



**Wake Forest Board of Commissioners Work Session
Meeting Agenda
September 06, 2022 at 6:00 PM**

1. Presentations

- 1.1. Proclamation Recognizing September 28, 2022 as "Good Neighbor Day"
[ProclamationGoodNeighborDaySept202206.pdf](#)
- 1.2. Presentation on CPA-22-02, Draft Town of Wake Forest Housing Affordability Plan
[BoC Agenda Summary 090622.pdf](#)
[Housing Affordability Plan Staff Report](#)
[Attachment A - Application](#)
[Attachment B - Draft Housing Affordability Plan July 1 2022](#)
[Attachment C - Summary of Proposed Draft Plan Changes.pdf](#)

2. Discussion of Monthly Financial Report

- 2.1. Monthly Financial Report
[July 31, 2022 Financial Summaries.pdf](#)

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting
[BOCDraftAgendaSept202220.pdf](#)

4. Other Business

- 4.1. Public Hearing on LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).
[BOC Agenda Summary RZ-21-09](#)
[RZ-21-09 Staff Report.pdf](#)
[Attachment A - Neighborhood Meeting Minutes.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
[Attachment E - Trip Generation Letter.pdf](#)

[Attachment F - Request for Public Hearing Delay.pdf](#)

[Attachment G - Proposed Conditional District Plan.pdf](#)

[Attachment H - Resolution RZ-21-09 Hawthorne Wake Forest Phase 2.docx](#)

[Exhibit 1 - Consistency Statement RZ-21-09 - Denial.pdf](#)

- 4.2. Consideration of LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

5. Commissioner Reports

6. Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-649-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: September 6, 2022

SUBJECT

Proclamation Recognizing September 28, 2022 as "Good Neighbor Day"

Recommendation:

Item Summary:

ATTACHMENTS

- [ProclamationGoodNeighborDaySept202206.pdf](#)



TOWN *of* WAKE FOREST

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

www.wakeforestnc.gov

GOOD NEIGHBOR DAY PROCLAMATION

Whereas, the Human Relations Council was established to encourage understanding and good will between all citizens regardless of race, sex, religion, creed, family status, disability, nationality or economic status and thus promote the general welfare of the Town of Wake Forest; and

Whereas, the Human Relations Council holds its meetings at various locations to promote good relations in all areas and to afford as many citizens as possible the opportunity to attend such meetings; and

Whereas, the Human Relations Council wishes to sponsor meetings and forums intended to lead all citizens to a clearer understanding of the true meaning of responsible citizenship in the Town of Wake Forest, of the obligation inherent in being a good citizens and of the need for mutual understanding and respect by all citizens for each other.

Now, Therefore, I, Vivian A. Jones, Mayor of the Town of Wake Forest do hereby proclaim September 28, 2022 as “Good Neighbor Day” in Wake Forest and urge all citizens of Wake Forest to actively support and take pride in the worthwhile efforts of this organization and in the work of the Human Relations Council.

This the 6th day of September 2022.

ATTEST:

Theresa Savary
Town Clerk



Vivian A. Jones
Mayor



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-630-
Submitted by: Brad West
Submitting Department: Planning
Meeting Date: September 6, 2022

SUBJECT

Presentation on CPA-22-02, Draft Town of Wake Forest Housing Affordability Plan

Recommendation:

Item Summary:

ATTACHMENTS

- [BoC Agenda Summary 090622.pdf](#)
- [Housing Affordability Plan Staff Report](#)
- [Attachment A - Application](#)
- [Attachment B - Draft Housing Affordability Plan July 1 2022](#)
- [Attachment C - Summary of Proposed Draft Plan Changes.pdf](#)

Agenda Item: Presentation of CPA-22-02, Draft Town of Wake Forest Housing Affordability Plan

Agenda Summary: In light of the increasingly difficult housing situation many in the Triangle are experiencing in recent years, the Town of Wake Forest contracted with HR&A Advisors to draft the Wake Forest Housing Affordability Plan. The Draft Plan examines existing local housing conditions, determines housing needs, establishes a vision and associated goals for housing in the community, and recommends policies to help achieve this vision. Specifically, the Draft Plan's three overarching goals are to expand and promote homeownership, create new affordable rental housing, and build capacity and partnerships. An action chapter, with detailed implementation items aimed at achieving the aforementioned goals, is included to provide clear guidance for the Town.

Attachments: Staff Report



Staff Report CPA-22-02: Wake Forest Housing Affordability Plan

Meeting Date	9/6/2022
Requested Actions	Consideration of Draft Housing Affordability Plan
Case Manager	Brad West, Long Range Planning Manager
Planning Board Recommendation	The Planning Board, at their August 9, 2022 meeting, closed the public comment session and voted unanimously to recommend approval of the Draft Housing Affordability Plan.

PUBLIC MEETINGS

Public Comment Session	Public Hearing
August 9, 2022	September 20, 2022

PUBLIC COMMENTS

At the August 9, 2022 public comment session, one individual spoke about the need for affordable housing in Wake Forest. Another individual called on the North Carolina General Assembly to introduce affordable housing legislation, including inclusionary zoning.

An online public input survey for the Draft Housing Affordability Plan has been posted since July 15, 2022 and will continue to operate until September 11, 2022. A summary of those comments will be provided to the Board of Commissioners at their regular meeting on September 20, 2022.

CASE INFORMATION

Applicant	Town of Wake Forest 301 S Brooks Street Wake Forest, NC 27587
<i>See Attachment A for copy of the Application.</i>	

CASE SUMMARY

In light of the increasingly difficult housing situation many in the Triangle are experiencing in recent years, the Town of Wake Forest contracted with HR&A Advisors to draft the Wake Forest Housing Affordability Plan. The Draft Plan examines existing local housing conditions, determines housing needs, establishes a vision and associated goals for housing in the community, and recommends policies to help achieve this vision. Specifically, the Draft Plan's three overarching goals are to expand

and promote homeownership, create new affordable rental housing, and build capacity and partnerships. An action chapter, with detailed implementation items aimed at achieving the aforementioned goals, is included to provide clear guidance for the Town.

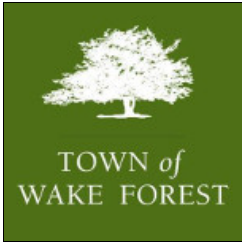
STAFF RECOMMENDATION

Staff recommends approval of the proposed Draft Wake Forest Housing Affordability Plan for the following reasons:

- The Draft Plan supports the Town’s Strategic Plan goal of creating accessible housing opportunities.
- The Draft Plan fulfills the Community Plan’s implementation item of drafting and implementing an Affordable Housing Plan.
- The Draft Plan fulfills the Northeast Community Plan’s implementation item of identifying programs, initiatives, targeted funding mechanisms, counseling, and educational opportunities to allow existing residents flexibility in maintaining their chosen place of residence.
- The Draft Plan fulfills a key deliverable intended with the passage of the half-cent property tax for Affordable Housing initiatives.

ATTACHMENTS

- Attachment A: Application
Attachment B: [Draft Wake Forest Housing Affordability Plan](#)
Attachment C: Summary of Proposed Draft Plan Changes



Comprehensive Plan Amendment Application

(Comp Plan Amendment - BOC Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#818763

Project Title: Wake Forest Housing Affordability Plan

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Comprehensive Plan Amendment

State: NC

Workflow: Comp Plan Amendment - BOC

County: Wake

Checklist - Comprehensive Plan & UDO Amendment

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 COMPREHENSIVE PLAN & UDO AMENDMENT
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: Yes

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:

Staff Member Met With:

Project ID:

Data - Basic Location

If your Comprehensive Plan Amendment is associated with specific property(s) please answer the following questions. If not, proceed to the next page.

Development/Subdivision (optional - for reference only):

Project Address or PIN:

Tax PIN:

Zoning:

Current Zoning Overlay:

Town 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:
GIS Acreage:

Acreage:

Project Contact - Applicant/Owner

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

Brad West
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
bwest@wakeforestnc.gov

Project Contact - Property Owner

Brad West
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
bwest@wakeforestnc.gov

Project Contact - Developer

Brad West
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
bwest@wakeforestnc.gov

Amendment Type

Please answer the below questions to provide reviewers an overview of the application. Additional information may also be provided through uploading an attachment.

Plan Being Amended: N/A

Type of Amendment: Text

Description of Request:

Current Plan Language:

Town staff has drafted the Wake Forest Housing Affordability Plan N/A and intends to bring the document before the Board of Commissioners for adoption.

Justification of Amendments:

Town staff has drafted the Wake Forest Housing Affordability Plan and intends to bring the document before the Board of Commissioners for adoption.

Applicant Requested Language:

N/A



WAKE FOREST
**HOUSING
AFFORDABILITY
PLAN**

Updated Draft - July 1, 2022



ACKNOWLEDGEMENTS

The Town of Wake Forest’s Housing Affordability Plan is the result of a joint effort between the Town and a broad group of local stakeholders. We would like to thank the many community members, service providers, elected leaders, Town staff members, Advisory Committee members, and members of the public who were instrumental to this process and provided invaluable insight and feedback on housing conditions and housing priorities in Wake Forest.

Advisory Committee Members	Desirae Williams Municipal Employee	Project Consultants
Alicia Arnold Wake County Department of Housing Affordability and Community Revitalization	Yolanda Winstead DHIC	HR&A Advisors
Jacquie Ayala Habitat for Humanity	Board of Commissioners	Little Diversified Architectural Consulting
Mike Burger Tri-Area Food Pantry	Vivian Jones Mayor	Planning Staff
Rachel Eberhard CASA	Jim Dyer Commissioner	Courtney Tanner Planning Director
Dustin Engleken Triangle Apartment Association	Chad Sary Commissioner	Jennifer Currin Assistant Planning Director
Dawn Fagan Wake County Housing Authority	R. Keith Shackelford Commissioner	Brad West Long Range Planning Manager
Wayne Felton Raleigh Housing Authority	Nick Sliwinski Commissioner	Michelle Michael Senior Planner - Historic Preservation
Rhett Fussell Raleigh Area Land Trust	Adam Wright Commissioner	Patrick Reidy Senior Planner - Development Services
Jennie Griggs Northern Wake Senior Center	Planning Board	Kari Grace Senior Planner - Development Services
Tara Hall North Carolina Housing Finance Agency	Thomas Ballman Member	Tim Richards Senior Planner - Development Services
Shynese Hockaday Louisburg College and Northeast Community	Sheila Bishop Member	Dylan Bruchhaus Planner II - Long Range
Ryan Hutchinson Southeastern Baptist Theological Seminary	Michael Hickey Member	Emma Linn Planner I - Development Services
Phil Landis Housing Advocate	Christopher Joyner Member	Josh Michael Planner I - Long Range
Nathan Spencer Wake Up Wake County	Joe Kimray Chair	Ben Coleman Zoning Enforcement Officer
	Karin Kuropas Member	
	Michael Siderio Member	

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INTRODUCTION

Plan Overview

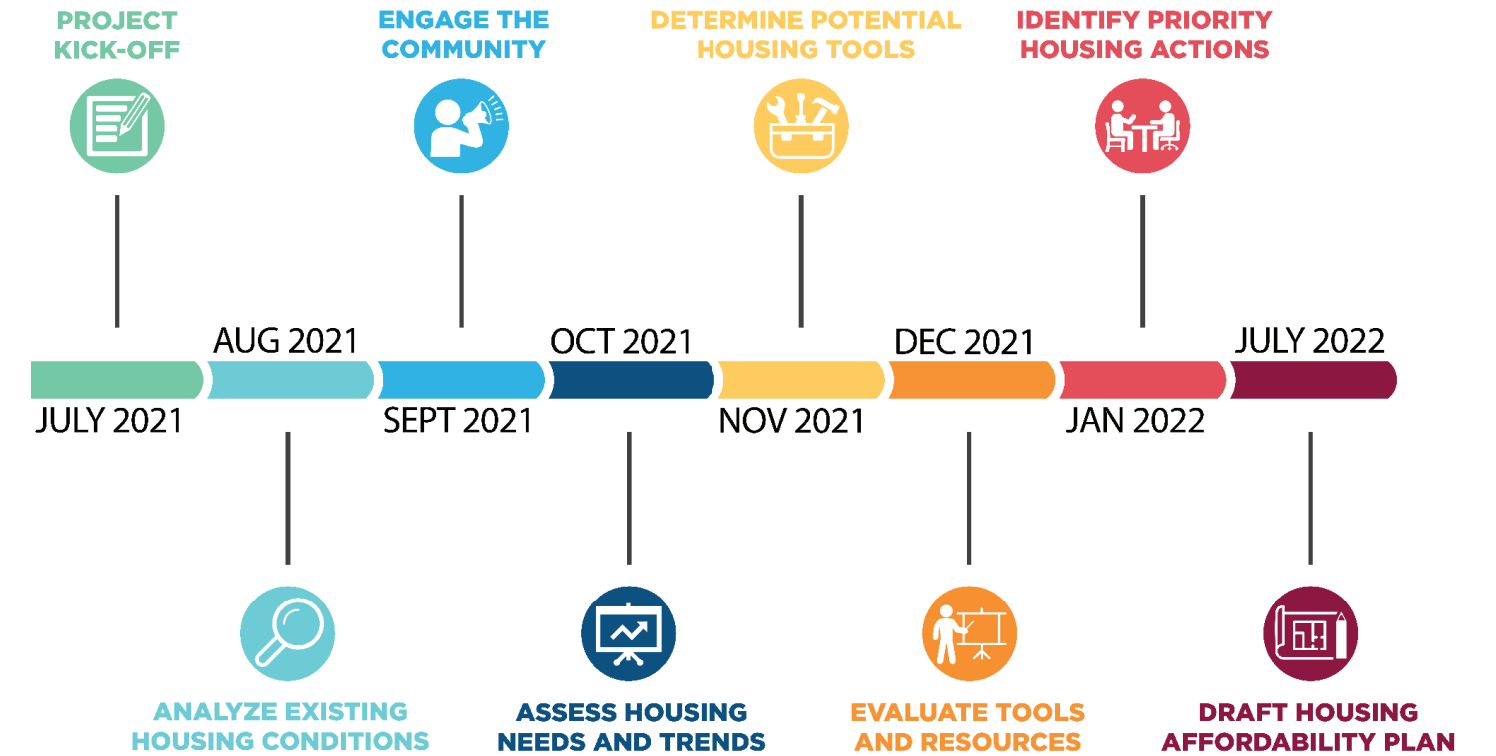
The Wake Forest Housing Affordability Plan seeks to lay a path for expanding housing opportunities that are rooted in analysis and community input.

Wake Forest is situated in one of the fastest-growing regions in the United States, leading to considerable population growth for the Town in recent decades. The large influx of new residents has substantially increased demand for both rental and for-sale housing in the community. As a result, many seeking to locate to Wake Forest are unable to find housing that they can afford,

while numerous households of existing residents are at risk of being displaced from Wake Forest and possibly the region.

In response to these challenges, the Town of Wake Forest undertook a Housing Affordability Plan to analyze local housing conditions, determine local housing need, explore proven housing affordability strategies, and refine these strategies into practical actions for the Town. The strategies contained herein set the framework for how the Town can work with community partners to make thoughtful, targeted investments in housing.

The Housing Affordability Plan was developed between 2021 and 2022, with regular engagement throughout.



Defining Affordability

Housing "affordability" can be defined in different ways based on both household income and housing.

Affordability in Relation to Income

Affordable Housing: Under a standard determined by the U.S. Department of Housing and Urban Development (HUD), housing is affordable when housing costs are less than 30% of a household’s gross income. HUD uses the Area Median Income (AMI) for a family of four as the primary metric to determine affordability in various regions of the country.

In the case of Wake Forest, HUD uses the Raleigh Metropolitan Statistical Area’s AMI, which was \$95,700 as of 2021. Alternatively, the US Census’ Median Household Income can be used as a metric for determining affordability on a more local level. The Median Household Income in Wake Forest is \$92,210 per the 2019 American Community Survey (ACS) 5-year estimates.

Key Affordability Terms Defined:

Cost Burden: A household that spends 30% or more of their gross income on housing costs is considered cost burdened.

Severe Cost Burden: A household that spends 50% or more of their gross income on housing costs is considered severely cost burdened. Low- and very low-income households are particularly impacted.

Residual Income: A household’s residual income is the money left for necessary expenses such as food, childcare, health care, and transportation after subtracting housing costs. Based on the Economic Policy Institute’s Family Budget Calculator, Wake Forest households that make less than 70% of the Area Median Income will struggle to afford the cost of living due to the costs of food, child care, health care, and other necessities.

Affordability in Relation to Housing Types

Some housing is affordable because it receives public subsidy, while other housing is affordable because of the type, location, or age of the housing. All housing types play an important role in meeting the diverse range of housing needs and preferences of the Wake Forest community.

- Naturally Occurring Affordable Housing (NOAH):** Market-rate housing (for rent or purchase) that is priced at levels that are affordable to low- or moderate-income residents.
- Subsidized Housing:** Affordable rental and ownership housing developed and/or operated by nonprofit and for-profit developers using public subsidies. Subsidy can be both at the building level (project-based) or the tenant level.
- Tenant Based Vouchers:** Families receive a voucher to be used to pay for a portion of rent at an apartment. North Carolina law does not require all landlords to accept this form of rental subsidy.
- Public Housing:** Housing managed by public housing agencies with operating and capital funds provided by HUD.
- Permanent Supportive Housing:** A model that combines housing, health care, and supportive services to help individuals and families lead more stable lives.



EXISTING CONDITIONS:
POPULATION

Regional Demographics

Wake County is one of the fastest growing counties in the country, both in job growth and population growth.

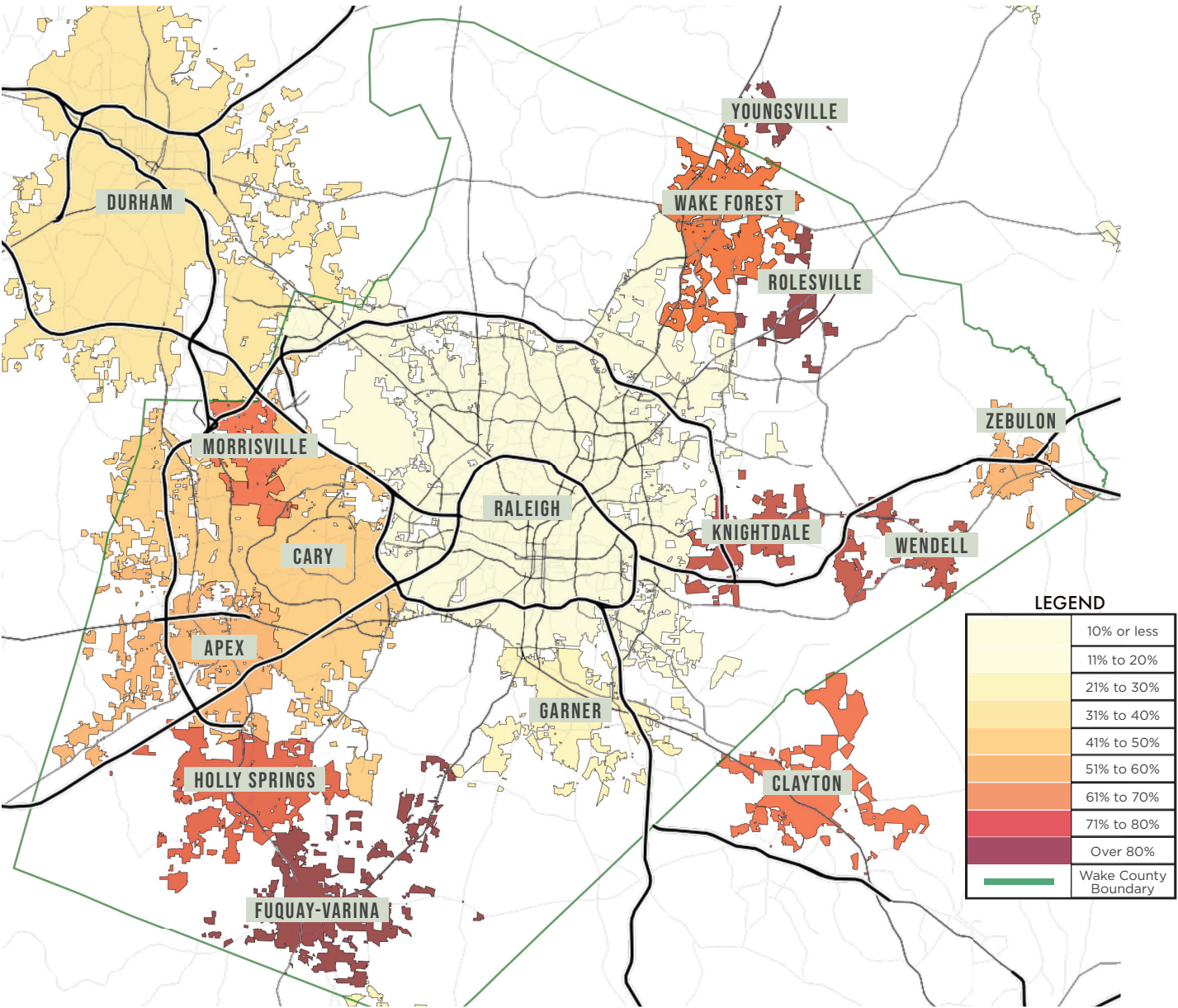
Regional Population Growth

North Carolina’s Triangle region, a nickname given to the neighboring metropolitan areas of Raleigh, Durham, and Chapel Hill, is a nine-county region home to three major research universities. The presence of these universities has led to the area becoming a hub of burgeoning

technology and biotech companies, fueling rapid population growth in recent decades.

Wake County, where Wake Forest is primarily located, has been at the center of this rapid growth. Wake County has grown by 25% since 2010, outpacing the state of North Carolina (+9%). With 1.1+ million residents, Wake County is the most populous county in North Carolina.

FIGURE 1: PERCENT POPULATION GROWTH ACROSS WAKE COUNTY BY JURISDICTION 2010-2020



8 Source: American Community Survey (ACS) 5-Year

Local Demographics

The Triangle region’s appeal has had a substantial impact on Wake Forest’s population growth.

Local Population Growth

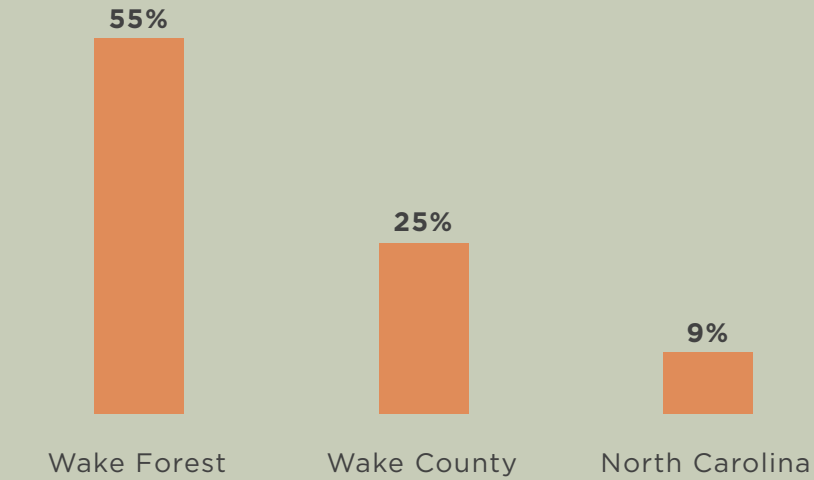
Wake Forest is located in the northeastern corner of Wake County, with a small portion in Franklin County. Like many of the suburban communities in the region, Wake Forest is substantially impacted by the region’s population growth (Figure 2).

Wake Forest’s population has grown by 55% since 2010, faster than both Wake County (25%) and the State (9%). In 1990, Wake Forest’s population was 5,769. Today, the population exceeds 47,601, almost ten times the population thirty years ago (Figure 3). Further, over 60% of residents have moved to the Town since 2010. This recent influx of residents has put substantial pressure on Wake Forest’s housing market to grow quickly to meet demand.

THE TAKEAWAY

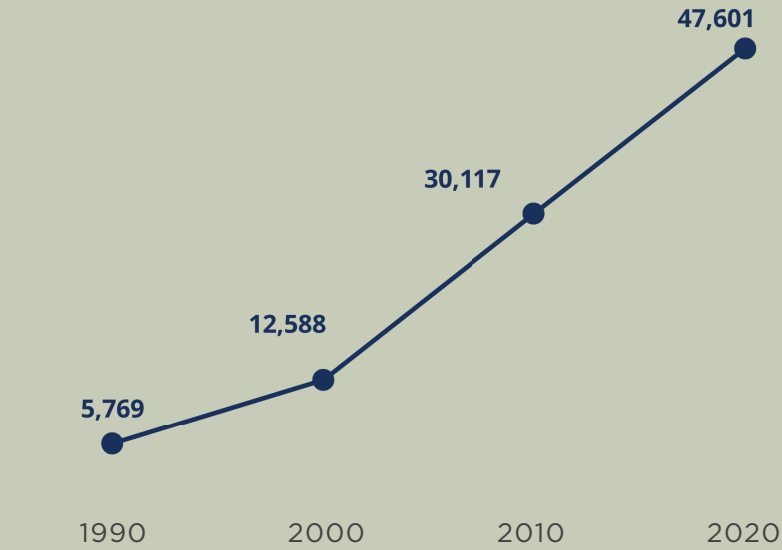
Wake Forest’s explosive population growth has outpaced both Wake County and the State’s growth since 2010. These trends put substantial pressure on Wake Forest’s housing market to keep pace.

FIGURE 2: COMPARATIVE POPULATION PERCENTAGE GROWTH 2010-2020



Source: Decennial Census, 2020

FIGURE 3: POPULATION GROWTH IN WAKE FOREST 1990-2020



Source: Decennial Census, 1990-2020

Local Demographics

Household Income

Population growth in the region has been driven primarily by households making more than \$100,000 per year (Figure 4).

In 2010, households earning between \$50,000 and \$74,999 were the most prevalent in Wake Forest. While population growth has occurred among all income groups earning above \$35,000, most new growth (64%) has been in households earning more than \$100,000 per year. Both increases in wages overall and the growth in high-income households has pushed the median household income up to \$92,210 in Wake Forest.

There is a disparity in income between new and existing households. Recent residents (households that moved within a year of 2019) in Wake Forest have a median income of \$140,000, compared to \$92,210 for existing households (Figure 5), an income disparity of almost \$50,000. This disparity creates challenges for existing residents who have to compete with high earners in the housing market.

THE TAKEAWAY

Population growth in Wake Forest is driven by high income households, who on average make almost \$50,000 more per year than existing residents. This can make it challenging for existing residents to find housing they can afford.

Local Demographics

Household Income by Race and Ethnicity

Wake Forest is becoming more diverse, however there are still income disparities by race and ethnicity in Wake Forest that help drive disparate housing outcomes. The median Asian and white household earns more than Wake Forest's overall median income (\$137,708 and \$102,209 respectively) (Figure 6). At the same time, the median Black and Hispanic household earns less than Wake Forest's overall median income (\$89,808 and \$62,500, respectively).

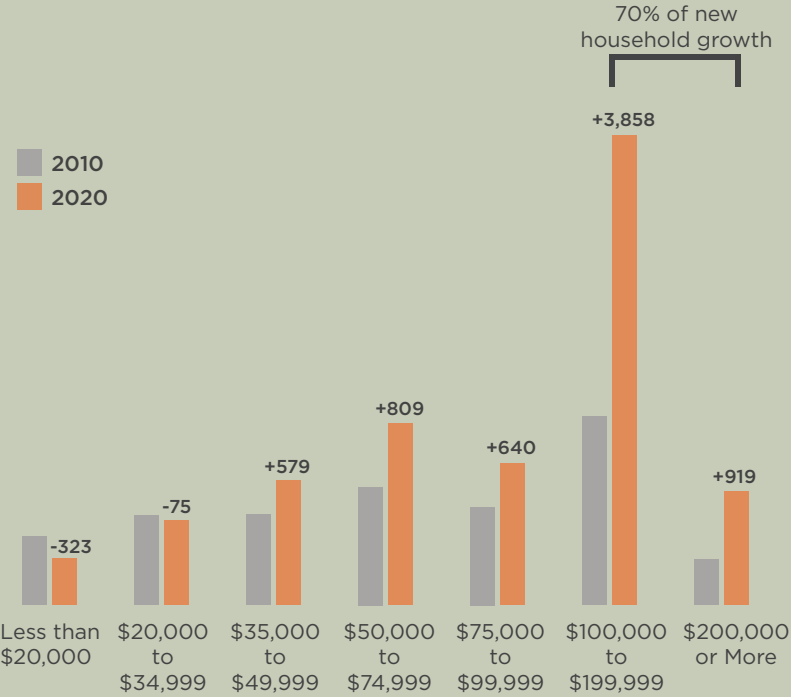
Renter Household Income

New renter households making more than \$75,000 per year have increased, benefiting from new rental housing development in Wake Forest (Figure 7). The median income of renter households has grown by 38% since 2015. In 2015, the median renter household income was \$41,116 compared to \$56,868 in 2020. This can likely be explained by both increases in renter incomes and the loss of lower-income renters who cannot afford to stay in Wake Forest.

THE TAKEAWAY

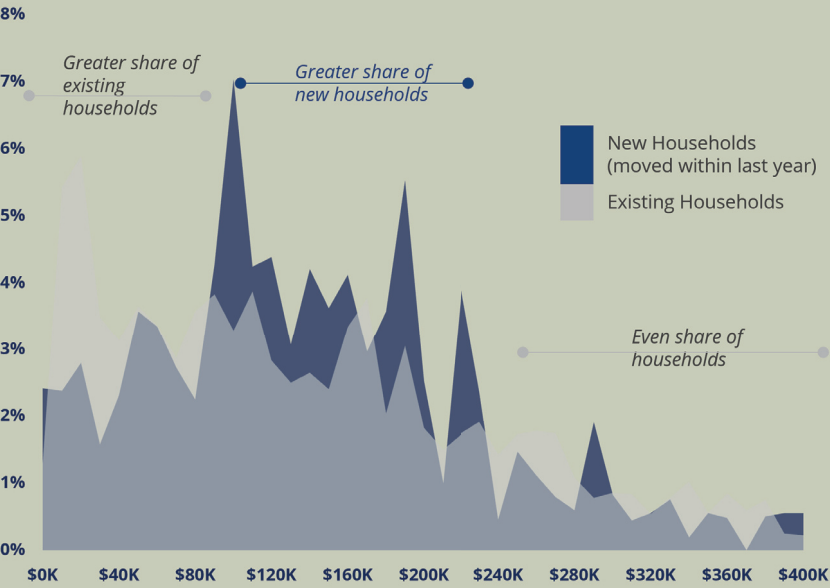
Although the median renter income is increasing, this is due in part to the loss of lower income renter households. And while some Wake Forest residents are seeing rising incomes, Black and Hispanic households still have disproportionately lower incomes, which impacts their ability to compete in the housing market.

