



Wake Forest Board of Commissioners
Meeting Agenda
June 20, 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.

Cable & Online Broadcast of Board of Commissioners Meetings

All Board of Commissioners meetings are broadcast live on [WFTV 10](#) beginning at 6 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 three 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 three minutes each to express his/her comments, ideas, concerns, expressions, and desires. Only comments on a Public Hearing will be allowed during this time.

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](#). 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 three minutes to speak. Thank you for your cooperation.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

- 2.A. May 2, 2023 Work Session
May 16, 2023 Regular Meeting
May 23, 2023 Special Called Meeting
[DraftBOCWSEMinutesMay202302.pdf](#)
[DraftBOCMinutesMay202316.pdf](#)
[DraftSpecialCalledBOCMinutesMay202323.pdf](#)

3.Presentations

- 3.A. Proclamation Recognizing July as Park and Recreation Month
[Proclamation Recognizing July as Park and Recreation Month.docx](#)
- 3.B. Resolution of Appreciation for the Service of the July 4th Planning Committee
[Summary _July 4th committee recognition.docx](#)
[RESOLUTION 2023 _July 3 Volunteer Committee.docx](#)

4.Public hearings / Public Comment

- 4.A. Public Hearing on LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).
[BOC Agenda Summary RZ-22-07.pdf](#)
[RZ-22-07 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 - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)

[Ordinance RZ-22-07 Amavi.docx](#)

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

[Exhibit 2 - Consistency Statement RZ-22-07.pdf](#)

[Exhibit 3 - Proposed Conditional District Plan.pdf](#)

- 4.B. Public Hearing on LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

[BOC Agenda Summary RZ-22-09.pdf](#)

[RZ-22-09 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 - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)

[Ordinance RZ-22-09 Burlington Mills Mixed Use.docx](#)

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

[Exhibit 2 - Consistency Statement RZ-22-09.pdf](#)

[Exhibit 3 - Proposed Conditional District Plan.pdf](#)

- 4.C. Public Hearing on LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

[BOC Agenda Summary RZ-22-10.pdf](#)

[RZ-22-10 Staff Report.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Applicable CU HB District Regulations.pdf](#)

[Attachment E - TIA Executive Summary Addenda and NCDOT Report Review.pdf](#)

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

[Ordinance RZ-22-10 Burlington Mills at Capital Blvd SE.docx](#)

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

[Exhibit 2 - Consistency Statement RZ-22-10.pdf](#)

[Exhibit 3 - Burlington Mills at Capital Blvd SE Master Plan.pdf](#)

- 4.D. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 3 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

5.Consent Agenda

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

- 5.A. Approval of resolution authorizing Franklin County Tax Administrator to Levy and Collect Property Taxes for FY 2023-2024 for the Town of Wake Forest
[Franklin County Rev Collection_summary.pdf](#)
[Resolution 2023-xx authorizing franklin co tax admin to levy and collect taxes 2023-2024.docx](#)
- 5.B. Approval of resolution authorizing Wake County Tax Administrator to Levy and Collect Property Taxes for FY 2023-2024 for the Town of Wake Forest
[Wake County Rev Collection_summary.pdf](#)
[Resolution 2023-xx authorizing wake co tax admin to levy and collect taxes 2023-2024.docx](#)
- 5.C. Approval of Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance.
[Attachment_A_summary_06.2023_Accept_Streets.docx](#)
[Attachment_B_Resolution_06.2023_Accept_Streets_for_Powell_Bill.docx](#)
[Attachment_C_2023_PowellBillall_rds_labeled.pdf](#)
- 5.D. Approval of Budget Ordinance Amendment # 5 - FY 2022 - 2023 (FINAL)
[Final Budget Ordinance Amendment_summary.pdf](#)
- 5.E. Resolution recognizing Chad Champion on his Retirement from the Town of Wake

Forest

[Resolution Recognizing Chad W Champion.docx](#)

[Resolution Chad W. Champion.doc](#)

6.Legislative Items

7.Planning Items

- 7.A. Consideration of LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).
- 7.B. Consideration of LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
- 7.C. Consideration of LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

8.Administration and Financial Items

- 8.A. Consideration of approval of FY 2023-2024 Budget Ordinance
[FY 2023-2024 Budget Ordinance approval_summary.pdf](#)
[Fee Schedule_Final Submitted FY24.docx](#)
[Assignment of Classes 2023-24 - 06082023.pdf](#)
[2023-xx_budget_ordinance_2023-2024 \(3\).docx](#)

9.Public Services Items

10.Parks and Recreation Items

11.Public Safety Items

12.Other Business

12.A. Department Monthly Report

[May 2023 Monthly Report.pdf](#)

12.B. Wake County Tax Release

[JUNE2023-BOC-MTG-WF-TXREP.pdf](#)

12.C. Commissioner Reports

12.D. Closed Session: N.C.G.S 143-318.11(a)(6) Personnel

13.Adjournment



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-162-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

May 2, 2023 Work Session

May 16, 2023 Regular Meeting

May 23, 2023 Special Called Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [DraftBOCWSEMinutesMay202302.pdf](#)
- [DraftBOCMinutesMay202316.pdf](#)
- [DraftSpecialCalledBOCMinutesMay202323.pdf](#)



Wake Forest Board of Commissioners Work Session Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, May 2, 2023**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Mayor Jones called the meeting to order at 6:00 p.m.

Commissioners Present: Mayor Vivian A. Jones, Commissioner Jim Dyer, Commissioner Chad Sary, Commissioner Keith Shackleford, Commissioner Nick Sliwinski, and Commissioner Adam Wright

Commissioners Absent: None.

Staff Members Present:

Town Manager Kip Padgett
Town Attorney Hassan Kingsberry
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Clerk Theresa Savary
Chief Financial Officer Aileen Staples
Assistant Finance Director Samantha Sanchez
Senior Budget Analyst Benjamin Blevins
Planning Director Courtney Tanner
Assistant Planning Director Jennifer Currin
Electric Utility Director Chris Terrell
Parks, Recreation & Cultural Resources Director Ruben Wall
Strategic Performance Manager Lisa Hayes

Brad West Long Range Planning Manager
Planner 1 Long Range Planning Antione Jordan
Public Facilities Manager Mickey Rochelle
Senior Public Facilities Specialist Joe Pennington
Public Facilities Specialist Steven Carpenter
Public Facilities Specialist Pedro Ducos
Public Facilities Specialist Nicholas Parrish
Fire Chief Ron Early
Fire Chief Jeff Leonard
Police Captain Julius Jefferson
Police Captain Brandon High

1. Presentations

- 1.1 Continuation of Public Hearing on LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; rezoning filed by Church Street Company to rezone 68.28± acres located at 0 Harris Road, being Wake County Tax PIN 1841392412, from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Mixed Use Conditional District (NMX CD), and General Residential 10 Conditional District (GR10 CD).

Assistant Planning Director Jennifer Currin provided a presentation on Case RZ-22-06, Harris Road Subdivision. The applicant is Church Street Company, and the owner of the property is Jane Harris Pate. The property is located on the Southeast corner of US-1 and Harris Road and north of Joyner Park. The total acreage is approximately 68.28+ acres. The proposed zoning is Highway Business Conditional District (HBCD), Neighborhood Mixed Use Conditional District (NMXCD), and General Residential 10 Conditional District (GR10CD). The applicant's request is to act on plan consistency; Review a Conditional Rezoning request with the associated Subdivision Master Plan.

Ms. Currin pointed out some of the conditions for Case RZ-22-06 (*see attachment B*).

Planning Board Recommendation:

- Public comment session at December 13, 2022 meeting
- Recommended denial 6-0
- Found request inconsistent with Community Plan

Ms. Currin stated staff recommends denial of the rezoning as proposed and finds it to be inconsistent with the Comprehensive Plan and not in the public interest for the following reasons:

1. The proposed zoning is inconsistent with the Community Plan.
2. The proposed zoning does not incorporate a mix of housing types that are not already provided in the Neighborhood Planning Area.
3. With the majority of U-5307 funded, the Town needs to continue to anticipate and plan for US-1 to be converted to a limited access freeway. As part of those planning efforts, the Town needs to anticipate concerns that could arise from single family residential development being located directly adjacent to a service road and within ¼ mile to 1 mile of an interchange.

4. The Town's ability to recruit new and expanding industries and business could be reduced if the amount of land the Town has planned for nonresidential uses is diminished for residential purposes.

Commissioner Sary asked if it's common for plans not to be 100 percent compliant with the Comprehensive Plan. Ms. Currin responded yes; plans are generally not 100 percent. She said staff looks for general compliance.

Commissioner Sary said the Future Land Use Map is essentially saying they want to see higher density than what's provided. Ms. Currin replied, correct. Commissioner Sary said if this proposal had been apartments versus townhomes and single-family dwellings it would have been more in compliance with the Community Plan. Ms. Currin replied correct, as well as allowing for a larger amount of non-residential development.

Commissioner Sary said it seems the Community Plan is wanting to designate this area as apartments where the applicant has provided townhomes and single-family lots. Ms. Currin replied, yes. She said from the onset staff asked if there could be other potential residential development scenarios.

Commissioner Sliwinski asked if the bus loop would run towards Joyner Park. Ms. Currin replied, without the multi-family it may not. Commissioner Sliwinski asked if the only way to have transit toward Joyner Park is to approve more houses in the area. Ms. Currin replied, correct.

Michael Birch with Longleaf Law Partners stated the plan calls for higher density, but a lot of community concerns pushed toward a lower density. Mr. Birch said they're looking for a high-quality neighborhood with multiple housing opportunities that are walkable, in proximity to schools, goods, services, and parks, and at the same time protect environmental features.

Mr. Birch spoke about the Planning Board recommendation and emphasized that the two issues the Planning Board relied on for their recommendation were the lack of commercial and the traffic being routed through the neighborhood. Mr. Birch said they spent a number of months reworking the plan to address those two items.

Mr. Birch spoke about the Traffic Impact Analysis (TIA). They're committed to the same improvements that were recommended by the TIA. They didn't include the NCDOT

project in the analysis because the construction is not funded, yet. The analysis relies on current conditions plus the improvements being made by Devon Square.

Mr. Birch noted they doubled the buffer along Harris Rd., and the single-family neighborhoods to the north. They're also separated from the neighborhoods to the north by a buffer stream.

Mr. Birch shared that the amount of useable commercial area is approximately 8.5 acres. He said that could accommodate approximately 32,000 to 35,000 square feet of commercial. Multi-story buildings are allowed, it would also accommodate office use and residential over ground-floor retail.

Mr. Birch emphasized that the neighborhood would include two types of single-family detached products with different lot sizes as well as two types of townhome products. It would allow starter and move-up housing options within the neighborhood.

Mr. Birch said they want to offer an additional condition addressing the housing affordability concern. They want to offer 7.5 percent of the units within the GR-10 area as affordable to those earning between 80 and 110 percent of the Area Median Income (AMI). Additionally, they will offer another 2.5 percent of the units affordable to those earning between 80 and 100 percent AMI.

Mr. Birch emphasized the walkability of the neighborhood stating they're proposing 10-foot multi-use paths (MUP) along the entire frontage of the property along Harris Rd. He said they're also including a 10-foot MUP internal to the development and are providing a pedestrian connection across Harris Rd. to Joyner Park.

Commissioner Sary asked if Mr. Birch would be willing to accept or propose a condition dedicating an easement for a bus stop in the future along Harris Rd. Mr. Birch replied, absolutely.

Commissioner Sary asked if there were any thoughts on a pedestrian connection to Wall Rd. Mr. Birch replied they don't have frontage on Wall Rd.

Commissioner Dyer asked if the \$30,000 update on Harris Rd. and Wall Rd. is for a traffic signal. Mr. Birch replied yes, that's a contribution towards the installation of the signal.

Commissioner Sliwinski asked with the proposed condition what does that AMI number stand out as far as income today. Mr. Birch replied the AMI is currently at \$110,000 for a family of four.

The following citizens provided comments:

- Margaret Watkins, 407 Belmellen Ct., Wake Forest, NC 27587 recommended taking the item back to the Planning Board for review.
- Debora Perlini, 1019 Oxwich Ct., Wake Forest, NC 27587 spoke in opposition to the proposed project. She stated the town must recognize the value of open space and outdoor areas as vital to the mental and physical health of its residents.
- Tim Shail, 932 Barnford Mill Rd., Wake Forest, NC 27587 spoke in opposition to the proposed project. He spoke about the vulnerability of Joyner Park to surrounding development as well as safety concerns.
- Gary Skinner, 933 Barnford Mill Rd., Wake Forest, NC 27587 spoke in opposition to the proposed project. He suggested saving this property and using the property as an extension to Joyner Park.
- Martha Gruber, 1133 Shadow Shade Dr., Wake Forest, NC 27587 spoke in opposition to the proposed project. She stated the parcel north of Joyner Park is exceptional and the streams are in pristine condition.
- Angela DiPaolo, 929 Barnford Mill Rd., Wake Forest NC 27587 spoke in opposition to the proposed project. She stated if the town would consider conserving the parcel it would be a valuable resource for teaching.
- Mary Kircher, 1217 Chilmark Ave., Wake Forest, NC 27587 spoke in opposition to the proposed project. She would like to see more emphasis on the idea of conservation cluster development.
- Karl Warkowski, 385 Fleming Rd., Wake Forest, NC 27587 spoke in opposition to the proposed project. He stated places like Joyner Park are not indicative to parks in this region.
- Jennifer Amyx, 9908 Calvados Dr., Wake Forest, NC 27587 spoke in opposition to the proposed project. She said the connection between green spaces and mental health is something that needs to be acknowledged. She spoke about the importance of green spaces and nature.
- Patricia Amyx, 2216 River Park Dr., Wake Forest, NC 27587 spoke in opposition to the proposed project. She asked the Board to preserve this property.
- Evie Huntley, 309 Angel Star Ln., Wake Forest, NC 27587 spoke in opposition to the proposed project. She would like to protect the beauty of the town by preserving the open spaces or use for educational opportunities.
- Jim Vasilko, 758 Wallridge Dr., Wake Forest, NC 27587 spoke in opposition to the proposed project. He spoke about the traffic congestion.

- Wanda Mukherjee, 1208 Chilmark Ave., Wake Forest, NC 27587 spoke on behalf of the concerned citizens of the Preservation of Wake Forest Open Space. She recommended that the Board deny this tonight but with a caveat. She asked that the town work with the neighbors and environmental groups. She asked, let's work together and create something beautiful for the Town of Wake Forest.
- Peter Schmutz, 507 Shropshire Ct., Wake Forest, NC 27587 spoke in opposition to the proposed project. He said it's a great place to live but in the last few years he's seen clearcut developments in Wake Forest. He asked for the Board to embrace the vision.
- Madison Moore, 621 Ridgetop Way, Wake Forest, NC 27587 spoke in opposition to the proposed project. She said what makes Wake Forest special and makes it unique is to preserve.

Mayor Jones asked if anyone else would like to speak. No one came forward.

Mayor Jones declared the public hearing closed.

- 1.2. Consideration of LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; rezoning filed by Church Street Company to rezone 68.28± acres located at 0 Harris Road, being Wake County Tax PIN 1841392412, from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Business Conditional District (NB CD), and General Residential 10 Conditional District (GR10 CD).

ACTION:

Mover: Commissioner Sliwinski moved to deny Case RZ-22-06, Harris Road Subdivision with the inconsistency statement.

Seconder: Commissioner Wright

Vote: Motion carried 5-0

Commissioner Sliwinski expressed concern with the traffic that is generated from the school and people going to work. He has serious concerns about Devon Square not being fully built out, yet. He said with the addition of this proposed development it will only get worse if approved.

Mayor Jones asked if there were any further comments. No further comments were heard.

1.3. Proclamation Recognizing May 2023 as "Mental Health Month"

Mayor Jones read the proclamation into the record.

PROCLAMATION

RECOGNIZING MAY 2023 AS "MENTAL HEALTH MONTH"

WHEREAS, there is a proven connection between good mental health and overall personal health, and mental illnesses affect almost every family in America; and

WHEREAS, people with mental illnesses recover if given the necessary services and supports in their communities, and people with mental illnesses make important contributions to our families and our communities; and

WHEREAS, millions of adults and children are disabled by mental illnesses every year only one out of two people with a serious form of mental illness seeks treatment for his or her mental illness; and

WHEREAS, stigma and fear of discrimination keep many who would benefit from mental health services from seeking help, research shows that the most effective way to reduce stigma is through personal contact with someone with a mental illness; and

WHEREAS, good mental health is critical to the well-being of our families, communities, schools, and businesses, greater public awareness about mental illnesses can change negative attitudes and behaviors toward people with mental illnesses;

NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest on behalf of the Board of Commissioners do hereby proclaim the month of May 2023 as MENTAL HEALTH MONTH. As the Mayor of the Town of Wake Forest I also call upon all Town of Wake Forest citizens, government agencies, public and private institutions, businesses, and schools to recommit our community to increasing awareness and understanding of mental illnesses, reducing stigma and discrimination, and promoting appropriate and accessible services for all people with mental illnesses.

1.4. Proclamation Recognizing May 4, 2023 as "National Day of Prayer"

Mayor Jones stated that Commissioner Dyer would read the proclamation at the National Day of Prayer Event.

PROCLAMATION

NATIONAL DAY OF PRAYER

May 4, 2023

WHEREAS, civic prayers and national days of prayer have a long and venerable history in our constitutional republic, dating back to the First Continental Congress in 1775; and

WHEREAS, the Declaration of Independence, our first statement as Americans of

national purpose and identity, made the Laws of Nature and Nature's God the foundation of our United States of America and asserted that people have inalienable rights that are God-given; and WHEREAS, the Supreme Court has affirmed the right of state legislatures to open their sessions with prayer and the Supreme Court and the U. S. Congress themselves begin each day with prayer; and

WHEREAS, in 1988, legislation setting aside the first Thursday of May in each year as a National Day of Prayer was passed unanimously by both Houses of Congress and signed by President Ronald Reagan; and

WHEREAS, the National Day of Prayer is an opportunity for Americans of all faiths to join in united prayer to acknowledge our dependence on God, to give thanks for blessings received, to request healing for wounds endured, and to ask God to guide our leaders and bring wholeness to the United States and her citizens; and

WHEREAS, it is fitting and proper to give thanks to God by observing a day of prayer in the Town of Wake Forest when all may acknowledge our blessings and express gratitude for them, while recognizing the need for strengthening religious and moral values in our State and nation; and

WHEREAS, we pray for those who are affected by the Coronavirus and for our community as we recover from this and begin to move forward.

NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest on behalf of the Board of Commissioners do hereby proclaim Thursday, May 4, 2023, as "A DAY OF PRAYER IN WAKE FOREST" and urge all citizens of Wake Forest to observe the day in ways appropriate to its importance and significance.

1.5. Presentation of amendments to Chapter 32 "Utilities", Article I "In General" & Article V, "Electric Service".

Electric Utility Director Chris Terrell provided a presentation on the amendments to Chapter 32 "Utilities", Article I "In General" & Article V, "Electric Service". Mr. Terrell provided a brief presentation on the amendments to Chapter 32 explaining that the current code is outdated.

1.6. Presentation by Town Manager - Proposed FY 2023-2024 Annual Operating Budget

Town Manager Kip Padgett presented the proposed FY 2023-2024 Annual Operating Budget and spoke about the budget highlights, tax rates and user fees, personnel, and major and future impacts

The FY 2023 proposed budget will come before the Board on the following dates:

- Public Hearing – Tuesday, May 16
- Work Session - Tuesday, June 6
- Approve Budget – Tuesday, June 20

1.7. Update on Town Tree Property Improvements

Strategic Performance Manager Lisa Hayes provided information on the health and wellbeing of the tree as outlined below:

- Not native to area and not in optimal condition
- Tree is under a tremendous amount of stress due to all the impervious surface, lack of water, soil volume, emission pressure, etc.
- “For the health and longevity of the town tree, (I) have advised no changes whatsoever to that island. No mulch, no planting, absolute minimum pruning, no changes to the turf, no shovels in the critical root zone, which is the entirety of the island.”

Staff recommendations are outlined below:

- No changes to tree “island” area other than routine mowing maintenance.
- Budget request included in upcoming year for sidewalk and sidewalk ramps, decorative planters along sidewalk, 2-3 “story” signs along walkway.
- Wayfinding sign updates in process.

1.8. Amendment of Ordinance Sec. 20-2. (a) - Public consumption, possession, etc., of alcohol. (FUNGO - Flaherty Park Field #2)

Parks, Recreation & Cultural Resources Director Ruben Wall shared that the town’s partners with Fungo approached town staff about the possibility of allowing the sale and consumption of alcohol at Flaherty Park.

Julie Kruse-John co-owner of Wake Forest’s Fungo Baseball Team said she was happy to answer any questions.

Commissioner Sary asked if it would be self-contained during certain hours and if they’d be providing security. Ms. John stated they would be working with the Police Department and will have off-duty police officers in attendance. She said if there’s a

recommendation that they need to hire anyone else they would do that. She said the safety of their fans and players is high on their priority list.

ACTION:

Mover: Commissioner Adam Wright made a motion to approve the Amendment of Ordinance Sec. 20-2. (a) - Public consumption, possession, etc., of alcohol. (FUNGGO - Flaherty Park Field #2) as presented.

Seconded: Commissioner Nick Sliwinski.

Vote: Motion carried 5-0.

This item will come before the Board of Commissioners for a second reading at its May 16, 2023, meeting.

- 1.9. Presentation of LEGISLATIVE CASE CPA-23-01, 0 Heritage Lake Road, a Comprehensive Plan Amendment filed by the Town of Wake Forest to amend 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925 from unclassified to Neighborhood Commercial.

Planner I Antione Jordan provided a presentation on Case CPA-23-01, 0 Heritage Lake Road Comprehensive Plan Map Amendment. Mr. Jordan stated the applicant is the Town of Wake Forest and the owner of the property is Franklin Village, LLC.

Mr. Jordan provided the following outline for Case CPA-23-01:

1. The town recently adopted the Community Plan in 2022, including the Land Use Plan found therein. During the development of the Land Use Plan, a parcel was unintentionally left without a future land use designation. The proposed amendment updates the Community Plan's Land Use Plan Map by assigning this parcel a future land use designation.
2. The subject parcel is situated along a busy thoroughfare and seamlessly connected to the adjacent Gateway Commons commercial district. To better ensure compatibility with surrounding land uses, the proposed future land use designation is Neighborhood Commercial.

Mr. Jordan stated the requested action is to amend 2.64± acres located at 0 Heritage Lake Road from unclassified to Neighborhood Commercial within the Community Plan's Land Use Plan Map.

Mr. Jordan stated the Planning Board recommended approval by a vote of 6-0 on April 11, 2023 at their Planning Board meeting.

Mr. Jordan stated staff recommends approval of the proposed Comprehensive Plan Amendment to the Community Plan's Land Use Plan for the following reasons:

1. The amendment aligns with the 2022 Community Plan's description of Neighborhood Commercial in providing compact, pedestrian-oriented, mixed-use environments along major roadways with building scales compatible with adjacent residential areas.
2. The amendment will provide a transition in development intensity between the nearby residential neighborhood and shopping center, consistent with the 2022 Community Plan's description of Neighborhood Commercial.
3. The amendment is consistent with the 2022 Wake Forest Strategic Plan's Goal 5: Advancing Community & Economic Prosperity. Specifically, Priority 2, Encourage and protect small and entrepreneurial businesses.

Commissioner Sary assumed the property owner was contacted and agreed with this. Mr. Jordan replied, yes.

The public hearing and consideration for this item will be held at the May 16, 2023 Board of Commissioners meeting

2. Discussion of Monthly Financial Report

2.1. Monthly Financial Report

Received.

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1. Review of Draft Agenda for Upcoming Regular Meeting

The draft agenda was reviewed.

4. Other Business

No Other Business was presented.

5. Commissioner Reports

Commissioner Sary had no report.

Commissioner Shackleford had no report.

Commissioner Sliwinski shared that “Happy Dan the Magic Man” will be at the Renaissance Centre on Friday, May 5, 2023, at 6:30 p.m., Wake Forest Area Chamber will be hosting Meet in the Streets on Saturday, May 6, 2023, from 10:00 a.m. until 4:00 p.m., the pickleball tournament is coming up on May 12-14, 2023. He gave a shout-out to Urban Forester Luke Devores who drove to Pennsylvania to pick up tree seedlings for the Forest Fest Event when it became apparent, the seedlings wouldn’t arrive in time, he thanked Mayor Jones for recognizing Mental Health Awareness Month.

Commissioner Wright said he and Commissioner Sliwinski hosted a webinar last year on Mental Health Awareness and would like to see if they can have that replayed a couple of times this month to be able to help people, he said the STEM Event went well last weekend with approximately 800 people attending throughout the day, he attended the Inspections Department Building Safety Event at Town & Country at Gateway Commons, attended Wake County Teacher of the Year Event.

Commissioner Dyer reported there is a crisis in mental health issues among the veterans, he attended the Memorial Flag Raising.

Mayor Jones attended the STEM Event, attended the Inspections Department Building Safety Event, Saturday was Independent Book Store Day, she attended the Trentini Banquet, attended the Sound of Music performance at Wake Forest High School, she attended the student art show at the Renaissance Centre, she attended the NC League of Municipalities City Vision Conference, she went to the Alston-Massenburg Center where NC State students provided a presentation on their research in the Northeast Community.

Town Manager Kip Padgett had no report.

6. Adjournment

The Board of Commissioners adjourned the meeting at 8:26 p.m.

Duly approved in open session this 20th day of June 2023.

(ATTEST)

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

DRAFT



Wake Forest Board of Commissioners Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, May 16, 2023**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Mayor Jones called the meeting to order at 6:00 p.m.

Mayor Jones led everyone in the Pledge of Allegiance.

Council Members Present: Mayor Vivian A. Jones, Commissioner Jim Dyer, Commissioner Chad Sary, Commissioner Keith Shackleford, Commissioner Adam Wright, and Commissioner Nick Sliwinski.

Commissioner Members Absent: None.

Staff Members Present:

Town Manager Kip Padgett
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Attorney Hassan Kingsberry
Town Clerk Theresa Savary
Assistant Planning Director Jennifer Currin
Brad West Long Range Planning Manager
Parks, Recreation & Cultural Resources Director Ruben Wall

Planner 1 Antione Jordan
Chief Financial Officer Aileen Staples
Benjamin Blevins Senior Budget Analyst
Engineering Director Joe Guckavan
Police Chief Jeff Leonard
Police Captain Brandon High
Police Captain Matthew May

1. Approval of Agenda

1.A. Approval of Agenda

ACTION:

Mover: Commissioner Dyer moved to approve the agenda as presented.

Second: Commissioner Sary.

Vote: Motion carried 5-0.

2. Approval of Minutes

2.A. Approval of Minutes:

- April 18, 2023 Work Session

ACTION:

Mover: Commissioner Wright moved to approve the minutes as presented.

Second: Commissioner Dyer.

Vote: Motion carried 5-0.

3. Presentations

3.A. Proclamation Recognizing June 12, 2023 as "Women's Veterans Day"

Mayor Jones read the proclamation into the record:

PROCLAMATION FOR WOMEN'S VETERANS DAY

WHEREAS, on June 12, 1948, President Harry S. Truman signed the Women's Armed Services Integration Act enabling women to serve as permanent, regular members of the United States military services; and,

WHEREAS, North Carolina women have served in the American military since before we became a nation, yet they were not officially recognized as military members until 1948; and,

WHEREAS, women were not considered veterans and had no eligibility for benefits until women who served in World War II were given veteran status; and,

WHEREAS, fifty years ago the Navy admitted the first women pilots; forty-one years ago, Alene B. Duerk became the Navy's first female admiral and the first flag-ranked woman officer in the military; fifteen years ago, the Army named Ann E. Durwood the first 4-star female general; and six years ago Camp Lejeune graduated the first three women Marines to be enrolled in the School of Infantry; and

WHEREAS, over 25,000 women served overseas during World War I; over 7,000 North Carolina women served during World War II; and over 265,000 American women served during the Vietnam War including eight who are listed on the Vietnam War Memorial Wall; and **NOW, THEREFORE, I**, Vivian A. Jones, Mayor of the Town of Wake Forest, North Carolina, on behalf of the Board of Commissioners, do hereby proclaim June 12 as Women's Veterans Day in Wake Forest and encourage all residents to remember this day as a salute to all women who have served or are serving in the United States military and thank them for their service.

3.B. Proclamation Recognizing May 2023 as "National Foster Care Month"

Mayor Jones read the proclamation into the record:

PROCLAMATION

RECOGNIZING MAY 2023 AS "NATIONAL FOSTER CARE MONTH"

WHEREAS, the youth of Wake County are one of our most precious resources and hope for the future, and all children in our community deserve a safe, loving and nurturing place to call home; and

WHEREAS, there are more than 11,000 youth in the foster care system in North Carolina and 493 youth in Wake County's care; and

WHEREAS, the primary goal of foster care is to provide a safe and stable homes through the compassion and nurturing of a foster family or kinship family; and

WHEREAS, foster families and kinship families open their hearts and homes to youth who have experienced a crisis in their homelife. These families play a vital role in helping children and families heal and reunify, while helping children launch into successful adulthood; and

WHEREAS, dedicated foster and kinship families sometimes adopt foster children in their care, resulting in a greater need for more foster parents and families; and

WHEREAS, through the support and partnerships of numerous individuals, communities and organizations, there is a collaborative effort to raise public awareness around the needs of youth in foster care currently and those exiting foster care, and of the enduring and valuable contributions made by foster and kinship families; and

WHEREAS, National Foster Care Month is a time to recognize the foster parents, child welfare professionals and advocates working to ensure our children's safety, well-being and permanence, and to spread awareness on behalf of the hundreds of youth in foster care in Wake County; and

WHEREAS, the Town of Wake Forest encourages individuals and families to volunteer their time, energy and talents to recognize the children currently in foster care, as well as their biological families, kinship caregivers and foster parents during this month and throughout the year;

NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest, on behalf of the Board of Commissioners, do hereby proclaim May 2023 as "Foster Care Month" in Wake Forest and commend its observance to all our residents.

3.C. Proclamation Recognizing June 2, 2023 as "Gun Violence Awareness Day"

Mayor Jones stated the proclamation would be sent to the requestor:

**2023 PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE NATIONAL GUN VIOLENCE
AWARENESS DAY**

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the Town of Wake Forest to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence.

WHEREAS, *every day, more than 100 Americans are killed by gun violence, alongside more than 230 who are shot and wounded, and on average there are more than 13,000 gun homicides every year; and*

WHEREAS, *Americans are 25 times more likely to die by gun homicide than people in other high-income countries; and*

WHEREAS, *North Carolina has an average of 1,388 gun deaths every year, with a rate of 13.3 deaths per 100,000 people. North Carolina has the 23rd highest rate of gun deaths in the US; and*

WHEREAS, *gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and*

WHEREAS, *cities across the nation, including in Wake Forest, NC, are working to end the senseless violence with evidence-based solutions; and*

WHEREAS, *protecting public safety in the communities they serve is mayors' highest responsibility; and*

WHEREAS, *support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and*

WHEREAS, *mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and*

WHEREAS, *gun violence prevention is more important than ever as the COVID-19 pandemic continues to exacerbate gun violence after more than a year of increased gun sales, increased calls to suicide and domestic violence hotlines, and an increase in city gun violence;*

WHEREAS, *in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2, 2023 to recognize the 24th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to –*

(1) Hadiya Pendleton and other victims of gun violence; and

(2) the loved ones of those victims; and

WHEREAS, *the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce*

themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, *anyone can join this campaign by pledging to wear orange on June 2, the first Friday in June in 2023, to help raise awareness about gun violence; and*

WHEREAS, *by wearing orange on June 2, 2023 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and*

WHEREAS, *we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.*

NOW, THEREFORE BE IT RESOLVED, *that Vivian Jones of the Town of Wake Forest, NC, on behalf of the Board of Commissioners, declares the first Friday in June, June 2, 2023, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.*

4. Public hearings / Public Comment

4.A. Public Hearing to receive public comment on the proposed FY 2023-2024 Budget

The following citizens provided public comment:

- Dorothy Pearce, 309 Berwick Ct., Wake Forest, NC remarked she would like for the town to continue to prioritize affordable housing.
- Ann Garrett, 1132 Chilmark Ave., Wake Forest, NC spoke about the increased traffic on Jenkins Rd.
- Grif Bond, 1012 Coram Fields Rd., Wake Forest, NC said he didn't see any electric vehicles under consideration in the town budget. He said electric vehicles are part of our future. He has concerns about the separate fees for solid waste, recycling, and leaves and stump pick-up. He asked that the town pay a living wage for those lower job-grade positions.

Mayor Jones asked if anyone else would like to speak. No one else came forward to speak. Mayor Jones closed the public hearing.

4.B. Public Hearing on LEGISLATIVE CASE CPA-23-01, 0 Heritage Lake Road, a Comprehensive Plan Amendment filed by the Town of Wake Forest to amend 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925 from unclassified to Neighborhood Commercial.

Mayor Jones asked if anyone would like to speak. No one came forward to speak. Mayor Jones closed the public hearing.

4.C. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

Mayor Jones asked if anyone would like to speak. No one came forward to speak.

5. Consent Agenda

- 5.A. Approval of Budget Amendment # 4 for FY 2022 – 2023
(Filed in the Clerk's Office as Ordinance 2023-17)
- 5.B. Approval of resolution authorizing installment purchase agreement (FY 23 Equipment and Vehicles)
(Filed in the Clerk's Office as Resolution 2023-26)
- 5.C. Approval of a Resolution to Ratify the Amended Charter of Central Pines Regional Council (f.k.a. TJCOG)
(Filed in the Clerk's Office as Resolution 2023-27)
- 5.D. Approval of the Amendment of Ordinance Sec. 20-2. (a) - Public consumption, possession, etc., of alcohol
(Filed in the Clerk's Office as Ordinance 2023-15)
- 5.E. Approval of resolution authorizing audit services contract with Cherry Bekaert LLP for fiscal year ending June 30, 2023
(Filed in the Clerk's Office as Resolution 2023-28)
- 5.F. Approval of amendments to Chapter 32 "Utilities", Article I "In General" & Article V, "Electric Service".
(Filed in the Clerk's Office as Ordinance 2023-14)

ACTION:

Mover: Commissioner Wright moved to approve the consent agenda as presented.

Second: Commissioner Dyer.

Vote: Motion carried 5-0.

6. Legislative Items

No Legislative Items presented.

7. Planning Items

7.A. Consideration of a Resolution to approve the S. Main Street Access Management Study scope of work and fee and allow the Town Manager to enter into a contract with Stantec

Long Range Planning Manager Brad West stated they are proposing the resolution to approve the S. Main Street Access Management Study to specifically look at ways to improve the traffic flow and safety for drivers, cyclists, and pedestrians. To help implement that staff put forward a Request for Qualifications (RFQ) to ask for assistance from a consulting firm to help carry out a study.

Commissioner Sary stated it's long overdue and thanked staff for taking the initiative. He said this was something very important to him. He asked if staff sees this leading into an overlay district or a new zoning district that would affect the design going forward. Mr. West said to keep the scope manageable in terms of timeline they've constrained it to only transportation infrastructure improvements.

ACTION:

Mover: Commissioner Sary moved to approve as presented.

Second: Commissioner Dyer.

Vote: Motion carried 5-0.

7.B. Consideration of a Resolution to approve the Downtown Plan, Parking Study, and MSD Evaluation scope of work and fee and allow the Town Manager to enter into a contract

Assistant Planning Director Jennifer Currin stated staff are proposing a resolution to approve the Downtown Plan, Parking Study, and MSD Evaluation scope of work and fee and allow the Town Manager to enter into a contract with Houseal Lavigne as the prime consultant.

Commissioner Sary asked how many responses the town received for the RFQ. Ms. Currin stated they received five responses.

Commissioner Sary asked as far as the project manager will it be the same group that's been working with the town's Unified Development Ordinance (UDO) and Comprehensive Plan. Ms. Currin replied, yes.

Commissioner Sary asked about the role of each team member. Ms. Currin stated Toole Design will perform the parking study and evaluate the current demand as well as what the future demand may be. LS3P is to evaluate the current building framework and Noell Consulting Group will perform the market analysis study.

Commissioner Wright said it's a great cost-savings measure.

