



Wake Forest Board of Commissioners Work Session
Meeting Agenda
October 05, 2021 at 6:00 PM

1. Presentations

- 1.1. Introduction of Candidates for the Board of Adjustment and Planning Board
[Introduction_of_candidates_for_the_BOA_Planning-October2021.docx](#)
- 1.2. Discussion of Suspension of Use of Parks Ordinance
[Summary_Sheet_-_Suspension_of_Use_of_Parks.docx](#)
[Ordinance \(Suspension of Use of Public Parks\)\(2935516.4\).docx](#)
- 1.3. Discussion of combining the part-time CALEA position and Part-time Evidence Technician position into one full time Evidence Technician position.
[Evidence Technician Agenda Item.docx](#)
[Evidence Technician Job Description.doc](#)
[Evidence Technician.docx](#)
- 1.4. Discussion of Trespassing in or on a Motorized Vehicle Ordinance
[Trespassing in on a Motorized Vehicle Agenda Item.docx](#)
[Trespassing in or on a Motorized Vehicle Ordinance Proposal.docx](#)

2. Discussion of Monthly Financial Report

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for the October 19, 2021 Meeting
[10-19-21-Draft_agenda.docx](#)

4. Other Business

- 4.1. Hold Public Hearing and Consideration of Action on LEGISLATIVE CASE RZ-21-06, South Allen: Request filed by Town of Wake Forest to rezone from the existing Neighborhood Mixed-Use (NMU) to General Residential 5 (GR5) for 8.68± acres located at 238, 250 & 306 South Allen Road being Wake County Tax PINs: 1840-79-1536, 1840-69-9308, and 1840-68-8987 and adjacent right-of-way to centerline.
[RZ-21-06 Staff Report - BOC PH and Action.pdf](#)

[Attachment A - RZ-21-06 Application.pdf](#)
[Attachment B – Maps.pdf](#)
[Attachment C – Neighborhood Meeting Information.pdf](#)
[Attachment D – Renaissance Area Boundary.pdf](#)
[Attachment E - June 15, 2021, Presentation and Staff Report.pdf](#)
[Attachment F - August 3, 2021, Presentation and Staff Report.pdf](#)
[Ordinance RZ-21-06 S. Allen Rezoning - Application Version.docx](#)
[Consistency Statement RZ-21-06 S. Allen Rezoning - Application Version.pdf](#)
[Ord. Attachment A - Legal Description - Application Version.pdf](#)
[Ord. Attachment B - RZ-21-06 Application.pdf](#)
[Consistency Statement RZ-21-06 S. Allen Rezoning - Planning Board Recommendation Version.pdf](#)
[Ordinance RZ-21-06 S. Allen Rezoning - Planning Board Recommendation Version.docx](#)
[Ord. Attachment A - Legal Description - Planning Board Recommendation.pdf](#)
[Ord. Attachment B - RZ-21-06 Application.pdf](#)
[Planning Board Written Recommendation.pdf](#)

- 4.2. Public Hearing on and Consideration of an Ordinance Establishing an Annexation Agreement Between the Town of Rolesville, North Carolina and the Town of Wake Forest, North Carolina
[Rolesville Wake Forest Proposed Annexation Agreement BOC Agenda Summary](#)
[Attachment 1 - Ordinance Establishing an Annexation Agreement Between The Town of Rolesville, North Carolina and The Town of Wake Forest, North Carolina](#)
[Attachment 2 - Exhibit A: Rolesville – Wake Forest Annexation Agreement Boundary Legal Description](#)
[Attachment 3 - Exhibit B: Rolesville - Wake Forest Annexation Agreement Boundary Map](#)
- 4.3. Public hearing on and consideration of a petition requesting contiguous annexation submitted by Greenpointe, LLC for property associated with the proposed Mason Oaks Subdivision being Franklin County Tax PIN 1842-34-7743 (portion) which is approximately 4.518 acres.
[100521 BOC Agenda Summary.pdf](#)
[Attachment A Legal Description AN-21-03.pdf](#)
[Attachment B Annexation Survey AN-21-03.pdf](#)
[Attachment C Contiguous Annexation Petition AN-21-03.pdf](#)
[Mason Oaks Parcel 3 Annexation Ordinance AN-21-03.docx](#)
- 4.4. Consideration of LEGISLATIVE CASE RZ-21-05, Mason Oaks Parcel 3: Request filed by The Nau Company to rezone from the existing Franklin County - General Business (GB) to General Residential 10 Conditional District (GR10-CD) for 4.52± acres located at 0 Capital Boulevard being Franklin County Tax PIN: 1842-34-7743 (portion).

[100521 BOC Agenda Summary RZ-21-05.pdf](#)
[Consistency Statement RZ-21-05 Mason Oaks Parcel 3.pdf](#)
[Inconsistency Statement for Disapproval RZ-21-05 Mason Oaks Parcel 3.pdf](#)
[Ordinance RZ-21-05 Mason Oaks Parcel 3.docx](#)
[Attachment A - Legal Description RZ-21-05.pdf](#)
[Attachment B – Mason Oaks Parcel 3 Subdivision Master Plan.pdf](#)
[Attachment C - RZ-21-05 Application and Proposed Conditions.pdf](#)
[Planning Board Written Recommendation.pdf](#)

- 4.5. Resolution Appointing Interim Town Clerk
[InterimTownClerkAppointment-summary10.5.2021.docx](#)
[Resolution- ApptOfInterimTownClerkSherryScoggins2021 \(1\).docx](#)

5. Commissioner Reports

- 5.1. Proclamation Recognizing October 11, 2021 as Indigenous Peoples Day
[Indigenous_Peoples_Day-10112021.pdf](#)

6. Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-287-

Submitted by: Deeda Harris

Submitting Department: Administration

Meeting Date: October 5, 2021

SUBJECT

Introduction of Candidates for the Board of Adjustment and Planning Board

Recommendation:

Item Summary:

ATTACHMENTS

- [Introduction_of_candidates_for_the_BOA_Planning-October2021.docx](#)

Agenda Item: Introduction of candidates for the Board of Adjustment and Planning Boards

Summary: Candidates are attending to be introduced and share why interested in being appointment to the advisory board(s) of choice.

Attachment: Applications Packets will be emailed before the meeting.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-323-

Submitted by: Ruben Wall

Submitting Department: Parks & Recreation

Meeting Date: October 5, 2021

SUBJECT

Discussion of Suspension of Use of Parks Ordinance

Recommendation:

Review

Item Summary:

ATTACHMENTS

- [Summary_Sheet_-_Suspension_of_Use_of_Parks.docx](#)
- [Ordinance \(Suspension of Use of Public Parks\)\(2935516.4\).docx](#)

Agenda Item: Approval of Suspension of Use of Parks Ordinance

Summary: As the town continues to grow and we provide more services we sometimes experience vandalism in our parks and greenways as well as aggressive or unruly behavior from a very small group of citizens. Unfortunately, the impact of such behavior can affect the larger community in general. The Parks, Recreation and Cultural Resources Department feels there is a need to address these situations in a fair and consistent manner when they occur. This suspension ordinance would provide us the tools to accomplish this.

Attachment: Proposed Draft Ordinance

Ordinance 2021 - x
Ordinance Amending the Town of Wake Forest Code of Ordinances
Chapter 22: Parks and Recreation, Section 22-1 and Section 22-21

WHEREAS, the mission of the Wake Forest Parks, Recreation & Cultural Resources Department (the “Department”) is to enhance the lives of the citizens of the Town of Wake Forest (the “Town”) by promoting health and wellness through diverse, safe, accessible, and culturally enriching recreational opportunities.

WHEREAS, the Town desires to facilitate this mission by preserving, to the extent possible, the health, welfare, and safety of the general public at any park or park facility owned by the Town.

WHEREAS, in pursuit of this mission, the Town intends to authorize the Parks, Recreation & Cultural Resources Director (the “Director”) to suspend a person’s privilege to use any parks, or participate in any recreational programs, where such person’s behavior is determined by the Director to be detrimental to the health, welfare, or safety of the general public.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest that the Municipal Code of the Town of Wake Forest is hereby amended to (i) expand the definition of “parks” in Section 22-1, and (ii) add a new Section 22-21 entitled “Suspension of use of parks,” as further set forth herein below:

Section 22-1 is amended and replaced in its entirety by the following:

“Sec. 22-1. – Definition.

For the purpose of this chapter, “parks” shall be defined as all parks, indoor facilities, recreational facilities, greenways, and unimproved open space areas owned, leased and/or operated, maintained and administered by the Town of Wake Forest department of parks and recreation.”

Section 22-21 is added as follows:

“Sec. 22-21. – Suspension of use of parks.

(a) In General. If, in the opinion of the Parks, Recreation & Cultural Resources Director or his or her designee (the “Director”), the continued use of any parks, or participation in any organized program of the Town of Wake Forest department of parks and recreation (the “Department”) by any person, or group of persons, will be detrimental to the health, welfare, or safety of the general public, the Director shall have the authority to suspend such person, or group of persons, from using any parks, or from participating in any organized program of the Department as a participant or as a spectator, for a period of up to one (1) year.

(b) Notice. A notice of a violation of this chapter shall be in writing and delivered to each person, and, in the case of a minor, to the parent or guardian of each person, as soon as reasonably practicable following the occurrence of any activity considered by the Director to be detrimental to the health, welfare, or safety of the general public. The form of notice shall include the following information:

1. A description of the violation(s) and date(s).
2. The suspension start and end dates.
3. A description of the appeal process.
4. A statement that violation of the suspension will subject such person to criminal trespassing charges.

(c) Exceptions. Even if a person, or group of persons, has been suspended, in accordance with this section, from using any parks, or from participating in any organized program of the Department as a participant or as a spectator, the following exceptions shall apply:

1. A child under eighteen (18) years of age shall not be instructed to leave any parks or recreation program until after a parent or guardian is contacted.
2. Any person may participate in a public meeting of the Town of Wake Forest being conducted at any parks.

(d) Refunds. If, due to a suspension issued pursuant to this section, a person is unable to attend an organized program of the Department for which such person is registered, then the Town of Wake Forest shall issue a pro-rated refund, if any, for the remainder of such program.

(e) Appeals. A written appeal of a suspension made pursuant to this section may be filed with the Town Manager within thirty (30) calendar days following the date of the suspension notice. Upon the Town Manager's receipt of a written appeal, the Town Manager or his/her designee will give such person an opportunity to be heard in person or by electronic means. Within ten (10) business days after said hearing, the Town Manager or his/her designee will render a final, non-appealable decision regarding the suspension. The Town Manager or his/her designee shall have the authority to affirm, reverse or modify the decision of the Director.

(f) Enforcement. In addition to any other remedies available at law, any person found to be in violation of a suspension instituted pursuant to this section may be asked to leave any parks, or any organized program of the Department, and may be subject to trespassing charges for failing to do so.”

Duly adopted this the ____ day of _____, 2021.

Motion by:_____

Second by:_____

Mayor: _____

Vivian Jones

APPROVED AS TO FORM:

ATTEST:

Eric A. Vernon, Town Attorney

Deeda Harris, Town Clerk



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-334-

Submitted by: Jeff Leonard

Submitting Department: Public Safety

Meeting Date: October 5, 2021

SUBJECT

Discussion of combining the part-time CALEA position and Part-time Evidence Technician position into one full time Evidence Technician position.

Recommendation:

Combine the two part-time positions into one full time position

Item Summary:

ATTACHMENTS

- [Evidence Technician Agenda Item.docx](#)
- [Evidence Technician Job Description.doc](#)
- [Evidence Technician.docx](#)

Agenda Item: Discussion to Recommend creating a full-time Evidence Technician

Summary: Combine two part-time positions to create one full time evidence technician

Attachments: Job Description

Agenda Item

Memo from the Police Chief

EVIDENCE TECHNICIAN

General Statement of Duties

Performs a variety of duties for the police department regarding departmental evidence.

Distinguishing Features of the Class

An employee in this class performs a variety of work pertaining to departmental evidence. Work includes performing a variety of tasks related to packaging, logging, maintaining, tracking, and disposing of evidence; preparing expungements, disposition orders, and other court-related documents; processing evidentiary videos for court purposes; and fingerprinting individuals. This employee is also tasked with supervising the police records specialist who will assist with evidence records. Work may be in a variety of forms from performing independent technical work to assisting with required duties of Support Services staff and supervisors. Work requires a high degree of independence and decision making on the part of the employee. Precedent setting situations are referred to higher level supervisors or other sworn personnel. Guides may include a variety of written manuals and instructions, as well as oral instructions. Sound judgment is required in performing the tasks. Work is performed under the regular supervision of the Support Services sergeant and/or Support Services lieutenant and is evaluated through observation, conferences, and the quality and effectiveness of work completed.

Duties and Responsibilities

Essential Duties and Tasks

- * Enters and processes found property or recovered evidence; releases found property or recovered evidence to rightful owner when properly authorized.
- * Maintains the chain of custody for evidence.
- * Prepares destruction of evidence orders.
- * Inventories evidence and makes sure it reconciles with records.
- * Prepares expungements and prepares SBI final disposition report.
- * Submits and collects evidence to the SBI and CCBI.
- * Processes evidentiary videos, when requested.
- * Fingerprints individuals, as needed.
- * Prepares photo line-ups.
- * Maintains restricted-access electronic evidence files.
- * Prepares documentation needed to trace firearms, obtains the trace, and records the information.
- * Coordinates with the Department of Revenue for tax liens on individuals.
- * Supervises the police records specialist.

Additional Job Duties

- * Performs related duties as required.

Recruitment and Selection Guidelines

Knowledge, Skills, and Abilities

Considerable knowledge of evidentiary laws, policies, and procedures.
Considerable knowledge of office practices and procedures.
Considerable knowledge and ability to use correct grammar, vocabulary, and spelling.
Considerable knowledge of police work in general.
Ability to think and work independently.
Ability to communicate effectively in person and by telephone.
Ability to gather and give basic information and instructions on departmental programs based on inquiries.
Ability to be tactful and courteous.
Ability to gather and compile materials from a variety of sources.
Ability to operate any office machines required by the position such as word processor.
Ability to enter data accurately and at a reasonable rate of speed.
Ability to use judgment in organizing and establishing formats.
Ability to record information and balance figures.
Ability to compile information based on general instructions.
Ability to arrange and place records, reports and files into a proper sequence.
Ability to establish and maintain effective working relationships with the general public, supervisors, and employees.

Physical Requirements

Must be able to physically perform the basic life operational support functions of reaching, walking, fingering, talking, hearing, and repetitive motions.
Must be able to perform sedentary work exerting up to 10 pounds of force occasionally and/or a negligible amount of force frequently or constantly to lift, carry, push, pull, or otherwise move objects.
Must possess the visual acuity to compile and compute data and statistics, perform accounting tasks, operate a computer terminal, proof read materials, and do extensive reading; may be required to perform transcription tasks.

Desirable Education and Experience

Graduation from high school and some secretarial or clerical experience at a journey level; or an equivalent combination of education and experience.



WAKE FOREST POLICE DEPARTMENT

225 S. Taylor Street
Wake Forest, NC 27587
t 919.554.6150
f 919.435.9607

www.wakeforestnc.gov

To: Board of Commissioners

From: Jeffrey M. Leonard, Chief of Police

RE: Combining two part-time Positions into one Full-Time Position

Date: September 28, 2021

In the current Fiscal Year budget, the police department was approved for two part-time positions. One was for a CALEA manager and one was for an Evidence Technician. After looking at the current workloads and backlog issues, I am asking to combine these two positions into one full-time position. I currently have Captain Mote and Lieutenant Gamber working together to maintain our CALEA accreditation and they are doing a great job and have said they can continue to assist in this role. Since we added the first Evidence Technician years ago, we have nearly doubled in size and have not gotten any more staff.

Teresa Jusino our current Evidence Technician has done an awesome job but is in need of assistance. Evidence for a police department is a high liability area and we currently have enough work for two full-time staff. We have assigned staff to help Teresa from time to time, but she is still behind in paperwork. The job is tedious and time consuming. It also requires a lot of time filling out court orders and taking them to court. The second position will relieve some of the daily stresses off of Teresa and hopefully reduce our liability by reducing the workload from one to two people.

While we will ask again for the CALEA position in the future I feel at this time the most effective use of staff and town resources is to fund one full time Evidence Technician. While we have not had an issue I don't want someone being overworked and stressed to make a mistake that could cause us to lose a criminal case. The second person offers a checks and balance that we have not had and will make us more efficient.

The current Evidence Technician also is responsible for Finger Printing, maintaining our camera recordings and other assigned duties as needed.

Thank you for your consideration.

Jeffrey M. Leonard
Chief of Police



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-335-

Submitted by: Jeff Leonard

Submitting Department: Public Safety

Meeting Date: October 5, 2021

SUBJECT

Discussion of Trespassing in or on a Motorized Vehicle Ordinance

Recommendation:

Pass ordinance for Trespassing in or on a Motorized Vehicle

Item Summary:

ATTACHMENTS

- [Trespassing in on a Motorized Vehicle Agenda Item.docx](#)
- [Trespassing in or on a Motorized Vehicle Ordinance Proposal.docx](#)

Agenda Item: Discussion of Trespassing in or on a Motorized Vehicle Ordinance

Summary: The Police Department is proposing to enact a trespassing ordinance for vehicles. The Town does not currently have an ordinance of trespassing.

Attachments: Memo from Cpl. Ragland with Ordinance Proposal



WAKE FOREST POLICE DEPARTMENT

225 S. Taylor Street
Wake Forest, NC 27587
t 919.554.6150
f 919.435.9607

www.wakeforestnc.gov

To: Command Staff
From: Cpl. D. Ragland
Cc: Lt. Graham, Sgt. Albert, Cpl. Newsom, Ofc. Harris
Date: 09/27/21
Re: City Ordinance Proposal

On 08/12/21, a bus driver for the City of Raleigh contacted the police after having two subjects refusing to exit the bus. There is no N.C. General Statue specifically for trespassing on a city bus/ or ride share vehicles. As of this email, there is no Wake Forest Ordinance that covers this issue. I believe the Town of Wake Forest should enact a city ordinance that will cover the issued in question. Furthermore, I also believe this will reduce liability from the city, and its employees, if someone has to be forcibly removed from any vehicle just for trespassing. Below is the city ordinance language that Raleigh adopted.

Sec. 13-2032. - TRESPASS IN/ON A MOTORIZED VEHICLE.
[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

It shall be unlawful for any person to enter or remain in or on a motorized vehicle of another after that person has been notified not to enter or remain there by the owner, by a person in charge of the motorized vehicle, or by another authorized person. In accordance with [section 14-1005\(a\)](#) of this Code, violation of this section is a misdemeanor.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-314-

Submitted by: Deeda Harris

Submitting Department: Administration

Meeting Date: October 5, 2021

SUBJECT

Review of Draft Agenda for the October 19, 2021 Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [10-19-21-Draft_agenda.docx](#)



**Wake Forest Board of Commissioners
Meeting Agenda
October 19, 2021 at 6:00 PM**

Call to Order

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes

- 2.A. Approval of Minutes for Meetings held August 26, 2021 (Board of Commissioner Strategic Retreat), September 7, 2021 (Work Session & Joint Public Hearing), meeting held September 21, 2021 (Regular Board of Commissioners Meeting) and Meetings held September 22, 2021 and September 23, 2021 (Board of Commissioners Special Meetings)

3. Presentations

- 3.A. Proclamation Recognizing the Month of October 2021 as "P.A.N.D.A.S. Month"
- 3.B. Proclamation Recognizing October 2021 as "Dysautonomia Awareness Month"
- 3.C. Proclamation recognizing October 23, 2021 as "Make a Difference Day" in the Town of Wake Forest, NC
- 3.D. Proclamation Recognizing November 2021 as "Native American Celebration Month"
- 3.E. Introduction of Candidates for the Board of Adjustment and Planning Board
- 3.F. Presentation of Annual Reports from the Town's Advisory Boards

4. Public hearings / Public Comment

- 4.A. Public Hearing to Consider A Request by Cooke's Restoration, LLC; James D. Cooke III and Alexis N. Cooke to Designate their Building, and Lot, Known as the A. Jack Medlin Store, 501 N. Main Street, Wake Forest, NC, as a Local Historic Landmark. HPC Case Number LL 21-01

- 4.B. Public Hearing to Consider A Request by Andrew O. Grimmett and Angela M. Wright to Designate their Building and Lot, Known as the Mutschler House, 1320 Country Club Drive, Wake Forest, NC, as a Local Historic Landmark. HPC Case Number LL 21-02
- 4.C. Public hearing on and consideration of a petition requesting contiguous annexation submitted by G98 Commercial, LLC for property located at 0 Capital Boulevard, being Wake County Tax PIN 1830-87-2437 and adjacent right-of-way totaling approximately 28.5885 acres
- 4.D. Public Hearing to receive public input on capital needs for inclusion in the five-year Capital Improvements Plan (CIP) update for FY 2022 - 2027
- 4.E. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

5. Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a Commissioner or any citizen of Wake Forest or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)

- 5.A. Approval of resolution to join the North Carolina Investment Pool
- 5.B. Approval of Budget Ordinance Amendment # 1 for FY 2021 -2022
- 5.C. Approval of a Resolution allowing the Town Manager to accept an offer from NCDOT purchase Town Property for NCDOT Right-of-Way
- 5.D. Approval of a resolution to schedule the public hearing and certify the sufficiency for a petition requesting contiguous annexation submitted by HR Northlake, LLC for property associated with Holding Village Subdivision located at 0. South Franklin Street being Wake County PIN 1840-54-5435 (portion)

6. Legislative Items

- 6.A. Consideration of Ordinance Amending Multiple Sections Within Chapter 30 - Traffic & Vehicles, Article VI - Traffic Schedules of the Code of Ordinances of the Town of Wake Forest, North Carolina
- 6.B. Consideration of Ordinance Amending Chapter 22: Parks and Recreation, Section 22-1 and Section 22-21 of the Code of Ordinances of the Town of Wake Forest, North Carolina
- 6.C. Appointment of Candidates for the Board of Adjustment and Planning Board

7. Planning Items

8. Administration and Financial Items

- 8.A. Consideration of Property Acquisition (Donation) - Front Street and E. North Avenue

9. Public Services Items

10. Parks and Recreation Items

11. Public Safety Items

12. Other Business

- 12.A. Closed Session: N.C.G.S. 143-318.11 (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease

Closed Session: N.C.G.S. 143-318.11 (3) Consultation with the Town Attorney: SchoolDev East, LLC vs. Town of Wake Forest

- 12.B. Wake County Tax Releases
- 12.C. Department Monthly Report
- 12.D. Quarterly Project Updates

13. Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-307-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Hold Public Hearing and Consideration of Action on LEGISLATIVE CASE RZ-21-06, South Allen: Request filed by Town of Wake Forest to rezone from the existing Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5) for 8.68± acres located at 238, 250 & 306 South Allen Road being Wake County Tax PINs: 1840-79-1536, 1840-69-9308, and 1840-68-8987 and adjacent right-of-way to centerline.

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-21-06 Staff Report - BOC PH and Action.pdf](#)
- [Attachment A - RZ-21-06 Application.pdf](#)
- [Attachment B – Maps.pdf](#)
- [Attachment C – Neighborhood Meeting Information.pdf](#)
- [Attachment D – Renaissance Area Boundary.pdf](#)
- [Attachment E - June 15, 2021, Presentation and Staff Report.pdf](#)
- [Attachment F - August 3, 2021, Presentation and Staff Report.pdf](#)
- [Ordinance RZ-21-06 S. Allen Rezoning - Application Version.docx](#)
- [Consistency Statement RZ-21-06 S. Allen Rezoning - Application Version.pdf](#)
- [Ord. Attachment A - Legal Description - Application Version.pdf](#)
- [Ord. Attachment B - RZ-21-06 Application.pdf](#)
- [Consistency Statement RZ-21-06 S. Allen Rezoning - Planning Board Recommendation Version.pdf](#)
- [Ordinance RZ-21-06 S. Allen Rezoning - Planning Board Recommendation Version.docx](#)
- [Ord. Attachment A - Legal Description - Planning Board Recommendation.pdf](#)
- [Ord. Attachment B - RZ-21-06 Application.pdf](#)
- [Planning Board Written Recommendation.pdf](#)

STAFF REPORT

TO: Board of Commissioners
DATE: October 5, 2021
CASE: RZ-21-06 238, 250 & 306 South Allen Road
PREPARED BY: Patrick Reidy, Senior Planner

GENERAL INFORMATION (Attachment A)

Applicant: Town of Wake Forest
301 South Brooks St
Wake Forest, NC 27587

Owners: Jade Elizabethpoo LLC
238 South Allen Road
Wake Forest, NC 27587

The Church Initiative Inc.
PO Box 1739
Wake Forest, NC 27587

Life Church PCCF Inc.
PO Box 12400
Wake Forest, NC 27587

Requested Action: Rezone property to General Residential 5 (GR5)

Existing Zoning: NMX (Neighborhood Mixed-Use)

Location: 238, 250 & 306 South Allen Road

Size: 8.68 ± acres

Tax Pin Nos.: 1840-79-1536, 1840-69-9308, and 1840-68-8987

Existing Land Use: Personal Services (238 S. Allen Road), Professional Services (250 S. Allen Road), Vacant Residential Care Facility (306 S. Allen Road) (Discontinued Use and Non-conforming Structure)

Surrounding Land Use and Zoning (Attachment B):

	Zoning(s)	Land Use(s)
North:	Urban Mixed Use (UMX) Conditional General Residential 3 (CU GR3)	Townhomes and Single-Family Dwellings
South:	Conditional General Residential 3 (CU GR3) General Residential 3 (GR3)	Single-Family Dwellings
East:	General Residential 3 (GR3)	Single-Family Dwellings

West:	Conditional General Residential 3 (CU GR3) Urban Mixed Use (UMX)	Single-Family Dwellings and Townhomes
--------------	---	--

Zoning History:

The property is currently zoned NMX (Neighborhood Mixed-Use). When the UDO was adopted in 2013, the three subject parcels were rezoned as NMX (Neighborhood Mixed-Use), likely to ensure the existing uses did not become non-conforming as most residential districts do not permit personal or professional services.

At the April 20, 2021, Board of Commissioners Meeting, the Board directed the Planning Department to research rezoning the three parcels from NMX as requested through a petition signed by 35 members of the Cardinal Hills community.

At the June 15, 2021, Board of Commissioners Meeting, the Planning Department presented multiple compatible districts for consideration (UR, GR3, GR5, GR10). Staff also presented the option of allowing the properties to remain zoned NMX; initiate a rezoning to GR5; and an option to allow the Community Plan to be completed and proceed with a rezoning at that time, if appropriate. The Board directed the Planning Department to begin rezoning the three parcels to General Residential 5 (GR5). See Attachment E for a copy of the June 15, 2021, presentation and accompanying staff report.

After the June 15th meeting, the Planning Department met with or spoke to each of the subject property owners to hear their concerns about the rezoning. The salon owner of 238 S. Allen worried about their property becoming legally non-conforming. The owner of Church Initiative at 250 S. Allen has objected to the rezoning. Their concern is that their existing operation occupies less than half of the site and that if the property is rezoned, they would not be able to expand their operation in the future and if the building were destroyed by more than 50% of the value, they would no longer be able to operate on their property.

The owner of the vacant nursing home at 306 S. Allen Road has been actively trying to sell the property for redevelopment. Their concern that rezoning the GR5 would prevent redevelopment of the site due to the cost to demolish the existing structure not being offset by a higher return of investment with more lot yield allowed by the NMX zone.

At the August 3, 2021, Board of Commissioners Meeting, the Planning Department presented these concerns from each of the subject property owner and presented additional options for the Board of Commissioners to consider. Those options included leaving the properties zoned NMX; initiate the rezoning to GR5; complete the Community Plan; and to direct staff to develop a rezoning solution for all three parcels such as creating a Conditional District. The Board directed the Planning Department to expediate the rezoning of the three parcels to General Residential 5 (GR5). See Attachment F for a copy of the August 3, 2021, presentation and accompanying staff report.

Per Section 15.14 of the UDO, and in accordance with NCGS, the only process to change the official zoning map is to rezone the parcels again.

Applicable Adopted Plans

Wake Forest Community Plan:

The subject property is in the Historic Town Core Zone per the Growth Strategy Map (Attachment A). Per the Community Plan, the Historic Town Core Zone includes properties that were once developed and are now vacant, as well as intervening properties that have never been developed. The policy emphasis of the plan is to retain the urban, pedestrian-oriented character of the Historic Town Core Zone. One of the policy approaches in the Town Center Zone is for new residential development to be at a truly urban density, with the objective of placing a greater number of households within walking distance of the downtown commercial district or nearby neighborhood services. The parcel is also located in neighborhood planning area #28.

The following policies are applicable to the review of the rezoning request RZ-21-06:

Principles for Neighborhood Planning Areas:

- Principle 5: Rather than building large, single use subdivisions, build full-service neighborhoods, with residentially scaled services close at hand. Vary the types and price-points of housing to encourage social and economic diversity in each planning area.

Principles for Older Neighborhoods:

- Principle ON-4: New infill development should be architecturally compatible with existing structures, site layout and the streetscape within its vicinity. Efforts by neighborhood associations to establish their own standards for development compatibility should be encouraged. Performance based standards (checklist) rather than discretionary review (opinion) should be employed whenever possible.

Policies for Future Neighborhoods:

- Policy FN-7: As new neighborhoods are developed, a mixtures of housing types, sizes and prices shall be encouraged within the bounds of each neighborhood planning area.

Renaissance Plan for Downtown Wake Forest

The Renaissance Plan for Downtown Wake Forest update was adopted in 2017 to provide policy and programmatic recommendations for the revitalization of the historic downtown. Additionally, it proposed a number of realistic development opportunities for the heart of the Wake Forest community with the goal of creating a more vibrant community for all who visit, work, and live in Wake Forest. Two of the subject parcels (238 and 250 S. Allen) are within the eastern boundary of the Renaissance Area (Attachment F).

The Renaissance Plan provides general policies opportunities for new housing; designs streetscape improvements; develops mobility strategies that prioritize bicyclists, pedestrians, and transit; provides parking strategies; and identifies private development and redevelopment opportunities that are all applicable to the subject parcels if additional development were to occur in the future. No specific recommendations are made for either of the subject parcels.

The following policies are applicable to the review of the rezoning request RZ-21-06:

Principles for Successful Downtowns:

- SD-11: Attract businesses and other uses that provide daytime employment.
- SD-19: Attract diverse residential and employment centers within a 5 to 10-minute walk of downtown.

Neighborhood Meeting: A neighborhood meeting was held by the applicant on August 25, 2021, in accordance with the Section 15.3.5 of the UDO. A copy of the meeting notice, sign in sheet, and meeting summary can be found in Attachment C.

ANALYSIS

238 S. Allen Road

The salon is located on 0.42 acres and the site has little room for expansion of the building or parking area. This property does not present much opportunity for redevelopment or expansion of the current use. Rezoning the property to GR5 would make the existing use legally nonconforming, which allows the current use to continue subject to the standards within Section 13.5 of the UDO. In the event the property was vacant for more than a year, it would lose its non-conforming status, initiating redevelopment in alignment with the district standards.

250 S. Allen Road

The office is located on 5.51 acres, with a secondary access stub built from Cala Lily Lane to the rear, has significant development potential. Rezoning the property to GR5 would make the existing use legally nonconforming, which allows the current use to continue subject to the standards within Section 13.5 of the UDO. In the event the property was vacant for more than a year, it would lose its non-conforming status, initiating redevelopment in alignment with the district standards.

306 S. Allen Road

There is no established use for this property. Since the nursing home has been vacant for more than 365 days, the non-conforming rights have been lost per Section 13.2.2 of the UDO. If a nursing home were to operate at this location, it would be limited to 16 units since it does not have access on a Collector of higher classified street.

The site is 2.75 acres and also has significant development potential since there is no established use. The existing structure would likely need to be demolished as part of the redevelopment.

