



Wake Forest Special Called Board of Commissioners Meeting
Meeting Agenda
March 23, 2023 at 6:00 PM
All items listed are for discussion and possible action.

Notice

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

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All Board of Commissioners meetings are broadcast live on [WFTV 10](#) beginning at 7 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

The [Board of Commissioners](#) meeting agenda is available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Deputy Town Clerk's office at 919-435-9432. Citizens may also receive a copy of each month's agenda via email by enrolling in the free [E-Notifier](#) subscription service.

Public Hearings

When an agenda item is denoted as a [Public Hearing](#), persons attending shall be permitted to address the Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five minutes of time to speak and may choose to allow one speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five minutes each to express his/her comments, ideas, concerns, expressions, and desires. No comments will be allowed on agenda items.

Public Comment

During the Public Comment period, anyone wishing to address the Board of Commissioners concerning an issue or topic that is not a public hearing item or an agenda item should complete and submit the Board of Commissioner Public Comment Form on the [Town website](#) or email Town Clerk [Terry Savary](#) by 9 a.m. the day of the meeting. Then, during the Public Comment portion of the meeting, Mayor Jones will recognize you and invite you to the podium at which time you will have 3-5 minutes to speak. Thank you for your cooperation.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

3.Presentations

4.Public Hearings / Public Comment

5.Consent Agenda

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

6.Legislative Items

7.Planning Items

- 7.A. Public Hearing on LEGISLATIVE CASE RZ-21-11, Forestville Road Townhomes, filed by Carolina Land Design, PLLC to rezone 7.7± acres located at 1109 and 1129 Forestville Road, being Wake County Tax PINs 1749672831 and 1749670589 from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD).

[BOC Agenda Summary RZ-21-11.pdf](#)

[RZ-21-11 Staff Report.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)

[Attachment E - U.S. Army Corps of Engineers Notification of Jurisdictional Determination.pdf](#)

[Attachment F - NCDEQ Buffer Determination Letter.pdf](#)

[Attachment G - NCDEQ Dam Safety Notice of Deficiency Letters.pdf](#)

[Ordinance RZ-21-11 Forestville Road Townhomes v2.docx](#)

[Exhibit 1 - Legal Description.pdf](#)

[Exhibit 2 - Consistency Statement.pdf](#)

[Exhibit 3 - Forestville Road Townhomes Conditional District Plan.pdf](#)

- 7.B. Consideration of a petition requesting contiguous annexation submitted by Optimal Equity Group, LLC for property associated with Forestville Road Townhomes located at 1109 Forestville Rd. and 1129 Forestville Rd. being Wake County PINs 1749-67-2831 and 1749-67-0589 being approximately 8.197 acres.

[032323 BOC Agenda Summary AN-22-08.pdf](#)

[Attachment A Legal Description AN-22-08.pdf](#)

[Attachment B Annexation Map AN-22-08.pdf](#)

[Attachment C Petition AN-22-08.pdf](#)

[DRAFT ORDINANCE AN-22-08.docx](#)

- 7.C. Consideration of LEGISLATIVE CASE RZ-21-11, Forestville Road, filed by Carolina Land Design, PLLC to rezone 7.7± acres located at 1109 and 1129 Forestville Road, being Wake County Tax PINs 1749672831 and 1749670589 from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD).

- 7.D. Public Hearing on QUASI-JUDICIAL CASE SU-99-02-01, Joyner Property, a Special Use Permit amendment filed by McAdams Company for 145.65± acres located at 1180 and 1200 Club Villas Drive, being Wake County Tax PINs 1841091336 and 1831895139 (portion).

[BOC Agenda Summary SU-99-02-01.pdf](#)

[SU-99-02-01 Staff Report](#)

[Exhibit A - Special Use Permit Amendment Application.pdf](#)

[Exhibit B - Neighborhood Meeting Information.pdf](#)

[Exhibit C - Proposed Special Use Permit Plans prepared by McAdams and dated February 27, 2023.pdf](#)

[Exhibit D - Maps.pdf](#)

[Exhibit E - Special Use Permit SU-99-02 Approvals.pdf](#)

[Exhibit F - Prior SUP & PUD Regulations.pdf](#)

[Exhibit G- Conservation Easement.pdf](#)

[Exhibit H - UDO Section 15.10.pdf](#)

- 7.E. Consideration of QUASI-JUDICIAL CASE SU-99-02-01, Joyner Property, a Special Use Permit amendment filed by McAdams Company for 145.65± acres located at 1180 and 1200 Club Villas Drive, being Wake County Tax PINs 1841091336 and 1831895139 (portion).

8.Administration and Financial Items

9.Public Services Items

10.Parks and Recreation Items

11.Public Safety Items

12.Other Business

13.Adjournment



Special Called Board of Commissioners Meeting Agenda Item Report

Agenda Item No.: 2023-19-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: March 23, 2023

SUBJECT

Public Hearing on LEGISLATIVE CASE RZ-21-11, Forestville Road Townhomes, filed by Carolina Land Design, PLLC to rezone 7.7± acres located at 1109 and 1129 Forestville Road, being Wake County Tax PINs 1749672831 and 1749670589 from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-21-11.pdf](#)
- [RZ-21-11 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
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- [Attachment C - Maps.pdf](#)
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- [Attachment E - U.S. Army Corps of Engineers Notification of Jurisdictional Determination.pdf](#)
- [Attachment F - NCDEQ Buffer Determination Letter.pdf](#)
- [Attachment G - NCDEQ Dam Safety Notice of Deficiency Letters.pdf](#)
- [Ordinance RZ-21-11 Forestville Road Townhomes v2.docx](#)
- [Exhibit 1 - Legal Description.pdf](#)
- [Exhibit 2 - Consistency Statement.pdf](#)
- [Exhibit 3 - Forestville Road Townhomes Conditional District Plan.pdf](#)

Agenda Item: Public hearing of LEGISLATIVE CASE RZ-21-11, Forestville Road Townhomes; rezoning filed by Carolina Land Design, PLLC to rezone 7.7 ± acres located at 1109 and 1129 Forestville Road, being Wake County Tax PINs 1749672831 and 1749670589 from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD).

Summary: A public comment session was held at the February 14, 2023 Planning Board meeting. The Planning Board voted 4-2 to find the request consistent with the 2009 Community Plan, but not in the best public interest, and recommended denial of the zoning map amendment (rezoning) request.

Following the Planning Board meeting, the applicant submitted revised conditions which include:

- Removed tan or gray color options for the fence being provided as part of the buffer as requested by the adjacent property owners.
- Added that the provided buffer fence will be placed in the middle of the buffer with landscaping on both sides of the fence as requested by the adjacent property owners.

Attachment B has been updated to reflect these changed conditions.

Attachments: See Staff Report



Staff Report

Case RZ-21-11: Forestville Road Townhomes Conditional District

Meeting Date	March 23, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 1109 and 1129 Forestville Road: 1. Act on Plan Consistency Statement 2. Rezone 7.7 acres on the Town of Wake Forest Zoning Map from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended denial by a vote of 4-2 of the zoning map amendment request. See Attachment D for the Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
December 15, 2022 <i>(See Attachment A)</i>	February 14, 2023	March 23, 2023

CASE INFORMATION

Applicant	Carolina Land Design, PLLC C/O William Huyler 3915 Beryl Road, Suite 130 Raleigh, NC 27607
Developer	Optimal Equity Group, LLC C/O Robert Shaar 924 Evening Snow Street Wake Forest, NC 27587

Property Owners	Optimal Equity Group, LLC C/O Robert Shaar 924 Evening Snow Street Wake Forest, NC 27587
Location	Frontage along Forestville Road, in between the intersections of Forestville Road/Rogers Branch Road and Forestville Road/Woodstaff Avenue
Addresses	1109 and 1129 Forestville Road
Wake County Tax PIN(s)	1749672831 and 1749670589
Acreage	7.7 acres
Zoning	Existing: Wake County's Residential-30 (R-30) Proposed: Residential Mixed-Use Conditional District (RMX-CD)
Land Use	Existing: Single Family Proposed: Dwelling – Townhome (63 lots)
Community Plan (2009)	Growth Strategies: General Urban Zone Neighborhood 39 Planning Areas:
Corporate Limits	This application is currently in the Town's short range urban service area and is not in the Town's corporate limits or extraterritorial planning jurisdiction (ETJ). An annexation petition is filed for consideration.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 35-123 and 269 for descriptions of Town Areas and General Urban Zone in the [2009 Community Plan](#).

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	General Commercial and Open Space (Bridgeport)	Neighborhood Business Conditional District (NB CD) and Residential Mixed-Use Conditional District (RMX CD)
South	Dwelling – Single Family and Open Space (Bridgeport)	General Residential 5 Conditional District (GR5 CD)
East	Dwelling – Single Family (Bridgeport)	Residential Mixed-Use Conditional District (RMX CD)

West	Secondary School (Heritage High School) and Forestville Road ROW	General Residential 3 (GR3)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. <i>See Attachment C for associated maps.</i>		

MASTER PLAN ANALYSIS

Open Space	Required: 5% or 0.39 acres Proposed: 14% or 1.08 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space	Required: 2% or 0.15 acres Proposed: 2.5% or 0.19 acres Summary: The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Active Recreation	Required: 25% of park space or 0.05 acres Proposed: 68.4% of park space or 0.13 acres Summary: The proposed active recreation use is proposed as a playground as outlined in Attachment B, Condition #13. The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: This property is served by a 12" water line located along Forestville Road and an 8" waterline located along Remnick Avenue. It is also served by an 8" sewer line located through the Bridgeport open space south of the project that will be extended through the project. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
Parking	Required: Per UDO Chapter 9.4, the parking requirement for Dwelling - Townhome is 1.8 spaces per unit or 110 parking spaces. The bike parking requirement for Dwelling – Townhome is 2 per 40 auto spaces or 7 bike spaces. Proposed: The applicant is proposing to provide 128 parking spaces through off-street parking spaces. The developer will provide at least 7 bike

	parking spaces, in addition to park space bike parking requirements. The final locations will be determined at the time of Construction Plan review. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.
Roads	Required: The Comprehensive Transportation Plan requires a 4A road cross-section for Forestville Road. Based on the number of lots proposed (fewer than 100), the UDO did not require a Transportation Impact Analysis (TIA). Proposed: The proposed Master Plan (Exhibit 1, Sheet 1) complies with the 4A cross section for Forestville Road, which requires right-of-way dedication and installation of a 12' travel lane and curb and gutter. The CTP requires a multiuse path on the east side of Forestville Road. See Map 4-5, Future Pedestrian Network. The UDO requires that stubbed streets be extended through the development, which is being provided with the extension of Remnick Avenue. The proposed number of dwelling units does not meet the required threshold to require a Transportation Impact Analysis (TIA) per Section 6.11.1 of the UDO. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.
Unique Site Constraints	Summary: On September 9, 2021, NCDEQ issued a Buffer Determination Letter (Attachment F) stating that both ponds on site and the stream leading from the larger pond to Sanford Creek are not subject to Neuse River Buffers. On March 3, 2022, the U.S. Army Corps of Engineers issued a Notification of Jurisdictional Determination (Attachment E) stating that there are no waters present on the subject site which are subject to the permit requirements of Section 404 of the Clean Water Act. Approximately 3.2 acres of the site is covered by an existing pond. The dam of the pond (WAKE-265) is listed on the North Carolina Department of Environmental Quality's (NCDEQ) Dam Inventory and was last inspected on February 15, 2022. The dam was given a rating of poor condition and is listed as having a high dam hazard potential and the pond has a history of overtopping, an inadequate spillway, and other issues that may affect the integrity of the dam. Three Notice of Deficiency letters have been sent by NCDEQ's Division of Energy, Mineral, and Land Resources over the last five years. According to the Regional Engineer for the Raleigh Division of Energy, Minerals, and Land Resources, Bill Denton, this dam is one

	of the most concerning dams out of the 16-counties covered by the Raleigh Region that he supervises (Attachment G). The property is currently in Wake County's jurisdiction and the Town of Wake Forest has no jurisdictional authority over the property. It should also be noted that the smaller pond north of the larger pond is also a concern if the larger pond is removed. NCDEQ has stated they are in favor of the filling a portion of the pond as proposed on the Master Plan to help reinforce that pond's dam.
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PROPOSED MODIFICATIONS OF BASE RESIDENTIAL MIXED-USE ZONING DISTRICT STANDARDS

Article 2.2.3.D Principal Building

Required:	Front Setback – 18' max Street Side/Secondary Front Setback – 5' min Side Setback – 0' min Rear Setback – 5' min
Proposed:	Front Setback – 10' max Street Side/Secondary Front Setback – 5' min-10' max Side Setback – 0' min Building Separation for Interior End Units – 10' min Rear Setback – 5' min-20' max

Article 8.5.2.B Street Yard Buffers

Required:	20' Type B Buffer – Option 1 along Forestville Road
Proposed:	16' Type B Buffer – Option 1 along Forestville Road

See Attachment B for proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2009)	The proposed zoning map amendment request is generally consistent with the 2009 Community Plan.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.

Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Planning Board Recommendation and Plan Consistency Analysis
- Attachment E: U.S. Army Corps of Engineers Notification of Jurisdictional Determination
- Attachment F: NCDEQ Buffer Determination Letter
- Attachment G: NCDEQ Dam Safety Notice of Deficiency Letters

EXHIBITS

- Exhibit 1: Legal Description
- Exhibit 2: Consistency Statement
- Exhibit 3: Forestville Road Townhomes Conditional District Plan

December 5th 2021

Dear Wake Forest Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Wake Forest for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Wake Forest regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: December 15, 2021 Meeting Time: 6:00 PM

Meeting Location: Optimal Sante, 1021 Forestville Road, Wake Forest

Type of Application: Master Plan for zoning change for residential mixed use

Project/proposal property address: 1109-1129 Forestville Road

Description of project/proposal: 61-unit townhome subdivision with public roads connecting Remnick Avenue to Forestville Road.

Upcoming public meetings for this application (Planning Board and/or Town Council): To Be Determined

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at **760 791-2204**.

You may also contact the Planning Department at 919-435-9510.

Sincerely,

William Huyler *William Huyler*
CLD

Cc: Town of Clayton Planning Department

Wake Forest Forestville Road – 1109-1129 Forestville Road
Neighborhood Meeting Minutes 12/15/2021

1. Concerns regarding the buffer width at the back of the property, they are requesting we do not do rear entry along the homes sites at the back of the property the entire street, the buffer will be much better and cars won't be putting headlights in their living space

Speaking with Patrick Reidy, the city will not budge on this issue. -Will Huyler
2. Request to add a fence, I discussed making sure the tree lines were high enough they seem happy with that.

Now that the homeowners know there will be a green screen protecting, they are okay with this. -Will Huyler
3. Concern the trees won't hide the new homes, especially for current owners on the east, we will plant enough trees to ensure the buffer is good to go.
4. Request to conduct a traffic study, I mentioned I did not think it would be a requirement with the unit count being as low as it is.
4. Request to keep the existing trees, we plan on doing just that.

We plan on keeping some trees per the landscape plan. -Will Huyler
5. There are current traffic jams due to drivers cutting through the neighborhood, concern traffic will be worse, I mentioned a speed bump would help.

Patrick Reidy said the city does not allow speed bumps. -Will Huyler
6. Request to add a speed bump or a traffic circle

Patrick Reidy said the city does not allow speed bumps. -Will Huyler
7. Request to move the second exit road to prevent more cars on the inner road.
The city will not allow the removal of the 2nd exit road. -Will Huyler
8. Request to add a playground and dog park so new owners won't use current owner's amenities
This can be proposed and implemented during final constructed documents or as a condition of approval. -Will Huyler
10. Will the road be public or private? Public.
11. Request to receive the final plan. We can give them the final plans. I believe they would be made available. -Will Huyler
12. What will be the work time during the day? How much noise will it create and how will the works/trucks come in and out? I mentioned expectations 8 to 5 or 6 Monday to Friday

13. Who will check for contamination, we already did a phase one report and no issues, they asked about when we take out any existing underground septic etc, I also mentioned we are very regulated and won't be able to build without inspection after the fact
14. How will the pond be filled and using what, we discussed compact clean soil.
15. Who will be the builder? Not known as of yet.
16. If you don't develop, who will? What will you guarantee (the 5 points) and how will you enforce it?
17. In what direction will the water flow? Southern just as the existing condition. -Will Huyler
18. Request to change to front entrance they homeowners are asking we not stub up in their neighborhood, I mentioned I would ask if we could have 2 entries onto rogers rd but did not think we had enough space.

The city wants the waterline connection into their public road. Only 1 entrance from Forestville Road is presumably allowed. -Will Huyler

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

STROUD - WAKE FOREST LP
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

BEAZER HOMES LLC
801 CORPORATE CENTER DR STE 330
RALEIGH NC 27607-5486

WILLIAMS, JHAIR WILLIAMS, SHAKEIA
109 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

BURKE, DONNELL JAMAL BURKE, SHARON CRAIG
117 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

SHERIAN, CURTIS LEE SHERIAN, BESSIE
121 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

GURLEY, DAVID GURLEY, MELISSA
125 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

GLENN, KIMBERLY M GLENN, JAMES MICHAEL
129 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

AMO, ALEXANDER AMO, LADY VANNESA
133 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

SHELLOW, CLEMENTINE
137 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

WASEM, VICTORIA AMY
6656 PENFIELD ST
WAKE FOREST NC 27587-3468

IYADURAI, SAM FERNIX DAVID JOSEPH, MAGDALINE GEETHA
6652 PENFIELD ST
WAKE FOREST NC 27587-3468

NASERI, MOHAMMAD BASIR NASERI, MUHAJIRAH
6648 PENFIELD ST
WAKE FOREST NC 27587-3468

CLAVIJO, LEONOR CABALLERO, VICTOR HUGO SANDOVAL
6644 PENFIELD ST
WAKE FOREST NC 27587-3468

KANG, DONGCHEUL PARK, YOUNGMI
6640 PENFIELD ST
WAKE FOREST NC 27587-3468

GROVES, HEATHER L GROVES, JEREMY C
6636 PENFIELD ST
WAKE FOREST NC 27587-3468

BRICENO, OSCAR J ROZO PERDOMO, FRANCYS SAAVEDRA
6632 PENFIELD ST
WAKE FOREST NC 27587-3468

ANDERSON, DOREEN
6628 PENFIELD ST
WAKE FOREST NC 27587-3468

STROUD - WAKE FOREST LP
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

CHAVEZ, DARWIN CHAVEZ, ALMA ANGELA
120 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

ARNOLD, LAUREN ANAIS PACE, ELTON CORDELL
124 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

JOYNER, TARSHA Y JOYNER, KOBIE K
128 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

ALIMILLI, LAKSHMI SRICHARAN KURITI, SOWMYA NAIDU
136 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

BUSH, ROBERT A BUSH, GABRIELLA
140 WOODSTAFF AVE
WAKE FOREST NC 27587-9801

SANCHEZ, CAROL YORK SANCHEZ, MICHAEL
200 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

VELEZ, FLOR A ROSANO, RAUL AARON
208 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

SHOPE, ANNA L JAVOR, KEVIN P
212 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

JARAMILLO, MARIA DEL PILAR TORRES, JOSE ARTURO ARAMBULA
216 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

MEMON, GHAYASUDDIN MEMON, SANA
220 WOODSTAFF AVE
WAKE FOREST NC 27587-980

DELAINE, CINDY DELAINE, LENNICE
205 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

PALAZZO, JEFFREY PALAZZO, JENNIFER L
209 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

LA, DUYTHONG NGUYEN, NGOC HIEN THI
213 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

DAVIS, TONY DAVIS, MELISSA
217 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

GREEN, MICHAEL LAWSON GREEN, CANADAY HUBBARD
221 WOODSTAFF AVE
WAKE FOREST NC 27587-9802

ELMS, SHERRI M ELMS, JEFFREY W
6633 PENFIELD ST
WAKE FOREST NC 27587-3468

BOURQUE, MICHAEL JAMES BOURQUE, KRYSTAL
6637 PENFIELD ST
WAKE FOREST NC 27587-3468

BASSIGNANA, RAYMOND J BASSIGNANA, MISTY
6641 PENFIELD ST
WAKE FOREST NC 27587-3468

HAWKES, DEIRDRA C HAWKES, AUDWIN M
6645 PENFIELD ST
WAKE FOREST NC 27587-3468

ROCHINO, RANDOLPH N ROCHINO, ASHLEY
6649 PENFIELD ST
WAKE FOREST NC 27587-3468

BAGNULO, ELSA Q BAGNULO, JOSEPH P
6653 PENFIELD ST
WAKE FOREST NC 27587-3468

WYATT, LEONARD BURNETT WYATT, PATRICIA ANN
6624 VESTAL ST
WAKE FOREST NC 27587-9804

NOONAN, JOSHUA WESTLAKE ALMEKINDERS, ANNA E
6628 VESTAL ST
WAKE FOREST NC 27587-9804

KINANE, PATRICK JOSEPH KINANE, JILL NORTH
6632 VESTAL ST
WAKE FOREST NC 27587-9804

ZHENG, LI CHAO ZHENG, SHI FANG
6636 VESTAL ST
WAKE FOREST NC 27587-9804

LEE, VINCENT CHAU, ERICA Y
6640 VESTAL ST
WAKE FOREST NC 27587-9804

SHARMA, JATIN KUMAR, LEVINA
6625 VESTAL ST
WAKE FOREST NC 27587-9804

SHARMA, JATIN KUMAR, LEVINA
6625 VESTAL ST
WAKE FOREST NC 27587-9804

JACOBSEN, JUSTIN JACOBSEN, LOUISE
6600 PENFIELD ST
WAKE FOREST NC 27587-3468

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

KIM, IGOR KIM, GALINA
6608 PENFIELD ST
WAKE FOREST NC 27587-3468

CHOI, JAE Y CHOI, MI J
6612 PENFIELD ST
WAKE FOREST NC 27587-3468

KRISHNAMANENI, RAGHAVENDRA RAO CHINTAPATLA, DIVYA
6620 PENFIELD ST
WAKE FOREST NC 27587-3468

HOLMES, JOSEPH KING JR HOLMES, EBONIE
6616 PENFIELD ST
WAKE FOREST NC 27587-3468

JOHNSON, MATHEW JOHNSON, NICOLE TURNER
6601 PENFIELD ST
WAKE FOREST NC 27587-3468

HAAS, ANNIE M HAAS, FREDERICK P
6609 PENFIELD ST
WAKE FOREST NC 27587-3468

POTHURI, PRABHU KUMAR POTHURI, DIVYA JYOTHI
6613 PENFIELD ST
WAKE FOREST NC 27587-3468

EITZEN, RACHEL WELLS ARMSTRONG, RICHARD JAMES
6617 PENFIELD ST
WAKE FOREST NC 27587-3468

TYREE, MESHA
6621 PENFIELD ST
WAKE FOREST NC 27587-3468

CHAE, SUNG HYUN KIM, EUNICE
6625 PENFIELD ST
WAKE FOREST NC 27587-3468

BUTLER, ANTOINE DUANE BUTLER, DIONNE
6629 PENFIELD ST
WAKE FOREST NC 27587-3468

HAIDET, MELISSA
6600 VESTAL ST
WAKE FOREST NC 27587-9804

CHEN, CHAO HUI LIEW, CHIN POOH
6604 VESTAL ST
WAKE FOREST NC 27587-9804

AGUILAR, DAVID J MULERO, ANGELA A
6608 VESTAL ST
WAKE FOREST NC 27587-9804

TERRY, MARY CHAUVIN
6612 VESTAL ST
WAKE FOREST NC 27587-9804

LEWELLEN, WILLY TALI, VESA
6616 VESTAL ST
WAKE FOREST NC 27587-9804

PRICE, CHRISTINA PRICE, BRIAN
6620 VESTAL ST
WAKE FOREST NC 27587-9804

RUIZ, LEANNE RUIZ, ALBERTO
224 SIMWOOD AVE
WAKE FOREST NC 27587-3474

MERINO, AMAURY PUPO GOMEZ, AUDRY FERNANDEZ
217 SIMWOOD AVE
WAKE FOREST NC 27587-3474

CEESAY, PA SAMBA CEESAY, MAGET N
213 SIMWOOD AVE
WAKE FOREST NC 27587-3474

WOODWARD, BRANDON WILLIAM LEEPER, REBECCA LAUREN
209 SIMWOOD AVE
WAKE FOREST NC 27587-3474

SEIKALI, ELIAS QUISPE, YOISA PENALOZA
205 SIMWOOD AVE
WAKE FOREST NC 27587-3474

SASSOM LLC
10121 CAPITAL BLVD STE 105
WAKE FOREST NC 27587-7745

FANOUS, FADY MORCOS, JACKLEEN
6537 PENFIELD ST
WAKE FOREST NC 27587-3476

COLLINS, JENNIFER LYNN COLLINS, DAVID SHAWN
6533 PENFIELD ST
WAKE FOREST NC 27587-3476

YELTI, NIKHIL REDDY ALLURI, RICHAR REDDY
6525 PENFIELD ST
WAKE FOREST NC 27587-3476

WILLIAMS, DANIEL TALI-WILLIAMS, DIELLA
6521 PENFIELD ST
WAKE FOREST NC 27587-3476

BURRIS, STACEY D
6517 PENFIELD ST
WAKE FOREST NC 27587-3476

ERRICO, SUZANNE ROSE
6513 PENFIELD ST
WAKE FOREST NC 27587-3476

LEE, ROBERT S LEE, CHRISTY H
6536 PENFIELD ST
WAKE FOREST NC 27587-3476

CHILKEPALLI, ANKITH BRYAN, ALLISON NICOLE
6532 PENFIELD ST
WAKE FOREST NC 27587-3476

NI, ZHOU XIN YAN, LING
6528 PENFIELD ST
WAKE FOREST NC 27587-3476

JOHNSON, LA KESHA W. JOHNSON, DAVID E
6524 PENFIELD ST
WAKE FOREST NC 27587-3476

CHEUNG, KWAN HO TAKO WU, ELSA
6520 PENFIELD ST
WAKE FOREST NC 27587-3476

CARVAJAL, CARLOS CARVAJAL, EMILY
6516 PENFIELD ST
WAKE FOREST NC 27587-3476

OROZCO, CARLOS ALBERTO REBOL LOPEZ, SAVY ZACIL SANCH
6512 PENFIELD ST
WAKE FOREST NC 27587-3476

EL, BADAoui SOUAD BADAoui, MADEH
6508 PENFIELD ST
WAKE FOREST NC 27587-3476

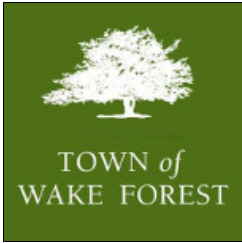
DUONG, ANNA NGUYEN, OANH THI
6504 PENFIELD ST
WAKE FOREST NC 27587-3476

ADJACENT PROPERTY OWNERS LIST

Project Name: Forestville Road Townhomes

The following are all the persons, firms, or corporations owning property within 500 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

PARCEL NUMBER	NAME	ADDRESS
	Victoria Wasem	6656 Penfield St
	Heather Groves	6636 Penfield St
	Diana Anderson	6628 Penfield Street
	Joseph Bagnolo	6653 Penfield St
	Dave + Elaine Sheppard	341 Simwood
	Igor Kim	6608 Penfield St
	KENNETH CHRISTIE	1111 GOLDEN POPPY CT
	ELLEN CHRISTIE	1111 GOLDEN POPPY CT
	JATIN SHARMA	6625 VESTAL STREET
	Victor & LEONOR ^{SOLD}	6644 PENFIELD ST
	Rajhu Krishnamoorti	6620 Penfield St
	Sam Fernix Iyadurai	6652 Penfield St
	Cheralyn Baker	309 Simwood Ave
	Joseph Holmes	6616 Penfield



Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#640097

Project Title: Forestville Road Townhomes Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

County: Wake

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will 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?: Yes

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

Pre-Application Conference Date: 10/06/2021

Staff Member Met With: Patrick Reidy

Project ID: RZ-21-11

Project Information

Development/Subdivision (optional - for reference only):

Forestville Road Townhomes

Project Address or PIN:

- 1109 FORESTVILLE RD (1749672831)
- 1129 FORESTVILLE RD (1749670589)

Tax PIN:

- 1749672831
- 1749670589

Zoning: Zoning

- 1109 FORESTVILLE RD: RMX CD
- 1129 FORESTVILLE RD: RMX CD

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: In ETJ

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

Land Use: Land Use Development

Acreage: 8.197

- 1109 FORESTVILLE RD: Residential
- 1129 FORESTVILLE RD: Residential

GIS Acreage: GIS Acreage

- 1109 FORESTVILLE RD: 2.99
- 1129 FORESTVILLE RD: 4.71

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:** RZ-21-11

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

William Huyler
Carolina Land Design, PLLC
3915 Beryl Road, Suite 130
Raleigh , NC 27607
P: 760 790-2204
will@carolinalanddesign.com

Project Contact - Developer

Robert Shaar
Optimal Equity Group, LLC
924 Evening Snow St.
Wake Forest, NC 27587
P: 610 295 3699
shaar@myoptimalequity.com

Project Contact - Other

William Huyler
Carolina Land Design, PLLC
3915 Beryl Road, Suite 130
Raleigh , NC 27607
P: 760 790-2204
will@carolinalanddesign.com

Project Contact - Property Owner

Robert Shaar
Optimal Equity Group, LLC
924 Evening Snow St.
Wake Forest, NC 27587
P: 610 295 3699
shaar@myoptimalequity.com

Project Contact - Engineer

William Huyler
Carolina Land Design, PLLC
3915 Beryl Road, Suite 130
Raleigh , NC 27607
P: 760 790-2204
will@carolinalanddesign.com

Traffic Impact Analysis

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

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

Project Number:

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

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

Proposed Conditional Zoning District: RMX-CD, Residential Mixed-Use

Proposed Land Use:

The proposed use will consist of a townhome community that has 61 lots with homes mostly on the exterior of the property. The interior will have a square area for common activities and openspace. There are proposed public roads going through the property.

Proposed Number of Lots: 63

Number of Single-Family Lots: 0

Number of Multi-Family Units: 0

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

Number of Buildings: 63

Number of Townhome Lots: 63

Number of Stories: 2

Plan Information - Conditional Rezoning

Description of Request:

The property is currently in wake county as R-30 and needs to be rezoned as RMX in order to to subdivide the lots and build townhomes.

Initial Proposed Conditions Offered by Applicant:

1. Units 1-15 shall be permitted to front on common open space.
2. All elevations of the units facing public rights-of-way shall have trim around the windows.
3. Exterior walls on the front of the Townhouse unit facing public rights-of-way, shall contain at least three of the following elements, and exterior side walls that can be seen from the public right-of-way shall contain at least two of the following elements:
Bay Window
Decorative Window
Decorative Trim
Recessed Window
Decorative Shake
Porch or Stoop
4. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the UDO.
5. A varied color palette shall be utilized on buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
6. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials facing/parallel to the public right-of-way.
7. Roof lines to match architectural building style. Townhouse rooflines cannot be a single

mass; it must be broken up horizontally and/or vertically. The maximum number of continuous units within a building without a break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12.

8. Front stoops, if provided, shall be a minimum of 4' in depth.

9. Site Master Plan (SD-21-15) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted master plan.

10. The front of all Units shall provide a minimum of 15% glazing.

11. Raised foundation of 18" for privacy from the sidewalk into the homes.

12. Each town-home group shall implement a varied front elevation styles that provide different horizontal and vertical features so that no more that two town-homes are identical.

No two town-homes shall be the same that are adjacent to each other.

13. Active open space will be satisfied with a playground from 8AM to 8PM.

14. A type A, option 3 buffer shall be provided along the eastern and southern property lines. A type B, option 2 buffer shall be provided along the northern property line. These buffers shall be installed prior to the final plat being recorded.

15. The townhouse lot widths range are 22'-26' Lengths will be 85'.

The following dimensional requirements shall apply:

Front setback: 10' max

Street sideyard: 5' min - 10' max

Sideyard: 0'

Building Separation for Interior End Units: 10'

Rear setback at garage: 5' min - 20' max

16. A type A, option 3 buffer shall be provided along the eastern and southern property lines. A type B, option 2 buffer shall be provided along the northern property line. These buffers shall be installed prior to the final plat being recorded.

17. The existing pond shall be siphoned to the greatest extent in order to reduce the amount of time needed for pumping. After siphoning, pumps may be used.

18. The proposed wood fence in the landscape buffer shall be a wood composite to prevent future maintenance issues.

1. Construction hours of operation shall be limited from 8am to 6pm Monday through Friday.

Justification of Consistency with Comprehensive Plan:

The site is surrounded by the town of Wake Forest jurisdiction.

The sites surrounding the lots are an RMX subdivision to the south and east, and commercial buildings to the north. Townhome development would be consistent with the surrounding area.



March 16, 2023

Forestville Road Townhomes Rezoning Conditions

1. Units 1-15 shall be permitted to front on common open space.
2. All elevations of the units visible to public rights-of-way shall have trim around the windows.
3. Front elevations of townhouse units visible from public rights-of-way, shall contain at least three of the following:

Bay Window
Decorative Window
Porch or Stoop

Recessed Window
Decorative Shake

4. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the UDO.
5. A varied color palette shall be utilized on buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
6. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way.
7. Roof lines to match architectural building style. Townhouse rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of continuous units within a building without a break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12.
8. Front stoops or porches, if provided, shall be a minimum of 4' in depth.



9. Site Master Plan (SD-21-15) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted master plan.
10. The front of all Units shall provide a minimum of 15% glazing.
The rear of lots 1-15 shall also provide a minimum of 15% glazing.
11. Raised foundation of 18" for privacy from the sidewalk into the homes shall be provided.
12. Each townhome group shall implement varied front elevation styles that provide different horizontal and vertical features so that no more than two townhomes are identical. No two townhomes shall be the same that are adjacent to each other. Examples include different porch styles, varied dormers, varied window placement, etc.
13. Active open space will be satisfied with a playground.
14. A type A, option 3 buffer shall be provided along the eastern and southern property lines. A type B, option 2 buffer shall be provided along the northern property line. These buffers shall be installed prior to the final plat being recorded.
15. The following dimensional requirements shall apply:
 - Front setback: 10' max
 - Street sideyard: 5' min- 10' max
 - Sideyard: 0'
 - Building Separation for Interior End Units: 10'
 - Rear setback 5' min – 20' max
16. The existing pond shall be siphoned to the greatest extent in order to reduce the amount of time needed for pumping. After siphoning, pumps may be used.
17. All fences within landscape buffer shall be wood composite or similar material and be brown or black color. Fences shall be placed in the middle of the buffer with landscaping placed on both sides of the fence.
18. The streetyard buffer along Forestville Road shall be 16' in width. Sidewalks and/or stairs leading from the front doors of lots 1-15 to the multi-use path may encroach within the streetyard buffer.



300 S. Main Street, Suite 212 • Holly Springs, NC 27540

Phone (760) 791-2204 • will@carolinalanddesign.com

Carolina Land Design Firm No. P-2390

Sincerely,

CAROLINA LAND DESIGN, PLLC.

William Huyler,

William Huyler
Agent Signature

William L Huyler II
Printed Name

Principal Engineer
Title

March 16th 2023
Date

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-11

Submittal Date: 02/08/2023

Optimal Equity, LLC

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

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

The property is located at: 1109 and 1129 Forestville rd

The agent for this project is: Will Huyler

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

Name: Will Huyler

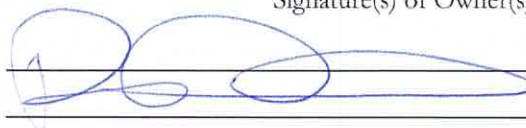
Address: 300 S. Main Street, Suite 212 Holly Springs, NC 27540

Telephone Number: 760) 791 - 2204

Fax: _____

Email Address: will@carolinalanddesign.com

Signature(s) of Owner(s):



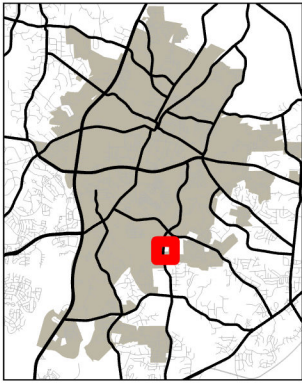
Print or type name(s):

Robert Shaar

Attach additional sheets if there are additional owners.

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

Last update: August 2018



1/26/2023



TOWN of
WAKE FOREST

RZ-21-11

Forestville Road Townhomes **Pin#s 1749672831 & 1749670589**



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

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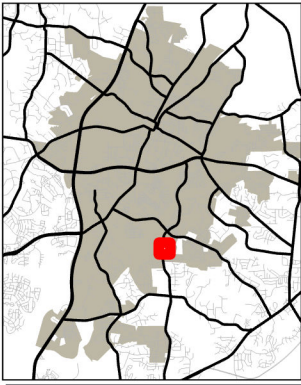
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1,000

Feet



36

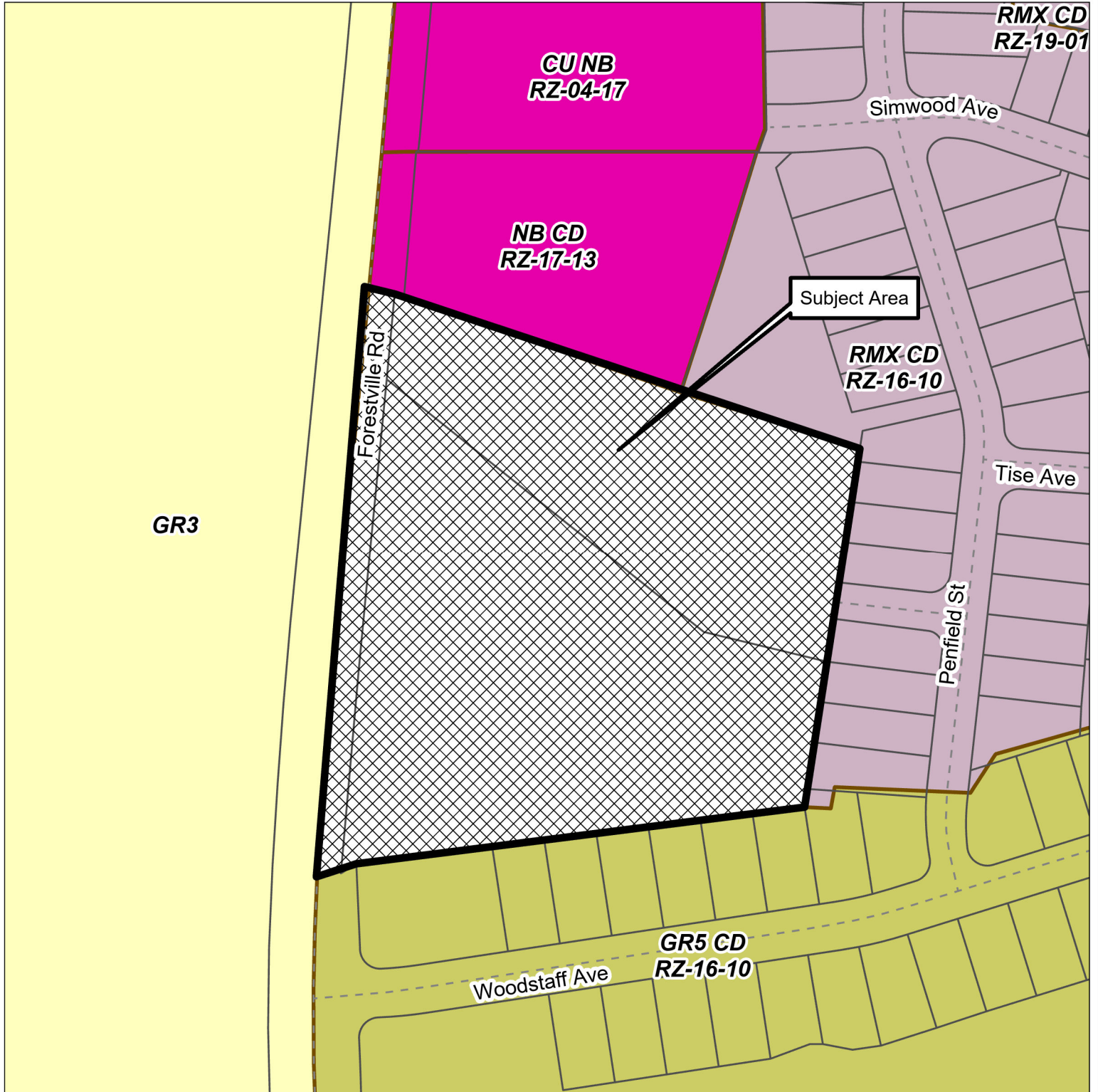


TOWN of
WAKE FOREST

RZ-21-11

Forestville Road Townhomes
Pin#s 1749672831 & 1749670589

1/26/2023

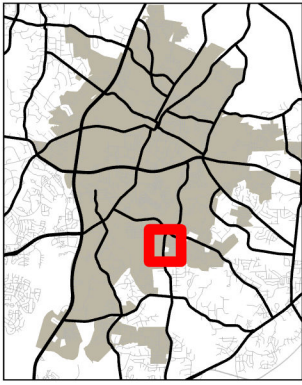


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0

500 Feet





Community Plan Zones

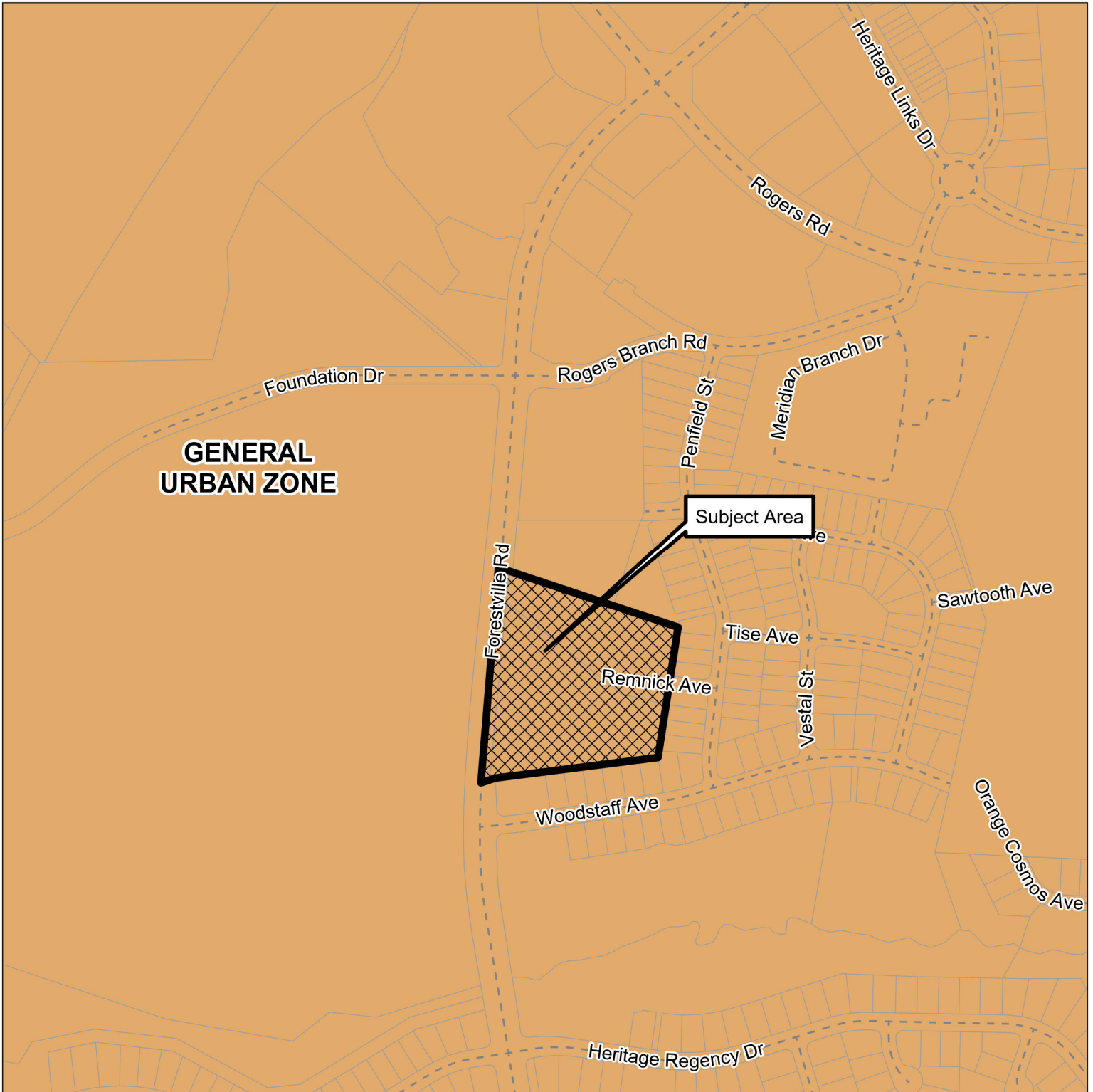


TOWN of
WAKE FOREST

RZ-21-11

Forestville Road Townhomes
Pin#s 1749672831 & 1749670589

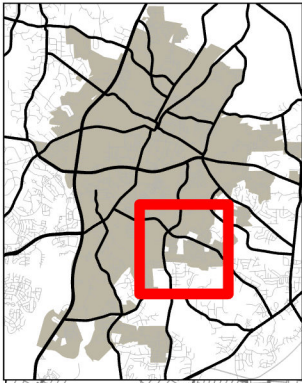
1/26/2023



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Town Wake Forest Planning Department at 919-435-9510.

0 0.1 0.2
Miles





Neighborhood Planning Areas

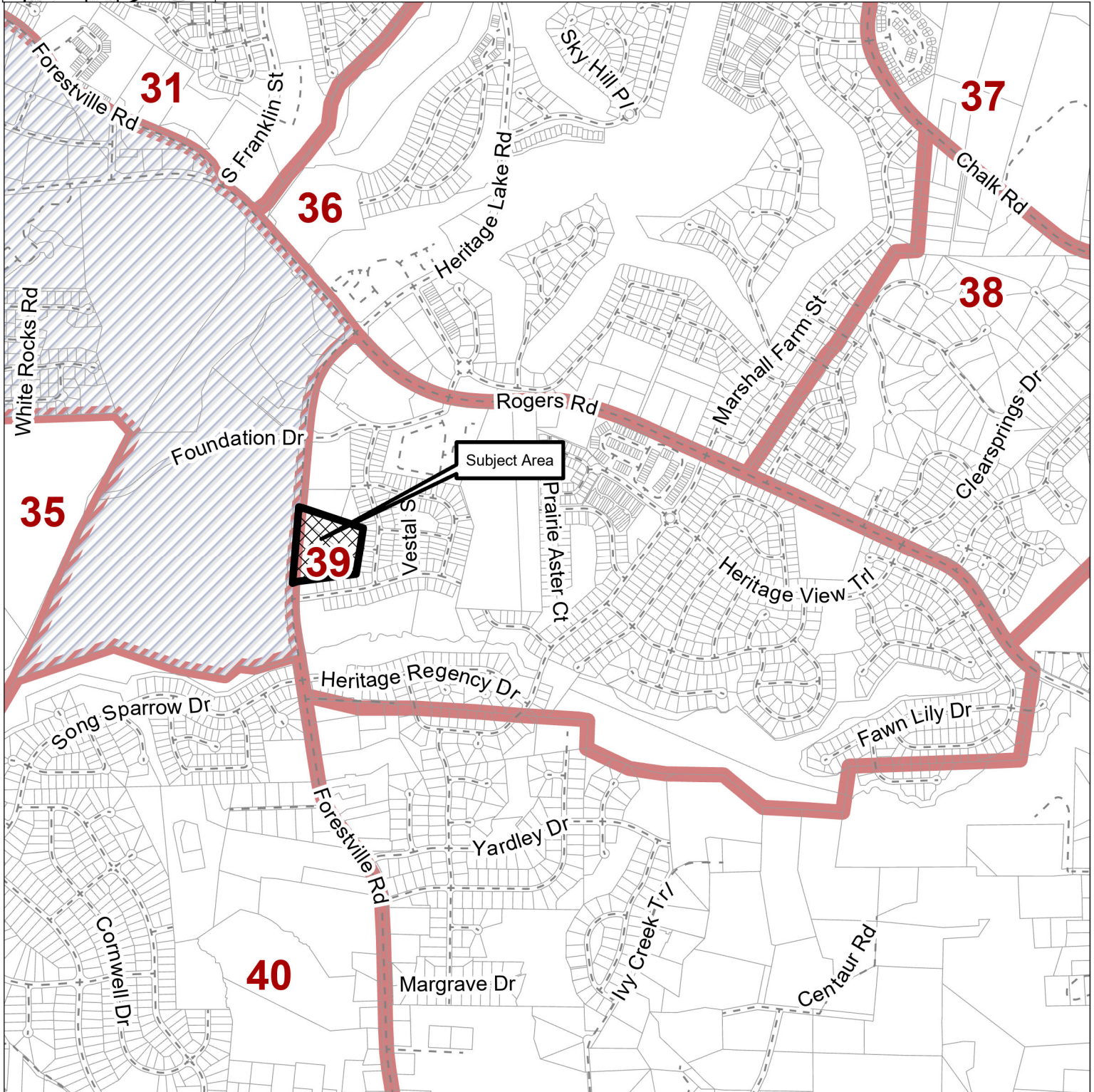


TOWN of
WAKE FOREST

RZ-21-11

Forestville Road Townhomes
Pin#s 1749672831 & 1749670589

1/26/2023

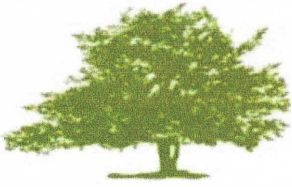


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 0.25 0.5 0.75 Miles



39



TOWN of WAKE FOREST

Report Requirements:

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

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

GENERAL INFORMATION

Applicant: Carolina Land Design, PLLC

Owner: Optimal Equity Group, LLC

Requested Action: Rezone 7.7 acres on the Town of Wake Forest Zoning Map from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD)

Existing Zoning: Wake County's Residential-30 (R-30)

Location: 1109 and 1129 Forestville Road

Size: 7.7 acres

Tax PINs: 1749672831 and 1749670589

Existing Land Use: Single Family

Applicable Officially Adopted Plans:

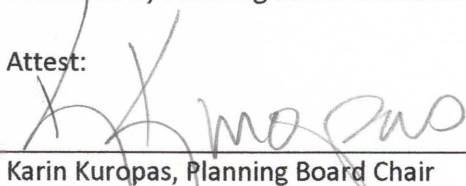
The request is generally Consistent with the relevant policies in the Comprehensive Plan; however, Denial of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 14th day of February 2023.

