



TOWN of WAKE FOREST

**Wake Forest Planning Board
Meeting Agenda
July 14, 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-25-03, 3832 Rogers Rd Rezoning, a rezoning request filed by Michael Birch, to rezone 2.98 acres located at 3832 Rogers Rd, being Wake County Tax PIN(s) 1749884789, from Residential-30 (R-30) to Neighborhood Mixed-Use Conditional District (NMX-CD).

[RZ-25-03 Staff Report v3.pdf](#)

[Attachment A_Neighborhood Meeting Information.pdf](#)

[Attachment B_Application and Proposed Use Restrictions by Zoning District.pdf](#)

[Attachment C_Maps.pdf](#)

[Attachment D_Plan Consistency Analysis.pdf](#)

8. New Business

9. Staff Comments

10. Planning Board Comments

11. Adjournment



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2026-924-
Submitted by: Ella Dowtin, Planning
Submitting Department: Planning
Meeting Date: July 14, 2026

Subject

Approval of Minutes

Recommendation:

item Summary:

ATTACHMENTS:

- [3-18-2026 Planning Board Special Called Minutes Draft.pdf](#)
- [02-10-2026 Planning Board Minutes Draft.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Wednesday, March 18, 2026**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Adam Redler, Matt Davis, Elaine Sheppard, Brandon Panameno, Mark Moore, Richard Adams, and Heather Bradley

Planning Board Members absent: N/A

Staff Members present: Planning Director Jennifer Currin, Projects & Programs Manager Kari Grace, and Deputy Town Clerk Ella Dowtin.

1. Call to Order

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

2. Adoption of Agenda

ACTION:

Motion to approve the agenda as presented.

Motion by Member Heather Bradley.

Seconded by Member Elaine Sheppard.

Motion carried 6-0.

3. Work Session

3.A. Sustainability Plan Presentation

Projects & Programs Manager Kari Grace introduced Cisco Tomasino, Manager of the Energy and Climate Division at Blue Strike Environmental.

Mr. Tomasino presented an update on the Sustainability Plan, which included the plan overview, timeline, baseline findings, engagement efforts, and the next steps.

Discussion

The board discussed the food waste drop-off pilot program, public electric vehicle (EV) chargers, walkability, comparisons of the Sustainability Plan with other towns, policy recommendations, traffic flow, ETJ and town limits inventory, greenway expansion, dog waste receptacles, overall system vulnerability averages, greenhouse gas inventory, water use, implementation goals, , support for low-income citizens, multiuse paths, and the protection and conservation of natural lands and the tree canopy.

11. Adjournment

Chair Matt Davis adjourned the meeting at 6:53 pm.

Duly approved in open session this 14th day of June 2026.

Ella Dowtin
Deputy Town Clerk

Matt Davis
Planning Board Chair



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, February 10, 2026**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Matt Davis, Elaine Sheppard, Adam Redler, Richard Adams, Heather Bradley, and Mark Moore.

Planning Board Members absent: Brandon Panameno.

Staff Members present: Planning Director Jennifer Currin, Development Services Manager Patrick Reidy, Planner II Rayvon Walker, Planner I Ari Schwartz, Planner II Katie Livingston, and Deputy Town Clerk Ella Dowtin.

1. Call to Order

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

2. Adoption of Agenda

ACTION:

Motion by Member Elaine Sheppard to approve the agenda as presented.

Seconded by Member Richard Adams.

Motion carried 6-0.

3. Approval of Minutes

ACTION:

Motion by Member Mark Moore to approve minutes from December 9, 2025, as presented.

Seconded by Member Adam Redler.

Motion carried 6-0.

4. Presentations

None at this time.

5. Old Business with Public Comment
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None at this time.

6. Old Business

None at this time.

7. New Business with Public Comment
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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 (RCWMA).

Senior Planner Rayvon Walker presented the staff report on the RZ-25-02, 810 & 814 rezoning case.

Applicant Tyler Davis presented in favor of his rezoning application for the 0.46-acre parcels located at 810 S. Main St. and 814 S. Main St.

Public comments opened.

Public Comments

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

Public comments closed.

The board members ask questions to clarify the following issues before making a motion: whether there is any consideration for parking, given that the area is being converted from residential to commercial; whether there are any plans to change the parcel layout; what would happen if the NCDOT decides to take that parcel, especially if you've already completed all of your construction, and how that would affect what you intend to build if they do obtain that parcel; whether the Town will undertake any risk to the S Line project if this project is approved as presented; whether you plan to combine those two properties or keep them as two separate lots; whether there are any conditional

zoning or conditions on this parcel; and whether this section of Main Street is a public street, a town road, or a NCDOT road.

ACTION:

Motion by Member Richard Adams to approve rezoning for Legislative Case RZ-25-02, which is consistent with the land use plan or the comprehensive plan.

Seconded by Member Heather Bradley.

Motion carried 6-0.

8. New Business

8.A Appointment of the Chair and Vice Chair

ACTION:

Motion by Member Adam Redler to approve Matt Davis as Chair.

Seconded by Member Elaine Sheppard.

Motion carried 6-0.

ACTION:

Motion by Member Adam Redler to approve Elaine Sheppard as Vice Chair.

Seconded by Member Richard Adams.

Motion carried 6-0.

9. Staff Comments

Planning Director Jennifer Currin recognized and welcomed the new Board Members, Richard Adams, Heather Bradley, and Mark Moore.

Planning Director Jennifer Currin acknowledged and introduced the new Planning Department staff, including Planner II Rayvon Walker, Planner I Ari Schwartz, and Planner II Katie Livingston.

10. Planning Board Comments

None at this time.

11. Adjournment

Wake Forest Planning Board

February 10, 2026

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Chair Matt Davis adjourned the meeting at 6:27 pm.

Duly approved in open session this 14th day of June 2026.

Ella Dowtin
Deputy Town Clerk

Matt Davis
Planning Board Chair



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2026-922-

Submitted by: Rayvon Walker, Planning

Submitting Department: Planning

Meeting Date: July 14, 2026

Subject

Consideration of LEGISLATIVE CASE RZ-25-03, 3832 Rogers Rd Rezoning, a rezoning request filed by Michael Birch, to rezone 2.98 acres located at 3832 Rogers Rd, being Wake County Tax PIN(s) 1749884789, from Residential-30 (R-30) to Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS:

- [RZ-25-03 Staff Report v3.pdf](#)
- [Attachment A_ Neighborhood Meeting Information.pdf](#)
- [Attachment B_Application and Proposed Use Restrictions by Zoning District.pdf](#)
- [Attachment C_Maps.pdf](#)
- [Attachment D_Plan Consistency Analysis.pdf](#)



Staff Report

Case RZ-25-03: 3832 Rogers Road Rezoning

Meeting Date	July 14, 2026
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 3832 Rogers Road: 1. Act on Plan Consistency Statement 2. Rezone 2.98 acres on the Town of Wake Forest Zoning Map from Wake County zoning district Residential-30 (R-30) to Neighborhood Mixed-Use Conditional District (NMX-CD).
Case Manager	Rayvon Walker, Planner II - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
12/4/2025 (See Attachment A)	7/14/2026	8/18/2026

CASE INFORMATION

Applicant	Michael Birch Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612
Property Owners	Donald Eddins, John Eddins, & Brenda Denton Po Box 1851 Wake Forest, NC 27588
Location	South side of Rogers Road, between Rogers Branch Road and Marshall Farm Road
Addresses	3832 Rogers Road
Wake County Tax PIN	1749884789
Acreage	2.98

Zoning	Existing: Wake County's Residential-30 (R-30) Proposed: Neighborhood Mixed-Use Conditional District (NMX-CD)
Land Use	Existing: Single Family Dwelling Proposed: Proposed Use Restrictions by Zoning District (See Attachment B)
Corporate Limits	This application is located outside of the Town's corporate limits and extra-territorial jurisdiction (ETJ). An annexation petition has been filed.
Community Plan Designation	Mixed Residential and Activity Center

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	Dwelling – Single-Family (Heritage Subdivision & non-subdivision parcel); Rogers Road Right-of-Way	General Residential 5 (GR5); Wake County's Residential-30 (R-30)
South	Dwelling – Single-Family (Heritage Subdivision)	General Residential 10 (CU GR10)
East	Dwelling – Single-Family (Heritage Subdivision)	General Residential 10 (CU GR10)
West	Dwelling – Single-Family (non-subdivision parcel)	Wake County's Residential-30 (R-30)
The proposed land uses are generally incompatible with surrounding land uses. The proposed zoning is generally incompatible with surrounding zoning. See Attachment C for associated maps.		

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally inconsistent with the adopted Community Plan. The two main areas of inconsistency are: Land Use Plan (page 38): The Land Use Plan designates the subject property as Mixed Residential, which notes that development in this area should "consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development".
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	The proposed Neighborhood Mixed-Use Conditional District (NMX-CD) district lists live-work-units as the only residential use permitted on the site. Since the proposed conditional zoning district does not permit a variety of residential uses on the subject property, the request is not aligned with the Mixed Residential classification as outlined in the Community Plan. Activity Center (page 48): The subject property is at the edge of a defined activity center. The Community Plan notes that activity centers “should serve as unique focal points of the community where residents can gather, socialize, live, work, and shop. They should serve as hubs of art, culture, entertainment, and community events where residents can spend time and build a sense of community. They should comprise a wide variety of uses in a pedestrian-scale environment that enhance the quality of life, create a distinct sense of place, and provide a living experience unique to Wake Forest. Examples include local restaurants, cafes, breweries, maker spaces, incubator spaces, art galleries, music venues, and artisan shops.” The proposed condition is inconsistent with this section of the Community Plan because it does not permit a number of uses, such as restaurants and cafes, noted as part of an activity center. In addition, the proposed permitted uses such as bank, credit union, financial services and religious institution would not provide for the activity center’s desired goals of providing public gathering and outdoor spaces that generate greater foot traffic.
Comprehensive Transportation Plan (2021)	The Comprehensive Transportation Plan is not applicable to the zoning map amendment request. Frontage improvements consistent with the CTP will be required at the time of master plan.
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 D for detailed Plan Consistency Analysis.

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application and Proposed Use Restrictions by Zoning District
- Attachment C: Maps
- Attachment D: Plan Consistency Analysis



To: Neighboring Property Owner and Tenants
From: Michael Birch, Longleaf Law Partners
Date: November 21, 2025
Re: Neighborhood Meeting for 3832 Rogers Road Rezoning (RZ-25-03) & Annexation (AN-25-04)

You are invited to attend an informational meeting to discuss the proposed rezoning and annexation of 3832 Rogers Road (PIN 1749-88-4789). The meeting details are below:

**December 4, 2025
6:00 PM – 7:00 PM**

**Joyner Park Community Center
703 Harris Road
Wake Forest, NC 27587**

The property totals approximately 2.98 acres in size and is located on the south side of Rogers Road, between Rogers Branch Road and Marshall Farm Road, and at the northern end of Golden Poppy Court.