Overall Analysis

The NMX district is a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. The existing NMX zoning permits some commercial and automotive uses that are inconsistent with the adjacent properties. These uses can generate higher traffic volumes than the existing 20' wide South Allen Rd may be able to support, and any redevelopment would limit road improvements to the property frontage.

The GR5 district maintains previously developed suburban residential subdivisions for their existing or approved low-to-medium density single-family dwellings and related recreational, religious, and educational facilities. It is intended to act as a transitional zoning district between rural development in the county and the urban development of the town. The GR5 zone is further intended to

discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

The GR5 district is consistent with the parcels to the north, south, west, and east of the subject parcels that are zoned GR3 and the allowed uses in the UDO for the GR5 zone.

The rezoning request is generally inconsistent with the Wake Forest Community Plan and Renaissance Plan in that:

1. It does not encourage pedestrian-oriented, designed and scaled stores and services providing basic necessities to residents of the town's older neighborhoods.
2. It does not encourage a mixture of housing types, sizes, and prices for each neighborhood planning area.
3. It does not encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area.
4. It does not attract diverse residential and employment centers within a 5 to 10-minute walk of downtown.

PUBLIC COMMENT SUMMARY

At the September 14, 2021 Planning Board meeting, a public comment session was held for the proposed rezoning. Isabell Mattox, Pastor Sam Hodges, and Tom Worth spoke on behalf of the property owner at 250 S. Allen and voiced opposition to being included with the rezoning. They were concerned that the rezoning would create a legally non-conforming use and cause issues for future expansion or selling the property. They offered to create their own conditional district for the property to limit uses and development potential, but still maintain flexibility for business.

Kate Jones spoke on behalf of approximately 35 nearby residents that petitioned the rezoning. She stated that the initial concern was specific to the redevelopment potential for 306 S. Allen Road. She could not speak for all residents, but she was not as concerned about the other two properties since they had businesses that currently operate on site and would not be as likely to redevelop the site.

Debbie Hill also spoke in favor of the rezoning.

PLANNING BOARD RECOMMENDATION

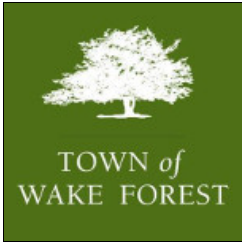
At their September 14, 2021 meeting, the Planning Board recommended by a vote of 4-3 to rezone 306 S. Allen Road to General Residential 5 (GR5) and that 238 and 250 S. Allen remain zoned at Neighborhood Mixed-Use (NMU). By removing 238 and 250 S. Allen Road, the Planning Board found that the zoning map amendment request is consistent with the relevant policies in the Renaissance Plan and inconsistent with the relevant policies in the Comprehensive Plan. However, they found the rezoning request is reasonable and in the public interest.

STAFF RECOMMENDATION

Based upon the information provided, Staff advises that the Board of Commissioners find that the zoning map amendment request is inconsistent with the relevant policies in the Comprehensive Plan and Renaissance Plan, however, the Board of Commissioners may recommend approval if they find the rezoning request is reasonable and in the public interest.

Attachments:

- Attachment A - Rezoning Application
- Attachment B - Maps
- Attachment C - Neighborhood Meeting Documents
- Attachment D - Renaissance Area Boundary
- Attachment E - June 15, 2021, Presentation and Staff Report
- Attachment F - August 3, 2021, Presentation and Staff Report
- Proposed Consistency Statement – Application Version
- Proposed Consistency Statement – Planning Board Recommendation Version
- Proposed Ordinance – Application Version
 - Ord. Attachment A – Legal Description – Application Version
 - Ord. Attachment B – RZ-21-06 Application
- Proposed Ordinance – Planning Board Recommendation Version
 - Ord. Attachment A – Legal Description – Planning Board Recommendation Version
 - Ord. Attachment B – RZ-21-06 Application
- Planning Board Written Recommendation



Map Amendment (Rezoning)

Map Amendment (Rezoning)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#582482

Project Title: South Allen Rezone

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning)

County: Wake

Checklist - Map Amendment (Rezoning)

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

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

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

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

Pre-Application Meeting

Has a pre-application conference been held?: No

This type of project requires a pre-application conference be completed prior to official submittal. 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 and Time:

Staff Member Met With:

Project Tracking ID:

Project Information

Project/Development Name:

Project Address or PIN:

- 1840-79-1536 (Unverified)
- 1840-69-9308 (Unverified)
- 1840-68-8987 (Unverified)

Tax PIN:

Zoning:

- 1840-79-1536 (Unverified)
- 1840-69-9308 (Unverified)
- 1840-68-8987 (Unverified)

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: Inside corporate limits

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

Land Use:

Acreage: 8.68

GIS Acreage:

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:**

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

Nicolette Womack
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
nwomack@wakeforestnc.gov

Project Contact - Property Owner

Multiple Multiple

Multiple
Multiple, NC 27587
P:9194359537

Map Amendment: Rezoning

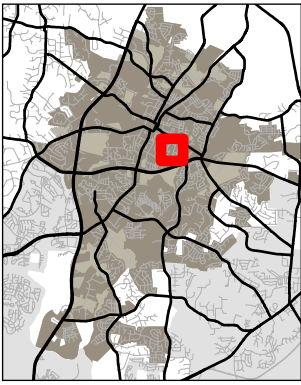
Proposed Zoning: GR5, General Residential 5

Description of Request:

The Town of Wake Forest is proposing to rezone 8.68 acres located at 238, 306 and 350 South Allen Road from Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5).

Justification of Consistency with Comprehensive Plan:

Rezoning the existing parcels to GR5 would allow infill development to be architecturally compatible with the existing neighborhood, site layout and streetscape which is consistent with Policy ON-4 and Policy CC-6 of the Community Plan.

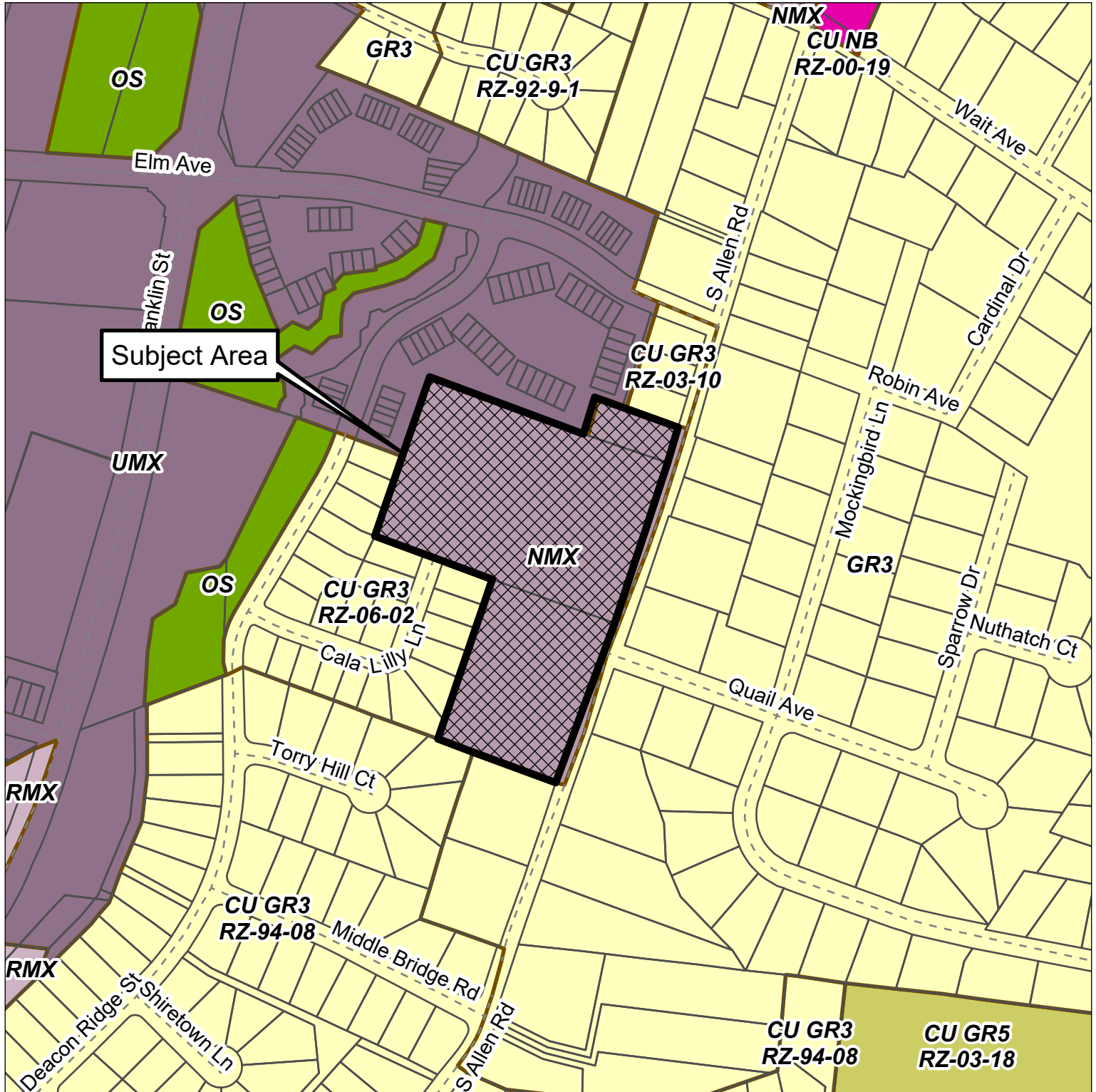


TOWN of
WAKE FOREST

RZ-21-06 NMX to GR5

PINs: 1840688987, 1840791536 & 1840699308

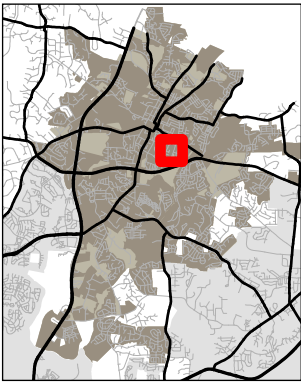
9/1/2021



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

0 500 1,000 Feet



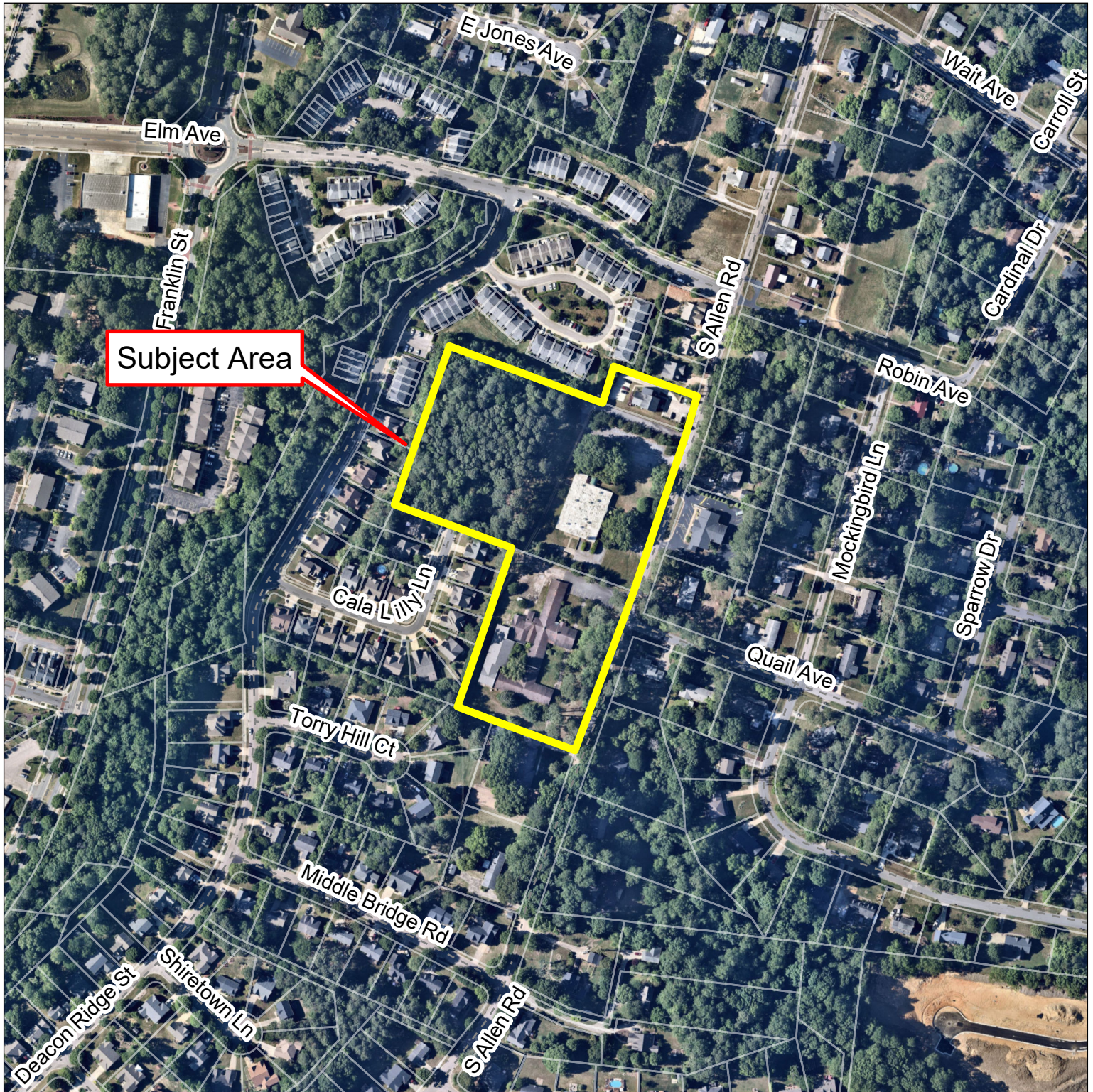


TOWN of
WAKE FOREST

RZ-21-06
NMX to GR5

PINs: 1840688987, 1840791536 & 1840699308

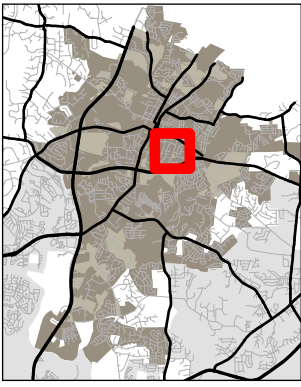
9/1/2021



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





Community Plan Zones

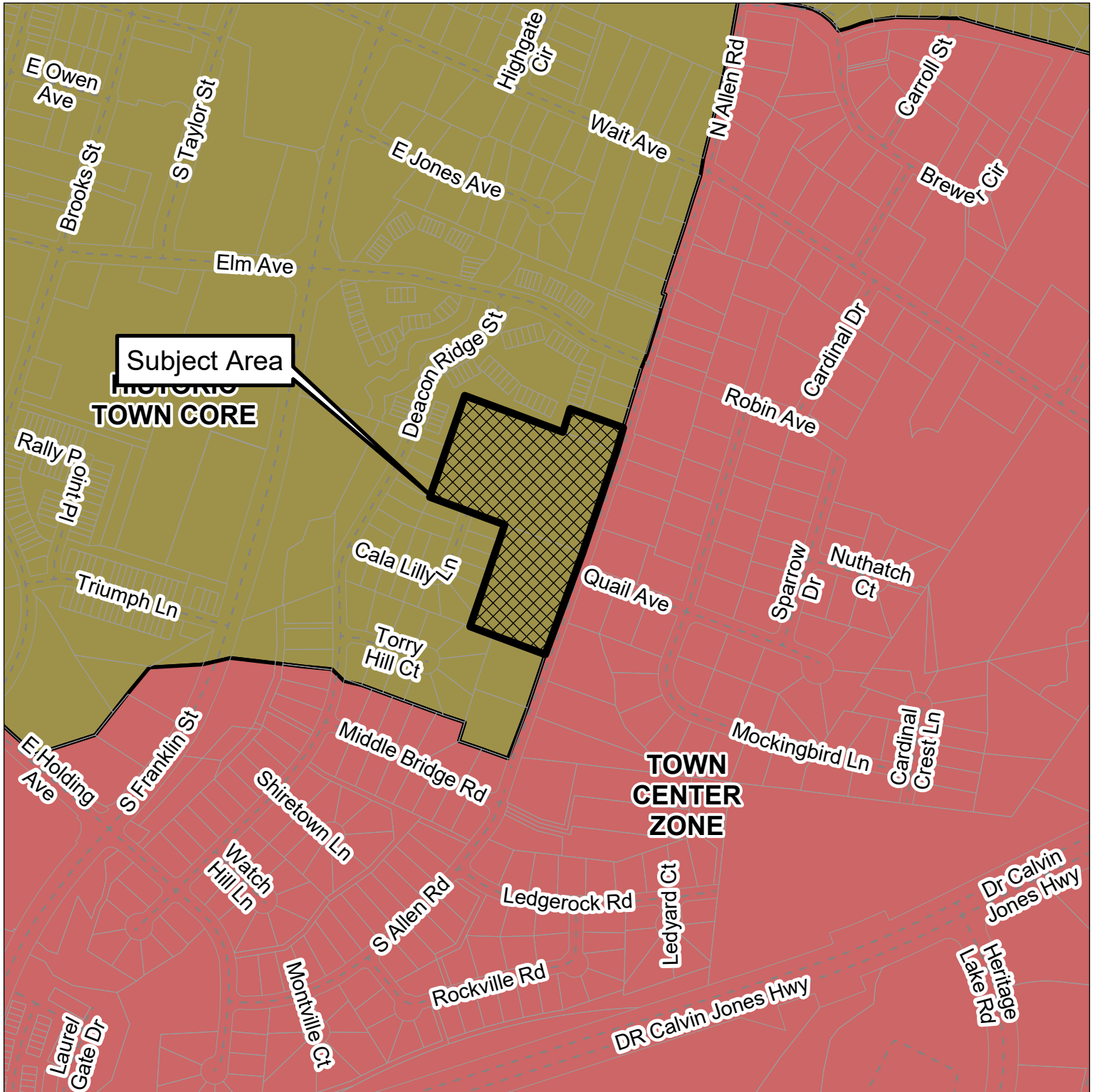


TOWN of
WAKE FOREST

RZ-21-06
NMX to GR5

PINs: 1840688987, 1840791536 & 1840699308

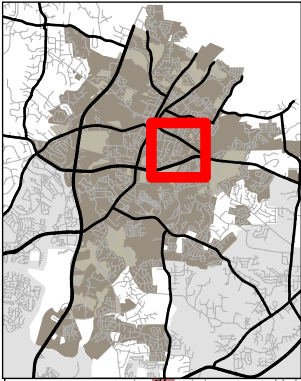
9/1/2021



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 0.15 0.3
Miles





Neighborhood Planning Areas

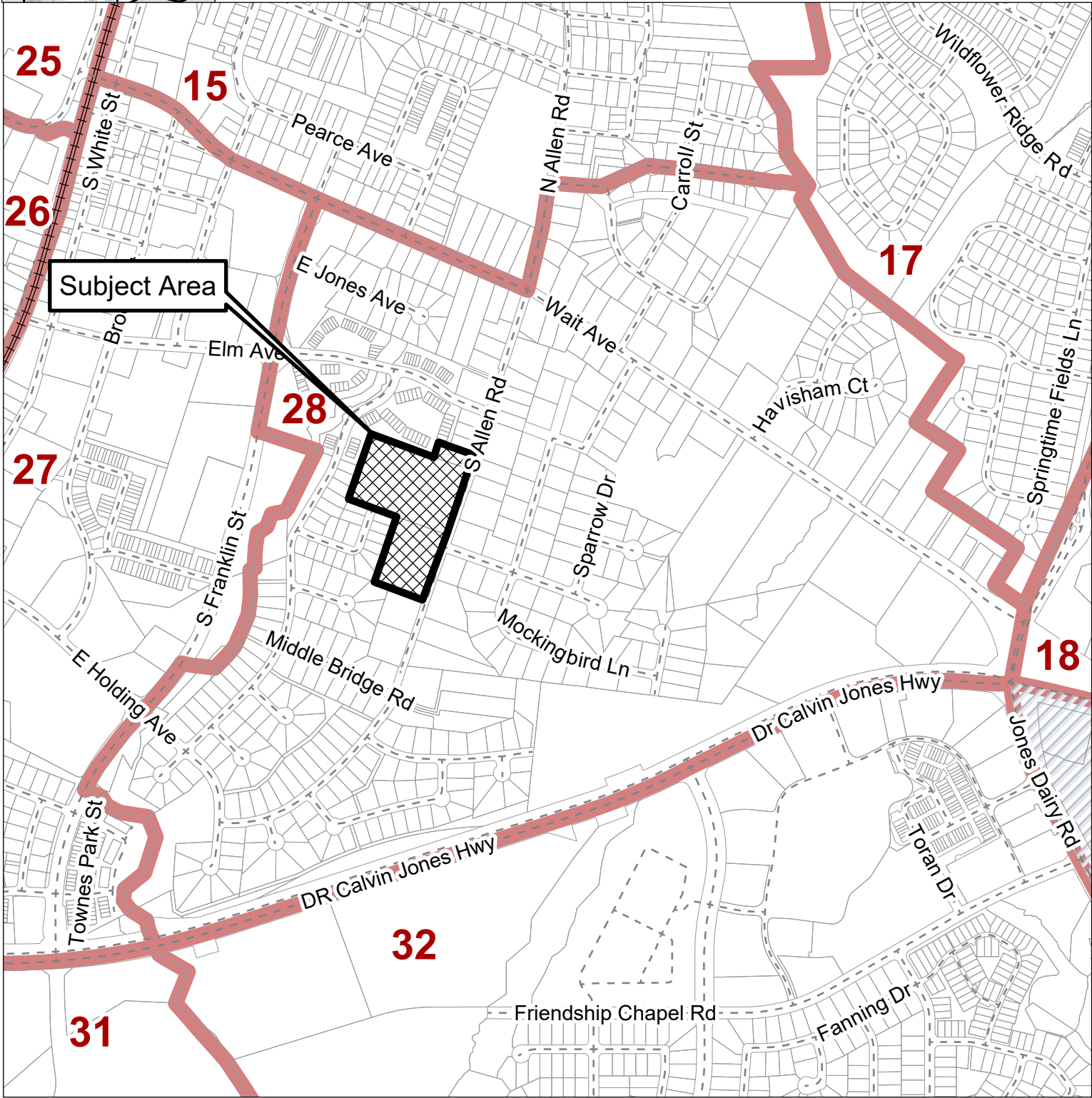


TOWN of
WAKE FOREST

RZ-21-06
NMX to GR5

PINs: 1840688987, 1840791536 & 1840699308

9/1/2021



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

0.25

0.5

Miles



35



TOWN *of* WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

NEIGHBORHOOD MEETING MINUTES

Project: S. Allen Rezoning

Town of Wake Forest Project Number: RZ-21-06

Date: Wednesday, August 25, 2021

Staff Present: Jennifer Currin, AICP, CZO

Patrick Reidy, AICP, CZO

DISCUSSION

The neighborhood meeting for RZ-21-06, 238, 250 and 306 S. Allen Rd. was held in the ground floor training rooms at Wake Forest Town Hall on Wednesday, August 25, 2021, and began at 6:00 p.m. Notices were sent to via first class mail to all property owners within 500 feet of the subject parcels.

Patrick Reidy provided overview of the rezoning request and proposed schedule for the case. The Planning Board at their September 14 meeting will have a public comment session and public hearing will be held on Oct. 5 before the Board of Commissioners.

After the overview was presented, staff invited those in attendance to ask questions about the rezoning request.

Q: Are the uses “grandfathered”?

A: Per the UDO, no use has been operating at 306 S. Allen Rd. for several years and it is not a legal nonconforming use. The other two uses operating on the sites addressed 238 and 250 S. Allen Rd. (salon and church initiative) would be legal nonconformities if the rezoning is approved.

Q: What does General Residential 5 mean?

A: It generally permits single family dwellings up to 5 units/ per acre. There are some non-residential uses permitted, but they are very limited.

Q: What uses does NMX allow?

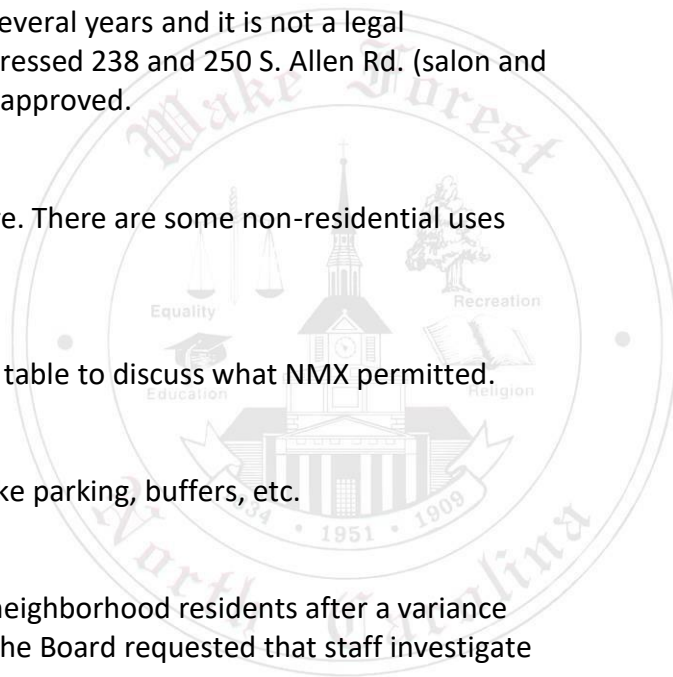
A: Patrick Reidy reviewed the NMX dimensional standards and use table to discuss what NMX permitted.

Q: NMX permits multifamily and commercial uses?

A: Yes, but development would have to meet UDO requirements like parking, buffers, etc.

Q: What prompted the Town to rezone the parcels?

A: Concerns were brought before the Board of Commissioners by neighborhood residents after a variance request was sought on the parcel addressed 306 S. Allen Rd.; and the Board requested that staff investigate potential options.



Q: What is the rezoning process?

A: Staff provided an overview of the legislative process.

Q: There are concerns with 306 S. Allen Rd. What does the ordinance specify about safe buildings?

A: Staff reviewed the ordinances that pertain to commercial structures, such as ensuring the building is secured and tall grass.

Q: Is the wooded area behind Church Initiative their property?

A: Yes.

Q: Is there a zoning district that requires a lower density than GR5?

A: GR3 permits only 3 units per acre.

Steve Grissom with Church Initiative noted that this rezoning would be catastrophic, and he hopes they have been good neighbors. He noted that while the uses in NMX are technically permitted, they are not practical.

Isabel Mattox, representing Church Initiative, noted that if rezoned, it would be a legal nonconformity and could have significant implications such as financing and obtaining insurance. It could also prohibit building enlargement and prevent rebuilding if damage to 50% or more of the building occurred.

Q: Who owns 306 S. Allen?

A: Life Church PCCF, Inc.

Several neighbors in attendance at the meeting indicated that their concerns were not centered around the parcels addressed 238 and 250 S. Allen Rd. and inquired if all three parcels had to be included in rezoning application.

Staff indicated that they would review the minutes from the Board of Commissioners work sessions, but the direction was for all three parcels to be included in the rezoning request.

The neighbors in attendance also indicated that they were not in favor of delaying the timeline and wanted the rezoning request to move forward as quickly as possible.

The meeting adjourned at 7:20 p.m.

South Allen Rezoning Neighborhood Meeting

August 25, 2021

Sign In Sheet

NAME	ADDRESS	E-MAIL
Dasent Herdix	409 Deacon Ridge St,	maddiquat@yahoo.com
Ray Sullivan	409 Deacon Ridge St	rhollly@gmail.com
Susan Smith	149 Deacon Ridge St.	ssmithb738@yahoo.com
SAM HODGES	1712 LONGPOINT DR.	Samjasper4@gmail.com
Steve Gerson	638 Canvas Dr WVF	churchkntv@gmail.com
Isabel Worthy Mathol	P.O. Box 946 Reidsville, NC 27602	isabel@matholawfirm.com
Tom Wantha Jr	P.O. Box 1799 Reidsville, NC 27602	Curmufftw@aol.com

Don Wiggins
P.O. Box 97942
Reidsville NC 27624
wigginsdw@gmail.com

[illegible]

South Allen Rezoning Neighborhood Meeting

August 25, 2021

Sign In Sheet

NAME	ADDRESS	E-MAIL
JASON BETLEYOUN	117 DEXON RIDGE ST WF 21587	Betleyoun@gmail.com
Kate Jones	323 S. Allen Rd.	Katec.jones@aol.com
Phillip Lee	247 S. Allen Road	camp.lee1994@gmail.com
ALEX GREENE	644 CALA LILLY LN	abgreene5@gmail.com
Deborah Hill	257 S. Allen Road	hillsouthbooksnc@gmail.com
TRINET WARREN	352 S. Allen Rd.	Trinet.Hope1957@gmail.com



August 13, 2021

RE: Neighborhood Meeting Notice

Dear Property Owner:

The Town of Wake Forest is hosting a meeting for property owners within close proximity to the site to discuss the proposed rezoning. A neighborhood meeting will be held to discuss a rezoning proposal in the vicinity of your property.

Meeting Date: Wednesday, August 25, 2021
Meeting Time: 6pm-7pm
Meeting Location: Wake Forest Town Hall, Ground Floor Meeting Rooms A&B
(301 S. Brooks Street, enter at doors off of S. Taylor Street)
Project Name: South Allen Rezoning
Project Location: 238, 250, 306 South Allen Road

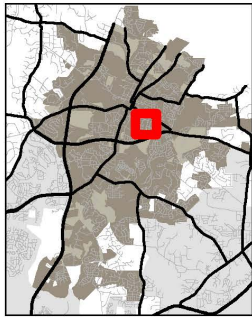
Application Type: Map Amendment (Rezoning)
Size of Project: 8.68 acres
PINs: 1840-79-1536, 1840-69-9308, and 1840-68-8987

Project Description: The Town of Wake Forest is proposing to rezone 8.68± acres located at 238, 250, 306 South Allen Road from Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5).

If you have any questions regarding this matter, please feel free to contact me at (919) 435-9515 or preidy@wakeforestnc.gov during business hours (8:00 AM-5:00 PM, Monday-Friday).

