884	0.12	263000	7/24/2017	2016	2470	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	1633 FROG WAKE FOREST NC 275 016854	00874	7/24/2017	Residential	1850 02	Individual	LO404 BOV FROG HOLI--	449097	1						1		1	1		27587	ACT		
1628 FROG GERSTNER	0430517		1.85E+09	000	100000	413788	513788	0.14	275000	#####	2016	3158	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	1628 FROG WAKE FOREST NC 275 016954	01473	#####	Residential	1850 02	Individual	LO416 BOV FROG HOLI--	449109	1						1		1	1		27587	ACT		
105 DRY GI JHA, SIDDH	0416591		1.85E+09	000	80000	377603	457603	0.21	249000	11/5/2015	2015	2728	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	105 DRY GI WAKE FOREST NC 275 017349	01501	1/30/2019	Residential	1850 02	Individual	LO194 BOV DRY GULLY--	433075	1						1		1	1		27587	ACT		
1712 WAIT GORDON, I	0148899		1.85E+09	000	40790		40790	5.78							WC	Wake Fore:	1704 WAIT WAKE FOREST NC 275 017417	01889	4/22/2019	Vacant	1850 02	Individual	OT 3 AUSTII WAIT AVE 220-0000C	198438	1							1						27587	ACT
1700 WAIT GORDON, I	0148897		1.85E+09	000	76810		76810	2.14							WC	Wake Fore:	1704 WAIT WAKE FOREST NC 275 017417	01889	4/22/2019	Vacant	1850 02	Individual	LO1 AUSTII WAIT AVE 220-0000C	198401	1							1						27587	ACT
1704 WAIT GORDON, I	0148898		1.85E+09	000	81650	238948	320598	3.15	98000	5/9/1990	1986	1980	SINGLFAM	Conventional	WC	Wake Fore:	1704 WAIT WAKE FOREST NC 275 017417	01889	4/22/2019	Residential	1850 02	Individual	LO2 AUSTII WAIT AVE 220-0000C	198418	1						1		1	1		27587	ACT		
108 DRY GI TODD, MIC	0416593		1.85E+09	000	100000	353310	453310	0.23	300000	9/3/2019	2015	2390	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	108 DRY GI WAKE FOREST NC 275 017563	01266	9/3/2019	Residential	1850 02	Individual	LO196 BOV DRY GULLY--	433077	1						1		1	1		27587	ACT		
117 DRY GI GUTIERREZ	0416588		1.85E+09	000	90000	465363	555363	0.43	370000	7/1/2020	2013	3870	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	117 DRY GI WAKE FOREST NC 275 017944	00368	7/1/2020	Residential	1850 02	Individual	LO191 BOV DRY GULLY--	433072	1						1		1	1		27587	ACT		
1632 FROG DESHMUKI	0430523		1.85E+09	000	100000	365155	465155	0.11	441000	11/1/2021	2016	2689	SINGLFAM	Conventior	WAKE FORI WF	Wake Fore:	3537 GULF PLEASANTON CA 9458 018776	01245	11/1/2021	Residential	1850 02	Individual	LO417 BOV FROG HOLI--	449115	1						1		1	1		27587	ACT		
1705 WAIT BAKER-NIC	0230585		1.85E+09	000	80000	282456	362456	2	248500	11/9/2018	1997	1675	SINGLFAM	Conventional	WC	Wake Fore:	1705 WAIT WAKE FOREST NC 275 019170	01140	#####	Residential	1850 02	Individual</																	

October 29, 2024

RE: Rezoning
Wake County Parcel Identification Numbers – [1850578617, 1850670578]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit to the Town of Wake Forest a rezoning application for 2 parcels totaling approximately 4.48 acres at 1621 Wait Avenue, Wake Forest, NC.

- PIN # 1850578617
- PIN # 1850670578

This application is to show the rezoning of this property for its future use as a fire station.

You are receiving this notice as a property owner within close proximity 500' of this site so that we may invite you to an informational meeting, where we will present the details of the request. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be held at Wake Forest Town Hall Board Chambers room at 5:30 p.m. on November 13th, 2024.

Respectfully,

William Altman
Timmons Group
william.altman@timmons.com



Map Amendment (Rezoning) Application

(Map Amendment (Rezoning) Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#1504925

Project Title: 1621 and 1701 Wait Ave Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning)

County: Wake

Checklist - Map Amendment (Rezoning)

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW MAP AMENDMENT \(REZONING\)
SUBMITTAL CHECKLIST](#)

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm that you have reviewed the associated submittal checklist for this permit and that you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date: 10/01/2024

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number: 1483449

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 1621 Wait Ave (1850578617)
- 1701 Wait Ave (1850670578)

Tax PIN:

- 1850578617
- 1850670578

Acreage: 4.48

**Name of Existing Development/Subdivision (if applicable--
for reference only):**

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 1621 Wait Ave: 3
- 1701 Wait Ave: 1.48

Current Use:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Planning and Zoning:

In SH1-O Overlay:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Case Number of related site plan (if applicable):**

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Ron Early
Town of Wake Forest- Fire Chief
301 BROOKS ST
Wake Forest, NC 27587
P:919-569-2201
REarly@wakeforestnc.gov

Project Contact - Property Owner

Kip Padgett
301 Brooks St
Wake Forest, NC 27587
P:919-435-9411
kipadgett@wakeforestnc.gov

Map Amendment: Rezoning

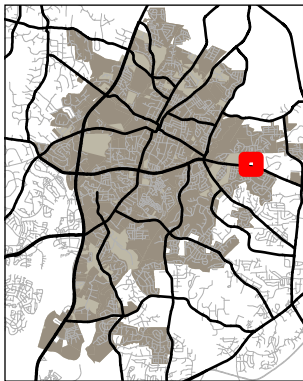
Proposed Zoning: RD, Rural Holding District

Description of Request:

Fire Station #6 is proposed to be built on parcels 1850578617 & 1850670578 with associated parking, utilities, and stormwater conveyance measures.

