



TOWN of WAKE FOREST

**Wake Forest Planning Board
Meeting Agenda
February 10, 2026 at 6:00 PM
All items listed are for discussion and possible action.**

Notice

In accordance with the requirements of Title II of the Americans with Disabilities 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 Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Town Clerk [Ella Downtin](#) at 919-435-9432 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 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

The [Planning Board](#) meeting agenda is available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Deputy Town Clerk's office at 919-435-9432. Citizens may also receive a copy of each month's agenda via email by enrolling in the free [E-Notifier](#) subscription service.

Public Hearings

When an agenda item is denoted as a [Public Hearing](#), persons attending shall be permitted to address the Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given three minutes of time to speak and may choose to allow one speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed three minutes each to express his/her comments, ideas, concerns, expressions, and desires. Only comments on a Public Hearing will be allowed during this time.

Public Comment

During the Public Comment period, anyone wishing to address the Board of Commissioners concerning an issue or topic that is not a public hearing item or an agenda item should complete and submit the Board of Commissioner Public Comment Form on the [Town website](#). Then, during the Public Comment portion of the meeting, Mayor Jones will recognize you and invite you to the podium at which time you will have three minutes to speak. Thank you for your cooperation.

1. Call to Order

2. Adoption of Agenda

3. Approval of Minutes

3.A Approval of Minutes

4. Presentations

5. Old Business with Public Comment

6. Old Business

7. New Business with Public Comment

- 7.A Consideration of LEGISLATIVE CASE RZ-25-02, 810 & 814 S. Main St. Rezoning, a rezoning filed by filed by Tyler Davis to rezone .46 acres located at 810 S. Main St. and 814 S. Main St., being Wake County Tax PIN(s) 1840381862 and 1840381744, from General Residential 3 (GR3) and Richland Creek Watershed Management Area District (RC-WMA) to Neighborhood Business (NB) and Richland Creek Watershed Management Area District (RC-WMA).

[RZ-25-02 Staff Report.pdf](#)

[Attachment A_ Neighborhood Meeting Information.pdf](#)

[Attachment B_ Application.pdf](#)

[Attachment C_ Maps.pdf](#)

[Attachment D_ Proposed S-line Route.pdf](#)

[Attachment E_ US-1 Council of Planning Memorandum of Conformity S Main St.pdf](#)

[Attachment F_ Plan Consistency Analysis.pdf](#)

8. New Business

- 8.A Appointment of the Chair and Vice Chair

9. Staff Comments

10. Planning Board Comments

11. Adjournment



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-784-
Submitted by: Ella Downtin, Planning
Submitting Department: Planning
Meeting Date: February 10, 2026

Subject

Approval of Minutes

Recommendation:

item Summary:

ATTACHMENTS:

- [12-09-2025 Planning Board Minutes Draft.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, December 9, 2025**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Michael Almquist, Elaine Sheppard, Anna Shope, Adam Redler, and Brandon Panameno.

Planning Board Members absent: Matt Davis.

Staff Members present: Planning Director Jennifer Currin and Deputy Town Clerk Ella Downtin.

1. Call to Order

Vice-Chair Elaine Sheppard called the meeting to order at 6:00 p.m. and introduced the agenda.

2. Adoption of Agenda

ACTION:

Motion by Member Anna Shope to approve the agenda as presented.

Seconded by Member Adam Redler.

Motion carried 5-0.

3. Approval of Minutes

ACTION:

Motion by Member Michael Almquist to approve minutes from September 9, 2025, and October 8, 2025, as presented.

Seconded by Member Anna Shope.

Motion carried 5-0.

4. Presentations

None at this time.

5. Old Business with Public Comment

None at this time.

6. Old Business

None at this time.

7. New Business with Public Comment

None at this time.

8. New Business

8.A Consideration of 2026 Planning Board Meeting Schedule

ACTION:

Motion by Member Anna Shope to approve the 2026 Planning Board Meeting schedule as presented.

Seconded by Member Michael Almquist.

Motion carried 5-0.

9. Staff Comments

9.A Outgoing Member Recognition

Planning Director Jennifer Currin recognized outgoing Board Members Anna Shope and Michael Almquist for their service on the Wake Forest Planning Board.

Planning Director Jennifer Currin introduced the new Planning Board member, Brandon Panameno, who will serve a partial term.

10. Planning Board Comments

None at this time.

11. Adjournment

ACTION:

Motion by Member Michael Almquist to adjourn the meeting at 6:06 pm.
Seconded by Member Anna Shope.
Motion carried 5-0.

Duly approved in open session this 10th day of February 2026.