Sincerely,

Patrick Reidy, AICP, CZO
Senior Planner



7/8/2021



TOWN of
WAKE FOREST

Pin #'s
1840688987
1840791536
1840699308



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

0 500 1,000
Feet



RZ-21-06 Property Owners within 500' & Current Owners

Owner	Address	City, State, & Zip
SANDERS, GREG	621 TORRY HILL CT	WAKE FOREST NC 27587-2662
ANDAL, JOCELYN T	609 TORRY HILL CT	WAKE FOREST NC 27587-2662
WYATT, LARRY C WYATT, EUPHEMIA I	371 S ALLEN RD	WAKE FOREST NC 27587-2609
DERRICK, NATHAN J SR TRUSTEE DERRICK, LEE K TRUSTEE	227 MOCKINGBIRD LN	WAKE FOREST NC 27587-7624
WIGGINS, EARLENE P	6051 VIKING DR	RALEIGH NC 27612-3098
HOYLE, MARGARET W	804 QUAIL AVE	WAKE FOREST NC 27587-7627
PIPER, ROBERT F PIPER, REGINA A	612 CALA LILLY LN	WAKE FOREST NC 27587-2784
JOHNSON, CASSIDY LYNN	207 MOCKINGBIRD LN	WAKE FOREST NC 27587-7624
SPRUILL, JENNY A	534 ELM AVE	WAKE FOREST NC 27587-2782
WAKE FOREST TOWN OF	301 BROOKS ST	WAKE FOREST NC 27587-2901
LOCKIE, ANDREA J TRUSTEE ANDREA J LOCKIE FAMILY TRUST	186 LAKE ROYALE	LOUISBURG NC 27549-9595
LEWIS, KIMBERLY L	508 ELM AVE	WAKE FOREST NC 27587-2782
SULLIVAN, RAYMOND HENRY	409 DEACON RIDGE ST	WAKE FOREST NC 27587-2787
OPIO, WILBERTO OPIO, AMANDA A	343 S ALLEN RD	WAKE FOREST NC 27587-2609
WEAVER, MARGARET LYNNE WEAVER, RUSSELL HUNTER	604 TORRY HILL CT	WAKE FOREST NC 27587-2662
SHIRES, DONALD SHIRES, SHARON L	617 CALA LILLY LN	WAKE FOREST NC 27587-2785
FROUNFELKER, JEFFREY	417 DEACON RIDGE ST	WAKE FOREST NC 27587-2787
BARTHOLOMEW, LISA B	PO BOX 905	WAKE FOREST NC 27588-0905
TRADE BRIDGE PROPERTIES LLC	104 GAMBARDELLI CT	CARY NC 27519-9549
GRAVES, CHARLES DUDLEY GRAVES, JANET SUE	516 ELM AVE	WAKE FOREST NC 27587-2782
WYATT, PATRICIA ANN WYATT, LEONARD B	607 ELM AVE	WAKE FOREST NC 27587-2875
EDWARDS, JOSHUA DE ARAUJO, SERGIO COSTA	609 ELM AVE	WAKE FOREST NC 27587-2875
BUSAM, JAMES C BUSAM, LYLE E	248 MOCKINGBIRD LN	WAKE FOREST NC 27587-7623
ALLEN, JAMES W ALLEN, GINGER M	224 MOCKINGBIRD LN	WAKE FOREST NC 27587-7623
LINDLEY, ETHAN ALLEN JR LINDLEY, STELLA H	375 S ALLEN RD	WAKE FOREST NC 27587-2671
GREENSPAN, STEVEN C GREENSPAN, CLAUDIA P	651 UNDERCLIFF AVE	EDGEWATER NJ 07020-1451
ROYALTY, LOIS J	627 ELM AVE	WAKE FOREST NC 27587-2875
RYAN, ELIZABETH	341 N RIDGEWOOD PL	LOS ANGELES CA 90004-1610
CURCIO, FRANK IV	632 CALA LILLY LN	WAKE FOREST NC 27587-2784
MCDANIEL, FERRIS MCDANIEL, RUTH	219 MOCKINGBIRD LN	WAKE FOREST NC 27587-7624
HOLLEY, ANDREW MIRCHANDANI, KISHNI	609 CALA LILLY LN	WAKE FOREST NC 27587-2785
CARBONE, ERIC DANIEL CARBONE, MICHELLE MARIE	617 TORRY HILL CT	WAKE FOREST NC 27587-2662
TILLERY, MARK S TILLERY, DENISE A	237 MOCKINGBIRD LN	WAKE FOREST NC 27587-7624

HARVEY, KEVIN C HARVEY, AMY E	530 ELM AVE	WAKE FOREST NC 27587-2782
QURESHI, SULTAN FIROZALI NEGREA, IRINA C	612 TORRY HILL CT	WAKE FOREST NC 27587-2662
SAVASTIO, MICHAEL SAVASTIO, JANET	617 MIDDLE BRIDGE RD	WAKE FOREST NC 27587-2670
CROSSON, TODD MICHAEL CROSSON, TAMMY ANN	621 MIDDLE BRIDGE RD	WAKE FOREST NC 27587-2670
SCOTT, IAN R	136 S ALLEN RD	WAKE FOREST NC 27587-2606
WEAVER, NAOMI S	544 ELM AVE	WAKE FOREST NC 27587-2782
BISHOP, REBECCA ANNE BISHOP, ROBERT ADAM	235 S ALLEN RD	WAKE FOREST NC 27587-2607
SOPRANO, DAVID J SOPRANO, MARLENE A	712 QUAIL AVE	WAKE FOREST NC 27587-9339
VALLETTA, TRICIA VALLETTA, WILLIAM	640 CALA LILLY LN	WAKE FOREST NC 27587-2784
MAGEE, MARGARET KATHERINE MAGEE, JAMES	601 ELM AVE	WAKE FOREST NC 27587-2875
BURG, MATTHEW ANTHONY BURG, MICHELLE DIANE	605 CALA LILLY LN	WAKE FOREST NC 27587-2785
JONES, GREGORY ALLEN JONES, BONNIE MARIE	636 CALA LILLY LN	WAKE FOREST NC 27587-2784
MULDER, ANDREW A MULDER, KATHLEEN E	604 CALA LILLY LN	WAKE FOREST NC 27587-2784
LOCKIE, ANDREA J TRUSTEE ANDREA J LOCKIE FAMILY TRUST	186 LAKE ROYALE	LOUISBURG NC 27549-9595
ALLEN, DAVID T SR ALLEN, LIDNA C	1332 FIELD TRIAL CIRCLE	GARNER NC 27529
VAUGHN, DAVID M	405 DEACON RIDGE ST	WAKE FOREST NC 27587-2787
EDWARDS, MARVIN D EDWARDS, RITA C	722 QUAIL AVE	WAKE FOREST NC 27587-9339
DIPPOLITO, JOSEPH WILLIAM DIPPOLITO, APRIL HARRINGTON	605 TORRY HILL CT	WAKE FOREST NC 27587-2662
SMITH, WILLIAM F. SMITH, NANCY B.	528 ELM AVE	WAKE FOREST NC 27587-2782
GREENE, ALEXANDER L GREENE, ELIZABETH H	644 CALA LILLY LN	WAKE FOREST NC 27587-2784
ABRAHAM, ALEXIS B	603 ELM AVE	WAKE FOREST NC 27587-2875
JONES, JEFFEREY T JONES, KATHRYN C	323 S ALLEN RD	WAKE FOREST NC 27587-2609
LEWIS, MICHELLE B	5129 MID RIDGE CT	WAKE FOREST NC 27587-7169
JATKO, DEREK R JATKO, THERESA L	609 MIDDLE BRIDGE RD	WAKE FOREST NC 27587-2670
DAVIS, RIKKI W	628 CALA LILLY LN	WAKE FOREST NC 27587-2784
PALMER, YOLANDA SABATINO, MICHAEL V	616 TORRY HILL CT	WAKE FOREST NC 27587-2662
MACON, GEORGE N MACON, BARBARA A	203 S ALLEN RD	WAKE FOREST NC 27587-2607
BLAKE, RICHARD DANNY BLAKE, JANET HICKS	153 S ALLEN RD	WAKE FOREST NC 27587-2605
SCHWIER, DAVID SCHWIER, KENNIE	214 MOCKINGBIRD LN	WAKE FOREST NC 27587-7623
BAKER, JOHN BAKER, LARISSA	540 ELM AVE	WAKE FOREST NC 27587-2782
LOCKIE, ANDREA J ANDREA J LOCKIE FAMILY TRUST	186 LAKE ROYALE	LOUISBURG NC 27549-9595
CARGILL, CHARLES W	601 TORRY HILL CT	WAKE FOREST NC 27587-2662
MARENGO, BARBARA J	302 MOCKINGBIRD LN	WAKE FOREST NC 27587-9113
DICKINSON, MICHAEL HOWARD	631 ELM AVE	WAKE FOREST NC 27587-2875
HILL, CLYDE K HILL, DEBORAH S	257 S ALLEN RD	WAKE FOREST NC 27587-2607
JONES, STEVEN MESSIER, KAYLA	613 TORRY HILL CT	WAKE FOREST NC 27587-2662
LEE MEDICAL BLDG & INVESTMENTS LLC	5205 DEERCHASE TRL	WAKE FOREST NC 27587-4975

WILSON, JONATHAN TOLENTINO, ANA BEATRIZ	522 ELM AVE	WAKE FOREST NC 27587-2782
520 ELM LLC	15 YALE ST	MAPLEWOOD NJ 07040-2705
FELKL, HERBERT P FELKL, LYNN M	624 CALA LILLY LN	WAKE FOREST NC 27587-2784
CHASTAIN PARK OF WAKE FOREST LLC	208 MIDENHALL WAY	CARY NC 27513-5558
JANKE, ROLF JANKE, JUDY	613 MIDDLE BRIDGE RD	WAKE FOREST NC 27587-2670
CARROLL, ROBERT RAY TRUSTEE CARROLL, MARY GILES TRUSTEE	333 S ALLEN RD	WAKE FOREST NC 27587-2609
COTTRELL, CANDICE A	308 MOCKINGBIRD LN	WAKE FOREST NC 27587-9113
WAKE FOREST TOWN OF	221 BROOKS ST	WAKE FOREST NC 27587-2703
BUCKLIN, DANIEL J BUCKLIN, AMY S	613 CALA LILLY LN	WAKE FOREST NC 27587-2785
DUSSAULT, ROBERT J TRUSTEE DUSSAULT, CYNTHIA D TRUSTEE	619 ELM AVE	WAKE FOREST NC 27587-2875
WILKINS, ZACHARY KEITH LUPER, JENNY C	228 MOCKINGBIRD LN	WAKE FOREST NC 27587-7623
MASSEY, WADE MASSEY, JULIA	600 TORRY HILL CT	WAKE FOREST NC 27587-2662
RAY, ROBERT VANN	201 MOCKINGBIRD LN	WAKE FOREST NC 27587-7624
WINSTON, WILLIS HOLDING JR WINSTON, WENDY KING	249 MOCKINGBIRD LN	WAKE FOREST NC 27587-7624
MOORE, SABRINA L	512 ELM AVE	WAKE FOREST NC 27587-2782
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150
RAY, GREGORY STEVEN RAY, SUSAN	332 S ALLEN RD	WAKE FOREST NC 27587-2610
DHIMA, NASHJETA GRAHAM, STEPHEN MARTIN	2008 LOWERY FARM LN	RALEIGH NC 27614-7892
WEBB, CHRISTOPHER	501 OTWAY RD	WAKE FOREST NC 27587-8363
WARREN, TRIVET	1289 GILCREST FARM RD	WAKE FOREST NC 27587-7000
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150
WELKER, ROBERT WELKER, DEANNA	716 QUAIL AVE	WAKE FOREST NC 27587-9339
LITKE, ANDREW A LITKE, SHIRLEY R	625 MIDDLE BRIDGE RD	WAKE FOREST NC 27587-2670
BLAKE, RICHARD D BLAKE, JANET HICKS	153 S ALLEN RD	WAKE FOREST NC 27587-2605
WAKE FOREST TOWN OF	221 BROOKS ST	WAKE FOREST NC 27587-2703
GLARUM, CHRISTOPHER R GLARUM, TARA C	608 TORRY HILL CT	WAKE FOREST NC 27587-2662
WRIGHT, EDRIS A	518 ELM AVE	WAKE FOREST NC 27587-2782
PEARCE, JOYCE P	215 S ALLEN RD	WAKE FOREST NC 27587-2607
LIFE CHURCH PCCF INC	PO BOX 12400	WAKE FOREST NC 27587
CREEKSIDE HOUSING LLC	PO BOX 395	JAMESTOWN NC 27282-0395
CRAWFORD, RUTH	538 ELM AVE	WAKE FOREST NC 27587-2782
BPG INVESTMENTS LLC	210 DEVONHALL LN	CARY NC 27518-2679
WHITCOMB, KRISTI O	304 MOCKINGBIRD LN	WAKE FOREST NC 27587-9113
WHITE, SABRINA RENEE	613 ELM AVE	WAKE FOREST NC 27587-2875
MCCARTER, DARLYNN	301 MOCKINGBIRD LN	WAKE FOREST NC 27587-7625
BARBER, PEGGY R	204 MOCKINGBIRD LN	WAKE FOREST NC 27587-7623
OVERSTREET, GRACE OVERSTREET, EDMOND AUSTIN IV	600 CALA LILLY LN	WAKE FOREST NC 27587-2784

NOHRE, DALE	PO BOX 31283	RALEIGH NC 27622-1283
PITTARD, ROBERT PITTARD, LISA	239 S ALLEN RD	WAKE FOREST NC 27587-2607
WU, EDDY WU, ERICA MAGEL	526 ELM AVE	WAKE FOREST NC 27587-2782
LOCKIE, ANDREA J TRUSTEE ANDREA J LOCKIE FAMILY TRUST	186 LAKE ROYALE	LOUISBURG NC 27549-9595
AVONDALE TOWNHOMES ASSN INC	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
FITZSIMMONS, JOHN FITZSIMMONS, PATRICIA	616 CALA LILLY LN	WAKE FOREST NC 27587-2784
HOLLOWAY, BENJAMIN HOLLOWAY, SARAH	1672 HAYES RD	CREEDMOOR NC 27522-8740
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150
TEED, MICHAEL GATES TEED, KATIE MAXSON	909 ROCKFALL CT	RALEIGH NC 27614-8208
COOPER, STEPHANIE A. COOPER, MICHAEL	536 ELM AVE	WAKE FOREST NC 27587-2782
LONGHWAY, ESTHER L	542 ELM AVE	WAKE FOREST NC 27587-2782
FKH SFR C1 LP	1850 PARKWAY PL SE STE 900	MARIETTA GA 30067-8261
MCGEORGE, ROBYN	532 ELM AVE	WAKE FOREST NC 27587-2782
LAMBERT, ALBERT G. LAMBERT, ROSEMARY C.	1795 BLUSH DR	EASTON PA 18045-5417
PARKER, JAMES WINSTEAD PARKER, CHRISTINA MARIE	601 MIDDLE BRIDGE RD	WAKE FOREST NC 27587-2670
WHITE, RICHARD J WHITE, BARBARA M	246 MOCKINGBIRD LN	WAKE FOREST NC 27587-7623
MUNOZ, WELLMAN F MUNOZ, KRISTEN	413 DEACON RIDGE ST	WAKE FOREST NC 27587-2787
IH5 PROPERTY NORTH CAROLINA, LP	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
RUMPH, STACEY B RUMPH, CARLA G	621 CALA LILLY LN	WAKE FOREST NC 27587-2785
MORRISON, DAVID IKIRT, HEATHER MARIE	638 WAIT AVE	WAKE FOREST NC 27587-2730
JADE ELIZABETHPOO LLC	238 S ALLEN RD	WAKE FOREST NC 27587-2608
KOCH, DIETRICH	204 S ALLEN RD	WAKE FOREST NC 27587-2608
CHURCH INITIATIVE INC THE	PO BOX 1739	WAKE FOREST NC 27588-1739
MOORE, MILTON JR	200 S ALLEN RD	WAKE FOREST NC 27587-2608
MACON, GEORGE N MACON, BARBARA L	129 S ALLEN RD	WAKE FOREST NC 27587-2605
KESER, MARIANNE D	205 DEACON RIDGE ST	WAKE FOREST NC 27587-2881
LEITCH, CHRISTOPHER LEITCH, KATHLEEN	201 DEACON RIDGE ST	WAKE FOREST NC 27587-2881
RYAN, ELIZABETH	341 N RIDGEWOOD PL	LOS ANGELES CA 90004-1610
NORRIS, WESTON ALAN NORRIS, JILL	1500 OBRIEN CIR	WAKE FOREST NC 27587-3833
HART, MAUREEN LAFOUNTAIN	139 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
JS DUEHRING LLC	103 BOTANY DR	ASHEVILLE NC 28805-1609
SHAH, BRIJ D CHOKSHI, SALOMI S	3620 MANIFEST PL	CARY NC 27519-8908
GREGORIUS, DONNA MARIE CUNACCIA, JOANNE	7816 MELCOMBE WAY	WAKE FOREST NC 27587-5324
BLACKMAN, HOPE	159 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
CURA, ESER CURA, ANNA	177 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
THOMAS, ANITA AVRITT	169 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
CHARRON, WALLACE N CHARRON, JOAN M	307 DEACON RIDGE ST	WAKE FOREST NC 27587-2879

TIMBROOK, PAUL D TIMBROOK, ANITA L	301 DEACON RIDGE ST	WAKE FOREST NC 27587-2879
TYRELL, MARY S	302 DEACON RIDGE ST	WAKE FOREST NC 27587-2878
THYS, LISA G THYS, MICHAEL S	306 DEACON RIDGE ST	WAKE FOREST NC 27587-2878
LEDBETTER, CHARLES M. III	127 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
RICHARD, ERIKA B	920 WAKE TOWNE DR APT 3	RALEIGH NC 27609-7896
SCHWALL, SONNY SCHWALL, TRACY	131 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
KELLY, NANCY	129 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
RITCHIE, DAVID LEE RITCHIE, SUSAN ELAINE	209 DEACON RIDGE ST	WAKE FOREST NC 27587-2881
JOHNSON, BRENDEN	207 DEACON RIDGE ST	WAKE FOREST NC 27587-2881
WILLIFORD, ANDREW C WILLIFORD, MARY GRACE	203 DEACON RIDGE ST	WAKE FOREST NC 27587-2881
BERCIK, FRANK BERCIK, CELINE	2133 AVERETTE RD	WAKE FOREST NC 27587-8230
AVONDALE TOWNHOMES ASSN INC	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
CLEVENGER, JOHN BUFORD CLEVENGER, NANCY P	642 WAIT AVE	WAKE FOREST NC 27587-2730
ROSE FOREST LLC	120 TENBRIDGE CT	WAKE FOREST NC 27587-5332
ABERI, MAJID ABERI, SHAHRZAD	113 REED RANCH RD	TIBURON CA 94920-2024
FRENCH, NORMA COTTRELL	155 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
STAMP, JAMES L JR	173 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
HORTON, HEATHER L	171 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
CHURCH, BRADLEY	175 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
KING, MARY ELLEN	167 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
MASKEL, MORGAN PENDLEY	305 DEACON RIDGE ST	WAKE FOREST NC 27587-2879
AVONDALE TOWNHOMES ASSN INC	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
SMITH, REBECCA B	149 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
MUCHA, SYDNEY B	141 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
CHASTAIN PARK OF WAKE FOREST LLC	208 MIDENHALL WAY	CARY NC 27513-5558
AVONDALE TOWNHOMES ASSN INC	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
SHARAFABADI, RAJAODDIN KHAJEH JAH, SHIMA NAMVAR	303 DEACON RIDGE ST	WAKE FOREST NC 27587-2879
ALLEX, JANNINE P TRUSTEE TRUSTEE OF JANNINE P ALLEX LIVING TRUST	7205 HASENTREE WAY	WAKE FOREST NC 27587-5296
STALLINGS, JANESTHER C	300 DEACON RIDGE ST	WAKE FOREST NC 27587-2878
JONES, LISA ANN JONES, CRAIG KENNETH	304 DEACON RIDGE ST	WAKE FOREST NC 27587-2878
NICHOLSON, LINDA	135 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
HAYES, JOHN J JR HAYES, JANE L	125 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
BETLEYOUN, JASON BETLEYOUN, JENNIFER	117 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
EBLEN, MARCIA	119 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
YOUNG, STEPHANIE	121 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
COPELAND, BREANNA	111 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
DUBOSE, SANDRA	113 DEACON RIDGE ST	WAKE FOREST NC 27587-2873

MCLENDON, GLENNIE	115 DEACON RIDGE ST	WAKE FOREST NC 27587-2873
ELM AVENUE TOWNES, LLC	PO BOX 919	WAKE FOREST NC 27588-0919
LIFE CHURCH PCCF INC	PO BOX 12400	WAKE FOREST NC 27587
JADE ELIZABETHPOO LLC	238 S ALLEN RD	WAKE FOREST NC 27587-2608
CHURCH INITIATIVE INC THE	PO BOX 1739	WAKE FOREST NC 27588-1739
PPM INC OF RALEIGH	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837



Consideration of Potential Rezone Options

238, 306 & 350 South Allen Road

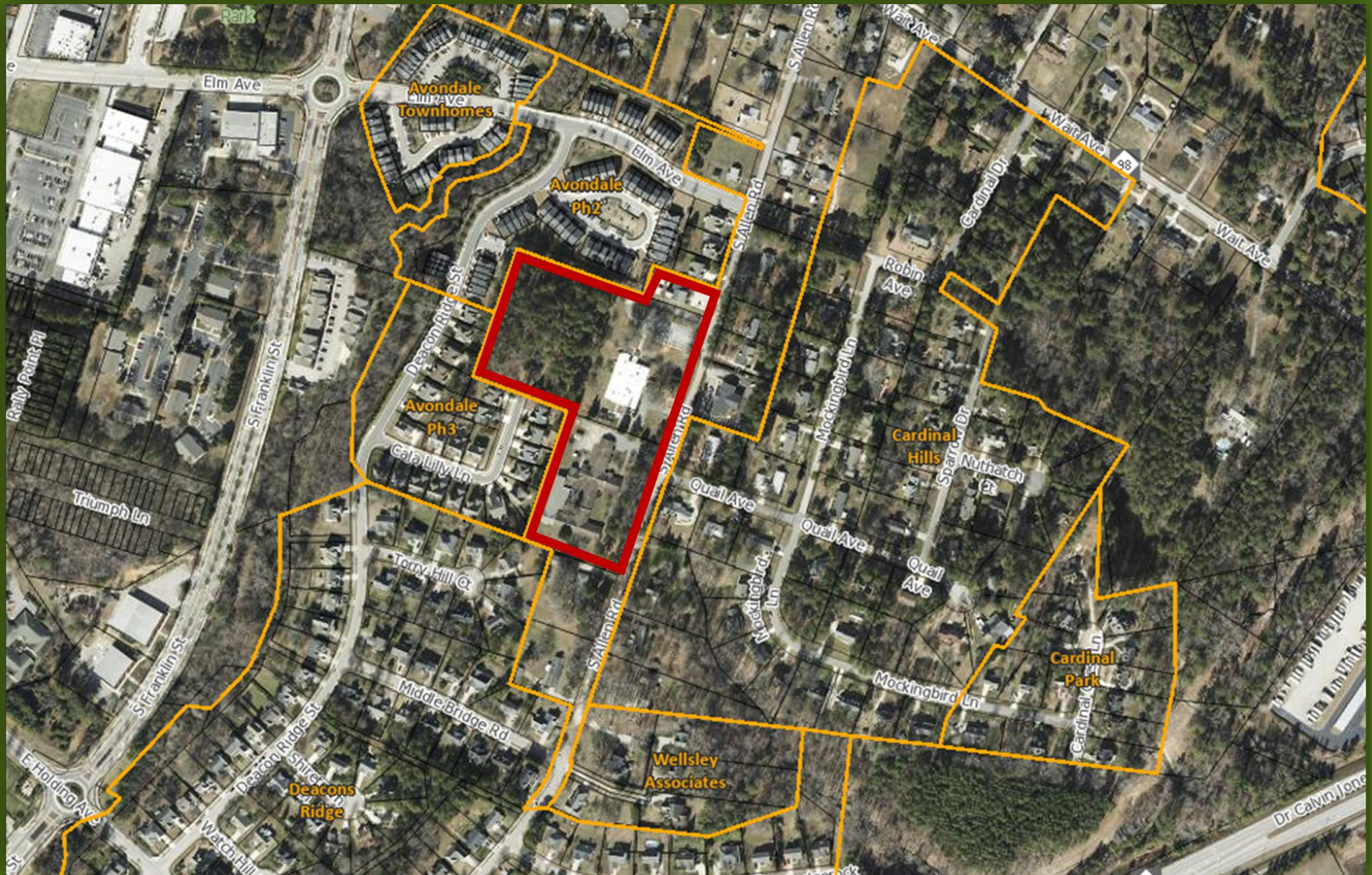
PRESENTED BY

Nicolette Womack, AICP

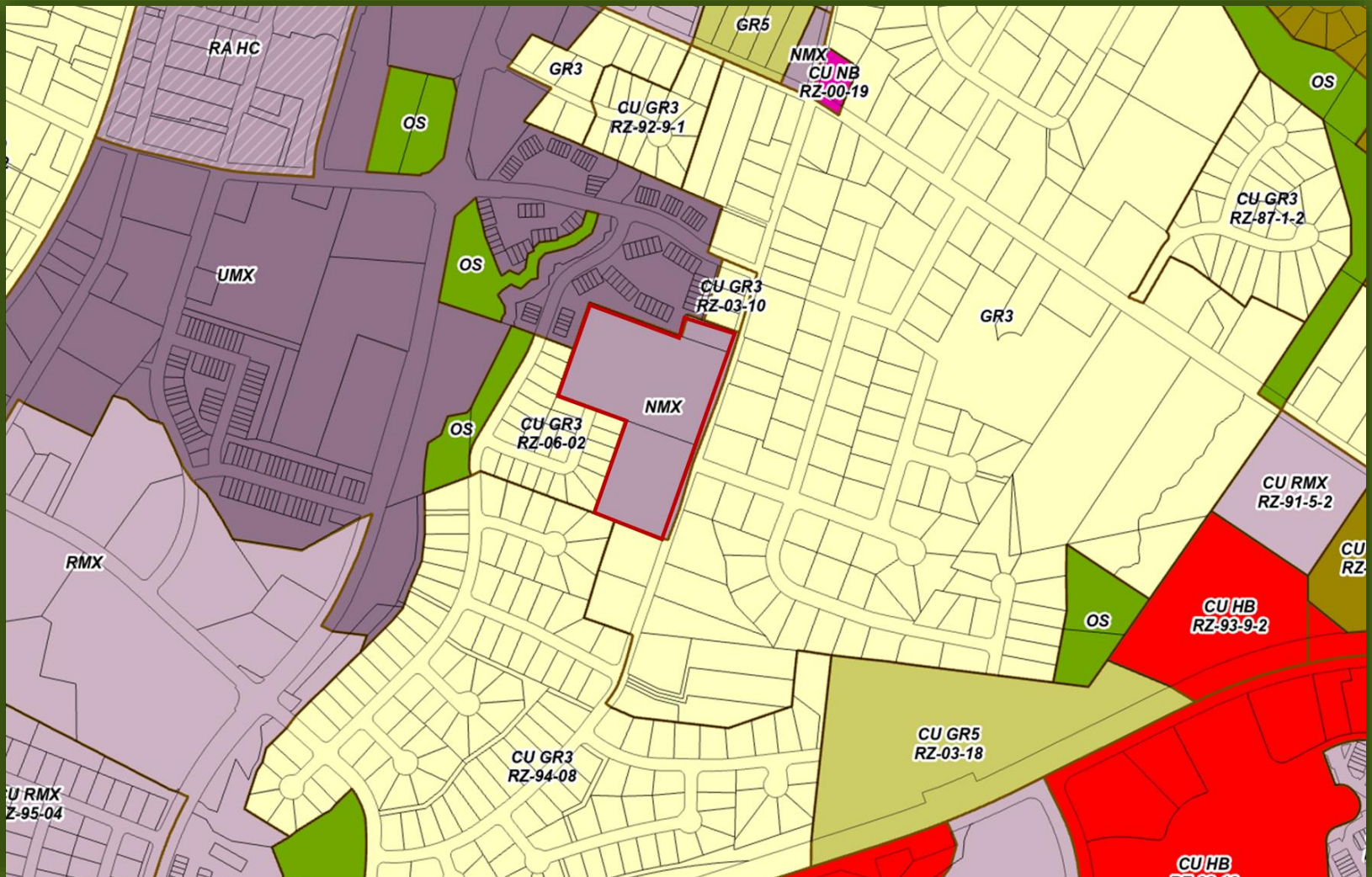
Senior Planner



TOWN of
WAKE FOREST



238, 306 & 350 South Allen Road



Zoning Map

Development Standards Summary

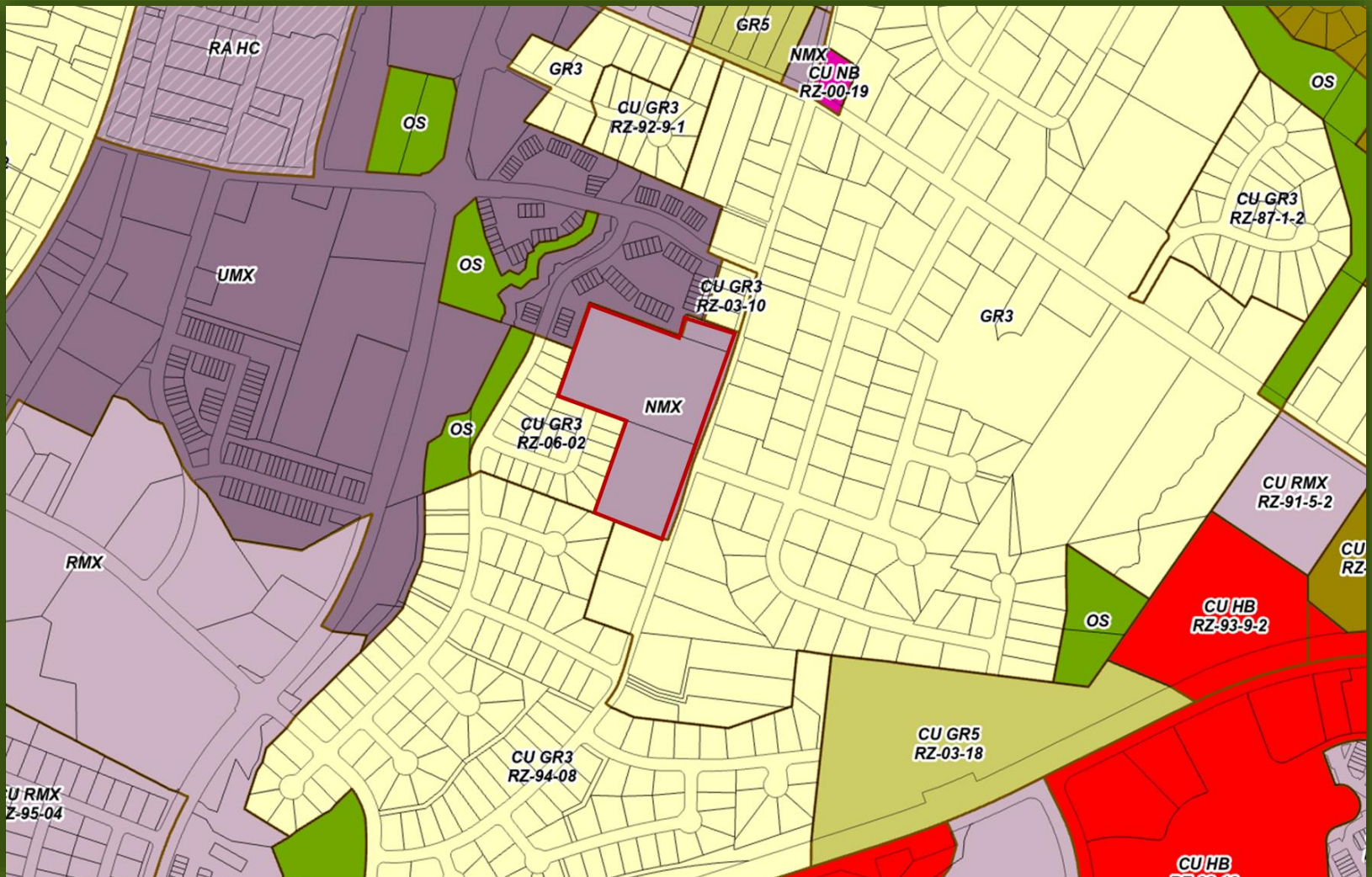
Zoning District	Maximum Density (units/acre)	Minimum Lot Size (sq ft / acre)	Potential Dwelling Units	Development In Close Proximity
NMX	n/a	n/a	Subject to compliance with dimensional standards	No examples
UR	10	n/a	86	Holding Village
GR3	3	~1/4 acre	38	Cardinal Hills
GR5	5	~1/5 acre	50	Avondale Phase 3
GR10	10	~1/8 acre	76	Avondale Phase 2 - 3



Use Table Summary

	NMX	UR	GR3	GR5	GR10
Single Family	—	P	P	P	P
Duplex	—	P	—	P	P
Townhome	Ps	P	—	—	P
Multifamily	Ps	Ps	—	—	P
Office/Service	P	—	—	—	—
Commercial/Entertainment	P	—	—	—	—





Zoning Map

Development Standards Summary

Zoning District	Maximum Density (units/acre)	Minimum Lot Size (sq ft / acre)	Potential Dwelling Units	Development In Close Proximity
NMX	n/a	n/a	Subject to compliance with dimensional standards	No examples
UR	10	n/a	86	Holding Village
GR3	3	~1/4 acre	38	Cardinal Hills
GR5	5	~1/5 acre	50	Avondale Phase 3
GR10	10	~1/8 acre	76	Avondale Phase 2 - 3

Use Table Summary

	NMX	UR	GR3	GR5	GR10
Single Family	—	P	P	P	P
Duplex	—	P	—	P	P
Townhome	Ps	P	—	—	P
Multifamily	Ps	Ps	—	—	P
Office/Service	P	—	—	—	—
Commercial/Entertainment	P	—	—	—	—

Paths Forward

- Allow the properties to remain zoned NMX.
- Initiate rezoning the subject properties.
- Complete the community plan and proceed with rezoning at that time, if appropriate.