ACTION:

Mover: Commissioner Dyer moved to approve as presented.

Second: Commissioner Wright.

Vote: Motion carried 5-0.

7.C. Consideration of LEGISLATIVE CASE CPA-23-01, 0 Heritage Lake Road, a Comprehensive Plan Amendment filed by the Town of Wake Forest to amend 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925 from unclassified to Neighborhood Commercial

ACTION:

Mover: Commissioner Sary moved to approve as presented.

Second: Commissioner Wright.

Vote: Motion carried 5-0.

8. Administration and Financial Items

No Administration and Financial Items presented.

9. Public Services Items

No Public Service Items presented.

10. Parks and Recreation Items

No Parks and Recreation Items presented.

11. Public Safety Items

No Public Safety Items presented.

12. Other Business

12.A. Department Monthly Report

Received.

12.B. Wake County Tax Release

Received.

12.C. Commissioner Reports

Commissioner Dyer had no update.

Commissioner Wright emceed FNOW on Friday, May 12, 2023, The Technology Advisory Board will meet on Monday, May 22, 2023.

Commissioner Sliwinski shared that National Trails Day (NTD) is scheduled for Saturday, June 3, 2023 in conjunction with NTD 5K/3K. Online registration for NTD 5K/3K is available on the town's website.

Commissioner Shackelford attended the Wake Forest Downtown, Inc. Meeting, He reminded folks that May is fitness month.

Commissioner Sary said he'll be attending the Public Arts Commission meeting next week, he'll attend the TJCOG Board of Delegates meeting on Wednesday, May 24, 2023, he shared there would be a UDO Update Open House on Thursday, May 25, 2023 at the Renaissance Centre from 11:00 a.m. to 1:00 p.m. and 6:30 to 8:30 p.m. for anyone interested in attending.

Mayor Jones congratulated Wake Forest Downtown on being designated as a 2023 Accredited Main Street America. The Mutschler House was named to the National Register of Historic Places in April 2023. Meet in the Streets was a big success. Ed Morris retired as Director of the Wake Forest Historical Museum and the Wake Forest Birthplace. She attended a Nursing Home Celebration at Hillside Nursing Home. She shared that a committee from CAMPO will meet to discuss changing their approach to the passenger rail project. She met with the Imaging Wake Group to talk about growth in the triangle.

Town Manager Padgett reminded the Board there will be a Special Called Board of Commissioners Meeting to discuss the UDO Updates on Tuesday, May 23, 2023 at 6:00 p.m.

12.D. Closed Session - Closed Session to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract. N.C.G.S. § 143.318.11(a)(5)

12.E. Closed Session: To prevent the disclosure of information that is privileged or confidential or is not of public record, N.C.G.S. § 143-318.11(a)(1)

ACTION:

Mover: Commissioner Adam Wright made a motion to go into closed session at 6:42 p.m. for the following items:

12.D. Closed Session - *Closed Session to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in*

negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract. N.C.G.S. § 143.318.11(a)(5)

12.E. Closed Session: *To prevent the disclosure of information that is privileged or confidential or is not of public record, N.C.G.S. § 143-318.11(a)(1)*

Seconded: Commissioner Jim Dyer.

Vote: Motion approved 5-0.

The Board of Commissioners reconvened from closed session at 6:56 p.m.

13. Adjournment

ACTION:

Mover: Commissioner Wright moved to adjourn the meeting at 6:57 p.m.

Seconded: Commissioner Shackleford.

Vote: Motion carried 5-0.

Duly approved in open session this 20th day of June 2023.

(ATTEST)

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk



Wake Forest Special Called Board of Commissioners Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, May 23, 2023**, at 6:00 p.m. in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Mayor Jones called the meeting to order at 6:00 p.m.

Council Members Present: Mayor Vivian A. Jones, Commissioner Jim Dyer, Commissioner Chad Sary, Commissioner Keith Shackleford, Commissioner Adam Wright, and Commissioner Nick Sliwinski.

Commissioner Members Absent: None.

Staff Members Present:

Town Manager Kip Padgett
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Attorney Hassan Kingsberry
Town Clerk Theresa Savary
Planning Director Courtney Tanner
Assistant Planning Director Jennifer Currin
Senior Planner Kari Grace

Public Facilities Specialist Steven Carpenter
Police Chief Jeff Leonard
Police Captain Brandon High
Police Captain Julius Jefferson

1. Approval of Agenda

1.A. Approval of Agenda

No Approval of Agenda presented.

2. Approval of Minutes

No Approval of Minutes presented.

3. Presentations

No Presentations presented.

4. Public hearings / Public Comment

No Public Hearing / Public Comment presented.

5. Consent Agenda

No Consent Agenda presented.

6. Legislative Items

No Legislative Items presented.

7. Planning Items

7.A. Unified Development Ordinance Comprehensive Update Work Session #3 with Consultants

Senior Planner Kari Grace introduced consultant Jackie Berg with Houseal Lavigne.

Ms. Berg provided a presentation on the UDO Updates and the current stage of the project focused on zoning districts and allowable uses.

Mayor Jones questioned development in the Industrial (IND) district featuring large-scale, typically single-story buildings. Ms. Berg replied it's a development pattern that is common in this style of development.

Commissioner Sary asked what the process is if someone wanted to put a manufactured home in the Northeast Community area. Ms. Grace said, currently most of the Northeast neighborhood is zoned as Urban Residential District. She's not sure and would have to check but she doesn't believe that the zoning currently allows

manufactured homes. Commissioner Sary asked if it's accurate that manufactured homes can be regulated but single-family homes cannot. Ms. Grace replied, correct.

Commissioner Sliwinski asked, if developers wanting to build townhomes in the General Residential District, would they have to come before the Board for a conditional rezoning. Ms. Berg replied, yes. He asked if there was anything in the supplemental standards that would push towards a more diverse housing type as opposed to potential quadplexes going in over an entire development. Ms. Berg replied they could include some restrictions in the supplemental standards. She said there are plenty of ways of ensuring you don't get a massive development in the community.

Mayor Jones was curious as to why Ms. Berg thinks the townhomes should be conditional. Ms. Berg stated it's a supporting use in the land use category in the Community Plan. Ms. Grace stated it was one of the primaries that they were calling uses and can be evaluated along with some of the other primary uses that are proposed as the permitted use.

Commissioner Sliwinski asked if the blank spaces are non-allowed uses in the table. Ms. Berg replied that a blank space in the table denotes it's a prohibited use.

Mayor Jones asked if professional services, multi-use, and transit-oriented development would be conditional uses. Ms. Berg replied those would be the residential districts where professional services could be appropriate in some instances. Ms. Berg said it might be something the town may want to regulate more. Commissioner Sary said he doesn't think conditional use should be in the Downtown Core. Ms. Berg stated they do have professional services, above ground floor only, as permitted.

Commissioner Sary asked if a food truck would be prohibited from participating in a neighborhood event. Ms. Berg replied it's listed in the temporary use table for when a special event or a block party takes place.

Mayor Jones asked for clarification on outdoor displays. Ms. Berg said as an example Home Depot takes part of their outdoor space to sell flowers and/or merchandise in the summer, or a sidewalk sale type of use on a temporary basis would be considered an outdoor display. Mayor Jones asked about the accessory use listed with outdoor display

use. Ms. Berg said it distinguishes whether it's a permanent outdoor display area or seasonal.

Commissioner Sary asked how it would be handled if an establishment that calls itself an antique store continually display antiques in their front yard. Ms. Berg replied there would be supplemental use standards and would be a matter of enforcement once the UDO is adopted.

Mayor Jones asked if a mix of housing types would be grouped together in a development or would they be grouped by housing type. Ms. Berg said in a new development there could be a mix of development all mixed in the same neighborhood. Ms. Berg said there's also a consideration for infill development in existing neighborhoods.

Mayor Jones asked if conservation development is a separate district. Ms. Berg replied they're proposing it be a type of subdivision.

Mayor Jones asked if it's necessary that Mixed-Use Residential and Neighborhood Commercial both require a 20-foot setback. Ms. Berg stated the 20-foot setback in the Mixed-Use Residential district is a maximum.

Mayor Jones asked if a 50-foot lot width is common in the Northeast Community. Ms. Berg replied, yes. Commissioner Sary asked what if there's an existing lot that's less than 50-foot in width. Ms. Berg stated it would be considered legal but non-conforming.

Commissioner Sliwinski asked if duplexes and single-family homes are separated from triplex and quadplex because of the lot sizes required for triplex and quadplex homes. Ms. Berg replied, yes.

Mayor Jones inquired about the cottage home court lot area with a minimum of 20,000 square feet for three cottages. Ms. Berg said the 20,000 square feet for the cottage home court would be for the parcel that includes all the various cottage home courts, including all the homes, and open space in the middle. Commissioner Sary said it might be helpful to have an illustration of that. Ms. Berg stated they will be developing plenty of diagrams to help supplement all of this.

Mayor Jones requested that criteria for a Planned Unit Development (PUD) be included in the UDO.

8. Administration and Financial Items

No Administration and Financial Items presented.

9. Public Services Items

No Public Service Items presented.

10. Parks and Recreation Items

No Parks and Recreation Items presented.

11. Public Safety Items

No Public Safety Items presented.

12. Other Business

No Other Business was presented.

13. Adjournment

With no further business to discuss, the meeting was adjourned at 6:52 p.m.

Duly approved in open session this 20th day of June 2023.

(ATTEST)

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-157-

Submitted by: Ruben Wall

Submitting Department: Parks & Recreation

Meeting Date: June 20, 2023

SUBJECT

Proclamation Recognizing July as Park and Recreation Month

Recommendation:

Approve as presented

Item Summary:

ATTACHMENTS

- [Proclamation Recognizing July as Park and Recreation Month.docx](#)



TOWN *of* WAKE FOREST

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

www.wakeforestnc.gov

PROCLAMATION RECOGNIZING JULY AS PARK AND RECREATION MONTH

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS the Town of Wake Forest recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest and the Board of Commissioners on behalf of the Wake Forest Parks, Recreation and Cultural Resources Department, hereby proclaim July 2023 as PARK AND RECREATION MONTH in the Town of Wake Forest.

This the 20th day of June 2023.

Attest:

Town Clerk



Mayor



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-158-

Submitted by: Lisa Hayes

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

Resolution of Appreciation for the Service of the July 4th Planning Committee

Recommendation:

Presentation of Resolution

Item Summary:

ATTACHMENTS

- [Summary_July 4th committee recognition.docx](#)
- [RESOLUTION 2023_July 3 Volunteer Committee.docx](#)

Agenda Item: Consideration of a Resolution of Appreciation for the Service of the July 4th Planning Committee

Summary: A resolution recognizing the Service of the July 4th Planning Committee in providing decades of quality entertainment at the Wake Forest July 3 and 4 Independence Day Celebrations.

Attachment: Resolution

RESOLUTION 2023-XX
RESOLUTION OF APPRECIATION FOR THE
SERVICE OF THE
JULY 4TH PLANNING COMMITTEE

WHEREAS, this year Wake Forest's two-day Independence Day Celebration is commemorating its 50th anniversary as an iconic, beloved tradition in the Wake Forest Community; and

WHEREAS, many community volunteers served on the original and subsequent planning committees for the July 3 Fireworks Spectacular and the July 4 Children's Parade and Art & Games in the Park; and

WHEREAS, these committed volunteers exerted substantial effort to produce the Fireworks Spectacular, Children's Parade, and Art & Games in the Park through planning and coordination, recruitment of sponsors, managing the concession stand, and performing cleanup and numerous other duties; and

WHEREAS, these volunteers served unselfishly in their capacity, sacrificing their own family celebrations and vacations, to provide decades of quality entertainment at the Wake Forest July 3 and 4 Independence Day Celebration; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that the July 4 Planning Committee is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable service rendered for over 40 years to the Town of Wake Forest.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution be presented to the July 4th Planning Committee.

This the 20th day of June 2023.

Vivian Jones, Mayor

ATTEST:

Theresa Savary, Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-132-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 20, 2023

SUBJECT

Public Hearing on LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-22-07.pdf](#)
- [RZ-22-07 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 - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)
- [Ordinance RZ-22-07 Amavi.docx](#)
- [Exhibit 1 - Legal Description.pdf](#)
- [Exhibit 2 - Consistency Statement RZ-22-07.pdf](#)
- [Exhibit 3 - Proposed Conditional District Plan.pdf](#)

Agenda Item: Public Hearing on LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).

Summary: A public comment session was held at the May 9, 2023 Planning Board meeting. The Planning Board voted 6-0 to find the request consistent with the Community Plan, but not in the best public interest and recommended disapproval of the zoning map amendment (rezoning) request.

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

- Clarifying a previously proposed condition to state the type of buffer that would be installed adjacent to the Wake Forest Presbyterian Church based on the Church's request.
- Adding a condition that metal poles would be used for the stop lights at the US-1 U-turns.
- Adding a condition that provides an easement for public transit adjacent to Wake Union Church Road.

Following the Board of Commissioners Work Session meeting, the applicant submitted revised conditions which include:

- Removing Vehicle Services – Minor Maintenance/Repair as an allowed use in the NB district.
- Removing Alcoholic Beverage Sales Store as an allowed use for the NB parcel.

Attachment B has been updated to reflect these changed conditions.

Attachments: See Staff Report



Staff Report

Case RZ-22-07: Amavi Conditional District

Meeting Date	June 20, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard: 1. Act on Plan Consistency Statement 2. Rezone 44.42 acres on the Town of Wake Forest Zoning Map from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended disapproval by a vote of 6-0 of the zoning map amendment request. See Attachment F for the Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meetings	Public Comment Session	Public Hearing
August 31, 2022 February 1, 2023 (See Attachment A)	May 9, 2023	June 20, 2023

CASE INFORMATION

Applicant	McAdams Company C/O Laura Holloman 2905 Meridian Parkway Durham, NC 27713
Developer	Mill Creek Residential C/O Lucas Shires 1001 Morehead Square Drive, Suite 300 Charlotte, NC 28203

Property Owners	E Hunt III LLC C/O William Andrews 1121 Jenkins Road Wake Forest, NC 27587 William and Emily Andrews 1121 Jenkins Road Wake Forest, NC 27587 Elizabeth Holding 12621 Capital Boulevard Wake Forest, NC 27587 SW Capital LLC 12631 Capital Boulevard Wake Forest, NC 27587
Location	Southwest corner of Jenkins Road and US-1
Addresses	0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard
Wake County Tax PIN(s)	1831764251, 1831852918, 1831853681, and 1831855861
Acreage	44.42± acres
Zoning	Existing: General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) Proposed: General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O)
Land Use	Existing: Dwelling – Single Family Proposed: Dwelling – Multifamily (217 units maximum) Mixed-Use (future development)
Future Land Use Map	Existing: Conventional Residential and Neighborhood Commercial; Activity Center; Residential Area Plan #3 Proposed: Conventional Residential and Neighborhood Commercial
Corporate Limits	This application is in the Town’s Corporate Limits and extra-territorial jurisdiction.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages [37](#) and [40](#) in the Community Plan for a description of the Conventional

Residential and Neighborhood Commercial land use designations. See pages [48](#) and [51](#) in the Community Plan for a description of the Activity Center and Residential Areas Plan.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single Family (Riverstone and others not in subdivisions); Bank (State Employees Credit Union); Open Space (Riverstone); ROW (Jenkins Road)	Conditional Use General Residential 3 (CU GR3); General Residential 3 (GR3); Conditional Use Neighborhood Business (CU NB)
South	Dwelling – Single Family (St. Ives) Open Space (St. Ives); Religious Institution (Wake Forest Presbyterian Church); Vacant	General Residential 3 (GR3); Residential Mixed-Use Conditional District (RMX CD)
East	Religious Institution (Wake Forest Presbyterian Church); ROW (US-1); General Commercial greater than 100,000sf (Wake Forest Crossing)	General Residential 3 (GR3); Highway Business (HB)
West	Dwelling – Single Family	Wake County’s Residential 40W (R-40W)
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 (GR-10)	Required: 10% or 3.56 acres Proposed: 18.6% or 6.60 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space (GR10)	Required: 2.5% or 0.89 acres Proposed: 4.57% or 1.63 acres Summary: The proposed active recreation uses are outlined in Attachment B, Condition #25. The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.

Active Recreation (GR10)	Required: 25% of park space or 0.41 acres Proposed: 26.1% of park space or 0.43 acres Summary: The proposed active recreation uses are outlined in Attachment B, Conditions #26 and 27. The proposed Master Plan complies with the minimum active recreation 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 Jenkins Road. It is also served by an 8" sewer line located on the south end of the property that will be extended through the project. The developer is also committing to the responsibility of abandoning an existing 2" sewer line serving Wake Forest Presbyterian Church and providing a new connection to the extended 8" sewer main (See Attachment B, Condition #33). 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-multifamily is 1.8 spaces per unit or 391 parking spaces. The bike parking requirement for Dwelling – Multifamily is 2 per 40 auto spaces or 24 bike spaces; 1 per 30 units for recreation space or 8 spaces; and 4 spaces per ¼ acre of park space or 27 spaces for a total of 29 spaces. Proposed: The applicant is proposing to provide 461 parking spaces through off-street, parallel, and perpendicular parking spaces. The applicant is proposing to provide at least 60 bike parking spaces. 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 (CTP) identifies Jenkins Road as a minor thoroughfare with a 2A road cross-section (ultimate 2 lane undivided) and the Wake Union Church Road extension as a collector with a US-1 Service Road cross-section (ultimate 3 lane undivided) through the site in accordance with the NCDOT U-5307 project for US-1. Based on the number of units proposed, the UDO required a Transportation Impact Analysis (TIA).

Proposed: The proposed Master Plan (Exhibit 1, Sheet C0.00) complies with the two-lane undivided 2A cross-section for Jenkins Road and the US-1 Service Road cross-section for Wake Union Church Road.

A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are:

Jenkins Road/Stadium Drive and US-1

- Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns only.
- Provide a new exclusive eastbound right-turn lane with approximately 500 feet of storage and appropriate taper length. The right turn taper is anticipated to begin immediately east of Site Drive 1.
- Stripe the eastbound approach of Jenkins Road to provide dual right turn lanes.
- Restripe the westbound approach of Stadium Drive to provide dual right turn lanes.
- Extend the existing northbound left-turn lane on US Highway 1 to provide a minimum of 450 feet of storage plus appropriate deceleration and taper length.
- Modify the existing traffic signal to accommodate the new configuration and coordinate the signal with the new U-turn intersections.

Northern U-Turn/US-1

- Construct a new northbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Southern U-Turn/US-1

- Construct a new southbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper. Depending on the exact location of the new U-turn, it may be ideal to start the taper for the southbound U-turn lane at/near the intersection with Jenkins Road.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Jenkins Road/Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane.

	• Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 250 feet of storage and appropriate deceleration and taper length if necessary. The existing left turn lane on Jenkins Road can be utilized for this improvement since US 1/Jenkins Road will be converted to a superstreet/reduced conflict intersection (RCI). The left turn lane can be marked as a Two-Way Left Turn Lane (TWLTL) since there are other driveways along Jenkins Road (SECU). • Provide stop-control for the northbound approach. <u>Jenkins Road and Chillmark Avenue/Site Drive 3</u> • Construct Site Drive 1 with one ingress and one egress lane. • Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 50 feet of storage and appropriate deceleration and taper length. • Provide stop-control for the northbound approach. <u>Wake Union Church Road/Agora Drive and US-1</u> • Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns onto US Highway 1. • Construct new exclusive U-turn lanes and median openings on US Highway 1 north of the intersection and south of the intersection. The developer has offered rezoning condition #32 that requires the TIA improvements and providing metal poles at the U-turns on US-1. Condition #37 has been added to provide a transit easement along Wake Union Church Road. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.
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PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10/NEIGHBORHOOD BUSINESS ZONING DISTRICT STANDARDS

Article 2.2.5.B.2 Lot Width at Front Setback (min) Required: 50' minimum lot width at Front Setback Proposed: The minimum lot width of 50' shall not be applicable to this development.	Article 2.4.3.C&D Dimensional Standards Requirements Required: 50' average buffer adjacent to US-1; 100' building setback adjacent to US-1; 50' parking setback adjacent to US-1; 30' average street yard buffer along Wake Union Church Road Proposed: 25' average buffer adjacent to US-1; 50' building setback adjacent to US-1; 25' parking setback adjacent to US-1; 20' street yard buffer along Wake Union Church Road
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Article 4.3.3 Dimensional Standards Requirements	
Required:	A building, structure or lot shall not be developed, used or occupied unless it meets the minimum setback requirements for the land development or overlay district in which it is located.
Proposed:	The buildings erected within this development shall not be subject to the traditional yard requirements and shall only be subject to a building separation requirement of 6 feet.
Article 5.5.6&7 Apartment Building Design Standards (Materials and Additional Multifamily Design Standards)	
Required:	Building Wall (5.5.6.A), Roof Materials (5.5.6.B), Materials Colors (5.5.6.C), Submittals (5.5.6.D), Building Entrances (5.5.7.A), Balconies and Patios (5.5.7.B), Upper Story Pedestrian Access (5.5.7.C), Multiple Buildings (5.5.7.D), Mass and Scale (5.5.7.E), and Utilities and Screening (5.5.7.F) Requirements.
Proposed:	The multifamily development shall comply with UDO Sections 5.5.6.B, C, and D and 5.5.7.F. All other multifamily design standards including other standards within UDO Section 5.5.6 and 5.5.7 shall not apply.

See Attachment B for proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted Community Plan.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the adopted Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	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. The applicant has proposed to provide public art for the development (See condition #30 of Attachment B).

Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
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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: TIA Executive Summary and NCDOT Review Report

EXHIBITS

- Exhibit 1: Legal Description
- Exhibit 2: Consistency Statement
- Exhibit 3: Proposed Conditional District Plan



Collier R. Marsh

Partner

Telephone: 919.828.4663

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colliermarsh@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, D.C.

August 19, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on August 31, 2022, at 6:00PM at the Joyner Park Community Center, located at 701 Harris Road, Wake Forest, NC 27587. The purpose of the meeting is to discuss RZ-22-07, a requested rezoning of four parcels of land located at 0 Jenkins Road (PIN: 1831764251), 1121 Jenkins Road (PIN: 1831852918), 12621 Capital Boulevard (PIN: 1831853681), and 12631 Capital Boulevard (PIN: 1831855861) (collectively, the "Site"). The Site is currently zoned General Residential-3 – w/ Special Highway US-1 Overlay District (GR3 – w/ SH1-0). This proposal would rezone the Site to General Residential-10-Conditional District (GR10-CD) and Neighborhood Business-Conditional District (NB-CD) to allow for the construction of a single-family cottage court community and accompanying neighborhood business uses. During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a copy of the master site plan.

Prior to the legislative public hearing of any rezoning application, the Town of Wake Forest requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. Any landowner who is interested in learning more about this project is invited to attend. This project will be taken up for future consideration by the Town's Planning Board for a public comment session and the Town's Board of Commissioners for a public hearing. You will be receiving a notices from the Town regarding the public comment session and public hearing at later dates.

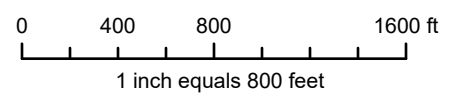
If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

Thank you,

Collier R. Marsh



**0; 1121 Jenkins Road and
12621; 12631 Capital Boulevard**



Vicinity Map

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

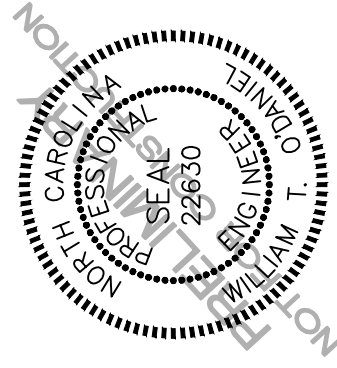
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203

AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

NO. DATE

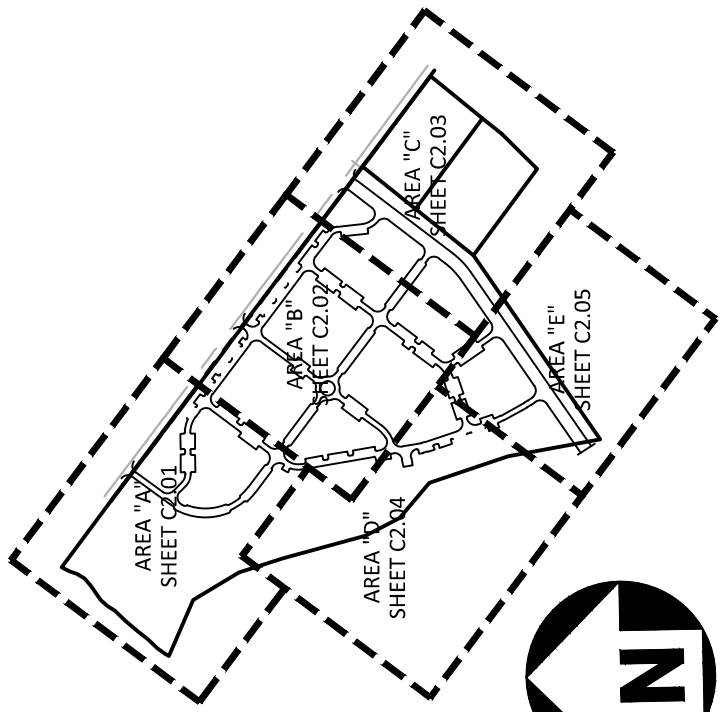
PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-0AS1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	07.08.2022

SHEET

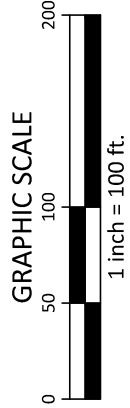
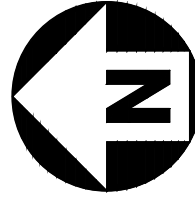
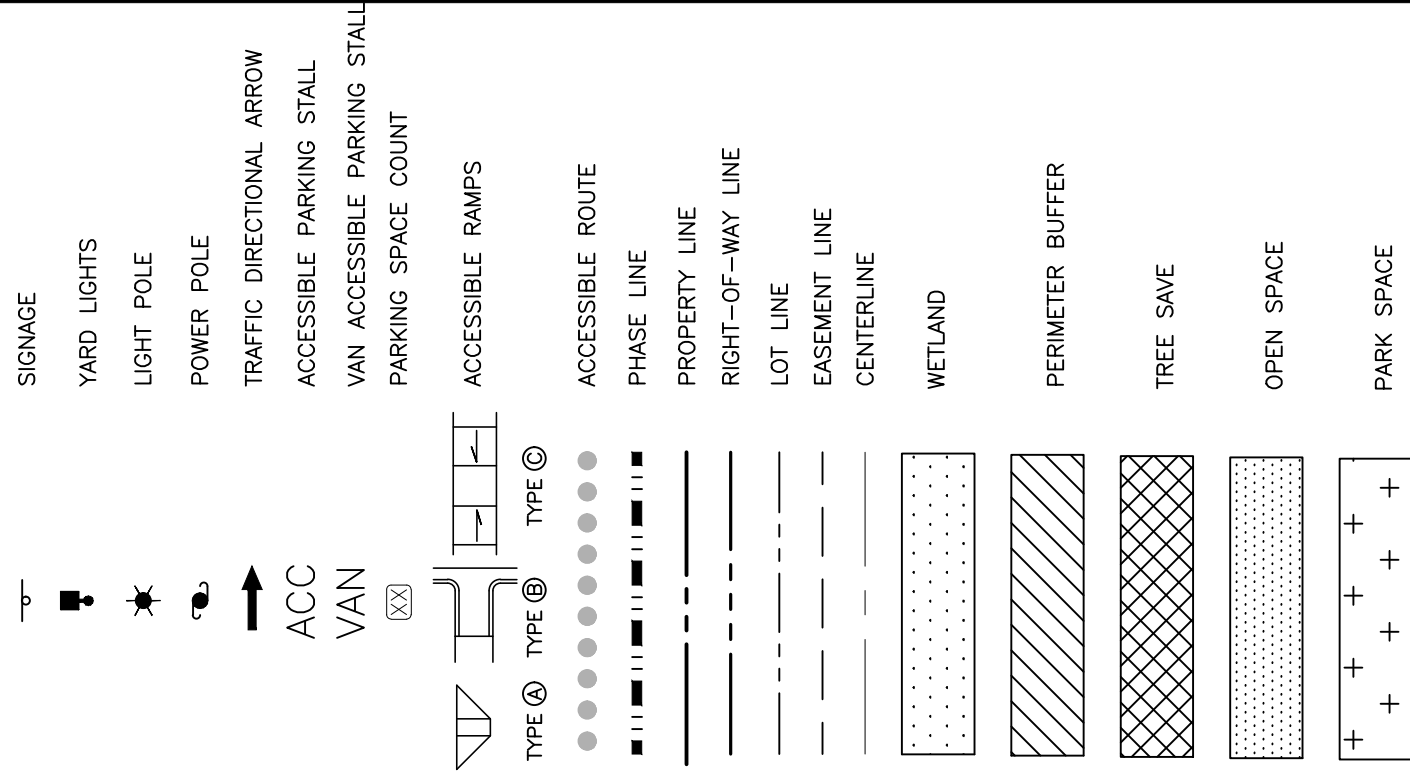
OVERALL SITE PLAN

C2.00



3 BEDROOM UNITS =	75 (35.5%)
2 BEDROOM UNITS =	94 (44.5%)
1 BEDROOM DUPLEX =	21 DUPLEX or 42 UNITS (20%)
TOTAL UNITS =	211
PARKING SPACES =	9 (45 Spaces)
TOTAL PARKING SPACES =	416 (2:1.8 SPACES/LOT)

SITE LEGEND



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Amavi Wake Forest Rezoning -- 500ft Property Owner List

<u>OWNER</u>	<u>ADDR1</u>	<u>ADDR2</u>	<u>ADDR3</u>
ADAMS FRY DEVELOPMENTS LLC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
ADAMS, ASHLEE B	247 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
ALLEN, KENNETH RAY	1325 JENKINS RD	WAKE FOREST NC 27587-9069	
ANDREWS, EMILY H ANDREWS, WILLIAM P	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
BARKER, KENNETH J BARKER, JACQUELINE S	100 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
BILLAND, MICHAEL KENNETH BILLAND, KATHERINE E	231 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
BRIDGES, SARAH G	12737 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-9743	
BUTTERFLY HOLDINGS LLC E HUNT II LLC	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
CARLTON, MACIO III	1212 JENKINS RD	WAKE FOREST NC 27587-9066	
CHAPPELL, CARLTON E KRUSSOW, LESLIE CHAPPELL	1204 JENKINS RD	WAKE FOREST NC 27587-9066	
CLAUDIO, CINNAMON A CLAUDIO, ALEXI DAVID	242 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
CONLEY, JOHN T CONLEY, LYNN G	2525 CANONBIE LN	WAKE FOREST NC 27587-8766	
CRENSHAW, ANDREW THOMAS CRENSHAW, AMY P	227 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
DANIEL, TIMOTHY T DANIEL, PAMELA H	1218 CHILMARK AVE	WAKE FOREST NC 27587-5335	
DEVITA, THOMAS S DEVITA, MAYA G	234 CAPELLAN ST	WAKE FOREST NC 27587-1309	
DUTT LODGING LLC	ATTN:PROPERTY TAX DEPT	PO BOX 695019	ORLANDO FL 32869-5019
E HUNT III LLC	WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
ECKHARDT, SAM E ECKHARDT, ALICIA C	1221 CHILMARK AVE	WAKE FOREST NC 27587-5336	
ELLWANGER, MARK BERNARD ELLWANGER, KARI LAUREN	234 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
FITZGERALD, PATRICK FITZGERALD, DEBORAH	1216 JENKINS RD	WAKE FOREST NC 27587-9066	
FOSTER, DAVID M FOSTER, CARRIE A	7617 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
GORE, TODD GORE, CYNTHIA	250 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HELASH, KEVIN HELASH, MICHELLE	242 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HILL, DUSTIN E. HILL, KRISTINE M.	1308 FLEMMING HOUSE ST	WAKE FOREST NC 27587-4620	
HOLDING, ELIZABETH HUNT	12621 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
HOLLEY, KENNETH E TRUSTEE HOLLEY, BELINDA M TRUSTEE	247 CAPELLAN ST	WAKE FOREST NC 27587-1310	
HOWE, ROY T HOWE, BEVERLY J	108 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
HOWELL, ALBERTO S HOWELL, DIANNA	1225 CHILMARK AVE	WAKE FOREST NC 27587-5336	
KIRCHER, MARY L YOUNG, THOMAS H	1217 CHILMARK AVE	WAKE FOREST NC 27587-5336	
LANDON CUSTOM BUILDING, INC	PO BOX 1061	WAKE FOREST NC 27588-1061	
LARSEN, LINDA M	235 CAPELLAN ST	WAKE FOREST NC 27587-1310	
LATVALA, ROBERT J LATVALA, TRACY N	230 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
MARTIN, PHILLIP MARTIN, VICTORIA	243 CAPELLAN ST	WAKE FOREST NC 27587-1310	
MASSEY, ANDREW LEE II MASSEY, RENE P	7605 SOUTHWICK CT	WAKE FOREST NC 27587-8716	
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
MITCHELL, ELIZABETH C TRUSTEE	PO BOX 1335	WAKE FOREST NC 27588-1335	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MOBRATEN, SARAH L MOBRATEN, JASON M	112 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
MONTGOMERY, MARK A MONTGOMERY, CYNTHIA L	101 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
NICHOLS, GRANT K NICHOLS, BONNIE S	243 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
PALUCH, EDWARD T PALUCH, AUTUMN P	238 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
PENNA, STEVEN PAUL PENNA, LEA ELIZABETH	104 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
P.P.M., INC.	11010 RAVEN RIDGE RD	RALEIGH NC 27614	

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.	1117 CHILLMARK AVE	WAKE FOREST, NC 27587	
RUSSELL, RENO RUSSELL, LAKEYA	1209 CHILMARK AVE	WAKE FOREST NC 27587-5336	
RUSSO, MICHAEL R RUSSO, MARIA L	246 CAPELLAN ST	WAKE FOREST NC 27587-1309	
SMITH, RICHARD C SMITH, CYNTHIA M	7605 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
SOUTHEASTERN BAPTIST THEO	240 N WINGATE ST	WAKE FOREST NC 27587-2343	
SRA WAKE FOREST LLC	5345 PINE TREE DR	MIAMI BEACH FL 33140-2143	
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH NC 27611-6807	
STORUS, MALLORY BROOKS DEUTS STORUS, KEVIN	239 CAPELLAN ST	WAKE FOREST NC 27587-1310	
STYLES, JACK B STYLES, JUANITA L	2524 CANONBIE LN	WAKE FOREST NC 27587-9010	
SW CAPITAL LLC	12631 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
SWINDELL, KEVIN J SWINDELL, BERNADINE F	1213 CHILMARK AVE	WAKE FOREST NC 27587-5336	
TAYBRON, COREY L TAYBRON, STARR M	223 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
VIGARI, VINCENT F GALLOWAY, KAY C	7608 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
WAKE FOREST CROSSING OWNER LLC	RYAN PTS DEPT 800	PO BOX 460169	HOUSTON TX 77056-8169
WAKE FOREST PARTNERS LLC	PO BOX 1268	MARCO ISLAND FL 34146-1268	
WAKE FOREST PRESBYTERIAN CHURCH	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WAKE FOREST PRESBYTERIAN CHURCH (USA)	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WARD, ERIC T PORTER, JONI RAE	1200 JENKINS RD	WAKE FOREST NC 27587-9066	
WEINGARTEN/INVESTMENTS INC	KIMCO REALTY	500 N BROADWAY STE 201	JERICO NY 11753-2122
WILKINS, CHRISTOPHER WILKINS, LARA	239 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
YOUNG, KENT E	5220 COTTAGE OAKS LN	RALEIGH NC 27616-6176	

Town of Wake Forest
Neighborhood Meeting Attendance Sheet

Name	Address	Email
Ann Garrett	1132 Chilmark	ann.o.garrett@gmail.com
Debbie & Pat Fitzgerald	1216 Jenkins Road	fitz365@hotmail.com
Louis Engel	WFPC	louisengel@me.com
Dora Pearce	309 Berwick Court Wake Forest, NC 27687	
Macio Carlton	1212 Jenkins Road	ukool@hotmail.com
Bill Young	1208 Jenkins Road	bfi1934@hotmail.com
Holly & John Sibia	308 Capellan Street	classic60z@hotmail.com
Margaret Watkins	407 Belmellen Court	mpwatkins@alumni.peace.edu
Karen Mallo	312 Bishop Falls Road	tkmallo95@gmail.com
Alberto Howell	1225 Chilmark Avenue	a.d.howell@verizon.net
Wanda Mukherjee	1208 Chilmark Avenue	train2study@gmail.com
Bill & Emily Andrews	1121 Jenkins Road Wake Forest, NC 27587	

Mary Kircher	1217 Chilmark Avenue	mkircher@nc.rr.com
Kristi Hill	235 Bishop Falls Road	kristihill2000@yahoo.com
Chris Wilkins	239 Bishop Falls Road Wake Forest, NC 27687	
Amy Crenshaw	227 Bishop Falls Road	apcrenshaw@gmail.com
Ken & Belinda Holley	247 Capellan Street	ke.bm.holley@gmail.com
Kevin Sharpe	Wake Forest Pres Church 12805 Capital Blvd.	kevin@southernseedsinc.com
Andy & Rene Massey	1242 Jenkins Road	andyrenemassey@gmail.com
Katie Billand	231 Bishop Falls Road	dennis.kate@gmail.com
Karen Dattito	250 Bishop Falls Road	karen.dattito@yahoo.com

RZ-22-07 Amavi Wake Forest Neighborhood Meeting Minutes

Date: August 31, 2022

Location: Joyner Community Center

Time: 6-8pm

Project Team Present: Collier Marsh, Parker Poe; Laura Holloman, McAdams; Joe DeStasio, Mill Creek Residential

Collier Marsh began by introducing the project team, gave an overview of the rezoning process, and then described the proposed rezoning. The floor was then opened to questions from the attending neighbors. The following is a summary of the questions asked by neighbors and the project team's responses:

1) Will you be sending out meeting minutes to everyone?