Ella Downtin
Deputy Town Clerk

Matt Davis
Planning Board Chair



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-781-

Submitted by: Rayvon Walker, Planning

Submitting Department: Planning

Meeting Date: February 10, 2026

Subject

Consideration of LEGISLATIVE CASE RZ-25-02, 810 & 814 S. Main St. Rezoning, a rezoning filed by filed by Tyler Davis to rezone .46 acres located at 810 S. Main St. and 814 S. Main St., being Wake County Tax PIN(s) 1840381862 and 1840381744, from General Residential 3 (GR3) and Richland Creek Watershed Management Area District (RC-WMA) to Neighborhood Business (NB) and Richland Creek Watershed Management Area District (RC-WMA).

Recommendation:

item Summary:

ATTACHMENTS:

- [RZ-25-02 Staff Report.pdf](#)
- [Attachment A_ Neighborhood Meeting Information.pdf](#)
- [Attachment B_ Application.pdf](#)
- [Attachment C_ Maps.pdf](#)
- [Attachment D_ Proposed S-line Route.pdf](#)
- [Attachment E_ US-1 Council of Planning Memorandum of Conformity S Main St.pdf](#)
- [Attachment F_ Plan Consistency Analysis.pdf](#)



Staff Report

Case RZ-25-02: 810 & 814 S. Main St. Rezoning

Meeting Date	February 10, 2026
Requested Actions	<p>Consideration of the following items related to the Zoning Map Amendment request for 810 & 814 South Main Street:</p> <ol style="list-style-type: none"> 1. Act on Plan Consistency Statement 2. Rezone 0.46 acres on the Town of Wake Forest Zoning Map from General Residential 3 (GR3) and Richland Creek Watershed Management Area District (RC-WMA) to Neighborhood Business (NB) and Richland Creek Watershed Management Area District (RC-WMA).
Case Manager	Rayvon Walker, Planner II - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
November 20, 2025 <i>(See Attachment A)</i>	February 10, 2026	March 17, 2026

CASE INFORMATION

Applicant	Tyler Davis 812 South Main Street Wake Forest, NC 27587
Property Owners	Tyler and Irene Davis 810 South Main Street Wake Forest, NC 27587 Davis Dental Properties, LLC 814 South Main Street Wake Forest, NC 27587
Location	Southwest corner of the intersection of West Holding Avenue and South Main Street
Addresses	810 & 814 South Main Street
Wake County Tax PINs	1840381862 and 1840381744

Acreage	0.46
Zoning	Existing: General Residential 3 (GR3), Richland Creek Watershed Management Area District (RC-WMA) Proposed: Neighborhood Business (NB), Richland Creek Watershed Management Area District (RC-WMA)
Land Use	Existing: Dwelling-Duplex (810 South Main Street) Medical Clinic (814 South Main Street) Proposed: N/A
Corporate Limits	This application is currently within the Town’s corporate limits.
Community Plan Designation	Neighborhood Commercial, Commercial & Industrial Areas Plan #4

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 40](#) for a description of Neighborhood Commercial areas and [page 55](#) for a description of Commercial & Industrial Areas Plan #4.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single-Family (non-subdivision parcel); Right of Way (West Holding Avenue)	General Residential 3 (GR3)
South	Gas/Fueling Station	Neighborhood Business (NB) General Residential 3 (GR3)
East	Dwelling – Single-Family (non-subdivision parcel); Right of Way (South Main St.)	General Residential 3 (GR3)
West	Dwelling – Single-Family (Tyler Run Development)	General Residential 3 (GR3)

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

See Attachment C for associated maps.

COMPREHENSIVE PLAN CONSISTENCY

<p>Community Plan (2022)</p>	<p>The proposed zoning map amendment request is generally consistent with the adopted Community Plan. The three main areas of consistency are:</p> <ul style="list-style-type: none"> • Land Use Plan (page 40): The Land Use Plan designates the subject properties as Neighborhood Commercial, which supports commercial retail, service, food and drink, and office as desired primary uses. The proposed Neighborhood Business (NB) district permits a variety of retail, trade, service, and office uses, which, if a change of use was proposed, would align with the uses outlined in the property’s land use plan classification. • Commercial and Industrial Areas Plan #4 – S Main Street (page 55): S Main Street is a gateway route into Downtown that features aging local commercial businesses, some of which are auto-oriented. Neighborhood-serving commercial uses should continue to be promoted within this area, with an emphasis on improving the corridor’s character and supporting day-to-day retail and service options. Rezoning the properties from General Residential 3 (GR3) to Neighborhood Business (NB) allows for additional commercial and retail development along the S. Main St corridor. • Commercial Development (page 66): Rezoning the subject properties to Neighborhood Business (NB) provides for commercial development opportunities because the zoning district permits various retail, service, and office uses by right. <p>The existing use, Dwelling-Duplex, at 810 S Main St. would become a non-conforming use if the property is rezoned to Neighborhood Business (NB). If subject properties are rezoned to Neighborhood Business (NB), any new development would have to conform to current UDO standards.</p>
<p>Comprehensive Transportation Plan (2021)</p>	<p>The proposed zoning map amendment request conflicts with the Comprehensive Transportation Plan (CTP) for the following reason:</p> <ul style="list-style-type: none"> • Roadway Recommendations (page 57): The CTP calls for the realignment of West Holding Avenue because of the planned NCDOT S-line project(See Attachment D). Any redevelopment of the subject properties may be impacted by the planned realignment of West Holding Avenue. Notably, the existing structure on the 810 South Main Street parcel will be impacted, but there is no current development plans proposed at this time for that parcel. <p>The US 1 Council of Planning determined that the proposed zoning map amendment is not in compliance with the S-Line project at its January 21, 2026, meeting. The US 1 Council of Planning commented that “the rezoning does not conform with the adopted designs from the S-Line Record of Decision (ROD), and the Council would recommend the Town of Wake Forest to engage the property owners along with NCDOT Rail Division on the impact of the funded Rail Project to their property” (See Attachment E).</p> <p>Since NCDOT would likely need to acquire the corner 810 South Main St. parcel to realign W. Holding Avenue per their latest S-Line plans, staff met with NCDOT Division of Rail staff responsible for the S-Line project on January 15,</p>