TOWN *of*
WAKE FOREST





Looking South – Nursing Home (306 S. Allen Rd.)



Looking North – Salon (238 S. Allen Rd.)



S. Allen Road Gap

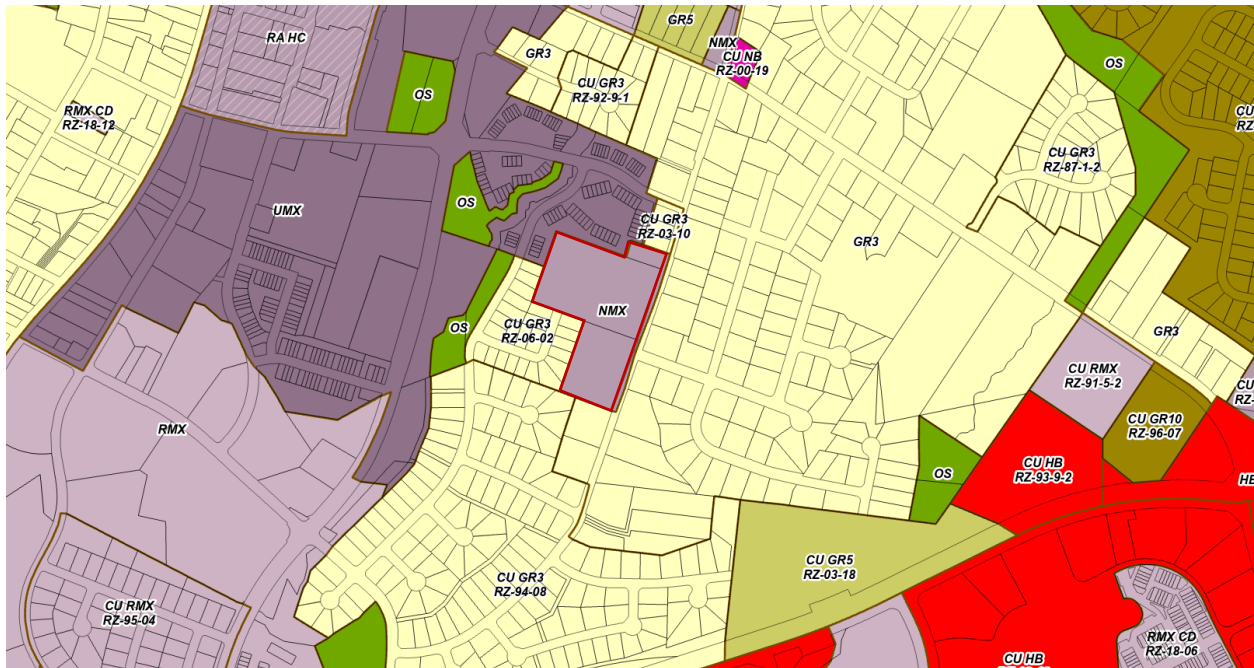
Existing Conditions

Address	Acreage	Use	Building (sq. ft.)
238 South Allen Road	0.42	Personal Service	2,909
250 South Allen Road	5.51	Professional Service	12,076
306 South Allen Road	2.75	Vacant	11,501

South Allen Road is 20' wide (40' ROW) adjacent to the subject properties 896 linear feet of road frontage. No curb, gutter or sidewalk is provided along either side of the road. City of Raleigh water and sewer is available in the area. Adjacent and across South Allen Rd. is one office/church building and several established single-family homes on 1/2 to 1 acre lots, many of which are within the Cardinal Hills Subdivision. Avondale Subdivision was built along the west, rear side of the subject properties. Phase 2 includes attached townhomes. Phase 3 includes detached single-family homes on 1/5 acre lots.



Aerial Map



Zoning Map

Zoning District Comparison

The NMX (Neighborhood Mixed-Use) district is a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. The UR (Urban Residential) district is a predominately residential district in which a variety of types of housing are permitted, including single-family and duplex residences, small apartment buildings and townhouses. The GR (General Residential) districts maintain previously developed suburban residential subdivisions for their existing or approved low-to-medium density single-family dwellings and related recreational, religious, and educational facilities. The GR districts are intended to act as a transitional zoning district between rural development in the county and the urban development of the town. The GR zoning districts are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

The table within **Attachment A** compares the development standards for each district (Section 2.2.3&5). The NMX district has no max density, while UR will limit projects to 10 dwelling units per acre. The GR districts include density maximums of 3, 5, or 10 units per acre. Generally, the UR district will require larger setbacks from perimeter property lines and will limit projects to a maximum of 3 stories, as opposed to smaller setbacks and the 6 stories allowed within the NMX district. The GR districts have the largest open space and setback requirements and the same 3 story maximum as the UR district.

The table within **Attachment B** compares the use standards for each district (Section 2.3.3). In summary, the existing NMX district allows for several commercial and automotive uses prohibited within the UR and GR districts (hotel, banks, dry-cleaning, funeral homes, medical clinic, bar/tavern, general commercial, restaurant, theater, gas station, and minor maintenance vehicle repair). Single-family homes and duplexes are allowed in the UR and GR districts but prohibited in the NMX zone.

Analysis

The subject properties may have been designated NMX originally to ensure the existing uses did not become non-conforming uses as most residential districts do not permit personal or professional services. Nursing homes within all districts can no longer contain more than 16 units unless located and having access on a Collector or higher order street. As such, the nursing home is now considered a non-conforming use with 30 units. In addition, because the nursing home has been vacant/inactive for more than 365 days the non-conforming rights have been lost (See UDO Section 13.2.2).

The properties have significant development potential. The nursing home (306 South Allen Road) has been vacant and the office at 250 South Allen Road sits on 5.51 acres, with a secondary access stub built from Cala Lily Ln to the rear. The existing NMX zoning permits commercial and automotive uses inconsistent with the adjacent properties. These uses also generate higher traffic volumes than the existing 20' wide South Allen Rd may be able to support. Rezoning the properties to UR or GR would make the existing uses legally nonconforming, which allows the current uses to continue subject to the standards within Section 13.5 of the UDO. In the event the properties are vacant for more than a year, they will lose their non-conforming status, initiating their redevelopment in alignment with the district standards.

The below table outlines the residential development potential associated with each Zoning District.

Zoning District	Maximum Density (units/acre)	Minimum Lot Size (sq ft / acre)	Potential Dwelling Units
NMX	n/a	n/a	Subject to compliance with dimensional standards
UR	10	n/a	86
GR3	3	10,000 (~1/4 acre)	38
GR5	5	7,500 (~1/5 acre)	50
GR10	10	5,000 (~1/8 acre)	76

Rezoning to the UR district allows the property to retain most of its current residential development potential, while focusing on only restricting the allowed commercial and automobile uses. The GR districts provide an array of residential development thresholds. Rezoning to GR3 would be consistent with the adjacent properties on South Allen Rd. and Cardinal Hills which generally exceed the 1/4-acre lot size requirements. Rezoning to GR5 would be consistent with Avondale Phase 3 which are generally 1/5 acre in size. Rezoning to GR10 would allow residential development denser than Avondale Phase 3, but less dense than the townhomes in Avondale Phase 2. However, GR10 and UR may be too dense for the subject properties which do not have direct access to a road capable of handling the higher anticipate traffic volumes.

If the Board supported a rezoning initiative the GR5 district would best support development which transitions from the Urban Core of Downtown to the established suburban neighborhoods to the east. Below are several paths forward for consideration by the Board of Commissioners:

- Allow the properties to remain zoned NMX.
- Initiate rezoning the subject properties.
- Complete the community plan update to better inform the future growth patterns of the area and proceed with potential rezoning at that time, if appropriate.

Consideration of Potential Rezone Options

238, 250 & 306 South Allen Road

PRESENTED BY

Nicolette Womack, AICP

Senior Planner



TOWN of
WAKE FOREST

Timeline

- **April** – BOC Initiated Rezone Research
- **June** – BOC Directed Rezone to GR5
- **June/July** – Staff Met with Owners & Neighbors
- **August** – Staff Report back to BOC





238 S. Allen Road - Salon (0.42 acres)



250 S. Allen Road - Church Initiative (5.51 acres)



306 S. Allen Road - Vacant Nursing Home (2.75 acres)

Rezoning Steps

- Neighborhood Meeting & Newspaper Noticing
- Planning Board
- BOC Work Session
- BOC Public Hearing



Paths Forward

- **Option 1:** Leave properties zoned NMX
- **Option 2:** Initiate rezoning to GR5
- **Option 3: Direct staff to develop a rezoning solution (Possible CD)**
- **Option 4:** Complete the Community Plan



Rezoning Steps

- Property Owners Develop Conditional District
- Neighborhood Meeting & Newspaper Noticing
- Planning Board
- BOC Work Session
- BOC Public Hearing



Potential CD Conditions

- Specify Prohibited & Permitted Uses
- Limits to Maximum Vehicle Trip Generation
- Limits to Max Density



Paths Forward

- **Option 1:** Leave properties zoned NMX
- **Option 2:** Initiate rezoning to GR5
- **Option 3:** Direct staff to develop a rezoning solution (Possible CD)
- **Option 4:** Complete the Community Plan



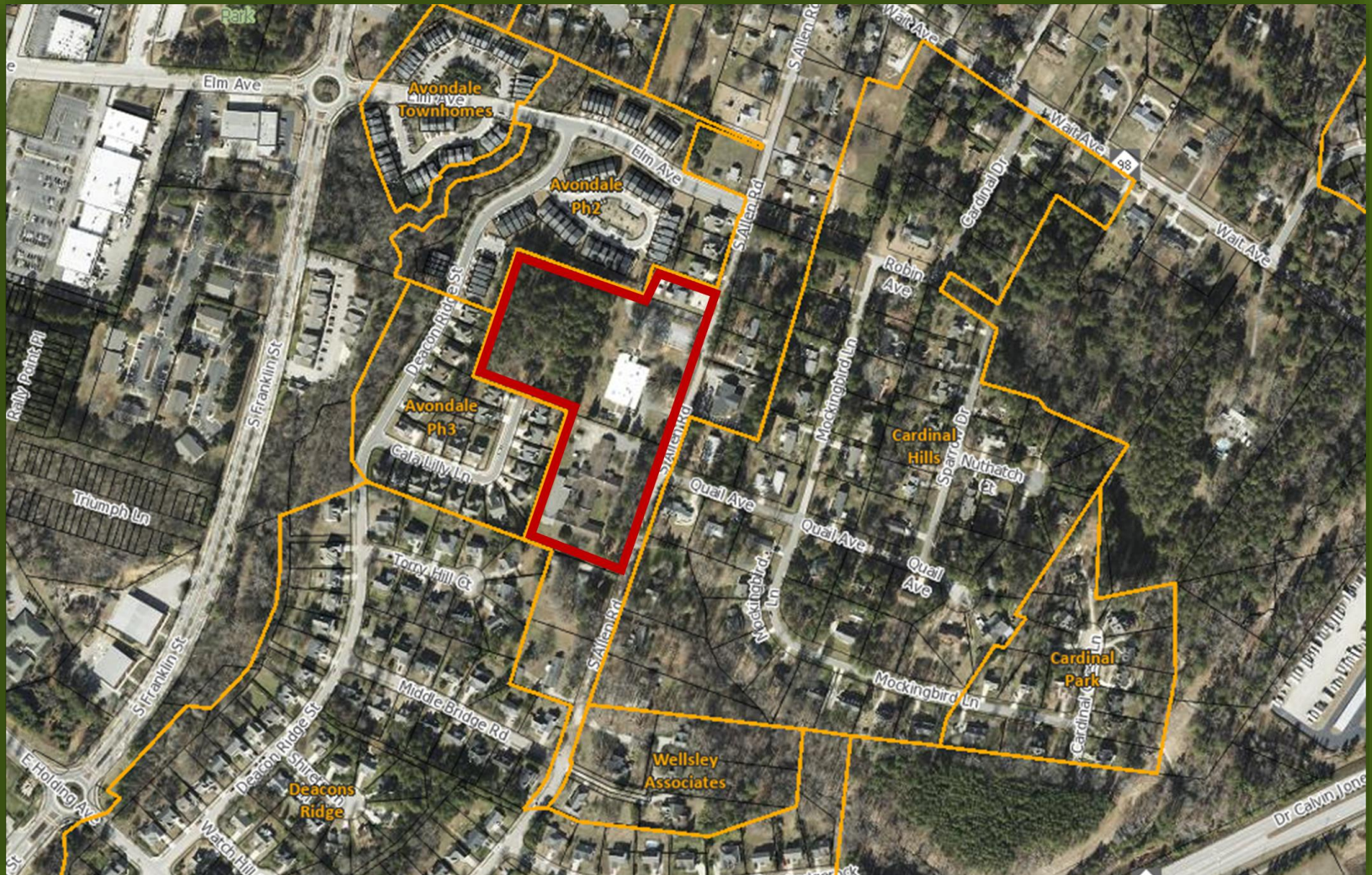
Rezone Timeline

Notice Neigh. Meeting	Hold Neigh. Meeting	Newspaper Notices	Planning Board	BOC WS	BOC
Early September	Late September	Early October	Mid October	Early November	Mid November

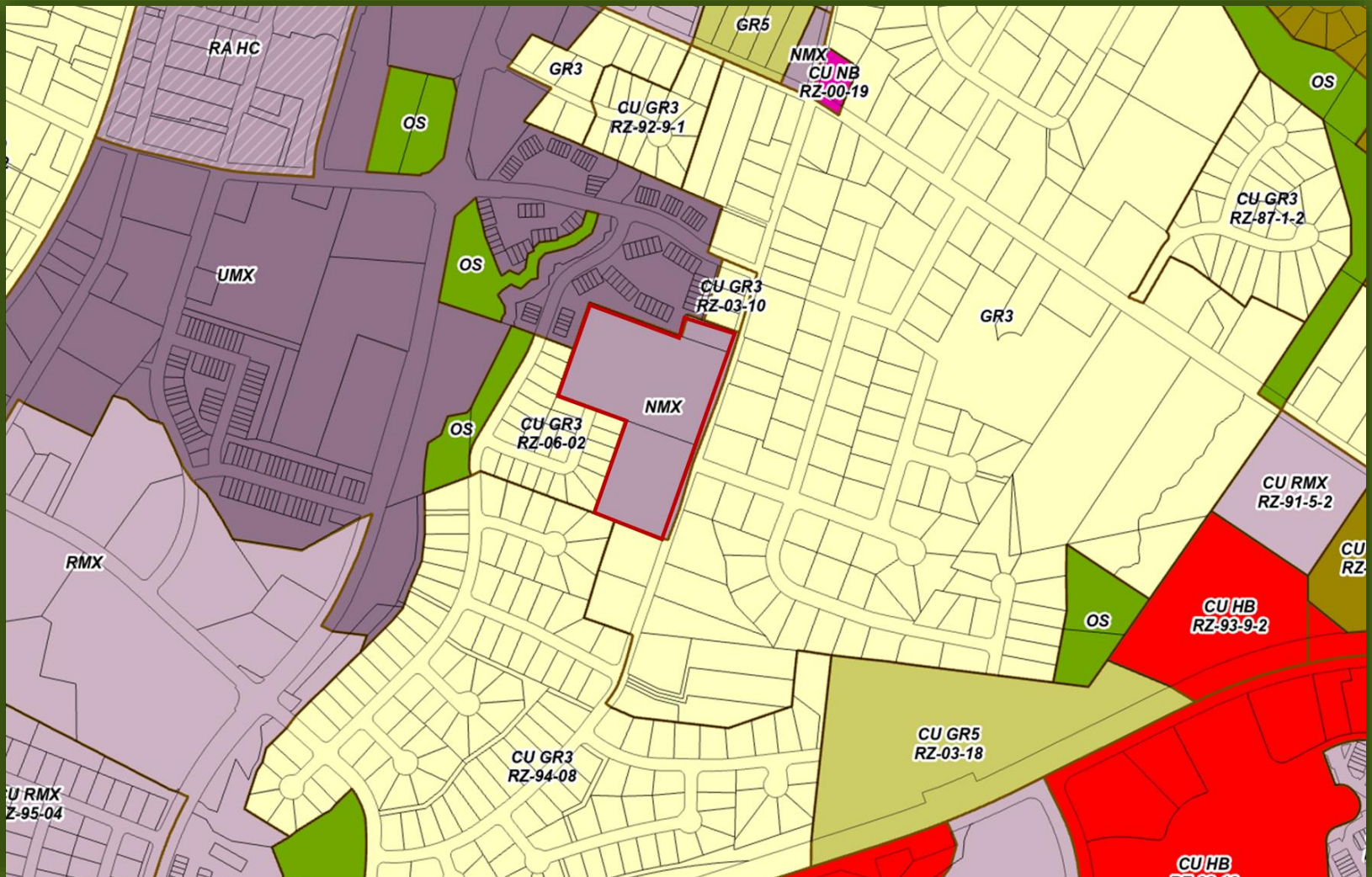




TOWN *of*
WAKE FOREST



238, 250 & 306 South Allen Road



Zoning Map

Development Standards Summary

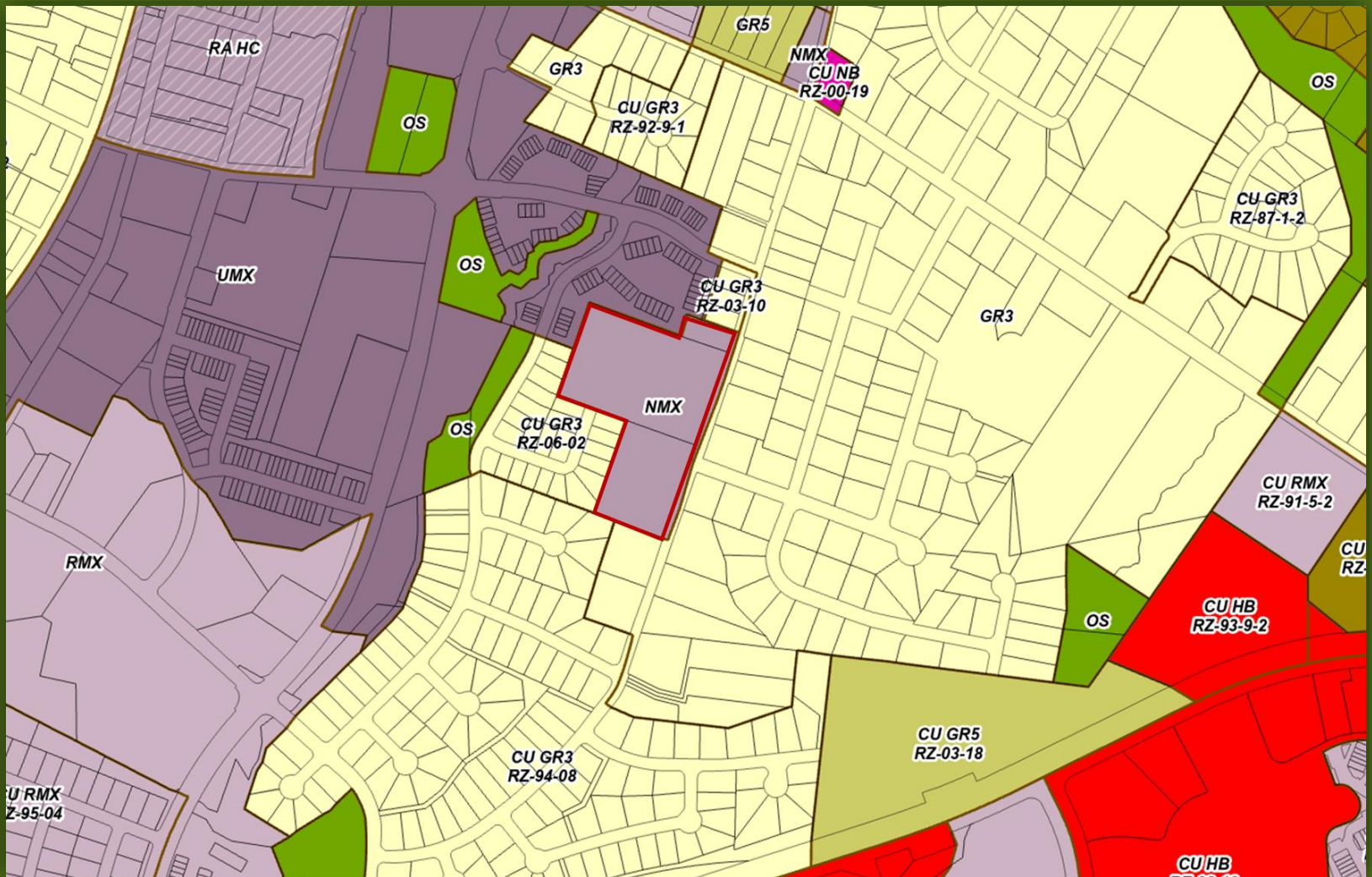
Zoning District	Maximum Density (units/acre)	Minimum Lot Size (sq ft / acre)	Potential Dwelling Units	Development In Close Proximity
NMX	n/a	n/a	Subject to compliance with dimensional standards	No examples
UR	10	n/a	86	Holding Village
GR3	3	~1/4 acre	38	Cardinal Hills
GR5	5	~1/5 acre	50	Avondale Phase 3
GR10	10	~1/8 acre	76	Avondale Phase 2 - 3



Use Table Summary

	NMX	UR	GR3	GR5	GR10
Single Family	—	P	P	P	P
Duplex	—	P	—	P	P
Townhome	Ps	P	—	—	P
Multifamily	Ps	Ps	—	—	P
Office/Service	P	—	—	—	—
Commercial/Entertainment	P	—	—	—	—





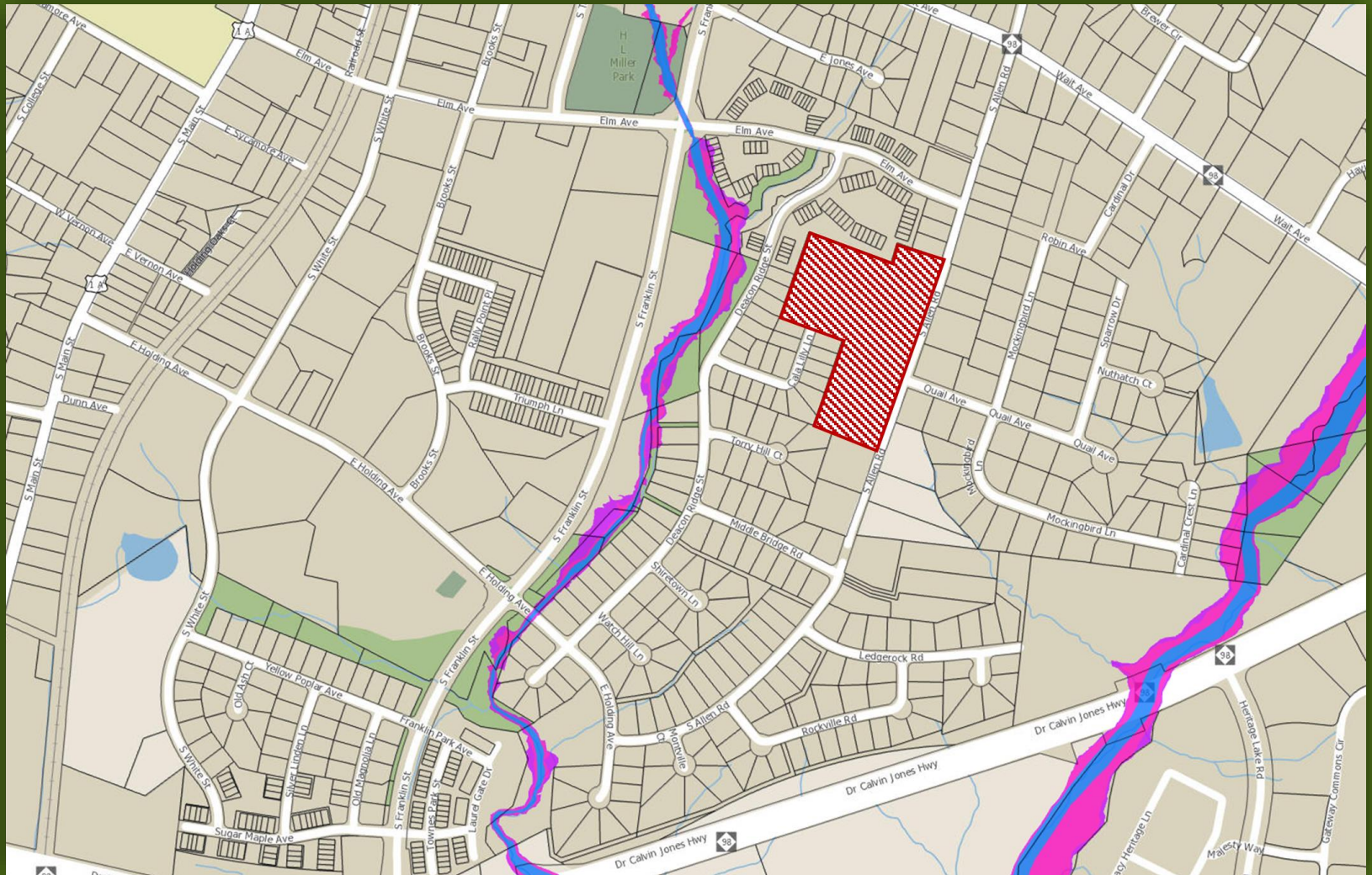
Zoning Map

Development Standards Summary

Zoning District	Maximum Density (units/acre)	Minimum Lot Size (sq ft / acre)	Potential Dwelling Units	Development In Close Proximity
NMX	n/a	n/a	Subject to compliance with dimensional standards	No examples
UR	10	n/a	86	Holding Village
GR3	3	~1/4 acre	38	Cardinal Hills
GR5	5	~1/5 acre	50	Avondale Phase 3
GR10	10	~1/8 acre	76	Avondale Phase 2 - 3

Use Table Summary

	NMX	UR	GR3	GR5	GR10
Single Family	—	P	P	P	P
Duplex	—	P	—	P	P
Townhome	Ps	P	—	—	P
Multifamily	Ps	Ps	—	—	P
Office/Service	P	—	—	—	—
Commercial/Entertainment	P	—	—	—	—



238, 250 & 306 South Allen Road



Looking South – Nursing Home (306 S. Allen Rd.)



Looking North – Salon (238 S. Allen Rd.)



S. Allen Road Gap

TO: Board of Commissioners
DATE: August 3, 2021
ITEM: Consideration of Potential Rezone Options for 238, 250, 306 South Allen Road as Requested by Board of Commissioners'
PREPARED BY: Nicolette Womack, Senior Planner

Summary:

At the April 20, 2021 Board of Commissioners Meeting, the Board directed the Planning Department to research rezoning three parcels (238, 250 and 306 South Allen Road) from NMX (Neighborhood Mixed-Use) as requested through a petition signed by 35 members of the Cardinal Hills community. At the June 15, 2021 Board of Commissioners Meeting, the Planning Department presented multiple compatible districts for consideration (UR, GR3, GR5, GR10). The Board directed the Planning Department to begin rezoning the three parcels to General Residential 5 (GR5). The Planning Department has held preliminary discussions the property owners regarding the proposed rezone. The concerns of each are summarized below.

238 S Allen Rd - Salon

The Planning Department has been in contact with the property owner, detailed discussions are scheduled for early next week. The existing building is a multi-tenant salon. If the property were to be rezoned to GR5, the Personal Service use would be considered legally non-conforming.

250 S Allen Rd – Church Initiative

The existing building is used by Church Initiative, a nonprofit organization which publishes religious materials for church use worldwide. The building is not used for worship services, as such this use would be considered a Professional Service within the Unified Development Ordinance (UDO). The building currently occupies only ~50% of the site (5.51 acres). Church Initiative has considered expanding the building in the future for almost 20 years. Church Initiative is concerned if the property were to be rezoned to GR5, the Professional Service use would become legally non-conforming and be unable to expand in the future. In addition, should the building be destroyed, even by natural causes, by more than 50% of its replacement cost, it cannot be reconstructed except in conformity with the GR5 district standards.

306 S Allen Rd – Vacant Nursing Home

The existing building is a former nursing home (Residential Care Facility within the UDO) which has been vacant for more than 2 years. Although Residential Care Facilities are permitted uses within both the NMX and GR5 districts, the UDO requires facilities with more than 16 units to be located on collector or higher order streets. Due to the vacancy for more than 1 year the nursing home has lost its legally non-conforming use status and can only be developed in accordance with its district requirements.

The property owner has been actively working to sell the property for redevelopment. In March of 2021, a variance for a parking reduction was requested to construct a 92-unit apartment complex. The request was denied by the Board of Adjustment. The property owner is concerned rezoning to GR5 would prevent the sale of the property for redevelopment, as the costs to demolish the existing structure financially necessitates a higher return of investment. Rezoning to GR5 would limit the property to approximately 13 dwelling units. The existing NMX zoning does not have a maximum density requirement but is subject to compliance with dimensional standards such as parking, which naturally limit the number of units allowed.

Had the previous proposal been reduced to 56-units, the project would have complied with the dimensional requirements of the UDO for the NMX district.

Analysis

Both Church Initiative and the Vacant Nursing Home property owners have expressed their concern with the proposed rezone to GR5. In response, the Planning Department has discussed an alternative in which the property owners propose rezoning the property to Conditional District. This would allow the discussion between property owners, neighbors, and the Town to develop specific conditions which would address each parties' concerns. Preliminary conditions could include restricting the commercial and automobile-oriented uses. Professional and Personal Services could remain allowed uses, with a maximum vehicle trip generation included. Lastly, with additional research, a maximum density could be included, which could meet all parties' concerns. It is important to remember as per 160D-703 specific conditions may be proposed by the petitioner or local government, but only those conditions approved by local government and consented to by the petitioner may be incorporated.

The Planning Department is requesting the Board of Commission reaffirm their direction. Below are several paths forward for consideration by the Board of Commissioners:

- Option 1: Allow the properties to remain zoned NMX, which satisfies concerns of two of the three property owners.
- Option 2: Initiate rezoning the subject properties to GR5, which is consistent with the direction provided by the Board of Commissioners in June and not supported by two of the three property owners.
- Option 3: Allow Town staff to work with the property owners over the next several months to develop a rezoning solution that addresses both property owner and neighbor concerns.
- Option 4: Complete the Community Plan update to better inform the future growth patterns of the area and proceed with potential rezoning at that time, if appropriate.

ORDINANCE 2021-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 8.68 ACRES LOCATED AT 238, 250 & 306 SOUTH ALLEN ROAD (WAKE COUNTY TAX PINS 1840-79-1536, 1840-69-9308, AND 1840-68-8987) FROM EXISTING NEIGHBORHOOD MIXED-USE (NMX) TO GENERAL RESIDENTIAL 5 (GR5)

RZ-21-06, SOUTH ALLEN REZONING

WHEREAS, the application submitted by The Town of Wake Forest for the rezoning of lands hereinafter described was duly filed with the Planning Department and thereafter a public comment meeting was held hereon on the 14th day of September, 2021, before the Planning Board and a public hearing was held hereon on the 5th day of October, 2021 before the Board of Commissioners, pursuant to due notice mailed, the property posted, and notice published pursuant to G.S. § 160D-602. Thereafter, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application, but removal of 238 and 250 S. Allen Road, for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment “A” – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1840-79-1536, 1840-69-9308, and 1840-68-8987, and described in Attachment “A”, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5).