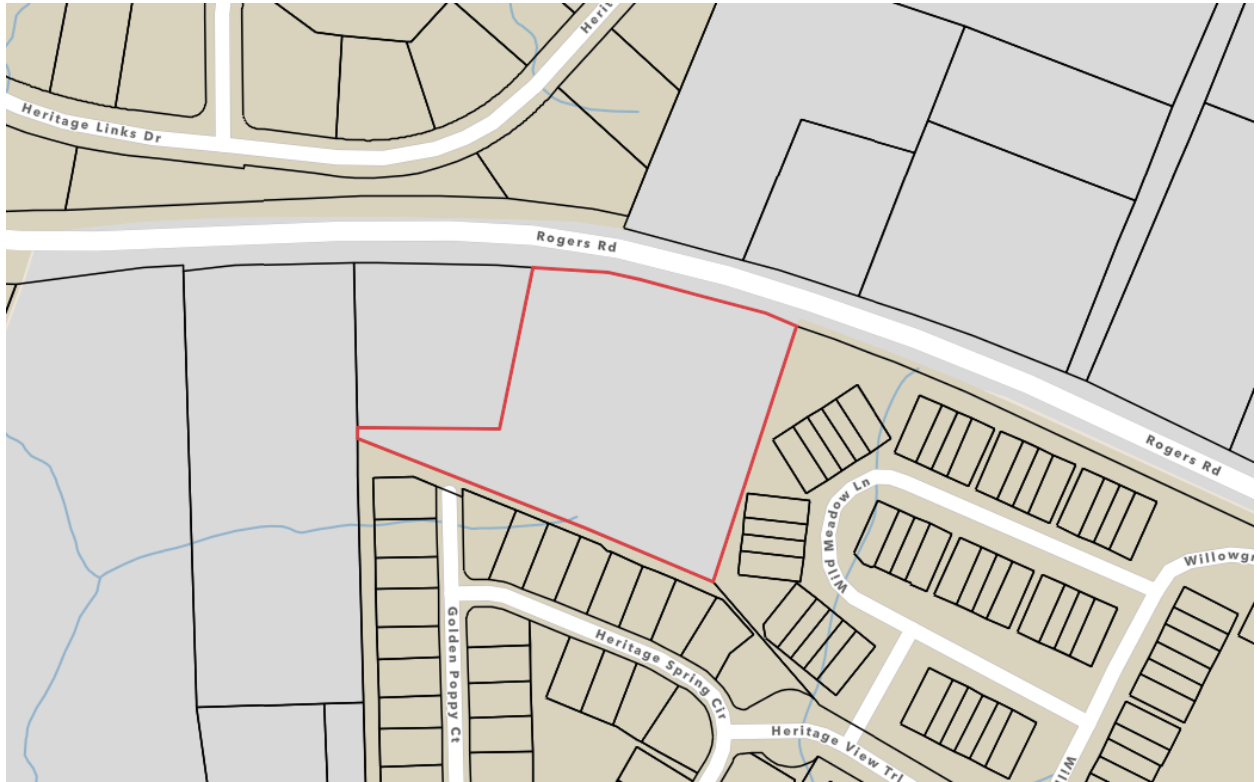
The property is currently zoned Residential-30 by Wake County. The proposed zoning is Neighborhood Mixed-Use, Condition District (NMX-CD). The purpose of the rezoning is to allow for day care and office uses.

A map highlighting the property and a map showing the current zoning of the property are included in this notice.

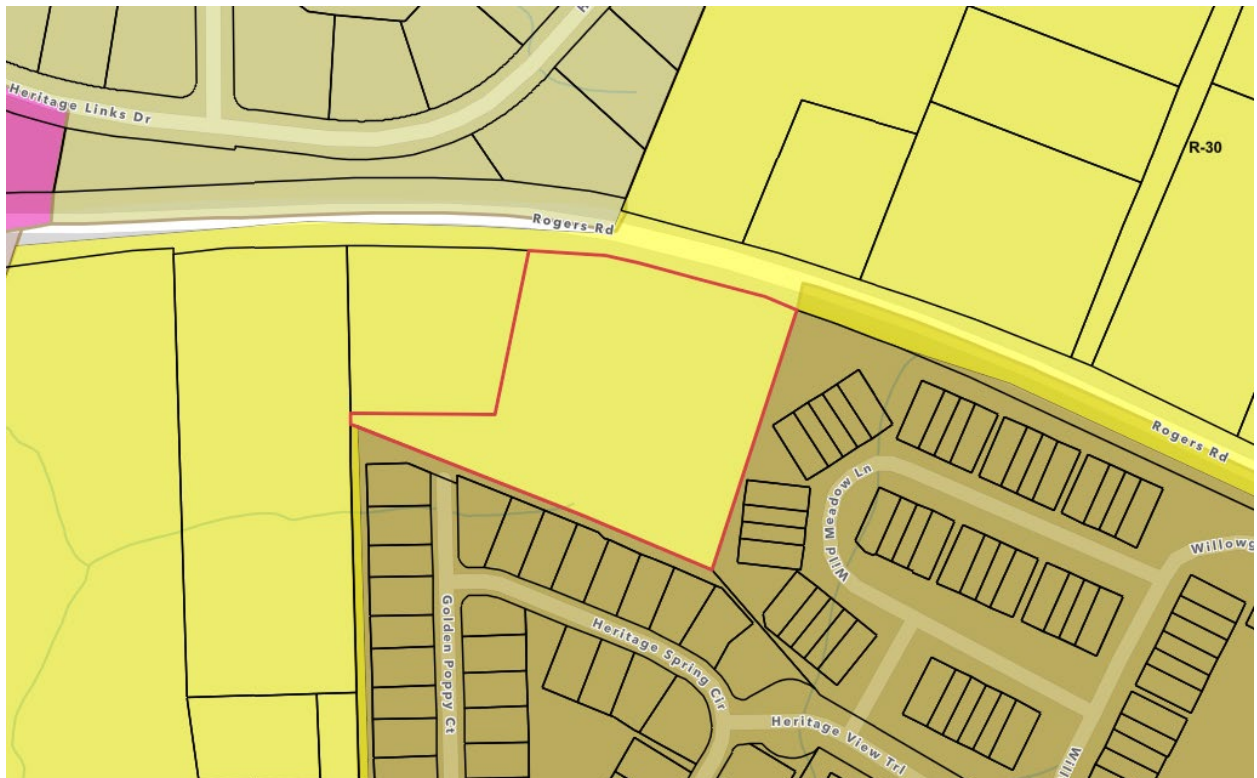
The Town of Wake Forest requires a neighborhood meeting involving the owners of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit www.wakeforestnc.gov/planning and search “Rezoning Process” or contact Rayvon Walker with the Town of Wake Forest Planning Department at 919.435.9546 or rwalker@wakeforestnc.gov.

CURRENT PROPERTY MAP



CURRENT ZONING MAP



J. Worth Mills
Email: wmills@longleaflp.com
Direct: (919) 645-4313

4509 Creedmoor Road, Ste 302
Raleigh, NC 27612
Tel: (919) 645-4300
longleaflp.com

Town of Wake Forest Planning Department
301 S. Brooks Street
Wake Forest, NC 27587

RE: 3832 Rogers Road – Neighborhood Meeting Summary

Town of Wake Forest Case #:

Meeting Date/Time: Thursday, December 4th from 6:00 – 7:00 PM

Meeting Location: Joyner Park Community Center (703 Harris Road, Wake Forest, NC 27587)

Attendees:

1. Michael Birch (Longleaf Law Partners)
2. Worth Mills (Longleaf Law Partners)
3. Pablo Reiter (Applicant)
4. Gail Denton (Property Owner)
5. Ellen Christie, Wake Forest resident
6. Sue Holmes, Wake Forest resident
7. Doug Woods, Wake Forest resident
8. Mary Woods, Wake Forest resident
9. Barry Eddins, Wake Forest resident
10. Gilbert Lembree, Wake Forest resident
11. Karina Egloff, Wake Forest resident
12. Robert Dimarco, Wake Forest resident
13. Robert Pettyjohn, Wake Forest resident
14. Thomas Dement, Wake Forest resident
15. Jim Hill, Wake Forest resident
16. Jimmy Woody, Wake Forest resident
17. Ken Christie, Wake Forest resident
18. Bruce MacDonnell, Wake Forest resident
19. Jan Ellis, Wake Forest resident
20. Carlos Simon, Wake Forest resident
21. Tom Zenker, Wake Forest resident
22. Claude Brasseale, Wake Forest resident
23. Lori Hill, Wake Forest resident
24. Cal Lohmar, Wake Forest resident

General Summary

Presentation given by Michael Birch (reference slides attached to submittal). General agenda topics include:

- The purpose of the neighborhood meeting
- The rezoning process and the opportunity for public input

- An overview of the area
- The property as it currently exists
- The current zoning of the property and surrounding area
- The proposed zoning to NMX-CD and the Applicant's intentions for a day care and office uses
- The Cary Community Land Use Plan's designation of the property as Mixed Residential
- The Mixed Residential recommended land uses
- The Transit-Oriented Development (TOD) and Activity Center Areas Map
- The Activity Center recommended land uses
- The Rogers Road Corridor Commercial Area Plan and its recommendations
- The current zoning conditions submitted by the Applicant
- Summary of the rezoning request and contact information for Lingleaf Law Partners

Questions & Comments:

Question. Can we send the meeting report to tonight's attendees?

Answer. Yes.

Question. Who is responsible for roadway improvements?

Answer. The applicant/developer of the site will pay for and construct the required road improvements.

Question. Is this a different development than the Church parcel?

Answer. Yes. The Church is located at 3808 Rogers Road and is 2 parcels to the west of this property (3832 Rogers Road).

Comment. Neighbors do not want this development to extend Golden Poppy Court, nor take any vehicular access to or from it.

Question. Who is telling the Applicant to extend Golden Poppy Court?

Answer. The Town's Unified Development Ordinance (UDO) requires new development to extend stubbed streets. But again, we do not want to extend Golden Poppy Court and are evaluating ways during the rezoning process to remove this requirement.

Question. What does the Applicant intend to build?

Answer. A day care center and small office building.

Question. What made the Applicant want to build a day care center and office building here?

Answer. There is still demand from families for additional day care centers.

Comment. There is a curve in Rogers Road right at the property's proposed driveway.

Question. Have we evaluated the traffic impacts of the proposed day care and office building?

Response. Yes, we have engaged a traffic engineer to complete a Traffic Impact Analysis (TIA) that studies the current traffic, estimates the traffic generated from this development, and recommends road and intersection improvements to alleviate any negative effects.

Question. Is the TIA public information? Can neighbors access it?

Response. Once completed, the TIA will be public information and can be reviewed by any interested citizen.

Question. Does the TIA review accident history and safety?

Response. NCDOT, which controls Rogers Road, has that information already.

Question. Do we have a layout of the recommended street improvements?

Response. Not at this time. But we expect to provide a right-hand turn lane and a left-hand turn lane into the property.

Question. Have we offered any conditions for buffers to adjacent properties?

Response. We have not. The Town's UDO already has requirements for buffering to adjacent uses; the buffers vary based on the proposed use and the adjacent use.

Question. Does the UDO regulate lighting within the site?

Response. Yes, the UDO sets maximum lighting levels within the site.

Question. How is this meeting being documented?

Response. Worth Mills is taking notes on all neighbors' questions and comments. The notes will be transcribed to the meeting report.

Question. Is the meeting being recorded?

Response. No.

Question. If neighbors cannot see a concept plan or layout, how will they know how long turn lanes into the site need to be?

Response. The length of the turn lanes will be determined by the TIA, in consultation with NCDOT and the Town. They do not need a concept plan to calculate the necessary storage in each turn lane.

Question. If the Town or NCDOT says "no left turn", is the project still feasible?

Response. All of the feedback we have received indicates that a left turn lane would be recommended and permitted.

Question. How will the development manage lighting so as not to affect adjacent neighbors?

Response. The UDO regulates lighting within the site so as not to cause light pollution for neighbors.

Comment. The proposed day care and office building are not compatible with the surrounding residential area.

Question. How much of the site would be designated for the day care center, and how much would be set aside for office uses?

Response. We think the day care center would be approximately 10,000 square feet and the office building would be approximately 6,000 square feet.

Question. Will the office building be one story? Can you limit height in your zoning conditions?

Response. Yes, we intend to build a one-story office. And building height is a zoning condition we could offer.

Question. Are you required to have a play area for the children?

Response. Yes, the UDO requires that we provide outdoor play space for the children.

Question. When were the TIA traffic counts taken?

Response. May of this year (2025). NCDOT regulates when we can and cannot take traffic counts for TIAs.

Question. Have we considered that the NMX zoning district is incompatible with the Community Plan's Mixed Residential designation? The office use is a secondary, not a primary, use.

Response. You are correct that the Community Plan designates the site as Mixed Residential. But there are 2 aspects that we think make our request consistent with the Community Plan. First, the Planning Department evaluates the Mixed Residential designation as an overall area and realizes that each parcel cannot provide all recommended uses within its boundaries. The predominate land use in the area is residential, so the inclusion of a day care center would be a secondary use among the entire Mixed Residential area. Second, the Community Plan offers a more detailed recommendation of this area in the Transit-Oriented Development (TOD) and Activity Center Areas Map, which does recommend office/civic uses as primary uses for this property.

Question. What is the difference between the Community Plan and the UDO?

Response. The Community Plan is a set of policies that offer recommendations on future development and rezoning applications. The UDO is a set of laws that regulate what can be built on a property today.

Comment. This property is on the outside of the Activity Center.

Response. The Planning Department has informed us that these policies should apply.

Question. Did the Applicant create the Activity Center Map?

Response. No, the Town prepared this Map.

Question. Would the left turn lane be built as a centerline within Rogers Road?