	2026, to discuss the proposed rezoning. NCDOT Division of Rail staff indicated that they have no plans for advanced acquisitions and did not object to the rezoning.
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.
Parks, Recreation, and Cultural Resources Master Plan (2024)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Downtown Plan (2024)	The Downtown Plan is not applicable to the zoning map amendment request.

See Attachment F for detailed Plan Consistency Analysis.

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
- Attachment D: Proposed S-Line Route
- Attachment E: US-1 Council of Planning Memorandum of Conformity S. Main St
- Attachment F: Plan Consistency Analysis

Tyler M. Davis

810/812 South Main Street

Wake Forest, NC 27587

Email: tmathesond@gmail.com

Phone: 919-906-6496

Date: November 3, 2025

Dear Neighbor,

I hope this letter finds you well. I am writing to inform you that I am in the process of applying for a **rezoning** of my property located at **810/812 South Main Street, Wake Forest, NC 27587**.

The proposed change is from **Residential (GR3)** zoning to **Neighborhood Business (NB)** zoning. The purpose of this change is to **expand my current dental practice, Davis Family Dentistry, located next door, into this building. No changes to the exterior of the building are planned except as required for zoning compliance.**

As required by the **Town of Wake Forest Unified Development Ordinance**, a **Neighborhood Meeting** must be held with all property owners and residents located within **500 feet** of the property. The purpose of this meeting is to provide an open opportunity for residents to learn about the proposed rezoning, ask questions, and share feedback before the application proceeds to the Town's public hearing and review process.

Neighborhood Meeting Details

Date: Thursday, November 20th, 2025

Time: 6:00 PM

Location: 814 South Main Street, Wake Forest, NC 27587

(Davis Family Dentistry)

I have already spoken with many of the nearby property owners and residents, and several have expressed understanding and support for the proposed rezoning. This meeting will not present any new information beyond what has already been shared in those conversations, but all neighbors are welcome to attend if they would like to hear the information again, ask questions, or provide additional feedback.

In accordance with the Town's requirements, I will be recording attendance and taking

meeting notes (“minutes”) to include with the rezoning application submission.

If you have any questions prior to the meeting or cannot attend but wish to discuss the rezoning, please feel free to reach out to me directly at **tmathesond@gmail.com** or **919-906-6496**.

Thank you for your time, understanding, and participation in this process.

Sincerely,

Tyler M. Davis

Applicant / Property Owner

***Mailing List for Neighborhood Meeting Rezoning Notification
810/812 South Main and 814 South Main St
Tyler Davis - Nov 2025***

Address (53 Total)	Owner
723 S MAIN ST	THOMPSON, MARGARET L
809 S MAIN ST	BARHAM, DANNY K BARHAM, DIANE L
700 S MAIN ST	SHOWS, FELTON CECIL JR SHOWS, CLAUDIA COPELAND
701 S MAIN ST	WAKE FOREST CHRISTIAN CHURCH INC CHRISTIAN CHURCH (DISCIPLES OF CHRIST)
101 W HOLDING AVE	NIP ASSOCIATES INC
714 S MAIN ST	SETTLES, MARY T SETTLES, SHANNON L
803 S MAIN ST	GILLINGHAM, ANDREW DAVID GILLINGHAM, SARAH OLIVIA MERRILL
126 W HOLDING AVE	GALEN PROPERTIES LLC
814 S MAIN ST	DAVIS DENTAL PROPERTIES LLC
724 S MAIN ST	WOLFE, THOMAS A JR WOLFE, LAURA ASKEW
842 JOYNER CT	SMITH, DAVID P SMITH, MARY R
159 W HOLDING AVE	STEIGLER, MARILYN A TRUSTEE
802 S MAIN ST	SOPG LLC
816 S MAIN ST	AMBIKA INC
713 S MAIN ST	BUTTS, JAMES C BUTTS, MARIA H
803 TACY PL	HAFFLY, STEPHEN L. HAFFLY, RUTH C.
0 S WINGATE ST	PINEVIEW ESTATES HOMEOWNERS
815 S WINGATE ST	COLE, HERMAN E COLE, CONNIE R
837 S MAIN ST	MOORE, SUSANNE MAYR
820 S MAIN ST	STORAGE MAX LLC
151 W HOLDING AVE	BRADDY, VICKI L
839 S MAIN ST	PACIFIC MANAGEMENT GROUP LLC
813 S MAIN ST	BARHAM, DANNY K
810 TESSIER CT	WRIGHT, PHILIP WRIGHT, KIMBERLY
(25th) 816 TESSIER CT	C GRANT LLC
819 S MAIN ST	KHANNA, CHRISTINA
136 E HOLDING AVE	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
720 E HOLDING AVE	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
829 S MAIN ST	NGUYEN, TAM THI THU LIM, SEA KHIEN