Section 4: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 5: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and in the public interest, but inconsistent with the Community Plan and Renaissance Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

Section 6: The “Rezoned Lands” shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Section 7: This ordinance shall be in full force and effect from and after its adoption.

Motion by Commissioner _____

Seconded by Commissioner _____

This the ____ day of _____ 2021.

TOWN OF WAKE FOREST

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-03: S. Allen Rezoning

The Wake Forest Board of Commissioners finds that RZ-21-06 is not consistent with the Wake Forest Community Plan the Renaissance Plan for Downtown Wake Forest. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reason:

1. It does not encourage pedestrian-oriented, designed, and scaled stores and services providing basic necessities to residents of the town's older neighborhoods, but it does ensure that development is designed at a scale similar to the existing neighborhoods in the area.
2. It does not encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area. The properties are on the edge of the downtown area and not ideal for retail, dining, services, or entertainment uses.
3. It does not attract diverse residential and employment centers within a 5 to 10-minute walk of downtown. The subject area does not provide ideal pedestrian connectivity to would be ideal for residential and employment centers in this location.

S. ALLEN REZONING LEGAL DESCRIPTION

238 S. Allen Road

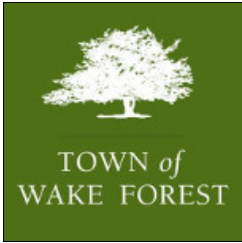
BEING ALL OF LOT 1, AS SHOWN ON SURVEY ENTITLED "RECOMBINATION SURVEY FOR SCOTT PITTMAN, OWNER: MARVIS E. DEW & CAROL LOOPER", A COPY OF WHICH IS RECORDED IN BOOK OF MAPS 2003, PAGE 93, WAKE COUNTY REGISTER AND CONTAINING 0.418 ACRES AND TO THE ADJACENT CENTERLINE OF THE RIGHT-OF-WAY.

250 S. Allen Road

BEGINNING AT A POINT ON THE WESTERN R/W OF SOUTH ALLEN STREET SAID POINT BEING, N 11 DEGREES 04 MINUTES 51 SECONDS, 74.35 FEET FROM THE CENTERLINE INTERSECTION OF SOUTH ALLEN ST. AND QUAIL AVE.; THENCE RUNS N 63 DEGREES 54 MINUTES 31 SECONDS W, 594.67 FEET TO A CORNER WITH LARRY C LINSEY; THENCE RUNS N 24 DEGREES 44 MINUTES 42 SECONDS E, 399.79 FEET, TO A CORNER WITH O.R. DEW ET. AL; THENCE RUNS S 63 DEGREES 54 MINUTES 31 SECONDS E, 600.49 FEET, TO A POINT ON THE RIGHT OF WAY OF SOUTH ALLEN ST.; THENCE RUNS WITH SOUTH ALLEN ST., S 32 DEGREES 36 MINUTES 03 SECONDS W, 116.92 FEET, TO A POINT; THENCE RUNS S 26 DEGREES 23 MINUTES 52 SECONDS W, 282.88 FEET, TO THE POINT AND PLACE OF BEGINNING. SAID DESCRIBED TRACT AND CONTAINING 5.501 ACRES AND TO THE ADJACENT CENTERLINE OF THE RIGHT-OF-WAY.

306 S. Allen Road

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF A FARM ROAD IN S.W. BREWER'S LINE, SAME BEING NORTH 23 DEGREES EAST (FORMERLY READING NORTH 22 DEGREES 40 MINUTES EAST) 399 FEET FROM AN IRON STAKE, THE CORNER OF LANDS OF W.W. HOLDING, S.W. BREWER, JOHN HUNDER AND CLYDE KEISLER; THEN WITH NEW LINE OF LANDS OF W.W. HOLDING, NORTH 65 DEGREES 43 MINUTES WEST 300 FEET TO AN IRON STAKE; THENCE NORTH 23 DEGREES EAST 400 FEET TO AN IRON STAKE IN LINE OF LANDS OF WAKE COUNTY (WAKE FOREST HOSPITAL SITE); THENCE WITH LINE OF LANDS OF WAKE COUNTY (WAKE FOREST HOSPITAL SITE) SOUTH 65 DEGREES 43 MINUTES EAST 300 FEET TO AN IRON STAKE IN S.W. BREWER'S LINE; THENCE WITH SAID BREWER'S LINE, SOUTH 23 DEGREES WEST (FORMER READING BEING SOUTH 22 DEGREES 40 MIN. WEST) 400 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.754 ACRES AND TO THE ADJACENT CENTERLINE OF THE RIGHT-OF-WAY.



Map Amendment (Rezoning)

Map Amendment (Rezoning)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#582482

Project Title: South Allen Rezone

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning)

County: Wake

Checklist - Map Amendment (Rezoning)

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

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

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

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

Pre-Application Meeting

Has a pre-application conference been held?: No

This type of project requires a pre-application conference be completed prior to official submittal. 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 and Time:

Staff Member Met With:

Project Tracking ID:

Project Information

Project/Development Name:

Project Address or PIN:

- 1840-79-1536 (Unverified)
- 1840-69-9308 (Unverified)
- 1840-68-8987 (Unverified)

Tax PIN:

Zoning:

- 1840-79-1536 (Unverified)
- 1840-69-9308 (Unverified)
- 1840-68-8987 (Unverified)

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: Inside corporate limits

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

Land Use:

Acreage: 8.68

GIS Acreage:

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:**

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

Nicolette Womack
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
nwomack@wakeforestnc.gov

Project Contact - Property Owner

Multiple Multiple

Multiple
Multiple, NC 27587
P:9194359537

Map Amendment: Rezoning

Proposed Zoning: GR5, General Residential 5

Description of Request:

The Town of Wake Forest is proposing to rezone 8.68 acres located at 238, 306 and 350 South Allen Road from Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5).

Justification of Consistency with Comprehensive Plan:

Rezoning the existing parcels to GR5 would allow infill development to be architecturally compatible with the existing neighborhood, site layout and streetscape which is consistent with Policy ON-4 and Policy CC-6 of the Community Plan.

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-06: S. Allen Rezoning

The Wake Forest Board of Commissioners finds that RZ-21-06 is not consistent with the Wake Forest Community Plan and is consistent with the Renaissance Plan for Downtown Wake Forest. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reason:

1. It does not encourage a mixture of housing types, sizes, and prices for each neighborhood planning area, but does ensure that development is designed at a scale similar to the existing neighborhoods in the area.

ORDINANCE 2021-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 2.75 ACRES LOCATED AT 306 SOUTH ALLEN ROAD (WAKE COUNTY TAX PIN 1840-68-8987) FROM EXISTING NEIGHBORHOOD MIXED-USE (NMX) TO GENERAL RESIDENTIAL 5 (GR5)

RZ-21-06, SOUTH ALLEN REZONING

WHEREAS, the application submitted by The Town of Wake Forest for the rezoning of lands hereinafter described was duly filed with the Planning Department and thereafter a public comment meeting was held hereon on the 14th day of September, 2021, before the Planning Board and a public hearing was held hereon on the 5th day of October, 2021 before the Board of Commissioners, pursuant to due notice mailed, the property posted, and notice published pursuant to G.S. § 160D-602. Thereafter, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application, but removal of 238 and 250 S. Allen Road, for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment “A” – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Number 1840-68-8987, and described in Attachment “A”, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5).

Section 4: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 5: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and in the public interest, but inconsistent with the Community Plan, and adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

Section 6: The “Rezoned Lands” shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Section 7: This ordinance shall be in full force and effect from and after its adoption.

Motion by Commissioner _____

Seconded by Commissioner _____

This the ____ day of _____ 2021.

TOWN OF WAKE FOREST

Mayor

ATTEST:

Town Clerk

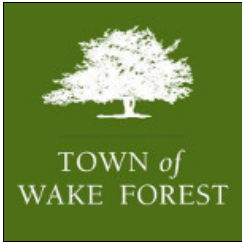
APPROVED AS TO FORM:

Town Attorney

S. ALLEN REZONING LEGAL DESCRIPTION

306 S. Allen Road

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF A FARM ROAD IN S.W. BREWER'S LINE, SAME BEING NORTH 23 DEGREES EAST (FORMERLY READING NORTH 22 DEGREES 40 MINUTES EAST) 399 FEET FROM AN IRON STAKE, THE CORNER OF LANDS OF W.W. HOLDING, S.W. BREWER, JOHN HUNDER AND CLYDE KEISLER; THEN WITH NEW LINE OF LANDS OF W.W. HOLDING, NORTH 65 DEGREES 43 MINUTES WEST 300 FEET TO AN IRON STAKE; THENCE NORTH 23 DEGREES EAST 400 FEET TO AN IRON STAKE IN LINE OF LANDS OF WAKE COUNTY (WAKE FOREST HOSPITAL SITE); THENCE WITH LINE OF LANDS OF WAKE COUNTY (WAKE FOREST HOSPITAL SITE) SOUTH 65 DEGREES 43 MINUTES EAST 300 FEET TO AN IRON STAKE IN S.W. BREWER'S LINE; THENCE WITH SAID BREWER'S LINE, SOUTH 23 DEGREES WEST (FORMER READING BEING SOUTH 22 DEGREES 40 MIN. WEST) 400 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.754 ACRES AND TO THE ADJACENT CENTERLINE OF THE RIGHT-OF-WAY.



Map Amendment (Rezoning)

Map Amendment (Rezoning)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#582482

Project Title: South Allen Rezone

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning)

County: Wake

Checklist - Map Amendment (Rezoning)

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

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

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

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

Pre-Application Meeting

Has a pre-application conference been held?: No

This type of project requires a pre-application conference be completed prior to official submittal. 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 and Time:

Staff Member Met With:

Project Tracking ID:

Project Information

Project/Development Name:

Project Address or PIN:

- 1840-79-1536 (Unverified)
- 1840-69-9308 (Unverified)
- 1840-68-8987 (Unverified)

Tax PIN:

Zoning:

- 1840-79-1536 (Unverified)
- 1840-69-9308 (Unverified)
- 1840-68-8987 (Unverified)

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: Inside corporate limits

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

Land Use:

Acreage: 8.68

GIS Acreage:

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:**

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

Nicolette Womack
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
nwomack@wakeforestnc.gov

Project Contact - Property Owner

Multiple Multiple

Multiple
Multiple, NC 27587
P:9194359537

Map Amendment: Rezoning

Proposed Zoning: GR5, General Residential 5

Description of Request:

The Town of Wake Forest is proposing to rezone 8.68 acres located at 238, 306 and 350 South Allen Road from Neighborhood Mixed-Use (NMX) to General Residential 5 (GR5).

Justification of Consistency with Comprehensive Plan:

Rezoning the existing parcels to GR5 would allow infill development to be architecturally compatible with the existing neighborhood, site layout and streetscape which is consistent with Policy ON-4 and Policy CC-6 of the Community Plan.



TOWN of WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	Town of Wake Forest
Owners:	Jade Elizabethpoo LLC; The Church Initiative Inc.; and Life Church PCCF Inc.
Requested Action:	Conditional Rezoning – RZ-21-06
Existing Zoning:	NMX (Neighborhood Mixed-Use)
Proposed Zoning:	General Residential 5 (GR5)
Location:	238, 250 & 306 South Allen Road
Size:	8.68± acres
Tax PIN:	1840-79-1536, 1840-69-9308, and 1840-68-8987
Existing Land Use:	Personal Services (238 S. Allen Road), Professional Services (250 S. Allen Road), Vacant Residential Care Facility (306 S. Allen Road) (Discontinued Use and Non-conforming Structure)
Proposed Land Use:	Personal Services (238 S. Allen Road), Professional Services (250 S. Allen Road), Vacant Residential Care Facility (306 S. Allen Road) (Discontinued Use and Non-conforming Structure)
Zoning History:	The property is currently zoned NMX (Neighborhood Mixed-Use). When the UDO was adopted in 2013, the three subject parcels were rezoned as NMX (Neighborhood Mixed-Use), likely to ensure the existing uses did not become non-conforming as most residential districts do not permit personal or professional services. The parcel is located within the Town of Wake Forest's corporate limits.
Applicable Regulations:	Unified Development Ordinance; Wake Forest Community Plan; Renaissance Plan for Downtown Wake Forest



TOWN of WAKE FOREST

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

- Wake Forest Community Plan
☐ Consistent ☒ Inconsistent Reason: Does not support policies ON-4 and

FN- 7

- Wake Forest Renaissance Plan for Downtown Wake Forest
☒ Consistent ☐ Inconsistent Reason: Recommendation removes
238 and 250 S. Allen Road, therefore the zoning is still consistent with the plan

Planning Board Recommendation:

- ☐ *Approval:* the project is consistent with all applicable officially adopted plans listed above.
- ☐ *Approval:* the project is inconsistent with all applicable officially adopted plans listed above.
- *Approval with recommendation:* the project is not consistent with all applicable officially adopted plans, so the following conditions are recommended to be included in the project in order to make it fully consistent:

306 S. Allen Road to be rezoned to GR5 and 238 and 250 S. Allen Road to remain as NMX.

- ☐ *Denial:* the project is not consistent with all applicable officially adopted plans.

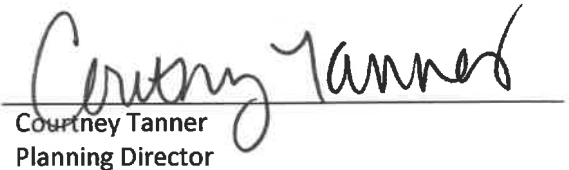
This report reflects the recommendation of the Planning Board, this the 14th day of September 2021.

Introduced by Planning Board member: Michael Hickey

Seconded by Planning Board member: Karin Kuropas

Attest:


Joe Kimray
Planning Board Chair


Courtney Tanner
Planning Director



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-276-
Submitted by: Brad West
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Public Hearing on and Consideration of an Ordinance Establishing an Annexation Agreement Between the Town of Rolesville, North Carolina and the Town of Wake Forest, North Carolina

Recommendation:

Item Summary:

ATTACHMENTS

- [Rolesville Wake Forest Proposed Annexation Agreement BOC Agenda Summary](#)
- [Attachment 1 - Ordinance Establishing an Annexation Agreement Between The Town of Rolesville, North Carolina and The Town of Wake Forest, North Carolina](#)
- [Attachment 2 - Exhibit A: Rolesville – Wake Forest Annexation Agreement Boundary Legal Description](#)
- [Attachment 3 - Exhibit B: Rolesville - Wake Forest Annexation Agreement Boundary Map](#)

Agenda Item: Public Hearing on and Consideration of an Ordinance Establishing an Annexation Agreement Between the Town of Rolesville, North Carolina and the Town of Wake Forest, North Carolina

Summary: In an effort to better coordinate future growth areas and supportive services between the Towns of Rolesville and Wake Forest, an Annexation Agreement was enacted in 2001, which delineated each jurisdiction's limit on where they could potentially annex. This agreement was given a 20-year expiration date, upon which the two jurisdictions would reconvene to decide whether or not a new agreement was warranted. Due to continued growth pressure being experienced by both municipalities, staff from the Towns of Rolesville and Wake Forest have determined that a new Annexation Agreement is warranted.

Through a joint effort between Town of Rolesville and Town of Wake Forest staff, a new annexation agreement boundary has been drafted. This boundary is largely consistent with the original 2001 boundary, but has incorporated some adjustments — most of which occur from Jones Dairy Road up to the Wake-Franklin County border. This specific area is anticipated to receive increased development activity in the near future, thus meriting a reexamination and adjustment. These boundary adjustments have been made to more intuitively follow road rights-of-way, neighborhoods, natural features, property lines and landmarks.

Unlike the 20-year lifespan of the current annexation agreement with Rolesville, the proposed annexation agreement would be effective for ten years. This is due, in part, to the ever-changing, fluid development situation happening on the ground in recent years, thus warranting a reexamination within a shorter timeframe.

Staff presented an overview of the proposed Rolesville – Wake Forest Annexation Agreement at the September 7th Board of Commissioners meeting, with a public hearing scheduled for the October 5th Board of Commissioners meeting. Staff has also worked with Town of Rolesville staff to inform potentially affected property owners in addition to standard public hearing notification requirements.

Attachments: Attachment 1: Ordinance Establishing an Annexation Agreement Between The Town of Rolesville, North Carolina and The Town of Wake Forest, North Carolina

Attachment 2: Exhibit A: Rolesville – Wake Forest Annexation Agreement Boundary Legal Description

Attachment 3: Exhibit B: Rolesville – Wake Forest Annexation Agreement Boundary Map

TOWN OF ROLESVILLE ORDINANCE NO. _____
TOWN OF WAKE FOREST ORDINANCE NO. 2021-XX

**AN ORDINANCE ESTABLISHING AN ANNEXATION AGREEMENT BETWEEN THE
TOWN OF ROLESVILLE, NORTH CAROLINA AND THE
TOWN OF WAKE FOREST, NORTH CAROLINA**

WHEREAS, North Carolina General Statutes Chapter 160A-58.21 et seq. authorizes towns to enter into binding agreements to enhance orderly planning by such towns as well as by their residents and property owners in areas adjacent to such towns; and

WHEREAS, both the Town of Rolesville and Town of Wake Forest (each a “**Town**” and collectively the “**Towns**”) desire to foster orderly planning and strong intergovernmental relations; and

WHEREAS, on March 5, 2001, the Towns did enter into that certain “Ordinance Establishing an Annexation Agreement between the Town of Rolesville, North Carolina and the Town of Wake Forest, North Carolina,” establishing an annexation agreement between the Towns, which by its terms expired on March 5, 2021 (the “**2001 Agreement**”); and

WHEREAS, prior to the expiration of the 2001 Agreement, the Towns did agree to prepare a new annexation agreement establishing a revised boundary line between the Towns for the regulation of future annexation; and

WHEREAS, the Town of Rolesville did send mailed notice to parcels along Jones Dairy Road impacted by the changed boundary line as described by the 2001 Agreement; and

WHEREAS, this ordinance, memorializes the terms of a new annexation agreement between the Towns (the “**Annexation Agreement**”), and has been presented to the governing bodies of the Towns following a notice and public hearings as required by law.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville and the Town of Wake Forest that the Towns agree as follows and hereby adopt this Annexation Agreement.

Adopted by the Town of Wake Forest on this, the _____ day of _____.

ATTEST:

Mayor – Town of Wake Forest

Adopted by the Town of Rolesville on this, the _____ day of _____.

ATTEST:

Mayor – Town of Rolesville

Effective Date: _____

CERTIFICATION

I, _____, Town Clerk for the Town of Wake Forest, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town of Wake Forest Board of Commissioners held on this ____ day of _____.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Wake Forest to be affixed this ____ day of _____.

[Seal]

Town Clerk

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town of Rolesville Board of Commissioners held on this ____ day of _____.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____.

[Seal]

Town Clerk

Annexation Agreement

This Annexation Agreement (“Agreement”), is made as of the last date signed by the Town of Rolesville (“Rolesville”), a North Carolina municipal corporation and the Town of Wake Forest, a North Carolina municipal corporation. Rolesville and Wake Forest are sometimes referred to individually as “Party” and jointly as “Parties.”

Section 1. That all those areas south and east of that certain line described by metes and bounds on Exhibit A attached hereto and incorporated herein (the “**Boundary**”) and as shown on that certain map and survey attached hereto as Exhibit B titled “Town of Rolesville/Town of Wake Forest Annexation Agreement Boundary,” dated August 12, 2021 (the “**Rolesville Area**”) are subject to annexation by the Town of Rolesville, and no portion of the Rolesville Area is subject to annexation by the Town of Wake Forest during the term of this Annexation Agreement.

Section 2. That all those areas north and west of the Boundary and as shown on that certain map and survey attached hereto as Exhibit B titled “Town of Rolesville/Town of Wake Forest Annexation Agreement Boundary,” dated August 12, 2021 (the “**Wake Forest Area**”; the Rolesville Area and Wake Forest Area collectively the “**Regulated Areas**”) are subject to annexation by the Town of Wake Forest, and no portion of the Wake Forest Area is subject to annexation by the Town of Rolesville during the term of this Annexation Agreement.

Section 3. That whenever either Town proposes any annexation of real property, any portion of which is situated within one thousand feet (1,000 ft.) of the Boundary, measured at a right-angle from the nearest point in the Boundary, such annexing Town shall deliver notice to the non-annexing Town at least sixty (60) days before the adoption of the applicable annexation ordinance. This required notice shall be made in compliance with N.C. Gen. Stat. § 160A-58.24(b) and shall be sent by first-class mail, hand-delivery, or email to the Planning Director and Town Manager of the non-annexing Town.

Section 4. That this Annexation Agreement shall be effective upon the date of adoption of this ordinance by the latter of the Towns (the “**Effective Date**”). Each Town shall promptly provide notice of its adoption together with a copy of the adopted ordinance. The town clerk for each Town shall file the adopted ordinances together, inscribing the Effective Date where noted on the signature page below.

Section 5. That the term of this Annexation Agreement shall be ten (10) years measured from the Effective Date.

Section 6. That this Annexation Agreement may not be modified or otherwise amended without a subsequent agreement entered between the Towns pursuant to N.C. Gen. Stat. § 160A-58.24(d).

Section 7. That this Annexation Agreement may be terminated as follows: (i) by the mutual consent of the Towns acting pursuant to N.C. Gen. Stat. § 160A-58.24(d); or (ii) by either Town acting independently upon five (5) years’ written notice in the manner prescribed by N.C. Gen. Stat. § 160A-58.24(f).

Section 8. In the event of any conflict or alleged default arising out of the matters associated with this Agreement, the Parties agree to first informally communicate in a good faith effort to resolve

such conflict or alleged default. Notwithstanding the foregoing, the provisions of the foregoing sentence shall not delay the filing of a complaint with a court of competent jurisdiction in the event such delay could compromise a party's available relief pursuant to N.C. Gen. Stat. § 160A-58.27.

REMAINDER OF PAGE INTENTIONALLY BLANK

EXHIBIT PAGES FOLLOW

ANNEXATION AGREEMENT BOUNDARY DESCRIPTION

BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY OF FORESTVILLE ROAD;

THENCE FOLLOWING THE WESTERN RIGHT-OF-WAY OF FORESTVILLE ROAD THE FOLLOWING COURSES:

THENCE NORTH 7°51'07" EAST, 9.60 FEET TO A POINT; THENCE NORTH 6°42'41" EAST, 352.52 FEET TO A POINT; THENCE NORTH 87°20'12" WEST, 19.91 FEET TO A POINT; THENCE NORTH 6°42'41" EAST, 984.54 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 4,556.66 FEET, A CENTRAL ANGLE OF 2°53'33", AN ARC DISTANCE OF 230.04 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 5°15'55" EAST, 230.02 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 818.46 FEET, A CENTRAL ANGLE OF 28°09'12", AN ARC DISTANCE OF 402.17 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 8°05'15" WEST, 398.13 FEET TO A POINT; THENCE NORTH 22°15'05" WEST, 46.40 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 2,179.53 FEET, A CENTRAL ANGLE OF 6°19'06", AN ARC DISTANCE OF 240.35 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 25°24'39" WEST, 240.23 FEET TO A POINT; THENCE NORTH 28°34'12" WEST, 416.44 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 2,162.65 FEET, A CENTRAL ANGLE OF 5°29'14", AN ARC DISTANCE OF 207.11 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 25°49'35" WEST, 207.03 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 786.36 FEET, A CENTRAL ANGLE OF 21°10'20", AN ARC DISTANCE OF 290.58 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 12°29'48" WEST, 288.93 FEET TO A POINT; THENCE NORTH 1°54'39" WEST, 27.41 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 1,831.55 FEET, A CENTRAL ANGLE OF 7°09'42", AN ARC DISTANCE OF 228.93 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 1°40'12" EAST, 228.78 FEET TO A POINT; THENCE SOUTH 89°48'31" EAST, 19.94 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 1,811.69 FEET, A CENTRAL ANGLE OF 4°47'08", AN ARC DISTANCE OF 151.32 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 7°41'58" EAST, 151.28 FEET TO A POINT; THENCE NORTH 10°05'32" EAST, 435.68 FEET TO A POINT; THENCE NORTH 9°37'02" EAST, 451.46 FEET TO A POINT; THENCE NORTH 9°20'17" EAST, 199.88 FEET TO A POINT; THENCE NORTH 9°09'12" EAST, 587.35 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 3234.27 FEET, A CENTRAL ANGLE OF 7°27'55", AN ARC DISTANCE OF 421.40 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 12°53'10" EAST, 421.10 FEET TO A POINT; THENCE NORTH 16°37'07" EAST, 555.56 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT,

SAID CURVE HAS A RADIUS OF 1,093.74 FEET, A CENTRAL ANGLE OF 16°48'19", AN ARC DISTANCE OF 320.80 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 8°12'57" EAST, 319.65 FEET TO A POINT; THENCE NORTH 0°11'12" WEST, 138.10 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 2,622.38 FEET, A CENTRAL ANGLE OF 3°59'17", AN ARC DISTANCE OF 182.52 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 2°10'50" WEST, 182.49 FEET TO A POINT; THENCE NORTH 4°10'29" WEST, 233.21 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF BURLINGTON MILLS ROAD; THENCE CROSSING THE SOUTHERN RIGHT-OF-WAY OF BURLINGTON MILLS ROAD SOUTH 75°50'02" EAST, 63.93 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY OF FORESTVILLE ROAD;

THENCE FOLLOWING THE EASTERN RIGHT-OF-WAY OF FORESTVILLE ROAD THE FOLLOWING COURSES:

THENCE NORTH 4°10'29" WEST, 172.71 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 209.49 FEET, A CENTRAL ANGLE OF 4°18'15", AN ARC DISTANCE OF 15.74 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 6°19'36" WEST, 15.73 FEET TO A POINT; THENCE NORTH 8°28'44" WEST, 451.93 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 1,321.94 FEET, A CENTRAL ANGLE OF 8°07'38", AN ARC DISTANCE OF 187.51 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 4°24'55" WEST, 187.36 FEET TO A POINT; THENCE NORTH 0°21'06" WEST, 9.97 FEET TO A POINT; THENCE NORTH 1°08'55" WEST, 183.05 FEET TO A POINT; THENCE NORTH 1°56'44" WEST, 850.95 FEET TO A POINT; THENCE NORTH 0°04'23" EAST, 59.09 FEET TO A POINT; THENCE NORTH 2°18'46" EAST, 194.91 FEET TO A POINT; THENCE SOUTH 89°10'43" EAST, 7.51 FEET TO A POINT; THENCE NORTH 5°51'47" WEST, 15.07 FEET TO A POINT; THENCE NORTH 8°09'31" WEST, 107.42 FEET TO A POINT; THENCE NORTH 13°44'47" WEST, 52.01 FEET TO A POINT; THENCE NORTH 17°45'47" WEST, 55.78 FEET TO A POINT; THENCE NORTH 21°30'44" WEST, 16.33 FEET TO A POINT; THENCE NORTH 21°30'47" WEST, 40.47 FEET TO A POINT; THENCE NORTH 24°28'47" WEST, 55.07 FEET TO A POINT; THENCE NORTH 27°11'47" WEST, 54.36 FEET TO A POINT; THENCE NORTH 29°55'47" WEST, 18.51 FEET TO A POINT; THENCE NORTH 32°17'26" WEST, 117.59 FEET TO A POINT; THENCE NORTH 35°18'41" WEST, 45.51 FEET TO A POINT; THENCE SOUTH 88°40'07" WEST, 27.84 FEET TO A POINT; THENCE NORTH 36°23'37" WEST, 427.83 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 724.01 FEET, A CENTRAL ANGLE OF 27°28'45", AN ARC DISTANCE OF 347.24 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 22°39'15" WEST, 343.92 FEET TO A POINT; THENCE NORTH 9°04'29" WEST, 788.58 FEET TO A POINT ALONG THE NORTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1749661069;

**THENCE ALONG THE NORTHERN PROPERTY LINE OF WAKE COUNTY
PIN: 1749661069 THE FOLLOWING COURSES:**

**THENCE SOUTH 87°28'56" EAST, 194.63 FEET TO A POINT; THENCE
SOUTH 87°28'56" EAST, 30.65 FEET TO A POINT; THENCE SOUTH
87°34'36" EAST, 206.07 FEET TO A POINT ALONG THE SOUTHERN
PROPERTY LINE OF WAKE COUNTY PIN: 1749663478;**

**THENCE ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY
PIN: 1749663478 THE FOLLOWING COURSES:**

**THENCE SOUTH 86°50'59" EAST, 285.22 FEET TO A POINT; THENCE
SOUTH 85°25'17" EAST, 30.20 FEET TO A POINT ALONG THE SOUTHERN
PROPERTY LINE OF WAKE COUNTY PIN: 1749669299;**

**THENCE ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY
PIN: 1749669299 THE FOLLOWING COURSES:**

**THENCE SOUTH 82°30'00" EAST, 104.84 FEET TO A POINT; THENCE
NORTH 2°46'30" WEST, 15.02 FEET TO A POINT; THENCE SOUTH
84°48'53" EAST, 670.86 FEET TO A POINT ALONG THE SOUTHERN
PROPERTY LINE OF WAKE COUNTY PIN: 1749765204; THENCE SOUTH
84°48'53" EAST, 215.04 FEET TO A POINT ALONG THE SOUTHERN
PROPERTY LINE OF WAKE COUNTY PIN: 1749769436;**

**THENCE ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY
PIN: 1749769436 THE FOLLOWING COURSES:**

**THENCE SOUTH 84°49'38" EAST, 113.94 FEET TO A POINT; THENCE
SOUTH 84°48'38" EAST, 332.36 FEET TO A POINT; THENCE SOUTH
84°44'21" EAST, 100.41 FEET TO A POINT ALONG THE SOUTHERN
PROPERTY LINE OF WAKE COUNTY PIN: 1759052336;**

**THENCE ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY
PIN: 1759052336 THE FOLLOWING COURSES:**

**THENCE SOUTH 86°29'07" EAST, 380.59 FEET TO A POINT; THENCE
SOUTH 2°59'16" WEST, 268.30 FEET TO A POINT; THENCE SOUTH
68°04'36" EAST, 278.79 FEET TO A POINT; THENCE SOUTH 68°04'34"
EAST, 137.73 FEET TO A POINT; THENCE SOUTH 68°04'34" EAST, 30.73
FEET TO A POINT; THENCE SOUTH 76°49'40" EAST, 346.96 FEET TO A
POINT; THENCE SOUTH 89°11'09" EAST, 88.88 FEET TO A POINT; THENCE
SOUTH 89°09'35" EAST, 481.92 FEET TO A POINT; THENCE SOUTH
49°33'38" EAST, 483.21 FEET TO A POINT; THENCE SOUTH 87°14'40"
EAST, 369.38 FEET TO A POINT; THENCE SOUTH 87°17'06" EAST, 385.72
FEET TO A POINT ALONG THE EASTERN PROPERTY LINE OF WAKE
COUNTY PIN: 1759052336; THENCE NORTH 8°18'05" EAST, 164.78 FEET
TO A POINT ALONG THE EASTERN PROPERTY LINE OF WAKE COUNTY**

PIN: 1759053627; THENCE NORTH 8°25'28" EAST, 269.08 FEET TO A POINT ALONG THE SOUTHERN PROPERTY LINE OF HERITAGE SOUTH SUBDIVISION;

THENCE ALONG THE PROPERTY LINE OF HERITAGE SOUTH SUBDIVISION THE FOLLOWING COURSES:

THENCE NORTH 87°50'59" EAST, 85.64 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 134.96 FEET TO A POINT; THENCE NORTH 87°50'53" EAST, 49.49 FEET TO A POINT; THENCE NORTH 87°51'01" EAST, 149.18 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 85.35 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 85.00 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 85.00 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 85.00 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 128.56 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 127.78 FEET TO A POINT; THENCE NORTH 87°50'59" EAST, 213.95 FEET TO A POINT; THENCE NORTH 87°51'00" EAST, 106.21 FEET TO A POINT; THENCE NORTH 87°43'52" EAST, 291.08 FEET TO A POINT; THENCE NORTH 8°05'14" EAST, 56.78 FEET TO A POINT; THENCE NORTH 7°54'20" EAST, 131.42 FEET TO A POINT; THENCE NORTH 8°09'32" EAST, 22.04 FEET TO A POINT; THENCE NORTH 8°14'55" EAST, 140.96 FEET TO A POINT; THENCE NORTH 8°05'05" EAST, 99.63 FEET TO A POINT; THENCE NORTH 8°06'58" EAST, 49.86 FEET TO A POINT; THENCE NORTH 8°02'40" EAST, 86.01 FEET TO A POINT; THENCE NORTH 8°04'33" EAST, 86.09 FEET TO A POINT; THENCE NORTH 8°06'31" EAST, 139.37 FEET TO A POINT ALONG THE WESTERN PROPERTY LINE OF WAKE COUNTY PIN: 1759258748; THENCE NORTH 8°05'14" EAST, 27.87 FEET TO A POINT ALONG ROGERS ROAD; THENCE CROSSING ROGERS ROAD NORTH 7°57'57" EAST, 69.11 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF ROGERS ROAD;

THENCE FOLLOWING THE NORTHERN RIGHT-OF-WAY OF ROGERS ROAD THE FOLLOWING COURSES:

THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 1,020.99 FEET, A CENTRAL ANGLE OF 17°42'23", AN ARC DISTANCE OF 315.52 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 44°45'30" WEST, 314.27 FEET TO A POINT; THENCE NORTH 46°01'58" EAST, 15.10 FEET TO A POINT ALONG THE NORTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1759473407;

THENCE ALONG THE NORTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1759473407 THE FOLLOWING COURSES:

THENCE NORTH 46°01'58" EAST, 972.32 FEET TO A POINT; THENCE NORTH 46°01'58" EAST, 918.30 FEET TO A POINT; THENCE NORTH 46°01'58" EAST, 785.79 FEET TO A POINT ALONG THE WESTERN PROPERTY LINE OF WAKE COUNTY PIN: 1759488853;

THENCE ALONG THE WESTERN PROPERTY LINE OF WAKE COUNTY
PIN: 1759488853 THE FOLLOWING COURSES:

THENCE NORTH 76°54'46" WEST, 111.62 FEET TO A POINT; THENCE
NORTH 4°21'16" WEST, 99.42 FEET TO A POINT; THENCE NORTH 4°21'14"
WEST, 199.26 FEET TO A POINT; THENCE NORTH 79°11'31" WEST, 50.18
FEET TO A POINT ALONG THE SOUTHERN PROPERTY LINE OF WAKE
COUNTY PIN: 1759493428;

THENCE ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY
PIN: 1759493428 THE FOLLOWING COURSES:

THENCE NORTH 23°55'38" EAST, 335.51 FEET TO A POINT; THENCE
NORTH 49°18'38" EAST, 142.00 FEET TO A POINT; THENCE NORTH
24°11'22" WEST, 177.23 FEET TO A POINT; THENCE NORTH 49°48'38"
EAST, 389.16 FEET TO A POINT; THENCE SOUTH 52°41'22" EAST, 100.00
FEET TO A POINT; THENCE NORTH 36°25'38" EAST, 259.32 FEET TO A
POINT ALONG CHALK ROAD; THENCE NORTH 52°44'22" WEST, 113.13
FEET TO A POINT ALONG CHALK ROAD; THENCE CROSSING CHALK
ROAD NORTH 70°10'01" EAST, 80.20 FEET TO A POINT ALONG THE
SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850503119;
THENCE NORTH 70°10'01" EAST, 248.39 FEET TO A POINT ALONG THE
SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850501112;
THENCE NORTH 70°06'43" EAST, 202.05 FEET TO A POINT ALONG THE
WESTERN PROPERTY LINE OF WAKE COUNTY PIN: 1850508122;

THENCE ALONG THE PROPERTY LINE OF WAKE COUNTY PIN:
1850508122 THE FOLLOWING COURSES:

THENCE NORTH 10°39'51" WEST, 133.89 FEET TO A POINT; THENCE
NORTH 87°41'49" EAST, 66.63 FEET TO A POINT; THENCE NORTH
87°41'56" EAST, 70.35 FEET TO A POINT; THENCE NORTH 87°41'36" EAST,
124.46 FEET TO A POINT; THENCE NORTH 87°41'43" EAST, 59.08 FEET TO
A POINT; THENCE NORTH 87°35'02" EAST, 396.37 FEET TO A POINT
ALONG THE EASTERN PROPERTY LINE OF WAKE COUNTY PIN:
1850600411; THENCE NORTH 0°27'08" WEST, 109.69 FEET TO A POINT
ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN:
1850613161;

THENCE ALONG THE PROPERTY LINE OF WAKE COUNTY PIN:
1850613161 THE FOLLOWING COURSES:

THENCE NORTH 45°56'33" WEST, 302.37 FEET TO A POINT; THENCE
NORTH 45°56'30" WEST, 88.02 FEET TO A POINT; THENCE NORTH
45°56'35" WEST, 114.61 FEET TO A POINT; THENCE NORTH 45°56'30"
WEST, 172.04 FEET TO A POINT; THENCE NORTH 45°56'09" WEST, 86.52
FEET TO A POINT; THENCE NORTH 44°01'57" EAST, 44.43 FEET TO A

POINT; THENCE NORTH 44°02'22" EAST, 61.73 FEET TO A POINT; THENCE NORTH 44°02'43" EAST, 72.68 FEET TO A POINT; THENCE NORTH 44°02'29" EAST, 93.04 FEET TO A POINT; THENCE NORTH 44°02'47" EAST, 94.77 FEET TO A POINT; THENCE NORTH 44°02'38" EAST, 111.85 FEET TO A POINT; THENCE NORTH 44°01'36" EAST, 19.61 FEET TO A POINT; THENCE NORTH 44°02'39" EAST, 152.71 FEET TO A POINT; THENCE NORTH 44°02'03" EAST, 55.81 FEET TO A POINT ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850611627;

THENCE ALONG THE PROPERTY LINE OF WAKE COUNTY PIN: 1850611627 THE FOLLOWING COURSES:

THENCE NORTH 45°57'24" WEST, 139.12 FEET TO A POINT; THENCE NORTH 45°57'27" WEST, 113.87 FEET TO A POINT; THENCE NORTH 44°02'52" EAST, 129.86 FEET TO A POINT; THENCE NORTH 44°02'27" EAST, 150.66 FEET TO A POINT; THENCE NORTH 44°03'06" EAST, 5.04 FEET TO A POINT; THENCE NORTH 44°02'39" EAST, 10.08 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF JONES DAIRY ROAD; THENCE CROSSING JONES DAIRY ROAD NORTH 44°02'39" EAST, 65.72 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF JONES DAIRY ROAD;

THENCE FOLLOWING THE NORTHERN RIGHT-OF-WAY OF JONES DAIRY ROAD THE FOLLOWING COURSES:

THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 3,007.42 FEET, A CENTRAL ANGLE OF 4°59'19", AN ARC DISTANCE OF 261.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 41°04'33" EAST, 261.76 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 2,461.62 FEET, A CENTRAL ANGLE OF 5°22'51", AN ARC DISTANCE OF 231.18 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 46°15'38" EAST, 231.09 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 44,073.20 FEET, A CENTRAL ANGLE OF 1°19'21", AN ARC DISTANCE OF 1,017.27 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 49°36'44" EAST, 1,017.24 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 8,038.38 FEET, A CENTRAL ANGLE OF 1°33'09", AN ARC DISTANCE OF 217.82 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 49°29'50" EAST, 217.82 FEET TO A POINT; THENCE SOUTH 48°43'15" EAST, 329.45 FEET TO A POINT; THENCE SOUTH 48°43'15" EAST, 167.36 FEET TO A POINT ALONG THE SOUTHERN PROPERTY LINE OF JONES DAIRY FARMS SUBDIVISION;

THENCE ALONG THE SOUTHERN PROPERTY LINE OF JONES DAIRY FARMS SUBDIVISION THE FOLLOWING COURSES:

THENCE SOUTH 89°36'36" EAST, 162.28 FEET TO A POINT; THENCE SOUTH 89°36'36" EAST, 60.47 FEET TO A POINT; THENCE SOUTH 89°36'31" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'54" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'31" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'54" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'31" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'31" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'54" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'31" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'54" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'31" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 89°36'40" EAST, 130.40 FEET TO A POINT; THENCE NORTH 0°34'13" WEST, 167.43 FEET TO A POINT; THENCE NORTH 0°34'13" WEST, 60.01 FEET TO A POINT; THENCE NORTH 0°34'14" WEST, 107.81 FEET TO A POINT; THENCE NORTH 0°34'01" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°34'23" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°34'23" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°34'01" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°34'23" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°34'01" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°34'23" WEST, 96.00 FEET TO A POINT; THENCE NORTH 0°33'56" WEST, 90.00 FEET TO A POINT; THENCE NORTH 0°34'13" WEST, 110.87 FEET TO A POINT; THENCE NORTH 0°34'27" WEST, 136.94 FEET TO A POINT; THENCE NORTH 0°33'56" WEST, 90.00 FEET TO A POINT; THENCE NORTH 0°34'19" WEST, 90.00 FEET TO A POINT; THENCE NORTH 0°34'19" WEST, 90.00 FEET TO A POINT; THENCE NORTH 0°34'19" WEST, 90.00 FEET TO A POINT; THENCE NORTH 0°34'00" WEST, 111.52 FEET TO A POINT; THENCE NORTH 0°34'13" WEST, 60.04 FEET TO A POINT; THENCE NORTH 0°34'15" WEST, 167.18 FEET TO A POINT; THENCE NORTH 88°25'05" WEST, 86.68 FEET TO A POINT; THENCE NORTH 88°24'52" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°25'15" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°25'15" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°24'52" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°25'15" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°24'52" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°25'15" WEST, 90.00 FEET TO A POINT; THENCE NORTH 88°25'15" WEST, 81.01 FEET TO A POINT; THENCE NORTH 88°24'46" WEST, 61.07 FEET TO A POINT; THENCE NORTH 88°25'40" WEST, 24.07 FEET TO A POINT; THENCE NORTH 2°08'58" WEST, 61.67 FEET TO A POINT; THENCE NORTH 2°09'12" WEST, 61.46 FEET TO A POINT; THENCE NORTH 2°08'58" WEST, 90.00 FEET TO A POINT; THENCE NORTH 2°08'59" WEST, 102.05 FEET TO A POINT; THENCE NORTH 2°08'58" WEST, 117.51 FEET TO A POINT; THENCE NORTH 2°08'57" WEST, 96.32 FEET TO A POINT; THENCE NORTH 2°08'57" WEST, 96.32 FEET TO A POINT; THENCE NORTH 2°09'28" WEST, 43.66 FEET TO A POINT; THENCE NORTH 2°08'58" WEST, 60.00 FEET TO A POINT; THENCE NORTH 2°09'20" WEST, 90.00 FEET TO A

**POINT ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN:
1850736733;**

**THENCE ALONG THE PROPERTY LINE OF WAKE COUNTY PIN:
1850736733 THE FOLLOWING COURSES:**

**THENCE NORTH 2°09'03" WEST, 126.42 FEET TO A POINT; THENCE
SOUTH 89°53'43" EAST, 263.85 FEET TO A POINT; THENCE NORTH
2°18'45" WEST, 947.86 FEET TO A POINT ALONG THE WESTERN
PROPERTY LINE OF WAKE COUNTY PIN: 1850950449;**

**THENCE ALONG THE WESTERN PROPERTY LINE OF WAKE COUNTY
PIN: 1850950449 OF THE FOLLOWING COURSES:**

**THENCE NORTH 2°18'45" WEST, 323.47 FEET TO A POINT; THENCE
NORTH 46°32'13" EAST, 11.86 FEET TO A POINT; THENCE NORTH
14°05'29" EAST, 31.94 FEET TO A POINT; THENCE NORTH 28°25'58"
WEST, 45.48 FEET TO A POINT; THENCE NORTH 3°32'09" WEST, 13.05
FEET TO A POINT; THENCE NORTH 3°14'14" WEST, 62.01 FEET TO A
POINT; THENCE NORTH 2°23'05" WEST, 13.68 FEET TO A POINT; THENCE
NORTH 54°15'49" WEST, 47.15 FEET TO A POINT; THENCE NORTH
15°57'25" EAST, 82.51 FEET TO A POINT; THENCE NORTH 56°21'20" EAST,
35.86 FEET TO A POINT; THENCE NORTH 20°11'31" EAST, 31.53 FEET TO
A POINT; THENCE NORTH 35°42'01" EAST, 53.96 FEET TO A POINT;
THENCE NORTH 5°23'44" WEST, 35.70 FEET TO A POINT; THENCE
NORTH 27°20'09" EAST, 63.56 FEET TO A POINT; THENCE NORTH
76°45'17" EAST, 26.67 FEET TO A POINT; THENCE NORTH 19°15'36" EAST,
44.75 FEET TO A POINT; THENCE NORTH 38°16'48" EAST, 84.58 FEET TO
A POINT; THENCE NORTH 8°01'38" EAST, 58.77 FEET TO A POINT;
THENCE NORTH 70°26'41" EAST, 48.52 FEET TO A POINT; THENCE
NORTH 30°43'25" EAST, 119.64 FEET TO A POINT; THENCE NORTH
66°43'06" EAST, 77.79 FEET TO A POINT; THENCE NORTH 35°26'19" EAST,
82.53 FEET TO A POINT; THENCE NORTH 22°28'43" WEST, 85.05 FEET TO
A POINT; THENCE NORTH 27°06'19" EAST, 62.39 FEET TO A POINT;
THENCE NORTH 29°04'17" EAST, 139.83 FEET TO A POINT; THENCE
NORTH 66°19'24" EAST, 120.37 FEET TO A POINT; THENCE NORTH
17°26'01" WEST, 288.49 FEET TO A POINT; THENCE NORTH 40°51'02"
EAST, 187.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY
OF WAIT AVENUE;**

**THENCE FOLLOWING THE SOUTHERN RIGHT-OF-WAY OF WAIT AVENUE
THE FOLLOWING COURSES:**

**THENCE NORTH 64°39'17" WEST, 217.00 FEET TO A POINT; THENCE
WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 25.00
FEET, A CENTRAL ANGLE OF 89°56'09", AN ARC DISTANCE OF 39.24
FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 70°23'08"**

WEST, 35.33 FEET TO A POINT; THENCE NORTH 64°37'29" WEST, 217.76 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF WAIT AVENUE; THENCE CROSSING WAIT AVENUE NORTH 14°26'50" WEST, 365.90 FEET TO A POINT ALONG THE NORTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850867665;

THENCE ALONG THE NORTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850867665 THE FOLLOWING COURSES:

THENCE NORTH 89°37'29" EAST, 582.18 FEET TO A POINT ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850962957;

THENCE ALONG THE SOUTHERN PROPERTY LINE OF WAKE COUNTY PIN: 1850962957 THE FOLLOWING COURSES:

THENCE NORTH 89°37'29" EAST, 190.96 FEET TO A POINT; THENCE NORTH 89°37'29" EAST, 257.72 FEET TO A POINT; THENCE NORTH 89°37'29" EAST, 391.86 FEET TO A POINT ALONG THE EASTERN PROPERTY LINE OF WAKE COUNTY PIN: 1850965586;

THENCE ALONG THE EASTERN PROPERTY LINE OF WAKE COUNTY PIN: 1850965586 THE FOLLOWING COURSES:

THENCE SOUTH 0°49'20" WEST, 370.98 FEET TO A POINT; THENCE SOUTH 0°49'29" WEST, 158.20 FEET TO A POINT; THENCE SOUTH 0°49'13" WEST, 149.56 FEET TO A POINT; THENCE SOUTH 0°49'22" WEST, 177.33 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF WAIT AVENUE;

THENCE FOLLOWING THE NORTHERN RIGHT-OF-WAY OF WAIT AVENUE THE FOLLOWING COURSES:

THENCE SOUTH 68°37'51" EAST, 92.10 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 241,511.04 FEET, A CENTRAL ANGLE OF 0°08'33", AN ARC DISTANCE OF 600.08 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 68°33'35" EAST, 600.08 FEET TO A POINT; THENCE SOUTH 68°29'19" EAST, 1,490.04 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY OF AVERETTE ROAD;

THENCE FOLLOWING THE EASTERN RIGHT-OF-WAY OF AVERETTE ROAD THE FOLLOWING COURSES:

THENCE NORTH 2°48'46" EAST, 1,515.67 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF JACK JONES ROAD;

THENCE FOLLOWING THE SOUTHERN RIGHT-OF-WAY OF JACK JONES ROAD THE FOLLOWING COURSES:

THENCE SOUTH 86°33'39" EAST, 1,981.59 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 9,881.62 FEET, A CENTRAL ANGLE OF 1°03'18", AN ARC DISTANCE OF 181.96 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 87°05'18" EAST, 181.96 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 636.46 FEET, A CENTRAL ANGLE OF 9°33'47", AN ARC DISTANCE OF 106.23 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 87°36'09" EAST, 106.11 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 1,065.95 FEET, A CENTRAL ANGLE OF 8°18'43", AN ARC DISTANCE OF 154.64 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78°39'54" EAST, 154.50 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 7,562.56 FEET, A CENTRAL ANGLE OF 1°10'04", AN ARC DISTANCE OF 154.14 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 73°55'30" EAST, 154.14 FEET TO A POINT; THENCE NORTH 73°20'28" EAST, 1,220.63 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 2,055.99 FEET, A CENTRAL ANGLE OF 12°25'47", AN ARC DISTANCE OF 446.02 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 79°33'22" EAST, 445.15 FEET TO A POINT; THENCE NORTH 85°46'15" EAST, 440.63 FEET TO A POINT ALONG THE WESTERN RIGHT-OF-WAY OF ZEBULON ROAD;

THENCE FOLLOWING THE WESTERN RIGHT-OF-WAY OF ZEBULON ROAD THE FOLLOWING COURSES:

THENCE NORTH 29°02'05" WEST, 1,906.18 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 6,347.48 FEET, A CENTRAL ANGLE OF 7°20'55", AN ARC DISTANCE OF 814.10 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 25°21'37" WEST, 813.54 FEET TO A POINT; THENCE NORTH 21°41'10" WEST, 1,970.22 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 5,723.54 FEET, A CENTRAL ANGLE OF 11°04'36", AN ARC DISTANCE OF 1,106.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 27°13'28" WEST, 1,104.77 FEET TO A POINT; THENCE NORTH 32°45'46" WEST, 1,451.04 FEET TO AN ENDING POINT ALONG THE COUNTY LINE BETWEEN WAKE COUNTY AND FRANKLIN COUNTY.

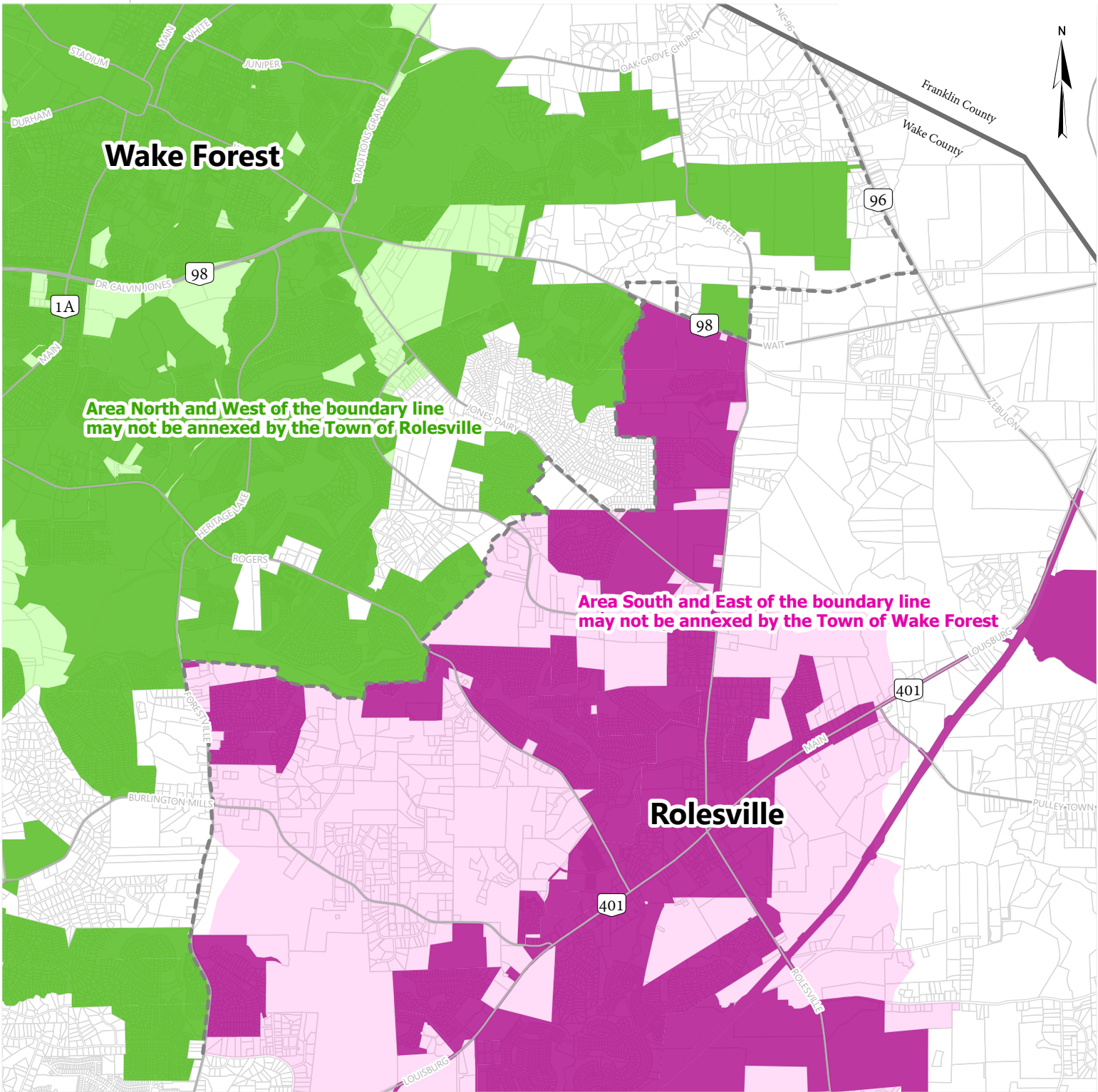
CONTAINING 58,881.855 FEET OR 11.152 MILES.

THE BASIS OF PROPERTY LINES ALONG THE PROPOSED ANNEXATION LINE IS COMPILED FROM RECORD DOCUMENTS AND DOES NOT REPRESENT A FULL SURVEY OF THESE PROPERTIES.

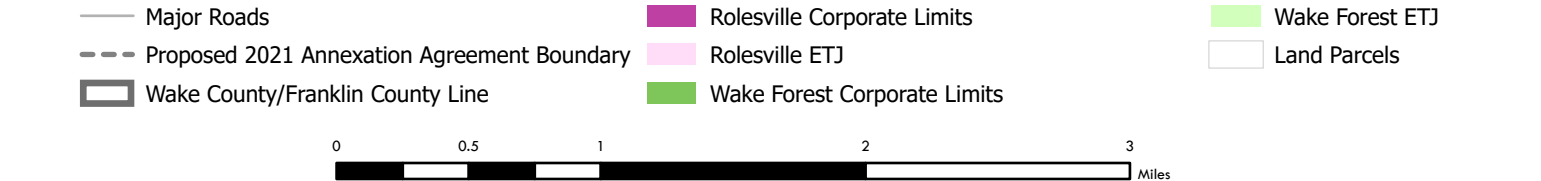
Town of Rolesville/Town of Wake Forest Annexation Agreement Boundary



TOWN of
WAKE FOREST



Note: In the event there are discrepancies between Exhibit B and the Ordinance text and Exhibit A Metes and Bounds, the Ordinance text and Exhibit A Metes and Bounds shall prevail.





Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-187-
Submitted by: Emma Linn
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Public hearing on and consideration of a petition requesting contiguous annexation submitted by Greenpointe, LLC for property associated with the proposed Mason Oaks Subdivision being Franklin County Tax PIN 1842-34-7743 (portion) which is approximately 4.518 acres.

Recommendation:

Item Summary:

ATTACHMENTS

- [100521 BOC Agenda Summary.pdf](#)
- [Attachment A Legal Description AN-21-03.pdf](#)
- [Attachment B Annexation Survey AN-21-03.pdf](#)
- [Attachment C Contiguous Annexation Petition AN-21-03.pdf](#)
- [Mason Oaks Parcel 3 Annexation Ordinance AN-21-03.docx](#)

Agenda Item: Public hearing on and consideration of a petition requesting contiguous annexation submitted by Greenpointe, LLC for property associated with proposed Mason Oaks Subdivision being Franklin County Tax PIN 1842-34-7743 (portion) which is approximately 4.518 acres.

Summary: The property proposed for annexation is contiguous to the corporate limits of the Town of Wake Forest. The parcel is part of the Wake Forest-Youngsville Annexation Agreement.

The Board of Commissioners accepted the annexation petition, adopted the resolution to set the public hearing, and certified the annexation petition by the Town Clerk at the August 17, 2021, meeting. A resolution was accepted at the September 21, 2021, meeting which set the public hearing date for October 5, 2021. This annexation petition is associated with the Conditional District Rezoning, RZ-21-05, that has been submitted for Mason Oaks Parcel 3.

Attachments: Attachment A - Legal Description AN-21-03

Attachment B - Annexation Survey AN-21-03

Attachment C - Contiguous Annexation Petition AN-21-03

Draft Ordinance

CAWTHORNE, MOSS & PANCIERA, PC
L. Jordan Parker, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
JORDAN@CMPPLS.COM

Legal Description

Beginning at an Existing Iron Pipe, said Existing Iron Pipe being located N 07°40'02" W a distance of 12754.98' from NCGS Monument "Old Depot" having grid coordinates of N(y): 811,610.26' E(x): 2,144,980.39'; Thence N 60°34'34" W a distance of 24.76'; Thence N 24°27'50" E a distance of 132.20' to an Existing Iron Pipe; Thence N 26°59'20" E a distance of 207.51' to a New Iron Pipe; Thence N 39°30'06" E a distance of 175.93' to a New Iron Pipe; Thence N 19°41'14" E a distance of 20.29' to a point; Thence S 54°07'00" E a distance of 19.58' to a point; Thence S 40°49'24" E a distance of 18.62' to a point; Thence N 81°28'48" E a distance of 18.80' to a point; Thence S 21°47'25" E a distance of 13.28' to a point; Thence S 49°19'04" E a distance of 22.88' to a point; Thence S 45°06'44" E a distance of 28.51' to a point; Thence S 50°41'58" E a distance of 28.04' to a point; Thence N 87°51'59" E a distance of 23.16' to a point; Thence S 36°27'20" E a distance of 14.88' to a point; Thence N 31°17'50" E a distance of 40.69' to a point; Thence S 70°32'37" E a distance of 26.11' to a point; Thence S 43°35'31" E a distance of 6.91' to a point; Thence S 53°23'23" E a distance of 43.38' to a point; Thence S 07°39'08" W a distance of 13.81' to a point; Thence S 59°06'53" E a distance of 9.89' to a point; Thence N 51°47'36" E a distance of 21.49' to a point; Thence S 22°46'50" E a distance of 24.40' to a point; Thence S 75°59'08" E a distance of 18.28' to a point; Thence N 64°11'55" E a distance of 36.38' to a point; Thence N 26°56'17" E a distance of 14.00' to a point; Thence S 75°30'56" E a distance of 13.83' to a point; Thence N 50°20'35" E a distance of 44.93' to a point; Thence N 32°30'52" E a distance of 45.21' to a point; Thence S 47°27'38" E a distance of 15.39' to a point; Thence S 79°59'30" E a distance of 27.80' to a point; Thence S 21°45'17" E a distance of 6.08' to a point; Thence S 00°33'04" W a distance of 202.99' to a New Iron Pipe; Thence N 89°26'56" W a distance of 166.71' to a New Iron pipe; Thence with a curve turning to the left with an arc length of 230.96', with a radius of 18317.98', with a chord bearing of S 25°05'52" W, with a chord length of 230.96' to a Bent Existing Iron Pipe; Thence N 89°29'06" W a distance of 410.68'; Which is the point of beginning, Having an area of 196,813 S.F./ 4.518 AC.

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 2 DAY OF AUGUST A.D. 2021.

DocuSigned by:
Larry Jordan Parker, Jr. L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



ANNEXATION MAP: AN- 21 - 03 , Mason Oaks Phase 3, 4.518± ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE #
ADOPTED: N.C. NAD 83 (2011)
EFFECTIVE DATE OF ANNEXATION: _____

I, DEEDA HARRIS, TOWN CLERK, TOWN OF WAKE FOREST, NORTH CAROLINA CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____, BY THE WAKE FOREST BOARD OF COMMISSIONERS. I SET MY HAND AND SEAL OF THE TOWN OF WAKE FOREST,

_____, 20_____

DEEDA HARRIS

TOTAL ANNEXATION AREA 4.518 AC.

PORTION OF LOT 3
B.M. 2019 PAGE 13
196813 S.F.
4.518 AC.

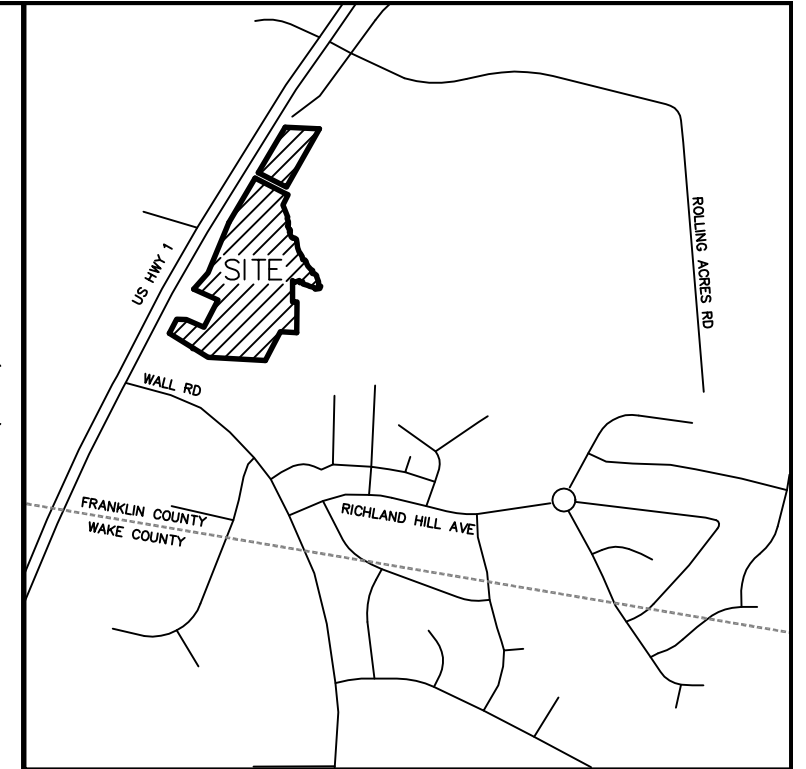
REMAINDER OF LOT 3
6.496 AC.

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. ELEVATION DATUM IS BASED ON NADV 88
5. ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 5'.