Response. Yes.

Comment. There is significant queuing issue at other schools in Wake Forest. Police have to direct traffic during afternoon pick-up.

Question. How many linear feet are needed for these road improvements?

Response. The Rogers Road improvements will be within the property's frontage width.

Question. What is the length of the left turn lane?

Response. We anticipate a 100' left turn lane into the property.

Comment. That left turn lane is going to back up.

Question. Will the day care hours of operation be offered as a zoning condition?

Response. Any day care who locates here would operate during the normal day care business hours.

Question. Can we utilize the excess Rogers Road right-of-way on the north side of the existing pavement?

Response. Yes, and we likely will to ensure the road is correctly aligned.

Question. Who pays for that road work?

Response. The developer pays.

Question. Will parents and children be able to access the day care from Golden Poppy Court?

Response. No, and we are actively trying to prevent any future extension of Golden Poppy Court.

Question. Will there be a right-turn only?

Response. We expect to have a full movement driveway onto Rogers Road (both left and right turns in and out of the property).

Question. Will there be a stoplight?

Response. That is very unlikely.

Comment. Attendees see the Town's current UDO regulations as failing their communities. Rogers Road and other surrounding streets needs much more capacity so that they do not back up and fail.

Comment. Attendees do not want a new left turn onto Rogers Road. They think it will be too dangerous.

Question. Will this dangerous left turn make parents weary of taking their child to this day care?

Response. We do not think the left turn will dissuade parents from taking their children to this day care.

Question. How will the development buffer the day care and office from the adjacent neighborhoods?

Response. We plan to follow the Town's existing regulations for buffering, as outlined in the UDO.

Question. Will the playground be next to existing homes?

Response. We do not yet know where the play area would be.

Question. What are we doing for noise control?

Response. We will follow the Town's noise ordinance.

Question. How many kids will attend the day care?

Response. We anticipate approximately 100 children.

Question. How many parking spaces will you build?

Response. We anticipate 60 parking spaces.

Question. How many square feet is the property?

Response. The property is approximately 130,000 square feet.

Question. How far along is this rezoning application in the Town's process?

Response. That is somewhat a function of the Planning staff's review. If we assume one more round of staff review, we could likely be heard by the Planning Board in March and have a Board of Commissioners public hearing in April.

Comment. It sometimes takes the next-door neighbor (3816 Rogers Road) 20-25 minutes to get out of his driveway. It's a blind intersection. Additionally, this neighbor had a verbal agreement with the prior owner of 3832 Rogers Road to utilize this property's driveway.

Question. Where are these notes going? Can we get a copy?

Response. The meeting minutes will be incorporated into the meeting report. We can send neighbors a copy of the meeting report once it's completed.

Comment. Neighbors are going to request from the Planning Department a copy of this rezoning's development.

Response. There is no development plan associated with this rezoning.

Question. When can neighbors see a concept plan?

Response. The Applicant may get to a certain level where we can show a plan, but this is subject to change.

Comment. Lots of attendees want to see a concept plan.

Comment. There are a couple day care centers nearby on similarly sized parcels if attendees want to get an idea on appearance.

Applicant Comment. This development may only be a day care center, or it could include the small medical/office building.

Comment. This is the first neighborhood meeting I've been to where we did not see a concept plan.

Response. There are different types of conditional rezoning requests in Wake Forest. The type of request we applied for does not require a concept plan. That said, we may still create an illustrative concept plan.

Comment. Attendees would feel more confident in the rezoning request if there was a concept plan attached to it.

Question. Will there be another neighborhood meeting during the site plan review?

Response. There is no neighborhood meeting requirement for a site plan. This is an administrative review process.

Question. Would the Applicant commit to holding a neighborhood meeting during site plan review?

Response. We cannot at this time.

Applicant Comment. The Town originally wanted us to extend Golden Poppy Court and curve it through this site. We are completely opposed to that concept.

Comment. Neighbors would rather this property remain a residential zoning district.

Comment. Attendees want additional information about noise mitigation.

Question. When would annexation occur?

Response. The Applicant would apply for annexation after rezoning approval.

Comments and Questions Received Prior to the Neighborhood Meeting

Question. Does the NMX-CD zoning district permit cafes and retail shops in addition to the offices? Having more cafes or retail in the area creates more traffic along Rogers Road. These shops could also offer later hours of operation.

Question. How tall are the buildings going to be?

Question. Is the day care going to be inside an office building or a standalone building?

Question. How large are these buildings going to be?

Question. How many offices would be within an office building?

Question. Has the applicant taken a traffic count of the existing traffic along Rogers Road?

Question. How many cars are expected to come in and out of the property on any given day and during peak hour traffic?

Question. Will the day care playground be located in the parking lot?

Question. Has consideration been given to the fact that there are at least 5 schools which have parents, students and buses emptying onto Rogers Road twice a day?

Question. What are the proposed hours of operation? Can the owner commit to no business operations after 7:00 PM?

Comment. If the applicant agrees to any of the items below, then they should be included as zoning conditions:

- The berms along the residential properties on Wild Meadow, Heritage Spring Circle, and Golden Poppy Court should be widened to 50'
- There should be solid fencing to deter people from cutting through the private property
- Install a retaining wall should be installed along the perimeter of the property that backs up to the Wild Meadow Lane townhomes
- Install a left hand turn lane and a right hand turn lane into the property
- Lights should be installed so as not to shine down on our homes or in our windows
- Sidewalk along Rogers Road to connect with the Heritage sidewalk that runs down to Marshall Farm St

Comment. The proposed NMX-CD zoning district is incompatible with the residential zoning and uses that surround the property. The Mixed Residential designation should serve as a “transition from more intense development such as Transit-Supportive Residential and Neighborhood Commercial centers to Conventional Residential neighborhoods.” There is no such “intensity” to “transition” from the existing residential neighborhoods.

Comment. There is one house and driveway on the property today, and Rogers Road is a very active roadway with a curved section along this property’s frontage. Neighbor would like the applicant to perform a traffic impact analysis.

Comment. The area already has a dangerous mix of traffic with Thompson Glenn Place intersecting with Rogers Road. There have been many actual and near accidents between Thompson Glenn Place and the Heritage neighborhood. The daycare and office building would add too much additional traffic in this tight area. We are strongly opposed to the proposed rezoning.

Question. Where exactly is the property? The map sent with the meeting notice does not make it clear.

Question. Will the development plan be available for review at the neighborhood meeting?

Question. Will there be plans to extend Golden Poppy Court north into the property? This will be strongly opposed by the Heritage Spring residents.

Question. Will Rogers Road be improved to the same right-of-way and pavement standard as was required in the Rogers Road and Rogers Branch Road area by the Meridian at Rogers Branch Road apartments developer?

Question. Is a purchaser or developer involved in the proposal at this time, or is this a proposal by the sellers?

Comment. Access to schools in Wake Forest creates a lot of traffic problems. You can see every morning that access to Thales Elementary School (3106 Heritage Trade Dr) creates backups that impact Rogers Road traffic. The Town has to position police officers to direct traffic, creating a cost for the Town and inconvenience for residents.

Question. What measure is the development taking to ensure that drop-off and pick-up at the proposed daycare will not create a traffic backup into Rogers Road and require more police officers?

Comment. Neighbors would like to see a site drawing highlighting where the drop-off and pick-up areas are located and the number of parking spaces proposed.

Question. To allow for people from the apartments and surrounding neighborhoods to bring their children walking, are you planning to extend the sidewalk from the apartment complex Rogers at Meridian?

Question. If Golden Poppy Court is extended, would it be a vehicular connection or just a pedestrian connection?

Question. Is the development planning to expand Rogers Road to allow for a dedicated right-turn lane for traffic coming west-east and a middle turn lane for traffic coming east-west? As with schools, drop-off and pick-up times are peak traffic hours, so road sizing should be done based on peak traffic to avoid dangerous road conditions.

Comment. A site and roadway drawing would be appreciated.

Question. With a driveway for an existing church next to the development, how is traffic from the church and daycare/offices planned to allow for safe exit from both locations?

Question. If development plans change and the applicant no longer builds a daycare and office, are we required to hold another neighborhood meeting?

Question. What is the planned height of both buildings?

Question. Given the close proximity to existing houses, how are you going to reduce construction noises? Can you limit the construction schedule to ensure residents are able to maintain as close to normal life during the construction phases? For example, limiting construction to Monday-Friday between 8:00 AM and 6:00 PM?

Question. Will the Golden Poppy Court stub that borders this property be extended towards Rogers Road or remain closed to thru traffic?

Reference the following attached:

1. Neighborhood Meeting Sign-In Sheet
2. Neighborhood Meeting Notice
3. Neighborhood Meeting Notice Mailing Address Labels
4. Neighborhood Meeting Presentation Slides (uploaded separately)



J. Worth Mills

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Ellen Christie			
Dor Holmes			
Doug & Mary Woods			
Barry Eddins			
Paul Devito			
Gilbert Lembree			
Karina Egloff			
Robt Mann			

NAME

ADDRESS

PHONE NUMBER

EMAIL ADDRESS

KEN CHRISTIE

BRUCE
MACDONNELL

JAN ELLIS

Carlos Simon

Tom Zonker

CLAUDE BRASSEALE

Lori Hill

Cai Lohman

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Robert Pettyjohn			
Thomas Dement			
JIM HILL			
Jimmy Woody			



To: Neighboring Property Owner and Tenants
From: Michael Birch, Longleaf Law Partners
Date: November 21, 2025
Re: Neighborhood Meeting for 3832 Rogers Road Rezoning (RZ-25-03) & Annexation (AN-25-04)

You are invited to attend an informational meeting to discuss the proposed rezoning and annexation of 3832 Rogers Road (PIN 1749-88-4789). The meeting details are below:

**December 4, 2025
6:00 PM – 7:00 PM**

**Joyner Park Community Center
703 Harris Road
Wake Forest, NC 27587**

The property totals approximately 2.98 acres in size and is located on the south side of Rogers Road, between Rogers Branch Road and Marshall Farm Road, and at the northern end of Golden Poppy Court.

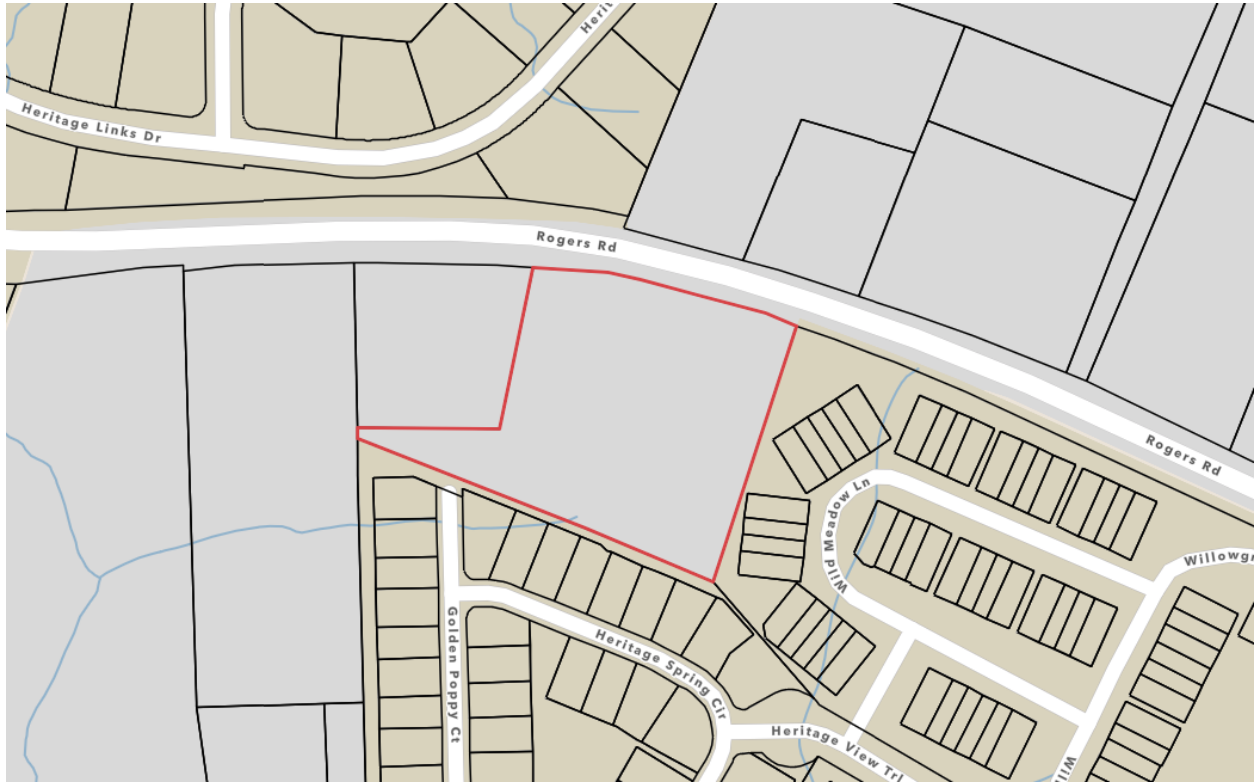
The property is currently zoned Residential-30 by Wake County. The proposed zoning is Neighborhood Mixed-Use, Condition District (NMX-CD). The purpose of the rezoning is to allow for day care and office uses.