815 TESSIER CT	PARSONS, ERIN PARSONS, WILLIAM T
109 DUNN AVE	GILLINGHAM, ANDREW DAVID MERRILL GILLINGHAM, SARAH OLIVIA
206 KINVARA CT	PANINARO LLC
838 JOYNER CT	DEL, VALLE PATRICIA
809 TACY PL	BERTO, CLAUDIO GOMES BERTO, EDNA ASSIS GOULA
810 S MAIN ST	DAVIS, TYLER MATHESON DAVIS, IRENE ESGUERRA
826 S MAIN ST	TREE CITY LLC
810 TACY PL	LERCH, MICHAEL
132 W HOLDING AVE	BROSNAN, CHRISTOPHER HERNANDEZ, YANIRA
105 DUNN AVE	PHIFER, JAMES LARRY
706 S MAIN ST	DEANER, FRANK E JR DEANER, KIMBERLY S
138 W HOLDING AVE	MOORE, CHARLES N MOORE, BOBBIEJOE C
144 W HOLDING AVE	STAR BORROWER SFR6 LP
803 TESSIER CT	LEONE, GENE EDWARD TRUSTEE LEONE, SHELLEY JAYNE TRUSTEE
845 S MAIN ST	BERRY, VICKI S
815 TACY PL	BOHANON, DREW BOHANON, SARAH C
127 W HOLDING AVE	TOBAR, MONTSERRAT AMAGUAYO LUNA, ANDRES EDUARDO GALARZA
150 W HOLDING AVE	SMITH, GARY P SMITH, DOLORES L
823 S WINGATE ST	SNYDER, RICHARD
207 KINVARA CT	MICHAEL, PATRICK HUNTER MICHAEL, ELENA VERNIERI
203 KINVARA CT	BICKERSTAFFE, ROBERT
821 S MAIN ST	LUND, KURT ALAN LUND, SUSAN RAYNOR
844 S MAIN ST	ALFORD, DAVID B
(53rd) 809 TESSIER CT	PROGRESS RALEIGH LLC

**Meeting Minutes For Neighborhood Meeting for
810-814 South Main St Wake Forest, NC
Thursday, November 20th 2025 at 6pm
814 South Main St Wake Forest, NC**

6pm- Meeting Starts with no attendees.

6:30pm- Meeting ends with no attendees.

*Most neighbors were contacted directly and have signed Acknowledgment and Support Form attached

*Dodie and Gary Smith at 150 Holding Dr reached out via email on Fri Nov 21. Their email is below.

Fri, Nov 21,
2025,
12:00 PM

Tyler Davis
<tmathesond@gmail.com>

to Dodie

Hello Dodie,

Thank you for reaching out.

I am not adding any new entrances to the lot.

The only thing that will change on the outside is a handicap access ramp.

Let me know if you have anymore questions!

Tyler

On Fri, Nov 21, 2025 at 11:21 AM Dodie L. Smith <ragamuffinds@gmail.com> wrote:

Hi Tyler,

I apologize for missing your meeting last night. My husband and I let the time slip away from us. We only had one question.

Will you be adding an entrance to your office from W. Holding? We believe that would cause additional traffic congestion to an existing problem on our street.

That's it. Good luck with your business!

Grace & Peace,

Dodie & Gary Smith
150 W. Holding Ave



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

#1818469

Project Title: 810, 812, & 814 South Main St 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)

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 MAP AMENDMENT \(REZONING\) 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: 09/03/2024

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number: Unsure: no project number assigned. Property was set to be rezoned with new Town of Wake Forest UDO so no action taken until the delay of the UDO.