LEGEND:

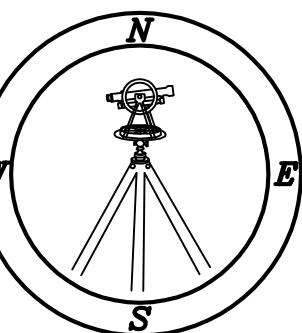
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 19°41'14" E	20.29'
L-2	S 54°07'00" E	19.58'
L-3	S 40°49'24" E	18.62'
L-4	N 81°28'48" E	18.80'
L-5	S 21°47'25" E	13.28'
L-6	S 49°19'04" E	22.88'
L-7	S 45°06'44" E	28.51'
L-8	S 50°41'58" E	28.04'
L-9	N 87°51'59" E	23.16'
L-10	S 36°27'20" E	14.88'
L-11	N 31°17'50" E	40.69'
L-12	S 70°32'37" E	26.11'
L-13	S 43°35'31" E	6.91'
L-14	S 53°23'23" E	43.38'
L-15	S 07°39'08" W	13.81'
L-16	S 59°06'53" E	9.89'
L-17	N 51°47'36" E	21.49'
L-18	S 22°46'50" E	24.40'
L-19	S 75°59'08" E	18.28'
L-20	N 64°11'55" E	36.38'
L-21	N 26°56'17" E	14.00'
L-22	S 75°30'56" E	13.83'
L-23	N 50°20'35" E	44.93'
L-24	N 32°30'52" E	45.21'
L-25	S 47°27'38" E	15.39'
L-26	S 79°59'30" E	27.80'
L-27	S 21°45'17" E	6.08'
L-28	N 60°34'34" W	24.76'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	230.96'	18317.98'	230.96'	S 25°05'52" W



LINE TYPE LEGEND	
—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- - -	ADJOINING LINE - LINE NOT SURVEYED
- - -	OVERHEAD LINE
- - -	BUILDING SETBACK
- - -	EASEMENT
- - -	BUFFER
- - -	FLOOD HAZARD SOILS

ANNEXATION MAP FOR
GREENPOINTE, LLC
OWNER: GREENPOINTE, LLC
REF: D.B. 2168, PAGE 1448
REF: M.B. 2019, PAGE 13
YOUNGSHVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
60 30 0 60 120
SCALE 1"=60'
AUGUST 2, 2021
ZONED HB
PIN # 1842-34-7743

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



TOWN of WAKE FOREST

Planning Department
Wake Forest Town Hall – 3rd Floor
301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9510
f 919.435.9539
www.wakeforestnc.gov

CONTIGUOUS ANNEXATION PETITION APPLICATION

(Last updated: July 2013)

Submittal Date: 03/04/2021

To the Board of Commissioners of the Town of Wake Forest:

I/we the undersigned owner(s) of real property respectfully request that the area described in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Wake Forest.

The area to be annexed is contiguous to the Town of Wake Forest corporate limits and the boundaries of such territory are as follows (*attach or insert below a metes & bounds description with a matching survey map*):

(See attached)

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

<u>GREENED INC LLC</u>	<u>7201 Greenwood Rd</u>	<u>[Signature]</u>	<u>3/4/21</u>
Name	Address	Signature	Date
____	____	____	____
Name	Address	Signature	Date
____	____	____	____
Name	Address	Signature	Date
____	____	____	____
Name	Address	Signature	Date
____	____	____	____

For additional information or assistance, please call the Planning Department at (919) 435-9510.

ORDINANCE 2021-

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WAKE FOREST, NORTH CAROLINA

(A Contiguous annexation submitted by Greenpointe, LLC for property associated with proposed Mason Oaks Subdivision being Franklin County Tax PIN 1842-34-7743 (portion) which is approximately 4.518 acres.)

WHEREAS, the Board of Commissioners has adopted a resolution under N.C.G.S. 160A-31, as amended, stating its intent to annex the area described below; and

WHEREAS, the Board of Commissioners has by said resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Town of Wake Forest Town Hall at 6:00 p.m. on October 5, 2021, after due notice by publication on September 24, 2021; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of N.C.G.S. 160A-31, as amended;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Wake Forest as of the 5th day of October, 2021.

(See Attachment A – Legal Description and Attachment B – Annexation Map)

Section 2. Upon and after the 5th day of October, 2021, the territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wake Forest and shall be entitled to the same privileges and benefits as other parts of the Town of Wake Forest. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor and the Town of Wake Forest shall cause to be recorded in the office of the Register of Deeds of Franklin County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

This the 5th day of October, 2021.

Moved by: _____

Seconded: _____

Mayor: _____

APPROVED AS TO FORM:

Town Attorney

ATTEST:

Town Clerk



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-281-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Consideration of LEGISLATIVE CASE RZ-21-05, Mason Oaks Parcel 3: Request filed by The Nau Company to rezone from the existing Franklin County - General Business (GB) to General Residential 10 Conditional District (GR10-CD) for 4.52± acres located at 0 Capital Boulevard being Franklin County Tax PIN: 1842-34-7743 (portion).

Recommendation:

Continue to October 5, 2021 for further consideration

Item Summary:

ATTACHMENTS

- [100521 BOC Agenda Summary RZ-21-05.pdf](#)
- [Consistency Statement RZ-21-05 Mason Oaks Parcel 3.pdf](#)
- [Inconsistency Statement for Disapproval RZ-21-05 Mason Oaks Parcel 3.pdf](#)
- [Ordinance RZ-21-05 Mason Oaks Parcel 3.docx](#)
- [Attachment A - Legal Description RZ-21-05.pdf](#)
- [Attachment B – Mason Oaks Parcel 3 Subdivision Master Plan.pdf](#)
- [Attachment C - RZ-21-05 Application and Proposed Conditions.pdf](#)
- [Planning Board Written Recommendation.pdf](#)

Agenda Item: Consideration of CASE RZ-21-05, Mason Oaks Parcel 3: Request filed by The Nau Company to rezone approximately 4.52 acres located at 0 Capital Boulevard from Franklin County -General Business (GB) to General Residential 10 Conditional District (GR10-CD) being Franklin County Tax PIN: 1842-34-7743 (portion).

Summary: The Planning Board, at their September 7, 2021 meeting, voted 7-0 to find the request consistent with the Community Plan and recommend approval of the zoning map amendment (rezoning) request with the conditions. The conditions proposed are listed below:

1. Major Site Master Plan (SD-21-02) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan (Attachment B).
2. Townhome units shall front on a green space.
3. Townhome units shall incorporate the following building design features:
 - Individual units shall contain two or more building materials.
 - Individual units shall contain decorative brick or stone on the front facade. Minimum height of brick or stone shall be 24”.
 - Individual units shall not contain vinyl siding.
 - Individual units shall contain a decorative cornice.
 - Roof materials shall be in compliance with UDO 5.5.6.B.
 - A varied color and material palette shall be implemented for each townhome group so that no more than two townhomes in a single grouping shall be identical in style. No two townhomes shall be the same that are adjacent to each other.
 - Each townhome group shall implement varied front elevation styles that provide different horizontal and vertical features so that no more than two townhomes are identical in style. No two townhomes shall be the same that are adjacent to each other.
4. The courtyard area shall be designed to meet the minimum amenity design requirements as provided in UDO 7.5.5.A to include public seating, landscaping, and trash receptacles.
5. The active portion of the park space as shown on the master plan shall be comprised of a tot lot.
6. The 15’ Type-C landscape buffer along the northern project boundary shall be replaced with a 5’ non-disturbed buffer due to topography of the adjacent site.

The annexation public hearing is scheduled for October 5, 2021. The subject property is currently in Franklin County’s zoning jurisdiction and the rezoning action must occur after the annexation is considered. Action for the rezoning request was continued from September 21, 2021 to October 5, 2021.

Attachments: Proposed Consistency Statement
Proposed Inconsistency Statement
Proposed Ordinance
Attachment A – Legal Description

Attachment B – Mason Oaks Parcel 3 Subdivision Master Plan
Attachment C – RZ-21-05 Application and Proposed Conditions
Planning Board Written Recommendation

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-05: Mason Oaks Parcel 3

The Wake Forest Board of Commissioners finds that RZ-21-05 is consistent with the Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed development will minimize sprawl and land consumption, and promote a walkable community, compact in form.
2. As new neighborhoods are developed, a mixture of housing types, sizes and prices shall be encouraged within the bounds of each neighborhood planning area.
3. Streets are as wide as necessary to serve their intended purpose and anticipated traffic volumes.
4. Large-scale commercial uses are best located at the corners of neighborhood planning areas, that is, at the intersection of two or more major streets. Such large-scale uses should be discouraged from “mid-block” locations where it is more difficult to distribute traffic flows.
5. The proposed residential development continues to provide for funding to help meet the demand for open space and recreation created by the development by paying Recreation Fees at building permit.

Inconsistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-05: Mason Oaks Parcel 3

The Wake Forest Board of Commissioners finds that RZ-21-05 is not consistent with the Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is not reasonable nor in the public interest for the following reason:

1. The proposed development is within Highway Corridor Zone and does not include any non-residential uses.

ORDINANCE 2021-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 4.52 ACRES LOCATED AT 0 CAPITAL BOULEVARD (FRANKLIN COUNTY TAX PIN 1842-34-7743 (PORTION)) FROM EXISTING FRANKLIN COUNTY: GENERAL BUSINESS (GB) TO GENERAL RESIDENTIAL 10 CONDITIONAL DISTRICT (GR10-CD)

RZ-21-05, MASON OAKS PARCEL 3

WHEREAS, the application submitted by The Nau Company, PLLC for the rezoning of lands hereinafter described was duly filed with the Planning Department and thereafter a public hearing was held hereon on the 7th day of September, 2021 before the Planning Board and the Board of Commissioners, pursuant to due notice mailed, the property posted, and notice published pursuant to G.S. § 160D-602. Thereafter, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment “A” – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Franklin County Tax Parcel Identification Number 1842-34-7743 (portion), and described in Attachment “A”, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Franklin County: General Business (GB) to General residential 10 Conditional District (GR10-CD), subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in Attachment “B” Mason Oaks Parcel 3 Subdivision Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and consistent with the Community Plan and the Comprehensive Transportation Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

Section 7: The “Rezoned Lands” are subject to all of the previously approved conditions and the following conditions which are imposed as part of this rezoning:

1. Major Subdivision Master Plan (SD-21-02) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.

2. Townhome units shall front on a green space.
3. Townhome units shall incorporate the following building design features:
 - a. Individual units shall contain two or more building materials.
 - b. Individual units shall contain decorative brick or stone on the front facade. Minimum height of brick or stone shall be 24".
 - c. Individual units shall not contain vinyl siding.
 - d. Individual units shall contain a decorative cornice.
 - e. Roof materials shall be in compliance with UDO 5.5.6.B.
 - f. A varied color and material palette shall be implemented for each townhome group so that no more than two townhomes in a single grouping shall be identical in style. No two townhomes shall be the same that are adjacent to each other.
 - g. Each townhome group shall implement varied front elevation styles that provide different horizontal and vertical features so that no more than two townhomes are identical in style. No two townhomes shall be the same that are adjacent to each other.
4. The courtyard area shall be designed to meet the minimum amenity design requirements as provided in UDO 7.5.5.A to include public seating, landscaping, and trash receptacles.
5. The active portion of the park space as shown on the master plan shall be comprised of a tot lot.
6. The 15' Type-C landscape buffer along the northern project boundary shall be replaced with a 5' non-disturbed buffer due to topography of the adjacent site.

Section 8: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Section 9: This ordinance shall be in full force and effect from and after its adoption.

Motion by Commissioner _____

Seconded by Commissioner _____

This the ____ day of _____ 2021.

TOWN OF WAKE FOREST

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

CAWTHORNE, MOSS & PANCIERA, PC
L. Jordan Parker, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
JORDAN@CMPPLS.COM

Legal Description

Beginning at an Existing Iron Pipe, said Existing Iron Pipe being located N 07°40'02" W a distance of 12754.98' from NCGS Monument "Old Depot" having grid coordinates of N(y): 811,610.26' E(x): 2,144,980.39'; Thence N 60°34'34" W a distance of 24.76'; Thence N 24°27'50" E a distance of 132.20' to an Existing Iron Pipe; Thence N 26°59'20" E a distance of 207.51' to a New Iron Pipe; Thence N 39°30'06" E a distance of 175.93' to a New Iron Pipe; Thence N 19°41'14" E a distance of 20.29' to a point; Thence S 54°07'00" E a distance of 19.58' to a point; Thence S 40°49'24" E a distance of 18.62' to a point; Thence N 81°28'48" E a distance of 18.80' to a point; Thence S 21°47'25" E a distance of 13.28' to a point; Thence S 49°19'04" E a distance of 22.88' to a point; Thence S 45°06'44" E a distance of 28.51' to a point; Thence S 50°41'58" E a distance of 28.04' to a point; Thence N 87°51'59" E a distance of 23.16' to a point; Thence S 36°27'20" E a distance of 14.88' to a point; Thence N 31°17'50" E a distance of 40.69' to a point; Thence S 70°32'37" E a distance of 26.11' to a point; Thence S 43°35'31" E a distance of 6.91' to a point; Thence S 53°23'23" E a distance of 43.38' to a point; Thence S 07°39'08" W a distance of 13.81' to a point; Thence S 59°06'53" E a distance of 9.89' to a point; Thence N 51°47'36" E a distance of 21.49' to a point; Thence S 22°46'50" E a distance of 24.40' to a point; Thence S 75°59'08" E a distance of 18.28' to a point; Thence N 64°11'55" E a distance of 36.38' to a point; Thence N 26°56'17" E a distance of 14.00' to a point; Thence S 75°30'56" E a distance of 13.83' to a point; Thence N 50°20'35" E a distance of 44.93' to a point; Thence N 32°30'52" E a distance of 45.21' to a point; Thence S 47°27'38" E a distance of 15.39' to a point; Thence S 79°59'30" E a distance of 27.80' to a point; Thence S 21°45'17" E a distance of 6.08' to a point; Thence S 00°33'04" W a distance of 202.99' to a New Iron Pipe; Thence N 89°26'56" W a distance of 166.71' to a New Iron pipe; Thence with a curve turning to the left with an arc length of 230.96', with a radius of 18317.98', with a chord bearing of S 25°05'52" W, with a chord length of 230.96' to a Bent Existing Iron Pipe; Thence N 89°29'06" W a distance of 410.68'; Which is the point of beginning, Having an area of 196,813 S.F./ 4.518 AC.

MASON OAKS PARCEL 3

MAJOR SUBDIVISION - MASTER PLAN

WAKE FOREST PROJECT NUMBER: RZ-21-05

WAKE FOREST TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C-1.0	EXISTING CONDITIONS PLAN	06/07/21
C-1.1	EXISTING TREE SURVEY	06/07/21
C-2.0	SITE PLAN	07/13/21
C-3.0	UTILITY PLAN	07/13/21
L-1.0	LANDSCAPE PLAN	07/13/21

JULY 13, 2021

VICINITY MAP



SCALE: 1" = 1000'

CLIENT

GREENPOINTE, LLC
7201 CREEDMOOR ROAD
SUITE 140
RALEIGH, NC 27613

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____



07/13/21

The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS NOTES

1. PROPERTY BOUNDARY, ON-SITE FEATURES, EASEMENTS, TOPOGRAPHY TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: CAWTHORNE, MOSS & PANCIERA, 333 S. WHITE STREET, WAKE FOREST, NC. 27588
2. THE SURVEYOR DID NOT EXAMINE OR CONSIDER SUBSURFACE CONDITIONS FOR THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST.
4. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE SURVEYOR OR THE NAI COMPANY, PLLC.
5. TOPOGRAPHIC CONTOURS ARE SHOWN AT 2' INTERVALS.
6. TREELINE TAKEN FROM AERIAL PHOTOS PROVIDED BY WAKE COUNTY GIS.
7. ALL PROPERTIES SHOWN ARE LOCATED IN FRANKLIN COUNTY.

ENVIRONMENTAL CONDITIONS NOTES

1. THIS PROPERTY LIES WITHIN THE NEUSE RIVER WATERSHED BASIN AND CONTAINS STREAMS THAT ARE SUBJECT TO NEUSE RIVER STREAM BUFFERS.
2. THERE ARE NO FLOODPLAINS ON THE SITE BASED ON FIRM MAP NUMBER BASED ON FIRM MAP NUMBER 3720184200K PANEL 1842 EFFECTIVE 04/16/2013.
3. EXISTING WETLANDS LOCATED WITHIN THE PROPERTY WERE PROVIDED VIA DELINEATION REPORT PREPARED BY SAGE ECOLOGICAL SERVICES DATED JUNE 17, 2016.
4. THERE ARE NO PREVIOUSLY DOCUMENTED RARE OR PROTECTED SPECIES ONSITE.

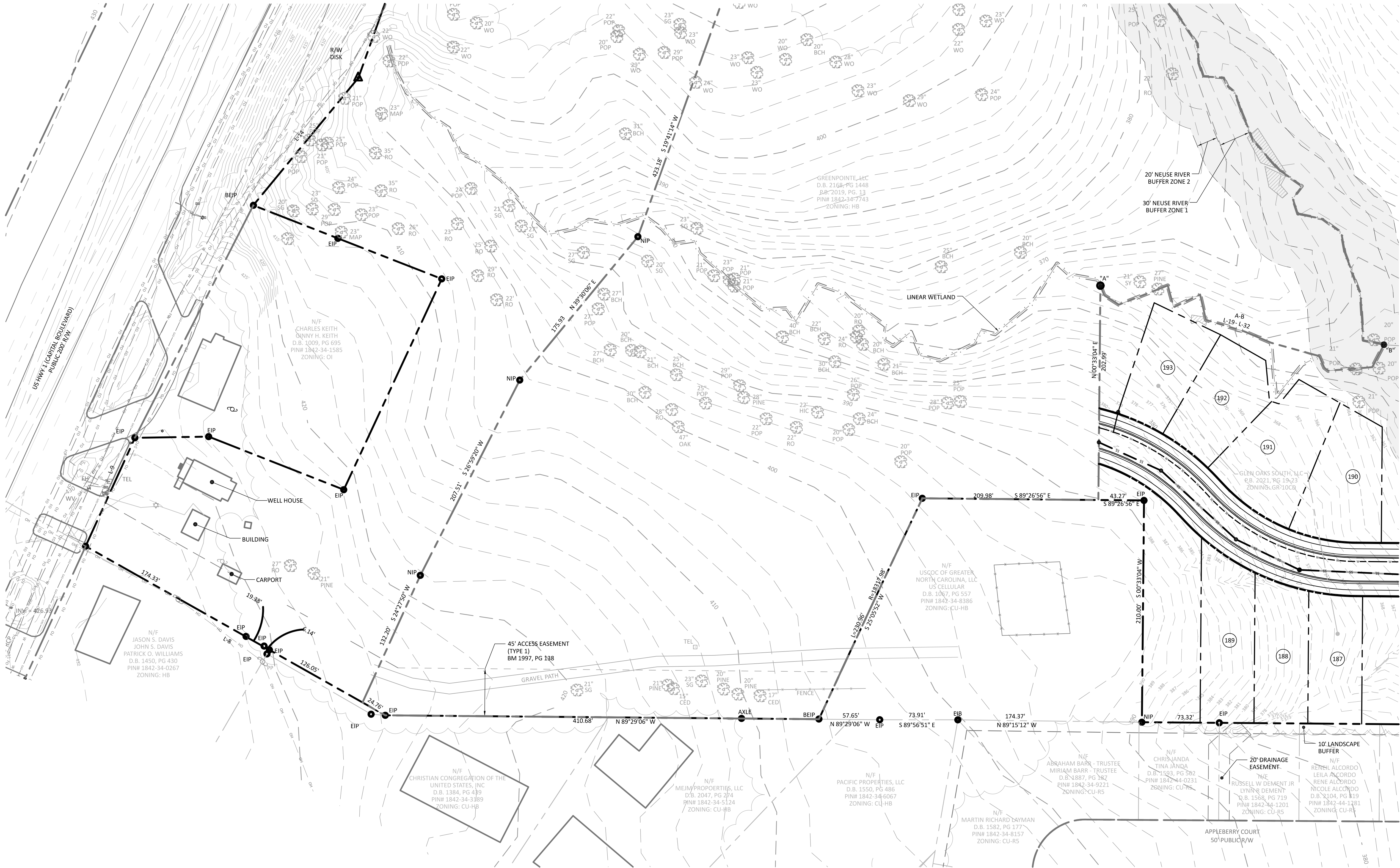
EXISTING DEVELOPED CONDITIONS INFORMATION:

1. THE SITE CONTAINS EXISTING STRUCTURES/BUILDINGS RELATED TO THE COMMERCIAL FACILITIES LOCATED ONSITE (USED CAR LOT AND LANDSCAPING SUPPLY YARD). THESE FACILITIES ARE TO BE REMOVED AS PART OF THIS DEVELOPMENT PLAN.
2. THE SITE DOES NOT CONTAIN A CEMETERY.
3. THE SITE CONTAINS NO BRIDGES OR CULVERTS.
4. THERE ARE NO ON-SITE PUBLIC STREETS.
5. THE SITE CONTAINS NO KNOWN CONTAMINATED SOILS OR HAZARDOUS MATERIALS.
6. THE SITE CONTAINS NO PRE-1958 STRUCTURES SUCH AS DWELLINGS, OUTBUILDINGS, DAMS, ETC.
7. THE SITE CONTAINS AN EXISTING 45' WIDE ACCESS EASEMENT TO SERVE PARCEL 1842-34-8386.

LINE TABLE		
LINE	LENGTH	BEARING
L-19	9.88'	N 21°45'17" W
L-20	16.42'	N 57°21'34" W
L-21	49.76'	S 68°36'31" W
L-22	21.39'	N 15°04'50" W
L-23	27.78'	S 64°07'39" W
L-24	24.67'	N 13°01'12" W
L-25	32.45'	N 73°17'12" W
L-26	5.44'	N 73°17'12" W
L-27	27.44'	N 67°03'05" W
L-28	47.49'	N 74°30'45" W
L-29	12.03'	N 23°23'38" W
L-30	4.60'	N 51°57'02" W
L-31	41.90'	S 85°20'43" W
L-32	23.98'	S 27°31'55" W

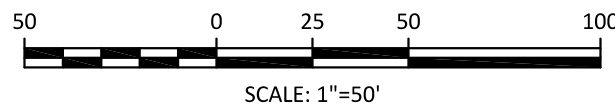
LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- ☆ - POWER POLE
- OHL - OVERHEAD LINE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT



PARCEL DATA	
PARCEL PIN	1842-34-7743
CURRENT ZONING	FRANKLIN COUNTY - HB
NET PARCEL AREA	11.01 ACRES

NO.	DATE	DESCRIPTION
1	06/07/2021	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS



RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE

The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE

EXISTING CONDITIONS PLAN

MASON OAKS - PARCEL 3
FRANKLIN COUNTY, NC

DEVELOPER	GREENPOINTE, LLC	
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613	
PHONE		
EMAIL ADDRESS		
	SURVEYED:	APPROVED:
	DRAWN: JDA	DATE: 3-1-2021
	CHECKED: JDA	SCALE: 1"=50'

SHEET C-1.0

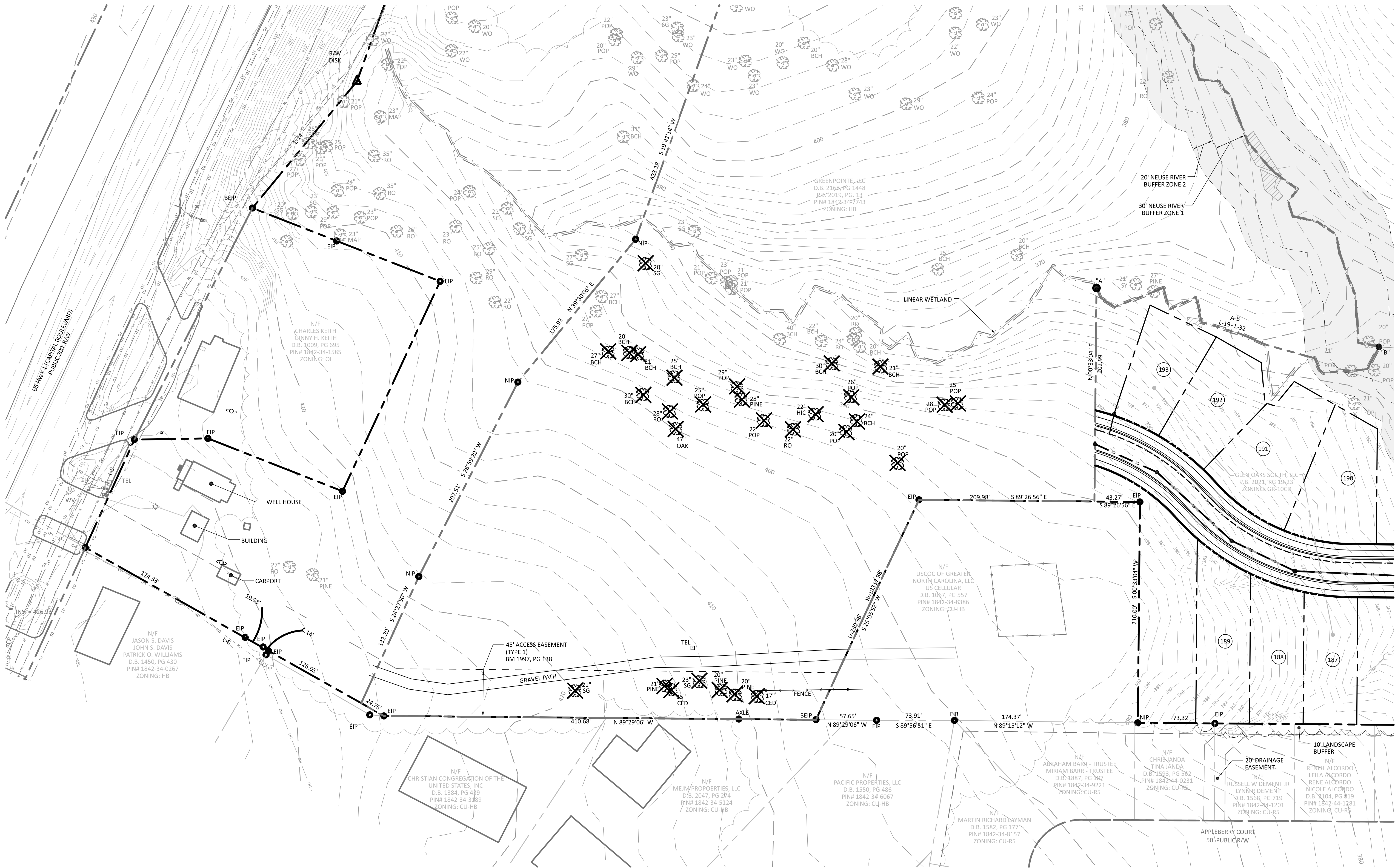
SUBDIVISION

EXISTING CONDITIONS NOTES

1. TREE SURVEY TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: CAWTHORNE, MOSS & PANCIERA, 333 S. WHITE STREET, WAKE FOREST, NC. 27588
2. TREELINE TAKEN FROM AERIAL PHOTOS PROVIDED BY WAKE COUNTY GIS.

EXISTING TREE PRESERVATION NOTE

1. TREES SHOWN TO BE PRESERVED ARE BASED ON ANTICIPATED GRADING AND LAND DISTURBANCE. AN ARBORIST SHALL BE CONTACTED DURING ACTUAL GRADING AND LAND DISTURBANCE ACTIVITIES TO DETERMINE IF REMAINING TREES WILL SURVIVE OR IF ADDITIONAL TREES SHOULD BE REMOVED.