FIGURE 4: CHANGE IN HOUSEHOLD BY INCOME IN WAKE FOREST 2010-2020



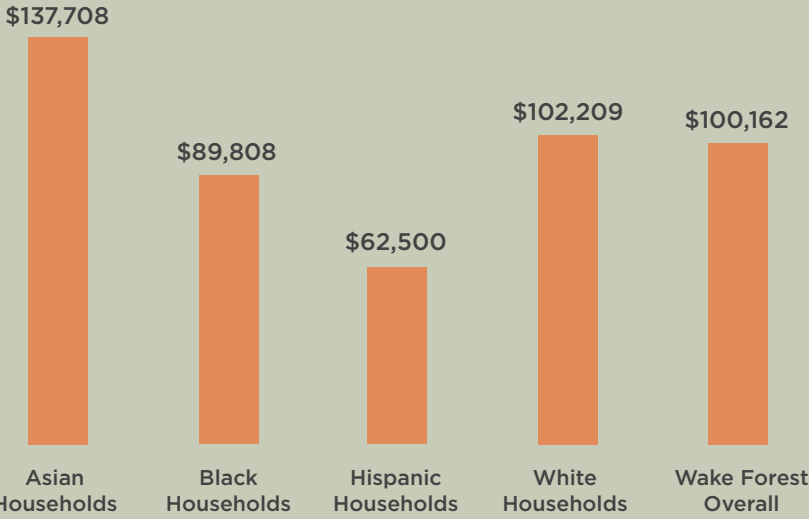
Source: American Community Survey (ACS) 5-Year

FIGURE 5: INCOME DISTRIBUTION IN WAKE FOREST: NEW HOUSEHOLDS VS EXISTING HOUSEHOLDS 2018-2019



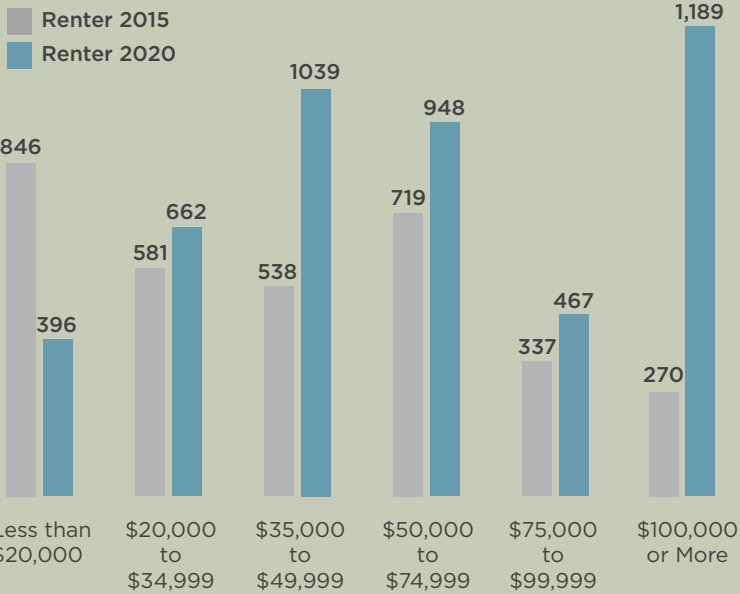
Source: American Community Survey (ACS) 5-Year, Public Use Microdata (PUM)

FIGURE 6: MEDIAN HOUSEHOLD INCOME IN WAKE FOREST BY RACE AND ETHNICITY 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 7: RENTER HOUSEHOLDS IN WAKE FOREST BY INCOME 2015-2020



Source: American Community Survey (ACS) 5-Year

Local Demographics

Employment Growth

Employment growth has been a primary driver of population growth in both Wake Forest and the region. Importantly, the occupations that are growing the fastest in Wake Forest pay higher wages than the current most common occupations.

From 2010-2019, there was a 2% increase in the share of working households living outside of Wake Forest that are employed in Town. Additionally, there was a 2% decrease in the share of working households living within Wake Forest that are employed outside of Town.

As of 2020, the four most common occupations in Wake Forest pay low to moderate wages, including sales, office/administrative, food/serving, and transportation occupations (Figure 8). Median wages for these occupations range from \$22,000 to \$39,000 annually.

While lower- to moderate-wage occupations continue to outnumber high-wage occupations, the fastest growing occupations are higher-earning (Figure 9). The four fastest growing occupations reported in Wake Forest in 2020 include management, business and financial, installation and repair, and healthcare. Median wages for these occupations range from \$51,000 to \$115,000 annually.

THE TAKEAWAY

While lower to moderate wage jobs remain the most prevalent in Wake Forest, higher wage jobs are growing more quickly, which is a driver of the rising median income in Wake Forest.

Local Demographics

Housing Tenure

Wake Forest is primarily a town of homeowners; 70% of Wake Forest households own their homes (Figure 10). A greater share of Wake Forest residents own their homes than the United States average overall (about 64%). In line with state and national trends, the percentage of homeowner households is declining in Wake Forest across almost all income groups.

Housing Tenure by Race and Ethnicity

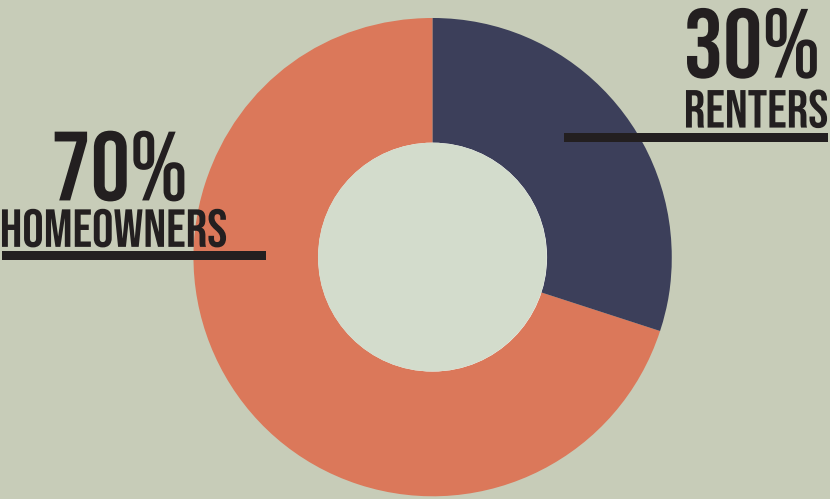
The racial and ethnic disparity in household income impacts how different households are represented and participate in Wake Forest’s housing market. One notable impact is the difference in housing tenure status among racial and ethnic groups. Black households are less likely to own their homes than the other groups (Figure 11). In Wake Forest, there is almost an equal distribution of Black households that rent and own their homes, unlike other racial and ethnic groups with larger majority shares of homeownership.

While the Census indicates Wake Forest has become more diverse in recent decades, Black homeownership has only marginally increased from 46% in 2000 to 51% in 2020. Comparatively, this rate is lower than all other racial and ethnic groups within the same 20 years.

THE TAKEAWAY

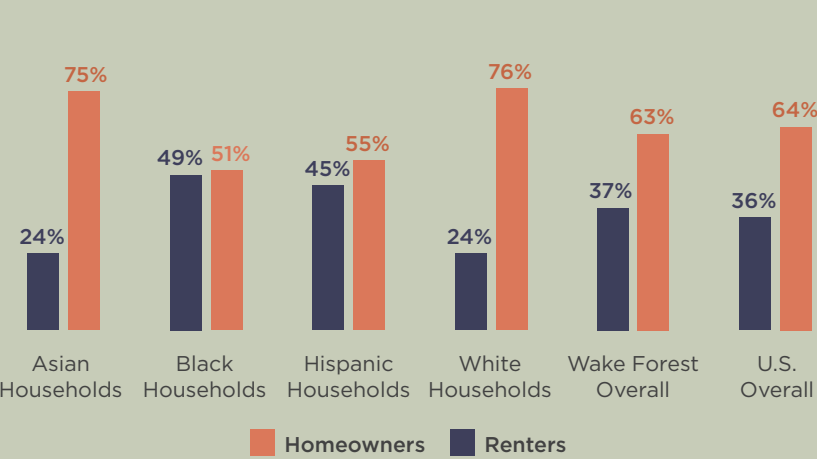
There are currently about 3 homeowners for every 1 renter in Wake Forest. There is a greater share of homeowners in Wake Forest compared with the U.S. overall. A disproportionate share of Black and Hispanic households rent their homes when compared with white and Asian households.

FIGURE 10: HOUSING TENURE IN WAKE FOREST 2020



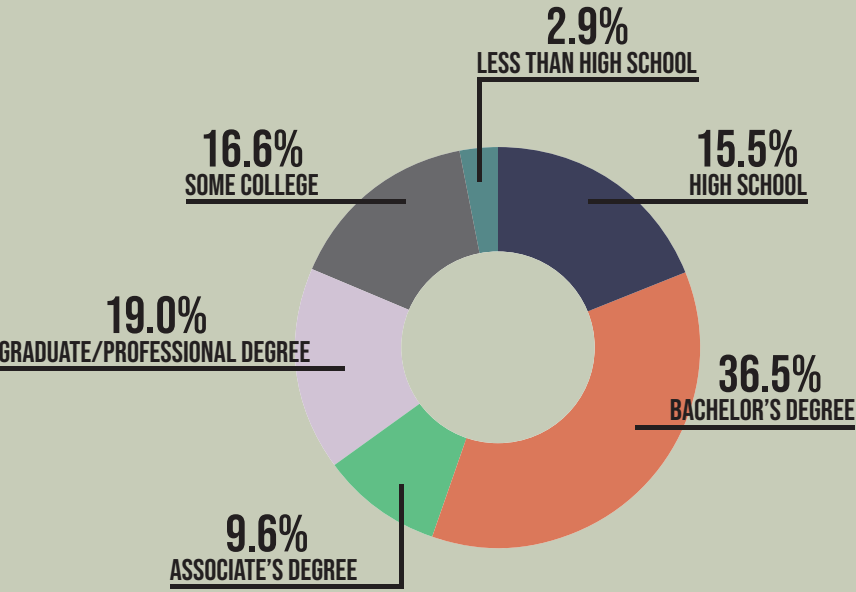
Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 11: HOUSING TENURE IN WAKE FOREST BY RACE AND ETHNICITY 2020



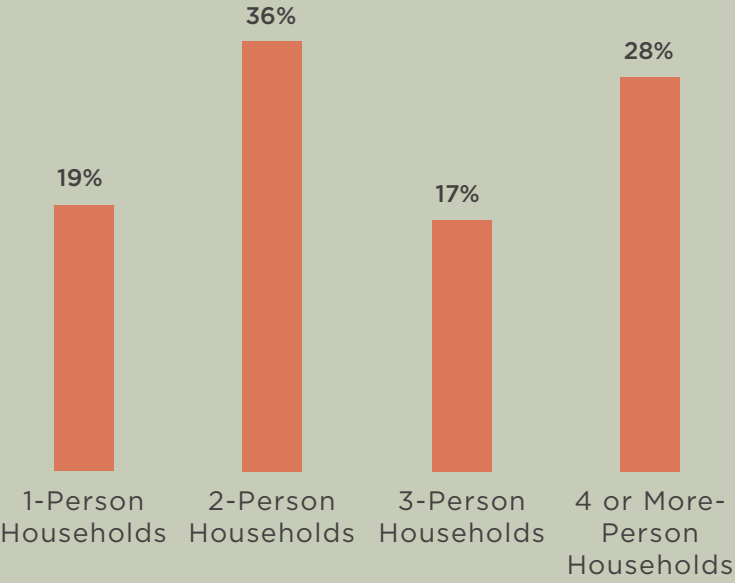
Source: American Community Survey (ACS) 5-Year

FIGURE 12: EDUCATIONAL ATTAINMENT IN WAKE FOREST 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 13: HOUSEHOLD SIZE IN WAKE FOREST 2020



Source: American Community Survey (ACS) 5-Year, 2020

Local Demographics

Educational Attainment

Wake Forest residents have high educational attainment, driving high wages. More than half (55.5%) of Wake Forest households hold a Bachelor's degree or more (Figure 12), substantially higher than the United States overall (38%).

Household Size

Over 80% of households in Wake Forest contain two or more people, with 28% of households containing four or more people (Figure 13). This distribution of household size impacts the types of housing that households demand and has helped drive the development of homes that can accommodate families.

2.78
Average Household Size in Wake Forest 2020

3.24
Average Family Size in Wake Forest 2020

19.7%
Percent of Children (Under 18) in Single-Parent Households in Wake Forest 2020

THE TAKEAWAY

Wake Forest households are well educated on average, helping drive high incomes. Additionally, there is a relatively diverse distribution of household sizes.

Local Demographics

Seniors

Over 11% of Wake Forest's population was over the age of 65 in 2020. This is comparable but slightly less than the share of seniors in both Wake County (12%) and the State (16%).

Senior households comprise a significant share of both the renter and homeowner markets in Wake Forest (Figure 14). However, households that are either led by or inclusive of seniors are more likely to be cost burdened. Seniors often live on fixed incomes with limited opportunities to benefit from an increase in wages, which means that they are particularly impacted by rising housing costs.

Cost Burden

Housing cost burden in Wake Forest is more prevalent in renter households than homeowner households. However, in both categories, seniors experience a higher likelihood of being cost burdened (Figure 15).

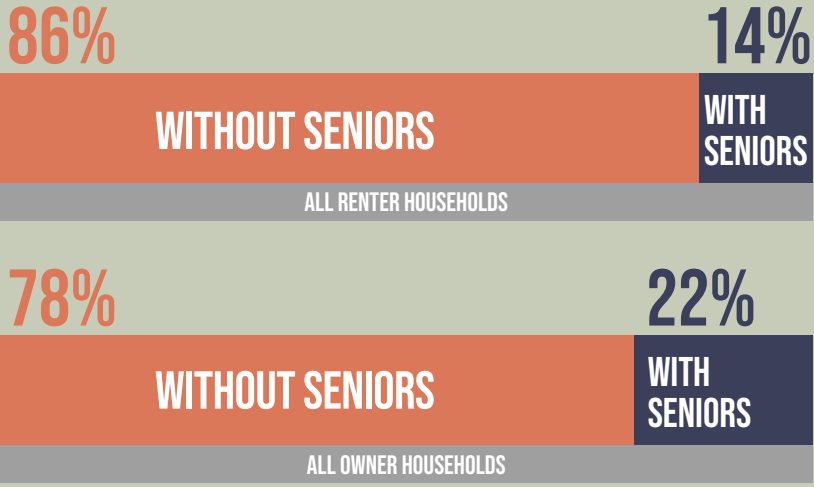
Homelessness

Wake County's 2021 Point-in-Time-Count, run by the Wake County Continuum of Care, identified 912 individuals in 2021 experiencing homelessness, including those living in a sheltered or unsheltered location – few of which are believed to reside in Wake Forest. Though no specific count is available at a town-level, service providers in Wake Forest, such as Tri-Area Ministry Food Pantry, work to meet the needs of those experiencing homelessness from across the region.

THE TAKEAWAY

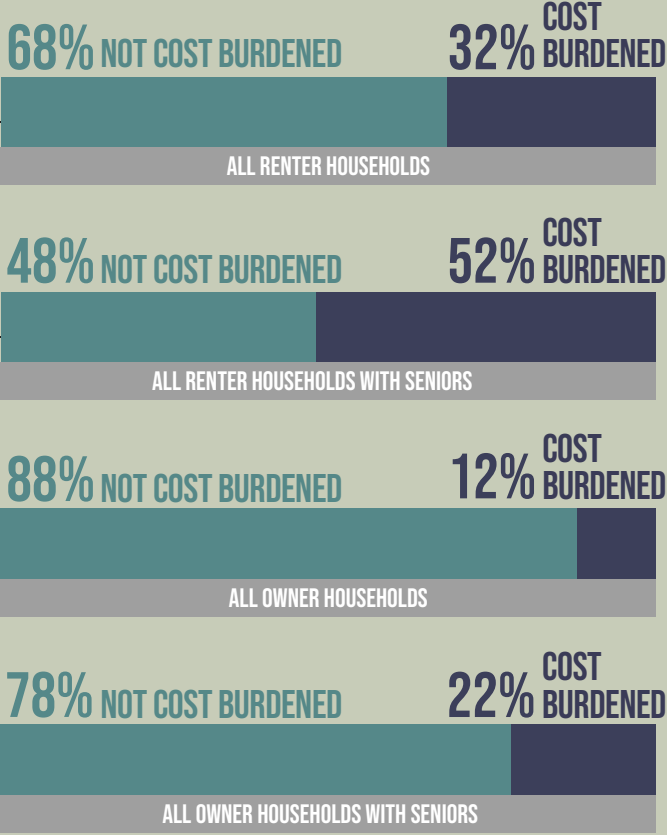
Senior households - especially renters - are much more likely to experience cost burden than their non-senior counterparts.

FIGURE 14: SHARE OF SENIOR (65+) HOUSEHOLDS IN WAKE FOREST BY HOUSING TENURE 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 15: HOUSEHOLD COST BURDEN IN WAKE FOREST BY SENIOR STATUS 2020



Source: American Community Survey (ACS) 5-Year, 2020



EXISTING CONDITIONS: HOUSING

Housing Conditions

Wake County’s real estate market is delivering thousands of new housing units each year.

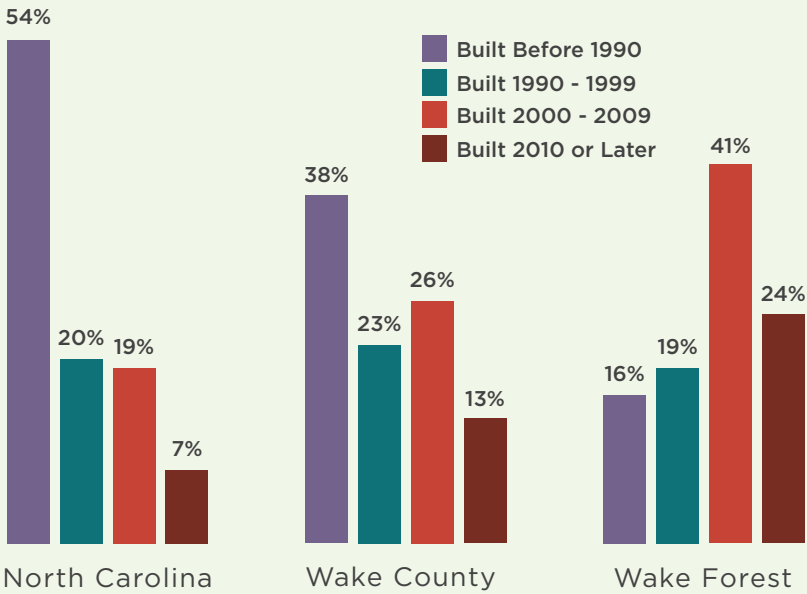
Housing Market Overview

The majority of new development in Wake County is characterized as “greenfield development”, or the creation of urban and suburban communities in new, largely underdeveloped environments that require the expansion of utility systems, roadways, and related services.

Though the majority of these new housing units are owner-occupied, Wake County is seeing an uptick in demand for rental apartments. This uptick is in line with national trends, as home sale prices become increasingly unattainable for middle-income households. This trend can also be observed in Wake Forest. In recent years, home sale prices in Wake Forest have begun to regularly exceed \$350,000, or the home price that is roughly affordable for households making 80% of AMI (Figure 17). Thus, a shift is underway in the rental market: higher-earning households that may have opted for homeownership in the past are moving into the rental market and driving prices up for renters as well.

The existing housing inventory in Wake Forest is much newer than housing in Wake County and the state (Figure 16). Between 2000-2020, Wake Forest added substantial inventory to keep pace with housing demand. As a result, more than half of homes (65%) have been built since the year 2000. Even in the rapidly developing context of Wake County, only 41% of homes have been built in the same time period. In North Carolina overall, a state that maintains a faster pace of growth than many others, the rate of new housing pales in comparison to Wake Forest, with 28% of housing built since 2000. Consequently, Wake Forest lacks a substantial inventory of older housing, which in many markets serve as a source of naturally occurring affordable housing.

FIGURE 16: AGE OF HOUSING UNITS IN WAKE FOREST 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 17: HOME SALE PRICES IN WAKE FOREST 2020-2021

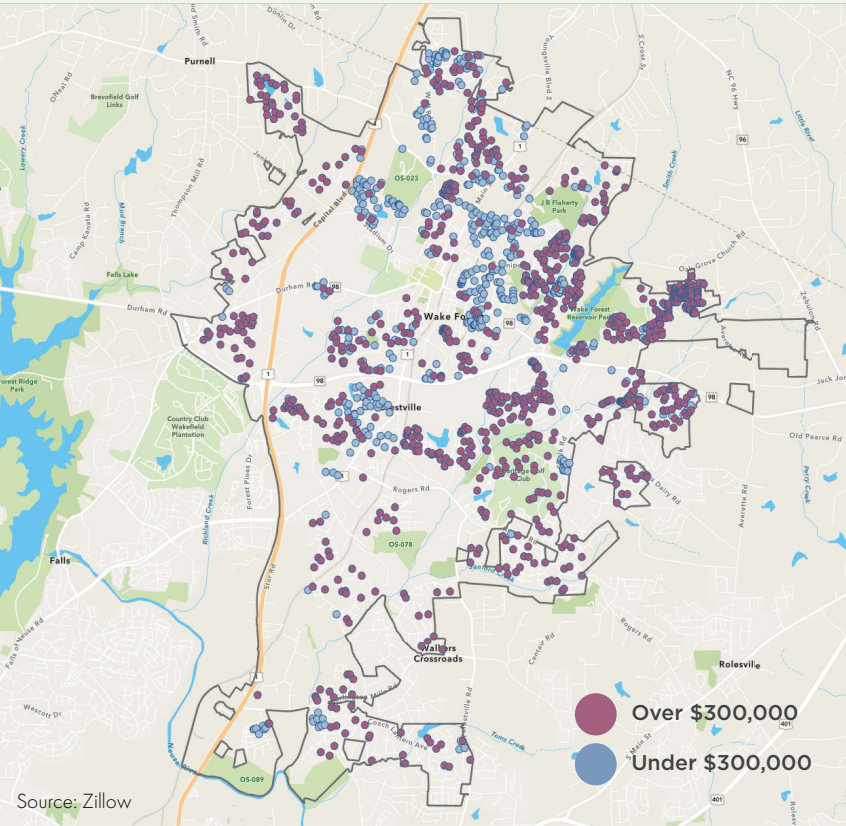
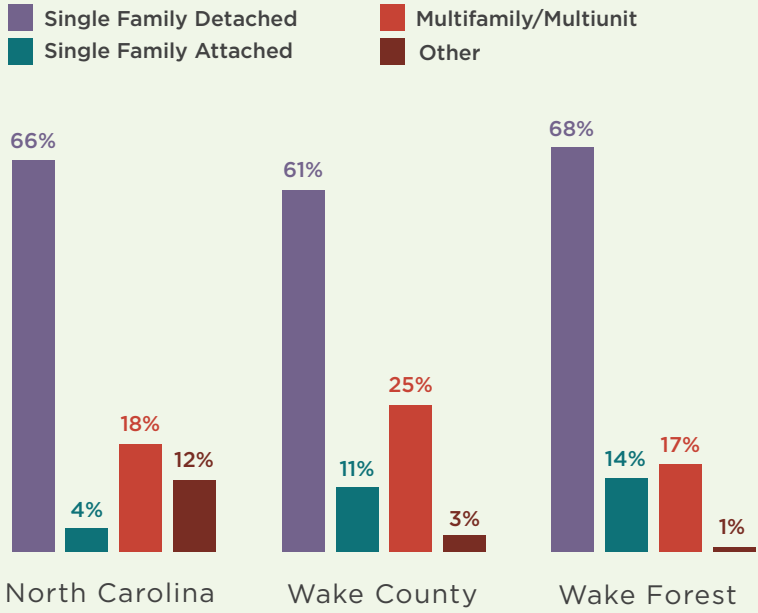
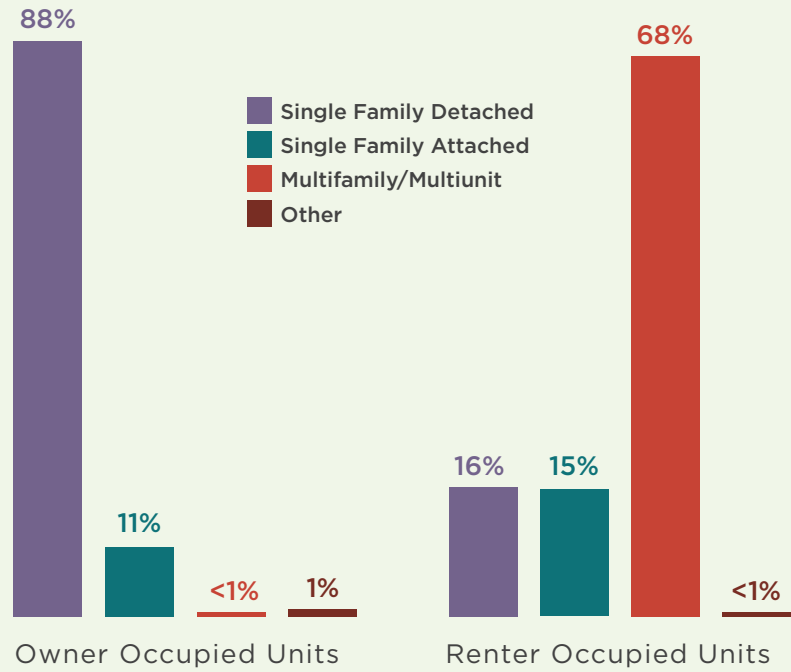


FIGURE 18: REGIONAL SHARE OF HOUSING TYPES 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 19: WAKE FOREST HOUSING BY TYPE AND TENURE 2020



Source: American Community Survey (ACS) 5-Year, 2020

Housing Conditions

Existing Housing Inventory

Wake Forest is overwhelmingly comprised of single family homes. As of 2020, more than 82% of all residential properties in Wake Forest are single-family homes, with 17% being multifamily. Wake Forest's housing stock contains a smaller share of multifamily housing than Wake County and North Carolina overall (Figure 18).

Despite recent national trends in which single-family homes are increasingly being used as rental properties, the vast majority of single-family homes continue to be owner-occupied (Figure 19).

THE TAKEAWAY

The Wake Forest housing market has primarily catered to households looking for single family homes, and the Town contains a much smaller share of multifamily housing units than Wake County as a whole.

Housing Conditions

New Development

New housing development in Wake Forest is occurring rapidly, and the type of housing being built is evolving. Among the units newly developed since 2016, 70% have been single-family homes, 15% have been townhomes, and 15% have been multifamily homes (Figure 20).

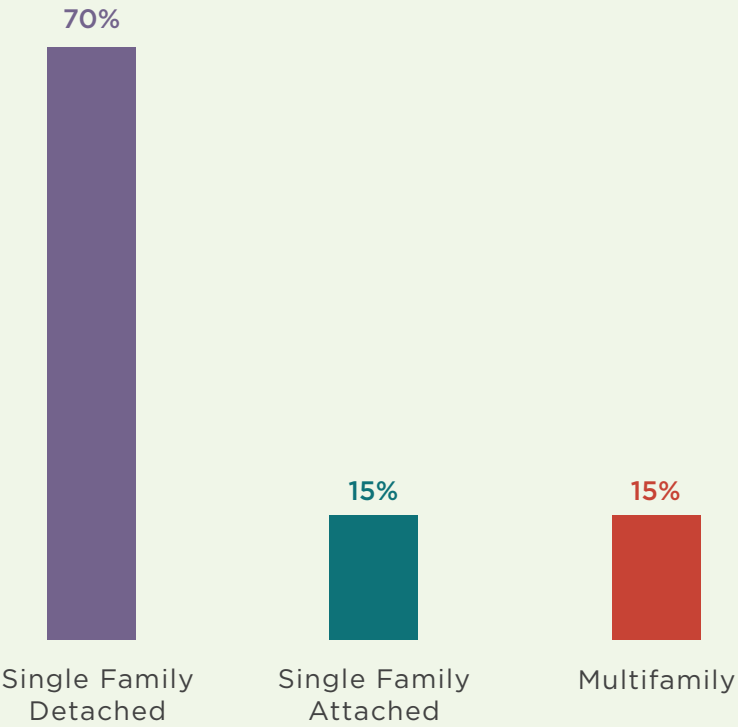
Between 2016 and 2020, a slightly greater share of housing built was a townhome typology (15%) than currently exists in Wake Forest's housing inventory overall (14%, per Figure 18). This shift reflects both increased demand for townhomes by homebuyers and land use changes that allow for more diverse housing types. When accounting for planned developments in the pipeline, Wake Forest's housing inventory will increase to approximately 24,577 units by 2030 (Figure 21).

Looking at the past 5 years alone, the Town of Wake Forest has certified the construction of 524 new multifamily units, 778 single-family attached units, and 2,830 new single-family units since 2016, increasing the total housing stock by 41%.

THE TAKEAWAY

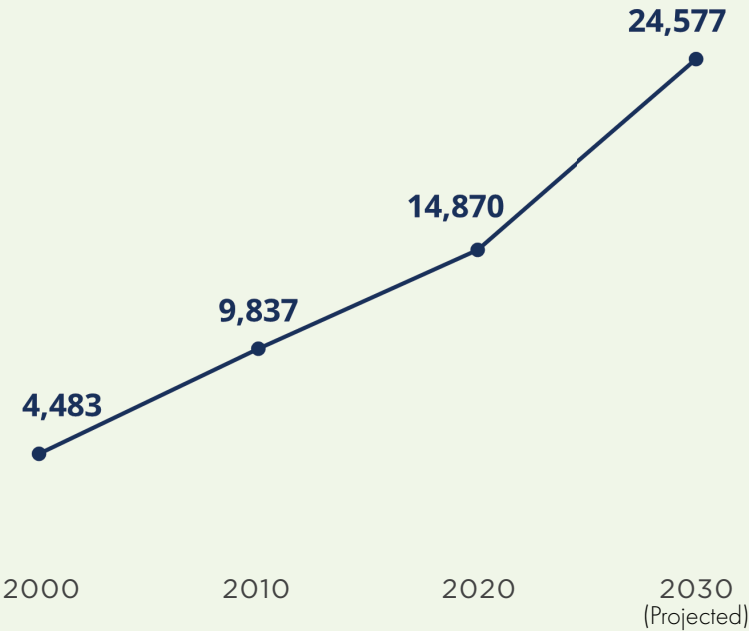
The character of Wake Forest's housing stock, albeit relatively young, has diversified in recent years as more single-family attached, or townhome, units are being built.

FIGURE 20: SHARE OF HOUSING UNITS BY NEW DEVELOPMENT TYPE IN WAKE FOREST 2016-2020



Source: Town of Wake Forest Planning & Inspections Department

FIGURE 21: HOUSING UNIT DEVELOPMENT IN WAKE FOREST 2000-2030



Source: Town of Wake Forest Planning & Inspections Department

Housing Conditions

Multifamily Housing

Multifamily rental housing built before 2000 has a more moderate price point, but the supply of this rental housing is limited. Below are three examples of existing multifamily developments that were built before 2000.

FIGURE 22: MULTIFAMILY DEVELOPMENTS IN WAKE FOREST BUILT BEFORE 2000



Source: CoStar

Below are four examples of upcoming multifamily developments.

FIGURE 23: UPCOMING MULTIFAMILY DEVELOPMENTS IN WAKE FOREST AS OF EARLY 2022



Source: CoStar

Housing Conditions

Rent Growth

Rents for all rental housing have been increasing steadily across the Research Triangle region (32% from 2015 to 2021, per Figure 24), in particular since the start of the COVID-19 pandemic. From 2020 to 2021 alone, rents increased by about 15%.