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:

- 810 S Main St (1840381862)
- 814 S Main St (1840381744)

Tax PIN:

- 1840381862
- 1840381744

Acreage: 0.24

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):

1. Residential Rental with no current tenants.
2. GR3

*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

- 810 S Main St: 0.21
- 814 S Main St: 0.25

Current Use: Land Use Development

- 810 S Main St: Commercial
- 814 S Main St: Commercial

Wake Forest (WF): Town Limits

- 810 S Main St: WF
- 814 S Main St: WF

Planning and Zoning: Jurisdiction

- 810 S Main St: WAKE FOREST
- 814 S Main St: WAKE FOREST

Base District: Zoning

- 810 S Main St: GR3
- 814 S Main St: GR3

In SH1-O Overlay:

In SH2-O Overlay:

In Water Supply Watershed Protection Overlay: Watershed Protection Overlay

- 810 S Main St: yes (RC-WMA)
- 814 S Main St: yes (RC-WMA)

In TND Overlay:

In SF Overlay:

In HL-O Overlay:

In MVCP-O Overlay:

In National Register of Historic Places:

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

TYLER DAVIS
NC Dental Sleep
812 South Main St.

Project Contact - Property Owner

TYLER DAVIS
NC Dental Sleep
812 South Main St.

Map Amendment: Rezoning

Proposed Zoning: NB, Neighborhood Business

Description of Request:

I am a dentist. I own Davis Family Dentistry which is located next door at 814 South Main St. I purchased the duplex at 810/812 South Main St to expand my dental practice/ dental sleep apnea practice.

I would be doing modifications to the existing building to conform to NB standards and ADA compliance.

Justification of Consistency with Comprehensive Plan:

This property was set to be rezoned to Neighborhood Business with the upcoming UDO that the Town of Wake Forest is hoping to implement. I originally came to the Town last summer to request rezoning I was told to wait as it would be automatically done by July 2025. My tenants have all moved out in anticipation of this rezoning as well.

I would like to begin the process as I am ready to move forward and am unsure as to when the new UDO will take effect.



Agent Authortization Form

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 810/812 South Main St., Wake Forest, NC 27587

Landowner's name*: Tyler Davis

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): 1840381862

Person authorized to submit application(s) as landowner's agent (must be the same person listed as the applicant on the application form): Tyler Davis

Landowner's Signature: 

Date: 10/28/25

Please provide below the name, address, and other information of the person signing this form.

Name: Tyler Davis

Address: 7532 Tynewind Dr., Wake Forest, NC 27587

Telephone number: 919-906-6496

Email address: tylerdavisdds@pm.me

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity (e.g., Member, Executive Officer): _____

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 810/812 South Main St., Wake Forest, NC 27587

Landowner's name*: Irene Davis

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): 1840381862

Person authorized to submit application(s) as landowner's agent (*must be the same person listed as the applicant on the application form*): Irene Davis

Landowner's Signature: 
Date: 10/28/25

Please provide below the name, address, and other information of the person signing this form.

Name: Irene Davis

Address: 7532 Tynewind Dr., Wake Forest, NC 27587

Telephone number: 919-906-6496

Email address: tylerdavisdds@pm.me

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity (e.g., Member, Executive Officer): _____

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*



Agent Authorization Form

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Address(es) and Tax PIN(s) for which authorization is granted:

814 South Main St Wake Forest, NC 22587

Landowner's name*:

~~NC Dent~~ Davis Dental Properties
SOSID 1294239

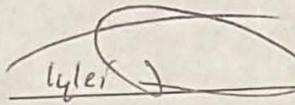
Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit):

#1818469

Person authorized to submit application(s) as landowner's agent (must be the same person listed as the applicant on the application form):

Tyler Davis

Landowner's Signature:

 Tyler Davis

Date:

1/18/2026

Please provide below the name, address, and other information of the person signing this form.

Name:

Tyler Davis

Address:

2532 Tynecreek Dr

Telephone number:

(919) 906-6496

Email address:

tylerdavisdds@gmail.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity (e.g., Member, Executive Officer):

President

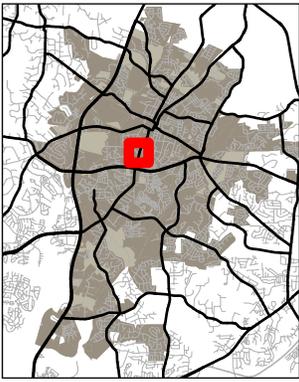
*Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).