Introduced by Planning Board member: Michael Hickey

Seconded by Planning Board member: Chris Joyner

Attest:


Karin Kuropas, Planning Board Chair


Courtney Tanner, Planning Director

Planning Board Report to Board of Commissioners

Community Plan Consistency Grid				
GENERAL POLICY RECOMMENDATIONS		YES	NO	NA
GPR-1	Develop complete neighborhoods built around gathering spaces with a mix of housing types, lot sizes, and integrated commercial uses versus monolithic subdivisions			
GPR-2	Appropriately transition large-scale commercial, institutional, and industrial uses into surrounding neighborhoods			
GPR-3	Integrate alternative modes of transportation, such as transit and biking, into development			
GPR-4	Carefully configure street patterns to allow for multiple outlets from neighborhoods, and to continue the policy of providing for connections between neighborhoods, without encouraging through traffic			
GPR-5	Require sidewalks, bikeways and greenways as part of the necessary infrastructure for new development			
GPR-6	Require regularly spaced street trees, selected and planted in accordance with a street tree master plan, in new developments, whether commercial, office or residential			
GPR-7	Place new public and private buildings of architectural significance in locations of prominence and visual importance			
GPR-8	Ensure neighborhoods have adequate open space areas designed into the development			
GPR-9	Ensure residential architecture respects the value of the street upon which it faces with houses pulled up to the street, porches in the front, garages to the rear or setback from the rest of the home's front facade, and front walkways to the sidewalk			
POLICIES FOR OLDER NEIGHBORHOODS		YES	NO	NA
ON-1	Concentrate police protection, preferably in the form of foot and bicycle patrols, as part of a comprehensive strategy for neighborhood revitalization and crime prevention			
ON-2	Encourage pedestrian-level streetlights and appropriately designed private property lights , particularly in the town's older walkable neighborhoods			
ON-3	Implement housing programs, code enforcement activities, and public improvements in partnership with residents in targeted neighborhood areas and include restoration and rehabilitation activities			
ON-4	Ensure new infill development is architecturally compatible with existing structures, site layout and the streetscape within its vicinity			
ON-5	Continually reinvest in the infrastructure of older urban neighborhoods, including but not limited to: park improvements, sidewalks, street paving and maintenance, street trees, street lights, water and sewer lines, and drainage			
ON-6	Encourage pedestrian-oriented, designed and scaled stores and services providing basic necessities to residents of the town's older neighborhoods			
ON-7	Facilitate mass transit services through recognition of planned transit routes, development mix and density, and accommodation for future transit stop locations in redevelopment and infill projects in older neighborhoods			
POLICIES FOR NEWER NEIGHBORHOODS		YES	NO	NA
NN-1	Encourage architecturally compatible accessory housing on developed lots within existing neighborhood areas, especially for the elderly			
NN-2	Working in cooperation with neighborhood residents, support the provision of greenways, bikeways and walkways within existing neighborhoods			
NN-3	Architecturally compatible, residentially scaled office and institutional development may be permitted along major streets forming a boundary of a neighborhood planning area			
NN-4	Existing, less intensive development (i.e. residential or office uses) located at the intersection of two or more major streets may be allowed to undergo an orderly transition to appropriate commercial use, provided that original use is no longer viable and that careful site design will allow for compatibility with adjoining areas			

Community Plan Consistency Grid				
POLICIES FOR FUTURE NEIGHBORHOODS		YES	NO	NA
FN-1	Promote a walkable community to minimize sprawl, as most new neighborhoods should be compact in form			
FN-2	Ensure new neighborhood streets are no wider than necessary to serve their intended purpose			
FN-3	Consider future transit service corridors and reinforce these corridors with development mixtures and densities appropriate for transit services			
FN-4	Include at least one neighborhood center or focal point in neighborhood planning areas			
FN-5	Encourage neighborhood serving businesses in neighborhood design			
FN-6	Encourage centrally located amenity centers and discourage them on the periphery of neighborhoods			
FN-7	Encourage a mixture of housing types, sizes, and prices for each neighborhood planning area			
FN-8	Encourage higher density housing that is served by transit and located close to adjoining work and shopping areas			
FN-9	Ensure new neighborhoods are connected to other neighborhoods, shopping, and work areas within the neighborhood planning area			
FN-10	Ensure street design gives equal priority to pedestrians and automobiles			
FN-11	Recognize bike routes and greenways in neighborhoods at the time of development			
POLICIES FOR EXISTING COMMERCIAL AREAS		YES	NO	NA
EC-1	Encourage appropriate landscaping and reconfiguration of large, existing unlandscaped parking areas.			
EC-2	Encourage the provision of convenience clusters for pedestrians, bicyclists and future transit services at strategic locations in existing commercial areas			
EC-3	Encourage the consolidation of commercial driveways onto major streets and the connection of adjacent parking lots			
EC-4	Encourage businesses to replace existing, non-conforming signage with more attractive, conforming signage.			
EC-5	Encourage new infill development across the front street face of existing, over-designed parking lots			
EC-6	Continue to prohibit billboards within the planning jurisdiction of Wake Forest			
EC-7	Ensure bicycle and pedestrian access to existing commercial areas			
POLICIES FOR FUTURE LARGE-SCALE COMMERCIAL AREAS		YES	NO	NA
LSC-1	Encourage large-scale commercial developments where appropriate, to contain a diverse mixture of retail, office, restaurant and service uses			
LSC-2	Locate large-scale commercial uses on the corners of neighborhood planning areas, that is, at the intersection of two or more major streets			
LSC-3	Allow planned mixed-use developments which allow for a compatible mixture of residential and non-residential uses with a pedestrian scale and design should be encouraged			
LSC-4	In planning for a new large scale development, buffer large-scale uses from adjacent residential areas by smaller scale buildings or by buffer strips			
LSC-5	Except for limited access highways, pull up new commercial buildings to the street; parking should be placed to the rear or side of the structure			
LSC-6	When appropriate, require the use of all around architecture (high quality facades on all sides of a building)			
LSC-7	Plan ahead for new large-scale commercial development in regards to future public transit stops and convenience clusters			
LSC-8	Limit driveway access for new large-scale commercial development to major thoroughfares and connect all adjacent parking lots			
LSC-9	Cluster together auto dealerships, large equipment sales and other businesses primarily dependent upon expansive outdoor sales lots for both functional and economic reasons			
LSC-10	Strongly discourage the abandonment of "big box" retail stores, for the purpose of relocating to another "bigger box" location in the community			

Community Plan Consistency Grid				
POLICIES FOR SMALL SCALE NEIGHBORHOOD BUSINESSES		YES	NO	NA
SSB-1	Encourage small scale, pedestrian-oriented shopping and work places in the design of new neighborhoods			
SSB-2	Locate neighborhood businesses at center of planning area rather than major thoroughfares			
SSB-3	Ensure neighborhood businesses are designed at a residential scale and character			
SSB-4	Coordinate the location of neighborhood serving businesses with bikeways and, where appropriate, future transit stops			
SSB-5	Employ on-street parking in coordination with a limited amount of off-street parking for neighborhood serving businesses			
SSB-6	Ensure neighborhood businesses have residential scale signage and lighting			
SSB-7	Ensure neighborhood businesses encouraged as upfront infrastructure cost of new development			
SSB-8	Ensure neighborhood businesses locate near public amenities if opportunity allows			
SSB-9	Encourage living quarters over small retail shops and offices			
POLICIES FOR FIRST GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
FGI-1	Actively participate, facilitate and partner in the adaptive reuse and conversion of former production, warehousing and manufacturing buildings into uses compatible with their design and location			
FGI-2	If the demolition of an old industrial building or complex becomes necessary, any new structure(s) and site redevelopment should be compatible with the neighborhood context; such redevelopment should serve to improve the quality, character and livability of the surrounding area			
POLICIES FOR SECOND GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
SIG-1	Encourage and support the rehabilitation, improvement, and re-occupancy of viable business and industrial properties that have become vacant.			
SIG-2	The Town of Wake Forest acknowledges and supports the work of state and federal agencies, as well as its own town building inspectors, concerning the enforcement of environmental regulations and building standards, particularly concerning the redevelopment or adaptive reuse of manufacturing sites and buildings			
POLICIES FOR THIRD GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
TGI-1	Periodically examine zoning ordinance and other development regulations to maintain or update appropriate standards and locations for manufacturing, warehouse and distribution opportunities within the Town's planning jurisdiction			
TGI-2	Employ industrial development performance standards to promote the establishment or expansion of industries that are compatible with the public health, safety, and welfare of area residents, and that are supportive of the long term economic prosperity and environmental quality of the community			
TGI-3	Provide and maintain adequate screening and buffering between residential areas and newly developed industrial sites			
TGI-4	Ensure industrial and warehouse sites located within view of a public right-of-way or nearby property provide landscaping that enhances the property and is consistent with a quality image			

Community Plan Consistency Grid				
POLICIES FOR DOWNTOWN		YES	NO	NA
D-1	Encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area			
D-2	Recognize the advantages of clustering similar activities and development forms in appropriate parts of the downtown			
D-3	Expand pedestrian oriented streetscape improvements, including wider sidewalks, street trees, decorative street lights, street furniture, and landscaping			
D-4	Direct new and expanding businesses to compatible buildings and sites in or near the downtown area			
D-5	Reserve ground floor space for retail uses with office and other uses on upper floors			
D-6	Maintain a tangible presence and commitment to the downtown through the location of the Town's major municipal offices there and encourage other local, state and federal government agencies to maintain similar commitments to the downtown			
D-7	Continue to support the Wake Forest farmers market at the municipal parking lot in downtown Wake Forest			
D-8	Continue to utilize the Renaissance Area Urban Code to ensure that development and redevelopment will be supportive of the architectural and historic context that is vital to the economic success of downtown Wake Forest			
D-9	Encourage efforts to restore missing or underutilized street frontages, particularly on lots where previous buildings have been demolished and replaced with (oftentimes) surface parking			
D-10	Locate parking lots to the side or behind buildings or in the interior of the block with off-street parking spaces for multi-family buildings being in the rear yard			
POLICIES FOR PARKS, OPEN SPACE AND RECREATION		YES	NO	NA
PR-1	In cooperation with private sector interests, develop a system of open space, greenways and walking trails to connect to residential areas with, especially, schools and park facilities			
PR-2	Include mini-parks in existing and proposed developments to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families			
PR-3	Locate parks in full view of residential/non-residential activity for security			
PR-4	Provide funding to help demand for open space and recreation created by development			
PR-5	Co-locate parks & recreation facilities with schools, utility companies, and federal, state and local government agencies			
PR-6	Continue to seek efficiencies, cost savings, and quality services for park maintenance as the Town grows			
PR-7	Continue to explore new opportunities for providing recreation programs with all available partners			
POLICIES FOR MAJOR STREETS		YES	NO	NA
S-1	Space major streets no more than 1 mile apart			
S-2	Ensure access to undeveloped sections of major streets are from intersecting minor streets, rather than private driveways			
S-3	Ensure minor streets intersect major streets regularly at approximately every 400 to 600 feet			
S-4	Incorporate central medians into the design of new or improved major streets			
S-5	Plant landscaping, and where possible, street trees in central medians of major streets			
S-6	Plant and retain streetyard vegetation along major streets to soften and unify the streetscape			
S-7	Ensure contrasting streetyards along major streets for change in visual character			
S-8	Preserve and enhance natural, cultural and historic features along major streets			
S-9	Ensure parking areas are screened from view within major street corridors			
S-10	Employ special roadway overlay zoning to help implement corridor plans			
S-11	Ensure road widenings and/or one-way pairs are avoided for streets where the original design intent and relationship to adjoining land uses was otherwise			

Community Plan Consistency Grid				
POLICIES FOR MINOR STREETS		YES	NO	NA
S-12	Encourage street patterns that respond to site topography, accentuate focal points and interesting vistas, create interesting public spaces and intersections, and that are coordinated with the placement of significant structures or open spaces			
S-13	Consider incorporation of medians in neighborhood axial streets			
S-14	Create short blocks of 300-500 feet in length to allow for many alternative routes for walking and biking, as well as a beneficial network of local streets			
S-15	Design street widths to fit the intended use of the street, corresponding to the traffic load and planned development types			
S-16	Employ a fully-connected honeycomb of streets to promote convenient circulation within the neighborhood and provide for multiple, alternative outlets from the area to adjoining neighborhoods and major streets			
S-17	Encourage on-street parking in compact neighborhoods			
S-18	Utilize grass swales to capture runoff in conservation subdivisions			
S-19	Ensure turning radius of corners at intersections are as small as possible to shorten the street crossing distance for pedestrians at intersections			
S-20	Install traffic calming methods as necessary to enhance livability			
POLICIES FOR SIDEWALKS		YES	NO	NA
SW-1	Where no sidewalks are present, provide sidewalks in existing developed areas to connect residential areas to walkable pedestrian destinations			
SW-2	Ensure sidewalks are required on both sides of the street in new developments when along thoroughfares and collectors, in multi-family developments, in "front porch" developments, and along local streets within walking distance of a major pedestrian trip attractor			
SW-3	Ensure sidewalk widths correspond with anticipated pedestrian traffic volumes, adjoining land uses, and sidewalk activities with minimum sidewalk widths at 5 feet, or 6 feet if along the verge of a street			
SW-4	Continue curb stamp installation and retrofit curb ramps in existing sidewalks			
SW-5	Ensure crosswalks are plainly marked and well lit, especially where significant pedestrian activity is observed or expected			
POLICIES FOR BIKEWAYS		YES	NO	NA
B-1	The bicycle facility selection guide, as used by the Federal Highway Administration, shall be employed for determining the most suitable type of bicycle facility for any new or upgraded roads in Wake Forest			
B-2	Facilitate bicycle and pedestrian way connections between neighborhoods, either by street or connecting path, to enable the effective use of local, minor streets for pedestrian and bicycle travel			
B-3	Install striped bicycle lanes and appropriate signage along existing streets where called for in the Bicycle Plan			
B-4	Install striped bicycle lanes and appropriate signage along new collector streets			
B-5	Install bicycle-responsive signals at intersections where appropriate			
B-6	Ensure all new public and private developments have bike parking and bicycle access			
B-7	Examine all future road construction and improvements for bikeway feasibility and conformity with the Town of Wake Forest Bicycle Plan			
B-8	Examine all future developments and site plans for bicycle compatibility and conformity with the town Bicycle Plan			
B-9	Include bicycle facilities and their impacts in traffic impact analyses for new private developments			
B-10	Establish and implement pedestrian and bicycle friendly schools zones around all schools			
B-11	Ensure bicycle-related improvements are an integral component of the Town's annual budget for public infrastructure investment			

Community Plan Consistency Grid				
POLICIES FOR GREENWAY TRAILS		YES	NO	NA
GT-1	Continue to pursue a greenway trails system that connects residential areas with schools and park facilities			
GT-2	Develop greenway trails in accordance with the environmental conditions of its corridor, its intended use for travel versus recreation, and the anticipated traffic volume of pedestrians and bicyclists			
GT-3	Ensure greenway construction is treated as a normal element of infrastructure necessary to support new development			
GT-4	Ensure greenway maintenance and safety in Town control after transfer from private control			
POLICIES FOR PUBLIC TRANSPORTATION		YES	NO	NA
PT-1	Support the successful operation and expansion of transit with compact, transit-compatible development patterns			
PT-2	Require site planning that incorporates transit stops and convenience clusters			
POLICIES FOR STREET TREES		YES	NO	NA
ST-1	Prepare and maintain an official Street Tree Planting Master Plan			
ST-2	Ensure consistent street tree species occur along certain sections of streets			
ST-3	Ensure a diversity of street tree species Town wide with no single species comprising more than 10-15% of total trees			
ST-4	Install regularly spaced street trees in central medians and frontage street medians			
ST-5	Continue to require The planting or preservation of street trees of appropriate size and species			
ST-6	Maximize available budget dollars for street tree master plan implementation			
POLICIES FOR STREETLIGHTS		YES	NO	NA
SL-1	Ensure streetlights are installed according to the design speed and/or intended use of the street or area they serve			
SL-2	Periodically evaluate emerging lighting technologies for best color, brightness and energy efficiency			
SL-3	Continue to develop and implement joint policies and standards for street light selection, installation, operation and maintenance in cooperation with Wake Electric and Duke/Progress Energy			
SL-4	Ensure streetlights are installed on both sides of streets unless a newly approved street is planned from the outset to have a sidewalk on only one side			
POLICIES FOR UTILITY POLES AND WIRES		YES	NO	NA
UPW-1	Maintain a master plan for the undergrounding of utilities, with priority given to pre-determined areas			
UPW-2	Ensure major town entrances and gateway corridors receive first priority for the undergrounding of overhead utilities			
UPW-3	Ensure high visibility, pedestrian-oriented areas receive second priority for the undergrounding of overhead utilities			
UPW-4	Ensure overhead utilities in other priority areas are placed underground or relocated as opportunities arise			
POLICIES FOR WIRELESS TELECOMMUNICATION FACILITIES		YES	NO	NA
WTF-1	Facilitate the development of wireless service technology as an economic development asset and significant benefit to the town and its residents			
WTF-2	Ensure the impacts of wireless telecommunication facilities should not be permitted to compromise the health, safety and public welfare of area residents; nor should such facilities be allowed to diminish the character of the community and visual quality of its environment			
WTF-3	Ensure that in residential areas, historic districts and the Renaissance districts, cell towers are only considered when there is no alternative for serving those areas and no other alternative wireless telecommunication structure can be utilized			
WTF-4	Initiate updates to standards for wireless telecommunication facilities as new technologies and structural requirements for wireless capabilities emerge over time			

Community Plan Consistency Grid				
POLICIES FOR TOWN AND SPECIAL AREA ENTRANCES		YES	NO	NA
TSE-1	Employ noticeable streetscape improvements to clearly announce a town entrance and to enhance gateway corridors			
TSE-2	Extend streetscape improvements as the Town limits expand			
TSE-3	Employ special "gateway" treatment where where a bridge, underpass, overpass or other roadway feature is located at an entry point to the town or some portion of it			
POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Employ architectural standards consistent with Wake Forest's architectural character for new, expanding, or improved businesses			
CC-2	Exceptional locations, views and vistas in the town should receive exceptional treatment and/or protection in design and development			
CC-3	Place noteworthy buildings, important outdoor spaces, objects of historic merit, important monuments, and significant works of art in positions of visibility and prominence			
CC-4	Incorporate significant natural and existing man-made elements into the thematic design of new developments			
CC-5	Save large trees, ponds, creeks, or other natural features of the landscape when locating new streets, buildings, parking lots, etc			
CC-6	Support community character by ensuring development is compatible with surrounding area			
CC-7	Ensure exterior lighting is attractive, functional and safety conscious, while also avoiding negative impacts on the night sky visibility of Wake Forest			
POLICIES FOR REGIONAL TRANSPORTATION		YES	NO	NA
RT-1	Continue to anticipate and plan for the impacts of new high speed rail service as it passes through Wake Forest en route to major urban centers north and south along the east coast			
RT-2	Continue to anticipate and plan for the transformation of US 1 Capital Blvd into a limited access freeway and multi-modal transportation corridor as per the plans of the US 1 Corridor Study			
RT-3	Support the express bus service between downtown Wake Forest and downtown Raleigh			
POLICIES FOR WATER AND SEWER		YES	NO	NA
WS-1	Work proactively with other local governments, utility service providers, and the State of North Carolina on regional, long term solutions for water supplies and sewage treatment			
WS-2	Place water and sewer utilities in areas where growth is desired			
WS-3	Avoid placing sewer utilities in environmentally sensitive areas or in areas where open space is desired			
WS-4	Encourage the development of sewer services that employ water reuse technologies			
POLICIES FOR WATER CONSERVATION		YES	NO	NA
WC-1	Conserve, to the fullest extent possible, potable water and waste water treatment capacity			
WC-2	Employ other types of non-municipal water supplies such as wells, rainwater catching systems, rain barrels and in-ground cisterns			
WC-3	Eliminate or reduce usage of the municipal water supply for outside irrigation			
WC-4	Encourage new development to plant drought tolerant grasses on lawns			
WC-5	Encourage construction of new rainwater retainage systems			
WC-6	Encourage new development to include traditional plants native to the area			
WC-7	Encourage the installation of water saving devices in new and existing development			

Community Plan Consistency Grid				
POLICIES FOR COMMUNITY ORIENTED SCHOOLS		YES	NO	NA
S-1	Plan for new school locations in advance through joint collaboration between the Town and School Board — with emphasis on steering facilities to desirable growth areas and avoiding sprawl			
S-2	Encourage offering land for new school facilities, particularly in conjunction with related neighborhood development			
S-3	Design safe campuses with pedestrian access to adjoining neighborhoods			
S-4	Prioritize traffic management and safety in the vicinity of public schools			
S-5	Co-locate school facilities with other community facilities and services			
S-6	Ensure costs for new schools should be borne largely by new growth and development creating the demand			
S-7	Foster diversity in community-oriented public schools by encouraging diversity in nearby neighborhoods feeding each school			
POLICIES FOR PAYING FOR GROWTH		YES	NO	NA
PFG-1	Ensure the costs of infrastructure, facilities and services related to new growth and development should be borne primarily by those creating the demand			
PFG-2	Continually seek to balance residential and non-residential development to foster a favorable service-cost to revenue-generated tax base			
PFG-3	Fees charged by the Town for development reviews and inspections should approximate the actual costs to the Town of conducting such work			
PFG-4	Explore cost recovery fees for new "greenfield" development			
PFG-5	Undertake annual planning and budgeting for capital facilities			
POLICIES FOR A HEALTHY SUSTAINABLE ENVIRONMENT		YES	NO	NA
HSE-1	Ensure development policies work to make Wake Forest more walkable and pedestrian-friendly, and less dependent on the single-occupant automobile			
HSE-2	Encourage compact, transit-oriented, mixed-use developments to facilitate walking, biking and transit options			
HSE-3	Locate new higher density residential development within walking distance of jobs and services and design it to be transit compatible with current and future transit services			
HSE-4	Recognize and facilitate low impact development			
HSE-5	Ensure runoff and drainage from development is of a quality and quantity as near to natural conditions as possible			
HSE-6	Require vegetative riparian buffers along all creeks, rivers, lakes and other water bodies in Wake Forest			
HSE-7	Encourage conservation subdivisions where site conditions call for minimizing environmental disturbance and protecting adjoining natural resources			
HSE-8	Ensure large parking lots have landscaped planting islands and perimeter buffer strips and may use other design technologies to intercept and absorb runoff			
HSE-9	Carefully control development activities in the special flood hazard areas			
HSE-10	Encourage the construction of energy efficient structures, including the use of "green" building design			
HSE-11	Ensure site plans for new development work sympathetically with the natural features of the land, including existing topography and significant existing vegetation			
HSE-12	Explore a combination of incentives and disincentives to protect existing trees and/or require the replacement of trees removed for development			
HSE-13	Encourage green infrastructure (grassed swales, rain gardens, bio-retention strips, cisterns, rain barrels, permeable pavements, etc.)			
HSE-14	Offer a variety of solid waste reduction strategies and services including educational programs on waste prevention, recycling and reuse			
HSE-15	Facilitate proper disposal of household hazardous waste materials			
HSE-16	Encourage on-site residential composting			
HSE-17	Continue off-site mulching and redistribution of landscape yard waste			
HSE-18	Continue to support education and activities that reduce litter and illegal dumping			
HSE-19	Continue to plan in advance for area requirements concerning solid waste collection and disposal			

Community Plan Consistency Grid				
POLICIES FOR ECONOMIC DEVELOPMENT		YES	NO	NA
ED-1	Encourage new and expanding industries and businesses that are compatible with the long-term quality of the area's natural and cultural resources, match up well with the area's infrastructure and services, employ and develop the skills of area workers, and diversify the local economy			
ED-2	Retain quality businesses and to attract new ones continue to invest in infrastructure and services that sustain and enhance the area's already high quality of life, image and cultural identity			
ED-3	Pursue economic and business development partnerships between the Town, other local jurisdictions, other economic development organizations, and private companies			
ED-4	Strive for a financial and regulatory environment that supports the establishment and growth of small business			
ED-5	Develop real estate "product" suitable for business placement that focuses on the identification, enhancement and certification of buildings and sites readily available for construction and/or occupancy			
POLICIES FOR ARTS CULTURE AND HISTORIC PRESERVATION		YES	NO	NA
ACH-1	Encourage efforts and actively participate in the provision of indoor and outdoor public and private spaces to showcase the work of visual and performing artists in Wake Forest			
ACH-2	Encourage new private sector developments to include art as an integral element of privately owned common areas and semi-public spaces			
ACH-3	Ensure budgets for new construction and renovations of town buildings include a line item for the purchase and display of art			
ACH-4	Continue to have cultural arts be enhanced as a permanent function of the Town's recreation program offerings			
ACH-5	Employ design standards that ensure development and redevelopment is consistent with the architectural context, community character, economic attractiveness and livability of Wake Forest			
ACH-6	Encourage the identification, restoration, and active use of structures, buildings, monuments, landmarks, sites and neighborhoods of historic or architectural significance			
ACH-7	Strongly discourage the destruction of architectural, historic, and archeological resources of Wake Forest			
POLICIES FOR PUBLIC SAFETY		YES	NO	NA
PS-1	Employ community education, school, and public involvement programs to enhance community awareness of public safety issues			
PS-2	Periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed public safety standards, insurance ratings and other measures of public safety	y		
PS-3	Strategically locate additional public safety substations, provided that sufficient resources can be made available to properly staff and equip them			
PS-4	Proactively support legislative efforts to strengthen local law enforcement tools			
PS-5	Employ a holistic approach to public safety involving residents, businesses, and institutions in the preparation of neighborhood improvement plans, with priority given to public safety concerns			
PS-6	Encourage excellence in law enforcement, fire protection, and emergency services through on-going education, training and participation in national accreditation programs			
PS-7	Support the establishment of an east-west through street (or loop road) on the north side of town to improve emergency access to locations in that area			
POLICIES FOR LEADERSHIP AND COMMUNITY INVOLVEMENT		YES	NO	NA
LCI-1	Continue to emphasize the importance of advisory boards & committees in conducting the Town's business			
LCI-2	Ensure boards and committees of the Town are representative of the population and geography of the planning area or subject matter being addressed			
LCI-3	Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest lawful opportunity, as well as fostering communication between developers and the general public			
LCI-4	Encourage neighborhood and special area planning			
LCI-5	Continue to ensure maintenance and enhancements to the Town's internet and multi-media news dissemination capabilities			
LCI-6	Participate proactively in the cooperation of efforts among civic and volunteer organizations for maximum impact in the community			

U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT

Action Id. SAW-2016-02263 County: Wake U.S.G.S. Quad: NC-Wake Forest

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Requestor: Margaret P. Schepp
Address: 1129 Forestville Road
Wake Forest, North Carolina 27587
Telephone Number: 919.556.2349
E-mail: N/A

Size (acres)	<u>~7.7</u>	Nearest Town	<u>Wake Forest</u>
Nearest Waterway	<u>Smith Creek</u>	River Basin	<u>Neuse</u>
USGS HUC	<u>03020201</u>	Coordinates	Latitude: <u>35.9409</u> Longitude: <u>-78.5084</u>

Location description: The project areas are located at 1109 and 1129 Forestville Road in Wake Forest, Wake County, North Carolina. The project review area is shown as the red outlined "Parcel Boundary" on the attached "Figure 3 – Sketch Map."

Indicate Which of the Following Apply:

A. Preliminary Determination

- ☐ There appear to be **waters** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The **waters** have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. The approximate boundaries of these waters are shown on the enclosed delineation map dated. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- ☐ There appear to be **waters** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the **waters** have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the **waters** at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the **waters** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

- ☐ There are Navigable Waters of the United States within the above described project area/property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- ☐ There are **waters** on the above described project area/property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- ☐ We recommend you have the **waters** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.
- ☐ The **waters** on your project area/property have been delineated and the delineation has been verified by the Corps. The approximate boundaries of these waters are shown on the enclosed delineation map dated. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey

SAW-2016-02263

will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

☐ The **waters** have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☒ **There are no waters of the U.S., to include wetlands, present on the above-described project area/property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.**

☐ The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in **Morehead City, NC, at (252) 808-2808** to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **April Norton at 919-441-3637 or April.R.Norton@usace.army.mil.**

C. Basis For Determination: See the approved jurisdictional determination form dated 03/03/2022.

D. Remarks: *Based on the information submitted by Soil and Environmental Consultants, PA., the ponds shown on the referenced map as "Pond 1" and "Pond 2" have indicators of Ordinary High-Water Marks. However, these features were constructed entirely in uplands. There are no features with Ordinary High-Water Marks or hydric soils or wetland hydrology above the pond which drain into the ponds. Further, the area immediately below the earthen dam of the pond does not have hydric soils. As such, per Federal Register pg. 41218, Vol. 51, No. 219, 11/13/1986, "Pond 1" and "Pond 2" were constructed in uplands and are not considered waters of the US.*

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Mr. Philip A. Shannin
Administrative Appeal Review Officer
60 Forsyth Street SW, Floor M9
Atlanta, Georgia 30303-8803

AND

PHILIP.A.SHANNIN@USACE.ARMY.MIL

For an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **05/02/2022.**

****It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.****

April R. Norton

Digitally signed by April R.
Norton
Date: 2022.03.03 08:52:18
-05'00'

Corps Regulatory Official: _____

Date of JD: **03/03/2022** Expiration Date of JD: **03/02/2027**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at

<https://regulatory.ops.usace.army.mil/customer-service-survey/>.

SAW-2016-02263

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0

Copy furnished:

Agent:	<u>Soil & Environmental Consultants, PA.</u>
	<u>Attn: Bob Zarzecki</u>
Address:	<u>8412 Falls of Neuse Road, Suite 104</u>
	<u>Raleigh, North Carolina 27615</u>
Telephone Number:	<u>919.846.5900</u>
E-mail:	<u>bzarzacki@sandec.com</u>

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Margaret P. Schepp	File Number: SAW-2016-02263	Date: 03/03/2022
Attached is:		See Section below
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL	C
☒	APPROVED JURISDICTIONAL DETERMINATION	D
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at or <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or the Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

**District Engineer, Wilmington Regulatory Division
Attn: April Norton
Raleigh Regulatory Office
U.S Army Corps of Engineers
3331 Heritage Trade Drive, Suite 105
Wake Forest, North Carolina 27587**

If you only have questions regarding the appeal process you may also contact:

**MR. PHILIP A. SHANNIN
ADMINISTRATIVE APPEAL REVIEW OFFICER
CESAD-PDS-O
60 FORSYTH STREET SOUTHWEST, FLOOR M9
ATLANTA, GEORGIA 30303-8803**

PHONE: (404) 562-5136; FAX (404) 562-5138
EMAIL: PHILIP.A.SHANNIN@USACE.ARMY.MIL

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:
---	-------	-------------------

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Attn: April Norton, 69 Darlington Avenue, Wilmington, North Carolina 28403

For Permit denials, Proffered Permits and Approved Jurisdictional Determinations send this form to:

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Philip Shannin, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 3/3/2022

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Raleigh, 1109 & 1129 Forestville Road, SAW-2016-02263

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: North Carolina County/parish/borough: Wake City: Wake Forest
Center coordinates of site (lat/long in degree decimal format): Lat. 35.9409° **N**, Long. -78.5084° **W**.
Universal Transverse Mercator:
Name of nearest waterbody: UT to Sanford Creek

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Neuse

Name of watershed or Hydrologic Unit Code (HUC):

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: 3/2/2022

☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.

Explain: .

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):¹

- ☐ TNWs, including territorial seas
- ☐ Wetlands adjacent to TNWs
- ☐ Relatively permanent waters² (RPWs) that flow directly or indirectly into TNWs
- ☐ Non-RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- ☐ Impoundments of jurisdictional waters
- ☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: linear feet: width (ft) and/or acres.

Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: **Not Applicable.**

Elevation of established OHWM (if known): .

2. Non-regulated waters/wetlands (check if applicable):³

- ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: **Based on the information submitted by Soil and Environmental Consultants, PA., the ponds shown on the referenced map as "Pond 1" and "Pond 2" have indicators of Ordinary High-Water Marks. However, these features were constructed entirely in uplands. There are no features with Ordinary High-Water Marks or hydric soils or wetland hydrology above the pond which drain into the ponds. Further, the area immediately below the earthen dam**

¹ Boxes checked below shall be supported by completing the appropriate sections in Section III below.

² For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

³ Supporting documentation is presented in Section III.F.

of the pond does not have hydric soils. As such, per Federal Register pg. 41218, Vol. 51, No. 219, 11/13/1986, "Pond 1" and "Pond 2" were constructed in uplands and are not considered waters of the US. .

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW: _____.

Summarize rationale supporting determination: _____.

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is “adjacent”: _____.

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are “relatively permanent waters” (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody⁴ is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: **Pick List**

Drainage area: **Pick List**

Average annual rainfall: _____ inches

Average annual snowfall: _____ inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

☐ Tributary flows directly into TNW.

☐ Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.

Project waters are **Pick List** river miles from RPW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Project waters are **Pick List** aerial (straight) miles from RPW.

Project waters cross or serve as state boundaries. Explain: _____.

Identify flow route to TNW⁵: _____.

Tributary stream order, if known: _____.

⁴ Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

⁵ Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

(b) General Tributary Characteristics (check all that apply):

Tributary is: ☐ Natural
☐ Artificial (man-made). Explain: .
☐ Manipulated (man-altered). Explain: .

Tributary properties with respect to top of bank (estimate):

Average width: feet
Average depth: feet
Average side slopes: **Pick List**.

Primary tributary substrate composition (check all that apply):

☐ Silts	☐ Sands	☐ Concrete
☐ Cobbles	☐ Gravel	☐ Muck
☐ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain: .		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: .

Presence of run/riffle/pool complexes. Explain: .

Tributary geometry: **Pick List**

Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: **Pick List**

Estimate average number of flow events in review area/year: **Pick List**

Describe flow regime: .

Other information on duration and volume: .

Surface flow is: **Pick List**. Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .

☐ Dye (or other) test performed: .

Tributary has (check all that apply):

☐ Bed and banks	
☐ OHWM ⁶ (check all indicators that apply):	
☐ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☐ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☐ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	
☐ Discontinuous OHWM. ⁷ Explain: .	

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) **Chemical Characteristics:**

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).

Explain: .

Identify specific pollutants, if known: .

⁶A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

⁷Ibid.

(iv) **Biological Characteristics. Channel supports (check all that apply):**

- ☐ Riparian corridor. Characteristics (type, average width): .
- ☐ Wetland fringe. Characteristics: .
- ☐ Habitat for:
 - ☐ Federally Listed species. Explain findings: .
 - ☐ Fish/spawn areas. Explain findings: .
 - ☐ Other environmentally-sensitive species. Explain findings: .
 - ☐ Aquatic/wildlife diversity. Explain findings: .

2. **Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW**

(i) **Physical Characteristics:**

(a) General Wetland Characteristics:

Properties:

- Wetland size: acres
- Wetland type. Explain: .
- Wetland quality. Explain: .
- Project wetlands cross or serve as state boundaries. Explain: .

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain: .

Surface flow is: **Pick List**

Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .

- ☐ Dye (or other) test performed: .

(c) Wetland Adjacency Determination with Non-TNW:

- ☐ Directly abutting
- ☐ Not directly abutting
 - ☐ Discrete wetland hydrologic connection. Explain: .
 - ☐ Ecological connection. Explain: .
 - ☐ Separated by berm/barrier. Explain: .

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.
Project waters are **Pick List** aerial (straight) miles from TNW.
Flow is from: **Pick List**.
Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) **Chemical Characteristics:**

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain: .
Identify specific pollutants, if known: .

(iii) **Biological Characteristics. Wetland supports (check all that apply):**

- ☐ Riparian buffer. Characteristics (type, average width): .
- ☐ Vegetation type/percent cover. Explain: .
- ☐ Habitat for:
 - ☐ Federally Listed species. Explain findings: .
 - ☐ Fish/spawn areas. Explain findings: .
 - ☐ Other environmentally-sensitive species. Explain findings: .
 - ☐ Aquatic/wildlife diversity. Explain findings: .

3. **Characteristics of all wetlands adjacent to the tributary (if any)**

All wetland(s) being considered in the cumulative analysis: **Pick List**
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)

Size (in acres)

Directly abuts? (Y/N)

Size (in acres)

Summarize overall biological, chemical and physical functions being performed: .

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: .
2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .
3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:

- ☐ TNWs: linear feet width (ft), Or, acres.
- ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**

- ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
- ☐ Tributaries of TNW where tributaries have continuous flow “seasonally” (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: .

Provide estimates for jurisdictional waters in the review area (check all that apply):

- ☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .

3. Non-RPWs⁸ that flow directly or indirectly into TNWs.

- ☐ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

- ☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .

4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.

- ☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .
☐ Wetlands directly abutting an RPW where tributaries typically flow “seasonally.” Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.

- ☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.

- ☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. Impoundments of jurisdictional waters.⁹

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- ☐ Demonstrate that impoundment was created from “waters of the U.S.,” or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):¹⁰

- ☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain: .
☐ Other factors. Explain: .

Identify water body and summarize rationale supporting determination: .

⁸See Footnote # 3.

⁹ To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

¹⁰ Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

Provide estimates for jurisdictional waters in the review area (check all that apply):

- ☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .
☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
☐ Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain: .
☒ Other: (explain, if not covered above): **Based on the information submitted by Soil and Environmental Consultants, PA., the ponds shown on the referenced map as "Pond 1" and "Pond 2" have indicators of Ordinary High-Water Marks. However, this features were constructed entirely in uplands. There are no features with Ordinary High-Water Marks or hydric soils or wetland hydrology above the pond which drain into the ponds. Further, the area immediately below the earthen dam of the pond does not have hydric soils. As such, per Federal Register pg. 41218, Vol. 51, No. 219, 11/13/1986, "Pond 1" and "Pond 2" were constructed in uplands and are not considered waters of the US..**

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Sketch map, 12/1/2021.
☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
☒ Office concurs with data sheets/delineation report.
☐ Office does not concur with data sheets/delineation report.
☐ Data sheets prepared by the Corps: .
☐ Corps navigable waters' study: .
☐ U.S. Geological Survey Hydrologic Atlas: .
☐ USGS NHD data.
☐ USGS 8 and 12 digit HUC maps.
☒ U.S. Geological Survey map(s). Cite scale & quad name: NC 2016 Wake Forest Quadrangle.
☒ USDA Natural Resources Conservation Service Soil Survey. Citation: Wake County Soil Survey Sheet 15.
☐ National wetlands inventory map(s). Cite name: .
☐ State/Local wetland inventory map(s): .
☒ FEMA/FIRM maps: Floodmap.
☐ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
☐ Photographs: ☐ Aerial (Name & Date): .
or ☐ Other (Name & Date): .
☒ Previous determination(s). File no. and date of response letter: SAW-2016-02263, 11/17/2016.
☐ Applicable/supporting case law: .
☐ Applicable/supporting scientific literature: .
☐ Other information (please specify): .

B. ADDITIONAL COMMENTS TO SUPPORT JD: The Antecedent Precipitation Tool indicates normal conditions were present during the site visit.

Preliminary Approximation of Waters of the US
Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, detailed delineations and any other additional information. Jurisdictional boundary approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, a detailed delineation should be performed by S&EC, approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features identified by S&EC, they should authorize S&EC to perform a detailed delineation and then retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.



Project Number: **12971.W6**

Project Manager:
BZ

Scale:
1" = 150'

Date:
12/1/2021

Map Title:

Figure 3 - Sketch Map
1109 & 1129 Forestville Rd
Wake County, NC

Source: **Wake County GIS
NC One Map**

0 150 300
Feet

S&EC

Soil & Environmental Consultants, PA
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-5
sandec.com

N

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

S. DANIEL SMITH
Director



NORTH CAROLINA
Environmental Quality

September 9th, 2021

Margaret P. Schepp
1129 Forestville Road
Wake Forest, NC 27587

Subject: Buffer Determination Letter
NBRRO #21-309
Wake County

Determination Type:	
Buffer	Intermittent/Perennial
☒ Neuse (15A NCAC 2B .0714) ☐ Tar-Pamlico (15A NCAC 2B .0734) ☐ Jordan (15A NCAC 2B .0267) (governmental and/or interjurisdictional projects)	☐ Intermittent/Perennial Determination (where local buffer ordinances apply)

Project Name: 1109 & 1129 Forestville Road

Address/Location: 1109/1129 Forestville Rd., Wake Forest, NC

Stream(s): Walnut Creek

Determination Date: 9/9/2021

Staff: Josh Brigham

Stream Feature	E/I/P ⁽¹⁾	Not Subject ⁽²⁾	Subject	Start@	Stop@	Soil Survey	USGS Topo
Stream 1		X				X	X
Pond 1		X					X
Pond 2		X				X	X

(1) E = Ephemeral, I = Intermittent, P = Perennial, NP = Not Present, NE = Not Evaluated

(2) Refers to State riparian buffer rules only. Stream, wetland, or pond impacts are still subject to applicable water quality standards and permitting requirements.

Explanation: The stream(s)/pond(s) listed above has been located on the most recent published NRCS Soil Survey of Wake County, North Carolina and/or the most recent copy of the USGS Topographic map at a 1: 24,000 scale. Each feature that is checked "Not Subject" has been determined to not be an intermittent stream, perennial stream, a pond connected to a stream feature, or the feature is determined not to be present. Stream features that are checked "Subject" have been located on the property and possess characteristics that qualify it to be subject to the buffer rules. There may be other streams located on the property that do not show up on the maps referenced above and are therefore not subject to the buffer rules. However, if the stream features are present on the tract they are subject to



North Carolina Department of Environmental Quality | Division of Water Resources
Raleigh Regional Office | 3800 Barrett Drive | Raleigh, North Carolina 27609
919.791.4200

1109 & 1129 Forestville Road
Wake County
9/9/2021
Page 2 of 2

all other applicable North Carolina stream standards and permitting requirements as outlined in 15A NCAC 02B and may be considered jurisdictional according to the US Army Corps of Engineers.

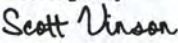
This on-site determination shall expire five (5) years from the date of this letter. Landowners or affected parties that dispute a determination made by the DWR may request a determination by the Director. An appeal request must be made within sixty (60) days of date of this letter. A request for a determination by the Director shall be referred to the Director in writing. If sending via US Postal Service: c/o Paul Wojoski; DWR – 401 & Buffer Permitting Unit; 1617 Mail Service Center; Raleigh, NC 27699-1617. If sending via delivery service (UPS, FedEx, etc.): Paul Wojoski; DWR – 401 & Buffer Permitting Unit; 512 N. Salisbury Street; Raleigh, NC 27604.

This determination is final and binding unless, as detailed above, an appeal is requested within sixty (60) days.

This project may require a Section 404/401 Permit for the proposed activity. Any inquiries should be directed to the US Army Corp of Engineers (Raleigh Regulatory Field Office) at (919)-554-4884.

If you have questions regarding this determination, please feel free to contact Josh Brigham at (919) 791-4251.

Sincerely,

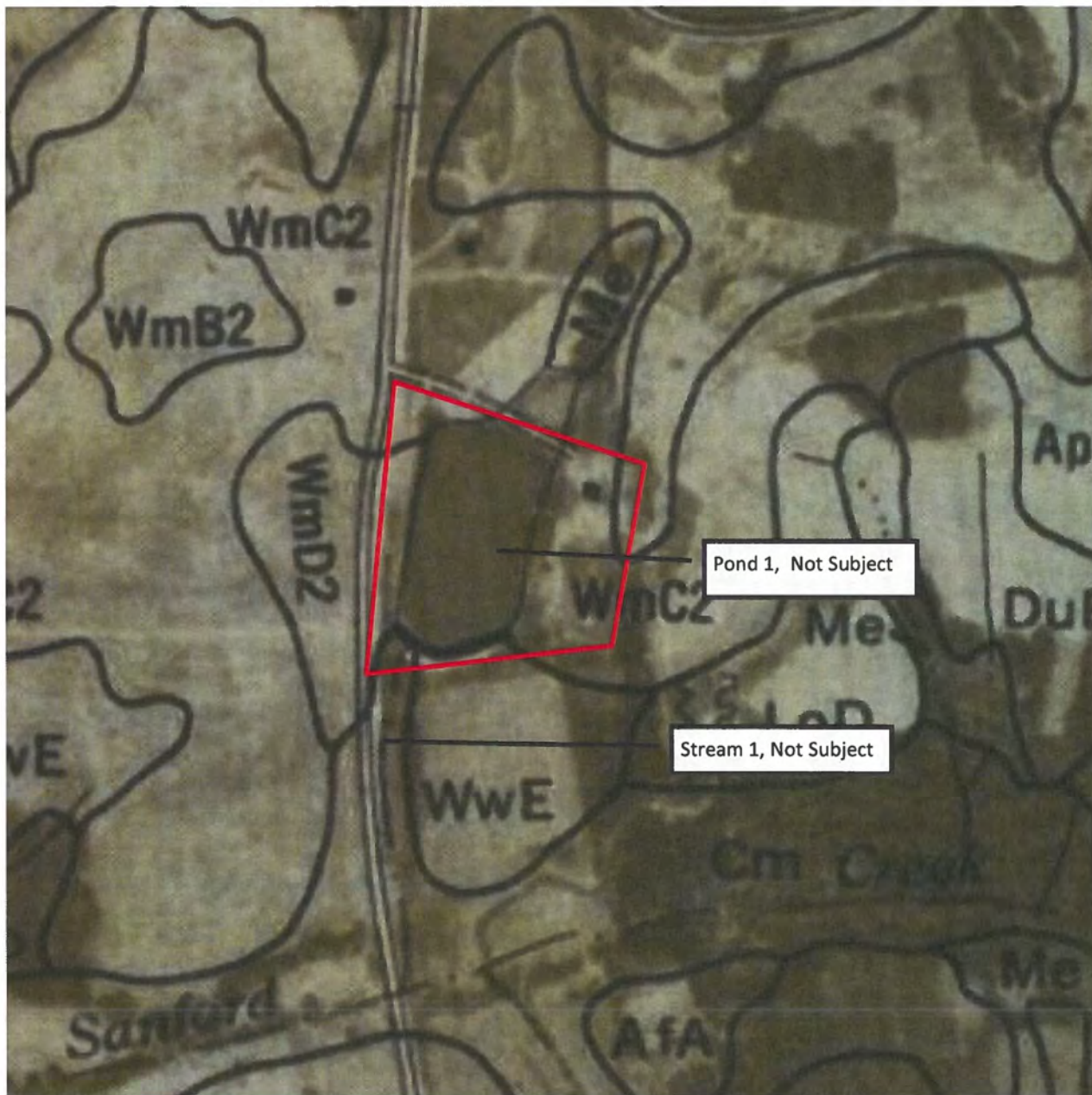
DocuSigned by:

BCDA9D825D4A6D...

Scott Vinson, Regional Supervisor
Water Quality Regional Operations Section
Raleigh Regional Office, Division of Water Resources, NCDEQ

cc: RRO DWR File Copy
Laserfiche
Consultant via email, Bob Zarzecki, S&EC, bzarzecki@sandec.com



1109 & 1129 Forestville Road
Wake County, NC-DWR Project # 21-309



NRCS Soil Survey Sheet 15

Wake Co., NC 1970

Legend:

-project boundary 



:: Locations are approximate
and are provided for refer-
ence only ::



1109 & 1129 Forestville Road
Wake County, NC-DWR Project # 21-309



USGS Topographical Map
Wake Forest Quadrangle 2019

Legend:

-Project boundary 



:: Locations are approximate
and are provided for refer-
ence only ::



From: [Denton, Bill](#)
To: [Reidy, Patrick](#)
Cc: [Sarna, Monica](#); [Summers, Kimberly M](#); [Garcia, Lauren V](#)
Subject: RE: [External] NC Dam - Wake-265
Date: Friday, February 17, 2023 9:13:53 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

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Mr. Reidy:

I am familiar with the history of this dam. Of the dams in the 16-county region that the DEQ DEMLR Raleigh Regional Office covers, WAKE-265 is one of the most concerning for me. It has all of the deficiencies that Lauren outlined in her email and attachments and those combined deficiencies make it an unstable dam that is in poor operating condition. The two factors that have preserved it from previously failing are that there is only a very small area of land which drains to it and there is another dam and impoundment just upgradient from it that also stores water after runoff producing rain events. With the recent addition of the residential neighborhood to the east and commercial development to the north, the peak runoff volume flowing to these dams may be changing and may be sufficient (if not mitigated) to cause dam failure in the future if this additional runoff is directed toward these ponds.

Even if the additional runoff is diverted away from WAKE-265, it remains structurally unsafe and could fail unexpectedly even in a sunny-day scenario. As Lauren stated, the impacts would be to Forestville Road in the section adjacent to Heritage High School and the adjoining public park to the south. Traffic counts in this location are on the order of 17,000 vehicles per day and undoubtedly includes students, parents, and school buses associated with the High School. At a minimum, the potential for closure of this roadway during peak hours would be a significant disruption to traffic flow. There does not appear to be an expeditious alternate route for school traffic coming from that direction.

One additional note: I would caution that if the decision is made to remove the lower dam, attention should be paid to the impacts of that removal to the stability and safe performance of the upper dam. We have never been able to identify the outlet works for that upper dam, but the presence of the lower dam made that issue of less concern. However, I cannot say that removing the back pressure of the water in the lower impoundment would not have adverse effects on the upper dam's safety. It would certainly bring into sharper focus any deficiencies at the upper dam with regard to spillway capacity and structural stability. In all likelihood, that upper dam would be added to our state inventory as a high hazard dam were the lower dam to be removed due to the potential for similar downstream impacts (primarily Forestville Road).

If you have further questions, I'd be glad to schedule a time to discuss over the telephone or via MS Teams

Bill

William H. Denton, IV, PE

Regional Engineer – RRO, Division of Energy, Mineral, and Land Resources

North Carolina Department of Environmental Quality

Office: (919) 791-4206

bill.denton@ncdenr.gov

1628 Mail Service Center, Raleigh, North Carolina 27699



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Garcia, Lauren V <lauren.garcia@ncdenr.gov>
Sent: Friday, February 17, 2023 8:16 AM
To: Reidy, Patrick <preidy@wakeforestnc.gov>; Denton, Bill <bill.denton@ncdenr.gov>
Cc: Sarna, Monica <msarna@wakeforestnc.gov>; Summers, Kimberly M <kimberly.summers@ncdenr.gov>
Subject: RE: [External] NC Dam - Wake-265

Good morning,

I have copied my Supervisor, who is the best resource for dam removal. It does appear that this dam has been under a Notice of Deficiency since about 2018. My Supervisor will be able to explain things much more eloquently, but because of the location of Forestville Road and the neighborhood directly adjacent to the dam, the dam has been listed as high hazard. The dam has a history of overtopping, an inadequate spillway, and other issues that may affect the integrity of the dam. Bill Denton was actually present for one of the overtopping incidents. These things are explained in more detail in the attached inspection reports/NODs.

Let us know if you have any other questions,
Lauren

From: Reidy, Patrick <preidy@wakeforestnc.gov>
Sent: Wednesday, February 15, 2023 2:56 PM
To: Garcia, Lauren V <lauren.garcia@ncdenr.gov>
Cc: Sarna, Monica <msarna@wakeforestnc.gov>
Subject: [External] NC Dam - Wake-265

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Lauren,

I'm the Planning Case Manager assigned to a rezoning for the property at 1109 and 1129 Forestville Road in Wake Forest. There is a pond that has had a high dam hazard status (Wake-265) for a number of years, and it is being proposed to be removed as part of the development of the property. There was a Planning Board meeting last night for the rezoning and our Town Board will hear the case next month. The pond and dam were items of high interest. I looked up the Dam Inventory list and it shows that you did an inspection last February. Would you be able to share a report or any additional information regarding the pond/dam and why it would be important for that pond to be removed for a safety standpoint? Feel free to give me a call if you'd like to discuss it more.

Thanks,



Patrick Reidy, AICP, CZO

Senior Planner - Development Services
PLANNING

Office: 919-435-9510 | Direct: 919-435-9515 | Mobile: 919-761-3105
301 S. Brooks Street | Wake Forest, NC 27587
wakeforestnc.gov



Where Innovation Meets Opportunity



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Governor

MICHAEL S. REGAN
Secretary

WILLIAM E. VINSON
Interim Director

NOTICE OF DEFICIENCY

January 19, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7017 0190 0000 9562 5240

Ms. Margaret P. Schepp
1129 Forestville Road
Wake Forest, North Carolina 27587-7601

RE: Marshall Pond Dam #2
WAKE-265-H
Wake County, North Carolina
Neuse River Basin

Dear Ms. Schepp:

The North Carolina Dam Safety Program is charged with administering and enforcing the Dam Safety Law of 1967, as amended, which provides for the certification and inspection of dams in the interest of public health, safety, and welfare, to reduce the risk of failure of dams, to prevent injuries to persons, damage to property, and to insure the maintenance of stream flows.

Our records indicate you are the owner of the referenced dam, which is located off of Forestville Road in Wake Forest, North Carolina. This dam was inspected on November 15, 2017 by personnel of the Land Quality Section. This inspection revealed the conditions outlined below:

1. Trees and bushes are growing on the dam. This type of growth can cause problems and even failure of the dam by creating holes when trees are uprooted due to wind or ice; by leaving possible seepage holes when trees die and their roots decay; and by causing erosion of the dam around this growth should the dam overtop during heavy rains. Therefore, we recommend that this type of growth be removed and a good grass cover be established on the dam. Vegetation was seen on the dam's abutments, crest, along the toe as well as the up and down stream slopes.

Division of Energy, Mineral, and Land Resources
Land Quality Section

Raleigh Regional Office 1628 Mail Service Center, Raleigh, North Carolina 27699-1628
Phone: 919-791-4200 / FAX: 919-571-4718 / Internet: <http://portal.ncdenr.org/web/lr/>

All trees less than or equal to six inches in diameter should be promptly removed by cutting flush with the ground surface. Though it is not our policy to allow any tree growth on a dam, it is recommended that all trees with trunks greater than approximately six inches in diameter (at chest height) not be removed without engineering supervision. Removal of such trees that are in poor condition or otherwise pose a threat to the structural integrity of the dam is strongly recommended and may be required. In these cases, approval must be obtained from the Division of Energy, Mineral, and Land Resources prior to removal. For additional guidance regarding the impacts of woody vegetation on dams refer to FEMA Publication 534 "Technical Manual for Dam Owners: Impacts of Plants on Earthen Dams" (you may download this from FEMA at <https://www.fema.gov/media-library/assets/documents/1027>).

2. The dam's crest varies from an approximate width of three (3) feet or less to eight (8) and is extremely unlevel. From the current water level, the vertical change in elevation is as much as 3-4 feet. Freeboard at the time of inspection, in one area was one (1) foot or less.
3. The primary spillway riser pipe was not located and is assumed to be in-operable. This condition requires the emergency spillway have the potential for constant use, which can result in serious erosion problems. Therefore, we recommend that the pipe be repaired or replaced and a suitable trash guard installed. The design and installation of pipe and the trash guard requires an engineer's supervision and prior approval from this office.
4. Trees and bushes are growing in the emergency spillway. This type of growth restricts the capacity of the emergency spillway to convey water during rainfall events. As a result, the dam itself may overtop during heavy rains. Overtopping can cause failure of the dam due to embankment soil erosion. This growth must be removed from the emergency spillway and a good grass cover be established to prevent soil erosion.
5. There was seepage noted along the toe of the dam where the old stream bed would be located. Excessive seepage can cause failure of dam due to internal erosion and/or embankment sliding. You should inspect the seepage periodically and notify this office if there is an increase in the amount of seepage, discoloration of water or embankment sliding occurs.
6. Several slides, while old and apparently stable were observed. One is in an area with the least freeboard (mentioned in statement #2) beside Forestville Road which might be impacted if the dam were to breach. The other area is on the left side of the downstream slope and is more severe in depth and width. Failure in this area would potentially temporarily flood the downstream property which is currently under development as well as Forestville Road. Forestville Road is a heavily traveled two lane road. It serves as access between the towns of Rolesville and Wake Forest, as well as, the main access to Heritage High School. Forestville Road also provides additional access to Heritage Elementary and Middle Schools on Rogers Road.

7. Muskrats, gophers or other animals appear to be burrowing in various areas of the dam. One area of specific concern has been previously mentioned in statements #2 and #6. If allowed to continue, they could cause sliding and erosion of the dam, or possibly create a pathway for seepage. They should be removed from the pond, and the affected areas of the dam should be repaired and protected against further burrowing.

Be advised that upstream development has likely increased the amount of run-off into the pond to the extent that the existing spillway system is inadequate. Repairs and /or upgrades of this nature are required to be designed by and installed under the supervision of a qualified engineer with prior approval from the Division of energy, mineral and Land Resources.

The following items pertinent to maintenance and operation of the dam are also recommended.

1. Maintain a ground cover sufficient to restrain accelerated erosion on all earthen portions of the structure. Any maintenance performed on the dam or its related structures that in involve disturbance of canopy or removal of existing ground cover should be immediately stabilized upon completion by a minimum of seed and soil amendments incorporated into a properly prepared seed bed that is covered with anchored straw mulch, a suitable RECP or, if necessary, rip rap.
2. Periodically remove trees less than about six inches in diameter and thick undergrowth from the slopes and crest of the dam. This will serve to (A) prevent the formation of a root system which might significantly increase seepage through the dam which could ultimately result in failure of the structure, (B) reduce the possibility of damage to the dam due to the uprooting of trees by wind or other natural causes, and (C) facilitate ease of inspection and increase the likelihood of early detection of more serious problems connected with the dam.
3. Periodically remove all trees from the emergency spillway. This will reduce the possibility of its capacity being reduced by the entrapment of debris, should it become active.
4. Periodically check the operation of all drain valve facilities. This will insure satisfactory operation of the drains should an emergency situation arise.
5. Periodically monitor the subject dam and appurtenant works with respect to elements affecting its safety. This is in light of the legal duties, obligations, and liabilities arising from the ownership and/or operation of a dam.

During this inspection, we also investigated the potential for property damage and loss of life in the event that your dam fails. This investigation determined that failure of your dam could

result in severe property damage and/or possible loss of life downstream. Therefore, we shall continue to list your dam in the "High Hazard" category.

Please be advised that though we make every reasonable effort to determine the safety of your dam, our resources limit us to surficial inspection. There is no certainty regarding the internal stability of the dam. Dams, and especially their spillways and conduits, deteriorate with age. Therefore, you are advised to keep a close watch on your dam and to notify us if you detect any changes, especially cracks, ground movements, or changes in seepage rate or color.

The North Carolina Dam Safety Program also has a duty to ensure dams under its jurisdiction are constructed, repaired and maintained in a safe manner which provides support to both dam owners and downstream communities that might be impacted by failure of a dam. Any excavations in this dam or major repair work to this dam must be approved by this Office before any work is done. Also, note that this dam may not be breached, meaning the dam may not be drained by cutting a notch in the dam, without prior engineered breach plans being submitted to and approved by this Department.

Tropical weather as well as intense thunderstorms have produced flooding in all geographic regions of North Carolina in the last few years. During such events, dams may be at an increased risk of failure that may potentially result in the loss of life or property damage. Documents called Emergency Action Plans (EAP's) have proven to be very useful in facilitating efficient notification of people downstream of dams. EAP's outline the procedures to be followed when a dam experiences problems due to extreme precipitation, seismic activity, excessive seepage, slides, sinkholes, or other natural hazards that impact dams. The EAP documents the procedures for warning downstream residents and provides guidance regarding when such action may be necessary or prudent. The document may also address other emergency actions such as lowering of the impoundment, that may be taken to decrease the likelihood of a dam failure or lessen the damage due to a failure should it occur.

As a dam owner, you may incur liability for loss of life and downstream property damage if your dam fails. If one has not already been prepared, it is requested that an EAP be developed for your dam. If an EAP has been prepared, but not revised within the past four years, it should be updated. You may wish to retain a professional engineer with experience in developing EAP's to prepare one for your dam. Shell EAP documents for small earthen and concrete dams are provided at the Land Quality Section web site referenced below. Small dams are defined by law as those less than 35 feet in height or with total storage less than 750 acre-feet of volume, whichever criteria determines the larger size classification. The shell EAP documents are provided only as a guide and may not address all required information for the conditions pertaining to your dam and the potentially affected area downstream of your dam.

Two copies of the EAP should be submitted to the Land Quality Section, 1612 Mail Service Center, Raleigh, NC 27699, and a copy should be sent to your County's Emergency Management Director. Additional guidance and information can be found at the following website: www.fema.gov/plan/prevent/damfailure/publications.shtm "FEMA 64 - Federal Guidelines for Dam Safety: Emergency Action Planning for Dam Owners".

Marshall Pond #2
January 19, 2018
WAKE-265

For additional assistance you may visit the Land Quality Section web site at www.dlr.enr.state.nc.us. The Land Quality Regional Office may be contacted at 919-791-4200 and the Dam Safety Program in the Land Quality Central Office may be reached at 919-707-9219.

Your cooperation and consideration in maintaining a safe dam is appreciated. If ownership of the dam has changed, or if you are not responsible for the dam, please notify us so that we can update our records. Should you have any questions concerning our inspection, please contact me at (919)791-4200.

Sincerely,

A handwritten signature in blue ink that reads "William H. Denton IV". The signature is fluid and cursive, with the last name "Denton" being the most prominent part.

William H. Denton IV, PE
Regional Engineer - RRO

WHD\jd

cc: Raleigh Regional Office File

DAM SAFETY INSPECTION REPORT

Name Marshall Pond Dam #2		County Wake	No. 265	Inspected By Joe Dupree/Kimberly Summers	Date 11/15/2017
Owner Ms. Margaret P. Schepp			Address 1129 Forestville Road Wake Forest, North Carolina 27587-7601		Phone No.
Type of Dam ☒ Embankment ☐ Concrete Gravity ☐ Concrete Arch ☐ Other ☐ Concrete Buttress ☐ Stone Masonry			Type of Inspection ☐ Follow up ☒ Periodic ☐ Initial ☐ Other		Site Conditions ☒ Dry ☐ Snow Cover ☐ Wet ☐ Other
Hazard Description Slides, narrow crest with small freeboard & burrows esp. along Forestville Road. New dev. D.S. No P.S. located.			Condition Assessment ☐ Satisfactory ☐ Fair ☒ Poor ☐ Not rated ☐ Unsatisfactory		Hazard Class ☐ Low (A) ☐ Intermediate (B) ☒ High (C)
Remarks			Action ☐ None ☒ Maintenance ☐ Monitoring ☐ Minor Repair ☐ Engineering		Recommendations ☐ Inspection letter ☐ Inspection by DSE ☒ Deficiency letter ☐ Dam safety order ☐ RE notice ☐ Enforcement ☐ Engineering study ☐ Periodic reinspection ☐ Inspection by RE ☐ Other reinspection
AREA	PROBLEMS		COMMENTS		
UPSTREAM SLOPE / FACE	☐ 1. None ☐ 11. Displaced rip rap ☒ 2. Trees ☐ 12. Cracks ☒ 3. High bushes ☐ 13. Undermining ☐ 4. Burrows ☐ 14. Holes ☐ 5. Wave erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☐ 10. Sparse rip rap		COVER: ☐ Vegetation ☐ Rip rap ☐ Concrete ☐ Asphalt ☐ Other 2, 3.-Cut, remove trees, bushes less than 6" DBH.		
	☐ 1. None ☐ 11. Cracks ☒ 2. Trees ☐ 12. Spalling ☒ 3. High bushes ☐ 13. Deteriorated joints ☐ 4. Burrows ☐ 14. Displaced joints ☐ 5. Ruts ☐ 15. Exposed reinforcement ☐ 6. Livestock damage ☒ 16. Other ☐ 7. Depressions ☒ 8. Unlevel ☐ 9. Misalignment ☐ 10. Has overtopped		COVER: ☒ Vegetation ☐ Gravel ☐ Concrete ☐ Asphalt ☐ Other 2, 3.-Cut, remove trees, bushes less than 6" DBH. 8.-Dam is unlevel. Vertical height varies from 1-4' above current pool. Freeboard in on area next to Forestville Road was less than one foot. 16.-Crest is narrow. Width varies from about 8' down to about 3' or less. One arrea of concern is next to Forestville Road.		
DOWNSTREAM SLOPE/ FACE	☐ 1. None ☐ 11. Seepage ☒ 2. Trees ☐ 12. Boils ☒ 3. High bushes ☐ 13. Cracks ☒ 4. Burrows ☐ 14. Holes ☐ 5. Erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☒ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☐ 10. Wetness		COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Other 2, 3.- Cut, remove trees, bushes less than 6" DBH. 4.-Several location where burrows were observed. One in particular is adjacent to Forestville Road where crest is narrow and has the least freeboard. 7.- Two slides noted, both appeared old and stable but both of concern. One is next to Forestville Road where crest and freeboard is the least and burrows in the D.S. slope were noted.		
	☐ 1. None ☒ 11. Seepage ☐ 2. Trees ☐ 12. Boils ☐ 3. High bushes ☐ 13. Cracks ☐ 4. Burrows ☐ 14. Holes ☐ 5. Erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☒ 10. Wetness		COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Other 10, 11.-Seepage, wetness along toe in area where old stream bed would have been located. Another area on Forestville Road where water was noted but may or may not be from the dam.		
TOE CONTACT	☐ 1. None ☒ 11. Seepage ☐ 2. Trees ☐ 12. Boils ☐ 3. High bushes ☐ 13. Cracks ☐ 4. Burrows ☐ 14. Holes ☐ 5. Erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☒ 10. Wetness				

		Dam No.	Date	Page 2
AREA	PROBLEMS	COMMENTS		
ABUTMENT CONTACTS	☐ 1. None ☒ 2. Trees ☒ 3. High bushes ☐ 4. Burrows ☐ 5. Erosion ☐ 6. Livestock damage ☐ 7. Slides ☐ 8. Depressions ☐ 9. Bulges ☐ 10. Wetness ☐ 11. Seepage ☐ 12. Boils ☐ 13. Cracks ☐ 14. Holes ☐ 15. Spalling ☐ 16. Displaced joints ☐ 17. Deteriorated joints ☐ 18. Exposed reinforcement ☐ 19. Undermining ☐ 20. Other	COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Other 2,3.- Cut, remove trees, bushes less than 6" DBH.		
PRINCIPAL SPILLWAY	☐ 1. None ☐ 2. No trashguard ☐ 3. Obstructed ☐ 4. Plugged ☐ 5. Rusted ☐ 6. Damaged ☐ 7. Gates leaking ☐ 8. Joints leaking ☐ 9. Cracks ☐ 10. Joint deterioration ☐ 11. Joint displacement ☐ 12. Undermined ☐ 13. Voids ☐ 14. Erosion ☐ 15. Holes ☐ 16. Conduit collapsed ☐ 17. Spalling ☐ 18. Outlet undercutting ☐ 19. Misalignment ☒ 20. Other	TYPE/SIZE: 20.- Not located and assumed to be in-operable.		
EMERGENCY SPILLWAY	☐ 1. None ☐ 2. No ES ☒ 3. Same as ES ☐ 4. Obstructed ☐ 5. Erosion ☐ 6. Displaced rip rap ☐ 7. Sparse rip rap ☐ 8. Joints leaking ☐ 9. Cracks ☐ 10. Joint deterioration ☐ 11. Joint displacement ☐ 12. Undermined ☐ 13. Voids ☐ 14. Holes ☐ 15. Exposed reinforcement ☐ 16. Spalling ☐ 17. Outlet erosion ☐ 18. Misalignment ☒ 19. Inadequate capacity ☐ 20. Other	TYPE/SIZE: Stable V ditch at left abutment. 3.-Currently serving as P.S 19.-Capacity likely inadequate..		
DRAINS / OTHER OUTLETS	☐ 1. None ☐ 2. No bottom drain ☐ 3. Bottom drain inoperable ☐ 4. Subsurface drain dry ☐ 5. Subsurface drain muddy flow ☐ 6. Subsurface drain obstructed ☐ 7. No animal guard ☐ 8. Other	TYPE:		
SKETCHED/COMMENTS:				

All trees less than or equal to six inches in diameter should be promptly removed by cutting flush with the ground surface. Though it is not our policy to allow any tree growth on a dam, it is recommended that all trees with trunks greater than approximately six inches in diameter (at chest height) not be removed without engineering supervision. Removal of such trees that are in poor condition or otherwise pose a threat to the structural integrity of the dam is strongly recommended and may be required. In these cases, approval must be obtained from the Division of Energy, Mineral, and Land Resources prior to removal. For additional guidance regarding the impacts of woody vegetation on dams refer to FEMA Publication 534 "Technical Manual for Dam Owners: Impacts of Plants on Earthen Dams" (you may download this from FEMA at <https://www.fema.gov/media-library/assets/documents/1027>).

2. The dam's crest (top) varies in width from an approximately three (3) feet or less to eight (8) feet and is not level. One area of past overtopping was about four (4.0) feet across the top and one (1.0) foot in depth. The main area of overtopping which was active at time of inspection was along Forestville Road and was about twenty (20.0) feet across the crest with estimated depth of water between one (1.0) to two (2.0) inches. This area appeared to have been mechanically lowered many years ago. Low points in the dam's crest are particularly undesirable as they tend to concentrate water flow and accelerate erosion of the embankment leading to failure.
3. No primary spillway riser pipe was observed. If one is present is presumed to be inoperable. This condition requires the emergency spillway channel adjacent to the left end of the dam to activate frequently and be subject to accelerated erosion. Engineered repairs are needed. Such repair plans must be prepared by a legally qualified engineer and are subject to review and approval by the State pursuant to 15A NCAC 2K .0201.
4. Trees, tall grasses, and leaves are in the emergency spillway. This restricts the capacity of the emergency spillway to convey outflow during rainfall events. As a result of this restriction to outflow, overtopping of the dam may be exacerbated. Overtopping may cause failure of the dam due to embankment soil erosion. All restrictions to outflow through the emergency spillway must be removed and stabilizing ground cover established.
5. There was seepage noted along the toe of the dam where the old stream bed would be located. Excessive seepage can cause failure of dam due to internal erosion and/or embankment sliding. You should inspect the seepage periodically and notify this office if there is an increase in the amount of seepage, discoloration of water or embankment sliding occurs.
6. Several slides, while old and apparently stable were observed. One is in an area with the least freeboard (mentioned in statement #2) beside Forestville Road which might be impacted if the dam were to breach. The other area is on the left side of the downstream slope and is more severe in depth and width. Failure in this area would temporarily flood

the downstream property which is currently under development as well as Forestville Road. Forestville Road is a heavily traveled roadway which serves as a connector between the towns of Rolesville and Wake Forest, as well as the main access to Heritage High School.

7. Muskrats, gophers or other animals appear to be burrowing in various areas of the dam. Several burrows on the downstream slope in the near the area as previously mentioned in statement #2. If allowed to continue, they could cause sliding and erosion of the dam, or possibly create a pathway for seepage. They should be removed from the pond, and the affected areas of the dam should be repaired and protected against further burrowing.
8. Be advised that upstream development has likely increased the amount of run-off into the pond to the extent that the existing spillway system has inadequate capacity for safe operation of the dam. Repairs and /or upgrades of this nature are required to be designed by and installed under the supervision of a qualified engineer with prior approval from this Division.

These conditions appear serious and justify further engineering study to determine appropriate remedial measures. In the event of a dam failure, human life and significant property would be endangered because of the downstream location of Forestville Road. For this reason, the dam has been classified as high hazard (Class C) as described in 15A NCAC 2K .0105.

To address the safety of this dam, you are directed to retain the services of a registered professional engineer or an experienced engineering firm to make a study of the conditions outlined in this letter. Plans and specifications for repair based on the results of the study must be filed with the Division of Energy, Mineral, and Land Resources for approval pursuant to the North Carolina Administrative Code, Title 15A, Subchapter 2K - Dam Safety (15A NCAC 2K). Two copies of an emergency action plan for this dam shall be submitted to this Division by June 26, 2019.

In addition to the above, the following remedial actions, not requiring design or approval, should be completed by June 25, 2019. These items include the following:

1. Maintain a ground cover sufficient to restrain accelerated erosion on all earthen portions of the structure. Any maintenance performed on the dam or its related structures that in involve disturbance of canopy or removal of existing ground cover should be immediately stabilized upon completion by a minimum of seed and soil amendments incorporated into a properly prepared seed bed that is covered with anchored straw mulch, a suitable RECP or, if necessary, rip rap.
2. Periodically remove trees less than about six inches in diameter and thick undergrowth from the slopes and crest of the dam. This will serve to (A) prevent the formation of a root system which might significantly increase seepage through the dam which could ultimately result in failure of the structure, (B) reduce the possibility of damage to the dam due to the

uprooting of trees by wind or other natural causes, and (C) facilitate ease of inspection and increase the likelihood of early detection of more serious problems connected with the dam.

3. Periodically remove all trees from the emergency spillway. This will reduce the possibility of its capacity being reduced by the entrapment of debris, should it become active.
4. Periodically monitor the subject dam and appurtenant works with respect to elements affecting its safety. This is in light of the legal duties, obligations, and liabilities arising from the ownership and/or operation of a dam.

Our records indicate that no Emergency Action Plan (EAP) has been filed for the subject high hazard dam. Two copies of the EAP shall be submitted to the Division of Energy, Mineral, and Land Resources for review and approval. North Carolina has adopted an EAP template for owners of high hazard dams. The template and associated guidance can be obtained by visiting the Dam Safety Program website (<https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permits/dam-safety>).

Please contact us at (919) 791-4200 to advise us of your intended action in this matter. If we do not receive notification on or before June 25, 2019, we may present the case information for appropriate enforcement action. Enforcement action could include a civil penalty of up to \$500.00 per day of violation, and/or issuance of a Dam Safety Order requiring the repair or removal of this dam, and/or injunctive relief to gain compliance.

Sincerely,



William H. Denton, IV, PE
DEMLR Regional Engineer - RRO

WHD/jad

cc: Rick Bolich, DWR Raleigh Regional Office
DEMLR Raleigh Regional Office File

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

BRIAN WRENN

Director



NORTH CAROLINA
Environmental Quality

NOTICE OF DEFICIENCY

March 1, 2022

CERTIFIED MAIL 7017 2680 0000 2237 0023
RETURN RECEIPT REQUESTED

Optimal Equity Group LLC
Attn: Robert Shaar, Registered Agent
924 Evening Snow Street
Wake Forest, NC 27587

RE: Marshall Pond #2/WAKE-265
Wake County, North Carolina
Neuse River Basin

Dear Mr. Shaar:

The Dam Safety Law of 1967 provides for the certification and inspection of dams in the interest of public health, safety, and welfare, in order to reduce the risk of failure of dams, to prevent injuries to persons, damage to downstream property, and to ensure the maintenance of stream flows.

An inspection of the referenced dam was conducted on February 15, 2022, by staff of the Division of Energy, Mineral, and Land Resources (DEMLR) Raleigh Regional Office. During this inspection, the following conditions were noted:

1. Trees and bushes are growing on the dam. This type of growth can cause problems and even failure of the dam by creating holes when trees are uprooted due to wind or ice; by leaving possible seepage holes when trees die and their roots decay; and by causing erosion of the dam around this growth should the dam overtop during heavy rains. Therefore, we recommend that this type of growth be removed and a good grass cover be established on the dam. Vegetation was seen on the dam's abutments, crest, along the toe as well as the up and down stream slopes.



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Raleigh Regional Office | 1628 Mail Service Center | 3800 Barrett Drive | Raleigh, North Carolina 27609
919.791.4200

All trees less than or equal to six inches in diameter should be promptly removed by cutting flush with the ground surface. Though it is not our policy to allow any tree growth on a dam, it is recommended that all trees with trunks greater than approximately six inches in diameter (at chest height) not be removed without engineering supervision. Removal of such trees that are in poor condition or otherwise pose a threat to the structural integrity of the dam is strongly recommended and may be required. In these cases, approval must be obtained from the Division of Energy, Mineral, and Land Resources prior to removal. For additional guidance regarding the impacts of woody vegetation on dams refer to FEMA Publication 534 "Technical Manual for Dam Owners: Impacts of Plants on Earthen Dams" (you may download this from FEMA at <https://www.fema.gov/media-library/assets/documents/1027>).

2. The dam's crest (top) varies in width from an approximately three (3) feet or less to eight (8) feet and is not level. One area of past overtopping was about four (4.0) feet across the top and one (1.0) foot in depth. The main area of overtopping which was active at time of inspection was along Forestville Road and was about twenty (20.0) feet across the crest with estimated depth of water between one (1.0) to two (2.0) inches. This area appeared to have been mechanically lowered many years ago. Low points in the dam's crest are particularly undesirable as they tend to concentrate water flow and accelerate erosion of the embankment leading to failure.
3. No primary spillway riser pipe was observed. If one is present is presumed to be inoperable. This condition requires the emergency spillway channel adjacent to the left end of the dam to activate frequently and be subject to accelerated erosion. Engineered repairs are needed. Such repair plans must be prepared by a legally qualified engineer and are subject to review and approval by the State pursuant to 15A NCAC 2K.0201.
4. Trees, tall grasses, and leaves are in the emergency spillway. This restricts the capacity of the emergency spillway to convey outflow during rainfall events. As a result of this restriction to outflow, overtopping of the dam may be exacerbated. Overtopping may cause failure of the dam due to embankment soil erosion. All restrictions to outflow through the emergency spillway must be removed and stabilizing ground cover established.
5. There was seepage noted along the toe of the dam where the old stream bed would be located. Excessive seepage can cause failure of dam due to internal erosion and/or embankment sliding. You should inspect the seepage periodically and notify this office if there is an increase in the amount of seepage, discoloration of water or embankment sliding occurs.

6. Several slides, while old and apparently stable were observed. One is in an area with the least freeboard (mentioned in statement #2) beside Forestville Road which might be impacted if the dam were to breach. The other area is on the left side of the downstream slope and is more severe in depth and width. Failure in this area would temporarily flood the downstream property which is currently under development as well as Forestville Road. Forestville Road is a heavily traveled roadway which serves as a connector between the towns of Rolesville and Wake Forest, as well as the main access to Heritage High School.
7. Muskrats, gophers, or other animals appear to be burrowing in various areas of the dam. Several burrows on the downstream slope in the near the area as previously mentioned in statement #2. If allowed to continue, they could cause sliding and erosion of the dam, or possibly create a pathway for seepage. They should be removed from the pond, and the affected areas of the dam should be repaired and protected against further burrowing.
8. Be advised that upstream development has likely increased the amount of run-off into the pond to the extent that the existing spillway system has inadequate capacity for safe operation of the dam. Repairs and /or upgrades of this nature are required to be designed by and installed under the supervision of a qualified engineer with prior approval from this Division.

These conditions appear serious and justify further engineering study to determine appropriate remedial measures. In the event of a dam failure, human life and significant property would be endangered because of the downstream location of Forestville Road. For this reason, the dam has been classified as high hazard under 15A NCAC 02K .0105.

In order to ensure the safety of this dam, you are directed to retain the services of a registered professional engineer or an experienced engineering firm to make a study of the conditions outlined in this letter. Plans and specifications for repair based on the results of the study must be filed with the Division of Energy, Mineral, and Land Resources for approval pursuant to the North Carolina Administrative Code, Title 15A, Subchapter 2K - Dam Safety (15A NCAC 2K). Two copies of an emergency action plan for this dam shall be submitted to this office by June 30, 2022.

In addition to the above, the following remedial actions, not requiring design or approval, should be completed by June 30, 2022. These items include the following:

1. Maintain a ground cover sufficient to restrain accelerated erosion on all earthen portions of the structure. Any maintenance performed on the dam or its related structures that in involve disturbance of canopy or removal of existing ground cover

should be immediately stabilized upon completion by a minimum of seed and soil amendments incorporated into a properly prepared seed bed that is covered with anchored straw mulch, a suitable RECP or, if necessary, rip rap.

2. Periodically remove trees less than about six inches in diameter and thick undergrowth from the slopes and crest of the dam. This will serve to (A) prevent the formation of a root system which might significantly increase seepage through the dam which could ultimately result in failure of the structure, (B) reduce the possibility of damage to the dam due to the uprooting of trees by wind or other natural causes, and (C) facilitate ease of inspection and increase the likelihood of early detection of more serious problems connected with the dam.
3. Periodically remove all trees from the emergency spillway. This will reduce the possibility of its capacity being reduced by the entrapment of debris, should it become active.
4. Periodically monitor the subject dam and appurtenant works with respect to elements affecting its safety. This is in light of the legal duties, obligations, and liabilities arising from the ownership and/or operation of a dam.

An updated emergency action plan will be required for this dam if one is not already on file. If an existing EAP has not been updated in the past year, the downstream hazards shall be checked and all contact information should be verified. Two copies of the EAP shall be submitted to the Division of Energy, Mineral, and Land Resources, and a copy shall be provided to the local emergency management office. North Carolina has recently completed and adopted an EAP template for owners of high hazard dams. The template and associated guidance can be obtained by visiting the Dam Safety Program website (<https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permits/dam-safety>).

Please contact us at (919) 791-4200 to advise us of your intended action in this matter. If we do not receive notification on or before June 30, 2022, we may present the case information for appropriate enforcement action. Enforcement action could include a civil penalty of up to \$500.00 per day of violation, and/or issuance of a Dam Safety Order requiring the repair or removal of this dam, and/or injunctive relief to gain compliance.

Sincerely,



William H. Denton, IV, PE
Regional Engineer

Marshall Pond #2
WAKE-265
Page 5 of 5

DEMLR – Land Quality Section

WHD/ltg

cc: Scott Vinson, Water Quality Regional Supervisor
Raleigh Regional Office File

DAM SAFETY INSPECTION REPORT

Name Marshall Pond #2		County Wake	No. 265	Inspected By Lauren Garcia	Date 02/15/2022
Owner Optimal Equity Group LLC; Robert Shaar			Address 924 Evening Snow Street, Wake Forest, NC 27587		Phone No.
Type of Dam ☐ Concrete Gravity ☐ Concrete Arch ☐ Other ☒ Embankment ☐ Concrete Buttress ☐ Stone Masonry			Type of Inspection ☐ Initial ☐ Follow up ☒ Periodic ☐ Other		Site Conditions ☐ Wet ☐ Dry ☐ Snow Cover ☐ Other
Hazard Description Forestville Road (SR 2049)			Condition Assessment ☐ Satisfactory ☐ Fair ☒ Poor ☐ Unsatisfactory ☐ Not rated		Hazard Class ☐ Low (A) ☐ Intermediate (B) ☒ High (C)
Remarks Notice of Deficiency Issued			Action ☐ None ☒ Maintenance ☐ Monitoring ☒ Minor Repair ☐ Engineering		
			Recommendations ☐ Inspection letter ☒ Deficiency letter ☐ RE notice ☐ Engineering study ☐ Inspection by RE ☐ Inspection by DSE ☐ Dam safety order ☐ Enforcement ☐ Periodic reinspection ☐ Other reinspection		
AREA	PROBLEMS		COMMENTS		
UPSTREAM SLOPE / FACE	☐ 1. None ☐ 11. Displaced rip rap ☒ 2. Trees ☐ 12. Cracks ☒ 3. High bushes ☐ 13. Undermining ☐ 4. Burrows ☒ 14. Holes ☒ 5. Wave erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☐ 10. Sparse rip rap		COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Asphalt ☐ Other Trees/bushes Wave erosion Holes Dead and downed trees		
	☐ 1. None ☐ 11. Cracks ☒ 2. Trees ☐ 12. Spalling ☒ 3. High bushes ☐ 13. Deteriorated joints ☐ 4. Burrows ☐ 14. Displaced joints ☐ 5. Ruts ☐ 15. Exposed reinforcement ☐ 6. Livestock damage ☐ 16. Other ☒ 7. Depressions ☐ 8. Unlevel ☐ 9. Misalignment ☒ 10. Has overtopped		COVER: ☒ Vegetation ☐ Gravel ☐ Concrete ☐ Asphalt ☐ Other Trees/bushes - heavily overgrown Uneven Evidence of overtopping Obstructed by vines		
DOWNSTREAM SLOPE / FACE	☐ 1. None ☐ 11. Seepage ☒ 2. Trees ☐ 12. Boils ☒ 3. High bushes ☐ 13. Cracks ☐ 4. Burrows ☐ 14. Holes ☐ 5. Erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☐ 10. Wetness		COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Other Trees/bushes - heavily overgrown Holes from dead trees Vines 1 to 1 slope, very steep		
	☐ 1. None ☒ 11. Seepage ☒ 2. Trees ☐ 12. Boils ☒ 3. High bushes ☐ 13. Cracks ☐ 4. Burrows ☒ 14. Holes ☐ 5. Erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☐ 10. Wetness		COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Other Trees/bushes - overgrown Seepage and wetness		
TOE CONTACT	☐ 1. None ☒ 11. Seepage ☒ 2. Trees ☐ 12. Boils ☒ 3. High bushes ☐ 13. Cracks ☐ 4. Burrows ☒ 14. Holes ☐ 5. Erosion ☐ 15. Spalling ☐ 6. Livestock damage ☐ 16. Displaced joints ☐ 7. Slides ☐ 17. Deteriorated joints ☐ 8. Depressions ☐ 18. Exposed reinforcement ☐ 9. Bulges ☐ 19. Other ☐ 10. Wetness				

		Dam No.	Date	Page 2
AREA	PROBLEMS	COMMENTS		
ABUTMENT CONTACTS	☐ 1. None ☒ 2. Trees ☒ 3. High bushes ☐ 4. Burrows ☐ 5. Erosion ☐ 6. Livestock damage ☐ 7. Slides ☐ 8. Depressions ☐ 9. Bulges ☐ 10. Wetness	☐ 11. Seepage ☐ 12. Boils ☐ 13. Cracks ☐ 14. Holes ☐ 15. Spalling ☐ 16. Displaced joints ☐ 17. Deteriorated joints ☐ 18. Exposed reinforcement ☐ 19. Undermining ☐ 20. Other	COVER: ☒ Vegetation ☐ Rip rap ☐ Concrete ☐ Other Trees/bushes	
PRINCIPAL SPILLWAY	☐ 1. None ☐ 2. No trashguard ☐ 3. Obstructed ☐ 4. Plugged ☐ 5. Rusted ☐ 6. Damaged ☐ 7. Gates leaking ☐ 8. Joints leaking ☐ 9. Cracks ☐ 10. Joint deterioration	☐ 11. Joint displacement ☐ 12. Undermined ☐ 13. Voids ☐ 14. Erosion ☐ 15. Holes ☐ 16. Conduit collapsed ☐ 17. Spalling ☐ 18. Outlet undercutting ☐ 19. Misalignment ☒ 20. Other	TYPE/SIZE: Inlet and outlet not found during inspection	
EMERGENCY SPILLWAY	☐ 1. None ☐ 2. No ES ☐ 3. Same as PS ☒ 4. Obstructed ☒ 5. Erosion ☐ 6. Displaced rip rap ☐ 7. Sparse rip rap ☐ 8. Joints leaking ☐ 9. Cracks ☐ 10. Joint deterioration	☐ 11. Joint displacement ☐ 12. Undermined ☐ 13. Voids ☐ 14. Holes ☐ 15. Exposed reinforcement ☐ 16. Spalling ☐ 17. Outlet erosion ☐ 18. Misalignment ☒ 19. Inadequate capacity ☐ 20. Other	TYPE/SIZE: Earthen channel Obstructed with vegetation Eroding	
DRAINS / OTHER OUTLETS	☒ 1. None ☐ 2. No bottom drain ☐ 3. Bottom drain inoperable ☐ 4. Subsurface drain dry ☐ 5. Subsurface drain muddy flow ☐ 6. Subsurface drain obstructed ☐ 7. No animal guard ☐ 8. Other	TYPE: 		
SKETCHED/COMMENTS:				

ORDINANCE 2023-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 7.7 ACRES LOCATED AT 1109 AND 1129 FORESTVILLE ROAD, BEING WAKE COUNTY TAX PINS 1749672831 AND 1749670589, FROM WAKE COUNTY RESIDENTIAL-30 (R-30) TO RESIDENTIAL MIXED-USE CONDITIONAL DISTRICT (RMX-CD)

RZ-21-11, FORESTVILLE ROAD TOWNHOMES

WHEREAS, the application submitted by Carolina Land Design, PLLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on February 14, 2023 and the Board of Commissioners held a public hearing on March 23, 2023; and

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

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending disapproval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, but not in the best public interest, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

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

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

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1749672831 and 1749670589, and described in Exhibit 1, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby establishing the zoning classification of the “Rezoned Lands” to Residential Mixed-Use Conditional District (RMX-CD) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in Exhibit 3 – Forestville Road Townhomes Conditional District Master Plan, which are imposed as part of this rezoning.

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

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and consistent with the 2009 Community Plan and is in the interest of the public and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

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

1. Units 1-15 shall be permitted to front on common open space.
2. All elevations of the units visible to public rights-of-way shall have trim around the windows.
3. Front elevations of townhouse units visible from public rights-of-way, shall contain at least three of the following:

Bay Window; Decorative Window; Porch or Stoop; Recessed Window; Decorative Shake
4. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the UDO.
5. A varied color palette shall be utilized on buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
6. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way.
7. Roof lines to match architectural building style. Townhouse rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of continuous units within a building without a break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12.
8. Front stoops or porches, if provided, shall be a minimum of 4' in depth.
9. Site Master Plan (SD-21-15) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted master plan.
10. The front of all Units shall provide a minimum of 15% glazing. The rear of lots 1-15 shall also provide a minimum of 15% glazing.
11. Raised foundation of 18" for privacy from the sidewalk into the homes shall be provided.

12. Each townhome group shall implement varied front elevation styles that provide different horizontal and vertical features so that no more than two townhomes are identical. No two townhomes shall be the same that are adjacent to each other. Examples include different porch styles, varied dormers, varied window placement, etc.
13. Active open space will be satisfied with a playground.
14. A type A, option 3 buffer shall be provided along the eastern and southern property lines. A type B, option 2 buffer shall be provided along the northern property line. These buffers shall be installed prior to the final plat being recorded.
15. The following dimensional requirements shall apply:
 - Front setback: 10' max
 - Street sideyard: 5' min- 10' max
 - Sideyard: 0'
 - Building Separation for Interior End Units: 10'
 - Rear setback 5' min – 20' max
16. The existing pond shall be siphoned to the greatest extent in order to reduce the amount of time needed for pumping. After siphoning, pumps may be used.
17. All fences within landscape buffer shall be wood composite or similar material and be brown or black color. Fences shall be placed in the middle of the buffer with landscaping placed on both sides of the fence.
18. The streetyard buffer along Forestville Road shall be 16' in width. Sidewalks and/or stairs leading from the front doors of lots 1-15 to the multi-use path may encroach within the streetyard buffer.

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

Adopted and effective this the 23rd day of March 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY OF FORESTVILLE ROAD (N.C.S.R.#2049, SAID NEW IRON PIPE BEING LOCATED S 00°53'58"W A DISTANCE OF 669.10' FROM THE INTERSECTION OF FORESTVILLE ROAD AND FOUNDATION DRIVE, SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN# 1749.02-68-0097 AND SUBJECT LOT; THENCE LEAVING RIGHT-OF-WAY S 71°01'18"E A DISTANCE OF 609.24' TO A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATES N(y): 797,829.91' E(x): 2,146,457.54'; THENCE S 08°38'07"W A DISTANCE OF 271.21' TO A NEW IRON PIPE; THENCE S 08°38'07"W A DISTANCE OF 173.51' TO A NEW IRON PIPE; THENCE S 82°49'02"W A DISTANCE OF 576.22' TO A NEW IRON PIPE, SAID NEW IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY OF FORESTVILLE ROAD, SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN# 1749.02-57-9226 AND SUBJECT LOT; THENCE LEAVING RIGHT-OF-WAY S 82°49'02"W A DISTANCE OF 30.61' TO A POINT, SAID POINT BEING THE CENTERLINE OF FORESTVILLE ROAD; THENCE ALONG CENTERLINE N 04°14'00"E A DISTANCE OF 318.99' TO A POINT; THENCE N 05°38'07"E A DISTANCE OF 313.55' TO A POINT; THENCE N 05°37'51"E A DISTANCE OF 94.01' TO A POINT; THENCE LEAVING CENTERLINE S 71°01'18"E A DISTANCE OF 30.83' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 357,050 SQUARE FEET, 8.197 ACRES.

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS _____ DAY OF _____ A.D. 2022.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 1-3794
DEED HARRIS

THAT THE SURVEY IS OF AN EXISTING POLE OR PARCELS OF LAND OR ONE OR MORE EXISTING ASSESSMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN EXISTING PARCELS OR EXISTING ASSESSMENT IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONDITION.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 1-3794

ANNEXATION MAP: AN-____ (LOTS 1 & 2, PROPERTY OF MARGARET SCHEPP)
8,197 ACRES
TOWN OF WAKE FOREST
FUTURES REQUIREMENTS OF N.C.G.S. 160A-29
ADAPTED TO GRID NAD 83 (2011)
EFFECTIVE DATE OF ANNEXATION: _____

I, DEEDA HARRIS, TOWN CLERK, TOWN OF WAKE FOREST, NORTH CAROLINA, CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED BY THE TOWN OF WAKE FOREST, NORTH CAROLINA, AND SEAL OF THE TOWN OF WAKE FOREST.

20

DEEDA HARRIS

NOTES:

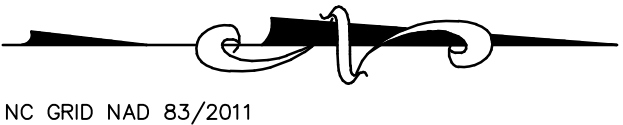
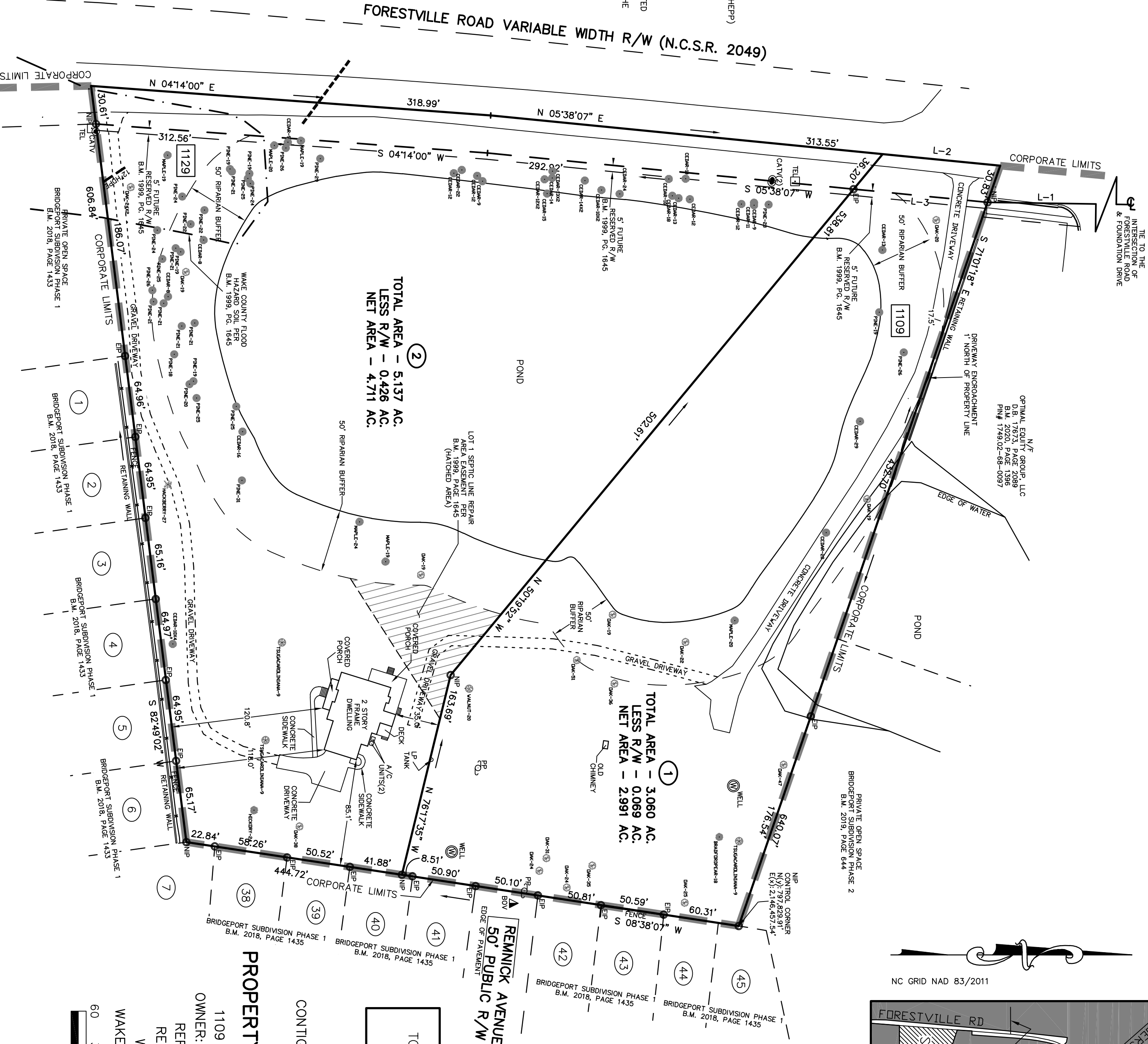
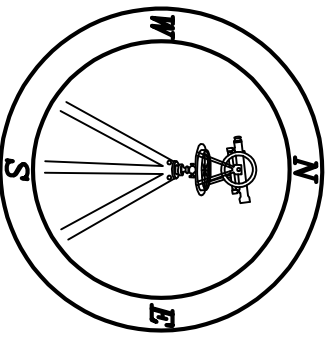
- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES, CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

LINE TYPE LEGEND

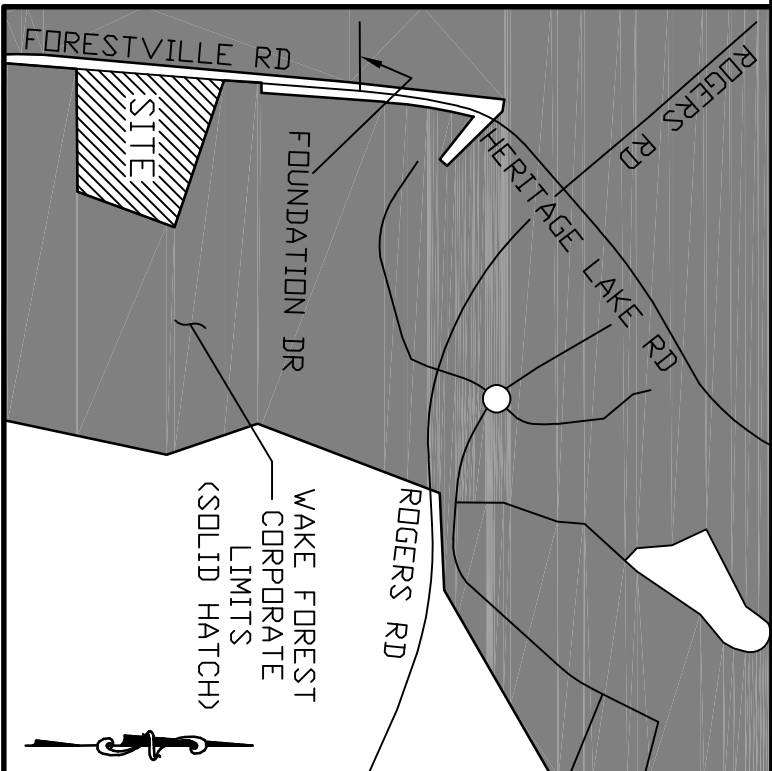
PROPERTY LINE - LINE SURVEYED	---
RIGHT-OF-WAY - LINE NOT SURVEYED	---
ADJACENT LINE - LINE NOT SURVEYED	---
OVERHEAD LINE	---
BUILDING SETBACK	---
EASEMENT	---
STREET	---
FLOOD HAZARD SOLS	---

LAND SURVEYOR/CONTACT

CMP LAND SURVEYORS, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM



NC GRID NAD 83/2011



VICINITY MAP

LEGEND:

- EP - EXISTING IRON PIPE
- EBP - EXISTING IRON PIPE
- BBP - BENT IRON PIPE
- BBB - BENT IRON BAR
- EBK - EXISTING MONUMENT
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- TEB - EXISTING BOX
- PEB - EXISTING BOX
- PHL - POWER POLE
- OHL - OVERHEAD LINE
 LP - LIGHT POLE | WM - WATER METER | WO - WATER VALVE | CS - CATCH BASIN | WH - MANHOLE | FH - FIRE HYDRANT | BOV - BLOW-OFF ASSEMBLY VALVE | #### - ADDRESS |

LINE	BEARING	DISTANCE
L-1	S 00°53'58" W	669.10'
L-2	N 05°37'51" E	94.01'
L-3	S 05°37'51" W	107.16'

TOTAL AREA TO BE ANNEX
357,050 S.F./8,197 AC.

CONTIGUOUS ANNEXATION MAP FOR
LOTS 1 & 2
PROPERTY OF MARGARET SCHEPP

1109 & 1129 FORESTVILLE ROAD
OWNER: OPTIMAL EQUITY GROUP, LLC
REF: D.B. 18838, PAGE 1823
REF: B.M. 1999, PAGE 1645
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

SEPTEMBER 7, 2022

ZONED R-30

PIN #1749.02-67-2831

PIN #1749.02-67-0589

CMP LAND SURVEYORS, PC

PROFESSIONAL LAND SURVEYORS, C-15225, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-11: Forestville Road Townhomes Conditional District

The Wake Forest Board of Commissioners finds that RZ-21-11 is consistent with the 2009 Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed zoning district is consistent with the General Urban Zone of the 2009 Community Plan.
2. The proposed rezoning supports Community Plan policies related to strong street connectivity, connections to other neighborhoods and shopping, and pedestrian infrastructure.
3. The proposed rezoning supports Community Plan policies related to open space and natural resource protection and compatibility with surrounding areas by providing enhanced buffering.
4. The proposed rezoning supports Community Plan policies related to community character with architectural design commitments.

FORESTVILLE ROAD TOWNHOMES

MASTER SUBDIVISION PLAN

SD-21-15, RZ-21-11

WAKE FOREST,
NORTH CAROLINA

PROJECT STATISTICS

PROPERTY DEVELOPER: OPTIMA EQUITY GROUP, LLC

SITE INFORMATION	
JURISDICTION	WAKE COUNTY
EXISTING ZONE	R-30 WAKE COUNTY
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONE	RMX
PROPOSED USE	TOWNHOMES
MAXIMUM OVERALL DENSITY	7.9 DU/AC
PINS	1749672831, 1749670589
SITE AREA	7.7 AC
EXISTING USE	RESIDENTIAL
RIVER BASIN	NEUSE
WATERSHED	NEUSE
FEMA FLOOD PANEL	3720174900J
SPECIAL FLOOD HAZARD	NO

LOT & PARKING INFORMATION	
PROPOSED NUMBER OF LOTS	61
MINIMUM LOT SIZE	1870 S.F.
MAXIMUM LOT SIZE	2550
PARKING REQUIREMENT	1.8 PARKING SPACES PER UNIT NEEDED 110 PARKING SPACES REQUIRED 128 SPACES PROPOSED
BIKE SPACES	2 BIKE SPACES PER 40 AUTO SPACES NEEDED. 6.4 ARE REQUIRED. 7 PROPOSED

DIMENSIONAL CRITERIA	
MINIMUM LOT AREA	1870 S.F.
PERIMETER BUFFER	SOUTH AND EAST LINES REQUIRE TYPE C
FRONT SETBACK	10' MAX
STREET SIDE YARD	5' MINIMUM - 10' MAX
SIDE YARD SETBACK	NONE
REAR SETBACK AT GARAGE	5' MIN - 20' MAX
MAXIMUM BUILDING HEIGHT	40'
NUMBER OF STORIES PER UNIT	2 STORIES
MINIMUM BUILDING SEPARATION FOR ATTACHED	0'
BUILDING SEPARATION FOR INTERIOR END UNITS	10'

AREA CALCULATIONS	
EXISTING GROSS SITE AREA	7.701 AC
DEDICATION TO FORESTVILLE ROAD	32,930.87 - 0.756 AC
PROPOSED NET SITE AREA	324,119.79 - 7.441 AC
INTERNAL PUBLIC RIGHT OF WAYS	79,093.5 SF - 1.816 AC
PRIVATE EASEMENTS FOR DRIVEWAYS AND PARKING	33,226.45 - 0.751 AC
TOWNHOUSE LOTS	122,319.60 SF - 2.808 AC
OPEN SPACE (LANDSCAPING)	47,210.84 SF - 1.084 AC
LANDSCAPING BUFFER	34,658.97 SF - 0.796 AC
PARK SPACE	8,103 SF - 0.186 AC

OPEN SPACE REQUIREMENTS	
OPEN SPACE REQUIRED	5% OF GROSS SITE = 335,463 SF X 0.05 = 16,773 SF (0.385 AC)
OPEN SPACE PROVIDED	47,210.84 SF = 1.084 AC
PARK SPACE REQUIRED	2% OF GROSS SITE = 6,709 SF - 0.154AC
PARK SPACE PROVIDED	8,103 SF - 0.186 AC
ACTIVE OPEN SPACE REQUIRED	25% OF PROVIDED PARK SPACE REQ. = 8,103 SF X 25% = 2,025 SF - 0.047 AC
ACTIVE OPEN SPACE PROVIDED	5,809 SF - 0.133 AC

IMPERVIOUS AREA CALCULATIONS	
GROSS SITE AREA	7.701 AC
MAXIMUM ALLOWED IMPERVIOUS SURFACE	70% OF 7.701 AC = 5.39 (234,788 SF)
AC PAVEMENT	69,922.98 SF - 1.605 AC
TOWNHOMES AT 90% IMPERVIOUS	110,087.6 - 2.527 AC
CONCRETE & FLATWORK	14,000 - 0.321 AC
TOTAL IMPERVIOUS	194,010.6 SF - 4.454 AC
IMPERVIOUS PERCENTAGE	194,234/335,455 = 57.8% IMPERVIOUS

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST PLANNING
AND ZONING BOARD

DATE: _____

APPROVAL BY THE WAKE FOREST
BOARD OF COMMISSIONERS

DATE: _____

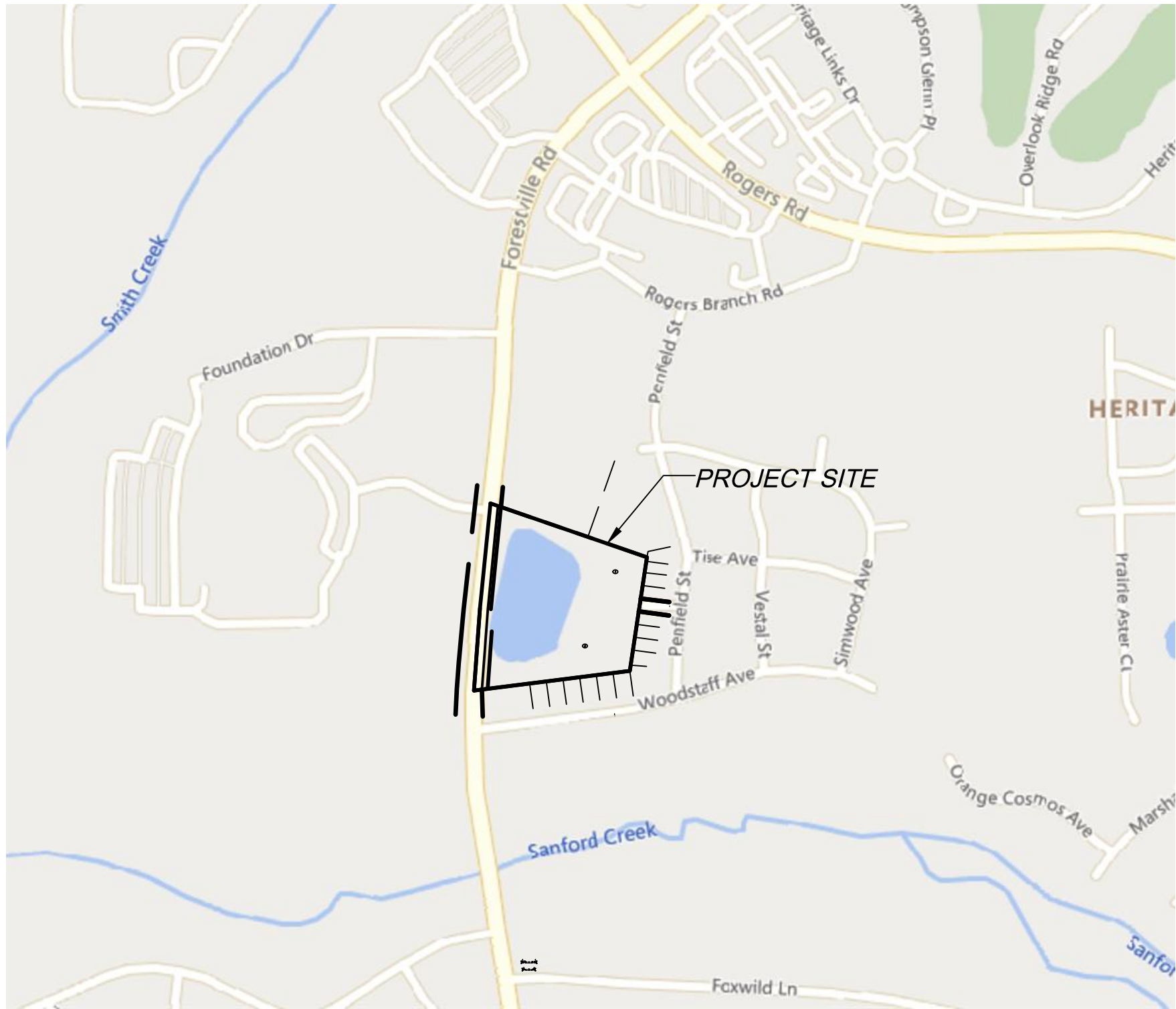
SHEET INDEX

PROPERTY DEVELOPER

SHEET #	TOWN OF WAKE FOREST
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION MASTER PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE
C-5	UTILITIES
C-6	EROSION CONTROL PLAN
C-7	LANDSCAPE PLANS

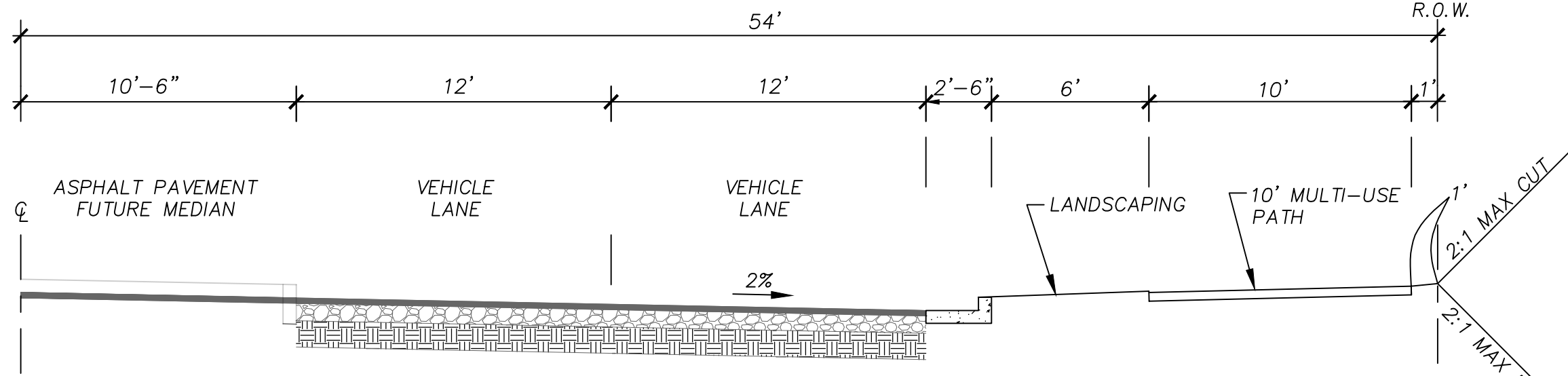
ESTIMATED IMPROVEMENT QUANTITIES

55' RIGHT-OF-WAY	80,781.86
20' AC ALLEYWAY	32,733 SF
CONCRETE SIDEWALKS	16,471.79 SF
CURB AND GUTTER	2,556 LF



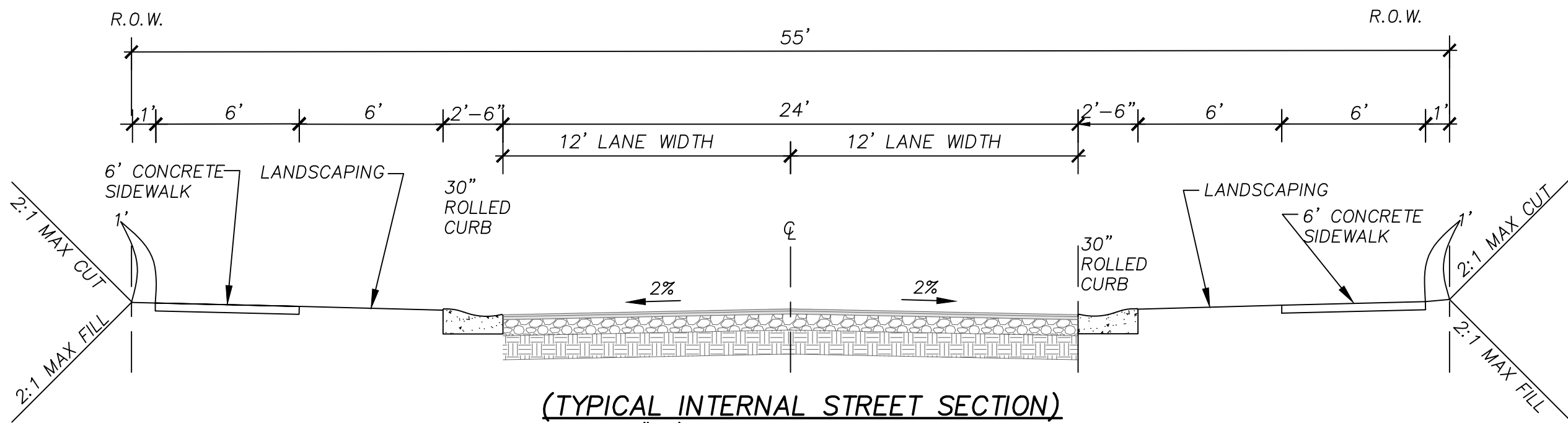
VICINITY MAP

SCALE: 1"=500'



FORESTVILLE ROAD 4A SECTION

SCALE: 1"=5'



(TYPICAL INTERNAL STREET SECTION)

SCALE: 1"=5'

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY DONE BY CMP PROFESSIONAL LAND SURVEYORS.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM WAKE COUNTY GIS DATA.
- SITE TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF SITE ARE TAKEN FROM WAKE COUNTY GIS DATA.
- 100 YEAR FLOOD LOCATION IS APPROXIMATE FROM FEMA FLOOD PANEL 3720174900J. EFFECTIVE DATE OF MAY 2, 2006.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAKE FOREST OR CITY OF RALEIGH AND NCDOT SPECIFICATIONS.
- THERE WILL BE NO CONSTRUCTION PRIOR TO CONSTRUCTION PLAN APPROVAL AND PERMIT ISSUANCE BY APPROPRIATE JURISDICTION.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION.
- AREA IN WATERSHED BASED ON WAKE COUNTY GIS DATA.
- THIS DOCUMENT IS BEING PROVIDED TO DEFINE THE MINIMUM COMPLIANCE WITH THE TOWN OF WAKE FOREST PUD ZONING DISTRICT COMPLIANCE.
- A LIGHTING PLAN SHALL BE REQUIRED FOR ALL PHASES DURING CONSTRUCTION PLAN REVIEW. A MINIMUM OF 25 FEET OF SEPARATION SHALL BE REQUIRED BETWEEN LIGHT POLES, STREET TREES, AND SIGNAGE.

DEVELOPER:

OPTIMA EQUITY GROUP, LLC
924 EVENING SNOW ST
WAKE FOREST, NC 27587

PLANS PREPARED BY:

CAROLINA LAND DESIGN, PLLC
300 S. MAIN STREET SUITE 212
HOLLY SPRINGS, NC 27540

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

OWNER _____ DATE _____

CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF ANY EXCAVATION EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRELIMINARY
FOR REVIEW
ONLY
ENGINEER
WILLIAM HUYLER

FORESTVILLE ROAD SUBDIVISION
1109-1129 FORESTVILLE ROAD
WAKE FOREST, NC

SCALE:	1"=40'
DATE:	1/19/2023
PROJECT NUMBER:	SD-21-15, RZ-21-11
CLIENT:	ROBERT SHAAR
PLAN TYPE:	MASTER SITE PLAN

TITLE SHEET

REVISIONS	



300 S. MAIN STREET SUITE 212, HOLLY SPRINGS NC, 27540
PH. (760) 791-2204 WILL@CAROLINALANDDESIGN.COM FIRM# P-2390

FORESTVILLE ROAD TOWNHOMES

Sheet 1 OF 7 Sheets

CASE NUMBER RZ-21-11

PROPOSED LEGEND

AREA OF POND TO BE FILLED IN
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN

EXISTING TREE DISPOSITION LIST

ID	COMMON NAME	DBH (IN)	DISPOSITION
1	OAK	20	REMOVE
2	CEDAR	13	REMOVE
3	PINE	23	KEEP
4-7	CEDAR	9,11,12,12	REMOVE
8-11	CEDAR	10,10,13,18	REMOVE
12	CEDAR	24	REMOVE
13-17	CEDAR	10,14,13,14,15	REMOVE
18-22	CEDAR	12,9,12,22,12	REMOVE
23	PINE	29	REMOVE
24	MAPLE	19	KEEP
25	CEDAR	9	KEEP
26	PINE	26	REMOVE
27	MAPLE	20	REMOVE
28-32	PINE	19,25,24,19,21	REMOVE
33	MAPLE	19	KEEP
34-35	PINE	24,22	REMOVE
36	CEDAR	8	REMOVE
37	OAK	24	REMOVE
38-40	PINE	24,21,19	REMOVE
41	PINE	25	REMOVE
42	OAK	19	REMOVE
43	CEDAR	8	REMOVE
44-48	PINE	21,26,21,21,19	REMOVE
49-53	PINE	21,18,20,25,25	REMOVE
54	CEAR	16	REMOVE
55	PINE	21	REMOVE

ID	COMMON NAME	DBH (IN)	DISPOSITION
56	HACKBERRY	27	REMOVE
57	CEDAR	10	KEEP
58	TSUGA CAROLINIANA	9	REMOVE
59	TSUGA CAROLINIANA	9	REMOVE
60	HICKORY	24	REMOVE
61	OAK	38	REMOVE
62	MAPLE	24	REMOVE
63	MAPLE	19	REMOVE
64	OAK	19	REMOVE
65	WALNUT	20	REMOVE
66	OAK	24	REMOVE
67	OAK	31	REMOVE
68	OAK	51	REMOVE
69	OAK	19	REMOVE
70	OAK	36	REMOVE
71	OAK	35	REMOVE
72-73	OAK	24,25	REMOVE
74	OAK	22	REMOVE
75	BRADFORD PEAR	18	REMOVE
76	TSUGA CAROLINIANA	9	KEEP
77	OAK	47	REMOVE
78	MAPLE	20	REMOVE
79	CEDAR	20	REMOVE
80	OAK	19	REMOVE
81	CEDAR	29	REMOVE
82	PINE	26,19	REMOVE
83	PINE	19	REMOVE

LIST OF ADJACENT PROPERTY OWNERS

ID	PIN	REAL ID	OWNER	BOOK	PAGE	ACRES	SITE ADDRESS	LAND CLASS	ZONING
1	1749477456	266710	WAKE COUNTY BOARD OF EDUCATION	13625	1724	93.84	1150 FORESTVILLE RD	EXEMPT	GR3
2	1749579226	459280	STROUD-WAKE FOREST LP	16902	1059	0.53	101 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
3	1749670248	459231	BEAZER HOMES LLC	17194	0644	0.19	109 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
4	1749671209	459235	BEAZER HOMES LLC	17194	0649	0.19	113 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
5	1749671279	459236	BEAZER HOMES LLC	18393	366	0.19	117 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
6	1749672330	459237	SHERIAN, CURTIS LEE SHERIAN, BESSIE	17542	1015	0.19	121 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
7	1749673301	459238	GURLEY, DAVID GURLEY, MELISSA	17394	1864	0.18	125 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
8	1749673362	459239	GLENN, KIMBERLY GLENN, JAMES MICHAEL	17923	1314	0.18	129 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
9	1749674334	459240	AMO, ALEXANDER AMO, LADY VANNESA	17703	1781	0.21	133 WOODSTAFF AVE	HOA	GR5 CD RZ 16-10
10	1749674463	459259	WASEM, VICTORIA AMY	18103	2139	0.18	6656 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
11	1749674478	459260	AYADURAL, SAM FERNIX DAVID JOSEPH AND MAGDALENE GEETHA	18265	1034	0.17	6652 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
12	1749674583	459261	NASERI, MOHAMMAD BASIR NASERI, MUHAJIRAH	18017	857	0.16	6648 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
13	1749674598	459262	CLAVIO, LEONOR CABALLERO, VICTOR HUGO SANDOVAL	18214	2467	0.17	6644 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
14	1749675608	459263	KANG, DONGCHEUL PARK, YOUNGMI	17799	187	0.15	6640 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
15	1749675713	459264	GROVES, HEATHER L GROVES, JEREMY C	17819	136	0.15	6636 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
16	1749675718	459265	BRICENO, OSCAR J ROZO PERMODA, FRANCYS SAAVEDRA	17974	1595	0.15	6632 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
17	1749675834	459266	ANDERSON, DOREEN	17842	1015	0.17	6628 PENFIELD ST	RES < 10 AC	RMX CD RZ 16-10
18	1749673958	466684	STROUD - WAKE FOREST LP	16902	1059	1.09	0 SIMWOOD AVE	HOA	RMX CD RZ 16-10
19	1749680097	135865	OPTIMAL EQUITY GROUP LLC	17673	02089	2.13	1021 FORESTVILLE RD	COMMERCIAL	NB CD RZ-17-13

* TREE SURVEY CONDUCTED ON JULY 28TH 2021 BY CAWTHORNE MOSS & PANCIERA

EXISTING TOPOGRAPHY

EXISTING TOPOGRAPHY HAS BEEN TAKEN FROM 2017 WAKE COUNTY TOPO MAPS. THE BOUNDARY AND STRUCTURE SURVEY WAS CONDUCTED BY CAWTHORN, MOSS AND PANCIERA DATED: 7/30/2021

FORESTVILLE ROAD SUBDIVISION
1109-1129 FORESTVILLE ROAD
WAKE FOREST, NC

SCALE:	1"=40'
DATE:	10/12/2021
PROJECT NUMBER:	SD-21-15, RZ-21-11
CLIENT:	ROBERT SHAAR
PLAN TYPE:	MASTER SITE PLAN

EXISTING CONDITIONS

REVISIONS

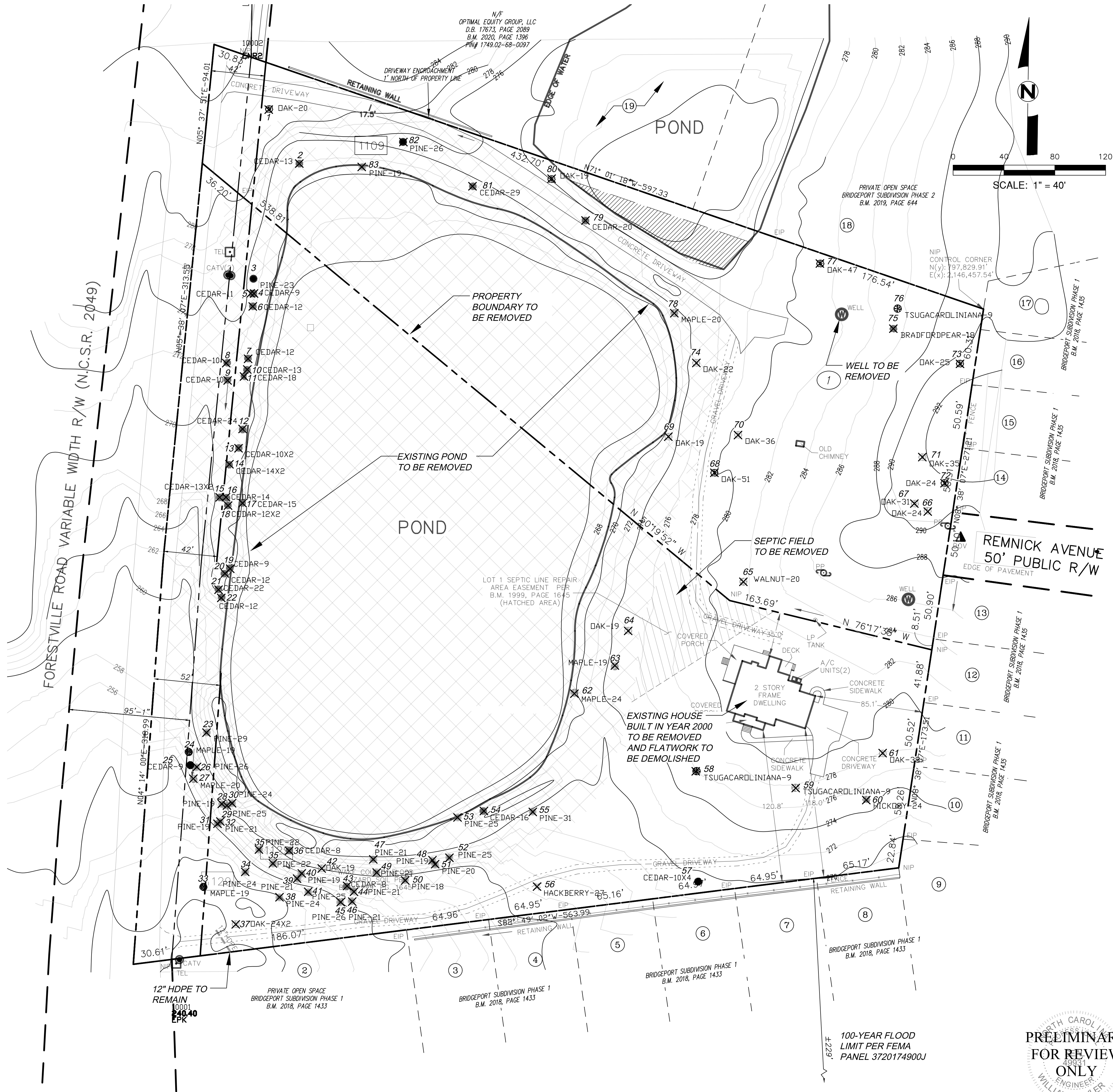


300 S. MAIN STREET SUITE 212, HOLLY SPRINGS NC, 27540
PH. (760) 791-2204 WILL@CAROLINALANDDESIGN.COM FIRM# P-2390

FORESTVILLE ROAD TOWNHOMES

Sheet 2 OF 7 Sheets

CASE NUMBER XXXXXX



PROPOSED LEGEND

SETBACK LINE
CURB AND GUTTER
SIDEWALK

AREAS
OPEN SPACE

LANDSCAPING

POND BUFFER AND POND TO BE REMOVED

AC PAVEMENT

STORMWATER BASIN

WATER & SEWER

PROPOSED SEWER
PROPOSED WATER
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
SEWER MANHOLE
SEWER CLEANOUT
WATER SERVICE
SEWER LATERAL

DRAINAGE

PROPOSED SWALE
STORMDRAIN INLET
STORMDRAIN LINE

LOT AREAS		
LOT #	AREA (S.F.)	IMPERVIOUS AREA MAX S.F.
1	2295.00	90% (TYPICAL)
2	1870.00	
3	1870.00	
4	1870.00	
5	2295.00	
6	2295.00	
7	1870.00	
8	1870.00	
9	1870.00	
10	1870.00	
11	1870.00	
12	1870.00	
13	1870.00	
14	1870.00	
15	2292.83	
16	1870.00	
17	1870.00	
18	1870.00	
19	1868.56	
20	1870.00	

LOT AREAS		
LOT #	AREA (S.F.)	IMPERVIOUS AREA MAX S.F.
21	1870.00	
22	1870.00	
23	1870.00	
24	1870.00	
25	1870.00	
26	1870.00	
27	1870.00	
28	2170.83	
29	2295.00	
30	1870.00	
31	1870.00	
32	1870.00	
33	1870.00	
34	1870.00	
35	1870.00	
36	1870.00	
37	2295.00	
38	1870.15	
39	1861.65	
40	1852.90	

LOT AREAS		
LOT #	AREA (S.F.)	IMPERVIOUS AREA MAX S.F.
41	1852.76	
42	1874.24	
43	1870.00	
44	1870.00	
45	1870.00	
46	1870.00	
47	1870.00	
48	1870.00	
49	1870.00	
50	1870.00	
51	1870.00	
52	2290.14	
53	2295.13	
54	1870.11	
55	1870.11	
56	1870.11	
57	1870.11	
58	1870.11	
59	1870.11	
60	2295.00	

LOT AREAS		
LOT #	AREA (S.F.)	IMPERVIOUS AREA MAX S.F.
61	1870.00	
62	1870.00	
63	2295.00	

MID LOT SIDE LOT

20'

27'-29'

22'-24'

22'-24'

5' MINIMUM

TYPICAL LOT LAYOUT

AREA CALCULATIONS	
EXISTING GROSS SITE AREA	7.701 AC
DEDICATION TO FORESTVILLE ROAD	32,930.87 - 0.756 AC
PROPOSED NET SITE AREA	324,119.79 - 7.441 AC
INTERNAL PUBLIC RIGHT OF WAYS	79,093.5 SF - 1.816 AC
PRIVATE EASEMENTS FOR DRIVEWAYS AND PARKING	33,226.45 - 0.751 AC
TOWNHOUSE LOTS	122,319.60 SF - 2.808 AC
OPEN SPACE (LANDSCAPING)	47,210.84 SF - 1.084 AC
LANDSCAPING BUFFER	34,658.97 SF - 0.796 AC
PARK SPACE	8,103 SF - 0.186 AC

FORESTVILLE ROAD SUBDIVISION
1109-1129 FORESTVILLE ROAD
WAKE FOREST, NC

SCALE: 1"=40'

DATE: 1/19/2023

PROJECT NUMBER: SD-21-15, RZ-21-11

CLIENT: ROBERT SHAAR

PLAN TYPE: MASTER SITE PLAN

SUBDIVISION MASTER PLAN

REVISIONS

CAROLINA LAND DESIGN

CIVIL ENGINEERING • PLANNING & CONSULTING

300 S. MAIN STREET SUITE 212, HOLLY SPRINGS NC, 27540

PH. (760) 791-2204 WILL@CAROLINALANDDESIGN.COM FIRM# P-2390

FORESTVILLE ROAD TOWNHOMES

Sheet 3 OF 7 Sheets

CASE NUMBER RZ-21-11

PRELIMINARY FOR REVIEW ONLY

WILLIAM HUYLER

PROPOSED LEGEND

SETBACK LINE
CURB AND GUTTER
SIDEWALK

AREAS

OPEN SPACE
LANDSCAPING
POND BUFFER AND POND TO BE REMOVED
AC PAVEMENT
STORMWATER BASIN

WATER & SEWER

PROPOSED SEWER
PROPOSED WATER
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
SEWER MANHOLE
SEWER CLEANOUT
WATER SERVICE
SEWER LATERAL

DRAINAGE

PROPOSED SWALE
STORMDRAIN INLET
STORMDRAIN LINE
DRAINAGE BASIN BOUNDARY
DRAINAGE DIRECTION

PROJECT STORMWATER REQUIREMENTS

1. DETENTION OF THE 1-YEAR AND 10-YEAR STORM TO PREDEVELOPMENT RELEASE RATES.
2. REMOVAL OF 85% TOTAL SUSPENDED SOLIDS.

GENERAL NOTE:

THE PLANS AND REPORTS AFFILIATED WITH THIS PROJECT ARE PRELIMINARY AND ARE SUBJECT TO CHANGE. THIS INCLUDES ALL PIPE SIZES, LENGTHS AND DETAILS. THE FINAL CONSTRUCTION PHASE SHALL COMPLY WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.

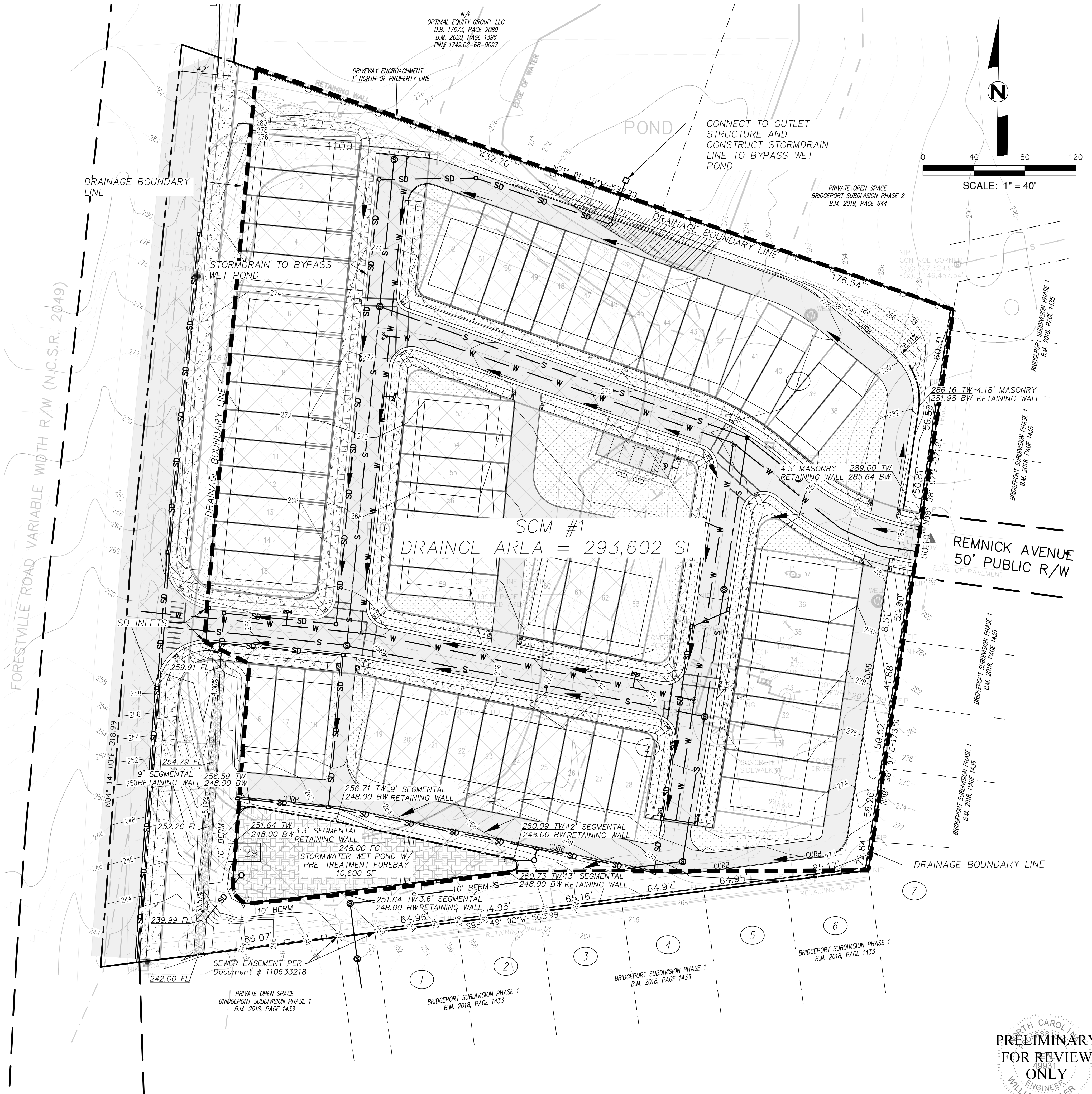
STORMWATER MANAGEMENT NOTE:

THE FINAL CONSTRUCTION PHASE DESIGN PROVIDE THE DETAILS FOR STORMWATER CONTROL DEVICES. THE TOWN OF WAKE FOREST AND THE NC DIVISION OF WATER RESOURCE STANDARDS WILL REGULATE THE DESIGN OF THE STORMWATER DEVICES AND THESE PLANS SHALL COMPLY.

SCM #	DRAINAGE AREA	ESTIMATED IMPERVIOUS AREA	DEVICE TYPE	REQUIRED SURFACE AREA	WATER QUALITY VOLUME (1")	DETENTION VOLUME (1-YEAR)	PROVIDED SURFACE AREA	POND DEPTH
1	293602	65.70%	WET POND	5,801	17,404 CF	TBD	10,600	3'

HYDROLOGIC SOIL TYPES: (PER WEB SOIL SURVEY)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
RgC	Rawlings-Rion complex, 6 to 10 percent slopes	C	0.3	3.7%
RgD	Rawlings-Rion complex, 10 to 15 percent slopes	C	3.2	40.1%
W	Water		3.4	43.4%
WaC	Wake-Rolesville complex, 6 to 10 percent slopes, very rocky	D	0.0	0.2%
WaE	Wake-Rolesville complex, 15 to 25 percent slopes, very rocky	D	0.2	2.8%
WtB	Wedowee-Saw complex, 2 to 6 percent slopes	D	0.8	9.8%
Totals for Area of Interest			7.9	100.0%



FORESTVILLE ROAD SUBDIVISION
1109-1129 FORESTVILLE ROAD
WAKE FOREST, NC

SCALE: 1"=40'
DATE: 10/12/2021
PROJECT NUMBER: SD-21-15, RZ-21-11
CLIENT: ROBERT SHAAR
PLAN TYPE: MASTER SITE PLAN

GRADING AND DRAINAGE PLAN

REVISIONS

CAROLINA LAND DESIGN
CIVIL ENGINEERING - PLANNING & CONSULTING

300 S. MAIN STREET SUITE 212, HOLLY SPRINGS NC, 27540
PH. (760) 791-2204 WILL@CAROLINALANDDESIGN.COM FIRM# P-2390

FORESTVILLE ROAD TOWNHOMES

Sheet 4 OF 7
SHEETS

CASE NUMBER XXXXXX

PRELIMINARY
FOR REVIEW
ONLY
WILLIAM HUYLER

PROPOSED LEGEND

SETBACK LINE
CURB AND GUTTER
SIDEWALK

AREAS
OPEN SPACE
LANDSCAPING

POND BUFFER AND POND TO BE REMOVED

AC PAVEMENT
STORMWATER BASIN

WATER & SEWER

PROPOSED SEWER
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PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
SEWER MANHOLE
SEWER CLEANOUT
WATER SERVICE
SEWER LATERAL

DRAINAGE
PROPOSED SWALE
STORMDRAIN INLET
STORMDRAIN LINE

3' UTILITY EASEMENT
RIGHT-OF-WAY
LOT SERVICE DETAIL
UNLESS OTHERWISE NOTED ON PLANS

3" COPPER WATER
4" PIVC SEWER LATERAL

STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL ¾" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PIVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.

EXISTING UTILITIES NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRASCTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

FORESTVILLE ROAD SUBDIVISION
1109-1129 FORESTVILLE ROAD
WAKE FOREST, NC

SCALE:	1"=40'
DATE:	10/12/2021
PROJECT NUMBER:	SD-21-15, RZ-21-11
CLIENT:	ROBERT SHAAR
PLAN TYPE:	MASTER SITE PLAN

REVISIONS	

CAROLINA LAND DESIGN
CIVIL ENGINEERING • PLANNING & CONSULTING
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FORESTVILLE ROAD TOWNHOMES
Sheet 5 OF 7 Sheets
CASE NUMBER XXXXXX

PRELIMINARY
FOR REVIEW
ONLY
ENGINEER
WILLIAM HUYLER

PROPOSED LEGEND

BOUNDARY LINE
SETBACK LINE
CURB AND GUTTER
RETAINING WALL
SIDEWALK

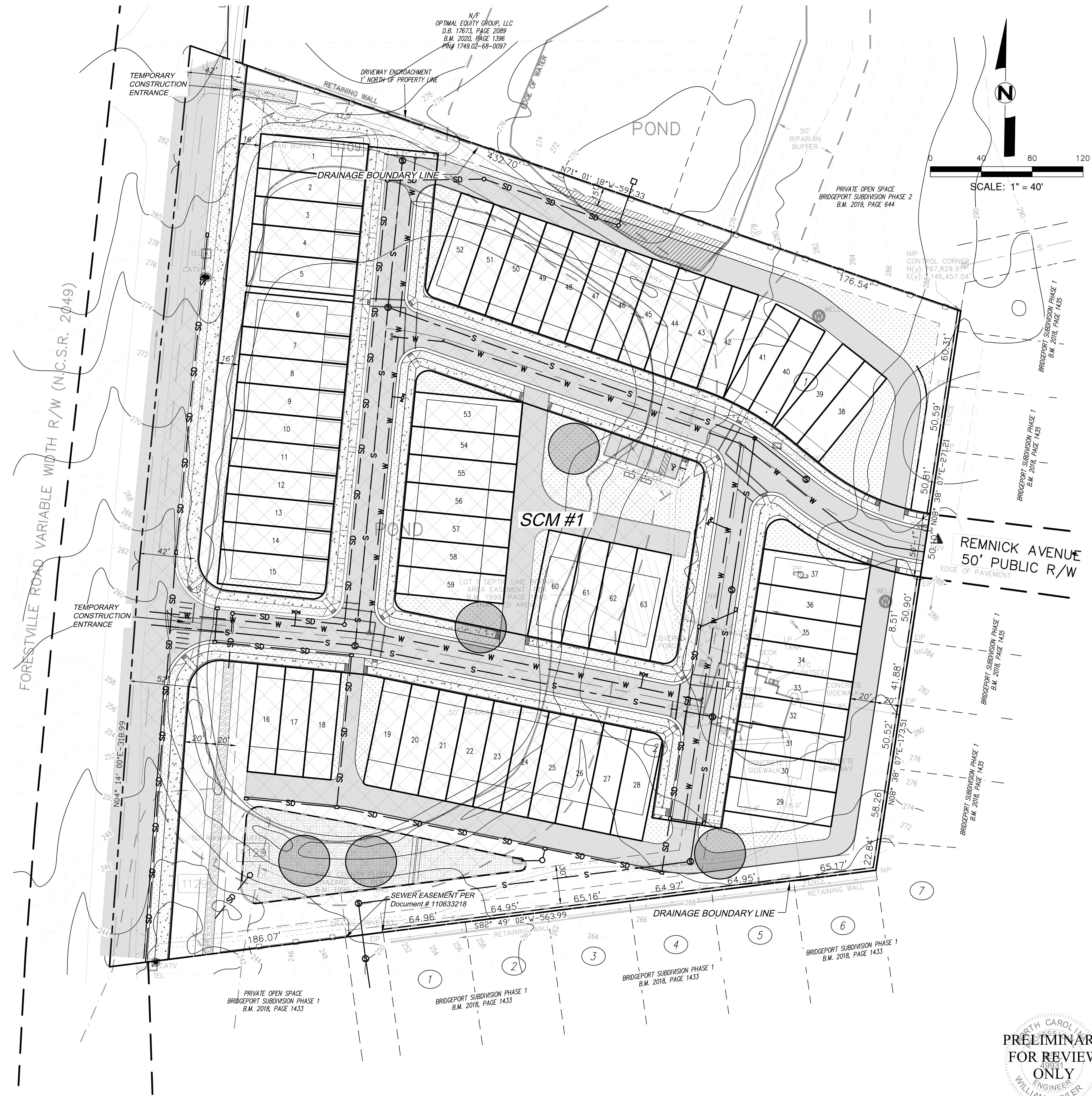
AREAS
TREE PERSERVATION
OPEN SPACE
RECREATION OPEN SPACE/LANDSCAPING
POND BUFFER AND POND TO BE REMOVED
AC PAVEMENT

WATER & SEWER

PROPOSED SEWER
PROPOSED WATER
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
SEWER MANHOLE
SEWER CLEANOUT
WATER SERVICE
SEWER LATERAL

DRAINAGE
PROPOSED SWALE
STORMDRAIN INLET
STORMDRAIN LINE
DRAINAGE BASIN BOUNDARY
TEMPORARY CONSTRUCTION ENTRANCE
TEMPORARY SEDIMENT BASIN

STORMWATER MANAGEMENT NOTE:
THE FINAL CONSTRUCTION PHASE DESIGN PROVIDE THE DETAILS FOR STORMWATER CONTROL DEVICES. THE TOWN OF WAKE FOREST AND THE NC DIVISION OF WATER RESOURCE STANDARDS WILL REGULATE THE DESIGN OF THE STORMATER DEVICES AND THESE PLANS SHALL COMPLY.



EROSION CONTROL PLAN

REVISIONS	

PROPOSED LEGEND

SETBACK LINE
CURB AND GUTTER
SIDEWALK
EXISTING TREES TO REMAIN

AREAS

OPEN SPACE/ LANDSCAPE BUFFER	57,205 SF
LANDSCAPING (PRIVATE)	42,063.68 SF
ACTIVE OPEN SPACE & PARK SPACE	8,103 SF
AC PAVEMENT	67,613.05 SF
STORMWATER BASIN	10,717.73 SF
AREA OF POND TO BE FILLED IN	
CANOPY TREE PER 8.3.1, 8.6.1	86 LS
STREET LIGHTING PER 10.3.7, .3 & .8 FOOT CANDLES REQUIRED,	36
EXISTING CANOPY TREE TO REMAIN	

*STREET LIGHTING ASSUMED TO BE 2000 LUMENS PER STREET LIGHT
2000 LUMENS SHALL HAVE 80 FT DISTANCE OR LESS PER 10.3.7 DUE TO

RESIDENTIAL STREET IS .3 FOOT CANDLES = 2000 LUMENS/DISTANCE² = 81 FEET OR LESS

FORESTVILLE ROAD IS .8 FOOT CANDLES = 2000 LUMENS/DISTANCE² = 50 FEET OR LESS

MINIMUM CANOPY COVERAGE REQUIREMENT

RMX DISTRICT SHALL HAVE 1 CANOPY TREE PER 10,000 SQ. FT. OF PARCEL AREA.
PROPERTY SHALL HAVE A MINIMUM OF 33 CANOPY TREES PER 8.3.1
SPECIMEN TREES TO BE REMOVED REQUIRE AN ADDITIONAL 4 CREDITS PER TREE REMOVED

THEREFORE, 33+(40 SPECIMENS X 4) - TREE PRESERVATION CREDIT (25) = 168 CANOPY TREES REQUIRED

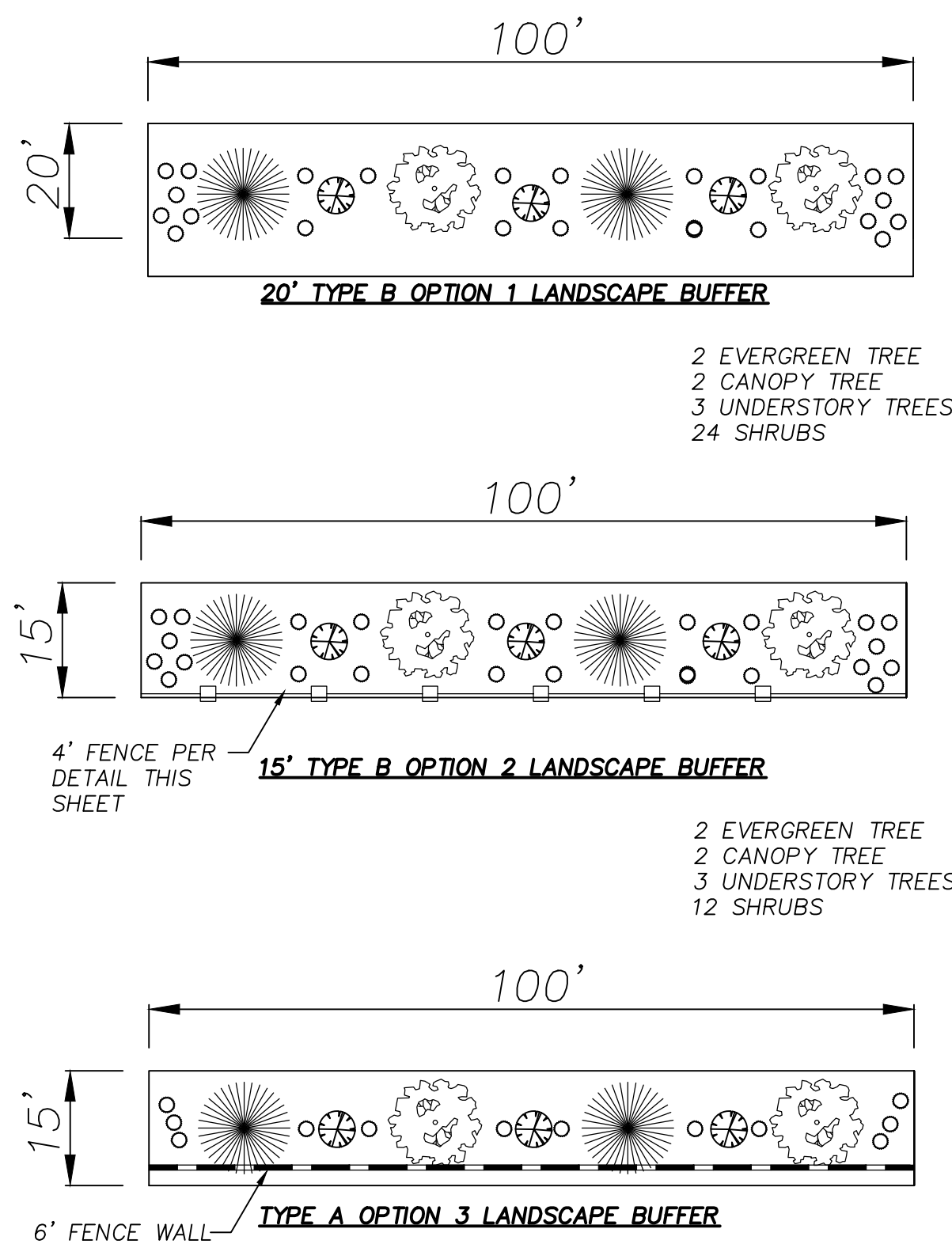
CANOPY CREDIT MINIMUM = 168

PROPOSED CANOPY TREES

46 STREET CANOPY TREES PROPOSED
41 LANDSCAPE BUFFER CANOPY TREES PROPOSED
35 OPEN SPACE TREES PROPOSED
NUMBER OF PROPOSED CANOPY TREES = 94 CANOPY TREES

TREE PRESERVATION CREDIT (25) + PROPOSED CANOPY TREES (146) = 171 CREDITS

PROPOSED TREE CREDIT = 171 CREDITS WHICH EXCEEDS MINIMUM



2 EVERGREEN TREE
2 CANOPY TREE
3 UNDERSTORY TREES
18 SHRUBS
6' WALL

SPECIMEN TREES TO BE REMOVED

TYPE	QUANTITY	ADDITIONAL CREDIT NEEDED
DBH BETWEEN 20" & 30"	35	140
DBH BETWEEN 31" & 41	3	12
DBH GREATER THAN 42"	2	8
SUM	40	160

TREE PRESERVATION CREDIT

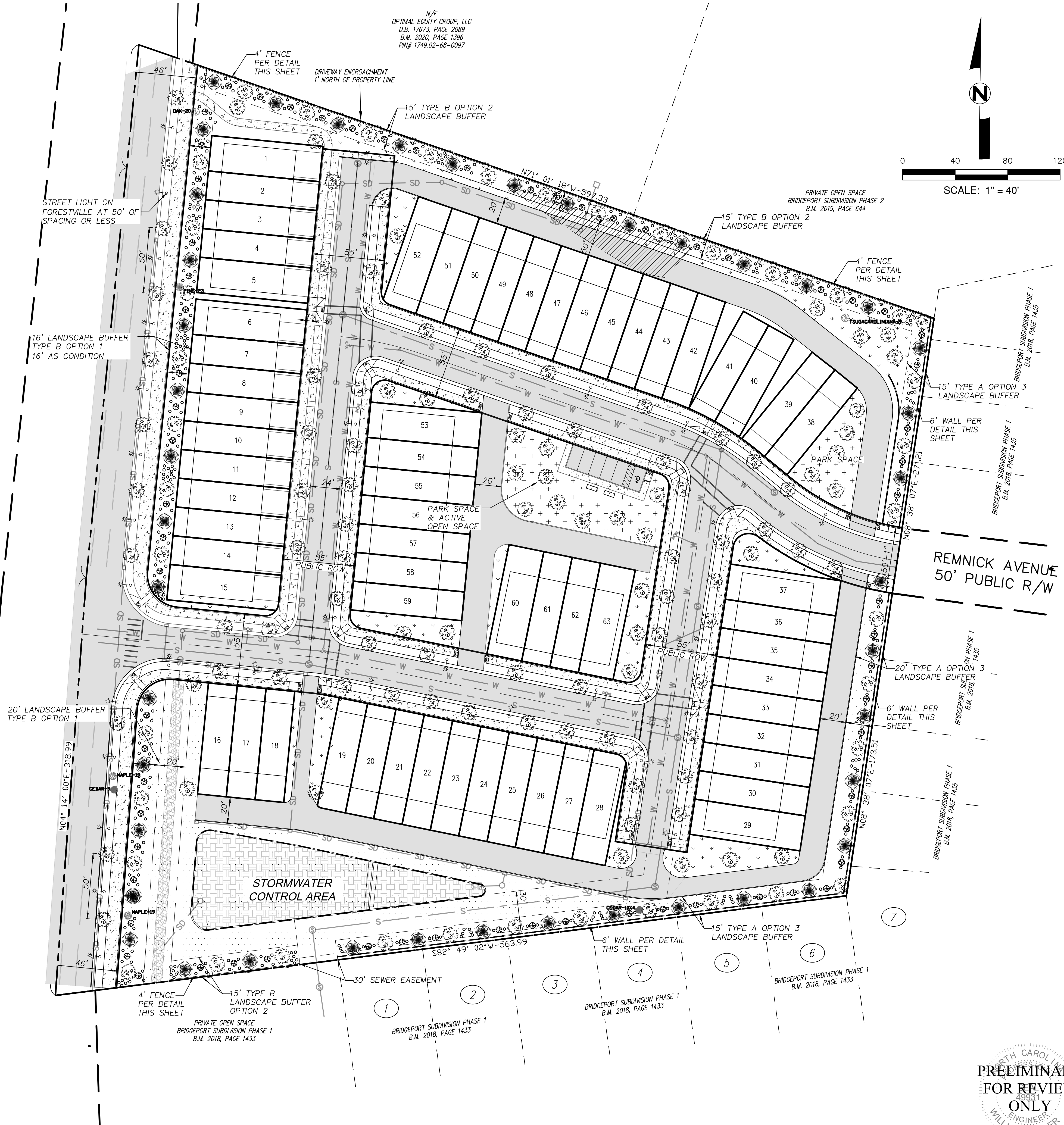
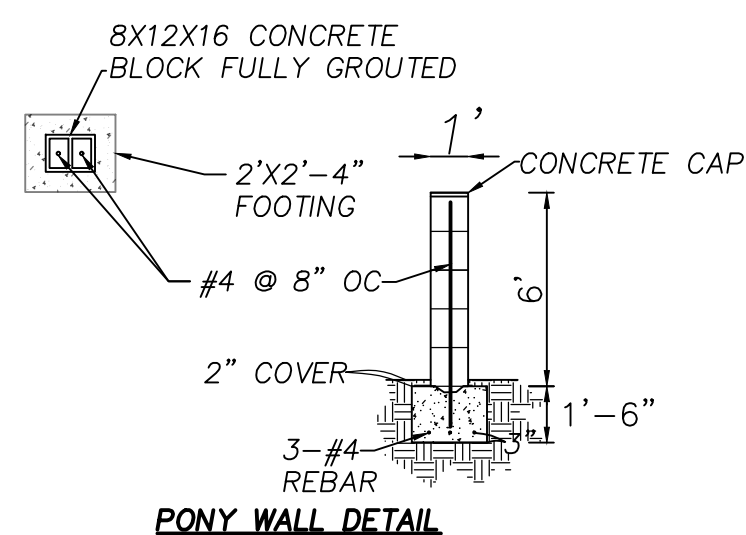
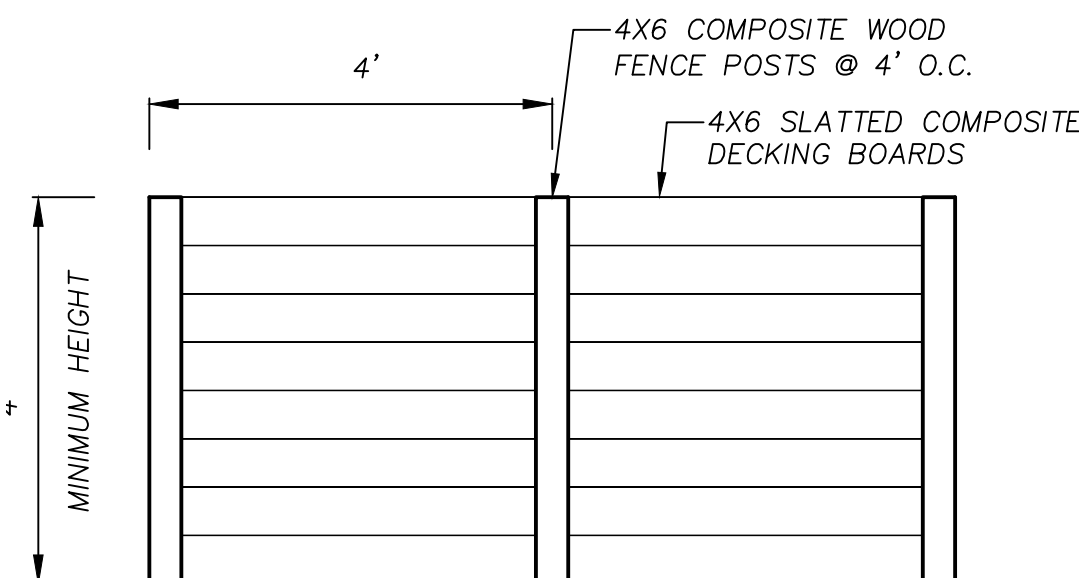
TYPE	QUANTITY	CREDIT
8"+ UNDERSTORY	5	10
DBH BETWEEN 20" & 30"	2	15
DBH BETWEEN 31" & 41	0	0
DBH GREATER THAN 42"	0	0
TOTAL CREDIT		25

PROPOSED CANOPY TREES

TYPE	LENGTH (LF)	REQUIRED PER 100 FEET	AMOUNT REQUIRED	TOTAL PROPOSED
TYPE A OPTION 3 CANOPY	769	1	8	16
TYPE B OPTION 2 CANOPY	675	1	7	13
TYPE B OPTION 1 CANOPY	631	2	12	12
STREET CANOPY TREES				67
OPEN SPACE CANOPY TREES				38
TOTAL CANOPY TREES				146

BUFFER VEGETATION

TYPE	LENGTH (LF)	REQUIRED PER 100 FEET	AMOUNT REQUIRED	AMOUNT PROPOSED
EVERGREEN	2075	2	42	43
UNDERSTORY	2075	3	62	62
SHRUB - TYPE A OPTION 3	769	18	138	138
SHRUB - TYPE B OPTION 2	675	12	81	81
SHRUB - TYPE B OPTION 1	631	24	151	151



0 40 80 120
SCALE: 1" = 40'

FORESTVILLE ROAD SUBDIVISION
1109-1129 FORESTVILLE ROAD
WAKE FOREST, NC

SCALE: 1"=40'
DATE: 1/19/2023
PROJECT NUMBER: SD-21-15, RZ-21-11
CLIENT: ROBERT SHAAR
PLAN TYPE: MASTER SITE PLAN

LANDSCAPE AREAS

REVISIONS

CAROLINA LAND DESIGN
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FORESTVILLE ROAD TOWNHOMES

Sheet 7 OF 7
7 Sheets

CASE NUMBER RZ-21-11

PRELIMINARY
FOR REVIEW
ONLY
WILLIAM HUYLER



Special Called Board of Commissioners Meeting Agenda Item Report

Agenda Item No.: 2023-22-
Submitted by: Emma Linn
Submitting Department: Planning
Meeting Date: March 23, 2023

SUBJECT

Consideration of a petition requesting contiguous annexation submitted by Optimal Equity Group, LLC for property associated with Forestville Road Townhomes located at 1109 Forestville Rd. and 1129 Forestville Rd. being Wake County PINs 1749-67-2831 and 1749-67-0589 being approximately 8.197 acres.

Recommendation:

Item Summary:

ATTACHMENTS

- [032323 BOC Agenda Summary AN-22-08.pdf](#)
- [Attachment A Legal Description AN-22-08.pdf](#)
- [Attachment B Annexation Map AN-22-08.pdf](#)
- [Attachment C Petition AN-22-08.pdf](#)
- [DRAFT ORDINANCE AN-22-08.docx](#)

Agenda Item: Consideration of a petition requesting contiguous annexation submitted by Optimal Equity Group, LLC for property associated with Forestville Road Townhomes located at 1109 Forestville Rd. and 1129 Forestville Rd. being Wake County PINs 1749-67-2831 and 1749-67-0589 being approximately 8.197 acres.

Summary: The property proposed for annexation is contiguous to the corporate limits of the Town of Wake Forest. The proposed annexation is associated with Forestville Townhomes, RZ-21-11.

On February 21st, 2023, the Board accepted the petition, certified the sufficiency of the annexation petition, and adopted the resolution to investigate the annexation petition thus, setting the public hearing date for the annexation petition.

A public hearing for the annexation AN-22-08 was held on March 21st, 2023.

Attachments: Attachment A Legal Description AN-22-08
Attachment B Annexation Map AN-22-08
Attachment C Contiguous Annexation Petition AN-22-08
Draft Ordinance

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY OF FORESTVILLE ROAD (N.C.S.R.#2049, SAID NEW IRON PIPE BEING LOCATED S 00°53'58"W A DISTANCE OF 669.10' FROM THE INTERSECTION OF FORESTVILLE ROAD AND FOUNDATION DRIVE, SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN# 1749.02-68-0097 AND SUBJECT LOT; THENCE LEAVING RIGHT-OF-WAY S 71°01'18"E A DISTANCE OF 609.24' TO A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATES N(y): 797,829.91' E(x): 2,146,457.54'; THENCE S 08°38'07"W A DISTANCE OF 271.21' TO A NEW IRON PIPE; THENCE S 08°38'07"W A DISTANCE OF 173.51' TO A NEW IRON PIPE; THENCE S 82°49'02"W A DISTANCE OF 576.22' TO A NEW IRON PIPE, SAID NEW IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY OF FORESTVILLE ROAD, SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN# 1749.02-57-9226 AND SUBJECT LOT; THENCE LEAVING RIGHT-OF-WAY S 82°49'02"W A DISTANCE OF 30.61' TO A POINT, SAID POINT BEING THE CENTERLINE OF FORESTVILLE ROAD; THENCE ALONG CENTERLINE N 04°14'00"E A DISTANCE OF 318.99' TO A POINT; THENCE N 05°38'07"E A DISTANCE OF 313.55' TO A POINT; THENCE N 05°37'51"E A DISTANCE OF 94.01' TO A POINT; THENCE LEAVING CENTERLINE S 71°01'18"E A DISTANCE OF 30.83' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 357,050 SQUARE FEET, 8.197 ACRES.

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

THIS _____ DAY OF _____ A.D. 2022.

PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL OR EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

ANNEXATION MAP: AN-22-08, (LOTS 1 & 2, PROPERTY OF MARGARET SCHEPP)
8.197 ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE # _____
ADOPTED: NC GRID NAD 83 (2011)
EFFECTIVE DATE OF ANNEXATION: _____ 20____

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

THERESA SAVARY

NOTES:

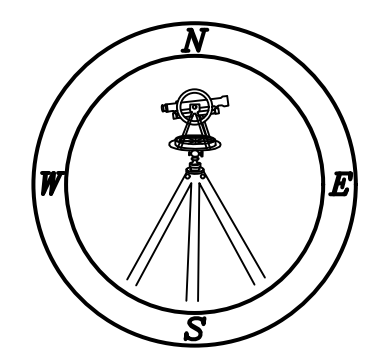
- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 4) THIS ANNEXATION IS ASSOCIATED WITH FORESTVILLE ROAD TOWNHOMES (RZ-21-11).

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS
---	CORPORATE LIMITS LINE

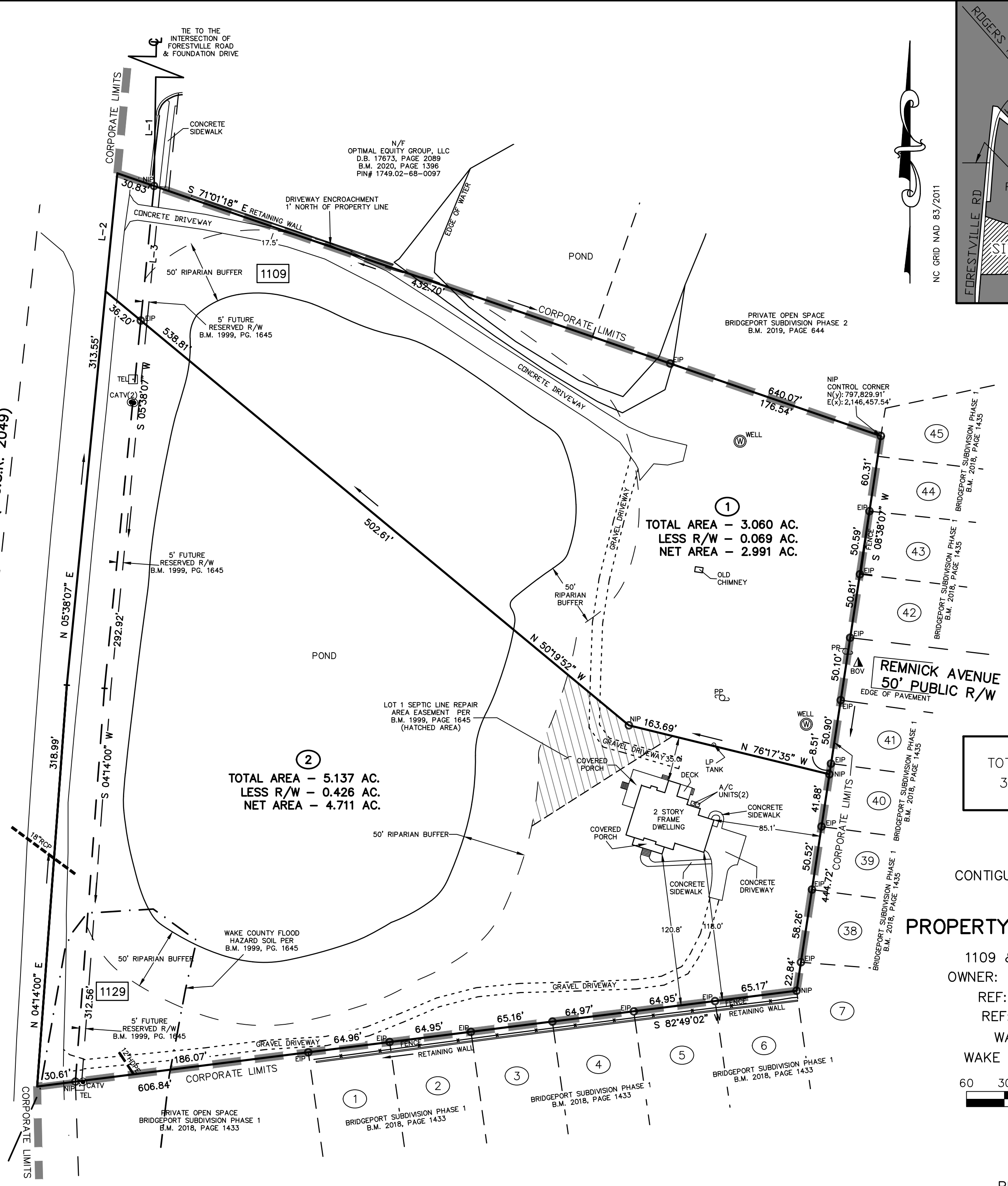
LAND SURVEYOR/CONTACT

CMP LAND SURVEYORS, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM



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

FORESTVILLE ROAD VARIABLE WIDTH R/W (N.C.S.R. 2049)



VICINITY MAP

LEGEND:

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°53'58" W	669.10'
L-2	N 05°37'51" E	94.01'
L-3	S 05°37'51" W	107.16'

TOTAL AREA TO BE ANNEX
357,050 S.F./8.197 AC.

CONTIGUOUS ANNEXATION MAP FOR
LOTS 1 & 2
PROPERTY OF MARGARET SCHEPP

1109 & 1129 FORESTVILLE ROAD
OWNER: OPTIMAL EQUITY GROUP, LLC
REF: D.B. 18838, PAGE 1823
REF: B.M. 1999, PAGE 1645
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

SEPTEMBER 7, 2022
ZONED R-30
PIN #1749.02-67-2831
PIN #1749.02-67-0589

(X:\PROJECTS\FORESTVILLERD1109 - JC)

ORDINANCE 2023-XXX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST, NORTH CAROLINA

(Contiguous annexation submitted by Optimal Equity Group, LLC for property associated with Forestville Road Townhomes located at 1109 Forestville Rd. and 1129 Forestville Rd. being Wake County PINs 1749-67-2831 and 1749-67-0589 being approximately 8.197 acres.)

WHEREAS, the Board of Commissioners has adopted a resolution under N.C.G.S. 160A-58.2, as amended, stating its intent to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Town of Wake Forest Town Hall at 6:00 p.m. on March 21, 2023, after due notice by publication on March 10, 2023; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of N.C.G.S. 160A-58.2, as amended; and

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-58.2, as amended, the following described territory is hereby annexed and made part of the Town of Wake Forest as of the 23rd day of March, 2023.

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

Section 2. Upon and after the 23rd day of March, 2023, the territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wake Forest and shall be entitled to the same privileges and benefits as other parts of the Town of Wake Forest. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

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

Adopted and effective this 23rd day of March 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney



Special Called Board of Commissioners Meeting Agenda Item Report

Agenda Item No.: 2023-19-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: March 23, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-21-11, Forestville Road, filed by Carolina Land Design, PLLC to rezone 7.7± acres located at 1109 and 1129 Forestville Road, being Wake County Tax PINs 1749672831 and 1749670589 from Wake County's Residential-30 (R-30) to Residential Mixed-Use Conditional District (RMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

-



Special Called Board of Commissioners Meeting Agenda Item Report

Agenda Item No.: 2023-90-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: March 23, 2023

SUBJECT

Public Hearing on QUASI-JUDICIAL CASE SU-99-02-01, Joyner Property, a Special Use Permit amendment filed by McAdams Company for 145.65± acres located at 1180 and 1200 Club Villas Drive, being Wake County Tax PINs 1841091336 and 1831895139 (portion).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary SU-99-02-01.pdf](#)
- [SU-99-02-01 Staff Report](#)
- [Exhibit A - Special Use Permit Amendment Application.pdf](#)
- [Exhibit B - Neighborhood Meeting Information.pdf](#)
- [Exhibit C - Proposed Special Use Permit Plans prepared by McAdams and dated February 27, 2023.pdf](#)
- [Exhibit D - Maps.pdf](#)
- [Exhibit E - Special Use Permit SU-99-02 Approvals.pdf](#)
- [Exhibit F - Prior SUP & PUD Regulations.pdf](#)
- [Exhibit G- Conservation Easement.pdf](#)
- [Exhibit H - UDO Section 15.10.pdf](#)

Agenda Item: Public Hearing on QUASI-JUDICIAL CASE SU-99-02-01; Joyner Property, a Special Use Permit amendment filed by McAdams Company for 145.65± acres located at 1180 and 1200 Club Villas Drive, being Wake County Tax PINs 1841091336 and 1831895139 (portion).

Summary: The applicant is requesting to remove approximately 125.79± acres from the SUP and PUD. This acreage represents most of the former golf course that was held as open space with the original SUP approval as well as the abandoned clubhouse, pool, and tennis courts.

Attachments: See Staff Report



Staff Report

Case SU-99-02-01: Joyner Property Special Use Permit Amendment Application

Meeting Date	March 23, 2023
Requested Actions	Consideration of the following item related to Special Use Permit Amendment request for 1180 and 1200 Club Villas Drive, being Wake County Tax PINs 1841091336 and 1831895139 (portion): 1. Amend SU-99-02 to reduce the open space provided to meet the minimum acreage required for a Cluster Subdivision (Special Use Permit) application requirements in 1999. 2. Amend SU-99-02 by reducing the total acreage from 165.79 to 40 acres to meet the minimum acreage required for a Cluster Subdivision (Special Use Permit) application in 1999.
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETING(S)

Neighborhood Meeting	Public Hearing
May 10, 2022 (See Attachment B)	March 23, 2023

CASE INFORMATION

Applicant	McAdams Company C/O Laura Holloman 2905 Meridian Parkway Durham, NC 27713
Property Owner	Green Timber Foundation C/O Carroll Joyner 394 Fleming Road Youngsville, NC 27596
Location	West side of Capital Boulevard between Purnell Road and Jenkins Road
Address	1180 and 1200 Club Villas Drive
Wake County Tax PIN(s)	1841091336 and 1831895139 (portion)

Acreage	Total acreage of existing Special Use Permit: 165.79 acres Area of amendment request: 145.65± acres (excludes lots in original PUD not owned by Green Timber Foundation) Proposed new total acreage of Special Use Permit: 40± acres
Zoning	General Residential 3 Planned Unit Development (GR3 PUD) (SU-99-02); Falls Lake Watershed Protection Overlay (FL-WMA); Special Highway Overlay (SH1-O)
Land Use	Open Space; Former Golf Course, Clubhouse, Pool, and Tennis Courts
Community Plan (2009)	Sub-urban Area Zone and Neighborhood Planning Area #5
Corporate Limits	This application is in the Town's corporate limits.
<i>See Exhibit A for a copy of the application and Exhibit D for an aerial photograph, Community Plan (2009) maps, and zoning map.</i>	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Single-Family Dwellings (Country Club Downs and Hawkshead); Undeveloped/Vacant	Conditional Use General Residential 3 (CU GR3) (RZ-88-7-1); Wake County's Residential-40W (R-40W)
South	Single-Family Dwellings (Wake Forest Country Club Subdivision, Riverstone, and Clubhouse Villas at Wake Forest Golf Club); Open Space (Riverstone)	General Residential-3 (GR-3) and General Residential 3 Planned Unit Development (GR3 PUD)
East	Townhouses (Fairway Villas at Wake Forest Golf Club); Vacant/Undeveloped; US1 Right-of-Way	General Residential 3 Planned Unit Development (GR3 PUD)
West	Single-Family Dwellings (Country Club Downs and Canobie)	Conditional Use General Residential 3 (CU GR3) (RZ-88-7-1); Wake County's Residential-40W (R-40W)

See Exhibit D for aerial and zoning maps.

SUP AND ZONING CASE HISTORY

On May 18, 1999, the Board of Commissioners granted a Special Use Permit (SUP) (Exhibit E) in accordance with the Planned Unit Development (PUD) and Cluster Development regulations. The PUD had a base zoning district of Residential-40 Watershed Protection District (R-40W). The SUP

allowed for the Wake Forest Golf Course property to be developed with a limited number of dwelling units. Tract 1 was permitted up to 20 dwelling units and was developed with 20 townhome lots. Tract 1 is commonly referred to as Fairway Villas. Tract 2 was approved for and developed with 10 dwelling units and is often referred to as Clubhouse Villas. Tract 5, located adjacent to Capital Boulevard, is approximately 5.0 acres in size, and was approved for commercial uses. This Tract is vacant and is owned by the Wake Union Baptist Church. See Exhibit E, Sheet C-1 for locations of Tracts, 1, 2, and 5. The 1999 ordinance required that 40% of the gross acreage (or 41.45 acres) within the PUD remain as open space. The open space could include areas such as conservation-related uses, passive recreation uses, limited active recreation uses, and agricultural uses. The developer exceeded this 40% minimum with the inclusion of the entire golf course and environmental features.

On January 21, 2004, a perpetual Conservation Easement was granted by the property owner to the State of North Carolina. The easement was granted as part of the State's Ecosystem Enhancement Program and as part of the Horse Creek stream restoration project performed by the North Carolina Department of Environmental and Natural Resources. As required by the state, the easement must remain under single owner ownership and activity allowed within the easement is restricted to recreational and educational uses.

In 2004, the Town approved construction drawings for Tract 2 to develop a 10-lot subdivision (known as Clubhouse Villas). The golf course and country club closed in November 2007.

On September 1, 2009, an SUP amendment was submitted requesting to increase the developable area of the property by reducing the PUD from 165.5 acres to 40 acres to comply with the minimum requirements for the PUD's cluster development that included Fairway Villas and Clubhouse Villas. Tract 4 was also proposed to be deleted from the PUD. On December 15, 2006, the Board of Commissioners chose not to hold a public hearing or consider the application, as allowed by law.

When the UDO was adopted on July 16, 2013, the base zoning district R-40W was changed to General Residential 3 (GR3) and the Falls Lake Watershed Protection Overlay (FL-WMA) district was added. The PUD designation and associated SU-99-02 restrictions remained in place.

SPECIAL USE PERMIT AMENDMENT REQUEST

Section 15.10 of the UDO states that "special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district". If this site were being developed now, it would not require a Special Use Permit for single-family dwelling and townhome uses, but since the regulating code prior to the UDO required an SUP and PUD to develop cluster subdivisions, the SUP requirement is still in effect for this property and must be amended for any changes in development to be allowed. Further, to amend the PUD and SUP, the minimum standards outlined in the Zoning ordinance in effect at the time the PUD and SUP were approved in 1999 must still be met.

The applicant is requesting to remove approximately 125.79± acres from the SUP and PUD. This acreage represents most of the former golf course that was held as open space with the original SUP approval as well as the abandoned clubhouse, pool, and tennis courts. If the proposed amendment to reduce the overall size of the original Special Use Permit (PUD) is approved, the base zoning district, General Residential 3 (GR3), and the overlay zoning districts, Falls Lake Watershed Protection Overlay (FL-WMA) and Special Highway Overlay (SH1-O) would apply to the 125.79± acres. The PUD and SUP requirements would remain in place for the Clubhouse Villas, Fairway Villas, and the 5.01 acres of future Highway Business, along with the newly designated open space.

The applicant is proposing to use the existing Conservation Easement area as well as three adjacent ponds to meet the open space requirements, which is permitted.

A rezoning application has been submitted for the area proposed for removal from the existing SUP. If this SUP amendment is approved, a separate rezoning request will be presented to the Planning Board for a recommendation and the Board of Commissioners for action. Meeting the findings of this request does not grant rezoning approval. A rezoning is a separate and distinct process, which requires a public comment session and non-evidentiary public hearing.

MASTER PLAN ANALYSIS

PUD Minimum Acreage	Existing: 165.79 acres Required: 40 acres Proposed: 40 acres Summary: The proposed Master Plan complies with the minimum acreage requirement in the Zoning Ordinance in effect at the time the PUD and SUP were approved in 1999. See Exhibit C, Sheet C-2.
Open Space	Existing 88% or 147.05± acres Required: 40% or 16 acres Proposed: 62% or 24.99 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the Zoning Code in effect at the time the PUD and SUP were approved in 1999. See Exhibit C, Sheet C-2.
Open Space Ownership	Existing Retained by property owner
	Required: Deeded to Town or other governmental entity, held in a non-profit corporate ownership by a homeowner's association or private non-profit conservation organization, or retained by the owner or developer of the property. Proposed: Retained by property owner. Summary: The proposed Master Plan complies with the open space ownership requirement in the Zoning Code in effect at the time the PUD and SUP were approved in 1999. See Exhibit C, Sheet C-2.

FINDINGS REQUIRED TO GRANT SPECIAL USE PERMIT

As stated earlier in this report, to amend this SUP and PUD, the minimum SUP and PUD requirements in place at the time the application was approved in 1999 must still met. However procedurally, the Board of Commissioners must have a concurring vote of four-fifths of its members in accordance with Section 15.10.2 (Exhibit H) of the Wake Forest Unified Development Ordinance and N.C.G.S. § 160D-

406 in order to grant the requested amendment. The Board shall not grant an amendment to Special Use Permit unless and until written findings are made based on all the following conclusions and findings of fact in Section 15.10.2.C of the UDO.

15.10.2.C.1	Finding of Fact: The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site. Staff Analysis: The SUP amendment proposes to remove the former golf course and the abandoned clubhouse, pool, and tennis courts from the previously approved plan which will reduce the open space provided to the minimum required. No additional housing units, commercial space or the like are granted by approving this amendment, and the Clubhouse Villas and Fairway Villas neighborhoods are to remain as currently developed. The 5± acre vacant tract, identified in the PUD as commercial, also remains as part of the SUP. Since no additional entitlements are granted as part of this amendment request, staff is of the opinion the request conforms to the character of the neighborhood, considering the location, type, and height of building and structures and the landscaping on site.
15.10.2.C.2	Finding of Fact: The proposed use will not cause undue traffic congestion or create a traffic hazard. Staff Analysis: No additional uses (e.g., housing units, commercial space, etc.) are proposed as part of this amendment. Therefore, staff is of the opinion that the proposed amendment will not cause undue traffic congestion or create a traffic hazard.
15.10.2.C.3	Finding of Fact: Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use. Staff Analysis: The existing development is served by public water, sewer, and other utilities, and no additional uses (e.g., housing units or commercial space) are proposed as part of this amendment. Therefore, staff is of the opinion adequate utilities are in place.
15.10.2.C.4	Finding of Fact: The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. Staff Analysis: Staff is on the opinion there are no noxious or offensive uses by reason of vibration, noise, odor, dust, smoke, or gas within the proposed SUP amendment area since no additional uses are proposed as part of this amendment.

15.10.2.C.5	Finding of Fact: The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property. Staff Analysis: There are no new uses proposed as part of the amendment request; therefore, staff is of the opinion that the amendment will not impede the orderly development and improvement of the surrounding area.
15.10.2.C.6	Finding of Fact: The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare. Staff Analysis: The SUP amendment proposes to remove a former golf course as well as the club house, pool and tennis courts that are currently in disrepair from the SUP. There is no new proposed use; therefore, this SUP amendment would not be detrimental to or endanger the public health, safety, or general welfare in staff's opinion.
15.10.2.C.7	Finding of Fact: The proposed use will not substantially injure the value of adjoining or abutting property. Staff Analysis: There are no new uses proposed as part of the amendment request; therefore, staff is of the opinion it would not substantially injure the value of adjoining or abutting property.
15.10.2.C.8	Finding of Fact: The proposed use is consistent with the officially adopted plans and policies of the town. Staff Analysis: There are no new uses proposed as part of this request. Therefore, it is the opinion of staff that the amendment is consistent with adopted plans and policies in the town.

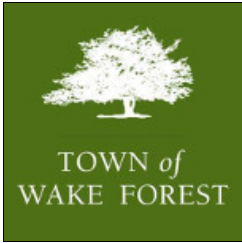
STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners conduct an evidentiary hearing in accordance with Section 15.10.2 of the UDO. The Board of Commissioners should determine if each required findings of fact have been met and grant approval, approval with conditions, or deny a Special Use Permit amendment in accordance with the standards of review in Section 15.10.2.C (see required findings above). If the Board of Commissioners denies the request, the motion shall include the specific finding(s) that were not met. The Board of Commissioners may place conditions on the use as part of the approval for mitigation purposes if written consent to the conditions is obtained by the applicant or the landowner. Staff is of the opinion that all Findings of Fact have been met with Exhibits A and C provided by the applicant.

EXHIBITS

- Exhibit A: Special Use Permit Amendment Application
- Exhibit B: Neighborhood Meeting Information
- Exhibit C: Proposed Special Use Permit Plans prepared by McAdams and dated February 27, 2023
- Exhibit D: Maps
- Exhibit E: Special Use Permit SU-99-02 Approvals

Exhibit F: Prior SUP &PUD Regulations
Exhibit G: Conservation Easement
Exhibit H: UDO Section 15.10



Special Use Permit Application

(Special Use Permit - BOC Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#616227

Project Title: Joyner Property Special Use Permit Amendment

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Special Use Permit

State: NC

Workflow: Special Use Permit - BOC

County: Wake

Checklist - Special Use Permit

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 SPECIAL USE PERMIT 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?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date:

Staff Member Met With: Patrick Reidy

IDT Project Number: SU-99-02-01

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 1180 Club Villas Dr (1841091336)
- 1200 Club Villas Dr (1831895139)

Tax PIN:

- 1841091336
- 1831895139

Acreage: 145.65

Name of Existing Development/Subdivision (if applicable--for reference only): Joyner Property Special Use Permit Amendment

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

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

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 1180 Club Villas Dr: 3.55
- 1200 Club Villas Dr: 147.1

Wake Forest (WF): Town Limits

- 1180 Club Villas Dr: WF
- 1200 Club Villas Dr: WF

Base District: Zoning

- 1180 Club Villas Dr: GR3 (PUD)
- 1200 Club Villas Dr: GR3 (PUD)

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use: Land Use Development

- 1180 Club Villas Dr: Residential
- 1200 Club Villas Dr: Residential

Planning and Zoning: Jurisdiction

- 1180 Club Villas Dr: WAKE FOREST
- 1200 Club Villas Dr: WAKE FOREST

In SH1-O Overlay: Special Highway Overlay - US 1

- 1180 Club Villas Dr: yes
- 1200 Club Villas Dr: yes

In Water Supply Watershed Protection Overlay: Watershed Protection Overlay

- 1180 Club Villas Dr: yes (FL-WMA)
- 1200 Club Villas Dr: yes (FL-WMA)

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area: Floodplain Zones

- 1200 Club Villas Dr: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Additional Zoning Information

Currently a Conditional District?: No

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

Currently a Conditional Use?: No

Related Town of Wake Forest Case Numbers: SU-99-02-01

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

Laura Holloman
McAdams Company
2905 Meridian Parkway

Project Contact - Property Owner

Carroll Joyner
Green Timber Foundation
394 Fleming Road

Durham, NC 27713
P:919-361-5000
holloman@mcadamsco.com

Project Contact - Developer

James Adams
Mill Ridge
909 S MAIN ST
WAKE FOREST, NC 27587
P:(919) 556-5418
jmas@millridgeco.com

Youngsville, NC 27596
P:(919) 556-5418

Project Contact - Engineer

Mike Sanchez
McAdams Company
2905 Meridian Parkway
Durham, NC 27713
P:919-815-4368
sanchez@mcadamsco.com

Project Contact - Attorney

Nil Ghosh
Morningstar Law Group
112 W. Main St
Durham, NC 27701
P:919-590-0362
nghosh@morningstarlawgroup.com

Special Use Amendment

Is this an amendment to a current special use permit?: Yes

Proposed Use: Residential

Related Town of Wake Forest Case Numbers: SU-99-02-01

Description of Request:

Special Use Permit amendment to allow remove the land area previously containing golf course and open space from the special use permit.

Special Use Permit Findings

In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted) the Board of Commissioners must find the following in order to grant approval of a Special Use Permit. **Please address compliance with the following findings of fact.**

The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site:

This Special Use Permit Amendment is centered around the transition of the previously operational golf course (open space) to residential. A conditional rezoning has also been submitted for this property which speaks to the location, type, and height of the proposed residential dwellings, which has been designed with the surrounding neighborhoods in mind.

The overall project area of this Special Use Permit Amendment is separated into two distinctive areas: area west of Horse Creek and the area east of Horse Creek. As shown on the submitted conditional rezoning master plan, 40 single-family detached lots are proposed on the area west of Horse Creek. This is in character with the surrounding neighborhoods adjacent to this area, which also consists of single-family detached lots. Additionally,

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

The proposed development has undergone a Traffic Impact Analysis (TIA) based on the yield shown on the associated conditional rezoning master plan. The proposed development will be accessed via connectivity to the existing Club Villas Drive and the existing Country Club Drive, both of which currently provide full movement access to Capital Boulevard. The project area west of Horse Creek will have access to Purnell Road via connectivity to Simpson Court.

The purpose of the TIA was to analyze the potential traffic impacts of the proposed development on the surrounding roadway network and to identify any roadway improvements necessary to mitigate the impact of traffic reasonably anticipated to be produced by the proposed development. As determined by the Town and NCDOT, the study area included the following intersections:

1. Purnell Road and Hogan Drive

these lots have been positioned central to the development area, leaving sizable buffers adjacent to already developed lots. The area east of Horse Creek contains a variety of residential dwellings, which have been placed to limit as many potential impacts to surrounding properties as possible. The largest single-family detached lots in this development area have been placed along the perimeter of the property which not only minimizes impacts to existing environmental features but also provides an apt transition from smaller lots within the project to existing neighborhood development. Townhomes are only proposed adjacent to Capital Boulevard, which is in keeping with the character of the surrounding area as Devon Square, the townhome development directly across Capital Boulevard, actively is under construction.

As shown on the Special Use Permit Amendment Master Plan, even with the modification of the golf course property to residential a large portion of the site will be set aside as open space: 68.65 acres, which equates to 41% of the site. Conversely, this greatly exceeds the minimum open space requirements for residential development, as minimum UDO requires that 22.80 acres are set aside as open space, or 15% of the overall site. This open space included both natural and developed open space areas. All existing ponds currently on-site will remain. Additionally, the property along Horse Creek will be developed into a passive public park, which will become an amenity for the subject development and beyond.

2. Capital Boulevard and Purnell Road/Harris Road
3. Capital Boulevard and Club Villas Drive
4. Capital Boulevard and Country Club Drive/Templeridge Road
5. Capital Boulevard and Jenkins Road/Stadium Drive

The proposed development is expected to generate 3,186 daily trips, 248 AM peak hour trips (55 entering, 169 exiting) and 293 PM peak hour trips (185 entering, 108 exiting).

Based on coordination with the Town, a 3% annual growth rate was applied to existing traffic volumes to determine 2027 background traffic volumes. The study also incorporates developments in the area of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the background traffic volumes projected for the study intersections. According to the Town and NCDOT, the following approved developments were to be considered in the future year analysis scenarios:

1. Devon Square 135 single family homes and 150 townhomes located on the east side of Capital Boulevard to the south of Harris Road in Wake Forest with an anticipated buildout year of 2022.
2. Glen Oaks 225 single family homes and 73 townhomes located on the east side of Capital Boulevard to the north of Wall Road in Wake Forest with an anticipated buildout year of 2022.

To determine the traffic impacts of the proposed development, capacity analyses were performed at the study intersections under the following scenarios:

- Existing (2021) Traffic Conditions
- No-Build (2027) Traffic Conditions
- Buildout (2027) Traffic Conditions
- Buildout (2027) Traffic Conditions with Recommended Improvements

NCDOT and the Town have indicated there are no roadway improvements committed to by others to include in the future analysis for the study intersections.

Based on the capacity analysis presented, the following roadway improvements are recommended to be completed by the developer to accommodate project traffic:

U.S 1/Capital Boulevard at Club Villas Drive:

- Stripe the existing eastbound approach of Club Villas Drive to provide two egress lanes on the stem that exists between Capital Boulevard and Wake Union Church Road.

In addition to the improvement listed above, the Town of Wake Forest is requiring the developer to construct the service road along Capital Boulevard within the site in accordance with the Town of Wake Forests Comprehensive Transportation Plan. The service road will provide connectivity when Capital Boulevard is upgraded to a controlled-access facility.

This analysis ensures that the proposed use will not cause any undue traffic congestion or create a traffic hazard.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas:
The proposed use is residential and will not introduce any noxious or offensive vibration, noise, odor, dust, smoke, or gas.

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

The proposed development has been determined to have adequate utility availability as described below:

Water Supply

The project site will be served by an existing 12-inch City of Raleigh waterline along Capital Boulevard. Based on preliminary engineering, the project site itself will have 8-inch waterlines throughout the community to meet domestic and fire flow demand.

Sanitary Sewer

Sanitary sewer service will also be provided by the City of Raleigh. There is an existing 8-inch sewer outfall on the project site that expands to 12-inch just downstream of the project site. The available capacity of the system and the extent of improvements that will be required, if any, to accommodate the proposed development will be conducted in accordance with the City of Raleigh standard operating guidelines for capacity studies. The City of Raleigh allows for fee in lieu to be paid towards improvements needed for pipes that are predicted to flow over 50% full and less than 65% full. For pipes predicted to flow over 65% full, the City will require those lines to be upsized to accommodate not only the anticipated sewage generated by the development but also by future development within the sewer basin.

Stormwater Management

Stormwater management will consist of a storm drainage system throughout the neighborhood that captures and conveys stormwater flow to one of four stormwater management facilities (SCMs). These SCMs will be designed to meet all applicable requirements for the particular watershed in which the project lies.

Electric

Wake Forest Power has confirmed it will be serving the property and currently serves the Fairway Villas, located adjacent to the subject property.

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

The natural environment no doubt dictated the developable areas on the subject properties. Horse Creek allows for the unique placement of a Town Park and a regional greenway that will allow Town residents to enjoy vast open spaces. Within residential development areas, lots were placed on the development tracts with regards to both the overall intent of the Town's vision as well as to minimize any potential adverse impacts to nearby surrounding uses. As shown on proposed Conditional Rezoning Master Plan, the largest single-family lots are located adjacent to existing neighborhoods, compact rear loaded single-family lots are located central to the site to promote maximum walkability and limit possible adverse impacts to existing neighborhoods. Further, natural ponds will remain, resulting in a natural buffer. Adjacent to Capital Boulevard, townhomes are proposed, creating an apt transition between the regional arterial and single-family development. Road stubs are proposed adjacent to vacant properties which allows for adequate future road connections and will allow for vehicular movement as Capital Boulevard transitions to limited access. All these factors speak towards thoughtful, orderly development and will minimize impacts to surrounding properties.

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

The area which the SUP encompasses contains some vacant land, single-family homes, and townhomes around an unkempt and otherwise neglected former golf course and its attendant facilities. Situated along the busy community gateway of Wake Forest, Capital Boulevard, the current state of the golf course is not the highest and best use and does nothing to compliment or enhance the surrounding properties or the general public. The commercial zoned area along Capital Boulevard at this location has not developed in large part because there are too few homes to justify a dedicated business, even with all the pass by traffic. When completed, not only will the project increase the Town's tax base, but it is unlikely to have any significant negative impacts on surrounding property values and, in fact, could spur further economic investment along this corridor.

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

This SUP amendment proposes only to amend a portion of property previously identified as recreational open space to allow for the development of more residential uses. The project area is surrounded by other residential uses, so the proposed development does not introduce a new type of use to the area. New development at the site will be consistent with the Town's development standards which are geared towards ensuring the public health and safety of Town residents. As a residential community proposed adjacent to residential communities, the establishment of the new community is unlikely to present any detriment or danger to the public health and safety.

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

The Growth Strategies Map identifies the subject property as part of the Sub-Urban Zone, which falsely states that land within this designation does not have access to utilities. However, as previously stated, the project area does have access to public utilities at this time.

The following policies are applicable to our request:

Principles for Neighborhood Planning Areas:

- Principle 4: Design the streets (layout and width primarily) according to their intended use.

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

The associated Conditional Use Rezoning master plan proposes a variety of housing types on the subject property: traditional front-loaded single-family lots, alley-loaded single-family lots, as well as townhomes. All these differing housing types equates to multiple price points within the community, something the Town's Community

Plan is striving to create.

Policies for Future Neighborhoods:

Policy FN-1: To minimize sprawl and land consumption, and to promote a walkable community, most new neighborhoods should be compact in form.

Policy FN-2: New neighborhood streets should be no wider than necessary to serve their intended purpose.

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

Policy FN-9: New neighborhoods should be connected to other neighborhoods, shopping, and work areas within the neighborhood planning area.

Policy FN-10: Street designs in new neighborhoods should give equal priority to the pedestrian and the automobile.

The proposed residential development will be required to provide sidewalks on both sides of internal streets throughout the development. Additionally, a public greenway will be constructed along Horse Creek, consistent with the Towns Park and Recreation plan and will result in a walkable community, which both local and regional residents alike can enjoy. Streets will be designed to be no wider than necessary to serve the intended local traffic. As mentioned elsewhere, the proposed development will feature a mixture of housing types and sizes which will result in varying price points offered within the community. Street design is also focused on safe and efficient street networks, and avoids long straight-ways whenever possible, which minimizes high vehicular speeds.

Policies for Parks, Open Space, and Recreation:

Policy PR-1: The Town, in cooperation with private sector interests, should continue to develop a system of open space greenways and walking trails to connect residential areas with, especially, schools and park facilities. The use of (1) natural corridors such as streams and floodplains, and (2) man-made corridors such as utility and transportation rights-of-way and easements, should be emphasized.

Policy PR-2: Mini parks should continue to be supported in existing and proposed neighborhoods to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families.

Arrangements for some maintenance of new mini parks by volunteers should be preferred.

As previously mentioned, there will be a public greenway built along Horse Creek that will allow the connection of neighborhoods and set a precedent for a regional

greenway to be established as adjacent properties develop. A public park will also be developed on-site and will result in an environment where residents, young and old, can gather to enjoy the outdoors and natural open spaces.

Policies for Community Character:

Policy CC-5: Large Trees, ponds, creeks, or other natural features of the landscape should be saved when locating new streets, buildings, parking lots, etc.

As shown on the Special Use Permit Master Plan, Horse Creek will be maintained in its natural state and will be incorporated into overall open space for the Town, as it is planned to be a Town Park. Additionally, there are two existing ponds on-site that are also included within the developments open space, neither of which will be drained.

Policies for Street Trees:

Policy ST-5: The planting or preservation of street trees of appropriate size and species should continue to be required as part of the upfront costs of all new development, in accordance with the Towns Street tree planting master plan.

As shown on the Conditional Rezoning Master Plan, street trees are proposed throughout the proposed development.

Therefore, on balance, the proposed plan is consistent with officially adopted plans and policies of the Town.

Supplemental Standards

Section 3 of the [Unified Development Ordinance](#) includes Supplemental Use Standards for specific uses.

Does the UDO include Supplemental Use Standards for your proposed use?: No

Please confirm how your project intends to comply with these standards:

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: SU-99-02-01

Submittal Date: 4/5/22

Green Timber Foundation is the owner of the property for which the attached application is being submitted:

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

The property is located at: 1200 Club Villas Drive

The agent for this project is: Morningstar Law Group

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

Laura Holloman, McAdams

Name: Nil Ghosh, Morningstar Law Group

McAdams: 621 Hillsborough Street, Suite 500, Raleigh, NC 27603

Address: Morningstar Law Group: 700 W Main Street, Second Floor, Durham, NC 27701

Laura Holloman: (919) 610-7377

Telephone Number: Nil Ghosh: (919) 590-0362 Fax: N/A

Laura Holloman: holloman@mcadamsco.com

Email Address: Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



Print or type name(s):

Attach additional sheets if there are additional owners.

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

Last update: August 2018

REZONING AND SPECIAL USE PERMIT AMENDMENT OF CARROLL JOYNER PROPERTY

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON MARCH 30, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential amendment to an existing Special Use Permit (SUP) and rezoning with adjacent property owners on Wednesday, March 30, 2022, at 6:00 p.m. This meeting was held virtually through the Zoom platform. All owners of property within the required notification area were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A



Nil Ghosh | Associate
112 W Main St | Second Floor
Durham, NC 27701
919-590-0362
nghosh@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Nil Ghosh

Date: March 11, 2022

Re: Notice of meeting to discuss potential amendment to Special Use Permit and rezoning of parcels located north of Jenkins Road and west of Capital Boulevard containing approximately 157.45 acres and having Wake County Parcel Identification Numbers 1831895139; 1841091336; 1832712652; 1831773725; & 1831772476 (the "Property").

We are counsel for property owners which are considering developing the above-captioned Property as a mixed-use community consisting of traditional single-family detached homes, townhomes, and some opportunities for commercial uses. Pursuant to §15.3.5 of the Town of Wake Forest Unified Development Ordinance, you are receiving this notice because our records indicate you own property within the 500-foot notification area around the Property.

You probably know a portion of the Property previously operated as a golf course. The golf course closed about 15 years ago and its owners now wish to convert the defunct course into a mixed-use community. This project will require (1) an amendment to the existing Special Use Permit (SU-99-02) which designates a portion of the Property as Open Space; and (2) a rezoning. The base zoning for the parcels currently is General Residential 3 (GR3). The developer is considering rezoning the Property to General Residential 10 Conditional District (GR10 CD) and Highway Business Conditional District (HB CD).

Based on feedback from the community and Town staff, we will hold a second neighborhood meeting on Wednesday, March 30, 2022, starting at 6:00 P.M. via Zoom to discuss changes to our original plans. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments.

Instructions for registering for and joining the meeting are on the backside of this page.

For more information about rezoning, you may want to visit <https://www.wakeforestnc.gov/planning/zoning> or contact the Wake Forest Planning Department at (919) 435-9515.

How to Participate in the March 30, 2022 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to <https://morningstarlaw.group/03302022mtg> to register for the meeting. (*Registration is necessary to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 669 900 6833
 - Enter Webinar ID: 885 0564 5332
 - Enter password: 983688

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

599 RALEIGH ROAD LLC 7208 FALLS OF NEUSE RD STE 101 RALEIGH NC 27615-3244	ADAMS FRY DEVELOPMENTS LLC 909 S MAIN ST WAKE FOREST NC 27587-9277	ALLEN, KENNETH RAY 1325 JENKINS RD WAKE FOREST NC 27587-9069
ALSTON, VERNELL PIERCE 3665 W RIVER RD FRANKLINTON NC 27525-8206	AMH 2015-2 BORROWER LLC AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	ANDERSON, DANIEL W 8026 HOGAN DR WAKE FOREST NC 27587-6661
BAGWELL, CAITLIN ELIZABETH 7811 HOGAN DR WAKE FOREST NC 27587-6696	BARKER, KENNETH J BARKER, JACQUELINE S 100 TENBRIDGE CT WAKE FOREST NC 27587-5332	BARKLEY, HUBERT MERRILL III BARKLEY, MONICA NABORS 7732 KINGS WAY CT WAKE FOREST NC 27587-6670
BARR, ARNOLD L BARR, CHIORENE L 1306 COUNTRY CLUB DR WAKE FOREST NC 27587-8771	BEAL, JASON WAYNE KARAGEORGE, NANCY ANNA 8028 HAWKSHEAD RD WAKE FOREST NC 27587-9420	BEASLEY, DARYL BERNARD BEASLEY, CUBIE T 7720 KINGS WAY CT WAKE FOREST NC 27587-6670
BIELIK, EDWARD A PACE, KAYLA N 1310 CLUB VILLAS DR WAKE FOREST NC 27587-4536	BOGGS, ANDREW KEITH BOGGS, KRISTINA M 8008 HAWKSHEAD RD WAKE FOREST NC 27587-9420	BONE, MALCOLM BONE, ELIZABETH 132 ARBORVITAE DR PINE KNOLL SHORES NC 28512-6200
BOWERS, JAMES S BOWERS, DELIA B 1230 COUNTRY CLUB DR WAKE FOREST NC 27587-9545	BRASWELL, GEORGE WILBUR JR BRASWELL, MARGARET O 1113 CHILMARK AVE WAKE FOREST NC 27587-5334	BREWER, KATHRYN C 8040 HOGAN DR WAKE FOREST NC 27587-6661
BRYLSKI, JAMES J GANGI, JUDITH A 2538 PALMER CT WAKE FOREST NC 27587-6445	BYRNE, THOMAS J JR BYRNE, MARY COLLINS 280 SWEETWATER HILLS DR HENDERSONVILLE NC 28791-8005	CALDERON, NILO CALDERON, REBECCA Y 205 MIDDLESTONE CT WAKE FOREST NC 27587-5331
CARLE, JACQUELINE D 2509 PALMER CT WAKE FOREST NC 27587-6445	CARLETON, BETH A CARLETON, JOHN M 7822 HOGAN DR WAKE FOREST NC 27587-6695	CHEGUE, DAVID RAMIREZ, JUDITH 1306 CLUB VILLAS DR WAKE FOREST NC 27587-4536

CIMA, DAVID A CIMA, CINDY
1104 CHILMARK AVE
WAKE FOREST NC 27587-5358

COLLINS, KEVIN D COLLINS, SUSAN
M
204 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

CORBETT, MICHAEL P CORBETT,
VIRGINIA L
1107 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

COWPERTHWAIT, DANIEL P
COWPERTHWAIT, SHELLEY M
2516 CANONBIE LN
WAKE FOREST NC 27587-9010

DAYE, LANISHA
998 TEMPLERIDGE RD
WAKE FOREST NC 27587-9006

DICKENS, KIMBERLY POWERS
7732 FAIRLAKE DR
WAKE FOREST NC 27587-5452

DOBLITZ, MICHELE-ANGELLA EJIMA
DOBLITZ, STEFAN
1148 CHILMARK AVE
WAKE FOREST NC 27587-5333

DRY TIMBER LLC
394 FLEMING RD
YOUNGSVILLE NC 27596-9698

E HUNT III LLC
WILLIAM P ANDREWS
1121 JENKINS RD
WAKE FOREST NC 27587-9064

CLUBHOUSE VILLAS AT WAKE
FOREST GOLF CLUB HOA, INC
CLUBHOUSE VILLAS AT WAKE
FOREST GOL
PO BOX 79032
CHARLOTTE NC 28271-0030

COMER, GWENDOLYN ANN
990 KINTAIL CT
WAKE FOREST NC 27587-4918

CORRIVEAU, NANCY
407 SHANNONFORD CT
WAKE FOREST NC 27587-9005

DA COSTA, GISELE CANCESSU
8025 HOGAN DR
WAKE FOREST NC 27587-6662

DEFORE, JOHN T DEFORE, MARY
ANNE
7914 HOGAN DR
WAKE FOREST NC 27587-6659

DINGBAUM, THOMAS W DINGBAUM,
JUDITH ANNE
2537 PALMER CT
WAKE FOREST NC 27587-6445

DOMINICK, JOHN M DOMINICK,
BETSY S
1105 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

DUNN, KENNETH III DUNN, JUDY
983 SAINT CATHERINES DR
WAKE FOREST NC 27587-6642

EBERLE, JOHN C TRUSTEE EBERLE,
SUSAN R TRUSTEE
2521 CANONBIE LN
WAKE FOREST NC 27587-8766

COLEY, KENNETH S COLEY,
KATHLEEN C
8006 HOGAN DR
WAKE FOREST NC 27587-6661

CONLEY, JOHN T CONLEY, LYNN G
2525 CANONBIE LN
WAKE FOREST NC 27587-8766

COSGROVE, DONALD R COSGROVE,
DANIELLE L
1101 CHILMARK AVE
WAKE FOREST NC 27587-5334

DANIEL, TIMOTHY T DANIEL,
PAMELA H
1218 CHILMARK AVE
WAKE FOREST NC 27587-5335

DIAZIT COMPANY INC
8105 DIAZIT DR
WAKE FOREST NC 27587-6684

DION, KATHRYN ANNE
998 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

DRIBUS, JOHN ALEXANDER DRIBUS,
CAMMIE RENEE
7716 KINGS WAY CT
WAKE FOREST NC 27587-6670

DURHAM, MICHAEL J DURHAM,
CAROL I
2421 CANONBIE LN
WAKE FOREST NC 27587-8765

ECKHARDT, SAM E ECKHARDT,
ALICIA C
1221 CHILMARK AVE
WAKE FOREST NC 27587-5336

EVALDI, FRANK D EVALDI, KAREN
SCHLETT
8004 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

FAIRCHILD, JACQUELYN J
FAIRCHILD, MARK
8010 HOGAN DR
WAKE FOREST NC 27587-6661

FAIRLAKE COMMUNITY
ASSOCIATION
5300 FALLS OF NEUSE RD
RALEIGH NC 27609-4756

FAIRWAY VILLAS AT WF GOLF CLUB
&
PPM
11010 RAVEN RIDGE RD
RALEIGH NC 27614-8837

FAIRWAY VILLAS AT WF GOLF CLUB
& TOWNHOMES OWNERS ASSOC INC
PPM
11010 RAVEN RIDGE RD
RALEIGH NC 27614-8837

FERN, RICHARD J FERN, MARY M
998 KINTAIL CT
WAKE FOREST NC 27587-4918

FICHERA, JOHN L FICHERA, WENDY
M
1240 COUNTRY CLUB DR
WAKE FOREST NC 27587-9545

FINNEGAN, JOSEPH T FINNEGAN,
LESLEY E
1102 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

FISHER, C P JR
1430 COUNTRY CLUB DR
WAKE FOREST NC 27587-8773

FISHER, JERRY W FISHER, SARAH H
635 GALASHIELS PL
WAKE FOREST NC 27587-6636

FOSTER, DAVID M FOSTER, CARRIE A
7617 HEURISTIC WAY
WAKE FOREST NC 27587-9000

FOZDAR, MANISH A FOZDAR, RITA M
1109 CHILMARK AVE
WAKE FOREST NC 27587-5334

FREEMAN, JAMES LOUIS JR
FREEMAN, JOAN OUTLAND
1336 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

GADD, CHARLES WEARN JR GADD,
SALLY M
8108 HAWKSHEAD RD
WAKE FOREST NC 27587-6679

GADD, DAVID C GADD, STEPHANIE M
2512 CANONBIE LN
WAKE FOREST NC 27587-9010

GAIL M BOWEN REVOCABLE TRUST
7724 FAIRLAKE DR
WAKE FOREST NC 27587-5452

GAYLORD, TRINA RENE GAYLORD,
JOHN PATRICK JR
1103 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

GERLITZ, KYLE A TRUSTEE GERLITZ,
ANN M TRUSTEE
7909 HOGAN DR
WAKE FOREST NC 27587-6660

GIBBS, LAWRENCE F GIBBS, MITZI
KING
2601 WENDLER CT
WAKE FOREST NC 27587-5456

GIBSON, PATRICIA CLIFFORD
GIBSON, GARY STEVE
7701 FAIRLAKE DR
WAKE FOREST NC 27587-5453

GIORDANO, GLENN E GIORDANO,
JOHNNA D
7736 KINGS WAY CT
WAKE FOREST NC 27587-6670

GOK, KEN Y AYUN, H. LIM
1301 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

GONZALEZ, JOSE L GOMEZ, DENICE E
8014 HOGAN DR
WAKE FOREST NC 27587-6661

GOSSETT, LINDA M
1204 COUNTRY CLUB DR
WAKE FOREST NC 27587-9545

GRADY, DOUGLAS H GRADY,
MARTHA S
1106 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

GRAFF, JOSEPH N GRAFF, BARBARA
A
38725 DELAFIELD RD
OCONOMOWOC WI 53066-9104

GREEN TIMBER FOUNDATION
394 FLEMING RD
YOUNGSVILLE NC 27596-9698

GREENBERG, MICHAEL HOWARD
GREENBERG, JANN HARRIS
8017 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

GREENE, CHEKITA HULBERT
8038 HOGAN DR
WAKE FOREST NC 27587-6661

GRIMMETT, ANDREW O WRIGHT,
ANGELA M
1320 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

GUILMETTE, GEORGE
2405 CANONBIE LN
WAKE FOREST NC 27587-8765

HADDAD, KHALIL A /TR HADDAD,
RITA R /TR
8101 HAWKSHEAD RD
WAKE FOREST NC 27587-6680

HAMILTON, EUGENE D HAMILTON,
BARBARA A
8030 HOGAN DR
WAKE FOREST NC 27587-6661

HANSON, CATHERINE W
2526 PALMER CT
WAKE FOREST NC 27587-6445

HARGRAVE, GAIL P
2600 WENDLER CT
WAKE FOREST NC 27587-5456

HARGROVE, JILL LYNN MAY, MARK
W
409 SHANNONFORD CT
WAKE FOREST NC 27587-9005

HARKLEY, JOSEPH LEE HARKLEY,
MARIA J
7910 HOGAN DR
WAKE FOREST NC 27587-6659

HARRIS, JAMES TODD
2608 LORING LAKE DR
WAKE FOREST NC 27587-5454

HARTLEY, EDITH A HARTLEY,
TIMOTHY L
1351 COUNTRY CLUB DR
WAKE FOREST NC 27587-8772

HAUSER, THOMAS BRENT HAUSER,
LINDA MARGARET
6625 SPRINGIRTH TER
ALEXANDRIA VA 22315-5585

HEATH, CHARLES LARRY HEATH,
MARY EDITH
1112 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

HENDERSON, KAREN W HENDERSON,
TIMOTHY L
1105 CHILMARK AVE
WAKE FOREST NC 27587-5334

HODGES, THOMAS R HODGES, SUSAN
C
7728 KINGS WAY CT
WAKE FOREST NC 27587-6670

HOLCOMBE, DANIEL ELTON
984 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

HOLDER, ADAM G HOLDER,
JENNIFER L
990 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

HOLDING, BETH KELLY HOLDING,
STEPHEN VICK SR
2520 CANONBIE LN
WAKE FOREST NC 27587-9010

HORNBUCKLE, CASSANDRA
HORNBUCKLE, KEN
7903 HOGAN DR
WAKE FOREST NC 27587-6660

HORNER, WESLEY HORNER,
MIKAYLA
7915 HOGAN DR
WAKE FOREST NC 27587-6660

HORTON, ROBIN RANDALL SR
HORTON, MARY HOLLAND
1101 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

HOWELL, ALBERTO S HOWELL,
DIANNA
1225 CHILMARK AVE
WAKE FOREST NC 27587-5336

JACKSON, DAVID E
2519 PALMER CT
WAKE FOREST NC 27587-6445

JACKSON, WESLEY W JACKSON,
MELANIE C
992 W DURNESSE CT
WAKE FOREST NC 27587-4919

JAFFEE, IRA W JAFFEE, EVA E
994 TEMPLERIDGE RD
WAKE FOREST NC 27587-9006

JALLORINA, CLAUDE H HABON,
LORNA D
1305 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

JAREMA, JOHN BLAINE JAREMA,
PAMELA JOANN
1205 CHILMARK AVE
WAKE FOREST NC 27587-5336

JEFFREYS, WILLIAM SR JEFFREYS,
KIMBERLY
991 SAINT CATHERINES DR
WAKE FOREST NC 27587-6642

JENKS, J HUBERT JENKS, JUDITH W
2513 MCGOWAN CT
WAKE FOREST NC 27587-6658

JOHNS, JASON JOSEPH
2420 PURNELL RD
WAKE FOREST NC 27587-9461

JONES, JO ANNA FINCH
1415 COUNTRY CLUB DR
WAKE FOREST NC 27587-8774

JORDAN, REBECCA ANN JORDAN,
JAMES DOUGLAS
629 TOWNSVILLE LANDING RD
HENDERSON NC 27537-5688

JOYNER, SAMUEL H JOYNER,
PATRICIA S
1426 COUNTRY CLUB DR
WAKE FOREST NC 27587-8773

KAISER, PETER LAWRENCE KAISER,
SHARON MARIE
8042 HOGAN DR
WAKE FOREST NC 27587-6661

KEARNEY, GLORIA
990 TEMPLERIDGE RD
WAKE FOREST NC 27587-9006

KENNEDY, JANET A
7819 HOGAN DR
WAKE FOREST NC 27587-6696

KING, JOHN C JR KING, NETANIS E
1309 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

KIRCHER, MARY L YOUNG, THOMAS
H
1217 CHILMARK AVE
WAKE FOREST NC 27587-5336

KOON, JOEL A KOON, SONJA M
209 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

KUMAR, DHRUVA KUMAR, USHA
8040 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

KUSIBAB, GREGORY G KUSIBAB,
KATHRYN A
2552 PALMER CT
WAKE FOREST NC 27587-6445

LAINHART, MICHAEL S LAINHART,
SANDRA J
2609 WENDLER CT
WAKE FOREST NC 27587-5456

LAMANDO, ANTHONY J LAMANDO,
WRONDA
7621 HEURISTIC WAY
WAKE FOREST NC 27587-9000

LEARY, CHRISTOPHER R LEARY,
SHARON L
2601 LORING LAKE DR
WAKE FOREST NC 27587-5455

LEATHERMAN, MARK STEPHEN
1213 COUNTRY CLUB DR
WAKE FOREST NC 27587-8770

LEE, WILLIAM JOHN JR LEE, CARRIE
LYNNE
2600 LORING LAKE DR
WAKE FOREST NC 27587-5454

LENNAR CAROLINAS LLC
TROY J GEORGE
1100 PERIMETER PARK DR STE E112
MORRISVILLE NC 27560-0180

LERNER, MICHELLE GOLDBERG
7902 HOGAN DR
WAKE FOREST NC 27587-6659

LESTER, JEFFREY A LESTER, JO ANNE
D
1352 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

LILE, TRAVIS LILE, LYNDSEY
7806 HOGAN DR
WAKE FOREST NC 27587-6695

LOVING, JOHN C LOVING, LENNIS F
1115 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

LUFT FAMILY TRUST
179 BRUSH CRK
BEAUMONT CA 92223-7302

LUKOWIAK, PETER ALOYSIUS
LUKOWIAK, JENNIFER ANNE
2605 WENDLER CT
WAKE FOREST NC 27587-5456

MAIOLO, THOMAS
1106 LANDRUM RD
COLUMBUS NC 28722-6485

MANLEY, THOMAS J MANLEY,
ELIZABETH P
8024 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

MARINOS, DEMETRIOS J MARINOS,
ANNAMARIA V
2604 LORING LAKE DR
WAKE FOREST NC 27587-5454

MARTIN, TIMOTHY DAVID MARTIN,
D'ETTA JOHNSON
7814 HOGAN DR
WAKE FOREST NC 27587-6695

MASSEY, ANDREW LEE II MASSEY,
RENE P
7605 SOUTHWICK CT
WAKE FOREST NC 27587-8716

MASSEY, GEORGE DENNIS MASSEY,
CHIKAKO S
2513 CANONBIE LN
WAKE FOREST NC 27587-8766

MATTHEWS, KENNETH MARK
MATTHEWS, TRACIE R
7700 FAIRLAKE DR
WAKE FOREST NC 27587-5452

MAYO, RICHARD E MAYO, DEIDRE
LYNN
7810 HOGAN DR
WAKE FOREST NC 27587-6695

MCANALLY, DAVID R MCANALLY,
PATRICIA M
987 KINTAIL CT
WAKE FOREST NC 27587-4918

MCGRATH, PAUL MCGRATH, CAROL
COCHRAN
1414 COUNTRY CLUB DR
WAKE FOREST NC 27587-8773

MCILWAIN, GARY E MCILWAIN,
CAROL A
2144 PETRUCHIO WAY
ROSEVILLE CA 95661-3221

MCVAY, GLEN A. MCVAY, KIMBERLY
2517 CANONBIE LN
WAKE FOREST NC 27587-8766

MEAD, DAVID W MEAD, KAILYN R
121 KEETER CIR
WAKE FOREST NC 27587-6688

MELVIN, ROGER W MELVIN,
ELIZABETH T
1427 COUNTRY CLUB DR
WAKE FOREST NC 27587-8774

MEYER, ROGER P MEYER, KATHLEEN
F
2417 CANONBIE LN
WAKE FOREST NC 27587-8765

MICCHIA, JOSEPH M JR TRUSTEE
MICCHIA, GINA L TRUSTEE
212 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

MILLER, DYANNE
1116 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

MILLER, GILBERT BENTON JR
MILLER, SHELLEY S
8000 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

MILLER, JAMES
1140 CHILMARK AVE
WAKE FOREST NC 27587-5333

MOFFATTE, IAN M MOFFATTE,
MICHELLE L
2527 PALMER CT
WAKE FOREST NC 27587-6445

MONTGOMERY, MARK A
MONTGOMERY, CYNTHIA L
101 TENBRIDGE CT
WAKE FOREST NC 27587-5332

MOSELEY, THEDRIC JACKSON
MOSELEY, KAREN HARRIS
8100 HAWKSHEAD RD
WAKE FOREST NC 27587-6679

MUKHERJEE, SUBIRENDU
MUKHERJEE, WANDA
1208 CHILMARK AVE
WAKE FOREST NC 27587-5335

NACITA, ELIJAH Q NACITA, CHRISTY
W
8052 HOGAN DR
WAKE FOREST NC 27587-6661

NANCE, DEBORAH A
1205 COUNTRY CLUB DR
WAKE FOREST NC 27587-8770

NASSIF, CHARLES M
8012 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

NASSIF, CHARLES MARTIN NASSIF,
RUTH K
8012 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

NEAL, GARY WAYNE NEAL,
KATHLEEN FRANCES
1144 CHILMARK AVE
WAKE FOREST NC 27587-5333

NEEB, LINDA S
8120 DIAZIT DR
WAKE FOREST NC 27587-6683

NEISES, GAIL ELAINE
1111 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

NEWSOME, JOHNATHAN H
NEWSOME, PEGGY D
983 KINTAIL CT
WAKE FOREST NC 27587-4918

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
1546 MAIL SERVICE CTR
RALEIGH NC 27699-1500

OAKMARK DEVELOPMENT CO LLC
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RALEIGH NC 27624-9277

OBRIEN, THOMAS E OBRIEN, MARY A
2503 MCGOWAN CT
WAKE FOREST NC 27587-6658

O'DELL, MARK A O'DELL, BETH M
2509 CANONBIE LN
WAKE FOREST NC 27587-8766

O'NEAL, ELIZABETH A O'NEAL,
KEITH A
8020 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

OSTERGARD, RICHARD A
OSTERGARD, YONG S
8032 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

PACKETT, MITCHELL G PACKETT,
ANNE A
8104 HAWKSHEAD RD
WAKE FOREST NC 27587-6679

PALMERTON, JEFFREY DALE
PALMERTON, ELIZABETH
7802 HOGAN DR
WAKE FOREST NC 27587-6695

PACHEL, THOMAS H PACHEL,
JEAN M
8002 HOGAN DR
WAKE FOREST NC 27587-6661

PATE, JANE HARRIS
3511 MEADOWRUN DR
DURHAM NC 27707-6626

PATRICK, HENRY W PATRICK,
BRENDA T
8009 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

PAYNE, DAVIE PAYNE, ANGELA D
994 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

PENKUNAS, JOSEPH J PENKUNAS,
PATRICIA A
7725 KINGS WAY CT
WAKE FOREST NC 27587-6670

PERRY, MICHAEL K PERRY, LEE B
208 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

PERVEILER, KEVIN J PERVEILER,
MARIA
2605 LORING LAKE DR
WAKE FOREST NC 27587-5455

PETERSON, GREGORY CLARK
TRUSTEE PETERSON, BARBARA
MELVIN TRUSTEE
2420 CANONBIE LN
WAKE FOREST NC 27587-5450

PIMENTEL, JESSE G PIMENTEL,
ROSEMARY
8044 HOGAN DR
WAKE FOREST NC 27587-6661

PLEASANTS FAMILY LLC
3023 DEVONSHIRE DR
RALEIGH NC 27607-6619

PLEASANTS, CHRIS
9142 JACKSON RD
WAKE FOREST NC 27587-7985

PLUEDDEMANN, MICHAEL L
PLUEDDEMANN, NANCY W
8022 HOGAN DR
WAKE FOREST NC 27587-6661

PONSOLLE, DAWN
1329 COUNTRY CLUB DR
WAKE FOREST NC 27587-8772

POOLE, TARA C
994 W DURNES CT
WAKE FOREST NC 27587-4919

POTTER, MARCUS H III TRUSTEE
POTTER, CATHERINE O TRUSTEE
8048 HOGAN DR
WAKE FOREST NC 27587-6661

POWELL, ANNE H
2505 CANONBIE LN
WAKE FOREST NC 27587-8766

PRATT, JOEL MICHAEL PRATT, LINDA
2409 CANONBIE LN
WAKE FOREST NC 27587-8765

PRUITT, DELORES
1109 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

QUALLS, JEREMY B QUALLS,
THOMAS
1100 CHILMARK AVE
WAKE FOREST NC 27587-5358

RAMSARAN, MICHAEL RAMSARAN,
CHARMAINE
1303 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

REDMAN, JOHN MICHAEL
1212 COUNTRY CLUB DR
WAKE FOREST NC 27587-9545

REITMANN, ROBERT
1304 CLUB VILLAS DR
WAKE FOREST NC 27587-4536

RETTIG, THOMAS RETTIG, AMY
8021 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

RIDDLE, SHERRY JAYNE RIDDLE,
JAMES CARL
7729 KINGS WAY CT
WAKE FOREST NC 27587-6670

RINDONI, CAROL F
1431 COUNTRY CLUB DR
WAKE FOREST NC 27587-8774

RITCHEY, BRIAN C TRUSTEE
RITCHEY, MARY ELLEN TRUSTEE
8033 HOGAN DR
WAKE FOREST NC 27587-6662

ROBERTS, ANGELIKA LESMANA
ROBERTS, JAMES CARTER
986 W DURNES CT
WAKE FOREST NC 27587-4919

RODRIGUEZ, PATRICK ANTHONY
RODRIGUEZ, BRENDA KAYLANEY
1231 COUNTRY CLUB DR
WAKE FOREST NC 27587-8770

ROGGE, BEVERLY J TRUSTEE GAIL E
AND BEVERLY J ROGGE TRUST
1117 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

ROSE, MELINDA FLETCHER TRUSTEE
THE MELINDA FLETCHER ROSE
REVOCABLE TRUST
7704 FAIRLAKE DR
WAKE FOREST NC 27587-5452

ROUSSEAU, CHERYLL E
1110 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

RUDA, EMILY
1104 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

RUPRICH, MARK A RUPRICH, KAREN
M
7708 FAIRLAKE DR
WAKE FOREST NC 27587-5452

RUPSKY, MARK J RUPSKY, PENNY L
1311 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

RUSSELL, RENO RUSSELL, LAKEYA
1209 CHILMARK AVE
WAKE FOREST NC 27587-5336

RYAN, BARBARA A
2609 LORING LAKE DR
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SAMUEL, NEELAM JEWELL, JEFFREY
1116 CHILMARK AVE
WAKE FOREST NC 27587-5333

SAPP, ANDREW J SAPP, JO ANN
7801 HOGAN DR
WAKE FOREST NC 27587-6696

SCHRIER, MARK E SCHRIER, TARA
EILEEN
7733 KINGS WAY CT
WAKE FOREST NC 27587-6670

SEAMSTER, IRA SEAMSTER, DENISE
994 KINTAIL CT
WAKE FOREST NC 27587-4918

SFR JV-1 2020-1 BORROWER LLC
TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705-5426

SIMS, YVONNE M
1307 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

SLIWINSKI, NICOLAS SILWINSKI,
CARISSA
8034 HOGAN DR
WAKE FOREST NC 27587-6661

SMITH, KYLE CHRISTOPHER SMITH,
CAROLINE ROSE
995 SAINT CATHERINES DR
WAKE FOREST NC 27587-6642

SMITH, MARY ELIZABETH K
120 KEETER CIR
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SMITH, RICHARD C SMITH, CYNTHIA
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1200 CHILMARK AVE
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BRYAN VALLEJO
3302 COMSTOCK RD
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SOWA, AUDREY
405 SHANNONFORD CT
WAKE FOREST NC 27587-9005

SPEAS, EDWIN M III SPEAS, POLLY
ANNA
7612 LITERARY LN
WAKE FOREST NC 27587-9053

SPRUILL, LORENZA DALLAS III
SPRUILL, KAREN
2506 PALMER CT
WAKE FOREST NC 27587-6445

STAFFORDSHIRE HOMEOWNERS
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SENTRY MGMT INC
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LONGWOOD FL 32779-5042

STALLINGS, RICHARD N STALLINGS,
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7620 HEURISTIC WAY
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STEVENSON, PETER STEVENSON,
CATHI A
1108 CHILMARK AVE
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STYLES, JACK B STYLES, JUANITA L
2524 CANONBIE LN
WAKE FOREST NC 27587-9010

SUCHER, AARON SUCHER, SOU
7724 KINGS WAY CT
WAKE FOREST NC 27587-6670

SUTHERLAND PTNR LLC
818 S WHITE ST
WAKE FOREST NC 27587-2961

SWINDELL, KEVIN J SWINDELL,
BERNADINE F
1213 CHILMARK AVE
WAKE FOREST NC 27587-5336

THARPE, JOHN W JR STRONG,
PATRICIA MITCHELL
8025 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

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TORRENCE, TARA MAPLES
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TURNER, LEO R JR
8001 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

UPTON, KEVIN C UPTON, MITZI M
1358 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

VAN, ORDEN JOHN E VAN, ORDEN
AMARILIS
8036 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

VARNEDOE, WILLIAM S VARNEDOE,
WANDA C
2412 CANONBIE LN
WAKE FOREST NC 27587-5450

VELASQUEZ, NOEMY VELASQUEZ,
WERNER ROLANDO
999 W DURNESST CT
WAKE FOREST NC 27587-4919

VIGARI, VINCENT F GALLOWAY,
KAY C
7608 HEURISTIC WAY
WAKE FOREST NC 27587-9000

VOLLMER, CHARLES B VOLLMER,
STELLA
1118 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

VUKOVICH, FRED M VUKOVICH,
NADINE M
8033 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

WADFORD, NYLE F WADFORD,
TERESA H
8019 HOGAN DR
WAKE FOREST NC 27587-6662

WAKE UNION BAPTIST CHURCH
13345 WAKE UNION CHURCH RD
WAKE FOREST NC 27587-7451

WAKE UNION BAPTIST CHURCH
EARL PLEASANT TRUSTEES
13345 WAKE UNION CHURCH RD
WAKE FOREST NC 27587-7451

WALLACE, MARK FRANKLIN
WALLACE, NICOLE J
7906 HOGAN DR
WAKE FOREST NC 27587-6659

WALSH, DANIEL F WALSH,
MICHELLE R
1204 CHILMARK AVE
WAKE FOREST NC 27587-5335

WARE, VALERIE T WARE, ARCHIE L
7807 HOGAN DR
WAKE FOREST NC 27587-6696

WEBER, KEITH A WEBER,
CATHERINE J
1136 CHILMARK AVE
WAKE FOREST NC 27587-5333

WENNINGER, STEPHAN FRIEDRICH
WENNINGER, SARAH LESLIE
2501 CANONBIE LN
WAKE FOREST NC 27587-8766

WILLIAMS, TRAMPAS
1113 FAIRWAY VILLAS DR
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WU, THUAN WU, MINH LUU
7818 HOGAN DR
WAKE FOREST NC 27587-6695

YAMASA CO LTD
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YARMOLIK, TATSIANA YARMOLIK,
ANDREI
995 W DURNES CT
WAKE FOREST NC 27587-4919

YAROSH, DANIEL YAROSH, LORI
7815 HOGAN DR
WAKE FOREST NC 27587-6696

YATES, SANDRA J YATES, BURL E
8005 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

ZELVIS, MICHELE HOFFMAN
1120 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

ZENESKI, ANDREW JOSEPH SR
ZENESKI, ANNE BRUMMITT
1214 CHILMARK AVE
WAKE FOREST NC 27587-5335

ZHAO, BAIRU
12310 ANGEL FALLS RD
RALEIGH NC 27614-7619

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Wednesday, March 30, 2022, at 6:00 p.m., the applicant held a neighborhood meeting for a proposed project on the former Wake Forest Golf Club Property. This was the second of two community wide meetings held by the applicant regarding this project. A number of additional meetings with members of surrounding neighborhoods also were held. A summary of the questions asked and answered is offered below.

What methodology did you use to determine who was within 500 ft of the planned development? Parcel 0164255 (the island) is not fully shown on your map so did you measure 500 ft from it? Was the Fairlake HOA notified? We do not like the short notice provided. It appears calculated to minimize neighborhood participation.

The island parcel inadvertently was included on the original application and was not used to calculate the notification area for the previous meeting. For the latest meeting, we notified the property owner of record, according to Wake County Tax Records, for properties within 500-ft of the parcels with PIN#s 1831895139; 1841091336; 1832712652; 1831773725; & 1831772476.

What is planned for the 4 acre island of land between Hawkshead and Country Club Downs (Parcel 0164255)?

Nothing is planned for that parcel. It is not part of the project.

Joyner now has another LLC Green Timber (Feb 2021) and it is now a 50% owner (Jan 2022) What is the relationship between Dry and Green Timber?

Our understanding is that Mr. Joyner is involved with both entities and that they current ownership structure is for both estate and tax planning purposes.

Are you aware of the Town's comment that the Riverstone open space (2 lots) should not be included in the plan? (REID: 0237544; 0230586.) Will they be removed from the next plan submitted?

Those parcels no longer will be included in the application.

Once the community is built, who will own the open space?

If this project is built out, there will be one or more HOA entities which will own the private open space after the community is built. The project also contemplates dedicated/donating 19-acres of land to the Town for a public park and as part of the Town's greenway system.

What is your understanding of the restrictive covenants for the area west of Horse Creek? Do you plan to respect those covenants?

While we cannot speak to their validity, the plan has been revised in a manner which we believe complies with the spirit of those covenants.

How many parks are planned for the neighborhood? At least 25% of the park space must be active. What are your plans for active open space?

There are 4 neighborhood parks planned as amenities for the proposed community. We have planned about 5.32 acres in this project for neighborhood parks. We do not yet have a design for the active amenities, but the UDO does require a certain percentage to be active. We will be meeting that requirement and possibly exceeding it. Those active areas can include any number of amenities, but that has not yet been determined. There also is a set aside of 19 acres for a public park and the planned greenway, which ultimately will be a public amenity. We do not yet have plans for how the open spaces will be programmed.

How are you addressing the UDO requirement to for all residences to be within ¼ mile of a park?

We believe the proposed layout complies with this UDO requirement.

Are there no trees in your parks? How will shade be provided?

All areas that are classified as meeting the neighborhood park requirement will meet UDO requirements which require trees within the park areas.

How is your “proposed” park area along Horse Creek Accessible to the Town residents? Where is the parking? What waivers are required to create park structures like paths and picnic tables etc.? Have you applied for them? To whom? Contact information? How is this park to be connected to the TOWN since there is no access to Purnell or Jenkins?

We are proposing to dedicate approximately 19 acres of land to the Town of Wake Forest for use as a park and as part of the Town’s planned Greenway system. The Town is proposing a greenway trail along Horse Creek where it traverses our property and beyond. Access, parking, structures, connectivity and all those things about both the park and the greenway trail probably will not be determined until sometime in the future when the Town designs those features.

Were you aware that the property was zoned R40W when the SUP was approved? Did you have any indication from the city or the planners that you did not need to take that zoning into consideration?

We were aware of the previous zoning, but we had no involvement in the original SUP or zoning. The current zoning is GR-3, PUD; we also had no involvement in that change either. The Town did not tell us we needed to take into consideration the previous R40W zoning district that was changed over 20 years ago.

According to your calculations on your application, there will be fewer than 3 houses per acre. That is consistent with GR3. Why do you want to rezone to GR10?

We plan to offer housing types like townhomes and lot sizes that are not available in the GR-3 zoning. Nevertheless, our proposed zoning limits our density to no more than 3 units per acre.

Are you willing to take 3 water quality samples on Horse Creek if your plan is approved? Before during and after at both edges of the property and in the middle?

We will conduct all testing as required by local, state, and national agencies. We do not know whether this specific test will be required.

If the proposed construction takes place, it could potentially alter the water quality in adjacent neighborhoods that rely on well water. Is the developer willing to pay for public water access to these houses? It is no good to say we will test your well water once after construction since this could happen years later and then where will the developer be?

Our development will use water provided by the City of Raleigh Water Department which draws its water from Falls Lake, Lake Benson and Lake Wheeler. We do not know of any nexus between this project's public drinking water supply and the adjacent lots' well water. We have seen no information which suggests that underground reservoirs are impacted by municipal utility systems. In fact, it is our understanding that adding more wells, for example, would have a greater impact on existing well water supply than bringing in municipal utilities.

Have you gotten permission to build a road across the ponds? What are the issues? Who is the DEWQ POC you are dealing with? We want to see the drawings of the bridge.

No, we do not have permission to cross the stream at this time. We have not yet sought it, but we do think the crossing is likely to be a culvert rather than a bridge.

What are the calculations that show the area drained by this Storm Control Ponds and that it will hold that flow? UDO states 2 year flood requirement but this seems too lenient for an actual watershed area as well as flood prone zone.

Design of the stormwater control measures will be completed during the construction drawings preparation following rezoning and site plan approval. For High-Density developments as proposed for the Joyner Parcel, stormwater control measures (SCMs) will be designed such that the post-development runoff will be controlled to be equal or less than the pre-development runoff for the 1 year, 24 hour and the 10-year, 24 hour storms. In addition, the SCMs will have to be designed to meet maximum nutrient (i.e., nitrogen and phosphorous) loading rates.

Has any study of the environmental impacts of the proposed development been conducted-especially the impact of such a radical change in the density of the proposed housing units? (E.g. wetlands survey, environmental impact study, etc.) If yes, by whom and can the residents get a copy? If no, will such a study be conducted?

Wetland and streams have been delineated and the next step will be to get Corps concurrence. As design progresses during the construction drawings phase, impact maps will be prepared that detail the proposed impacts to wetlands, streams, and stream buffer. An environmental impact study is not required and will not be conducted.

Has there been any thought as to the availability of water with the growing number of residences in Wake Forest? The 2008 drought drove water supply down drastically. What would happen if another drought occurred?

Drinking water supply for the Town of Wake Forest is served by the City of Raleigh. Per recent information obtained from the City of Raleigh, the City's long term drinking water position is very strong. The City's current average daily water demand is around 52 million gallons/day (MGD), which almost is exactly what it was in 2007. This means that 15 years after the last major drought, the City is using approximately the same amount of water, despite adding 10,000 to 11,000 new residents per year to their service area. The reason behind this strong position is water conservation measures, which have extended the City's current water resource portfolio by probably 20 to 25 years. Additionally, in a bold move that literally required an Act of Congress, the City was able to reallocate 4.1 billion gallons of water in Falls Lake. As a result, the City was able to add water storage without actually constructing a new reservoir, which is an incredibly expensive and long process. In short, based on conservative projected water use scenarios, the City's current resources would provide sufficient water supply through 2047 or so. Using more realistic water use projections, water use would trend significantly lower, which extend water supply well beyond the City's traditional planning boundary.

Is the Horse Creek floodplain area sufficiently large to protect the proposed residences in the event of flooding such as occurred in 1996 with Hurricane Fran? How much regrading will be required in the vicinity of the horse Creek Corridor and floodplain? How will regrading affect the ecological balance of the corridor both in the short and long term? What kind of storm water control measures will there be to protect the corridor?

The applicant is not the authority which determines the floodplain area. FEMA puts out Flood Rate Insurance Maps; the Army Corp also has some involvement in these types of determinations; and there probably are other governmental entities involved. Whatever the case, we are going to have to follow all local, state, and federal regulations in designing this project with reference to Horse Creek and the flood plain.

What is the amount of impervious surface area in the developed areas---not in relation to the whole property?

I cannot answer this question because that is not how impervious is calculated for new development. Impervious surface is looked at wholistically. The Town's UDO specifically states that *Impervious surface/built-upon area calculations are made based on the total acreage of built-upon area within a proposed development, divided by the total acreage of the lot area.* We are proposing to build this under the high impervious development option, so the maximum impervious coverage, per the UDO, cannot exceed 70%.

Will peripheral lots and houses be developed consistent with the abutting communities per UDO? This means ¾ acre lots and compatible housing sizes and design.

The section west of Horse Creek has been revised to be consistent with the previous agreement put in pace for new development in that section of the property. The minimum lot size there is 30,000 sf.

We want to see scale drawings all the dwelling type units you plan to build with a properly scaled human next to it. Square Footage for Each type. Representative floor plan and price ranges for each house type.

Toll Brothers has a contract option on the Property. They are designing new product line for this site and do not have elevations at this time. Regardless, their average sales price nationwide in 2020 was \$816,500.00. Locally, the data through October of 2021 suggests that Toll has sold about 226 homes in the Triangle with an average sales price of \$667,961. Toll's average sales price locally is about 50% higher than other national builders in this market. They have positioned themselves as a luxury builder, and that is what they plan to build within this community.

Do you have covenants prepared? Can we see them?

No, we do not have covenants prepared. That step does not come until much later in the process.

Are you going to delete the TOWN homes along Capital BLVD as the Town Planning department recommended?

We are leaning towards a fully residential project, but Town staff have been adamant about commercial along Capital. There has been a vacant commercial property right next to this project for some time which still has not been pursued. So, we have our doubts about the viability of even more commercial.

Have you rearranged houses that are in the Capital Blvd access RD overlay? What is the current total proposed housing count? Do you have a master plan we can see? When can we see it?

The section along Capital has been revised on account of the service road NCDOT is requiring in this area.

Why have you not consistently met the Wake Forest 100 ft set back from creeks and ponds in you planning?
Does your new plan address that? When can we see it?

The project will be required to meet the UDO standards. Town staff will be reviewing these plans to ensure compliance with those standards. So, if we have shown development in an area where a riparian buffer is required, the Town will make us move it. That having been said, we believe the layout shown is compliant with required riparian buffers.

with the new housing in the northwest, what is the buffer

The buffer against Country Club Downs in the revised drawing is the same as it was in the previous drawing; 20 feet. The buffer along Hawkshead has been revised. It varies from a width of about 150 feet to 120 feet.

Will existing homeowners be grandfathered into any amenities memberships?

This is something we can ask the builder about.

How will the units west of Horse Creek be accessed and how will Hogan drive be expanded?

Those lots are proposed to be accessed via existing Simpson Court which stubs to the property. We have not yet been told that Hogan Drive will need to be improved or expanded as a result of this project.

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT TEAM		
Name	Email	Organization
Laura Holloman	holloman@mcadamsco.com	McAdams
Nil Ghosh	nghosh@morningstarlawgroup.com	Morningstar Law Group
Mike Sanchez	sanchez@mcadamsco.com	McAdams
ATTENDEES		
Name	Email	Address
Carol Pelosi	cwpelosi@aol.com	1255 South Main Street
Mary Horton	beth.horton88@yahoo.com	1101 Fairway Villas Dr
Patrick Rodriguez	patriklos@netscape.net	1231 Country Club Dr
Mary Kircher	mkircher@nc.rr.com	-
David Michaels	dmichaels659@gmail.com	-
Travis Lile	tjl0809@gmail.com	7806 Hogan Dr
TARA SCHRIER	tara.schrier@systemsnnhand.com	7733 KINGS WAY COURT
Karen Schlett-Evaldi	Kschlett@nc.rr.com	-
Mark Ruprich	mkruprich@icloud.com	-
Tom Anhut	tjanhut@anhutprop.com	610 Presidents Walk Lane
Richard Ostergard	richard.ostergard@gmail.com	-
Lynn Joyner	lynn.joyner@duke.edu	-
Subir Mukherjee	Keepitopen27587@gmail.com	-
Kathryn Mellon-Kusibab	Kmellonkusibab@msn.com	2552 Palmer Court
John DeFore	jd41117@msn.com	7914 Hogan Drive
Eugene Hamilton	mylincolns@hotmail.com	8030 Hogan Drive
Gina Micchia	Micchiag@gmail.com	-
John Iapalucci	yappi2020@gmail.com	2514 McGowan Court
Elizabeth Manley	epmanley@aol.com	8024 Hawkshead Rd
Mikayla	Mikaylahorner@gmail.com	Hogan Dr
Lee Perry	leebperry12@gmail.com	208 Middlestone Court
Maria Harkley	Mgarcia02909@yahoo.com	7910 Hogan Drive
Ruth Nassif	uncann69@aol.com	8012 Hawkshead Rd
Keith Weber	snoops.coleus-01@icloud.com	-
Carissa Sliwinski	carissasliwinski@hotmail.com	8034 Hogan Drive
Delia Bowers	deebowers5@gmail.com	1230 Country Club Drive
George MASSEY	Gdennismassey0618@gmail.com	2513 Canonbie Lane
Michael Durham	m14durham@gmail.com	2421 CANONBIE LN
Ann Van Orden	vanordenbookkeeping@gmail.com	8036 Hawkshead Road
Jo Anne Lester	jozillabone@gmail.com	1352 Country Club Dr
Timothy Sexton	timothysexton@gmail.com	400 E CEDAR AVE
Thomas Patchel	tompatchel@gmail.com	8002 Hogan Drive
Mary Defore	apple27803@aol.com	7914 Hogan Drive
Nyle Wadford	dixieblitz@hotmail.com	8019 Hogan Dr.
Jean	Jeanpatchel@gmail.com	-

Angie Wright	Awright25@nc.rr.com	-
Kevin Upton	kupto@aol.com	1358 country club drive
CALL-IN PARTICIPANTS		
1-919-949-1947		
1-919-427-2572		
1-516-522-1740		
1-919-614-2645		
1-919-302-2651		

JOYNER PROPERTY

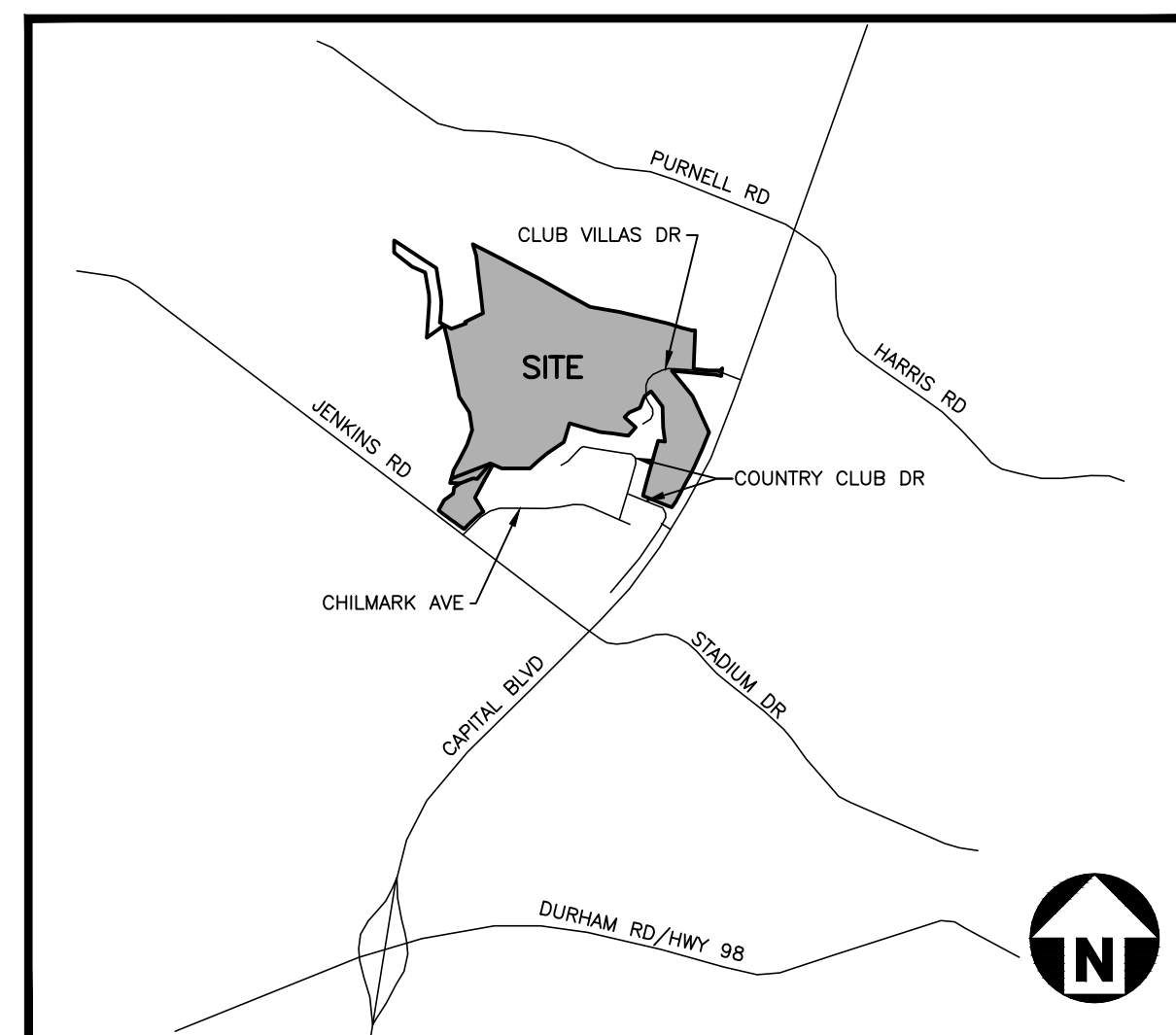
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA

SPECIAL USE PERMIT AMENDMENT MASTER LAND USE PLAN

PROJECT NUMBER: 202011075

DATE: FEBRUARY 27, 2023

TOWN OF WAKE FOREST
PROJECT #SU-99-02-01



VICINITY MAP
N.T.S.

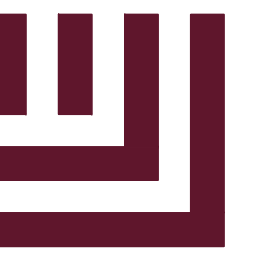
SHEET INDEX

C-1	EXISTING CONDITIONS
C-2	PROPOSED CONDITIONS
C-3	TRACT #1 ILLUSTRATIVE PLAN
C-4	TRACT #2 ILLUSTRATIVE PLAN
C-5	TRACT #4 ILLUSTRATIVE PLAN

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

AMENDMENT TO PORTION OF EXISTING SPECIAL USE PERMIT IS SOUGHT
PURSUANT TO NCGS 160D-705(C). MODIFICATIONS SHALL APPLY ONLY TO
THE PROPERTIES INDICATED HEREIN.



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 361. 5000

PROPERTY OWNER

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

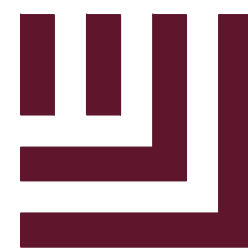


REVISIONS

NO.	DATE	
1	04.05.2022	PER TOWN COMMENTS
2	12.08.2022	PER TOWN COMMENTS
3	02.27.2023	PER TOWN COMMENTS

SPECIAL USE PERMIT FOR:

JOYNER PROPERTY
WAKE FOREST, NORTH CAROLINA
PROJECT NUMBER: 2021110197



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

JOYNER PROPERTY OPEN SPACE EXHIBIT MASTER LAND USE PLAN CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA



APPROVED SITE DATA

TRACT	PROPOSED USE	AREA
TRACT #1	20 TOWNHOMES	+/- 5.55 AC
TRACT #2	10 TOWNHOMES	+/- 4.45 AC
TRACT #5	COMMERCIAL	+/- 5.01 AC
TOTAL		+/- 15.01 AC

PROPOSED DWELLING UNITS
2 STORY, 3 BEDROOM, 1650 SF TO 2500 SF

PROPOSED OPEN SPACE:

TRACT #1 2.6 AC

TRACT #2 2.5 AC

EXISTING IMPERVIOUS SURFACE AREA : +/- 2.0 AC

(ENTIRE WAKE FOREST GOLF CLUB PUD)

PROPOSED IMPERVIOUS SURFACE AREA : +/- 6.0 AC

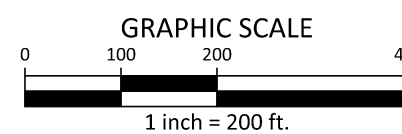
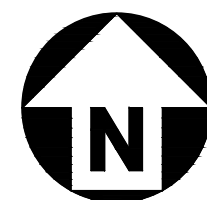
(3.6% OF ENTIRE WAKE FOREST GOLF CLUB PUD)

LEGEND

	EXISTING VACANT COMMERCIAL 5.01 AC
	EXISTING RESIDENTIAL 10 AC
	EXISTING CONSERVATION EASEMENT 10.35 AC PER WAKE COUNTY REGISTER OF DEEDS BMZ003, PG 02044

GENERAL NOTES:

1. ALL TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
2. ALL PROPERTY BOUNDARY AND OWNER INFORMATION TAKEN FROM WAKE COUNTY GIS AND WAKE COUNTY IMAPS
3. ALL EXISTING SANITARY SEWER AND WATER INFORMATION TAKEN FROM WAKE COUNTY IMAPS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04.05.2022	PER TOWN COMMENTS
2	12.08.2022	PER TOWN COMMENTS
3	02.27.2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	202011075
FILENAME	202011075-XC1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=200'
DATE	02.27.2023

SHEET

EXISTING
CONDITIONS

C-1

CLIENT

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGVILLE, NC 27596-9698

JOYNER PROPERTY
OPEN SPACE EXHIBIT
MASTER LAND USE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	04.05.2022	PER TOWN COMMENTS
2	12.08.2022	PER TOWN COMMENTS
3	02.27.2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	202011075
FILENAME	202011075-S1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=200'
DATE	02.27.2023

SHEET

PROPOSED
CONDITIONS

C-2



LEGEND

- TRACT #1 - EXISTING RESIDENTIAL
5.55 AC
- TRACT #3 - PROPOSED OPEN SPACE AREA
10.00 AC
- TRACT #2 - EXISTING RESIDENTIAL
4.45 AC
- TRACT #4 - PROPOSED OPEN SPACE AREA
14.99 AC
- TRACT #5 - EXISTING VACANT COMMERCIAL
5.01 AC
- EXISTING CONSERVATION EASEMENT
10.35 AC PER WAKE COUNTY REGISTER OF DEEDS
BM2003, PG 02044

OPEN SPACE

TRACT 1
10.00 AC PROPOSED

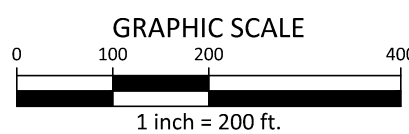
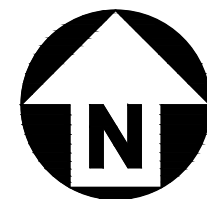
TRACT 2
14.99 AC PROPOSED

TOTAL OPEN SPACE PROVIDED = 24.99 AC

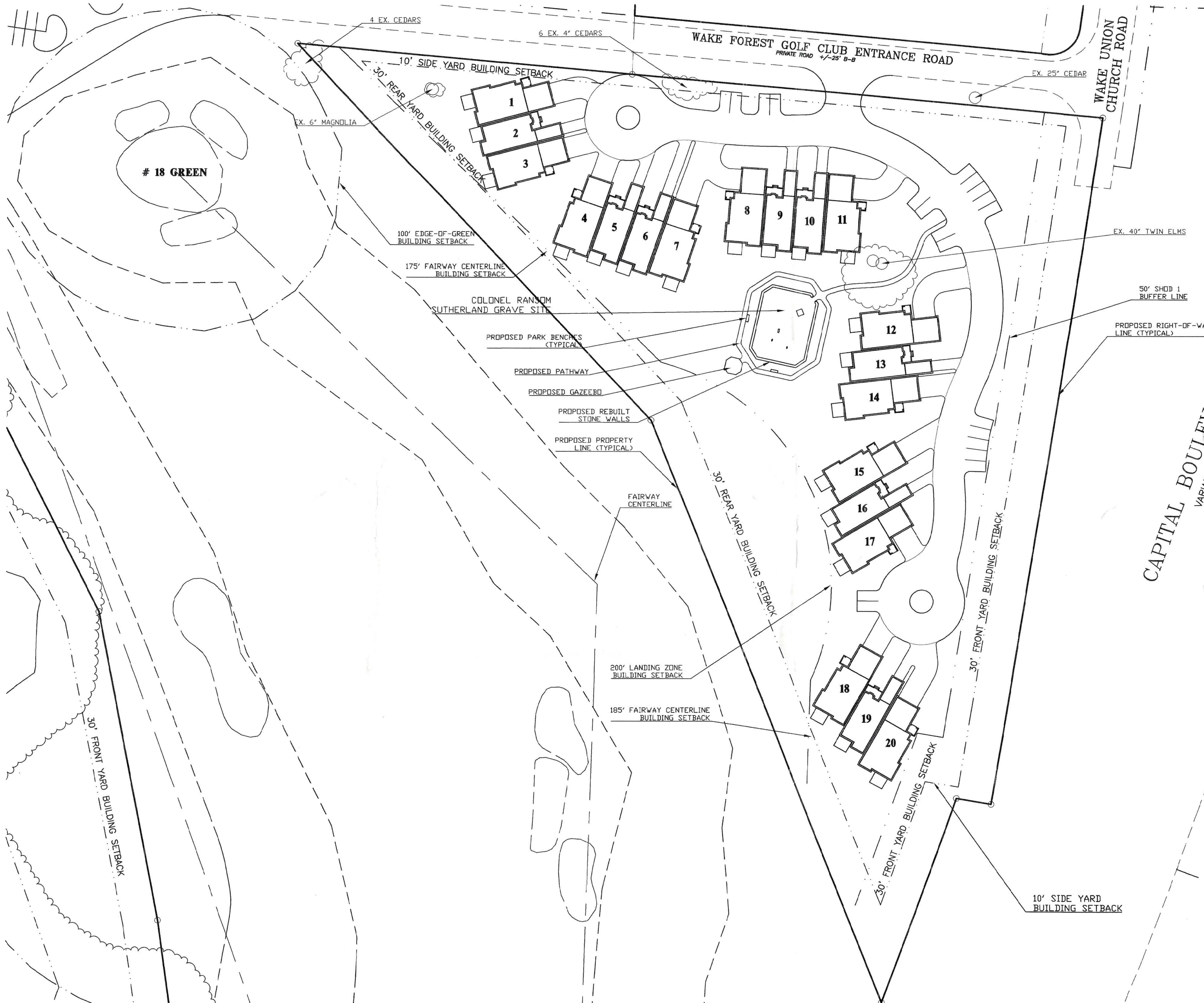
- OPEN SPACE SHALL BE MAINTAINED BY PROPERTY OWNER(S) OF SUBJECT PROPERTY. AT A FUTURE DATE, THE OPEN SPACE OWNERSHIP MAY BE TRANSFERRED TO A NON-PROFIT CONSERVATION ORGANIZATION, GOVERNMENT ENTITY, OR HOMEOWNERS ASSOCIATION.
- EXISTING CART PATHS WITHIN OPEN SPACE MAY BE UTILIZED FOR PEDESTRIAN TRAILS IN THE FUTURE.

GENERAL NOTES

- ALL TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
- ALL PROPERTY BOUNDARY AND OWNER INFORMATION TAKEN FROM WAKE COUNTY GIS AND WAKE COUNTY IMAPS
- ALL EXISTING SANITARY SEWER AND WATER INFORMATION TAKEN FROM WAKE COUNTY IMAPS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE DATA - TRACT #1	
TOTAL AREA:	+/-5.55 AC.
ZONING:	R-40W
PROPOSED SPECIAL USE:	P.U.D.
PROPOSED USE:	TOWNHOMES
REQUIRED SETBACKS:	
FRONT:	30 FT.
SIDES:	10 FT.
REAR:	30 FT.

**CLINE
DAVIS**
ARCHITECTS PA

414 West Jones St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
CDA@INTERPATH.COM

**WAKE FOREST
GOLF CLUB**

Town of Wake Forest,
North Carolina

CAPITAL BOULEVARD - US 1
VARIABLE WIDTH PUBLIC R.O.W.

OWNER
WAKE FOREST GOLF AND COUNTRY CLUB, INC.
13,239 CAPITAL BOULEVARD
WAKE FOREST, NORTH CAROLINA 27587
556-1709

DEVELOPER
OAKMARK DEVELOPMENT COMPANY, LLC
P. O. BOX 99277
RALEIGH, NORTH CAROLINA 27624
846-9981

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CONSENT OF CLINE DAVIS
ARCHITECTS, PA.

Project #98014
Date 12.03.98
Revisions

Drawn By PRM
Checked By
Content

TRACT #1
ILLUSTRATIVE
SITE PLAN

Sheet **C-3**

NOTE:
THIS PLAN IS FOR INFORMATIONAL
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CONSTRUCTION OR COMPLETION
OF THE PROJECT.



**WAKE FOREST
GOLF CLUB**

Town of Wake Forest,
North Carolina

SITE DATA - TRACT #2

TOTAL AREA:	+/-4.45 AC.
ZONING:	R-40W
PROPOSED SPECIAL USE:	P.U.D.
PROPOSED USE:	TOWNHOMES
REQUIRED SETBACKS:	
FRONT:	30 FT.
SIDES:	10 FT.
REAR:	30 FT.

OWNER
WAKE FOREST GOLF AND COUNTRY CLUB, INC.
13,239 CAPITAL BOULEVARD
WAKE FOREST, NORTH CAROLINA 27587
556-1709

DEVELOPER
OAKMARK DEVELOPMENT COMPANY, LLC
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Project #98014

Date 12.03.98

Revisions

Drawn By PRM

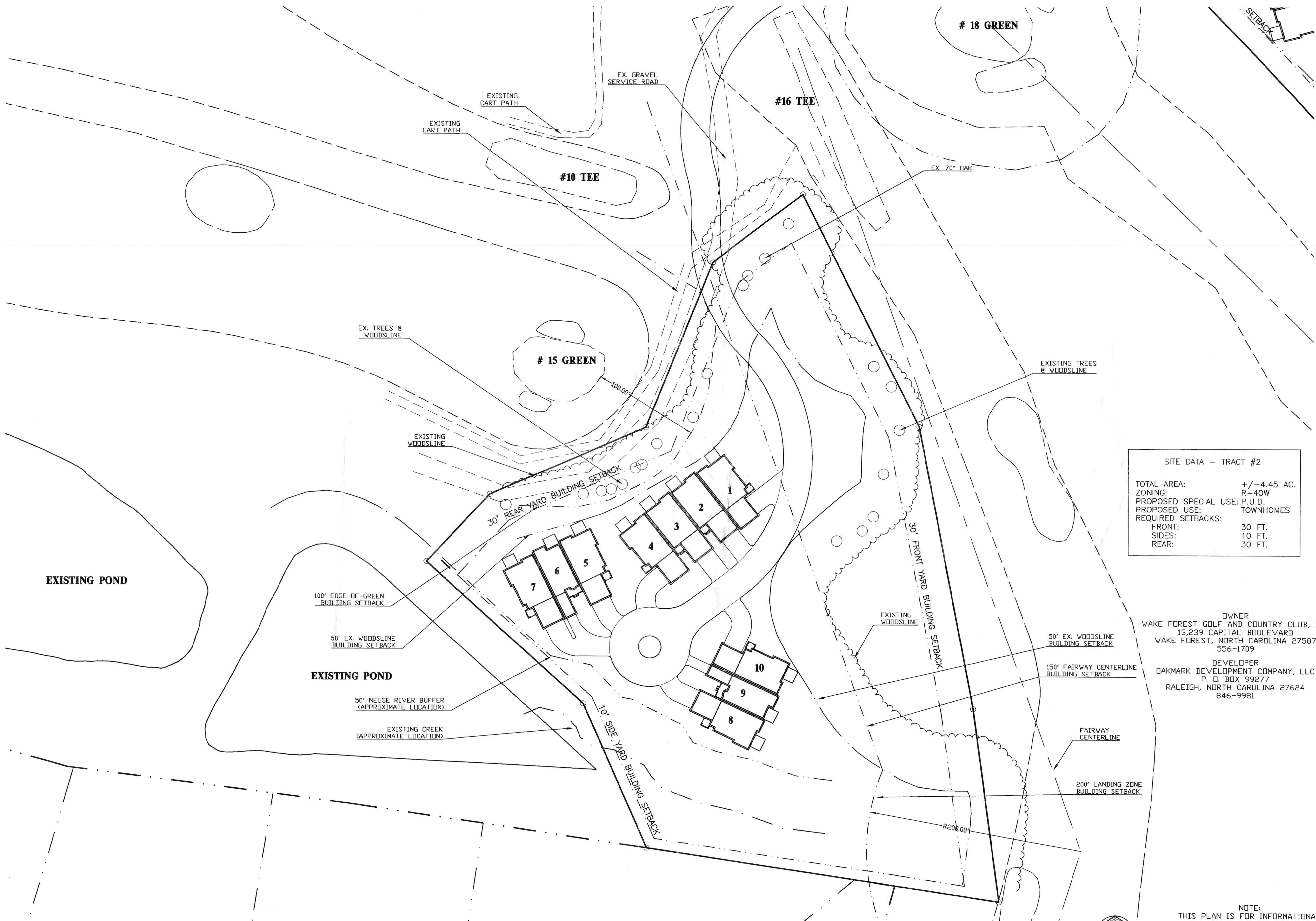
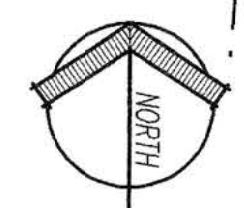
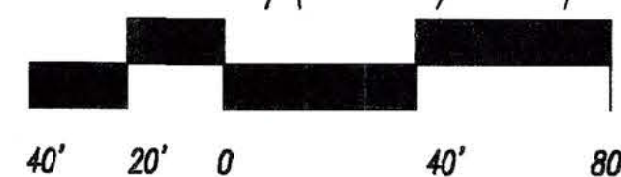
Checked By

Content

TRACT #2
ILLUSTRATIVE
SITE PLAN

Sheet **C-4**

NOTE:
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OF THE PROJECT.



**WAKE FOREST
GOLF CLUB**

*Town of Wake Forest,
North Carolina*

SITE DATA - TRACT #4

TOTAL AREA:	+/- 5.01 AC.
ZONING:	R-40W
PROPOSED SPECIAL USE:	P.U.D.
PROPOSED USE:	OFFICE/SERVICE/RETAIL
REQUIRED BUILDING SETBACKS	
FRONT:	30 FT.
SIDES:	10 FT.*
REAR:	30 FT.*
*ADJACENT TO RESIDENTIAL ZONING:	50 FT.
REQUIRED PARKING SETBACKS	
FRONT:	10 FT.
LOT REQUIREMENTS	
MIN. REQUIRED LOT AREA:	20,000 SQ. FT.
MIN. REQUIRED LOT WIDTH:	150 FT.

**TRACT #4
PROPOSED FUTURE COMMERCIAL
SITE +/- 5.01 ACRES**

EXISTING TENNIS COURTS

EXISTING SWIMMING POOL

EXISTING GOLF COURSE
EASEMENT LINE

**CAPITAL BLVD.
U.S. HWY. 1**

WAKE FOREST GOLF CLUB ENTRANCE ROAD
PRIVATE ROAD +/- 25' B-B

4 EX. CEDARS

6 EX. 4" CEDARS

EX. 25" CEDAR

EX. 6" MAGNOLIA

EX. 40" TWIN ELMS

OWNER
WAKE FOREST GOLF AND COUNTRY CLUB, INC.
13,239 CAPITAL BOULEVARD
WAKE FOREST, NORTH CAROLINA 27587
556-1709

DEVELOPER
OAKMARK DEVELOPMENT COMPANY, LLC
P. O. BOX 99277
RALEIGH, NORTH CAROLINA 27624
846-9981

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ARCHITECTS, PA.

Project #98014

Date 12.03.98

Revisions

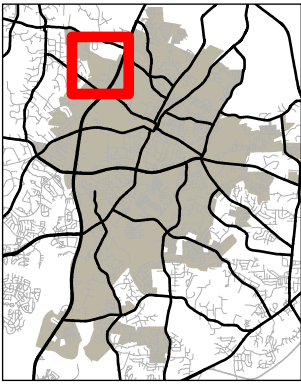
Drawn By PRM

Checked By

Content

**TRACT #4
ILLUSTRATIVE
SITE PLAN**

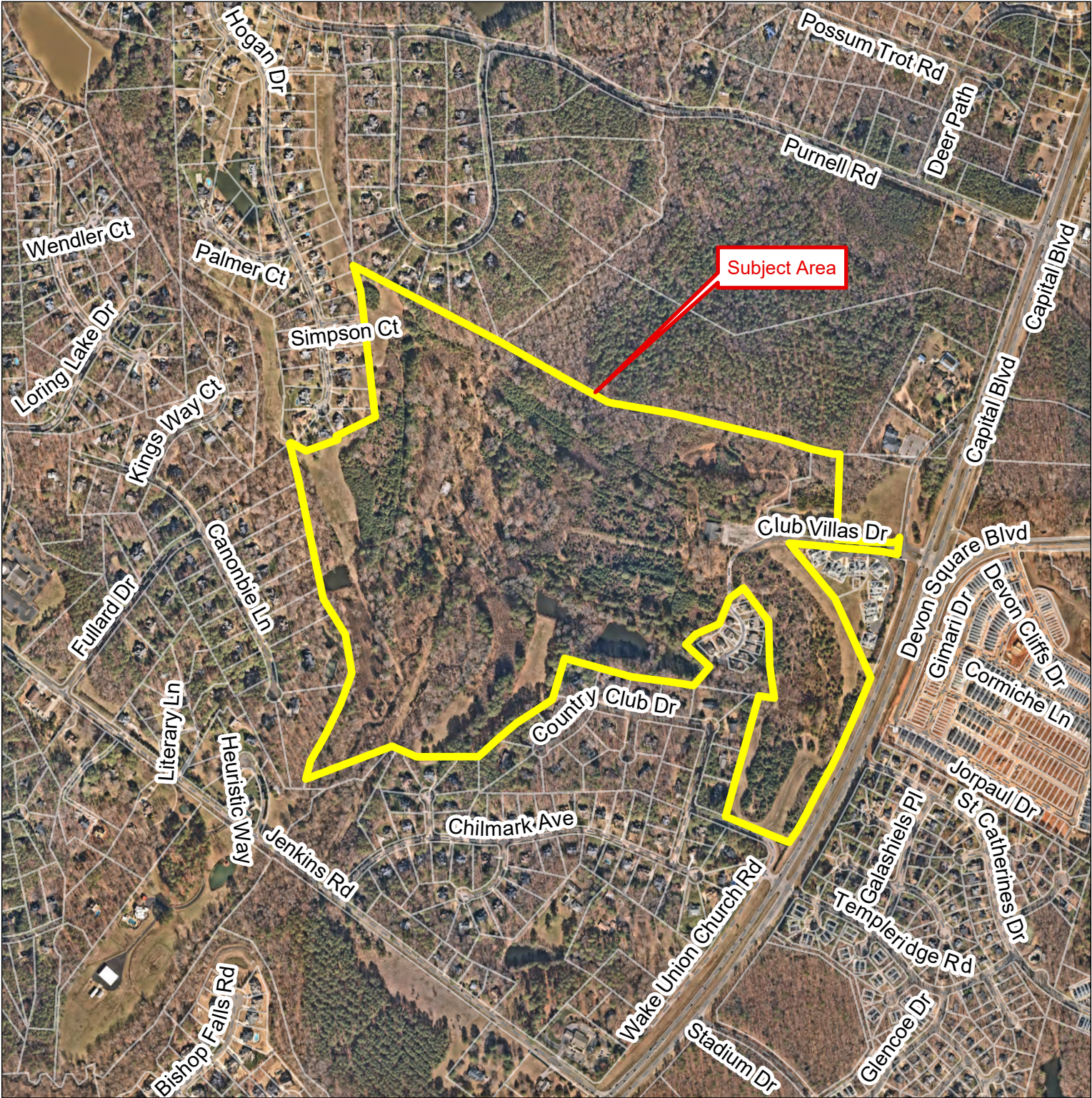
Sheet **C-5**



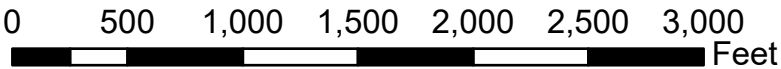
TOWN of
WAKE FOREST

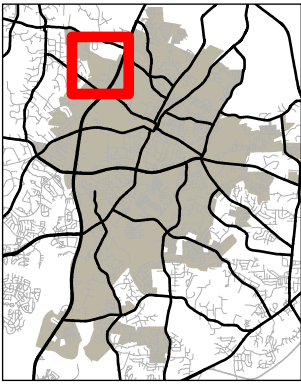
SU-99-02-01
Joyner Property
Special Use Permit Amendment

3/13/2023



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

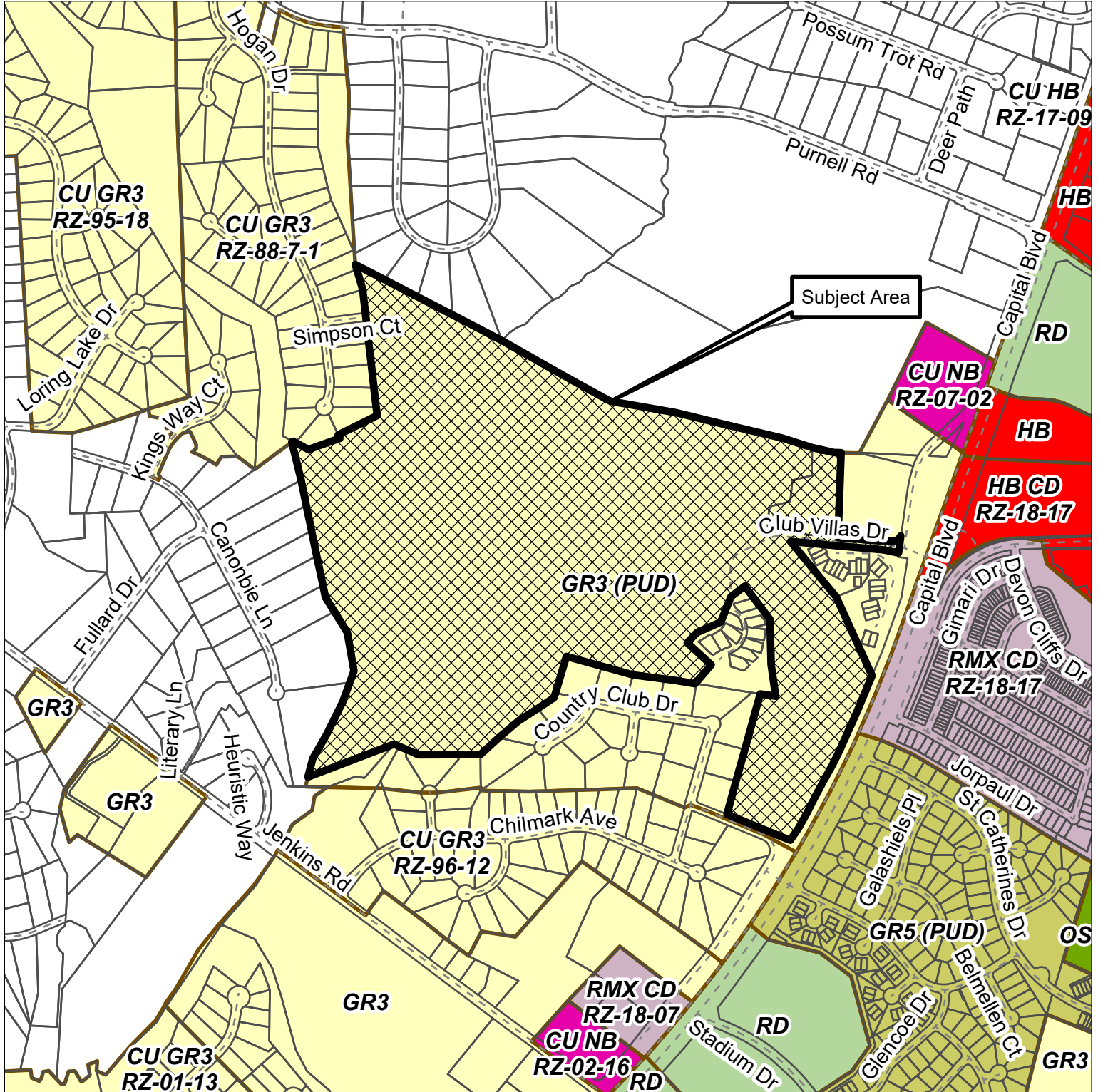




TOWN of
WAKE FOREST

SU-99-02-01 Joyner Property Special Use Permit Amendment

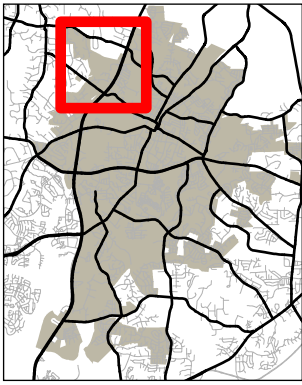
3/13/2023



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Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 2,000 2,500 3,000 Feet

N
155



Community Plan Zones



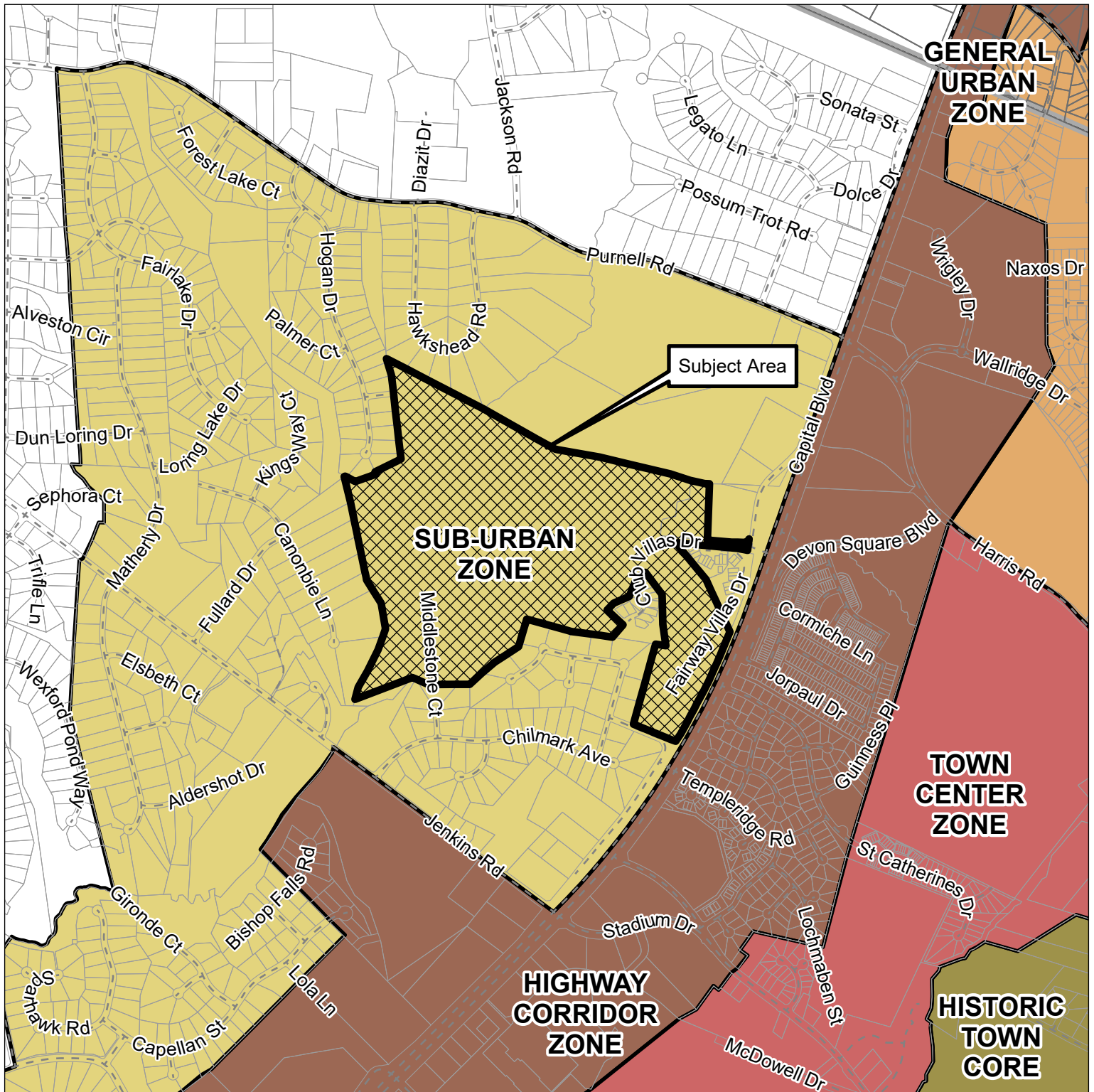
TOWN of
WAKE FOREST

SU-99-02-01

Joyner Property

Special Use Permit Amendment

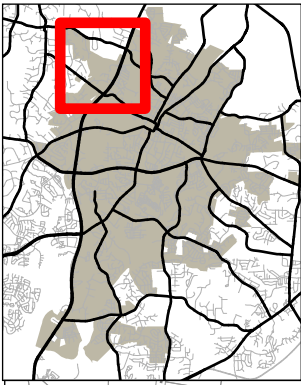
3/15/2023



Please note that this map is intended for illustrative purposes only.
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Town Wake Forest Planning Department at 919-435-9510.

0 0.35 0.7
Miles

N
156



Neighborhood Planning Areas



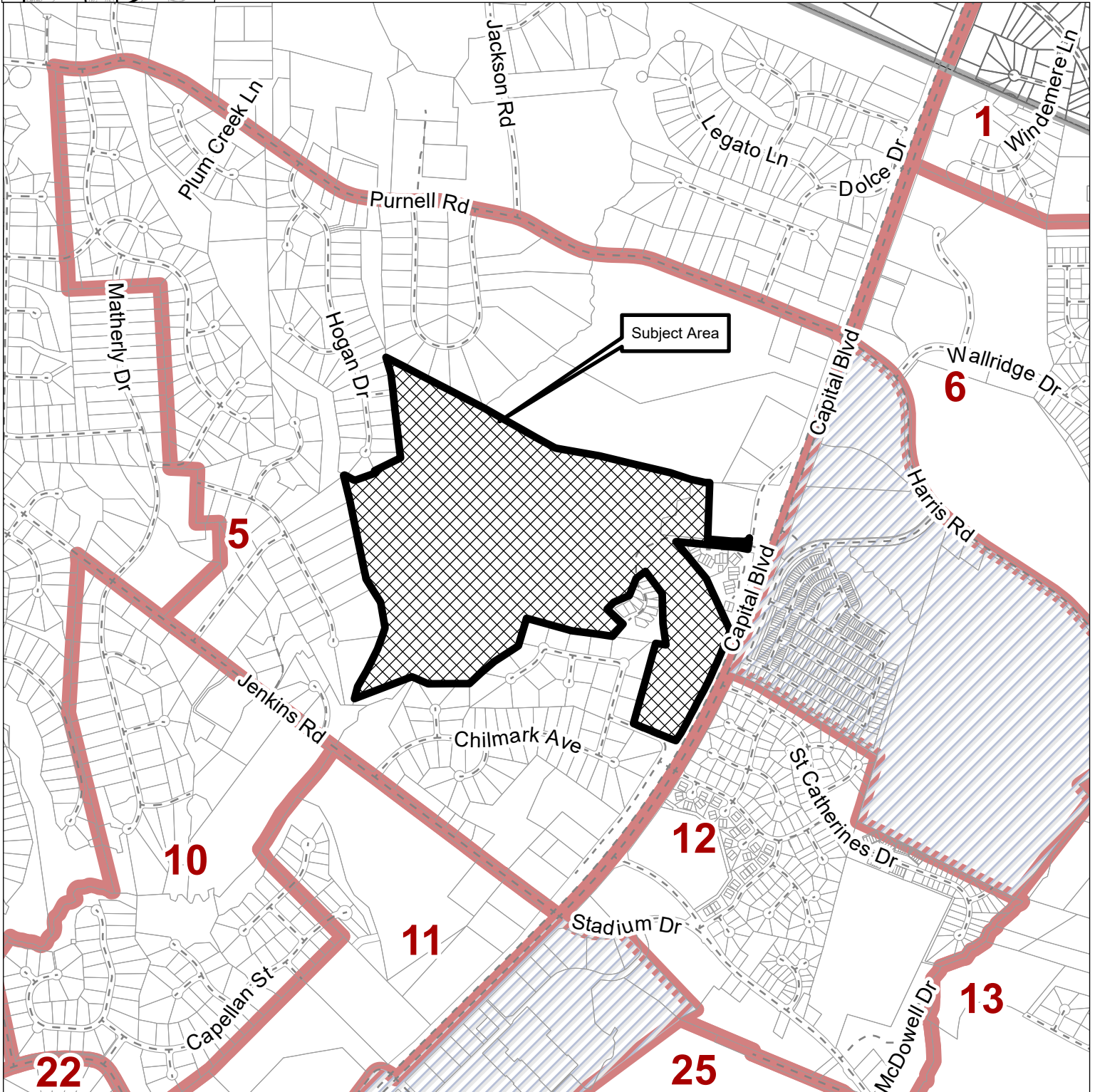
TOWN of
WAKE FOREST

SU-99-02-01

Joyner Property

Special Use Permit Amendment

3/15/2023



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For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 0.25 0.5 0.75
Miles

N
W
157



Town of Wake Forest

401 ELM AVENUE WAKE FOREST, N. C. 27587-2932
PHONE 919/554-6100 FAX 919/554-6195

SPECIAL USE PERMIT

Special Use Permit No.: SU-99-02

Date Issued: May 18, 1999

Petitioner: Oakmark Development Co., LLC
P.O. Box 99277
Raleigh, NC 27624

Property Location: 13239 Capital Boulevard

Tax PIN: 1831.08-89-2193

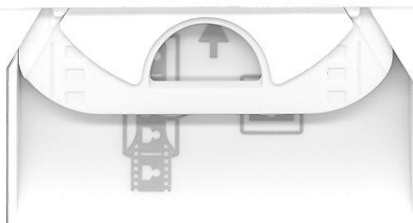
Property Size: 165.79 acres

Land Use: Planned Unit Development (30 dwelling units)

The Wake Forest Board of Commissioners considered your request on May 18, 1999 for a special use permit for a planned unit development.

The Wake Forest Board of Commissioners voted to approve your request for a Planned Unit Development (30 dwelling units) on the Wake Forest Golf Club property, being tracts 1, 2 and 4, based on the development master plan and the following findings of fact:

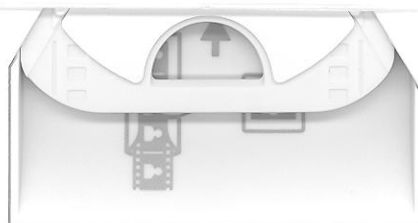
- Finding 1:** The proposed use or development is located, designed and proposed to be operated as not to be detrimental to the public health, safety and general welfare, in that the site, upon annexation, will be zoned R-40W, Residential-40 Watershed Protection District which allows planned unit developments; the proposed use involves the annexation of the entire Golf Club property affording the provision of municipal services; and, the proposed locations of dwelling units allow traffic to be routed directly to US-1, a major thoroughfare, thereby maintaining low traffic volume in any given residential area.
- Finding 2:** The proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities, in that site has frontage and access to a major thoroughfare (Capital Boulevard /US-1); and, the site will be located in the town limits and municipal services will be provided; and, municipal water and sewer service is available on-site and will sufficiently service the proposed use.



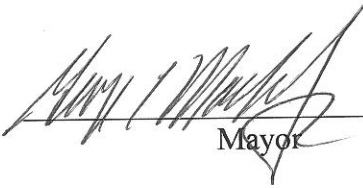
- Finding 3:** The proposed use will not substantially injure the value of adjoining or abutting property, in that buffering and screening as required by Town Ordinances will be provided; the club owner will have approval of architectural design to insure quality and uniformity to the WF Golf Club thereby preserving the quality and beauty of the area; each residential area will be landscaped so as to provide beauty and protection of surrounding property values; and, the townhomes will be priced between \$150,000 and \$200,000.
- Finding 4:** The proposed use will not cause undue traffic congestion or create a traffic hazard, in that the proposed use will generate 176 vehicle trips per day, which can be accommodated by US-1 and adjoining streets without effecting the level of service; and, the proposed dwelling units will be clustered in different locations on the golf course allowing traffic to be routed through two separate locations, with the bulk of traffic directly accessing US-1, thereby maintaining low traffic volumes in any given residential area.
- Finding 5:** The proposed use will not create undue noise, dust, and gasses, in that the proposed use is a residential use to which noise, dust and gasses are not normally associated; and, all vehicle access areas will be paved thus alleviating potential dust problems.
- Finding 6:** The proposed use if developed according to the plan submitted and approved, will be in harmony with the area in which it is located, in that the proposed use is comprised of single-family, attached dwellings priced in a range consistent with the surrounding residential areas.
- Finding 7:** The proposed use or development conforms with the general plans for the physical development of the town, in that the proposed use and Master Plan presents no conflicts with the general plans for the physical development of the Town, including the Land Use Management Plan, Land Development Plan, and the Official Zoning Map.
- Finding 8:** The proposed use or development meets all other rules and regulations within the zoning ordinance and all existing Town policies, in that the proposed plan submitted with the special-use permit application complies with the requirements of the R-40W, Residential-40 Watershed Protection District and the requirements for planned unit developments.

The special use permit is hereby issued subject to the following conditions:

1. Within sixty (60) days of the date of issuance of the special use permit and approval of the master plan, a petition of annexation for the entire Wake Forest Golf Club property shall be filed with the Town of Wake Forest. The effective date of the annexation ordinance shall be the effective date of the special use permit.

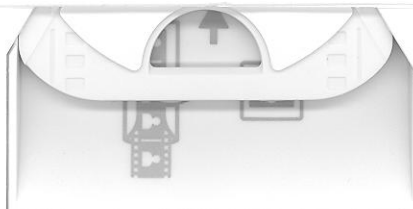


2. In accordance with Article V. Section 23.B.3 of the Wake Forest Zoning Ordinance, the property shall be zoned R-40W, Residential-40 Watershed Protection District upon the effective date of the annexation ordinance.
3. The entire acreage of the Wake Forest Golf Club shall be subject to the provisions and conditions of the special use permit and master plan as approved including, but not limited to, calculations of density, open space, and impervious surface area.
4. The commercial area shall require rezoning.
5. The facades of the townhomes shall be constructed with brick and hardi-plank.
6. The homeowner association of the development shall be responsible for the maintenance of the cemetery located on tract #1. Plans for the improvement of the cemetery shall be reviewed by the DAR and the Town of Wake Forest. The cemetery shall not be moved and the existing stone wall shall be kept in its historic condition with repairs as necessary.



Mayor

May 18, 1999
Date





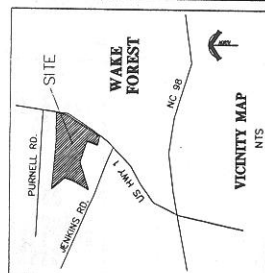
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ARCHITECT.

Project #P014
Date 01/22/99
Revisions 04/22/99

Drawn By RSM
Checked By
Contract

**MASTER LAND
USE PLAN**

Sheet 1

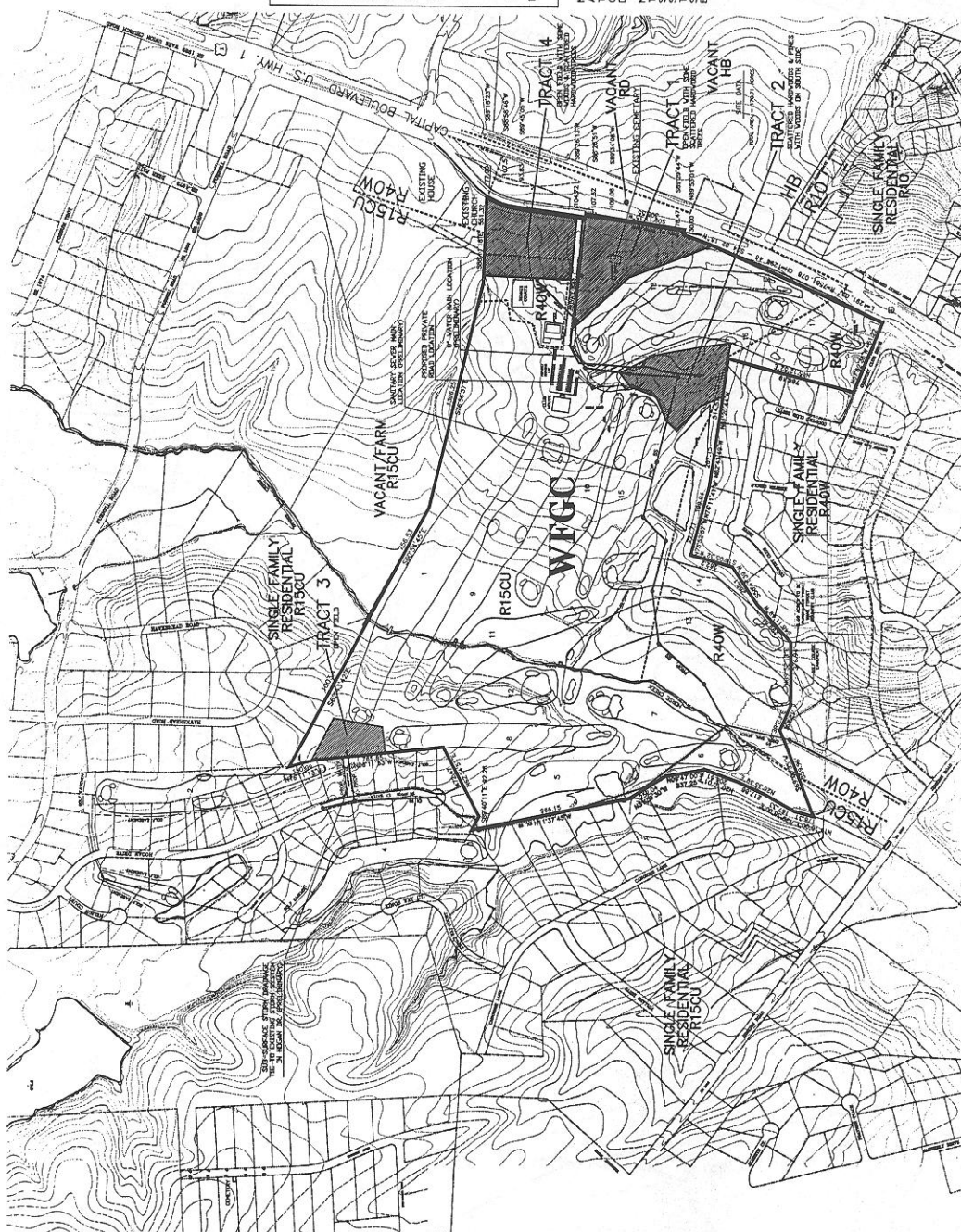


TRACT	PROPOSED USE	AREA
TRACT #1	20 TOWNHOMES	+/- 5.55 AC.
TRACT #2	10 TOWNHOMES	+/- 1.45 AC.
TRACT #3	10 LOT LINE HOMES	+/- 1.45 AC.
TRACT #4	COMMERCIAL	+/- 5.01 AC.
WFGC	GOLF COURSE	+/- 148.08 AC.
TOTAL		+/- 165.79 AC.

PROPOSED DWELLING UNITS:
2 STORY, 3 BEDROOM, 1650 SF TO 2500 SF
PROPOSED OPEN SPACE (GOLF COURSE): 147.05 AC.
(87% OF THE ENTIRE WFGC PUD)
PROPOSED COMMON AREA (RESIDENTIAL):
TRACT #1: 2.5 AC. (SHARED ACCESS DRIVES)
TRACT #2: 0.7 AC. (SHARED ACCESS DRIVES)
TRACT #3: 0.7 AC. (INDIVIDUAL D.U. LOTS)
EXISTING IMPERVIOUS SURFACE AREA: +/- 2.0 AC.
(ENTIRE WAKE FOREST GOLF CLUB PUD)
PROPOSED IMPERVIOUS SURFACE AREA: +/- 6.0 AC.
(3.6 % OF ENTIRE WFGC PUD)

NOTE: EXISTING VEGETATION AND NATURAL AREAS AS SHOWN ON THE MASTER PLAN WILL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE DURING DEVELOPMENT. CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

NOTE: STORM DRAINAGE FOR TRACTS 1, 2 AND THE EASTERN PART OF TRACT 3 SHALL BE VIA THE EXISTING WFGC DRAINAGE SYSTEM. STORM DRAINAGE FOR THE WESTERN PART OF TRACT 3 AND TRACT 4 SHALL BE VIA SUB-SURFACE STRUCTURES TO EXISTING STORM SYSTEMS OR EXISTING DRAINAGE WAYS.



OWNER
WAKE FOREST GOLF & COUNTRY CLUB, INC.
13229 CAPITAL BOULEVARD
WAKE FOREST, NC 27607
256-1799

DEVELOPER
DYNAMIC DEVELOPMENT, LLC
P.O. BOX 99277
RALEIGH, NC 27609
846-7981

NOTE:
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ARCHITECT.

3. That any of the applicable requirements of this chapter or any conditions attached to the Special Use Permit or Modification of Special Use Permit are violated.
- C. The Board of Commissioners may reinstate a revoked Special Use Permit or Modification of Special Use Permit provided:
1. A petition for reinstatement is submitted to the Board of Commissioners within ninety (90) days of the revocation;
 2. The conditions that were the cause of the revocation have been eliminated; and
 3. That the development is in full compliance with all applicable requirements of this article.
- D. When considering a reinstatement of a special use permit the Board of Commissioners shall determine the time period for which the reinstated special use permit is valid. In no case shall the time be greater than 24 months after the date for which the initial special use permit was issued.
- E. If a special use permit is not reinstated or the time period for an extension or reinstatement of a special use permit has elapsed, a reapplication for a special use permit following the "Procedure for Approval of Special Use Permit, Section 3" shall be required prior to any further development or activity taking place.

Section 12. Special Uses

Special Uses may be established in accordance with the procedures and general requirements set forth in Section 1 of this Article.

In addition to the general determinations required in Section 2 of this Article and the above requirements, the following specific supplemental standards shall be applicable for the designated special use.

Section 12.1. Planned Unit Developments

General

A. Requirements for development

A development plan shall be submitted as follows:

1. Master Land Use Plan.

All applications for approval of a special use permit for development of a planned unit development (PUD) shall be accompanied by a master land use plan and narrative which shall include but not be limited to:

- a. The numbers and types of residential dwelling units.
- b. The location and acreage of all proposed land uses.
- c. Planned primary and secondary traffic circulation patterns including an analysis of anticipated traffic volumes and the impact on the existing street network.
- d. Planned parks, playgrounds and open areas to be developed or preserved in accordance with Article IV, Section 7 of this ordinance and Section D of this Article.
- e. Planned means of providing for the organization and arrangements for the ownership, maintenance and preservation of common open spaces.
- f. Relationship of the planned unit development to the surrounding land uses and within the planned unit development.
- g. Plans for water and wastewater systems to be constructed in accordance with Town standards.
- h. Plans for the access of firefighting and refuse disposal equipment, to include the method of refuse disposal.
- i. Plans for an adequate storm drainage system to be constructed in accordance with Town standards.
- j. The delineation of areas to be constructed in phases or sections and the sequential order that will be followed in development including a written statement from the applicant indicating the date for beginning each phase of construction and the estimated date of completion.
- k. Evidence that the North Carolina State Highway Commission (Department of Transportation) has been made aware and approve of the layout of the proposed planned unit development. Planned Unit Developments that are 200 acres or more are required to contact the Wake County Board of Education. A statement from the Wake County Board of Education showing their awareness of the proposed development shall be required prior to presenting the master land use plan to the Board of Commissioners and Planning Board.
- l. Soils map prepared according to the United States cooperative soil survey standards.
- m. Existing vegetation and natural areas shall be indicated on the master plan and a written statement shall be required stating that these areas will be protected to the

greatest extent possible and that minimum clearing of land shall be undertaken during development.

- n. An analysis of anticipated population by age groups and evidence clearly showing the manner in which plans have been made for schools, recreation and town services. Supporting evidence justifying the proposed commercial areas within the planned unit development along with a schedule indicating the dates construction will begin and be completed in such areas.

The Planning Board or the Board of Commissioners may, when it deems advisable, require greater detail on any items listed in Section A of this Article.

B. Procedures

1. The Master Land Use plan accompanying the special use request shall be reviewed and approved according to the procedure described in Section 3 of this Article
2. No permit for construction of any on-site or off-site improvements in a planned unit development shall be granted prior to final approval of the planned unit development.
3. The Board of Adjustment shall have no power to waive any requirements contained in this division. Variances to any of these detailed provisions can only be waived after consideration by the Planning Board and approval by the Board of Commissioners.
4. No phase or section of an approved planned unit development shall be revised, enlarged or amended without first resubmitting that phase or section to the Planning Board and the Board of Commissioners as provided for in this section.

C. Use Requirements

1. Planned unit developments containing fifty (50) acres or less shall be composed of residential uses including both permitted and special uses in the Multi-family District.
2. Planned unit developments larger than fifty (50) acres may contain all uses permitted in the residential districts and the Central Business District. Special uses allowed in planned unit developments larger than fifty (50) acres but less than 100 acres, include all special uses in the Multi-family District and the Central Business District. All Business/Commercial uses would be designed to primarily serve the units of the development. The introduction of commercial or business facilities designed to attract a city-wide or regional clientele shall be discouraged.
3. Planned unit developments on more than 100 acres may include Commercial Districts and Office and Institutional Districts, designed to attract city-wide or regional clientele. Commercial and Office and Institutional areas within the PUD shall require rezoning.

D. Minimum Area Requirements

1. General Provisions.

- a. Setback requirements. Minimum yards and lot width shall be the same as those required for the zoning district in which the planned unit development is located.
- b. Lot size and density. Lot size and density for the multi-family dwellings shall be as permitted for each zoning district. The minimum lot size for all other dwellings shall not be less than eighty (80) percent of the minimum lot size for the zoning district in which the planned unit development is located.

All peripheral lots in a planned unit development shall not be less than the minimum lot sizes as determined by the zoning of the lands (developed or undeveloped) that are immediately adjacent to the planned unit development, except where Rural Holding (RD) is the adjacent zone, when peripheral lots shall be the minimum required size for the zoning district within which the planned unit development is located.

- c. Open space. A minimum of twenty-five (25) percent of the gross acreage shall be reserved for *common open space*.

This area shall have free and easy access via streets, walk-ways, dedicated easements, rights-of-way, etc. This area shall be either deeded to the Town or held in non-profit corporate ownership by the owners of the lots. If the *common open space* is deeded to a homeowner's association, then a "*declaration of covenants*" must be established. As a minimum the covenant shall be subject to the following:

- Homeowner's association must be established before homes are sold.
- Membership in the association shall be mandatory for all homeowners in the development.
- The association shall be responsible for liability insurance, all pertinent local taxes and maintenance of recreation and other facilities, such as pumping stations, private roads, etc. (landscaping).
- Any sums levied by the association that remain unpaid shall become a lien on the individual homeowner's property.
- If all or any portion of the association is being dissolved, or if the association is dissolved, the *common open space* shall be deeded to the Town.
- If construction has not begun within one (1) year from the date of such approval, the association shall be terminated. An extension of this period is allowed upon approval of written request subject to the provisions of Article VIII, Section 11 of

this ordinance. Good and sufficient cause must be shown.

2. Provisions for Cluster Development in R-40W and R-80 W Districts.

- a. Definition.** For the purposes of this section, cluster development means the grouping of buildings or lots in order to conserve land resources and provide for innovation in the design of the project including minimizing stormwater runoff impacts.
- b. Dimensional requirements.** Dimensional requirements shall be the same as those stated in the R-20, Residential-20 District for projects on land zoned R-80W and R-15, Residential-15 District for projects on land zoned R-40W.
- c. Parcel size.** Minimum parcel size shall be forty (40) acres.
- d. Open space.**
 - 1. Minimum requirement.** A minimum of forty (40) percent of the gross acreage shall be reserved for *open space*. The provision for *common open space* as required in D.1.c. of this section shall apply inclusively.
 - 2. Location.** Open space areas shall be determined by requiring that natural and cultural resources be given priority for protection. Such resources shall include, but are not limited to, the following: Priority One Areas as defined in Article VI., Section 6 of this ordinance, wetland areas, steep slopes, water-supply reservoirs, critical wildlife habitat, sites of historic, cultural or archeological significance, resources identified on an adopted plan or official survey.
 - 3. Configuration.** Open space areas shall be in large, continuous blocks, not fragmented and scattered throughout a site unless such a configuration would result in greater protection for resources. Open space areas shall conform to adopted open space and greenway plans. Contiguity with other open space and resource areas, both on- and off-site, shall be provided wherever possible.
 - 4. Ownership and maintenance.** Open space areas may be either deeded to the Town or other governmental entity, held in non-profit corporate ownership by a homeowners association or private non-profit conservation organization, or retained by the owner or developer of the property. Terms for all methods of ownership shall ensure permanent protection and maintenance of open space areas.
 - 5. Uses.** Uses shall minimize built-upon surface area, direct run-off away from surface waters and maximize the utilization of best management practices (BMPs). Uses may include the following:

- Conservation-oriented uses
- Passive recreation uses
- Active recreation uses, provided that they are limited to no more than 10 percent of the total open space and are not located in Priority One Areas.
- Agriculture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within Priority One Areas.

E. Phased Development

1. Phased development shall be allowed if the entire project receives approval.
2. All open space for the entire project must be recorded and/or provided for in the homeowner's association with the development of the first phase.
3. Phased development is allowed only if the membership of the association includes the entire project.
5. No subsequent phases may be commenced until all physical improvements of the previous phase including streets, sidewalks, utilities, electrical service, recreation areas and the like have been installed or a performance guarantee is submitted for their installation.

F. Building Separation

The required separation between buildings shall be determined by building height. The minimum horizontal distance between the vertical projections of any points on two adjacent buildings shall be determined according to the following table:

<u>Height of Taller Buildings</u>	<u>Minimum Horizontal Distance Between Vertical Projections</u>
20 feet or less	15
between 20.1 and 25.0	20
between 25.1 and 30.0	30
between 30.1 and 35.0	40

If the buildings share a common open courtyard area, then the minimum distance between buildings on opposite sides of the courtyard shall not be less than seventy (70) feet for one-story buildings and ninety (90) feet for two-story buildings.

G. Parking

Each use within the planned development shall adhere to the minimum parking requirements set forth in this ordinance. Parking spaces in a parking lot shall not be located closer than ten (10) feet of any dwelling unit.

H. Utilities

All planned unit developments within the water and sewer perimeter area of the Town of Wake Forest shall be required to connect to the Town's system. All extension policies shall be applicable.

I. Subdivision Review

It is the intent of this section that subdivision review under the Subdivision Regulations be carried out as an integral part of the review of the Planned Unit Development. Except in the case of reduced lot size bonuses, if any provisions of this section for Planned Unit Developments conflicts with the Subdivision Regulations, the more restrictive and/or more detailed regulations shall apply.

J. Supplementary Regulations

Planned Unit Developments shall adhere to all other supplementary district regulations specified in the Zoning Ordinance.

K. Access

Access to multi-family units must abut an open dedicated street with a carrying capacity adequate to meet the anticipated demand.

L. Effective Date

1. A Planned Unit Development which has received approval prior to the date of adoption of this ordinance shall be allowed to be developed as approved provided each phase meets all regulations and ordinances that exist at the time of the Master Land Use Plan approval.
2. All Planned Unit Developments that have not received approval prior to the date of adoption of this ordinance shall be required to meet all regulations set forth herein.

Section 12.2. Multi-Family Developments

A. General Requirements for Development

WAKE COUNTY, NC 352
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/23/2004 AT 12:25:13

BOOK:010638 PAGE:01798 - 01802

STATE OF NORTH CAROLINA

CONSERVATION EASEMENT

WAKE COUNTY

SPO File Number 092-AAAAAV

Prepared by and return to:

Blane Rice, State Property Office

1321 Mail Service Center

Raleigh, NC 27699-1321

HOLD: 170

A Portion of 0132708

THIS CONSERVATION EASEMENT DEED, made this 21st day of January, 2004, by Wake Forest Golf & Country Club, Inc., Grantor, and the State of North Carolina, Grantee, whose mailing address is State of North Carolina State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, the State of North Carolina is qualified to be the Grantee of a conservation easement pursuant to N.C. Gen. Stat. § 121-35; and

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. 143-214.8 et seq., the State of North Carolina has established the Ecosystem Enhancement Program within the Department of Environment and Natural Resources for the purposes of acquiring, maintaining, restoring, enhancing, and creating wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, the Ecosystem Enhancement Program in the Department of Environment and Natural Resources has approved acceptance of this instrument; and

WHEREAS, the Department of Environment and Natural Resources, the North Carolina Department of Transportation and the United States Army Corps of Engineers, Wilmington District have entered into a Memorandum of Agreement, (MOA) duly executed by all parties on July 22, 2003. This MOA recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina has been granted to the Department of Administration by resolution as approved by the Governor and Council of State adopted at a meeting held in the City of Raleigh, North Carolina, on the 8th day of February 2000; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Wake Forest Township, Wake County, North Carolina (the "Protected Property"), and being more particularly described as that certain parcel of land containing approximately 155.60 acres and being conveyed to the Grantor by deed recorded in

Deed Book 3331 at Page 0165 of the Wake County Registry, North Carolina; and further identified as Wake County Real Estate PIN Number 1831.08-89-6389, and

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, over a portion of the Protected Property, referred to hereafter as the Easement Area, for the benefit of the people of North Carolina, and being all of the tract of land consisting of **7.98 acres** as shown on a plat of survey entitled "Permanent Conservation Easement for the State of North Carolina Wake Forest Golf and Country Club" dated June 26, 2003, certified by Richard Ellis Bullock, PLS, L-3266, and recorded in Map Book 2003, Page 2044, Sheets 1-5, on November 20, 2003 Wake County Registry.

The purposes of this Conservation Easement are to preserve, maintain, restore, enhance, and create wetland and/or riparian resources in the Easement Area that contributes to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, their personal representatives, heirs, successors, and assigns, lessees, agents, and licensees.

II. GRANTOR RESERVED USES AND RESTRICTED ACTIVITIES

The Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in, or use of, the Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. The following specific uses are prohibited, restricted, or reserved as indicated:

- A. **Recreational Uses.** Grantor expressly reserves the right to continue to operate within the easement area for uses consistent with a golf course, other undeveloped recreational uses, including hunting and fishing, and access to the Easement Area for the purposes thereof. Except for golf carts, usage of motorized vehicles in the Easement Area is prohibited.
- B. **Educational Uses.** The Grantor reserves the right to undeveloped educational uses and the right of access to the Easement Area for such purposes including organized educational activities such as site visits, studies, and observations.
- C. **Vegetative Cutting.** Except as allowed for maintenance of the golf course, cutting, removal, mowing, harming, or destruction of any vegetation in the Easement Area is prohibited.
- D. **Industrial Use.** Industrial activities in the Easement Area are prohibited.
- E. **Residential Use.** Residential use of the Easement Area is prohibited.
- F. **Commercial Use.** Grantor reserves the right for golf course uses. Other commercial activities in the Easement Area are prohibited.
- G. **Agricultural Use.** Agricultural use of the Easement Area including use for cropland, waste lagoons, or pastureland is prohibited.
- H. **New Construction.** There shall be no building, facility, mobile home, or other structure except for approved stream crossings constructed or placed in the Easement Area.
- I. **Signs.** No signs shall be permitted in the Easement Area except interpretive signs describing restoration activities and the conservation values of the Easement Area, signs identifying the owner of the Protected Property and the holder of the Conservation Easement, signs giving directions or proscribing rules and regulations for the use of the Easement Area, and signs identifying Town of Wake Forest sanitary sewer manholes as required by existing Town of Wake Forest ordinance.

- J. **Dumping.** Dumping of soil, trash, ashes, garbage, waste, abandoned vehicles, appliance or machinery, or other material in the Easement Area is prohibited.
- K. **Grading, Mineral Use, Excavation, Dredging.** There shall be no grading, filling, excavation, dredging, mining, or drilling; no removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.
- L. **Water Quality and Drainage Patterns.** There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or related activities, or altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. In addition, diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means, removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides is prohibited.
- M. **Subdivision.** Subdivision, partitioning, or dividing the Easement Area is prohibited.
- N. **Development Rights.** No development rights which have been encumbered or extinguished by this Conservation Easement shall be transferred pursuant to a transferable development rights scheme or cluster development arrangement or otherwise.

III. GRANTEE RESERVED USES

The Grantee, and authorized representatives of the Grantee, shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Protected Property, at all reasonable times to undertake any activities to restore, manage, maintain, enhance, and monitor the wetland and riparian resources of the Easement Area. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site, and installation of natural and manmade materials as needed to direct in-stream, above ground, and subterranean water flow. In addition, the Grantee, and authorized representatives of the Grantee, shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Protected Property, at all reasonable times for the purpose of inspecting said property to determine if the Grantor is complying with the terms, conditions, restrictions, and purposes of this Conservation Easement. The easement rights granted herein do not include public access rights.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is consistent with the purposes of this Conservation Easement. The Grantor shall not vary from the above restrictions without first obtaining written approval from the Ecosystem Enhancement Program, whose mailing address is 1619 Mail Services Center, Raleigh, NC 27699-1619.

IV. ENFORCEMENT AND REMEDIES

- A. In the event that the Grantee determines that the Grantor has violated or is threatening to violate any of these terms, conditions, or restrictions, the Grantee may institute a suit to enjoin such violation and if necessary, to require the restoration of the Easement Area to its prior condition at the expense of the Grantor.
- B. No failure on the part of Grantee to enforce any covenant or provision hereof shall discharge or invalidate such covenant or any other covenant, condition, or provision hereof or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

V. MISCELLANEOUS

- A. This Conservation Easement shall be construed to promote the purposes of N.C. Gen Stat. § 143-214.8 et seq., the Ecosystem Enhancement Program.
- B. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

- C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown above or to other address(es) as either party establishes in writing upon notification to the other.
- D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Protected Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Protected Property is conveyed subject to the Conservation Easement herein created.

VI. QUIET ENJOYMENT

Grantor reserves all rights accruing from ownership of the Protected Property, including the right to engage in or permit or invite others to engage in only those uses of the Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Easement Area, and the right of quiet enjoyment of the Easement Area.

TO HAVE AND TO HOLD the said rights and easements perpetually unto Grantee for the aforesaid purposes.

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent easement herein granted; that the same are free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written,

For Wake Forest Golf & Country Club, Inc.

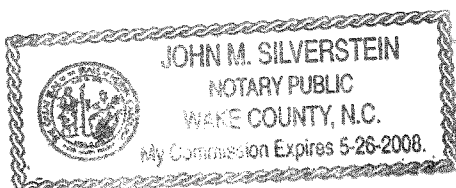
By: [Signature] (SEAL)

Title: [Signature] Joe R. Young
President

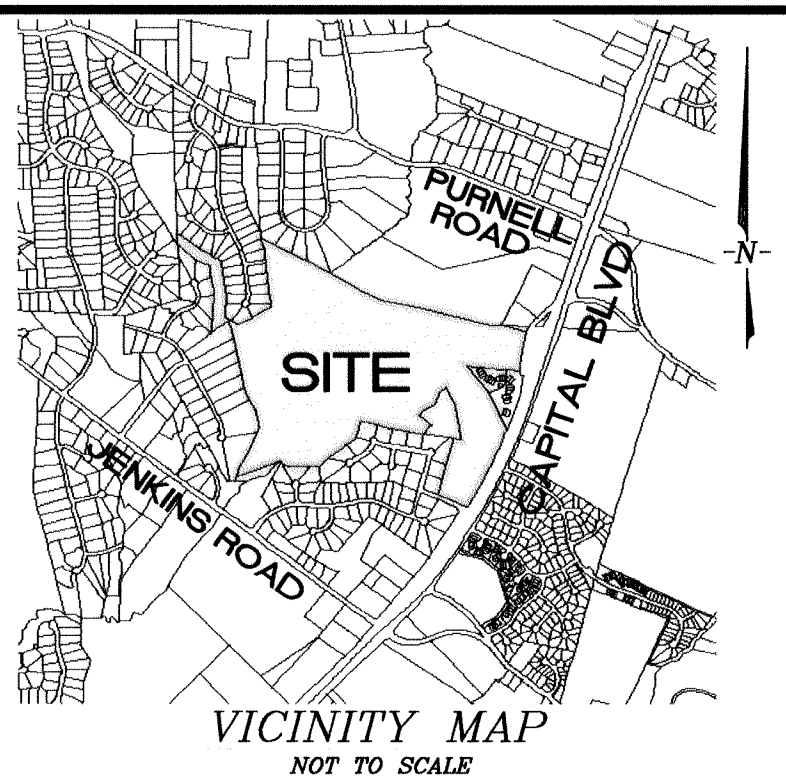
State of North Carolina
County of Wake

I, John M. Silverstein, a notary public, for said County and State, certify that Joe R. Young personally appeared before me this day and acknowledged that he is the President of Wake Forest Golf & Country Club, Inc., a Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal, this 21st day of January, 2004.



[Signature] Notary Public



WAKE COUNTY, NC 406
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/20/2003 AT 13:56:18

BOOK:BM2003 PAGE:02044

EXISTING
100 YEAR FLOODWAY/
FLOODPLAIN

LINE	LENGTH	BEARING
CL1	203.04	S26°24'19"W
CL2	214.63	S27°37'00"W
CL3	86.37	S07°51'24"W
CL4	26.27	S38°06'35"W
CL5	63.94	S16°43'17"W
CL6	10.54	S34°10'59"E
CL7	128.46	S14°44'58"E
CL8	95.48	S23°27'44"W
CL9	33.75	S65°48'30"W
CL10	52.85	N55°27'19"W
CL11	25.43	N16°43'09"W
CL12	9.89	N81°40'19"W
CL13	13.29	N03°07'59"W
CL14	20.16	N77°11'36"W
CL15	28.14	N14°37'21"W
CL16	23.99	S86°53'49"W
CL17	23.80	N61°00'01"W
CL18	15.94	N20°02'20"W
CL19	16.59	S84°11'01"W
CL20	28.70	N50°43'05"W

CURVE	LENGTH	RADIUS	CHORD	DISTANCE
C1	131.13	136.00	S54°01'40"W	126.11
C2	66.02	70.00	N54°38'01"E	63.60
C3	79.55	122.00	N06°56'15"E	78.15
C4	135.60	119.00	S22°54'11"W	128.38
C5	106.15	101.37	N25°32'54"E	101.37
C6	168.70	123.00	S34°50'30"W	155.79
C7	119.21	79.00	N30°54'18"E	108.22
C8	77.18	77.00	S16°23'34"W	73.99
C9	68.98	82.00	N21°00'36"E	66.96
C10	78.95	76.00	S26°40'14"W	75.45
C11	131.95	84.00	N02°03'38"E	118.80
C12	78.91	89.00	S17°32'32"E	76.35
C13	50.16	95.00	S22°58'02"W	49.58
C14	66.31	70.00	N10°58'23"E	63.86
C15	87.24	152.00	S00°16'39"W	86.05
C16	96.84	109.00	N08°43'56"W	93.69
C17	118.64	72.00	S13°01'06"W	105.66
C18	67.85	72.00	N33°13'27"E	65.37
C19	59.16	122.00	S20°07'05"W	58.58
C20	102.97	121.00	N09°37'49"E	99.89
C21	95.32	78.00	S20°15'41"W	89.50
C22	41.43	80.00	N40°26'12"E	40.97
C23	9.29	10.00	S39°15'21"W	8.96
C24	41.01	40.00	N84°48'24"W	39.23
C25	16.90	25.00	N36°05'12"W	16.58
C26	28.34	25.00	S49°11'40"E	26.85
C27	20.56	15.00	N42°24'14"W	18.99
C28	19.39	15.00	S40°08'47"E	18.07
C29	27.30	25.00	N45°54'25"W	25.96
C30	34.24	25.00	S53°51'47"E	31.63
C31	14.57	26.00	N77°02'59"W	14.38
C32	11.80	15.00	N42°26'33"W	11.50
C33	19.84	15.00	S57°55'42"E	18.42
C34	31.49	40.00	N73°16'07"W	30.68

CURVE	LENGTH	RADIUS	CHORD	DISTANCE
EC1	196.70	204.00	S54°01'40"W	189.17
EC2	1.89	2.00	N54°38'01"E	1.82
EC3	19.64	54.00	N00°40'46"E	19.54
EC4	213.09	187.00	S22°54'11"W	201.75
EC5	34.94	33.37	N25°32'54"E	33.37
EC6	261.97	191.00	S34°50'30"W	241.91
EC7	16.60	11.00	N30°54'18"E	15.07
EC8	145.35	145.00	S16°23'34"W	139.34
EC9	11.78	14.00	N21°00'36"E	11.43
EC10	149.59	144.00	S26°40'14"W	142.95
EC11	27.75	16.00	N06°44'41"E	24.40
EC12	52.96	157.00	S33°16'36"E	52.71
EC13	112.53	177.00	S26°32'09"W	110.84
EC14	1.89	2.00	N10°58'23"E	1.82
EC15	47.86	220.00	S09°55'59"E	47.77
EC16	36.43	41.00	N08°43'56"W	35.24
EC17	241.11	140.91	S10°56'09"W	212.76
EC18	3.77	4.00	N33°13'27"E	3.63
EC19	92.13	190.00	S20°07'05"W	91.23
EC20	45.10	53.00	N09°37'49"E	43.75
EC21	178.43	146.00	S20°15'41"W	167.53
EC22	6.21	12.00	N40°26'12"E	6.15
EC23	76.35	147.84	N40°26'12"E	75.50
EC24	12.08	10.41	S21°57'51"W	11.41
EC25	160.73	188.74	N09°38'50"E	155.81
EC26	26.16	53.90	S20°08'28"W	25.90
EC27	133.15	140.30	N33°25'38"E	128.21
EC28	4.17	3.82	S18°08'24"W	3.96
EC29	130.17	176.70	N03°40'52"W	127.25
EC30	48.19	83.78	S00°14'29"W	47.53
EC31	122.75	137.86	N09°16'11"E	118.74
EC32	40.90	407.12	N37°39'21"E	40.89
EC33	15.90	26.94	S09°46'34"W	15.67
EC34	6.25	20.80	S00°45'11"E	6.23
EC35	57.29	178.40	N28°54'23"W	57.05
EC36	24.08	65.14	N83°14'52"W	23.94
EC37	12.73	47.45	S67°47'56"W	12.69
EC38	32.96	43.43	N09°32'58"E	32.18
EC39	52.16	82.23	N38°25'40"E	51.29
EC40	23.21	66.51	N20°52'29"W	23.09
EC41	69.25	68.75	N45°34'19"W	66.36
EC42	30.72	82.03	N22°39'48"W	30.54
EC43	44.88	79.37	N77°21'01"W	44.28
EC44	51.46	68.75	N41°24'47"W	50.27
EC45	103.10	71.39	S61°47'38"E	94.37
EC46	135.58	83.17	S55°34'54"E	121.06
EC47	8.99	70.00	S75°05'02"W	8.98
EC48	39.27	70.00	N33°09'46"W	38.76
EC49	84.19	84.64	S37°03'02"E	80.76
EC50	76.80	183.07	N39°09'37"E	76.24
EC51	19.17	17.46	S26°28'17"W	18.22
EC52	131.87	144.70	N19°27'03"E	127.35
EC53	9.02	9.00	S16°23'34"W	8.65
EC54	221.82	147.00	N30°54'18"E	201.37
EC55	75.44	55.00	S34°50'30"W	69.66
EC56	177.36	169.37	N25°32'54"E	169.36
EC57	58.12	51.00	S22°54'11"W	55.02
EC58	106.45	147.06	N08°37'18"E	106.01
EC59	130.14	136.00	N54°38'01"E	125.37
EC60	65.57	68.00	S54°01'40"W	63.06

LINE	LENGTH	BEARING
EL1	276.98	S26°24'19"W
EL2	88.03	S27°37'01"W
EL3	11.15	S59°55'09"E
EL4	23.26	N81°20'20"E
EL5	22.87	N42°39'34"E
EL6	85.09	N19°18'55"E
EL7	12.10	N38°31'12"W
EL8	9.80	N72°16'35"W
EL9	16.99	S39°16'42"W
EL10	28.29	S17°18'17"W
EL11	3.55	S08°27'59"W
EL12	23.11	S32°55'24"E
EL13	23.37	S57°13'43"E
EL14	91.47	S07°51'24"W
EL15	58.39	S23°02'13"W
EL16	30.99	S04°16'30"W
EL17	14.49	S52°48'00"E
EL18	47.34	S16°43'20"W
EL19	11.12	S14°44'56"E
EL20	8.49	N56°25'27"E
EL21	20.06	N03°12'53"W
EL22	14.53	N49°22'37"W
EL23	5.41	N62°27'52"W
EL24	79.21	S14°44'59"E
EL25	95.41	S25°36'03"W
EL26	95.46	S25°36'04"W
EL27	128.92	S14°44'57"E
EL28	39.22	S34°11'04"E
EL29	65.03	S16°43'14"W
EL30	81.93	S07°51'23"W
EL31	19.97	N67°04'39"E
EL32	12.70	N61°14'37"E
EL33	19.17	N56°30'38"E
EL34	10.79	N47°07'57"E
EL35	13.88	N42°10'55"E
EL36	20.91	N30°13'28"E
EL37	22.69	N27°48'06"E
EL38	30.01	N25°11'03"E
EL39	25.01	N21°13'41"E
EL40	16.74	N20°20'00"E
EL41	15.54	N48°37'12"E
EL42	37.93	N62°42'02"E
EL43	7.57	N20°23'42"W
EL44	18.29	S86°55'07"W
EL45	12.70	S32°49'31"W
EL46	32.43	S03°49'32"E
EL47	19.47	N33°17'36"W
EL48	27.42	N60°59'59"W
EL49	4.70	S48°53'19"W
EL50	5.71	N31°55'25"W
EL51	4.66	N14°37'14"W
EL52	22.94	S60°58'58"E
EL53	55.51	S68°19'58"E
EL54	49.65	S04°20'59"W
EL55	54.66	S06°20'45"W
EL56	40.21	N70°40'11"W
EL57	22.47	N50°43'08"W
EL58	1.60	N61°00'04"W
EL59	12.92	N17°22'08"E
EL60	22.02	S44°58'51"W
EL61	14.88	N16°43'10"W
EL62	29.96	N55°27'18"W
EL63	20.99	N34°19'40"E
EL64	229.73	S26°30'05"W
EL65	129.11	S26°24'19"W
EL66	6.33	S79°50'55"E
EL67	14.73	S31°07'32"E

Approved for Recording by the Town of Wake Forest

11-11-03 Date

Town Clerk

State of North Carolina
County of Wake

I, **Cheryl Riddick**, Review Officer of the Town of Wake Forest, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-13-03 Date

Cheryl Riddick Review Officer

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicatory(s) will warrant and defend the title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the State of North Carolina for public use all streets, easements, rights-of-way, parks and greenways, (as these interests are defined in the Code), and as the same may be shown thereon, for all lawful purposes to which the State may devote or allow the same to be used and upon acceptance thereof in accordance with all State policies, ordinances, regulations or conditions of the State of North Carolina for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the State of North Carolina but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections, if any, as set forth by the State and as the same may be amended from time to time.

Signature(s) of Property Owner(s)

NOTES

- DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
- HORIZONTAL ROTATION BASED ON BOOK OF MAPS 1997 PAGE 1647, NC GRID NORTH.
- PORTIONS OF THE PROPERTY ADJACENT TO HORSE CREEK LIE WITHIN FLOOD AREA ZONE X AND FLOODWAY AREA ZONE AE ACCORDING TO FEMA FIRM PANEL NO. 37183C0070 E DATED MARCH 3, 1992. FLOODWAY AND FLOODPLAIN SHOWN BASED ON FEMA Q3 DATA.
- EXISTING FLOODWAY AND FLOODPLAIN TAKEN FROM FEMA Q3 DATA.
- TOTAL AREA OF CONSERVATION EASEMENT IS 7.98 AC.

TYPE OF PLAT

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Richard Ellis Bullock, Jr. L-3266
RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266

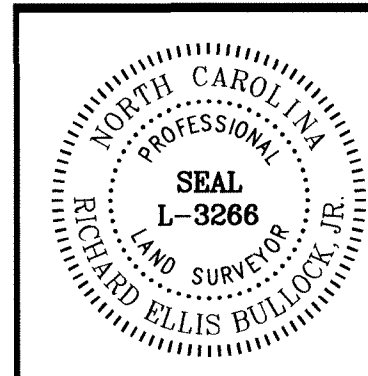
SURVEY CERTIFICATE

I, RICHARD ELLIS BULLOCK, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, OR HIGHER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 29th DAY OF SEPTEMBER AD, 2003.

Richard Ellis Bullock, Jr. L-3266
PROFESSIONAL LAND SURVEYOR - LICENSE #3266

BOM Book 2003 Page 2044



REVISIONS			
No.	By	Date	Remarks

PERMANENT CONSERVATION EASEMENT FOR THE STATE OF NORTH CAROLINA WAKE FOREST GOLF AND COUNTRY CLUB

Town: WAKE FOREST County: WAKE
Township: WAKEFOREST NORTH CAROLINA
Zone: R-15 Pin #: 1831.08-89-6389

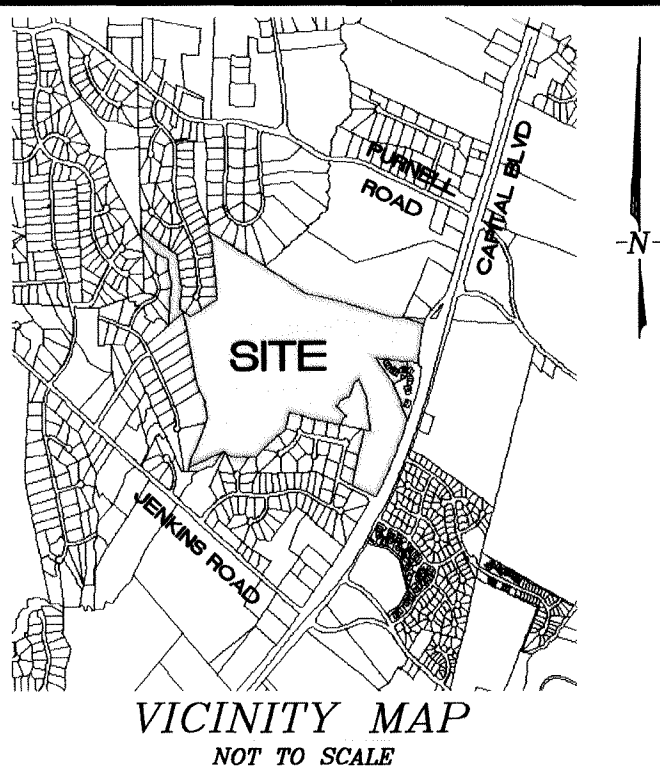
Dewberry & Davis, Inc.

A Dewberry Company

5505 Creedmoor Road, Suite 150
Raleigh, NC 27612
Telephone : (919) 881-9939 Fax : (919) 881-9923
www.dewberry.com

Engineers
Planners
Surveyors

Survey Date: 06.26.03 Designed By: KWA Scale: 1" = 50'
Surveyed By: JLL Drawn By: LFL, RM DDI Project Code: WAKEFORESTCC
Field Book: WFCC Checked By: REB Plat File Name: WAKEFORESTCCUB



WAKE COUNTY, NC 487
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/20/2003 AT 13:56:18

BOOK:BM2003 PAGE:02045

CENTERLINE TABLE		
LINE	LENGTH	BEARING
CL1	203.04	S26°24'19"W
CL2	214.63	S27°37'00"W
CL3	86.37	S07°51'24"W
CL4	26.27	S38°06'35"W
CL5	63.94	S16°43'17"W
CL6	10.54	S34°10'59"E
CL7	128.46	S14°44'58"E
CL8	95.48	S23°27'44"W
CL9	33.75	S65°48'30"W
CL10	52.85	N55°27'19"W
CL11	25.43	N16°43'09"W
CL12	9.89	N81°40'19"W
CL13	13.29	N03°07'59"W
CL14	20.16	N77°11'36"W
CL15	28.14	N14°37'21"W
CL16	23.99	S86°53'49"W
CL17	23.80	N61°00'01"W
CL18	15.94	N20°02'20"W
CL19	16.59	S84°11'01"W
CL20	28.70	N50°43'05"W

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
C1	131.13	136.00	S54°01'40"W	126.11
C2	66.02	70.00	N05°38'01"E	63.60
C3	79.55	122.00	N08°56'15"E	78.15
C4	135.60	119.00	S22°54'11"W	128.38
C5	1106.15	101.37	N25°32'54"E	101.37
C6	168.70	123.00	S34°50'30"W	155.79
C7	119.21	79.00	N30°54'18"E	108.22
C8	77.18	77.00	S16°23'34"W	73.99
C9	68.98	82.00	N21°00'36"E	66.96
C10	78.95	76.00	S26°40'14"W	75.45
C11	131.95	84.00	N02°03'38"E	118.80
C12	78.91	89.00	S17°32'32"E	76.35
C13	50.16	95.00	S22°59'02"W	49.58
C14	66.31	70.00	N10°58'23"E	63.86
C15	87.24	152.00	S00°16'39"W	86.05
C16	96.84	109.00	N08°43'56"W	93.69
C17	118.64	72.00	S13°01'06"W	105.66
C18	67.85	72.00	N33°13'27"E	65.37
C19	59.16	122.00	S20°07'05"W	58.58
C20	102.97	121.00	N09°37'49"E	99.89
C21	95.32	78.00	S20°15'41"W	89.50
C22	41.43	80.00	N40°26'12"E	40.97
C23	9.29	10.00	S39°15'21"W	8.96
C24	41.01	40.00	N84°49'24"W	39.23
C25	16.90	25.00	N36°05'12"W	16.58
C26	28.34	25.00	S49°11'40"E	26.85
C27	20.56	15.00	N42°24'14"W	18.99
C28	19.39	15.00	S40°09'47"E	18.07
C29	27.30	25.00	N45°54'25"W	25.96
C30	34.24	25.00	S53°51'47"E	31.63
C31	14.57	26.00	N77°02'59"W	14.38
C32	11.80	15.00	N42°26'33"W	11.50
C33	19.84	15.00	S57°55'42"E	18.42
C34	31.49	40.00	N73°16'07"W	30.68

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
EC1	196.70	204.00	S54°01'40"W	189.17
EC2	1.89	2.00	N54°38'01"E	1.82
EC3	19.64	54.00	N00°40'46"E	19.54
EC4	213.09	187.00	S22°54'11"W	201.75
EC5	34.94	33.37	N25°32'54"E	33.37
EC6	261.97	191.00	S34°50'30"W	241.91
EC7	16.60	11.00	N30°54'18"E	15.07
EC8	145.35	145.00	S16°23'34"W	139.34
EC9	11.78	14.00	N21°00'36"E	11.43
EC10	149.59	144.00	S26°40'14"W	142.95
EC11	27.75	16.00	N06°44'41"E	24.40
EC12	52.96	157.00	S33°16'36"E	52.71
EC13	112.53	177.00	S26°32'09"W	110.64
EC14	1.89	2.00	N10°58'24"E	1.82
EC15	47.86	220.00	S09°55'59"E	47.77
EC16	36.43	41.00	N08°43'56"W	35.24
EC17	241.11	140.91	S10°56'09"W	212.76
EC18	3.77	4.00	N33°13'27"E	3.63
EC19	92.13	190.00	S20°07'05"W	91.23
EC20	45.10	53.00	N09°37'49"E	43.75
EC21	178.43	146.00	S20°15'41"W	167.53
EC22	6.21	12.00	N40°26'12"E	6.15
EC23	76.35	147.84	N40°23'43"E	75.50
EC24	12.08	10.41	S21°57'51"W	11.41
EC25	160.73	188.74	N09°38'50"E	155.91
EC26	26.16	53.90	S20°08'28"W	25.90
EC27	133.15	140.30	N33°25'38"E	128.21
EC28	4.17	3.82	S18°08'24"W	3.96
EC29	130.17	176.70	N03°40'52"W	127.25
EC30	48.19	83.78	S00°14'29"W	47.53
EC31	122.75	137.86	N09°16'11"E	118.74
EC32	40.90	407.12	N37°39'21"E	40.89
EC33	15.90	26.94	S09°46'34"W	15.67
EC34	6.25	20.80	S00°45'11"E	6.23
EC35	57.29	178.40	N28°54'23"W	57.05
EC36	24.08	65.14	N83°14'52"W	23.94
EC37	12.73	47.45	S67°47'56"W	12.69
EC38	32.96	43.43	N09°32'58"E	32.18
EC39	52.16	82.23	N38°25'40"E	51.29
EC40	23.21	66.51	N20°52'29"W	23.09
EC41	69.25	68.75	N45°34'19"W	66.36
EC42	30.72	82.03	N22°39'48"W	30.54
EC43	44.88	79.37	N77°21'01"W	44.28
EC44	51.46	68.75	N41°24'47"W	50.27
EC45	103.10	71.39	S61°47'38"E	94.37
EC46	135.58	83.17	S55°34'54"E	121.06
EC47	8.99	70.00	S75°05'02"W	8.98
EC48	39.27	70.00	N33°09'46"W	38.76
EC49	84.19	84.64	S37°03'02"E	80.76
EC50	76.80	183.07	N39°09'37"E	76.24
EC51	19.17	17.46	S26°28'17"W	18.22
EC52	131.87	144.70	N19°27'03"E	127.35
EC53	9.02	9.00	S16°23'34"W	8.65
EC54	221.82	147.00	N30°54'18"E	201.37
EC55	75.44	55.00	S34°50'30"W	69.66
EC56	177.36	169.37	N25°32'54"E	169.36
EC57	58.12	51.00	S22°54'11"W	55.02
EC58	108.45	147.06	N08°37'18"E	106.01
EC59	130.14	138.00	N54°38'01"E	125.37
EC60	65.57	68.00	S54°01'40"W	63.06

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	276.98	S26°24'19"W
EL2	88.03	S27°37'01"W
EL3	11.15	S59°55'09"E
EL4	23.26	N81°20'20"E
EL5	22.87	N42°39'34"E
EL6	85.09	N19°18'55"E
EL7	12.10	N38°31'12"W
EL8	9.80	N72°16'35"W
EL9	16.99	S39°16'42"W
EL10	28.29	S17°18'17"W
EL11	3.55	S05°27'26"W
EL12	23.11	S32°55'24"E
EL13	23.37	S57°13'43"E
EL14	91.47	S07°51'24"W
EL15	58.39	S23°02'13"W
EL16	30.99	S04°16'30"W
EL17	14.49	S52°48'00"E
EL18	47.34	S16°43'20"W
EL19	11.12	S14°44'56"E
EL20	8.49	N56°25'27"E
EL21	20.06	N03°12'53"W
EL22	14.53	N48°22'39"W
EL23	5.41	N62°27'52"W
EL24	79.21	S14°44'59"E
EL25	95.41	S25°36'03"W
EL26	95.46	S25°36'04"W
EL27	128.92	S14°44'57"E
EL28	39.22	S34°11'04"E
EL29	65.03	S16°43'14"W
EL30	81.93	S07°51'23"W
EL31	19.97	N67°04'39"E
EL32	12.70	N61°14'37"E
EL33	19.17	N56°30'38"E
EL34	10.79	N47°07'57"E
EL35	13.88	N42°10'55"E
EL36	20.91	N30°13'28"E
EL37	22.69	N27°48'06"E
EL38	30.01	N25°11'03"E
EL39	25.01	N21°13'41"E
EL40	16.74	N20°20'00"E
EL41	15.54	N48°37'12"E
EL42	37.83	N62°42'02"E
EL43	7.57	N20°25'46"W
EL44	18.29	S86°55'07"W
EL45	12.70	S32°49'31"W
EL46	32.43	S03°49'32"E
EL47	19.47	N33°17'36"W
EL48	27.42	N60°59'59"W
EL49	4.70	S48°53'19"W
EL50	5.71	N31°55'25"W
EL51	4.66	N14°37'14"W
EL52	22.94	S60°59'58"E
EL53	55.51	S88°19'58"E
EL54	49.85	S04°20'58"W
EL55	54.66	S06°20'45"W
EL56	40.21	N70°40'11"W
EL57	22.47	N50°43'08"W
EL58	1.60	N61°00'04"W
EL59	12.92	N17°22'08"E
EL60	22.02	S44°58'51"W
EL61	14.88	N16°43'10"W
EL62	29.96	N55°27'18"W
EL63	20.99	N34°19'40"E
EL64	229.73	S26°30'05"W
EL65	129.11	S26°24'19"W
EL66	6.33	S79°50'55"E
EL67	14.73	S31°07'32"E

State of North Carolina
County of Wake

I, **CHIP RUSSELL**, Review Officer of the Town of Wake Forest, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

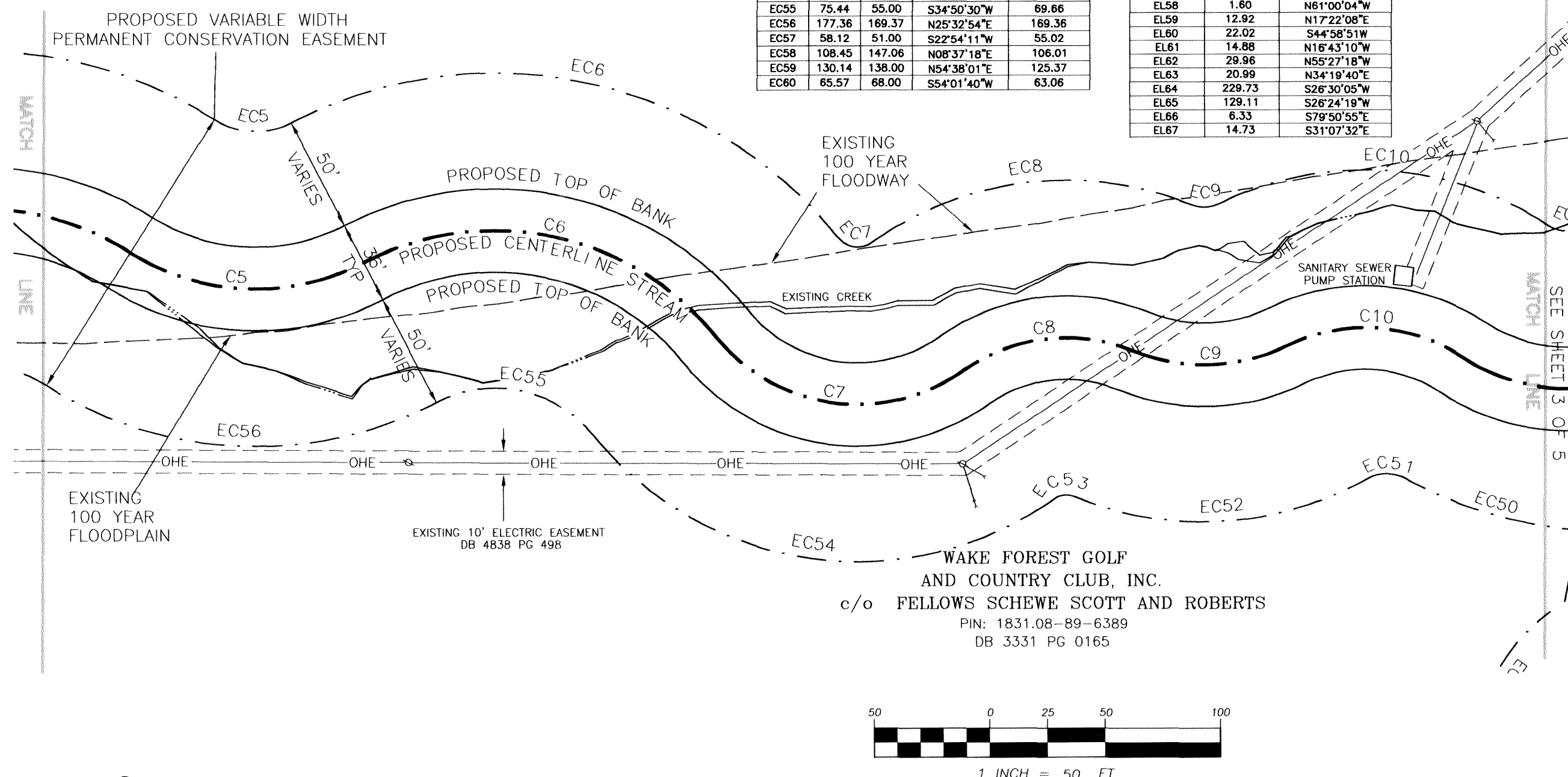
11-13-03
Date

Chip Russell
Review Officer

LEGEND

CL1/EL1	LINE/CURVE SEGMENT
•	TEMPORARY BENCHMARK
•	POWER POLE
•	IRON PIPE FOUND
•	EXISTING SANITARY SEWER MANHOLE
OHE	OVERHEAD ELECTRIC
—	GUY WIRE

WAKE FOREST GOLF
AND COUNTRY CLUB, INC.
c/o FELLOWS SCHEWE SCOTT AND ROBERTS
PIN: 1831.08-89-6389
DB 3331 PG 0165



NOTES

- DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
- HORIZONTAL ROTATION BASED ON BOOK OF MAPS 1997 PAGE 1647, NC GRID NORTH.
- PORTIONS OF THE PROPERTY ADJACENT TO HORSE CREEK LIE WITHIN FLOOD AREA ZONE X AND FLOODWAY AREA ZONE AE ACCORDING TO FEMA FIRM PANEL NO. 37183C0070 E DATED MARCH 3, 1992. FLOODWAY AND FLOOD PLAIN SHOWN BASED ON FEMA Q3 DATA.
- EXISTING FLOODWAY AND FLOODPLAIN TAKEN FROM FEMA Q3 DATA.
- TOTAL AREA OF CONSERVATION EASEMENT IS 7.98 AC.

TYPE OF PLAT

I, **RICHARD ELLIS BULLOCK, JR.**, PROFESSIONAL LAND SURVEYOR No. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Richard Ellis Bullock, Jr. L-3266
RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266

SURVEY CERTIFICATE

I, **RICHARD ELLIS BULLOCK, JR.**, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000, OR HIGHER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE
29TH DAY OF SEPTEMBER, AD, 2003.

Richard Ellis Bullock, Jr. L-3266
PROFESSIONAL LAND SURVEYOR - LICENSE #3266

BOM Book 2003 Page 2045



REVISIONS			
No.	By	Date	Remarks

PERMANENT CONSERVATION EASEMENT FOR THE STATE OF NORTH CAROLINA WAKE FOREST GOLF AND COUNTRY CLUB

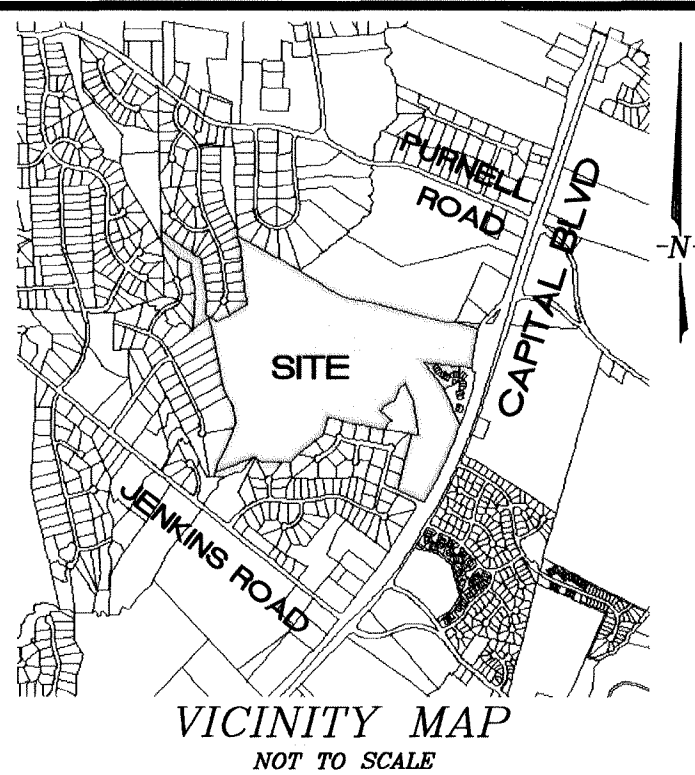
Town: **WAKE FOREST** County: **WAKE**
Township: **WAKEFOREST** NORTH CAROLINA
Zone: **R-15** Pin #: **1831.08-89-6389**

Dewberry & Davis, Inc.
A Dewberry Company

5505 Creedmoor Road, Suite 150
Raleigh, NC 27612
Telephone : (919) 881-9939 Fax : (919) 881-9923
www.dewberry.com

Engineers
Planners
Surveyors

Survey Date: **06.26.03** Designed By: **KWA** Scale: **1" = 50'**
Surveyed By: **JLL** Drawn By: **LFLRM** DDI Project Code: **WAKEFORESTCC**
Field Book: **WFCC** Checked By: **REB** Plat File Name: **WAKEFORESTCCLUB**



State of North Carolina
County of Wake

I, **CHIEF RUSSELL**, Review Officer of the Town of Wake Forest, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-13-03
Date

CHIEF RUSSELL
Review Officer

CENTERLINE TABLE		
LINE	LENGTH	BEARING
CL1	203.04	S26°24'19"W
CL2	214.63	S27°37'00"W
CL3	86.37	S07°51'24"W
CL4	26.27	S38°06'35"W
CL5	63.94	S16°43'17"W
CL6	10.54	S34°10'59"E
CL7	128.48	S14°44'58"E
CL8	95.48	S23°27'44"W
CL9	33.75	S85°48'30"W
CL10	52.85	N55°27'19"W
CL11	25.43	N16°43'09"W
CL12	9.89	N81°40'19"W
CL13	13.29	N03°07'59"W
CL14	20.16	N77°11'36"W
CL15	28.14	N14°37'21"W
CL16	23.99	S86°53'49"W
CL17	23.80	N61°00'01"W
CL18	15.94	N20°02'20"W
CL19	16.59	S84°11'01"W
CL20	28.70	N50°43'05"W

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
C1	131.13	136.00	S54°01'40"W	126.11
C2	66.02	70.00	N54°38'01"E	63.60
C3	79.55	122.00	N08°56'15"E	78.15
C4	135.60	119.00	S22°54'11"W	128.38
C5	106.15	101.37	N25°32'54"E	101.37
C6	168.70	123.00	S34°50'30"W	155.79
C7	119.21	79.00	N30°54'18"E	108.22
C8	77.18	77.00	S16°23'34"W	73.99
C9	68.98	82.00	N21°00'36"E	66.96
C10	78.95	76.00	S26°40'14"W	75.45
C11	131.95	84.00	N02°03'38"E	118.80
C12	78.91	89.00	S17°32'32"E	76.35
C13	50.16	95.00	S22°59'02"W	49.58
C14	66.31	70.00	N10°58'23"E	63.86
C15	87.24	152.00	S00°16'39"W	86.05
C16	96.84	109.00	N08°43'56"W	93.69
C17	118.64	72.00	S13°01'06"W	105.66
C18	67.85	72.00	S13°01'06"W	65.37
C19	59.16	122.00	S20°07'05"W	58.58
C20	102.97	121.00	N09°37'49"E	99.89
C21	95.32	78.00	S20°15'41"W	89.50
C22	41.43	80.00	N40°26'12"E	40.97
C23	9.29	10.00	S39°15'21"W	8.96
C24	41.01	40.00	N84°49'24"W	39.23
C25	16.90	25.00	N36°05'12"W	16.58
C26	26.34	25.00	S49°11'40"E	26.85
C27	20.56	15.00	N42°24'14"W	18.99
C28	19.39	15.00	S40°09'47"E	18.07
C29	27.30	25.00	N45°54'25"W	25.96
C30	34.24	25.00	S53°51'47"E	31.63
C31	14.57	26.00	N77°02'59"W	14.38
C32	11.80	15.00	N42°26'33"W	11.50
C33	19.84	15.00	S57°55'42"E	18.42
C34	31.49	40.00	N73°16'07"W	30.68

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
EC1	196.70	204.00	S54°01'40"W	189.17
EC2	1.89	2.00	N54°38'01"E	1.82
EC3	19.64	54.00	N00°40'46"E	19.54
EC4	213.09	187.00	S22°54'11"W	201.75
EC5	34.94	33.37	N25°32'54"E	33.37
EC6	261.97	191.00	S34°50'30"W	241.91
EC7	16.60	11.00	N30°54'18"E	15.07
EC8	145.35	145.00	S16°23'34"W	139.34
EC9	11.78	14.00	N21°00'36"E	11.43
EC10	149.59	144.00	S26°40'14"W	142.95
EC11	27.75	16.00	N06°44'17"E	24.40
EC12	52.96	157.00	S33°16'36"E	52.71
EC13	112.53	177.00	S26°32'09"W	110.64
EC14	1.89	2.00	N10°58'23"E	1.82
EC15	47.86	220.00	S00°55'59"E	47.77
EC16	36.43	41.00	N08°43'56"W	35.24
EC17	241.11	140.91	S13°01'06"W	212.76
EC18	3.77	4.00	N33°13'27"E	3.63
EC19	92.13	190.00	S20°07'05"W	91.23
EC20	45.10	53.00	N09°37'49"E	43.75
EC21	178.43	146.00	S20°15'41"W	167.53
EC22	6.21	12.00	N40°26'12"E	6.15
EC23	76.35	147.84	N40°23'43"E	75.50
EC24	12.08	10.41	S21°57'51"W	11.41
EC25	160.73	188.74	N08°38'50"E	155.91
EC26	26.16	53.90	S20°08'28"W	25.90
EC27	133.15	140.30	N33°25'38"E	128.21
EC28	4.17	3.82	S18°08'24"W	3.96
EC29	130.17	176.70	N03°40'52"W	127.25
EC30	48.19	83.78	S00°14'29"W	47.53
EC31	122.75	137.86	N09°16'11"E	118.74
EC32	40.90	407.12	N37°39'21"E	40.89
EC33	15.90	26.94	S09°46'34"W	15.67
EC34	6.25	20.80	S00°45'11"E	6.23
EC35	57.29	178.40	N28°54'23"W	57.05
EC36	24.08	65.14	N83°14'52"W	23.94
EC37	12.73	47.45	S67°47'56"W	12.69
EC38	32.96	43.43	N08°32'58"E	32.18
EC39	52.16	82.23	N38°25'40"E	51.29
EC40	23.21	66.51	N20°52'29"W	23.09
EC41	69.25	68.75	N45°34'19"W	66.36
EC42	30.72	82.03	N22°39'48"W	30.54
EC43	44.88	79.37	N77°21'01"W	44.28
EC44	51.46	68.75	N41°24'47"W	50.27
EC45	103.10	71.39	S61°47'38"E	94.37
EC46	135.58	83.17	S55°34'54"E	121.06
EC47	8.99	70.00	S75°05'02"W	8.98
EC48	39.27	70.00	N33°09'46"W	38.76
EC49	84.19	84.64	S37°03'02"E	80.76
EC50	76.80	183.07	N38°09'37"E	76.24
EC51	19.17	17.46	S26°28'17"W	18.22
EC52	131.87	144.70	N18°23'03"E	127.35
EC53	9.02	9.00	S16°23'34"W	8.65
EC54	221.82	147.00	N30°54'18"E	201.37
EC55	75.44	55.00	S34°50'30"W	69.66
EC56	177.36	169.37	N25°32'54"E	169.36
EC57	58.12	51.00	S22°54'11"W	55.02
EC58	108.45	147.06	N08°37'18"E	106.01
EC59	130.14	138.00	N54°38'01"E	125.37
EC60	65.57	68.00	S54°01'40"W	63.06

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	276.98	S26°24'19"W
EL2	88.03	S27°37'01"W
EL3	11.15	S55°55'09"E
EL4	23.26	N81°20'20"E
EL5	22.87	N42°39'34"E
EL6	85.09	N19°18'55"E
EL7	12.10	N38°31'12"W
EL8	9.80	N72°16'35"W
EL9	16.99	S39°18'42"W
EL10	28.29	S17°18'17"W
EL11	3.55	S05°27'26"W
EL12	23.11	S32°55'24"E
EL13	23.37	S57°13'43"E
EL14	91.47	S07°51'24"W
EL15	58.39	S23°02'13"W
EL16	30.99	S04°16'30"W
EL17	14.49	S52°48'00"E
EL18	47.34	S16°43'20"W
EL19	11.12	S14°44'58"E
EL20	8.49	N56°25'27"E
EL21	20.06	N03°12'53"W
EL22	14.53	N48°22'37"W
EL23	5.41	N62°27'52"W
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EL31	19.97	N67°04'39"E
EL32	12.70	N61°14'37"E
EL33	10.77	N56°30'38"E
EL34	10.79	N47°07'57"E
EL35	13.88	N42°10'55"E
EL36	20.91	N30°13'28"E
EL37	22.69	N27°48'06"E
EL38	30.01	N25°11'03"E
EL39	25.01	N21°13'41"E
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EL52	22.94	S60°59'58"E
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EL66	6.33	S79°50'55"E
EL67	14.73	S31°07'32"E

WAKE COUNTY, NC 408
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/20/2003 AT 13:56:18

BOOK: BM2003 PAGE: 02046

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedications will warrant and defend the title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the State of North Carolina for public use all streets, easements, rights-of-way, parks and greenways, (as these interests are defined in the Code), and as the same may be shown thereon, for all lawful purposes to which the State may devote or allow the same to be used and upon acceptance thereof in accordance with all State policies, ordinances, regulations or conditions of the State of North Carolina for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the State of North Carolina but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections, if any, set forth by the State and as the same may be amended from time to time.

Signature(s) of Property Owner(s)

NOTES

- DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- HORIZONTAL ROTATION BASED ON BOOK OF MAPS 1997 PAGE 1647, NC GRID NORTH.
- PORTIONS OF THE PROPERTY ADJACENT TO HORSE CREEK LIE WITHIN FLOOD AREA ZONE X AND FLOODWAY AREA ZONE AE ACCORDING TO FEMA FIRM PANEL NO. 37183C0070 E DATED MARCH 3, 1992. FLOODWAY AND FLOOD PLAIN SHOWN BASED ON FEMA Q3 DATA.
- EXISTING FLOODWAY AND FLOODPLAIN TAKEN FROM FEMA Q3 DATA.
- TOTAL AREA OF CONSERVATION EASEMENT IS 7.98 AC.

TYPE OF PLAT

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Richard Ellis Bullock, Jr. L-3266
RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266

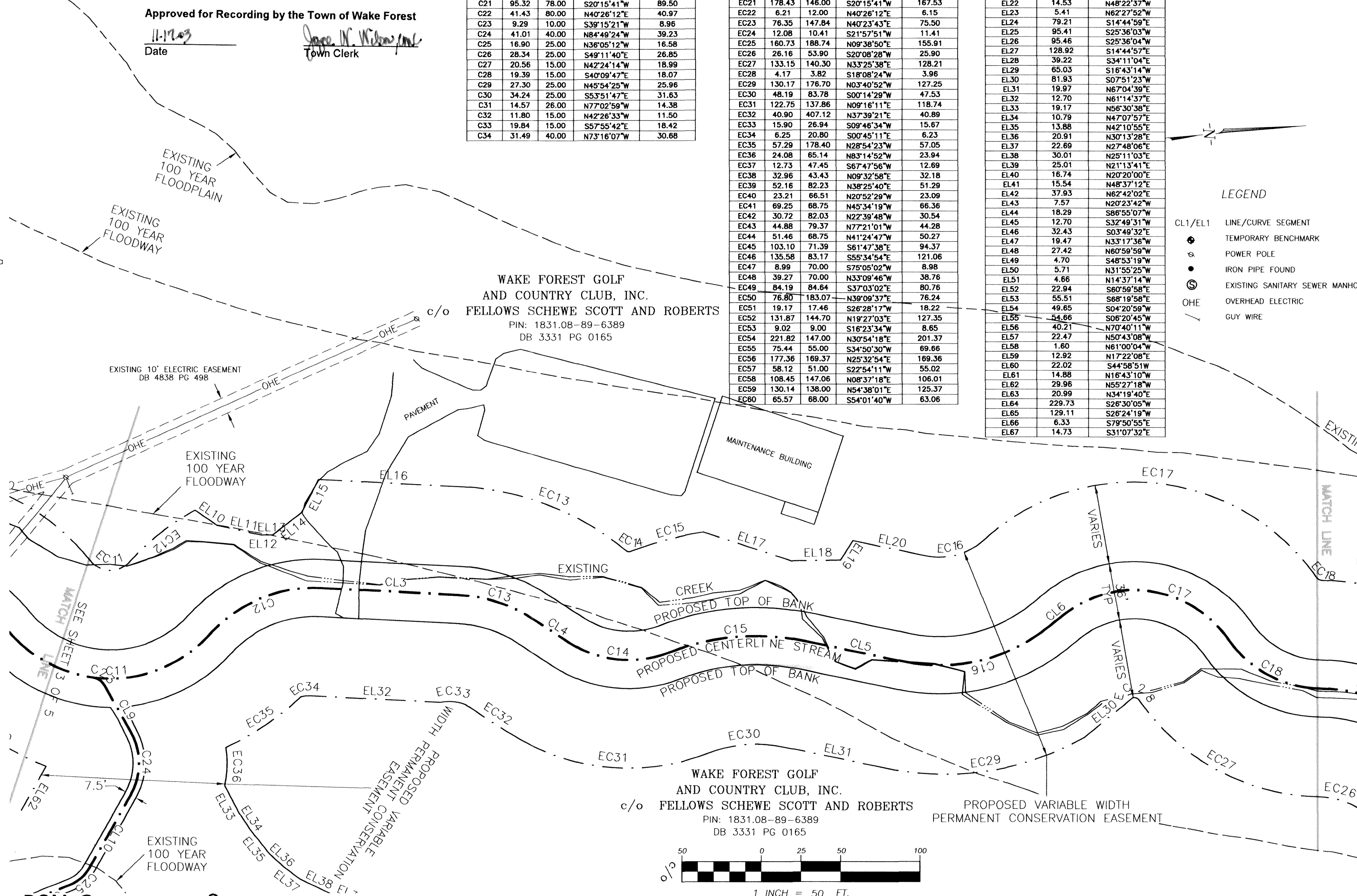
SURVEY CERTIFICATE

I, RICHARD ELLIS BULLOCK, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000, OR HIGHER. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

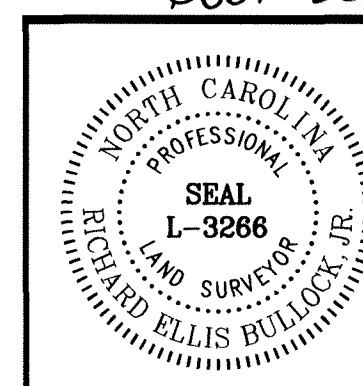
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE
29TH DAY OF SEPTEMBER AD, 2003.

Richard Ellis Bullock, Jr. L-3266
PROFESSIONAL LAND SURVEYOR - LICENSE #3266

Approved for Recording by the Town of Wake Forest
11-14-03
Date
Town Clerk



BOM Book 2003 Page 2046



REVISIONS			
No.	By	Date	Remarks

PERMANENT CONSERVATION EASEMENT FOR THE STATE OF NORTH CAROLINA WAKE FOREST GOLF AND COUNTRY CLUB

Town: WAKE FOREST County: WAKE
Township: WAKEFOREST NORTH CAROLINA
Zone: R-15 Pin #: 1831.08-89-6389

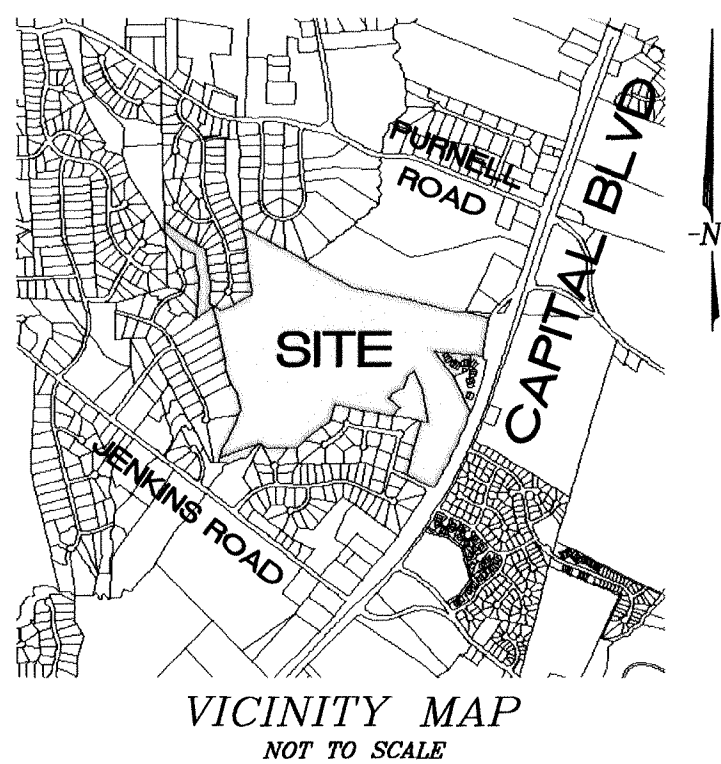
Dewberry & Davis, Inc.

A Dewberry Company

5505 Creedmoor Road, Suite 150
Raleigh, NC 27612
Telephone: (919) 881-9939 Fax: (919) 881-9923
www.dewberry.com

Engineers
Planners
Surveyors

Survey Date: 06.24.02 Designed By: KWA Scale: 1" = 50'
Surveyed By: JLL Drawn By: LFLRM DDI Project Code: WAKEFORESTCC
Field Book: WFCC Checked By: REB Plat File Name: WAKEFORESTCCCLUB



State of North Carolina
County of Wake

I, **CHIP RUSSELL**, Review Officer of the Town of Wake Forest, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-13-03
Date

Chip Russell
Review Officer

CENTERLINE TABLE		
LINE	LENGTH	BEARING
CL1	203.04	S26°24'19"W
CL2	214.63	S27°37'00"W
CL3	86.37	S07°51'24"W
CL4	26.27	S38°06'35"W
CL5	63.94	S16°43'17"W
CL6	10.54	S34°10'59"E
CL7	128.46	S14°44'58"E
CL8	95.48	S23°27'44"W
CL9	33.75	S65°48'30"W
CL10	52.85	N55°27'19"W
CL11	25.43	N16°43'09"W
CL12	9.89	N81°40'19"W
CL13	13.29	N03°07'59"W
CL14	20.16	N77°11'36"W
CL15	28.14	N14°37'21"W
CL16	23.99	S86°53'49"W
CL17	23.80	N61°00'01"W
CL18	15.84	N20°02'20"W
CL19	16.59	S84°11'01"W
CL20	28.70	N50°43'05"W

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
C1	131.13	136.00	S54°01'40"W	126.11
C2	66.02	70.00	N54°38'01"E	63.60
C3	79.55	122.00	N08°56'15"E	78.15
C4	135.60	119.00	S22°54'11"W	128.38
C5	106.15	101.37	N25°32'54"E	101.37
C6	188.70	123.00	S34°50'30"W	155.79
C7	119.21	79.00	N30°54'18"E	108.22
C8	77.18	77.00	S16°23'34"W	73.99
C9	68.98	82.00	N21°00'36"E	66.96
C10	78.95	76.00	S26°40'14"W	75.45
C11	131.95	84.00	N02°03'38"E	118.80
C12	78.91	89.00	S17°32'32"E	76.35
C13	50.16	95.00	S22°59'02"W	49.58
C14	66.31	70.00	N10°58'23"E	63.88
C15	87.24	152.00	S00°16'39"W	86.05
C16	96.84	109.00	N08°43'56"W	93.69
C17	118.64	72.00	S13°01'06"W	105.66
C18	67.85	72.00	N33°13'27"E	65.37
C19	59.16	122.00	S20°07'05"W	58.58
C20	102.97	121.00	N09°37'49"E	99.89
C21	95.32	78.00	S20°15'41"W	89.50
C22	41.43	80.00	N40°26'12"E	40.97
C23	9.29	10.00	S39°15'21"W	8.96
C24	41.01	40.00	N84°49'24"W	39.23
C25	16.90	25.00	N36°05'12"W	16.58
C26	28.34	25.00	S49°11'40"E	26.85
C27	20.56	15.00	N40°09'47"E	18.99
C28	19.39	15.00	S40°09'47"E	18.07
C29	27.30	25.00	N45°54'25"W	25.96
C30	34.24	25.00	S53°51'47"E	31.63
C31	14.57	26.00	N77°02'59"W	14.38
C32	11.80	15.00	N42°26'33"W	11.50
C33	19.84	15.00	S57°55'42"E	18.42
C34	31.49	40.00	N73°16'07"W	30.68

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
EC1	196.70	204.00	S54°01'40"W	189.17
EC2	1.89	2.00	N54°38'01"E	1.82
EC3	19.64	54.00	N00°40'46"E	19.54
EC4	213.09	187.00	S22°54'11"W	201.75
EC5	34.94	33.37	N25°32'54"E	33.37
EC6	261.97	181.00	S34°50'30"W	241.91
EC7	16.60	11.00	N30°54'18"E	15.07
EC8	145.35	145.00	S16°23'34"W	139.34
EC9	11.78	14.00	N21°00'36"E	11.43
EC10	149.59	144.00	S26°40'14"W	142.95
EC11	27.75	16.00	N06°44'41"E	24.40
EC12	52.96	157.00	S33°16'36"E	52.71
EC13	112.53	177.08	S26°32'09"W	110.64
EC14	1.89	2.00	N10°58'24"E	1.82
EC15	47.86	220.00	S09°55'59"E	47.77
EC16	36.43	41.00	N08°43'56"W	35.24
EC17	241.11	140.91	S10°56'09"W	212.76
EC18	3.77	4.00	N33°13'27"E	3.63
EC19	92.13	190.00	S20°07'05"W	91.23
EC20	45.10	53.00	N09°37'49"E	43.75
EC21	178.43	146.00	S20°15'41"W	167.53
EC22	6.21	12.00	N40°26'12"E	6.15
EC23	76.35	147.84	N40°23'43"E	75.50
EC24	12.08	10.41	S17°51'51"W	11.41
EC25	160.73	188.74	N09°38'50"E	155.91
EC26	26.16	53.90	S20°08'28"W	25.90
EC27	133.15	140.30	N33°25'38"E	128.21
EC28	4.17	3.82	S18°08'24"W	3.96
EC29	130.17	176.70	N03°40'52"W	127.25
EC30	48.19	83.78	S00°14'29"W	47.53
EC31	122.75	137.86	N09°16'11"E	118.74
EC32	40.90	407.12	N37°39'21"E	40.89
EC33	15.90	26.94	S09°46'34"W	15.67
EC34	6.25	20.80	S00°45'11"E	6.23
EC35	57.29	178.40	N28°54'23"W	57.05
EC36	24.08	65.14	N83°14'52"W	23.94
EC37	12.73	47.45	S67°47'56"W	12.69
EC38	32.96	43.43	N09°32'58"E	32.18
EC39	52.16	82.23	N38°25'40"E	51.29
EC40	23.21	66.51	N20°52'29"W	23.09
EC41	69.25	68.76	N45°34'19"W	66.36
EC42	30.72	82.63	N22°39'48"W	30.54
EC43	44.88	79.37	N77°21'01"W	44.28
EC44	51.46	68.75	N41°24'47"W	50.27
EC45	103.10	71.39	S61°47'36"E	94.37
EC46	135.58	83.17	S55°34'54"E	121.06
EC47	8.99	70.00	S75°05'02"W	8.98
EC48	39.27	70.00	N33°08'46"W	38.76
EC49	84.19	84.64	S37°03'02"E	80.76
EC50	76.80	183.07	N39°09'37"E	76.24
EC51	19.17	17.46	S26°28'17"W	18.22
EC52	131.87	144.70	N19°27'03"E	127.35
EC53	9.02	9.00	S16°23'34"W	8.65
EC54	221.82	147.00	N30°54'18"E	201.37
EC55	75.44	55.00	S34°50'30"W	69.66
EC56	177.36	169.37	N25°32'54"E	169.36
EC57	58.12	51.00	S22°54'11"W	55.02
EC58	108.45	147.06	N08°37'18"E	106.01
EC59	130.14	138.00	N54°38'01"E	125.37
EC60	65.57	68.00	S54°01'40"W	63.06

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	276.98	S26°24'19"W
EL2	88.03	S27°37'01"W
EL3	11.15	S59°55'09"E
EL4	23.26	N81°20'20"E
EL5	22.87	N42°39'34"E
EL6	85.09	N19°16'55"E
EL7	12.10	N38°31'12"W
EL8	9.80	N72°16'35"W
EL9	16.99	S39°16'42"W
EL10	28.29	S17°18'17"W
EL11	3.55	S05°27'26"W
EL12	23.11	S32°55'24"E
EL13	23.37	S57°13'43"E
EL14	91.47	S07°51'24"W
EL15	58.39	S23°02'13"W
EL16	30.99	S04°16'30"W
EL17	14.49	S52°48'00"E
EL18	47.34	S16°43'20"W
EL19	11.12	S14°44'58"E
EL20	8.49	N56°25'27"E
EL21	20.06	N03°12'53"W
EL22	14.53	N48°22'37"W
EL23	5.41	N62°27'52"W
EL24	79.21	S14°44'59"E
EL25	95.41	S25°36'03"W
EL26	95.46	S25°36'04"W
EL27	128.92	S14°44'57"E
EL28	38.22	S34°11'04"E
EL29	65.03	S16°43'14"W
EL30	81.93	S07°51'23"W
EL31	19.97	N67°04'39"E
EL32	12.70	N61°14'37"E
EL33	19.17	N56°30'38"E
EL34	10.79	N47°07'57"E
EL35	13.88	N42°10'55"E
EL36	20.91	N30°13'28"E
EL37	22.69	N27°48'06"E
EL38	30.01	N25°11'03"E
EL39	25.01	N21°13'41"E
EL40	16.74	N20°20'00"E
EL41	15.54	N48°37'12"E
EL42	37.93	N62°42'02"E
EL43	7.57	N20°23'42"W
EL44	18.29	S86°55'07"W
EL45	12.70	S32°49'31"W
EL46	32.43	S03°49'32"E
EL47	19.47	N33°17'36"W
EL48	27.42	N60°59'59"W
EL49	4.70	S48°53'19"W
EL50	5.71	N31°55'25"W
EL51	4.66	N14°37'14"W
EL52	22.94	S60°59'58"E
EL53	55.51	S68°19'58"E
EL54	49.65	S04°20'59"W
EL55	54.66	S06°20'45"W
EL56	40.21	N70°40'11"W
EL57	22.47	N50°43'08"W
EL58	1.60	N61°00'04"W
EL59	12.92	N17°22'08"E
EL60	22.02	S44°58'51"W
EL61	14.88	N16°43'10"W
EL62	28.96	N55°27'18"W
EL63	20.99	N34°19'40"E
EL64	229.73	S26°30'05"W
EL65	129.11	S26°24'19"W
EL66	6.33	S79°50'55"E
EL67	14.73	S31°07'39"E

WAKE COUNTY, NC 409
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/20/2003 AT 13:56:18

BOOK: BM2003 PAGE: 02047

HAWKSHEAD SUBDIVISION
BM1985 PG 719

Approved for Recording by the Town of Wake Forest

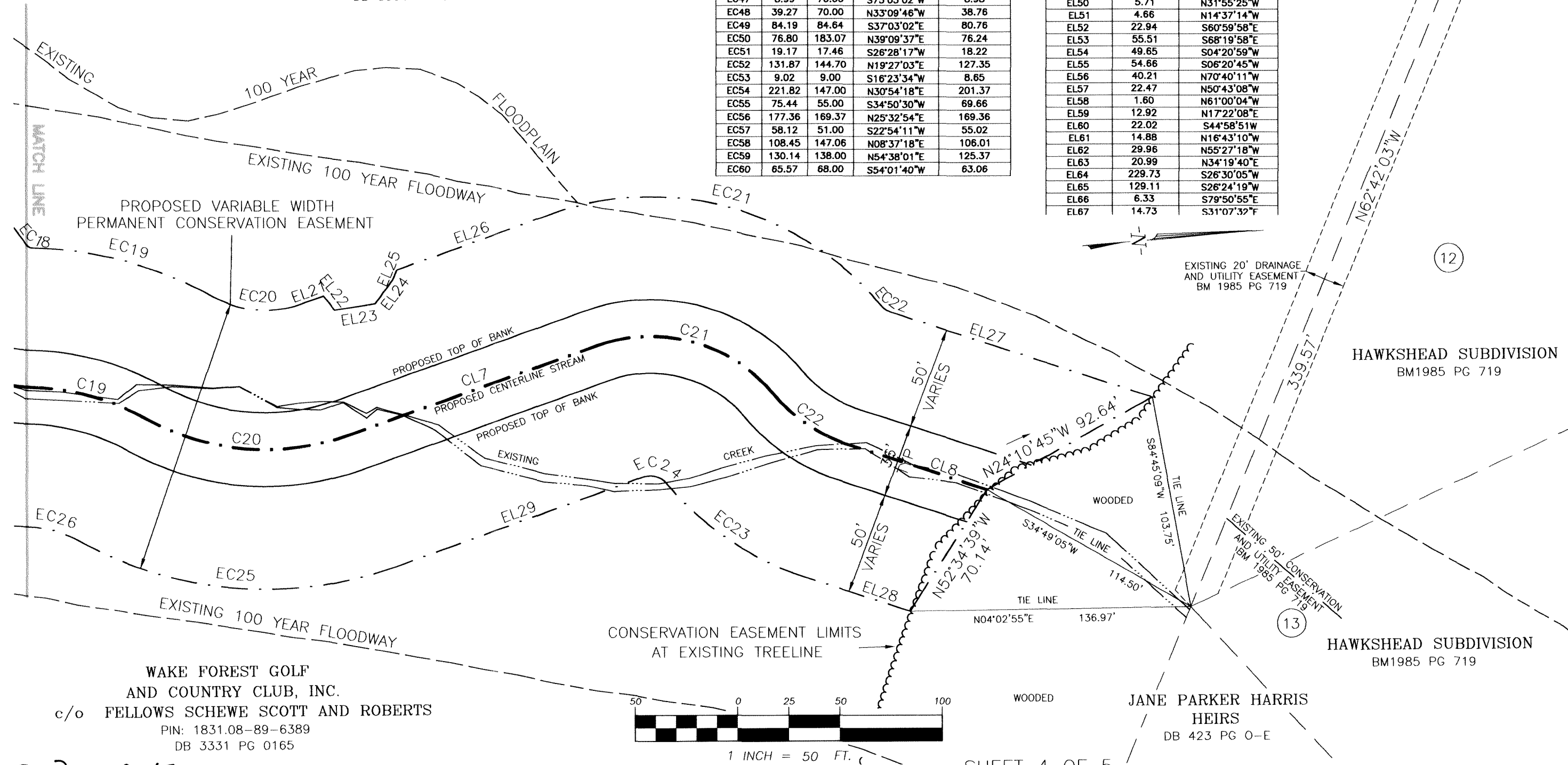
11-11-03
Date

Debra W. Wilson
Town Clerk

LEGEND

- CL1/EL1 LINE/CURVE SEGMENT
 TEMPORARY BENCHMARK
 POWER POLE
 IRON PIPE FOUND
 EXISTING SANITARY SEWER MANHOLE
 OVERHEAD ELECTRIC

WAKE FOREST GOLF
AND COUNTRY CLUB, INC.
c/o FELLOWS SCHEWE SCOTT AND ROBERTS
PIN: 1831.08-89-6389
DB 3331 PG 0165



NOTES

- DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- HORIZONTAL ROTATION BASED ON BOOK OF MAPS 1997 PAGE 1647, NC GRID NORTH.
- PORTIONS OF THE PROPERTY ADJACENT TO HORSE CREEK LIE WITHIN FLOOD AREA ZONE X AND FLOODWAY AREA ZONE AE ACCORDING TO FEMA FIRM PANEL NO. 37183C0070 E DATED MARCH 3, 1992. FLOODWAY AND FLOOD PLAIN SHOWN BASED ON FEMA Q3 DATA.
- EXISTING FLOODWAY AND FLOODPLAIN TAKEN FROM FEMA Q3 DATA.
- TOTAL AREA OF CONSERVATION EASEMENT IS 7.98 AC.

TYPE OF PLAT

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.

- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Richard Ellis Bullock, Jr.
RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266

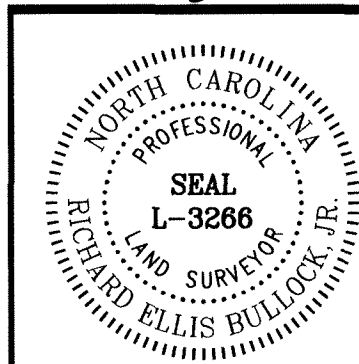
SURVEY CERTIFICATE

I, RICHARD ELLIS BULLOCK, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000, OR HIGHER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE
29TH DAY OF SEPTEMBER AD, 2002.

Richard Ellis Bullock, Jr.
PROFESSIONAL LAND SURVEYOR - LICENSE #3266

BOM Book 2003 Page 2047



REVISIONS			
No.	By	Date	Remarks

PERMANENT CONSERVATION EASEMENT
FOR
THE STATE OF NORTH CAROLINA
WAKE FOREST GOLF AND COUNTRY CLUB

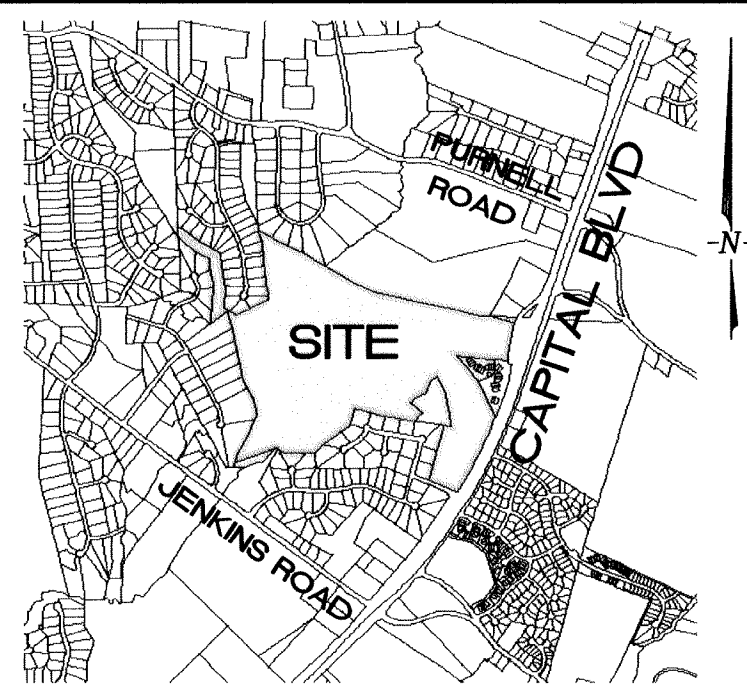
Town: WAKE FOREST County: WAKE
Township: WAKEFOREST NORTH CAROLINA
Zone: R-15 Pin #: 1831.08-89-6389

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Engineers
Planners
Surveyors

Survey Date: 06.26.03 Designed By: KWA Scale: 1" = 50'
Surveyed By: JLL Drawn By: LFLRM DDI Project Code: WAKEFORESTCC
Field Book: WFCC Checked By: REB Plat File Name: WAKEFORESTCCCLUB



VICINITY MAP
NOT TO SCALE

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedications of all persons who have or may hereafter acquire an interest in the property shown hereon for their use and benefit subject to conditions of subsections, if any, as set forth by the State and as the same may be amended from time to time.

Signature(s) of Property Owner(s)

NOTES

- DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
- HORIZONTAL ROTATION BASED ON BOOK OF MAPS 1997 PAGE 1647, NC GRID NORTH.
- PORTIONS OF THE PROPERTY ADJACENT TO HORSE CREEK LIE WITHIN FLOOD AREA ZONE X AND FLOODWAY AREA ZONE AE ACCORDING TO FEMA FIRM PANEL NO. 37183C0070 E DATED MARCH 3, 1992. FLOODWAY AND FLOOD PLAIN SHOWN BASED ON FEMA Q3 DATA.
- EXISTING FLOODWAY AND FLOODPLAIN TAKEN FROM FEMA Q3 DATA.
- TOTAL AREA OF CONSERVATION EASEMENT IS 7.98 AC.

TYPE OF PLAT

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Richard Ellis Bullock, Jr. L-3266
RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266

SURVEY CERTIFICATE

I, RICHARD ELLIS BULLOCK, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:100,000, OR HIGHER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS
27th DAY OF SEPTEMBER AD, 2003.

Richard Ellis Bullock, Jr. L-3266
PROFESSIONAL LAND SURVEYOR - LICENSE #3266

LINE	LENGTH	BEARING
CL1	203.04	S26°24'19"W
CL2	214.63	S27°37'00"W
CL3	86.37	S07°51'24"W
CL4	26.27	S38°06'35"W
CL5	63.94	S16°43'17"W
CL6	10.54	S34°10'59"E
CL7	128.46	S14°44'58"E
CL8	95.48	S23°27'44"W
CL9	33.75	S65°48'30"W
CL10	52.85	N55°27'19"W
CL11	25.43	N16°43'09"W
CL12	9.89	N81°40'19"W
CL13	13.29	N03°07'59"W
CL14	20.16	N77°11'36"W
CL15	28.14	N14°37'21"W
CL16	23.99	S86°53'49"W
CL17	23.80	N61°00'01"W
CL18	15.94	N20°02'20"W
CL19	16.59	S84°11'01"W
CL20	28.70	N50°43'05"W

CURVE	LENGTH	RADIUS	CHORD	DISTANCE
C1	131.13	136.00	S54°01'40"W	126.11
C2	66.02	70.00	N54°38'01"E	63.60
C3	79.55	122.00	N06°56'15"E	78.15
C4	135.60	119.00	S22°54'11"W	128.38
C5	106.15	101.37	N25°32'54"E	101.37
C6	168.70	123.00	S34°50'30"W	155.79
C7	119.21	79.00	N30°54'18"E	108.22
C8	77.18	77.00	S16°23'34"W	73.99
C9	68.98	82.00	N21°00'36"E	66.96
C10	78.95	76.00	S26°40'14"W	75.45
C11	131.95	84.00	N02°03'38"E	118.80
C12	78.91	89.00	S17°32'32"E	76.35
C13	50.16	95.00	S22°59'02"W	49.58
C14	66.31	70.00	N10°58'23"E	63.86
C15	87.24	152.00	S00°16'39"W	86.05
C16	96.84	109.00	N08°43'56"W	93.69
C17	118.84	72.00	S13°01'06"W	105.66
C18	67.85	72.00	N33°13'27"E	65.37
C19	59.16	122.00	S20°07'05"W	58.58
C20	102.97	121.00	N09°37'49"E	99.89
C21	95.32	78.00	S20°15'41"W	89.50
C22	41.43	80.00	N40°26'12"E	40.97
C23	9.29	10.00	S39°15'21"W	8.96
C24	41.81	40.00	N84°49'12"W	39.23
C25	16.90	25.00	N36°05'12"W	16.58
C26	28.34	25.00	S49°11'40"E	26.85
C27	20.56	15.00	N42°24'14"W	18.99
C28	19.39	15.00	S40°08'47"E	18.07
C29	27.30	25.00	N45°54'25"W	25.96
C30	34.24	25.00	S53°51'47"E	31.63
C31	14.57	26.00	N72°02'59"W	14.38
C32	11.80	15.00	N47°26'33"W	11.50
C33	19.84	15.00	S57°55'42"E	18.42
C34	31.49	40.00	N73°16'07"W	30.68

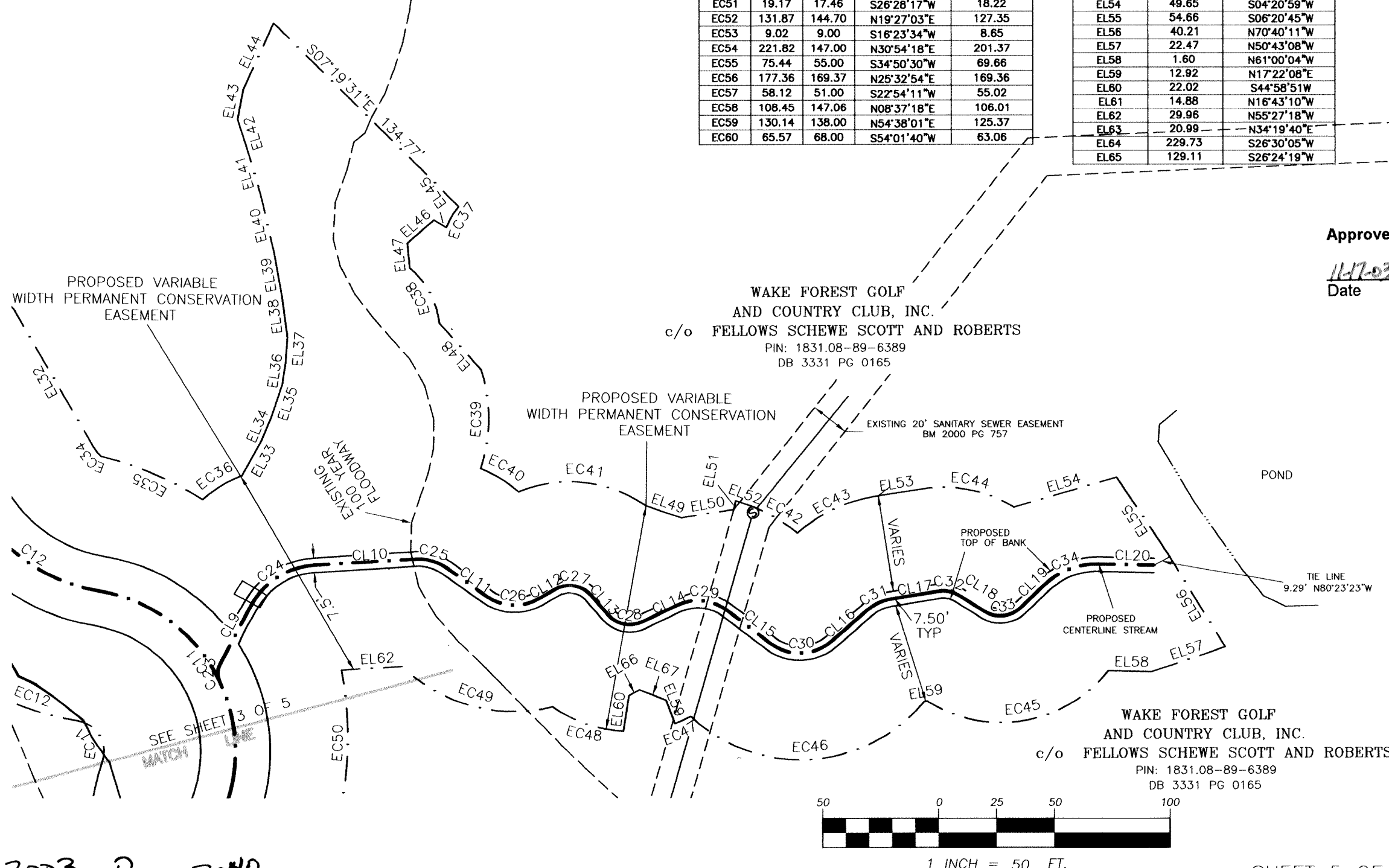
CURVE	LENGTH	RADIUS	CHORD	DISTANCE
EC1	196.70	204.00	S54°01'40"W	189.17
EC2	1.89	2.00	N54°38'01"E	1.82
EC3	19.64	54.00	N00°40'46"E	19.54
EC4	213.09	187.00	S22°54'11"W	201.75
EC5	34.94	33.37	N25°32'54"E	33.37
EC6	261.97	191.00	S34°50'30"W	241.91
EC7	16.60	11.00	N30°54'18"E	15.07
EC8	145.35	145.00	S16°23'34"W	139.34
EC9	11.78	14.00	N21°00'36"E	11.43
EC10	149.59	144.00	S26°40'14"W	142.95
EC11	27.75	16.00	N06°44'41"E	24.40
EC12	52.96	157.00	S33°16'36"E	52.71
EC13	112.53	177.00	S26°32'09"W	110.84
EC14	1.89	2.00	N10°58'23"E	1.82
EC15	47.86	220.00	S09°55'59"E	47.77
EC16	36.43	41.00	N08°43'56"W	35.24
EC17	241.11	140.81	S10°56'09"W	212.76
EC18	3.77	4.00	N33°13'27"E	3.63
EC19	92.13	190.00	S20°07'05"W	91.23
EC20	45.10	53.00	N09°37'49"E	43.75
EC21	178.43	146.00	S20°15'41"W	167.53
EC22	6.21	12.00	N40°26'12"E	6.15
EC23	76.35	147.84	N40°23'43"E	75.50
EC24	12.08	10.41	S17°57'51"W	11.41
EC25	160.73	188.74	N09°38'50"E	155.91
EC26	26.16	53.90	S20°08'28"W	25.90
EC27	133.15	140.30	N33°25'38"E	128.21
EC28	4.17	3.82	S18°08'24"W	3.96
EC29	130.17	176.70	N03°40'52"W	127.25
EC30	48.19	83.78	S00°14'29"W	47.53
EC31	122.75	137.86	N09°16'11"E	118.74
EC32	40.90	407.12	N37°39'21"E	40.89
EC33	15.90	26.94	S09°46'34"W	15.67
EC34	6.25	20.80	S00°45'11"E	6.23
EC35	57.29	178.40	N28°54'23"W	57.05
EC36	24.08	65.14	N83°14'52"W	23.94
EC37	12.73	47.45	S67°47'56"W	12.69
EC38	32.96	43.43	N09°32'58"E	32.18
EC39	52.16	82.23	N38°25'40"E	51.29
EC40	23.21	66.51	N20°52'29"W	23.09
EC41	69.25	68.75	N45°34'19"W	66.36
EC42	30.72	82.03	N22°39'48"W	30.54
EC43	44.88	79.37	N77°21'01"W	44.28
EC44	51.46	68.75	N41°24'47"W	50.27
EC45	103.10	71.39	S61°47'38"E	94.37
EC46	135.58	83.17	S55°34'54"E	121.06
EC47	8.99	70.00	S75°05'02"W	8.98
EC48	39.27	70.00	N33°09'46"W	38.76
EC49	84.19	84.64	S37°03'02"E	80.76
EC50	76.80	183.07	N39°09'37"E	76.24
EC51	19.17	17.46	S26°28'17"W	18.22
EC52	131.87	144.70	N19°27'03"E	127.35
EC53	9.02	9.00	S16°23'34"W	8.85
EC54	221.82	147.00	N30°54'18"E	201.37
EC55	75.44	55.00	S34°50'30"W	69.66
EC56	177.36	169.37	N25°32'54"E	169.36
EC57	58.12	51.00	S22°54'11"W	58.02
EC58	108.45	147.06	N08°37'18"E	106.01
EC59	130.14	138.00	N54°38'01"E	125.37
EC60	65.57	68.00	S54°01'40"W	63.06

LINE	LENGTH	BEARING
EL1	276.98	S26°24'19"W
EL2	88.03	S27°37'01"W
EL3	11.15	S59°55'09"E
EL4	23.26	N81°20'20"E
EL5	22.87	N42°39'34"E
EL6	85.09	N19°18'55"E
EL7	12.10	N38°31'12"W
EL8	9.80	N72°16'35"W
EL9	16.99	S39°16'42"W
EL10	28.29	S17°18'17"W
EL11	3.55	S05°27'26"W
EL12	23.11	S32°55'24"E
EL13	23.37	S57°13'43"E
EL14	91.47	S07°51'24"W
EL15	58.39	S23°02'13"W
EL16	30.99	S04°16'30"W
EL17	14.49	S52°48'00"E
EL18	47.34	S16°43'20"W
EL19	11.12	S14°44'56"E
EL20	8.49	N56°25'27"E
EL21	20.08	N03°12'53"W
EL22	14.53	N46°22'37"W
EL23	5.41	N62°27'52"W
EL24	79.21	S14°44'58"E
EL25	95.41	S25°56'03"W
EL26	95.46	S25°36'04"W
EL27	128.92	S14°44'57"E
EL28	39.22	S34°11'04"E
EL29	65.03	S16°43'14"W
EL30	81.93	S07°51'23"W
EL31	19.97	N67°04'39"E
EL32	12.70	N61°14'37"E
EL33	19.17	N56°30'38"E
EL34	10.79	N47°07'57"E
EL35	13.88	N42°10'55"E
EL36	20.91	N30°13'28"E
EL37	22.69	N27°48'06"E
EL38	30.01	N25°11'03"E
EL39	25.01	N21°13'41"E
EL40	16.74	N20°20'00"E
EL41	15.54	N48°37'12"E
EL42	37.93	N62°42'02"E
EL43	7.57	N20°23'42"W
EL44	18.29	S86°55'07"W
EL45	12.70	S32°49'51"W
EL46	32.43	S03°49'32"E
EL47	19.47	N33°17'36"W
EL48	27.42	N60°59'59"W
EL49	4.70	S48°53'19"W
EL50	5.71	N31°55'25"W
EL51	4.66	N14°37'14"W
EL52	22.94	S60°59'58"E
EL53	55.51	S68°19'58"E
EL54	49.65	S04°20'59"W
EL55	54.66	S06°20'45"W
EL56	40.21	N70°40'11"W
EL57	22.47	N60°43'08"W
EL58	1.60	N61°00'04"W
EL59	12.82	N17°22'08"E
EL60	22.02	S44°58'51"W
EL61	14.88	N16°43'10"W
EL62	29.96	N55°27'18"W
EL63	20.99	N34°19'40"E
EL64	229.73	S26°30'05"W
EL65	129.11	S26°24'19"W

LEGEND

- CL1/EL1 LINE/CURVE SEGMENT
- ⊕ TEMPORARY BENCHMARK
- ⊙ POWER POLE
- IRON PIPE FOUND
- ⊙ EXISTING SANITARY SEWER MANHOLE
- OHE OVERHEAD ELECTRIC

WAKE FOREST GOLF
AND COUNTRY CLUB, INC.
c/o FELLOWS SCHEWE SCOTT AND ROBERTS
PIN: 1831.08-89-6389
DB 3331 PG 0165



Approved for Recording by the Town of Wake Forest

11-17-03
Date

Jane W. Wilcox
Town Clerk

State of North Carolina
County of Wake

I, CHIP RUSSELL, Review Officer of the Town of Wake Forest, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-13-03
Date

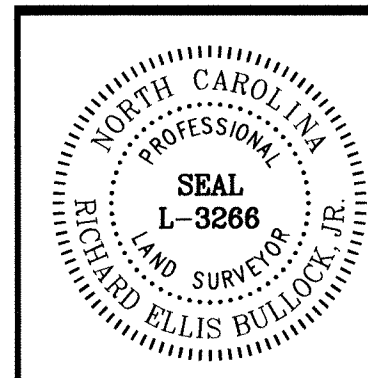
Chip Russell
Review Officer

WAKE COUNTY, NC 410
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/20/2003 AT 13:56:18

BOOK: BM2003 PAGE: 02048

SHEET 5 OF 5

BOM Book 2003 Page 2048



No.	By	Date	Remarks

PERMANENT CONSERVATION EASEMENT FOR THE STATE OF NORTH CAROLINA WAKE FOREST GOLF AND COUNTRY CLUB

Town: WAKE FOREST County: WAKE
Township: WAKEFOREST NORTH CAROLINA
Zone: R-15 Pin #: 1831.08-89-6389

Dewberry & Davis, Inc.
A Dewberry Company

5505 Creedmoor Road, Suite 150
Raleigh, NC 27612
Telephone: (919) 881-9939 Fax: (919) 881-9923
www.dewberry.com

Engineers
Planners
Surveyors

Survey Date: 06.26.03 Designed By: KWA Scale: 1" = 60'
Surveyed By: JLL Drawn By: LFL, RM DDI Project Code: WAKEFORESTCC
Field Book: WFCC Checked By: REB Plat File Name



NC DEQ Mitigation Services

Site Name: Wake Forest C.C.

County Name: Wake

IMS Number: 409

Date Updated: 11/20/2020

Project Centroid : 35.99945, -78.533583

● Project Centroid

● Access Points

■ Project

■ Surrounding Projects

□ Parcels

— Infrastructure Lines

● Infrastructure Points

Infrastructure Polygons

Subtype

■ Crossing (Infrastructure)

■ Easement (Infrastructure)

■ Other (Infrastructure)

■ Rights of Way (Infrastructure)

■ Structure (Infrastructure)

0 150 300 450 600 750 Feet

N

178

space or a park on a plat shall be considered to be offered for dedication, but not accepted until the Board of Commissioners has by expressed action done so.

- I. **Phasing:** Final plats for phased subdivisions shall be recorded in accordance with the schedule presented by the applicant during the Subdivision Construction Plan approval.
- J. **Permit Validity:** Final plats that have been granted approval must be recorded within 30 days following approval or the approval becomes invalid. No lots in a subdivision shall be sold prior to approval by the town and recording of the Final Plat for the subdivision.
- K. **Permit Extension:** None.

15.10. Special Use Permits (Sup)

Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district. Applications requiring a Special Use Permit are noted in Section 2.3 & Chapter 3.

15.10.1. Application Procedures

- A. **Process Type:** Quasi-Judicial (See also 15.5)
- B. **Pre-Application Meeting:** Every applicant for a Special Use Permit is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- C. **Required Application Information:** An application for a Special Use Permit may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application. Each application for a Special Use Permit shall contain, at a minimum, an Existing Conditions Map (15.4.1) (may be waived by Administrator as appropriate) and Master Plan (15.4.3). Other information necessary to show that the use or structure complies with the standards set forth in this ordinance shall also be provided.
- D. **Determination of Compliance:** The Administrator shall review the application to ensure that it is complete, prepare a report and recommendation on the application, and schedule the matter for an evidentiary public hearing before the Board of Commissioners.
- E. **Public Notification:** Level 1, 2, 4 & 5 required.

15.10.2. Consideration By Board of Commissioners

- A. **Public Hearing and Consideration by the Board of Commissioners:** The Board of Commissioners shall conduct an evidentiary public hearing on the matter. Upon reviewing all pertinent information, the Board of Commissioners may approve, deny, or approve with conditions the Special Use Permit.
- B. **Review Period:** The Board of Commissioners shall take action (approve, deny, or approve with conditions) within 65 days of the evidentiary public hearing on the matter. Should the Board of Commissioners fail to act on the Special Use Permit application within the prescribed period, the application shall be considered approved.
- C. **Findings of Fact:** In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted) the Board of

Commissioners must find the following in order to grant approval of a Special Use Permit:

1. The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.
2. The proposed use will not cause undue traffic congestion or create a traffic hazard.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property.
6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
7. The proposed use will not substantially injure the value of adjoining or abutting property.
8. The proposed use is consistent with the officially adopted plans and policies of the town.

D. Additional Standards for Special Uses in Floodplain Hazard Areas: Applications for Special Use Permits in the Special Flood Hazard Areas and Future Conditions Flood Hazard Areas shall be subject to the following additional standards of review:

1. The Board of Commissioners shall determine the specific flood or erosion hazard of the site and shall evaluate the suitability of the proposed use in relation to the flood hazard.
2. In passing upon such applications, the Board of Commissioners shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance and:
 - a. The danger that material may be swept onto other lands to the injury of others.
 - b. The danger to life and property due to flooding or erosion damage.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the community.
 - f. The necessity to the facility of a waterfront location, where applicable.
 - g. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
 - h. The compatibility for the proposed use with existing development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.

- k. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
 - l. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
 - E. **Additional Conditions:** The Board of Commissioners may place conditions on the use as part of the approval to assure that mitigation measures are associated with the use if written consent to the conditions is obtained by the applicant or the landowner. The conditions shall become part of the Special Use Permit approval and shall be included in the final site plan application.

15.10.3. Effect of Decisions

- A. **Appeals:** An appeal from the decision of the Board of Commissioners regarding a Special Use Permit application may be made by an aggrieved party and shall be made to the Superior Court of Wake County in the nature of certiorari. Any such petition shall be filed with the clerk of the superior court within 30 days after the decision of the Board is filed with the Town Clerk, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or chair of the Board at the time of its hearing of the case, whichever is later. The decision of the Board may be delivered to the aggrieved party either by personal service or by registered mail or certified mail return receipt requested.
- B. **Permit Validity:** Special Uses that have been granted approval must begin site development within 2 years following approval or the approval becomes invalid.
- C. **Permit Extension:** The Board of Commissioners may grant 1 extension of this time period of up to one year upon submittal by the applicant of sufficient justification for the extension. Sufficient justification may include, but is not limited to, delays in other outside agency permits, financing institution delays, or other similar reasons beyond the control of the applicant.
- D. **Substantial Changes:** Any substantial change to a Special Use Permit as noted below shall be reviewed by the Board of Commissioners and approved or denied by the Board of Commissioners as an amended Special Use Permit. The following changes to a Special Use Permit shall require approval by the Board of Commissioners:
 - 1. Modification of special performance criteria, design standards, or other requirements specified by the Special Use Permit.
 - 2. A change in land use or development type beyond that permitted by the approved Special Use Permit.
 - 3. When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
 - 4. When there is an increase in the total number of residential dwelling units originally authorized by the approved Special Use Permit.
 - 5. When the total floor area of a commercial or industrial classification is increased more than 10% beyond the total floor area last approved by Board of Commissioners. Changes of less than 10% may be approved by the Administrator.
 - 6. Any change which alters the basic development concept of the Special Use Permit.



Special Called Board of Commissioners Meeting Agenda Item Report

Agenda Item No.: 2023-90-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: March 23, 2023

SUBJECT

Consideration of QUASI-JUDICIAL CASE SU-99-02-01, Joyner Property, a Special Use Permit amendment filed by McAdams Company for 145.65± acres located at 1180 and 1200 Club Villas Drive, being Wake County Tax PINs 1841091336 and 1831895139 (portion).

Recommendation:

Item Summary:

ATTACHMENTS

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