



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

1. Presentations

- 1.1. Richland Hills Street Stub Presentation
[Agenda Summary.pdf](#)
- 1.2. Consideration to Approve an Amendment to the FY2023 Pay & Classification Plan
[Item Summary - HR 120622\[33\].docx](#)

2. Discussion of Monthly Financial Report

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

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting
[BOCDraftAgendaDec202220.pdf](#)

4. Other Business

- 4.1. Consideration of approval of resolution declaring the results of the bond referendum held in the Town of Wake Forest on November 8, 2022 upon the questions of approving \$24,430,000 Parks and Recreation bonds; \$23,720,000 Roadway and Transportation bonds; \$14,350,000 Greenway Improvement bonds; and \$12,500,000 Parking Facilities bonds.
[Declaring Results_Bond Referendum_summary.pdf](#)
[BOC Declare Result- Wake Forest 2022 Referendum.DOC](#)
[Statement of the Results of the Bond Referendum- Wake Forest 2022 Referendum.DOCX](#)
[Bonds - Town of Wake Forest.pdf](#)
[WakeForestReferendum_11.08.2022.pdf](#)
- 4.2. Consideration of QUASIJUDICIAL CASE SD-21-06 for a Major Subdivision and Site Master Plan for South White Street Townhomes filed by The Nau Company on behalf of the property owner, to subdivide ±7.98 acres located at 136 E. Holding

Avenue and 720 E. Holding Avenue, being Wake County Tax PINs 1840388718 and 1840386367

[Case Summary SD-21-06 - South White Street Townhomes Major Subdivision and Site Plan.pdf](#)

[Attachment A - Application and Statement of Justification.pdf](#)

[Attachment B - Subdivision & Site Master Plan.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Neighborhood Meeting Information.pdf](#)

[Attachment E - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)

[Attachment F – Staff Report 10-4-2022.pdf](#)

[Attachment G – Staff Presentation 10-4-2022.pdf](#)

[Attachment H - 1st Request by Applicant to Delay Action.pdf](#)

[Attachment I - 2nd Request by Applicant to Delay Action.pdf](#)

[Attachment J - 3rd Request by Applicant to Delay Action.pdf](#)

5. Commissioner Reports

6. Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-28-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: December 6, 2022

SUBJECT

Richland Hills Street Stub Presentation

Recommendation:

Item Summary:

ATTACHMENTS

- [Agenda Summary.pdf](#)

Agenda Item: Richland Hills Street Stub Presentation

Summary: A Richland Hills resident spoke at the Board of Commissioners September 2022 meeting regarding a secondary point of access into the Rolling Acres neighborhood. The Board received an email containing the history of the project and, at their October 2022 meeting, requested staff present the information before the Board at an upcoming work session.

Attachment: None



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-36-

Submitted by: Kip Padgett

Submitting Department: Human Resources

Meeting Date: December 6, 2022

SUBJECT

Consideration to Approve an Amendment to the FY2023 Pay & Classification Plan

Recommendation:

Item Summary:

ATTACHMENTS

- [Item Summary - HR 120622\[33\].docx](#)

Item Summary

Staff recommends a mid-year update to the current Assignment of Classes Listing, amending the FY 2022-23 Pay and Classification Plan.

At the beginning of this year's approved budget, employees were awarded pay raises in the range of 2.5% to 5% to reflect an increase in the cost of living. The pay ranges on the classification listing were not adjusted to reflect these increases. As a result, some employees are nearing the maximum pay range, which could affect their merit increase in January. The approved budget accounts for the merit increases and will not hurt the budget. This action is an administrative clean-up item.

Also requested is the addition of a new authorized entry-level planner position within the Planning Department for Historic Preservation (HP). The work responsibilities of the current Historic Planner (Sr. Planner) have grown significantly over the years and are at a point where an additional position is needed. This was also reflected in the recently adopted Historic Preservation Plan. The request for this out-of-cycle position stems from the strategic recruitment process; many of the Historic Preservation program graduates complete coursework in May, and most have job offers before they graduate due to the high demand for this specialty. Approval of this request will allow staff to move strategically and begin recruitment initiatives in late January, competing with others in the market for these graduates. The Planning Department budget has sufficient funds to cover this request.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-33-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: December 6, 2022

SUBJECT

Monthly Financial Report

Recommendation:

Item Summary:

ATTACHMENTS

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

Town of Wake Forest

October 31, 2022

GENERAL FUND HIGHLIGHTS:

- Total year-to-date revenues are at 17.40% 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 sales tax was received in mid-October - **\$1,285,680 (37.1% increase over October 2021).**
- **Due to recent increases in interest rates, investment income is significantly higher than budgeted (for all funds). Future budget amendment is forthcoming to recognize additional earnings.**
- 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 33.81% of appropriations (includes encumbrances).
 - Departments that are above the guideline results from blanket purchase orders that are issued in July and August 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 **\$6.5 million**
 - Typical for General Fund to operate at a deficit first few months of fiscal year due to timing of property tax collections and receipt of sales tax revenues.

DEBT SERVICE FUND HIGHLIGHTS:

- \$109,346 in debt service payments made in October.
- Net increase YTD (*increase* in fund balance) is **\$1,057,656**

WF BIP:

- Other financing sources represents transfer from General Fund.
- Expenditures are well below expected guideline (33%).

DMSD HIGHLIGHTS:

- Majority of DMSD tax revenue will come in December and early January.
- Transfers to be made later in the year for debt service and façade improvements.

WFRM HIGHLIGHTS:

- Expenditures are at 30.11% which is below the guideline (33%).
- Other financing sources represents transfer from General Fund for personnel costs.

October 31, 2022 - Financial Summaries – page 2

ELECTRIC FUND HIGHLIGHTS:

- Total year-to-date revenues are at 34.02% of budgeted amounts.
- Total expenses are at 54.02% (includes encumbrances) – without inventory encumbrance – 29.4%.
 - Purchase for resale – power for October (\$761,744) is paid in November 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 \$1,133,029

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
- Report is a “life to date” (LTD) meaning everything reported is cumulative from the beginning – July 2021.
- Next mandated reporting date to US Treasury is January 31, 2023.
- Due to reporting and accounting requirements, funds received to date are shown as “deferred revenue” and is recorded as revenue as we incur expenditures over the next few years. This will be reflected in the Annual Comprehensive Financial Report. For monthly reporting purposes, it is shown that all funds have been received.

GENERAL FUND
October 31, 2022

Monthly Target Percentage

33.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 36,287,700	\$ 7,334,229	-	\$ 28,953,471	20.21%	\$ 6,789,379
Other Taxes	56,500	15,857	-	40,643	28.07%	14,080
Unrestricted Intergovernmental	15,656,740	1,285,680	-	14,371,060	8.21%	937,430
Restricted Governmental	2,130,325	603,475	-	1,526,850	28.33%	675,110
Permits and Fees	2,671,700	1,024,409	-	1,647,291	38.34%	1,429,633
Other Revenue	1,481,870	458,201	-	1,023,669	30.92%	194,894
Sales and Services	4,187,500	908,968	-	3,278,532	21.71%	834,373
Investment Earnings	28,000	106,595	-	(78,595)	380.70%	1,491
Other Financing Sources	4,959,020	-	-	4,959,020	0.00%	-
General Fund Total	\$ 67,459,355	11,737,413	-	55,721,942	17.40%	\$ 10,876,390

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	\$ 261,765	\$ 126,537	\$ -	\$ 135,228	48.34%	\$ 132,967
412 Legal Services	462,300	131,839	-	330,461	28.52%	919
420 Administration	1,028,650	229,434	8,438	790,778	23.12%	280,453
425 Communications	1,285,135	344,754	185,812	754,570	41.28%	298,354
430 Human Resources	1,175,890	408,865	7,300	759,725	35.39%	283,951
435 Downtown Development	462,000	122,862	-	339,138	26.59%	109,746
440 Finance	1,749,765	472,773	44,271	1,232,720	29.55%	315,864
445 Information Technology	1,554,385	474,244	118,940	961,201	38.16%	356,053
480 Building Inspections	2,084,075	581,435	10,202	1,492,438	28.39%	530,090
490 Planning	3,885,728	650,555	461,453	2,773,720	28.62%	670,375
500 Public Facilities	3,423,013	908,065	823,967	1,690,982	50.60%	833,749
510 Police	15,102,949	4,376,770	931,456	9,794,723	35.15%	4,277,903
520 Fire	10,656,547	3,304,065	646,090	6,706,392	37.07%	2,728,893
530 Public Works Administration	303,800	78,197	-	225,603	25.74%	88,104
535 Urban Forestry	453,930	118,079	-	335,851	26.01%	52,900
540 Engineering	1,836,475	481,903	184,447	1,170,126	36.28%	308,733
550 Fleet Maintenance	628,345	149,051	38,016	441,278	29.77%	153,252
560 Streets	3,314,933	751,825	276,029	2,287,079	31.01%	792,245
580 Solid Waste	5,684,480	884,286	415,423	4,384,771	22.86%	852,382
620 Parks and Recreation	4,892,925	1,320,578	382,023	3,190,324	34.80%	1,009,481
999 Transfers	7,212,265	2,360,126	-	4,852,139	32.72%	2,265,570
General Fund Total	\$ 67,459,355	18,276,241	4,533,868	44,649,247	33.81%	\$ 16,341,986

General Fund - Net Gain (Loss)

\$ (6,538,828)

\$ (5,465,595)

Debt Service Fund
October 31, 2022

Monthly Target Percentage

33.33%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	\$ 1,314,400	642,845	671,555	48.91%	537,643
Permits and Fees	745,000	181,158	563,842	24.32%	205,390
Investment Earnings	750	2,080	(1,330)	277.28%	41
Other Financing Sources	5,182,330	1,705,777	3,476,553	32.92%	1,787,383
General Fund Total	\$ 7,242,480	2,531,860	4,710,620	34.96%	\$ 2,530,457

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	308,532	402,728	43.38%	298,793
510 Police	728,895	364,448	364,447	50.00%	92,105
520 Fire	387,750	134,543	253,207	34.70%	166,775
535 Urban Forestry Division	8,550	4,272	4,278	49.97%	4,273
540 Engineering	7,055	-	7,055	0.00%	-
550 Fleet Maintenance	8,550	4,273	4,277	0.00%	4,273
560 Streets	1,932,550	191,370	1,741,180	9.90%	117,511
570 Powell Bill	890,640	-	890,640	0.00%	-
580 Solid Waste	107,915	26,360	81,555	24.43%	26,360
620 Parks and Recreation	1,950,670	191,917	1,758,753	9.84%	199,565
General Fund Total	\$ 7,242,480	1,474,204	5,768,276	20.35%	\$ 1,163,339

Debt Service Fund - Net Gain (Loss)

\$ 1,057,656

\$ 1,367,118

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

Monthly Target Percentage

33.33%

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%	8,000
Other Financing Sources	409,700	121,755	-	287,945	29.72%	120,860
WFRC Fund Total	\$ 409,700	121,755	-	287,945	29.72%	\$ 128,860

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	\$ 409,700	\$ 25,232	\$ -	\$ 384,468	6.16%	\$ 43,190
WFRC Fund Total	\$ 409,700	25,232	-	384,468	6.16%	\$ 43,190

WFBIP Fund - Net Gain (Loss) **\$ 96,523** **\$ 85,670**

DMSD Special Revenue Fund
October 31, 2022

Monthly Target Percentage

33.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 147,710	\$ 31,228	-	\$ 116,482	21.14%	\$ 20,377
Investment Earnings	390	1,277	-	(887)	327.54%	26
Other Financing Sources	-	-	-	-	0.00%	105
DMSD Special Revenue Fund Total	\$ 148,100	32,505	-	115,595	21.95%	\$ 20,509

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)

32,505

20,509

Wake Forest Renaissance Centre
October 31, 2022

Monthly Target Percentage

33.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ 199,655	\$ 58,522	\$ -	\$ 141,134	29.31%	\$ 40,200
Other Revenue	117,840	36,159	-	81,681	30.68%	6,685
Other Financing Sources	633,100	167,071	-	466,029	26.39%	119,715
WFRC Fund Total	\$ 950,595	261,751	-	688,844	27.54%	\$ 166,601

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	\$ 262,708	\$ 23,498	\$ 664,389	30.11%	\$ 169,303
WFRC Fund Total	\$ 950,595	262,708	23,498	664,389	30.11%	\$ 169,303

WFRC Fund - Net Gain (Loss) **\$ (957)** **\$ (2,703)**

ELECTRIC FUND
October 31, 2022

Monthly Target Percentage

33.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	\$ 22,356,500	\$ 7,617,050	-	\$ 14,739,450	34.07%	\$ 7,648,356
Sales Tax - Utility	1,552,700	528,295	-	1,024,405	34.02%	532,303
Other Revenue	240,000	111,144	-	128,856	46.31%	289,722
Investment Earnings	2,000	9,595	-	(7,595)	479.76%	239
Other Financing Sources	149,500	-	-	149,500	0.00%	-
Electric Fund Total	\$ 24,300,700	8,266,085	-	16,034,615	34.02%	\$ 8,470,620

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
850 Electric - Operations	\$ 23,898,500	\$ 7,002,958	\$ 5,907,409	\$ 10,988,133	54.02%	\$ 7,154,172
860 Electric - Tree Trimming	402,200	130,097	-	272,103	32.35%	171,979
Electric Fund Total	\$ 24,300,700	7,133,055	5,907,409	11,260,235	53.66%	\$ 7,326,151

Electric Fund - Net Gain (Loss)

1,133,029

1,144,469

AMERICAN RESCUE PLAN ACT (ARPA)
10/31/2022 (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	-	52,575	-	(52,575)	0.00%	-	
Other Financing Sources	-	-	-	-	0.00%	-	
General Fund Total	\$ 14,541,000	14,594,421	-	(53,421)	100.37%	\$ -	
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals	
EXPENDITURES							
445 Information Technology	\$ 1,030,000	\$ 104,835	\$ 128,581	\$ 796,584	22.66%	\$ -	
525 Public Safety	2,800,000	340,426	2,684,267	(224,694)	108.02%	-	
540 Engineering	6,325,000	-	-	6,325,000	0.00%	-	
638 Other Improvements	4,386,000	1,024,596	133,018	3,228,386	26.39%	-	
General Fund Total	\$ 14,541,000	1,469,858	2,945,866	10,125,276	30.37%	\$ -	
ARPA Fund - Net Gain (Loss)		\$ 13,124,563				\$ -	



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-461-

Submitted by:

Submitting Department: Administration

Meeting Date: December 6, 2022

SUBJECT

Review of Draft Agenda for Upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [BOCDraftAgendaDec202220.pdf](#)



Wake Forest Board of Commissioners

Draft Meeting Agenda

December 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. November 1, 2022 Work Session
November 15, 2022 Regular Meeting

3.Presentations

- 3.A. Introduction and Appointment of Candidates for the Board of Adjustment
- 3.B. Presentation of fiscal year ended June 30, 2022 Annual Comprehensive Financial Report

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. Consideration of a petition requesting contiguous annexation submitted by Marshall Irrevocable Trust, Marshall Family Irrevocable Trust, and Marshall, G Thomas Trustee Marshall, Dennis C Trustee for property associated with Marshall Station located at 3817 Burlington Mills Rd, 3809 Burlington Mills Rd, 3805 Burlington Mills Rd, 1724 Forestville Rd, 3811 Burlington Mills Rd, 1720 Forestville Rd, 1716 Forestville Rd, 1704 Forestville Rd, 1640 Forestville Rd, and 1732 Forestville Rd being Wake County PINs 1749-62-5395, 1749-62-3347, 1749-62-1329, 1749-62-3660, 1749-52-7906, 1749-62-5769, 1749-62-5986, 1749-63-5127, 1749-53-6675, and 1749-62-5596 and adjacent right-of-way being approximately 46.49 acres.
- 5.B. Consideration of a petition requesting contiguous annexation submitted by Louise T and Edward B Smith and Janest D and Julius O Morris for property associated with Morris Subdivision located at 0 N Main St, 1159 N Main St, 1161 N Main St, 1163 N Main St, and 1164 N Main St (portion) being Wake County PINs 1841-98-4646, 1841-98-7225 (portion), 1851-08-4059 (portion), 1841-88-68-35, 1841-88-3996, and 1841-89-0142 and adjacent right-of-way being approximately 23.241 acres.
- 5.C. Approval of Appointments to Citizen Advisory Boards
- 5.D. 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.E. Upper Neuse River Basin Association (UNRBA) Representative Approval Letter
- 5.F. Flaherty Park Upper Dam - Phase II
- 5.G. Approval of Budget Ordinance Amendment # 1 - FY 2022-2023
- 5.H. Approval of the 2023 Board of Commissioners Meeting Schedule
- 5.I. Approval of an Amendment to the FY2023 Pay & Classification Plan

6.Legislative Items

- 6.A. Consideration of an Ordinance Amending the Code of Ordinances Chapter 20 - Offenses and Miscellaneous Provisions, Article I. - In General, Sec. 20-2. - Public consumption, possession, etc., of alcohol.

7.Planning Items

- 7.A. Consideration of QUASIJUDICIAL CASE SD-21-06 for a Major Subdivision and Site Master Plan for South White Street Townhomes filed by The Nau Company

on behalf of the property owner, to subdivide ±7.98 acres located at 136 E. Holding Avenue and 720 E. Holding Avenue, being Wake County Tax PINs 1840388718 and 1840386367

8.Administration and Financial Items

9.Public Services Items

10.Parks and Recreation Items

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.: 2022-26-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: December 6, 2022

SUBJECT

Consideration of approval of resolution declaring the results of the bond referendum held in the Town of Wake Forest on November 8, 2022 upon the questions of approving \$24,430,000 Parks and Recreation bonds; \$23,720,000 Roadway and Transportation bonds; \$14,350,000 Greenway Improvement bonds; and \$12,500,000 Parking Facilities bonds.

Recommendation:

Approval as submitted

Item Summary:

ATTACHMENTS

- [Declaring Results_Bond Referendum_summary.pdf](#)
- [BOC Declare Result-Wake Forest 2022 Referendum.DOC](#)
- [Statement of the Results of the Bond Referendum-Wake Forest 2022 Referendum.DOCX](#)
- [Bonds - Town of Wake Forest.pdf](#)
- [WakeForestReferendum_11.08.2022.pdf](#)

Consideration of approval of resolution declaring the results of the bond referendum held in the Town of Wake Forest on November 8, 2022, upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds.

The respective bond referendum results have been certified by Wake County and Franklin County Board of Elections. The Board of Commissioners is required to take action to declare the results of the election and have them published accordingly.

Attachments: Proceedings; Resolution.

The Board of Commissioners of the Town of Wake Forest, North Carolina met in a regular meeting in the Board Room of the Town Hall located at 301 S. Brooks Street in Wake Forest, North Carolina, the regular place of meeting, at 6:00 p.m. on December 6, 2022.

Present: Mayor Vivian A. Jones, presiding, and Commissioners

Absent: Commissioners

Also present: _____

* * * * *

The Board of Commissioners received from the Wake County Board of Elections and the Franklin County Board of Elections certified copies of the proceedings of said Boards of Elections each taken on November 18, 2022, evidencing said Boards' determination of the result of the canvass of the returns of the bond referendum held in the Town of Wake Forest, North Carolina on November 8, 2022, upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of said Town.

After said proceedings had been considered and reviewed by the Board of Commissioners, _____, introduced the following resolution the title of which was read and copies of which had been previously distributed:

RESOLUTION DECLARING THE RESULT OF THE BOND REFERENDUM HELD IN THE TOWN OF WAKE FOREST, NORTH CAROLINA ON NOVEMBER 8, 2022, UPON THE QUESTIONS OF APPROVING \$23,720,000 ROADWAY AND TRANSPORTATION BONDS, \$24,430,000 PARKS AND RECREATION BONDS, \$14,350,000 GREENWAY IMPROVEMENT BONDS AND \$12,500,000 PARKING FACILITIES BONDS

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

Section 1. The Board of Commissioners, having received from the Wake County Board of Elections and the Franklin County Board of Elections certified copies of the proceedings of said Boards of Elections each taken on November 18, 2022, evidencing said Boards' determination of the result of the canvass of the returns of the bond referendum held in the Town of Wake Forest, North Carolina on November 8, 2022, upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of said Town, does hereby declare and certify the result of said referendum to be the result which is set forth in the following statements of the result of said referendum, which statements have been prepared by said Board:

STATEMENT OF THE RESULTS
OF THE
BOND REFERENDUM
HELD IN THE
TOWN OF WAKE FOREST, NORTH CAROLINA
ON NOVEMBER 8, 2022
UPON THE QUESTIONS OF APPROVING
\$23,720,000 ROADWAY AND TRANSPORTATION BONDS,
\$24,430,000 PARKS AND RECREATION BONDS,
\$14,350,000 GREENWAY IMPROVEMENT BONDS,
AND \$12,500,000 PARKING FACILITIES BONDS

(a) At a bond referendum held in the Town of Wake Forest, North Carolina on November 8, 2022, 36,457 voters were registered and qualified to vote.

(b) At said referendum 15,193 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 Roadway and Transportation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and

sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 4,678 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(c) At said referendum 14,033 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 Parks and Recreation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 5,867 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(d) At said referendum 13,456 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 Greenway Improvement Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and

rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 6,407 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(e) At said referendum 11,050 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 Parking Facilities Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 8,719 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

Board of Commissioners of the
Town of Wake Forest, North Carolina

Section 2. The Town Clerk of the Town of Wake Forest, North Carolina shall file a copy of the foregoing statement of the results of said referendum in her office and shall publish such statement once in the Wake Weekly. A statement in substantially the following form shall be published with the foregoing statement:

“Any action or proceeding challenging the regularity or validity of this bond referendum must be begun within 30 days after [date of publication].”

Section 3. This resolution shall take effect upon its adoption.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing resolution entitled “RESOLUTION DECLARING THE RESULT OF THE BOND REFERENDUM HELD IN THE TOWN OF WAKE FOREST, NORTH CAROLINA ON NOVEMBER 8, 2022, UPON THE QUESTIONS OF APPROVING \$23,720,000 ROADWAY AND TRANSPORTATION BONDS, \$24,430,000 PARKS AND RECREATION BONDS, \$14,350,000 GREENWAY IMPROVEMENT BONDS AND \$12,500,000 PARKING FACILITIES BONDS” was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

I, Theresa Savary, Town Clerk of the Town of Wake Forest, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Board of Commissioners of said Town at a regular meeting held on December 6, 2022, as it relates in any way to the declaration of the results of the bond referendum held in said Town on November 8, 2022, upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of said Town.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

I DO HEREBY FURTHER CERTIFY that a copy of the statement of the results of the referendum adopted by the resolution set forth in the foregoing transcript has been filed in my office.

WITNESS my hand and official seal of said Town this 6th day of December, 2022.

Town Clerk

[SEAL]

STATEMENT OF THE RESULTS
OF THE
BOND REFERENDUM
HELD IN THE
TOWN OF WAKE FOREST, NORTH CAROLINA
ON NOVEMBER 8, 2022
UPON THE QUESTIONS OF APPROVING
\$23,720,000 ROADWAY AND TRANSPORTATION BONDS,
\$24,430,000 PARKS AND RECREATION BONDS,
\$14,350,000 GREENWAY IMPROVEMENT BONDS,
AND \$12,500,000 PARKING FACILITIES BONDS

(a) At a bond referendum held in the Town of Wake Forest, North Carolina on November 8, 2022, 36,457 voters were registered and qualified to vote.

(b) At said referendum 15,193 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 Roadway and Transportation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 4,678 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(c) At said referendum 14,033 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 Parks and Recreation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 5,867 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(d) At said referendum 13,456 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 Greenway Improvement Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 6,407 votes were cast against said order, and that a

majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(e) At said referendum 11,050 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 Parking Facilities Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 8,719 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

Board of Commissioners of the
Town of Wake Forest, North Carolina

TO THE PUBLISHERS OF THE WAKE WEEKLY:

Please publish the following once in the Wake Weekly on Friday, December 16, 2022:

STATEMENT OF THE RESULTS
OF THE
BOND REFERENDUM
HELD IN THE
TOWN OF WAKE FOREST, NORTH CAROLINA
ON NOVEMBER 8, 2022
UPON THE QUESTIONS OF APPROVING
\$23,720,000 ROADWAY AND TRANSPORTATION BONDS,
\$24,430,000 PARKS AND RECREATION BONDS,
\$14,350,000 GREENWAY IMPROVEMENT BONDS,
AND \$12,500,000 PARKING FACILITIES BONDS

(a) At a bond referendum held in the Town of Wake Forest, North Carolina on November 8, 2022, 36,457 voters were registered and qualified to vote.

(b) At said referendum 15,193 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 Roadway and Transportation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 4,678 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(c) At said referendum 14,033 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 Parks and Recreation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 5,867 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(d) At said referendum 13,456 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 Greenway Improvement Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the

corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 6,407 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(e) At said referendum 11,050 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 Parking Facilities Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 8,719 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

Any action or proceeding challenging the regularity or validity of this bond referendum must be begun within 30 days after December 16, 2022.

Board of Commissioners of the
Town of Wake Forest, North Carolina

Town of Wake Forest Bond Documents

**CERTIFICATE OF DIRECTOR OF ELECTIONS
OF THE WAKE COUNTY BOARD OF ELECTIONS**

The undersigned duly qualified and acting Director of Elections of the Wake County Board of Elections DOES HEREBY CERTIFY that the attached ballot is a true and accurate sample ballot for the bond referendum held by the Town of Wake Forest, North Carolina on November 8, 2022.

WITNESS my hand this 18th day of November, 2022.



Gary Sims
Director of Elections
Wake County Board of Elections

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Sample Ballot Wake County, North Carolina November 8, 2022		B0021
BALLOT MARKING INSTRUCTIONS: A. With the marking device provided or a black ball point pen, completely fill in the oval to the left of each candidate or selection of your choice as shown. B. Where authorized, you may write in a candidate by filling in the oval and writing the name on the Write-in line. C. If you tear, deface or wrongly mark this ballot, return it to request a replacement.		
FEDERAL OFFICES	NC Court of Appeals Judge Seat 10 (You may vote for ONE)	COUNTY OFFICES
US Senate (You may vote for ONE)	☐ John M. Tyson Republican Party ☐ Gale Murray Adams Democratic Party	Board of Commissioners District 1 (You may vote for ONE)
☐ Matthew Hoh Green Party ☐ Cheri Beasley Democratic Party ☐ Shannon W. Bray Libertarian Party ☐ Ted Budd Republican Party ☐ Write-in	NC Court of Appeals Judge Seat 11 (You may vote for ONE)	☐ Chanel N. Harris Republican Party ☐ Donald Mial Democratic Party
US House of Representatives District 2 (You may vote for ONE)	☐ Darren Jackson Democratic Party ☐ Michael J. Stading Republican Party	Board of Commissioners District 2 (You may vote for ONE)
☐ Deborah K. Ross Democratic Party ☐ Christine E. Villaverde Republican Party	NC State Senate District 18 (You may vote for ONE)	☐ Matt Calabria Democratic Party ☐ Mark McMains Republican Party
STATE OFFICES	☐ E. C. Sykes Republican Party ☐ Mary Wills Bode Democratic Party ☐ Ryan Brown Libertarian Party	Board of Commissioners District 3 (You may vote for ONE)
NC Supreme Court Associate Justice - Seat 3 (You may vote for ONE)	NC House of Representatives District 35 (You may vote for ONE)	☐ Irina Comer Republican Party ☐ Cheryl F. Stallings Democratic Party
☐ Richard Dietz Republican Party ☐ Lucy Inman Democratic Party	☐ Terence Everitt Democratic Party ☐ Joseph Serio Libertarian Party ☐ Fred Von Canon Republican Party	Board of Commissioners District 7 (You may vote for ONE)
NC Supreme Court Associate Justice - Seat 5 (You may vote for ONE)	DISTRICT OFFICES	Clerk of Superior Court (You may vote for ONE)
☐ Sam J. Ervin IV Democratic Party ☐ Trey Allen Republican Party	NC District Court Judge District 10A - Seat 1 (You may vote for ONE)	☐ Blair Williams Democratic Party
NC Court of Appeals Judge Seat 8 (You may vote for ONE)	☐ Rashad Hauter Republican Party	Sheriff (You may vote for ONE)
☐ Julee Tate Flood Republican Party ☐ Carolyn Jennings Thompson Democratic Party	NC District Court Judge District 10A - Seat 3 Unexpired term ending 2025 (You may vote for ONE)	☐ Donnie Harrison Republican Party ☐ Willie Rowe Democratic Party
☐ Brad A. Salmon Democratic Party ☐ Donna Stroud Republican Party	☐ Cynthia Baddour Kenney Democratic Party	
NC Court of Appeals Judge Seat 9 (You may vote for ONE)	District Attorney District 10 (You may vote for ONE)	
	☐ Jeff Dobson Republican Party ☐ Nancy (Lorin) Freeman Democratic Party	
Continue voting next side		

NONPARTISAN OFFICES		REFERENDA	Town of Wake Forest Parks and Recreation Bonds
Board of Education District 3 (You may vote for ONE)		Wake County School Bonds	Shall the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 PARKS AND RECREATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?
☐ Doug Hammack ☐ Brooks Lowe ☐ Wing Ng Write-in		Shall the order adopted on July 11, 2022, authorizing SCHOOL BONDS of the County of Wake, North Carolina in an amount not to exceed \$530,700,000 plus interest, for the purpose of providing funds to construct, renovate, expand, improve and equip school buildings and other school facilities, and providing that additional taxes shall be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?	☐ Yes ☐ No
Soil and Water Conservation District Supervisor (You may vote for TWO)		☐ Yes ☐ No	☐ Yes ☐ No
☐ Beth Pugh Farrell ☐ Brian K. Lewis ☐ Jenna Wadsworth ☐ Stephen E. Xavier ☐ Alex Baldwin Write-in Write-in		Wake County Community College Bonds	Town of Wake Forest Greenway Improvement Bonds
		Shall the order adopted on July 11, 2022, authorizing COMMUNITY COLLEGE BONDS of the County of Wake, North Carolina in an amount not to exceed \$353,200,000 plus interest, for the purpose of providing funds to construct, renovate, expand, improve and equip community college facilities for Wake Technical Community College, and providing that additional taxes shall be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?	Shall the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 GREENWAY IMPROVEMENT BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?
		☐ Yes ☐ No	☐ Yes ☐ No
		Town of Wake Forest Roadway and Transportation Bonds	Town of Wake Forest Parking Facilities Bonds
		Shall the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?	Shall the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 PARKING FACILITIES BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?
		☐ Yes ☐ No	☐ Yes ☐ No
		End of Ballot	

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The Wake County Board of Elections met in a regular meeting at the Wake County Board of Elections Operations Center, 1200 N. New Hope Road, Raleigh, North Carolina, the regular place of meeting, at 11:00 a.m. on November 18, 2022.

Present: Chair Erica Porter, presiding, and Board Members Angela Hawkins, Greg Flynn, Keith Weatherly, and Gerry Cohen.

Absent: _____

Also Present: _____

* * * * *

At 11:00 a.m., the Wake County Board of Elections met and received from the chief judge and judges of elections for the precincts and voting places in the area of the Town of Wake Forest, North Carolina located in the County of Wake, North Carolina, the returns of the bond referendum held in said Town on November 8, 2022 upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of said Town.

After said returns had been canvassed by the Wake County Board of Elections, Angela Hawkins introduced the following resolution, the title of which was read and copies of which had been previously distributed to each Board Member:

**RESOLUTION RELATING TO THE CANVASS OF THE RETURNS OF
THE BOND REFERENDUM HELD IN THE TOWN OF WAKE FOREST,
NORTH CAROLINA ON NOVEMBER 8, 2022 UPON THE QUESTIONS
OF APPROVING \$23,720,000 ROADWAY AND TRANSPORTATION**

BONDS, \$24,430,000 PARKS AND RECREATION BONDS, \$14,350,000 GREENWAY IMPROVEMENT BONDS AND \$12,500,000 PARKING FACILITIES BONDS AND DETERMINING THE RESULTS THEREOF

BE IT RESOLVED by the Wake County Board of Elections (the “Board”):

Section 1. The returns of the bond referendum held in the area of the Town of Wake Forest, North Carolina (the “Town”) located in the County of Wake, North Carolina on November 8, 2022 upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of the Town having been received from the proper election officers and having been canvassed, this Board has found and determined and does hereby declare as follows:

(a) Each chief judge and judge for said referendum was duly qualified by law and had taken the necessary oath.

(b) The election officers had incorporated in their returns not only the number of votes cast for and against the questions submitted, but also the number of voters registered and qualified to vote in each precinct in said referendum.

(c) At said referendum there was submitted to the qualified voters of the Town the following questions:

Shall the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

Shall the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 PARKS AND RECREATION BONDS of the Town of Wake Forest, North

Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

Shall the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 GREENWAY IMPROVEMENT BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

Shall the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 PARKING FACILITIES BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

(d) No complaints have been made to the Board against the regularity of said referendum.

(e) Said referendum and the registration therefor were duly and properly held in accordance with law.

Section 2. The attached schedule correctly shows, for the area of the Town located in the County of Wake, North Carolina, the designation of the precincts at which said referendum was held and, as to each precinct, the location of the voting place, the number of voters registered and qualified to vote, the number of votes cast in favor of the questions submitted and the number of votes cast against such questions; the number of absentee, transfer, provisional and one-stop voting ballots returned in favor of such questions and the number of absentee, transfer, provisional and one-stop voting ballots returned against such questions; and the totals of such numbers.

Section 3. From the canvass made, the Board, for the area of the Town located in the County of Wake, North Carolina, does hereby determine and certify:

(a) That 35,071 voters were registered and qualified to vote.

(b) At said referendum 14,612 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 Roadway and Transportation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 4,514 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in the County of Wake, North Carolina who voted thereon at said referendum voted in favor of said order.

(c) At said referendum 13,488 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 Parks and Recreation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 5,677 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North

Carolina in the County of Wake, North Carolina who voted thereon at said referendum voted in favor of said order.

(d) At said referendum 12,962 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 Greenway Improvement Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 6,169 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in the County of Wake, North Carolina who voted thereon at said referendum voted in favor of said order.

(e) At said referendum 10,612 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 Parking Facilities Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 8,420 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in the County of Wake, North Carolina who voted thereon at said referendum voted in favor of said order.

Section 4. The Chair of the Wake County Board of Elections is hereby directed to transmit a certified copy of this resolution to the Board of Commissioners of the Town of Wake Forest, North Carolina.

Upon motion of Angela Hawkins, seconded by Greg Flynn, the foregoing resolution entitled "RESOLUTION RELATING TO THE CANVASS OF THE RETURNS OF THE BOND REFERENDUM HELD IN THE TOWN OF WAKE FOREST, NORTH CAROLINA ON NOVEMBER 8, 2022 UPON THE QUESTIONS OF APPROVING \$23,720,000 ROADWAY AND TRANSPORTATION BONDS, \$24,430,000 PARKS AND RECREATION BONDS, \$14,350,000 GREENWAY IMPROVEMENT BONDS AND \$12,500,000 PARKING FACILITIES BONDS AND DETERMINING THE RESULTS THEREOF" was adopted by the following vote:

Ayes: Erica Porter, Gerry Cohen, Angela Hawkins,
Keith Weatherly, Greg Flynn

Noes: _____

* * * * *

I, Angela Hawkins, Secretary of the Wake County Board of Elections, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Wake County Board of Elections at a regular meeting held on November 18, 2022, as relates in any way to the canvass of the returns of the bond referendum held in the area of the Town of Wake Forest, North Carolina located in the County of Wake, North Carolina on November 8, 2022, upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking

Facilities Bonds of said Town and that said proceedings are to be recorded in the minutes of said Board of Elections.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand this 18th day of November, 2022.

Angela Hawkins
Secretary, Wake County Board of Elections

SCHEDULE

RESULT OF BOND REFERENDUM BY PRECINCT

[To be attached by Board of Elections]

NUMBERED KEY CANVASS

RUN DATE:11/18/22 09:34 AM

Wake County, NC
General Election
November 8, 2022

0028_WAKE FOREST PARKING BONDS

(You may vote for) 1

01 = Yes

02 = No

VOTES PERCENT

VOTES PERCENT

10,612 55.76

8,420 44.24

03 = OVER VOTES

04 = UNDER VOTES

6

999

	01	02	03	04
0179 19-03	469	439	0	62
0180 19-05	191	227	0	20
0181 19-07	698	529	0	85
0182 19-09	0	0	0	0
0183 19-11	526	447	0	73
0184 19-12	863	823	0	85
0187 19-15	164	147	0	17
0190 19-18	274	280	0	26
0191 19-19	542	476	0	49
0192 19-20	429	405	0	62
0193 19-21	222	203	2	16
0209 ABSEN 1-40	793	601	3	77
0213 PROVI 1-40	37	28	0	25
0217 TRANS 1-40	0	0	0	0
0221 OSAV 1-40	5	2	0	0
0225 OSBOE 1-40	49	17	0	3
0229 OSCA 1-40	10	8	0	2
0233 OSCH 1-40	32	12	0	0
0237 OSCS 1-40	3	3	0	1
0241 OSGR 1-40	150	84	0	6
0245 OSHS 1-40	0	0	0	0
0249 OSHT 1-40	2	0	0	0
0253 OSJB 1-40	4	1	0	0
0257 OSLI 1-40	22	14	0	5
0261 OSNR 1-40	4954	3554	0	377
0265 OSOP 1-40	55	39	0	1
0269 OSSE 1-40	15	9	0	0
0273 OSTA 1-40	46	30	1	4
0277 OSWD 1-40	57	42	0	3

NUMBERED KEY CANVASS

Wake County, NC
General Election
November 8, 2022

RUN DATE:11/18/22 09:34 AM

	VOTES		PERCENT			VOTES	PERCENT
0026_WAKE FOREST PARKS REC BONDS							
(You may vote for) 1							
01 = Yes			13,488	70.38	03 = OVER VOTES	8	
02 = No			5,677	29.62	04 = UNDER VOTES	864	
	01	02	03	04			
0179 19-03	628	291	0	51			
0180 19-05	284	136	0	18			
0181 19-07	878	367	0	67			
0182 19-09	0	0	0	0			
0183 19-11	701	284	0	61			
0184 19-12	1166	528	1	76			
0187 19-15	227	87	0	14			
0190 19-18	366	189	1	24			
0191 19-19	723	305	0	39			
0192 19-20	591	252	1	52			
0193 19-21	288	142	0	13			
0209 ABSEN 1-40	1008	393	3	70			
0213 PROVI 1-40	57	9	0	24			
0217 TRANS 1-40	0	0	0	0			
0221 OSAV 1-40	5	2	0	0			
0225 OSBOE 1-40	54	13	0	2			
0229 OSCA 1-40	12	7	0	1			
0233 OSCH 1-40	36	8	0	0			
0237 OSCS 1-40	4	2	0	1			
0241 OSGR 1-40	177	56	0	7			
0245 OSHS 1-40	0	0	0	0			
0249 OSHT 1-40	2	0	0	0			
0253 OSJB 1-40	4	1	0	0			
0257 OSLL 1-40	31	6	0	4			
0261 OSNR 1-40	6027	2523	2	333			
0265 OSOP 1-40	64	30	0	1			
0269 OSSE 1-40	16	8	0	0			
0273 OSTA 1-40	67	11	0	3			
0277 OSWD 1-40	72	27	0	3			

NUMBERED KEY CANVASS

Wake County, NC
General Election
November 8, 2022

RUN DATE:11/18/22 09:34 AM

	VOTES		PERCENT			VOTES	PERCENT
0027 WAKE FOREST GREENWAY BONDS							
(You may vote for) 1							
01 = Yes			12,962	67.75	03 = OVER VOTES	4	
02 = No			6,169	32.25	04 = UNDER VOTES	902	
	01	02	03	04			
0179 19-03	576	338	0	56			
0180 19-05	267	151	0	20			
0181 19-07	834	412	0	66			
0182 19-09	0	0	0	0			
0183 19-11	641	335	0	70			
0184 19-12	1105	582	1	83			
0187 19-15	202	109	0	17			
0190 19-18	365	192	0	23			
0191 19-19	733	294	0	40			
0192 19-20	588	254	0	54			
0193 19-21	264	165	0	14			
0209 ABSEN 1-40	954	447	2	71			
0213 PROVI 1-40	51	15	0	24			
0217 TRANS 1-40	0	0	0	0			
0221 OSAV 1-40	7	0	0	0			
0225 OSBOE 1-40	51	15	0	3			
0229 OSCA 1-40	12	6	0	2			
0233 OSCH 1-40	33	11	0	0			
0237 OSCI 1-40	3	3	0	1			
0241 OSGR 1-40	176	58	0	6			
0245 OSHS 1-40	0	0	0	0			
0249 OSHT 1-40	2	0	0	0			
0253 OSJB 1-40	4	1	0	0			
0257 OSLL 1-40	28	8	0	5			
0261 OSNR 1-40	5861	2686	1	337			
0265 OSOP 1-40	58	36	0	1			
0269 OSSE 1-40	17	7	0	0			
0273 OSTA 1-40	61	15	0	5			
0277 OSWD 1-40	69	29	0	4			

NUMBERED KEY CANVASS

Wake County, NC
General Election
November 8, 2022

RUN DATE:11/18/22 09:34 AM

	VOTES		PERCENT			VOTES	PERCENT
0025_WAKE FOREST TRANSPORTATION BONDS							
(You may vote for) 1							
01 = Yes			14,612	76.40	03 = OVER VOTES	8	
02 = No			4,514	23.60	04 = UNDER VOTES	903	
	01	02	03	04			
0179 19-03	650	260	0	60			
0180 19-05	298	119	0	21			
0181 19-07	944	290	0	78			
0182 19-09	0	0	0	0			
0183 19-11	747	232	0	67			
0184 19-12	1255	439	0	77			
0187 19-15	237	77	1	13			
0190 19-18	412	142	0	26			
0191 19-19	801	223	1	42			
0192 19-20	614	223	1	58			
0193 19-21	312	118	0	13			
0209 ABSEN 1-40	1098	304	2	70			
0213 PROVI 1-40	54	11	0	25			
0217 TRANS 1-40	0	0	0	0			
0221 OSAV 1-40	6	1	0	0			
0225 OSBOE 1-40	57	10	0	2			
0229 OSCA 1-40	13	6	0	1			
0233 OSCH 1-40	40	4	0	0			
0237 OSCS 1-40	3	3	0	1			
0241 OSGR 1-40	194	40	0	6			
0245 OSHS 1-40	0	0	0	0			
0249 OSHS 1-40	2	0	0	0			
0253 OSJB 1-40	5	0	0	0			
0257 OSL 1-40	32	6	0	3			
0261 OSNR 1-40	6604	1947	3	331			
0265 OSOP 1-40	75	18	0	2			
0269 OSSE 1-40	18	6	0	0			
0273 OSTA 1-40	62	15	0	4			
0277 OSWD 1-40	79	20	0	3			

The Franklin County Board of Elections met in a regular meeting at the Franklin County Board of Elections Office, 279 S. Bickett Boulevard, Suite 300 in Louisburg, North Carolina, the regular place of meeting, at 11:00 a.m. on November 18, 2022.

Present: Chair Sonravea Privette, presiding, and Board Secretary Harry Barrick and Board Members Mary Rose Gill, Angela K. Pearce and Barry Gupton.

Absent: Board Members

Also Present: Director Michelle Chavis and Deputy Director Colette Kneeland.

* * * * *

At 11:00 a.m., the Franklin County Board of Elections met and received from the chief judge and judges of elections for the precincts and voting places in the area of the Town of Wake Forest, North Carolina located in the County of Franklin, North Carolina, the returns of the bond referendum held in said Town on November 8, 2022 upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of said Town.

After said returns had been canvassed by the Franklin County Board of Elections, Director Michelle Chavis introduced the following resolution, the title of which was read and copies of which had been previously distributed to each Board Member:

**RESOLUTION RELATING TO THE CANVASS OF THE RETURNS OF
THE BOND REFERENDUM HELD IN THE TOWN OF WAKE FOREST,
NORTH CAROLINA ON NOVEMBER 8, 2022 UPON THE QUESTIONS
OF APPROVING \$23,720,000 ROADWAY AND TRANSPORTATION**

**BONDS, \$24,430,000 PARKS AND RECREATION BONDS, \$14,350,000
GREENWAY IMPROVEMENT BONDS AND \$12,500,000 PARKING
FACILITIES BONDS AND DETERMINING THE RESULTS THEREOF**

BE IT RESOLVED by the Franklin County Board of Elections (the "Board"):

Section 1. The returns of the bond referendum held in the area of the Town of Wake Forest, North Carolina (the "Town") located in the County of Franklin, North Carolina on November 8, 2022 upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of the Town having been received from the proper election officers and having been canvassed, this Board has found and determined and does hereby declare as follows:

(a) Each chief judge and judge for said referendum was duly qualified by law and had taken the necessary oath.

(b) The election officers had incorporated in their returns not only the number of votes cast for and against the questions submitted, but also the number of voters registered and qualified to vote in each precinct in said referendum.

(c) At said referendum there was submitted to the qualified voters of the Town the following questions:

Shall the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

Shall the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 PARKS AND RECREATION BONDS of the Town of Wake Forest, North

Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

Shall the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 GREENWAY IMPROVEMENT BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

Shall the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 PARKING FACILITIES BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

(d) No complaints have been made to the Board against the regularity of said referendum.

(e) Said referendum and the registration therefor were duly and properly held in accordance with law.

Section 2. The attached schedule correctly shows, for the area of the Town located in the County of Franklin, North Carolina, the designation of the precincts at which said referendum was held and, as to each precinct, the location of the voting place, the number of voters registered and qualified to vote, the number of votes cast in favor of the questions submitted and the number of votes cast against such questions; the number of absentee, transfer, provisional and one-stop voting ballots returned in favor of such questions and the number of absentee, transfer, provisional and one-stop voting ballots returned against such questions; and the totals of such numbers.

Section 3. From the canvass made, the Board, for the area of the Town located in the County of Franklin, North Carolina, does hereby determine and certify:

(a) That 1386 voters were registered and qualified to vote.

(b) At said referendum 581 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 Roadway and Transportation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 164 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in the County of Franklin, North Carolina who voted thereon at said referendum voted in favor of said order.

(c) At said referendum 545 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 Parks and Recreation Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 190 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in

the County of Franklin, North Carolina who voted thereon at said referendum voted in favor of said order.

(d) At said referendum 494 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 Greenway Improvement Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 238 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in the County of Franklin, North Carolina who voted thereon at said referendum voted in favor of said order.

(e) At said referendum 438 votes were cast for the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 Parking Facilities Bonds of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, and 299 votes were cast against said order, and that a majority of the qualified voters of the Town of Wake Forest, North Carolina in the County of Franklin, North Carolina who voted thereon at said referendum voted in favor of said order.

Section 4. The Chair of the Franklin County Board of Elections is hereby directed to transmit a certified copy of this resolution to the Board of Commissioners of the Town of Wake Forest, North Carolina.

Upon motion of Board Member Barry Gupton, seconded by Board Secretary Harry Barrick III, the foregoing resolution entitled "RESOLUTION RELATING TO THE CANVASS OF THE RETURNS OF THE BOND REFERENDUM HELD IN THE TOWN OF WAKE FOREST, NORTH CAROLINA ON NOVEMBER 8, 2022 UPON THE QUESTIONS OF APPROVING \$23,720,000 ROADWAY AND TRANSPORTATION BONDS, \$24,430,000 PARKS AND RECREATION BONDS, \$14,350,000 GREENWAY IMPROVEMENT BONDS AND \$12,500,000 PARKING FACILITIES BONDS AND DETERMINING THE RESULTS THEREOF" was adopted by the following vote:

Ayes: unanimous

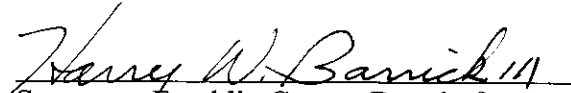
Noes: _____

* * * * *

I, Harry Barrick III, Secretary of the Franklin County Board of Elections, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Franklin County Board of Elections at a regular meeting held on November 18, 2022, as relates in any way to the canvass of the returns of the bond referendum held in the area of the Town of Wake Forest, North Carolina located in the County of Wake, North Carolina on November 8, 2022, upon the questions of approving \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds of said Town and that said proceedings are to be recorded in the minutes of said Board of Elections

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand this 18th day of November 2022.


Secretary, Franklin County Board of
Elections

SCHEDULE

RESULT OF BOND REFERENDUM BY PRECINCT

[To be attached by Board of Elections]



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-666-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: December 6, 2022

SUBJECT

Consideration of QUASIJUDICIAL CASE SD-21-06 for a Major Subdivision and Site Master Plan for South White Street Townhomes filed by The Nau Company on behalf of the property owner, to subdivide ±7.98 acres located at 136 E. Holding Avenue and 720 E. Holding Avenue, being Wake County Tax PINs 1840388718 and 1840386367

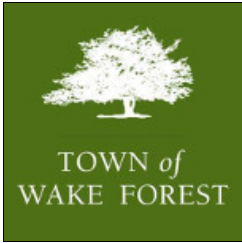
Recommendation:

Item Summary:

ATTACHMENTS

- [Case Summary SD-21-06 - South White Street Townhomes Major Subdivision and Site Plan.pdf](#)
- [Attachment A - Application and Statement of Justification.pdf](#)
- [Attachment B - Subdivision & Site Master Plan.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Neighborhood Meeting Information.pdf](#)
- [Attachment E - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)
- [Attachment F – Staff Report 10-4-2022.pdf](#)
- [Attachment G – Staff Presentation 10-4-2022.pdf](#)
- [Attachment H - 1st Request by Applicant to Delay Action.pdf](#)
- [Attachment I - 2nd Request by Applicant to Delay Action.pdf](#)
- [Attachment J - 3rd Request by Applicant to Delay Action.pdf](#)

Agenda Item:	Consideration of QUASIJUDICIAL ITEM SD-21-06 for a Major Subdivision and Site Master plan for South White Street Townhomes filed by The Nau Company on behalf of the property owner, to subdivide ±7.98 acres located at 136 E. Holding Avenue and 720 E. Holding Avenue, being Wake County Tax PINs 1840388718 and 1840386367
Summary:	The joint public hearing was hold on October 4, 2022. The Planning Board, at their October 4, 2022 meeting, voted 7-0 to recommend denial of the Major Subdivision and Site Master Plan. On October 11, 2022, the applicant submitted a request to delay action to the November 15, 2022 Board of Commissioners Meeting. At their October 18, 2022 meeting, the Board of Commissioners honored the request to delay action to their November 15, 2022 meeting. On November 9, 2022, the applicant submitted a request to delay action to the December 6, 2022 Board of Commissioners Work Session Meeting. At their November 15, 2022 meeting, the Board of Commissioners honored the request to delay action to their December 6, 2022 meeting. On November 28, 2022, the applicant submitted a request to delay action to the December 20, 2022 Board of Commissioners Meeting.
Findings of Fact:	Per UDO Section, 15.8.2.J (Major Site Master Plan) and 15.9.2.J (Major Subdivision Master Plan), the Board of Commissioners must find that the request complies with the following Findings of Fact in order to approve or approve with conditions: Finding 1: The plan is consistent with the adopted plans and policies of the Town. Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance. Finding 3: There exists adequate infrastructure (transportation & utilities) to supports the plans as proposed. Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
Attachments:	Attachment A – Application and Statement of Justification Attachment B – Subdivision and Site Master Plan Attachment C – Maps Attachment D – Neighborhood Meeting Information Attachment E – Traffic Impact Analysis Executive Summary & NCDOT Review Attachment F – Staff Report 10-4-2022 Attachment G – Staff Presentation 10-4-2022 Attachment H – 1st Request by Applicant to Delay Action Attachment I – 2nd Request by Applicant to Delay Action Attachment J – 3rd Request by Applicant to Delay Action



2.20) Subdivision Master Plan (Prior to July 1, 2021)

Application

(Master Plan Major Subdivision 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

#564715

Project Title: White Street Townhomes Master Plan

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: 2.20) Subdivision Master Plan (Prior to July 1, 2021)

State: NC

Workflow: Master Plan Major Subdivision

County: Wake

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 SUBDIVISION MASTER PLAN SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

This type of project requires a pre-application conference be completed prior to official submittal. Please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.

Pre-Application Conference Date:

Staff Member Met With: Patrick Reidy and others

Project ID: SD-21-06

Project Location

Project Address or PIN:

- 136 E HOLDING AVE (1840388718)
- 720 E HOLDING AVE (1840386367)

Tax PIN:

- 1840388718
- 1840386367

GIS Verified Fields

Corporate Limits:

Zoning: Zoning

- 136 E HOLDING AVE: RMX
- 720 E HOLDING AVE: RMX

GIS Acreage: Parcel

Land Use: Land Use Development

- 136 E HOLDING AVE: 4.2300000000000004
- 720 E HOLDING AVE: 3.75

- 136 E HOLDING AVE: Residential

Floodplain (WAKE):

Floodplain (FRANKLIN):

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: SD-21-06

Current Zoning Overlay: NA, Not Applicable to this Project

Project Information

Percent Impervious Surface (Total Proposed): 66

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

Proposed Number of Lots: 79

Number of Single-Family Lots: 0

Number of Townhome Lots: 79

Number of Lots (non-residential): 0

Number of Floors: 3

Number of Buildings (non-residential): 0

Number of Multi-Family Units: 0

Building Height: 36

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

Brian O'Kane
The Nau Company
PO Box 810
Rolesville, NC 27571
P:919-435-6395
bokane@thenauco.com

Project Contact - Developer

David Smoot, IV
Madison Holding LLC
1415 Hillsborough Street
Raleigh, NC 27605
P:9173552122
david.smoot@madisonholding.com

Project Contact - Property Owner

David Smoot
ITAC 356
531 S Main Street
Wake Forest, NC 27587
P:9196695151
smoot.david@gmail.com

Project Contact - Engineer

Brian O'Kane
The Nau Company
PO Box 810
Rolesville, NC 27571
P:919-435-6395
bokane@thenauco.com

Master Plan Compliance 1

Is the project part of a proposed conditional district rezoning under review?: No

The Plan is consistent with the adopted plans & policies of the Town.:

This property is subject to the following plans of record: 2009 Wake Forest Community Plan for the Town Center Zone (Community Plan), 2017 Renaissance Plan for Downtown Wake Forest (Renaissance Plan) and Wake Forest Comprehensive Transportation Plan (April 2021 Update) (CTP). The proposed development is consistent with the adopted plans and policies of

the town.

The policy emphasis of the Community Plan for the Town Center Zone is to retain its urban, pedestrian-oriented character. New residential development should be at a truly urban density, with the objective of placing a greater number of households within walking distance of the downtown commercial district (Wake Forest Community Plan 2009, p 269). The proposed development would add 79 households within walking distance of downtown. The proposed site plan reflects the highest density of any of the townhouse projects that the Town of Wake Forest has approved in the Renaissance Area in recent years: Retreat at Renaissance, Franklin Street Townhomes, and Forest on Franklin. It should be noted that Retreat at Renaissance and Forest on Franklin are zoned UMX which has no density cap. Nevertheless, Retreat achieved only 7.7 units per acre, while Forest on Franklin has proposed 5.7. Franklin Street Townhomes is zoned RMX which allows for 24 units per acre; nevertheless, the development has a density of 9.2 units per acre. We did consider apartments for this site but concluded that we could not yield a sufficient number of units to support an apartment development with club house and necessary amenities. Townhomes were therefore the logical choice in keeping with the Community Plan.

This site is considered ripe for development in the Renaissance Plan. Ripe is defined as a vacant parcel at the edge of the downtown historic core well-suited for a variety of significant development opportunities (Renaissance Plan p33). The Renaissance Plan specifically highlights this site as appropriate for "housing opportunities" (p52). Walkability, open space and greenways are major themes in the Renaissance Plan and are provided for in the proposed development. The proposed site plan offers excellent opportunities to walk downtown, to the post office, library, or senior center, or throughout the open space and along the greenway system beginning at the trailhead on the property.

The site is located just outside of the Southern Area Master Plan which is a component of the Renaissance Plan (Section 5.3.1 (p74-75)). The property is referred to indirectly in the last paragraph of the Southern Area Master Plan: "Ultimately the goal for future growth is to extend the core southward towards East Holding Avenue, with its civic and community uses. Of the two north-south corridors that extend in that direction, Brooks Street, will likely become the more promising for retail, due to the more direct connection to South Franklin Street and the NC 98 Bypass as well as the planned greenway (via the Downtown Connector). South White Street, on the other hand, effectively dead-ends in Heath Ridge Village." The map of the Southern Area on p75 of the Renaissance Plan reflects especially this paragraph; E Holding Avenue represents the southern boundary of the "Southern Area". Lands south of E Holding Ave, including the site, are of course part of the larger Renaissance Area (see map pg 3) but are not included in the Southern Area Master Plan of the Renaissance Area Plan (p75).

The CTP contemplates no changes to the existing street network of E Holding Ave between S Main St and S White St and S White St south of E Holding Ave other than the future addition of bike lanes (CTP p. 46). This development will not interfere with the proposed bike lanes. E Holding Ave between S Main St and S White St is designated a collector with roadway recommendation type 2A standard ROW width of 55 feet with alternate dimensions including two undivided travel lanes of 10-14 feet and bike lane of 5-6 feet (CTP pp 67, 73)

The project includes a proposed greenway addition at the trailhead to the Kiwanis Greenway which would connect this development to the wider Wake Forest greenway network (CTP p 46).

The proposed development does not interfere with the Proposed Commuter Rail between Wake Forest and Raleigh (no realignment of existing railroad ROW required) (CTP p 56). S-Line realignment is illustrated on CTP p57; however, there is no pending or proposed railroad ROW realignment that has been funded or approved by any of CSX Corporation, USDOT Federal Railroad Administration, NCDOT, Wake County or Town of Wake Forest. An Environmental Impact Study (EIS) was completed in 2017 for a possible Southeast High Speed Rail (SHSR) from Richmond to Raleigh (see Appendix R Map 136 of the EIS) showing a possible ROW realignment impacting the site including a proposed separated grade crossing with a rerouting of Holding Ave to align with Dunn Ave (which currently dead ends to the west of the CSX ROW). The EIS is not a valid basis for restricting this proposed development. The SHSR, which was first proposed in 1992, was only funded to completion of the EIS in 2017. To date, no additional funding for the project has been approved. We note also that the 2021 Town of Wake Forest Comprehensive Transportation Plan Text Amendments, as well as the 2019 Comprehensive Transportation Plan, both show E Holding Ave as a collector street unchanged from its existing path between S Main St and S Franklin St. This stands in contrast to the predecessor 2010 Wake Forest Transportation Plan which as of that time in contemplation of a possible SHSR did show a relocation of E Holding Ave and a new separated grade crossing connecting E Holding and Dunn Rd. This is a significant change to the Comprehensive Transportation Plan of record and demonstrates that the Town no longer and does not now contemplate a realignment of the railroad ROW within any planning horizon. With regards to a possible light rail commuter line between Wake Forest and Raleigh, the Wake Transit Plan (2016) shows the county's priority for light rail is linking Garner-Raleigh-Cary-Durham with an "option for future expansion to Wake Forest" (p8). With respect to the Wake Forest-Raleigh corridor, the Wake Transit Plan contemplates express bus service for the planning horizon-- specifically an all-day 60-minute bus service between Wake Forest and Raleigh (p9); however, GoRaleigh is currently operating only four daily round trips servicing an average of 10-50 passengers per day, depending on

the season. At the current time, therefore, light rail is not identified as a priority by the Wake Transit Plan.

The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance:

The plan complies with all applicable requirements of the Wake Forest UDO. The property is zoned RMX which is intended to accommodate a variety of housing types in a neighborhood setting. The regulations of this district are intended to provide areas of the community for those persons desiring small residences and multifamily structures in relatively high density neighborhoods within walking or biking distance from mixed-use centers. The proposed use for townhomes is consistent with this intent.

From a technical standpoint, the development complies with applicable setback regulations (Ch 4), building design standards (Ch 5), subdivision and infrastructure standards (Ch 6), parks and open space standards (Ch 7), tree protection and landscaping requirements (Ch 8), auto and bicycle parking standards (Ch 9), lighting requirements (Ch 10), and erosion and storm control regulations (Ch 12). In addition, to the extent that the UDO incorporates by reference the Town of Wake Forest Manual of Specifications, Standards and Design in UDO 6.2.2 (MSSD), the proposed development will comply with and conform to all requirements and related standard details in connection with water and sewer design, stormwater management, street design, erosion and sedimentation control, and landscape design and installation (chapters 1-6, respectively).

The application will not be detrimental to the use or development of adjacent properties or other neighboring uses.:

The proposed development will have no detrimental impact to the use or development of adjacent properties or other neighborhood uses. The plan is harmonious with the Town of Wake Forest's plans and policies of record which contemplate a smart, urban residential development in this location within walking distance of downtown and nearby shops, service businesses, restaurants, civic buildings, places of worship and schools. The creation of significant open space and dedication of greenway at the trailhead to the existing Kiwanis Greenway will benefit the neighborhood and wider Wake Forest community. The only immediate adjacent neighbor is not affected by the proposed development.

There exists adequate infrastructure (transportation and utilities) to support the plans as proposed.:

There exists adequate infrastructure to support the proposed development. The project will front on E Holding Ave and connect to S White St with two new public streets and three new public alleys. Public water and sewer are available adjacent to the site.

Special Use Permit

Is there an existing Special Use Permit for the Property?:	No	Existing or proposed land uses on all adjoining properties (including properties across street)::
Property Size:		Special Use Request (Proposed Land Use & Description):
Number of Buildings:		Proposed Number of Lots: 79
Number of Units:		Building Square Footage:
Proposed Conditions Offered by Applicant:		The proposed special use conforms to the character of the

The proposed use will not cause undue traffic congestion or create a traffic hazard:

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas:

The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare:

The proposed use is consistent with the officially adopted plans and policies of the town:

Project Contact - Property Owner

David Smoot
ITAC 356
531 S Main Street
Wake Forest, NC 27587
P:9196695151
smoot.david@gmail.com

neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site:

Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use:

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property:

The application will not substantially injure the value of adjoining or abutting property:

Project Contact - Applicant

Brian O'Kane
The Nau Company
PO Box 810
Rolesville, NC 27571
P:919-435-6395
bokane@thenauco.com

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: 6/7/2021

ITAC 356 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: 136 E. Holding Avenue (PINs 1840388718 & 1840386367)The agent for this project is: Brian O'Kane, PE | The Nau Company, PLLC☒ I am the owner of the property and will be acting as my own agent.Name: ITAC 356 LLCAddress: 531 S. Main Street, Wake Forest, NC 27587Telephone Number: 919-669-5151

Fax: _____

Email Address: smoot.david@gmail.com

Signature(s) of Owner(s):



Print or type name(s):

David M. SmootMember-Manager

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

WHITE STREET TOWNHOMES

MAJOR SUBDIVISION MASTER PLAN SP-21-60

136 E HOLDING AVENUE
WAKE FOREST, NC

~~JUNE 7, 2021~~
~~DECEMBER 27, 2021~~
MAY 9, 2022
~~JUNE 27, 2022~~
AUGUST 4, 2022

DEVELOPER
MADISON HOLDING LLC
CONTACT: DAVID SMOOT, IV
1415 HILLSBOROUGH STREET
RALEIGH, NC 27605
david.smoot@madisonholding.com

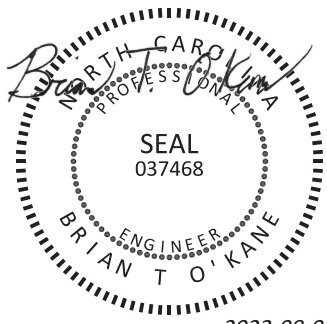
LAND OWNER
ITAC 356 LLC
CONTACT: DAVID SMOOT
531 S. MAIN STREET
WAKE FOREST, NC 27587

SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	08/04/2022
C2.0	DEMOLITION PLAN	08/04/2022
C3.0	SITE PLAN	08/04/2022
C3.1	ROAD SECTION PLAN	08/04/2022
C3.2	OPEN SPACE PLAN	08/04/2022
C4.0	UTILITY PLAN	08/04/2022
C5.0	LANDSCAPE & LIGHTING PLAN	08/04/2022

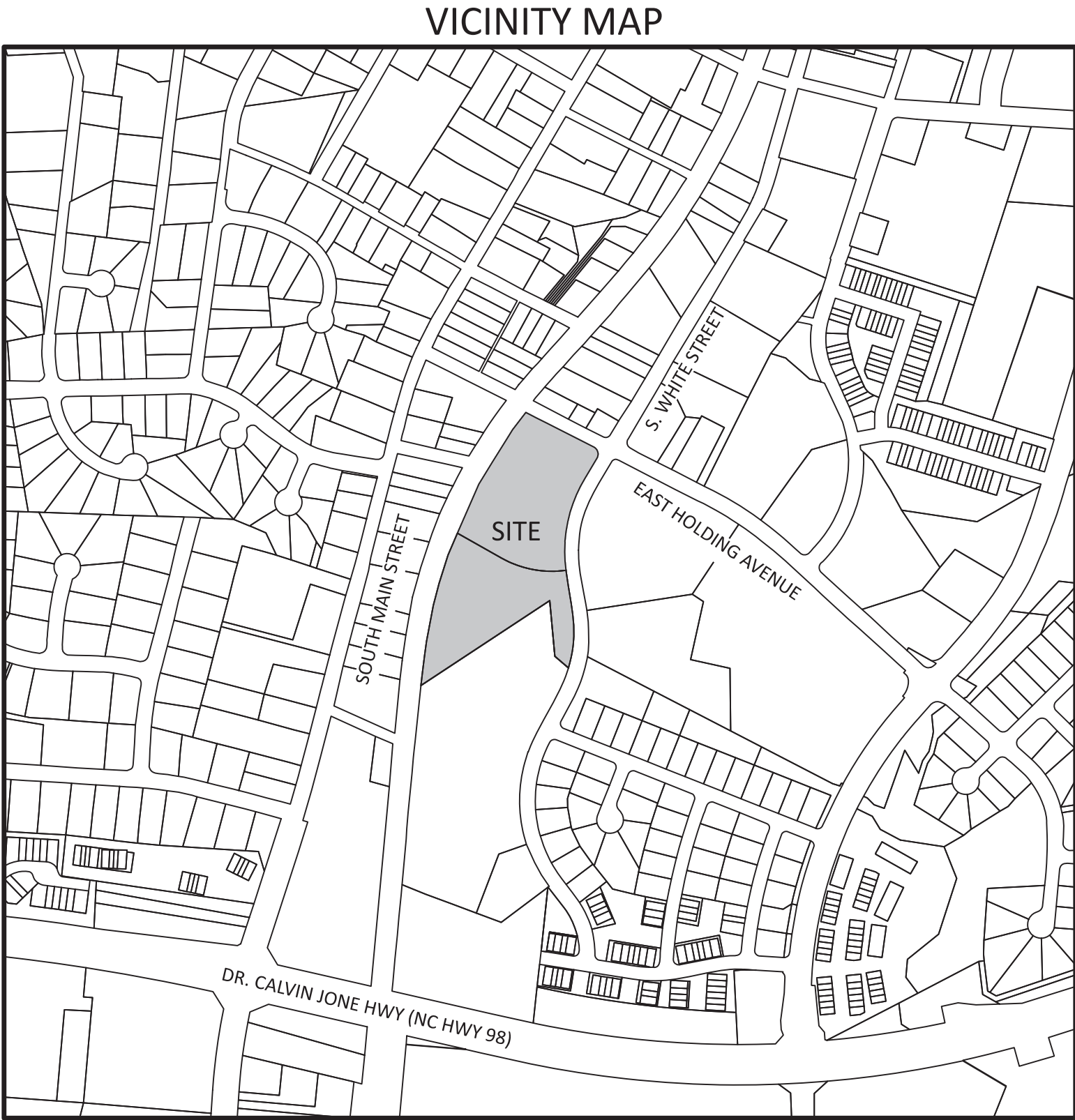
EXISTING SITE DATA	
PARCEL PIN(S)	1840-38-8718 & 1840-38-6367
ZONING	RMX
PARCEL AREA	7.98 ACRES
EXISTING USE	VACANT*
RIVER BASIN	NEUSE
COMMUNITY PLAN AREA DESIGNATION	TOWN CENTER ZONE

* EXISTING DUPLEX AT INTERSECTION OF WHITE STREET AND EAST HOLDING TO BE REMOVED.

PROPOSED SITE DATA	
ZONING	RMX
EXISTING SITE AREA	7.98 ACRES
PROPOSED PUBLIC ROW	2.39 ACRES
PROPOSED NET SITE AREA	5.59 ACRES
PROPOSED USE	24 DWELLING - TOWNHOMES 92 DWELLING - MULTI-FAMILY (2 OVER 2 CONDOMINIUMS)
TOWNHOME UNITS	116 UNITS
FRONT SETBACK	18 FEET (MAX)
SIDE CORNER SETBACK	5 FEET (MIN)
SIDE SETBACK	0 FEET (MIN)
REAR SETBACK	5 FEET (MIN)
FRONTAGE BUILDOUT	N/A
MAXIMUM DENSITY	24 DUA
PROPOSED DENSITY	20.75 DUA
IN WATER SUPPLY	NO
WATERSHED PROTECTION OVERLAY DISTRICT?	NO
HAS SPECIAL FLOOD HAZARD AREAS?	NO
OPEN SPACE REQUIRED	5% - 17,380 SF (0.40 ACRES)
OPEN SPACE PROVIDED	31.05% - 108,009 SF (2.48 ACRES)
PARK SPACE REQUIRED	2% - 6,952 SF (0.16 ACRES)
PARK SPACE PROVIDED	11.5% - 39,930 SF (0.92 ACRES) 26,739 SF (0.61 ACRES) OUTSIDE OF EX POND (67% OF PARK SPACE PROVIDED) PARK SPACE REQUIREMENT MET WITHOUT UTILIZING AREA OF EXISTING POND
ACTIVE PARK SPACE REQUIRED	25% OF 0.16 ACRES = 1,738 SF (0.04 ACRES)
ACTIVE PARK SPACE PROVIDED	2,000 SF (0.05 ACRES) 28.8% OF REQUIRED PARK SPACE
PARKING SPACES REQUIRED	1.8 SPACES PER UNIT UNITS 1-116 = 209 SPACES CLUSTER MAILBOX = 2 SPACES
PARKING SPACES PROVIDED	TOTAL SPACES REQUIRED = 211 SPACES CONDOS: 1 SPACE IN EACH GARAGE 1 SPACE IN EACH DRIVEWAY TOTAL CONDO SPACES: 184 TOWNHOMES: 2 SPACES IN EACH GARAGE 2 SPACES IN EACH DRIVEWAY TOTAL TOWNHOME SPACES: 96 33 ADDITIONAL STREET PARKING SPACES (INTERNAL TO THE SITE) 3 MAIL KIOSK PARKING SPACES (INCLUDING 1 ADA VAN SPACE) TOTAL ON-SITE SPACES = 316 SPACES
BICYCLE PARKING REQUIRED	2 BIKE PARKING SPACES PER 40 SPACES 16 BIKE PARKING SPACES 4 BIKE SPACES PER 1/4 ACRE OF PARK SPACE 0.92 AC = 15 BIKE PARKING SPACES 31 BIKE SPACES REQUIRED
BICYCLE PARKING PROVIDED	33 BIKE SPACES
MINIMUM HEIGHT	6 STORIES
MAXIMUM HEIGHT	NONE
PROPOSED HEIGHT	4 STORIES (APPROXIMATELY 50')



2022-08-04



SCALE: 1" = 500'

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.

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.

OWNER CERTIFICATE
OWNER HEREBY CERTIFIES AND AGREES TO TAKE SUCH ACTION AS MAY BE REQUIRED BY THE TOWN OF WAKE FOREST TO CORRECT ANY ERRORS, OMISSIONS OR NON-COMPLIANCE WITH TOWN STANDARDS AND/OR CONDITIONS DESCRIBED IN THE CONSTRUCTION PLAT, INCLUDING RESUBMISSION OR RE-EXECUTION OF THIS CONSTRUCTION PLAT WITH WITH THE APPROPRIATE CORRECTIONS AND/OR REVISIONS.
David Smoot
OWNER
August 4, 2022
DATE

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

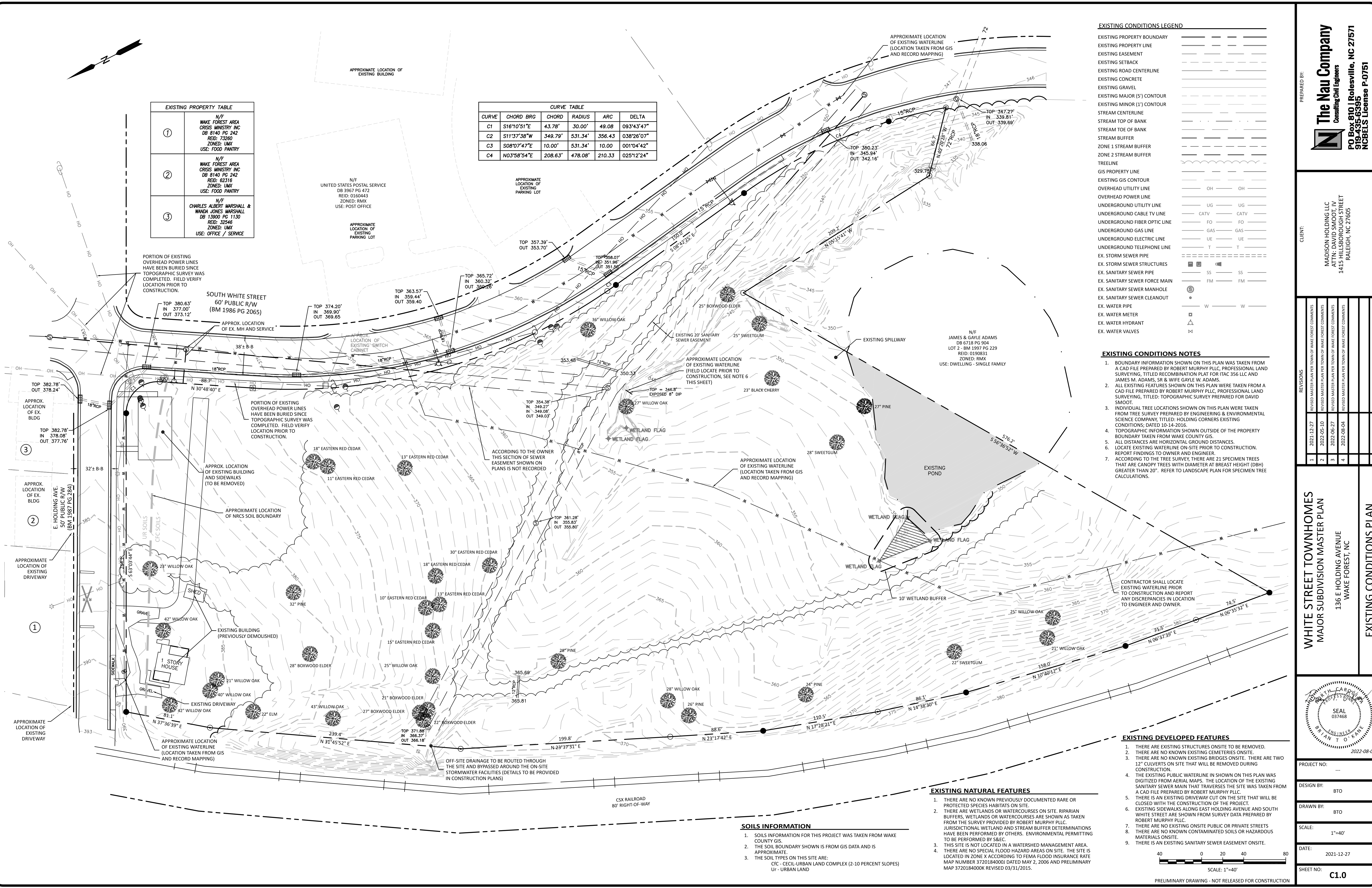
APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

The Nau Company
Consulting Civil Engineers

PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EXISTING PROPERTY TABLE	
①	N/F WAKE FOREST AREA CRISIS MINISTRY INC DB 8140 PG 242 REID: 73260 ZONED: UNK USE: FOOD PANTRY
②	N/F WAKE FOREST AREA CRISIS MINISTRY INC DB 8140 PG 242 REID: 82316 ZONED: UNK USE: FOOD PANTRY
③	N/F CHARLES ALBERT MARSHALL & WANDA JONES MARSHALL DB 13900 PG 1130 REID: 32546 ZONED: UNK USE: OFFICE / SERVICE

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S16°10'51"E	43.78'	30.00'	49.08	093°43'47"
C2	S11°37'38"W	349.79'	531.34'	356.43	038°28'07"
C3	S08°07'47"E	10.00'	531.34'	10.00	001°04'42"
C4	N03°58'54"E	208.63'	478.08'	210.33	025°12'24"

EXISTING CONDITIONS LEGEND	
EXISTING PROPERTY BOUNDARY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING SETBACK	---
EXISTING ROAD CENTERLINE	---
EXISTING CONCRETE	---
EXISTING GRAVEL	---
EXISTING MAJOR (5') CONTOUR	---
EXISTING MINOR (1') CONTOUR	---
STREAM CENTERLINE	---
STREAM TOP OF BANK	---
STREAM TOE OF BANK	---
STREAM BUFFER	---
ZONE 1 STREAM BUFFER	---
ZONE 2 STREAM BUFFER	---
TREELINE	---
GIS PROPERTY LINE	---
EXISTING GIS CONTOUR	---
OVERHEAD UTILITY LINE	OH OH
OVERHEAD POWER LINE	---
UNDERGROUND UTILITY LINE	UG UG
UNDERGROUND CABLE TV LINE	CATV CATV
UNDERGROUND FIBER OPTIC LINE	FO FO
UNDERGROUND GAS LINE	GAS GAS
UNDERGROUND ELECTRIC LINE	UE UE
UNDERGROUND TELEPHONE LINE	T T
EX. STORM SEWER PIPE	---
EX. SANITARY SEWER PIPE	SS SS
EX. SANITARY SEWER FORCE MAIN	FM FM
EX. SANITARY SEWER MANHOLE	---
EX. SANITARY SEWER CLEANOUT	---
EX. WATER PIPE	---
EX. WATER METER	---
EX. WATER HYDRANT	---
EX. WATER VALVES	---

- EXISTING CONDITIONS NOTES**
- BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A CAD FILE PREPARED BY ROBERT MURPHY PLLC, PROFESSIONAL LAND SURVEYING, TITLED RECOMBINATION PLAT FOR ITAC 356 LLC AND JAMES M. ADAMS, SR & WIFE GAYLE W. ADAMS.
 - ALL EXISTING FEATURES SHOWN ON THIS PLAN WERE TAKEN FROM A CAD FILE PREPARED BY ROBERT MURPHY PLLC, PROFESSIONAL LAND SURVEYING, TITLED: TOPOGRAPHIC SURVEY PREPARED FOR DAVID SMOOT.
 - INDIVIDUAL TREE LOCATIONS SHOWN ON THIS PLAN WERE TAKEN FROM TREE SURVEY PREPARED BY ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY, TITLED: HOLDING CORNERS EXISTING CONDITIONS; DATED 10-14-2016.
 - TOPOGRAPHIC INFORMATION SHOWN OUTSIDE OF THE PROPERTY BOUNDARY TAKEN FROM WAKE COUNTY GIS.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - LOCATE EXISTING WATERLINE ON-SITE PRIOR TO CONSTRUCTION. REPORT FINDINGS TO OWNER AND ENGINEER.
 - ACCORDING TO THE TREE SURVEY, THERE ARE 21 SPECIMEN TREES THAT ARE CANOPY TREES WITH DIAMETER AT BREAST HEIGHT (DBH) GREATER THAN 20". REFER TO LANDSCAPE PLAN FOR SPECIMEN TREE CALCULATIONS.

- EXISTING DEVELOPED FEATURES**
- THERE ARE EXISTING STRUCTURES ONSITE TO BE REMOVED.
 - THERE ARE NO KNOWN EXISTING CEMETERIES ONSITE.
 - THERE ARE NO KNOWN EXISTING BRIDGES ONSITE. THERE ARE TWO 12" CULVERTS ON SITE THAT WILL BE REMOVED DURING CONSTRUCTION.
 - THE EXISTING PUBLIC WATERLINE IN SHOWN ON THIS PLAN WAS DIGITIZED FROM AERIAL MAPS. THE LOCATION OF THE EXISTING SANITARY SEWER MAIN THAT TRAVERSES THE SITE WAS TAKEN FROM A CAD FILE PREPARED BY ROBERT MURPHY PLLC.
 - THERE IS AN EXISTING DRIVEWAY CUT ON THE SITE THAT WILL BE CLOSED WITH THE CONSTRUCTION OF THE PROJECT.
 - EXISTING SIDEWALKS ALONG EAST HOLDING AVENUE AND SOUTH WHITE STREET ARE SHOWN FROM SURVEY DATA PREPARED BY ROBERT MURPHY PLLC.
 - THERE ARE NO EXISTING ONSITE PUBLIC OR PRIVATE STREETS.
 - THERE ARE NO KNOWN CONTAMINATED SOILS OR HAZARDOUS MATERIALS ONSITE.
 - THERE IS AN EXISTING SANITARY SEWER EASEMENT ONSITE.

- EXISTING NATURAL FEATURES**
- THERE ARE NO KNOWN PREVIOUSLY DOCUMENTED RARE OR PROTECTED SPECIES HABITATS ON SITE.
 - THERE ARE WETLANDS OR WATERCOURSES ON SITE. RIPARIAN BUFFERS, WETLANDS OR WATERCOURSES ARE SHOWN AS TAKEN FROM THE SURVEY PROVIDED BY ROBERT MURPHY PLLC.
 - JURISDICTIONAL WETLAND AND STREAM BUFFER DETERMINATIONS HAVE BEEN PERFORMED BY OTHERS. ENVIRONMENTAL PERMITTING TO BE PERFORMED BY SREC.
 - THIS SITE IS NOT LOCATED IN A WATERSHED MANAGEMENT AREA.
 - THERE ARE NO SPECIAL FLOOD HAZARD AREAS ON SITE. THE SITE IS LOCATED IN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 37201840001 DATED MAY 2, 2006 AND PRELIMINARY MAP 3720184000K REVISED 03/31/2015.

- SOILS INFORMATION**
- SOILS INFORMATION FOR THIS PROJECT WAS TAKEN FROM WAKE COUNTY GIS.
 - THE SOIL BOUNDARY SHOWN IS FROM GIS DATA AND IS APPROXIMATE.
 - THE SOIL TYPES ON THIS SITE ARE:
CIC - CECIL-URBAN LAND COMPLEX (2-10 PERCENT SLOPES)
Ur - URBAN LAND

PREPARED BY:

The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:

MADISON HOLDING LLC
ATTN: DAVID SMOOT IV
1415 HILLSBOROUGH STREET
RALEIGH, NC 27605

REVISIONS

NO.	DATE	REVISION
1	2021-12-27	REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS
2	2022-05-10	REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS
3	2022-06-27	REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS
4	2022-08-04	REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS

WHITE STREET TOWNHOMES
MAJOR SUBDIVISION MASTER PLAN

136 E HOLDING AVENUE
WAKE FOREST, NC

EXISTING CONDITIONS PLAN

SEAL
037468
ENGINEER
BRYAN T. KANE

2022-08-04

PROJECT NO:

DESIGN BY:

BTO

DRAWN BY:

BTO

SCALE:

1"=40'

DATE:

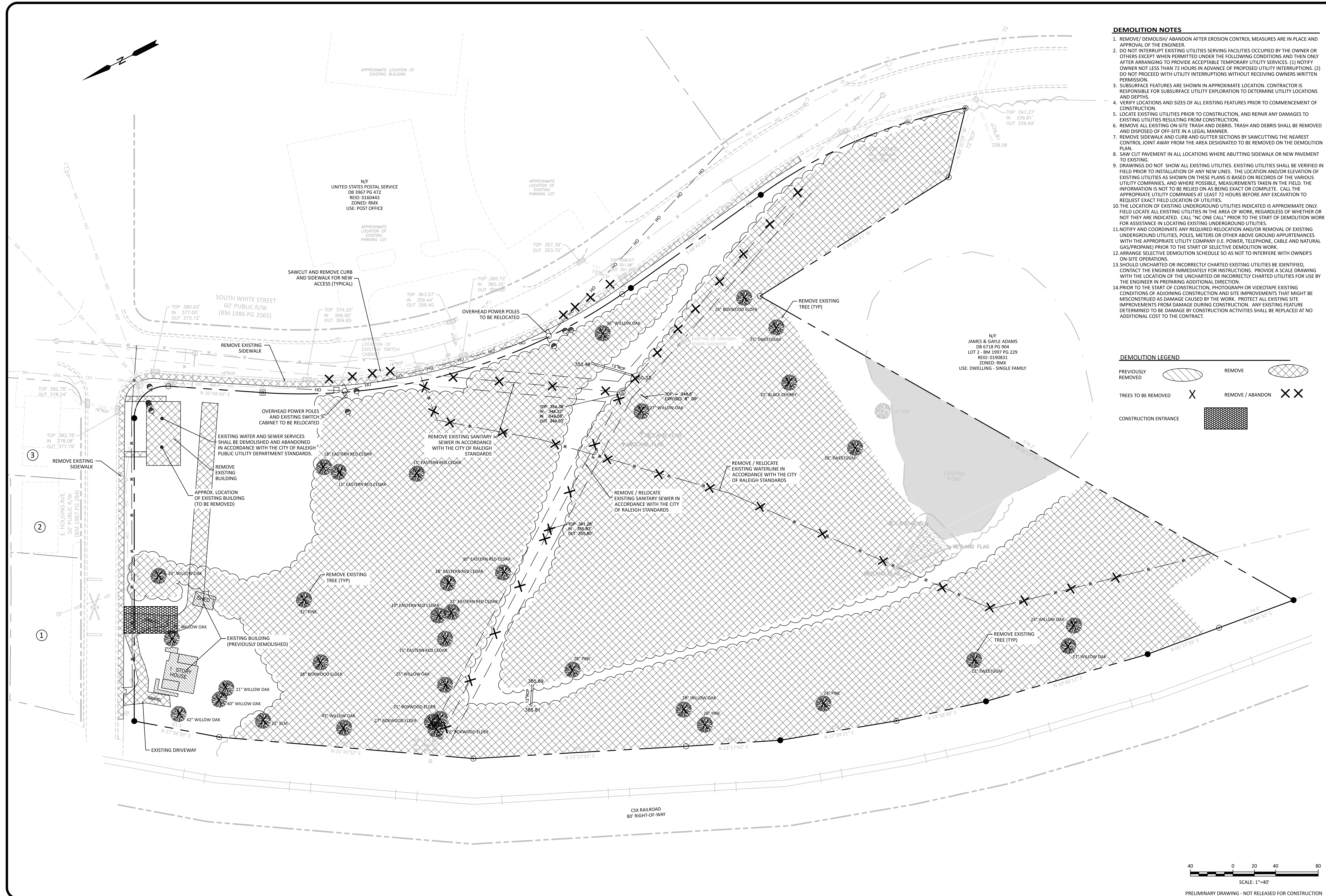
2021-12-27

SHEET NO:

C1.0

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

67



- DEMOLITION NOTES**
1. REMOVE/ DEMOLISH/ ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AND APPROVAL OF THE ENGINEER.
 2. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNERS WRITTEN PERMISSION.
 3. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
 4. VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 5. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
 6. REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH AND DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 7. REMOVE SIDEWALK AND CURB AND GUTTER SECTIONS BY SAWCUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
 8. SAW CUT PAVEMENT IN ALL LOCATIONS WHERE ABUTTING SIDEWALK OR NEW PAVEMENT TO EXISTING.
 9. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES INDICATED IS APPROXIMATE ONLY. FIELD LOCATE ALL EXISTING UTILITIES IN THE AREA OF WORK, REGARDLESS OF WHETHER OR NOT THEY ARE INDICATED. CALL "NC ONE CALL" PRIOR TO THE START OF DEMOLITION WORK FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES.
 11. NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS OR OTHER ABOVE GROUND APPURTENANCES WITH THE APPROPRIATE UTILITY COMPANY (I.E. POWER, TELEPHONE, CABLE AND NATURAL GAS/PROPANE) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
 12. ARRANGE SELECTIVE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS.
 13. SHOULD UNCHARTED OR INCORRECTLY CHARTED EXISTING UTILITIES BE IDENTIFIED, CONTACT THE ENGINEER IMMEDIATELY FOR INSTRUCTIONS. PROVIDE A SCALE DRAWING WITH THE LOCATION OF THE UNCHARTED OR INCORRECTLY CHARTED UTILITIES FOR USE BY THE ENGINEER IN PREPARING ADDITIONAL DRAWING.
 14. PRIOR TO THE START OF CONSTRUCTION, PHOTOGRAPH OR VIDEOTAPE EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY THE WORK. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. ANY EXISTING FEATURE DETERMINED TO BE DAMAGE BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT NO ADDITIONAL COST TO THE CONTRACT.

DEMOLITION LEGEND

PREVIOUSLY REMOVED		REMOVE	
TREES TO BE REMOVED	X	REMOVE / ABANDON	XX
CONSTRUCTION ENTRANCE			

PREPARED BY:

The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:

MADISON HOLDING LLC
ATTN: DAVID SMOOT IV
1415 HILLSBOROUGH STREET
RALEIGH, NC 27605

REVISIONS	
NO.	DESCRIPTION
1	2021-12-27
2	2022-05-10
3	2022-06-27
4	2022-08-04

WHITE STREET TOWNHOMES
MAJOR SUBDIVISION MASTER PLAN

136 E HOLDING AVENUE
WAKE FOREST, NC

DEMOLITION PLAN

2022-08-04

PROJECT NO: ---

DESIGN BY: BTO

DRAWN BY: BTO

SCALE: 1"=40'

DATE: 2021-12-27

SHEET NO: **C2.0**

SEAL 037468

ENGINEER

BY: T O KANE

LAND COVER TABULATION			
LAND COVER	AREA (SF)	AREA (AC)	% OF TOTAL
DRIVE/PARKING	75,962 SF	1.74 AC	21.8%
SIDEWALK	21,741 SF	0.50 AC	6.25%
BUILDING	77,040 SF	1.77 AC	22.16%
GREENWAY	0 SF	0.00 AC	0.00%
DRIVEWAY	24,721 SF	0.57 AC	7.11%
TOTAL IMPERVIOUS AREA	199,364 SF	4.58 AC	57.4%
PERVIOUS (GRASS/WOODS)	148,244 SF	3.40 AC	42.6%
TOTAL AREA	347,608 SF	7.98 AC	100%

SITE LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER (ROAD)	---
CURB & GUTTER (PARKING)	---
SIDEWALK	---
CONCRETE DRIVEWAY	---
ASPHALT	---
GRAVEL	---
OPEN SPACE	---

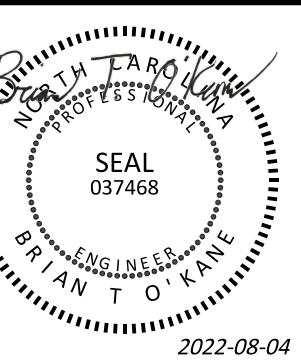
PROPOSED SITE DATA	
ZONING	RMX
EXISTING SITE AREA	7.98 ACRES
PROPOSED PUBLIC ROW	2.39 ACRES
PROPOSED NET SITE AREA	5.59 ACRES
PROPOSED USE	24 DWELLING - TOWNHOMES (2 OVER 2 CONDOMINIUMS)
TOWNHOME UNITS	116 UNITS
FRONT SETBACK	18 FEET (MAX)
SIDE CORNER SETBACK	5 FEET (MIN)
SIDE SETBACK	0 FEET (MIN)
REAR SETBACK	5 FEET (MIN)
FRONTAGE BUILDOUT	N/A
MAXIMUM DENSITY	24 DUA
PROPOSED DENSITY	20.75 DUA
IN WATER SUPPLY	NO
WATERSHED PROTECTION	NO
OVERLAY DISTRICT?	NO
HAS SPECIAL FLOOD	NO
HAZARD AREAS?	NO
OPEN SPACE REQUIRED	5% - 17,380 SF (0.40 ACRES)
OPEN SPACE PROVIDED	31.05% - 108,009 SF (2.48 ACRES)
PARK SPACE REQUIRED	2% - 6,952 SF (0.16 ACRES)
PARK SPACE PROVIDED	11.5% - 39,930 SF (0.92 ACRES)
ACTIVE PARK SPACE REQUIRED	25% OF 0.16 ACRES = 1,738 SF (0.04 ACRES)
ACTIVE PARK SPACE PROVIDED	2,000 SF (0.05 ACRES)
PARKING SPACES REQUIRED	28.8% OF REQUIRED PARK SPACE
PARKING SPACES PROVIDED	1.8 SPACES PER UNIT
TOTAL SPACES REQUIRED = 211 SPACES	
PARKING SPACES PROVIDED	CONDOS: 1 SPACE IN EACH GARAGE 1 SPACE IN EACH DRIVEWAY TOTAL CONDO SPACES: 184 TOWNHOMES: 2 SPACES IN EACH GARAGE 2 SPACES IN EACH DRIVEWAY TOTAL TOWNHOME SPACES: 96 33 ADDITIONAL STREET PARKING SPACES (INTERNAL TO THE SITE) 3 MAIL KIOSK PARKING SPACES (INCLUDING 1 ADA VAN SPACE) TOTAL ON-SITE SPACES = 316 SPACES
BICYCLE PARKING REQUIRED	2 BIKE PARKING SPACES PER 40 SPACES 16 BIKE PARKING SPACES 4 BIKE SPACES PER 1/4 ACRE OF PARK SPACE 0.92 AC = 15 BIKE PARKING SPACES 31 BIKE SPACES REQUIRED
BICYCLE PARKING PROVIDED	33 BIKE SPACES
MINIMUM HEIGHT	6 STORIES
MAXIMUM HEIGHT	NONE
PROPOSED HEIGHT	4 STORIES (APPROXIMATELY 50')

PREPARED BY:
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WHITE STREET TOWNHOMES
MAJOR SUBDIVISION MASTER PLAN
136 E HOLDING AVENUE
WAKE FOREST, NC
SITE PLAN



PROJECT NO:	---
DESIGN BY:	BTO
DRAWN BY:	BTO
SCALE:	1"=40'
DATE:	2021-12-27
SHEET NO:	C3.0

PROJECT NOTES

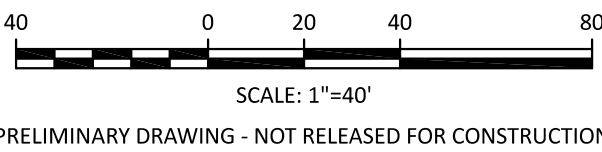
- ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT INCLUDES PROPOSED PUBLIC STREETS.
- ALL SIDEWALKS ALONG ACCESSIBLE ROUTE FROM THE ADA PARKING SPACE TO THE CLUSTER MAILBOX MUST BE ADA COMPLIANT.
- ALL RAMPAS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WAKE FOREST MSSD STANDARD 9.13.
- IMPROVED PARK SPACE SHALL HAVE AT LEAST TWO OF THE FOLLOWING FEATURES: LANDSCAPING; WALLS OR PATHWAYS; FENCES, WALKS, LIGHTING AND ELECTRICITY; FOUNTAINS AND/OR PLAYGROUND EQUIPMENT WITH 25% OF THAT SPACE AN ACTIVE AMENITY.
- REFER TO ROAD SECTION PLAN, SHEET C3.1 FOR ROAD CROSS SECTIONS.
- REFER TO OPEN SPACE PLAN, SHEET C3.2 FOR OPEN SPACE CALCULATIONS.
- HOA TO HAVE A MAINTENANCE AGREEMENT AND SHALL BE RESPONSIBLE FOR ALL DRIVEWAY MAINTENANCE, INCLUDING AREAS OF THE DRIVEWAYS WITHIN ALLEY PUBLIC RIGHT-OF-WAY.

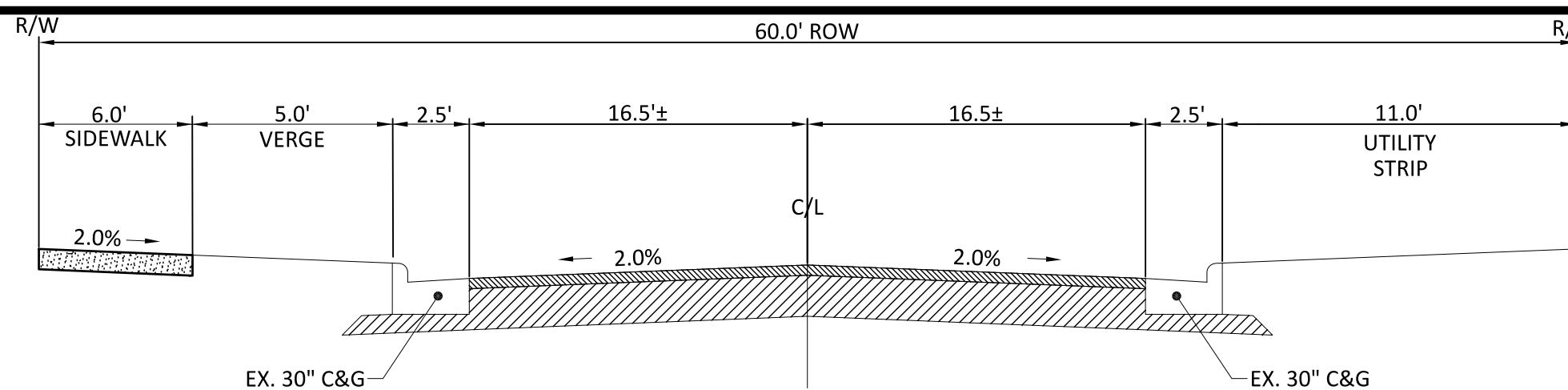
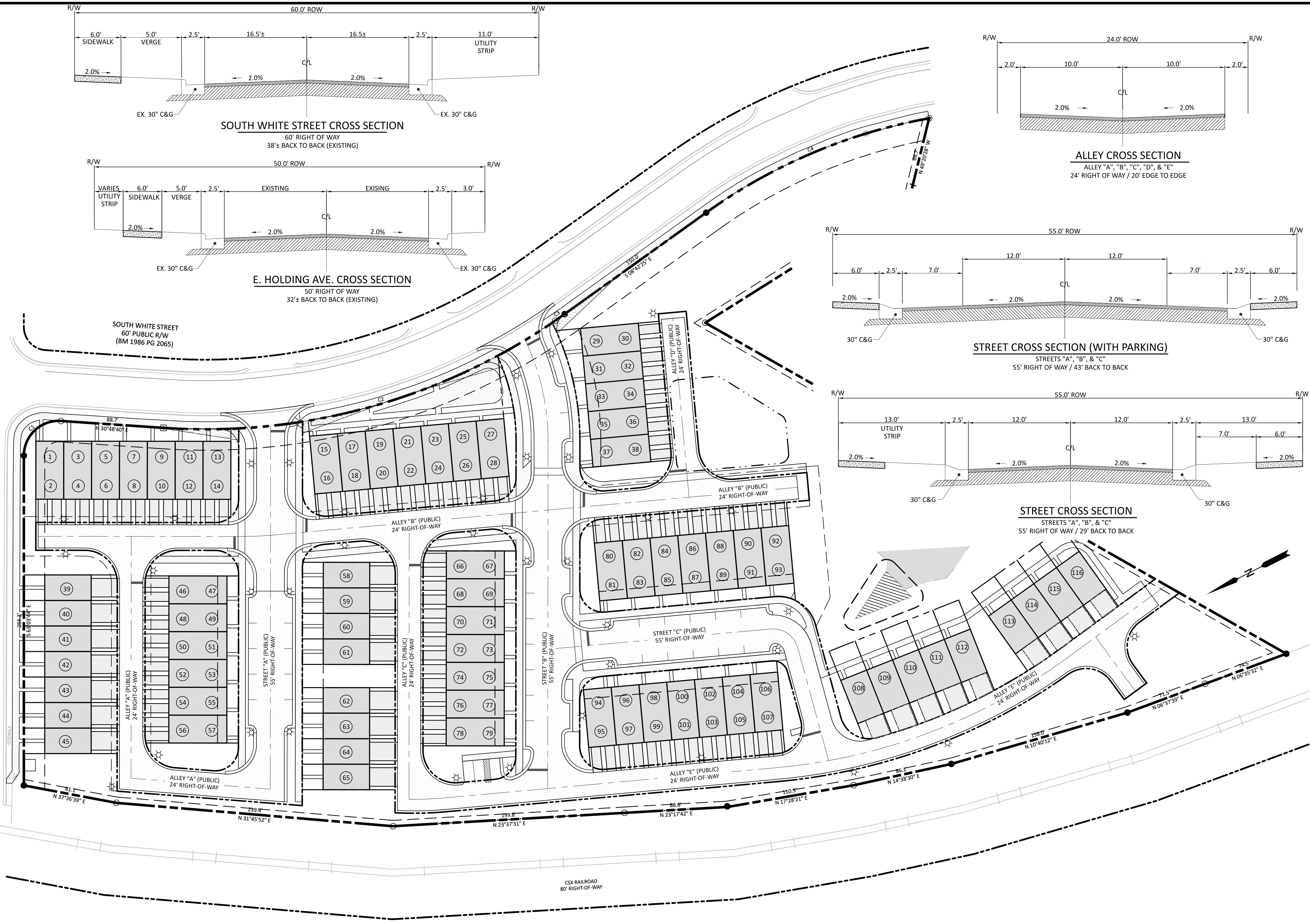
STORMWATER NOTES

- THIS PROJECT IS SUBJECT TO THE TOWN OF WAKE FOREST STORMWATER REQUIREMENTS.
- THIS PROJECT WILL UTILIZE BELOW GROUND STORMWATER CONTROL MEASURES TO MEET TOWN STORMWATER REQUIREMENTS.

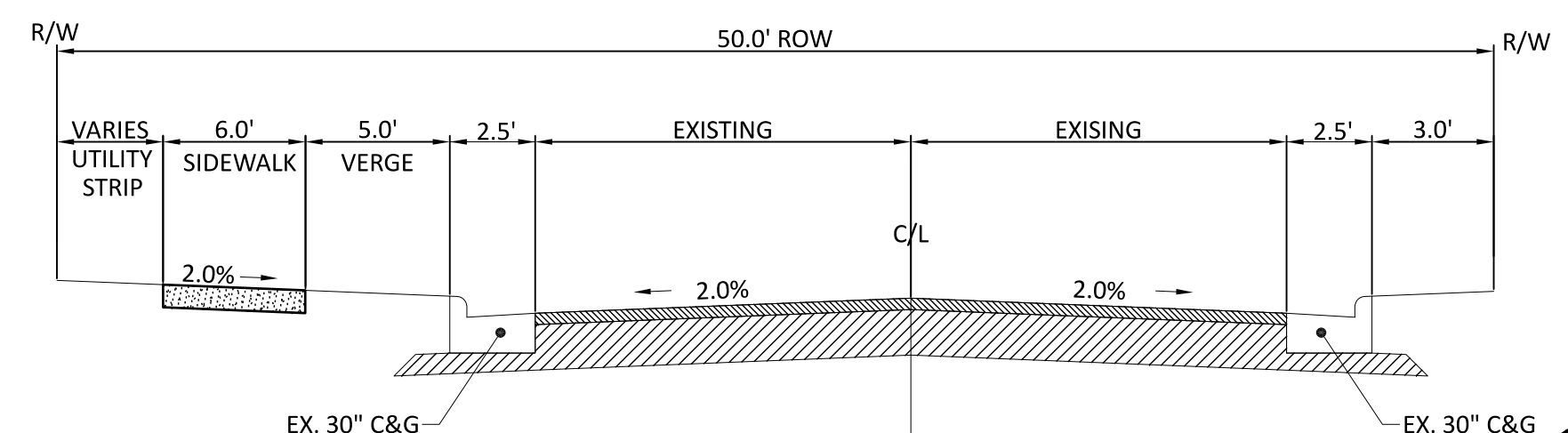
TRASH COLLECTION NOTES

THIS PROJECT WILL BE SERVED BY ROLL-OUT TRASH COLLECTION BINS IN THE ALLEY AT THE REAR OF EACH UNIT

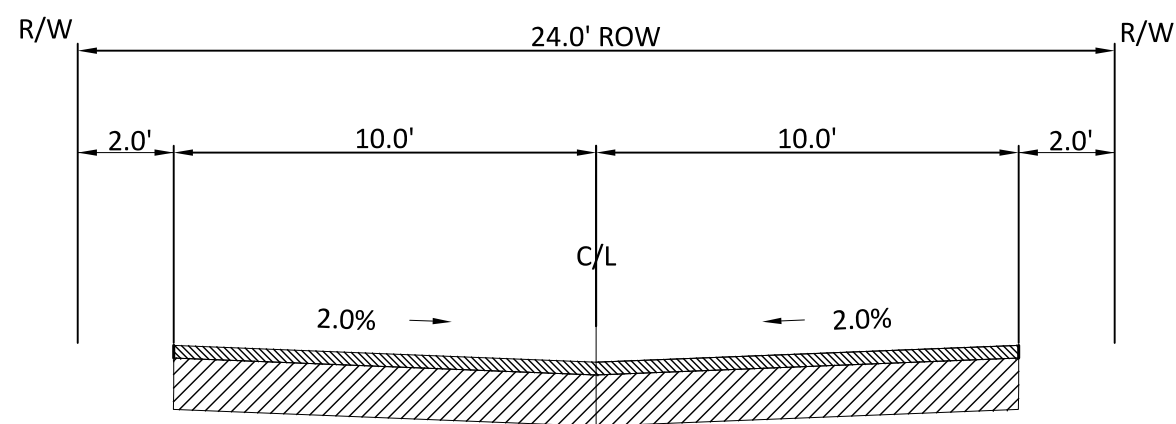




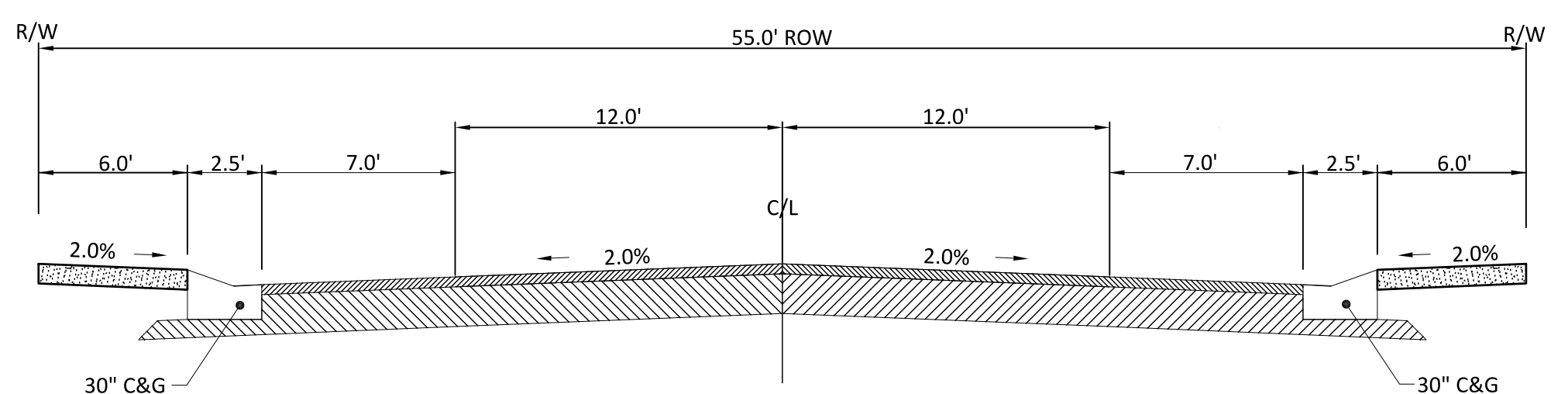
SOUTH WHITE STREET CROSS SECTION



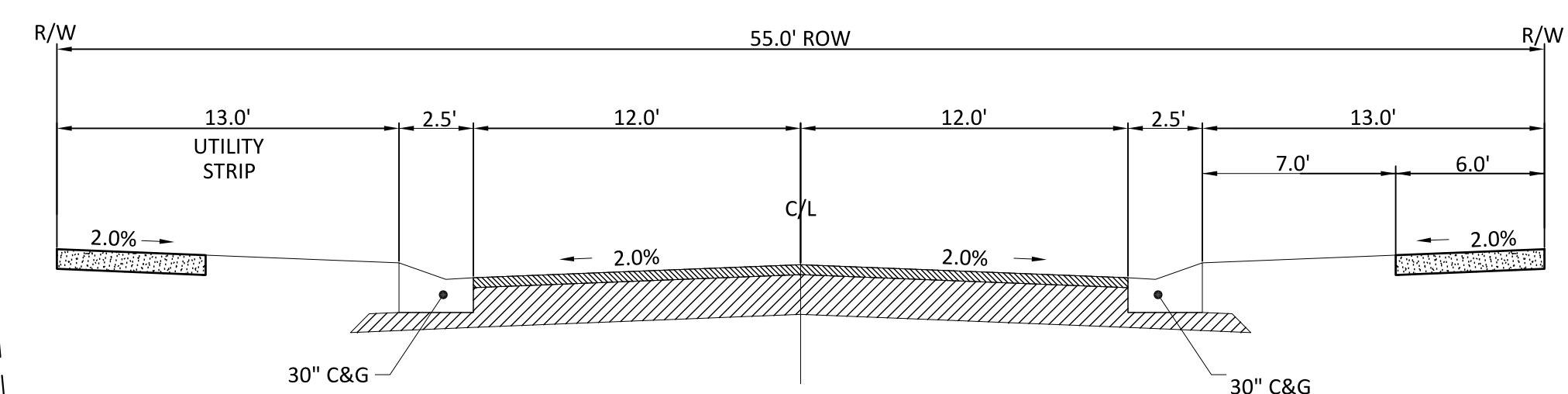
E. HOLDING AVE. CROSS SECTION



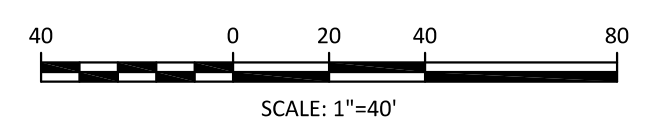
ALLEY CROSS SECTION



STREET CROSS SECTION (WITH PARKING)



STREET CROSS SECTION



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:
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PO Box 810 | Rolesville, NC 27571
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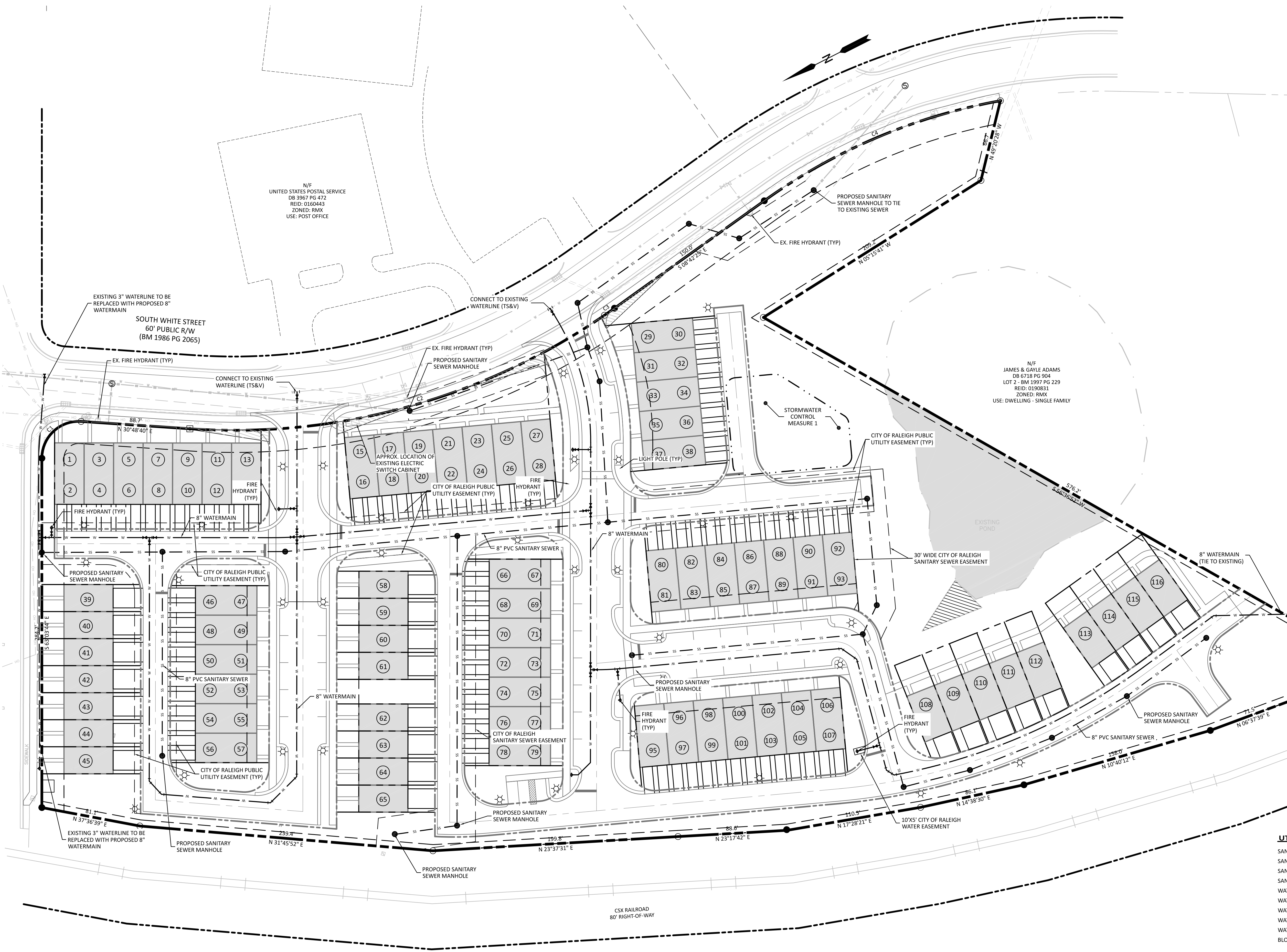
WHITE STREET TOWNHOMES
MAJOR SUBDIVISION MASTER PLAN
136 E HOLDING AVENUE
WAKE FOREST, NC

ROAD SECTION PLAN

SEAL
037468
ENGINEER
BRYAN T. OKANE

2022-08-04

PROJECT NO:	---
DESIGN BY:	BTO
DRAWN BY:	BTO
SCALE:	
DATE:	2021-12-27
SHEET NO:	C3.1



UTILITY NOTES

1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
3. WATER AND SEWER SERVICES SHALL NOT CROSS MULTIPLE LOT LINES.
4. CONDO UNITS WILL BE SERVICED BY A STANDARD GANG METER SEE CITY OF RALEIGH UTILITY DETAIL W-26

SEWER RELOCATION NOTES

THE EXISTING 8" VCP SANITARY SEWER PIPE THAT RUNS THROUGH THIS SITE WILL BE RELOCATED FOR THIS PROJECT.

WATERLINE RELOCATION NOTES

THE EXISTING 8" WATERLINE THAT RUNS THROUGH THIS SITE WILL BE RELOCATED FOR THIS PROJECT.

CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS
A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY PLAN LEGEND

- | | |
|---------------------------|-----------------------|
| SANITARY SEWER PIPE | — SS — SS — SS — SS — |
| SANITARY SEWER FORCE MAIN | — SS — SS — SS — SS — |
| SANITARY SEWER MANHOLE | ● |
| SANITARY SEWER CLEANOUT | • |
| WATER PIPE | — W — W — W — W — |
| WATER METER | □ |
| WATER HYDRANT | ◆ |
| WATER VALVES | ⊥ |
| WATER FITTINGS | + |
| BLOW-OFF ASSEMBLY | • |



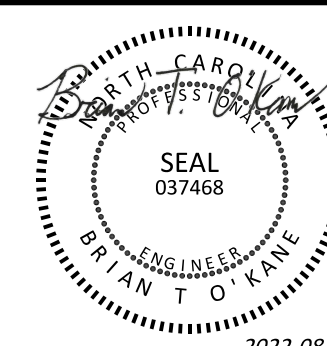
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION
1	2021-12-27 REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS
2	2022-05-10 REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS
3	2022-06-27 REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS
4	2022-08-04 REVISED MASTER PLAN PER TOWN OF WAKE FOREST COMMENTS

WHITE STREET TOWNHOMES
MAJOR SUBDIVISION MASTER PLAN

136 E HOLDING AVENUE
WAKE FOREST, NC

UTILITY PLAN



PROJECT NO: ---

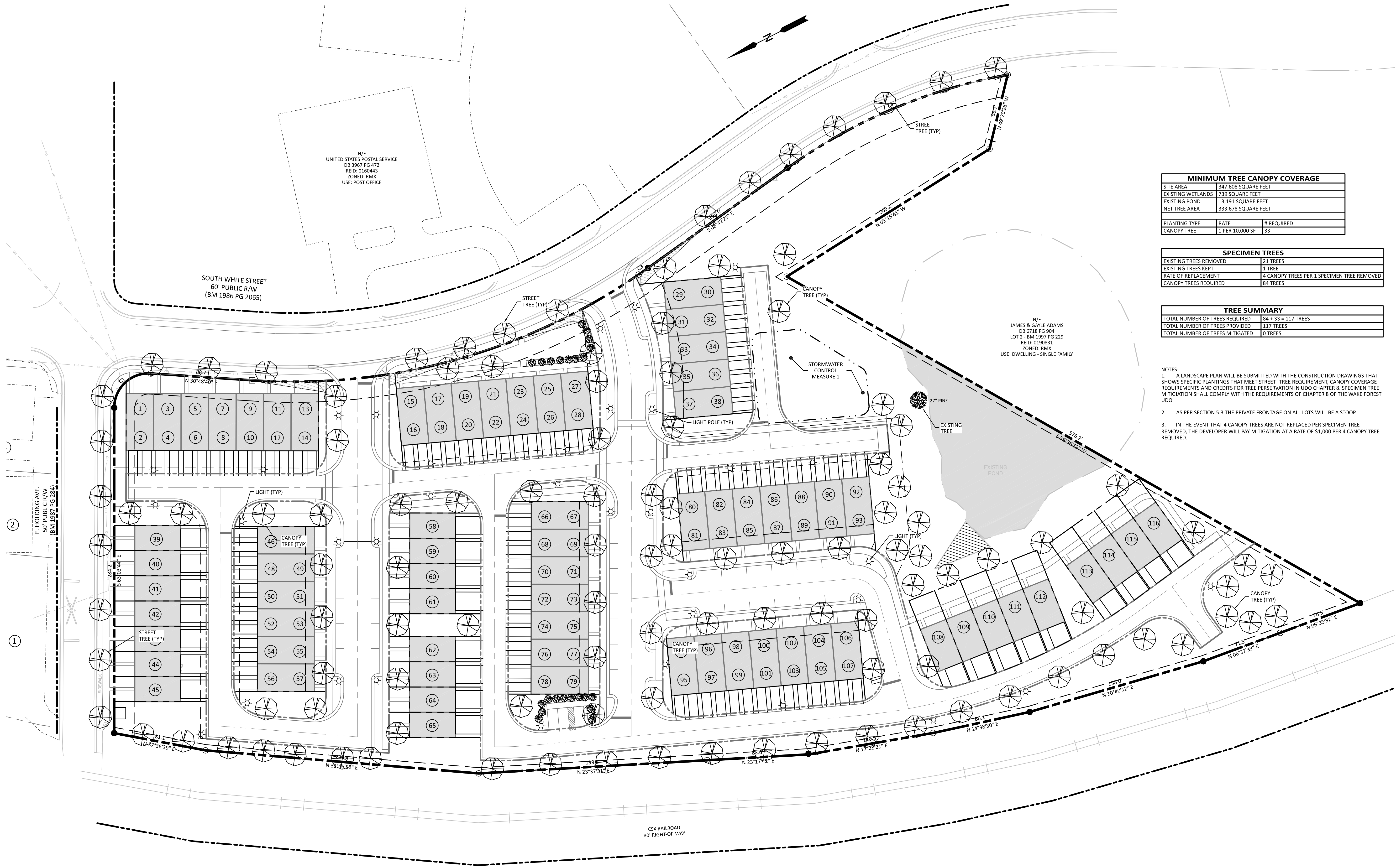
DESIGN BY: BTO

DRAWN BY: BTO

SCALE: 1"=40'

DATE: 2021-12-27

SHEET NO: C4.0



MINIMUM TREE CANOPY COVERAGE		
SITE AREA	347,608 SQUARE FEET	
EXISTING WETLANDS	739 SQUARE FEET	
EXISTING POND	13,191 SQUARE FEET	
NET TREE AREA	333,678 SQUARE FEET	
PLANTING TYPE	RATE	# REQUIRED
CANOPY TREE	1 PER 10,000 SF	33

SPECIMEN TREES	
EXISTING TREES REMOVED	21 TREES
EXISTING TREES KEPT	1 TREE
RATE OF REPLACEMENT	4 CANOPY TREES PER 1 SPECIMEN TREE REMOVED
CANOPY TREES REQUIRED	84 TREES

TREE SUMMARY	
TOTAL NUMBER OF TREES REQUIRED	84 + 33 = 117 TREES
TOTAL NUMBER OF TREES PROVIDED	117 TREES
TOTAL NUMBER OF TREES MITIGATED	0 TREES

- NOTES:
1. A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS THAT SHOWS SPECIFIC PLANTINGS THAT MEET STREET TREE REQUIREMENT, CANOPY COVERAGE REQUIREMENTS AND CREDITS FOR TREE PRESERVATION IN UDO CHAPTER 8. SPECIMEN TREE MITIGATION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8 OF THE WAKE FOREST UDO.
 2. AS PER SECTION 5.3 THE PRIVATE FRONTAGE ON ALL LOTS WILL BE A STOOP.
 3. IN THE EVENT THAT 4 CANOPY TREES ARE NOT REPLACED PER SPECIMEN TREE REMOVED, THE DEVELOPER WILL PAY MITIGATION AT A RATE OF \$1,000 PER 4 CANOPY TREE REQUIRED.

PREPARED BY:

The Nau Company

Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:

MADISON HOLDING LLC
ATTN: DAVID SMOOT, IV
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WHITE STREET TOWNHOMES
MAJOR SUBDIVISION MASTER PLAN

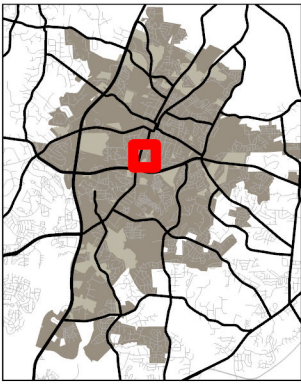
136 E HOLDING AVENUE
WAKE FOREST, NC

LANDSCAPE & LIGHTING PLAN

PROJECT NO:	---
DESIGN BY:	BTO
DRAWN BY:	BTO
SCALE:	1"=40'
DATE:	2021-12-27
SHEET NO:	C5.0

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

73



TOWN of
WAKE FOREST

SD-21-06

136 E. Holding Ave. & 720 E. Holding Ave.

PINs: 1840388718 & 1840386367

9/30/2022

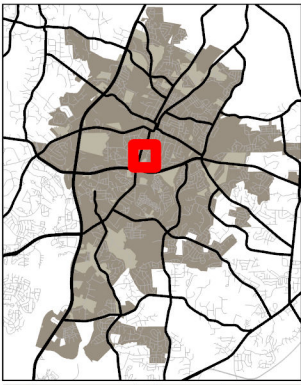


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000
Feet



74



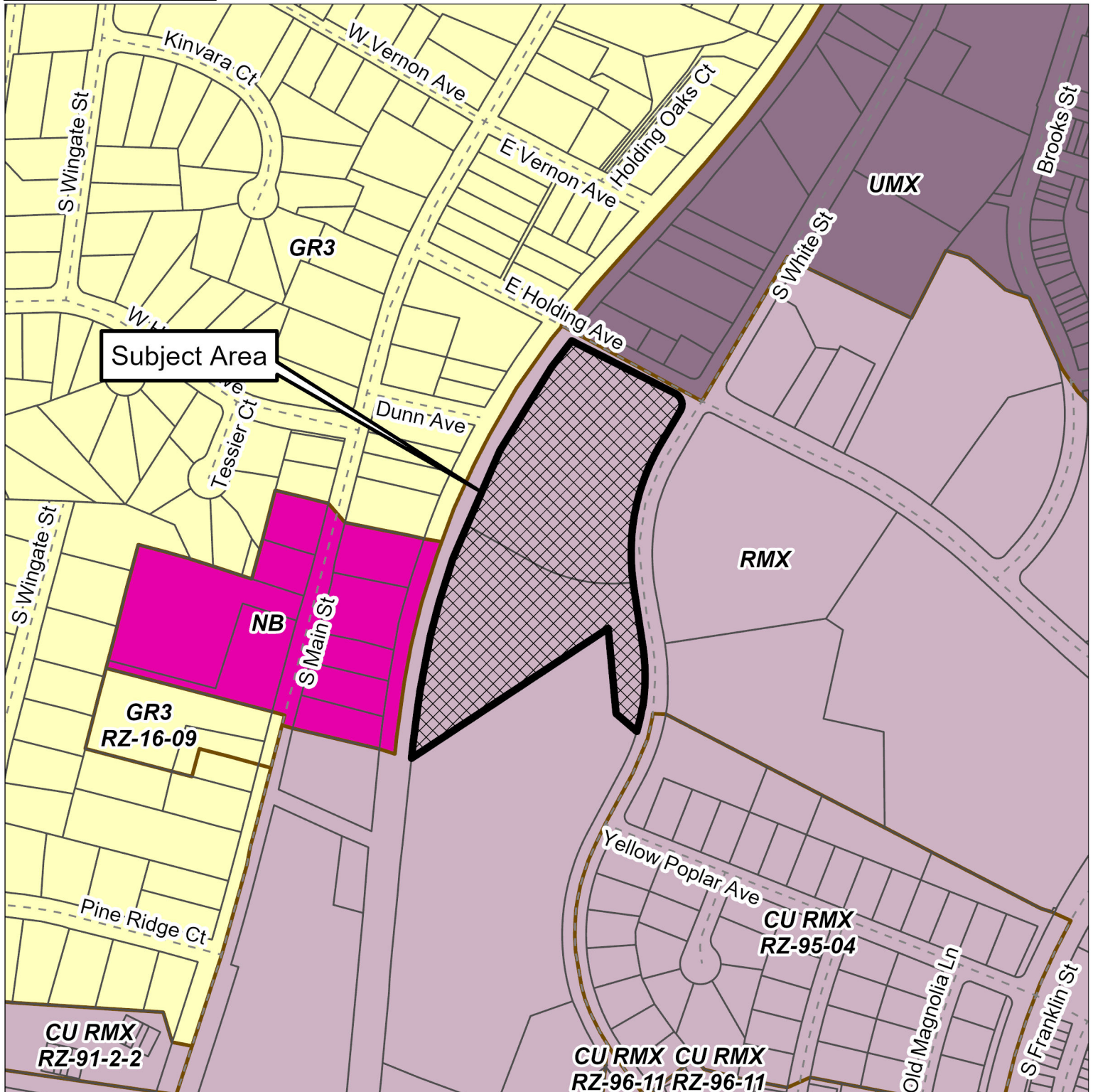
TOWN of
WAKE FOREST

SD-21-06

136 E. Holding Ave. & 720 E. Holding Ave.

PINs: 1840388718 & 1840386367

9/30/2022

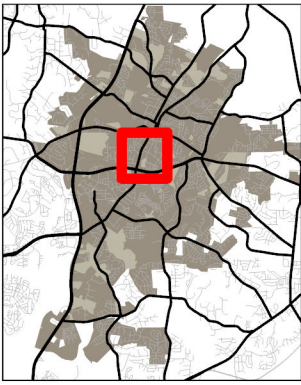


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0 500 1,000 Feet



75



Community Plan Zones



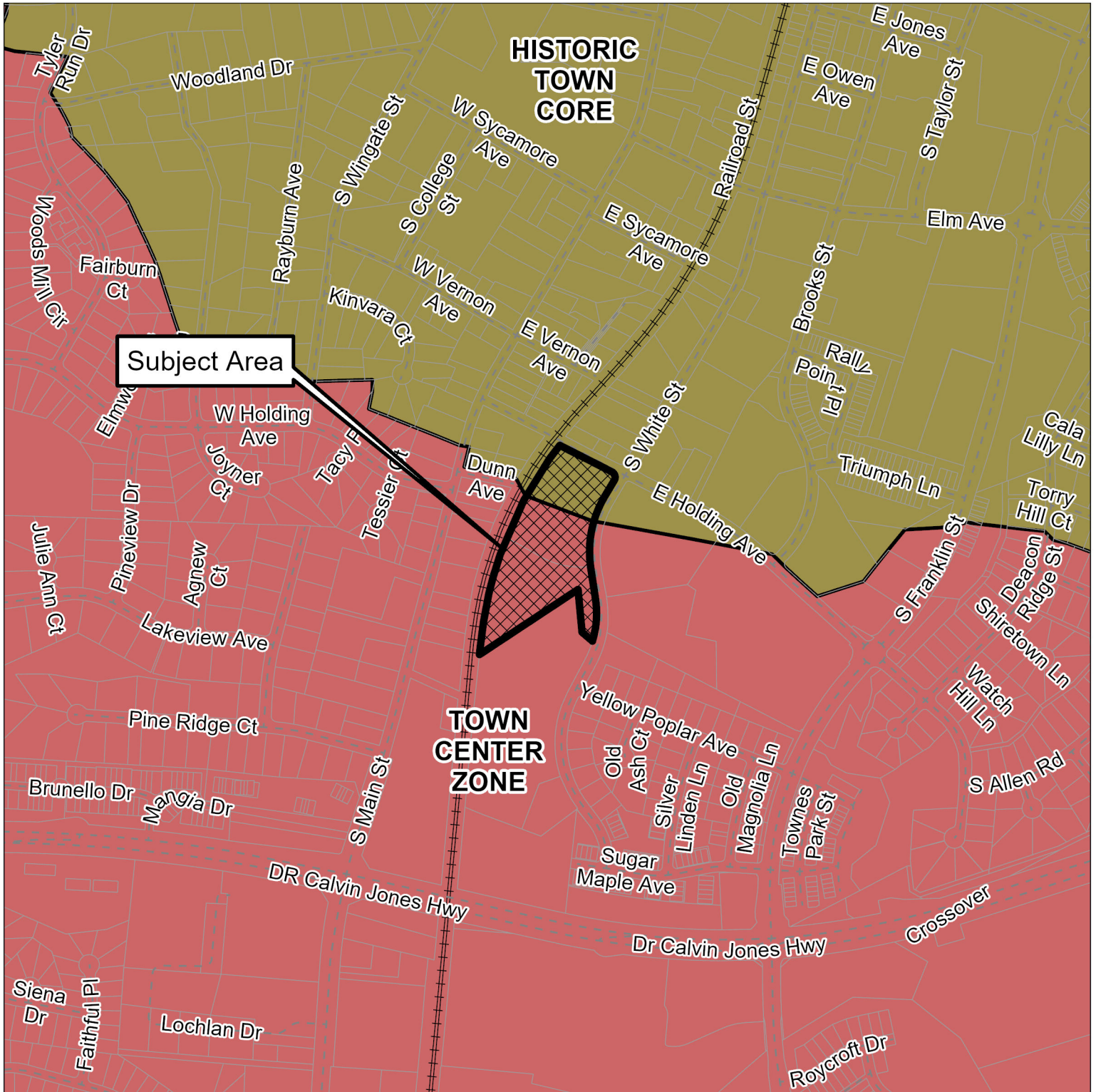
TOWN of
WAKE FOREST

SD-21-06

136 E. Holding Ave. & 720 E. Holding Ave.

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9/30/2022



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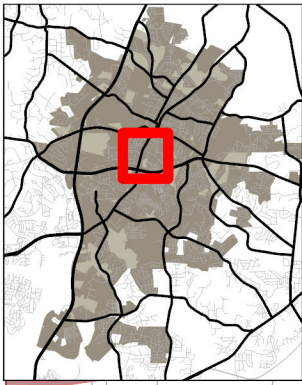
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Miles



76



Neighborhood Planning Areas



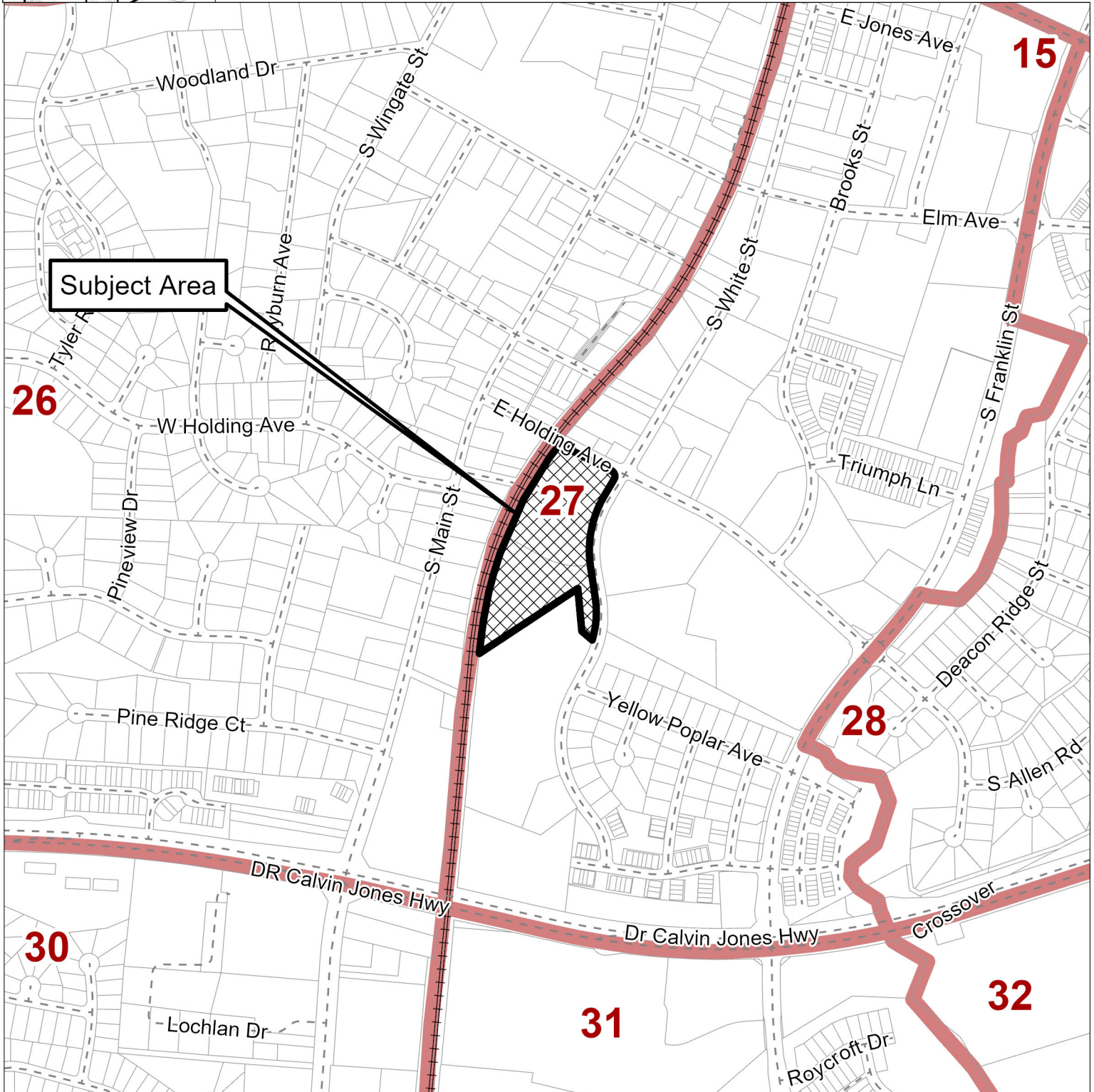
TOWN of
WAKE FOREST

SD-21-06

136 E. Holding Ave. & 720 E. Holding Ave.

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9/30/2022



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0

0.25

0.5

Miles





March 15, 2022

Town of Wake Forest Planning Department

RE: White Street Townhomes Master Subdivision Plan
March 10, 2022 Neighborhood Meeting Minutes

A neighborhood meeting was in person at the Family Life Center of the Wake Forest First United Methodist Church on March 10, 2022 to discuss the proposed master subdivision and site plan for the White Street Townhome Project. Notices were sent to property owners within 100' of the subject property. A list of recipients is attached, as well as a copy of the notification materials.

Members of the project team in attendance included Brian O'Kane of the Nau Company, PLLC, Daniel Smoot of Madison Holding, who is the developer of the project, and Alex Capps with Stanley Martin Homes, representing the home builder of the project. The meeting opened at 5:15 and began at 5:30.

Brian O'Kane introduced the team members and gave a brief overview of the project, and then opened the meeting to questions from those in attendance. Below is a summary of the questions raised at the meeting and the responses given.

Question

How much parking is proposed for the project?

Answer

The project is proposing 322 parking spaces which exceeds the required 204 parking space by code. All parking is proposed within the development and not along South White Start or East Holding Avenue.

Other Questions / Discussion:

- What is the expected price point? – \$340-\$450K
- What is the expected schedule? – Depending on governmental approvals, construction might start as early as the end of the year. Total construction period for the horizontal improvements should be about 8 months.
- A resident of Cary asked how will the high speed rail / grade separation at East Holding Avenue affect the proposed development? – Those changes to the Comprehensive Transportation Plan were made after the plans for this development were filed and will not affect the layout. The CTP did not show a grade separation at East Holding Ave (one was proposed at Elm Ave). The CTP

- did not show any additional right-of-way required to accommodate a proposed high speed rail line. Representatives of Tri-Area Ministries Food Pantry and Hair by Marshall opposed the idea of a grade separation of Holding Ave because it would make their frontage a dead-end.
- Representatives of Tri-Area Ministries Food Pantry asked if there would be any on-street parking on Holding Avenue? Clients use a drive-thru system to get groceries and on-street parking would create safety concerns. The owners of Hair by Marshall asked if the alley connection to Holding Avenue directly across from their business could be disconnected to help with traffic flow? – We will respond to these comments and work with the Town on solutions. 1) We can provide ample parking interior to the development without any on-street parking on Holding Avenue. 2) We can disconnect the alley from Holding Avenue while still providing appropriate access for fire safety and trash service.
 - Representatives of Tri-Area Ministries Food Pantry discussed changes to the northern intersection of NC98 Bypass and Franklin Street to make the bypass a “Super Street.”
 - Tri-Area Ministries Food Pantry comments:
 - Would love to see development of the property
 - Higher degree of security compared to current wooded state
 - Hair by Marshall & Company comments:
 - Supportive of the development
 - Feels like proposed development will help their property and business

At approximately 6:15 PM there were no additional questions from those in attendance, so the meeting was concluded at that time.

Sincerely
The Nau Company, PLLC

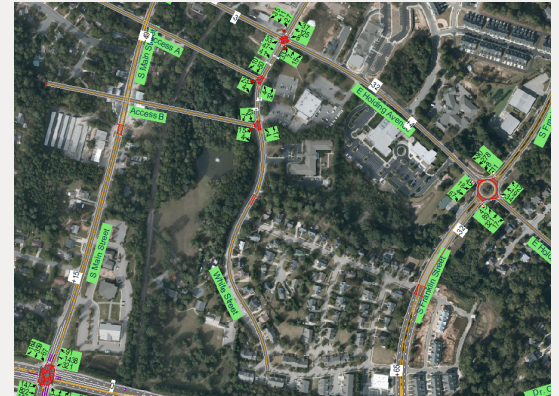


Brian O’Kane, PE
bokane@thenauco.com
919-465-6395 x6

Attachments:
Neighborhood Meeting Notice
List of owners within 100’ of site with attendees highlighted

PIN	Real Estate ID	Owner	Mail Address 1	Mail Address 2	Site Address
1840381093	42914	ADAMS, GAYLE W	909 S MAIN ST	WAKE FOREST NC 27587-9277	851 S MAIN ST
1840376719	32022	ADAMS, JAMES M ADAMS, GAYLE W	909 S MAIN ST	WAKE FOREST NC 27587-9277	909 S MAIN ST
1840383787	4270	BARHAM, DANNY K	813 S MAIN ST	WAKE FOREST NC 27587-2807	813 S MAIN ST
1840383892	22989	BARHAM, DANNY K BARHAM, DIANE L	813 S MAIN ST	WAKE FOREST NC 27587-2807	809 S MAIN ST
1840382125	65434	BERRY, VICKI S	3069 WESTMINSTER RD	LUMBERTON NC 28360-9079	845 S MAIN ST
1840384817	73621	GILLINGHAM, ANDREW DAVID GILLINGHAM, SARAH OLIVIA MERRILL	803 S MAIN ST	WAKE FOREST NC 27587-2807	803 S MAIN ST
1840384997	106092	GILLINGHAM, ANDREW DAVID MERRILL GILLINGHAM, SARAH OLIVIA	109 DUNN AVE	WAKE FOREST NC 27587-2860	109 DUNN AVE
1840388718	189937	ITAC 356 LLC	531 S MAIN ST	WAKE FOREST NC 27587-2803	136 E HOLDING AVE
1840386367	190832	ITAC 356 LLC	531 S MAIN ST	WAKE FOREST NC 27587-2803	720 E HOLDING AVE
1840383658	47383	KHANNA, CHRISTINA	4005 MARDELA SPRING DR	RALEIGH NC 27616-7830	819 S MAIN ST
1840383567	32564	LUND, KURT ALAN LUND, SUSAN RAYNOR	227 WHITE LEVEL RD	LOUISBURG NC 27549-8175	821 S MAIN ST
1840490073	32546	MARSHALL, WANDA JONES MARSHALL, CHARLES ALBERT JR	PO BOX 1295	WAKE FOREST NC 27588-1295	157 E HOLDING AVE
1840382362	43440	MOORE, SUSANNE MAYR	837 S MAIN ST	WAKE FOREST NC 27587-2807	837 S MAIN ST
1840383413	47257	NGUYEN, TAM THI THU LIM, SEA KHIEN	9005 DANSFORESHIRE WAY	WAKE FOREST NC 27587-4875	829 S MAIN ST
1840382234	24275	PACIFIC MANAGEMENT GROUP LLC	1697 MAIN DIVIDE DR	WAKE FOREST NC 27587-6196	839 S MAIN ST
1840395012	222634	PHIFER, JAMES LARRY	105 DUNN AVE	WAKE FOREST NC 27587-2860	105 DUNN AVE
1840395341	45132	STRICKLAND, GREGORY B. STRICKLAND, ANNE WARD	623 S MAIN ST	WAKE FOREST NC 27587-2804	623 S MAIN ST
1840482652	160443	UNITED STATES POSTAL SERVICE	PO BOX 8601	PHILADELPHIA PA 19197-0001	224 E HOLDING AVE
1840399112	62316	WAKE FOREST AREA CRISIS MINISTRY INC	PO BOX 1394	WAKE FOREST NC 27588-1394	0 E HOLDING AVE
1840490007	73260	WAKE FOREST AREA CRISIS MINISTRY INC	PO BOX 1394	WAKE FOREST NC 27588-1394	149 E HOLDING AVE
1840396154	89066	WAKE FOREST CHRISTIAN CHURCH INC CHRISTIAN CHURCH (DISCIPLES OF CHRIST)	702 S MAIN ST	WAKE FOREST NC 27587-2806	702 S MAIN ST
1840481014	218691	WAKE FOREST TOWN OF	301 BROOKS ST	WAKE FOREST NC 27587-2901	0 S WHITE ST
1840482244	234347	WFEH INCORPORATED	755 S WHITE ST	WAKE FOREST NC 27587-2980	755 S WHITE ST
Additional attendee not within mailing notice area: Tom Anhut, Anhut Properties			610 Presidents Walk Ln	Cary, NC	

Yellow highlight represents attendees.



White Street Townhomes
Traffic Impact Analysis
Wake Forest, North Carolina

**TRAFFIC IMPACT
ANALYSIS**

FOR

WHITE STREET TOWNHOMES

LOCATED

IN

WAKE FOREST, NORTH CAROLINA

Prepared For:
Madison Holding LLC
1415 Hillsborough Street
Raleigh, NC 27605

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489

September 2022



Caroline Cheeves
9-12-2022

RKA Project No. 21772

Prepared By: AP

Reviewed By: CC

**TRAFFIC IMPACT ANALYSIS
WHITE STREET TOWNHOMES
WAKE FOREST, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed White Street Townhomes development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the southwestern quadrant of the intersection of South White Street and East Holding Avenue in Wake Forest, North Carolina. The proposed development is expected to be a maximum of 116 single-family attached housing development and estimated to be built out in 2024. Site access is proposed via two full movement intersections on South White Street.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- East Holding Avenue and S White Street
- East Holding Avenue and S Main Street
- East Holding Avenue and S Franklin Street
- S Main Street and Dr Calvin Jones Highway
- S Franklin Street and Dr Calvin Jones Highway

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in February of 2022 by RKA during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session.

Traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (215)	116 dwellings	834	17	38	37	29

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2022 projected weekday AM and PM peak hour traffic volumes.

The following adjacent developments were identified to be considered under future conditions:

- Holding Village
- Wait Avenue Condos
- Powerhouse Phase 2
- Grove 98 (Forbes Property)
- Legacy Apartments

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2024 no-build, and 2024 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, no specific geometric and traffic control improvements have been identified at study intersections. The recommended lane configurations are summarized below and are illustrated in Figure E-1.

It should be noted that, per the Town's UDO, improvements were identified at certain intersections which would allow them to operate at acceptable levels of service (D or better), and an analysis of the scenario was considered based on these requirements.

Improvements by Holding Village

Dr Calvin Jones Highway and S Franklin Street

- Convert intersection to superstreet configuration.
- Provide two southbound right-turn lanes.
- Provide northbound right-turn lane.
- Signal timing modifications.

Dr Calvin Jones Highway and S Franklin Street

- Signal timing modifications.

Improvements by Forbes Property

Dr Calvin Jones Highway and S Franklin Street

- Increase the southbound right turn lane to accommodate 225' of storage.

Improvements to Meet UDO Requirements

Dr Calvin Jones Highway and S Main Street

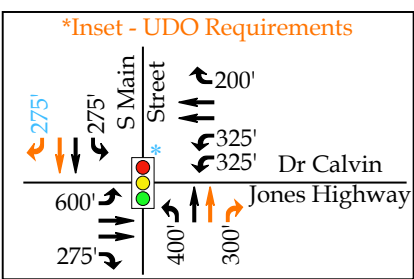
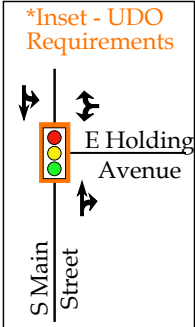
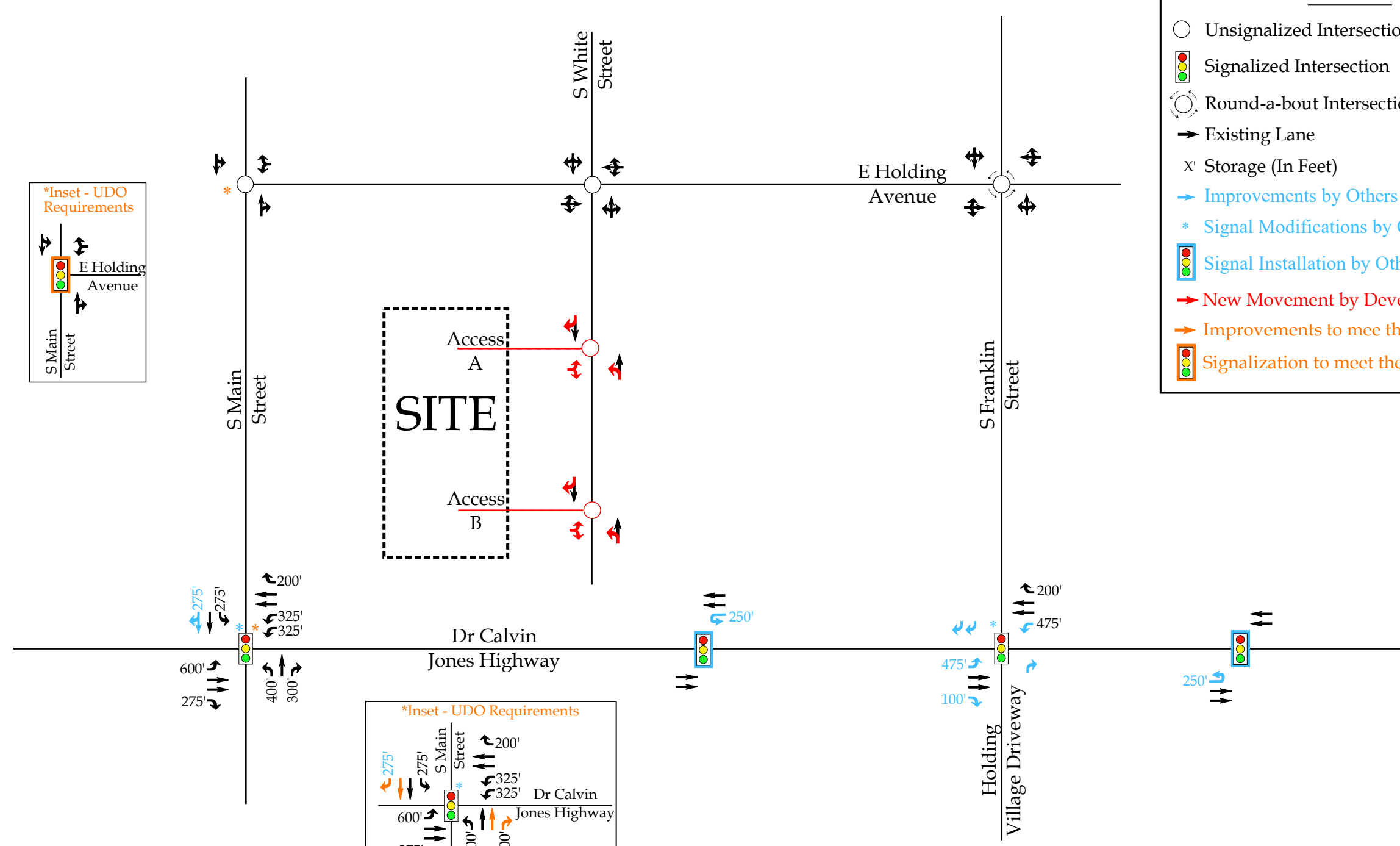
- Provide two (2) exclusive through lanes and one (1) right turn lane for both the northbound and southbound approaches.

S Main Street and E Holding Avenue

- Signalized intersection.

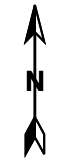
Recommended Lane Configuration by DeveloperS White Street and Accesses A and B

- Construct the eastbound approaches with one ingress and one egress striped as a shared left-right.
- Provide stop-control for eastbound approaches.



LEGEND

- Unsignalized Intersection
- ⬆️⬆️⬆️ Signalized Intersection
- ⦿ Round-a-bout Intersection
- ➡ Existing Lane
- x' Storage (In Feet)
- ➡ Improvements by Others
- * Signal Modifications by Others
- ⬆️⬆️⬆️ Signal Installation by Others
- ➡ New Movement by Developer
- ➡ Improvements to meet the Town's UDO.
- ⬆️⬆️⬆️ Signalization to meet the Town's UDO.



 RAMEY KEMP ASSOCIATES	White Street Townhomes Wake Forest, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure E-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

July 26, 2022

White Street Townhomes

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-239
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Daniel W. Collins, Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

White Street Townhomes

SC-2022-239

Wake Forest

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	06/28/22	Date of Site Plan	06/27/22
Date of Complete Information	06/28/22	Date of Sealed TIA	06/28/22

Proposed Development

The TIA assumes the development is completed by 2024 and consists of the following:

Land Use	Land Use Code	Size
Single Family Detached Housing	215	116 d.u

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	17	38	55
PM Peak Hour	37	29	66
Daily Trips			834

General Reference

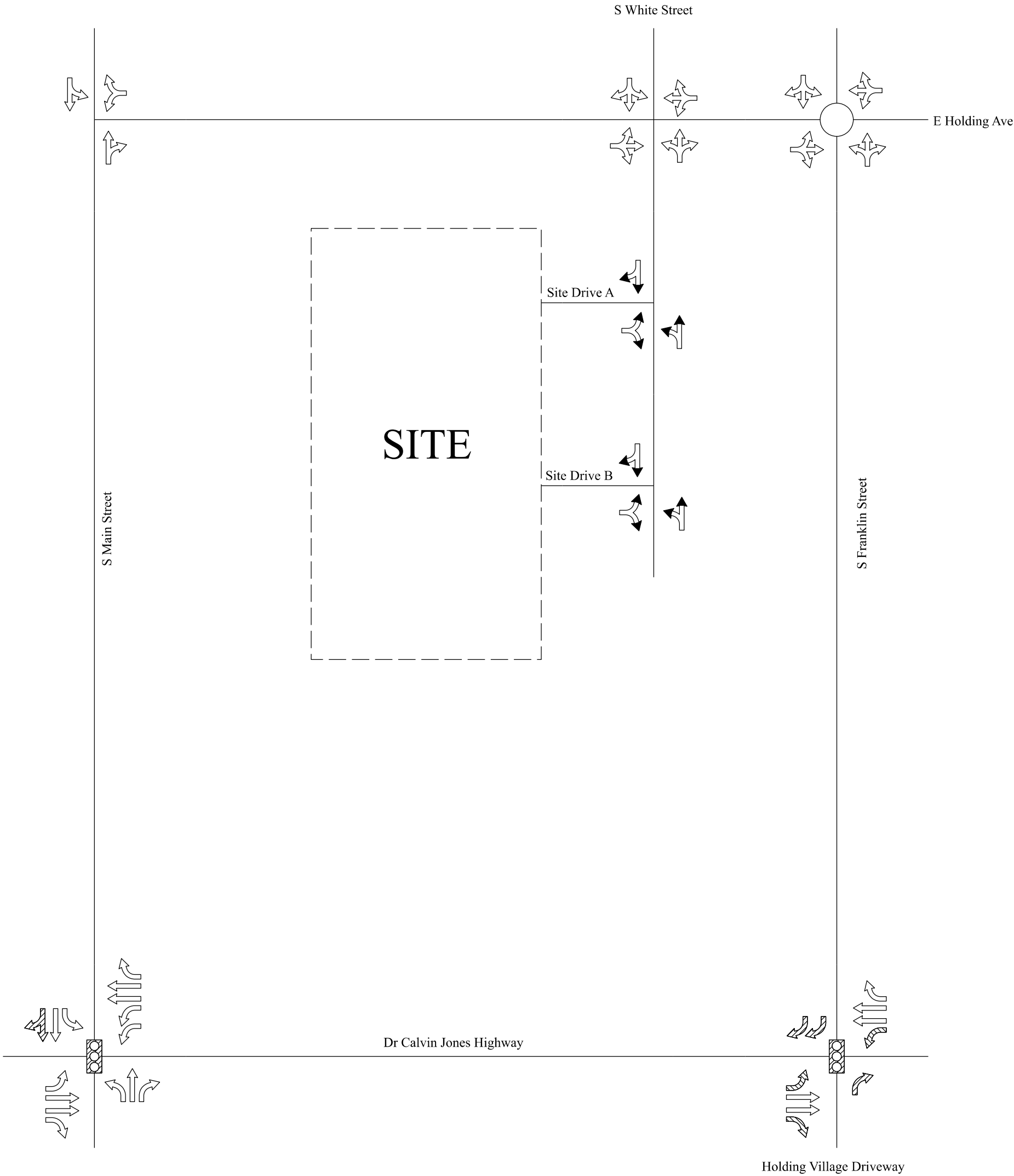
For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx> Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.



White Street Townhomes
SC-2022-239

Existing Laneage

Recommended Laneage

Laneage Built By Others

NCDOT Recommendation

Existing Signal

Signal Proposed By Others

Developer Proposed Signal

XXX

Storage

XXX

NCDOT Recommended Storage

<XXX>

Distance Between Intersections

IPS

Internal Protected Stem

All Distances in Feet

Drawing Not to Scale

90



Staff Report

Case SD-21-06: South White Street Townhomes Subdivision and Site Master Plan

Meeting Date	October 4, 2022
Requested Actions	Consideration of a quasi-judicial subdivision and site master plan for South White Street Townhomes on approximately 7.98± acres located at 136 E. Holding Avenue and 720 E. Holding Avenue.
Case Manager	Patrick Reidy, Senior Planner

PUBLIC MEETINGS

Neighborhood Meeting	Joint Public Hearing
March 10, 2022 (See Attachment D)	October 4, 2022

CASE INFORMATION

Applicant	The Nau Company C/O Brian O’Kane P.O. Box 810 Rolesville, NC 27571
Developer	Madison Holding LLC C/O David Smoot, IV 1415 Hillsborough Street Raleigh, NC 27605
Property Owner	ITAC 356 C/O David Smoot 531 S. Main Street Wake Forest, NC 27587
Location	The southwest corner of the S White Street and E Holding Avenue intersection
Address	136 E. Holding Avenue and 720 E. Holding Avenue
Wake County Tax PIN(s)	1840388718 and 1840386367
Acreage	7.98 acres (includes right-of-way)

Zoning	Existing: Residential Mixed-Use (RMX)
Land Use	Existing: Dwelling-Duplex Proposed: Dwelling - Multifamily (92 units) Dwelling - Townhome (24 units)
Community Plan (2009)	Existing: Historic Town Core and Town Center, Neighborhood Planning Area #37
Corporate Limits	This application is in the Town's corporate limits.
See Attachment A for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 35-122 and 268 for descriptions of Town Areas, Historic Town Core and Town Center Zone in the 2009 Community Plan	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Civic and Personal Services (Tri-Area Ministry and Hair Care Center)	Urban Mixed-Use (UMX)
South	Single-Family Dwelling	Residential Mixed-Use (RMX)
East	Office/Service and Dwelling-Multifamily (Post Office and Turnberry Apartments)	Residential Mixed-Use (RMX)
West	Railroad ROW, Religious Institution, Single-Family Dwellings, General Commercial, and Professional Services (Wake Forest Christian Church, Aquarium Outfitters, Barrett's Produce, Figaro, Giving Tree Foundation, and Senior Plan Advisors)	General Residential 3 (GR3) and Neighborhood Business (NB)
The proposed land use is generally compatible with surrounding land uses. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS

Open Space	Required: 5% of residential areas or 0.4 acres Proposed: 31.05% or 2.48 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO. See Attachment B, Sheet C3.0.
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Density	Required: 24 dwelling units per acre (maximum) Proposed: 20.75 dwelling units per acre Summary: The proposed Master Plan complies with the maximum density requirement in the UDO. See Attachment B, Sheet 3.0.
Park Space	Required: 2% or 0.16 acres Proposed: 11.5% or 0.92 acres Summary: The proposed Master Plan complies with the minimum park space percentage requirement in the UDO. See Attachment B, Sheet C3.0.
Active Recreation	Required: 25% of park space or 0.04 acres Proposed: 28.8% of park space or 0.05 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO. See Attachment B, Sheet C3.0.
Roads	Required: The 2021 Comprehensive Transportation Plan, version adopted April 20, 2021, requires the 2A cross-section for E Holding Avenue and S White Street. The UDO required that a TIA be submitted for review for this project. Proposed: The proposed Master Plan (Attachment B, Sheet C3.1) proposes frontage improvements along E Holding Avenue and S White Street. The required TIA, reviewed by both NCDOT and the Town, did not require any additional improvements. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO. See Attachment E for TIA Executive Summary.
Parking	Required: Per UDO Chapter 9.4, the parking requirements are: • Vehicular: 1.8 spaces per unit or 209 parking spaces • Bicycle: 2 spaces per 40 automobile spaces provided and 1 space per 1/4 acre of park space or 31 bike spaces Proposed: The Master Plan proposes: • Vehicular: 316 parking spaces are proposed • Bicycle: 33 bike spaces are proposed Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO. See Attachment B, Sheet C3.0.

Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed: This project is served by a 3" water line located along S White Street and proposes to replace the water line with an 8" water line. This project is served by an 8" sewer line located along S White Street and runs through the subject property, which would be relocated to be within the proposed rights-of-way.
	Summary: The proposed Master Plan complies with the public utility requirements in the UDO.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2009)	The proposed subdivision and site master plan request is generally consistent with the adopted Community Plan.
Comprehensive Transportation Plan (2019)	The proposed subdivision and site master plan request is generally consistent with the adopted Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the subdivision and site master plan request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to subdivision and site master plan request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the subdivision and site master plan request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is generally consistent with the subdivision and site master plan request.
Renaissance Plan (2017)	The Renaissance Plan is generally consistent to the subdivision and site master plan request.

FINDINGS REQUIRED TO APPROVE SUBDIVISION AND SITE MASTER PLAN

In approving a Subdivision and Site Master Plan, the Board of Commissioners must have a concurring vote of a majority of its members in accordance with N.C.G.S. §160D-406. The Board shall not approve a subdivision and site master plan unless and until written findings are made based on all the following conclusions and findings of fact in Sections 15.8.2.J and 15.9.2.J of the UDO, version adopted January 19, 2021.

STAFF ANALYSIS

15.8.2.J.1	Finding of Fact: The plan is consistent with the adopted plans and policies of the town. Staff Analysis: The 2009 Community Plan identifies these parcels within the Town Center Zone and Historic Town Core Zone. The policy emphasis for both zones is to retain the urban, pedestrian-oriented character as large-scale commercial development and parking lots would detract from the small-town character of the area. New residential development should be at an urban density with dwellings pulled up to the street, placing them within walking distance of the downtown commercial district. In accordance with the 2017 Renaissance Plan policies, the proposed development provides sidewalks on E Holding Avenue and S White Street that connect the core and improve the pedestrian network. The 2019 Comprehensive Transportation Plan, version adopted April 20, 2021, identifies E Holding Avenue and S White Street as 2A, Two Lane Undivided cross-sections, which require a minimum 55' right-of-way. While the S-line is discussed within the Plan, the approximate right-of-way needed is not shown or listed for dedication.
15.8.2.J.2	Finding of Fact: The plan complies with all applicable requirements of this ordinance. Staff Analysis: See Master Plan Analysis
15.8.2.J.3	Finding of Fact: There exists adequate infrastructure (transportation and utilities) to support the plan as proposed. Staff Analysis: See Master Plan Analysis
15.8.2.J.4	Finding of Fact: The plan will not be detrimental to the use or development of adjacent property or other neighborhood uses. Staff Analysis: The RMX district is intended to support a variety of housing types in relatively high-density neighborhoods within walking or biking distance from mixed-use centers, as well as some limited commercial uses in pedestrian-scaled, residential-style structures. The parcels to the north, east, and west are separated from the proposed development by road or railroad right-of-way. The parcels to the north are zoned Urban Mixed Use (UMX) and contain nonresidential uses. The parcels to the east and south are zoned RMX and would be permitted to develop with similar uses per the Unified Development Ordinance. The master plan proposes open

	space along the majority of the southern property line except for the southwestern corner near proposed Lot 116 and Alley “E”. A Transportation Impact Analysis was performed to evaluate the impact traffic from the proposed use could have on this area and no additional improvements were identified as necessary to mitigate the development.
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15.9.2.J.1	Finding of Fact: The plan is consistent with the adopted plans and policies of the town. Staff Analysis: The 2009 Community Plan identifies these parcels within the Town Center Zone and Historic Town Core Zone. The policy emphasis for both zones is to retain the urban, pedestrian-oriented character as large-scale commercial development and parking lots would detract from the small-town character of the area. New residential development should be at an urban density with dwellings pulled up to the street, placing them within walking distance of the downtown commercial district. In accordance with the 2017 Renaissance Plan policies, the proposed development provides sidewalks on E Holding Avenue and S White Street that connect the core and improve the pedestrian network. The 2019 Comprehensive Transportation Plan, version adopted April 20, 2021, identifies E Holding Avenue and S White Street as 2A, Two Lane Undivided cross-sections, which require a minimum 55’ right-of-way. While the S-line is discussed within the Plan, the approximate right-of-way needed is not shown or listed for dedication.
15.9.2.J.2	Finding of Fact: The plan complies with all applicable requirements of this ordinance. Staff Analysis: See Master Plan Analysis
15.9.2.J.3	Finding of Fact: There exists adequate infrastructure (transportation and utilities) to support the plan as proposed. Staff Analysis: See Master Plan Analysis
15.9.2.J.4	Finding of Fact: The plan will not be detrimental to the use or development of adjacent property or other neighborhood uses. Staff Analysis: The RMX district is intended to support a variety of housing types in relatively high-density neighborhoods within walking or biking

	distance from mixed-use centers, as well as some limited commercial uses in pedestrian-scaled, residential-style structures. The parcels to the north, east, and west are separated from the proposed development by road or railroad right-of-way. The parcels to the north are zoned Urban Mixed Use (UMX) and contain nonresidential uses. The parcels to the east and south are zoned RMX and would be permitted to develop with similar uses per the Unified Development Ordinance. The master plan proposes open space along the majority of the southern property line except for the southwestern corner near proposed Lot 116 and Alley “E”. A Transportation Impact Analysis was performed to evaluate the impact traffic from the proposed use could have on this area and no additional improvements were identified as necessary to mitigate the development.
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STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners conduct an evidentiary hearing in accordance with UDO Sections 15.8.2 and 15.9.2, adopted January 19, 2021, and approve, approve with conditions, or deny the subdivision and site master plan in accordance with the standards of review in Sections 15.8.2 and 15.9.2 (see required findings above).

ATTACHMENTS

- Attachment A: Application and Statement of Justification
- Attachment B: Subdivision and Site Master Plan
- Attachment C: Maps
- Attachment D: Neighborhood Meeting Information
- Attachment E: Traffic Impact Analysis Executive Summary and NCDOT Review Report



TOWN *of*
WAKE FOREST

**Joint Public Hearing &
Planning Board Meeting**

Case SD-21-06: South White Street Townhomes

Applicant:	The Nau Company
Owner:	ITAC 356
Location:	136 E. Holding Avenue and 720 E. Holding Avenue
PIN:	1840388718 and 1840386367
Size:	7.98± acres (includes right-of-way)
Zoning:	Residential Mixed-Use (RMX)
Corporate Limits:	Yes
Existing Use:	Dwelling-Duplex
Proposed Use:	Dwelling - Multifamily (92 units) (2 over 2 Condominiums) Dwelling – Townhome (24 units)
Requested Action:	Consideration of a QJ Subdivision and Site Master Plan

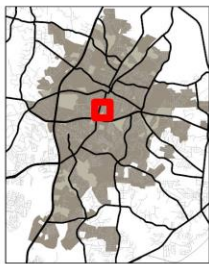


Case SD-21-06: South White Street Townhomes

Applicable Plans and Ordinances:

- 2009 Community Plan
- April 20, 2021 Comprehensive Transportation Plan
- 2017 Renaissance Plan
- January 19, 2021 Unified Development Ordinance





TOWN of
WAKE FOREST

SD-21-06

136 E. Holding Ave. & 720 E. Holding Ave.

PINs: 1840388718 & 1840386367

9/30/2022

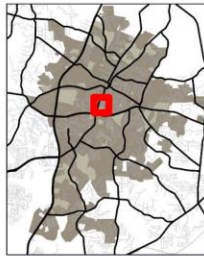


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000
Feet



	Land Use
North	Civic and Personal Services (Tri-Area Ministry and Hair Care Center)
South	Single-Family Dwelling
East	Office/Service and Dwelling-Multifamily (Post Office and Turnberry Apartments)
West	Railroad ROW, Religious Institution, Single-Family Dwellings, General Commercial, and Professional Services (Wake Forest Christian Church, Aquarium Outfitters, Barrett's Produce, Figaro, Giving Tree Foundation, and Senior Plan Advisors)

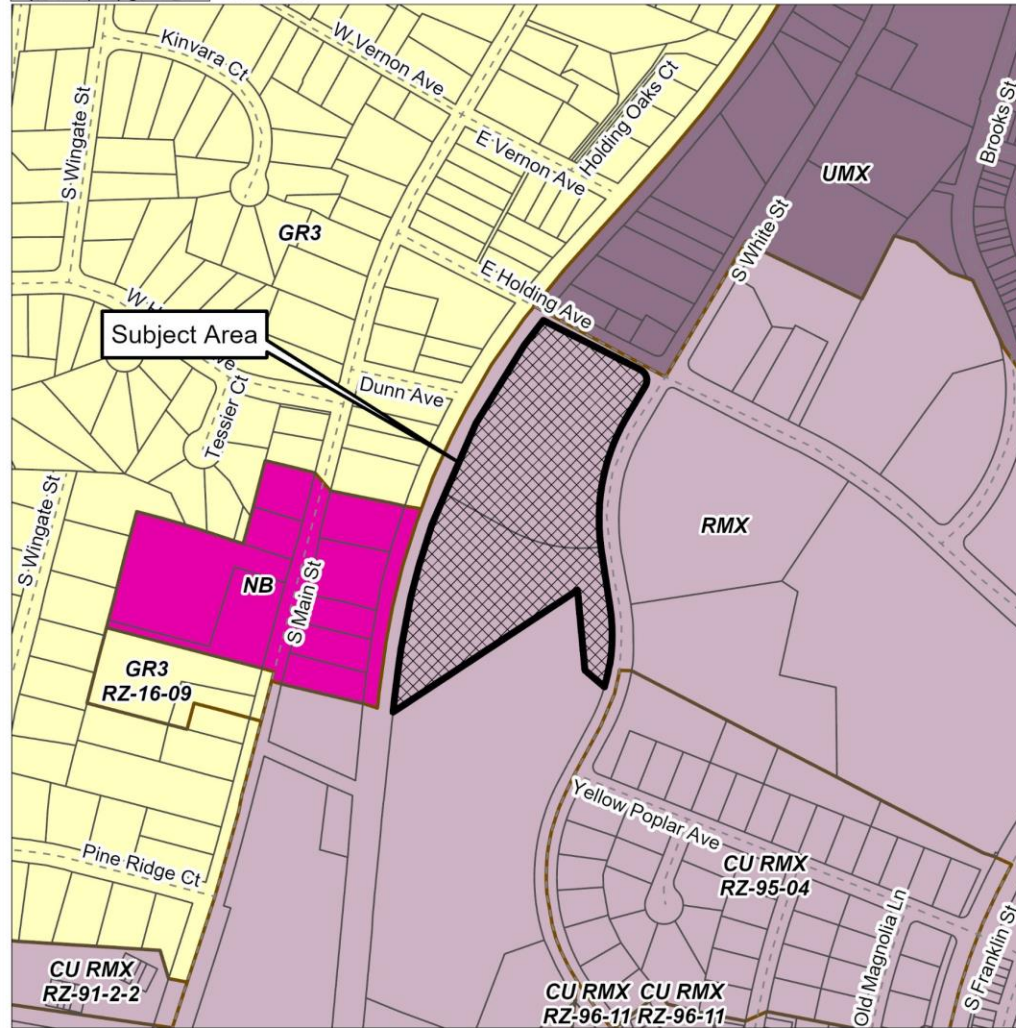


TOWN of
WAKE FOREST

SD-21-06

**136 E. Holding Ave. & 720 E. Holding Ave.
PINs: 1840388718 & 1840386367**

9/30/2022

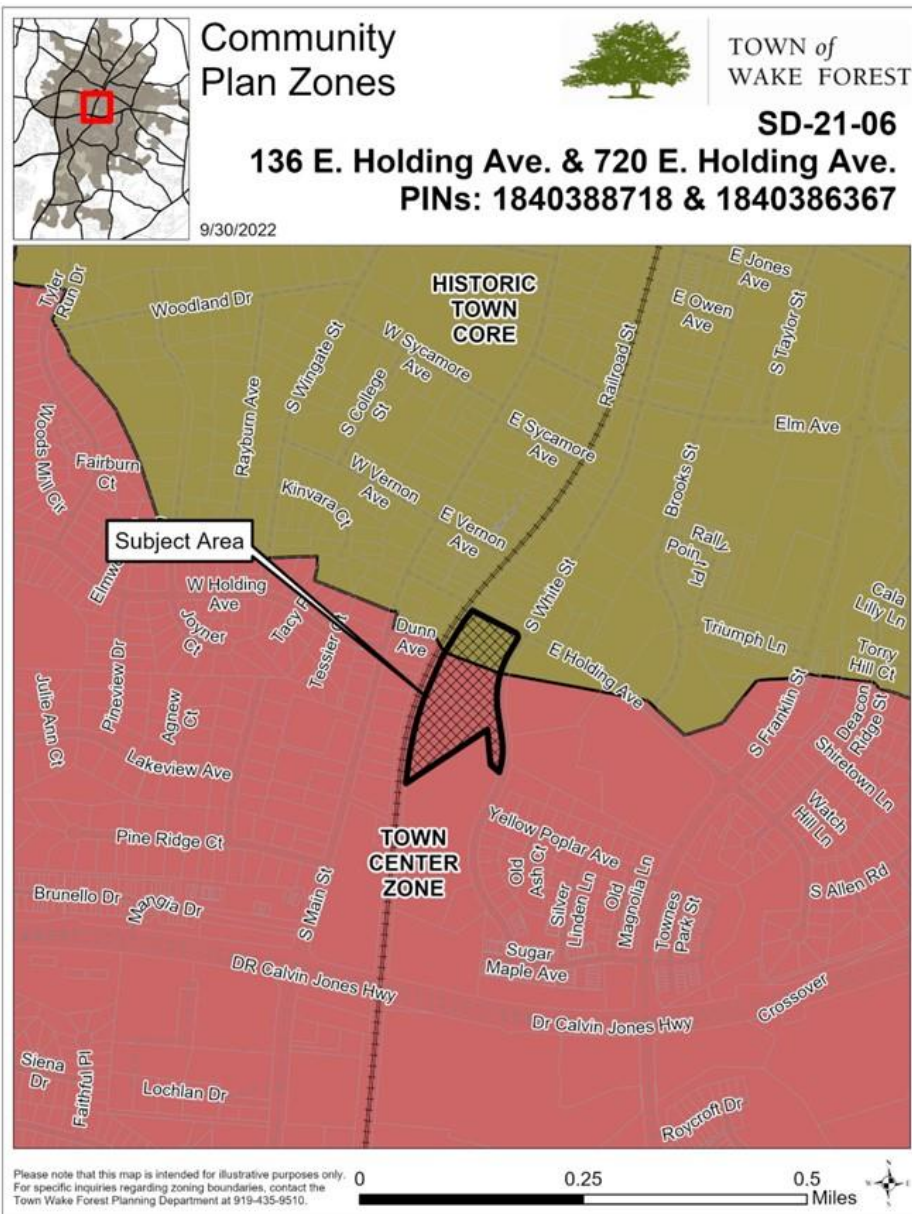


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0 500 1,000
Feet



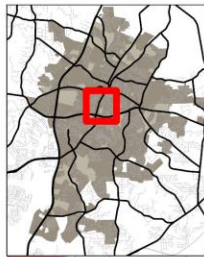
Case SD-21-06 Growth Strategy Map



2009 Community Plan

Historic Town Core/Town Center Zone

- Includes properties that were once developed and are now vacant or have never been developed
- Retain urban, pedestrian-oriented character of zone
- New residential development to be at a truly urban density
- Dwellings pulled up to the street, placing them within walking distance of the downtown commercial district.



Neighborhood Planning Areas

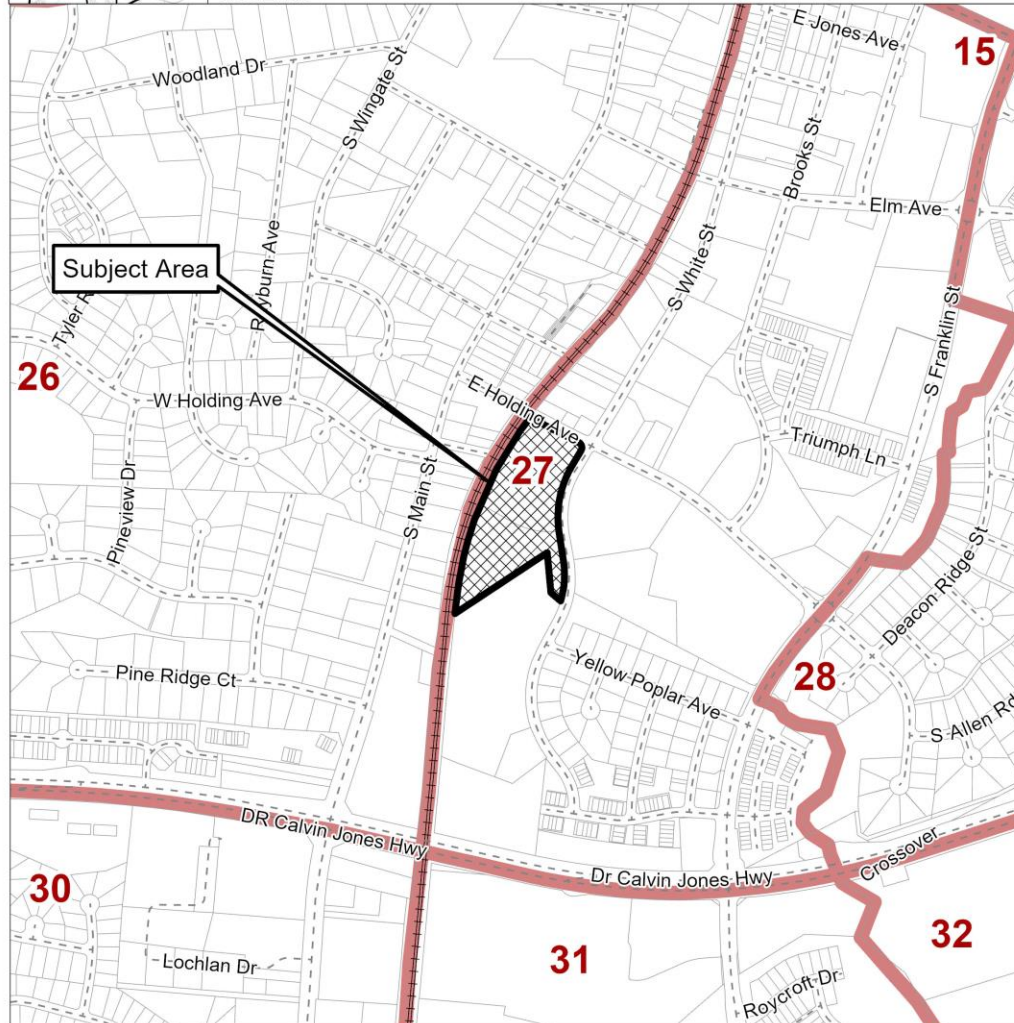


TOWN of
WAKE FOREST

SD-21-06

**136 E. Holding Ave. & 720 E. Holding Ave.
PINs: 1840388718 & 1840386367**

9/30/2022



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

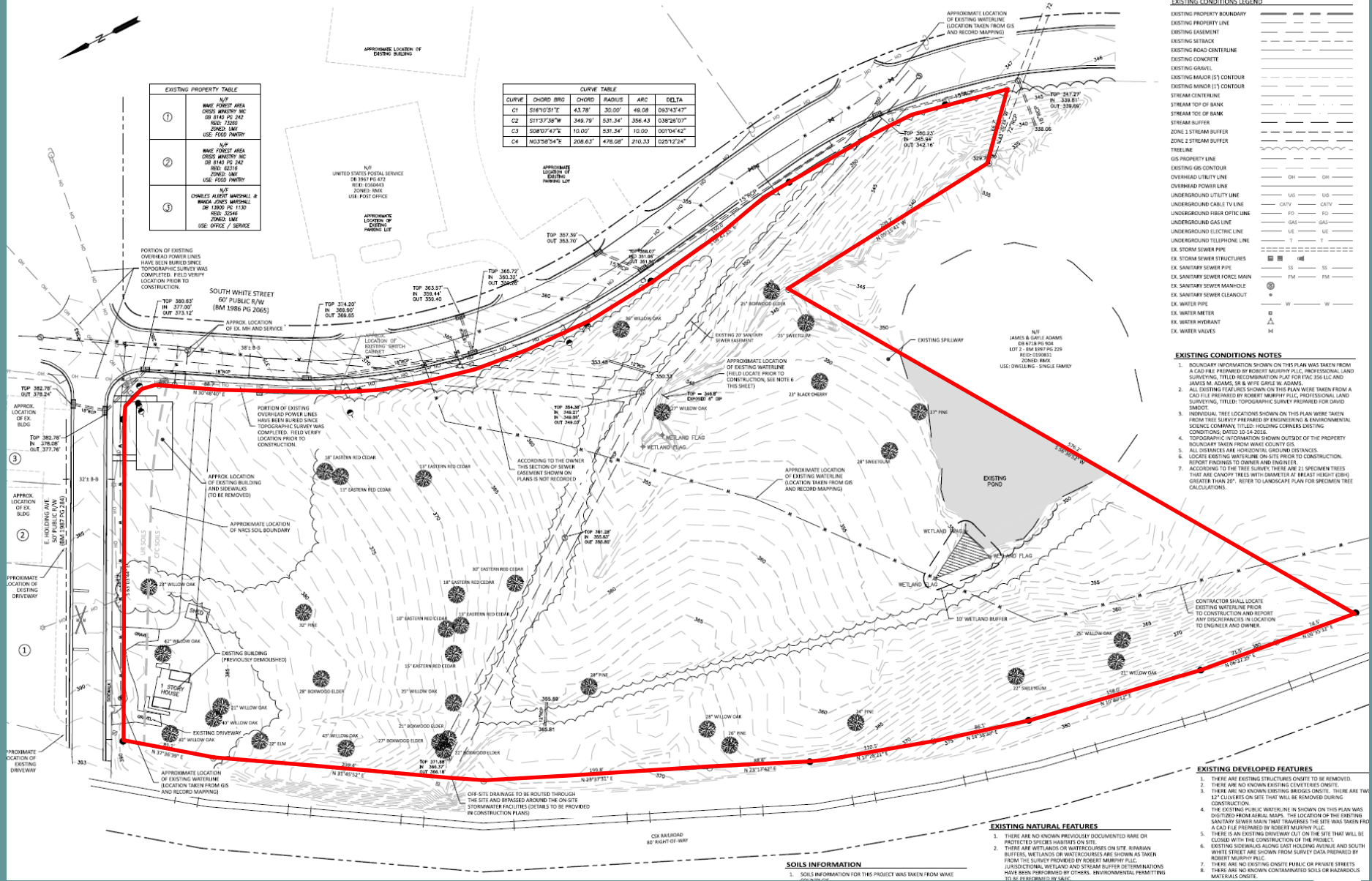
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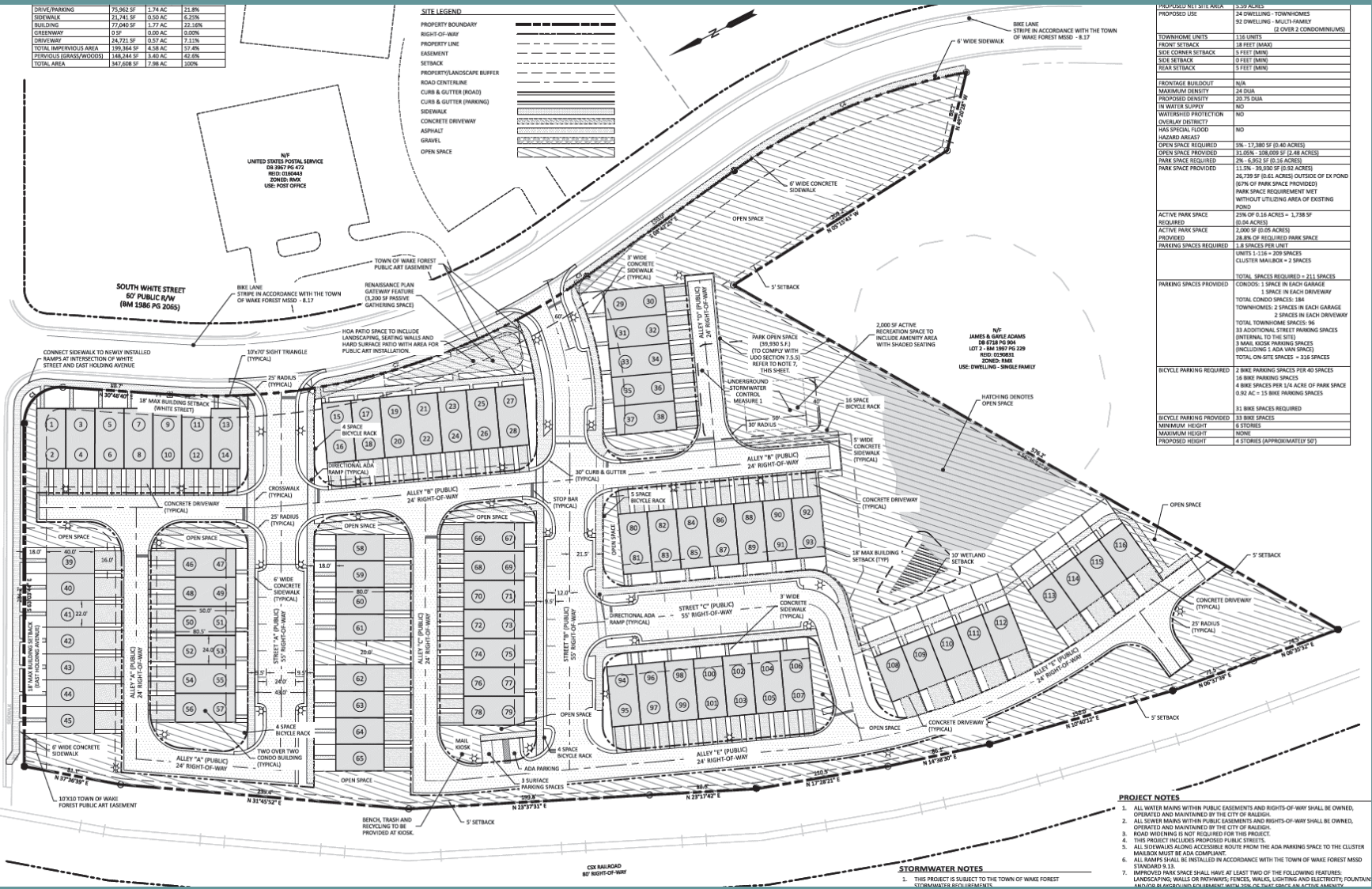
Miles



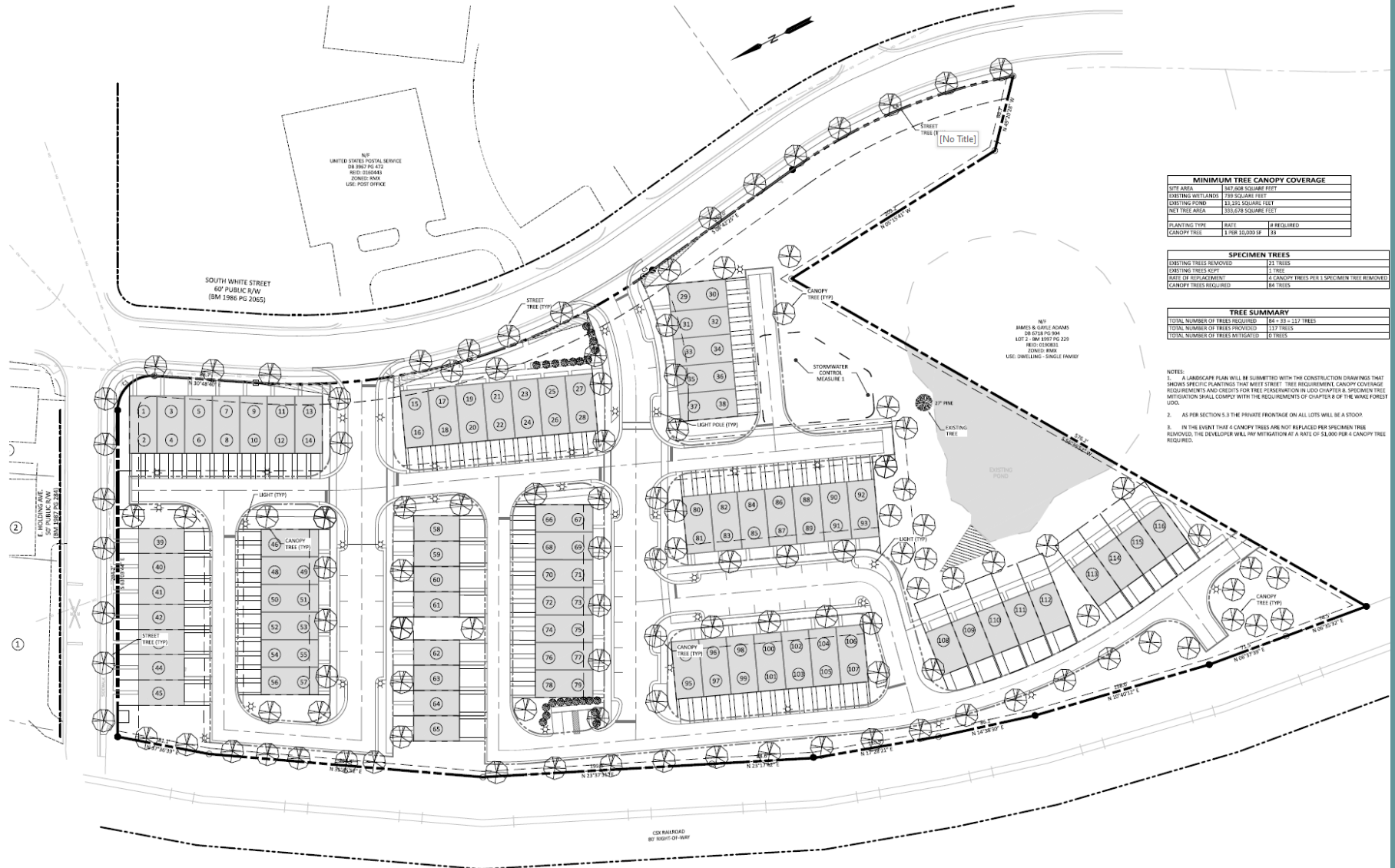
Case SD-21-06 Existing Conditions



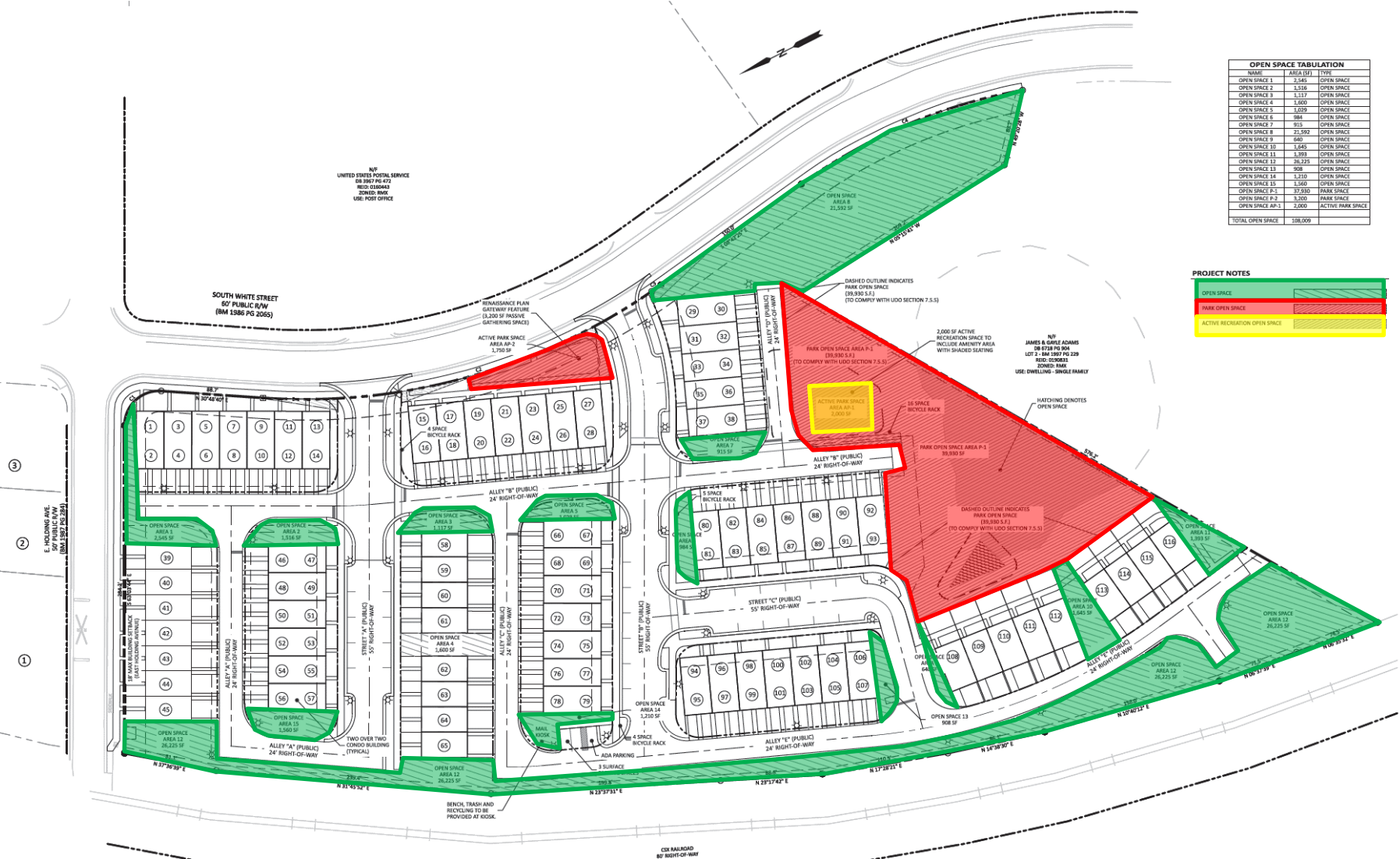
Case SD-21-06 Master Plan



Case SD-21-06 Landscape Plan



Case SD-21-06 Open Space Plan



Master Plan Analysis

- **Density**
 - Required – 24 dwelling units per acre (max)
 - Provided – 20.75 dwelling units per acre
- **Open Space**
 - Required – 5% or 0.4 acres
 - Provided – 31.05% or 2.48 acres
- **Park Space**
 - Required – 2% or 0.16 acres
 - Provided – 11.5% or 0.92 acres



Master Plan Analysis

- **Active Recreation**

- Required – 25% of park space or 0.04 acres
- Provided – 28.8% of park space or 0.05 acres

- **Roads (April 20, 2021 CTP)**

- Required – 2A cross-section for E. Holding Ave and S. White St and a TIA be required
- Provided – Frontage improvements along E. Holding Ave and S. White St in compliance with the 2A cross-section and a TIA was submitted and reviewed by both NCDOT and the Town, but did not require any additional improvements



Master Plan Analysis

- **Parking**

- Required – Vehicular: 1.8 spaces per unit or 209 parking spaces
Bicycle: 2 spaces per 40 parking spaces provided and 1 space per $\frac{1}{4}$ acre of parking space or 31 bike spaces
- Provided – Vehicular: 316 parking spaces
Bicycle: 33 bike spaces

- **Public Utilities**

- Required – Public Water and Sewer Mains are extended to serve the site
- Provided – Public Water: served by 3" water line along S. White St and will be replaced with an 8" water line

Public Sewer: served by 8" sewer line along S. White St and runs through property, which would be relocated within proposed rights-of-way



Rail Alignment

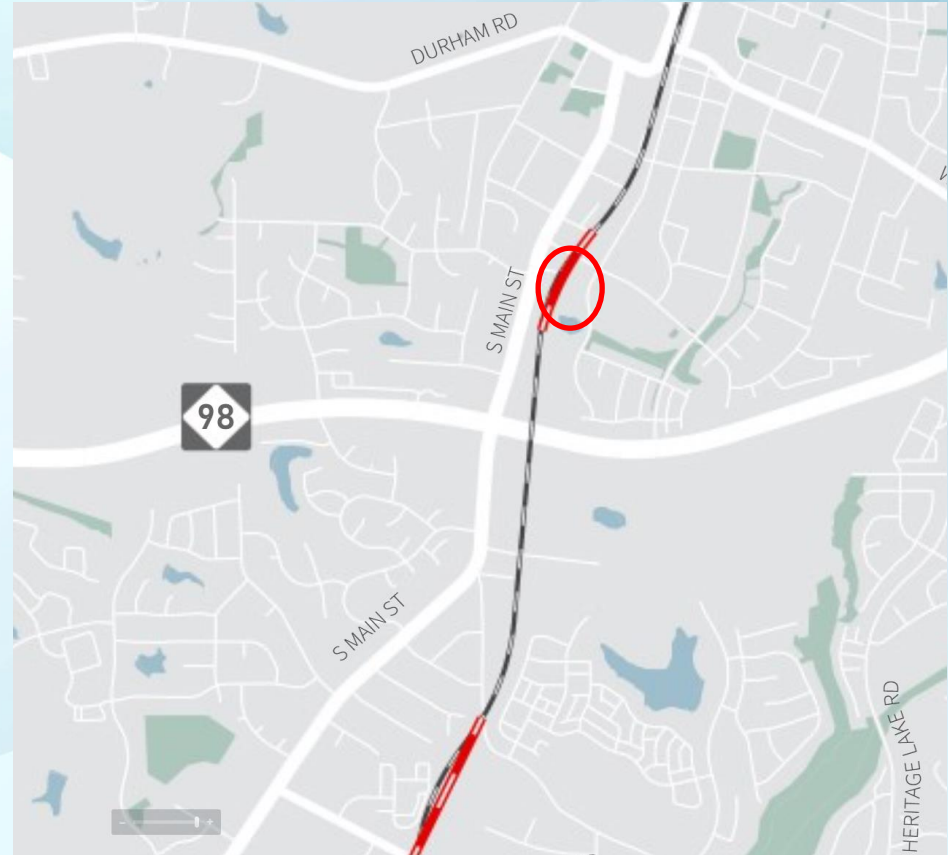
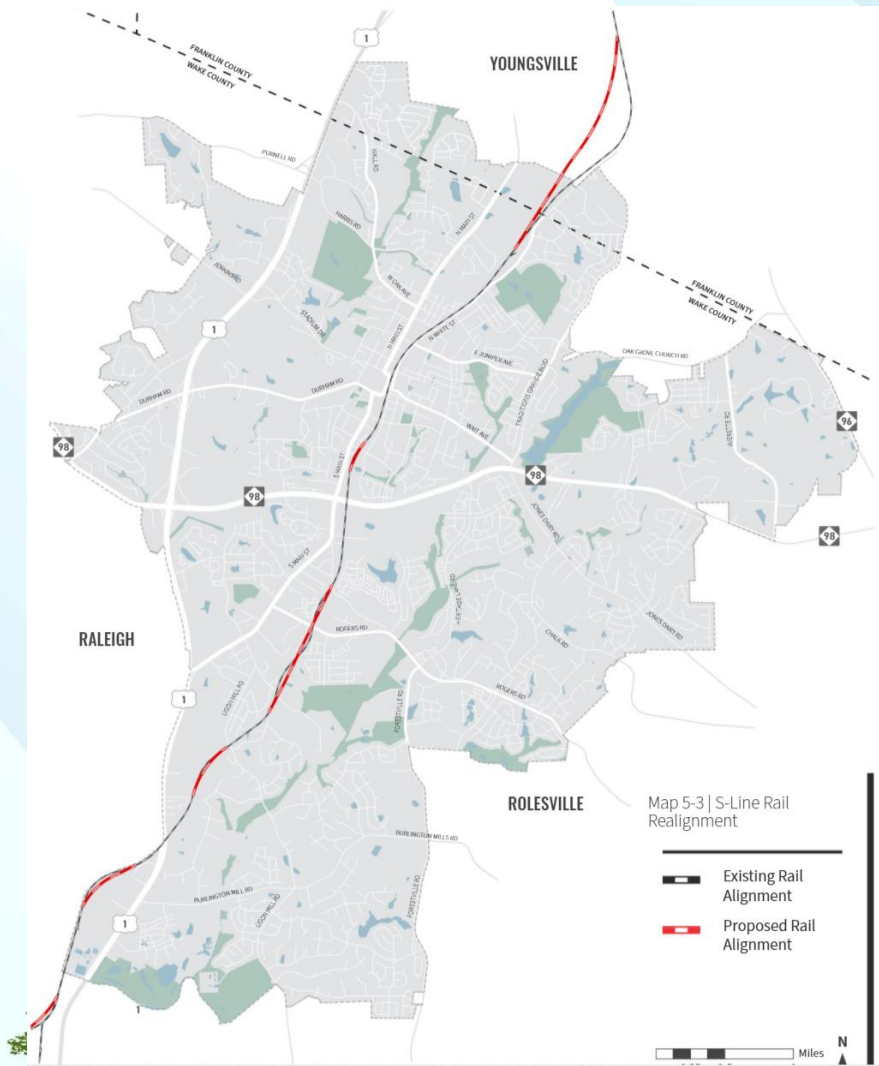
- **2009 Community Plan**

- Policy RT-1: The Town should continue to anticipate and plan for the impacts of new HIGH SPEED RAIL SERVICE as it passes through Wake Forest en route to major urban centers north and south along the east coast.

Corridor maps for the high speed rail line through the town of Wake Forest show a general alignment with the existing rail line with only a few minor changes. Significantly, those portions of the line through downtown Wake Forest follow the existing tracks with only one minor deviation. Near the intersection of the existing rail line with Holding Avenue, the proposed corridor would shift eastward some 100 feet to straighten out a curve considered too great for high speed use.



Rail Alignment (April 2021 CTP)



Case SD-21-06 TIA Improvements

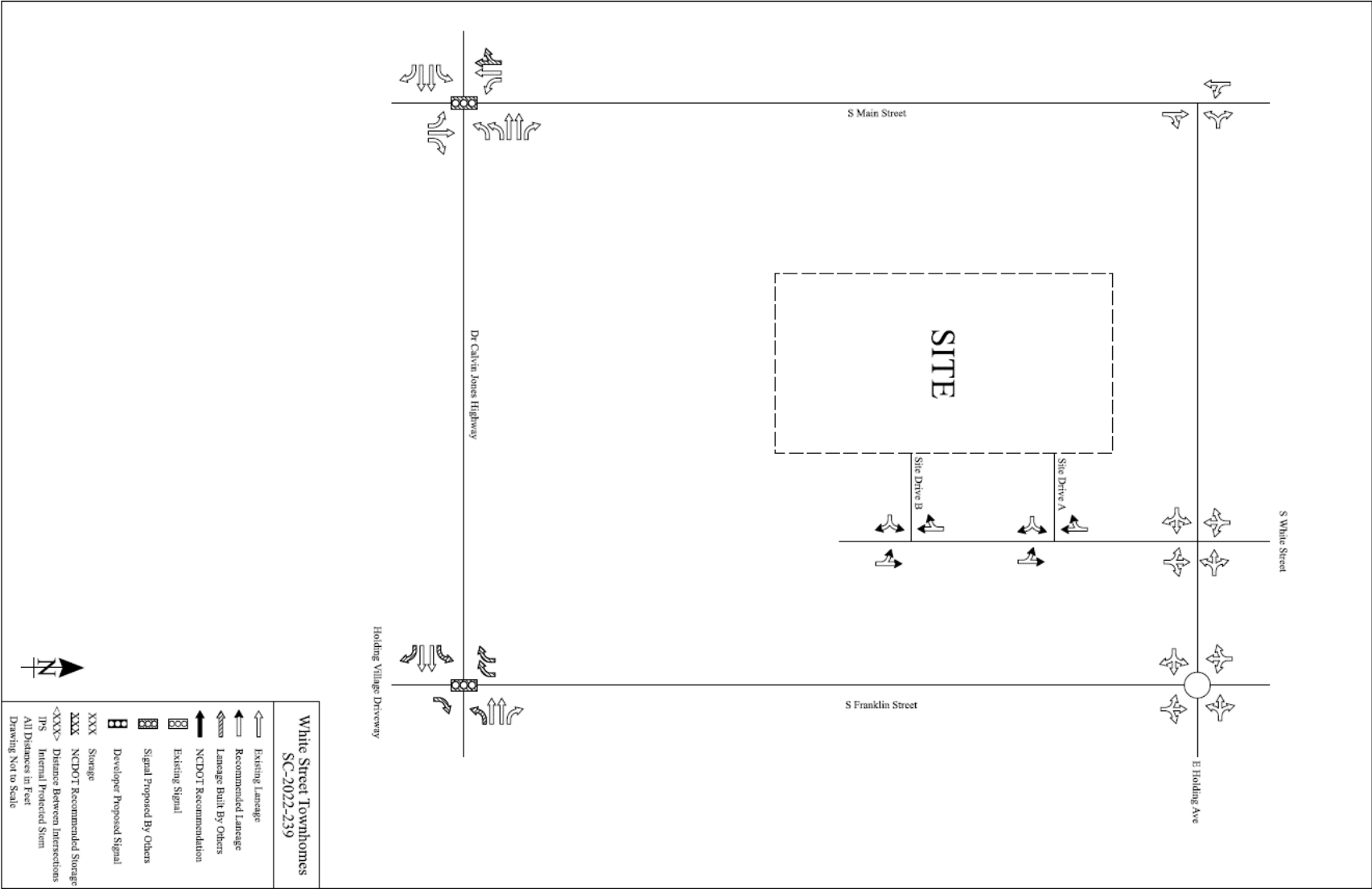
The improvements required to mitigate the impact of the development are:

S. White Street and Accesses A and B

- Construct the eastbound approach with one ingress and one egress striped as a shared left-right
- Provide stop-control for eastbound approaches



Case SD-21-06 TIA Improvements



Findings of Fact:

In order to approve a Major Site Master Plan, required findings of fact contained in Section **15.8.2.J** of the Wake Forest Unified Development Ordinance are required to be met. Those findings of fact are:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

The 2009 Community Plan identifies these parcels within the Town Center Zone and Historic Town Core Zone. The policy emphasis for both zones is to retain the urban, pedestrian-oriented character as large-scale commercial development and parking lots would detract from the small-town character of the area. New residential development should be at an urban density with dwellings pulled up to the street, placing them within walking distance of the downtown commercial district.

In accordance with the 2017 Renaissance Plan policies, the proposed development provides sidewalks on E Holding Avenue and S White Street that connect the core and improve the pedestrian network.

The 2019 Comprehensive Transportation Plan, version adopted April 20, 2021, identifies E Holding Avenue and S White Street as 2A, Two Lane Undivided cross-sections, which require a minimum 55' right-of-way. While the S-line is discussed within the Plan, the approximate right-of-way needed is not shown or listed for dedication.



Findings of Fact:

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

See Master Plan Analysis in staff report.

Finding 3: There exists adequate infrastructure (transportation & utilities) to support the plans as proposed.

See Master Plan Analysis in staff report.



Findings of Fact:

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The RMX district is intended to support a variety of housing types in relatively high-density neighborhoods within walking or biking distance from mixed-use centers, as well as some limited commercial uses in pedestrian-scaled, residential-style structures.

The parcels to the north, east, and west are separated from the proposed development by road or railroad right-of-way. The parcels to the north are zoned Urban Mixed Use (UMX) and contain nonresidential uses. The parcels to the east and south are zoned RMX and would be permitted to develop with similar uses per the Unified Development Ordinance. The master plan proposes open space along the majority of the southern property line except for the southwestern corner near proposed Lot 116 and Alley “E”.

A Transportation Impact Analysis was performed to evaluate the impact traffic from the proposed use could have on this area and no additional improvements were identified as necessary to mitigate the development.



Findings of Fact:

In order to approve a Major Subdivision, required findings of fact contained in Section 15.9.2.J of the Wake Forest Unified Development Ordinance are required to be met. Those findings of fact are:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

The 2009 Community Plan identifies these parcels within the Town Center Zone and Historic Town Core Zone. The policy emphasis for both zones is to retain the urban, pedestrian-oriented character as large-scale commercial development and parking lots would detract from the small-town character of the area. New residential development should be at an urban density with dwellings pulled up to the street, placing them within walking distance of the downtown commercial district.

In accordance with the 2017 Renaissance Plan policies, the proposed development provides sidewalks on E Holding Avenue and S White Street that connect the core and improve the pedestrian network.

The 2019 Comprehensive Transportation Plan, version adopted April 20, 2021, identifies E Holding Avenue and S White Street as 2A, Two Lane Undivided cross-sections, which require a minimum 55' right-of-way. While the S-line is discussed within the Plan, the approximate right-of-way needed is not shown or listed for dedication.



Findings of Fact:

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

See Master Plan Analysis in staff report.

Finding 3: There exists adequate infrastructure (transportation & utilities) to support the plans as proposed.

See Master Plan Analysis in staff report.



Findings of Fact:

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The RMX district is intended to support a variety of housing types in relatively high-density neighborhoods within walking or biking distance from mixed-use centers, as well as some limited commercial uses in pedestrian-scaled, residential-style structures.

The parcels to the north, east, and west are separated from the proposed development by road or railroad right-of-way. The parcels to the north are zoned Urban Mixed Use (UMX) and contain nonresidential uses. The parcels to the east and south are zoned RMX and would be permitted to develop with similar uses per the Unified Development Ordinance. The master plan proposes open space along the majority of the southern property line except for the southwestern corner near proposed Lot 116 and Alley “E”.

A Transportation Impact Analysis was performed to evaluate the impact traffic from the proposed use could have on this area and no additional improvements were identified as necessary to mitigate the development.



MADISON HOLDING

VIA E-MAIL

October 11, 2022

Ms. Courtney Tanner
Planning Director
Town of Wake Forest
Wake Forest Town Hall—Third Floor
301 S. Brooks St.
Wake Forest, NC 27587

Re: White Street Townhomes, SP-21-60

Dear Courtney,

Thank you for meeting with us today together with Jennifer Currin and Patrick Reidy. As discussed, we respectfully request that our pending Site Master Plan and Subdivision Master Plan applications not be placed on the Board of Commissioners' Agenda on Tuesday, October 18, 2022. Further, we request that the Planning Board's recommendation not be delivered in accordance with UDO (Jan 2021) sections 15.8.2.K and 15.9.2.K. to the Board for their consideration until the Board's November 15, 2022, meeting. In the meantime, we would like to continue discussions with town staff regarding potential alternatives for the future development of this site.

Sincerely,


David M. Smoot, IV


Daniel H. Smoot

David M. Smoot, IV
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T +1917.355.2122
david.smoot@madisonholding.com

Daniel H. Smoot
Principal
T +1919.789.1864
daniel.smoot@madisonholding.com

Madison Holding LLC
1415 Hillsborough Street
Raleigh, NC 27605-1828

MADISON HOLDING

VIA E-MAIL

November 9, 2022

Ms. Courtney Tanner, Planning Director
Ms. Jennifer Currin, Assistant Planning Director
Mr. Patrick Reidy, Senior Planner
Town of Wake Forest
Wake Forest Town Hall—Third Floor
301 S. Brooks St.
Wake Forest, NC 27587

Re: White Street Townhomes, SP-21-06

Dear All,

As we are continuing our discussions with town staff regarding potential alternatives, could we kindly request a postponement of consideration of SP-21-06 until the next Board of Commissioners meeting on December 6, 2022?

Sincerely,



David M. Smoot, IV



Daniel H. Smoot

cc: Chad Essick, Esq.

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T +1917.355.2122
david.smoot@madisonholding.com

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T +1919.789.1864
daniel.smoot@madisonholding.com

Madison Holding LLC
1415 Hillsborough Street
Raleigh, NC 27605-1828

MADISON HOLDING

VIA E-MAIL

November 28, 2022

Ms. Courtney Tanner, Planning Director
Ms. Jennifer Currin, Assistant Planning Director
Mr. Patrick Reidy, Senior Planner
Town of Wake Forest
Wake Forest Town Hall—Third Floor
301 S. Brooks St.
Wake Forest, NC 27587

Re: White Street Townhomes, SP-21-06

Dear All,

As we are continuing our discussions with town staff regarding potential alternatives, could we kindly request a postponement of consideration of SP-21-06 until the next Board of Commissioners meeting on December 20, 2022?

Sincerely,



David M. Smoot, IV



Daniel H. Smoot

cc: Chad Essick, Esq.

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