Current Zoning

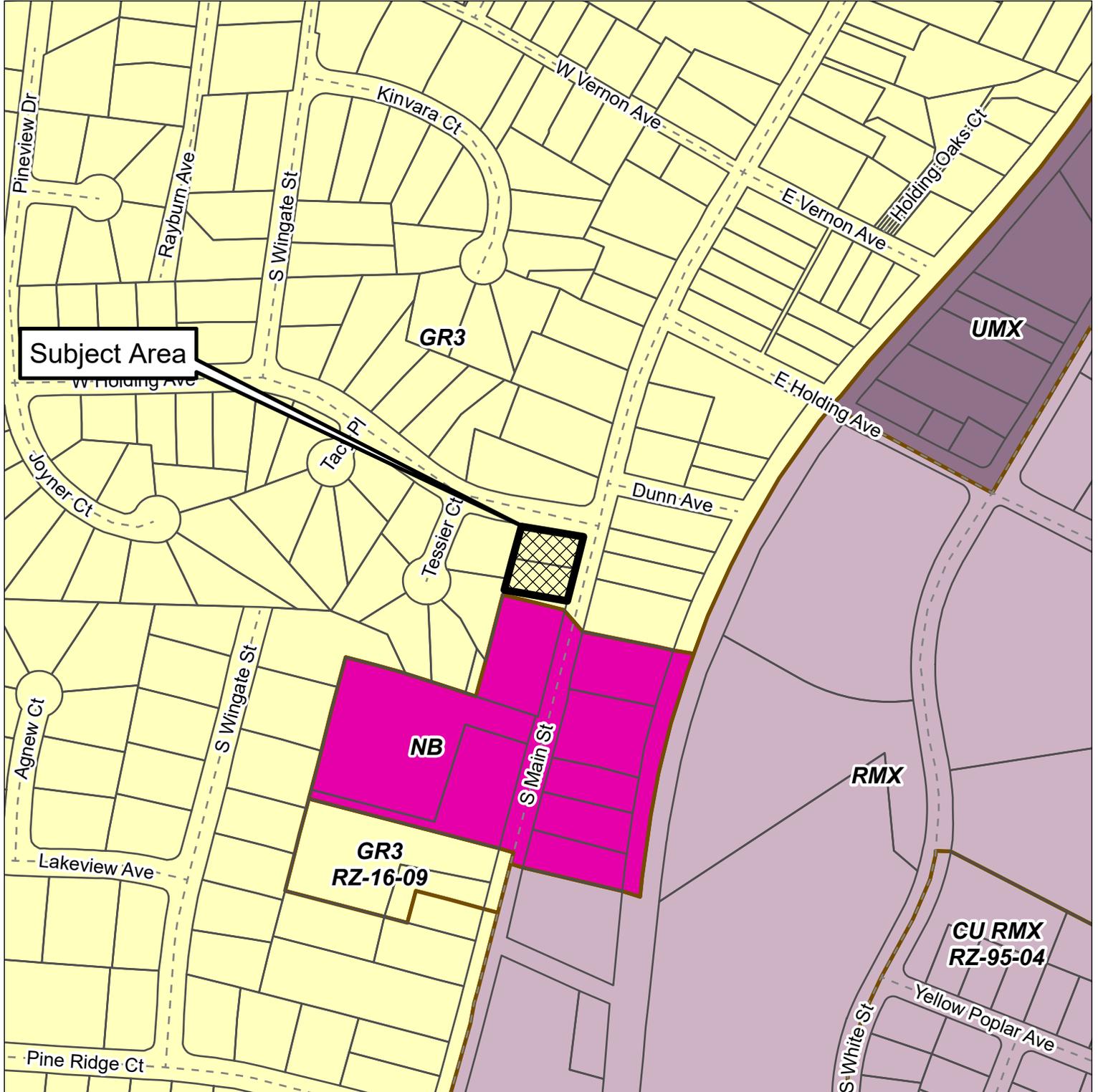
810/814 South Main St. Rezoning

RZ-25-02

PIN: 1840381862 & 1840381744



2/5/2026