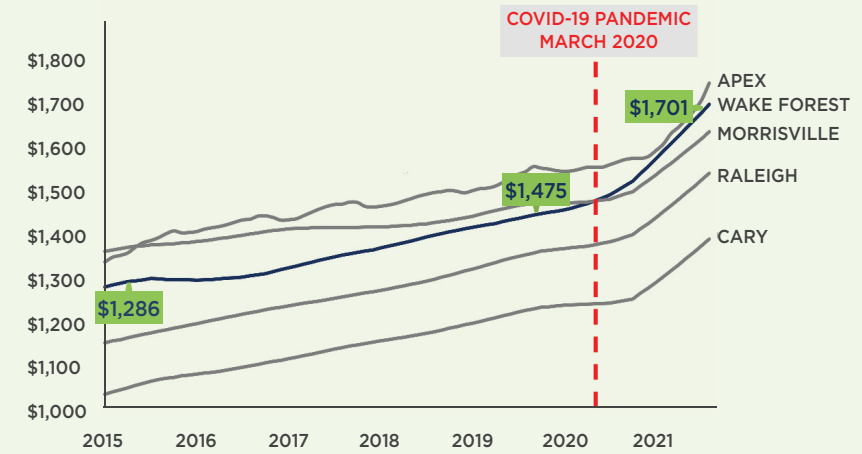
Rent increases in the region are consistent with national trends. Rents rose across the country as interest rates fell, supply chains were disrupted, and many people looked to relocate due to remote work. At the same time, new housing construction was disrupted, contributing to stagnating supply. The simultaneous increase in demand and stagnant housing supply resulted in rent increases.

This rent growth has further reduced the supply of housing available to low-income households. For example, a household earning \$40,000 can afford rent up to about \$1,000 per month. Between 2010-2020, Wake Forest added 2,152 homes that rent for more than \$1,000 per month, while the number of homes renting below \$1,000 per month only increased by 311 units (Figure 25).

THE TAKEAWAY

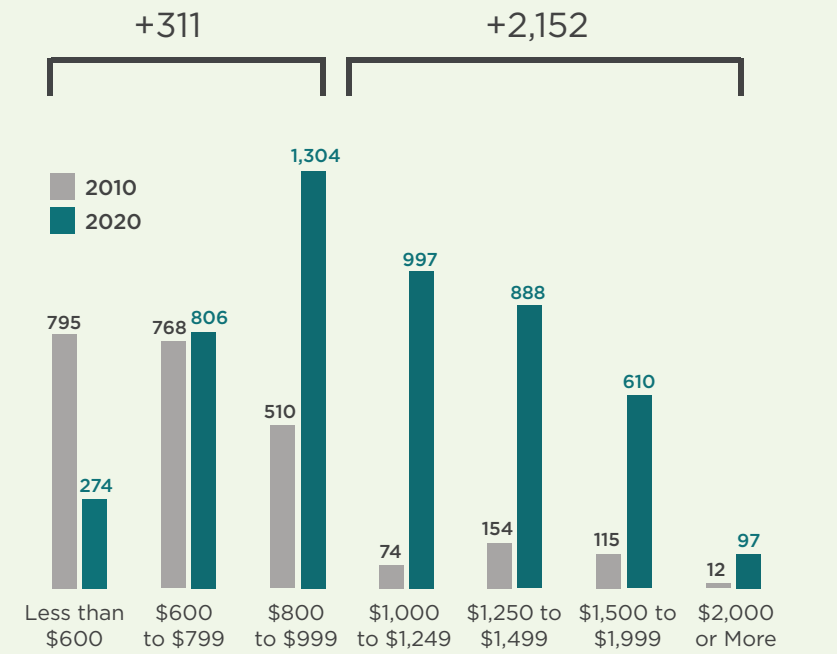
Rents were steadily increasing before the COVID-19 pandemic, but the median rent in Wake Forest has jumped over \$200 in the past two years alone.

FIGURE 24: MEDIAN RENT IN WAKE FOREST 2015-2021



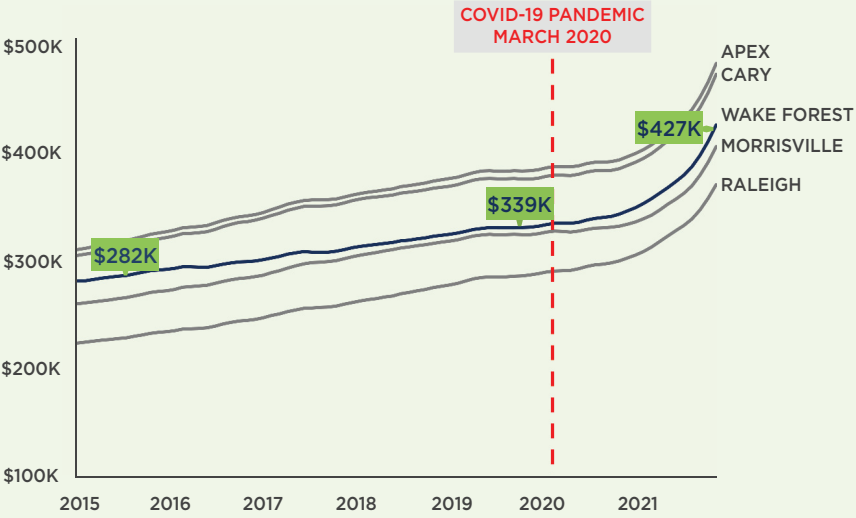
Source: Zillow

FIGURE 25: CHANGE IN RENTAL UNITS IN WAKE FOREST 2010-2020



Source: American Community Survey (ACS) 5-Year, 2010 2020

FIGURE 26: MEDIAN SALES PRICE IN WAKE FOREST 2015-2021



Source: Zillow

Housing Conditions

Sales Price

As with rental housing, the COVID-19 pandemic exacerbated rising costs for for-sale housing. In particular, for-sale homes with more square footage and open space witnessed unprecedented demand in Wake Forest and the Research Triangle region.

Home prices increased 61% between 2015 and 2021 in Wake Forest, with a 26% increase in prices since the onset of the COVID-19 pandemic (Figure 26). The median home price in 2021 was \$427,000, up more than 51% since 2015.

While new homes overall sell at an 11% premium, prices of older homes (built before 2010) have risen faster than that of new homes (Figure 27). Since the end of 2020, new homes have increased in value by about 9% while older homes have increased in value by about 24%.

Housing Conditions

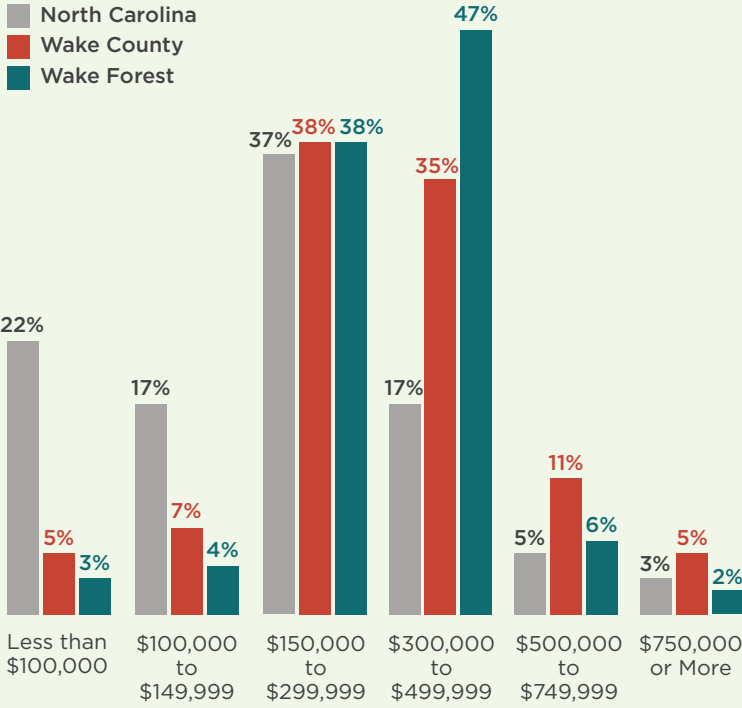
Home Value Growth

Today, the median home value among all owner-occupied homes in Wake Forest is \$314,000, higher than the median values for Wake County and North Carolina overall (Figure 28).

Almost half (47%) of owner-occupied homes in Wake Forest are valued between \$300,000 and \$499,000 (Figure 29). Rising homes values can lead to greater wealth for existing homeowners. However, rising home values also create a barrier to entry for low- and moderate-income households to become homeowners.

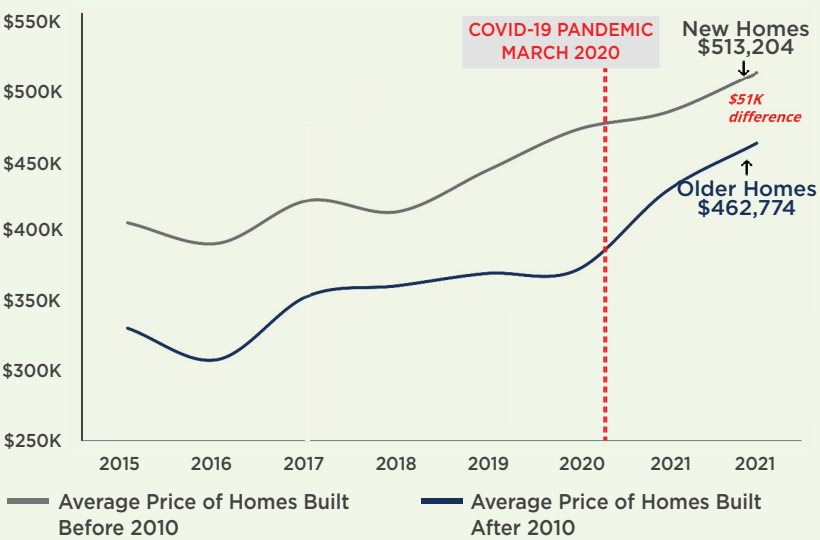
Of all homes sold between 2020-2021 in Wake Forest, only 26% were below \$300,000, the threshold for affordability for a median-income renter seeking to transition to homeownership (Figure 30).

FIGURE 29: HOME VALUES FOR ALL OWNER-OCCUPIED UNITS 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 27: AVERAGE SALES PRICES OF NEW AND OLDER HOMES IN WAKE FOREST 2015-2021



Source: Zillow

\$513,204

Average Sale Price of a New Home in Wake Forest 2021

\$462,774

Average Sale Price of an Older Home (pre 2010) in Wake Forest 2021

THE TAKEAWAY

The Wake Forest housing market has primarily catered to households looking for single family homes, and the Town contains a much smaller share of multifamily housing units than Wake County as a whole.

FIGURE 28: MEDIAN HOME VALUE FOR ALL OWNER-OCCUPIED HOUSING UNITS

2015 → 2020
\$155K → \$182K
North Carolina

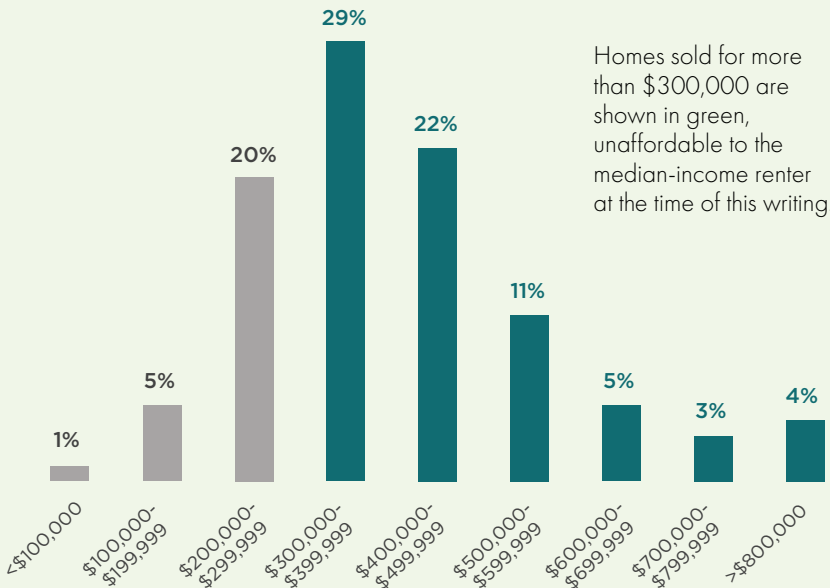
\$234K → \$302K
Wake County

\$267K → \$314K
Wake Forest

THE TAKEAWAY

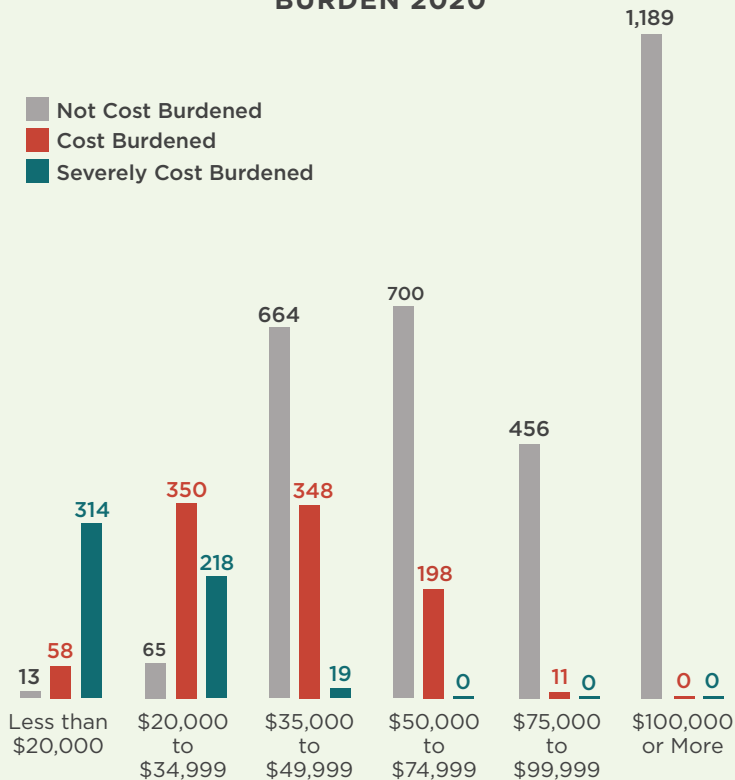
Home values are higher in Wake Forest than in Wake County or North Carolina overall.

FIGURE 30: SHARE OF HOMES SOLD IN WAKE FOREST BY PRICE POINT 2020



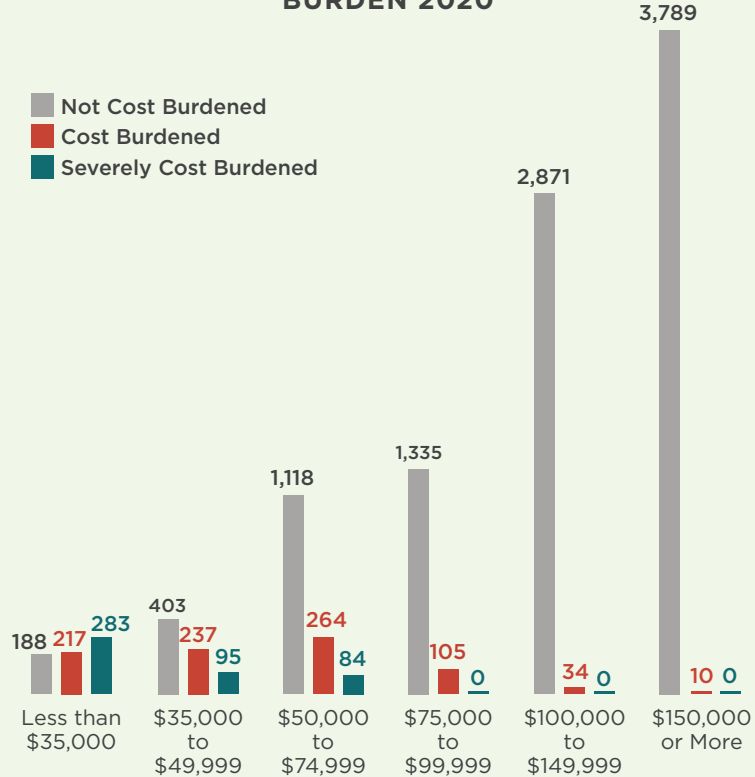
Source: Zillow

FIGURE 31: RENTER HOUSEHOLDS IN WAKE FOREST BY INCOME AND DEGREE OF COST BURDEN 2020



Source: American Community Survey (ACS) 5-Year, 2020

FIGURE 32: HOMEOWNER HOUSEHOLDS IN WAKE FOREST BY INCOME AND DEGREE OF COST BURDEN 2020



24 Source: American Community Survey (ACS) 5-Year, 2020

Housing Needs

Based on data analysis, community engagement, and stakeholder feedback, Wake Forest’s most pressing housing needs fall into three major categories: rental affordability, access to homeownership, and displacement pressure - all disproportionately impacting Black, lower-income, and older Wake Forest residents.

Rental Affordability

Among the 4,701 renter households in Wake Forest, over 30% are cost burdened and almost 12% are severely cost burdened. The vast majority of renters making less than \$20,000 per year pay more than 50% of their income in rent (Figure 31). Single-parent and senior households both face disproportionate rental cost burdens. By comparison, among the 11,033 households that own their homes, 12% are cost burdened (Figure 32).

Access to Homeownership

The majority of Wake Forest residents are currently homeowners. However, housing cost burden for almost every category of resident increased in the past 5 years, with cost burdens for **Black homeowners** increasing by 24%. **Senior homeowners** are also particularly cost burdened, making it difficult for them to age in-place.

Even if households can afford their rent or mortgage, they may struggle to pay other crucial housing costs, such as property taxes, home repairs, utilities and insurance.

Housing Needs

Across most income levels, homeownership rates are decreasing (Figure 33), with one exceptions. The increase in homeownership for households earning less than \$20,000 is likely due to an influx of retirees who earn fixed incomes.

While decreasing homeownership rates can be partially attributed to personal preferences, surging costs are pushing some households out of the housing market. Housing cost burdens for almost every category of resident increased in the past 5 years, with cost burdens for Black homeowners increasing by 24%. Senior homeowners are also particularly cost burdened, making it difficult for them to age in-place.

Today, the gap between the median renter income in Wake Forest and the income required to own the median-priced home is about \$25,000 and widening (Figure 34). Homeownership is increasingly out of reach for first-time homebuyers, which can negatively impact the ability of those households to build wealth over time.

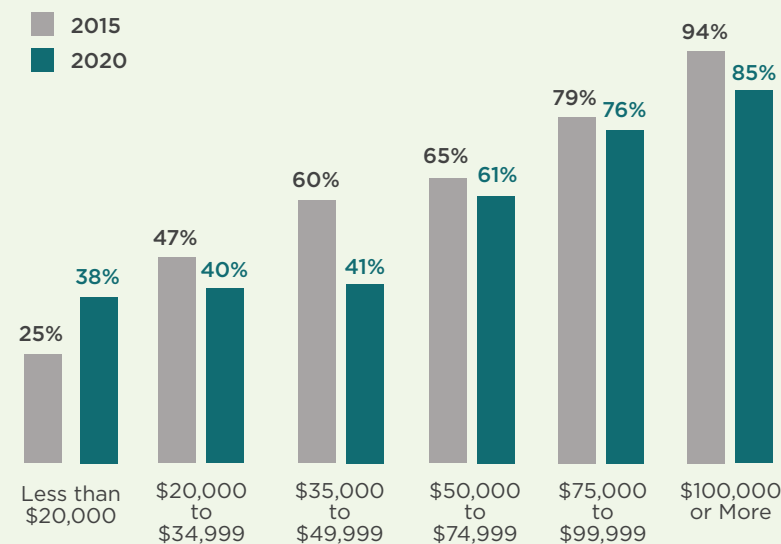
Displacement Pressure

Soaring cost and insufficient housing supply can lead to displacement of existing residents. Housing displacement refers to forced or involuntary movement from a household’s place of residence.

Forced Displacement: When a move is spurred by a physical or legal force that compels a household to vacate their home. Residents may be forced out by lease non-renewals, evictions, foreclosure, or natural disasters.

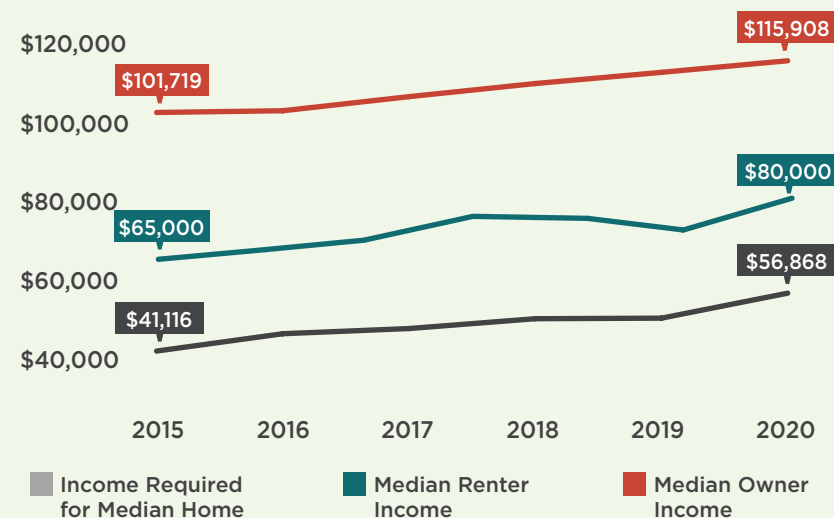
Pressured Displacement: When a household leaves their home because remaining is untenable. Residents may move because of housing cost burdens, poor housing quality, or unsafe neighborhood conditions.

FIGURE 33: HOMEOWNERSHIP RATE IN WAKE FOREST BY INCOME LEVEL 2015-2020



Source: American Community Survey (ACS) 5-Year

FIGURE 34: INCOME AT WHICH MEDIAN HOME IS AFFORDABLE IN WAKE FOREST 2015-2020



Source: Zillow, American Community Survey (ACS) 5-Year

Housing Needs

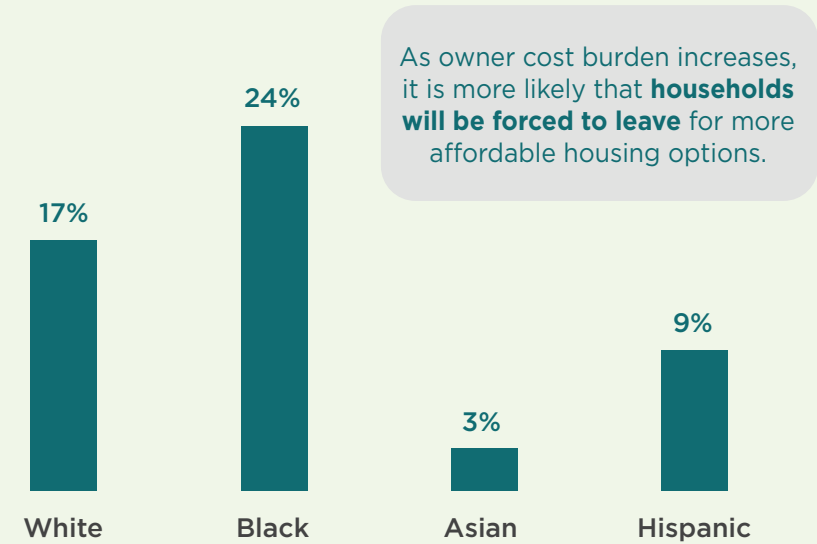
Wake Forest is currently seeing isolated instances of displacement but is at risk of greater displacement. Forced displacement has occurred in isolated incidents, such as in the sale and pending re-development of Wellington Park, Wake Forest's only mobile home park. As undeveloped land is increasingly unavailable in Wake Forest, developers will look to purchase land that can be re-developed, which often contains older housing stock that is not covered by a historic district. Pressured displacement is at risk of occurring for older homeowners and long-term residents who are experiencing growth in property taxes and are often living on fixed incomes.

Based on the findings of the assessment and the community survey, there are two household groups who may be at risk of displacement if market pressure continues to build without affordable housing options: low- income renters facing severe housing cost burden (Figure 31), particularly senior renters; and senior homeowners, particularly Black senior homeowners. Black homeowners in general are facing a faster rate of cost burden increase (24%), which can lead to pressured displacement (Figure 35).

THE TAKEAWAY

Rental affordability, access to homeownership, and displacement pressure are the three major challenges facing the Wake Forest housing market. All three challenges disproportionately impact Black, lower income and older Wake Forest residents.

FIGURE 35: CHANGE IN OWNER COST BURDEN BY RACE AND ETHNICITY IN WAKE FOREST 2015-2019

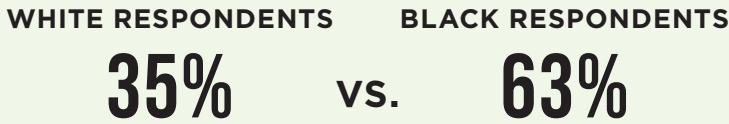


Source: American Community Survey (ACS) 5-Year, Public Use Microdata (PUM)

FIGURE 36: WAKE FOREST PUBLIC SURVEY RESPONSES 2021

Public survey results help illustrate the racial disparity in the housing market:

Share of survey respondents who struggle to find housing in the neighborhood they want to live in:



Source: Wake Forest Housing Affordability Plan Public Survey

Barriers to Housing Affordability

Wake Forest faces a set of key barriers to addressing long-term housing affordability. This Plan presents a range of strategies and tools to address these barriers.

Competition with Higher Income Households

As of 2021, the four most common jobs in Wake Forest paid wages below \$76,000, which is the Raleigh Metro Area's median income for a household of four, according to the U.S. Department of Housing and Urban Development. Meanwhile, the four fastest growing occupation sectors in the region earn more than the average current wage in Wake Forest. Higher income households moving in to Wake Forest can bid up the costs of existing housing when supply is not keeping up with demand, which makes it difficult for moderate and low-income households to compete.

Limited Affordable Housing Options

Despite growth in housing inventory, Wake Forest's supply of housing has not kept pace with demand at diverse price points. The town is losing affordable entry-point homes, or "starter homes", for new owners, which often include young families. Adding to this issue, new housing production has been almost entirely market-rate, serving new renters and owners with higher incomes.

Wake Forest has 1,641 existing subsidized rental housing units to serve low-income households, according to the

National Housing Preservation Database. The inventory of affordable housing units is generally older in Wake Forest (Figure 37). Crenshaw Trace, a 36-unit, income-restricted property for seniors, was completed in late 2021 and is the first subsidized development added since 2016.

Development Barriers

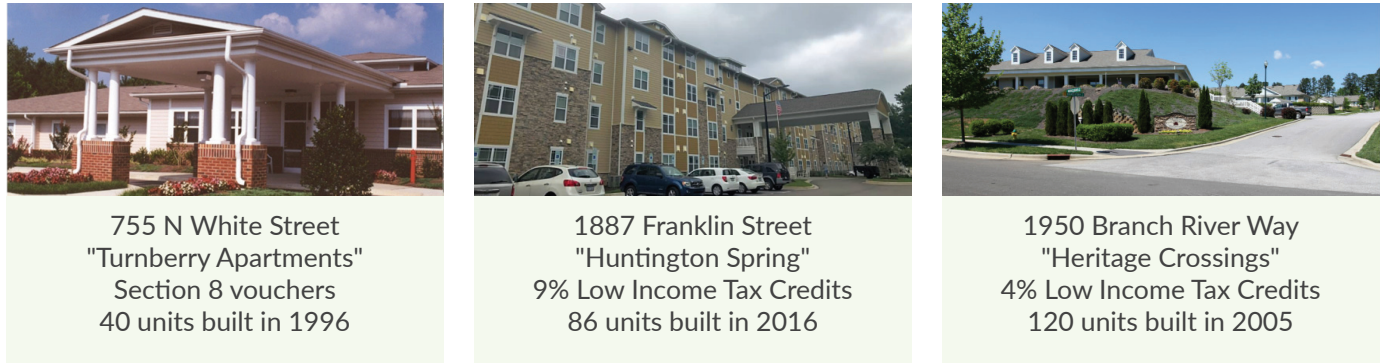
The central cost drivers for new housing is construction costs, including the cost of land. The costs to build housing have continued to rise at a quicker pace in the Triangle than most regions nationally. Rising housing costs pose a challenge for households on fixed incomes, such as seniors or single-parent households.

The Town does not currently offer specific, clearly defined incentives or requirements for developers who are interested in including affordable units in their developments, which means that the Town may miss opportunities to increase the affordable housing inventory through new development. Additionally, market demand for certain amenities, such as parking, increase the cost to build housing, which is largely unavoidable in a town that has limited public transit options.

THE TAKEAWAY

Competition with higher income households, limited housing supply, and hindrances to development are key barriers to affordable housing.

FIGURE 37: EXISTING AFFORDABLE RENTAL HOUSING SITES IN WAKE FOREST



Source: National Housing Preservation Database (NHPD)

COMMUNITY
ENGAGEMENT

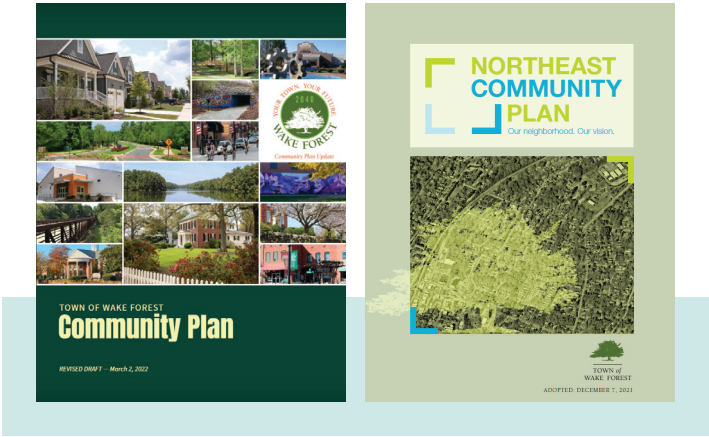
Planning Context

The Housing Affordability Plan builds on the housing needs captured in previous planning efforts, including the 2021 Northeast Community Plan.

Overview

Planning efforts, findings, and recommendations established in Wake Forest. The following past planning efforts shaped policies and goals that informed this plan, including:

- Community Plan (2022)
- Northeast Community Plan (2021)



While each of these plans provide critical policy recommendations directed at improving the Town’s housing affordability, the Northeast Community Plan elaborates in more depth on the serious displacement pressures being felt by the Town’s largest African American neighborhood.

Community Plan (2022)

The Community Plan includes sustainable growth strategies with a focus on providing open space and preserving Wake Forest's small town character. The Plan recognizes the need for mixed uses that promote active residential areas and downtown growth, including transit-supportive residential development. The Residential Areas Plan specifically highlights nine areas with opportunities to increase the diversity of housing types in Wake Forest, particularly in infill development areas.