TREE LEGEND

TREE PROPOSED TO REMAIN

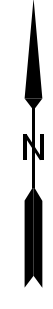
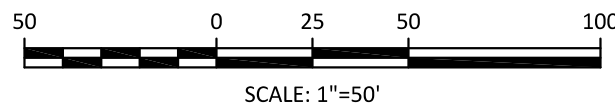
TREE PROPOSED TO BE REMOVED

NOTE: FINAL ANALYSIS OF TREES TO REMAIN/BE REMOVED SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

TREE ABBREVIATIONS:

SG - SWEET GUM
MAP - MAPLE
POP - POPLAR
PINE - PINE
WO - WHITE OAK
RO - RED OAK
BCH - BEECH
CED - CEDAR
HIC - HICKORY
ELM - ELM
SY - SYCAMORE
ASH - ASH

NO.	DATE	DESCRIPTION
1	06/07/2021	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS



RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

EXISTING TREE SURVEY
MASON OAKS - PARCEL 3
FRANKLIN COUNTY, NC

SHEET C-1.1

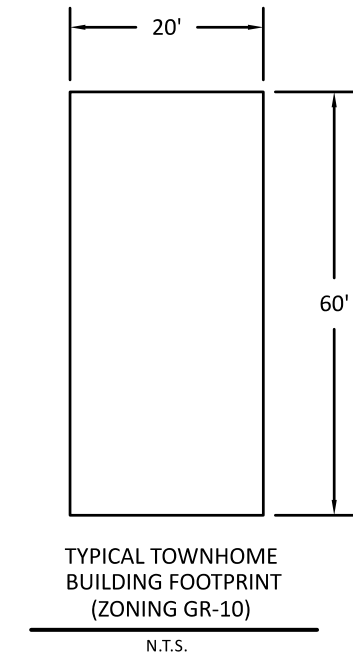
SUBDIVISION

DEVELOPER	GREENPOINTE, LLC	
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613	
PHONE		
EMAIL ADDRESS		
	SURVEYED:	APPROVED:
	DRAWN: JDA	DATE: 3-1-2021
	CHECKED: JDA	SCALE: 1"=50'

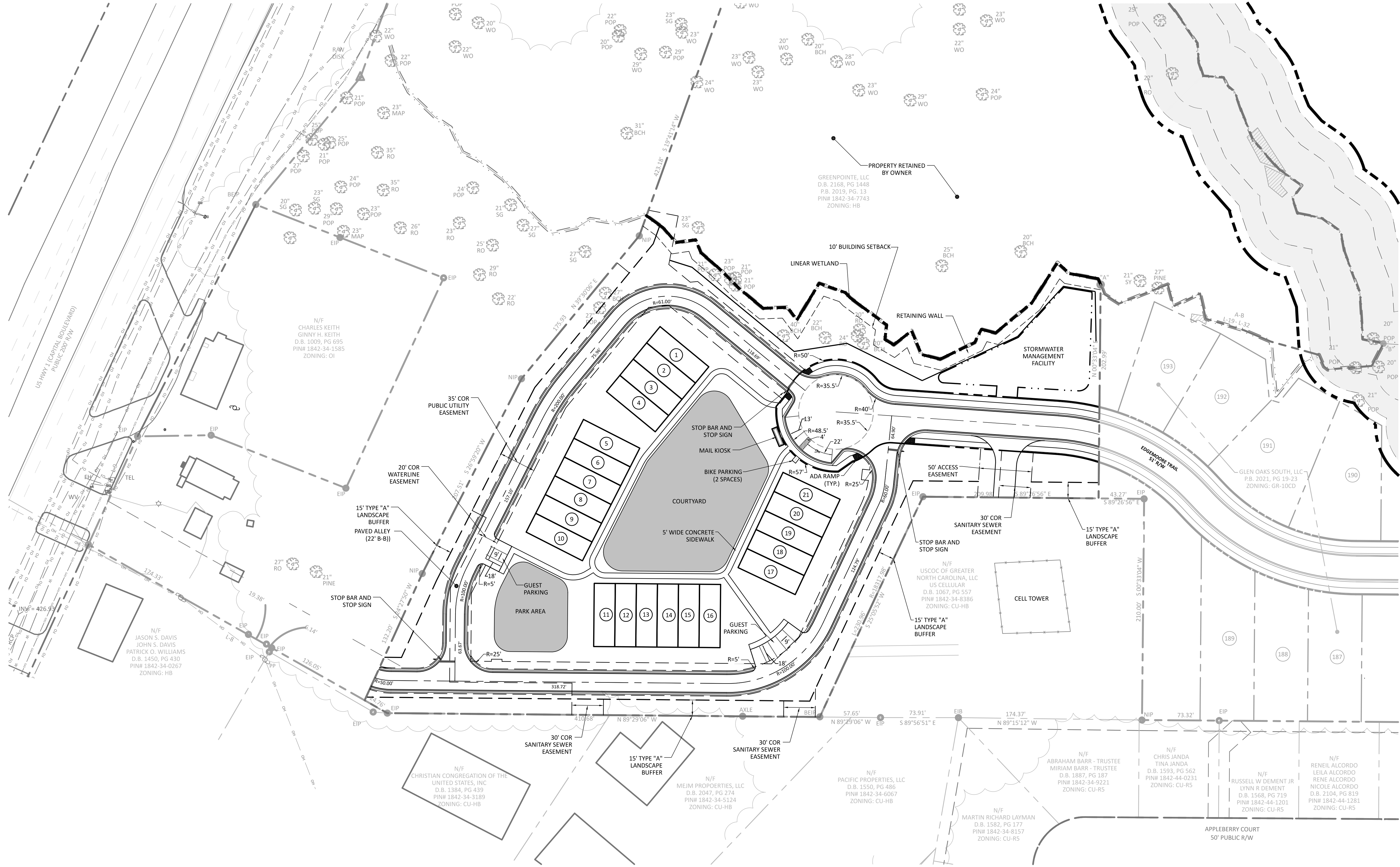
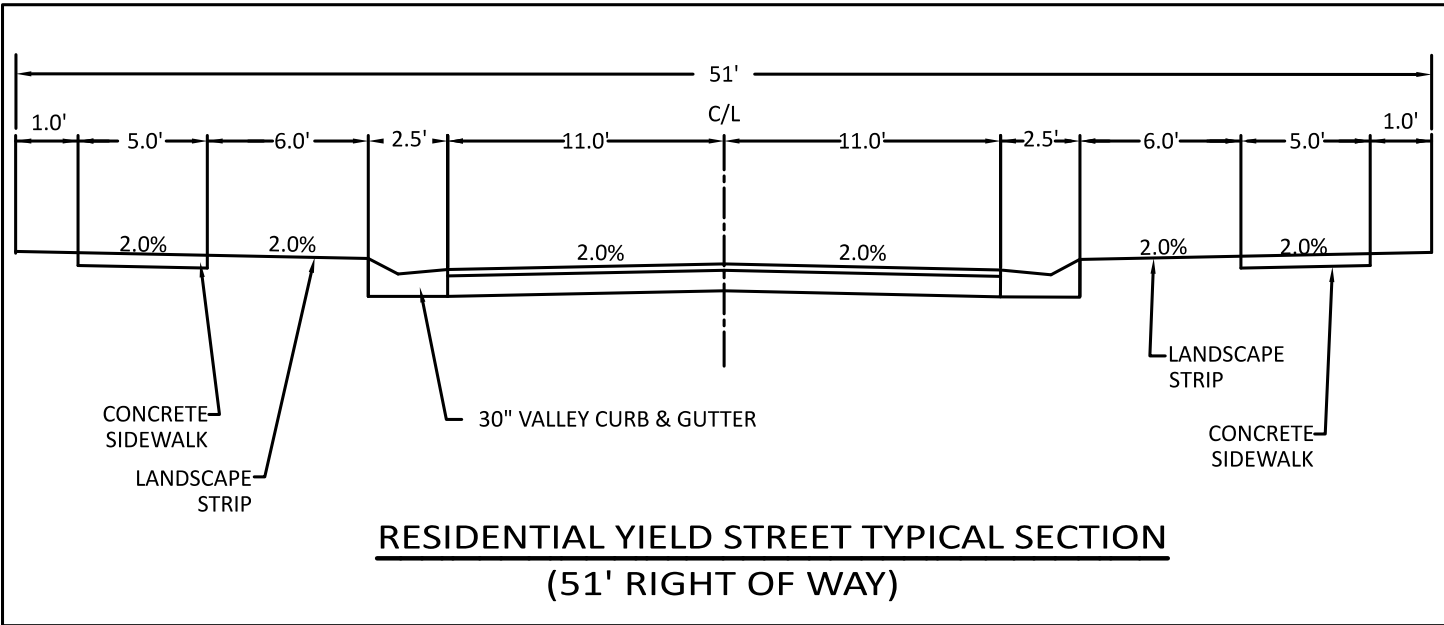
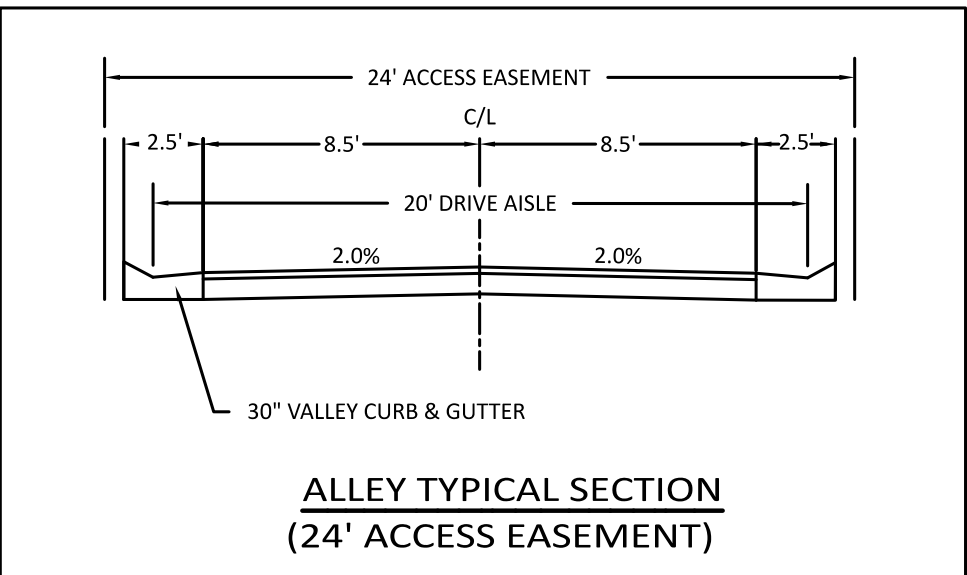
EXISTING SITE DATA	
PARCEL PIN(S)	1842-34-7743
EXISTING ZONING	HB (FRANKLIN COUNTY)
PROPOSED ZONING	GR-10CD (WAKE FOREST)
PROPOSED PARCEL AREA	11.01 ACRES (479,762 SF)
RIVER BASIN	NEUSE

PROPOSED SITE DATA	
PROPOSED ZONING	GR-10CD
PROPOSED NET SITE AREA	4.52 ACRES (196,813 SF)
PROPOSED USE	SINGLE FAMILY - TOWNHOME
TOWNHOME UNITS	21
NET DENSITY	4.65 UNITS/ACRE
REQ'D OPEN SPACE (10%)	0.45 AC. (19,681 SF)
OPEN SPACE PROV'D	0.50 AC. (22,015 SF)
REQ'D PARK SPACE (2.5%)	0.11 AC. (4,920 SF)
PARK SPACE PROV'D	0.11 AC. (5,000 SF)
REQ'D ACTIVE SPACE (25%)*	0.03 AC. (1,230 SF)
PARK ACTIVE PROV'D	0.03 AC. (1,230 SF)
REQ'D PARKING (1.8/UNIT)	38 SPACES
PARKING PROV'D	48 SPACES
REQ'D BIKE PARKING	2 SPACES
BIKE PARKING PROV'D	2 SPACES
LENGTH OF PUBLIC STREETS	251 LF
*REQUIRED ACTIVE PARK SPACE BASED ON 25% OF REQUIRED PARK SPACE.	

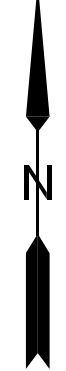
LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	50 SF
FRONT SETBACK	20 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
SIDE CORNER SETBACK	20 FEET



SITE LEGEND	
PROPERTY BOUNDARY	---
PROPERTY LINE	---
PROPERTY SETBACK	---
EASEMENT	---
RIGHT-OF-WAY	---
ROAD CENTERLINE	---
OPEN SPACE	---



- NOTES:
1. TOWNHOME BUILDING UNITS SHALL BE SPACED A MINIMUM 10' APART.
 2. COURTYARD AREA SHALL INCLUDE BENCHES, LANDSCAPING, AND TRASH RECEPTACLES. ADDITIONAL DETENTION FOR STORMWATER MANAGEMENT MAY ALSO BE PROVIDED IN COURTYARD AREA, HOWEVER COURTYARD AREA WILL REMAIN DRY UNDER NORMAL CIRCUMSTANCES. ADDITIONAL INFORMATION TO BE PROVIDED WITH CONSTRUCTION DRAWINGS.
 3. THE ACTIVE PORTION OF THE PARK SPACE SHALL BE A TOT LOT. ADDITIONAL INFORMATION TO BE PROVIDED WITH CONSTRUCTION DRAWINGS.



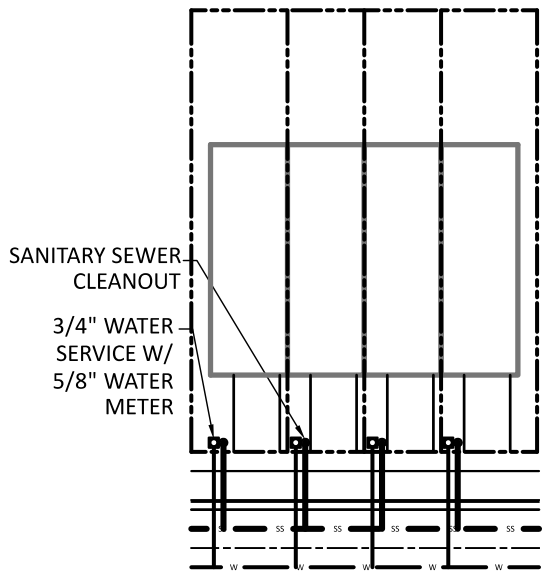
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD
DATE _____

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS
DATE _____

OVERALL SITE PLAN		SHEET C-2.0
MASON OAKS - PARCEL 3		SUBDIVISION
FRANKLIN COUNTY, NC		
DEVELOPER	GREENPOINTE, LLC	
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613	
PHONE		
EMAIL ADDRESS		
	SURVEYED:	APPROVED:
	DRAWN: JDA	DATE: 3-1-2021
	CHECKED: JDA	SCALE: 1"=50'

UTILITY EXTENSION NOTES:
SANITARY SEWER SHALL CONNECT TO EXISTING CITY OF RALEIGH SANITARY SEWER LOCATED IN EDMEMORE TRAIL. REQUIRED IMPROVEMENTS TO EXISTING SANITARY SEWER OUTFALL ALONG RICHLAND CREEK SHALL BE ANALYZED AS PART OF CONSTRUCTION DRAWINGS.

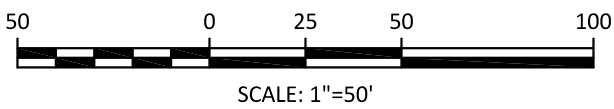


UTILITY LEGEND

SANITARY SEWER LINE	
EX. SANITARY SEWER LINE	
SANITARY SEWER MANHOLE	
EX. SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
WATER DISTRIBUTION LINE	
EX. WATER DISTRIBUTION LINE	
WATER LINE FITTING	
WATER METER	
FIRE HYDRANT	
STREET LIGHT	

CITY OF RALEIGH STANDARD UTILITY NOTES :

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL 1/2" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

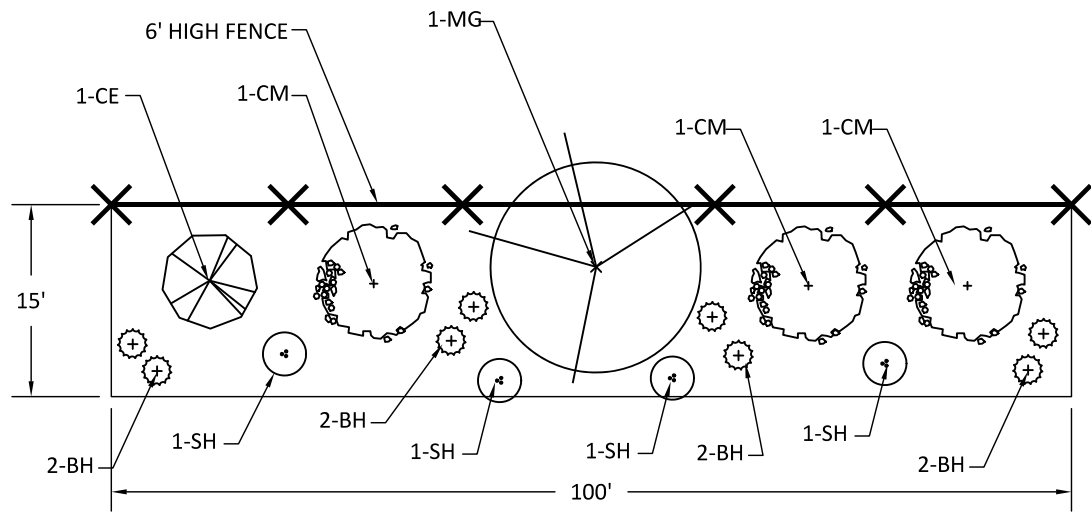
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

OVERALL UTILITY PLAN

MASON OAKS- PARCEL 3		FRANKLIN COUNTY, NC		SUBDIVISION
DEVELOPER	GREENPOINTE, LLC			
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613			
PHONE				
EMAIL ADDRESS				
 The Nau Company	SURVEYED:		APPROVED:	
	DRAWN: JDA		DATE: 3-1-2021	
	CHECKED: JDA		SCALE: 1"=50'	



15 FT TYPE-A LANDSCAPE BUFFER

TYPE	SYM./KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION			
				CALIPER*	HEIGHT*	ROOT	SPACING
DEC. TREE	CM	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1"	8' - 8' MIN	B&B	AS SHOWN
EVRG. TREE	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1.5"	8' - 10' MIN	B&B	AS SHOWN
DEC. TREE	CE	ULMUS PARVIFOLIA	CHINESE ELM	1.5"	8' - 10' MIN	B&B	AS SHOWN
SHRUB	SH	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA		36" HT	CONT.	AS SHOWN
SHRUB	BH	ILEX CORNUTA BURFORDII	BURFORD HOLLY		36" HT	CONT.	AS SHOWN

*NOTE: CALIPER AND HEIGHT OF TREES ARE A MINIMUM AT THE TIME OF INSTALLATION.

15' TYPE - A LANDSCAPE BUFFER TYPICAL SECTION
SCALE: 1"= 20'

TYPE	SYM./KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION			
				CALIPER	HEIGHT	ROOT	SPACING
TREE	CE	ULMUS PARVIFOLIA	CHINESE ELM	1.5"	8' - 10' MIN	B&B	AS SHOWN

NOTES:
1. CALIPER AND HEIGHT OF STREET TREES ARE A MINIMUM AT THE TIME OF INSTALLATION.
2. STREET TREES SHALL BE PLACED AT A MINIMUM OF 30' O.C

SPECIMEN TREES TO BE REMOVED

Diameter	Species	Diameter	Species
21	Sweet Gum	26	Poplar
21	Pine	24	Beech
15	Cedar	20	Poplar
23	Sweet Gum	20	Poplar
20	Pine	28	Poplar
20	Pine	25	Poplar
17	Cedar	21	Beech
27	Beech	30	Beech
20	Beech	20	Sweet Gum
21	Beech		
25	Beech		
30	Beech		
28	Red Oak		
47	Oak		
25	Poplar		
29	Poplar		
28	Pine		
22	Poplar		
22	Red Oak		
22	Hickory		

TREE CANOPY COVERAGE

PARCEL AREA: 4.52 ACRES (196,813 SF)
TOTAL CANOPY TREES REQUIRED (2/5,000 SF): 79 TREES

TREE PRESERVATION CREDIT:
(20" - 30") SPECIMEN TREES PRESERVED: 9 TREES @ 3 CREDITS/TREE = 27 CREDITS
(31" - 41") SPECIMEN TREES PRESERVED: 1 TREE @ 4 CREDITS/TREE = 4 CREDITS
(42"+) SPECIMEN TREES PRESERVED: 0 TREES @ 5 CREDITS/TREE = 0 CREDITS
TOTAL SPECIMEN TREE CREDIT = 31 CREDITS

WOODED AREA PRESERVATION: 0 SF @ 700 SF/CREDIT = 0 CREDITS

PROPOSED STREET TREES: 14 STREET TREES @ 1 CREDIT/TREE = 14 CREDITS

PROPOSED LANDSCAPE BUFFER TREES: 1,196 LF @ 5 TREES/100 LF = 60 TREES

TOTAL CANOPY TREE CREDITS PROVIDED: 105 CREDITS

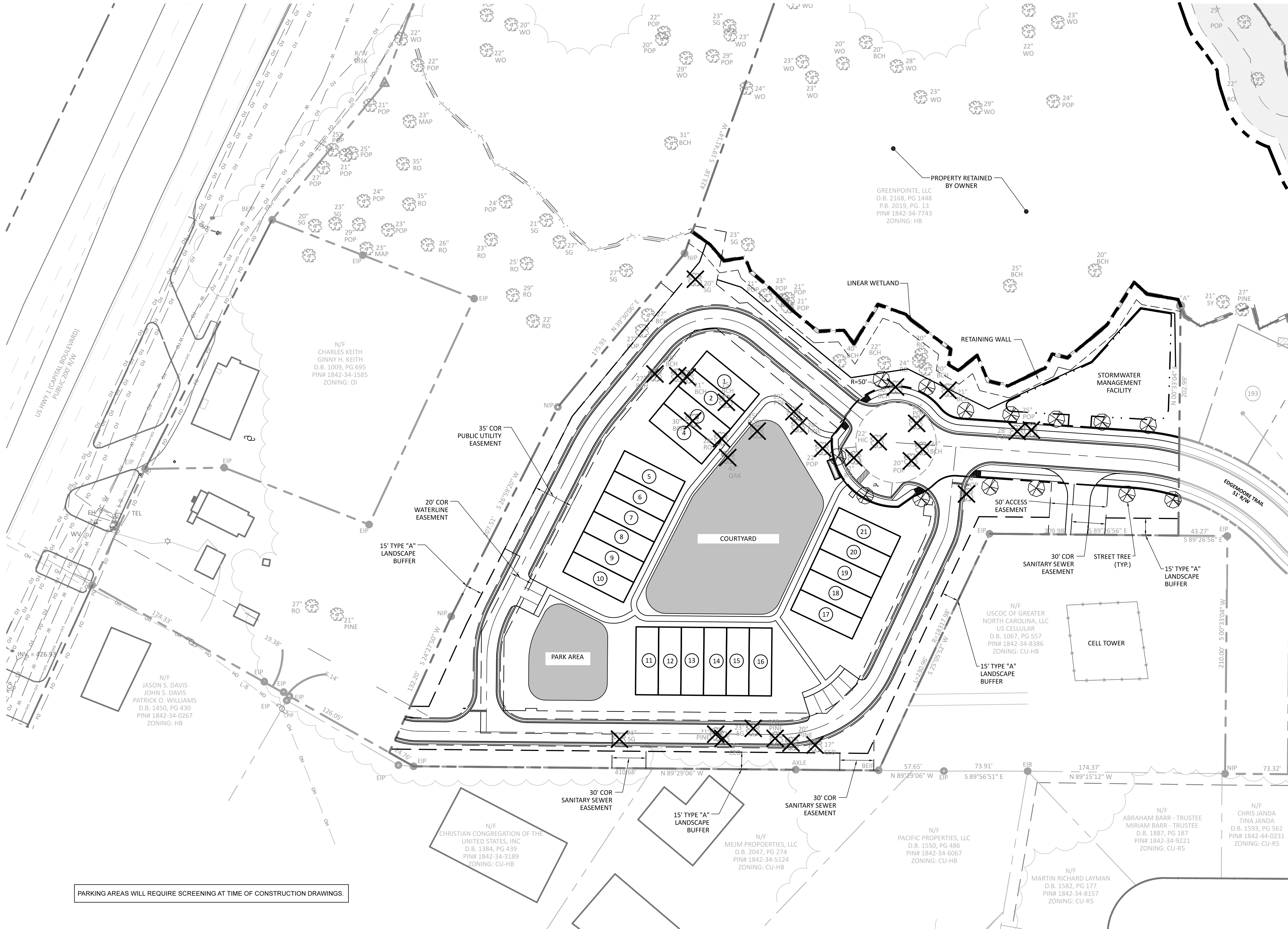
TOTAL SPECIMEN TREES TO BE REMOVED: 29 TREES

REQUIRED SPECIMEN TREE REPLACEMENT: 29 TREES * 4 = 116 TREES

TOTAL TREES REQUIRED: 79 TREES + 116 TREES = 195 TREES

TREE CREDIT (FROM ABOVE): 105 CREDITS

OFFSET FEE REQUIRED: 164 TREES @ \$250/TREE = \$22,500



PARKING AREAS WILL REQUIRE SCREENING AT TIME OF CONSTRUCTION DRAWINGS.

LANDSCAPING MAINTENANCE NOTES:

- ON RESIDENTIAL LOTS, PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL REQUIRED LANDSCAPING IF VEGETATION IS DISEASED, DYING, OR REMOVED.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL REQUIRED LANDSCAPING ON OPEN SPACE PARCELS IF VEGETATION IS DISEASED, DYING, OR REMOVED.
- THE HOMEOWNERS ASSOCIATION HAS THE AUTHORITY TO REPLACE ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST CODE OF ORDINANCES ON RESIDENTIAL LOTS IF VEGETATION IS REMOVED BY THE PROPERTY OWNER.

STREET TREE LOCATION NOTE:

STREET TREES SHALL BE FIELD ADJUSTED AS NECESSARY TO BE A MINIMUM 25' FROM ANY STREET LIGHT POLE.

NO.	DATE	DESCRIPTION
2	07/13/2021	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS
1	06/07/2021	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS

50 0 25 50 100
SCALE: 1"=50'

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE

The Nau Company
Consulting Civil Engineers
PO Box 810 | Raleigh, NC 27571
919.435.6395
NCBELS License P-0751

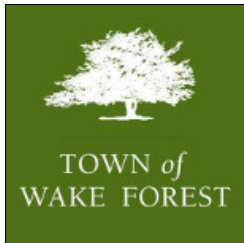
APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE

OVERALL LANDSCAPE PLAN

SHEET L-1.0

MASON OAKS - PARCEL 3		FRANKLIN COUNTY, NC		SUBDIVISION
DEVELOPER	GREENPOINT, LLC			
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613			
PHONE				
EMAIL ADDRESS				
 The Hsu Company	SURVEYED:		APPROVED:	
	DRAWN: JDA		DATE: 3-1-2021	
	CHECKED: JDA		SCALE: 1"=50'	



2.50) Conditional District Rezoning (Prior to July 1, 2021)

Conditional District Rezoning

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#506291

Project Title: Mason Oaks Parcel 3 Conditional District

Jurisdiction: Town of Wake Forest (Franklin County)

Application Type: 2.50) Conditional District Rezoning (Prior to July 1, 2021)

State: NC

Workflow: Conditional District Rezoning

County: Franklin

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

This type of project requires a pre-application conference be completed prior to official submittal. 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 and Time: 01/19/2021 9:00 AM **Staff Member Met With:** Patrick Reidy

Project Tracking ID: RZ-21-05

Project Location

Project Address or PIN:

Tax PIN: 1842-34-7743 (Unverified)

- 1842-34-7743 (Unverified)
- CAPITAL BLVD (Unverified)

GIS Verified Fields

Corporate Limits:
GIS Acreage:
Floodplain (WAKE):

Zoning:
Land Use:
Floodplain (FRANKLIN):

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?:

Related Town of Wake Forest Case Numbers: RZ-21-05

Current Zoning Overlay: SH1-O, US 1 Special Highway
Overlay

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

Proposed Conditional Zoning District: GR10-CD, General
Residential 10

Proposed Land Use: 21 Townhome Lots

Proposed Number of Lots:

Number of Buildings:

Number of Single-Family Lots:

Number of Townhome Lots:

Number of Multi-Family Units:

Number of Stories:

Square Footage of All Buildings (non-residential):

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

David Arnold, PE
The Nau Company, PLLC
PO Box 810
Rolesville, NC 27571
P:9196302552
darnold@thenauco.com

Project Contact - Developer

Jeff Grote
Greenpointe, LLC
7201 Creedmoor Road, Suite 140
Raleigh, NC 27613
P:919-971-5200
greenpointe84@gmail.com

Project Contact - Property Owner

Jeff Grote
Greenpointe, LLC
7201 Creedmoor Road, Suite 140
Raleigh, NC 27613
P:919-971-5200
greenpointe84@gmail.com

Project Contact - Engineer

David Arnold, PE
The Nau Company, PLLC
PO Box 810
Rolesville, NC 27571
P:9196302552
darnold@thenauco.com



September 28, 2021

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

RE: Mason Oaks Parcel 3 – Conditions of Approval

Dear Sir/Madam:

We wish to request the following conditions be applied to the proposed rezoning for the Mason Oaks Parcel 3 Subdivision:

1. Major Subdivision Master Plan (SD-21-02) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the Administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
2. Townhome units shall front on a green space.
3. Townhome units shall incorporate the following building design features:
 - a. Individual units shall contain two or more building materials
 - b. Individual units shall contain decorative brick or stone on the front facade. Minimum height of brick or stone shall be 24”.
 - c. Individual units shall not contain vinyl siding.
 - d. Individual units shall contain a decorative cornice.
 - e. Roof materials shall be in compliance with UDO 5.5.6.B.
 - f. A varied color and material palette shall be implemented for each townhome group so that no more than 2 townhomes in a single grouping shall be identical in style. No two townhomes shall be the same that are adjacent to each other.
 - g. Each townhome group shall implement varied front elevation styles that provide different horizontal and vertical features so that no more than townhomes are identical in style. No two townhomes shall be the same that are adjacent to each other.
4. The courtyard area shall be designed to meet the minimum amenity design requirements as provided in UDO 7.5.5.A to include public seating, landscaping, and trash receptacles.
5. The active portion of the park space as shown on the master plan shall be comprised of a tot lot.
6. The 15' Type-C landscape buffer along the northern project boundary shall be replaced with a 5' non-disturbed buffer due to topography of the adjacent site.

Please let me know if you have any questions and/or require any additional information.

Sincerely,

The Nau Company, PLLC

David Arnold, PE

Project Manager

darnold@thenauco.com



TOWN of WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	The Nau Company, PLLC
Owner:	Greenpoint, LLC
Requested Action:	Conditional Rezoning – RZ-21-05
Existing Zoning:	Franklin County: General Business (GB)
Proposed Zoning:	General Residential 10 - Conditional District (GR10-CD)
Location:	0 Capital Boulevard
Size:	4.52± acres
Tax PIN:	1842-34-7743 (portion) (Franklin County)
Existing Land Use:	Vacant
Proposed Land Use:	Dwelling - Townhomes
Zoning History:	The property is currently zoned in Franklin County's zoning of General Business (GB).; annexation submitted
Applicable Regulations:	Unified Development Ordinance; Wake Forest Community Plan; Wake Forest Comprehensive Transportation Plan



TOWN of WAKE FOREST

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☒ Wake Forest Community Plan

☒ Consistent

☐ Inconsistent

Reason: Supports policies FN-1, FN-2, FN-7,

FN-9, FN-10PR-4, SW-2, SW-3, S-15, ST-4, ST-5, and RT-2

☒ Wake Forest Transportation Plan

☒ Consistent

☐ Inconsistent

Reason: No changes proposed to

transportation

Planning Board Recommendation:

☐ *Approval:* the project is consistent with all applicable officially adopted plans listed above.

☒ *Approval with conditions:* the project is not consistent with all applicable officially adopted plans, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Change Condition #2 to state "Townhome units shall front on a green space."

☐ *Denial:* the project is not consistent with all applicable officially adopted plans.

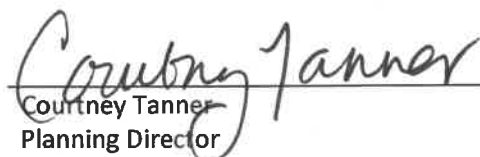
This report reflects the recommendation of the Planning Board, this the 7th day of September 2021.

Introduced by Planning Board member: Karin Kuropas

Seconded by Planning Board member: Colleen Sharpe

Attest:


Joe Kimray
Planning Board Chair


Courtney Tanner
Planning Director

Planning Board Report to Board of Commissioners



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-318-
Submitted by: Candace Davis
Submitting Department: Administration
Meeting Date: October 5, 2021

SUBJECT

Resolution Appointing Interim Town Clerk

Recommendation:

Approval of Resolution

Item Summary:

ATTACHMENTS

- [InterimTownClerkAppointment-summary10.5.2021.docx](#)
- [Resolution- ApptOfInterimTownClerkSherryScoggins2021 \(1\).docx](#)

Agenda Item: Resolution Appointing Interim Town Clerk

Summary: Town Clerk Deeda Harris will be out of the office beginning October 18, 2021. Appointment of an interim town clerk is requested so that the responsibilities of the Town Clerk are continued with minimal disruption to daily operations.

Attachments: Resolution

TOWN OF WAKE FOREST
RESOLUTION 2021-XX

APPOINTMENT OF INTERIM TOWN CLERK SHERRY SCOGGINS

WHEREAS, NC GS 160A-171 states there shall be a city clerk; and

WHEREAS, Town Clerk Deeda Harris will be out of the office for personal reasons beginning Monday, October 18, 2021; and

WHEREAS, appointment of an interim town clerk is requested so that the responsibilities of the Town Clerk are continued with minimal disruption to daily operations; and

WHEREAS, the Board of Commissioners desire to appoint an interim town clerk to serve in the absence of the town clerk.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Wake Forest do hereby appoint Sherry Scoggins to serve as Interim Town Clerk effective October 18, 2021 until rescinded.

Duly adopted this 5th day of October 2021.

Mover: _____

Seconder: _____

ATTEST:

Vivian A. Jones
Mayor

Deeda Harris,
Town Clerk



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-337-

Submitted by: Deeda Harris

Submitting Department: Administration

Meeting Date: October 5, 2021

SUBJECT

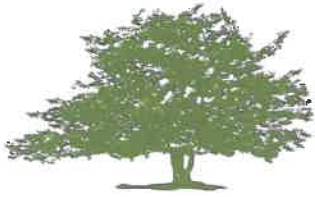
Proclamation Recognizing October 11, 2021 as Indigenous Peoples Day

Recommendation:

Item Summary:

ATTACHMENTS

- [Indigenous_Peoples_Day-10112021.pdf](#)



TOWN of WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

PROCLAMATION

RECOGNIZING OCTOBER 11, 2021 AS “INDIGENOUS PEOPLES DAY”

WHEREAS, at first European contact, native tribes populating North Carolina comprised three linguistic groups: Iroquoian, Siouan, and Algonquian; and

WHEREAS, the earliest Native inhabitants in this region experienced conquest, enslavement, displacement, and disease which decimated the population; and

WHEREAS, recognizing Indigenous Peoples Day serves as a reminder to reflect on the native people who were here before us, and their descendants; and

WHEREAS, Wake County is built upon the ancestral homelands of the Indigenous peoples now recognized as the Coharie, Eastern Band of Cherokee, Haliwa-Saponi, Lumbee, Meherrin, Occaneechi Band of the Saponi, Sappony, and Waccamaw Siouan and affirms the legal rights of the eight state-recognized tribal nations in the State of North Carolina; and

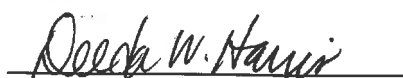
WHEREAS, Triangle Native American Society, representing over 11,000 American Indian citizens from these eight state recognized tribes and a variety of other tribal nations now residing in Wake County and the Triangle area.

NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest do hereby proclaim October 11, 2021 as Indigenous Peoples Day in the Town of Wake Forest to acknowledge and celebrate the culture and sacrifice of the first people on this land.

Proclaimed this 11th day of October, 2021.


Mayor

Attest:


Town