Answer: We will send the meeting minutes to everyone that provides an email address on the sign-in sheets.

2) You stated (in project overview) the products would primarily be single-family detached, where are those located on the plan and what is the percentage breakdown of each product? Where are the duplexes located?

Answer: The applicant team identified the locations of the different product types on the concept plan. Current plans call for 161 single-family detached homes and 28 duplex buildings.

3) What is the number of access points and traffic lights for the project?

Answer: The project will have two access points from Jenkins Road. The residential district will also have two access points from Wake Union Church Road and the neighborhood business district will also have access from Wake Union Church Road with the final number still to be determined. These access points will not be signalized.

4) Riverstone residents have been told that the stream location would prohibit an access point on the subject property lining up with Chilmark Ave, yet we see it on the plans, how is that possible? Neighbors are concerned with cut-thru traffic on Chilmark Drive and with safety at that access point. Can you revise your plan so that the access point does not align with Chilmark Drive?

Answer: Our analysis indicates that an access point to our site can line up with Chilmark Ave and that alignment of those two streets is a safer configuration. Our team appreciates neighbor concerns about cut-through traffic and the alignment of the two streets, and we will evaluate possible solutions.

5) Would developer consider providing a roundabout at our access point with Chilmark on Jenkins Road?

Answer: We will work with our traffic engineer, the Town, and the NCDOT to evaluate ways to improve the intersection with Chilmark Ave.

6) Will this project be reducing the speed limit on Jenkins Road to 35 MPH?

Answer: No.

7) I live on Jenkins Road, and I'm concerned about you or the Town coming back later to take my property to widen Jenkins Road, how can you help me from this not happening?

Answer: The developer will not be taking property on the other side of Jenkins Road for widening. As part of this project, the developer will account for its half of the future Jenkins Road cross section.

8) Will there be turning lanes at the access points on Jenkins Road?

Answer: Yes

9) Does the TIA take into account if the Capital project never happens?

Answer: Yes.

10) I don't see lot lines on this rendering, will these all be rental units?

Answer: These are proposed as rental units.

11) Jenkins Road can't handle all this new traffic; will the Town take my property to improve Jenkins Road?

Answer: This project will comply with all recommendations of the TIA to offset the traffic impacts created by this project. As part of this project, the developer will account for its half of the future Jenkins Road cross section.

12) Wake Forest is inundated with rentals, what is the long-term viability of this project? What did market analysis say?

Answer: The development team explained the overall concept of the project and the data that has been considered to evaluate the viability of this project. Mill Creek is confident that there is ample demand for the proposed units.

13) What other neighborhoods has Mill Creek done in this area that we can visit?

Answer: Mill Creek has several comparable projects in the works, but none are fully built yet. Mill Creek has other products types that are complete and operating. A portfolio of our properties can be found here: www.millcreekplaces.com/portfolio.

14) Is Mill Creek receiving any state or federal funding?

Answer: No.

15) This is part of the watershed, walk me through the stormwater process.

Answer: The team identified stormwater controls on the plans and explained the stormwater review process.

16) Are you complying with all watershed rules?

Answer: Yes. We are not seeking any deviations from watershed requirements.

17) What is the buffer being shown adjacent to St. Ives?

Answer: The required 25' minimum stream buffer will maintain existing vegetation, where possible, and Mill Creek will supplement with added plantings where necessary. Mill Creek is also evaluating where additional buffer widths can be maintained and/or implemented.

18) How is there demand for rental with everything going on in Wake Forest and in the Triangle?

Answer: Mill Creek's market analysis indicates that there is ample demand for this product type.

19) What percentage of the open space is useable?

Answer: The applicant identified the active open spaces on the project, greenway corridors, and amenity area.

20) What are the sizes and dimensions of the pocket parks?

Answer: In the initial submission, approximately 1.7 acres of park space was proposed. That amount is subject to change in the next submission.

21) What is the plan for sewer?

Answer: The property would be annexed and will connect to Town sewer.

22) Is the commercial being phased? Is the Town requiring a certain amount of commercial to be built with residential?

Answer: Our goal is to include the commercial as early as possible. We are in the process of evaluating the commercial options.

23) Will the commercial have architectural standards? Can you make that a zoning condition?

Answer: Architectural standards can be added.

24) Will the project have façade treatments on the garages along Jenkins?

Answer: Garage treatments are being explored.

25) Will the stormwater ponds always have water in them and look maintained? Can you make that a zoning condition?

Answer: The stormwater ponds have been designed to be wet ponds and will be maintained.

26) What is the project timeline?

Answer: If approved, construction of the residential neighborhood is estimated to be completed within four years.

27) Did the TIA take into account the ability for emergency vehicles to still have adequate response times with the added traffic?

Answer: The TIA ensures that we mitigate impacts of the traffic caused by our development and do not decrease levels of service below acceptable standards.

28) Could Mill Creek still get what they want without rezoning to GR-10?

Answer: Our proposal requires a GR-10 designation, but the actual proposed density of approximately 6.5 units per acre is well below the 10 units per acre allowed in a GR-10 district.

29) Who within the Town is looking at what potential pollutants could go into the watershed?

Answer: The project is currently undergoing review by Town departments related to the rezoning and will have more thorough reviews in subsequent processes, including review of the proposed stormwater controls.

30) What about reducing this project's impact to Jenkins Road? Can you add condition that you will build greater ROW than what the Town is requiring?

Answer: We are not proposing to add greater ROW than is required by the Town, but we will continue to explore ways to mitigate impacts on Jenkins Road.

31) I'm really concerned about property values, how are you planning for long-term viability?

Answer: The property will have on site management and will be operated like an apartment community. Mill Creek is a long-term holder of its properties, and is incentivized to ensure long-term viability.

32) What is the buffer being provided along Wake Union Church Road?

Answer: A 15' Type C Buffer is proposed on Wake Forest Presbyterian Church's side of Wake Union Church Road.

33) What is the buffer being provided for the commercial lots adjacent to Wake Forest Presbyterian Church?

Answer: Buffers will be provided, but those are not shown on the current plans. They will be included in a future submission.

34) Will there be gas stations or oil service businesses?

Answer: These uses are not proposed. We are working on a final list of permitted nonresidential uses.

35) Where will the church road stub be? Wake Forest Presbyterian Church would like to work directly with developer and approve where the project shows the stub.

Answer: The project team offered to discuss stub connections with the Wake Forest Presbyterian Church.

36) Wake Forest Presbyterian Church wants to discuss and help plan what buffer looks like and what plants get planted in it.

Answer: The project team offered to separately discuss buffers adjacent to the Wake Forest Presbyterian Church.

37) Can you provide us a list of companies that have done this type of project?

Answer: NexMetro Communities (www.nexmetro.com) and Christopher Todd Communities (www.christophertodd.com) were the pioneers in the cottage rental community industry.

38) If rezoning isn't approved, what's your backup plan?

Answer: This proposal requires a rezoning and there is no alternative plan in the works.

39) If this isn't approved, could you do a similar concept with just fewer units?

Answer: We have not evaluated alternative plans and are focusing on the current proposal.

40) As part of this rezoning, could the project get bigger?

Answer: The project will not be allowed to exceed to what is permitted by the rezoning.

41) If this project gets approved, can you put up a sign at the Riverstone entrance on Capital, saying no construction traffic allowed?

Answer: We can explore placing construction traffic signs. We will also work with contractors to keep construction traffic off of residential streets.

42) Can you add a zoning condition that no construction traffic on Chilmark Drive is allowed?

Answer: This would not be an enforceable zoning condition, but we will work with our contractors to keep construction traffic off of residential streets.

43) Will any of these zoning changes effect the church property?

Answer: No, the church property is not part of the rezoning, but we will work to ensure our project's compatibility with the church.

44) We are concerned when you sell this property in ten years, the property will go downhill, can you condition a certain dollar amount to be set aside for maintenance?

Answer: This would not be an enforceable zoning condition, but we will work to ensure this project will be compatible with the surrounding community.

45) Concerned about affordable housing in Wake Forest, can you provide a condition that a certain percent of your units will be rent controlled?

Answer: We have not explored affordable housing as a component of this project. The majority of requests from neighbors have been to add commitments that will make the project less affordable.

46) Will this community have key-access/be gated?

Answer: Although we would prefer a gated community, we are not permitted to have gates.

47) Will you have on-site security?

Answer: We will have on site property management.

48) Do your market studies say what demographics you're looking for?

Answer: We target a range of customers including people saving to buy their first home, older adults seeking a single-family home without maintenance obligations, and single parents seeking a single-family home to raise their children.

49) How long does your average tenant stay?

Answer: While the average stay in traditional multifamily apartments is two years, industry reports state that the average stay in single-family detached homes is approximately five years.

50) Was there a landscape plan as part of the Master Plan?

Answer: Yes.

51) Your plan and the NCDOT road plan do not match. Have you reviewed the NCDOT's plans?

Answer: We worked with the NCDOT to come up with a suitable alignment that is less impactful to the surrounding area. The NCDOT plans have not yet been updated to reflect this realignment.

52) Has your project contemplated both existing and future road project plans?

Answer: Yes.

53) Can you work with NCDOT to get a temporary right-turn lane on Jenkins going onto Capital?

Answer: The TIA is recommending a superstreet configuration. This configuration was explained to the neighbors.

54) Will the developer be installing the superstreet turn improvements?

Answer: Yes, the developer will be responsible for the improvements.

55) Will you be moving the overhead powers lines on Jenkins Road and putting them underground?

Answer: Potentially. We have not reached that level of engineering.

56) Why is the rendering a different plan than what was submitted to the Town?

Answer: We have already made revisions based on town feedback and are still in the process of updating our plans.

57) Has the Town told you to decrease density?

Answer: No.

58) Could you confirm what the new traffic movement will be at the intersection of Jenkins and Capital?

Answer: The optimal set of improvements resulting from our traffic study includes two right turn-only lanes on Jenkins Road approaching Capital Blvd, with no opportunity to make a left turn on or proceed straight across Capital Blvd. In order to go north on Capital or east on Stadium, traffic will need to turn right onto Capital Blvd, then make a U-turn heading north at a new, dedicated U-turn lane. Similarly, Stadium Drive approaching Capital will have two right-turn only lanes with no opportunity to make a left-turn or proceed straight across Capital Blvd. In order to go south on Capital or west on Jenkins, traffic will need to turn right onto Capital Blvd, then make a U-turn heading north at a new, dedicated U-turn lane. All turning movements (right-turning and left-turning) from Capital onto Jenkins and onto Stadium will remain. Only the Jenkins Road and Stadium Drive approaches will be restricted to right-turning only.

59) I'm concerned about traffic, did the TIA consider hot spots and at peak times of day?

Answer: Yes.

60) Can you petition to have a traffic light at the access point that lines up with Chilmark Drive?

Answer: We can explore this option.

61) Will the Chilmark entrance be the main project entrance?

Answer: That is not expected to be the main project entrance.

62) When will Mill Creek acquire the property?

Answer: Mill Creek is not scheduled to acquire the property until after the rezoning is complete.



Collier R. Marsh

Partner

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Direct Fax: 919.835.4552

colliermarsh@parkerpoe.com

Atlanta, GA

Charleston, SC

Charlotte, NC

Columbia, SC

Greenville, SC

Raleigh, NC

Spartanburg, SC

Washington, D.C.

January 20, 2023

Re: Notice of Second Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a second neighborhood meeting on February 1, 2023, at 6:00PM at the Fairfield Inn & Suites by Marriott Raleigh-Wake Forest, located at 12051 Retail Drive, Wake Forest, NC 27587. The purpose of the meeting is to discuss RZ-22-07, a requested rezoning of four parcels of land located at 0 Jenkins Road (PIN: 1831764251), 1121 Jenkins Road (PIN: 1831852918), 12621 Capital Boulevard (PIN: 1831853681), and 12631 Capital Boulevard (PIN: 1831855861) (collectively, the "Site"). The Site is currently zoned General Residential-3 – w/ Special Highway US-1 Overlay District (GR3 – w/ SH1-0). This proposal would rezone the Site to General Residential-10-Conditional District (GR10-CD) and Neighborhood Business-Conditional District (NB-CD) to allow for the construction of a single-family cottage court community and accompanying neighborhood business uses. During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a copy of the revised master site plan.

This project will be taken up for future consideration by the Town's Planning Board for a public comment session and the Town's Board of Commissioners for a public hearing. You will be receiving a notices from the Town regarding the public comment session and public hearing at later dates.

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

Thank you,

Collier R. Marsh



0; 1121 Jenkins Road and
12621; 12631 Capital Boulevard



0 400 800 1600 ft
1 inch equals 800 feet

Vicinity Map

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Amavi Wake Forest Rezoning -- 500ft Property Owner List

<u>OWNER</u>	<u>ADDR1</u>	<u>ADDR2</u>	<u>ADDR3</u>
ADAMS FRY DEVELOPMENTS LLC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
ADAMS, ASHLEE B	247 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
ALLEN, KENNETH RAY	1325 JENKINS RD	WAKE FOREST NC 27587-9069	
ANDREWS, EMILY H ANDREWS, WILLIAM P	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
BARKER, KENNETH J BARKER, JACQUELINE S	100 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
BILLAND, MICHAEL KENNETH BILLAND, KATHERINE E	231 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
BRIDGES, SARAH G	12737 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-9743	
BUTTERFLY HOLDINGS LLC E HUNT II LLC	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
CARLTON, MACIO III	1212 JENKINS RD	WAKE FOREST NC 27587-9066	
CHAPPELL, CARLTON E KRUSSOW, LESLIE CHAPPELL	1204 JENKINS RD	WAKE FOREST NC 27587-9066	
CLAUDIO, CINNAMON A CLAUDIO, ALEXI DAVID	242 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
CONLEY, JOHN T CONLEY, LYNN G	2525 CANONBIE LN	WAKE FOREST NC 27587-8766	
CRENSHAW, ANDREW THOMAS CRENSHAW, AMY P	227 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
DANIEL, TIMOTHY T DANIEL, PAMELA H	1218 CHILMARK AVE	WAKE FOREST NC 27587-5335	
DEVITA, THOMAS S DEVITA, MAYA G	234 CAPELLAN ST	WAKE FOREST NC 27587-1309	
DUTT LODGING LLC	ATTN:PROPERTY TAX DEPT	PO BOX 695019	ORLANDO FL 32869-5019
E HUNT III LLC	WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
ECKHARDT, SAM E ECKHARDT, ALICIA C	1221 CHILMARK AVE	WAKE FOREST NC 27587-5336	
ELLWANGER, MARK BERNARD ELLWANGER, KARI LAUREN	234 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
FITZGERALD, PATRICK FITZGERALD, DEBORAH	1216 JENKINS RD	WAKE FOREST NC 27587-9066	
FOSTER, DAVID M FOSTER, CARRIE A	7617 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
GORE, TODD GORE, CYNTHIA	250 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HELASH, KEVIN HELASH, MICHELLE	242 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HILL, DUSTIN E. HILL, KRISTINE M.	1308 FLEMMING HOUSE ST	WAKE FOREST NC 27587-4620	
HOLDING, ELIZABETH HUNT	12621 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
HOLLEY, KENNETH E TRUSTEE HOLLEY, BELINDA M TRUSTEE	247 CAPELLAN ST	WAKE FOREST NC 27587-1310	
HOWE, ROY T HOWE, BEVERLY J	108 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
HOWELL, ALBERTO S HOWELL, DIANNA	1225 CHILMARK AVE	WAKE FOREST NC 27587-5336	
KIRCHER, MARY L YOUNG, THOMAS H	1217 CHILMARK AVE	WAKE FOREST NC 27587-5336	
LANDON CUSTOM BUILDING, INC	PO BOX 1061	WAKE FOREST NC 27588-1061	
LARSEN, LINDA M	235 CAPELLAN ST	WAKE FOREST NC 27587-1310	
LATVALA, ROBERT J LATVALA, TRACY N	230 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
MARTIN, PHILLIP MARTIN, VICTORIA	243 CAPELLAN ST	WAKE FOREST NC 27587-1310	
MASSEY, ANDREW LEE II MASSEY, RENE P	7605 SOUTHWICK CT	WAKE FOREST NC 27587-8716	
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
MITCHELL, ELIZABETH C TRUSTEE	PO BOX 1335	WAKE FOREST NC 27588-1335	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MOBRATEN, SARAH L MOBRATEN, JASON M	112 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
MONTGOMERY, MARK A MONTGOMERY, CYNTHIA L	101 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
NICHOLS, GRANT K NICHOLS, BONNIE S	243 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
PALUCH, EDWARD T PALUCH, AUTUMN P	238 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
PENNA, STEVEN PAUL PENNA, LEA ELIZABETH	104 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
P.P.M., INC.	11010 RAVEN RIDGE RD	RALEIGH NC 27614	

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.	1117 CHILLMARK AVE	WAKE FOREST, NC 27587	
RUSSELL, RENO RUSSELL, LAKEYA	1209 CHILMARK AVE	WAKE FOREST NC 27587-5336	
RUSSO, MICHAEL R RUSSO, MARIA L	246 CAPELLAN ST	WAKE FOREST NC 27587-1309	
SMITH, RICHARD C SMITH, CYNTHIA M	7605 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
SOUTHEASTERN BAPTIST THEO	240 N WINGATE ST	WAKE FOREST NC 27587-2343	
SRA WAKE FOREST LLC	5345 PINE TREE DR	MIAMI BEACH FL 33140-2143	
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH NC 27611-6807	
STORUS, MALLORY BROOKS DEUTS STORUS, KEVIN	239 CAPELLAN ST	WAKE FOREST NC 27587-1310	
STYLES, JACK B STYLES, JUANITA L	2524 CANONBIE LN	WAKE FOREST NC 27587-9010	
SW CAPITAL LLC	12631 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
SWINDELL, KEVIN J SWINDELL, BERNADINE F	1213 CHILMARK AVE	WAKE FOREST NC 27587-5336	
TAYBRON, COREY L TAYBRON, STARR M	223 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
VIGARI, VINCENT F GALLOWAY, KAY C	7608 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
WAKE FOREST CROSSING OWNER LLC	RYAN PTS DEPT 800	PO BOX 460169	HOUSTON TX 77056-8169
WAKE FOREST PARTNERS LLC	PO BOX 1268	MARCO ISLAND FL 34146-1268	
WAKE FOREST PRESBYTERIAN CHURCH	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WAKE FOREST PRESBYTERIAN CHURCH (USA)	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WARD, ERIC T PORTER, JONI RAE	1200 JENKINS RD	WAKE FOREST NC 27587-9066	
WEINGARTEN/INVESTMENTS INC	KIMCO REALTY	500 N BROADWAY STE 201	JERICO NY 11753-2122
WILKINS, CHRISTOPHER WILKINS, LARA	239 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
YOUNG, KENT E	5220 COTTAGE OAKS LN	RALEIGH NC 27616-6176	

RZ-22-07 Neighborhood Meeting Sign-In Sheet

<u>Name</u>	<u>Address</u>	<u>Email</u>
Eric & Joni Ward	1200 Jenkins Rd	Eward003@gmail.com
Carlton Chappell	1204 Jenkins Rd.	Cchappell5@nc.rr.com
Willard & Libby Ross	2722 Anderson Dr., Raleigh NC	Libbyholding03@gmail.com
Margaret Watkins	407 Belmellen Ct., Wake Forest, NC	mpwatkins@alumni.peace.edu
Louis Engel	3117 Batnam Pond Dr. WF	louisengel@me.com
Thomas Cass	2609 Dualoring Dr. WF	Tcass1@nc.rr.com
Man Leete	12737 Wake Union	sold@manleete.com
Roy & Dorothy Gibbs	401 Deep Woods Trail	dlgibbes@att.net
Eric Allgaier	7809 Fairlake Dr.	allgaier@gmail.com
Mario _____	1212 Jenkins Rd.	ukool@hotmail.com
Chris Wilkins	239 Bishop Falls	
Starr Taybron	223 Bishop Falls Rd.	taybronstarr@icloud.com
Mindy Hiderfelter	2700 Bardeer Ct.	Mindy.hiderfelter@gmail.com
Kristi Hill	235 Bishop Falls	Kristihill2000@yahoo.com

Amavi Wake Forest Neighborhood Meeting Minutes

Date: February 1, 2023

Location: Fairfield Inn

Time: 6-7:45pm

Project Team Present: Collier Marsh, Parker Poe; Laura Holloman, McAdams; Joe DeStasio, Mill Creek Residential, Rynal Stephenson, Ramey Kemp

After a presentation of the project and the updates since the first neighborhood meeting, the development team answered questions about the project. The following is the list of questions asked by the neighbors in attendance:

1) Will the meeting minutes be made available to everyone?

Answer: Yes. Neighbors were given the development team's contact information and were asked to provide their contact information on the sign in sheet so that the meeting minutes could be shared.

2) What are the two addresses of the houses depicted in the St. Ives cross section exhibit?

Answer: 235 Capellan St and 223 Bishop Falls Rd.

3) When will the proposed superstreet be constructed?

Answer: The superstreet will be constructed in connection with this development, with the exact timing to be determined.

4) Where is entrance to Neighborhood Commercial occurring with superstreet?

Answer: The Neighborhood Commercial District's driveways will be on Wake Union Church Road.

5) Will there be a left turn from Wake Union Church Road onto Jenkins Road with no signal?

Answer: For the time being, there will not be a signal at the intersection of Wake Union Church Road and Jenkins Road. However, future NCDOT plans may include a signal at that intersection.

6) How do we account for future development on west the side of Capital?

Answer: Our TIA takes into account the existing development, projects in progress, and background growth. Future developments would also need to perform their own TIA's to evaluate necessary improvements.

7) What is the requirement to extend Wake Union Church Road?

Answer: We are constructing the section of Wake Union Church Road shown within our project boundary.

8) What are the peak numbers in the traffic study?

Answer: Several TIA numbers were referenced and copies of the TIA are available for further review.

9) Is there a potential (after superstreet goes in) that NCDOT sees its working well and reconsider its overall plan?

Answer: In theory the NCDOT could re-evaluate other plans, but there is not a direct connection between the projects.

10) Is there a potential to impact the left turn from Capital onto Jenkins?

Answer: That left turn would remain with our project.

11) How long until we can't turn left from Jenkins onto Capital?

Answer: The superstreet configuration would be built with our project, with the exact timing to be determined.

12) How far down will superstreet U-turns be?

Answer: Likely locations were shown on the concept plan.

13) Will the proposed U-turns be signalized?

Answer: yes

14) Will the superstreet be like 401?

Answer: Yes, there is a comparable Superstreet configuration on 401.

15) Will the superstreet configuration make things better?

Answer: The superstreet configuration is expected to substantially improve existing conditions.

16) If I'm coming from Stadium Drive, will I have to turn right?

Answer: With the superstreet, yes. You would turn right, and then could make a signalized U-turn.

17) Will the project's improvements on Jenkins only be along the project frontage?

Answer: Yes.

18) Who are you targeting in this community?

Answer: We are targeting a range of residents. Similar communities have young families, empty nesters looking to downsize, and other individuals seeking the space of a single family home without the maintenance obligations.

19) Do renters take care of their yards?

Answer: Yards and common areas are maintained by the ownership, through onsite property management.

20) Will tenants be allowed to have dogs?

Answer: Yes. There will also be a dog park within the community.

21) Is there a targeted median household income?

Answer: There is not a specific target.

22) What will the rents be?

Answer: Rents will be determined based on market conditions at the time of opening.

23) Do you hope clientele will be a good community?

Answer: Of course.

24) What is a typical lease length?

Answer: Starting leases are one year terms, but tenants typically stay longer in these communities.

25) Will the units have garages?

Answer: Some units have attached garages and there will also be detached garages available for other units.

26) What is the build-out time?

Answer: Following plan approvals, we anticipate that land development will take approximately 12 months to complete—a timeframe which includes the commercial parcel—plus another 18-20 months for vertical construction.

27) Will St. Ives look out at stormwater ponds?

Answer: The St. Ives buffers are substantial. The team shared exhibits of the St. Ives buffers that showed the distance between the communities.

28) How do you envision the stormwater ponds?

Answer: They will be wet ponds.

29) Would Mill Creek consider adding more of a buffer adjacent to St. Ives?

Answer: The St. Ives buffers are substantial. The team shared exhibits of the St. Ives buffers that showed the distance between the communities.

30) Are these units age restricted rentals?

Answer: No.

31) Will greenway be built in the flood zone?

Answer: Greenways will be built in the vicinity of the stream, consistent with the Town plans and regulations.

32) Can we build a wall between the neighborhood and St. Ives?

Answer: Walls are not proposed in the buffers.

33) Is the Chilmark pump station being upgraded?

Answer: No. The Chilmark pump station will not be receiving any flow from this development.

34) What about the existing water testing on-site – how will that be handled?

Answer: Water testing is required to continue on the site.

35) When do you envision starting construction?

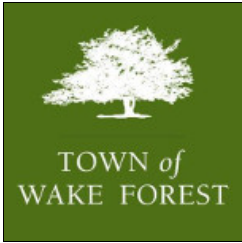
Answer: Within two years.

36) When construction is happening, will traffic be bad?

Answer: Construction traffic is not expected to have a meaningful impact.

37) How long will road improvements on Capital take?

Answer: We estimate one year, but the exact timing is unknown



Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board 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

#758774

Project Title: Amavi Wake Forest Conditional District Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning - Planning Board

Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Submittal Requirements

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 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

*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:
IDT Project Number: RZ-22-07

Staff Member Met With: Patrick Reidy

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:

- 1121 JENKINS RD (1831852918)
- 12631 CAPITAL BLVD (1831855861)

Tax PIN:

- 1831852918
- 1831855861

- 12621 CAPITAL BLVD (1831853681)

- 1831853681

Acreage: 45.62

Name of Existing Development/Subdivision (if applicable--for reference only): Amavi Wake Forest

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

- 1121 JENKINS RD: 3
- 12631 CAPITAL BLVD: 3.14
- 12621 CAPITAL BLVD: 3.13

Current Use: Land Use Development

- 12631 CAPITAL BLVD: Residential
- 12621 CAPITAL BLVD: Commercial

Wake Forest (WF):

Base District: Zoning

- 1121 JENKINS RD: GR3
- 12631 CAPITAL BLVD: GR3
- 12621 CAPITAL BLVD: GR3

Planning and Zoning:

In SH1-O Overlay:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

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

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

Laura Holloman
McAdams Company
2905 Meridian Parkway
Durham, NC 27713
P:919-287-0770
holloman@mcadamsco.com

Project Contact - Developer

Lucas Shires
Mill Creek Residential

Project Contact - Property Owner

Bill Andrews
E Hunt III LLC
1121 Jenkins Road
Wake Forest, NC 27587
P:919-368-8885

Project Contact - Engineer

Mike Sanchez
McAdams

1001 Morehead Square Drive , Suite 300
Charlotte, NC 28203
P:704-300-9043
lshires@mcctrust.com

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

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)? Yes

Was the TIA reviewed in a separate permit prior to this application? No

Project Number:

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a ***Transportation Impact Analysis Review*** application in IDT.

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

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

Proposed Land Use:

Amavi Wake Forest is a cottage court style development consisting of for rent single-family detached dwellings featuring numerous open space areas throughout the development. Multi-family developmetn is currently not present on the west side of Capital Blvd in Wake Forest. The cottage court design will give the appearance of single family homes, complementing the surrounding neighborhoods while diversifying the housing stock in this area of Wake Forest. Neighborhood Business is proposed for the parcels abutting Capital Blvd to remain consistenet with the community plan.

Proposed Number of Lots: 3

Number of Single-Family Lots: 0

Number of Multi-Family Units: 211

Square Footage of All Buildings (non-residential): 30000

Number of Buildings: 191

Number of Townhome Lots: 0

Number of Stories: 1

Plan Information - Conditional Rezoning

Description of Request:

Request to rezone parcels 1831764251, 1831852918, 1831855861, and 1831853681 from GR3 to GR10-CD and NB-CD.

Initial Proposed Conditions Offered by Applicant:

See Attached

Justification of Consistency with Comprehensive Plan:

This rezoning request is consistent with the land use plan included in the 2022 Community Plan. Parcels fronting Jenkins Road are proposed to be rezoned GR10-CD, a zoning classification consistent with conventional residential. This residential project will include single story cottage court homes, a use listed as an acceptable primary use in the conventional residential section of the Community Plan. Parcels with frontage along Capital Blvd will be zoned Neighborhood Business-CD, a zoning consistent with both surrounding existing commercial uses and the Community Plan Land Use Plan.

AMAVI – WAKE FOREST

Zoning Conditions

PROPOSED ZONING CONDITIONS

1. SITE MASTER SITE PLAN(SP-22-27) 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 SITE PLAN.
2. ALL DEVELOPMENT WILL COMPLY WITH ALL REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UD0) UNLESS EXPRESSLY STATED AS AN EXCEPTION, AND WILL COMPLY WITH APPROVED MASTER PLAN AS SUBMITTED WITH THIS REZONING APPLICATION.
3. THE MULTIFAMILY DEVELOPMENT SHALL HAVE A MAXIMUM NUMBER OF 217 UNITS. UNITS SHALL BE DESIGNED TO APPEAR LIKE 1-STORY SINGLE FAMILY, 2-STORY SINGLE FAMILY AND DUPLEX UNITS. THE EXACT PRODUCT MIX IS SUBJECT TO VARIATION DURING PERMITTING. A MINIMUM OF 25 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE DUPLEXES. A MINIMUM OF 10 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE 2-STORY
4. VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
5. FOR THE FRONT FACADE OF ALL UNITS, TRIM AROUND THE WINDOWS SHALL BE PROVIDED.
6. FOR THE FRONT FACADE OF ALL UNITS, AT LEAST THREE DECORATIVE ELEMENTS SHALL BE PROVIDED, SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING:
 - a. BAY WINDOW;
 - b. RECESSED WINDOW;
 - c. DECORATIVE WINDOW;
 - d. SIDE PORCH;
 - e. TWO OR MORE BUILDING MATERIALS;
 - f. BRICK OR STONE;
 - g. TRIM; (6" WINDOW TRIM, 4" FRIEZE TRIM, 6" FASCIA, WINDOW AND DOOR CROSSHEAD)
 - h. SHAKE;
 - i. GABLE;
 - j. CORNICE;
 - k. PORTICO;
 - l. DORMER;

7. A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF FOUR COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLIMENTING THE SIDING COLOR.

8. ALL DWELLING UNITS SHALL INCORPORATE FOUNDATIONAL LANDSCAPING (SEE TYPICAL UNIT LANDSCAPING ON SHEET L5.06) ALONG THE FRONT FACADE. ADDITIONALLY, THIS SHALL ALSO APPLY WHERE A SIDE AND/OR REAR FACADE ABUTS AN INTERNAL DRIVE AISLE, INTERNAL PARKING BAY OR ABUTS A PRIVATE STREET OR PUBLIC STREET.

9. DETACHED GARAGES SHALL BE DESIGNED IN ACCORDANCE WITH ELEVATIONS PROVIDED ON SHEET 5.1. ADDITIONAL DESIGN FEATURES MAY BE APPROVED BY THE ADMINISTRATOR.

10. NO UNITS OF THE SAME FLOOR PLAN AND EXTERIOR COLOR WILL BE LOCATED IMMEDIATELY ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.

11. IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT (BOTH RESIDENTIAL AND NON-RESIDENTIAL PARCELS), A COMMON STONE OR BRICK SHALL BE PROVIDED THAT IS USED THROUGHOUT THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO; LANDSCAPING WALLS, SIGNAGE, ACCENT MATERIALS, ECT. PROVIDING A MINIMUM OF ONE ELEMENT SHALL SATISFY THIS CONDITION, BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.

12. AT LEAST 15% OF THE AREA OF EACH FACADE THAT FACES A STREET/PARKING OR OPEN SPACE MUST BE WINDOWS AND/OR FRONT DOORS.

13. AT LEAST HALF THE TOTAL DWELLING UNITS SHALL REQUIRE COVERED FRONT STOOPS OR PORCHES. FRONT PORCHES SHALL HAVE A MINIMUM DEPTH OF 4 FEET.

14. BUILDINGS SHALL BE PERMITTED TO BE ERECTED ON THE MASTER LOT WITHIN THIS DEVELOPMENT AND WILL FRONT ON PRIVATE RIGHT-OF-WAY OR COMMON PARK SPACE (SECTION 4.3.1. B).

15. THE BUILDINGS ERECTED WITHIN THIS DEVELOPMENT SHALL NOT BE SUBJECT TO TRADITIONAL YARD REQUIREMENTS AND SHALL ONLY BE SUBJECT TO A BUILDING SEPARATION REQUIREMENT OF SIX FEET (SECTION 4.3.3).

16. THE MINIMUM LOT WIDTH OF 50' IS OUTLINED IN TABLE 2.2.5.B.2 SHALL NOT BE APPLICABLE TO THIS DEVELOPMENT.

17. SEE SHEET C0.00 FOR PROPOSED SECTIONS AND ALTERNATE CROSS SECTION "73' PRIVATE DRIVE CROSS SECTION".

18. THE DEVELOPMENT SHALL NOT BE SUBJECT TO INTERCONNECTIVITY REQUIREMENTS WITHIN GR-10 (SECTION 6.5.1)

19. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF EIGHT(8) EV CHARGING STATIONS. FINAL LOCATIONS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWING SUBMITTAL. IN ADDITION, AT THE DEVELOPER'S EXPENSE, GARAGES SHALL BE WIRED FOR EV CAPABILITIES.

20. THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE NB ZONING DISTRICT:

- LIVE/WORK UNITS
- ATM
- BANK, CREDIT UNION, FINANCIAL SERVICES
- BUSINESS SUPPORT SERVICES
- DRY CLEANING & LAUNDRY SERVICES
- MEDICAL CLINIC
- PERSONAL SERVICES
- POST OFFICE
- PROFESSIONAL SERVICES
- VETERINARY SERVICES
- AMUSEMENT, INDOOR
- BAR/TAVERN
- RESTAURANT
- THEATER, INDOOR MOVIE OR LIVE PERFORMANCE
- CIVIC MEETING FACILITY
- COMMUNITY OR CULTURAL FACILITY
- RECREATION FACILITY, INDOOR
- RECREATION FACILITY, OUTDOOR
- CHILD/ADULT DAY CARE (MORE THAN 8 PERSONS)
- COMMUNITY SUPPORT FACILITY
- AUTOMOTIVE- DRIVE-THRU/DRIVE-IN FACILITY
- HOTEL/INN (NO ROOM LIMIT)
- GENERAL COMMERCIAL
- OUTDOOR SEATING
- STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

21. AT FULL BUILD-OUT, THE NB DISTRICT SHALL INCLUDE AT LEAST TWO OF THE PERMITTED USES LISTED IN CONDITION NO. 20.

22. PARKING SHALL BE AT THE SIDE OR REAR OF COMMERCIAL BUILDINGS FRONTING WAKE UNION CHURCH ROAD AND JENKINS ROAD. DRIVE AISLES AND DRIVE THROUGH LANES ARE PERMITTED BETWEEN THESE BUILDINGS AND THE ROAD(S) ON WHICH THEY FRONT.

23. AT FULL BUILD-OUT, THE NB DISTRICT SHALL CONTAIN AT LEAST ONE BUILDING WITH A MINIMUM HEIGHT OF TWO STORIES. THE SECOND STORY OF THIS BUILDING SHALL BE A MINIMUM OF 3,000 SQUARE FEET. THIS BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF CONDITION 22.

24. SH-O BUILDING SETBACK SHALL BE REDUCED FROM 100' TO 50' FROM THE PROPERTY LINE ABUTTING US-1; SH-O OFF-STREET PARKING SETBACK SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1; SH-O BUFFER SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1 (ALL PLANT MATERIALS SHALL STILL BE PROVIDED). (SECTION 2.4.3.D)

25. THE COMMERCIAL PARCEL WILL BE CLEARED, ROUGH GRADED AND UNDERGROUND UTILITIES WILL BE STUBBED TO THE SITE AT PLAT RECORDATION.

26. EACH DEVELOPED OPEN SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: WALKING TRAIL, COMMUNITY GARDEN, BUTTERFLY GARDEN, PLAYGROUND OR DOG PARK. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

27. THE PARK SPACES SHALL BE A MINIMUM OF 2,000 SF AND FOUR (4) SUCH PARKS SHALL BE PROVIDED THROUGHOUT THE COMMUNITY (SECTION 7.5.1).

28. EACH DEVELOPED PARK SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: CORNHOLE BOARDS, BOCCIE BALL COURT, TABLE TENNIS, COMMUNITY GARDEN, OR SOCCER GOALS. A 1,000 SF MINIMUM CLUBHOUSE (WITH FITNESS CENTER) AND POOL WILL ALSO BE PROVIDED IN ADDITION TO THE ABOVE PARK SPACE REQUIREMENTS. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

29. AT THE DEVELOPER'S EXPENSE PRIOR TO THE 1st FINAL PLAT, A 25' VEGETATED BUFFER SHALL BE PROVIDED ALONG THE SHARED PROPERTY LINE OF THE FUTURE COMMERCIAL LOTS WITH THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY (PIN:1831759291). ALL EXISTING VEGETATION SHALL BE REMOVED AND A DOUBLE ROW OF EVERGREEN TREES BE INSTALLED AT 15' O.C. SAID EVERGREEN TREES SHALL BE 5'-6' IN HEIGHT AT THE TIME OF PLANTING.

30. THE MULTIFAMILY DEVELOPMENT SHALL COMPLY WITH UDO SECTIONS 5.5.6B, C, AND D, AND 5.5.7F. ALL OTHER UDO MULTIFAMILY DESIGN STANDARDS INCLUDING OTHER STANDARDS WITHIN UDO SECTIONS 5.5.6 AND 5.5.7 SHALL NOT APPLY.

31. COORDINATING DECORATIVE BICYCLE RACKS AND BENCHES WILL BE PLACED THROUGHOUT THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AS A FORM OF PUBLIC ART. THESE INTERVENTIONS WILL BE SITE-SPECIFIC WITH

ATTENTION TO AUDIENCE, ENVIRONMENTAL CONDITIONS, CULTURAL HISTORY, AND NATURAL LANDSCAPE, AND WILL CREATE A SENSE OF SPACE CONNECTING THE RESIDENTIAL DEVELOPMENT WITH THE NB DEVELOPMENT. PAINTED CROSSWALK WILL BE PROVIDED SUBJECT TO NCDOT AND TOWN APPROVAL CONNECTING THE RESIDENTIAL AND NB COMPONENTS. DECORATIVE OUTDOOR SEATING WILL ALSO BE PROVIDED IN THE NB COMPONENT.

32. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO. THE DEVELOPER SHALL PROVIDE METAL TRAFFIC POLES AT THE U-TURNS (THE TIA INDICATES WOODEN POLES).

33. SUBJECT TO APPROVAL BY THE TOWN OF WAKE FOREST AND NCDOT, THE DEVELOPER SHALL PROVIDE SIGNAGE, STRIPING AND PEDESTRIAN SIGNALS FOR A PEDESTRIAN CROSSING BETWEEN JENKINS ROAD AND STADIUM DRIVE.

34. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ASSOCIATED WORK/COST OF ABANDONING THE EXISTING SEWER LINE ALONG WAKE UNION CHURCH ROAD. IN ADDITION, THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR PROVIDING A NEW SEWER CONNECTION FOR WAKE FOREST PRESBYTERIAN CHURCH PRIOR TO THE 1ST FINAL PLAT.

35. IF DEVELOPER IS ABLE TO ACQUIRE ALL NECESSARY LAND AND/OR EASEMENTS FROM THE ST. IVES HOMEOWNER'S ASSOCIATION, DEVELOPER SHALL EXTEND WAKE UNION CHURCH ROAD THROUGH THE ST. IVES OPEN SPACE TO STUB TO THE PROPOSED WAKE UNION DEVELOPMENT PRIOR TO THE 1ST FINAL PLAT.

36. A 20' TYPE 'B' - OPTION 1 STREETYARD BUFFER SHALL BE PROVIDED ON BOTH SIDES OF WAKE UNION CHURCH ROAD TO SATISFY THE SH-O SERVICE ROAD REQUIREMENTS. A 20' SH-O TYPE 'B' - OPTION 1 BUFFER SHALL BE ADJACENT TO THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY.

37. PRIOR TO ISSUANCE OF EITHER A BUILDING PERMIT FOR NEW DEVELOPMENT OR RECORDING OF THE FIRST PLAT FOR THE SUBJECT PROPERTY, THE OWNER SHALL DEDICATE TO THE TOWN OF WAKE FOREST A TRANSIT EASEMENT ADJACENT TO WAKE UNION CHURCH ROAD, WITH A DIMENSION NO GREATER THAN FIFTEEN FEET (15') WIDE BY THIRTY FEET (30') DEEP. THE FINAL DIMENSIONS AND LOCATION OF THE TRANSIT EASEMENT SHALL BE DETERMINED BY THE TOWN OF WAKE FOREST. THE TRANSIT EASEMENT SHALL BE PERMITTED WITHIN THE PROJECT'S STREET BUFFERS.

RESPECTFULLY SUBMITTED,



TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #:

R2-22-07

Submittal Date:

E Hunt III LLC

being submitted:

is the owner of the property for which the attached application is



General Use Rezoning or Conditional District Rezoning



Site Master Plan



Subdivision Master Plan



Construction Drawings



Variance



Major Architectural Review

The property is located at: 0 Jenkins Rd, Wake Forest NC 27587

The agent for this project is Laura Holloman, McAdams Company



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

Name: William P Andrews

Address: 1121 Jenkins Rd, Wake Forest NC 27587

Telephone Number:

Fax:

Email Address:

Signature(s) of Owner(s):

William P. Andrews

Print or type name(s):

William P. Andrews

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #:

RZ-22-07

Submittal Date:

Emily H Andrews & William P Andrews

being submitted:

is the owner of the property for which the attached application is



General Use Rezoning or Conditional District Rezoning



Site Master Plan



Subdivision Master Plan



Construction Drawings



Variance



Major Architectural Review

The property is located at: 1121 Jenkins Rd, Wake Forest NC 27587

The agent for this project is: Laura Holloman, McAdams Company



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

Name: Emily H Andrews & William P Andrews

Address: 1121 Jenkins Rd, Wake Forest NC 27587

Telephone Number:

Fax:

Email Address:

Signature(s) of Owner(s):



Print or type name(s):

EMILY H. ANDREWS
WILLIAM P. ANDREWS

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: R2-22-07

Submittal Date: _____

SW Capital 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: 12631 Capital Blvd, Wake Forest NC 27587

The agent for this project is Laura Holboman, McAdams Company

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

Name: William P Andrews

Address: 1121 Jenkins Rd, Wake Forest NC 27587

Telephone Number: _____

Fax: _____

Email Address: _____

Signature(s) of Owner(s):

William P. Andrews

Print or type name(s):

William P. Andrews

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: R2-22-07

Submittal Date: _____

Elizabeth Hunt Holding 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: 12621 Capital Blvd, Wake Forest NC 27587

The agent for this project is: Laura Holleman, McAdams Company

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

Name: Elizabeth Hunt Holding

Address: 12621 Capital Blvd, Wake Forest NC 27587

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

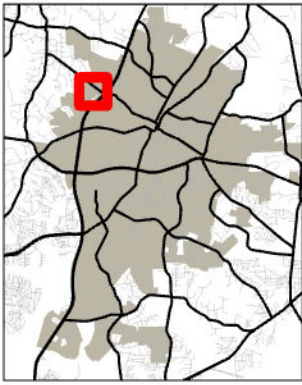
Elizabeth Hunt Holding

Print or type name(s):

Elizabeth Hunt Holding

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.**



TOWN of
WAKE FOREST

RZ-22-07

Amavi Wake Forest (Conditional District Rezoning)

PINS: 1831764251, 1831852918, 1831855861 & 1831853681

5/2/2023

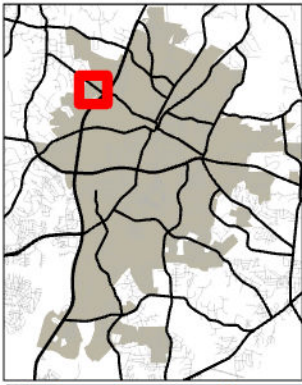


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet



88



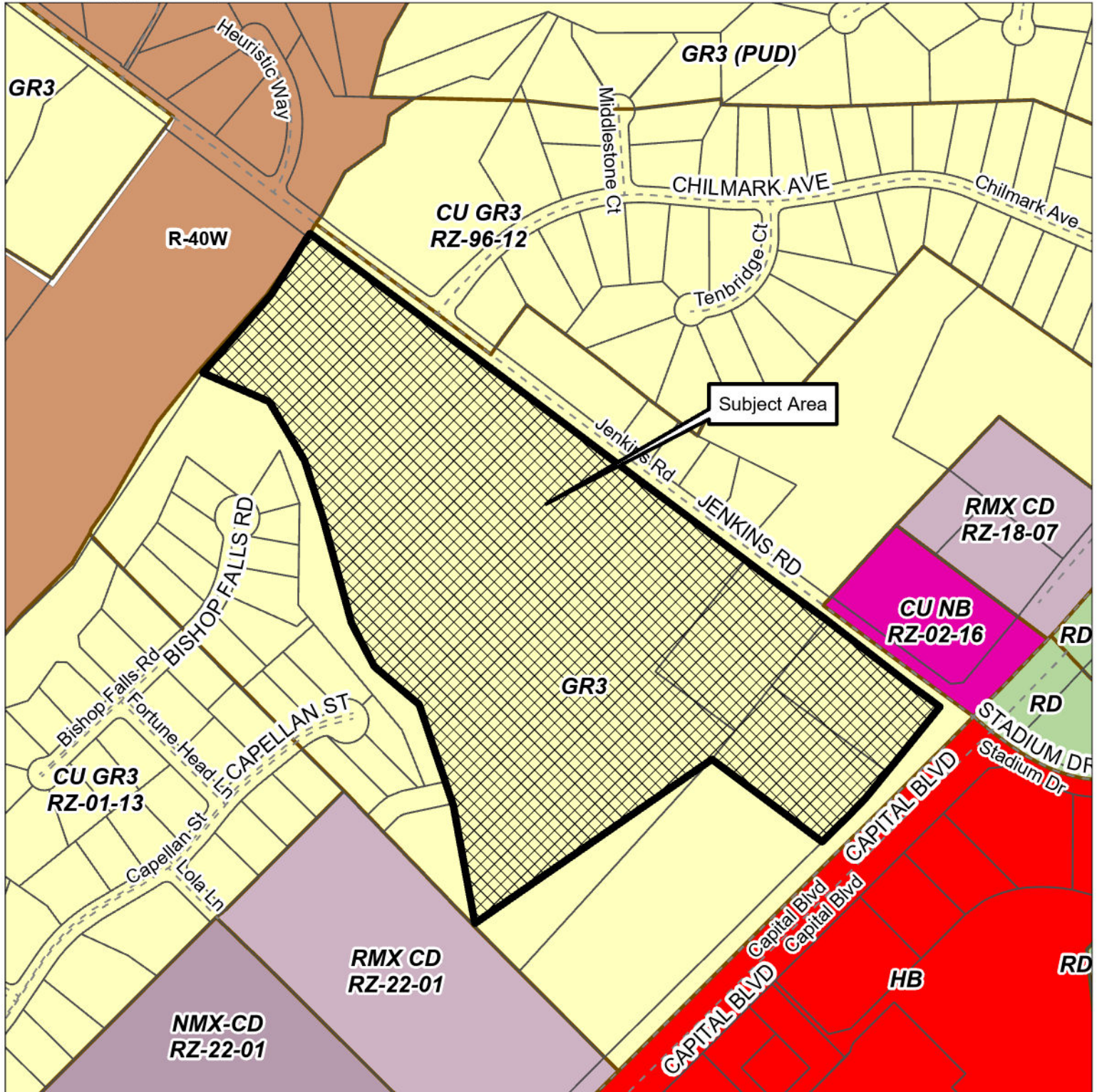
TOWN of
WAKE FOREST

RZ-22-07

Amavi Wake Forest (Conditional District Rezoning)

PINS: 1831764251, 1831852918, 1831855861 & 1831853681

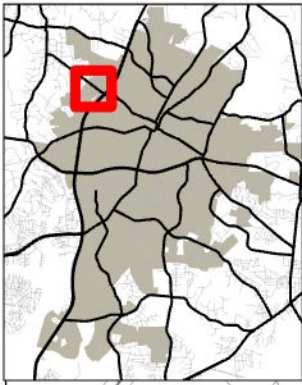
5/2/2023



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.

0 500 1,000 1,500 Feet





Land Use Plan



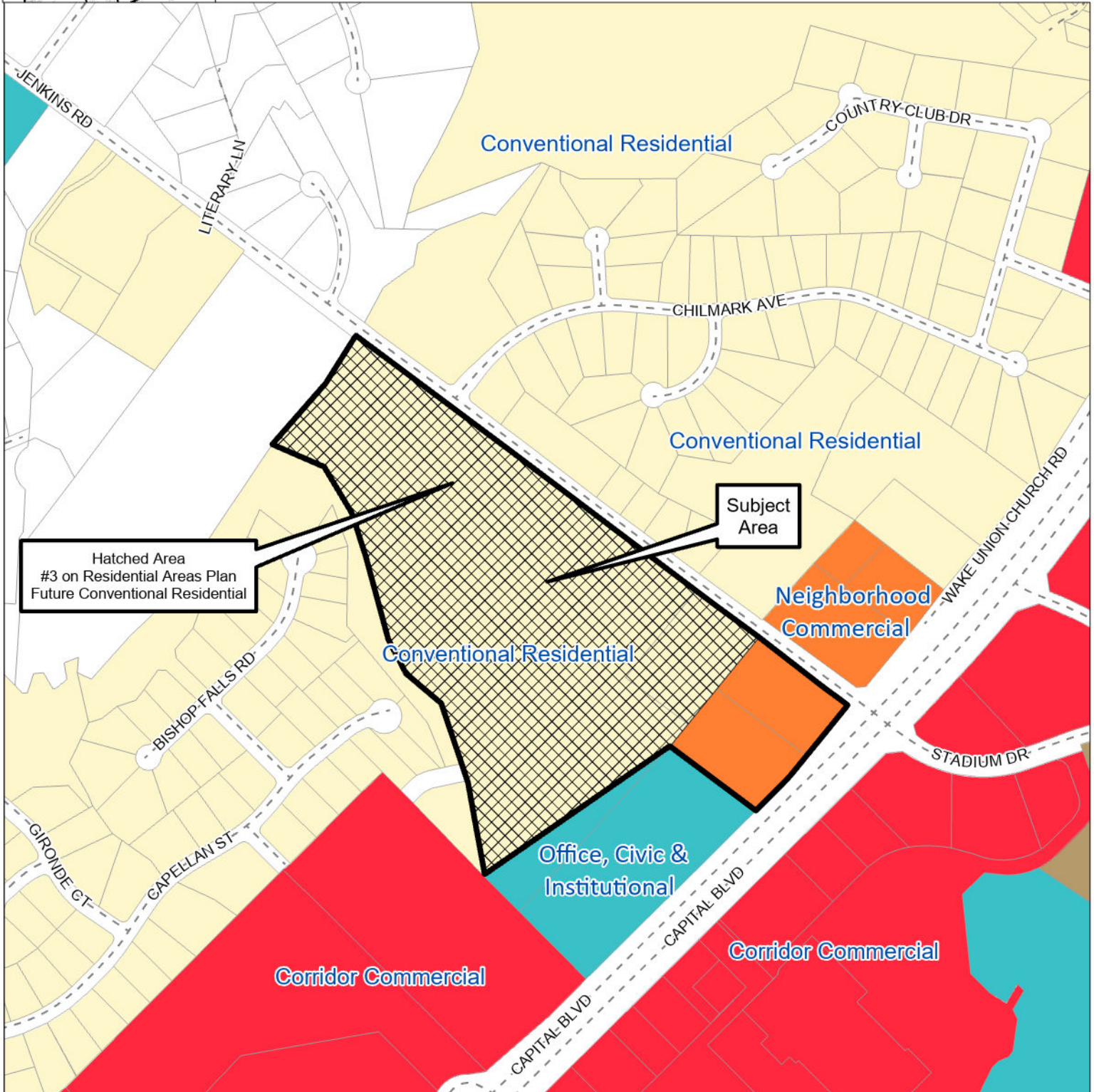
TOWN of
WAKE FOREST

RZ-22-07

Amavi Wake Forest (Conditional District Rezoning)

PINS: 1831764251, 1831852918, 1831855861 & 1831853681

5/2/2023



Hatched Area
#3 on Residential Areas Plan
Future Conventional Residential

Subject
Area

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
Miles





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: McAdams Company

Owners: E Hunt III LLC; William and Emily Andrews; Elizabeth Holding; SW Capital LLC

Requested Action: Rezone 44.42 acres on the Town of Wake Forest Zoning Map from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O)

Existing Zoning: General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O)

Location: 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard

Size: 44.42± acres

Tax PINs: 1831764251, 1831852918, 1831853681, and 1831855861

Existing Land Use: Single Family

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and 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 9th day of May 2023.

Introduced by Planning Board member: Michael Siderio

Seconded by Planning Board member: Lindsey Humphreys

Attest: 
Karin Kuropas, Planning Board Chair


Courtney Tanner, Planning Director

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

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

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

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

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

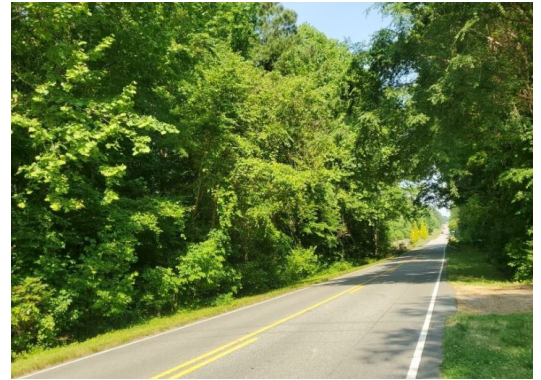
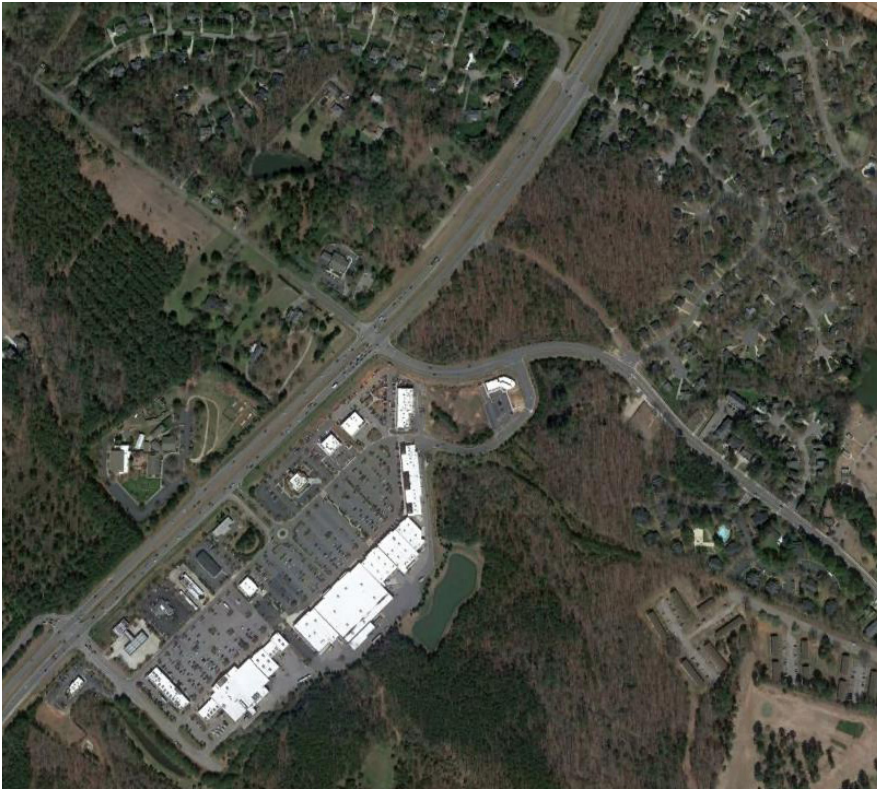
Community Plan Consistency Grid				
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners,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

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

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

Community Plan Consistency Grid				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			

Community Plan Consistency Grid				
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			



Horse Creek
Traffic Impact Analysis
Wake Forest, North Carolina

**TRAFFIC IMPACT
ANALYSIS**

FOR

HORSE CREEK MIXED-USE

LOCATED

IN

WAKE FOREST, NORTH CAROLINA

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MCRT SFR Investment LLC
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Charlotte, North Carolina

Prepared By:
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7/11/22

A handwritten signature in black ink, appearing to read "Ramey Kemp Associates" or similar, written over the date.

JULY 2022

RKA Project No. 21674

Prepared By: DT

Reviewed By: RS

TRAFFIC IMPACT ANALYSIS
HORSE CREEK
WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Horse Creek development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the southwest quadrant at the intersection of Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard in Wake Forest, North Carolina. The proposed development is expected to consist of the following land uses and be built out by 2026:

- 240 multifamily housing units
- 9,600 square foot (sq. ft.) day care center
- 3,000 sq. ft. drive-in bank
- 7,200 sq. ft. high-turnover sit-down restaurant
- 7,800 sq. ft. fast-food restaurant with drive-through
- 2,400 sq. ft. automated car wash

Site access is proposed via three (3) full-movement driveways along Jenkins Road. Site Drive 1, the easternmost access is designed as a future service road for NCDOT STIP U-5307 which will convert US 1 to a freeway with full access control. Site Drive 1 will serve as the primary access for the commercial area of the proposed development. The location of Site Drive 1 was reviewed by the NCDOT to verify that the location can be accommodated by the US 1 freeway design plans as they are developed in the future.

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

- 2022 Existing Traffic Conditions
- 2026 No-Build Traffic Conditions
- 2026 Build Traffic Conditions

2. Existing Traffic Conditions

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

- Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard
- Wake Union Church Road / Agora Drive and US Highway 1 / Capital Boulevard
- Jenkins Road and Chilmark Avenue
- Country Club Drive / Templeridge Road and US Highway 1 / Capital Boulevard
- Country Club Drive and Wake Union Church Road / Country Club Drive

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in May of 2022 by Quality Counts during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while schools were in session for in-person learning:

- Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard
- Wake Union Church Road / Agora Drive and US Highway 1 / Capital Boulevard
- Jenkins Road and Chilmark Avenue
- Country Club Drive / Templeridge Road and US Highway 1 / Capital Boulevard
- Country Club Drive and Wake Union Church Road / Country Club Drive

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of 240 townhomes, a 9,600 sq. ft. day care center, a 3,000 sq. ft. drive-in bank, a 7,200 sq. ft. high-turnover sit-down restaurant, a 7,800 sq. ft. fast-food restaurant with drive-through, and a 2,400 sq. ft. automated car wash. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table E-1, on the next page, provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise) (220)	240 units	1,614	23	74	78	46
Day Care Center (565)	9,600 sq. ft.	457	56	50	50	57
Drive-In Bank (912)	3,000 sq. ft.	301	17	13	31	32
High-Turnover (Sit-Down) Restaurant (932)	7,200 sq. ft.	772	38	31	40	25
Fast-Food Restaurant w/ Drive-Thru (934)	7,800 sq. ft.	3,646	177	171	134	124
Automated Car Wash (948)	2,400 sq. ft.	340*	--	--	17	17
Total Trips		7,130	311	339	350	301
<i>Internal Capture (7% Entering AM & 6% Exiting AM) (24% Entering PM & 26% Existing PM)</i>			-22	-20	-84	-78
Total External Trips			289	319	266	223
<i>Pass-By Trips:</i>			-4	-4	-11	-11
<i>Drive-In Bank (29% AM, 35% PM)</i>			--	--	-11	-11
<i>HTSD (44% PM)</i>			-82	-82	-53	-53
<i>Fast-Food Restaurant with Drive-Thru (50% AM, 55% PM)</i>						
Total Primary Trips			203	233	191	148

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2026 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Tru Hotel
- Devon Square

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2026 no-build, and 2026 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard

- Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns only.
- Provide a new exclusive eastbound right-turn lane with approximately 500 feet of storage and appropriate taper length. The right turn taper is anticipated to begin immediately east of Site Drive 1.
- Stripe the eastbound approach of Jenkins Road to provide dual right turn lanes.
- Restripe the westbound approach of Stadium Drive to provide dual right turn lanes.
- Extend the existing northbound left-turn lane on US Highway 1 to provide a minimum of 450 feet of storage plus appropriate deceleration and taper length.
- Modify the existing traffic signal to accommodate the new configuration and coordinate the signal with the new U-turn intersections.

Northern U-Turn and US Highway 1 / Capital Boulevard

- Construct a new northbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Southern U-Turn and US Highway 1 / Capital Boulevard

- Construct a new southbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper. Depending on the exact location of the new U-turn, it may be ideal to start the taper for the southbound U-turn lane at/near the intersection with Jenkins Road.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.

- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Jenkins Road and Site Drive 1

- Construct the northbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane with a minimum of 175 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

Jenkins Road and Site Drive 2

- Construct the northbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

Jenkins Road and Chilmark Avenue / Site Drive 3

- Construct the northbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

Improvements Needed to Meet Town's UDO Requirements

Wake Union Church Road / Agora Drive and US Highway 1 / Capital Boulevard

- Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns onto US Highway 1.
- Construct new exclusive U-turn lanes and median openings on US Highway 1 north of the intersection and south of the intersection.



November 22, 2022

Joseph Guckavan, Jr., PE
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587
P: 919-435-9510
E: jguckavan@wakeforestnc.gov

Reference: Horse Creek
Wake Forest, North Carolina

Subject: TIA Addendum for Jenkins Road Driveways

Dear Mr. Guckavan:

The following is an Addendum to the TIA report prepared for the proposed Horse Creek development located in the southwest quadrant at the intersection of Jenkins Road / Stadium Drive and US 1. The Addendum provides an analysis of the access intersections along Jenkins Road with a reduction in the number of site driveways on Jenkins Road from 3 driveways in the TIA to 2 driveways as shown on the current plan. The middle driveway in the TIA report (Site Drive 2 in the TIA) has been removed and the other two driveways remain as shown in the TIA report.

All existing and no-build traffic volumes remain the same as in the TIA report. In addition, the site land uses and trip generation remain the same as in the TIA. To account for removal of the middle driveway, site trip distribution and assignment at the two remaining driveways was updated for this analysis.

Site Trip Distribution

All external/regional site trip distribution percentages remain the same as in the TIA report. Trip distribution percentages were revised for the reduction to two driveways on Jenkins Road. A summary of the trip distribution revisions are as follows:

- 75% of site trips utilize Site Drive 1 to/from Jenkins Road
- 22.5% of site trips utilize Site Drive 3 to/from Jenkins Road
- 2.5% of site trips utilize Site Drive 3 to/from Chilmark Avenue (same as in TIA)

Refer to the attached site trip distribution figure and site trip assignment figure.

Capacity Analysis

The Build 2026 weekday AM and PM peak hour analyses were updated with the new site access plan. Build 2026 peak hour traffic volumes are attached. Since the superstreet scenario was recommended as part of the development, only the superstreet analysis scenario is included in this Addendum. Signal timings at US 1 were adjusted to account for the change in traffic patterns. All intersections are expected to operate the same as in the TIA report other than the Site Drive intersections on Jenkins Road. Because the analysis results are the same, only the capacity analysis results for the two site driveway intersections are included below.

Jenkins Road and Site Drive 1

Capacity analysis of build 2026 traffic conditions indicates that the major-street left-turn movement and the minor-street approach at the intersection of Jenkins Road and Site Drive 1 are expected to operate at LOS C or better during the weekday AM and PM peak hours with the revised traffic volumes. SimTraffic indicates westbound left turn queues are expected to be within the 175 feet of storage identified for this left turn movement.

Table 1: Analysis Summary of Jenkins Road and Site Drive 1

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2026 Build	EB WB NB	1 TH-RT 1 LT, 1 TH 1 LT-RT	-- A ¹ (9 s) C ² (18 s)	N/A	-- A ¹ (9 s) B ² (15 s)	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Based on the Driveway Manual, an exclusive westbound left-turn lane with a minimum of 175 feet of storage with appropriate deceleration and taper length is warranted and recommended by the proposed development. Although the westbound left turn volume increased, the opposing eastbound through volume decreased from the original TIA since Site Drive 2 is not considered.

Jenkins Road and Chilmark Avenue / Site Drive 3

Capacity analysis of build 2026 traffic conditions indicates that the major-street left-turn movements and the minor-street approaches at the intersection of Jenkins Road and Chilmark Avenue / Site

Drive 3 are expected to operate at LOS C or better during the weekday AM and PM peak hours. Analysis is similar to the original TIA report.

Table 2: Analysis Summary of Jenkins Road and Chilmark Avenue / Site Drive 3

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- B ²	N/A	A ¹ -- B ²	N/A
2026 No-Build	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- B ²	N/A	A ¹ -- B ²	N/A
2026 Build	EB WB NB SB	1 LT-TH-RT 1 LT, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ (8 s) A ¹ (8 s) B ² (12 s) C ² (16 s)	N/A	A ¹ (8 s) A ¹ (8 s) B ² (12 s) C ² (16 s)	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Based on the Driveway Manual, an exclusive westbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length is warranted by the proposed development.

Conclusions and Recommendations

This Addendum provides updated analysis for the removal of Site Drive 2 from the original TIA report. Site trips using Site Drive 2 in the previous TIA were redistributed to the other two driveways on Jenkins Road and build 2026 conditions were analyzed for the two driveway intersections. All other study intersections remain the same as in the previous TIA report.

Overall, site driveway intersections are expected to operate similar to the original TIA report. Although turning trips increased at Site Drive 1, eastbound traffic along Jenkins Road decreased with the removal of Site Drive 2 and the increased separation between Site Drive 1 and Site Drive 3 helps create more gaps in traffic along Jenkins Road.

A total of more than 300 feet of storage is available if needed for the westbound left turn lane on Jenkins Road into Site Drive 1. Queuing analysis indicates maximum queues of less than 150 feet are projected for the westbound left turn lane.

Recommendations for improvements at both site drive intersections remain the same as in the previous TIA report. The recommendations for the study intersections are below.

Jenkins Road and Site Drive 1

- Construct Site Drive 1 with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 175 feet of storage and appropriate deceleration and taper length if necessary. The existing left turn lane on Jenkins Road can be utilized for this improvement since US 1/Jenkins Road will be converted to a superstreet/reduced conflict intersection (RCI). The left turn lane can be marked as a Two-Way Left Turn Lane (TWLTL) since there are other driveways along Jenkins Road (SECU).
- Provide stop-control for the northbound approach.

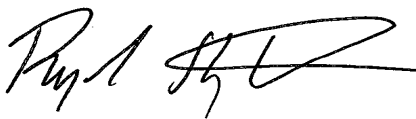
Jenkins Road and Chilmark Avenue / Site Drive 3

- Construct Site Drive 3 with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

All other recommendations remain the same at study intersections, and these recommendations were approved by NCDOT in their review of the TIA report.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

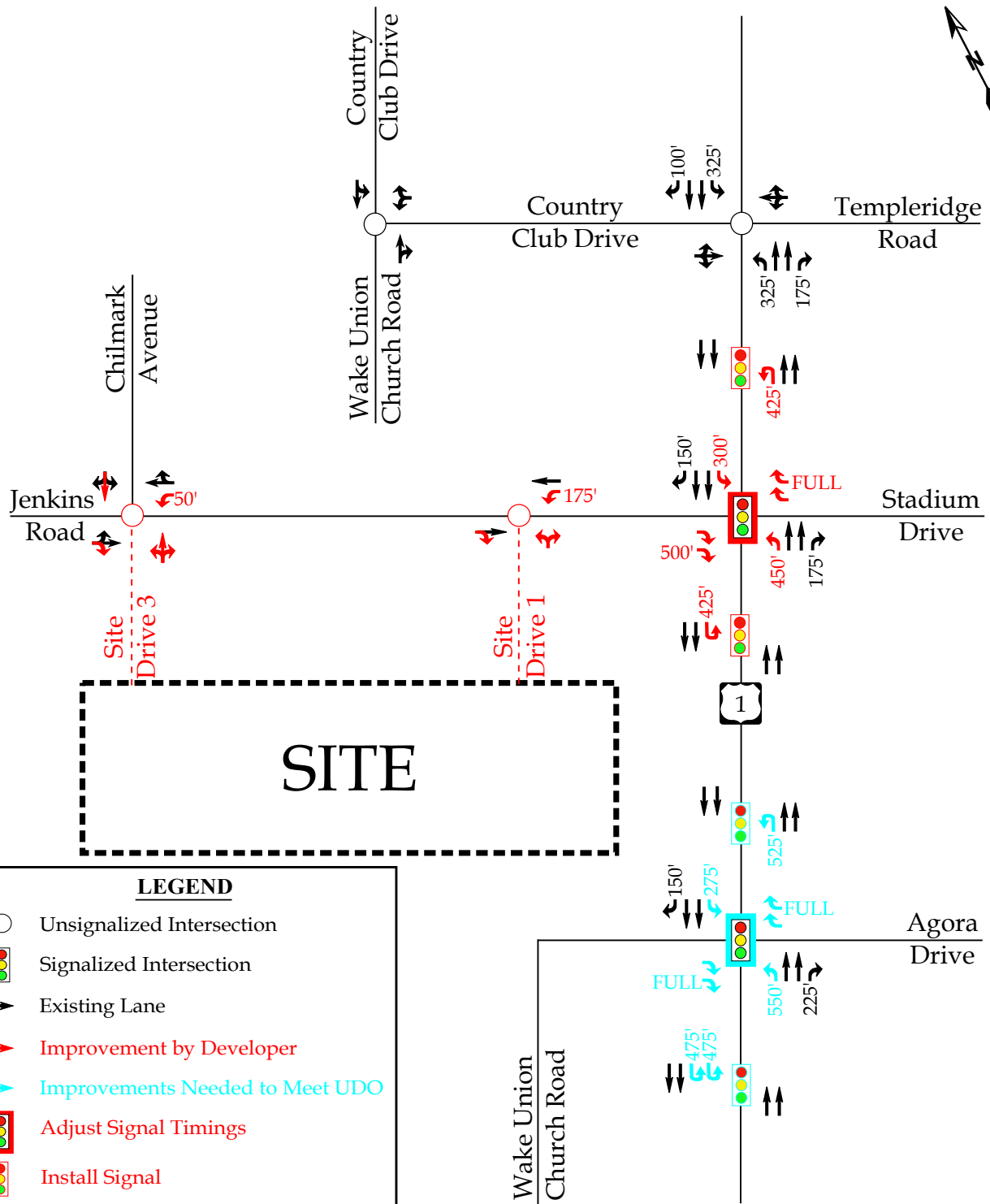


Rynal Stephenson, P.E.
Director of Traffic Engineering



Attachments: Figures
 Synchro Analysis Reports

cc: Jeremy Warren, PE, NCDOT District



Horse Creek
Wake Forest, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure 14



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 08, 2022

Horse Creek Mixed-Use

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-248
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Daniel W. Collins, Project Design Engineer
Madonna Saleh, Transportation Engineering Associate

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

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

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Horse Creek Mixed-Use

SC-2022-248

Wake Forest

Wake County

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

Date Initially Received by CMS	07/11/22	Date of Site Plan	07/08/22
Date of Complete Information	07/11/22	Date of Sealed TIA	07/11/22

Proposed Development

The TIA assumes the development is to be completed by 2026 and consist of the following:

Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	240 d.u.
Day Care Center	565	9,600 sq.ft.
Drive-In Bank	912	3,000 sq.ft.
High-Turnover (Sit-Down) Restaurant	932	7,200 sq.ft.
Fast-Food Restaurant w/ Drive-Thru	934	7,800 sq.ft.
Automated Car Wash	948	2,400 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	311	339	650
PM Peak Hour	350	301	651
Daily Trips			7,130

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Signalization

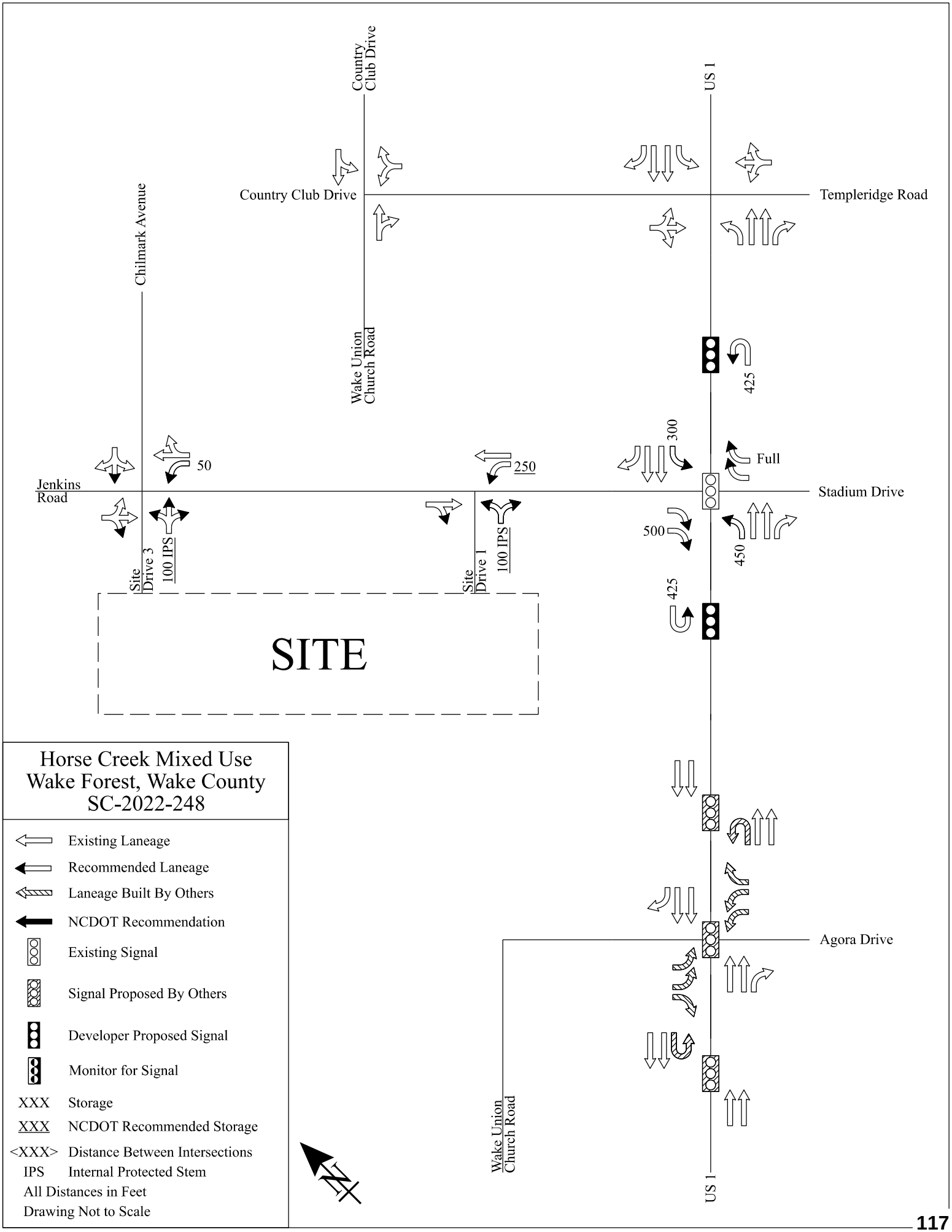
We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Operations at Site Access

If operational issues develop at the site driveways, access at those locations should be restricted.

UDO Improvements

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



ORDINANCE 2023-XX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 44.42 ACRES LOCATED AT 0 AND 1121 JENKINS ROAD 12621 AND 12631 CAPITAL BOULEVARD, BEING WAKE COUNTY TAX PINS 1831764251, 1831852918, 1831853681, AND 1831855861, FROM GENERAL RESIDENTIAL 3 (GR3), FALLS LAKE WATERSHED MANAGEMENT AREA OVERLAY (FL-WMA), AND SPECIAL HIGHWAY 1 OVERLAY (SH1-O) TO GENERAL RESIDENTIAL 10 CONDITIONAL DISTRICT (GR10-CD), NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT (NB-CD), FALLS LAKE WATERSHED MANAGEMENT AREA OVERLAY (FL-WMA), AND SPECIAL HIGHWAY 1 OVERLAY (SH1-O)

RZ-22-07, AMAVI

WHEREAS, the application submitted by McAdams Company 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 May 9, 2023 and the Board of Commissioners held a public hearing on June 20, 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, but not in the best public interest for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, 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 1831764251, 1831852918, 1831853681, and 1831855861, and described in Exhibit 1, are located within the Town’s Corporate Limits and Extraterritorial Jurisdiction.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) 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 – Amavi 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 2022 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. Site master site plan (SP-22-27) 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 site plan.
2. All development will comply with all requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception, and will comply with approved master plan as submitted with this rezoning application.
3. The multifamily development shall have a maximum number of 217 units. Units shall be designed to appear like 1-story single family, 2-story single family and duplex units. The exact product mix is subject to variation during permitting. A minimum of 25 percent of the total dwelling units shall be duplexes. A minimum of 10 percent of the total dwelling units shall be 2-story.
4. Vinyl siding shall not be permitted; however, vinyl windows, decorative elements, and trim are permitted.
5. For the front facade of all units, trim around the windows shall be provided.
6. For the front facade of all units, at least three decorative elements shall be provided, such as, but not limited to, the following:
 - a. bay window;
 - b. recessed window;
 - c. decorative window;
 - d. side porch;
 - e. two or more building materials;
 - f. brick or stone;
 - g. trim; (6" window trim, 4" frieze trim, 6" fascia, window and door crosshead)
 - h. shake;
 - i. gable;
 - j. cornice;
 - k. portico;
 - l. dormer.

7. A varied color palette shall be utilized on buildings throughout the development to include a minimum of four-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
8. All dwelling units shall incorporate foundational landscaping (see typical unit landscaping on sheet 15.06) along the front facade. Additionally, this shall also apply where a side and/or rear facade abuts an internal drive aisle, internal parking bay or abuts a private street or public street.
9. Detached garages shall be designed in accordance with elevations provided on sheet 5.1. Additional design features may be approved by the administrator.
10. No units of the same floor plan and exterior color will be located immediately adjacent to each other or directly across the street from one another.
11. In an effort to create continuity for the entire project (both residential and non-residential parcels), a common stone or brick shall be provided that is used throughout the development. The material could be used in a variety of ways including, but not limited to; landscaping walls, signage, accent materials, etc. Providing a minimum of one element shall satisfy this condition, but the developer may choose to provide the material in multiple facets if desired.
12. At least 15% of the area of each facade that faces a street/parking or open space must be windows and/or front doors.
13. At least half the total dwelling units shall require covered front stoops or porches. Front porches shall have a minimum depth of 4 feet.
14. Buildings shall be permitted to be erected on the master lot within this development and will front on private right-of-way or common park space (section 4.3.1. B).
15. The buildings erected within this development shall not be subject to traditional yard requirements and shall only be subject to a building separation requirement of six feet (section 4.3.3).
16. The minimum lot width of 50' is outlined in table 2.2.5.B.2 shall not be applicable to this development.
17. See sheet C0.00 for proposed sections and alternate cross section "73' private drive cross section".
18. The developer shall not be subject to interconnectivity requirements within GR-10 (Section 6.5.1).
19. The development shall provide a minimum of eight(8) EV charging stations. Final locations shall be determined at the time of construction drawing submittal. In addition, at the developer's expense, garages shall be wired for EV capabilities
20. The following uses shall be permitted within the NB zoning district: Live/Work units; ATM; Bank, Credit Union, Financial Services; Business Support Services; Dry Cleaning & Laundry Services; Medical Clinic; Personal Services; Post

Office; Professional Services; Veterinary Services; Amusement, Indoor; Bar/Tavern; Restaurant; Theater, indoor movie or live performance; Civic Meeting Facility; Community or Cultural Facility; Recreation Facility, indoor; Recreation Facility, outdoor; Child/Adult Day Care (more than 8 persons); Community Support Facility; Automotive- drive-thru/drive-in facility; Hotel/Inn (no room limit); General Commercial; Outdoor Seating (accessory); Studio – Art, Dance, Martial Arts, Music

21. At full build-out, the NB district shall include at least two of the permitted uses listed in Condition No. 19.
22. Parking shall be at the side or rear of commercial buildings fronting Wake Union Church Road and Jenkins Road. Drive aisles and drive through lanes are permitted between these buildings and the road(s) on which they front.
23. At full build-out, the NB district shall contain at least one building with a minimum height of two stories. The second story of this building shall be a minimum of 3,000 square feet. This building shall comply with the requirements of condition 21.
24. SH-O building setback shall be reduced from 100' to 50' from the property line abutting US-1; SH-O off-street parking setback shall be reduced from 50' to 25' adjacent to US-1; SH-O buffer shall be reduced from 50' to 25' adjacent to US-1 (all plant materials shall still be provided) (Section 2.4.3.D).
25. The commercial parcel will be cleared, rough graded and underground utilities will be stubbed to the site at plat recordation.
26. Each developed open space shall include at least one (1) of the following active elements: walking trail, community garden, butterfly garden, playground or dog park. Additional elements may be included as approved by the administrator.
27. The park spaces shall be a minimum of 2,000 sf and four (4) such parks shall be provided throughout the community (section 7.5.1).
28. Each developed park space shall include at least one (1) of the following active elements: cornhole boards, bocce ball court, table tennis, community garden, or soccer goals. A 1,000 sf minimum clubhouse (with fitness center) and pool will also be provided in addition to the above park space requirements. Additional elements may be included as approved by the administrator.
29. At the developer's expense prior to the 1st plat, a 25' vegetated buffer shall be provided along the adjacent southern property line of the future commercial lots with the Wake Forest Presbyterian Church property (PIN:1831759291). All existing vegetation shall be removed, and a double row of evergreen trees be installed at 15' OC. Said evergreen trees shall be 5'-6' in height at the time of planting.
30. The multifamily development shall comply with UDO sections 5.5.6b, c, and d, and 5.5.7f. All other UDO multifamily design standards including other standards within UDO sections 5.5.6 and 5.5.7 shall not apply.

31. Coordinating decorative bicycle racks and benches will be placed throughout the commercial and residential developments as a form of public art. These interventions will be site-specific with attention to audience, environmental conditions, cultural history, and natural landscape, and will create a sense of space connecting the residential development with the NB development. Painted crosswalk will be provided subject to NCDOT and Town approval connecting the residential and NB components. Decorative outdoor seating will also be provided in the NB component.
32. Associated road improvements shall be constructed in accordance per the approved TIA and UDO. The developer shall provide metal traffic poles at the U-turns (The TIA indicates wooden poles).
33. Subject to approval by the Town of Wake Forest and NCDOT, the developer shall provide signage, striping and pedestrian signals for a pedestrian crossing between Jenkins Road and Stadium Drive.
34. The developer shall be responsible for the associated work/cost of abandoning the existing sewer line along Wake Union Church Road. In addition, the developer will also be responsible for providing a new sewer connection for Wake Forest Presbyterian Church prior to the 1st final plat.
35. If developer is able to acquire all necessary land and/or easements from the St. Ives homeowner's association, developer shall extend Wake Union Church Road through the St. Ives open space to stub to the proposed Wake Union development prior to the 1st final plat.
36. A 20' Type 'B' - Option 1 streetyard buffer shall be provided on both sides of Wake Union Church Road to satisfy the SH-O service road requirements. A 30' SH-O Type 'B' - Option 1 buffer shall be adjacent to the Wake Forest Presbyterian Church property.
37. Prior to the issuance of either a building permit for new development or recording of the first plat for the subject property, the owner shall dedicate to the Town of Wake forest a Transit Easement adjacent to Wake Union Church Road, with a dimension no greater than fifteen feet (15') wide by thirty feet (30') deep. The final dimensions and location of the Transit Easement shall be determined by the Town of Wake Forest. The Transit Easement shall be permitted within the project's 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 20th day of June 2023.

Vivian A. Jones
Mayor

ATTEST:

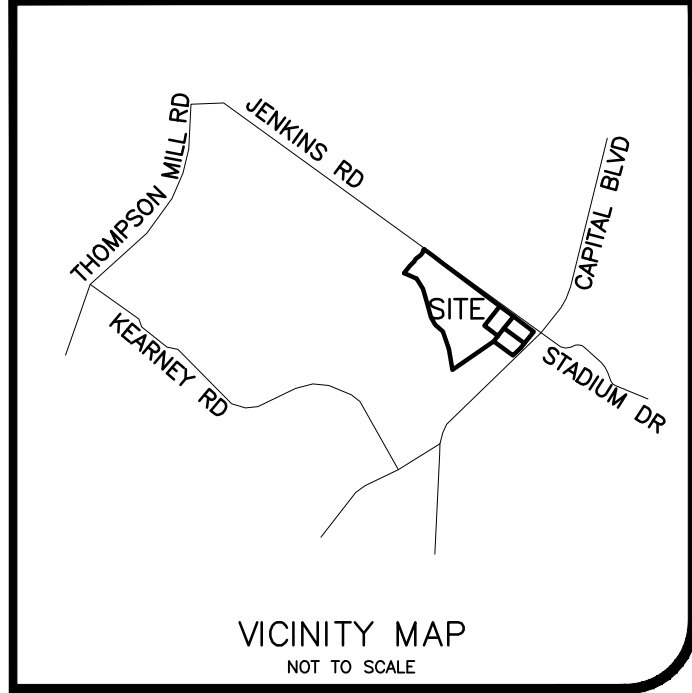
APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

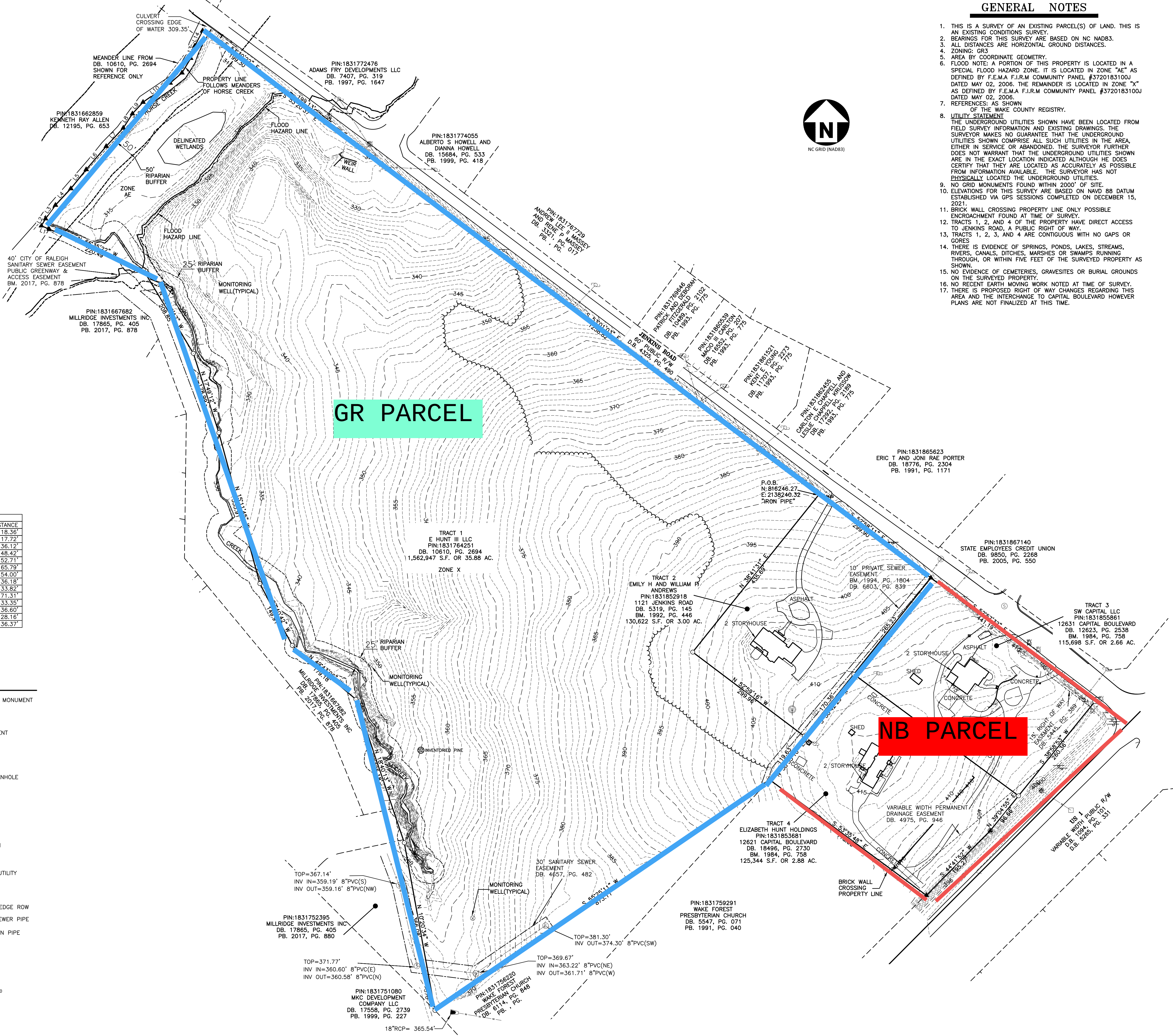
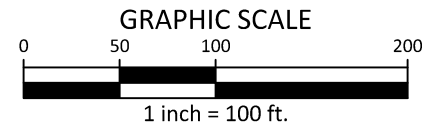
BEGINNING AT AN IRON PIPE ALONG THE EASTERN RIGHT OF WAY JENKINS ROAD, SAID PIPE HAVING THE NC NAD83 GRID COORDINATE OF N: 816065.66, E: 2138479.73; THENCE SOUTH 38°40'11" WEST A DISTANCE OF 265.23 FEET TO AN IRON PIPE; THENCE SOUTH 38°42'29" WEST A DISTANCE OF 170.36 FEET TO AN IRON PIPE; THENCE SOUTH 38°35'10" WEST A DISTANCE OF 119.63 FEET TO AN IRON PIPE; THENCE SOUTH 55°25'11" WEST A DISTANCE OF 873.11 FEET TO AN IRON PIPE; THENCE NORTH 10°20'34" WEST A DISTANCE OF 366.08 FEET TO AN IRON PIPE; THENCE NORTH 18°40'13" WEST A DISTANCE OF 325.18 FEET TO AN IRON PIPE; THENCE NORTH 49°43'06" WEST A DISTANCE OF 179.18 FEET TO AN IRON PIPE; THENCE NORTH 27°40'42" WEST A DISTANCE OF 149.91 FEET TO AN IRON PIPE; THENCE NORTH 15°11'45" WEST A DISTANCE OF 335.91 FEET TO AN IRON PIPE; THENCE NORTH 17°49'12" WEST A DISTANCE OF 178.99 FEET TO AN IRON PIPE; THENCE NORTH 30°56'17" WEST A DISTANCE OF 208.85 FEET TO AN IRON PIPE; THENCE NORTH 66°35'22" WEST A DISTANCE OF 220.49 FEET TO A POINT; THENCE NORTH 66°35'22" WEST A DISTANCE OF 18.36 FEET TO A POINT; THENCE NORTH 30°18'25" EAST A DISTANCE OF 17.72 FEET TO A POINT; THENCE NORTH 36°17'43" EAST A DISTANCE OF 36.12 FEET TO A POINT; THENCE NORTH 42°58'48" EAST A DISTANCE OF 48.42 FEET TO A POINT; THENCE NORTH 38°46'19" EAST A DISTANCE OF 52.71 FEET TO A POINT; THENCE NORTH 40°49'11" EAST A DISTANCE OF 65.79 FEET TO A POINT; THENCE NORTH 43°01'59" EAST A DISTANCE OF 54.00 FEET TO A POINT; THENCE NORTH 32°33'55" EAST A DISTANCE OF 36.18 FEET TO A POINT; THENCE NORTH 42°26'02" EAST A DISTANCE OF 33.82 FEET TO A POINT; THENCE NORTH 54°48'02" EAST A DISTANCE OF 71.31 FEET TO A POINT; THENCE NORTH 49°18'00" EAST A DISTANCE OF 33.35 FEET TO A POINT; THENCE NORTH 31°01'55" EAST A DISTANCE OF 36.60 FEET TO A POINT; THENCE NORTH 18°18'36" EAST A DISTANCE OF 28.16 FEET TO A POINT; THENCE NORTH 27°04'09" EAST A DISTANCE OF 36.37 FEET TO A POINT; THENCE SOUTH 53°30'22" EAST A DISTANCE OF 199.30 FEET TO AN IRON PIPE; THENCE SOUTH 53°20'37" EAST A DISTANCE OF 199.13 FEET TO AN IRON PIPE; THENCE SOUTH 53°01'03" EAST A DISTANCE OF 1258.82 FEET TO AN IRON PIPE; THENCE SOUTH 52°58'11" EAST A DISTANCE OF 299.90 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING. HAVING AN AREA OF 1693569 SQUARE FEET OR 38.88 ACRES.

BEGINNING AT AN IRON PIPE ALONG THE EASTERN RIGHT OF WAY JENKINS ROAD, SAID PIPE HAVING THE NC NAD83 GRID COORDINATE OF N: 816065.66, E: 2138479.73; THENCE SOUTH 52°57'32" EAST A DISTANCE OF 441.19 FEET TO AN IRON PIPE; THENCE SOUTH 38°58'53" WEST A DISTANCE OF 260.36 FEET TO AN IRON PIPE; THENCE SOUTH 39°04'55" WEST A DISTANCE OF 96.66 FEET TO A RIGHT OF WAY DISC; THENCE SOUTH 44°41'52" WEST A DISTANCE OF 195.27 FEET TO AN IRON PIPE; THENCE NORTH 53°35'48" WEST A DISTANCE OF 418.66 FEET TO AN IRON PIPE; THENCE NORTH 38°35'10" EAST A DISTANCE OF 119.63 FEET TO AN IRON PIPE; THENCE NORTH 38°42'29" EAST A DISTANCE OF 170.36 FEET TO AN IRON PIPE; THENCE NORTH 38°40'11" EAST A DISTANCE OF 265.23 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING. HAVING AN AREA OF 241042 SQUARE FEET OR 5.53 ACRES.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°35'22" E	18.36'
L2	N 30°18'26" E	17.72'
L3	N 36°17'43" E	36.12'
L4	N 42°58'48" E	48.42'
L5	N 38°46'19" E	52.71'
L6	N 40°49'11" E	65.79'
L7	N 43°01'59" E	54.00'
L8	N 32°33'55" E	36.18'
L9	N 42°28'02" E	33.82'
L10	N 54°48'02" E	71.31'
L11	N 49°18'00" E	33.35'
L12	N 31°01'55" E	36.60'
L13	N 18°18'36" E	28.16'
L14	N 27°04'09" E	36.37'

LEGEND	
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIPE
	IRON PIPE SET
	NCGS/GRID MONUMENT
	CALCULATED POINT
	UTILITY POLE
	GUY WIRE
	SANITARY SEWER MANHOLE
	WATER VALVE
	WELL
	FIRE HYDRANT
	MONITORING WELL
	HVAC UNIT
	FLARED END SECTION
	WATER LINE
	OVERHEAD UTILITY
	GUARD RAIL
	FENCE LINE
	TREELINE/HEDGE ROW
	SANITARY SEWER PIPE
	STORM DRAIN PIPE



GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC NAD83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: GR3
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720183100J DATED MAY 02, 2006. THE REMAINDER IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720183100J DATED MAY 02, 2006.
- REFERENCES: AS SHOWN OF THE WAKE COUNTY REGISTRY.
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM ESTABLISHED VIA GPS SESSIONS COMPLETED ON DECEMBER 15, 2021.
- BRICK WALL CROSSING PROPERTY LINE ONLY POSSIBLE ENCROACHMENT FOUND AT TIME OF SURVEY.
- TRACTS 1, 2, AND 4 OF THE PROPERTY HAVE DIRECT ACCESS TO JENKINS ROAD, A PUBLIC RIGHT OF WAY.
- TRACTS 1, 2, 3, AND 4 ARE CONTIGUOUS WITH NO GAPS OR GORES.
- THERE IS EVIDENCE OF SPRINGS, PONDS, LAKES, STREAMS, RIVERS, CANALS, DITCHES, MARSHES OR SWAMPS RUNNING THROUGH, OR WITHIN FIVE FEET OF THE SURVEYED PROPERTY AS SHOWN.
- NO EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
- NO RECENT EARTH MOVING WORK NOTED AT TIME OF SURVEY.
- THERE IS PROPOSED RIGHT OF WAY CHANGES REGARDING THIS AREA AND THE INTERCHANGE TO CAPITAL BOULEVARD HOWEVER PLANS ARE NOT FINALIZED AT THIS TIME.

CLIENT

MCR2 SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203

AMAVI WAKE FOREST EXISTING CONDITIONS 1121 JENKINS ROAD WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MCR-21001
FILENAME MCR-21001-EC1
CHECKED BY RTF
DRAWN BY JSS
SCALE 1"=100'
DATE 04.20.2022

SHEET

EXISTING CONDITIONS

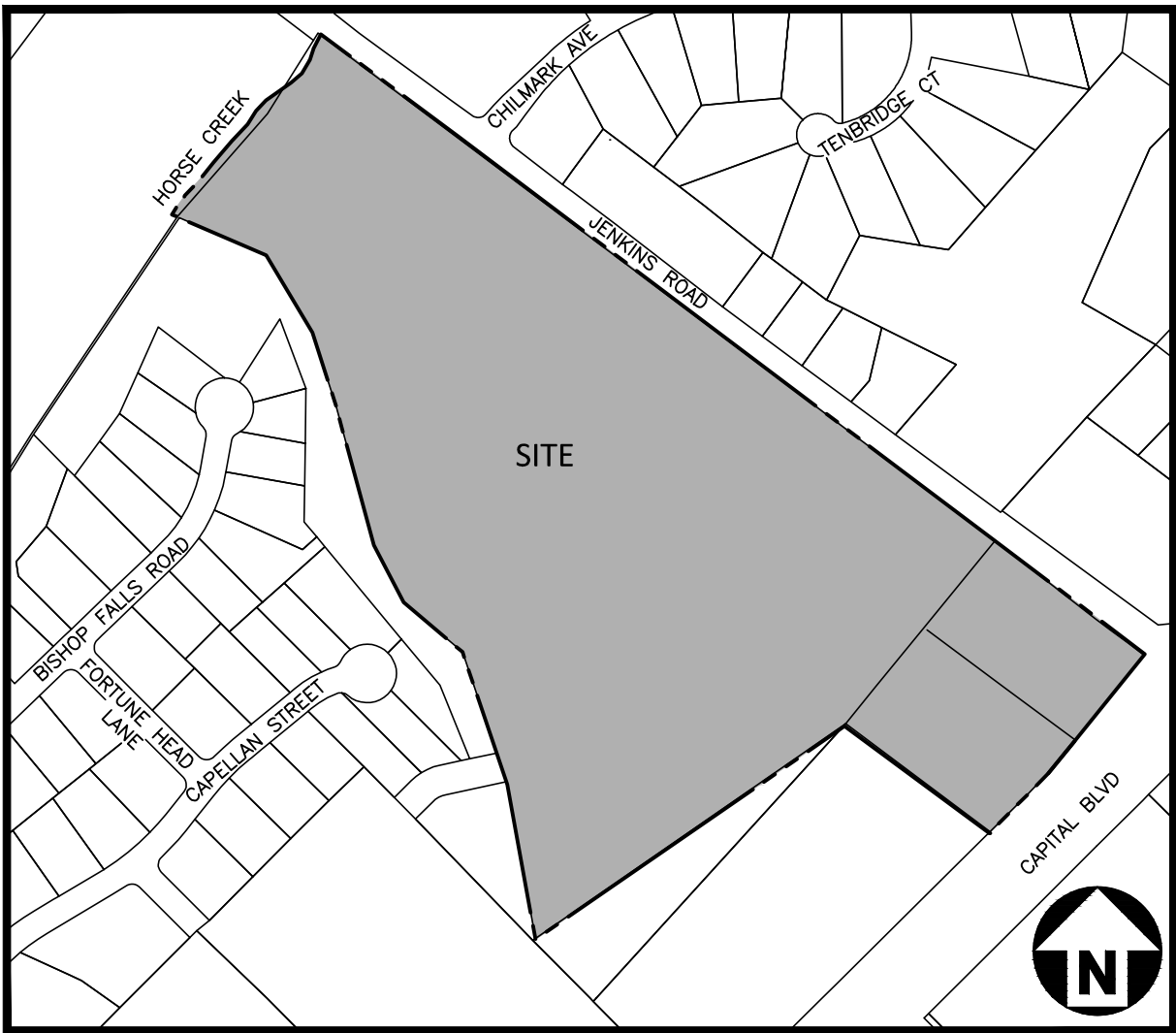
C1.00

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-07: Amavi Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-07 is consistent with the 2022 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 Conventional Residential and Neighborhood Commercial Future Land Uses in the Community Plan.
2. The proposed rezoning is consistent with the Activity Center by providing appropriate uses and providing conditions where residents can gather, socialize, live, work, and shop with attractive gathering spaces, play areas, and outdoor seating.
3. The proposed rezoning is consistent with the Residential Area Plan #3 description of how the property should be developed.
4. The proposed rezoning supports Community Plan policies related to Residential Character with architectural design commitments.

SITE DATA	
PIN	1831764251; 1831852918; 1831855861; 1831853681
REAL ESTATE ID	0183008; 0193992; 0032066; 0100042
SITE AREA	1,934,499 SF / 44.42 AC - GROSS 101,059 SF / 2.32 AC - R/W DEDICATION 1,833,440 SF / 42.09 AC - NET
EXISTING ZONING	GR-3
PROPOSED ZONING	GENERAL RESIDENTIAL 10 CONDITIONAL DISTRICT(GR-10 CD); NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT(NB CD)
PROPOSED GR10 SITE AREA	35.23 AC
PROPOSED NEIGHBORHOOD BUSINESS SITE AREA	6.87 AC
EXISTING NUMBER OF LOTS	4 (TOTAL)
PROPOSED NUMBER OF LOTS	3 (TOTAL)
PROPOSED JENKINS ROAD R/W DEDICATION	0.08 AC
PROPOSED WAKE UNION CHURCH ROAD R/W DEDICATION	2.24 AC
WATERSHED OVERLAY	FALLS LAKE WATERSHED MANAGEMENT AREA (FL-WMA) US 1 SPECIAL HIGHWAY OVERLAY (SH1-O)
WATER SUPPLY WATERSHED	FALLS LAKE; NEUSE-RICHLAND CREEK
RIVER BASIN	NEUSE
COMMUNITY PLAN DESIGNATION	CONVENTIONAL RESIDENTIAL; NEIGHBORHOOD COMMERCIAL
EXISTING USE	SINGLE FAMILY DETACHED; FORESTRY
PROPOSED USE	217 SINGLE AND MULTIFAMILY UNITS; NEIGHBORHOOD COMMERCIAL 26 - 2 STORY UNITS; SINGLE FAMILY UNITS 28 - MULTIFAMILY DUPLEXES (56 UNITS) 135 - 1 STORY; SINGLE FAMILY UNITS
MAXIMUM UNITS ALLOWED	365 MULTIFAMILY UNITS (GR10 SITE AREA x 10 DU/AC)
DENSITY	MAXIMUM 10 DU/AC PROPOSED 6.16 DU/AC (217 UNITS / 35.23 AC)
BUILDING HEIGHT	MAXIMUM 3 STORIES PROPOSED 1 STORY & 2 STORY
SETBACKS	REQUIRED FROM PERIMETER FRONT: 20' MINIMUM STREET SIDE/SECONDARY FRONT: 20' MINIMUM SIDE (FROM ADJACENT LOT): 8' MINIMUM REAR: 25' MINIMUM REQUIRED BUILDING SEPARATION: 6' MINIMUM BUILDING FRONT FROM SIDEWALK: 3' MINIMUM
PARKING	REQUIRED 217 UNITS x 1.8/UNIT = 391 SPACES PROPOSED 339 STANDARD SPACES 77 ON-STREET SPACES 35 GARAGE SPACES 451 TOTAL SPACES
ACCESSIBLE PARKING	REQUIRED 462 SPACES x 2% = 10 SPACES (2 VAN) PROPOSED 19 SPACES (18 VAN)
BICYCLE PARKING	REQUIRED 462 SPACES x 2/400 VEHICLE SPACES = 24 SPACES (UNITS) 217 UNITS x 1/30 UNITS = 8 SPACES (RECREATION) 1.69 AC x 4 PER 1/4 AC = 27 SPACES (PARK SPACE) 59 TOTAL SPACES (MIN. 28 SPACES SHELTERED TO ACCOMMODATE LONG-TERM STORAGE)
IMPERVIOUS AREA	PROPOSED 60 SPACES (28 SHELTERED)
	EXISTING FUTURE COMMERCIAL LOTS = 0.54 AC RESIDENTIAL = 0.29 AC. PROPOSED FUTURE COMMERCIAL LOTS = 5.89 AC RESIDENTIAL = 17.24 AC. TOTAL IMPERVIOUS = 23.13 AC (65%)
OPEN SPACE	REQUIRED 1,550,086 SF x 10% = 155,009 SF PROPOSED 287,584 SF (18.56%) (TREE SAVE & BUFFERS)
PARK SPACE	REQUIRED 1,550,086 SF x 2.5% = 38,752 SF PROPOSED 70,870 SF (4.57%) (12 AREAS)
ACTIVE OPEN SPACE	REQUIRED 70,870 SF x 25% = 17,717 SF PROPOSED 18,512 SF (AMENITY AREA)
TREE COVERAGE	SEE CALCULATIONS SHEET LS.06
FLOODPLAIN	A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720183100K DATED JULY 19, 2022. THE REMAINDER IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720183100K DATED JULY 19, 2022.



VICINITY MAP

N.T.S.

AMAVI WAKE FOREST

1121 JENKINS ROAD,
WAKE FOREST, NORTH CAROLINA, 27587
RZ-22-07 AND SP-22-07

MASTER SITE PLAN

PROJECT NUMBER: MCR-21001

DATE: APRIL 18, 2023

PROPOSED AMAVI WAKE FOREST ZONING CONDITIONS

- SITE MASTER SITE PLAN(SP-22-27) 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 SITE PLAN.
- ALL DEVELOPMENT WILL COMPLY WITH ALL REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION, AND WILL COMPLY WITH APPROVED MASTER PLAN AS SUBMITTED WITH THIS REZONING APPLICATION.
- THE MULTIFAMILY DEVELOPMENT SHALL HAVE A MAXIMUM NUMBER OF 217 UNITS. UNITS SHALL BE DESIGNED TO APPEAR LIKE 1-STORY SINGLE FAMILY, 2-STORY SINGLE FAMILY AND DUPLEX UNITS. THE EXACT PRODUCT MIX IS SUBJECT TO VARIATION DURING PERMITTING. A MINIMUM OF 25 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE DUPLEXES. A MINIMUM OF 10 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE 2-STORY
- VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
- FOR THE FRONT FACADE OF ALL UNITS, TRIM AROUND THE WINDOWS SHALL BE PROVIDED.
- FOR THE FRONT FACADE OF ALL UNITS, AT LEAST THREE DECORATIVE ELEMENTS SHALL BE PROVIDED, SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING:
 - BAY WINDOW;
 - RECESSED WINDOW;
 - DECORATIVE WINDOW;
 - SIDE PORCH;
 - TWO OR MORE BUILDING MATERIALS;
 - BRICK OR STONE;
 - TRIM; (6" WINDOW TRIM, 4" FRIEZE TRIM, 6" FASCIA, WINDOW AND DOOR CROSSHEAD)
 - SHAKE;
 - GABLE;
 - CORNICE;
 - PORCHCO;
 - DORMER;
- A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF FOUR COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.
- ALL DWELLING UNITS SHALL INCORPORATE FOUNDATIONAL LANDSCAPING (SEE TYPICAL UNIT LANDSCAPING ON SHEET LS.06) ALONG THE FRONT FACADE. ADDITIONALLY, THIS SHALL ALSO APPLY WHERE A SIDE AND/OR REAR FACADE ABUTS AN INTERNAL DRIVE AISLE, INTERNAL PARKING BAY OR ABUTS A PRIVATE STREET OR PUBLIC STREET.
- DETACHED GARAGES SHALL BE DESIGNED IN ACCORDANCE WITH ELEVATIONS PROVIDED ON SHEET 5.1. ADDITIONAL DESIGN FEATURES MAY BE APPROVED BY THE ADMINISTRATOR.
- NO UNITS OF THE SAME FLOOR PLAN AND EXTERIOR COLOR WILL BE LOCATED IMMEDIATELY ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.
- IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT (BOTH RESIDENTIAL AND NON-RESIDENTIAL PARCELS), A COMMON STONE OR BRICK SHALL BE PROVIDED THAT IS USED THROUGHOUT THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO: LANDSCAPING WALLS, SIGNAGE, ACCENT MATERIALS, ECT. PROVIDING A MINIMUM SH OF ONE ELEMENT SHALL SATISFY THIS CONDITION. BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.
- AT LEAST 15% OF THE AREA OF EACH FACADE THAT FACES A STREET/PARKING OR OPEN SPACE MUST BE WINDOWS AND/OR FRONT DOORS.
- AT LEAST HALF THE TOTAL DWELLING UNITS SHALL REQUIRE COVERED FRONT STOOPS OR PORCHES. FRONT PORCHES SHALL HAVE A MINIMUM DEPTH OF 4 FEET.
- BUILDINGS SHALL BE PERMITTED TO BE ERECTED ON THE MASTER LOT WITHIN THIS DEVELOPMENT AND WILL FRONT ON PRIVATE RIGHT-OF-WAY OR COMMON PARK SPACE (SECTION 4.3.1. B).
- THE BUILDINGS ERECTED WITHIN THIS DEVELOPMENT SHALL NOT BE SUBJECT TO TRADITIONAL YARD REQUIREMENTS AND SHALL ONLY BE SUBJECT TO A BUILDING SEPARATION REQUIREMENT OF SIX FEET (SECTION 4.3.3).
- THE MINIMUM LOT WIDTH OF 50' IS OUTLINED IN TABLE 2.2.5.B.2 SHALL NOT BE APPLICABLE TO THIS DEVELOPMENT.
- SEE SHEET C0.00 FOR PROPOSED SECTIONS AND ALTERNATE CROSS SECTION "73" PRIVATE DRIVE CROSS SECTION".
- THE DEVELOPMENT SHALL NOT BE SUBJECT TO INTERCONNECTIVITY REQUIREMENTS WITHIN GR-10 (SECTION 6.5.1)
- THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF EIGHT(8) EV CHARGING STATIONS. FINAL LOCATIONS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION. DRAWING SUBMITTAL. IN ADDITION, AT THE DEVELOPER'S EXPENSE, GARAGES SHALL BE WIRED FOR EV CAPABILITIES.

- THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE NB ZONING DISTRICT:
 - LIVE/WORK UNITS
 - ATM
 - BANK, CREDIT UNION, FINANCIAL SERVICES
 - BUSINESS SUPPORT SERVICES
 - DRY CLEANING & LAUNDRY SERVICES
 - MEDICAL CLINIC
 - PERSONAL SERVICES
 - POST OFFICE
 - PROFESSIONAL SERVICES
 - VETERINARY SERVICES
 - AMUSEMENT, INDOOR
 - BAR/TAVERN
 - RESTAURANT
 - THEATER, INDOOR MOVIE OR LIVE PERFORMANCE
 - CIVIC MEETING FACILITY
 - COMMUNITY OR CULTURAL FACILITY
 - RECREATION FACILITY, INDOOR
 - RECREATION FACILITY, OUTDOOR
 - CHILD/ADULT DAY CARE (MORE THAN 8 PERSONS)
 - COMMUNITY SUPPORT FACILITY
 - AUTOMOTIVE- DRIVE-THRU/DRIVE-IN FACILITY
 - HOTEL/INN (NO ROOM LIMIT)
 - GENERAL COMMERCIAL
 - OUTDOOR SEATING
 - STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC
 - VEHICLE SERVICES - MINOR MAINTENANCE AND REPAIR

- AT FULL BUILD-OUT, THE NB DISTRICT SHALL INCLUDE AT LEAST TWO OF THE PERMITTED USES LISTED IN CONDITION NO. 20.

- PARKING SHALL BE AT THE SIDE OR REAR OF COMMERCIAL BUILDINGS FRONTING WAKE UNION CHURCH ROAD AND JENKINS ROAD. DRIVE AISLES AND DRIVE THROUGH LANES ARE PERMITTED BETWEEN THESE BUILDINGS AND THE ROAD(S) ON WHICH THEY FRONT.

- AT FULL BUILD-OUT, THE NB DISTRICT SHALL CONTAIN AT LEAST ONE BUILDING WITH A MINIMUM HEIGHT OF TWO STORIES. THE SECOND STORY OF THIS BUILDING SHALL BE A MINIMUM OF 3,000 SQUARE FEET. THIS BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF CONDITION 22.

- SH-O BUILDING SETBACK SHALL BE REDUCED FROM 100' TO 50' FROM THE PROPERTY LINE ABUTTING US-1; SH-O OFF-STREET PARKING SETBACK SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1; SH-O BUFFER SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1 (ALL PLANT MATERIALS SHALL STILL BE PROVIDED). (SECTION 2.4.3.D)

- THE COMMERCIAL PARCEL WILL BE CLEARED, ROUGH GRADED AND UNDERGROUND UTILITIES WILL BE STUBBED TO THE SITE AT PLAT RECDOTATION.

- EACH DEVELOPED OPEN SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: WALKING TRAIL, COMMUNITY GARDEN, BUTTERFLY GARDEN, PLAYGROUND OR DOG PARK. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

- THE PARK SPACES SHALL BE A MINIMUM OF 2,000 SF AND FOUR (4) SUCH PARKS SHALL BE PROVIDED THROUGHOUT THE COMMUNITY (SECTION 7.5.1).

- EACH DEVELOPED PARK SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: CORNHOLE BOARDS, BOCCCE BALL COURT, TABLE TENNIS, COMMUNITY GARDEN, OR SOCCER GOALS. A 1,000 SF MINIMUM CLUBHOUSE (WITH FITNESS CENTER) AND POOL WILL ALSO BE PROVIDED IN ADDITION TO THE ABOVE PARK SPACE REQUIREMENTS. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

- AT THE DEVELOPER'S EXPENSE PRIOR TO THE 1ST FINAL PLAT, A 25' VEGETATED BUFFER SHALL BE PROVIDED ALONG THE SHARED PROPERTY LINE OF THE FUTURE COMMERCIAL LOTS WITH THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY (PIN 1831759291). ALL EXISTING VEGETATION SHALL BE REMOVED AND A DOUBLE ROW OF EVERGREEN TREES BE INSTALLED AT 15' O.C. SAID EVERGREEN TREES SHALL BE 5'-6' IN HEIGHT AT THE TIME OF PLANTING.

- THE MULTIFAMILY DEVELOPMENT SHALL COMPLY WITH UDO SECTIONS 5.5.6B, C, AND D, AND 5.5.7F. ALL OTHER UDO MULTIFAMILY DESIGN STANDARDS INCLUDING OTHER STANDARDS WITHIN UDO SECTIONS 5.5.6 AND 5.5.7 SHALL NOT APPLY.

- COORDINATING DECORATIVE BICYCLE RACKS AND BENCHES WILL BE PLACED THROUGHOUT THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AS A FORM OF PUBLIC ART. THESE INTERVENTIONS WILL BE SITE-SPECIFIC WITH ATTENTION TO AUDIENCE, ENVIRONMENTAL CONDITIONS, CULTURAL HISTORY, AND NATURAL LANDSCAPE, AND WILL CREATE A SENSE OF SPACE CONNECTING THE RESIDENTIAL DEVELOPMENT WITH THE NB DEVELOPMENT. PAINTED CROSSWALK WILL BE PROVIDED SUBJECT TO NCDOT AND TOWN APPROVAL CONNECTING THE RESIDENTIAL AND NB COMPONENTS. DECORATIVE OUTDOOR SEATING WILL ALSO BE PROVIDED IN THE NB COMPONENT.

- ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO. THE DEVELOPER SHALL PROVIDE METAL TRAFFIC POLES AT THE U-TURNS (THE TIA INDICATES WOODEN POLES).

- SUBJECT TO APPROVAL BY THE TOWN OF WAKE FOREST AND NCDOT, THE DEVELOPER SHALL PROVIDE SIGNAGE, STRIPING AND PEDESTRIAN SIGNALS FOR A PEDESTRIAN CROSSING BETWEEN JENKINS ROAD AND STADIUM DRIVE.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ASSOCIATED WORK/COST OF ABANDONING THE EXISTING SEWER LINE ALONG WAKE UNION CHURCH ROAD. IN ADDITION, THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR PROVIDING A NEW SEWER CONNECTION FOR WAKE FOREST PRESBYTERIAN CHURCH PRIOR TO THE 1ST FINAL PLAT.

- IF DEVELOPER IS ABLE TO ACQUIRE ALL NECESSARY LAND AND/OR EASEMENTS FROM THE ST. IVES HOMEOWNER'S ASSOCIATION, DEVELOPER SHALL EXTEND WAKE UNION CHURCH ROAD THROUGH THE ST. IVES OPEN SPACE TO STUB TO THE PROPOSED WAKE UNION DEVELOPMENT PRIOR TO THE 1ST FINAL PLAT.

- A 20' TYPE "B" - OPTION 1 STREETYARD BUFFER SHALL BE PROVIDED ON BOTH SIDES OF WAKE UNION CHURCH ROAD TO SATISFY THE SH-O SERVICE ROAD REQUIREMENTS. A 20' SH-O TYPE "B" - OPTION 1 BUFFER SHALL BE ADJACENT TO THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY.
- PRIOR TO ISSUANCE OF EITHER A BUILDING PERMIT FOR NEW DEVELOPMENT OR RECORDING OF THE FIRST PLAT FOR THE SUBJECT PROPERTY, THE OWNER SHALL DEDICATE TO THE TOWN OF WAKE FOREST A TRANSIT EASEMENT ADJACENT TO WAKE UNION CHURCH ROAD, WITH A DIMENSION NO GREATER THAN FIFTEEN FEET (15') WIDE BY THIRTY FEET (30') DEEP. THE FINAL DIMENSIONS AND LOCATION OF THE TRANSIT EASEMENT SHALL BE DETERMINED BY THE TOWN OF WAKE FOREST. THE TRANSIT EASEMENT SHALL BE PERMITTED WITHIN THE PROJECT'S STREET BUFFERS.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS - AREA "A"
C1.02	EXISTING CONDITIONS - AREA "B"
C1.03	EXISTING CONDITIONS - AREA "C"
C1.04	EXISTING CONDITIONS - AREA "D"
C1.05	EXISTING CONDITIONS - AREA "E"
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN - AREA "A"
C2.02	SITE PLAN - AREA "B"
C2.03	SITE PLAN - AREA "C"
C2.04	SITE PLAN - AREA "D"
C2.05	SITE PLAN - AREA "E"
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA "D"
C3.05	GRADING AND STORM DRAINAGE PLAN - AREA "E"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C4.05	UTILITY PLAN - AREA "E"
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN - AREA "A"
L5.02	LANDSCAPE PLAN - AREA "B"
L5.03	LANDSCAPE PLAN - AREA "C"
L5.04	LANDSCAPE PLAN - AREA "D"
L5.05	LANDSCAPE PLAN - AREA "E"
L5.06	LANDSCAPE NOTES AND SCHEDULE
L5.07	LANDSCAPE NOTES
L5.08	SPECIMEN TREE MAP
L6.00	LIGHTING PERFORMANCE PLAN
5.1	DETACHED GARAGE ELEVATIONS

PROJECT WATER SYSTEM DATA:

- Are the total # domestic water services ≥ 15, OR the total # people served ≥ 25?
YES / NO
- Type of development? (select one)
 - Commercial Property
 - Residential Condos or Townhomes
 - Residential Apartments
- NOTE:** permitting by City of Raleigh on projects having ≥ 15 domestic water services, OR serving ≥ 25 people, requires Developer **NOT** to re-sell water (or must have a WR designation from NCUC for Apartment projects only)

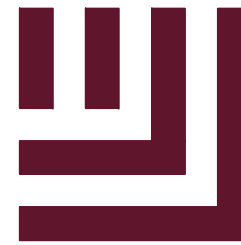
These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PROJECT DIRECTORY



William T O'Daniel
or=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.06.13 12:46:42 -04'00'

REVISIONS

NO. DATE

MASTER SITE PLAN FOR:

AMAVI WAKE FOREST
WAKE FOREST, NC, 27587
PROJECT NUMBER: MCR-21001

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE TOWN OF WAKE FOREST, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEE EROSION CONTROL PLAN FOR SEQUENCING.
- GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
- ALL PUBLIC STREETS & LANES MUST BE INSTALLED TO THE MINIMUM TOWN OF WAKE FOREST STANDARDS SET FORTH IN THE STREET/SUBDIVISION DESIGN MANUAL OR THE CONDITIONS NOTED ON THE PLANS, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
- ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS, ACTUAL LOCATIONS AND DEPTHS TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- PRIOR TO STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHALL BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT TOWN OF WAKE FOREST ENGINEERING DEPARTMENT (919-435-9510) FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY. NCDOT RIGHT-OF-WAY: CONTACT MCADAMS COMPANY PROJECT ENGINEERS (919-361-5000) AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE), ALSO CONTACT NCDOT DISTRICT OFFICE (919-733-3213) 24 HOURS IN ADVANCE PRIOR TO PLACING CURB AND GUTTER AND TOWN OF WAKE FOREST FOR SIDEWALKS AND RAMPS WITHIN NCDOT R/W.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY.
- DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE TAKEN OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
- THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- NO SUBSTITUTION FOR SPECIFIED MATERIALS SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE OWNER. SAID APPROVAL MUST BE ACQUIRED PRIOR TO INSTALLATION. ANY COSTS FOR TESTING OR ENGINEERING SERVICES REQUIRED TO PROVE PROPOSED SUBSTITUTIONS ARE ACCEPTABLE SHALL BE PAID BY THE CONTRACTOR.
- ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 290CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- STREET LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE - CHAPTER 10.3.7. LIGHTING PLANS SHALL BE BY OTHERS.
- NONE OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
- CURB & GUTTER DETAILS ARE SPECIFIC TO TOWN OF WAKE FOREST UDO AND MSSD STANDARDS.
- PAVEMENT DESIGN IS SHOWN AS A MINIMUM AND FINAL DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.
- SPECIFIC AMENITY AREA DESIGNS SHALL BE SUBMITTED AT THE TIME OF CONSTRUCTION

STORM DRAINAGE NOTES

- ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST WAKE FOREST STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID, THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- CONTRACTOR SHALL ENSURE 2' MINIMUM COVER OVER ALL STORM PIPE.
- CONTRACTOR SHALL GRADE & INSTALL PREFORMED SCOUR HOLES, LEVEL SPREADERS AND VELOCITY DISSIPATORS PER DETAIL.
- CONTRACTOR SHALL DETERMINE SPILL CURB LOCATIONS PRIOR TO PLACEMENT TO PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. NO BIRD-BATHS SHALL BE ALLOWED WITHIN CURB AND GUTTER OR ASPHALT AREAS.

GRADING NOTES

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 290CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF WAKE FOREST, CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE TOWN OF WAKE FOREST, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, UTILITY CONTRACTOR, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.

ADDITIONAL UTILITY NOTES

- ALL WATER SERVICE LINES WHERE 1 UNIT CONNECTS SHALL BE 3/4" COPPER LINE. ALL WATER SERVICE LINES WHERE 2 OR MORE UNITS CONNECT SHALL BE 1-1/2" HDPE SDR9 LINE.
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
- ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3"Wx3". CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
- ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
- IN ACCORDANCE WITH GENERAL STATUTE 87-121(O), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

SITE NOTES

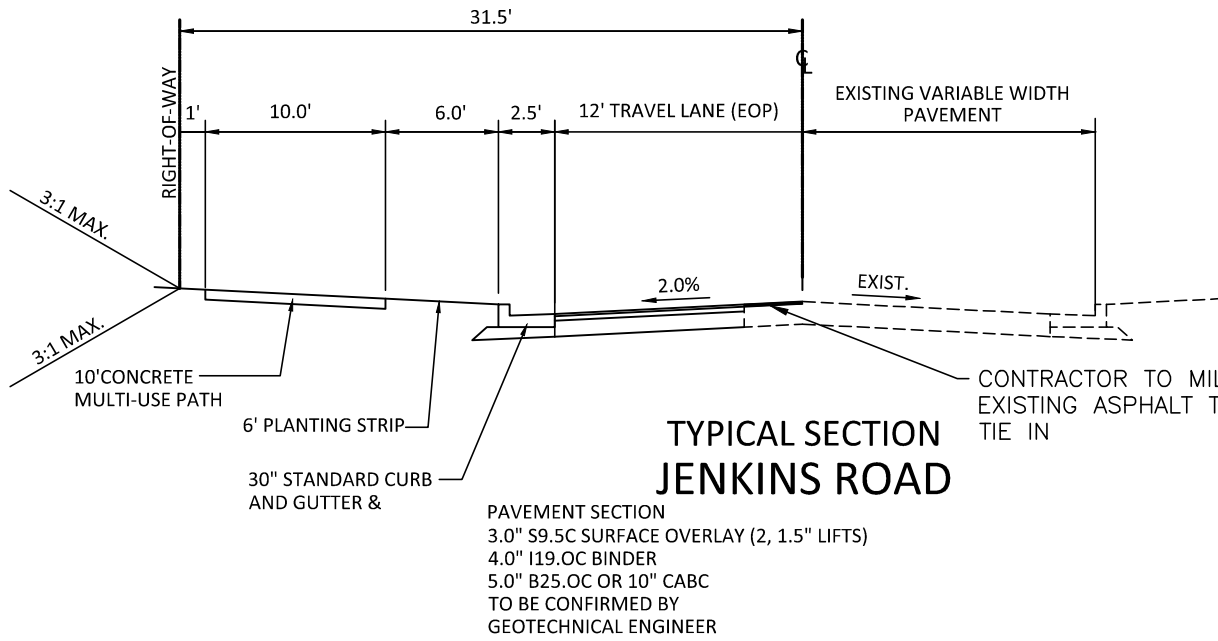
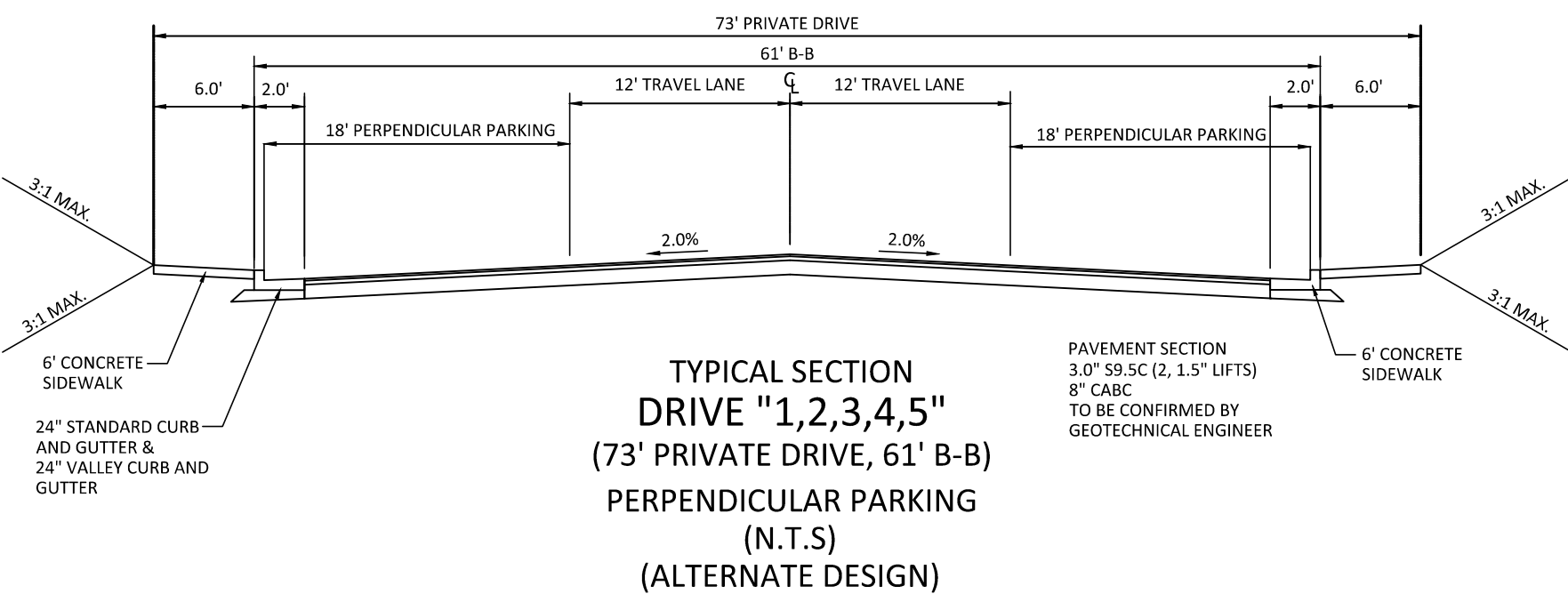
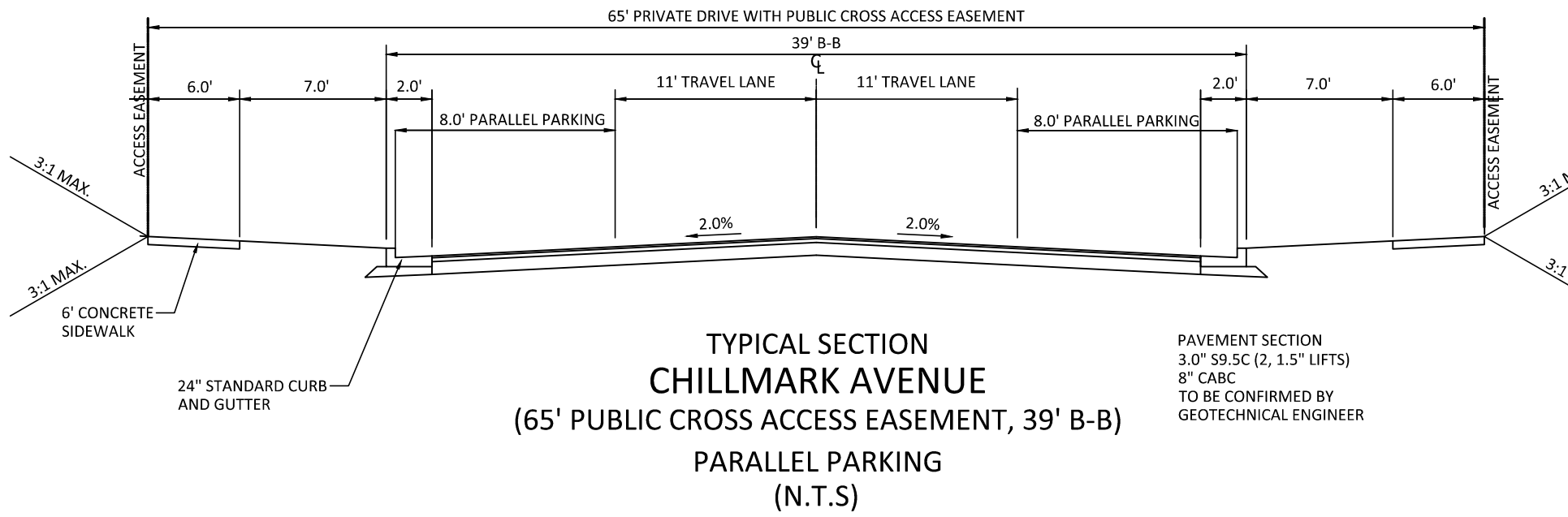
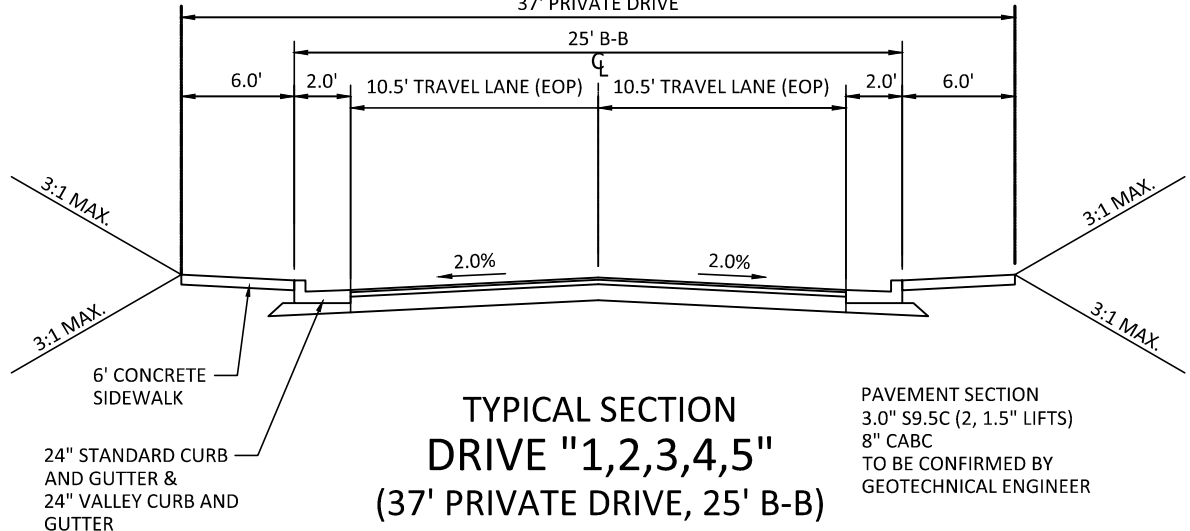
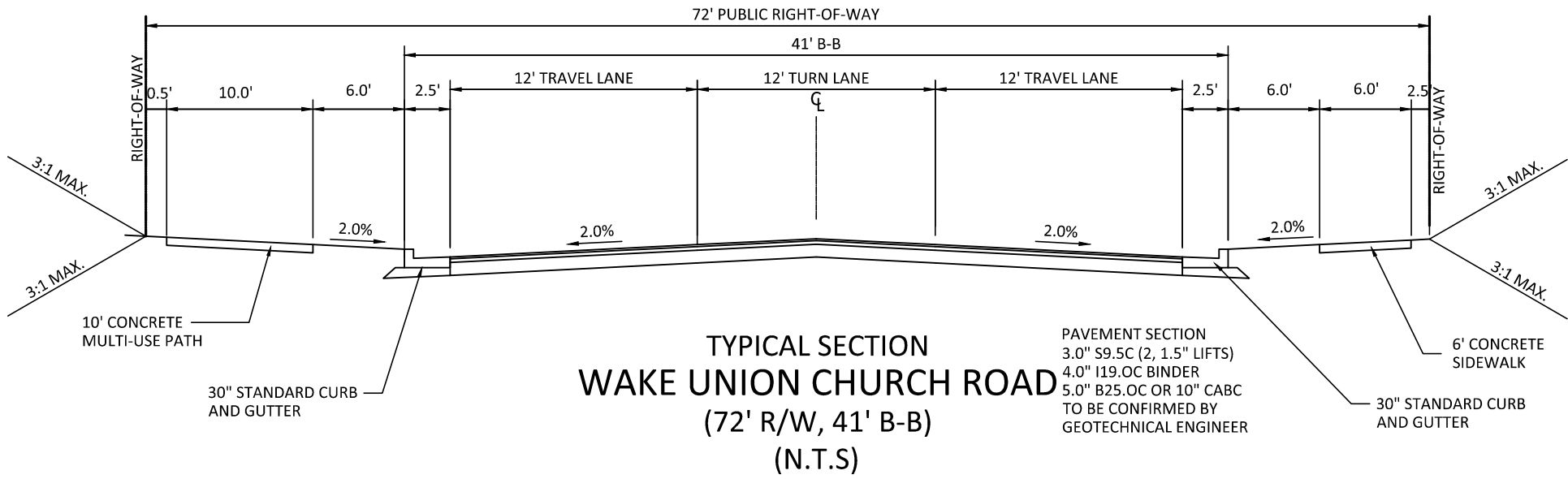
- OPEN SPACE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- LANDSCAPE, IRRIGATION AND SITE LIGHTING DESIGN TO BE PROVIDED BY OTHERS AND SHALL BE SUBMITTED UNDER SEPARATE COVER.
- ALL HOUSING DESIGN INFORMATION SHALL BE SUBMITTED TO THE TOWN OF WAKE FOREST IN CONJUNCTION WITH BUILDING PERMIT PROCESS.
- SITE PLANS WILL BE SUBMITTED TO THE TOWN OF WAKE FOREST AND THE CITY OF RALEIGH FOR THE REMAINING FUTURE DEVELOPMENT AREAS WITHIN THE REMAINING PHASES.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.
- ALL PUBLIC SIDEWALKS/CROSSWALKS ACROSS ALLEY ENTRANCES SHALL BE FLUSH, CONCRETE PAVEMENT (SEE DETAIL).
- CURB RADII ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIRECTIONAL ARROWS, PEDESTRIAN CROSSINGS, AND STOP BARS ON THE DEVELOPMENT SHALL BE THERMOPLASTIC.

RETAINING WALL NOTES

- THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT/BOTTOM FACE OF THE RETAINING WALL.
- RETAINING WALLS SHALL BE DESIGNED BY A REGISTERED NORTH CAROLINA PROFESSIONAL ENGINEER AND PROVIDED AS A STANDALONE CONSTRUCTION DRAWING SET TO THE TOWN OF WAKE FOREST FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS DESIGN ENGINEER CAN PROVIDE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL EXTEND BELOW GRADE TO THE FOOTING SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- RETAINING WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE A RAILING OR FENCE INSTALLED AT THE TOP OF WALL. RAILING DESIGN SHALL BE INCLUDED IN THE RETAINING WALL CONSTRUCTION DRAWINGS.
- RETAINING WALL DESIGNER SHALL BE RESPONSIBLE FOR IDENTIFYING AND REPORTING TO THE ENGINEER THE REQUIRED SPACING, CLEARANCE, OR CONFLICTS BETWEEN THE FOOTPRINT OF THE WALL AND ANY ADJACENT SURFACE/SUB-SURFACE UTILITIES. WALL DESIGNER SHALL ALSO BE RESPONSIBLE FOR REVIEW AND APPROVAL OF ALL WALL RELATED SHOP DRAWINGS/SUBMITTALS.
- CONTRACTOR SHALL ENSURE THAT WALL BATTER DOES NOT ENCROACH INTO BUFFERS, ADJACENT PROPERTIES, SIDEWALKS, ETC.

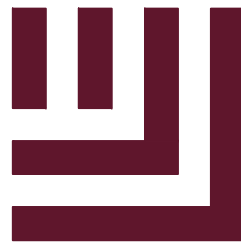
STANDARD UTILITY NOTES (AS APPLICABLE)

- 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. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6' MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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 1/2" COPPER" WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC" 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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTVELY) 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



NOTE: THE PAVEMENT SECTIONS SHOWN ABOVE ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED BASED ON EXISTING ON-SITE SOIL CONDITIONS. FINAL DESIGN BY THE GEOTECHNICAL ENGINEER SHALL SUPERCEDE THE ABOVE PAVEMENT SECTION.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PHONE:794.307.3018

AMAVI WAKE FOREST

MASTER SITE PLAN

1121 JENKINS ROAD

WAKE FOREST, NORTH CAROLINA, 27587



William T. O'Daniel
c/o=William T. O'Daniel, c=US,
o=North Carolina,
email=rodaniel@mcadamsco.com
2023.06.13 12:46:42 -0400

REVISIONS

NO. DATE

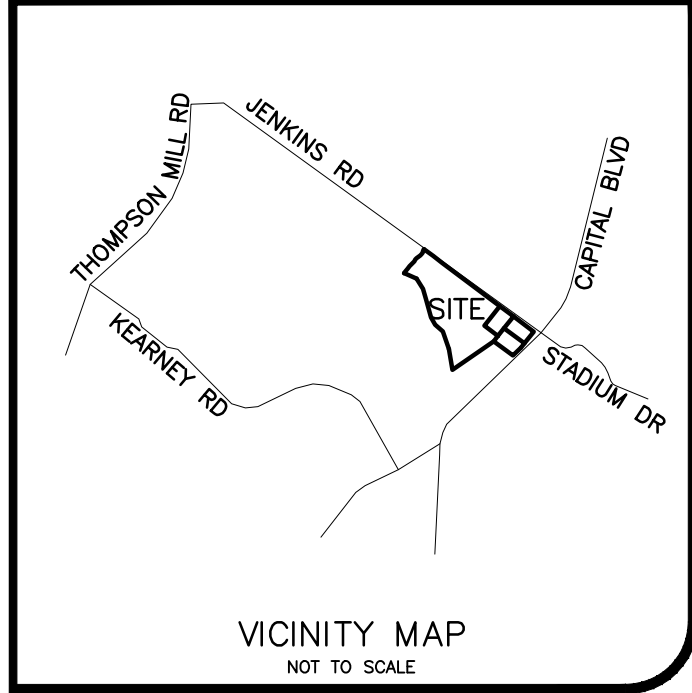
PLAN INFORMATION

PROJECT NO. MCR-21001
FILENAME MCR21001-N1
CHECKED BY JM
DRAWN BY BB
SCALE N.T.S
DATE 04. 18. 2023

SHEET

PROJECT NOTES

C0.00



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC NAD83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: GR3
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720183100K DATED JULY 19, 2022. THE REMAINDER IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720183100K DATED JULY 19, 2022.
7. REFERENCES: AS SHOWN ON THE WAKE COUNTY REGISTRY.
8. UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM ESTABLISHED VIA GPS SESSIONS COMPLETED ON DECEMBER 15, 2021.
11. BRICK WALL CROSSING PROPERTY LINE ONLY POSSIBLE ENCROACHMENT FOUND AT TIME OF SURVEY.
12. TRACTS 1, 2, AND 4 OF THE PROPERTY HAVE DIRECT ACCESS TO JENKINS ROAD, A PUBLIC RIGHT OF WAY.
13. TRACTS 1, 2, 3, AND 4 ARE CONTIGUOUS WITH NO GAPS OR GORES.
14. THERE IS EVIDENCE OF SPRINGS, PONDS, LAKES, STREAMS, RIVERS, CANALS, DITCHES, MARSHES OR SWAMPS RUNNING THROUGH, OR WITHIN FIVE FEET OF THE SURVEYED PROPERTY AS SHOWN.
15. NO EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
16. NO RECENT EARTH MOVING WORK NOTED AT TIME OF SURVEY.
17. THERE IS PROPOSED RIGHT OF WAY CHANGES REGARDING THIS AREA AND THE INTERCHANGE TO CAPITAL BOULEVARD HOWEVER PLANS ARE NOT FINALIZED AT THIS TIME.



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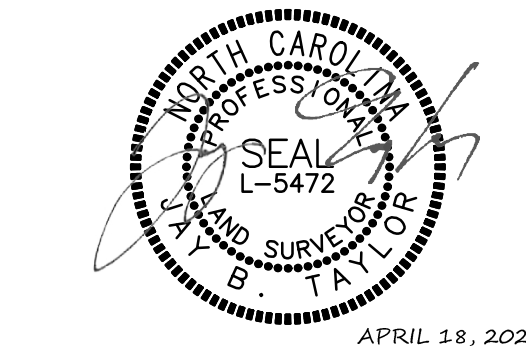
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AMAVI WAKE FOREST
EXISTING CONDITIONS
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MCR-21001
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DRAWN BY JSS
SCALE 1"=100'
DATE 04.20.2022

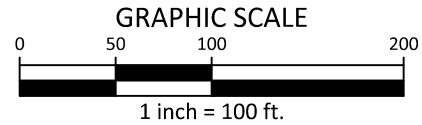
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EXISTING
CONDITIONS
C1.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°35'22" E	18.36'
L2	N 30°18'25" E	17.72'
L3	N 36°17'43" E	36.12'
L4	N 42°58'48" E	48.42'
L5	N 38°48'19" E	52.71'
L6	N 40°49'11" E	65.79'
L7	N 43°01'59" E	54.00'
L8	N 32°33'55" E	36.18'
L9	N 42°26'02" E	33.82'
L10	N 54°48'02" E	71.31'
L11	N 49°18'00" E	33.35'
L12	N 31°01'55" E	36.60'
L13	N 18°18'36" E	28.16'
L14	N 27°04'09" E	36.37'

LEGEND

	EXISTING IRON PIPE		RIPIARIAN BUFFER
	IRON PIPE SET		FLOOD HAZARD LINE
	CALCULATED POINT		TREELINE
	CONCRETE MONUMENT		SLOPE EASEMENT
	CURB INLET		STORM DRAIN PIPE
	ELECTRIC BOX		OVERHEAD UTILITY LINES
	ELECTRIC HANDLE		WATER LINE
	ELECTRIC METER		SANITARY SEWER LINE
	FIRE HYDRANT		TELEPHONE LINE
	FIRE DEPARTMENT CONNECTION		GAS LINE
	GAS METER		UNDERGROUND ELECTRIC
	GUY WIRE		UNDERGROUND TELEPHONE
	GAS VALVE		FENCE LINE
	GREASE TRAP MANHOLE		SANITARY FORCE MAIN
	LIGHT POLE		
	POWER POLE		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER CLEANOUT		
	STORM DRAINAGE MANHOLE		
	TELEPHONE PEDESTAL		
	WATER VALVE		
	WATER METER		
	YARD INLET		
	RIGHT OF WAY DISC		





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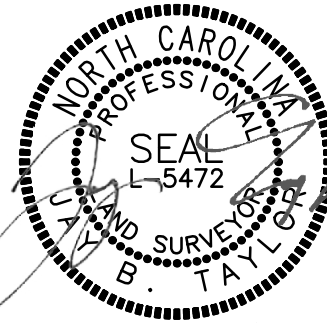
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AMAVI WAKE FOREST
EXISTING CONDITIONS
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

DATE

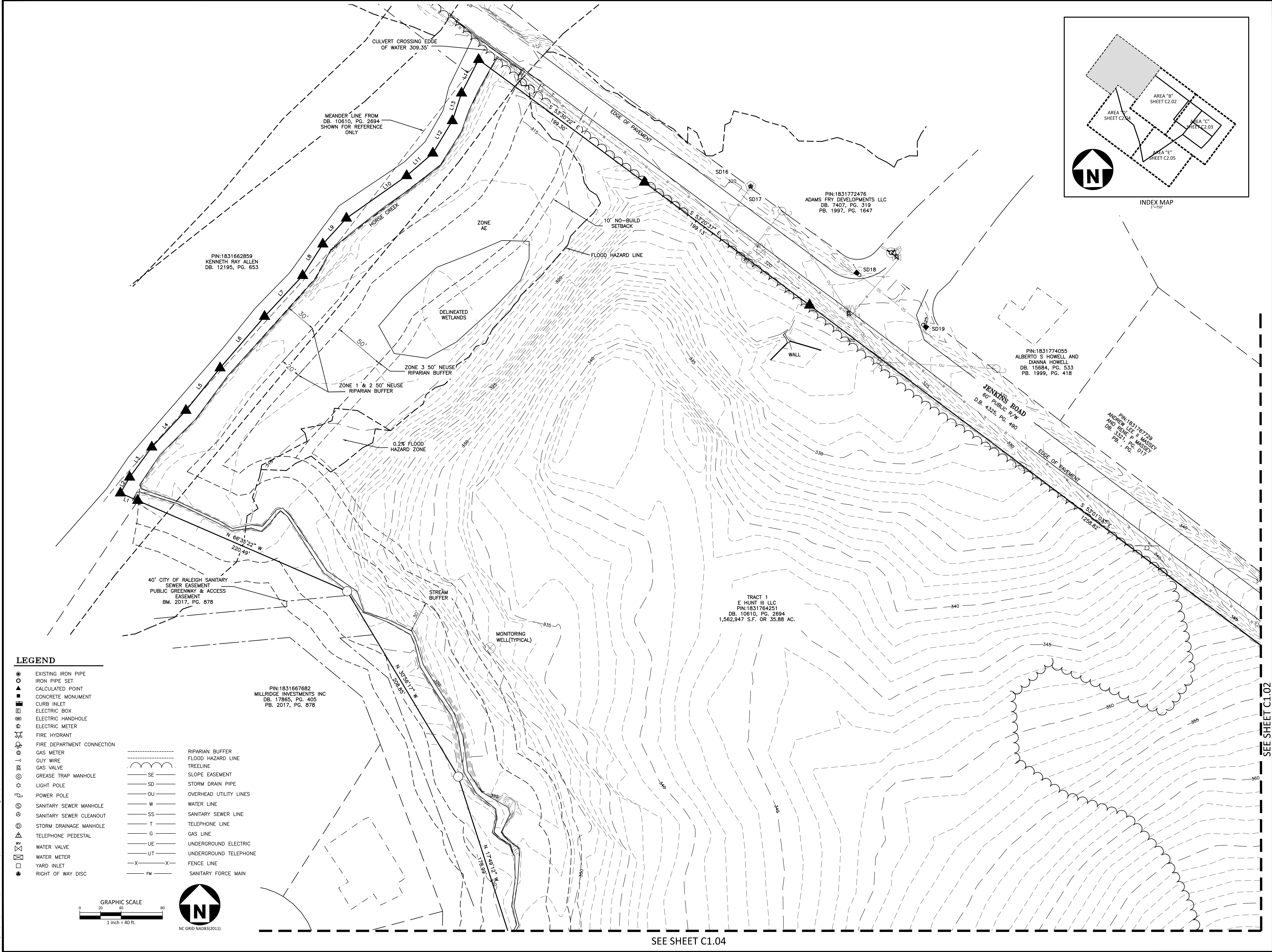
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SCALE 1"=40'
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SHEET

EXISTING
CONDITIONS

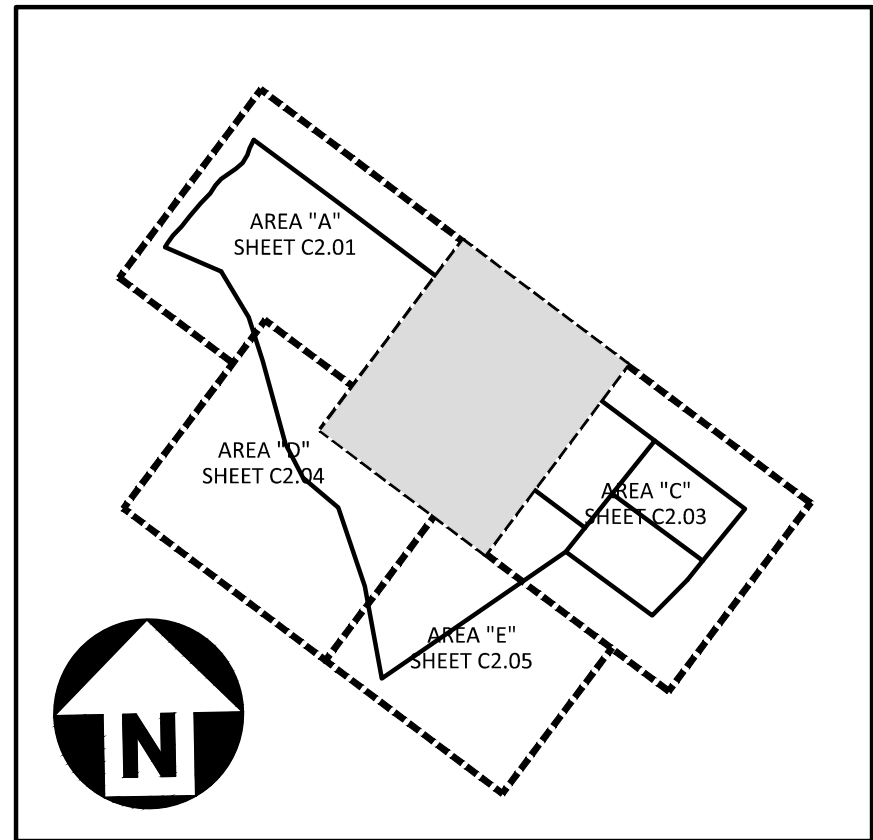
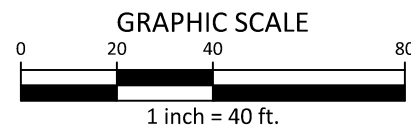
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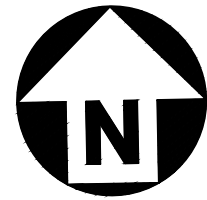
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NC GRID NAD83(2011)



INDEX MAP
1"=40'



LEGEND

	EXISTING IRON PIPE
	IRON PIPE SET
	CALCULATED POINT
	CONCRETE MONUMENT
	CURB INLET
	ELECTRIC BOX
	ELECTRIC HANDHOLE
	ELECTRIC METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS METER
	GUY WIRE
	GAS VALVE
	GREASE TRAP MANHOLE
	LIGHT POLE
	POWER POLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAINAGE MANHOLE
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	YARD INLET
	RIGHT OF WAY DISC
	RIPARIAN BUFFER
	FLOOD HAZARD LINE
	TREELINE
	SLOPE EASEMENT
	STORM DRAIN PIPE
	OVERHEAD UTILITY LINES
	WATER LINE
	SANITARY SEWER LINE
	TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	FENCE LINE
	SANITARY FORCE MAIN

SEE SHEET C1.01

SEE SHEET C1.01

SEE SHEET C1.04

SEE SHEET C1.05

SEE SHEET C1.03

AMAVI WAKE FOREST EXISTING CONDITIONS 1121 JENKINS ROAD WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

DATE

PLAN INFORMATION

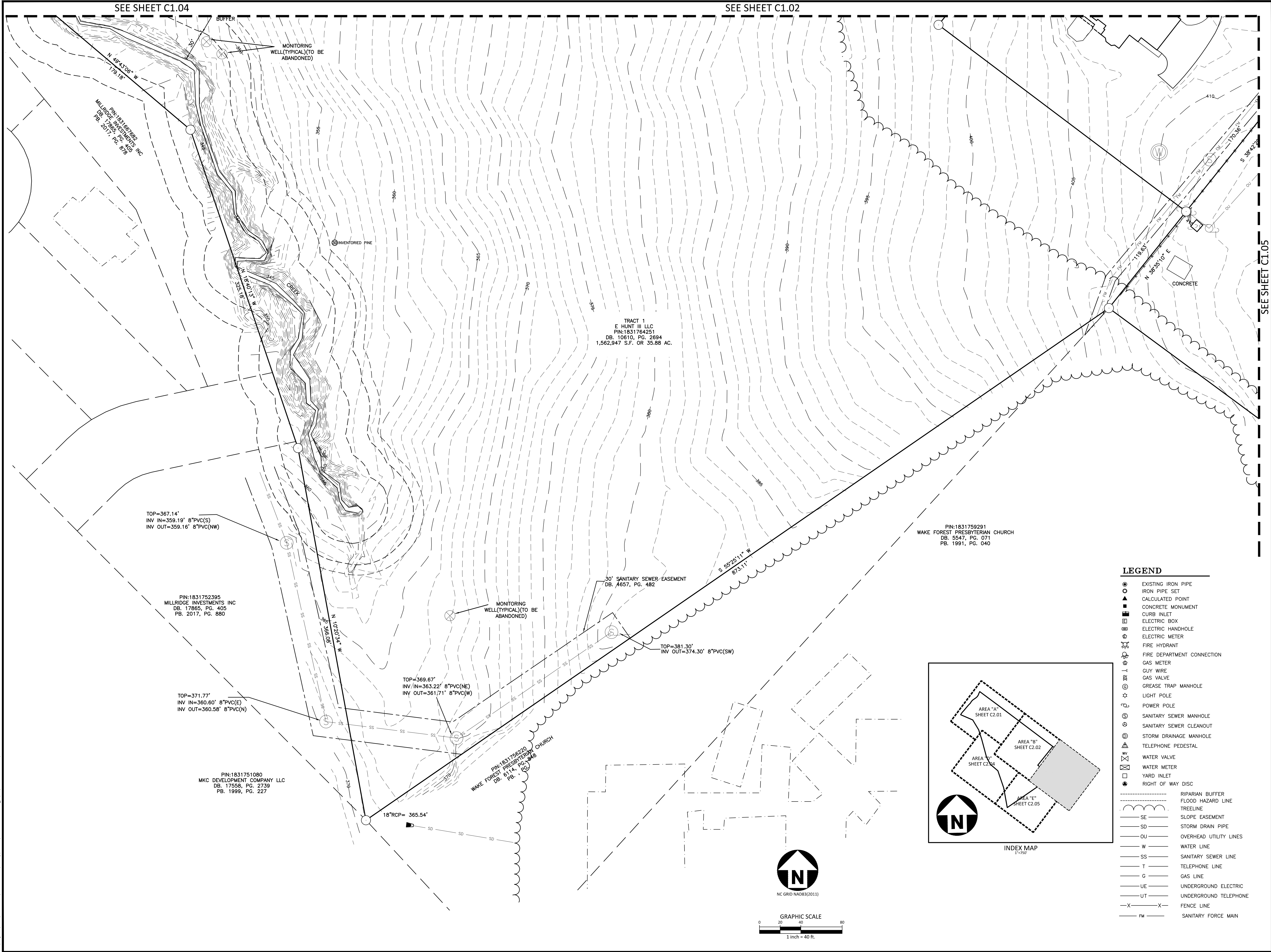
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FILENAME	MCR-21001-EC1
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SCALE	1"=40'
DATE	04.20.2022

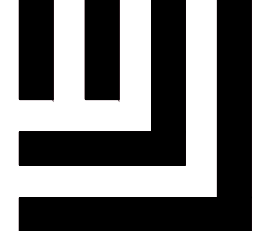
SHEET

EXISTING CONDITIONS

C1.02

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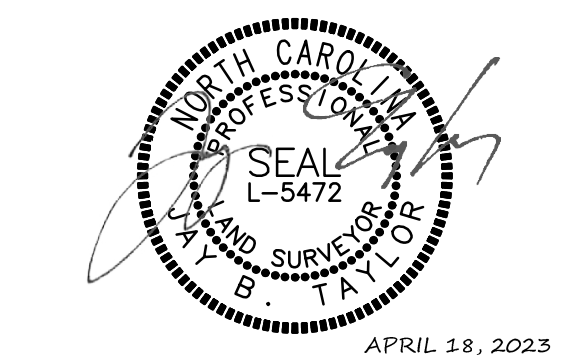
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AMAVI WAKE FOREST

EXISTING CONDITIONS

1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS	
DATE	
PLAN INFORMATION	
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SCALE	1"=40'
DATE	04.20.2022
SHEET	
EXISTING CONDITIONS	
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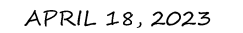


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EXISTING CONDITIONS
1121 JENKINS ROAD
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DATE	04. 20. 2022

EXISTING CONDITIONS

C1.04

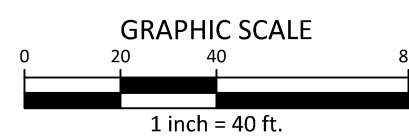


	EXISTING IRON PIPE
	IRON PIPE SET
	CALCULATED POINT
	CONCRETE MONUMENT
	CURB INLET
	ELECTRIC BOX
	ELECTRIC HANDHOLE
	ELECTRIC METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS METER
	GUY WIRE
	GAS VALVE
	GREASE TRAP MANHOLE
	LIGHT POLE
	POWER POLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAINAGE MANHOLE
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	YARD INLET
	RIGHT OF WAY DISC

	RIPARIAN BUFFER
	FLOOD HAZARD LINE
	TREELINE
	SLOPE EASEMENT
	STORM DRAIN PIPE
	OVERHEAD UTILITY LINES
	WATER LINE
	SANITARY SEWER LINE
	TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	FENCE LINE
	SANITARY FORCE MAIN



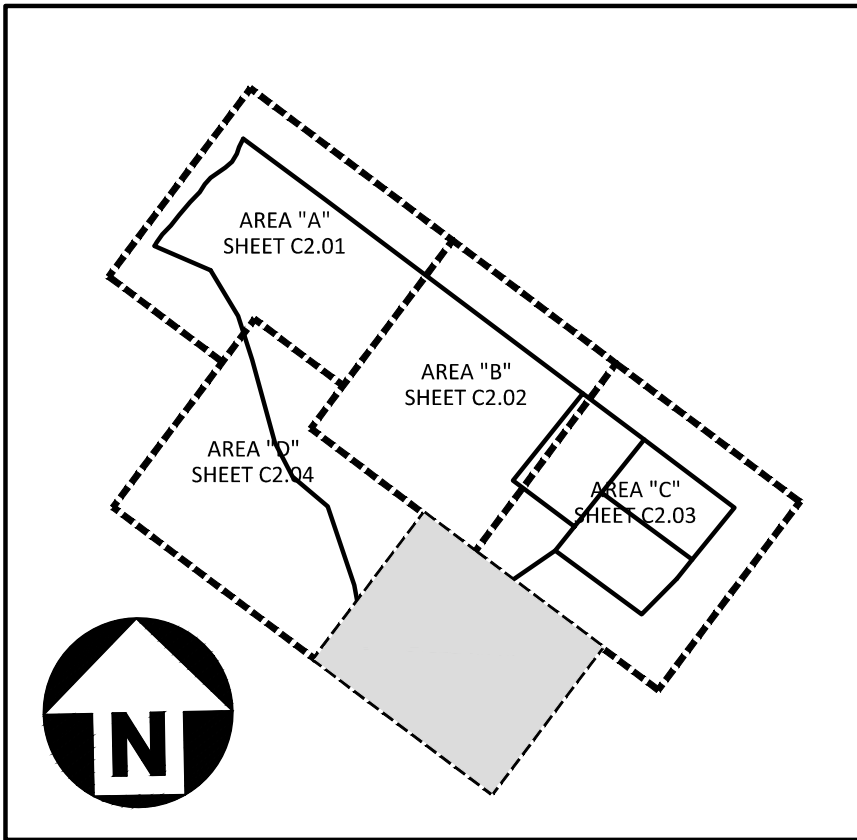
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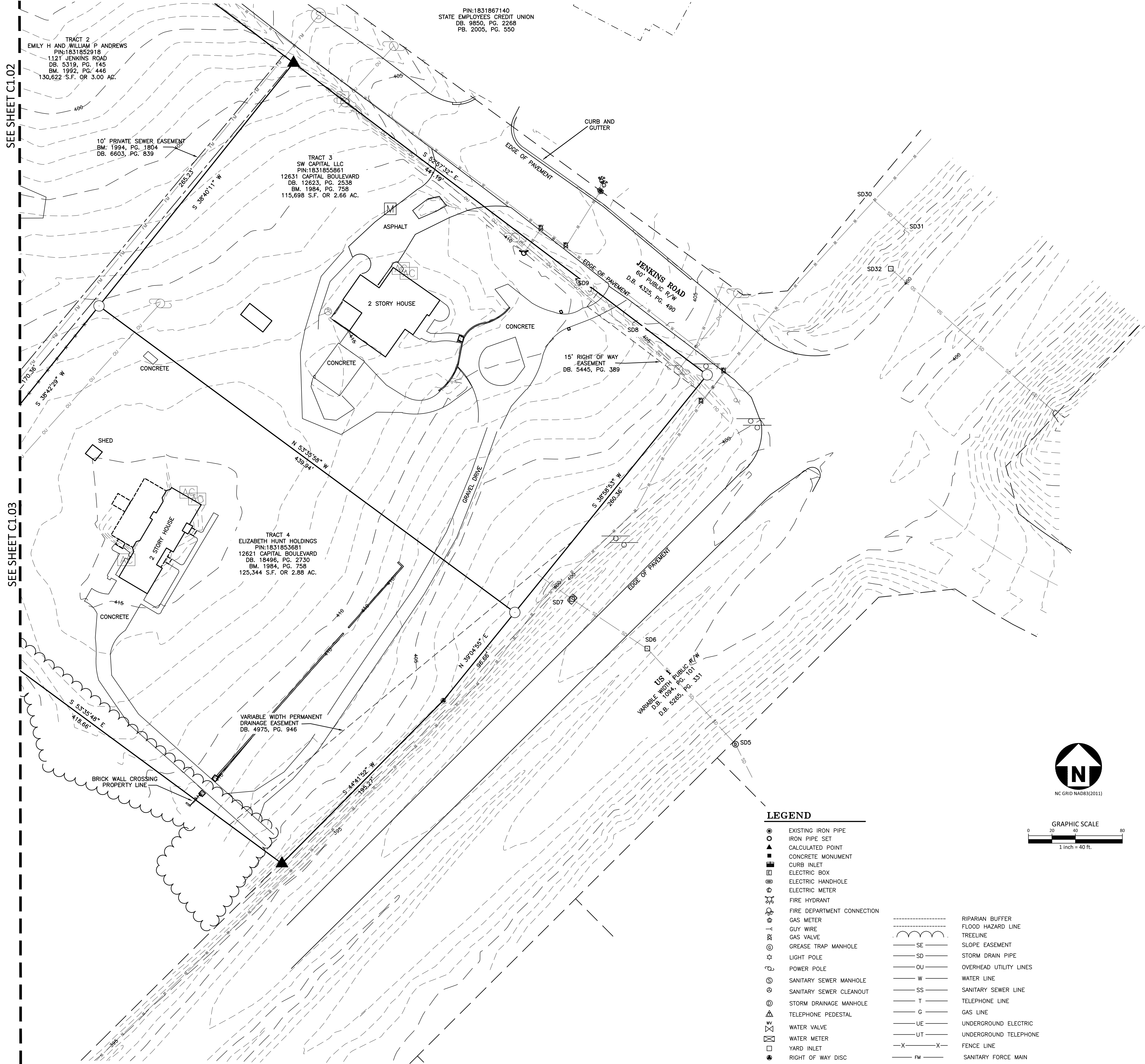
1 inch = 40 ft

SEE SHEET C1.03

SEE SHEET C1.02

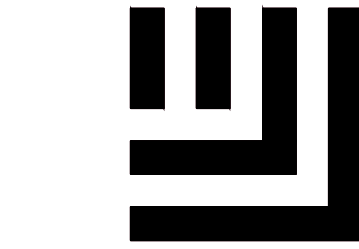
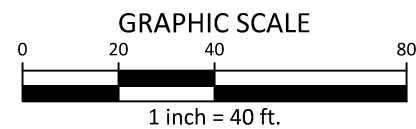
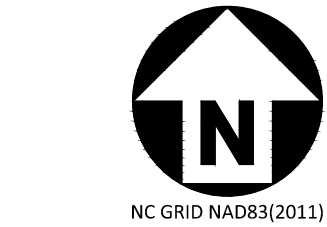


INDEX MAP
1-750



LEGEND

- | | | | |
|---|----------------------------|-------|------------------------|
| ● | EXISTING IRON PIPE | ----- | RIPARIAN BUFFER |
| ○ | IRON PIPE SET | ----- | FLOOD HAZARD LINE |
| ▲ | CALCULATED POINT | ----- | TREELINE |
| ■ | CONCRETE MONUMENT | SE | SLOPE EASEMENT |
| ■ | CURB INLET | SD | STORM DRAIN PIPE |
| ■ | ELECTRIC BOX | OU | OVERHEAD UTILITY LINES |
| ■ | ELECTRIC HANDHOLE | W | WATER LINE |
| ■ | ELECTRIC METER | SS | SANITARY SEWER LINE |
| ■ | FIRE HYDRANT | T | TELEPHONE LINE |
| ■ | FIRE DEPARTMENT CONNECTION | G | GAS LINE |
| ■ | GAS METER | UE | UNDERGROUND ELECTRIC |
| ■ | GUY WIRE | UT | UNDERGROUND TELEPHONE |
| ■ | GAS VALVE | X | FENCE LINE |
| ■ | GREASE TRAP MANHOLE | FM | SANITARY FORCE MAIN |
| ■ | LIGHT POLE | | |
| ■ | POWER POLE | | |
| ■ | SANITARY SEWER MANHOLE | | |
| ■ | SANITARY SEWER CLEANOUT | | |
| ■ | STORM DRAINAGE MANHOLE | | |
| ■ | TELEPHONE PEDESTAL | | |
| ■ | WATER VALVE | | |
| ■ | WATER METER | | |
| ■ | YARD INLET | | |
| ● | RIGHT OF WAY DISC | | |



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REVISIONS

DATE

PLAN INFORMATION

PROJECT NO. MCR-21001
FILENAME MCR-21001-EC1
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SCALE 1"=40'
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SHEET

EXISTING
CONDITIONS
C1.05



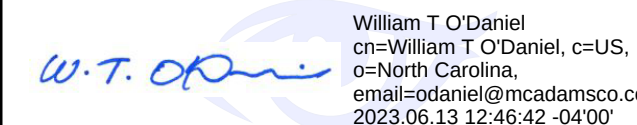
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PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-0A51
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
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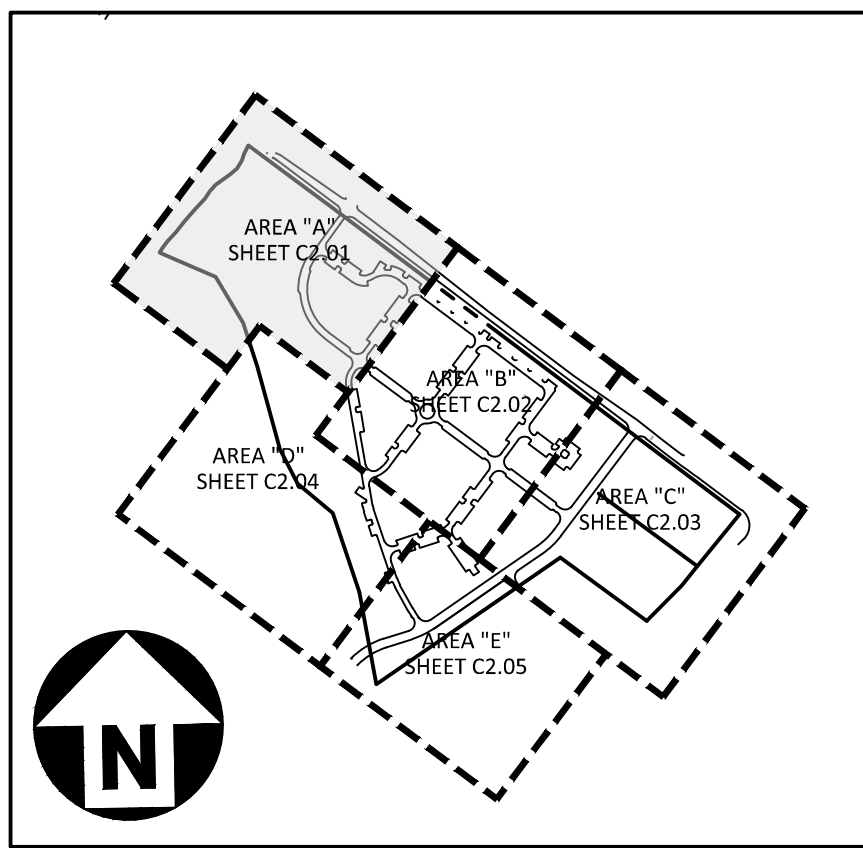
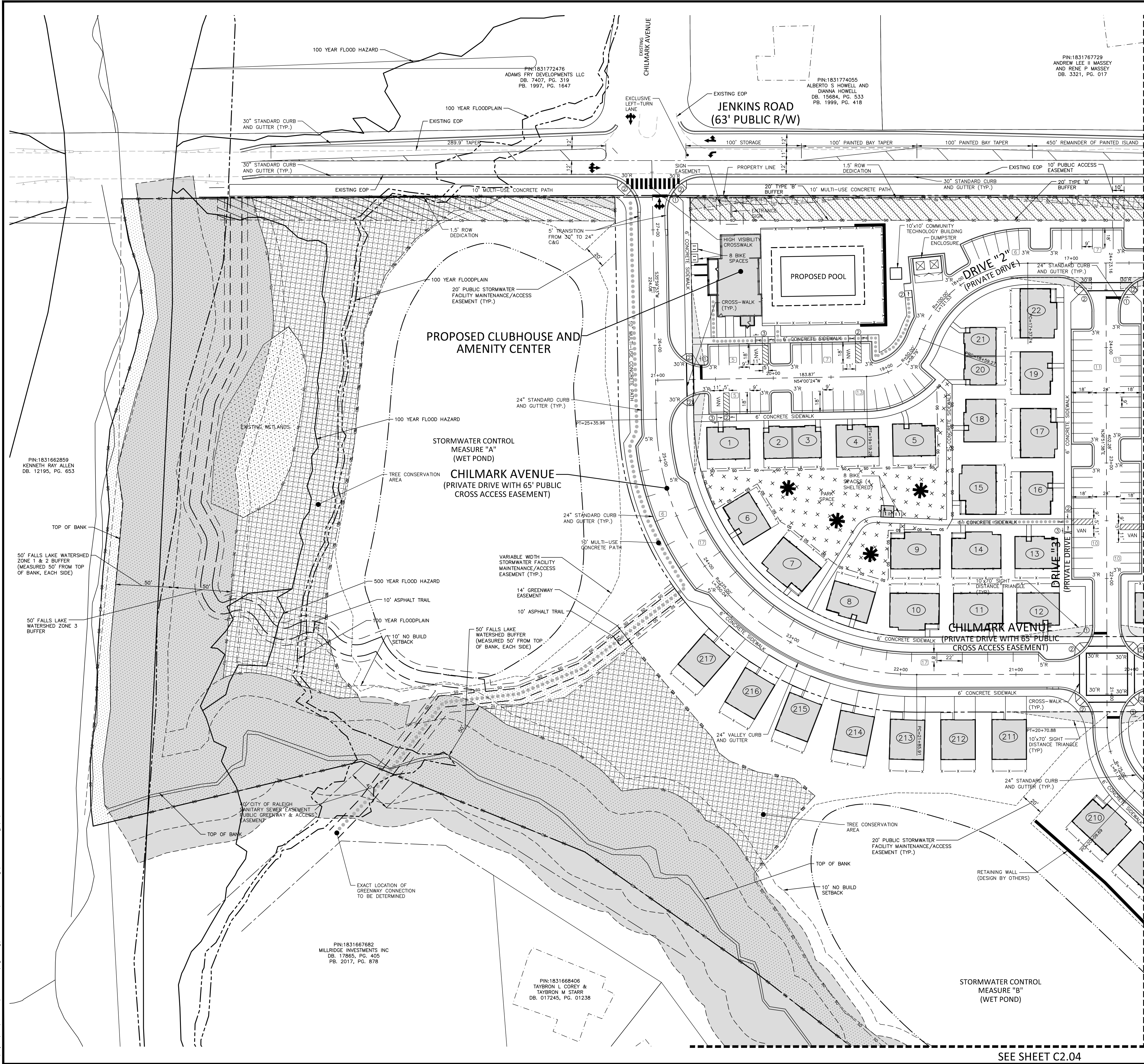
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OVERALL SITE PLAN

C2.00

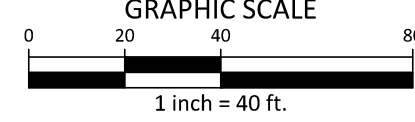


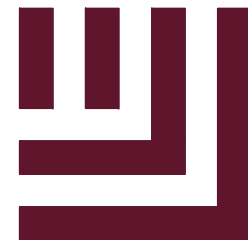
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SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	FENCE LINE
	CENTERLINE
	WETLAND
	TYPE "B" PERIMETER BUFFER
	SH-O BUFFERYARD
	TREE SAVE
	OPEN SPACE
	PARK SPACE
	PARKING/BUILDING SETBACK
	PARK SPACE FEATURE TO INCLUDE BUT NOT LIMITED TO - CORNHOLE BOARDS - BOCCIE BALL COURT - TABLE TENNIS - COMMUNITY GARDEN - SOCCER GOALS
	(SEE ZONING CONDITION #29 ON COVERSHEET)

KEY LEGEND	
	1 STOP SIGN
	2 ACCESSIBLE RAMP
	3 HANDICAP PARKING SIGN





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c/o: William T. O'Daniel, c=US,
c=North Carolina,
email: wtdaniel@mcadamsco.com
2023.06.13 12:46:42 -0400

REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	MCR-21001
FILENAME	MCR21001-51
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04.18.2023

SHEET

SITE PLAN
AREA "A"

C2.01

These plans have been electronically approved for construction by the Town of Wake Forest
Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