A map highlighting the property and a map showing the current zoning of the property are included in this notice.

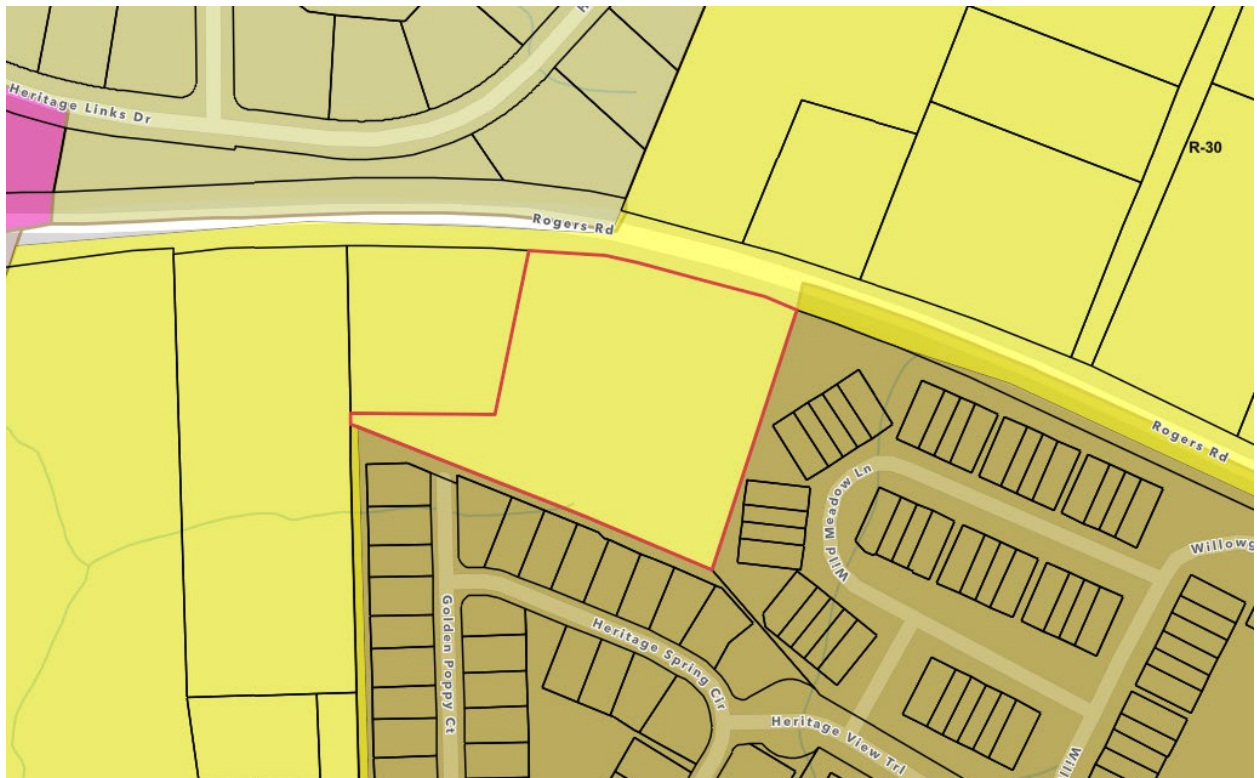
The Town of Wake Forest requires a neighborhood meeting involving the owners of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit www.wakeforestnc.gov/planning and search “Rezoning Process” or contact Rayvon Walker with the Town of Wake Forest Planning Department at 919.435.9546 or rwalker@wakeforestnc.gov.

CURRENT PROPERTY MAP



CURRENT ZONING MAP



HARDY, PATSY JEAN DUNSTON,
SHELLY
4219 DOUGLASS AVE
RIVERSIDE CA 92507-5226

GROTH, ROBIN KAYE
104 NEW BOCA WAY
CARY NC 27518-9559

HERITAGE WAKE FOREST
HOMEOWNERS ASSN INC
PO BOX 1615
WAKE FOREST NC 27588-1615

HERITAGE SPRING HOMEOWNERS
ASSN INC
21400 RIDGETOP CIR STE 250
STERLING VA 20166-8522

WILLIAMS, HERBERT M
3807 WILD MEADOW LN
WAKE FOREST NC 27587-6156

O'ROURKE, TRACI O'ROURKE, DEREK
3835 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

DONNA B DOBBINS RVCBLE TRUST
JOHN H DOBBINS JR RVCBLE TRUST
3831 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

DANCY, MICHAEL WAYNE DANCY,
VICKIE B
1805 MONTE VIEW DR
WILKESBORO NC 28697-9517

WILKINS, GINGER
3856 WILD MEADOW LN
WAKE FOREST NC 27587-6157

REDD, CHRISTINE D
3852 WILD MEADOW LN
WAKE FOREST NC 27587-6157

NOVELLI, GREGORY A NOVELLI,
JOYCE A
3846 WILD MEADOW LN
WAKE FOREST NC 27587-6157

CROSS, GARY R CROSS, PATRICIA
3823 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

MCFADDEN, ROSEANN
3801 WILD MEADOW LN
WAKE FOREST NC 27587-6156

SPRINGER, RODGER D SPRINGER,
LOUISE S
3815 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

HERITAGE SPRING HOMEOWNERS
ASSN INC
21400 RIDGETOP CIR STE 250
STERLING VA 20166-8522

WALSTON, GARRY
3812 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

DEMENT, THOMAS M DEMENT,
MELISSA T
1408 HERITAGE LINKS DR
WAKE FOREST NC 27587-4288

HOLLEMAN, KENNETH W
HOLLEMAN, JANICE S
1024 HERMOSA CT
MYRTLE BEACH SC 29579-6576

WATKINS, WILLIAM PATRICK
WATKINS, ANNA
1425 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

BALCON, KEITH
3808 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

MALINAUSKAS, ALICIA A
3829 WILD MEADOW LN
WAKE FOREST NC 27587-6156

SCOTT, FRANCES M
3818 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

CHRISTIE, KENNETH H CHRISTIE,
ELLEN S
1111 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

JONES, RICHARD E JONES, THERESA
M
1115 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

WELIK, KRISTINE J CYR, MICHELLE
WELIK
3837 WILD MEADOW LN
WAKE FOREST NC 27587-6156

BENSON, CHERYL H
3809 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

THACKER, CONSTANCE S
3831 WILD MEADOW LN
WAKE FOREST NC 27587-6156

HERITAGE TRACE TOWNHOMES
ASSN INC
PO BOX 1615
WAKE FOREST NC 27588-1615

DUNSTON BOYER, FELECIA GALE
HEIRS
PATRICE ATKINS
7492 EUGENIA DR
FONTANA CA 92336-1765

PETTYJOHN, ROBERT CONRAD
PETTYJOHN, KAREN C
3816 ROGERS RD
WAKE FOREST NC 27587-7637

M & EM CO LLC
1504 CONKLIN LN
COVE OR 97824-8714

M & EM CO LLC
1504 CONKLIN LN
COVE OR 97824-8714

HARDY, PATSY JEAN DUNSTON,
SHELLY
4219 DOUGLASS AVE
RIVERSIDE CA 92507-5226

AMBROZAITIS, LAURA A
3844 WILD MEADOW LN
WAKE FOREST NC 27587-6157

MANLEY, KEITH R
3863 WILD MEADOW LN
WAKE FOREST NC 27587-6156

SHARIF, SALIMA
3827 WILD MEADOW LN
WAKE FOREST NC 27587-6156

CHILDS, RACHEL
3803 CRIMSON CLOVER AVE
WAKE FOREST NC 27587-3886

WARD, ERIC E
3853 WILD MEADOW LN
WAKE FOREST NC 27587-6156

WILDFLOWER TOWNES AT HERITAGE
SOUTH HOA INC
PO BOX 97243
RALEIGH NC 27624-7243

RURKA, THOMAS S TRUSTEE RURKA,
LUCILLE MARIE TRUSTEE
3833 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

FRY, STEPHEN B FRY, MICHELLE C
1409 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

HARDY, PATSY JEAN
24420 OLD COUNTRY RD
MORENO VALLEY CA 92557-4010

GREITER, BLAKE J
1421 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

LUMINO, ANTHONY F LUMINO,
KIMBERLY L
255 RAMONA AVE
SIERRA MADRE CA 91024-2456

WORKMAN, LU ANNE
3811 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

CAMPBELL, HILDEGARD K
3851 WILD MEADOW LN
WAKE FOREST NC 27587-6156

GROTH, MICHAEL GROTH, ROBIN
104 NEW BOCA WAY
CARY NC 27518-9559

HILL, JAMES P HILL, LORI M
3825 WILD MEADOW LN
WAKE FOREST NC 27587-6156

EGAN, SHIRLEE
3857 WILD MEADOW LN
WAKE FOREST NC 27587-6156

HEATH, ZACHARY T
4241 FAWN LILY DR
WAKE FOREST NC 27587-3951

CAROLINA CONFERENCE ASSN OF
SEVENTH DAY ADVENTIST
PO BOX 44270
CHARLOTTE NC 28215-0043

SARACENO, CHARLES MURDOCH
SARACENO, DIANE
3816 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

HOLLADAY, CRAIG BARRINGTON
3803 WILD MEADOW LN
WAKE FOREST NC 27587-6156

RAITZ, MARIE
3814 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

BULLOCK, JAMES WALTER CO-
TRUSTEE BULLOCK, PRISCILLA
PATTERSON CO-TRUSTEE
1420 HERITAGE LINKS DR
WAKE FOREST NC 27587-4288

MILLER, ETHEL B
3804 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

SHEARIN, RICHARD C
1105 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

BROOKS, LINDA D
3803 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

AMH NC PROPERTIES, LP
PROPERTY TAX DEPT
23975 PARK SORRENTO FL 3
CALABASAS CA 91302-4015

WINTERS, NANCY J
3822 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

BRADSTREET, KENNETH
BRADSTREET, TERRIE
3819 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

WALLER, TRACIE C
3809 WILD MEADOW LN
WAKE FOREST NC 27587-6156

HERITAGE REH LLC
PO BOX 97487
RALEIGH NC 27624-7487

KACOYANIS, PAUL D
3840 WILD MEADOW LN
WAKE FOREST NC 27587-6157

MURRAY, NICHOL S
3835 WILD MEADOW LN
WAKE FOREST NC 27587-6156

BOLLA, KALWINDER
209 FORBES RD
WAKE FOREST NC 27587-9295

SMITH, BRYAN DEAN
3802 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

PRICE, DAVID PRICE, SONDR
1123 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

ZITRON, JILLIAN L.
3813 WILD MEADOW LN
WAKE FOREST NC 27587-6156

YANG, HAILING KEOGH, TIMOTHY
6000 TIFFIELD WAY
WAKE FOREST NC 27587-4297

HUNTER, WILLIAM JEFFREY TRUSTEE
WISNET-HUNTER, DEBORAH M
TRUSTEE
3807 CRIMSON CLOVER AVE
WAKE FOREST NC 27587-3886

RAO, RAMU M HEIRS
ANURADHA RAO-PATEL
9712 CHERRY TREE CT
RALEIGH NC 27613-6282

KANASHIRO, RICARDO KEITI
KANASHIRO, ANA CHIAKI KIYAN
3855 WILD MEADOW LN
WAKE FOREST NC 27587-6156

MENDENHALL, DONNA
3849 WILD MEADOW LN
WAKE FOREST NC 27587-6156

TIDWELL, JAYME HAYES
3847 WILD MEADOW LN
WAKE FOREST NC 27587-6156

GATES, SHERMAN R JR
3823 WILD MEADOW LN
WAKE FOREST NC 27587-6156

LEMBREE, GILBERT F LEMBREE, LILY
T
1119 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