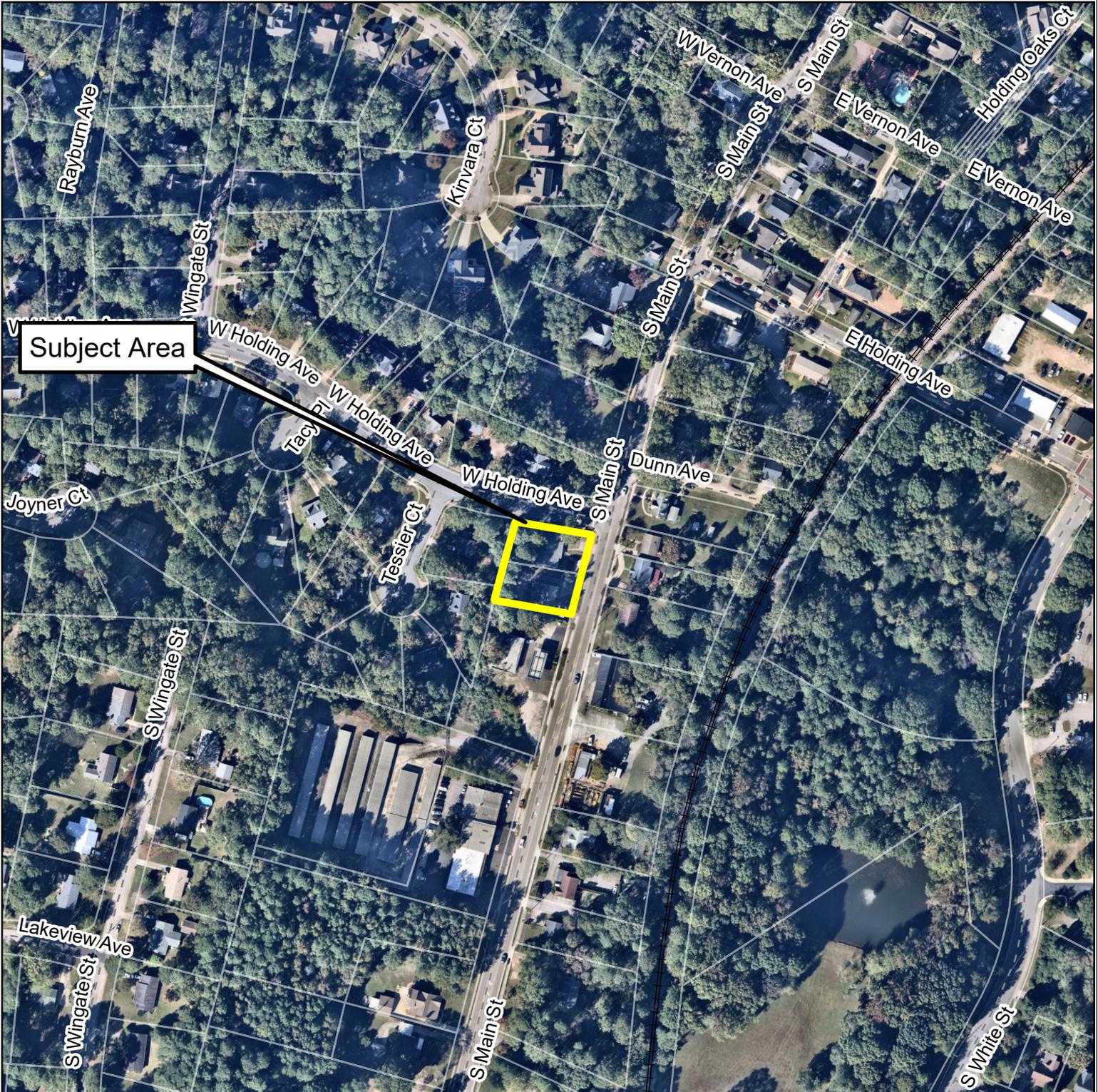
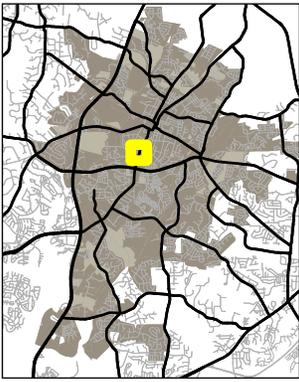
Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.