Justification of Consistency with Comprehensive Plan:

This development is located within the sub-urban zone of the wake forest growth strategies map which is a primarily residential area but may have other development types such as schools and other civic uses. The proposed zoning for these parcels is RD which is currently present to the west of the proposed site.



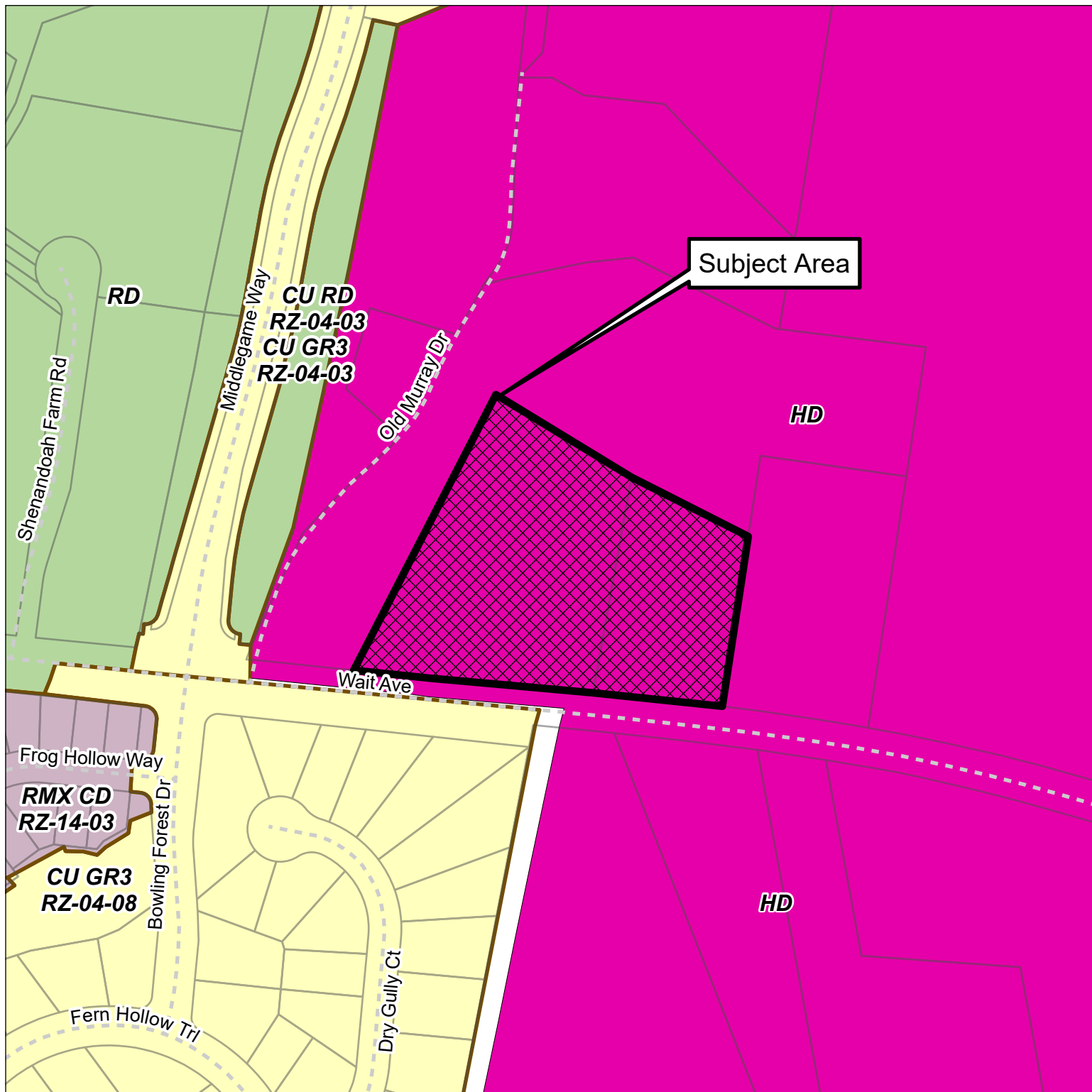
Zoning

RZ-24-06

1621 & 1701 Wait Ave

Wake County PIN: 1850578617 & 1850670578

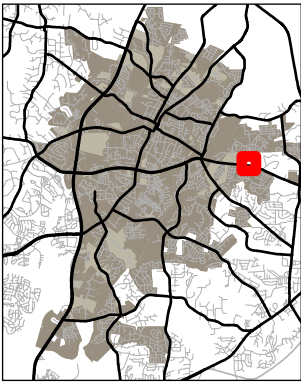
1/31/2025



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 Feet





Aerial

RZ-24-06

1621 & 1701 Wait Ave

Wake County PIN: 1850578617 & 1850670578

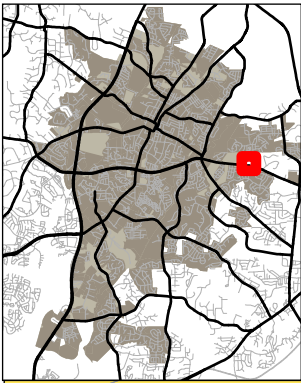
1/31/2025



Please note that this map is intended for illustrative purposes only.
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Town Wake Forest Planning Department at 919-435-9510.

0 500
Feet





Land Use Plan

RZ-24-06

1621 & 1701 Wait Ave

Wake County PIN: 1850578617 & 1850670578

1/31/2025