OSTERHUS, PHILIP M
1104 GOLDEN POPPY CT
WAKE FOREST NC 27587-3946

HURD, JUMA KENYATTA TRUSTEE
HURD, IRA JOHNETTE TRUSTEE
3917 ROGERS RD
WAKE FOREST NC 27587-7640

TENNANT, LORI L TRUSTEE LORI L
TENNANT REVOCABLE TRUST
3841 WILD MEADOW LN
WAKE FOREST NC 27587-6156

HOLMES, SUSAN S TRUSTEE SUSAN
S HOLMES REVOCABLE TRUST
1109 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

MELLO PROPERTIES LLC
407 POINT DR
SWANSBORO NC 28584-9635

CARMONA, JASMIN ROSELEE
3805 CRIMSON CLOVER AVE
WAKE FOREST NC 27587-3886

RAINES, BRYAN IMES RAINES, EMILY
RABON
3859 WILD MEADOW LN
WAKE FOREST NC 27587-6156

PALLAY, ANITA TRUSTEE ANITA
PALLAY TRUST
3821 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

TRUSTEE OF THE KONEN FAMILY
JOINT TRUST
3858 WILD MEADOW LN
WAKE FOREST NC 27587-6157

WALDEN, JOHN T WALDEN, SHERYL
M
3860 WILD MEADOW LN
WAKE FOREST NC 27587-6157

WYREMBAK, ALICIA
3805 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

TAYLOR, PATRICIA A
3811 WILD MEADOW LN
WAKE FOREST NC 27587-6156

MERGENER, MARK II LEE-LO,
THERESA
3861 WILD MEADOW LN
WAKE FOREST NC 27587-6156

THOMPSON, AMANDA C WATTS,
PHYLLIS C
3811 CRIMSON CLOVER AVE
WAKE FOREST NC 27587-3886

LEWIS, SCOTT J
3806 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

DOBRICK, BRENDA L TRUSTEE
DOBRICK, DONALD G TRUSTEE
1416 HERITAGE LINKS DR
WAKE FOREST NC 27587-4288

WYATT, JENNIFER
3807 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

DAVIS, RONALD DAVIS, SHARON
1110 GOLDEN POPPY CT
WAKE FOREST NC 27587-3946

DOCKERY, JASON DOCKERY,
MEREDITH
1405 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

RIDDICK, HUNTER TAYLOR RIDDICK,
AMANDA MARIE
3833 WILD MEADOW LN
WAKE FOREST NC 27587-6156

DONAHOE, JEFFREY R TRUSTEE
DONAHOE, SOMMER L TRUSTEE
1413 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

COOK, ADAM W COOK, KAYLA R
1412 HERITAGE LINKS DR
WAKE FOREST NC 27587-4288

BRASSEALE, CLAUDE BRASSEALE,
SANDRA
1113 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

MERIDIAN AT ROGERS BRANCH LLC
6131 FALLS OF NEUSE RD STE 202
RALEIGH NC 27609-3518

EPPES, WILLIAM LLEWELLYN JR
EPPES, JILL ENBERG
3801 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

LINEBERGER, TIMOTHY CLAY
LINEBERGER, LINDA COMBS
1125 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

PALMER, RONALD JAMES
3820 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

BRUBAKER, MALAAK
3821 WILD MEADOW LN
WAKE FOREST NC 27587-6156

CHEUVRONT, JANE D TRUSTEE
TRUSTEE OF THE JANE CHEUVRONT
LIVING TRUST
3806 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

MRYSZUK, OREST B MRYSZUK,
MORRIAH
1313 HERITAGE LINKS DR
WAKE FOREST NC 27587-4287

ZENKER, THOMAS TRUSTEE ZENKER,
COLEEN MARIE TRUSTEE
1106 GOLDEN POPPY CT
WAKE FOREST NC 27587-3946

DWYER, LUCILLE ANN TRUSTEE THE
LUCILLE ANN DWYER REVOCABLE
DECLARATION OF TRU
1107 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

HODGES, SANDRA W TRUSTEE
EASTMAN, WILLIAM JOSEPH JR
TRUSTEE
3825 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

KEIPPER, PATRICIA E TRUSTEE
TRUSTEE OF THE ELLIS
IRREVOCABLE TRUST
1114 GOLDEN POPPY CT
WAKE FOREST NC 27587-3946

VIVERETTE, JEAN P
3819 WILD MEADOW LN
WAKE FOREST NC 27587-6156

STALEY, RONNY L STALEY, SALLIE B
7935 ALTACREST DR
CONCORD NC 28027-3300

OSTERHUS, PHILIP M
1117 GOLDEN POPPY CT
WAKE FOREST NC 27587-3947

WOODS, DOUGLAS F WOODS, MARY
V
1112 GOLDEN POPPY CT
WAKE FOREST NC 27587-3946

BULLOCK, BRIAN C TRUSTEE OF THE
BRIAN C BULLOCK IRREVOCABLE
SUBTRUST
6028 FIXIT SHOP RD
WAKE FOREST NC 27587-6852

LINDSEY, SHIRLEY M LINDSEY,
RONALD C
3800 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

BOLLA, KALWINDER SINGH
209 FORBES RD
WAKE FOREST NC 27587-9295

EDDINS, DONALD LEE EDDINS,
JOHN BARRY
PO BOX 1851
WAKE FOREST NC 27588-1851

NAUJOKS, WILLIAM P NAUJOKS,
EDWINA W
3812 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

MACDONNELL, BRUCE
MACDONNELL, ANNE
3829 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

VANLANDINGHAM, SANDRA L
3804 HERITAGE VIEW TRL
WAKE FOREST NC 27587-8365

WORKMAN, PATRICIA DIANA PETERS
3839 WILD MEADOW LN
WAKE FOREST NC 27587-6156

TAVARES, JERMAINE F RODRIGUEZ,
ETHEL V
3815 WILD MEADOW LN
WAKE FOREST NC 27587-6156

PALMER, SAMUEL J PALMER, JODI
LYNN
1417 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

DOAK, DAVID DOAK, ELLEN M
3813 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

SHEN, XINYU MAO, DAZHI
4028 FORGOTTEN POND AVE
WAKE FOREST NC 27587-3884

MITCHELL, PATRICIA L
3814 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8375

BOLES, EMILY
3848 WILD MEADOW LN
WAKE FOREST NC 27587-6157

WESTOVER PROPERTIES VI LLC
C/O THOMAS J CARVER
1308 HERITAGE LINKS DR
WAKE FOREST NC 27587-4286

ROSE, HEIDI MARIE
3827 HERITAGE SPRING CIR
WAKE FOREST NC 27587-8376

WIDDOWSON, STEVEN G
WIDDOWSON, JENNIFER
3817 WILD MEADOW LN
WAKE FOREST NC 27587-6156

TORNIL, BERTRAND SEBASTIEN
POMMEREAU, ARIANE
1401 HERITAGE LINKS DR
WAKE FOREST NC 27587-4289

LYNCH, LAURA ANN
3845 WILD MEADOW LN
WAKE FOREST NC 27587-6156

CROSS, KARON
1108 GOLDEN POPPY CT
WAKE FOREST NC 27587-3946

M & EM CO LLC
1504 CONKLIN LN
COVE OR 97824-8714

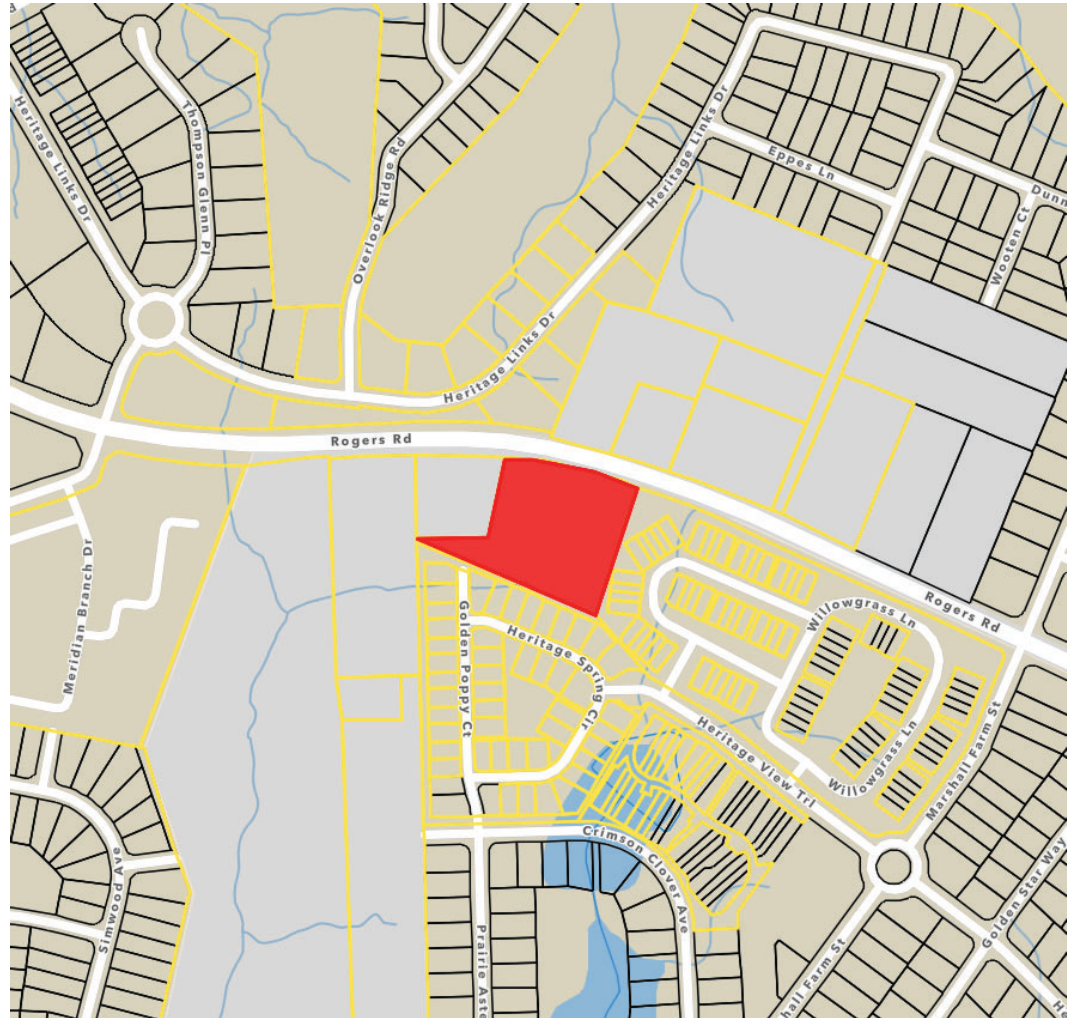
3832 Rogers Road

Neighborhood Meeting

December 4, 2025

Neighborhood Meeting Agenda

- Introductions
- Purpose of the Meeting
- Rezoning Process
- Description of the Property
- Current Zoning
- Policy Guidance
- Proposed Zoning
- Next Steps
- Questions / Comments



Rezoning Process

***All REZONING requests
go through a***

**PUBLIC
INPUT
process**

- neighborhood meeting
- public comments before the Planning Board
- public hearing before the Board of Commissioners