Aerials

810/814 South Main St. Rezoning RZ-25-02 PIN: 1840381862 & 1840381744

2/5/2026



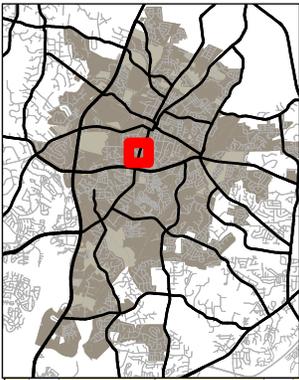
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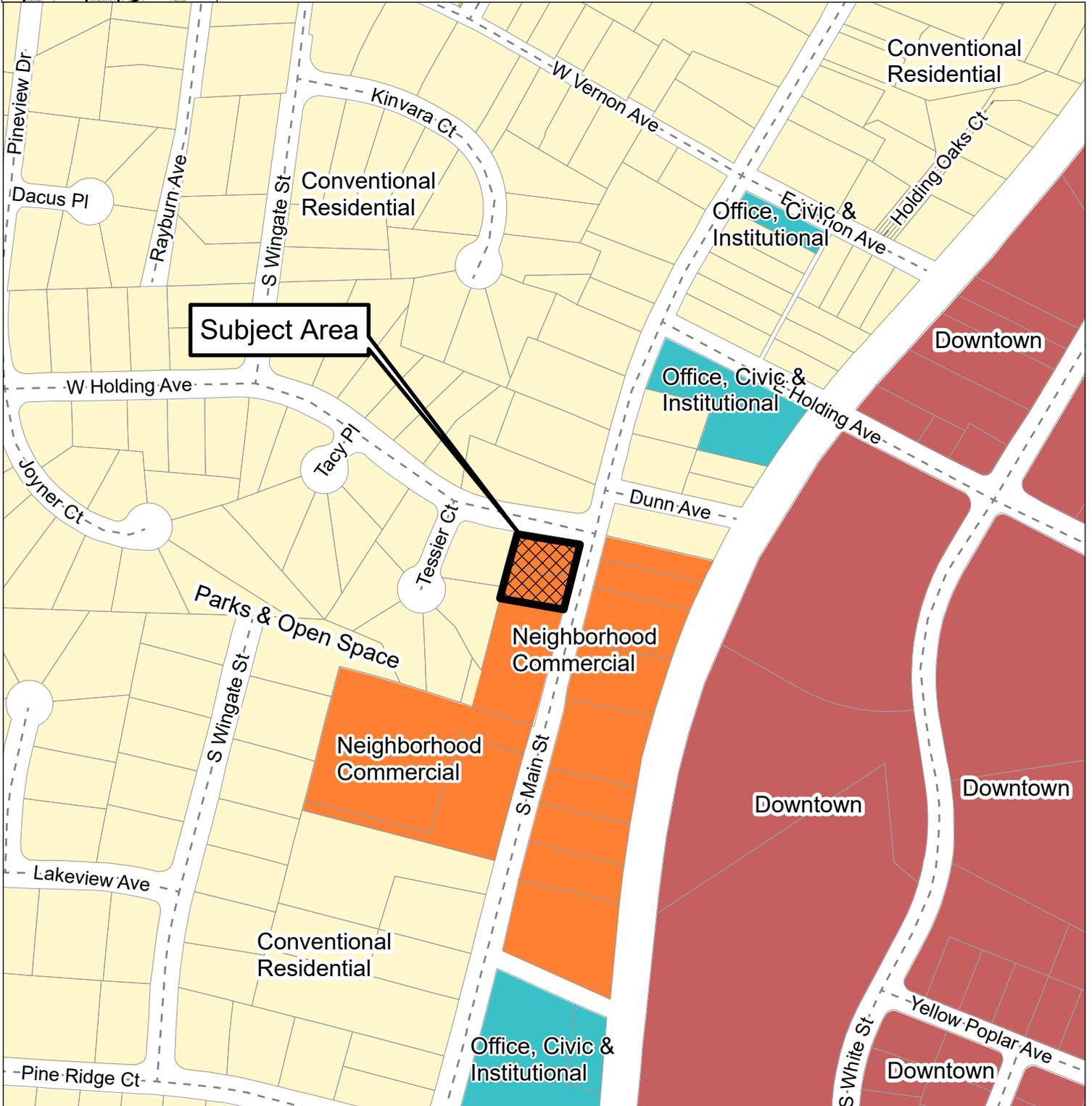
Land Use Plan

810/814 South Main St. Rezoning RZ-25-02

PIN: 1840381862 & 1840381744



2/5/2026



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.







To: Town of Wake Forest

From: US 1 Council of Planning

Date: 01/21/2026

Re: S. Main Street Rezoning Project in the Town of Wake Forest, NC

The US 1 Council of Planning met on Wednesday January 21, 2026, and as an advisory group to its member governments, offers the following comments to the Town of Wake Forest regarding the proposed Rezoning from Residential to Neighborhood Commercial on S. Main Street along the US 1 and S-Line Corridor:

The US 1 Council of Planning notes the rezoning does not conform with the adopted designs from the S-Line Record of Decision (ROD) and the Council would recommend the Town of Wake Forest to engage the property owners along with NCDOT Rail Division on the impact of the funded Rail Project to their property.

Motion by Lucy Garcia of Town of Youngsville
Seconded by Shelby Powell of the Capital Area MPO

The US 1 Council of Planning members present at this meeting were:

Tim Gardiner, Wake County, US 1 Council of Planning Chair
Lucy Garcia, Town of Youngsville, US 1 Council of Planning Vice-Chair
Shelby Powell, CAMPO
Daniel Boulware, NCDOT Div 5
Jason Rogers, Franklin County
Ron Lucus NCDOT Rail Division
Chris George, Town of Franklinton
Emma Lin, Town of Wake Forest
Paul Black, GoTriangle

Community Plan Consistency Grid: RZ-25-02				
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			

Community Plan Consistency Grid: RZ-25-02				
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
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			

Community Plan Consistency Grid: RZ-25-02				
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.			
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			

Community Plan Consistency Grid: RZ-25-02				
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			
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			

Community Plan Consistency Grid: RZ-25-02				
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			
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			

Community Plan Consistency Grid: RZ-25-02				
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			
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

Community Plan Consistency Grid: RZ-25-02				
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			
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			

Community Plan Consistency Grid: RZ-25-02				
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			
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.			

Community Plan Consistency Grid: RZ-25-02				
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			
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			



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-786-
Submitted by: Jennifer Currin, Planning
Submitting Department: Planning
Meeting Date: February 10, 2026

Subject

Appointment of the Chair and Vice Chair

Recommendation:

item Summary:

ATTACHMENTS: