



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda March 08, 2022 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Terry Savary](#) at 919-435-9432 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on [WFTV 10](#) beginning at 6:00 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

[Planning Board](#) meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Comment

Those wishing to speak must first register to speak no later than noon the day of the meeting. In lieu of speaking in person, written comments can be provided via the public comment portal. Written comments received less than 24 hours before the scheduled meeting may not be included in the record. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their

name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

Unless otherwise indicated by the Chair, individual comments shall be limited to three minutes. Groups are encouraged to designate a lead speaker on their behalf, and when addressing the Board, the speaker must first identify the group they are representing and will be given no more than ten minutes to give comments. Once comments have been made, speakers cannot speak again, unless specifically called upon by the Chair. The Chair may, at his/her discretion, interrupt public comment and elect to continue it to another meeting due to, among other reasons, the lateness of the hour or to allow consideration of other items on the agenda.

When public comment sessions are continued from previous meetings, previous individuals that have spoken, either representing themselves or a group, cannot speak at a continued public comment session, unless specifically called upon by the Chair. Additionally, speakers cannot both represent themselves individually and speak on behalf of a group throughout public comment periods, even if held over multiple sessions.

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

- 3.A. Draft January 31, 2022 PB Meeting Minutes
[Draft January 31 2022 PB Meeting Minutes.pdf](#)

4.Presentations

5.Old Business with Public Comment

6.Old Business

- 6.A. Consideration of CPA-22-01, Revised Draft Town of Wake Forest Community Plan and Land Use Map (March 2, 2022 version)
[CPA-22-01 StaffReport 030822.pdf](#)
[Attachment A: CPA-22-01 Application.pdf](#)
[Attachment B: Summary of Changes 030222.pdf](#)
[Attachment C: Advisory Committee Comment Responses.pdf](#)
[Attachment D: Planning Board Comment Responses.pdf](#)
[Attachment E: Open House Comment Responses.pdf](#)

[Attachment F: Engage Wake Forest Comment Responses.pdf](#)

7.New Business with Public Comment

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2021-512-
Submitted by: Terry Savary
Submitting Department: Planning
Meeting Date: March 8, 2022

SUBJECT

Draft January 31, 2022 PB Meeting Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [Draft January 31 2022 PB Meeting Minutes.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, January 31, 2022**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Joe Kimray, Karin Kuropas, Thomas Ballman, Christopher Joyner, Michael Siderio, Michael Hickey, and Sheila Bishop

Planning Board Members absent: None.

Board of Commissioners present: Commissioner Nick Sliwinski

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Planner II – Long Range Dylan Bruchhaus, Deputy Town Clerk Terry Savary, Town Attorney Hassan Kingsberry, and Town Attorney Sam Slater

1. Call to Order

Chair Kimray called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

ACTION:

Mover: Karin Kuropas moved to adopt the agenda as presented.

Second: Mike Hickey.

Vote: Motion carried 7-0.

3. Approval of Minutes

ACTION:

Mover: Karin Kuropas moved to approve the January 11, 2022 minutes as presented.

Second: Chris Joyner.

Vote: Motion carried 7-0.

4. Presentations

No Presentations.

5. Old Business with Public Comment
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No Old Business with Public Comment presented.

6. Old Business

No Old Business presented.

7. New Business with Public Comment
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7.A. Consideration of and Public Comment Session on CPA-22-01, Draft Town of Wake Forest Community Plan and Land Use Map.

Assistant Planning Director Jennifer Currin introduced consultants Nik Davis and Mika Schweizer with Houseal Lavigne Associates.

Nik Davis and Mika Schweizer provided an overview of the draft Town of Wake Forest Community Plan and Land Use Map.

The presentation for CPA-22-01, Draft Town of Wake Forest Community Plan and Land Use Map is attached to the minutes available in the Minutes Book in the Town Clerk's office.

DISCUSSION:

Planning Board member Mike Siderio asked what the short-term, mid-term, and long-term goals are and the definition as it relates to duration. Mr. Davis stated short-term is less than 2 years, mid-term is 2 to 4 years, and long-term is anything over 4 years.

Chair Kimray wants to see the phrase (on page 57), "if the strip mall remains", of the draft plan taken out. He wants to see frontage redevelopment but not the entire center because of all the hard work that's been put into it.

Chair Kimray asked if the existing land use map will be updated on page 9. Mr. Davis replied, no. Chair Kimray said the loading dock parcel needs to be updated. It's not marked as developed.

Chair Kimray would like to see separate designations for projects approved and currently under construction.

Chair Kimray suggested updating the image on page 72 relating to the Connectivity Index Map since there are multiple driveway cuts.

Mr. Ballman asked if the color scheme of the existing zoning map can follow the land use map. Ms. Schweizer replied the map is a variation of the Town's zoning map.

Planning Board member Mike Hickey stated they've missed major complaints of the residents, which is open space. He said the goals are only to enhance and maintain the existing open space. Mr. Hickey said it is a major miss in the opportunity to expand the green space. Chair Kimray said this is not the focus of the plan. Ms. Currin commented the plan does not replace the Comprehensive Transportation Plan nor the Parks, Greenways, and Open Space Master Plan. She said this plan is a separate document and the intent of the plan is to not identify open space.

Planning Director Courtney Tanner reminded the Board the vision and goals were agreed to by the Planning Board and the elected officials. Ms. Tanner asked Mr. Hickey the action item to address the goal of expansion of green space. Mr. Hickey remarked the goal is unambitious and does not articulate what the community wants. Ms. Tanner challenged Mr. Hickey to be more specific in what he wants. Mr. Hickey said there needs to be opportunity.

Mr. Ballman suggested a gateway at Highway 98/Durham Rd. and Old Falls of Neuse Rd. located at the western entrance into town.

Mr. Ballman remarked monolithic retaining walls are uninviting. Mr. Davis said they can address community character and may be able to address the aesthetic side of it.

PUBLIC COMMENT

Wanda Mukherjee, 1208 Chilmark Avenue, shared a video of what is in the area of the former golf course. She is sad there is not a single park noted or presented in the draft

plan. She said there are seven taxpaying neighborhoods negated in the plan. Ms. Mukherjee suggested keeping the former golf course as is.

Gina Micchai, 212 Middlestone Court, said growth can be responsible and equitable. She thinks the maps (Joyner parcel) need to be changed since this is not what residents wanted. She would like to see a better area plan study. She spoke about growth, watershed, ecosystem, and she supports the need for conservation subdivision.

Samuel Hodges, 1712 Longmont Drive, spoke on behalf of Church Initiative and would like a change in the parcel located at 250 S. Allen Rd. He is concerned if the property is classified as mixed residential it will lead to the parcel being designated non-conforming, which would have a long-term impact on the property. He would like the parcel changed to neighborhood commercial. Staff would support professional services as supported use. Mr. Hodges said their primary goal is to maintain their existing rights.

Attorney Tom Worth spoke on behalf of Church Initiative located at 250 S. Allen Rd. Residents are opposed to mix residential and as a supporting use it allows multi-family. He provided an overview of the rezoning process last fall. He said some will say a Comprehensive/Community Plan is a guide and has no teeth. He said his clients were never contacted regarding the evolving plan.

Richard Ostergard, 8032 Hawkshead Rd., provided a presentation. Mr. Ostergard stated many citizens attended zoom meetings and provided their input. He focused on the Joyner parcel indicated as vacant, redeveloped land. He said it's not vacant and is under a PUD and declared open space. He spoke about watershed protection areas covering the whole town. He said it's not clear how the watershed protection areas interact with the base zonings. Mr. Ostergard didn't like Priority #1, redevelopment. He would recommend creating a northwest neighborhood district. He said there are no parks on west side of the town. He asked how gateways are determined. He said the UDO needs to incorporate a conservation subdivision.

Mr. Ostergard provided the Deputy Town Clerk a petition with signatures for case CPA-22-01, Draft Town of Wake Forest Community Plan and Land Use Map; a copy is attached to the minutes available in the Minutes Book in the Town Clerk's office. Mr. Ostergard's presentation is attached to the minutes available in the Minutes Book in the Town Clerk's office.

Donna Iapalucci, 2514 McGowan Court, stated she read the document and felt the document was vague or not specific enough. She said green space on page 78 was lost in the body of the document. She asked what does “ongoing” mean in Item 17-3. She asked what does “conservation areas” mean.

Chair Kimray asked Mr. Davis if he could address the word “ongoing” within the document. Mr. Davis explained ongoing is something you’ll need to continue to do consistently.

Dyanne Miller, 1116 Fairway Villas Dr., stated it’s apparent the town leaders are eager to allow the largest parcel of undisturbed land to be developed with homes. She had several questions on why the area is not being protected. She asked why the Joyner parcel is being treated differently. She spoke about residents being frustrated with the traffic and the lack of planning with infrastructure.

Charles Vollmer, 1118 Fairway Villas Dr., asked if the plan is sustainable. He spoke about global warming and the impacts around the world.

Margaret Watkins, 407 Belmellen Court, apologized for not fully understanding the process. She suggested people to study history and ask questions.

John Carleton, 7822 Hogan Drive, stated the growth must be done in a thoughtful manner. He suggested expanding open green space and continue listening to the public. He asked the Board to remove Wake Forest golf course as #1 priority if they decide to move forward with the current plan.

Public comment closed at 7:45 p.m.

ACTION:

Mover: Michael Hickey moved to continue Case CPA-22-01 until the next scheduled Planning Board Meeting on Tuesday, March 8, 2022.

Seconder: Karin Kuropas.

Vote: Motion carried 7-0.

7.B. Consideration of and Public Comment on Legislative Item TA-22-01, Text Amendment to the Unified Development Ordinance

Planner II – Long Range Dylan Bruchhaus presented the staff report for Item TA-22-01, Amendment to the Unified Development Ordinance.

Staff report is attached to the minutes available in the Minutes Book in the Town Clerk's office.

Mr. Ballman inquired about the parking garage wrap along public streets. He said the examples provided were alternative uses and do not match the text. Mr. Bruchhaus clarified the current language only has the ground level required to be wrapped. The goal is any side of the garage facing a public street will require screening. Ms. Tanner agreed the examples do not match the text. She said if Mr. Ballman wants further clarification she recommends he make that in his recommendation. Ms. Tanner said if he's so moved in recommending approval he can include revisions or striking through examples provided.

Margaret Watkins registered to speak but was not available.

No one was present to speak.

Public comment closed at 7:59 p.m.

Thomas Ballman liked the idea of parking facilities for bicycles.

ACTION:

Mover: Thomas Ballman moved to recommend approval of Item TA-22-01 subject to the following condition:

- Examples provided in the Unified Development Ordinance Section 9.5.5.A are stricken from the text.

Seconder: Chris Joyner.

Vote: Motion carried 6-1 with the following condition:

- Examples provided in the Unified Development Ordinance Section 9.5.5.A are stricken from the text.

Aye

Christopher Joyner
Karin Kuropas
Joe Kimray
Thomas Ballman

Nay

Michael Siderio

Michael Hickey
Sheila Bishop

8. New Business

No new business.

9. Staff Comments

9.A. Community Plan Open House on Tuesday, February 1, 2022, at 11:00 a.m. – 1:00 p.m. and 6:30 - 8:30 p.m. at Flaherty Park Community Center, 1226 N. White St.

Ms. Tanner reminded the Board about the Community Plan Open House. She said Board members are required to attend one of the two sessions being offered. She asked Board members to sign in when they arrive, so they receive credit for being in attendance.

Ms. Tanner encouraged the Board to reach out to Assistant Planning Director Jennifer Currin with any recommended changes to the Community Plan. Ms. Tanner said they may also reach out to her with any questions.

Ms. Tanner informed the Board there will be an affordable housing plan presentation at the Board of Commissioners Work Session on Monday, February 1, 2022. She said they are not expected to attend but encouraged them to watch the video in their spare time.

Chair Kimray asked of any status on public hearings. Ms. Tanner replied there is one more quasi-judicial hearing, but she has no update on it. She will provide any updates if she hears anything new.

Ms. Tanner said staff are still working through the Design Review Board items.

Mr. Siderio asked if a summary of the comments from the open house will be available. Ms. Tanner replied, written comments will be summarized and a final summary of collected comments from other platforms will be shared as well.

10. Planning Board Comments

Chair Kimray reminded the Board of the 2022 State of the Town Address & Dinner on February 21, 2022 at 6:00 p.m. at the Wake Forest Renaissance Centre, 405 S. Brooks St. He encouraged all Planning Board members to attend and use the ticket that was provided.

11. Adjournment

ACTION:

Mover: Michael Hickey moved to adjourn at 8:09 p.m.

Seconder: Karin Kuropas.

Vote: Motion carried 7-0.

Duly approved in open session this 8th day of March 2022.

Joe Kimray
Planning Board Chair

Courtney Tanner
Planning Director



Planning Board Agenda Item Report

Agenda Item No.: 2021-494-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: March 8, 2022

SUBJECT

Consideration of CPA-22-01, Revised Draft Town of Wake Forest Community Plan and Land Use Map (March 2, 2022 version)

Recommendation:

Item Summary:

ATTACHMENTS

- [CPA-22-01 Staff Report 030822.pdf](#)
- [Attachment A: CPA-22-01 Application.pdf](#)
- [Attachment B: Summary of Changes 030222.pdf](#)
- [Attachment C: Advisory Committee Comment Responses.pdf](#)
- [Attachment D: Planning Board Comment Responses.pdf](#)
- [Attachment E: Open House Comment Responses.pdf](#)
- [Attachment F: Engage Wake Forest Comment Responses.pdf](#)



Staff Report Case CPA-22-01: Community Plan and Land Use Map

Meeting Date	March 8, 2022
Requested Actions	Consideration of the Community Plan Update and Land Use Map (March 2, 2022 version)
Case Manager	Jennifer Currin, Assistant Planning Director
Planning Board Recommendation	The Planning Board, at their January 31, 2022 meeting, closed the public comment session and voted unanimously to continue the case until the March 8, 2022 Planning Board meeting.

PUBLIC MEETINGS

Public Comment Session	Planning Board Meeting	Public Hearing (Tentative)
January 31, 2022	March 8, 2022	April 19, 2022

PUBLIC COMMENTS

At the January 31, 2022 public comment session, several individuals spoke about the need for additional open space, particularly on the west side of Capital Boulevard, protection of watersheds, and that they were supportive of conservation subdivisions. Representatives of The Church Initiative, located at 250 S. Allen Rd., noted that classifying this area as mixed residential would lead the parcel being designated as nonconforming.

CASE INFORMATION

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

CASE SUMMARY

In July 2020, the Town contracted with Houseal Lavigne to update the Wake Forest Community Plan, which was adopted in 2009. The draft Plan establishes a cohesive vision for the Town and how growth should occur over the next 10-20 years. The foundation of the Plan is rooted in community input and data analysis, which was obtained during the initial project phases and included activities such as key stakeholder meetings, community questionnaire, creation of the existing conditions memo, and visioning workshops. Several key themes emerged during the community engagement process and are the 9 proposed Plan goals: Support Strategic Growth; Balance the Mix of Uses; Maintain the Historic Small-Town Charm; Provide Diverse Housing Opportunities; Support a Pedestrian-/Bicycle-Friendly

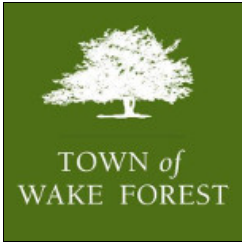
Community; Establish Safe & Connected Public Transit Options; Support Unique, Thriving Businesses; Encourage Growth & Activity in Downtown; and Enhance & Maintain Wake Forest's Green Spaces. An action matrix with the action item, relevant goal and timeline is included to provide step-by step guidance for the Town and the community.

STAFF RECOMMENDATION

Staff recommends approval or approval with modifications of the March 2, 2022 revised draft Community Plan and Land Use Map.

ATTACHMENTS

Attachment A:	Application
Attachment B:	Summary of Revised Draft Changes
Attachment C:	Advisory Committee Comment Responses
Attachment D:	Planning Board Comment Responses
Attachment E:	Open House Comment Responses
Attachment F:	Engage Wake Forest Comment Responses
Attachment G (Link):	January 11, 2022 Draft Community Plan
Attachment H (Link):	March 2, 2022 Revised Draft Community Plan



Comprehensive Plan Amendment

Comp Plan Amendment

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#693789

Project Title: Town of Wake Forest Community Plan and Land Use Map

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Comprehensive Plan Amendment

State: NC

Workflow: Comp Plan Amendment

County: Wake

Checklist - Comprehensive Plan & UDO Amendment

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

[VIEW COMPREHENSIVE PLAN & UDO AMENDMENT
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: No

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

Pre-Application Conference Date and Time:

Staff Member Met With:

Project Tracking ID:

Data - Basic Location

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

Project/Development Name:

Project Address or PIN:

Tax PIN:

Zoning:

Current Zoning Overlay:

Town Limits:

Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project

submittal. Please return to the home screen and select **Annexation Petition** from the application type drop down.

Land Use:

Acreage:

GIS Acreage:

Project Contact - Applicant/Owner

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Jennifer Currin
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
jcurrin@wakeforestnc.gov

Amendment Type

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

Plan Being Amended: Community Plan

Type of Amendment: Text,Map

Description of Request:

Update the entire Community Plan to reflect current community conditions

Current Plan Language:

Reference 2009 Community Plan

Applicant Requested Language:

Reference January 2022 Draft Community Plan and Land Use Map

Justification of Amendments:

Update the entire Community Plan to reflect current community conditions

Revised Draft Community Plan
Summary of Changes

Page # 1/11/22 Draft	Page # 3/2/22 Draft	Type of Revision	Revision Summary
Cover	Cover	Graphic	Cover images modified.
ii	ii	Text	Planning Board members alphabetized, Planning staff listed.
3	3	Text	Timeline updated.
4	4	Text	Grammatical corrections.
4 & 5	4 & 5	Graphic	MSA added to map.
8	8	Text	Clarifications.
9	9	Graphic	Revised area from open space to redevelopable/vacant land.
10	10	Text	Grammatical corrections.
11	11	Graphic	Legend Clarification.
14	14	Text	Grammatical correction.
14-21	14-21	Format	Layout modifications.
21	21	Graphic	Table label revised.
22	22	Text	Clarifications.
24	24	Text	Note removal, grammatical clarification, and revision to Community Advisory Panel paragraph.
25	25	Text	Grammatical correction.
24-27	24-27	Text	Updated Open House information.
25-26	25-26	Graphic	Image updates.
28	28	Text	Clarification goals aren't prioritized. Grammatical corrections.
30-31	30-31	Text	Alphabetized goals and revised goal related to green spaces.
32	32	Text	Revised text.
	33	Text	Revised text.
33	34	Graphic	Revised Urban Service Area boundary and revised map legend.
35		Graphic	Removed Growth Areas Map.
35		Text	Revised Text.
37	37	Text	Provided hyperlink and added sentence.
37	37	Graphic	Image to be updated prior to final draft.
38	38	Text	Provided hyperlink and added professional services as supporting use.
38	38	Graphic	Image to be updated prior to final draft.
39	39	Text	Added professional services as supporting use.
39	39	Graphic	Updated images.

Revised Draft Community Plan
Summary of Changes

Page # 1/11/22 Draft	Page # 3/2/22 Draft	Type of Revision	Revision Summary
40	40	Text	Clarified text related to 2-story buildings.
42	42	Graphic	Updated images.
43	43	Graphic	Updated images.
45	45	Graphic	Updated images.
47	47	Graphic	Map revisions and legend updated.
48	50	Text	Text updated to indicate areas are not prioritized. Area #1 revised.
49	51	Text	Grammatical corrections.
50	54	Text	Text updated to include office, biopharma, and life sciences in Tech Park description.
55 & 77	48-49	Format	TOD and Activity Centers Map revised and relocated in document.
59	61	Graphic	Map revised.
60	62	Text	Additional Consideration sections hyperlinked.
62	64	Text	Key consideration revised and added to Residential Character.
64	66	Text	Key consideration revised and added to Commercial Development.
65	67	Text	Clarification to key consideration in Minority & Women-Owned Businesses.
66	68	Text	Key consideration revised in Setbacks.
66	68	Text	Key considerations revised in Parking Lots.
66	68	Graphic	Graphic updated.
67	69	Text	Grammatical clarification in Screening & Buffering.
68	70	Text	Key consideration revised and added to Community Character.
68	70	Text	Key consideration added to Utility Lines.
69	71	Text	Key consideration revised in Historic Preservation.
70	72	Text	Key considerations revised in Community Facilities.
71	73	Graphic	Public Safety facility revised on map and Library color revised.
75	74	Text	Key recommendations added and revised to Public Transit.
75	74	Graphic	Images updated and to be updated prior to final draft.
76	75	Text	Clarification in S-Line text and map legend.
65	76	Text	Revision to text and key recommendations added to Capital Boulevard.
72	77	Graphic	Connectivity index graphic revised and image updated.
73	78	Text	Text revised in Sidwalks & Multi-Use Paths.
73	78	Graphic	Images to be updated prior to final draft.
74	79	Text	Key recommendations added to Bikeways, Greenways & Trails.

Revised Draft Community Plan
Summary of Changes

Page # 1/11/22 Draft	Page # 3/2/22 Draft	Type of Revision	Revision Summary
74	79	Graphic	Map legend to be updated prior to final draft.
	80	Text	Local Food Systems added.
	80	Graphic	Images updated prior to final draft.
	81	Text	Conservation Design added.
76	75	Graphic	Image updated.
78	82	Text	Key considerations revised in Green Space Preservation.
79	83	Text	Key consideration added to Tree Canopy.
80	84	Text	Grammatical corrections.
81	85	Text	Key considerations revised and added to Sustainable Development.
83	87	Text	Key considerations revised and added to Tourism.
84	88	Text	Revised Gateway language.
85	89	Text	Revised Family-Friendly to Attractions for All.
87	91	Text	Grammatical corrections.
88	92	Text	Clarified language in Regular Updates.
89	93	Text	Revised Potential Funding Sources and added Partner information under the Action Matrix paragraph.
90	94	Text	Grammatical corrections in Land Use Plan Action Items.
90	94	Text	Revised goal alignment for Housing Affordability.
90	94	Text	Added action items to Residential Character and revised goal alignment.
90	94-95	Text	Revised goal in Senior Housing.
91	95	Text	Added action items to Commercial Development, revised goal alignment, and revised time frames.
91	96	Text	Revised action item and time frame in Minority & Women-Owned Businesses.
92	96	Text	Grammatical clarification in Parking Lots.
92	97	Text	Revised action item in Screening & Buffering.
93	97	Text	Revised action item in Community Character.
93	98	Text	Added and revised action items to Utility Lines.
93	98	Text	Revised action item in Historic Preservation.
94	98-99	Text	Added and revised action items in Community Facilities.
	99	Text	Added and revised action items in Public Transit.
	99	Text	Added action items for Capital Boulevard.
94	99	Text	Grammatical clarification in Street Connectivity.

Revised Draft Community Plan
Summary of Changes

Page # 1/11/22 Draft	Page # 3/2/22 Draft	Type of Revision	Revision Summary
94	99	Text	Revised action item in Sidewalks & Multi-Use Paths.
	100	Text	Added action items for Bikes, Greenways & Trails.
	100	Text	Added action items for Local Food Systems.
	100	Text	Added action items for Conservation Design.
95	100	Text	Added and revised action items in Green Space Preservation.
95	101	Text	Added and revised action items in Tree Canopy.
95-96	101-102	Text	Added and revised action items in Sustainable Development. Revised goal alignment for an action item.
96	102-103	Text	Added and revised action items in Tourism.
97	103	Text	Added and revised action items in Downtown Wake Forest.
	Cover	Graphic	Added cover to back of document.
Overall		Text	Font updated on section pages.
Overall		Graphic	Map dates revised to Jan. 1, 2022.
Overall		Text	Updated revision date throughout document.

Community Plan Advisory Committee
January 25, 2022 Meeting
Comments on January 11, 2022 Draft

Page	Comment	Response
4	Add MSA outline to the Regional Context map instead of research triangle - accentuate the WF is part of the activity and positivity in this area. Highlight RDU more.	MSA added to map.
35	Growth Areas Map - undeveloped/unincorporated areas have been developed as fast as undeveloped/incorporated areas. Is it valid to prioritize one over the other?	Removed Growth Area Map.
37	Put Land Use Map beforehand on page 37	No revision. Did not relocate due to document consistency.
81	Increase incentives for SolSmart - density bonuses, rainwater rewards, etc. - See EPA incentives.	This recommendation is already listed under Sustainable Development.
81	Should we talk more energy and water incentives? Making sure that the water is clean and people are conserving. Especially with growth.	Under Sustainable Development section, added key recommendation.
90-97	Consider adding partners to action matrix	Additional clarification added to Page 93 under Action Matrix.

Planning Board Comments
January 31, 2022 Meeting
Comments on January 11, 2022 Draft

Page	Comment	Response
9	Existing Land Use Map - update existing land use of Loading Dock	No revision. Site was under construction as of Jan. 1, 2022.
9	Existing Land Use Map - Show parcels currently under construction as a hatch to make it less outdated	No revision. Under construction is not a land use classification.
11	Current Zoning Map - Reorganize zoning districts in map legend to increase in intensity and change in color of the map	No revision. Legend is consistent with standard organization methodology.
31	Goals - The expansion of open space is not accentuated enough in the Plan's goals. Need to make stronger. (No specific change requested)	Placed goals in alphabetical order and revised goal pertaining to open space.
47	250 S Allen Road / The Church Initiative - Rezoned as NMX-CD with personal services. Intended to prevent adjacent multifamily. Concern about it becoming non-conforming with it now becoming labeled as Mixed Residential	Added Professional Services as a supporting use to Mixed Residential and Transit Supportive Residential land use designations. A land use map does not create nonconformities.
48	The Joyner Property / Old Golf Course - Currently an Open Space PUD and in Watershed Protection. Request to change to Parks and Open Space and not a Priority 1 development opportunity. Revise from Residential Area Plan and maps.	Revised future land use designation to Conventional Residential. Updated the Residential Area Plan text and title related to Area #1. Removed the Growth Strategies Map. Added Additional Consideration section, Conservation Design.
57	Renaissance Center - Plan says, "If the strip mall remains.." - take this out as improvements have been made to the facility.	Revised language to "If the owners were to choose to develop, below are alternatives to consider:".
64	Would like to address the proliferation of monolithic retaining walls. Aesthetically not pleasing, reduces commercial character. How can we reduce these in the Town? Add recommendation.	Added a key recommendation in Community Character.
72	Street Connectivity Graphic - Fix the dot placement near the intersection as it looks like it could cause traffic accident	Revised graphic.
78	Green Space Preservation - Unclear what "conservation areas" entails	No revision. Provided comment to UDO project manager so conservation area can be defined in UDO update.
84	Gateway Map - Add a gateway: Highway 98 and Durham Road – western entrance into Town.	Potential gateway added to map.
89	Action Matrix - What does ongoing mean?	Defined ongoing.

Planning Board Comments
January 31, 2022 Meeting
Comments on January 11, 2022 Draft

Page	Comment	Response
	Request by various participants to address expansion of park space and preservation of open space more. Comments include: Like the small-town feel, open space. Fear of losing open space and this beautiful community. Growth is inevitable but must protect open space. Expand green/open space.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Sustainable Growth is not supported in current draft. Global warming is here and Town needs to address it. Various climate change issues are occurring across the world.	No revisions. Draft Plan includes recommendations on Sustainable Development, Tree Canopy, and Green Space Preservation.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Received written comments related to open space, identification of property as mixed residential on pages 48-49, watershed overlay districts, and removing Joyner property as priority area on pages 36-37.	Map revised to Conventional Residential for old golf course property. Growth areas map removed. Goals alphabetized and open space goal revised.
	Received written comments related to 238, 250 and 306 S. Allen Rd.	Professional Services added as a supporting use to Mixed Residential and Transit-Supportive Residential land use descriptions. For 306 S. Allen Rd., map revised to Mixed Residential and Residential Area Plan description #6 states multifamily development should be avoided.
1-1	Update the current UDO to better define Green/Open Space. More specifically include PUDs and private protected properties.	No revision since comment related to the UDO and a zoning classification.
17-1 to 17-4	Green space preservation should be a #1 priority as vocalized by the Wake Forest residents in the Zoom meetings. This item should be moved to the front of this Action Matrix and not "buried" back on page 78. Green space/open space preservation should be listed first out of the 9 items of importance (goals), not listed at the end of this page. Why only 4 action items listed here? List more specific measurable tasks needed to achieve these goals. Example: Create an open/green space such as a conservation area or park located in the northwest quadrant of Wake Forest where non are currently located.	The goals are not ranked/prioritized and are now alphabetized in the Plan. An action item to update the Parks, Recreation, and Cultural Resources Master Plan has been added to the action matrix. When the Parks, Recreation, and Cultural Resources Master Plan is updated, a needs assessment will be conducted that will determine where additional park amenities, if any, are needed throughout Town.
	Handout provided with proposed language updated Residential Area Plan #1.	The proposed language for Area #1 in the Residential Area Plan was revised.
	Received written comments that a individually owned property off Chalk Rd. was improperly designated as future open space.	Map revised to Conventional Residential.
	Received written comments from Urban Forestry Board (UFB) related to tree canopy and green space preservation.	No revision since ordinance related comments. Comments provided to UDO project manager.
6	Add to screening and buffering "The character of our Town includes its trees. Trees are a buffer.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Retain as much natural area as possible. Make natural areas in every small pocket area possible.	The green space goal was modified.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Affordable housing planned in large neighborhoods that take 10 years to build/finish will not be affordable anymore. Also lack of building materials is slowing down all currently approved development projects.	No revision since comment related to the Affordable Housing Plan that is being developed.
	Excellent idea of senior cottage home community with single floor. This is much needed.	No revision. Comment forwarded to Affordable Housing Plan project manager.
	Provide more access for residents of Pineview Estates to access Ligon Mill and Lowes without needing to travel on 98 Bypass.	No revision. Provided comment to Engineering Department.
	Widen 98 to a full 2 lanes past Jones Dairy headed toward Bunn. All the new developments will make this necessary.	No revision. The Comprehensive Transportation Plan (CTP) identifies ultimate roadway cross sections. As development occurs, roadway widening will occur.
	Wider setbacks from the road to preserve trees and landscaping.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Suggest that specific uses within a zoning area have larger setbacks (i.e. urgent care and nursing homes).	No revision since ordinance related comment. Comment provided to UDO project manager.
	Need infrastructure to match growth (roads, schools, fire, police). Growth is outpacing this.	No revision. Action item 13-1 recommends expanding Town's facilities and services concurrently with new growth. As development occurs, roadway widening occurs.
	Current development has allowed too many apartments.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds. Multifamily development is also identified as a primary use in areas supported by transit.
	More open space, less dense development! Wider setbacks. Keep the Forest in Wake Forest.	Green space goal was modified. Comment related to setbacks provided to UDO project manager.
	There needs to be better integration of land use and transportation planning. Zoning and development approval processes should be required to consider transportation impact, as well as environmental.	No revision. Transportation planning does account for land use designations and including a future land use map in the Community Plan will assist with staff informing the Triangle Regional Model for transportation modeling.
	The roads in Wake Forest need line re-painting. Night time and rain makes it and it is difficult to see where to go. This would cut down and reduce accidents.	No revision. Provided comment to Engineering Department.
	Deeper setbacks.	No revision since ordinance related comment. Comment provided to UDO project manager.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Neighborhood Commercial - Needs larger setbacks. We want tree lined boulevards.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Wider setbacks, more open space.	Green space goal was modified. Comment related to setbacks provided to UDO project manager.
	NW corner of Royal Mill Ave. and Traditions- unclear what is being developed. Four unit buildings not wanted with single-family detached to the north.	No revision. Information on accepted development applications in review is available on the Interactive Development Map.
	Make Wake Forest Reservoir a family park (no drug dealers).	No revision. The Capital Improvement Plan (CIP) notes that Parks, Recreation and Cultural Resources will complete a master plan for the Wake Forest Reservoir property.
	Need more open space, need less dense development, need wider setbacks.	Green space goal was modified. Comment related to setbacks provided to UDO project manager.
	More park space, better and longer setbacks, smaller development	Added action item to update Parks, Recreation, and Cultural Resources Master Plan. Comment related to setbacks provided to UDO project manager.
	Former Wake Forest golf club - Please keep as open space; Trees and wildlife are converting this property into its best use-open space.	Map revised to Conventional Residential. The proposed language for Area #1 in the Residential Area Plan was revised. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
	Acquire land for future parks. We are growing.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Dense housing projects create future issues (crime, etc.).	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds. There is no direct correlation between density and crime.
	Building houses that cost \$350,000 and apartments that cost \$1,500/month is NOT affordable housing.	No revision. Affordable Housing Plan is being developed. Comment forwarded to Affordable Housing Plan project manager.
	Keep the old Wake Forest golf course property natural or add it to the Wake Forest park system. PUD in place already to leave it natural.	Map revised to Conventional Residential. The proposed language for Area #1 in the Residential Area Plan was revised.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Don't create more downtowns. Enhance and improve our current Downtown.	No revision. Action items 26-1 through 26-11 (formerly 22-1 through 22-10) address Downtown.
	Keep low income away from senior citizens communities.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds throughout Wake Forest.
	Try and get road repairs (widen) or help with interchanges to add turn lanes. Work with state to get more funding or add fees to developments.	Paragraph added to page 35 related to infrastructure. The Town actively coordinates with NCDOT; and Wake Forest does not have authority to collect transportation impact fees.
	Your plan does not reflect your goals to maintain small town feeling and green space. The plan needs to be revised.	Green space goal was modified.
	Strengthen and purchase more parks via bond issue, tax overlays, encourage owners to donate to land conservancy.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	The present roads can't accommodate the heavy traffic on Chalk Rd. & Legacy Greene Ave. Parents picking up children at Franklin Academy park cars on Chalk to pick up their kids thus blocking and making it extremely dangerous to get on and move in any direction between 2-4 pm. Traffic doesn't slow down to let one get out on the main road. Believe me, someone will get into a serious accident or fatality-and it's coming, soon. Lines on the road are needed by NCDOT or Wake Forest maintenance.	No revision. Comment regarding roadway striping provided to Engineering Department.
	Avoid the urban landscape style that takes away from the forest of Wake Forest.	No revision since ordinance related comment. Comment provided to UDO project manager.
	More green space for recreation. Consider what you doing to keep the small town feel. Current construction does not support this goal.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	When is Harris Rd. going to be walkable? Going into town you take your life into harm. The kids like to go to the ice cream place and no sidewalks.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	The vision does not align with Community Plan.	No revision.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	More parks on NW side of Capital.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Traffic getting worst. What with more apartments where will cars go.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	What about schools, police, fire, water, waste?	No revision. The draft Plan includes key recommendations in the Community Facilities section related to expanding Town facilities concurrently with new growth, in addition to continuing to work with regional educational entities.
	Stop cutting down all the trees in Wake Forest.	No revision. Action item 22-6 (formerly 18-6) included.
	From what I see, I'm in the area where there is going to be a lot of residential building. Traffic is horrendous now, do you really think we will be able to handle it?	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	No more townhomes. The population density is becoming unsustainable for a town the size of Wake Forest.	No revision. The Plan identifies that there is a strong need to increase housing choices and attainability for all income groups, stages of life, and backgrounds.
	The main concern I have right now is the infrastructure is not keeping up with construction. Approval of zoning changes needs to be looked at stopping some construction so the infrastructure is there should come into consideration. Making the current population wait for the catch up is not acceptable.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth. If development proposals complying with CTP, Unified Development Ordinance, and Traffic Impact Analysis recommendations, staff has no legal authority to deny application.
	We are opposed to loss of trees in our adjoining land and especially 4 story apartments. This will create noise, lights and traffic. This is not what aging people look forward to.	No revision. Action item 22-6 (formerly 18-6) included. Multifamily is also only proposed in areas of Town supported by current or future transit.
	This plan ruins the character of Wake Forest and puts us at risk of becoming like the other municipalities that lost their history.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	Forestville, Burlington Mills, Rogers Rd. all are very congested and getting worse.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Infrastructure is not keeping up with development. Please think twice about approving zoning changes.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Suggest "conservation" conventional UDO residential due to open space and zoning to help stormwater runoff.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Apply Conventional Residential to perimeter of Joyner property. Match existing properties that surround this property.	Map revised to Conventional Residential.
	The Joyner property is not appropriate for mixed residential development, except perhaps to the immediate area of US1/Capital Blvd. Why isn't it designated for conventional residential like Jenkins Rd./Capital Blvd.?	Map revised to Conventional Residential.
	Why is the development of the Joyner property a top priority (1-2 years) when the US1/Capital Blvd. expansion will bring havoc to all development on the perimeter of the property?	Growth Areas Map removed.
	Change designation of Joyner property from mixed residential to conventional residential at least on the perimeter abutting existing lots.	Map revised to Conventional Residential.
	Need for conservation subdivisions in the watershed areas-put in UDO.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Please keep forest in Wake Forest.	No revision. Action item 22-6 (formerly 18-6) included.
	Too many people moving here too fast. Traffic, schools, the watershed, the clear cutting, loss of natural habitat, even noise pollution is a problem here now.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	How can we be bicycle/pedestrian friendly? Traffic is heavy and dangerous in most areas.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	We have a very active mountain biking community that want soft trails. Please don't pave a trail around reservoir.	No revision. The Comprehensive Transportation Plan (CTP) provides an action item to "evaluate the use of soft trails and paved surfaces in the development of the Wake Forest Reservoir master plan while ensuring residents with varying ability level access to the reservoir."

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Any thoughts regarding street legal golf carts?	No revision since this is a Code of Ordinance related item. The Board of Commissioners has previously considered a request to allow golf carts on Town streets and determined it was not permitted. Low Speed Electric Vehicles (LSEV) are permitted and for more information on LSEVs, contact the Police Department.
	Maintaining historic charm is essential to maintaining the character of the town. Traffic is one of the biggest eroders of historic preservation. The traffic on North and South Main needs to be curbed.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	More schools for our children.	No revision. Key recommendation in "Community Facilities" section states the Town will continue to work with regional educational entities.
	Any thoughts on adding public art space?	Action item 24-11 added.
	Maintain the greenspace around Wake Forest reservoir or turn it into a community park (hiking trails, biking, canoe docks, etc.).	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Stop building.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	Compassionate development? Don't displace the poor like the debacle of the trailer park. Where is our homeless shelter? We're going to need a big one.	No revision. Affordable Housing Plan is being developed.
	How will all these new subdivisions and apartments get water?	No revision. Town of Wake Forest and City of Raleigh have an approved merger agreement, which includes water and sewer allocation for areas included in Community Plan boundary.
	Larger interactive playgrounds are integral to bringing people together. Our children and families need a central place to meet one another and play. Need to be located in town, not far like Joyner and Flaherty. Look at Cary for inspiration. Also Laurel Hills park in Raleigh and Kids Together.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Original 10%? Woods as part of every development.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Need more parks identified. Keep forest in Wake Forest. Setbacks need to be bigger (further from street).	Added action item to update Parks, Recreation, and Cultural Resources Master Plan. Comment related to setbacks provided to UDO project manager.
	Affordable housing goals should include all those in need. Equity ie minorities is not Wake Forest. Stop virtue signaling.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds. The Town is currently developing a new Affordable Housing Plan, which will provide tools and strategies for improving housing affordability in Wake Forest.
6-1 to 6-4	This will support our Town's ESG score. Well done!	No revision.
	When developing, instead of grazing the land, leave trees. A community co-op investment company for residents to collectively buy the land and leave as open space.	No revision. Action item 22-6 (formerly 18-6) included.
	Working with surrounding communities Rolesville and Youngsville would be beneficial to helping Wake Forest maintain our own character. Having these areas grow the residents utilize our infrastructure.	No revision. Agency partners, like Rolesville and Youngsville, were engaged during the Community Plan process to receive input. The Town actively coordinates with different agencies to coordinate.
	I feel that there has been plenty of development in the short time I have lived here. Is there going to be sufficient infrastructure for all this? And what about future traffic?	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Community service considerations: schools, homeless shelter, expanding greenspace, hospitals, fire dept	Green space goal revised.
	We need more parks.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	There are no waterways marked. Was an environmental plan considered within the scope of the development plan?	No revision. Specific environmental features are evaluated when development plans are submitted for review.
	Please don't strip the land. Build the neighborhood roads but leave some trees (i.e. Camberly Subdivision).	No revision. Action item 22-6 (formerly 18-6) included.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Stop building	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	Maintain area around reservoir for public use (hiking, biking, etc.). Also, protects water from runoff.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	I agree. Make the land developers identify old growth forest and save old trees.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Regulate the land developers to not be able to clear cut land. I agree.	No revision. Action item 22-6 (formerly 18-6) included.
	Revamp vacant strip mall area in downtown near CVS.	No revision. Please reference the Northeast Area Plan for a land use map designation and guidance on this area.
	More walking connections over railroad tracks (behind storage unit) for students from NE community to walk to the high school.	No revision since comment related to the Comprehensive Transportation Plan. Provided comment to Transportation Planner.
	Need more single family or patio homes and less high density housing.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds.
	Please overlay a topographic map that outlines the waterways. Ensure their protection in the buffering section.	No revision. Specific environmental features are evaluated when development plans are submitted for review.
	With Wake Forest growth and cost of housing, Wake Forest needs a homeless shelter (maybe strip mall area near CVS downtown).	No revision. Housing cost comment forwarded to Affordable Housing Plan project manager.
	Compost food waste program from the town.	Action item 23-10 added.
	Action point to be added: Concentration on environmental and water impact and mitigation thru green infrastructure.	No revision. Action items 23-1 through 23-17 (formerly 19-1 through 19-9) address Sustainable Development.
	Stop building.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	Take out "redevelopable" from vacant land on map key.	Redevelopable/Vacant Land category text was revised to provide clarification.
	Infrastructure before development! In 4 years a 5 min drive from Heritage to Rt. 1 can now take 20 mins.	Paragraph added to page 35 related to infrastructure.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Make it easier for residents and businesses to recycle and compost as many places already do. Copy them.	Action item 23-10 added.
	Soft trails for mountain biking.	No revision. The Comprehensive Transportation Plan (CTP) provides an action item to "evaluate the use of soft trails and paved surfaces in the development of the Wake Forest Reservoir master plan while ensuring residents with varying ability level access to the reservoir."
	We need cleaner bathrooms at campsites.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	Don't extend Foundation Drive across the 94-acre park.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	A great amount of energy needs to be invested into creating wildlife spaces, gardens, wildlife foods. We share land with so many creatures. There is many studies on habitat destruction and waning wildlife populations. Pollinator gardens, community gardens-these are essential for the next generation.	Revised Green Space Preservation section to mention wildlife habitat.
	This area's zoning change to GR3. Potentially makes the most adverse impact. It is important to keep open space for animal habitat, traffic flow.	Map revised to Conventional Residential for old golf course property.
	Require preservation of more trees in developments. Stop clearcutting and bulldozing. Require preservation of open space that's not the unbuildable leftovers.	Green space goal revised. Action item 22-6 (formerly 18-6) included.
	Wake Forest is doing a great job of growing the tax base and ruining the allure and attraction that brought your forebearers to this once quaint town.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	How will infrastructure support this? Ex. Rogers Rd. and Heritage Lake Rd., 98 Bypass at Heritage Lake Rd.	Paragraph added to page 35. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	The reason we moved here "small town feel". This will look like cluster of apts and houses. Also, I think it's a joke "impervious soil" with all the building. I vote and say stop.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Keep old golf course as open space. Do not allow owner to develop it. He knew it could only be a golf course or open space when he bought it for \$350,000. Town should buy it.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
	The section of Rogers Rd. from Forestville Rd. to Rolesville is not pedestrian or bicycle friendly [sic] .	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	There are no parks/open spaces west of US1.	An action item to update the Parks, Recreation, and Cultural Resources Master Plan has been added to the action matrix. When the Parks, Recreation, and Cultural Resources Master Plan is updated, a needs assessment will be conducted that will determine where additional park amenities are needed throughout Town.
	Leave Wake Forest golf course open.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
	Planning of bus stops to business walkways.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Under/over road walkways for pedestrians/bikes: RT 1 & 98, 98 & N. Main St., Franklin St. and Rogers Rd., Forestville Rd. and Rogers Rd., etc.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	Heavy traffic from west and north of Wake Forest will make more residential building more of a problem.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Given the multiple mention of public art, it should be in the goals.	Action item 24-11 added.
	Mention water quality in goal or related objective.	No revision. Water quality mentioned in sections such as Parking Lots and Sustainable Development.
	Increase preserved green space, not just enhance and maintain.	Revise goal to Enhance, Expand and Maintain Wake Forest's Open Spaces.
	Perhaps partner with Youngsville to preserve this special area.	No revision. The Town actively coordinates with area partners, such as Youngsville, Rolesville, and Raleigh.
	Remove Lake Holding (pond) and townhomes from Transit Supportive. Mixed residential is more appropriate.	Revised to Mixed Residential.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Let's truly maintain the "small town" charm and feel for all of Wake Forest instead of just the Downtown Area.	No revision. The Community Plan provides a guide for how growth should occur throughout Wake Forest in order to balance the needs of the entire community while preserving its small-town charm.
	Stop building.	No revision. The Community Plan provides a guide for how growth should occur throughout Wake Forest in order to balance the needs of the entire community while preserving its small-town charm.
	Public parking for bus stops needed.	No revision since ordinance related comment. Comment provided to UDO project manager.
15-1 to 15-7	Connect bike trails throughout Wake Forest. Including new trails west of Capital.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
15-1	Multi-use trail along Dunn Creek. Complete trail, please.	No revision. Dunn Creek Phases 3 & 4 are included in the Capital Improvement Plan (CIP).
	Need more greenway connectivity - should be able to take Smith Creek to Neuse River Trail.	No revision. Please reference the Future Greenway Network Map in the Comprehensive Transportation Plan.
15-2	Is there any plan to add a bicycle lane when N White Street gets repaved? What is process to request bike lane be added?	No revision. A multi-use path is proposed on N. White Street. Please reference the Future Pedestrian Network Map in the Comprehensive Transportation Plan.
	So many streets/roads in Wake Forest need repaving please.	Added action item 13-13.
	Sidewalks to cross Capital Blvd. at Stadium/Jenkins needed.	No revision. Multi-use paths are proposed on Jenkins Road/Stadium Drive. Please reference the Future Pedestrian Network Map in the Comprehensive Transportation Plan.
	Sidewalk needed on a portion of Rogers Rd. Also needed on Rogers Branch Rd. where the apartments are being built.	No revision. Multi-use paths are proposed on Rogers Road. Please reference the Future Pedestrian Network Map in the Comprehensive Transportation Plan. Sidewalk is being installed along Meridian at Roger Branch's property frontage with their development.
	Open space please. Rt. 95 and other roads can't handle current development.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Please stop all the apartments- At 98 and Heritage Lake the complex is so huge and will make all the roads too congested.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds.
	Continue to ensure beautification and landscape plans that keep Wake Forest lush and pretty. It is a hallmark "forest". More replanting needed.	Green space goal revised.
	Interconnect greenways to get to Joyner Park.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	J. Rosenwald School for Colored Children (DuBois) - music arts center and black history taught	No revision. Reference Northeast Area Plan.
	UDO concern - projects are broken into smaller projects to avoid the oversight they would have. This will result in less transparent decision making at lower levels in organization.	No revision since ordinance related comment. Comment provided to UDO project manager.
	The infrastructure should support the population. Roads, sidewalks, bike paths, etc. should be planned and improved before housing and businesses are approved. Traffic in Wake Forest between 3p-6p is very heavy and most roads cannot support it.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Make more of an effort to keep some of the existing trees on a new development. Clear cutting is an eyesore for 10+ years until newly planted catch up. Keeping a few remaining original trees here and there that are saved is a great idea.	No revision. Action item 22-6 (formerly 18-6) included.
	Make parks and greenways #1 priority.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
16-3	Chapel Hill has a phone app that will tell you how many minutes till next bus arrives at your stop.	No revision. GoRaleigh's website has a function for live real-time bus tracking.
	Please add another color coding to the existing land use map. The new color would designate undeveloped land that has SUP/PUD limitations. i.e. the preexisting Wake Forest golf course.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
78	Green space preservation: Needs more- "explore incentives" should be "create incentives now".	No revision. This action items are listed as short-term and the incentive evaluations are anticipated to occur with the UDO update process.
	Need more light industrial outside town.	No revision. Industrial land use designation is proposed in One World Way/Unicon Dr. vicinity.
	There should be a land preservation tax imposed on all sales and used by the county to buy or pay for land easements; keep Wake Forest green.	No revision. Town is authorized by the statutes to collect a recreation fee.
	Will aging infrastructure be updated by the Town? Utility lines.	No revision. Action item 13-1 recommends expanding Town's facilities and services concurrently with new growth. Town of Wake Forest is a merger community with the City of Raleigh. Raleigh inspects the utility infrastructure and is responsible for capital utility projects.
	Make sure new developments are consistent with existing adjacent property.	No revision. Action items in Residential Character relate to compatibility in setbacks for infill, design standards for multifamily, etc.
10-8	High intensity uses next to residential is being supported in old WFCC area- poor entry to town from west & north.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
	Update the replacement requirements to require native canopy trees (i.e. oaks) not just bush/trees.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Wake Forest needs to come up with a plan to control littering. There's more and more every day and it will only increase with more people. Start with fines.	No revision. Town has programs, such as the "Show WF Some Love" campaign.
	Re-evaluate open space to consider pastures on Forestville Rd.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
8-8	What will be done about water pollution caused by runoff?	No revision since ordinance related comment. Comment provided to UDO project manager.
	Will low-income residents be protected from rent increases/predatory house buying? Community character.	No revision. Affordable Housing Plan is being developed. Comment forwarded to Plan's project manager.
10-4	New development in northwest is changing community character in a gateway section- money talks.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
10-1	Planning is not considering the large increase in commuters from outside WF- road implications.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Golf course should only be partially developable with concentration on environmental conditions and water management.	Residential Area Plan description revised.
	Opposed to future multifamily housing because of road traffic increase, schools overcrowding, strain on utilities, and clear cutting of land will increase water runoff and water quality. General Residential 3 & 5 are much more sustainable for a town the size of Wake Forest.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds. Action item 13-1 specifies that the Town's municipal facilities and services should concurrently expand with new growth.
	It is assumptive to turn the Joyner property into mixed residential. Is there a way to keep none of this area natural? Conservation development or another park. This is a one time opportunity, then the land is gone.	Map revised to Conventional Residential.
	Include private open space in open space designation.	No revision. Private, HOA owned open space parcels are not being included in the open space land use designation.
	I see no reason to downgrade traditional single family land use areas to mixed residential.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds.
	UDO requiring true conservation subdivisions in watershed.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Please link more homes with wider roads and stoplights. Developers should pay impact fees for roads.	Paragraph on page 35 added. Town does not have authority to charge transportation impact fees.
	The transit oriented development is inconsistent with the future transit supportive residential plan.	No revision. Mixed Use Development and specific residential housing options are permitted as supporting uses in Transit-Oriented Development.
	Residential development along Forestville Road should not include high density based on traffic/schools, etc. in area.	No revision. The Comprehensive Transportation Plan (CTP) identifies ultimate roadway cross sections. As development occurs, roadway improvements will occur.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Need to lobby general assembly for legislative changes like traffic studies that really capture the overall impact-public facilities initiative.	No revision. Action item 22-6 (formerly 18-6) included.
	Affordable housing is a challenge but needed, so press on.	No revision. Comment forwarded to Affordable Housing Plan project manager.
	Building around Wake Forest needs to be thought about more. Think about the impact it has on the environment, traffic, water, schools. Just a suggestion.	No revision. Additional considerations and action items encompass topics related to environment, traffic, services, etc.
2-1	I was glad to see affordable housing included in the plan and encourage the Town Commissioners to adopt a robust plan so that all that work in the Town have access to safe quality homes.	No revision. Comment forwarded to Affordable Housing Plan project manager.
1-1	Alignment should be only with support of local residents.	No revision. UDO update process will be a legislative process consisting of public input.
2-1	Please consider the very recent rezoning work implemented just a few months ago re: 306 South Allen. Please revise the proposed land use from transit supportive to conventional residential to reflect the wishes of the Board of Commissioners, businesses, and residents. The Board unanimously agreed that apartments/multi-family should not be allowed there. We would appreciate if the land use designation support that position.	Map revised to Mixed Residential. In description of Mixed Residential and Transit Supportive Residential, professional services is listed as a supporting use. Residential Area plan specifies to restrict multifamily development on the site.
	Make proposed developments match or be consistent with adjacent or existing property.	No revision. Action items in Residential Character relate to compatibility in setbacks for infill, design standards for multifamily, etc.
3-3	Removing barriers can overburden traffic and drive more commercial development-suburban sprawl not in Wake Forest.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	How will we supply adequate water to all these high density housing units in the future?	No revision. Town of Wake Forest and City of Raleigh have an approved merger agreement, which includes water and sewer allocation for areas included in Community Plan boundary.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	There are limited opportunities for parks and open spaces. Once developed those opportunities are gone. Wake Forest needs to stay green. Keep the forest in Wake Forest.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
1-1	Should be fix the infrastructure before any more building occurs.	No revision. If development proposals complies with Comprehensive Transportation Plan, Unified Development Ordinance, and Traffic Impact Analysis recommendations, staff has no legal authority to deny application.
2-1	Yes to affordable housing! Wake Forest should be affordable to all.	No revision. Comment forwarded to Affordable Housing Plan project manager.
5-6	How will transit services be incorporated and expanded?	Added action item to investigate long term transit options such as microtransit.
5-7	How will accessibility for wheel chairs users and limited mobility folks work?	Text revised. Action item 13-4 updated to reference Public Rights of Way Accessibility Guidelines (PROWAG).
	Wake Forest golf course is open space or a golf course. Keep it that way, do not change the PUD.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
	What is the plan to manage the additional traffic on Hwy 98 from all of the development being built off of the highway?	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Pump the brakes on the development until traffic issues are addressed. Folks from the other areas in the triangle talk badly about the traffic in Wake Forest.	No revision. If development proposals complies with Comprehensive Transportation Plan, Unified Development Ordinance, and Traffic Impact Analysis recommendations, staff has no legal authority to deny application.
	Very concerned about the watershed's viability with all these plans. How many spots will flood easily- in a drought there may not be enough water with so many demands?	Action item 23-13 added.
	Wildlife protection/consideration. Conservation easements for habitat (on vacant land).	Revised Green Space Preservation section to mention wildlife habitat.
	Maintain area around reservoir as public park for hiking/biking.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	Please do not cut down trees around the reservoir. Keep that area as nature/hiking...do not develop.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	I live in Del Webb. Four story apts approved to be built corner of Royal Mill and Gilcrest. Assisted living to be built next to Del Webb. Three acres remain open unknown behind Calista Drive. We're disappointed with four story apartments being built. What will be built on 3 acres?	No revision. The parcel located west of Mendocino St. extension and the proposed nursing home is zoned RMX.
17-3	Wake Forest has an opportunity to grow green space on Joyner property. Make it a park, please.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Please connect all the bike trails and pave around to reservoir.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	Too much traffic everywhere.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	UDO requiring conservation subdivision in watershed.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	As Wake Forest grows, tree canopy should grow.	Action item 22-7 added.
	Need to fix Rogers Road- too narrow and congested.	No revision. P-5707 is a proposed grade separated roadway project on Rogers Road over the railroad.
	Someone needs to check the trees at Del Webb @ Traditions. I don't believe they are native to the area, none have done well on Calista Drive.	No revision. Provided comment to Urban Forestry Coordinator to investigate public street trees.
	Keep Wake Forest reservoir a park like setting with safe walking trails for families.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	Look at keeping trees as a form of SCM. Thicker buffers between neighborhoods.	No revision since ordinance related comment. Comment provided to UDO project manager.
	More condos and townhomes in the downtown area to create a planned urban setting.	No revision. Community Plan discusses Downtown area to provide additional guidance until Renaissance Plan is updated.
	Retain Wake Forest's identity. Pave White Street.	Added action item 13-13.
	We need more: open space, less dense development, bigger setbacks. Some of the ongoing development is ruining Wake Forest. Don't let us be another Cary.	Green space goal revised. Comment related to setbacks provided to UDO project manager.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
10-5	Require developers to beautify neighborhoods now. No need to continue evaluating.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Pave Heritage Lake Rd. Way past due.	Added action item 13-13. Town will continue to coordinate with NCDOT on state roadways.
11-3	11-3 is a must. If Wake Forest is going to grow there needs to have fiber and more broadband available. Needs to be a short term item.	Added action item 11-4.
	Business and restaurant areas with a fountain or water feature. Brings people and promotes a relaxing environment.	No revision. Action item 10-2 included.
	Control weeds and overgrowth along sidewalks-especially near Smith Creek soccer and Heritage High School.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
5-1	"Incentivize" means a town give away of \$\$\$\$. Opposed to 5-1.	No revision. All incentives, including nonmonetary, will be evaluated.
	Better playgrounds.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	Improve Main St. to a quality equal to Heritage and Wakefield.	No revision. Provided comment to Engineering Department.
	Recent minimal setbacks do not allow for any aesthetic. Slow down high density construction.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Pave around the reservoir and connect all the greenways.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
	Forestscape. Streetscape is not appropriate everywhere. Require transitional setbacks and landscape buffers.	No revision since ordinance related comment. Comment provided to UDO project manager.
7-1	Setbacks need to be larger in Neighborhood Commercial.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Setbacks with desirable landscaping a la Heritage are required.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Do not allow Fee in Lieu for trees.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Incentivize maintaining original wooded areas. Not assess, do put in UDO.	No revision. Action items included in Green Space Preservation and Tree Canopy.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Include private open space in open space designation.	No revision. Private, HOA owned open space parcels are not being included in the open space land use designation.
	UDO concerns: Too focused on urbanizing the Wake Forest landscape. We need to move back towards encouraging trees, not concrete.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Would be nice if Downtown did not turn into high rises and look like a big city.	No revision. Community Plan discusses Downtown area to provide additional guidance until Renaissance Plan is updated.
19-8	No solar farms. Poor land use.	No revision since ordinance related comment. Comment provided to UDO project manager.
19-1	Do not approve building if not green. Do not incentivize.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Provide more shopping and boutique stores and reasons for people to frequent town. The events are great. It's day to day vibrancy that needs to improve.	No revision.
	Please stop the urban minimal setbacks. Update UDO to allow larger setbacks with tree lined blvds and keep concrete buildings further from the roads.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Accidents Fatal to Happen. Chalk Rd needs to be studied at Mews at Legacy and Heritage. It is difficult to come out when you can't see around curve. Also, Franklin Academy People picking up children are blocking access and lining up their cars on Chalk Road and you cannot see either way to come out.	No revision. Provided comment to Engineering Department.
	In the area east of Mackie Park to 96, just north of 98, existing build out is residential with larger lots, horse farms, etc. It doesn't make sense to make this mixed use, it should just be single family residential.	No revision. Single-family detached residential is a primary use permitted in the Mixed Residential land use designation.
	Not just conventional design. Encourage conservation design on large tracts with sensitive natural features.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	At least 949 mountain bikers represent/use this area.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	You've already built too much in too condensed a space and decimated all the trees. Stop.	No revision. Action item 22-6 (formerly 18-6) included.
	Is there a requirement to keep a percentage of forest before building? If not, you need to require they keep trees.	No revision. Action item 22-6 (formerly 18-6) included.
	Please slow the building. We are losing the forest in Wake Forest. So very sad.	No revision. Action item 22-6 (formerly 18-6) included.
	Walking connectivity. Start by looking at Retail Drive, where there are bus stops and sidewalks and it's not safe to cross the street. Traffic more people+more cars on the road.	No revision. Action items 17-1 through 17-7 (formerly 15-1 through 15-7) address sidewalks and multi-use paths.
	Build more parks and save the trees.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Sight line and noise concern for proposed "S" line.	No revision. These evaluations will occur during the S-line planning and design.
	Keep the forest in Wake Forest. Don't building more housing developments without roads to support.	No revision. Action item 22-6 (formerly 18-6) included.
	Downtown multi-use development needs to have food stores and restaurants within walking distance of the townhomes and apartments. Also doctors offices/Rx in the area	No revision. Community Plan discusses Downtown area to provide additional guidance until Renaissance Plan is updated.
	Important decisions for planning the Town of Wake Forest need to be made by local elders who know what has worked for the town- and what they want to see. Long time residents.	No revision. Draft Community Plan is based on a significant community input process to provide a balanced approach.
	This seems to contradict itself. How can prioritizing infill development ensure the infrastructure is there?	Growth Areas text removed.
18-6	Tree preservation is essential	Green space goal revised.
	Consider: Taxpayers are willing to get behind purchasing land for parks.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
18-3, 18-6	Tree preservation is essential. 18-6 is important, 18-3 will require work up front with developers.	Green space goal revised.
18-3, 18-6	Stop developers from stripping all the trees for their convenience to keep "lush tree canopy" goal.	No revision. Action item 22-6 (formerly 18-6) included.
17-3	Need more conservation areas.	Green space goal revised.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
17-4	Increase more green space.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
17-1	Building townhouses and apartments away from downtown will force more commercial corridor services and traffic.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds.
16-3	Will transit maps be more widely available?	No revision. Action item 14-1 (formerly 16-1) addresses frequency in service and network expansions.
17-2, 17-3	Maintain the area around the Wake Forest reservoir as green space or develop hiking/biking trails. Avoid runoff into the lake.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
17-1 to 17-4	Yes. Preserve green space.	Green space goal revised.
17-3	Must be changed to "short term" or green space options will disappear e.g. old Wake Forest golf course.	No revision. Action item 17-3 is listed as ongoing.
17-4	Please keep open space as open space. Also please provide detail on how the only non Wake Forest park , land use open space is a P1 housing vs a park or nature park for Wake Forest.	No revision.
16-1 to 16-3	What is goals for S-line railway? Will stops be put in to alleviate traffic? What about a connection to Raleigh?	No revision. Please contact the Planning Department for additional information about the S-line.
	Limit the span and/or height of retaining walls for homes and townhomes adjacent to preserved green space.	Added action item to explore UDO update to reduce visual impact of retaining walls.
15-1 to 15-7	Will more be done about WF accessibility for wheel chair users and folks with mobility issues?	Text revised. Action item 13-4 updated to reference Public Rights of Way Accessibility Guidelines (PROWAG).
	No town property deemed park in NW.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Double town funding for greenways and sidewalks.	No revision. Provided comment to Finance and Administration.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
17-2	Why is this short term? Should be ongoing.	No revision. Following the Community Plan process, the Unified Development Ordinance (UDO) will be updated and conservation subdivision will be established as an option in the UDO.
17-3, 17-4	Old Wake Forest golf course is already declared open space/ golf course by PUD. Do not entertain development. Owner knew it could not be developed. He will sell to town if he can't develop. 185 acres open space.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
14-3	Traffic circles can be very useful at some Wake Forest intersections.	No revision.
	New district park needed south and east of town. Partner with Wake County and Rolesville.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Prioritize expansion and connection of greenways.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
10-2, 10-3	NC state law allows clear cutting. Create incentives now to keep old growth trees.	No revision. Action item 22-6 (formerly 18-6) included.
18-3, 18-5, 18-6	All good short term action plans. Rezoning land use from multi level townhomes to R-3 and R-5 would help to preserve the tree canopy.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
15-1	Great to see proposed greenways west of Main St. on pg 74. It would be great to see connections or additional connections with those in the east.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	Preserve Horse Creek and watershed around it.	Action item 23-13 added.
	Suggest a cluster of conservation development in the UDO.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Keep the PUD protected, do not build into ponds and watersheds.	No revision. The Community Plan is a guiding document and is not proposing to amend any zoning entitlements.
15-6	Will traffic be cut down along side of it?	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
17-2 to 17-4	Maintain totally natural areas for hiking and mountain biking. Soft trails. If paved trails are added, also add MTB loop at reservoir.	No revision. The Comprehensive Transportation Plan (CTP) provides an action item to "evaluate the use of soft trails and paved surfaces in the development of the Wake Forest Reservoir master plan while ensuring residents with varying ability level access to the reservoir."
	Need green space/open space on west side of Capital Blvd. including greenways.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Regarding green spaces. Ensure they connect to ensure maximum potential.	No revision since ordinance related comment. Comment provided to UDO project manager.
17-2	Don't allow mass grading for residential development of properties with numerous 3' to 6' diameter trees like they were allowed to do in Holding Village. Preserve some of the natural character.	No revision. Action item 22-6 (formerly 18-6) included.
18-3	Promote tree preservation, higher fees for private developers.	No revision. Action item 22-6 (formerly 18-6) included.
18-1	Are there any plans to incorporate carbon absorbing forestry?	No revision since ordinance related comment. Comment provided to UDO project manager.
15-6	Pedestrian friendly bridges crossing major roadways?	No revision. Provided comment to Transportation Planner.
	Trees for the Triangle will plant spaces with native trees. Awesome organization. Help beautify Wake Forest.	No revision.
	Require dispersed stormwater retention multiple devices (including LID) and do not rely on one BMP that may fail.	No revision since ordinance related comment. Comment provided to UDO project manager.
	Objective of our planning to preserve our environments and wildlife-reduce impact of environment islands.	Revised Green Space Preservation section to mention wildlife habitat.
19	Sustainable, excellent work.	No revision.
	Use permeable pavement to manage stormwater.	No revision. Action item 8-8 addresses permeable pavement.
19-1	Will the public be able to access/know which companies are being used for green development?	No revision. If company information is provided on plan applications and building permit applications, information may be accessed online.
	Develop more townhomes downtown to support the downtown small businesses.	No revision. Community Plan discusses Downtown area to provide additional guidance until Renaissance Plan is updated.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
20-1	What will be done to offset greenhouse emission from tourism?	No revision. Sections included on Sustainable Development, Sidewalks & Multi-use Paths, Public Transit, etc.
	What is going to happen to the too small and too packed roads? Are we going to widen the roads?	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
22-6	People leave downtown Wake Forest and go elsewhere when they can't find a place to park.	No revision. Action item 26-6 (formerly 22-6) addresses downtown parking.
22-6	Why an attention to mass parking? Why not push for more accessible public transit?	No revision. Action items 14-1 through 14-5 (formerly 16-1 through 16-3) addresses public transit.
	Create conservation subdivision.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Stop building.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm.
	Are there going to be more industrial zones in Wake Forest and Youngsville?	No revision. Industrial land use designation is proposed in One World Way/Unicon Dr. vicinity.
	Where is the "lush tree canopy" located?	Action item 22-7 added.
	Keep this open space to provide natural habitat.	No revision. Property is privately owned.
	Why is this being done again at Renaissance?	No revision. Community Plan discusses Downtown area to provide additional guidance until Renaissance Plan is updated.
	Will there be new park coming to Wake Forest?	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Office Uses & Police Station.	Map revised to Office, Civic & Institutional.
	Image with text. I wish I could go hug that tree but the wall is too big.	Added action item to explore UDO update to reduce visual impact of retaining walls.
	This second sentence to key to whole process.	No revision.
	Office space & police substation. Why not office/institutional?	Map revised to Office, Civic & Institutional.
	Currently zoned open space. Fix.	Map revised to Conventional Residential.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
	Please get forest in Wake Forest. More park space, better/larger setbacks and smaller dense development.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan. Comment related to setbacks provided to UDO project manager.
	Redeveloped/Vacant? This a "multi-family" high rise development.	No revision. Project had not received Certificate of Occupancy as of the map creation date.
	Police shooting range is noisy for adjacent residents	No revision. Provided comment to Police Department.
	How will US-1 conversion be coordinated with existing businesses?	No revision. Staff will continue to coordinate with NCDOT on U-5307.
70	Community facilities need to be planned with existing businesses	No revision. Action item 13-1 recommends expanding Town's facilities and services concurrently with new growth.
51	About 12 acres of vacant land near Del Webb at Royall Mill and Gilchrest – unknown what is going there. Adjacent resident does not want four-story complexes.	No revision. The parcel located west of Mendocino St. extension and the proposed nursing home is zoned RMX.
75	Need places to park cars at bus stations – park and ride. Not everyone can walk to transit	No revision since ordinance related comment. Comment provided to UDO project manager.
	Address how to ensure new development respects open space	Action items added to Green Space Preservation and Tree Canopy.
	Promote cluster development to preserve open space.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Figure out strategies to mitigate clear cutting.	No revision. Action item 22-6 (formerly 18-6) included.
	Protect wildlife areas and natural area.	Revised Green Space Preservation section to mention wildlife habitat.
	Lower densities, greater open space, greater setbacks.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan. Comment related to setbacks provided to UDO project manager.
	Add information about Conservation Design - Add examples of conservation design to Additional Considerations.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Would like a dress shop, perhaps in Downtown.	No revision.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
85	Fill vacancies in Downtown.	No revision. Action item 26-3 (formerly 22-3) recommends identifying strategies to fill vacant buildings Downtown.
	Desire for Trader Joe's.	No revision.
	Desire for more park acquisitions by the Town to actively expand open space.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
50	Add to Residential Area #8: ensure roadway capacity is improved with growth with major residential development proposed	Text revised.
57	Upgrade the Renaissance Center to be a more permanent facility (Liked the idea of the Mixed Use block).	Revised language to "If the owners were to choose to develop, below are alternatives to consider:".
70	Add recommendation for updating Parks and Recreation Plan for new playground facilities.	Added action item to update Parks, Recreation, and Cultural Resources Master Plan.
	Add explanation of why growth is necessary in the Town.	Provided clarification on page 33.
62	Add recommendation for grants/financial support for upgrading historic homes in Historic Districts.	No revision. Key recommendation in Historic Preservation section already notes promotion of State and Federal Tax Incentives.
	Reduce height of retention walls to allow for access to open space, even if it means a larger area is needed for the pond. Acts as a barrier to residents and other natural features.	Added a key recommendation in Community Character.
	Diversify stormwater management systems so if one fails all do not.	No revision since ordinance related comment. Comment provided to UDO project manager.
34	Support infrastructure before growth	Text revised on page 35.
34	Coordinate with private developers on traffic impact.	Text revised on page 35.
	Address traffic congestion, particularly along Rogers Road by the High School.	No revision. P-5707 is a proposed grade separated roadway project on Rogers Road over the railroad.
70	Add recommendation to plan for soft trails for mountain biking.	No revision. Provided comment to Parks, Recreation & Cultural Resources Department.
47	Club Villas Drive/US 1 - There are townhomes there now - should this be Corridor Commercial?	No revision. Area along US-1 and proposed service road identified as Corridor Commercial on land use map. A land use map does not create nonconformities.

February 1, 2022 Open House
Comments on January 11, 2022 Draft

Page	Comment	Response
33	Planning Jurisdiction Map + Annexation Agreements - Are there agreements to the Northwest? Should we expand to the Northwest?	No revision. Town of Wake Forest and City of Raleigh have an approved merger agreement, which includes water and sewer allocation for areas included in Community Plan boundary.
33	Sustainable Growth—Title says Sustainable Growth - Are the annexation boundaries misleading? They look like growth areas.	Revised formatting.
70	Prioritize parks in the NW. Add as a goal.	An action item to update the Parks, Recreation, and Cultural Resources Master Plan has been added to the action matrix. When the Parks, Recreation, and Cultural Resources Master Plan is updated, a needs assessment will be conducted that will determine where additional park amenities, if any, are needed throughout Town.
3	Unclear how the Land Use Plan connects to other documents.	No revision. References provided on pages 22-23.
	Interested in knowing whether there is an over-arching Plan for the road infrastructure to accommodate the projected population increase over the next decade and beyond.	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Is it going to be hard to breathe with masks and there are like no trees?	No revision. Action item 22-6 (formerly 18-6) included.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
86	Two recommendations for the action plan: 1. Under section 5, commercial development, I would like to see a short-term plan that requires developers to leave more open space and prevent them from clear cutting land. In the 7 years I have lived here the tree canopy has been decimated. Planting a handful of 6 foot trees...half of which may die and not be replaced...is just not enough. 2. Section 20-4, Tourism: I travel globally and almost every town trying to attract tourists has one or more sets of strategically located public restrooms. I would add this to the plan.	No revision. Action item 22-6 (formerly 18-6) included. Provided comment about bathrooms to Parks, Recreation & Cultural Resources Department.
	I can tell that a great deal of effort and thought has been put into this plan. My biggest concern, with all new planned home developments, is the devastation to the wildlife as well as our canopy. Even developing greenways and parks disrupts the homes of our local wildlife. I live in Wall Ridge and the natural, untouched areas for wildlife continues to be destroyed and minimized by development. I think that taking into account the constant reduction and destruction of these areas with further development in the same area needs to be addressed. Animals adapt and can survive to some extent in smaller areas, but if we keep shrinking them to non-existence, where is the wildlife supposed to go? I am sure I'm not the only person who moved to Wake Forest for the untouched areas, quaint small town feel, etc. This draw is becoming non existent as we move forward to a more populace and crowded city. The traffic into and out of Wake Forest, any area, is as bad as being in downtown Raleigh. The perks that made Wake Forest so desirable for my young family and those families looking to move here are swiftly disappearing.	Revised Green Space Preservation section to mention wildlife habitat.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	Our first thought in reading through the plan is why does beautiful Wake Forest have to turn into another Raleigh or Cary? We moved to Wake Forest from Raleigh to get away from the massive congestion of housing and roads to what we thought would stay a beautiful area to reside in. Would like to know bottom line what Wake Forest is trying to accomplish with all the growth plans: 1) maintain the "historic, small town charm" or 2) grow and develop to the point of massive congestion of housing and traffic. Please clarify the "historic, small town charm" - does this apply to only the downtown and closely surrounding area? Number 1 priority in all of the planning must be the current and future road congestion due to excess growth (residential). If we do not fix this situation now as the first item on all lists, Wake Forest cannot accommodate all the high density housing currently in process and future. Please give the residents an easy to read detailed plan for the Wake Forest roads. A example of the development/congestion is the Rogers Road and Forestville Road areas behind Harris Teeter. This high density residential apartment buildings, town homes, and houses is not what we envisioned for our Wake Forest area. And, they want to connect a road within this entire development that will go through Heritage and cause road congestion within our development and homes. Where is our quality of life going. In reference to details in the Action Plan, Item 10-10 Community Character reads "work with DOT to identify areas for roadway enhancements (i.e.)	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	more frequent grass cutting and landscaping." Please don't put the focus on beautifying until the roads can accommodate the added traffic! Action Plan, Street Connectivity 14-1 through 14-3: there is no answer to future road congestion nor does it address existing traffic congestion. Traffic circles are not the answer. In summary, what locality is Wake Forest looking to mirror WF after? Is it the Raleigh plan or Cary or otherwise? We respectfully ask that another long look is taken at these congested areas and come up with a unique, charming small town answer to adding more residential areas when they are needed. Not now. We believe there is a lot of undeveloped land within WF that could thoughtfully be used. Everything does not have to be on top of one another.	No revision. The Community Plan provides a guide for how growth should occur in order to balance the needs of the entire community while preserving its small-town charm. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	My takeaway from reading this plan is that it is all about the addition of housing developments. I do not see any plans to preserve or provide natural areas for the town's communities to enjoy. Isn't this town called Wake Forest? Although people make comments that the town should change its name due to the continuous development of subdivisions, it is not a joke. The town is missing a huge opportunity, as far as I am concerned, to differentiate itself from every other town in Wake County. With every development, comes the loss of habitat which was the reason I chose to move here. Isn't preserving natural space or creating new open space important to the town that has "forest" in its name and refers to itself as "Tree City"? From what I see in the development plan, the town is only interested in the business of adding more homes, as if it is a real estate holding company. Another huge concern is where is all the water coming from for the future development of these subdivisions? The town's growth to date has been explosive in the past 30 years. Ok, that is to be expected, but is this the rate we need to continue at? In 10 years, the ability to drive from one side of town has changed dramatically and I cannot imagine how adding all the proposed homesites will affect the character, what's left of the open space, and the "forest-ness" here in the years ahead. Stop and take a good look at what is proposed. This pace is not sustainable in my opinion.... for what it's worth.	No revision. Action items for Green Space Preservation and Tree Canopy included.
	I'm also curious how a smoke and vape shop was allowed to set up shop directly across the street from Heritage High School? Aren't there zoning laws restricting these type of businesses in relation to schools? If not, there should be!	No revision. Provided comment to UDO project manager.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	I noticed there are a lot of spaces slated for apartments/condo type housing, despite a seemingly strong community opposition to such buildings. I live close to the Harris Teeter on Rogers Rd and am already dreading the additional traffic once those unsightly buildings are completed. How can the city justify squeezing all these additional residents into such a tight spot without addressing traffic flow?	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds.
	All growth must stop! We need a moratorium on all construction. Stop destroying the reasons we moved here just two years ago! All of the forest on Wake Forest is being destroyed at a head-spinnin rate. Let's just wait and see how the needs develop and revisit in ten years. No new construction no matter what except as required for roads and policing or for the fire department.	No revision. North Carolina General Statutues limit the authority of municipalities to establish a temporary moratorium particularly governing residential uses.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	We are under contract for the property at (PINs 1831537516, 1831644698, 1831646036, 1831751080) known as the Wake Union Development, roughly 65 acres. We envision our development as a pedestrian mixed-use community with new residential capacity - apartments and townhomes. The legalese is below, and we welcome the time and discussion to walk through our proposal given this property has been vacant for 20+ years - feel free to call or email - 704-905-0215, swhitworth@marettllc.com(External link). Thank you for taking the time to read, review and respond. Steven This property is currently under review for rezoning from HB to NMX and RMX. The Future Land Use in the draft community plan shows the property as Corridor Commercial. This is in line with the current HB zoning, but would not accommodate the mixed use center currently envisioned on the property. While a portion of this property will accommodate the Commercial land use currently proposed, the northern and southern ends of the property would be better suited as multi-family and townhome developments. Marett LLC has had many conversations with the neighbors and town staff in regards to this property, and we believe that the rezoning proposal of multi-family and townhomes along with the mixed used master plan design is more in line with the character of the area, and what is desired by the members of the community. Marett LLC is requesting that the Future Land Use classification be more suited to accommodate for the proposed rezoning with townhomes and multi-family as the current proposed master plan has shown.	No revise. This area is located in an activity center and the land use for activity centers would allow mixed use buildings and supporting residential uses.
	No to strategic growth or growth of any kind. We need a moratorium on all growth for the next ten years.	No revision. North Carolina General Statutues limit the authority of municipalities to establish a temporary moratorium particularly governing residential uses.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	There is no more tree Canopy. It is all destroyed in just the last 2 years. Stop the destruction or WF will be just another ugly suburban disaster. Remove "strategic growth" immediately from the goals. All of my neighbor friends agree.	Growth Strategies Map removed.
	Thank you for a well thought-out and insightful Draft Community Plan. My concerns deal with the current large development in progress and the committed development on the books. How will this impact our current in place infrastructure? Will we be able to keep pace with the demand? One of the goals mentioned in the plan is to "Enhance & Maintain Wake Forest's Green Spaces". I am all for this but no mention was made of the identity of potential large land tracts that may be acquired by the Town for land conservation and preservation . These parcels should be part of the master plan. Question 2 deals with future land use and doe a wonderful job in its presentation. However there is no mention of potential farms and forest for conservation and preservation. Question 3 I believe deals with the identity of Wake Forest. It is my belief that Wake Forest is known for its down town, its historical treasure and its small town feel. This is the character and charm of our community. It is important that energies be directed to the maintenance, repair, and improvement of Wake Down Town. Perhaps this can be accomplished in part through commercial and private partnership. I look forward to listening and learning on Tuesday	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	Appreciate the thoughtfulness put into this draft community plan as it's clear the town is trying to address community concerns around infrastructure. I appreciate more emphasis on pedestrian/bike friendly access to existing areas. As development along 98 continues, I don't see where town is addressing in community plan improving pedestrian/bike friendly crossing from South to North across 98 - such as S. Main Street across 98 or the new Grove 98 areas as well as other areas along 98 to provide easy pedestrian/bike friendly crossing from residential to commercial areas.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	Regarding Question #3: Interesting that E. Spring area and S. Allen Rd area seem to be left out of Residential and Commercial plans other than mention of Senior Housing in S. Allen area. Is there opportunity to provide amenities in these locations/link these areas better to downtown?	No revision. Please reference the Northeast Area Plan.
	The draft Community Plan is well thought out and well written. Mungo Homes has a 10 acre piece of property under contract to develop on Shearon Farms Ave (PIN 1738472008). Currently the property is outside of Town limits but in the Towns planning area. The Future Land Use in the draft community plan calls for the property to be Transit Supportive Residential which encourages high density multi-family apartments or condos. Due to the proximity of the adjacent Single-Family homes to the east it is our opinion that townhomes would be a smoother transition to the adjoining commercial property to the west. Mungo Homes is requesting that the Future Land Use classification be more suited for townhomes as the primary use.	Revised to Mixed Residential.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	Clearly, we need to preserve our Canopy and open spaces. It is unsettling to see the town seem to default to supporting dense development at every turn. Here is one concept that can help preserve our open spaces conserve our watersheds and still allow development. https://www.ncufc.org/uploads/Conservation_subdivision.pdf(External link) There is no "need" to look like New Jersey or Manhattan. Some people have referred to Cary and I agree. Drive through Cary and see the multiplicity of Townhouse and apartment buildings. It is NOT attractive. This town can live fine and maintain a high quality of life by NOT growing for the next 10 years. Business should be welcomed in the primary transit corridors. We need business. We just don't need excessive high density housing.	Added action item to add cluster developments to UDO. Added section on conservation design/cluster development.
	Less forest, too many people and too much traffic is making Wake Forest an undesirable place to live. Bad planning causes massive traffic backups on main street, a disaster. Does not have the infrastructure. Will there be enough water for such a large population during a drought. Why is massive growth so important (profitable) and to who? Very Disheartened	No revision. Town of Wake Forest and City of Raleigh have an approved merger agreement, which includes water and sewer allocation for areas included in Community Plan boundary.
	WF needs a moratorium on most growth and development! An example is multi-family housing like apartment complexes. We have so many already,	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	with several being built right now. The infrastructure just isn't there. I know the infrastructure won't completely "catch-up", but it's barely even in this century. Transit-supportive residential and urban zoning are not appropriate for WF. People don't move here for that; if they want that, they can live in Raleigh or Cary. There's a reason that WF residents are now moving out to Youngsville and other smaller towns. Need to have more creative ideas for traffic control. For instance, the area on Roger's Road where Culver's, etc. is located is a death trap. But kudos for improving the section of Forestville Road between Harris Teeter and Publix. Limit clear-cutting! If Heritage could do it, so can other developments. We need more control over what is allowed. Town commissioners and the planning board need to have the power to say no. WF is a high-demand area for developers - why are we letting them do whatever they want? We can be more picky! We can require more trees, more green space and parks, more small playgrounds and dog parks. My understanding is that there is currently a maximum 20 foot buffer from the street to where new development begins. That should be a minimum of 20 feet. 20 feet doesn't allow for the preservation of some existing, mature trees. Planting new trees is nice, but it's not the same as preserving the tree canopy we already have. I agree that we should cultivate and grow the cultural and arts community in WF.	No revision. North Carolina General Statutes limit the authority of municipalities to establish a temporary moratorium particularly governing residential uses. Provided comment related to buffers to UDO project manager.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	Wake Forest is FULL! this area does not have the infrastructure to keep building massive condo's or apartment complexes . just look at 98 bypass area you just added a 2nd turn lane onto south main st creating a bottle neck on an already crowed street. I live on south main and it's already hard enough to get in or out of my neighborhood. your soon going to have to put up stop lights just so folks CAN get out of their neighborhood.stop creating more problems for this area!! but I know these words fall on deaf ears cause no one down at city hall cares about the folks around here just padding their wallet.then on top of all that you want to raise fee's on us to pay for the added services!! enough is enough.	No revision. North Carolina General Statutues limit the authority of municipalities to establish a temporary moratorium particularly governing residential uses. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth.
	Please stop the building of apartments and townhouses as the volumes of people are very high and traffic is already very high, especially in the area around Traditions. We prefer to maintain the character of the small town and not overcrowd it. We are losing character by adding so many massive buildings. Also the schools are struggling to keep up as it is. Thank you.	No revision. The Plan identifies that there is a strong need to increasing housing choices and attainability for all income groups, stages of life, and backgrounds.
	I moved here from Cary due to the insane growth. I am concerned Wake Forest will repeat many of the same missteps, all for the sake of more tax revenue, sacrificing many of the characteristics that make this a unique and appealing community. A freeze on much of the growth for the next decade, as many have stated, is logical. Our current focus should be on connecting all greenways, preventing any further loss of trees within reason, revitalizing downtown, establishing a park on the east side of the city limits (do something with the reservoir!), and expanding roads and infrastructure to support anticipated future development. Rogers, 98, and the Averette corridor are my primary areas of concern.	Added action item to update Parks, Recreation, & Cultural Resources Master Plan.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	Growth is inevitable, and I support "strategic" such growth. I agree with others that far too many developments have been allowed to clear all the trees from developments far too often, no doubt in the name of expediency and feel that should be addressed. I further agree with others re Rogers Rd being a very busy artery that should be widened all the way to Rolesville to alleviate congestion. I've since moved from Heritage to Tryon and hope that as developments grow along Averitt and eventually Oak Grove Church that smart development, including road widening, is addressed before it gets too far. I particularly liked the citing of North Hills in the plan as an ideal example of neighborhood with its vibrant mix of shops, restaurants, condos, and housing for walkable/bikeable living. Lastly, I support the notion mentioned of improving building facades and enforcing new developments to have such. I've long felt that Main Street along the area of Walmart to be rather unattractive, especially that shopping center itself. Hopefully that can be improved.	No revision. Action item 22-6 (formerly 18-6) included. The Comprehensive Transportation Plan (CTP) identifies ultimate roadway cross sections. As development occurs, roadway widening occurs.
	Our concern is the lack of adequate infrastructure to support past and current growth in the Rogers Road area. The area is already very congested with the existing schools and shopping. Now a large apartment complex is under construction next to Harris Teeter! Will the new community plan ensure that in the future adequate infrastructure is in place at the time of new construction? We would like to see no more construction in the vicinity of Rogers Road and Forestville Road. Leave whatever trees remain in place!	No revision. The Comprehensive Transportation Plan (CTP) models the infrastructure needed based on projected growth. Action item 22-6 (formerly 18-6) included.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	We are fully on the path to ugly suburbia. The difference in just the 15 years I have been a resident is astounding. No concern for trees or green spaces. It's all about cars, shopping, and housing. We need a moratorium on growth until we can fully realize the impact of what has already been done. I ask each and every person reading this to consider if they love Wake Forest or do they want Cary 2.0? Stop the unbridled growth and keep the Forest. We already joke "where the college used to be" do we also want to add: and also the trees?	No revision. North Carolina General Statutes limit the authority of municipalities to establish a temporary moratorium particularly governing residential uses.
	Growth is inevitable, but high-traffic roads such as Rogers Rd in particular, desperately need to have a fully connected sidewalk, and to be widened fully to four lanes. There are four+ schools on Rogers and the sidewalks are not complete. This should absolutely be a priority.	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.
	The statement about no more tree canopy is correct. There seems to be more focus on incorporating and developing new spaces instead of looking at existing developed sites that can be used for a new purpose. Growth is important for the town for revenue generation but the current plan does not take into consideration protecting the surrounding environment. Question - In reviewing the draft plan, pages 14 and 15 indicated 725% increase in population between 1990 and 2020. Is the increase in population impacted by any change in annexation or incorporation i.e. expansion of the town limits? Looking at the number for Wake County and the State, this number for the Town seems inflated.	Action items added to Green Space Preservation and Tree Canopy.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	Please consider the recent rezoning for the three commercial properties on South Allen Rd in your land use designations for those properties. The rezoning was unanimously approved by the BOC at the end of 2021 in order to remove the possibility of large multi-family (apartments) being built in the middle of an established community. Conversely, the proposed land use in the current draft of the community plan paves the way for a future UDO to support rezoning those properties right BACK to a category that would allow (and actively encourage) apartments. Specifically, the “Transit Supportive” designation, which is what is currently proposed for 306 South Allen, calls for “higher intensity housing” and “taller building heights,” which is in direct opposition to the wishes of the BOC, community members and businesses, expressed through unanimous vote, just weeks ago. Please revise the proposed land use for those unique properties in such a way that it reflects the spirit and supports the intention behind the recent rezoning. Changing 306 South Allen to Conventional Residential would allow for the property to be earmarked for senior- supportive housing, while at the same time discouraging future rezoning that would allow 4-6 story apartments to be built there.	Professional Services added as a supporting use to Mixed Residential and Transit-Supportive Residential land use descriptions. For 306 S. Allen Rd., map revised to Mixed Residential and Residential Area Plan description #6 states multifamily development should be avoided.

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	My first question that should be answered in the plan would be "Why do we need or want to grow our town?" It's not a forgone conclusion that we have to grow so what are the incentives for this much expansion so quickly? The benefits of the concept of different land use categories is that you can visualize how the city will support our population whatever their stage of life or configuration of family. I like the case studies but I've not seen you show a case study for the overall feel of the town showing success for this strategy in other areas of the country. For instance, what other towns of our size that have grown this fast have had success in keeping their small town feel? I feel that should have been researched and used as a model for what would work well here. That's the "best in class" idea. Your second question refers to the goals section of the plan and I believe that a lot of our community's goals are covered here but there is an elephant in the room surrounding the transportation plan to support this growth. It would have been helpful to show how that will play out. We have so many new lights, crossroads, housing developments that it seems like a huge uphill battle to get the transportation done correctly.	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	The goal of multi mode transportation is in line with what I heard and expressed at the visioning meetings. The current bike trail map needs some improvement. for instance to get from the east side of town to downtown its a bit out of the way. There needs to be some connecting east/west trails so that we can walk or commute by bike to the industrial/commercial areas from the residential areas easily. For an example if you live in Traditions and followed the bike routes you would cross over 98 going south, cut over to smith creek trail then go back north under 98 to pop out near downtown. There should be a straight shot up Wait ave to downtown from Traditions.	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	There are other issues like this with neighborhoods all over town. So the emphasis is on the new developments having multi use trails but we need to connect the existing houses. I see a significant area that is not addressed at all. Wildlife conservation and protection. In this day and age we should be taking this into consideration right from the beginning. Anecdotally the birds are disappearing from our back yards. Is this due to the removal of the tree canopy? As we divide up the land into islands our wildlife will be unable to live within the town for us to enjoy. This will hurt our quality of life as well as tourism. Why is this not being addressed? The sentiment from those I have spoken with is a general feeling of "it's too late to change anything now". Is that the case? I hope it isn't the case. I hope that those of us who are invested in this community can bring our concerns and have them addressed. I think a campaign that makes it clear that people do have a say will increase input tremendously. I'd like to see in the draft land use plan the future schools, grocery stores and gas stations needed. I believe we need another high school and many middle and elementary schools but I'm not seeing them built out on the east side of town. The community live work play goal is great but there aren't many commercial areas on the east sides of towns. There are food deserts all over this town where there are no groceries or corner stores or restaurants. That means that many people are driving long distances in town. I'd like to see a plan to place more amenities on the east side where all the new developments are going in on 98, Jones Dairy and Forestville. If we have to	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	drive to Rogers road or Main street or Capital for gas and groceries and schools it is going to be very congested. How does the plan address these issues? Is there a part of the community plan that can work with the neighboring towns for amenities and transportation? I would like to see discussion of cooperation with all our neighboring cities showing how they plan to integrate with us for traffic management to downtown Raleigh, suburban sprawl, amenities etc. Additional school districts and educational opportunities for our residents.	Text revised on pg. 33. Green Space Preservation additional considerations revised to mention wildlife habitat. Provided comment regarding greenways to Transportation Planner.
	Lots that has been done and is currently developing is great to see. I'm proud of all the work the town is doing. After viewing the plan for the Suntrust buildings I'm certainly happy to see it not become a CVS or Walgreens and happy that the town was able to step in to (hopefully) develop things in a way that is more in keeping with a healthy urban downtown (not that	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	generous sidewalks as the presenter noted are what I'd call a selling point to the public). Please always do this if the need arises. A few things I was hoping to see more of a concrete plan around is the development of the greenway in the downtown renaissance area. The plan outlined in that original 2017 document certainly echos what I see on page 74, but progress for this hasn't actually came to fruition over this 5 year period. I don't see these on the action matrix at all! My concern is developments around the area will only further complicate and reduce the likelihood of these things actually happening. Holding Village, Franklin street townhomes, Forest on Franklin,Grove 98, and the currently planned White st Townhomes all were or are developments that take away greenspace, but havent offered the public (Seeing the page 78 concerns along with mine) anything in return (aside from a tax base) to expand the greenway in these areas. I would feel much better if this was addressed in a more concrete way. What do we need to get this done? Will a person living in downtown Wake Forest ever have safe easy access to the greenway system? For example Could perhaps the pond west of Kiwanis park and the proposed loop in the development (currently planned halfway around it) be made into a greenway space in addition to the townhomes planned? This type of idea is in keeping with both goals of increasing access the greenspace, serving the desired density, and not strictly getting rid of trees. I'd also love to see the Holding Village development get pedestrian access to franklin st, given this would give access to downtown to so many people! On Page 57 the concept of redeveloping the Renaissance Centre is a long overdue and great idea! Currently the level of talent/lack of higher level musical acts certainly suppresses the potential of the space/ requires more subsidy than a venue should (given it was a repurposed space in the 1st place there is only so much that can currently be done. Plus I know covid didn't	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	neip). The note about improving the government facilities is also nice to see given the post office and surrounding land could certainly use some love, though it is great to have pedestrian access wise! On page 58 mention of ADU's is something I am interested in seeing added in, knowing Raleigh is developing standards for. It also is a smart way to deal with increased housing prices/ need for affordable spaces. On page 62 the recommendation to require a minimum mix of housing I think is necessary for larger developments. Page 65 Capitol Blvd improvements are 1000% needed, I know the town has a list of concerns. My only comment would be that the interest in the greater public vs any individual business should take priority. Given the total number of people that would benefits greatly outweighing those concerns. Page 68 the Burying of utility lines and partnering in any new developments in the renaissance area I am very supportive of, power house row looks great much in due part to the towns work on the utilities. I appreciate public power and the linemen! Page 71 Equity in park development. I'd certainly love to see the more aged/older parks in the area get a face lift, knowing these are the places where green space will actually survive long term I want to see these grow and be accessible. Page 76-77 I am highly supportive of the S line and a station downtown! That area is the exact part of downtown that would be served and offer a great impression to visitors on arrival! One note would be what that experience looks like as they arrive is something I'm not sure the UDO covers aside from	

Engage Wake Forest
January 11, 2022 Draft

Page	Comment	Response
	developing so all 4 sides of a building look good. A tree buffer or consideration of green space along the rail line would be smart to consider. New developments along the future S-line are also a concern of mine, PLEASE make sure we keep this in mind that all future buffer zones are not affected today. Page 95 Point 17-3 Is there a place where we can propose or see the land purchased by the town over time without hunting through maps? I'd love for there to be more of this knowing how much development is occurring. Given there is no easy way of going back, I think the public would love to know what this looks like. Page 96 points 19-6&7 Both really great to see! Would love for the adaptive reuse maps to be publicly viewable online. Love what's been done at Loading dock and see adaptive reuse as a great way to maintain the town's character. Page 97 point 22-4 Supporting younger families would be great from a retail and parks standpoint. We love Lumpy's and playing at town hall, as well as going to HL Miller park (though it really needs some love). Improving Kiwanis park or expanding it along the southern parking lot would be great to see! point 20-1 and 20-9 I'd love to see renovating the Renaissance Centre advanced even if it meant a public private partnership. The Renaissance Centre currently is a weakness. This is coming from a person who highly supports the arts! point 20-2 Could the town elaborate on what a recreation facility that has regional draw means? Like the sound but not sure what this means Thank you for all the hard work put into this document!	No revision. Please reference the Future Pedestrian and Greenway Network Maps in the Comprehensive Transportation Plan.