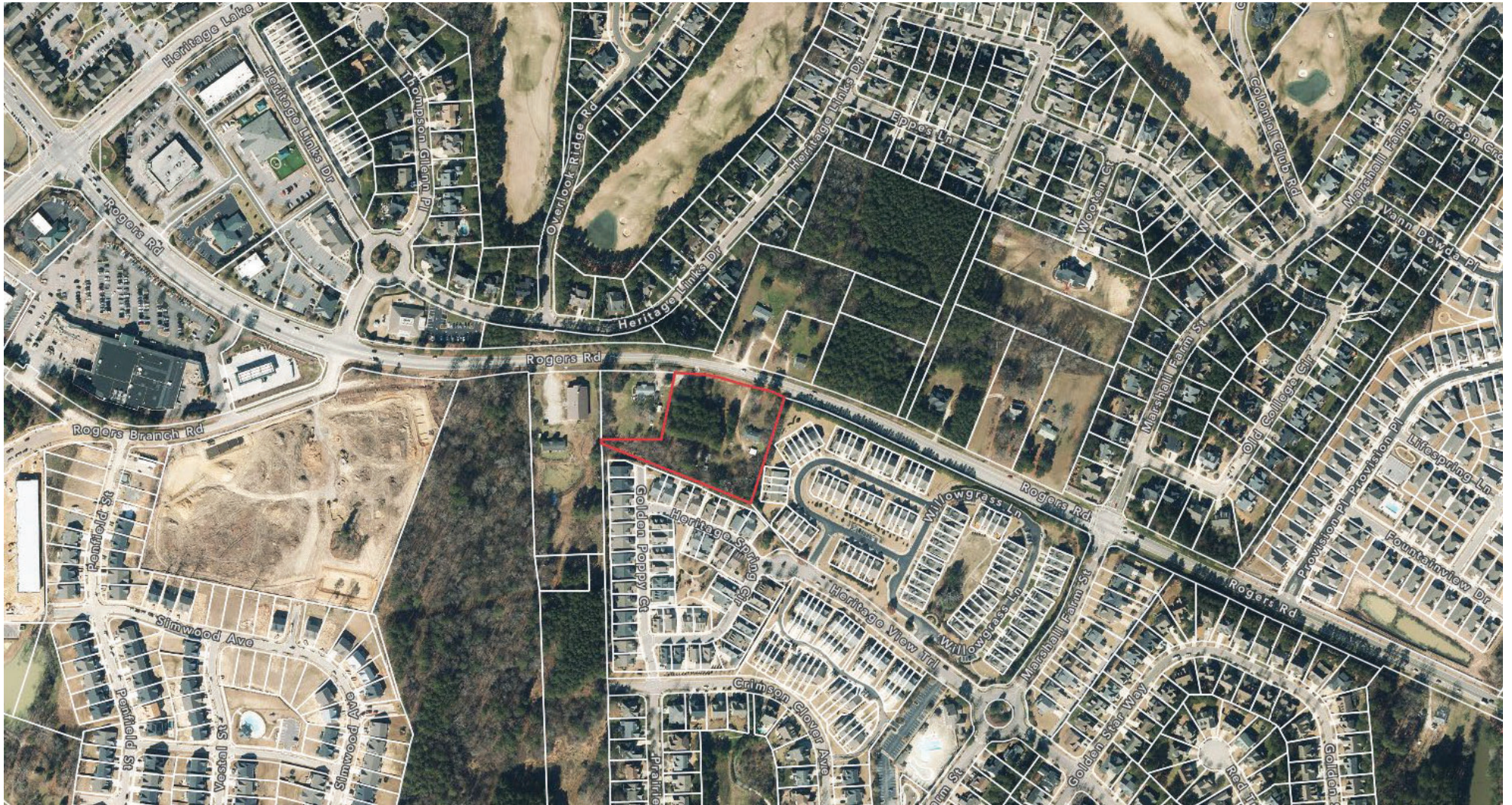
- Pre-Submittal meeting with Planning Department staff
- Submit rezoning petition
- Staff Review and Resubmittals
- Neighborhood Meeting
- Planning Board Hearing
- Board of Commissioners Hearing

Overview of Proposed Rezoning

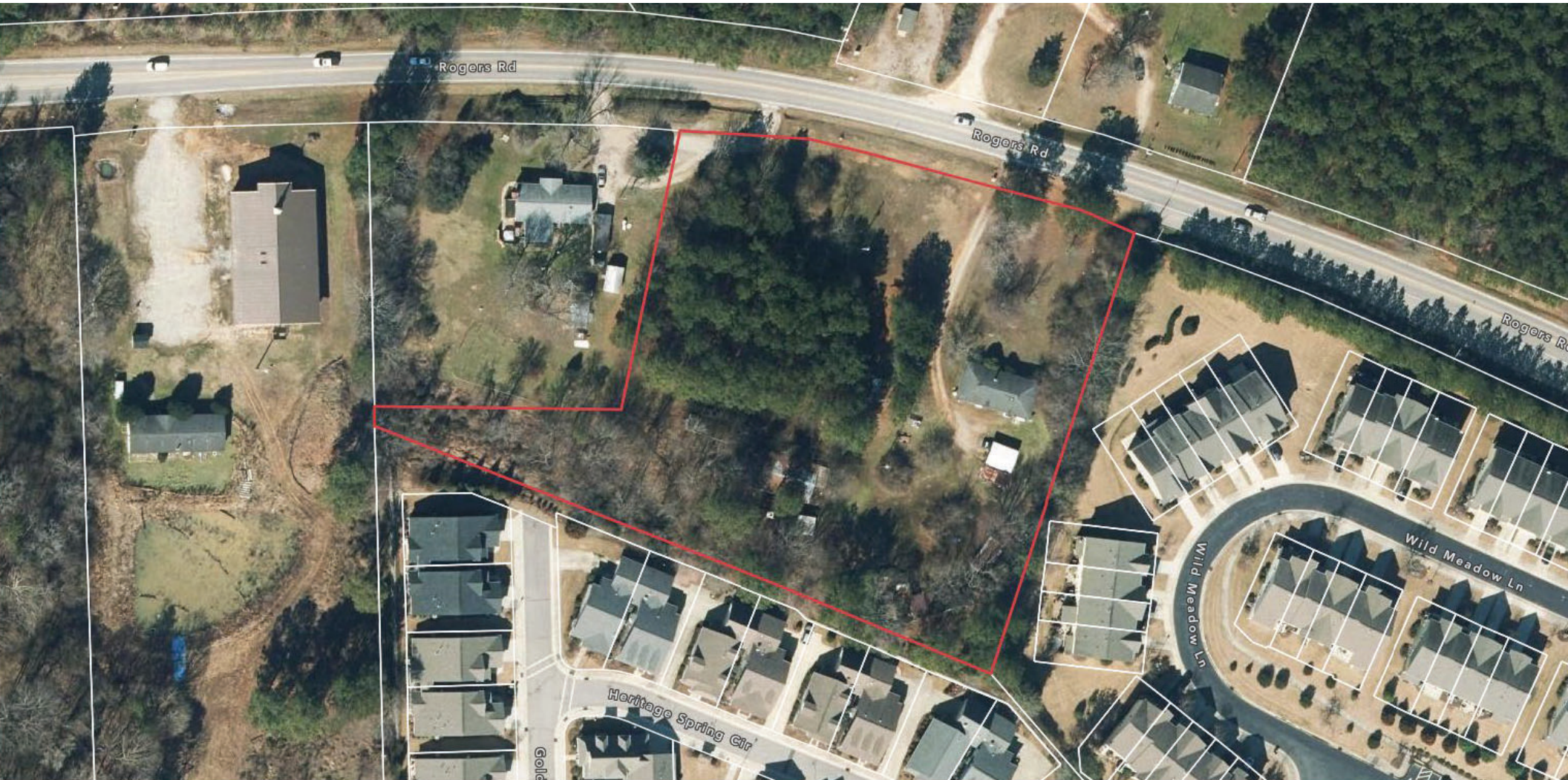
- 3832 Rogers Road is 2.98 acres
- Current Zoning: Residential-30 (R-30)
 - Wake County Zoning
- Proposed Zoning: Neighborhood Mixed Use, Condition District (NMX-CD)
- Purpose of the rezoning is to facilitate a day care and office uses