The Northeast Community Plan (2021)

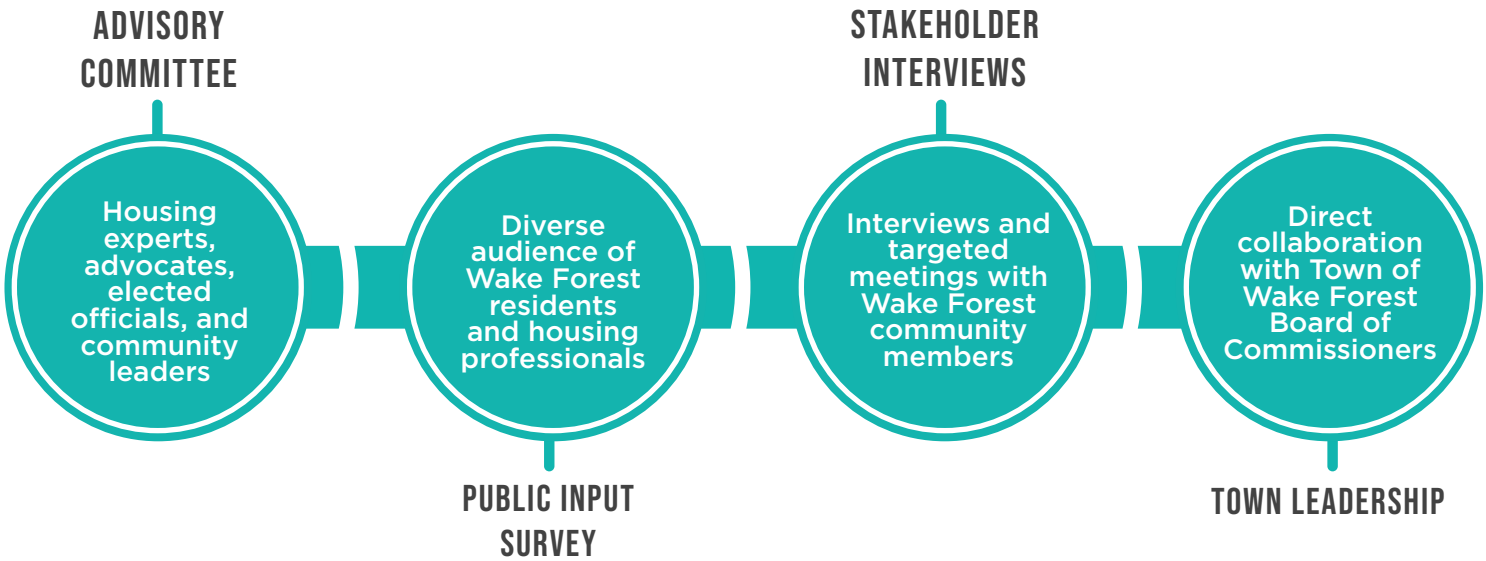
The Northeast Community was established by formerly enslaved African Americans after the Civil War and remains predominantly Black today. The Plan for the historic Northeast Community studied the 315-acre district’s plateauing population in comparison to Wake Forest’s rapid growth as well as the area’s declining share of Black households. Despite these challenges, the Plan highlights that this area remains relatively affordable with its smaller home sizes and older housing stock. The Town engaged leaders from the Northeast Community to incorporate their insight into this Housing Affordability Plan.

Among its recommendations, the Plan sought to provide a variety of affordable housing options (ownership and rental) created via new and infill residential developments, identify opportunities for commercial development along North White Street, and build the community’s capacity for economic stability. Its future land use goals promote sustainable urban growth opportunities and target areas nearest downtown for medium-density housing, commercial development, and mixed uses.

This Housing Affordability Plan included engagement with multiple stakeholders within the Northeast Community including homeowners, renters, community leaders and advocates. Participants expressed concerns about rising rents, property taxes, and displacement pressures, which resonated with the experiences of seniors and non-white communities across Wake Forest.

Plan Outreach

There were four engagement components during the development of this Plan.



Advisory Committee: The Town of Wake Forest engaged an Advisory Committee throughout the process comprised of housing experts, community and organizational representatives, agency representatives, and affordable housing development professionals.

Public Input Survey: The Town of Wake Forest completed a public survey to gauge the housing issues that residents experience and their perspective on the role of the Town in addressing these issues.

Individual Interviews: The Town of Wake Forest conducted interviews and held targeted meetings throughout the process to ground-truth findings and gather feedback on housing tools and potential implementation challenges. Over the course of the 10-month period, the Town spoke with local housing experts to understand the full picture of housing needs in Wake Forest.

Engagement with Town Leadership: The Town of Wake Forest solicited feedback and input from the Board of Commissioners throughout the process.

ENGAGEMENT OVERVIEW



This Plan captures a broad range of perspectives and housing needs. This input was crucial to developing the goals and strategies developed for this Plan.

Plan Outreach

The public survey provided insight on housing needs for different populations.

Seniors' Input on Housing Needs

The Town of Wake Forest engaged Senior members of the community to analyze their housing needs and concerns. Seniors living on fixed incomes have been disproportionately affected by the rise in home prices. 52% of renter households with seniors are cost burdened. Seniors who own their own homes are increasingly affected by rising property taxes and the costs of home repairs.

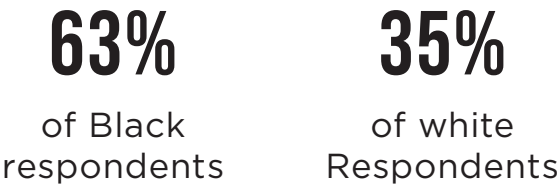
Some senior community members report being harassed and pressured to sell their homes. Intimidation mail, texts, and phone calls create a hostile living environment for seniors already struggling with housing affordability.

Public Survey Results

Respondents shared both their perspective on housing issues in Wake Forest and the role that they think the Town should play.



Share of respondents who struggle to find housing in the neighborhood they want to live in:



SELECTED SURVEY QUOTES

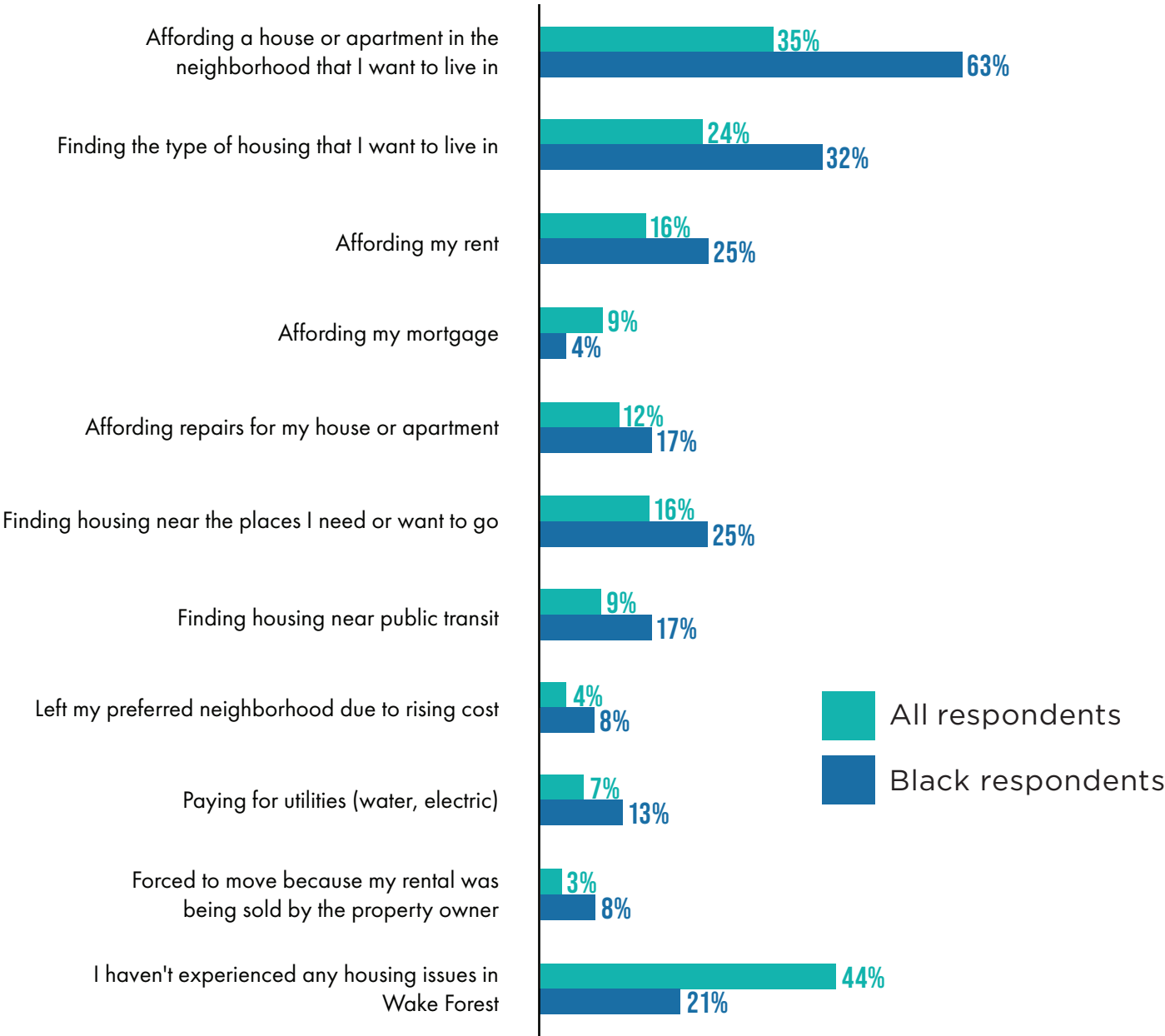
- “ Rent was \$450 per month. It is now \$900 per month. ”
- “ My adult children cannot find housing that is affordable. Rent is too high. ”
- “ Currently homeless, did rent until house sold last month. ”
- “ Substandard rental housing, no washer/dryer, inadequate lighting, pests. ”
- “ Need affordable housing for police force, first responders, and low income “employed” in need. ”

Plan Outreach

Public Survey Results

Survey respondents expressed that housing affordability is a challenge in Wake Forest. Black respondents expressed higher levels of concern about housing issues, and the majority of respondents expressed that they have struggled to find a house or apartment in the neighborhood they want to live in (Figure 38).

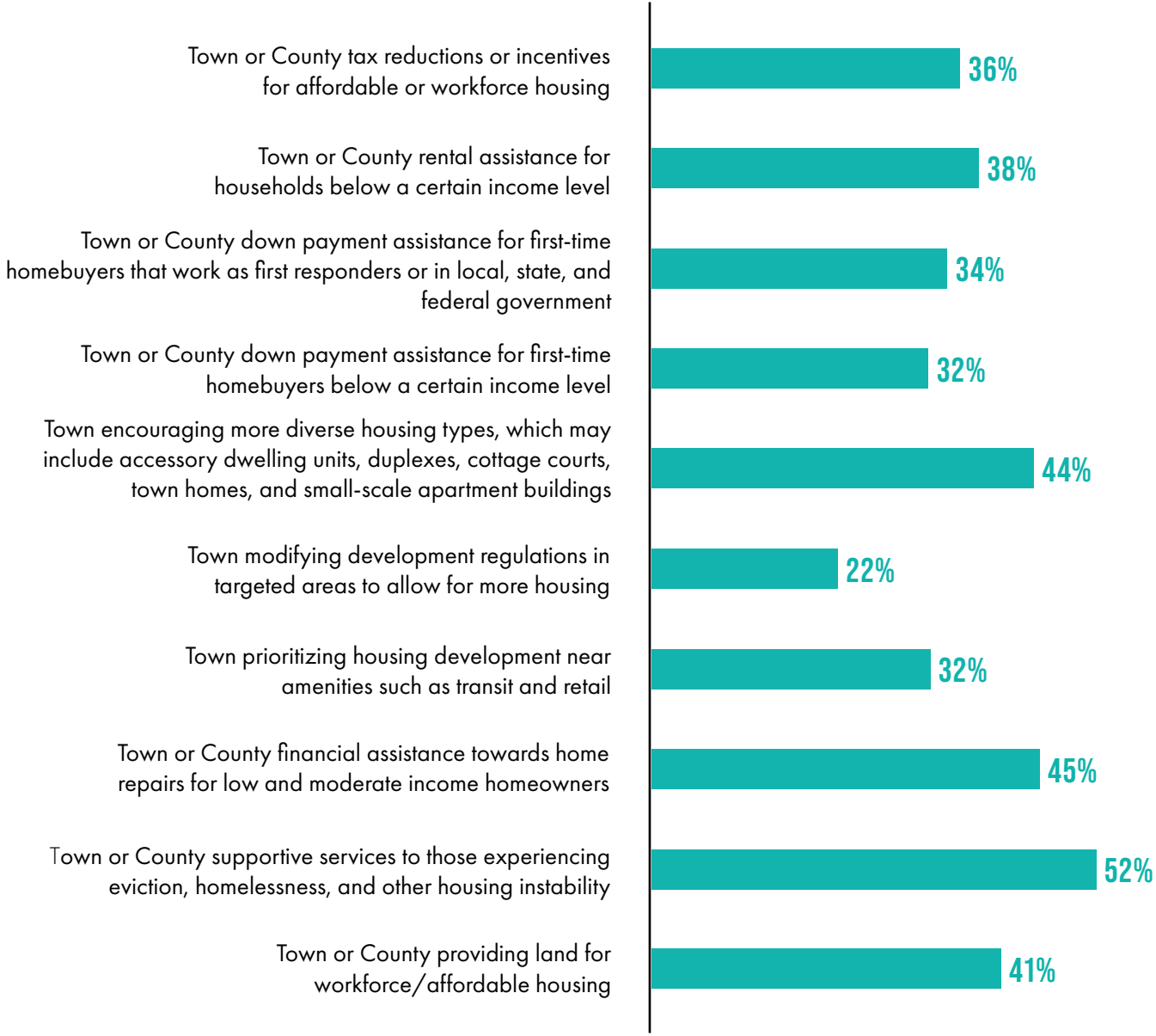
FIGURE 38: SURVEY RESPONSES TO QUESTION: WHAT HOUSING DIFFICULTIES HAVE YOU EXPERIENCED IN WAKE FOREST?



Plan Outreach

73% of survey respondents think the Town should be somewhat or very involved in creating affordable or workforce housing opportunities within the community. When asked about the range of tools presented in Figure 39, supportive services, home repairs, and encouraging more diverse housing types received the most support.

FIGURE 39: SURVEY RESPONSES TO: SELECT THE STRATEGIES THAT YOU WOULD SUPPORT TO ADDRESS HOUSING AFFORDABILITY



TAKING ACTION

Influences

Housing affordability is influenced by both market forces and local regulations and investments.

Market Limitations

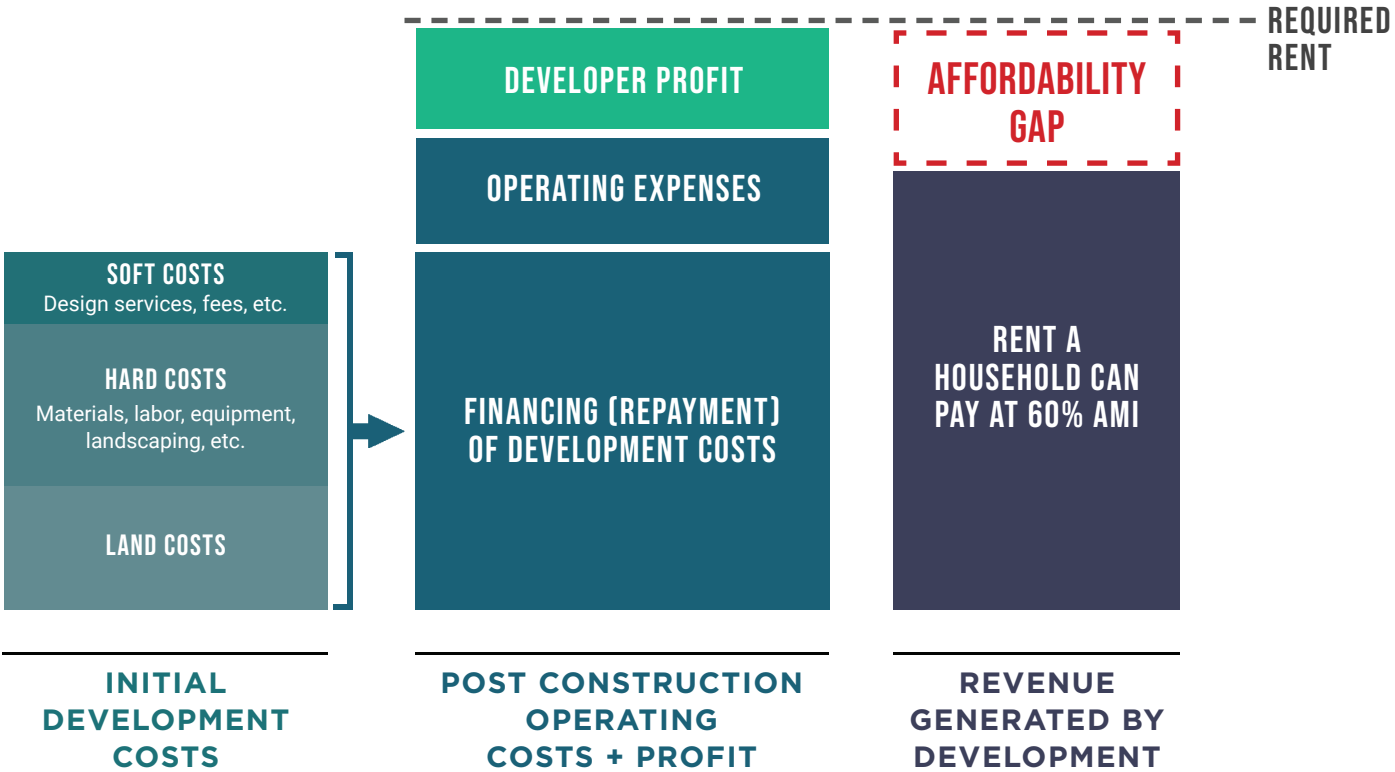
In both rental and for-sale housing, the market alone cannot adequately address the affordability issues that Wake Forest residents face. In the case of rental housing, market-rate rents are largely determined by both the cost to build housing, including the price of land, and the cost to operate housing. Because of quickly growing land costs, market-rate rents are higher than what many low- and moderate-income households can afford.

Costs of development are paid for with financing. Repayment of that financing and operating expenses make up the ongoing **operating costs** of the property. In turn, operating costs determine the **revenue**, or rent, required to make the project viable.

In high-growth markets with high land values, rents will always be more than what most low-income households can pay because wages have not kept up with rising costs (Figure 40). The same applies to for-sale housing: increasing land values in high-growth markets increase the cost to develop new housing.

State and local governments often establish policies and regulations that increase the costs of new housing without considering the impact those policies have on prices (e.g. impact fees, policies that limit the number of units that can be built). State and local governments can also create policies and regulations that reduce development costs, which may increase the affordability of new housing.

FIGURE 40: ECONOMICS OF RENTAL HOUSING DEVELOPMENT



Influences

The Town of Wake Forest can modify its regulations and deploy funds to meet affordable housing needs.

Local Regulations

Wake Forest can focus efforts on meeting needs not met by the market or by state and federal programs through the creation of policies and regulations that indirectly reduce development and operating costs or directly offset the cost to build, increasing affordability.

The Town of Wake Forest already influences the regulatory environment in which developers make decisions and disseminates information to developers, key service provider partners, and residents. Examples include zoning regulations (minimum parking standards, maximum residential density, regulation of uses, etc.), the development review process, building design standards, and the building permit process.

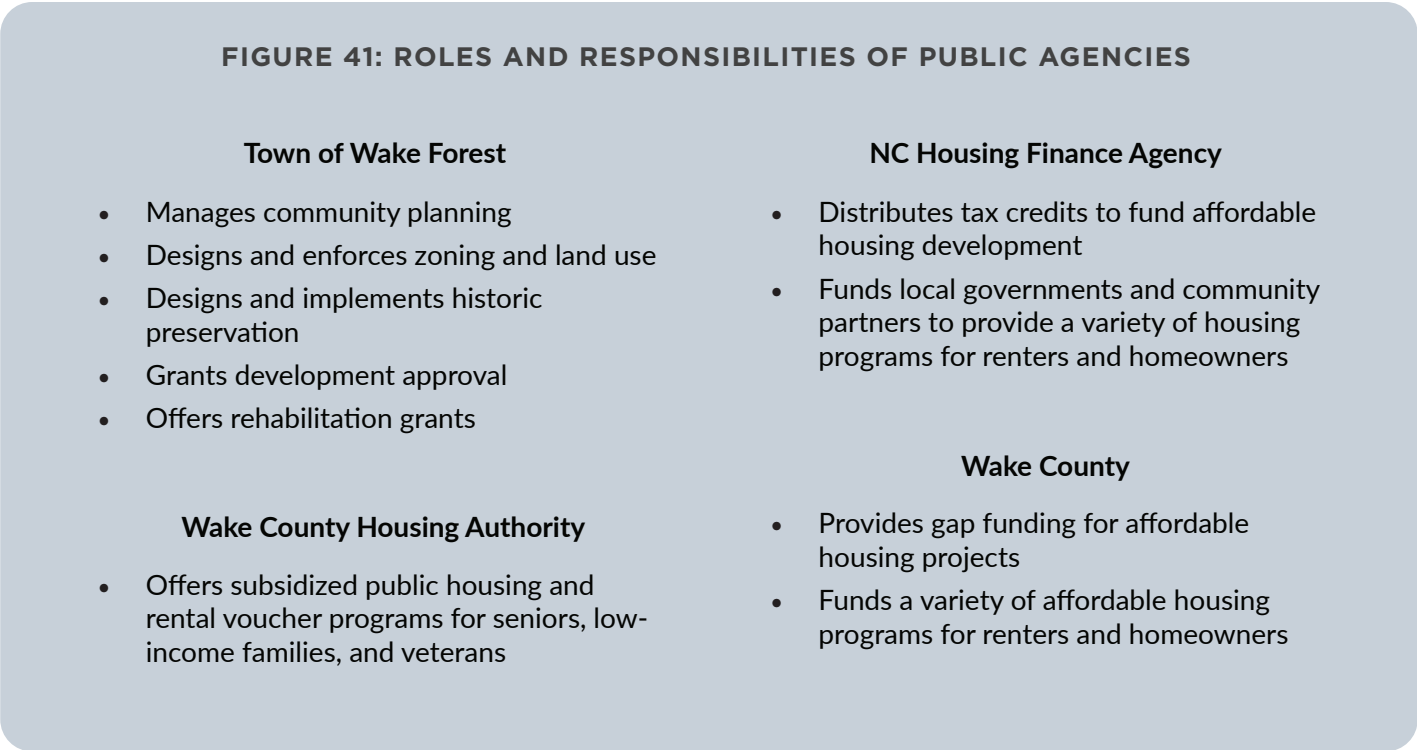
These policies and regulations are often put in place by municipalities to achieve specific community goals and ensure the health, safety and welfare of its citizens. However, communities must remain cognizant of the regulatory hurdles that contribute to the overall cost of housing. If unbalanced, these policies and regulations can greatly exacerbate affordability issues.

In general, housing developers speak highly of working with the Town through the development approval process, which suggests a willingness to continue to build housing in Wake Forest to meet demand.

Housing Ecosystem

State and County agencies, local developers, and community partners all play different roles in addressing housing needs in Wake Forest (Figure 41). Because the Town is limited in it's overall ability to meet housing demand, partnerships and outside investments are an important part of this Plan.

Existing government programs to support housing affordability do not fully address affordability needs in Wake Forest. These include a number of housing programs administered by Wake County and funded by the State, as well as other State and Wake County programs. The Town of Wake Forest can leverage these programs and play a role in connecting residents to existing resources while also considering local regulations and targeted investments that are within the Town's control to increase affordability.



Influences

Each partner plays a crucial role in connecting both renters and homeowners to housing programs and services.



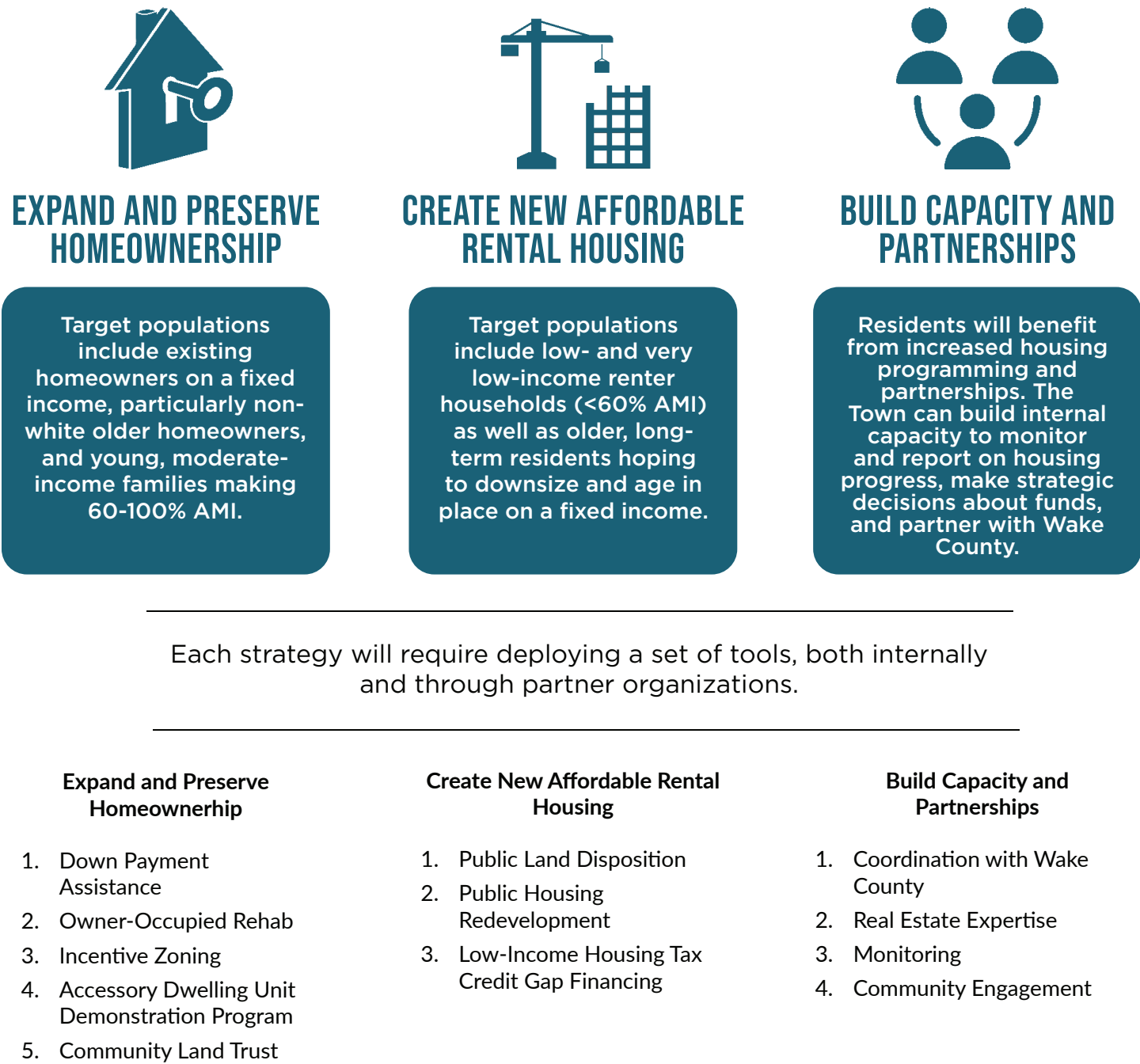
Overarching Strategies

There are three primary housing strategies that the Town of Wake Forest can pursue now to help address housing needs.

Overview

The following strategies are well-suited to meet Wake Forest's specific housing needs based on local context and capacity, available funding and community and stakeholder engagement (Figure 43).

FIGURE 43: PROPOSED HOUSING AFFORDABILITY STRATEGY OVERVIEW



Strategy 1: Expand and Preserve Homeownership



The Town can help existing homeowners stay in their homes and support entry for moderate income first-time homebuyers.

Overview

Wake Forest is experiencing a deficit in affordable homeownership opportunities. To address this issue, the Town can consider using the following land use programs to create and preserve homeownership opportunities. These programs would necessitate annual funding commitments, and should be adjusted over time to adapt to changing costs and changing housing needs and priorities.

TABLE 1: HOMEOWNERSHIP TOOLS OVERVIEW

The Town can consider these tools to expand access to homeownership.

Program	Summary	Affordability Target
Down-Payment Assistance <i>Page 40</i>	Reduce the upfront costs of purchasing a home for first-time homebuyers and provide homebuyer counseling.	~ 60% AMI
Community Land Trust <i>Page 41</i>	Preserve long-term affordability of homes and provide access to wealth creation to low and moderate-income residents.	< 80% AMI
Owner-Occupied Rehab <i>Page 42</i>	Ensure that income-qualifying homeowners can make necessary repairs to make their homes safe and durable.	< 80% AMI
Incentive Zoning <i>Page 43</i>	Incentive zoning programs spur developers to include affordable homes in market-rate developments, often in exchange for incentives such as bonus density or reduced requirements.	< 60% AMI
Accessory Dwelling Unit Demonstration Program <i>Page 44</i>	Publish a menu of design concepts compatible with housing stock to reduce design costs and allow for expedited permitting to promote development.	< 80% AMI

Strategy 1: Expand and Preserve Homeownership

Down-Payment Assistance (DPA) Program

Program Overview

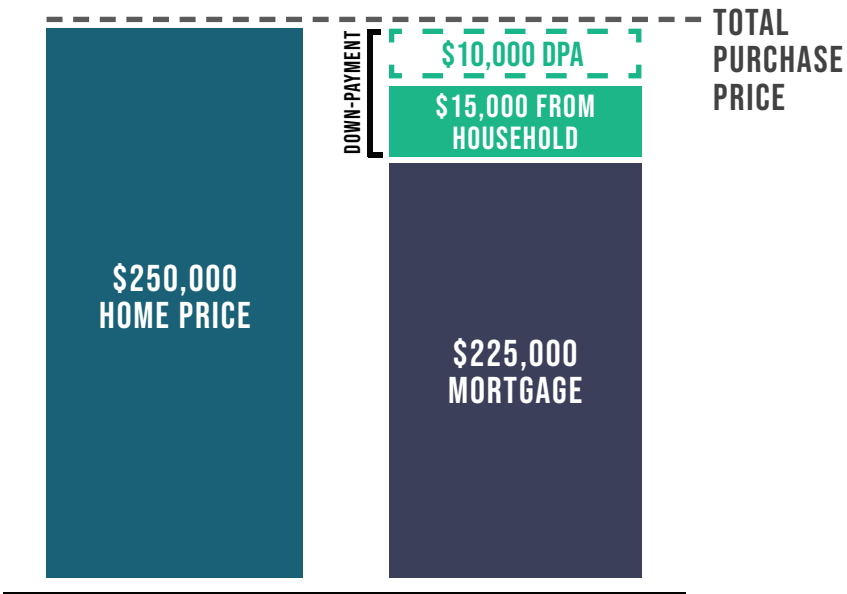
The Town can allocate funding for a supplemental Down-Payment Assistance (DPA) program that can be layered with Wake County’s DPA program, increasing access to homeownership for moderate-income buyers (Figure 45).

Wake County has a strong DPA program, but it alone does not offer enough subsidy to close the gap to make a down payment on a home for many households. To support households that can afford monthly mortgage payments, but do not have sufficient savings for a down payment, the Town can allocate \$7,000-\$15,000 per household.

How Does it Work?

Down-Payment Assistance reduces the upfront costs of homeownership through grants or forgivable loans. These grants or loans go to income-qualified households to cover a portion of the down payment and closing costs for a home. DPA is typically paired with homeownership counseling to prepare first-time buyers for the full costs of housing, including utilities, insurance, and maintenance.

FIGURE 45: DOWN-PAYMENT ASSISTANCE EXAMPLE (60% AMI)



IMPLEMENTATION

1. Set program budget and periodically reevaluate annual allocation within the Town’s budget.
2. Work with Wake County to align the rules and regulations.
3. Identify a community partner to conduct outreach to potential homebuyers to create a pipeline of residents who can participate in the program.
4. Connect residents to homebuyer counseling, through Wake County program or other non-profit partners.

Strategy 1: Expand and Preserve Homeownership

Community Land Trust (CLT)

Program Overview

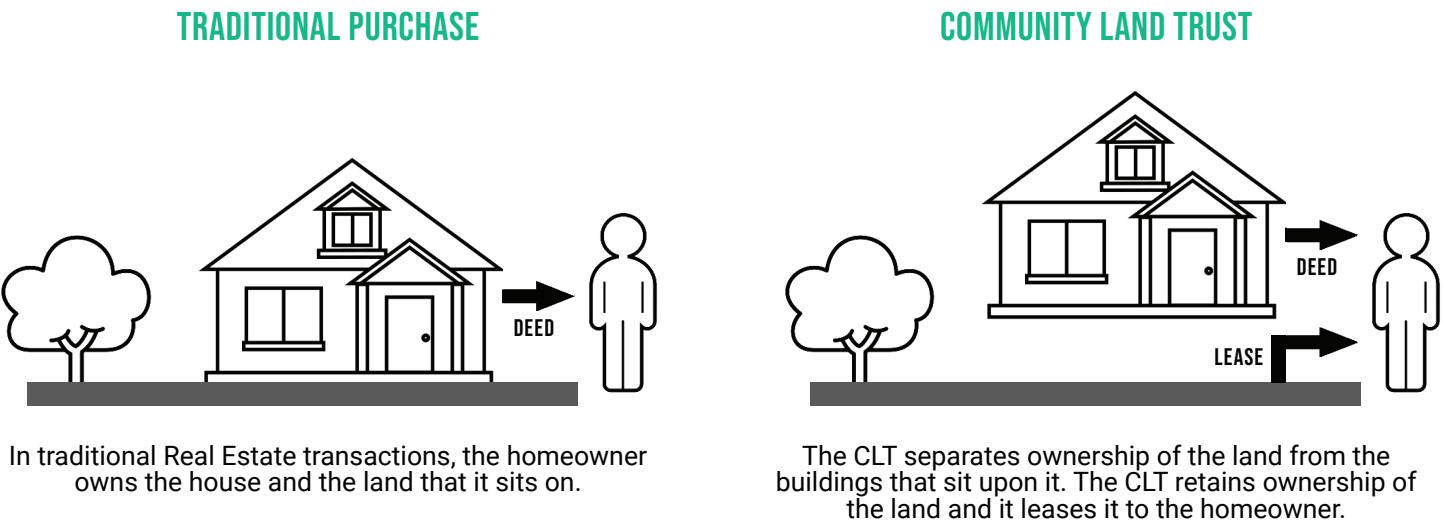
The Town can give land to or subsidize the purchase of land by a Community Land Trust (CLT). In doing so, it is recommended that Wake Forest partner with established CLTs. While the Raleigh Area Land Trust (RALT) is the only Trust currently active in Wake Forest, others may emerge over time.

How Does it Work?

CLTs create opportunities for perpetually-affordable homeownership for low- and moderate-income households by selling homes at a lower cost to income-qualified buyers. Community partners like the RALT purchase and rehabilitate homes, then resell the homes while maintaining ownership of the land (Figure 46). As an example, RALT currently targets families earning 80% AMI or less and properties with a maximum price of \$250,000.

To ensure affordability, restrictions are placed on the resale price of homes. While this limits the homeowner’s ability to build home equity through land value appreciation, they still gain equity and benefit from modest value appreciation and the stability that homeownership can offer.

FIGURE 46: COMMUNITY LAND TRUST EXAMPLE



IMPLEMENTATION

1. Set budget for annual CLT program allocation or identify land to sell at a discount.
2. Determine the Town’s requirements for land or subsidy given to a CLT, such as affordability level.
3. Release a Request For Proposals to existing CLTs to apply for the Town’s inventory of available land or funding.

Strategy 1: Expand and Preserve Homeownership

Owner-Occupied Rehab (OOR)

Program Overview

Wake Forest currently has an OOR pilot program designed to target households in the Northeast Community earning 80% or less of the Raleigh MSA's AMI. Rebuilding Together of the Triangle and the Northeast Community Coalition, two local non-profits, run the program on behalf of the Town. Qualifying participants can earn grants of up to \$15,000 per household to fund critical home repairs. Wake Forest should complete the current pilot program and evaluate any rules and regulations that need to be updated to increase impact, including the program's total funding allocation. Increasing the program's budget could allow the Town to include other expenses, like energy retrofits, as eligible costs. The Town can also use its non-profit partners to coordinate closely with Wake County to ensure that residents are connected to the right programs and that the Town's program is additive to and not duplicative of Wake County's program (Table 2).

TABLE 2: OOR PROGRAMS AVAILABLE TO WAKE FOREST RESIDENTS

Program	Description	Populations Served
Wake County Elderly and Disabled Homeowner Grants	Modest home repairs to assist with mobility or retrofits.	Elderly and disabled homeowners making up to 50% of Area Median Income (AMI)
Wake County Emergency Grant Program	Home repairs including heating, well/septic, roof, and electrical hazards.	Homeowners earning up to 40% of AMI
Wake Forest Housing Rehabilitation Program	\$50,000 dedicated for an initial one-year term, up to \$15,000 per household. Rebuilding Together of the Triangle has been selected to run the program.	Northeast Community households making up to 80% of AMI

IMPLEMENTATION

- Periodically evaluate annual allocation of OOR program funds.
- Engage non-profit partners to coordinate with Wake County's program managers.
- Coordinate with partner organization to ensure that Wake Forest residents know about and can apply for Wake County funding.
- Reevaluate the program on an ongoing basis to set terms that are complementary to Wake County's program.

Strategy 1: Expand and Preserve Homeownership

Incentive Zoning

Program Overview

The Town can create an Incentive Zoning policy to increase the production of affordable units as part of new market-rate development.

In a strong market, an Incentive Zoning program will both increase the number of affordable units and support the development of mixed-income neighborhoods, which can advance access to opportunity for low-income and minority households. The Town can achieve Transit-Oriented Development (TOD) goals by incentivizing affordability and density along future public transportation routes.

Today, many North Carolina municipalities accept rezoning applications that voluntarily propose inclusion of affordable units as a condition for approval, which are evaluated on a case-by-case basis. Mandating inclusion of affordable units for proposed developments is prohibited under state law.

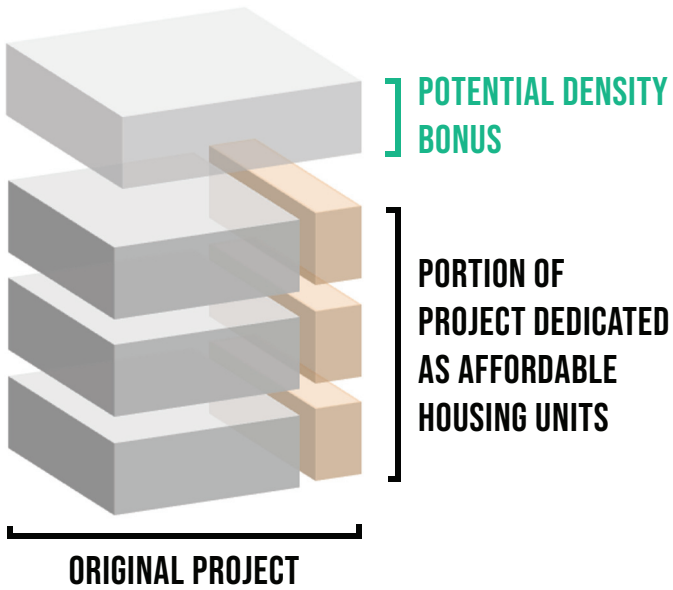
Oftentimes, voluntary inclusion of affordable units makes a rezoning application more palatable in the eyes of the governing body. However, the lack of consistency for this process and the uncertainty of approval is a challenge for developers.

How Does it Work?

The Town would incentivize developers to include affordable homes in market-rate developments by offering density bonuses (Figure 47), reduced zoning regulations (e.g. setbacks, allowable lot coverage), reduced fees or procedural incentives geared towards expediting review times. Further analysis is needed to determine program design.

A density bonus is one way to incentivize the creation of affordable units in a development.

FIGURE 47: DENSITY BONUS DIAGRAM



IMPLEMENTATION

- Study development and affordability targets for the voluntary incentives.
- Analyze the feasibility and effectiveness of different incentive structures.
- Calibrate the incentives to adequately address the Town's market conditions.
- Plan in coordination with future transit infrastructure.
- Monitor and adjust requirements over time to reflect changing market conditions.

Strategy 1: Expand and Preserve Homeownership

Accessory Dwelling Unit (ADU) Demonstration Program

Program Overview

The Town can fund and facilitate an Accessory Dwelling Unit (ADU) demonstration program, piloting the construction of secondary units on single-family property lots. ADU demonstration programs are designed to increase the feasibility and likelihood of homeowners creating secondary units on their properties and address current barriers to creation, such as unclear building code requirements, high costs or a complex permitting process. Through the demonstration program, the Town would pilot a program with a small number of homeowners to build a second, affordable home on the same property as a single-family home (Figure 48). With the Town’s oversight, a selection of homeowners would utilize the Town’s ADU resources and rent their second homes at affordable rates. This creates revenue for homeowners, helping them to stay in their homes.

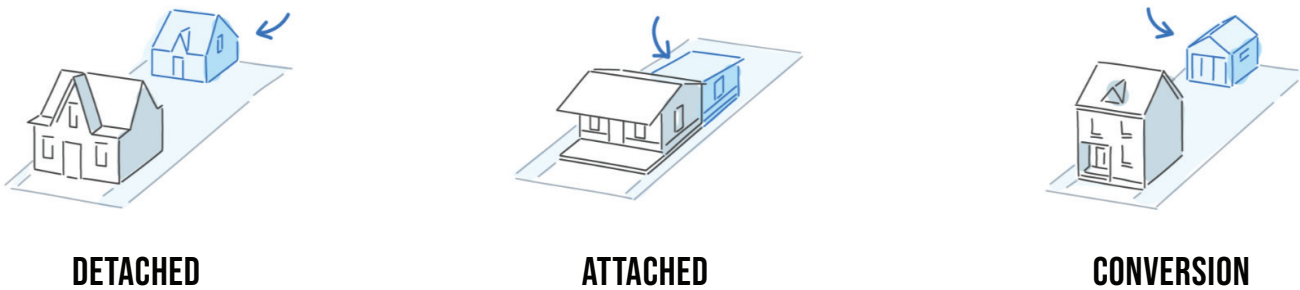
How Does it Work?

“Soft Cost” Reduction: Housing construction requires an array of design and architectural services (soft costs) for each new building. Wake Forest can reduce the barrier to entry for homeowners to build ADUs by publishing a menu of design concepts compatible with local housing stock, including manufactured and pre-fabricated options.

Funding: Wake Forest can create targeted financing programs to reduce development costs for income-qualified homeowners and households with seniors intending to build ADUs.

Permitting Process: The Town can simplify the ADU permitting process, thus reducing the barriers to entry for homeowners to follow suit once the demonstration commences.

FIGURE 48: ADU SAMPLE TYPOLOGIES
Image: A+ Construction & Remodeling



IMPLEMENTATION

- 1. Pilot a program to demonstrate the feasibility of ADUs in Town.
- 2. Develop a guide for homeowners or a menu of potential building designs to reduce design and architectural “soft costs.”
- 3. Simplify the permitting process for ADUs to be easier and more intuitive to the average homeowner.
- 4. Analyze the feasibility of creating a low-cost ADU funding program.

Strategy 2: Create New Affordable Rental Housing

The Town could pursue opportunities to create affordable housing for low- and very low-income renters through targeted projects.



Overview

As opportunities arise, the Town can deploy a set of tools to create new, high quality affordable rental housing. The following pages describe public land disposition, gap financing for Low Income Housing Tax Credit (LIHTC) projects and partnership with the Housing Authority for public housing redevelopment, all tools to help create affordable rental housing in Wake Forest.

TABLE 2: RENTAL HOUSING CREATION TOOLS OVERVIEW

The Town can consider these tools to expand affordable rental opportunities.

Program	Summary	Affordability Target
Public Land Disposition Policy Page 46	Eliminate or reduce the cost of land for affordable housing projects.	60% - 80% AMI
Public Housing Redevelopment Page 49	Support the development of rental housing for the populations with the lowest income.	< 30% AMI
Low Income Housing Tax Credit Gap Funding (LIHTC) Page 50	Help developers produce competitive LIHTC bids to create more affordable housing at lower price points.	< 60% AMI

Strategy 2: Create New Affordable Rental Housing

Public Land Disposition

Program Overview

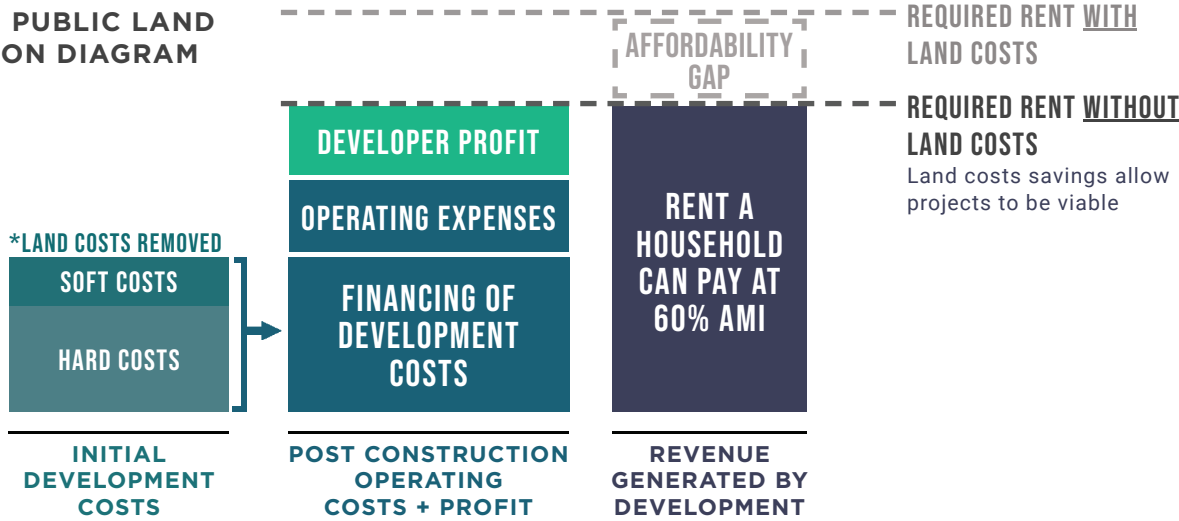
The Town can sell publicly-owned land to developers at a reduced price in exchange for their development of affordable homes. Reducing land costs lowers the amount of rent that is required to ensure feasibility of rental projects (Figure 49). This strategy can also reduce the sales price of owner-occupied units. The Town should determine the sale price based on the share and level of affordability that the developer will build. In some cases, providing the land for free might be appropriate in exchange for a higher share of affordable units and price points.

The Town has already identified two sites that may be well-suited for residential development and has begun the process of evaluating different programs for the sites. The following pages demonstrate how these sites might be used, in partnership with developers, to develop both affordable rental and homeownership opportunities. The development concepts presented are hypothetical concepts, not approved plans, and will continue to be evaluated based on the feasibility of development, the housing priorities of the Town and community feedback.

How Does it Work?

The Town could sell or grant the land to a housing developer or community land trust as public subsidy to reduce the cost of development, in exchange for affordable housing on-site. Using this approach, the Town can decide on a priority program for the site, including populations served and affordability levels.

FIGURE 49: PUBLIC LAND DISPOSITION DIAGRAM



IMPLEMENTATION

1. Develop a land inventory or identify parcels that are well suited for residential development based on size, location, environmental conditions, and other factors.
2. Finalize program requirements for affordability, including target households, level of affordability, and unit mix.
3. Develop a request for proposals (RFP) and set criteria for evaluating developer responses.

Strategy 2: Create New Affordable Rental Housing

Public Land Disposition Concept: 317 S. Brooks Street
Mixed Income Rental, Mixed-Use

Concept Overview

This small downtown site, near Town Hall, is publicly-owned. The site is centrally located and is walking distance to restaurants, convenience stores, and several proposed new developments. The site is also serviced by the Wake Forest Loop bus route.

The site can support about 36 rental apartments, 57 parking stalls, and 6,300 square feet of ground-floor retail. Based on early analysis, about 18 affordable apartments could be built for households earning 60% AMI (\$57,420). Alternatively, 36 affordable apartments could be built for households earning 80% AMI (\$76,560).

FIGURE 50: 317 S. BROOKS ST. CONCEPT RENDERING



Strategy 2: Create New Affordable Rental Housing

Public Land Disposition Concept: 0 Caddell Street
Affordable Homeownership

Concept Overview

This site, near the intersection of N Taylor St and Caddell St, is also publicly-owned and sits at the entrance to the Northeast Community. The site is surrounded by smaller-scale, single-family homes and is proximate to several larger redevelopment sites downtown.

The site can support 7 townhomes and 1:1 equivalent parking stalls. Based on early analysis, 1,600 square foot townhomes (2- or 3-bedrooms) could be constructed for \$272,000 each, which are affordable to households earning 60% AMI (\$57,420). Alternatively, duplexes could include 1- or 2-bedroom units affordable to households earning 50% AMI (\$47,850).

FIGURE 51: 0 CADDELL ST. CONCEPT RENDERING



Strategy 2: Create New Affordable Rental Housing

Public Housing Redevelopment

Program Overview

The Town can commit to working with the Wake County Housing Authority on its long-term plan to redevelop or rehabilitate three public housing sites in Wake Forest, while preserving affordability.

How Does it Work?

Public housing is one of the primary ways to provide rental homes affordable to households making 30% AMI or lower. Reinvestment in public housing is a complex process that requires many years to plan and execute. The Housing Authority will ultimately decide on a program for redevelopment or rehabilitation, and the Town can help facilitate the process with resident priorities in mind.

FIGURE 52: 600 N. WHITE ST. CONCEPT RENDERING



Strategy 2: Create New Affordable Rental Housing

Low Income Housing Tax Credit (LIHTC) Gap Funding

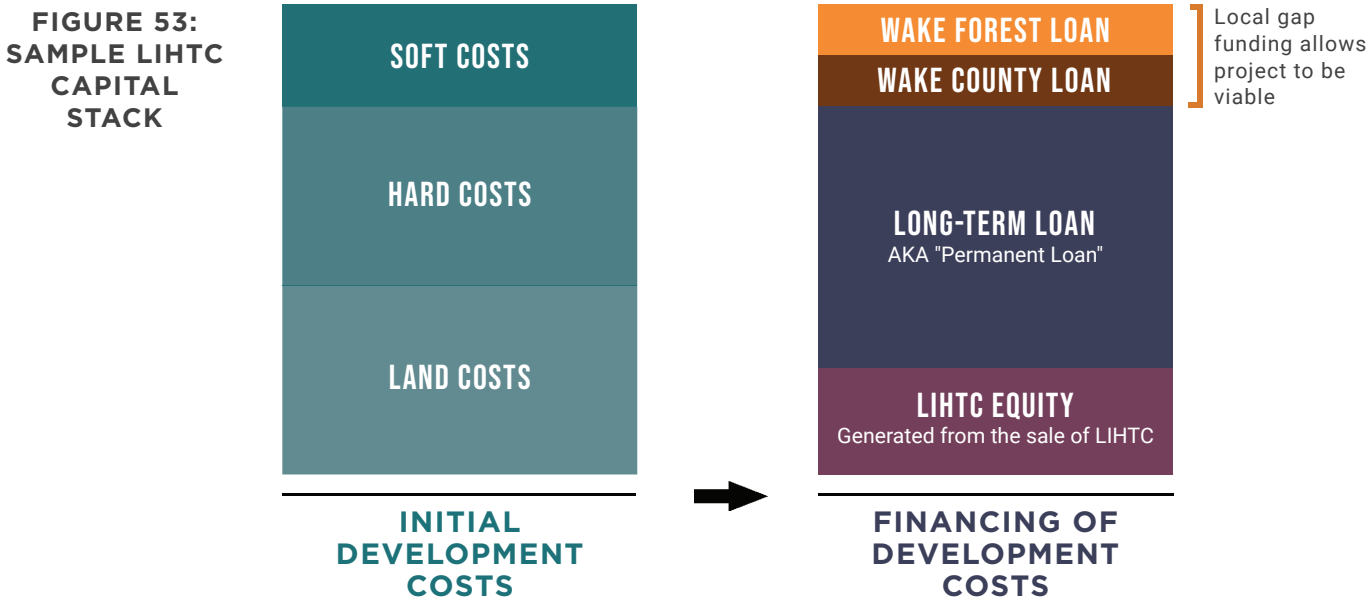
Program Overview

The LIHTC program allows affordable housing developers to sell awarded tax credits to private companies in exchange for cash they can use to finance development costs. The private company benefits by getting a reduction on their federal income tax liability equal to the tax credits, usually for more than what they purchased the credits for.

The Town can review LIHTC affordable housing projects on a case-by-case basis and, when opportunities arise, offer gap financing to support the development of new low-income rental housing. Due to the State of North Carolina's scoring criteria and competition for LIHTC across Wake County, there are limited opportunities for housing developers to be awarded LIHTC in Wake Forest. When opportunities arise, however, local funding is often the key to making these projects financially feasible (Figure 53).

How Does it Work?

The State of North Carolina awards LIHTC on a competitive basis using standardized scoring criteria. Housing developers apply for LIHTC to help fund 100% affordable housing developments. The Town would prospectively both approve the project to be built and offer gap funding, in addition to Wake County funds.



IMPLEMENTATION

1. Engage in regular communication with affordable housing developers about their applications for LIHTC. Local support for affordable housing projects helps to leverage and unlock other funding, such as LIHTC.
2. Work with housing developers to reduce administrative and regulatory hurdles for any proposed LIHTC projects.
3. Evaluate each affordable housing project to determine if the Town can contribute gap funding.

Strategy 3: Build Capacity and Partnerships

Foster expertise and partnerships to implement the Housing Affordability Plan.



Overview

The Town should build up internal capacity to manage public land sales, make strategic decisions about the use of Town funds, and partner with Wake County to coordinate on housing programs and investments. Implementation, including monitoring and oversight, will require dedicated staff time beyond the Town's currently capacity.

Increased capacity is also crucial for building trust with the community by enabling continuous stakeholder engagement. As the Town spends money on housing programs and partners with Wake County and organizations to achieve its housing goals, communicating how these decisions are made and soliciting community input will help build support for housing programs over time and ensure that the Town continues to focus on the most pressing housing needs.

TABLE 3: CAPACITY AND PARTNERSHIP-BUILDING TOOLS OVERVIEW

The Town can consider these tools to build capacity and partnerships to meet housing need.

Program	Summary
Coordination with Wake County <i>Page 52</i>	Increase coordination with Wake County authorities to allow the Town to leverage a larger pool of resources to create and support affordable housing efforts.
Capacity and Real Estate Expertise <i>Page 53</i>	Hire or contract staff with housing transaction expertise to manage public land transactions.
Monitoring <i>Page 54</i>	Produce an annual housing report to track the Town's spending on housing programs and the number of households served.
Community Engagement <i>Page 55</i>	Maintain ongoing community engagement to keep the public informed on housing programs and changing market conditions and solicit feedback on policy priorities.

Strategy 3: Build Capacity and Partnerships

Coordination with Wake County

Program Overview

The Town should coordinate with Wake County to better connect Wake Forest residents to existing Wake County programs, build upon existing housing programs to prevent redundancies and inefficiencies and leverage a larger pool of resources and expertise for housing programs and affordable housing development.

How Does it Work?

Leveraging Wake County Resources:

- Pool LIHTC gap funding
- Expand owner-occupied rehab program
- Layer down payment assistance
- Promote housing programs to the community

Collaboration Opportunities:

- Annual goal-setting workshops
- Quarterly check-ins between Wake County and Town
- Semiannual joint town hall meetings with the community

IMPLEMENTATION

1. Formalize recurring channels of communication between Town and Wake County staff.
2. Understand the roster of housing and finance programs and resources that Wake County has already created and made available to residents of Wake Forest.
3. Identify additional Wake County programs that could be bolstered with the support of the Town.
4. Outline a collaboration agenda between the Town and Wake County to identify areas of potential synergy.

Strategy 3: Build Capacity and Partnerships

Capacity-Building

Program Overview

The Town should increase capacity and training for both Town staff and other key decision-makers to execute on Wake Forest's housing priorities and make informed decisions about the use of public funds. Implementing funding for housing programs requires dedicated staff time, either by a new staff member or through increased capacity from an existing staff member.

How Does it Work?

There are several training programs available to housing and community development professionals, such as the program offered by the National Development Council. This program builds housing finance capacity primarily for government and non-profit professionals.

Investing in a training program for existing or new Town staff will enable them to increase the efficiency of existing programs. Specifically, staff will be able to better evaluate land sales to align with Town priorities and maximize public funding.

IMPLEMENTATION

1. Dedicate a staff person to implementation of the Housing Affordability Plan.
2. Create communication channels between the Town, community partners and key stakeholders with a dedicated Town staff liaison - offering a clear path for feedback to the Town.
3. Invest in training and real estate expertise development for Town staff.
4. Hire or contract individuals with housing transaction expertise to evaluate land transactions.
5. Provide clear communication about staff roles and Town processes and priorities to external partners.

Strategy 3: Build Capacity and Partnerships

Monitoring

Program Overview

Town staff should monitor and report on spending and key housing metrics to track the efficacy of programs over time, based on the annual allocation plan. The Town can publish an annual report or maintain a website that tracks key metrics for residents to access.

How Does it Work?

Key Monitoring Activities:

- Monitor and Evaluate Progress
- Set and Annual Allocation Plan
- Publish and Annual Report

Track Housing Metrics:

- Units produced
- Units preserved
- Target affordability levels
- Households served
- Dollars spent per household

Disaggregate Data:

- Race/ethnicity
- Income level
- Household size
- Housing tenure (renter, homeowner)

IMPLEMENTATION

1. Set annual housing goals along with detailed performance metrics.
2. Prepare an annual housing report to track the Town’s spending on housing programs and the number of households served.
3. Make a public report and/or live dashboard, hosted on the Town’s website.

Strategy 3: Build Capacity and Partnerships

Community Engagement

Program Overview

Engagement should regularly include a diverse set of stakeholders, including those most impacted by housing issues. Engagement should be used to gather feedback on existing programs and to help set priorities for future allocation of funds.

How Does it Work?

Ongoing community engagement is crucial for keeping the public informed on housing programs, changing market conditions and soliciting feedback on policy priorities. Stakeholders interviewed have mentioned that there is not enough awareness about housing programs among the residents most in need of support. Prioritizing outreach and education can allow residents to take full advantage of the Town and Wake County’s efforts to promote housing affordability.

Religious groups, non-profits, and government actors can use their platforms to reach the greatest number of people in need. Besides informing the public, continuous engagement can provide the Town with important feedback about the performance of its housing programs.

IMPLEMENTATION

1. Set an annual engagement goal and spending plan to promote housing programs.
2. Engage community, religious, and elected leaders in the promotion of housing programs and resources to reach those most in need of support.
3. Create and distribute program information in strategic community centers.
4. Publish and promote an annual housing report that provides transparency into the Town’s priorities and decisions.

Implementation Steps

There are primary, short-term steps that Wake Forest can take to start meeting housing needs.

Short-Term Steps

Dedicate Staff Time. New or existing staff should be responsible for outreach and coordination with Wake County, partner organizations and the housing authority, as well as annual reporting and community outreach.

Create a Funding Allocation Plan. Determine how existing funds from the half-cent tax will be allocated across different programs and if more funding is needed to increase program impacts.

Establish Annual Reporting. As the Town begins to allocate funding and dispose of land, gather and track information on households served, units produced, income levels targeted, and money spent to publish annually through a report or digital dashboard.

Commit to a Partnership with the Wake County Housing Authority. Begin coordinating with the Housing Authority on redevelopment plans for public housing sites, and establish a formal statement of understanding to demonstrate how the Town will assist with these efforts.

Continue Housing Rehabilitation Pilot Program. Continue to annually fund the Town’s existing housing rehabilitation program and periodically assess if adjustments need to be made in terms of increased funding, outreach, or geographic scope.

Establish Public Land Disposition Program. Working with a consultant, analyze existing stock of Town-owned properties for redevelopment potential including an affordable housing program. Establish a land disposition program and include dedicated annual funding for the procurement of properties suitable for small-scale affordable housing development.

Establish an Incentive Zoning Program. Test and establish incentives for new market-rate developments to include affordable housing units that target income levels below the area median income. Periodically reevaluate based on outcomes.

APPENDICES

Appendix 1: Terms Defined

Term	Definition
Accessory Apartments	Secondary rental units attached to or detached from a primary unit on a single-family housing lot. Also known as Accessory Dwelling Units (ADUs).
Area Median Income (AMI)	AMI is the combined average household income for the full metropolitan area. AMI is calculated and released every year by the U.S. Department of Housing and Development (HUD). The most referred to AMI is that of a household of four.
By-Right Development	Development allowed under the Unified Development Ordinance without requiring Town approval such as a variance or rezoning.
Community Land Trust (CLT)	Community land trusts (CLT) are organizations designed to ensure community stewardship of land. Community land trusts can be used for many types of development but are primarily used to ensure long-term housing affordability. To do so, the CLT acquires land and maintains ownership of it permanently. With prospective homeowners, CLTs enter a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the CLT, preserving the affordability for future low- to moderate-income families.
Cost Burden	Under a standard set by the U.S. Department of Housing and Urban Development, a household is considered cost burdened when it spends 30% or more of its income on gross housing costs, including rent, mortgage payments, and utilities.
Down Payment Assistance (DPA)	Down payment assistance programs support homeownership by providing a grant or forgivable loan to first-time homebuyers to reduce the upfront costs of purchasing a home.
Housing Trust Fund (HTF)	A locally-designated and controlled fund to pay for affordable housing development and programs.
Infill Development	Development or redevelopment of a vacant or under-used property within an existing developed area.
Low-Income Housing Tax Credit (LIHTC)	A federal program that provides a dollar-for-dollar tax credit to support the development of affordable rental housing. The LIHTC program distributes federal income tax credits to developers through states' individual Housing Finance Agencies (HFA), which determine which projects receive tax credits under their federal allocation. There are two general types of credits that can be awarded, 9% credits and 4% credits.
Naturally-Occurring Affordable Housing (NOAH)	Market-rate housing that is affordable to low- or moderate-income households without public subsidy.
Soft Density	Primarily single-family areas that allow additional housing typologies such as duplexes, triplexes, quadplexes, townhomes or row houses, and live-work housing - also known as "missing middle" housing.
Subsidized Housing	Affordable rental and ownership housing developed and/or operated by nonprofit and for-profit developers using public subsidies.

Appendix 2: 2021 Area Median Income Limits for Raleigh Metropolitan Statistical Area (MSA)

The Department of Housing and Urban Development (HUD) sets income limits by household size that determine eligibility for subsidized housing programs. HUD develops income limits based on Median Family Income estimates by Metropolitan Statistical Area. Wake Forest is in the Raleigh Metropolitan Statistical Area (MSA), which includes Franklin, Johnston, and Wake Counties.

Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
30% AMI (Extremely Low Income)	\$20,100	\$23,000	\$25,850	\$28,700	\$31,000
50% AMI (Very Low Income)	\$33,500	\$38,300	\$43,100	\$47,850	\$51,700
60% AMI	\$40,200	\$45,960	\$51,720	\$57,420	\$62,040
80% AMI	\$53,600	\$61,250	\$68,900	\$76,550	\$82,700

Source: U.S. Department of Housing & Urban Development

Appendix 3: 2021 Maximum Affordable Monthly Housing Costs for Raleigh MSA

Housing costs are considered affordable when a household spends less than 30% of its income on gross housing costs, including rent or mortgage payments and utilities. For example, a household earning \$50,000 can afford housing costs up to \$1,250 per month. If housing costs exceed that limit, the household is cost burdened. The monthly cost limit for households in Wake Forest by size and income level is shown in the table below.

Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
30% AMI (Extremely Low Income)	\$503	\$575	\$646	\$718	\$775
50% AMI (Very Low Income)	\$838	\$958	\$1,078	\$1,196	\$1,293
60% AMI	\$1,005	\$1,149	\$1,293	\$1,436	\$1,551
80% AMI	\$1,340	\$1,531	\$1,723	\$1,914	\$2,068

Source: U.S. Department of Housing & Urban Development

Appendix 4: Town of Wake Forest Nondiscrimination Notice

The Town of Wake Forest, pursuant to its policy to comply with Title VI of the Civil Rights Act of 1964 and other pertinent nondiscrimination authorities, will not exclude from participation in, deny the benefits of, or subject to discrimination any person based on race, color, religion, limited English proficiency, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, or income-level, under any programs, activities, and services conducted or funded by the Town of Wake Forest.

Any person who believes they have, individually or as a member of any specific class of persons, been wronged by a discriminatory act (action or inaction) of the Town of Wake Forest or its funding recipients, has the right to file a complaint with the Town of Wake Forest. Complaints may be filed by the affected individual(s) or a representative and should be filed no later than 180 calendar days after the following:

- The date of the alleged act of discrimination,
- The date when the person(s) became aware of the alleged discrimination, or
- Where there has been a continuing course of conduct, the date on which that conduct was discontinued or the latest instance of the conduct.

All complaints should be signed and include contact information. You may file a written complaint with the Town of Wake Forest Title VI Coordinator at 301 South Brooks Street, Wake Forest NC 27587 or call 919-435-9415. For instructions on how to file a complaint or additional information regarding the Town of Wake Forest’s nondiscrimination obligations, please visit www.wakeforenstnc.gov/TitleVI or contact:

Town of Wake Forest
ATTN: Lisa Hayes, Strategic Performance Manager
301 South Brooks Street
Wake Forest, NC 27587-2901
Phone: 919-463-9415
Email: lhayes@wakeforestnc.gov

Anyone with a hearing or speech impairment may use Relay NC, a telecommunications relay service, to call the Town of Wake Forest. Relay NC can be accessed by dialing 711 or 1-877-735-8200.

ATTENTION: If you speak a language other than English, the following language assistance services are available to you, free of charge. Qualified interpreters and information written in other languages. Call 1-800-522-0453.

Appendix 5: Town of Wake Forest Nondiscrimination Policy

It is the policy of the Town of Wake Forest to ensure that no person shall, on the grounds of race, color, religion, limited English proficiency, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, or income-level, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any Town of Wake Forest program or activity, including, where applicable, religion, as provided by Title VI of the Civil Rights Act of 1964 and other pertinent nondiscrimination authorities.

- The following practices are hereby prohibited throughout the Town of Wake Forest to comply, at a minimum, with Title VI and related requirements:
- Denying to an individual any standard service, access to Town owned or operated facilities, financial aid, or other program benefit without good cause.
- Providing any service, financial aid, or other benefit to a person which is distinct in quantity or quality, or is provided in a different manner, from that provided to others under the program.
- Subjecting a person to segregation or separate treatment in any part of a program.
- Restricting in the enjoyment of any advantages, privileges, or other benefits enjoyed by others.
- Denying an individual access to Town facilities.
- Applying different standards, criteria, or other requirements for admission, enrollment, or participation in planning, advisory, contractual, or other integral activities.
- Using acts of intimidation or retaliation, including threatening, coercing, or discriminating against any individual for the purpose of interfering with any right or privilege secured by any pertinent nondiscrimination law, or because s/he has made a complaint, testified, assisted, or participated in any manner in an investigation, proceeding, or hearing.
- Allowing discrimination in any employment resulting from a program, the primary purpose of which is to provide employment.

Wake Forest Housing Affordability Plan - Summary of Proposed Draft Changes - Sept 6, 2022				
Item #	PDF Page #	Section/Paragraph/Line	Review Comments	Status
1	2	Planning Board member list	Shift Planning Board Chair to top of list	
2	2	Planning Dept staff list	List Director and managers first, then alphabetize staff	
3	3	Table of Contents	Add appendix number to Appendices titles	
4	6	Bold header statement	Change to "housing types"	
5	6	Residual Income definition	Delete extra space between "Family Budget"	
6	6	Residual Income definition	Change "child care" to "childcare"	
7	8	Regional Population Growth	Add reference to Figure 1 in text	
8	8	Regional Map	Decrease line weight of "Wake County Boundary" in legend	
9	10	Household Income	Identify source for 2010 household income figure/clarify largest share of household income	
10	10	Household Income	Update household income in text to latest 2020 ACS number	
11	10	Household Income	Update household income in text to latest 2020 ACS number (2)	
12	19	New Development	Change "since 2016" to "from 2016 to 2020"	
13	23	Figure 30	Change "green" to "teal"	
14	24	Figure 31 and 32	Match income ranges for both figures for improved comparison	
15	24	Access to Homeownership	Call out Figure 35 in text	
16	25	Access to Homeownership	Unbold "Acr" in "Across"	
17	25	Access to Homeownership	Change "exceptions" to "exception"	
18	25	Access to Homeownership	Further clarify 4 th paragraph and remove duplicate text	
19	26	2 nd paragraph	Remove extra space in "low-income"	
20	27	Limited Affordable Housing Options	Change "town" to "Town"	
21	29	Overview	Change "plan" to "Plan"	
22	30	Engagement graphic	Remove "elected officials" from Advisory Committee	
23	30	4 th underline phrase	Delete extra underline space after "Leadership:"	
24	31	Seniors' Input on Housing Need	Spell out "52%"	
25	31	Seniors' Input on Housing Need	Clarify 52% figure isn't from respondents, but as indicated in Fig 15	
26	33	1 st paragraph	Spell out "73%"	
27	33	Survey results	Change "town homes" to "townhomes"	

28	35	Market Limitations	Add comma after “e.g.”	
29	38	Overview	Add “in no particular” phrase to text	
30	38	Expand Homeownership List	Match list sequence to sequence in document (i.e. CLT to #2)	
31	42	OOR Program Table	Change “Area Median Income to” “AMI”	
32	42	OOP Program Table	Rephrase Wake Forest HRP Description to clarify as current funding or simply remove funding amount from description.	
33	47	Concept Overview	Change “bus route” to “and Wake Forest Express bus routes”	



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-653-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: September 6, 2022

SUBJECT

Monthly Financial Report

Recommendation:

Item Summary:

ATTACHMENTS

- [July 31, 2022 Financial Summaries.pdf](#)

Town of Wake Forest

July 31, 2022

GENERAL FUND HIGHLIGHTS:

- Total year-to-date revenues are at 1.43% of annual budgeted amounts.
- Ad valorem taxes represent over 55% of the general fund revenues – they are due September 1. Penalties and interest do not accrue until January 2023. Majority of this revenue source comes in towards the end of December and before January 6.
- Unrestricted intergovernmental revenues (sales and utility franchise tax) represent over 23% of general fund revenues. The first distribution of these revenues will be received in mid-October.
- Other financing sources include installment purchase proceeds, interfund transfers and appropriated fund balance – reflective later in the fiscal year.
- Total year-to-date expenditures are at 9.71% of appropriations (includes encumbrances).
 - Departments that are above the guideline results from blanket purchase orders that are issued in July for services that cover the fiscal year, purchase orders carried forward (items not received in FY 22) and capital equipment being ordered earlier due to delayed delivery times.
 - Net loss YTD (*decrease* fund balance) is **\$2.2 million**.

DEBT SERVICE FUND HIGHLIGHTS:

- \$539,781 in debt service payments made in July.
- Net loss YTD (*decrease* in fund balance) is **\$113,087**

WF BIP:

- Other financing sources represents transfer from General Fund.
- Expenditures are at 7.43% which is below the guideline (8.3%).
- Credit balance in expenditures is a result of transfer of allocated personnel costs from Electric fund – based on two positions – currently there is a vacancy. This will correct itself over the fiscal year, once we are fully staffed.

DMSD HIGHLIGHTS:

- Majority of DMSD tax revenue will come in December and early January.

WFRC HIGHLIGHTS:

- Expenditures are at 6.67% which is below the guideline (8.3%).
- Other financing sources represents transfer from General Fund for personnel costs.

July 31, 2022 - Financial Summaries – page 2

ELECTRIC FUND HIGHLIGHTS:

- Total year-to-date revenues are at 9.25% of budgeted amounts.
- Total expenses are at 24.52% (includes encumbrances) – without inventory encumbrance – 2.1%.
 - Purchase for resale – power for July (\$1,379,199) is paid in August and not reflected in the attached.
 - Purchase order for \$4,383,350 was issued in April per bids received for transformers (inventory).
 - Lead time on this order is approximately up to 60 weeks and will not affect FY 22 bottom line.
 - Purchases for inventory are accounted for on a cash basis during the fiscal year then reconciled to the balance sheet at year end.
 - Purchase orders for transformers were carried forward from FY 22.
- Net gain YTD is \$1,747,307.

AMERICAN RESCUE PLAN ACT (ARPA):

- Received second tranche in July - \$7,270,923.
- With final treasury rules and internal policies in place, staff is moving forward with issuing purchase orders for ARPA equipment/projects – will be reflective in August report.
- Report is a “life to date” (LTD) meaning everything reported is cumulative from the beginning – July 2022.

GENERAL FUND
July 31, 2022

Monthly Target Percentage

8.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 36,287,700	\$ 174,007	-	\$ 36,113,693	0.48%	\$ 303,295
Other Taxes	56,500	105	-	56,395	0.19%	80
Unrestricted Intergovernmental	15,656,740	-	-	15,656,740	0.00%	-
Restricted Governmental	2,130,325	237,848	-	1,892,477	11.16%	-
Permits and Fees	2,671,700	257,102	-	2,414,598	9.62%	398,767
Other Revenue	1,481,870	100,145	-	1,381,725	6.76%	171,265
Sales and Services	4,187,500	148,745	-	4,038,755	3.55%	77,064
Investment Earnings	28,000	24,482	-	3,518	87.43%	448
Other Financing Sources	3,320,165	-	-	3,320,165	0.00%	-
General Fund Total	\$ 65,820,500	942,433	-	64,878,067	1.43%	\$ 950,918

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	\$ 261,765	\$ 56,362	\$ -	\$ 205,403	21.53%	\$ 40,941
412 Legal Services	462,300	19,327	-	442,973	-	-
420 Administration	1,028,650	39,181	10,000	979,469	4.78%	48,497
425 Communications	1,285,135	69,021	178,375	1,037,739	19.25%	49,872
430 Human Resources	1,175,890	91,409	-	1,084,481	7.77%	116,936
435 Downtown Development	462,000	31,740	-	430,260	6.87%	15,177
440 Finance	1,749,765	89,265	-	1,660,500	5.10%	25,191
445 Information Technology	1,554,385	125,501	54,359	1,374,525	11.57%	121,035
480 Building Inspections	2,084,075	114,335	-	1,969,740	5.49%	106,363
490 Planning	3,527,705	40,411	446,475	3,040,819	13.80%	77,610
500 Public Facilities	3,130,980	83,985	675,786	2,371,209	24.27%	327,140
510 Police	14,899,600	747,387	272,137	13,880,076	6.84%	724,972
520 Fire	10,065,700	578,542	698,067	8,789,091	12.68%	545,858
530 Public Works Administration	303,800	15,770	-	288,030	5.19%	24,629
535 Urban Forestry	453,930	23,751	-	430,179	5.23%	9,935
540 Engineering	1,765,700	75,782	269,966	1,419,952	19.58%	62,508
550 Fleet Maintenance	628,345	23,618	-	604,727	3.76%	22,689
560 Streets	3,191,105	106,506	183,928	2,900,671	9.10%	151,529
580 Solid Waste	5,684,480	53,989	-	5,630,491	0.95%	45,509
620 Parks and Recreation	4,892,925	210,621	420,934	4,261,370	12.91%	179,865
999 Transfers	7,212,265	582,350	-	6,629,915	8.07%	562,324
General Fund Total	\$ 65,820,500	3,178,853	3,210,027	59,431,620	9.71%	\$ 3,258,580

General Fund - Net Gain (Loss)

\$ (2,236,420)

\$ (2,307,662)

Debt Service Fund
July 31, 2022

Monthly Target Percentage

8.33%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	\$ 1,314,400	-	1,314,400	0.00%	-
Permits and Fees	745,000	-	745,000	0.00%	-
Investment Earnings	750	249	501	0.00%	0
Other Financing Sources	5,182,330	426,444	4,755,886	8.23%	446,846
General Fund Total	\$ 7,242,480	426,694	6,815,786	5.89%	\$ 446,846

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES					
440 Finance	\$ -	\$ -	\$ -	-	-
445 Information Technology	404,895	199,884	205,011	49.37%	203,759
480 Building Inspections	103,750	48,605	55,145	46.85%	49,924
500 Public Facilities	711,260	291,292	419,968	40.95%	298,793
510 Police	728,895	-	728,895	0.00%	-
520 Fire	387,750	-	387,750	0.00%	-
535 Urban Forestry Division	8,550	-	-	-	-
540 Engineering	7,055	-	7,055	0.00%	-
550 Fleet Maintenance	8,550	-	8,550	0.00%	-
560 Streets	1,932,550	-	1,932,550	0.00%	15,458
570 Powell Bill	890,640	-	890,640	0.00%	-
580 Solid Waste	107,915	-	107,915	0.00%	-
620 Parks and Recreation	1,950,670	-	1,950,670	0.00%	14,238
General Fund Total	\$ 7,242,480	539,781	6,702,699	7.45%	\$ 582,172

Debt Service Fund - Net Gain (Loss)

\$ (113,087)

\$ (135,326)

DMSD Special Revenue Fund
July 31, 2022

Monthly Target Percentage

8.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 147,710	\$ 495	-	\$ 147,215	0.34%	\$ 648
Investment Earnings	390	285	-	105	73.03%	7
Other Financing Sources	-	-	-	-	0.00%	-
DMSD Special Revenue Fund Total	\$ 148,100	780	-	147,320	0.53%	\$ 655

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
Transfers In (Out)	\$ 148,100	\$ -	\$ -	\$ 148,100	0.00%	\$ -
DMSD Special Revenue Fund Total	\$ 148,100	-	-	148,100	0.00%	\$ -

Downtown District - Net Gain (Loss)

780

655

Wake Forest Renaissance Centre
July 31, 2022

Monthly Target Percentage

8.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ 199,655	\$ 15,784	\$ -	\$ 183,871	7.91%	\$ 21,412
Other Revenue	117,840	13,560	-	104,280	11.51%	177
Other Financing Sources	633,100	34,087	-	599,013	5.38%	25,860
WFRC Fund Total	\$ 950,595	63,431	-	887,164	6.67%	\$ 47,449

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
626 Wake Forest Renaissance Centre	\$ 950,595	\$ 57,787	\$ -	\$ 892,808	6.08%	\$ 53,970
WFRC Fund Total	\$ 950,595	57,787	-	892,808	6.08%	\$ 53,970

WFRC Fund - Net Gain (Loss) **\$ 5,645** **\$ (6,521)**

Wake Forest Business and Industry Partnership Fund (BIP)
July 31, 2022

Monthly Target Percentage

8.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
Other Revenue	-	-	-	-	0.00%	-
Other Financing Sources	409,700	30,439	-	379,261	7.43%	30,215
WFRC Fund Total	\$ 409,700	30,439	-	379,261	7.43%	\$ 30,215

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	\$ 409,700	\$ (3,249)	\$ -	\$ 412,949	-0.79%	\$ 4,055
WFRC Fund Total	\$ 409,700	(3,249)	-	412,949	-0.79%	\$ 4,055

WFBIP Fund - Net Gain (Loss)	\$ 33,688	\$ 26,160
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ELECTRIC FUND
July 31, 2022

Monthly Target Percentage

8.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	\$ 22,356,500	\$ 2,028,286	-	\$ 20,328,214	9.07%	\$ 1,938,225
Sales Tax - Utility	1,552,700	141,083	-	1,411,617	9.09%	134,934
Other Revenue	240,000	77,086	-	162,914	32.12%	3,996
Investment Earnings	2,000	2,232	-	(232)	111.61%	75
Other Financing Sources	149,500	-	-	149,500	0.00%	-
Electric Fund Total	\$ 24,300,700	2,248,688	-	22,052,012	9.25%	\$ 2,077,229

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
850 Electric - Operations	\$ 23,898,500	\$ 459,969	\$ 5,456,099	\$ 17,982,432	24.75%	\$ 640,759
860 Electric - Tree Trimming	402,200	41,412	-	360,788	10.30%	27,266
Electric Fund Total	\$ 24,300,700	501,381	5,456,099	18,343,220	24.52%	\$ 668,025

Electric Fund - Net Gain (Loss)

1,747,307

1,409,204

AMERICAN RESCUE PLAN ACT (ARPA)
7/31/2022 (Cumulative - Life to Date)

Monthly Target Percentage

N/A

N/A						
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals
REVENUES						
Restricted Governmental	\$ 14,541,000	14,541,846	-	(846)	100.01%	-
Investment Earnings	-	15,840	-	(15,840)	0.00%	-
Other Financing Sources	-	-	-	-	0.00%	-
General Fund Total	\$ 14,541,000	14,557,686	-	(16,686)	100.11%	\$ -
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals
EXPENDITURES						
445 Information Technology	\$ 1,030,000	\$ -	\$ 98,534	\$ 931,466	9.57%	\$ -
525 Public Safety (ARPA)	2,800,000	340,426	505,929	1,953,645	30.23%	-
540 Engineering	6,325,000	-	-	6,325,000	0.00%	-
638 Other Improvements	4,386,000	816,131	-	3,569,869	18.61%	-
General Fund Total	\$ 14,541,000	1,156,557	604,463	12,779,979	12.11%	\$ -
ARPA Fund - Net Gain (Loss)		\$ 13,401,129				\$ -



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-432-

Submitted by:

Submitting Department: Administration

Meeting Date: September 6, 2022

SUBJECT

Review of Draft Agenda for Upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [BOCDraftAgendaSept202220.pdf](#)



Wake Forest Board of Commissioners

Draft Meeting Agenda

September 20, 2022 at 6:00 PM

All items listed are for discussion and possible action.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

- 2.A. August 2, 2022 Work Session
- August 16, 2022 Regular Meeting

3.Presentations

- 3.A. Proclamation Recognizing "Public Power Week" October 2- 8, 2022
- 3.B. Proclamation Recognizing "National Night Out" on October 3, 2022
- 3.C. Proclamation Recognizing the Month of October 2022 as "P.A.N.D.A.S. Month"

4.Public hearings / Public Comment

- 4.A. 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 a resolution to schedule the public hearing and certify the sufficiency for a petition requesting non-contiguous annexation submitted by PNB Homes LLC, and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639 and adjacent rights-of-way.

5.B. Approval of Appointments to Citizen Advisory Boards

6.Legislative Items

6.A. Consideration of an Ordinance Amending the Code of Ordinances Chapter 14, Article III, Section 14-66 thru 14-75 - Noise

7.Planning Items

8.Administration and Financial Items

9.Public Services Items

10.Parks and Recreation Items

10.A. Joint Use Partnership Agreement with FUNGO Baseball

11.Public Safety Items

12.Other Business

12.A. Department Monthly Report

12.B. Wake County Tax Release

12.C. Commissioner Reports

13.Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-596-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: September 6, 2022

SUBJECT

Public Hearing on LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-21-09](#)
- [RZ-21-09 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Minutes.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Attachment E - Trip Generation Letter.pdf](#)
- [Attachment F - Request for Public Hearing Delay.pdf](#)
- [Attachment G - Proposed Conditional District Plan.pdf](#)
- [Attachment H - Resolution RZ-21-09 Hawthorne Wake Forest Phase 2.docx](#)
- [Exhibit 1 - Consistency Statement RZ-21-09 - Denial.pdf](#)

Agenda Item: Public hearing on LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

Summary: A public comment session was held at the June 14, 2022 Planning Board meeting. The Planning Board voted 5-1 to find the request inconsistent with the Community Plan and recommended denial of the zoning map amendment (rezoning) request. The applicant requested the July public hearing to be held later (see Attachment F), which was granted at the July 5, 2022 Board meeting. Due to legal notice requirements, the public hearing was scheduled for September 6, 2022.

Attachments: See staff report



Staff Report

Case RZ-21-09: Hawthorne Wake Forest Phase 2 Conditional District

Meeting Date	September 6, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for O Star Road: 1. Act on Plan Consistency Statement 2. Rezone 6.47 acres on the Town of Wake Forest Zoning Map from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).
Case Manager	Patrick Reidy, Senior Planner
Planning Board Recommendation	The Planning Board voted 5-1 to find the request inconsistent with the Comprehensive Plan and recommended denial of the zoning map amendment request. <i>See Attachment D for Planning Board recommendation.</i>

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
December 16, 2021 (See Attachment A)	June 14, 2022	September 6, 2022

CASE INFORMATION

Applicant	Evolve Companies C/O Matt Rogers 2012 Eastwood Road Wilmington, NC 28403
Property Owner	Forest Greenery Group LLC 500 Avenue P Newark, NJ 07105
Location	Near the intersection of Star Road and Capital Boulevard
Address	O Star Road
Wake County Tax PIN(s)	1739-66-2623
Acreage	6.47 acres (includes right-of-way)

Zoning	Existing: Highway Business (HB) and US 1 Special Highway Overlay (SH1-O) Proposed: General Residential 10 Conditional District (GR10-CD) and US 1 Special Highway Overlay (SH1-O)
Land Use	Existing: Vacant Proposed: Dwelling - Multifamily (56 units)
Future Land Use Map	Existing: Corridor Commercial Proposed: Transit-Supportive Residential
Corporate Limits	This application is in the Town's corporate limits.
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 39, 42, and 54 for descriptions of Corridor Commercial, Transit-Supportive Residential, and Commercial & Industrial Area: Capital Boulevard in the Community Plan .	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling - Multi-family (Hawthorne at Wake Forest Phase 1) (Under Construction)	Conditional Use General Residential 10
South	Industry, Light (City of Raleigh Northern Operations Center)	Highway Business
East	Dwelling - Multi-family (Hawthorne at Wake Forest Phase 1) (Under Construction)	Conditional Use General Residential 10
West	Star Road/Capital Boulevard ROW	Highway Business
The proposed land use is generally incompatible with surrounding land uses. The proposed zoning is generally incompatible with surrounding zoning. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS

Size	6.47 ± Acres	
<i>Open Space</i>	<i>Required:</i>	<i>10% or 0.6 acres</i>
	<i>Proposed:</i>	<i>0% or 0.0 acres</i>
	<i>Summary:</i>	<i>The applicant has proposed a rezoning condition to allow excess open space in Phase 1 to count towards the requirements of Phase</i>

		2. The proposed Master Plan does not comply with the minimum open space percentage requirement in the UDO.
Park Space	Required: 2.5% or 0.15 acres Proposed: 0% or 0.0 acres Summary: The applicant has proposed a rezoning condition to allow excess open space in Phase 1 to count towards the requirements of Phase 2. The proposed Master Plan does not comply with the minimum open space percentage requirement in the UDO.	
Roads	Required: The Comprehensive Transportation Plan requires the US 1 Service Road cross-section for Star Road. Based on trip generation, a TIA is not required for this project. See Attachment E for details. Proposed: The proposed Master Plan (Exhibit 1, Sheet C-100) proposed to provide the US-1 Service Road cross section for Star Road. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.	
Parking	Required: Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 101 parking spaces. The bike parking requirement is 2 spaces per 40 automobile spaces or 6 bike spaces. Proposed: The applicant is proposing to provide 103 parking spaces through off-street parking spaces and 8 bike parking spaces. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.	
Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: This property is served by an 8" water line located along Moonbow Trail that is currently under construction. It is also served by an 8" sewer line located along Moonbow Trail that is currently under construction. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.	

PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10 ZONING DISTRICT STANDARDS

No modifications of the General Residential 10 district standards are proposed.

See Exhibit 1, Sheet C-000 for proposed zoning condition.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally inconsistent with the adopted Community Plan. (Note: Applicant has requested that the application be reviewed against the recently adopted Community Plan, which is permitted by law)
Comprehensive Transportation Plan (2019)	The Comprehensive Transportation Plan is not applicable to the zoning map amendment request.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment D for detailed Plan Consistency Analysis.</i>	

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Planning Board Recommendation and Plan Consistency Analysis
- Attachment E: Trip Generation Letter
- Attachment F: Request for Public Hearing Delay
- Attachment G: Proposed Conditional District Master Plan
- Attachment H: Resolution
- Exhibit 1: Consistency Statement

December 1, 2021

To: MARTIN, CHRISTOPHER DAVID MARTIN, TAMI LEA
3025 THURMAN DAIRY LOOP, WAKE FOREST NC 27587-5621

Re: Hawthorne Wake Forest Apartments Phase 2
0 Star Road
Wake Forest NC 27587
PIN: 1739-66-2623

To Whom It May Concern:

Evolve Companies proposes to develop a 56 unit apartment complex on the property located on the south west corner of Star Road and Moonbow Trail (currently under construction), see address and PIN listed above. As part of the Town's Rezoning approval process for this project a Neighborhood Meeting is required to discuss with the nearby residents of the proposed development. At a later date, there will be additional public meetings with the Town of Wake Forest Planning Board and Board of Commissioners. The proposed site plan is attached for your review.

The virtual Neighborhood Meeting (Zoom) will be held from 6:00 P.M. to 8:00 P.M. on Thursday December 16th, 2021 to discuss this project. The information for the meeting can be found below:

Join Zoom Meeting

<https://us02web.zoom.us/j/82576504337?pwd=RGE1QTJ1aDFyR2xqYk9HdmZURU94Zz09>

Meeting ID: 825 7650 4337

Passcode: 201277

Dial by your location

+1 301 715 8592 US (Washington DC)

If you are unable to attend the community meeting, written comments can be sent via email to address found below. Also, if you have any questions or comments please feel free to contact me directly, see contact information below.

Thank you for your time and consideration.

Sincerely,



Patrick C. Perez, P.E.
Senior Project Manager
919.858.1845
Patrick.perez@nv5.com

PIN	Real Estate ID	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
1739677552	19285	BRANTLEY, TERRY	7209 MARTIN RD	ZEBULON NC 27597-7952		10816 STAR RD
1739574297	54523	NEVILLE, MARY VIRGINIA	10741 PONDEROSA SERVICE RD	WAKE FOREST NC 27587-7754		10741 PONDEROSA SERVICE RD
1739573812	1937	MOORE, SYLVIA A MOORE, ROBERT ANDERSON	3112 HICKORY RD	RALEIGH NC 27616-2909		10821 PONDEROSA SERVICE RD
1739477023	4560	LINDALL, ROBERT A LEVY, JOAN E	10 PONDEROSA PARK DR	WAKE FOREST NC 27587-6787		10 PONDEROSA PARK DR
1739672216	54493	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10800 STAR RD
1739676340	74548	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10804 STAR RD
1739375114	111112	PONDEROSA MOBILE HOME PARK INC	10 KELLY PINE CT	WAKE FOREST NC 27587-6752		10801 PONDEROSA SERVICE RD
1739673675	162700	HOLLINGSWORTH, WALTER C JR	PO BOX 61	LOUISBURG NC 27549-0061		10820 STAR RD
1739661393	338301	CITY OF RALEIGH	PO BOX 590	RALEIGH NC 27602-0590		10700 STAR RD
1739653709	379120	LA SCALA ASSOCIATES LLC	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576	0 STAR RD
1739750868	312391	LA SCALA ASSOCIATES LLC	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576	0 STAR RD
1739465393	33264	CROSSROADS HOLDINGS, LLC	PO BOX 911	HENDERSON NC 27536-0911		0 PONDEROSA SERVICE RD
1739668930	3991	HAWTHORNE AT WAKEFIELD APARTMENTS LLC	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076		10728 STAR RD
1739472664	384	KB HOME RALEIGH-DURHAM INC	4506 S MIAMI BLVD STE 100	DURHAM NC 27703-8001		10813 PONDEROSA SERVICE RD
1739472552	54484	KB HOME RALEIGH-DURHAM INC	4506 S MIAMI BLVD STE 100	DURHAM NC 27703-8001		10807 PONDEROSA SERVICE RD
1739672348	54563	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10812 STAR RD
1739576744	54479	MOORE, ROBERT A	1105 N BEND DR	RALEIGH NC 27609-3913		10817 PONDEROSA SERVICE RD

December 16, 2021

Re: Hawthorne Wake Forest Apartments Phase 2
Neighborhood Meeting Minutes

Zoom Meeting Link:

<https://us02web.zoom.us/j/82576504337?pwd=RGE1OTJ1aDFyR2xqYk9HdmZURU94Zz09>

Meeting ID: 825 7650 4337

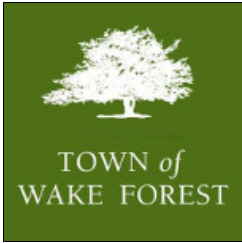
Passcode: 201277

Meeting was opened (virtually) at 6pm and remained open until 8pm. The engineer and owners were the only ones in attendance.

Sincerely,



Patrick C. Perez, P.E.
Senior Project Manager
919.858.1845
Patrick.perez@nv5.com



Project Overview

#629775

Project Title: Hawthorne Wake Forest Phase 2 Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning - Planning Board

County: Wake

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: Yes

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:

Staff Member Met With: Patrick Reidy

Project Tracking ID: RZ-21-09

Project Information

Project/Development Name: Hawthorne Wake Forest Phase 2

Project Address or PIN: 0 STAR RD (1739662623)

Tax PIN: 1739662623

Zoning: Zoning

- 0 STAR RD: GR10

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: Land Use Development

Acreage: 5.83

- 0 STAR RD: Commercial

GIS Acreage: Parcel

- 0 STAR RD: 5.83

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:** RZ-21-09

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

Matt Rogers

2012 Eastwood Road
Wilmington, NC 28403
P:919.455.1051
matt@evolvecos.com

Project Contact - Developer

Matt Rogers

2012 Eastwood Road
Wilmington, NC 28403
P:919.455.1051
matt@evolvecos.com

Project Contact - Property Owner

Matt Rogers
matt@evolvecos.com
500 Avenue P
Newark, NJ 07105
P:9194551051
matt@evolvecos.com

Project Contact - Engineer

Patrick Perez
Calyx Engineers & Consultants
6750 Tryon Road
Cary, NC 27518
P:9198581845
pperez@calyxengineers.com

Traffic Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: No

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

Project Number:

The applicant is required to upload the TIA document, including appendix, approved MOU and any synchro files.

TIA review fees will be added to this permit.

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: Multi-family Residential

Proposed Number of Lots: 1

Number of Buildings: 2

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 56

Number of Stories: 2

Square Footage of All Buildings (non-residential): 0

Plan Information - Conditional Rezoning

Description of Request:

Developer would like to rezone the property to allow for multi-family residential on the property. The developer proposes 56 units and appropriate site improvements.

Initial Proposed Conditions Offered by Applicant:

None.

Justification of Consistency with Comprehensive Plan:

Site is consistent with the comprehensive plan to provide affordable housing close to downtown Wake Forest.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: _____

Forest Greenery LLC

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

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

The property is located at: 0 Star Road Wake Forest, NC 27587

The agent for this project is: Patrick Perez - NV5 Engineers & Consultants

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

Name: Scott Fields

Address: 500 Avenue P, Newark, NJ 07105

Telephone Number: 973-589-5931

Fax: 973-344-5114

Email Address: sfields@dbke.com

 Signature(s) of Owner(s):

Print or type name(s):

Attach additional sheets if there are additional owners.

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

Last update: August 2018



June 1st 2022

Mr. Patrick Reidy,
Senior Planner
Town of Wake Forest
310 S. Brooks Street
NC 27587-2901

Re: Hawthorne at Wake Forest

Dear Mr. Reidy,

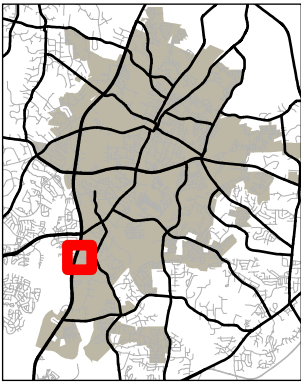
Phase 2 open space requirements shall be satisfied by excess open space and active open space in Phase 1 of Hawthorne at Wake Forest. Phase 2 requires 0.6 acres of open space and .15 acres of active open space for a total of 0.75 acres. Phase 1 provided an additional 2.1 acres of open space and an additional 1.06 acres of active open space for a total of 3.16 acres. Residents of Phase 2 shall have full rights to use the active open space found within Phase 1.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Matt Rogers".

Matt Rogers
Director of Development

2918 Martinsville Road
Greensboro, NC 27408
336-389-9992



6/9/2022



TOWN of
WAKE FOREST

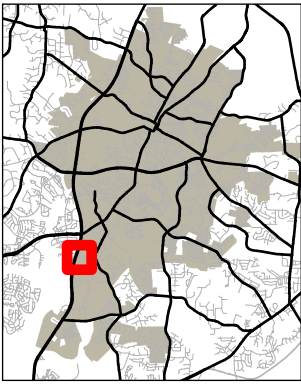
RZ-21-09
Hawthorne at Wake Forest Phase 2
PIN: 1739-66-2623



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





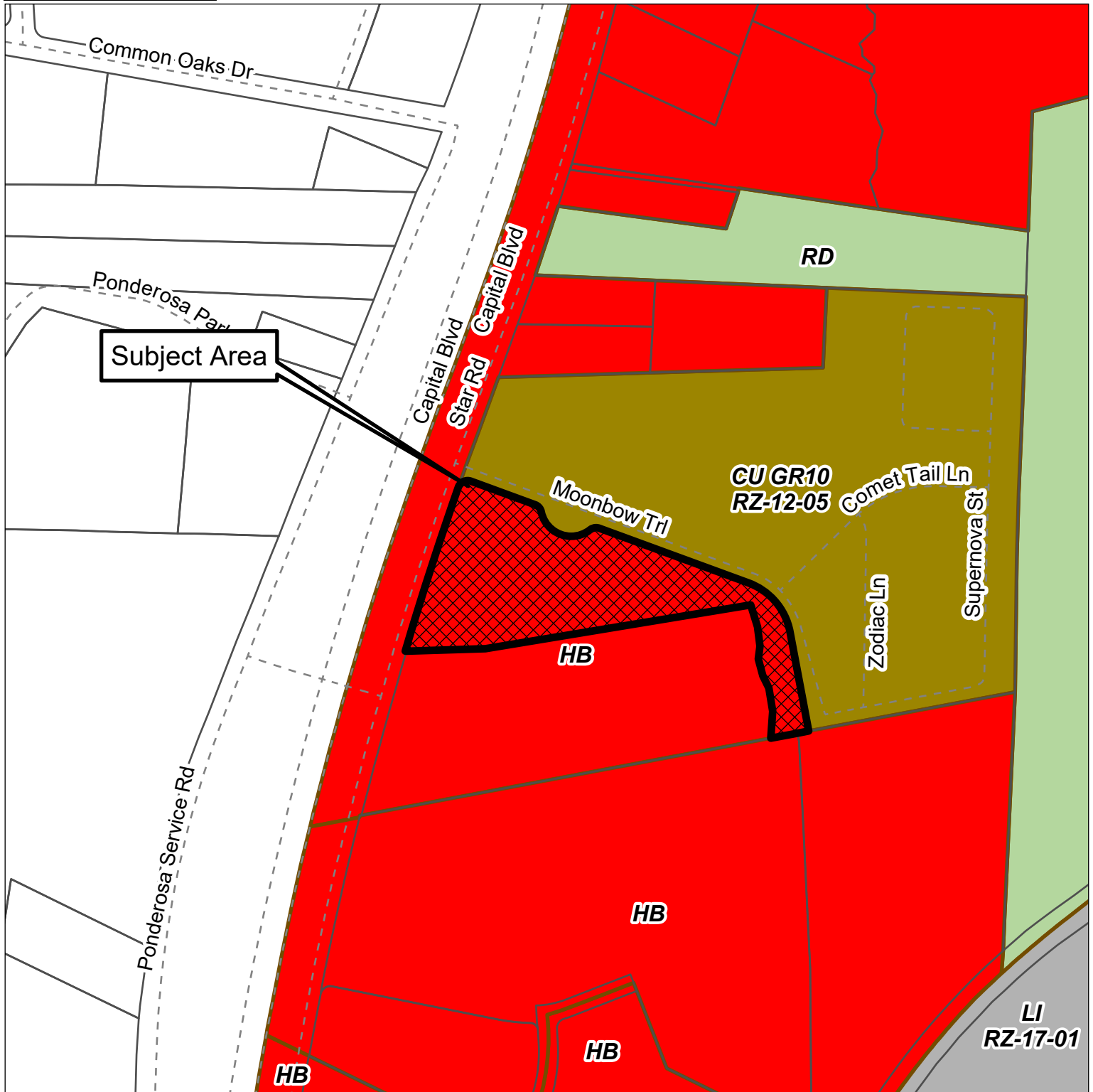
TOWN of
WAKE FOREST

RZ-21-09

Hawthorne at Wake Forest Phase 2

PIN: 1739-66-2623

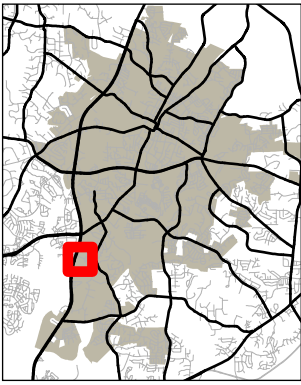
6/9/2022



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-21-09

Hawthorne at Wake Forest Phase 2

PIN: 1739-66-2623

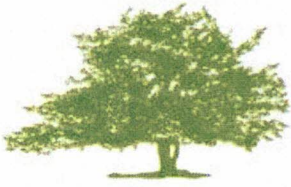
6/10/2022



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.

0 520 1,040
Feet





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: Evolve Companies

Owner: Forest Greenery Group LLC

Requested Action: Rezone 6.47 acres on the Town of Wake Forest Zoning Map to General Residential 10 Conditional District (GR10-CD)

Existing Zoning: Highway Business (HB)

Location: 0 Star Road

Size: 6.47 acres

Tax PINs: 1739-66-2623

Existing Land Use: Vacant

Applicable Officially Adopted Plans:

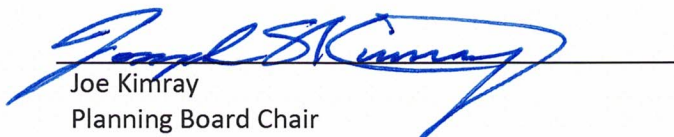
The request is generally Inconsistent with the relevant policies in the Comprehensive Plan, and Disapproval of the zoning map and zoning overlay map request is reasonable and in the public interest. See Attachment.

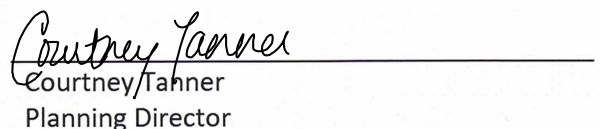
This report reflects the recommendation of the Planning Board, this the 14th day of June 2022.

Introduced by Planning Board member: Michael Hickey

Seconded by Planning Board member: Sheila Bishop

Attest:


Joe Kimray
Planning Board Chair


Courtney Tanner
Planning Director

Community Plan Consistency Grid				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid				
POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require "360 degree architecture" (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to "hold the corner" of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			

Community Plan Consistency Grid				
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid				
POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation			
CF-13	Regularly update the Town Pavement Management System program			

Community Plan Consistency Grid				
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			

Community Plan Consistency Grid				
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

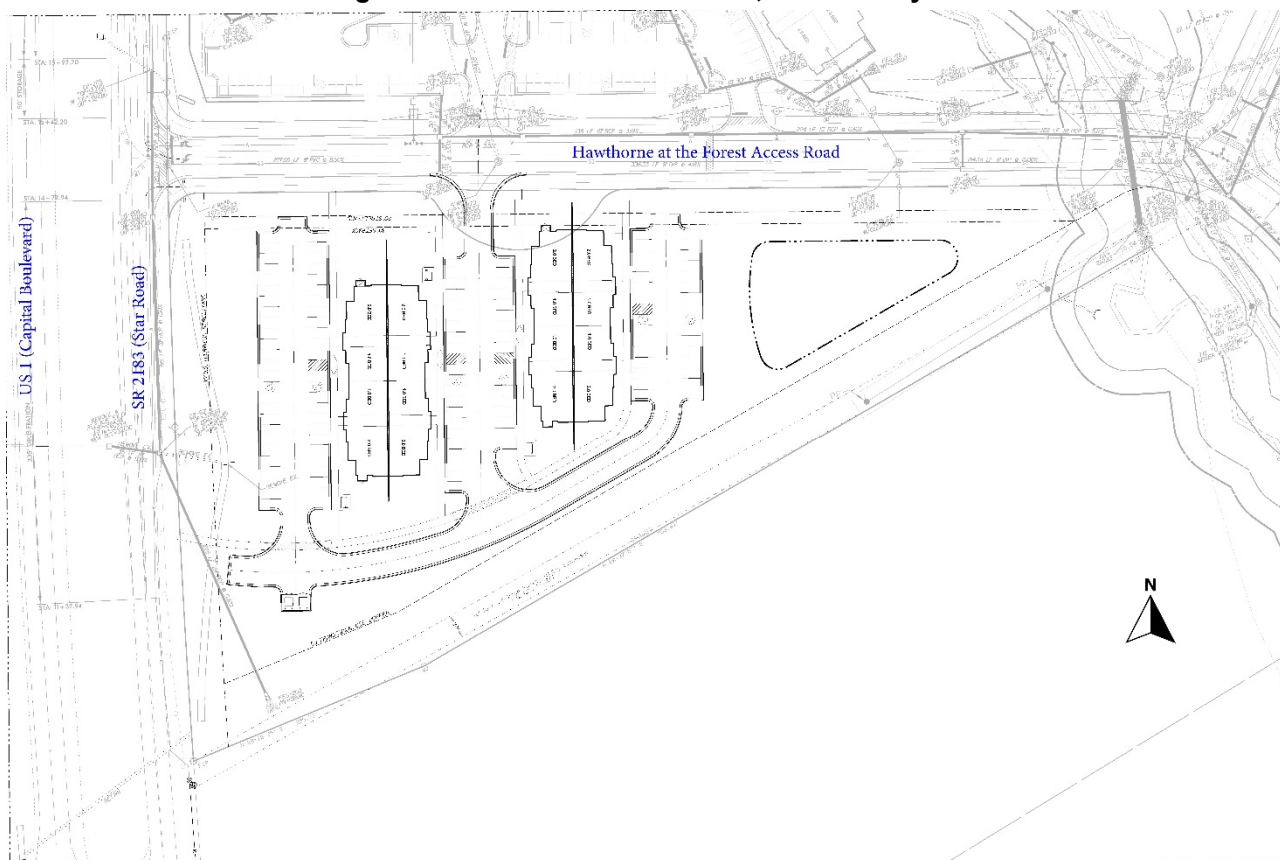
To: Matt Rogers
Evolve Companies
File: 171002244

From: Jeff A. Weller, PE
Raleigh, NC – JFR
Date: May 25, 2021

Reference: Hawthorne at the Forest, Phase 2 Trip Generation Estimate

Per your request, I have attached a summary of the trip generation for the proposed second phase of the Hawthorne at the Forest development located along Star Road in Wake Forest, NC. Phase 2 is located in the southeast quadrant of the intersection between SR 2183 (Star Road) and the Phase 1 access road. This 5.83-acre parcel is expected to be comprised of 56 mid-rise apartments with a preliminary layout shown in Figure 1.

Figure 1: Hawthorne at the Forest, Phase 2 Layout



Trip generation estimates were prepared using North Carolina Department of Transportation (NCDOT) Congestion Management Section methodology and the *ITE Trip Generation Manual (10th Edition)*. Table 1, below, summarizes the expected trips generated by this development.

May 25, 2021

Matt Rogers

Page 2 of 2

Reference: Hawthorne at the Forest, Phase 2 Trip Generation Estimate

Table 1: Hawthorne at the Forest, Phase 2 Trip Generation

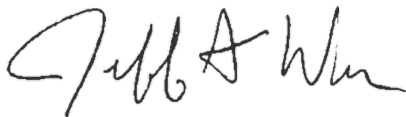
Trip Generation											
Land Use	ITE LUC	Size	Daily			AM Peak			PM Peak		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Mid-Rise)	221	56 Units	304	152	152	19	5	14	25	15	10

Table 1 indicates that the development could generate 304 trips on an average weekday with 19 trips in the morning peak hour (5 entering and 14 exiting) and 25 trips in the afternoon peak hour (15 entering and 10 exiting).

According to the Town of Wake Forest Unified Development Ordinance (UDO) a TIA is not required for residential developments with less than 100 units. Additionally, this development does not meet the NCDOT criteria for requiring a TIA.

Should you have any questions, or need anything further, please feel free to contact me.

Stantec Consulting Services Inc.

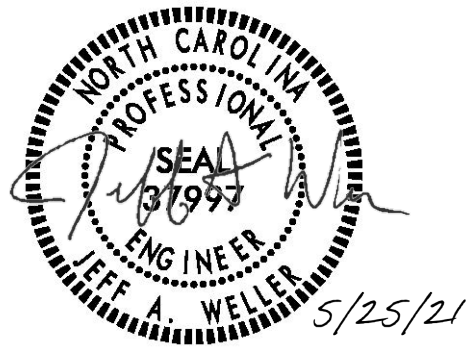


Jeff A. Weller, PE

Phone: 919.865.7564

Email: Jeff.Weller@Stantec.com

- c. Jonathan Jacobs, PE – Town of Wake Forest
Sean Brennan, PE – NCDOT Division 5, District 1



Tonya B. Powell
Member

June 28, 2022

VIA ELECTRONIC MAIL ONLY

Patrick Reidy, AICP, CZO,
Sr. Planner
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587-2901

Re: Legislative Case RZ-21-09; Hawthorne Wake Forest Phase 2

Dear Patrick:

As you are aware, we represent Evolve Companies, which is the applicant on the above referenced rezoning matter. As described in the attached email from Matt Rogers with Evolve, a number of our team members who would need to be in attendance will be out of town and unable to attend the public hearing for this matter if it is placed on the July 19, 2022 agenda for the Board of Commissioners. We respectfully request that the matter be scheduled for public hearing at the August 16 Board of Commissioners meeting.

Please do not hesitate to contact me if you have questions or need additional information.

Very truly yours,

NEXSEN PRUET, PLLC



Tonya B. Powell

Cc: Matt Rogers (matt@evolvecos.com)
Parick Perez (Patrick.Perez@nv5.com)

Powell, Tonya

From: Matt Rogers <matt@evolvecos.com>
Sent: Tuesday, June 28, 2022 7:51 AM
To: Reidy, Patrick
Cc: Patrick Perez; Powell, Tonya
Subject: Re: Slides to add to your presentation tonight...

{EXTERNAL EMAIL}

Patrick,

Unfortunately several of our team members will be out of town on July 19th, which is the current date for our Star Rd rezoning hearing. We would respectfully request to postpone to the August 16th hearing in order to ensure that we have our full team in attendance. Please confirm that this is acceptable.

Thank you!



Matt Rogers
Evolve Companies
2012 Eastwood Road
Wilmington, NC 28403
Mobile: 919-455-1051

HAWTHORNE AT THE FOREST -- APARTMENT SITE -- REZONING PACKAGE

TOWN OF WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

General Notes:

1. All construction shall be in accordance with applicable municipality standards, specifications, and details. Work in this project shall also conform to these plans, the latest editions of the North Carolina Department of Transportation (NCDOT) Road and Bridge Specifications, the Road and Bridge Standards, the North Carolina Erosion and Sediment Control Handbook, the North Carolina Erosion and Sediment Control Regulations, the final geotechnical report, and General Design Standard. In the event of conflict between any of these standards, specifications, or plans, the most stringent shall govern.
2. The contractor shall be solely responsible for trench safety during all phases of construction.
3. The location and size of existing utilities as shown is approximate only. The contractor is responsible for horizontally and vertically locating and protecting all public or private utilities that lie in or adjacent to the construction site. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.
4. The contractor shall salvage and protect all existing power poles, signs, manholes, telephone users, water valves, etc. during all construction phases. The contractor shall repair, at his own expense, any existing utilities damaged during construction.
5. Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.
6. Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the Contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
7. A Pre-Construction Conference shall be held prior to the start of construction. The contractor shall arrange the meeting with Town of Wake Forest Engineering Department.
8. Contractor is responsible for verifying all required permits and approvals prior to commencing construction.
9. All areas shall be graded for positive drainage, and as shown on these plans. The contractor shall maintain adequate site drainage during all phases of construction. The contractor shall use silt fences (or other methods approved by the engineer and applicable municipality) as required to prevent silt and construction debris from flowing onto adjacent properties. Contractor shall comply with all applicable federal, state, or local erosion, conservation, and siltation ordinances. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of a stand of grass or other growth to prevent erosion and with approval of the erosion control inspector.
10. The Contractor shall clear and grub the site and place, compact, and moisture condition all fill per the project geotechnical engineer's specifications. The fill material to be used shall be approved by the Geotechnical Engineer prior to placement.
11. Materials used to construction embankments for any purpose, backfill around drainage structures, or in utility trenches for any other depression requiring fill or backfill shall be compacted to 95% of maximum density as determined by the modified proctor test as set out in ASTM Standard D-968. The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.
12. Proposed contours and gutter gradients are approximate. Proposed spot elevations and roadway profiles/super-elevations/typical sections are to be used in case of discrepancy.
13. The contractor shall verify and coordinate all dimensions shown, including the horizontal and vertical location of curb inlets and grate inlets and all utilities crossing the storm sewer.
14. All distances shown represent horizontal ground distances.
15. Rim elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of cover for Junction Boxes.
16. Storm Sewer (RCP) shall be constructed to the following classes (unless otherwise noted):
Cover less than 10 feet - Class C or D bedding, Class III walls
Cover 10 feet to 15 feet - Class B bedding, Class III walls
Cover greater than 15 feet - Class B bedding Class IV walls
17. All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5 feet. All joints shall be sealed with joint sealant.
18. All handicap ramping, striping, and pavement markings shall conform to ADA requirements and the "North Carolina State Building Code, Vol. 1-C Accessibility Code."
19. Existing Water and sewer main/service sizes to the property are to be verified by the contractor prior to the start of construction. The project engineer has attempted to verify sizes from relevant plans, however, exact size/dimension can only be determined from field exposure of the relevant line.
20. Before starting any construction or improvements within any City or NCDOT street or highway Right-of-Way, the following procedures should be undertaken: City Right-of-Way>Contact local authority's traffic engineering department for information on detours, open cutting of streets or for any construction within Right-of-Way. NCDOT Right-of-Way - contact project engineers and obtain all permits and encroachments (cross-check plans with special provisions, keep copies on construction site, also contact NCDOT District Office 24 hours in advance before placing curb and gutter).
21. No portion of the subject property is in a special flood hazard area per map number 3720173900J. (Effective Date May 2nd, 2006). Said map was downloaded on 07-10-2012 from the following website: "WWW.NCLOODMAPS.COM"

Sanitary Sewer

1. Minimum ground cover of 3'-0" to be provided for all Sanitary Sewer Collection lines 4" and larger in non-traffic areas. If minimum cover is not provided, ferrous pipe shall be used.
2. Minimum cover of 5'-0" in traffic areas to be provided for all collection lines 4" and larger. If less than 5'-0", ductile iron pipe shall be required in Class 1 bedding (minimum cover shall be no less than 3'-0").
3. Minimum slope for 4" and 6" Sanitary Sewer collection lines shall be no less than 1.0% with cleanouts every 75 linear feet.
4. Maintain 24" vertical separation from storm sewer or ferrous pipe shall be used for the sanitary sewer. Also maintain 10 feet horizontal separation and 18" vertical separation under water mains or ferrous pipe shall be used.

Potable Water

1. Water main to be installed at a depth with a minimum cover of 48", with 18" vertical clearance minimum (separation must be over sanitary sewer) from other underground utilities and 10 feet horizontal clearance from sanitary sewer mains.
2. Pressure reducing valves shall be provided if pressure is in excess of 80 psi.
3. Gate valves shall be installed on each main line branch (3 per tee, 4 per cross).

General Utility

1. All water and sewer mains within public easements and Rights-of-Way to be owned, operated, and maintained by the public authority.
2. All construction to be of the local authority standards and specifications.
3. All Underground utilities are approximately located. Actual location and depth to be confirmed in field prior to construction.

BICYCLE PARKING TABULATION CHART

- NUMBER OF BUILDINGS: 2

- BICYCLE SPACES REQUIRED: 3 SPACES
(1/40 PARKING SPACES PROVIDED)

BICYCLE SPACES PROVIDED: 8 (CLASS 3, ALL COVERED)

Site Data Table

1. Site Address: 0 Star Road
2. Wake County PIN 1739-66-2623
3. Wake County Deek Reference: Deed Book 17305 Page 2127
4. Wake County Plat Reference: Book of Maps 2016 Page 1134
5. Existing Zoning (Town of Wake Forest): HB
6. Proposed Zoning (Town of Wake Forest): GR-10
7. Proposed Land Use: Multi Family Apartments
8. Total Parent Tract B: 6.025 Ac. (Phase 2)
9. O/S Required (15% of Parent) 0.90 Ac.
Total O/S Provided: 0.00 Ac.

Phase 1 contains 2.10 Ac. excess open space over what is required.

Active O/S Required: 0.45 Ac.
(50% of Required O/S)

Active O/S Provided: 0.00 Ac.

Phase 1 contains 1.06 Ac. excess active open space over what is required.

10. Total Number of Proposed Buildings: 2
11. Total Number of Units Proposed: 56
Proposed Density: 9.29 Units /Acre.
12. Proposed Maximum Building Height: 43' — 3 Stories
13. Building Setbacks: Front: 30', Rear: 25', Side: 10'
14. Proposed Impervious Surface of Site: 30.6%

ZONING CONDITIONS REQUEST

Site seeks exemption from open space requirements given Phase 1 Hawthorne at the Forest contains excess active and passive open space. The excess open space meets the minimum requirements for Phase 2. Residents of the apartments in Phase 2 shall have full access to all open space ammenities in Phase 1.



VICINITY MAP
1" = 300'

This note shall apply to each and every sheet in this set.

The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on this plan. It shall be the Contractor's responsibility to have all utilities located by their respective owners prior to construction and to mark them in accordance with NC General Statute - Chapter 87, Article 6, The Underground Damage Prevention Act.

Developer:
Evolve Companies
2012 Eastwood Road
Wilmington, NC 28403
Matt Rogers,
Managing Member
T: (919) 455-1051

Owner:
Hawthorne at Wakefield
Apartments, LLC
806 Green Valley Road
Suite 311
Greensboro NC, 27408
Scott Fields,
Managing Member
T: (919) 201-3023

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 831-6810, and the Public Utilities Department at (919) 857-4540 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclosure from future work in the City of Raleigh.

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF WAKE FOREST AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF WAKE FOREST.

REVIEW ENGINEER DISCLAIMER

EXECUTION OF THIS CONSTRUCTION PLAT BY THE REVIEW ENGINEER FOR THE TOWN OF WAKE FOREST IN NO WAY LIMITS THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD WITH REGARD TO COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL STANDARDS AND/OR CONDITIONS.

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING AND ZONING BOARD

DATE _____

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

HAWTHORNE AT THE FOREST PHASE II - APARTMENT SITE

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

NV5
NV5 ENGINEERS & CONSULTANTS, INC.
6750 TRYON ROAD
CARY, NC 27518
P: 919.951.1912
www.NV5.com
NC License # F1333
Formerly G&N Engineers & Consultants

REVISIONS

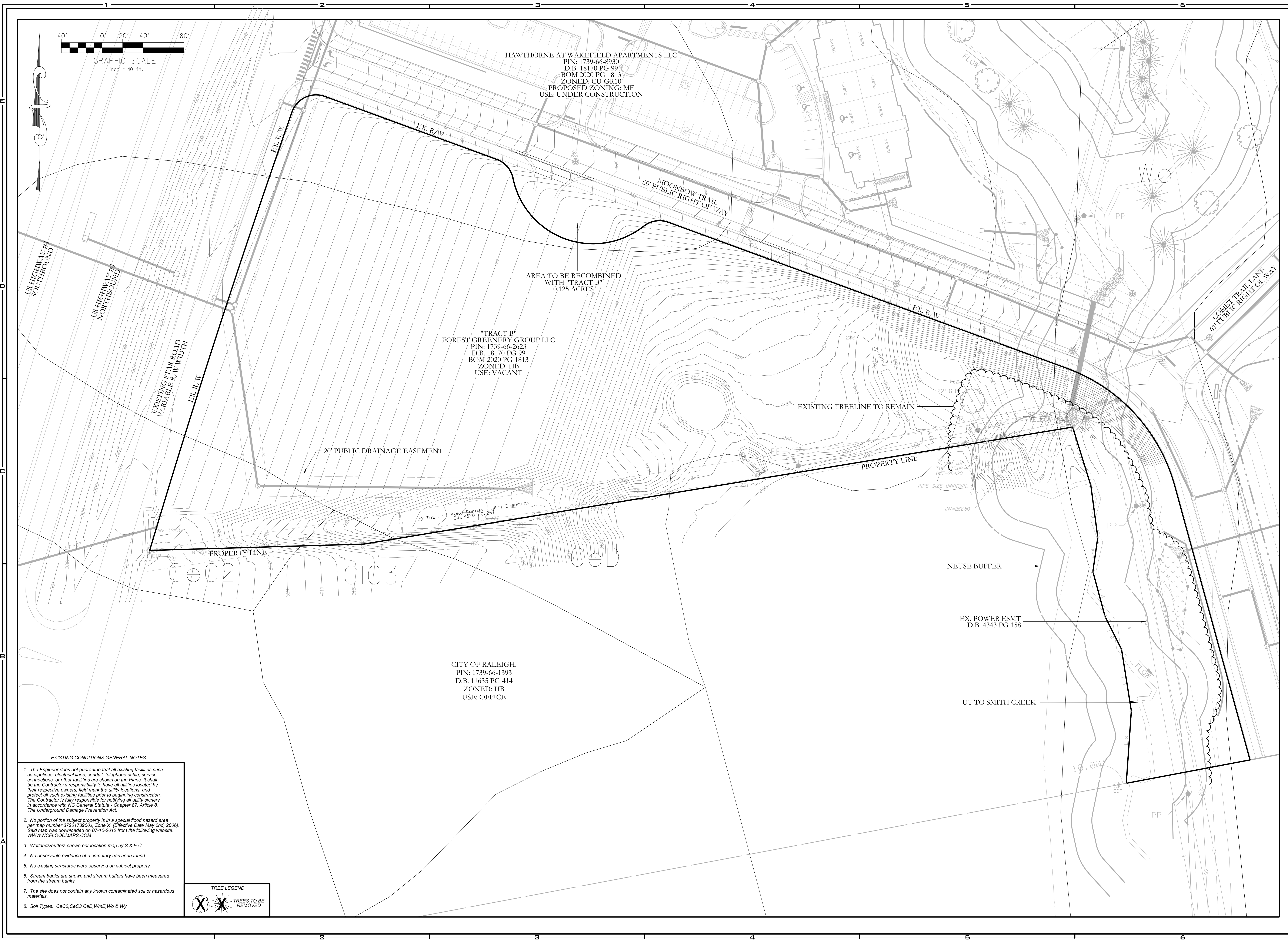
NO.	DATE	REMARKS
1.	2021-09-30	1ST SUBMITTAL
2.	2021-12-03	2ND SUBMITTAL
3.		
4.		

PROJECT NO: 2010030.01

DRAWN BY: DFB
DWS. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: OCT. 1ST 2021

COVER

C-000



- EXISTING CONDITIONS GENERAL NOTES:
1. The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.
 2. No portion of the subject property is in a special flood hazard area per map number 3720173900J, Zone X (Effective Date May 2nd, 2006). Said map was downloaded on 07-10-2012 from the following website: WWW.NCFLOODMAPS.COM
 3. Wetlands/buffers shown per location map by S & E C.
 4. No observable evidence of a cemetery has been found.
 5. No existing structures were observed on subject property.
 6. Stream banks are shown and stream buffers have been measured from the stream banks.
 7. The site does not contain any known contaminated soil or hazardous materials.
 8. Soil Types: CeC2, CeC3, CeD, WmE, Wo & Wy



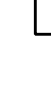
NV5
NV5 ENGINEERS & CONSULTANTS, INC.
6750 TRYON ROAD
CARY, NC 27518
P: 919.551.1912
www.NV5.com
NC License # F1333
Formerly G&N Engineers & Consultants

**HAWTHORNE AT THE FOREST
PHASE II - APARTMENT SITE**

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

REVISIONS		DATE	REMARKS
NO.	DATE	2021-09-30	1ST SUBMITTAL
1.	2.	3.	4.

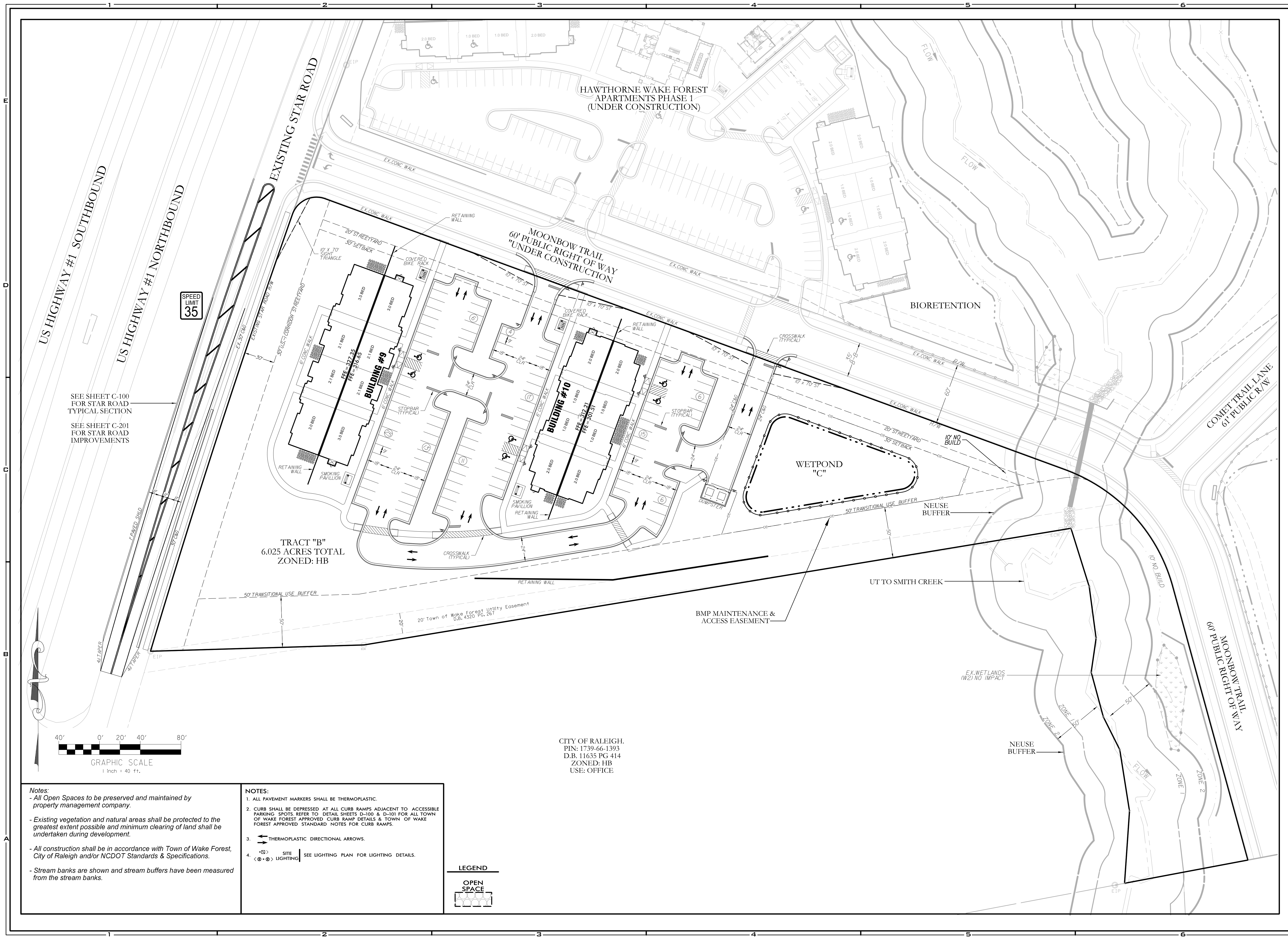
PROJECT NO:	2010030.01
DRAWN BY:	DFB
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021
EXISTING CONDITIONS	
C-001	



HAWTHORNE AT THE FOREST PHASE II - APARTMENT SITE

DRAWN BY:	DF
WG. CHECKED BY:	PC
SCALE:	SEE PLANS
DATE:	OCT. 1ST 201

C-100



SEE SHEET C-100
FOR STAR ROAD
TYPICAL SECTION

SEE SHEET C-201
FOR STAR ROAD
IMPROVEMENTS

TRACT "B"
6.025 ACRES TOTAL
ZONED: HB

HAWTHORNE WAKE FOREST
APARTMENTS PHASE 1
(UNDER CONSTRUCTION)

MOONBOW TRAIL
60' PUBLIC RIGHT OF WAY
(UNDER CONSTRUCTION)

BIORETENTION

WETPOND
"C"

UT TO SMITH CREEK

BMP MAINTENANCE &
ACCESS EASEMENT

EX. WETLANDS
(W2) NO IMPACT

NEUSE
BUFFER

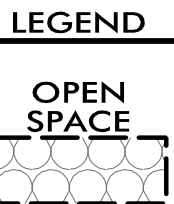
COMET TRAIL LANE
60' PUBLIC R/W

MOONBOW TRAIL
60' PUBLIC RIGHT OF WAY

CITY OF RALEIGH.
PIN: 1739-66-1393
D.B. 11635 PG 414
ZONED: HB
USE: OFFICE

- Notes:
- All Open Spaces to be preserved and maintained by property management company.
 - Existing vegetation and natural areas shall be protected to the greatest extent possible and minimum clearing of land shall be undertaken during development.
 - All construction shall be in accordance with Town of Wake Forest, City of Raleigh and/or NCDOT Standards & Specifications.
 - Stream banks are shown and stream buffers have been measured from the stream banks.

- NOTES:
1. ALL PAVEMENT MARKERS SHALL BE THERMOPLASTIC.
 2. CURB SHALL BE DEPRESSED AT ALL CURB RAMPS ADJACENT TO ACCESSIBLE PARKING SPOTS. REFER TO DETAIL SHEETS D-100 & D-101 FOR ALL TOWN OF WAKE FOREST APPROVED CURB RAMP DETAILS & TOWN OF WAKE FOREST APPROVED STANDARD NOTES FOR CURB RAMPS.
 3. THERMOPLASTIC DIRECTIONAL ARROWS.
 4. SITE SEE LIGHTING PLAN FOR LIGHTING DETAILS.



HAWTHORNE AT THE FOREST PHASE II - APARTMENT SITE

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DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

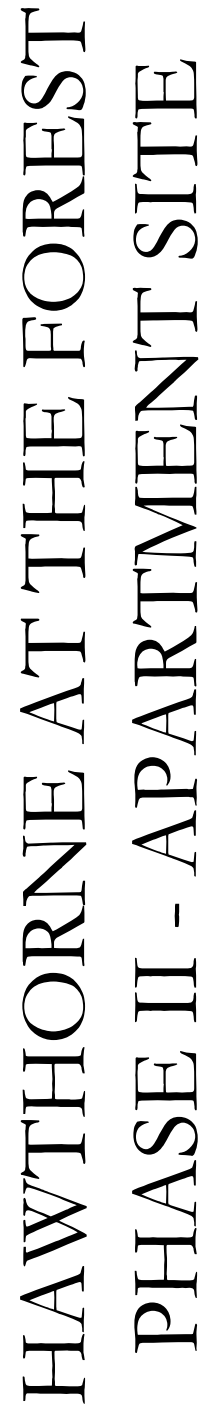
REVISIONS		REMARKS
NO.	DATE	1ST SUBMITTAL
1.	2021-09-30	
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3.		
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PROJECT NO: 2010030.01

DRAWN BY: DFB
DWG. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: OCT. 1ST 2021

SITE PLAN

C-200



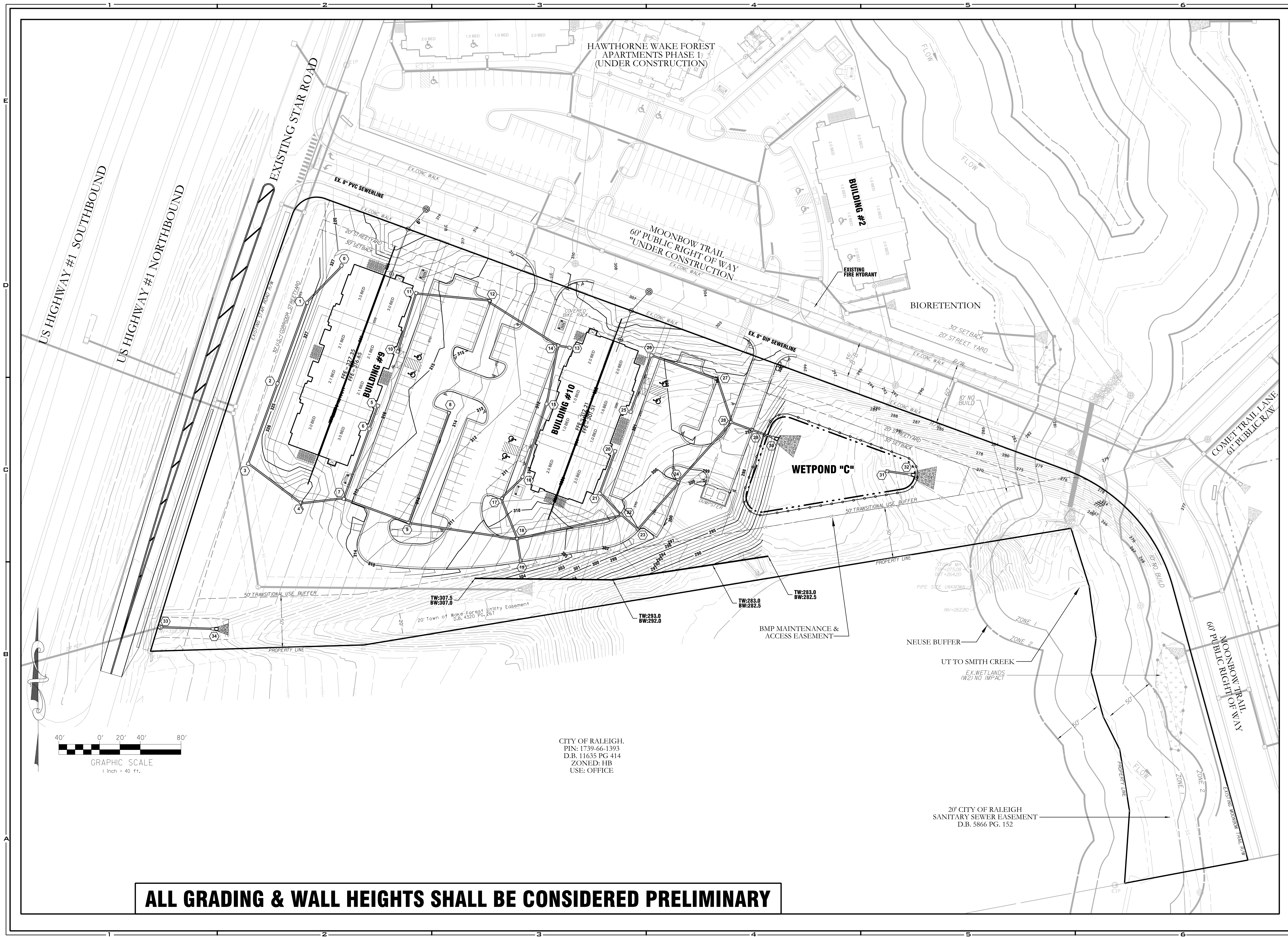
DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

[illegible]

PROJECT NO:	2010030.01
DRAWN BY:	DFB
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

UTILITYPLAN

C-300



ALL GRADING & WALL HEIGHTS SHALL BE CONSIDERED PRELIMINARY

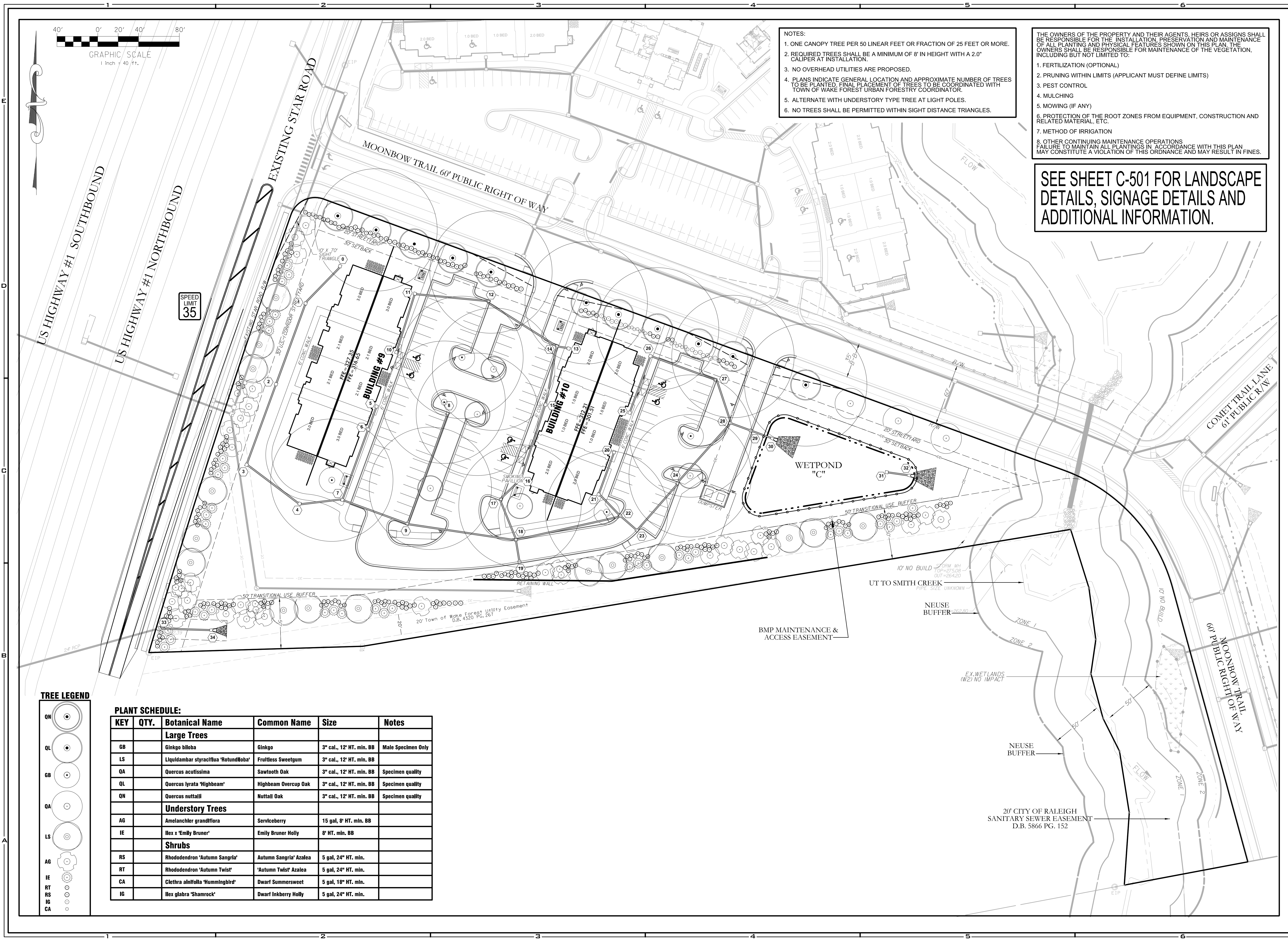
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HAWTHORNE AT THE FOREST
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EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

REVISIONS				
REMARKS		NO.	DATE	
1ST SUBMITTAL		1.	2021-09-30	
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		4.		
PROJECT NO: 2010030.0				
DRAWN BY:			DFE	
DWG. CHECKED BY:			PCP	
SCALE:			SEE PLAN	
DATE:			OCT. 1ST 2021	
GRADING & DRAINAGE				
C-400				

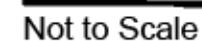
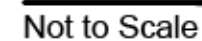


HAWTHORNE AT THE FOREST
PHASE II - APARTMENT SITE

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PROJECT NO:		2010030.01
DRAWN BY:		DFB
DWG. CHECKED BY:		PCP
SCALE:		SEE PLAN
DATE:		OCT. 1ST 2021
LANDSCAPE PLAN		
C-500		



- Not to Scale



- Not to Scale



- Not to Scale



- Not to Scale

- CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO OWNER.
- THE LANDSCAPE PLANTING CONTRACTOR SHALL BE A LICENSED LANDSCAPE CONTRACTOR IN NC, AND SHALL PROVIDE PROOF OF LICENSE AFTER BIDDING.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZES, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING THE CONSTRUCTION OF THE PROJECT, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD.
- CONTRACTOR SHALL MAINTAIN CAREFULLY ALL BENCH MARKS, MONUMENTS AND OTHER REFERENCED POINTS. IF DISTURBED OR DESTROYED, THE CONTRACTOR SHALL REPLACE AS DIRECTED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD FROM SAME SOURCE TO ASSURE SYMMETRY IN PLANTING.
- IF ANY EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, CURBS, SIDEWALKS, TURF AREAS AND PAVING ARE DAMAGED IN PERFORMANCE OF THIS WORK, THEY SHALL BE RESTORED WITHOUT EXTRA COST TO THE OWNER IN THE MANNER PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS DRAWN ON PLANS.
- CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING INSTALLATION NOT SPECIFIED TO BE COVERED BY MULCH. AREAS DAMAGED FROM ACTIVITIES OF CONTRACTOR TO BE RESEEDED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO PREPARE PLANTING BEDS PER THE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR IMPORTING, TESTING AND PREPARING THE SOIL ON SITE PER THE SPECIFICATIONS.
- ALL SIX FOOT MULCH RINGS AND STAND ALONE MULCH AREAS SHALL BE BE MULCHED WITH TRIPLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS. ALL MULCH AREAS SHOWN TO TIE INTO NATURAL AREAS SHALL BE MULCHED WITH LEAF MULCH.
- MULCH WILL BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH OR LEAF MULCH. ALL AREAS WITHIN PROJECT LIMITS SHALL BE EITHER PAVED, SEEDDED, SODDED OR MULCHED. SUBMIT SAMPLES FOR APPROVAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

[illegible]

PROJECT NO: 2010030.01

DRAWN BY: DFB

SCALE: SEE PLAN

DATE: OCT. 1ST 2021

LANDSCAPE
DETAILS

C-501

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

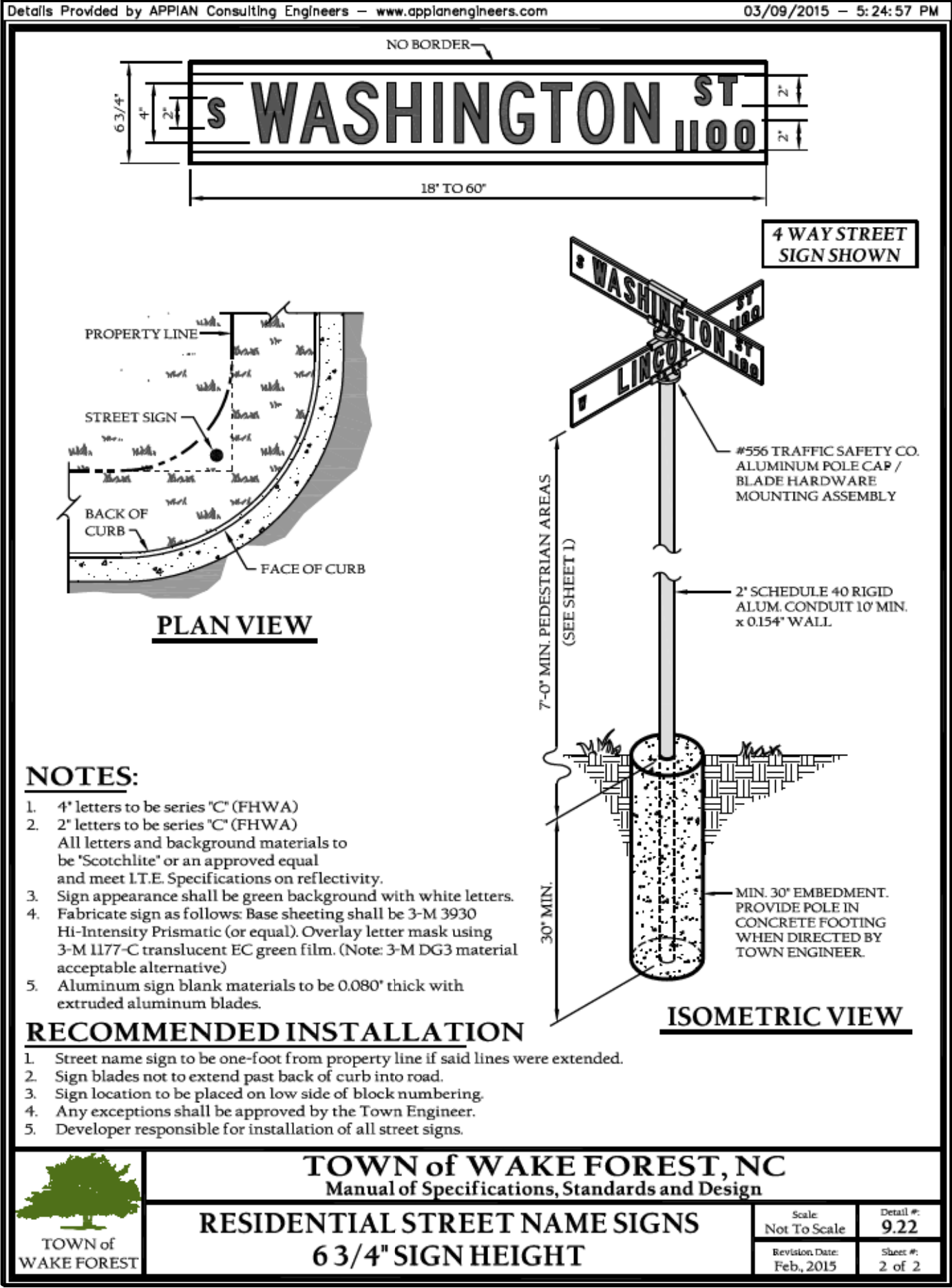
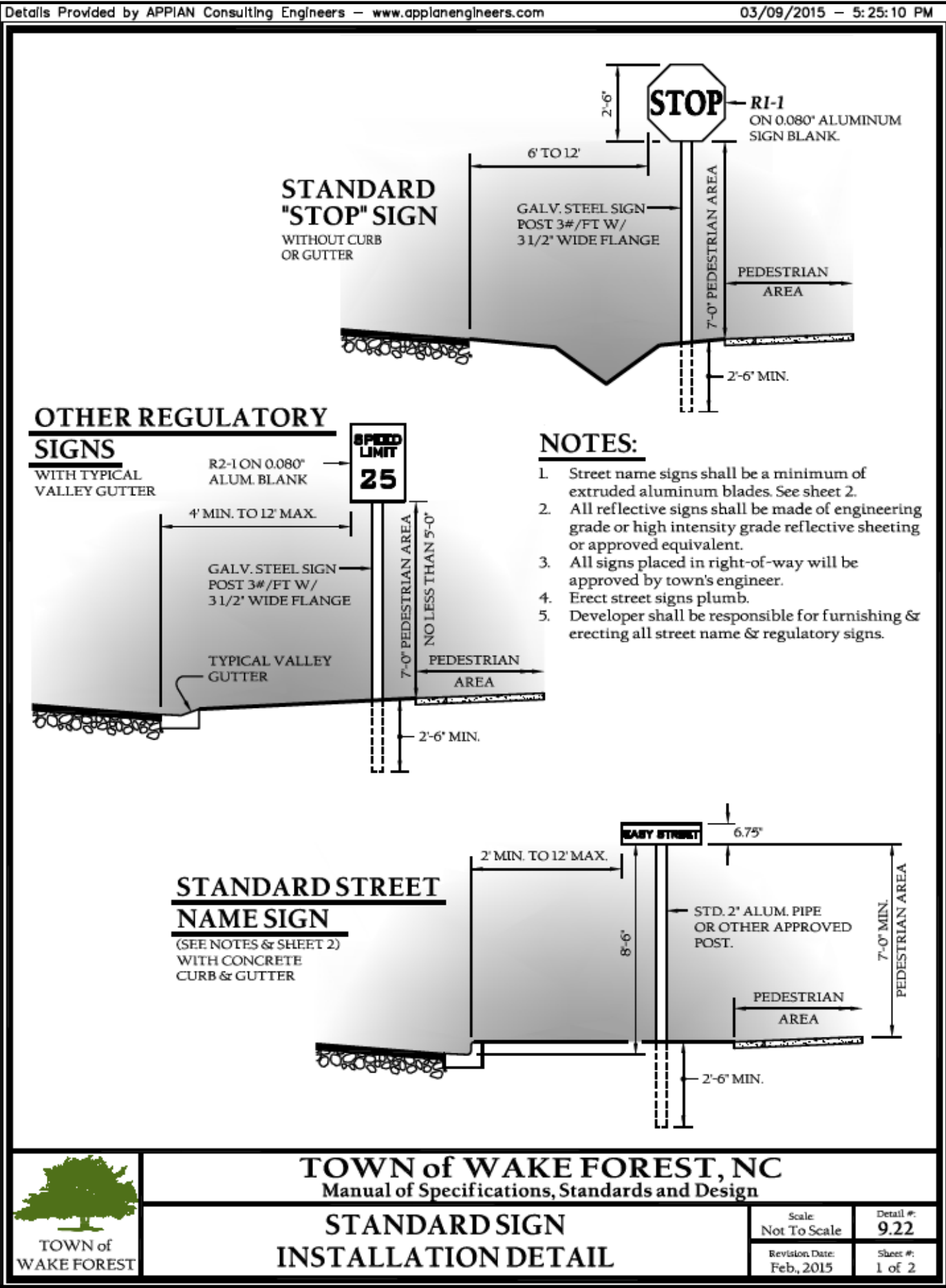
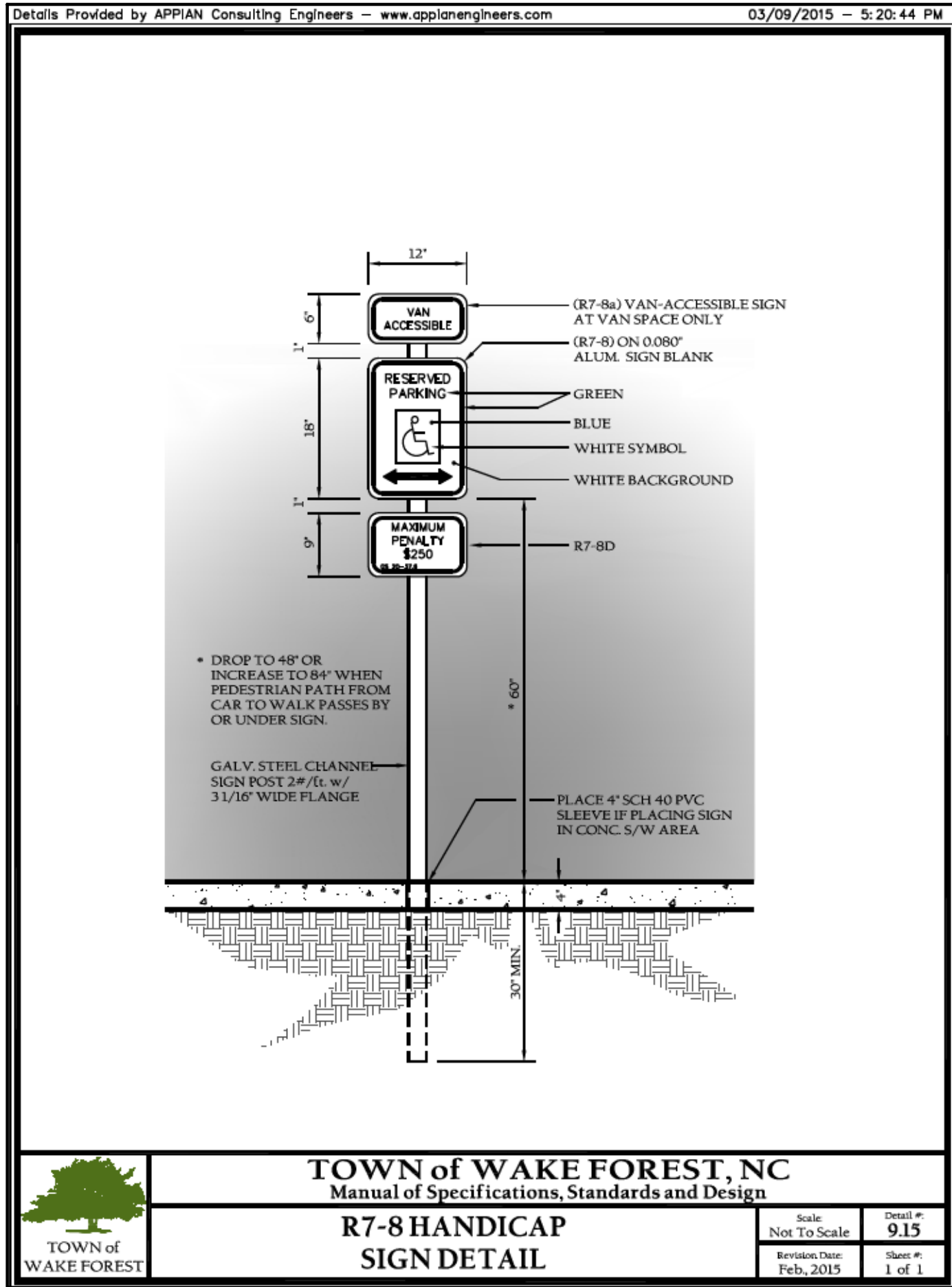
PROJECT NO:	2010030.01
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DWG. CHECKED BY: PCP

DATE: OCT. 1ST 2021

C-600





GENERAL NOTES:

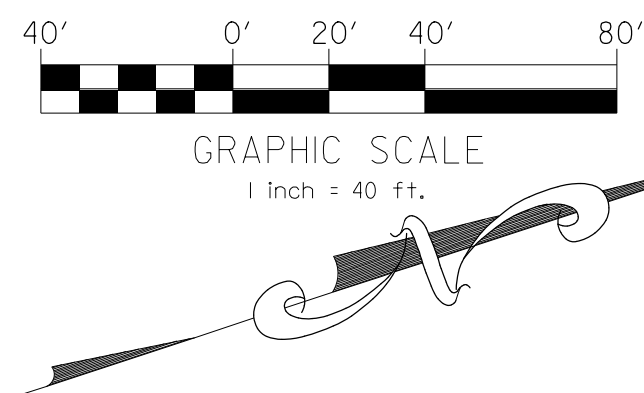
1. ALL SIGNAGE SHALL MEET AND BE INSTALLED PER ANY AND ALL CURRENT REQUIREMENTS OF THE TOWN OF WAKE FOREST, NCDOT AND MUTCD STANDRDS.

REVISIONS		REMARKS
NO.	DATE	
1.	2021-09-30	1ST SUBMITTAL
2.		
3.		
4.		

PROJECT NO: 2010030.01

DRAWN BY: DFB
DWG. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: OCT. 1ST 2021

TRAFFIC
MANAGEMENT
DETAILS



US HIGHWAY #1 NORTHBOUND

SPEED
LIMIT
35

SEE SHEET C-100 FOR STAR ROAD TYPICAL SECTION

EXISTING STAR ROAD

BUILDING #9

3.0 BED

2.1 BED

2.1 BED

3.0 BED

HAWTHORNE AT THE FOREST
PHASE II - APARTMENT SITE

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PROJECT NO: 2010030.01			
DRAWN BY:		DFB	
DWG. CHECKED BY:		PCP	
SCALE:		SEE PLAN	
DATE:		OCT. 1ST 2021	
STAR ROAD IMPROVEMENTS			
C-700			

RESOLUTION 2022-XX

RESOLUTION DENYING AN AMENDMENT THE OFFICIAL ZONING DISTRICT
MAP OF THE TOWN OF WAKE FOREST FOR RZ-21-09, HAWTHORNE WAKE
FOREST PHASE 2

WHEREAS, the application submitted by Evolve Companies for the rezoning of land was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on June 14, 2022 and the Board of Commissioners held a public hearing on September 6, 2022; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending denial of said application that was generally inconsistent with the Comprehensive Plan and not in the public interest;

BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina that:

Section 1: The proposed rezoning request is inconsistent with the Comprehensive Plan and not reasonable and in the public interest (Exhibit 1).

Section 2: Rezoning request RZ-21-09 to amend the official zoning district map for the Town of Wake Forest is hereby denied.

Adopted and effective this the 6th day of September 2022.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-09: Hawthorne Wake Forest Phase 2 Conditional District

The Wake Forest Board of Commissioners finds that RZ-21-09 is inconsistent with the Wake Forest Comprehensive Plan, and finds the rezoning request is not reasonable and in the public interest since the proposed rezoning does not:

1. Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial. (Community Plan Policy CD-4)
2. Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure. (Community Plan Policy CD-5)
3. Encourage the incorporation of pedestrian/bicyclist/ transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services. (Community Plan Policy CD-6)
4. Promote outparcel development to improve the character along primary roadways and break up views of large parking lots. (Community Plan Policy CD-11)
5. Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street. (Community Plan SB-2)
6. Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality. (Community Plan PL-8)
7. Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses. (Community Plan PL-9)
8. Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering. (Community Plan SB-2)
9. Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development. (Community Plan SB-3)
10. Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development. (Community Plan SB-4)
11. Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.). (Community Plan CC-4)

12. Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts. (Community Plan CC-5)
13. Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity. (Community Plan SP-5)
14. Encourage multi-use paths to be provided along the main road in developments. (Community Plan SP-7)
15. Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites. (Community Plan SP-8)
16. Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities. (Community Plan GSP-2)
17. Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations. (Community Plan SD-10)



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-596-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: September 6, 2022

SUBJECT

Consideration of LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

Recommendation:

Item Summary:

ATTACHMENTS

-