Area Overview

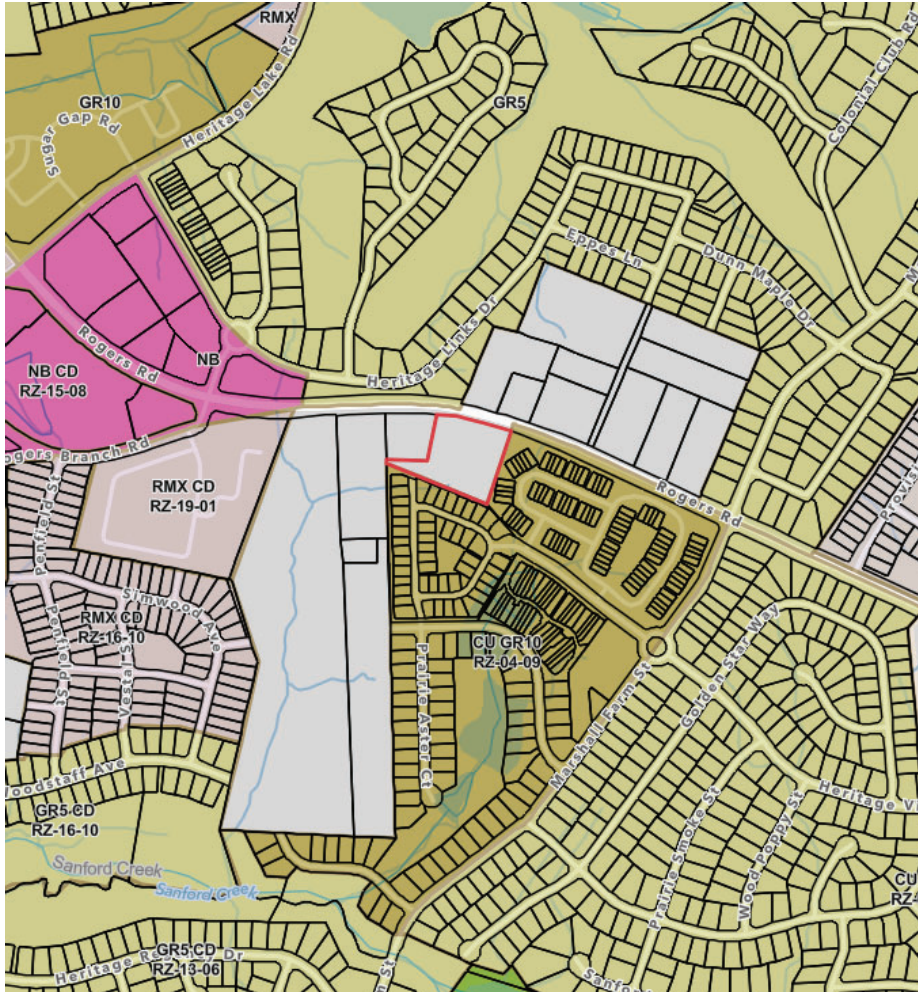


Property

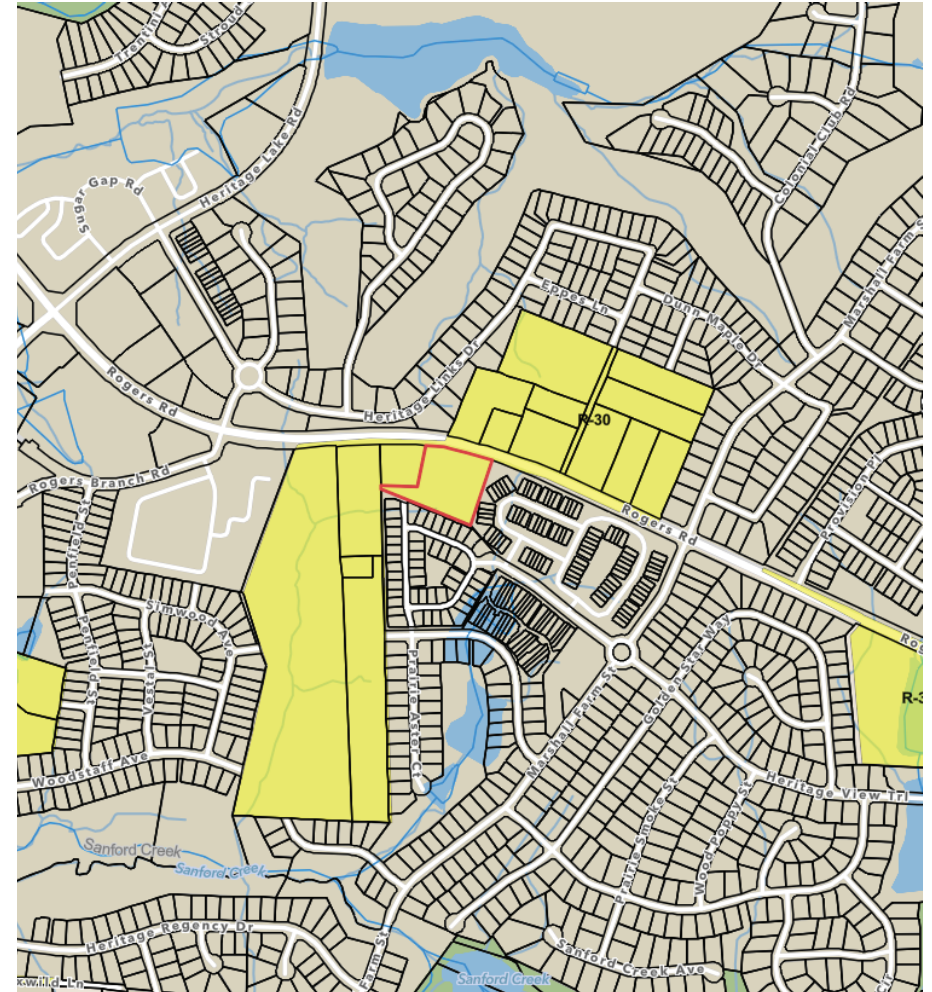


Current Zoning

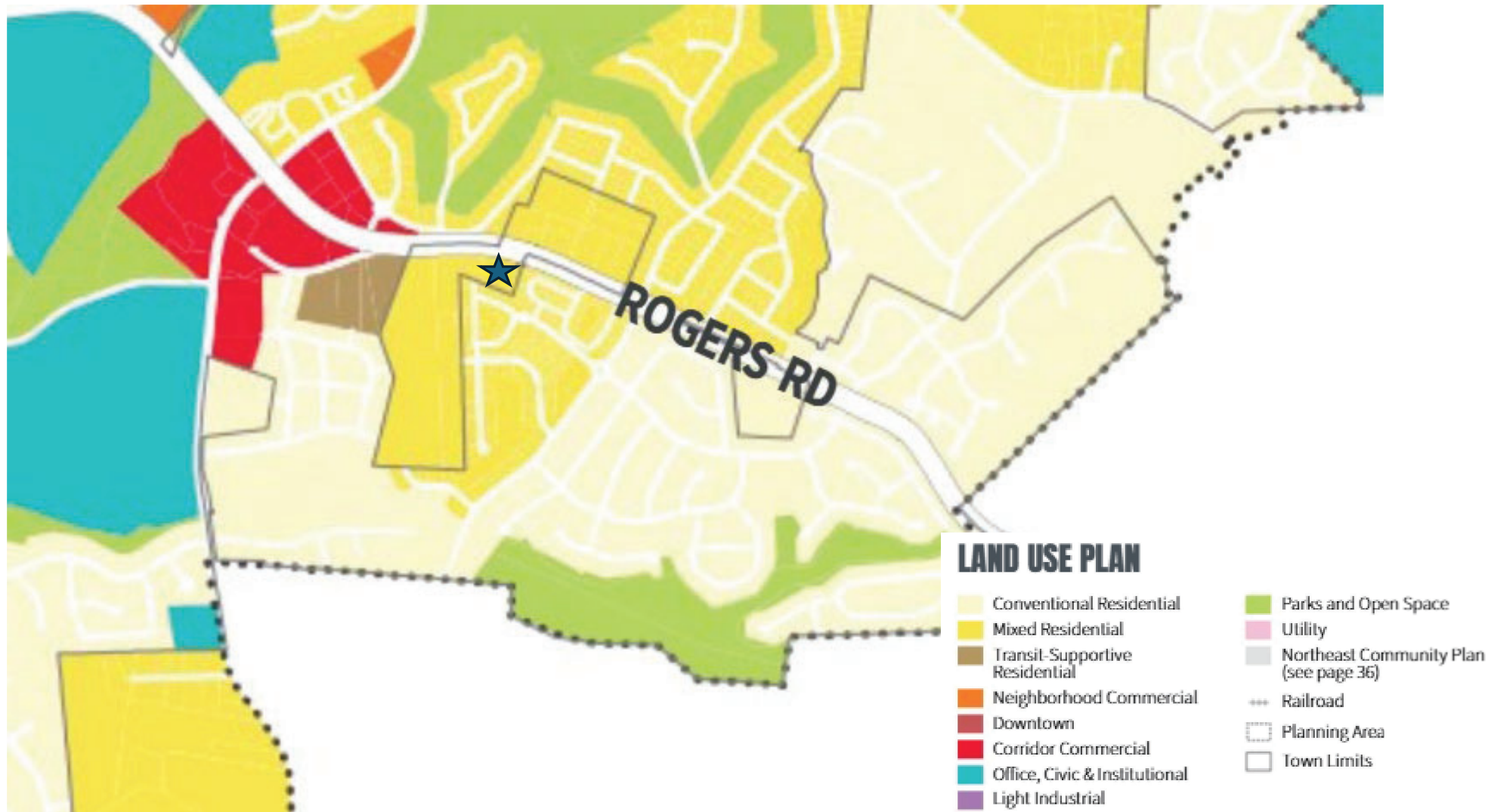
Wake Forest Zoning Districts



Wake County Zoning Districts



Land Use Plan



Mixed Residential Designation

Mixed Residential

Description:

Mixed Residential areas consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development. Such diversity in housing types provides opportunities to expand housing choices within the Town in a neighborhood environment. This land use category typically features smaller lot sizes and taller building heights than Conventional Residential areas. Where possible, Mixed Residential areas should serve as a transition from more intense development such as Transit-Supportive Residential and Neighborhood Commercial centers to Conventional Residential neighborhoods. Like Conventional Residential areas, Mixed Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Mixed Residential areas may incorporate commercial corner stores located at key entry points and intersections (page 62 in the Additional Considerations chapter provides additional location and design recommendations).

Primary Uses:

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex
- Two-Over-Two

Supporting Uses:

- Commercial Corner Store
- Parks and Open Space
- Multi-Family
- Senior Housing Facility
- Professional Service



Transit-Oriented Development (TOD) and Activity Center Areas Map



Activity Center

Activity centers are unique focal points of the community where residents can gather, socialize, live, work, and shop. They should serve as hubs of art, culture, entertainment, and community events where residents can spend time and build a sense of community. They should comprise a wide variety of uses in a pedestrian-scale environment that enhance the quality of life, create a distinct sense of place, and provide a living experience unique to Wake Forest. Examples include local restaurants, cafes, breweries, maker spaces, incubator spaces, art galleries, music venues, and artisan shops. Mixed use buildings with residential or offices above commercial should provide live/work opportunities and generate greater foot traffic. Attractive public gathering spaces, play areas, and/or outdoor seating areas should be incorporated to create communal areas where residents can meet and spend leisurely time outside their home and work.

Primary Uses:

- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural
- Office
- Mixed Use Development
- Institutional and Civic
- Parks and Open Space
- Hotel
- Parking Garage

Supporting Uses:

- Townhome
- Two-Over-Two
- Multifamily
- Public Gathering Space

Commercial & Industrial Areas Plan Map



Rogers Road Corridor Area Plan

Rogers Road Corridor

Rogers Road is a major east-west roadway that contains a robust variety of commercial and office businesses. Vacant lots along the Rogers Road corridor should be a focus for infill with additional retail, service, and office uses. As traffic congestion is increasingly becoming an issue, roadway capacity and access management improvements should be prioritized to support future development. Cross access between businesses and connected, alternative routes should be encouraged to

reduce traffic impacts along Rogers Road. Pedestrian and bike connectivity along the corridor should be improved with a complete sidewalk network, ample streetscapes between the sidewalk and curb, and safe crossings at traffic signals. To improve onsite multimodal access, pedestrian walkways, bike parking, and parking lot lighting should be incorporated. Landscaping should be used to improve the character of the corridor, including trees along the external sidewalk network and perimeter and internal parking lot landscaping.

Current Zoning Conditions

The following principal uses otherwise permitted in the NMX district shall be prohibited:

1. Dwelling – Townhome
2. Dwelling – Multifamily
3. Dwelling – Accessory
4. Boarding Room
5. Hotel/Inn
6. Pawnshop

Rezoning Summary

- 3832 Rogers Road is 2.98 acres
- Current Zoning: Residential-30 (R-30)
 - Wake County Zoning
- Proposed Zoning: Neighborhood Mixed Use, Condition District (NMX-CD)
- Land Use Plan designates the property as Mixed Residential
- On the periphery of an Activity Center
- Purpose of the rezoning is to facilitate a day care and office uses



Contact Information

Michael Birch

mbirch@longleaflp.com

(919) 645-4300

Worth Mills

wmills@longleaflp.com

(919) 645-4300



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

#1916143

Project Title: 3832 Rogers Road 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: 04/15/2025

Staff Member Met With: Tim Richards

Pre-application Conference Project Number: 1674175

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: 3832 Rogers Rd (1749884789)

Tax PIN: 1749884789

Acreage: 2.98

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

- 3832 Rogers Rd: 2.98

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

Michael Birch
Longleaf Law Partners
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612
P:9196454317
mbirch@longleaflp.com

Project Contact - Property Owner

Michael Birch
Longleaf Law Partners
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612
P:9196454317
mbirch@longleaflp.com

Map Amendment: Rezoning

Proposed Zoning: NMX, Neighborhood Mixed-Use

Description of Request:

Rezoning to permit a day care and office uses.

Justification of Consistency with Comprehensive Plan:

Although the property is designated Mixed Residential, it is located at the edge of an activity center. Professional service uses are a secondary use recommended in the Mixed Residential category. This property is surrounded by large residential subdivisions, such that the proposed uses would serve as a secondary use to the surrounding residential uses. Additionally, commercial/service uses and institutional uses are primary uses within an activity center. Based on the above, the rezoning request is consistent with the Community Plan.



Agent Authorization 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: 3832 Rogers Road; PIN 1749-88-4789

Landowner's name*: Donald Lee Eddins, John Barry Eddins, and Brenda Gail Eddins Denton

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): 3832 Rogers Road Conditional District Rezoning & Master Plan

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

Michael Birch and Worth Mills, Longleaf Law Partners; Mike Davidson, Timmons; Pablo Reiter, PRMS Investments

Brenda Gail Eddins Denton
Donald Lee Eddins
John Barry Eddins
Landowner's Signature: Sharon Barham, Commissioner
Date: 21 Jan 26

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

Name: Sharon Barham
Address: 209 W-Millbrook Rd, Raleigh, NC 27609
Telephone number: 919-369-8981
Email address: sharon@cardinal
sharon@insightpropertygroup.com
Commissioner

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).

March 13, 2026

Rayvon Walker
Planning Project Administrator
301 S. Brooks Street
Wake Forest, NC 27587

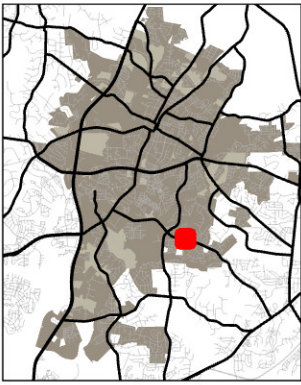
RE: 3832 Rogers Road Rezoning (RZ-25-03) – Zoning Conditions

Dear Rayvon:

On behalf of the applicant, set forth below are the zoning conditions proposed as part of the 3832 Rogers Road rezoning:

1. Permitted Uses. Allowed uses for this conditional zoning include:

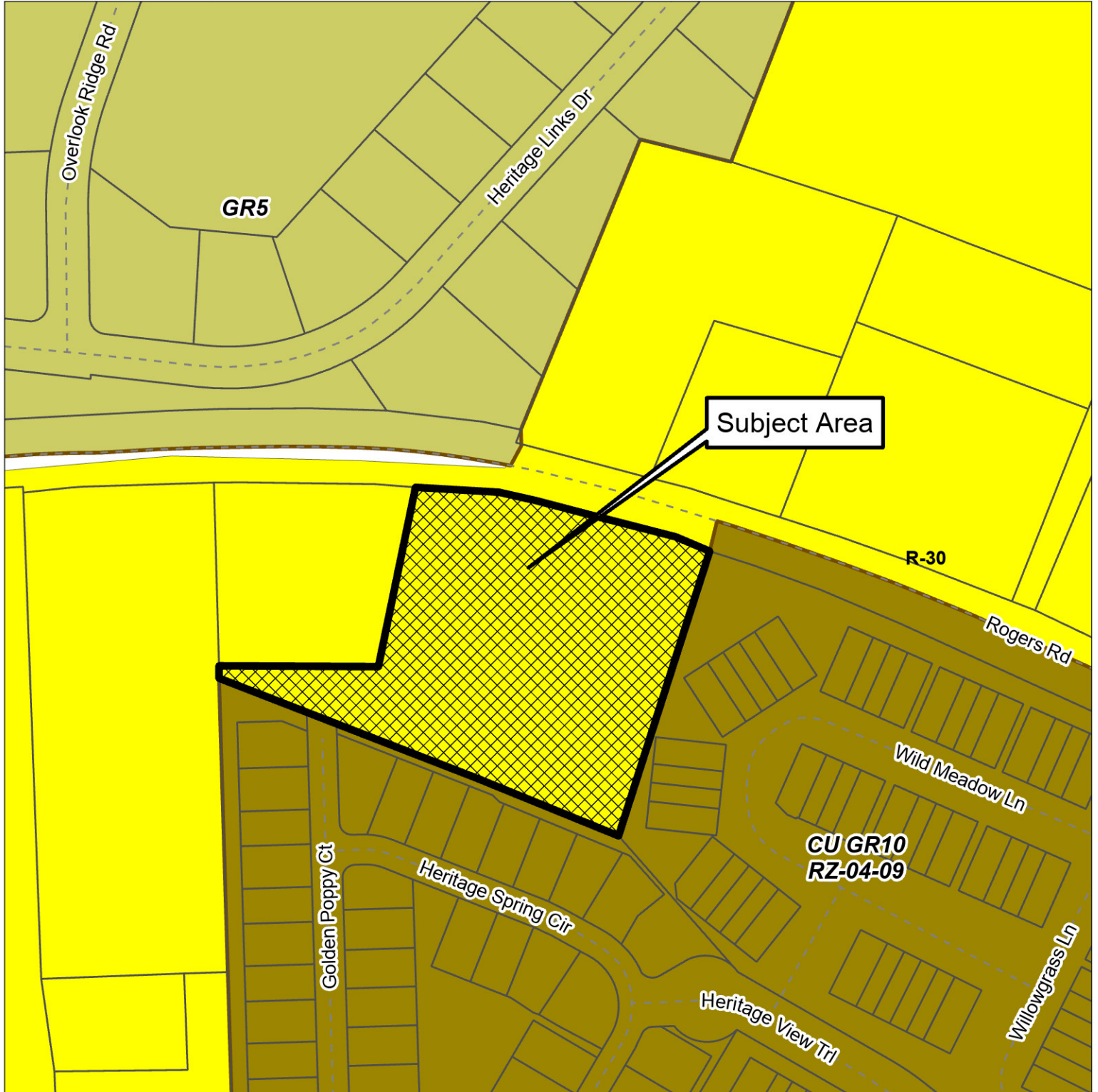
- Live-Work Unit
- Bank, Credit Union, Financial Services
- Business Support Services
- Medical Clinic
- Personal Services
- Professional Services
- Veterinary Services
- General Commercial
- Recreation Facility, Indoor
- Religious Institution
- Child/Adult Day Care Home (More than 8 persons)
- Studio – Art, dance, martial arts, music



Current Zoning

3832 Rogers Rd. Rezoning
RZ-25-03
PIN: 1749-88-4789

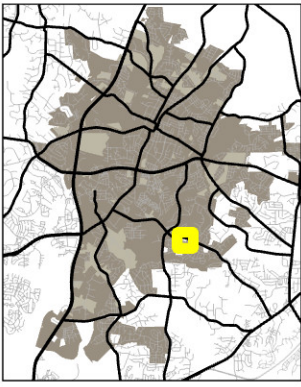
4/15/2026



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.

0 500 Feet

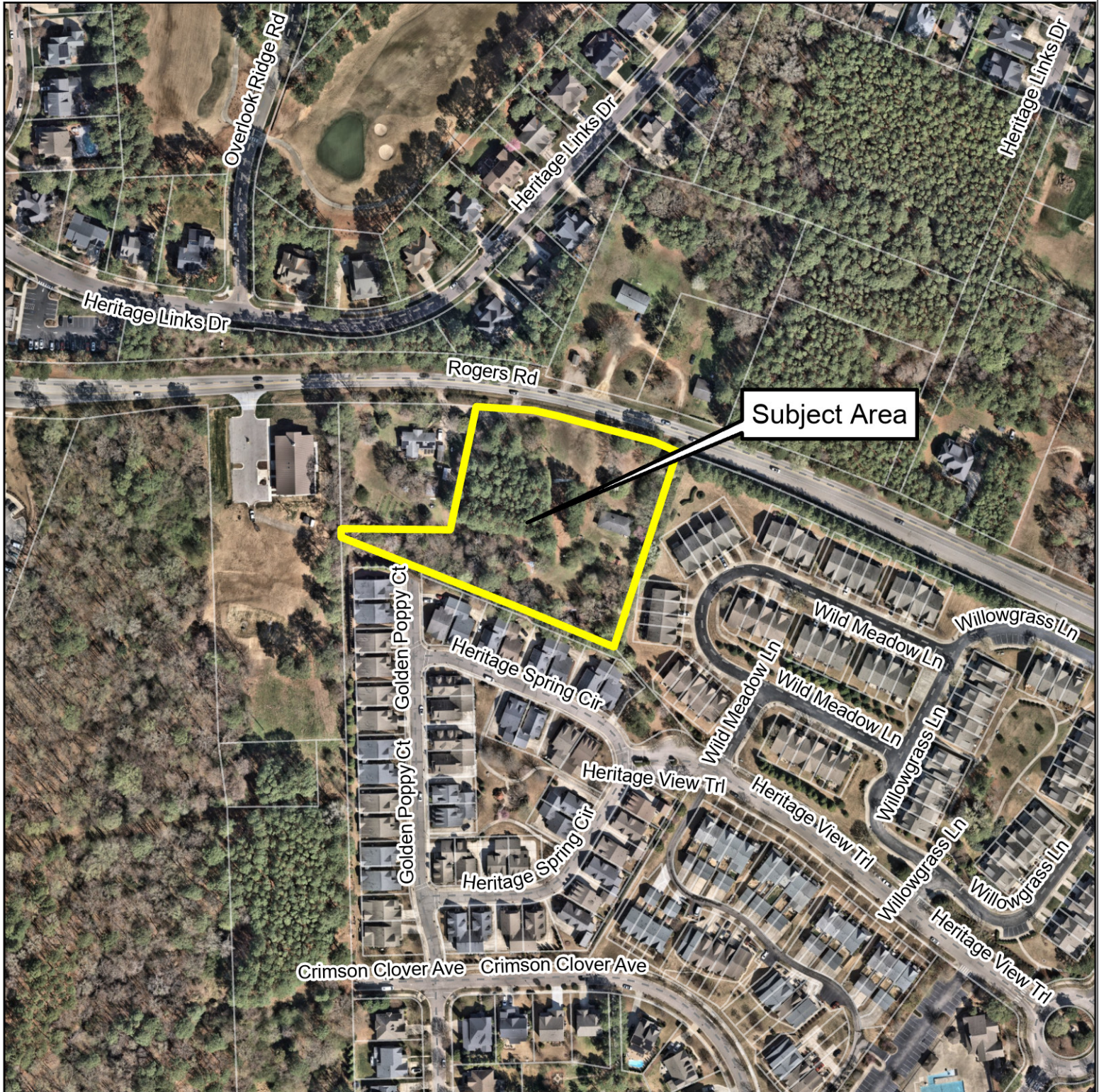




Aerials

**3832 Rogers Rd. Rezoning
RZ-25-03
PIN: 1749-88-4789**

4/15/2026

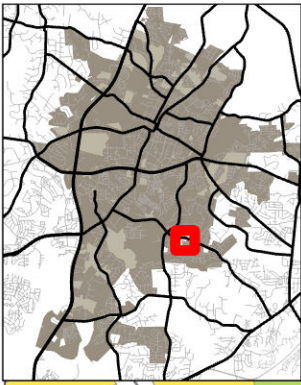


Subject Area

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.

0 250 500 1,000 Feet

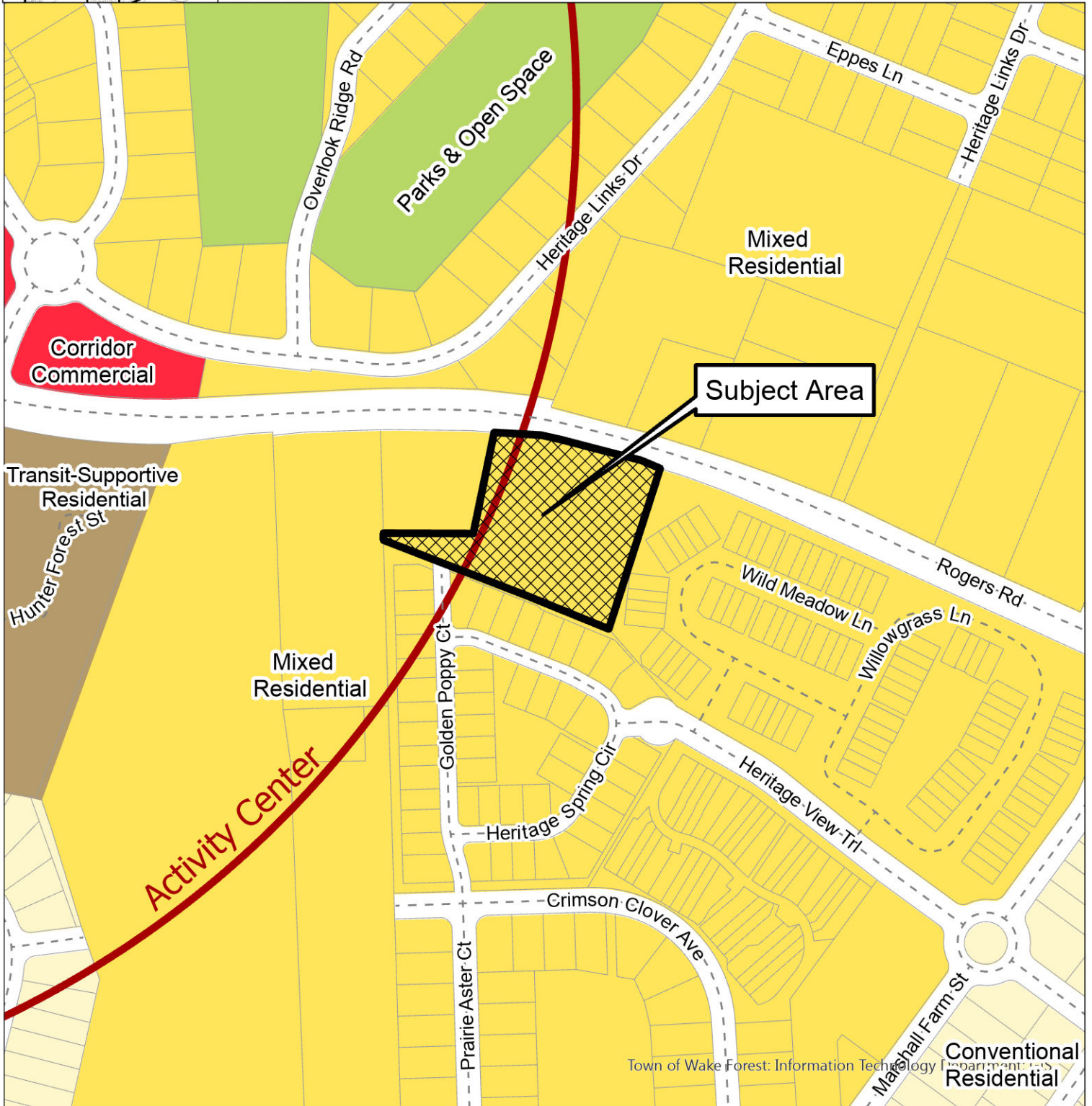
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W 58
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Land Use Plan

**3832 Rogers Rd. Rezoning
RZ-25-03
PIN: 1749-88-4789**

6/26/2026



Town of Wake Forest: Information Technology Department

Community Plan Consistency Grid: RZ 25-03				
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 25-03				
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.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			

Community Plan Consistency Grid: RZ 25-03				
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			
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			

Community Plan Consistency Grid: RZ 25-03				
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			
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			

Community Plan Consistency Grid: RZ 25-03				
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			
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			

Community Plan Consistency Grid: RZ 25-03				
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			
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

Community Plan Consistency Grid: RZ 25-03				
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			
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

Community Plan Consistency Grid: RZ 25-03				
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			
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			