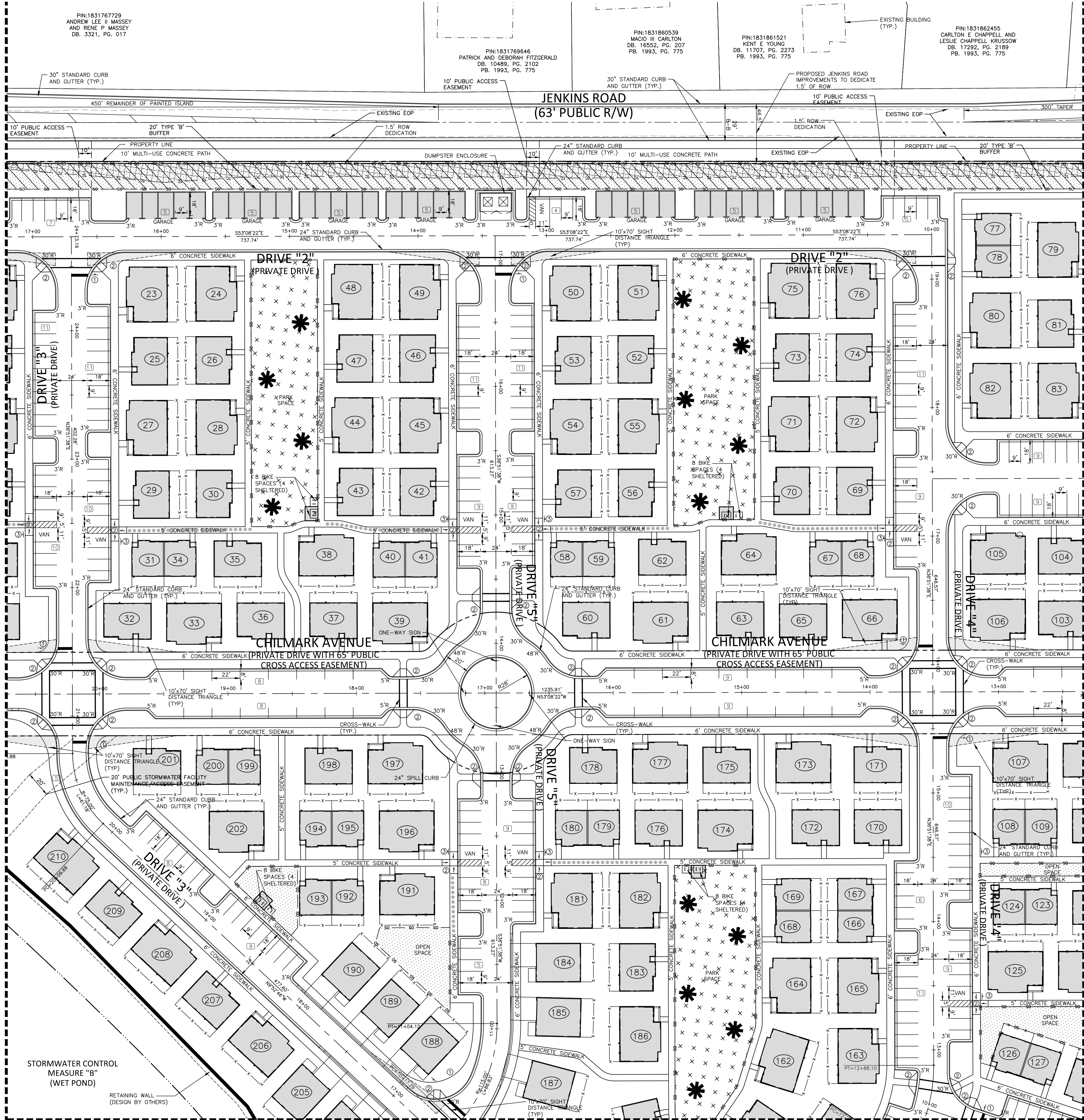
These plans have been electronically approved for construction by the Town of Wake Forest
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Planning

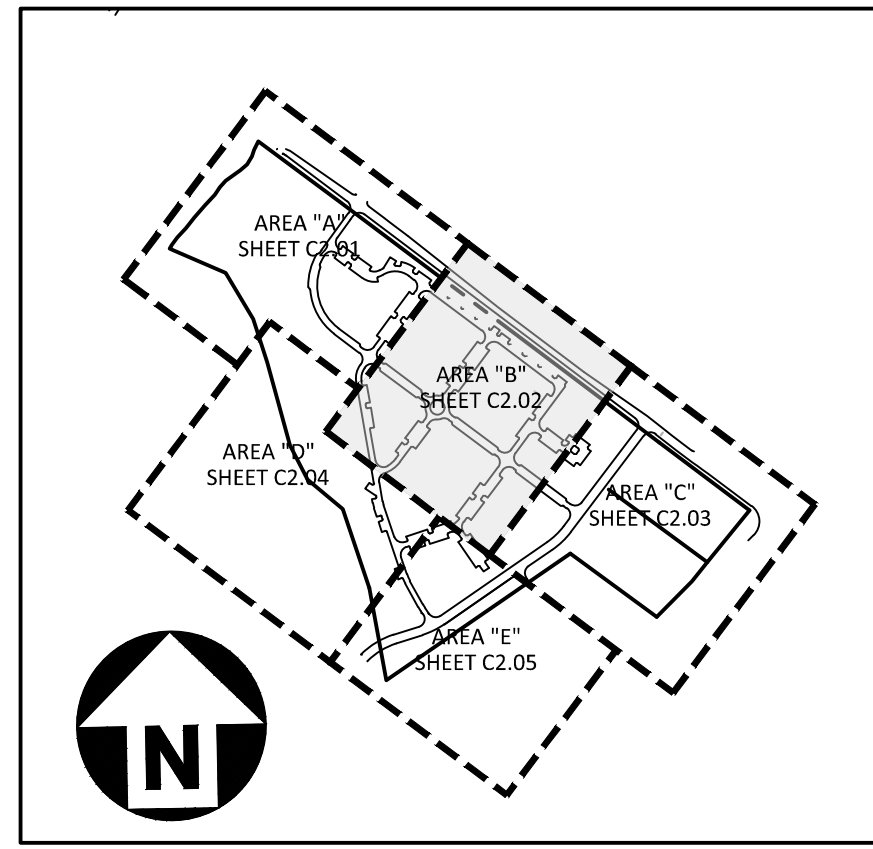
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SEE SHEET C2.01



SEE SHEET C2.04



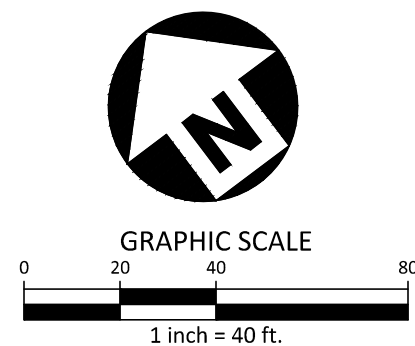
SITE LEGEND

- | | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | FENCE LINE |
| | CENTERLINE |
| | WETLAND |
| | TYPE "B" PERIMETER BUFFER |
| | SH-O BUFFERYARD |
| | TREE SAVE |
| | OPEN SPACE |
| | PARK SPACE |
| | PARKING/BUILDING SETBACK |



- KEY LEGEND
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - ③ HANDICAP PARKING SIGN

(SEE ZONING CONDITION #29 ON COVERSHEET)



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jmurphy@mctrust.com
PHONE:794.307.3018

AMAVI WAKE FOREST MASTER SITE PLAN 1121 JENKINS ROAD WAKE FOREST, NORTH CAROLINA, 27587



William T. O'Daniel
cr=William T. O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.06.13 12:46:42 -0400

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MCR-21001
FILENAME MCR21001-51
CHECKED BY JM
DRAWN BY BB
SCALE 1"=40'
DATE 04.18.2023

SHEET

SITE PLAN
AREA "B"

C2.02



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

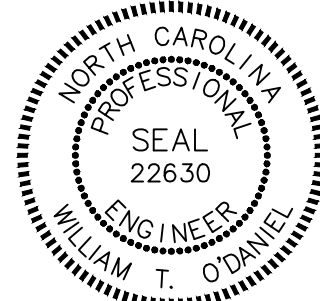
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

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MCR2 SFR INVESTMENTS, LLC
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jmurphy@mctrust.com
PHONE:794.307.3018

AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587



William T. O'Daniel
c/o William T. O'Daniel, c/o US,
c/o North Carolina
email:rodaniel@mcadamsco.com
2023.06.13 12:46:42 -04'00'

REVISIONS

NO. DATE

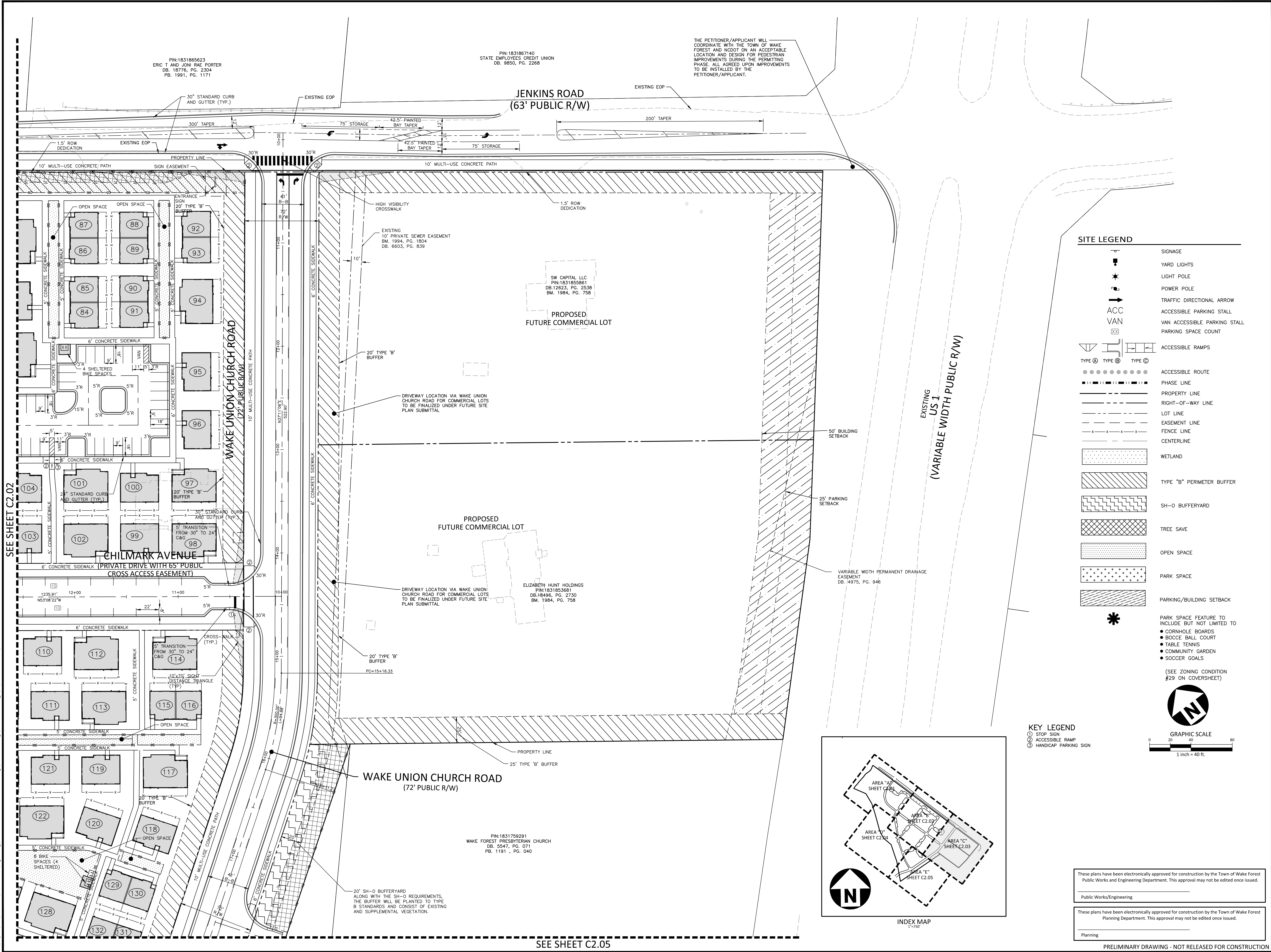
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PROJECT NO. MCR-21001
FILENAME MCR21001-S1
CHECKED BY JM
DRAWN BY BB
SCALE 1"=40'
DATE 04.18.2023

SHEET

SITE PLAN
AREA "C"

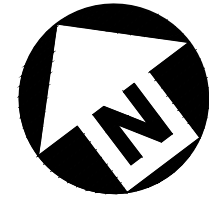
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SITE LEGEND

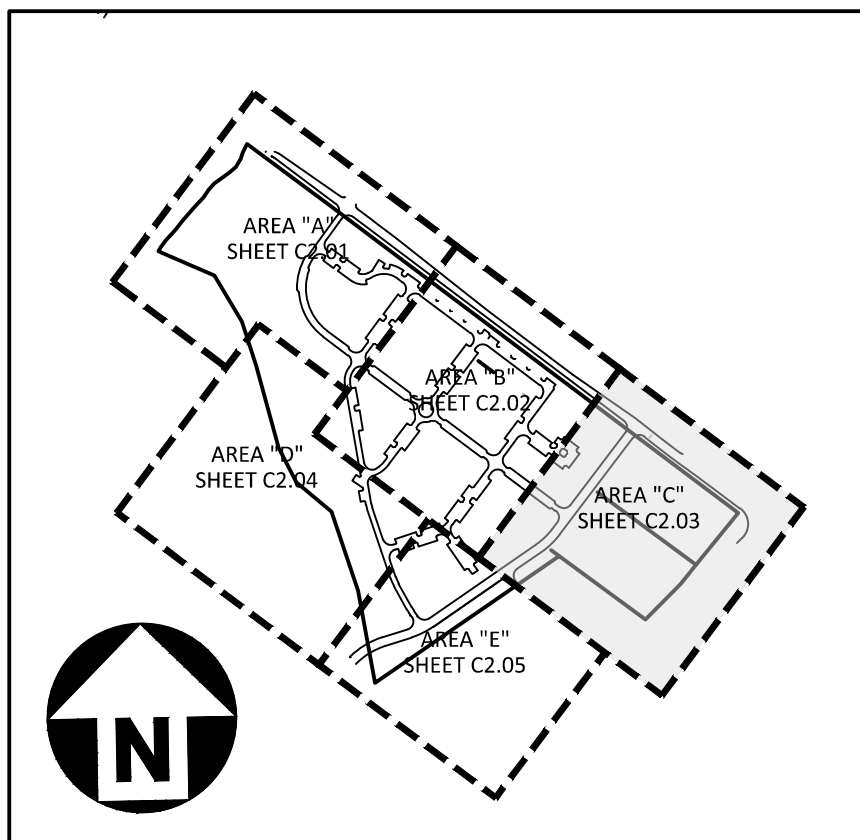
- | | |
|--|---|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | FENCE LINE |
| | CENTERLINE |
| | WETLAND |
| | TYPE "B" PERIMETER BUFFER |
| | SH-O BUFFERYARD |
| | TREE SAVE |
| | OPEN SPACE |
| | PARK SPACE |
| | PARKING/BUILDING SETBACK |
| | PARK SPACE FEATURE TO INCLUDE (BUT NOT LIMITED TO) <ul style="list-style-type: none">● CORNHOLE BOARDS● BOCCIE BALL COURT● TABLE TENNIS● COMMUNITY GARDEN● SOCCER GOALS |

(SEE ZONING CONDITION #29 ON COVERSHEET)



KEY LEGEND

- ① STOP SIGN
② ACCESSIBLE RAMP
③ HANDICAP PARKING SIGN



INDEX MAP
1"=40'

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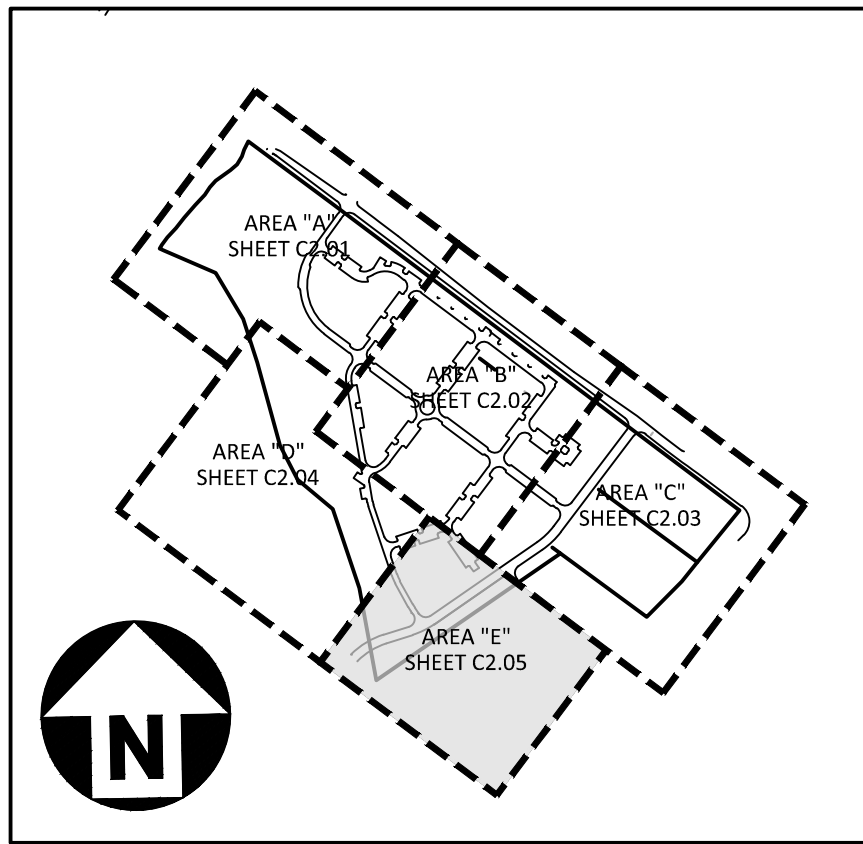
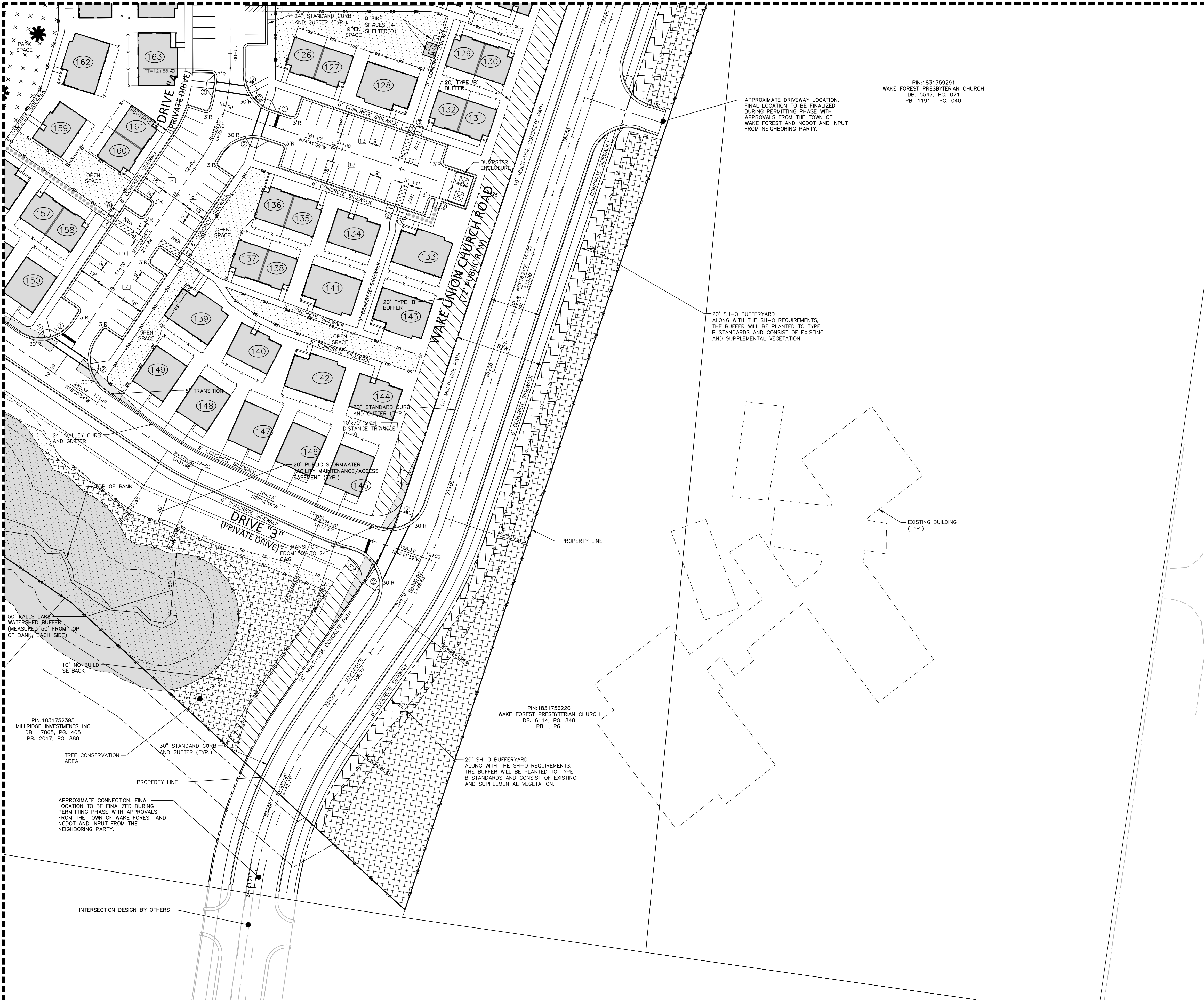
Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C2.05

SEE SHEET C2.02

I:\Projects\MCR21001\04-Production\Engineering\Master Site Plan - Construction Drawings\MCR21001-S1.dwg, 6/13/2023 11:30:25 AM, Juan Montes



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	FENCE LINE
	CENTERLINE
	WETLAND
	TYPE "B" PERIMETER BUFFER
	SH-O BUFFERYARD
	TREE SAVE
	OPEN SPACE
	PARK SPACE
	PARKING/BUILDING SETBACK

KEY LEGEND

① STOP SIGN
② ACCESSIBLE RAMP
③ HANDICAP PARKING SIGN

(SEE ZONING CONDITION #29 ON COVERSHEET)

GRAPHIC SCALE

0 20 40 80
1 inch = 40 ft.

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William T. O'Daniel
c/o=William T. O'Daniel, c=US,
o=North Carolina,
email=rodaniel@mcadamsco.com
2023.06.13 12:46:42 -04'07'

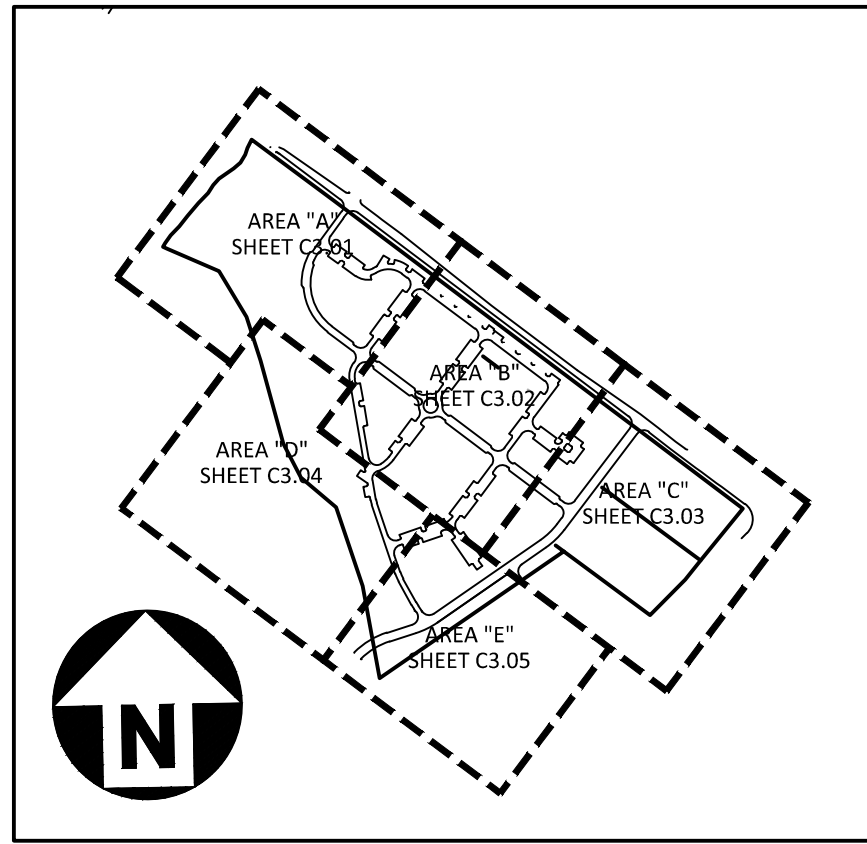
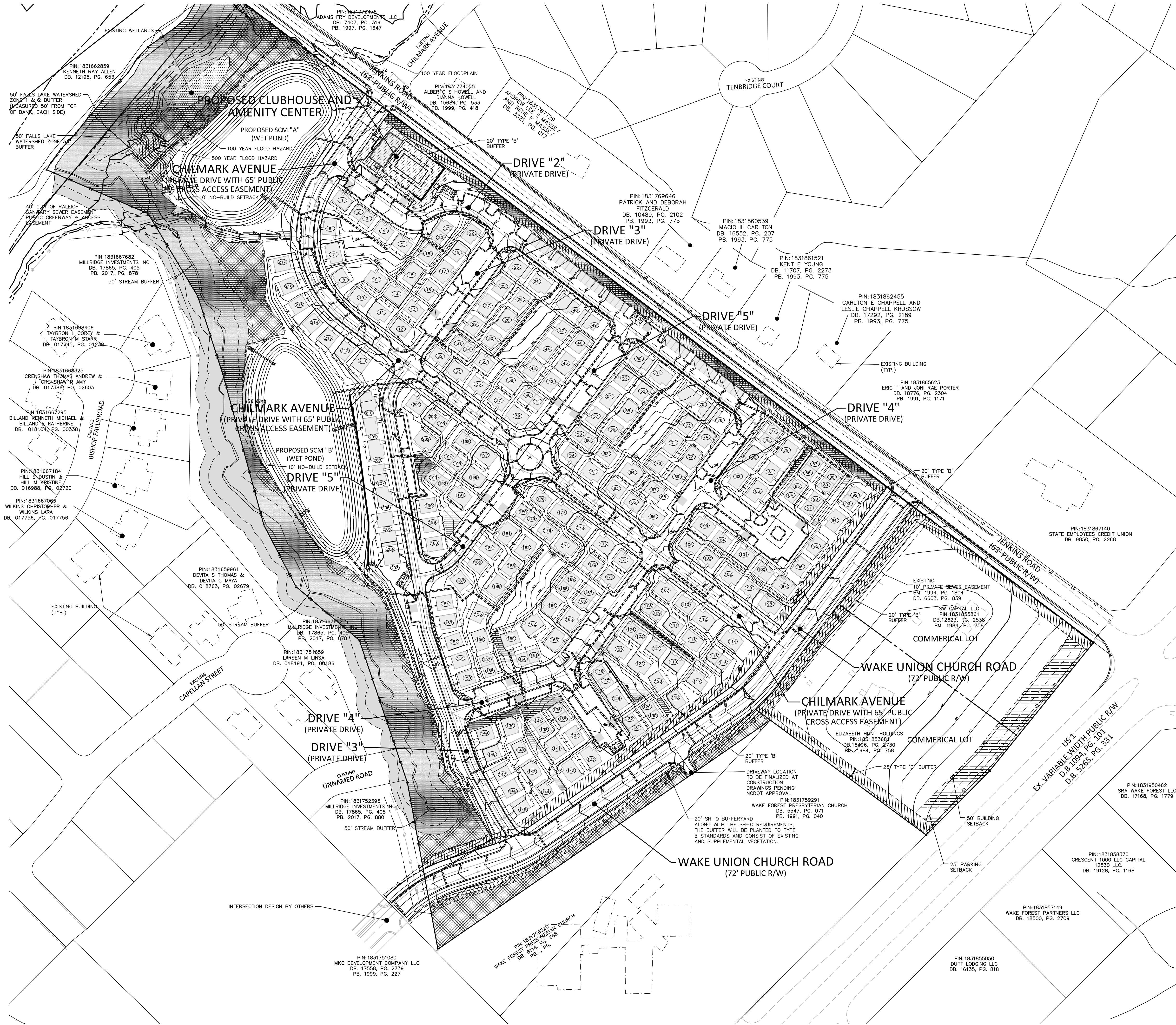
REVISIONS	
NO.	DATE

PLAN INFORMATION	
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CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04.18.2023

SHEET

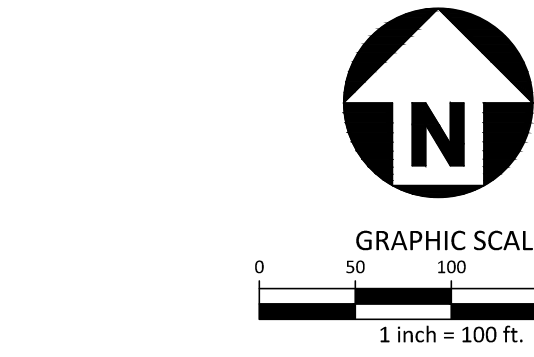
SITE PLAN
AREA "E"
C2.05

I:\Projects\MCR\MCR21001\04-Production\Drawings\Current Drawings\Master Site Plan - Construction Drawings\MCR21001-04G1.dwg, 6/13/2023 10:28:12 AM, Juan Montes



GRADING LEGEND

- | | |
|--|---|
| | FLARED END SECTION |
| | ENDWALL SECTION |
| | CATCH BASIN |
| | DROP INLET |
| | STORM SERVICE INLET |
| | STORM SERVICE ROOF-RAIN |
| | JUNCTION BOX |
| | DRAINAGE FLOW ARROW |
| | LINE BREAK SYMBOL |
| | TOP & BOTTOM CURB ELEVATIONS |
| | SPOT ELEVATION |
| | STORM DRAINAGE |
| | STORM SERVICE LINE |
| | ROOF DRAIN, 8" ADS |
| | NON-PERFORATED TUBING OR EQUAL 1.0" MIN. SLOPE 3" MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS |
| | TREE PROTECTION FENCE |
| | LIMITS OF DISTURBANCE |
| | WOODED AREA |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EASEMENT LINE |
| | ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS) |
| | WETLAND |
| | TYPE "B" PERIMETER BUFFER |
| | SH-O BUFFERYARD |
| | TREE SAVE |
| | OPEN SPACE |
| | PARK SPACE |
| | PARKING/BUILDING SETBACK |



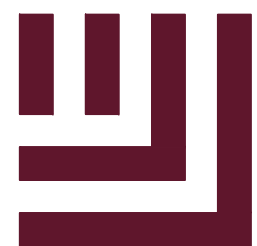
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William T. O'Daniel
c/o=William T. O'Daniel, c/o=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.06.13 12:46:42 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

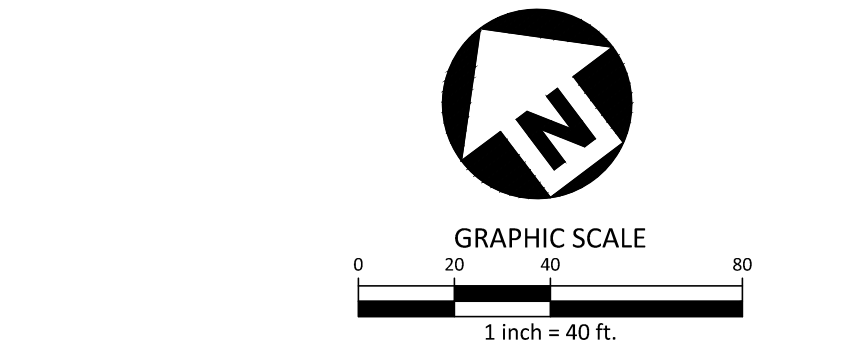
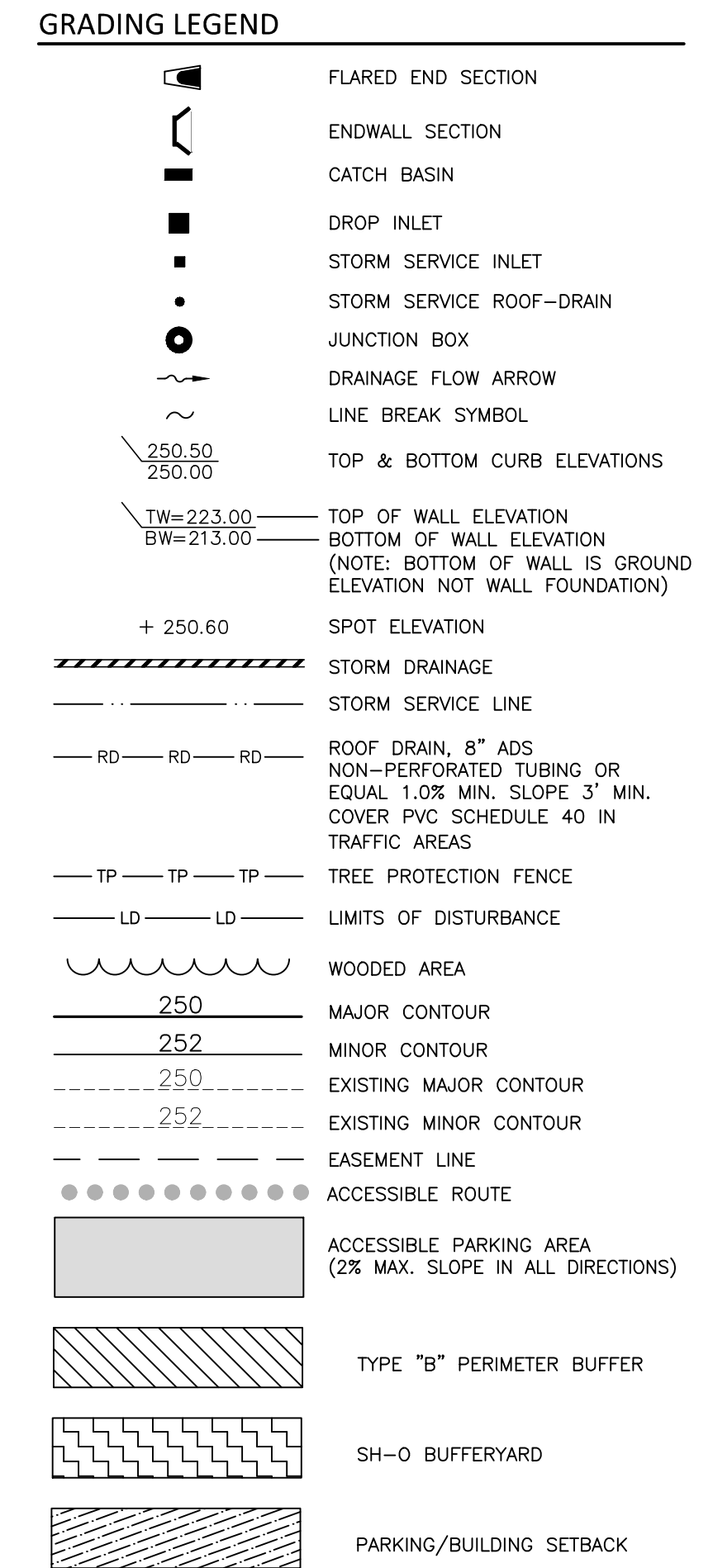
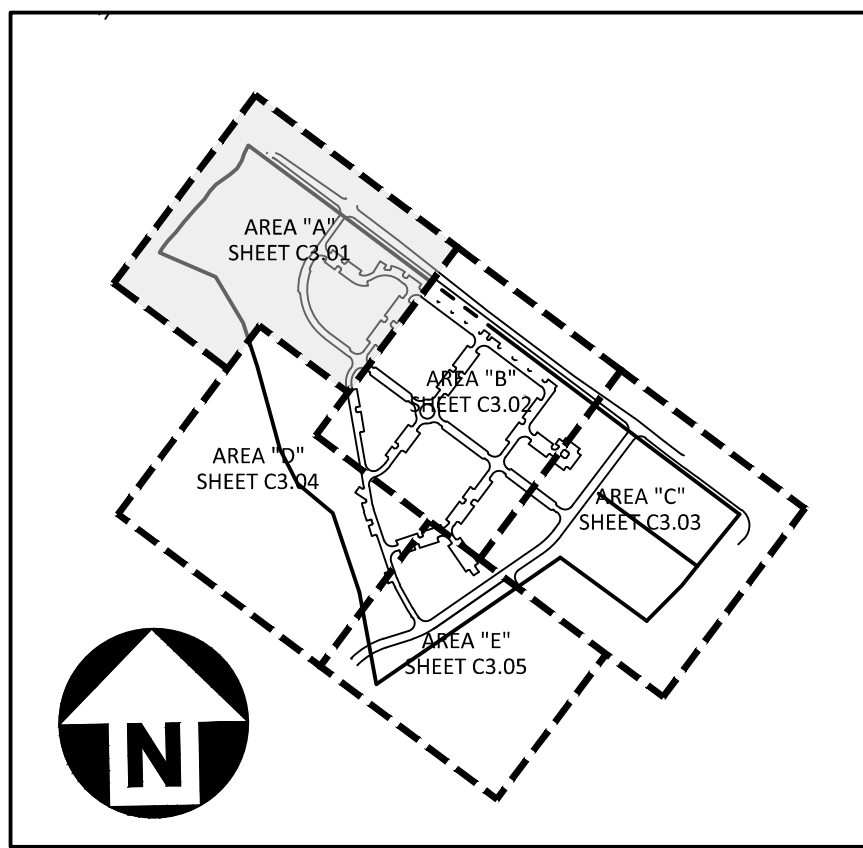
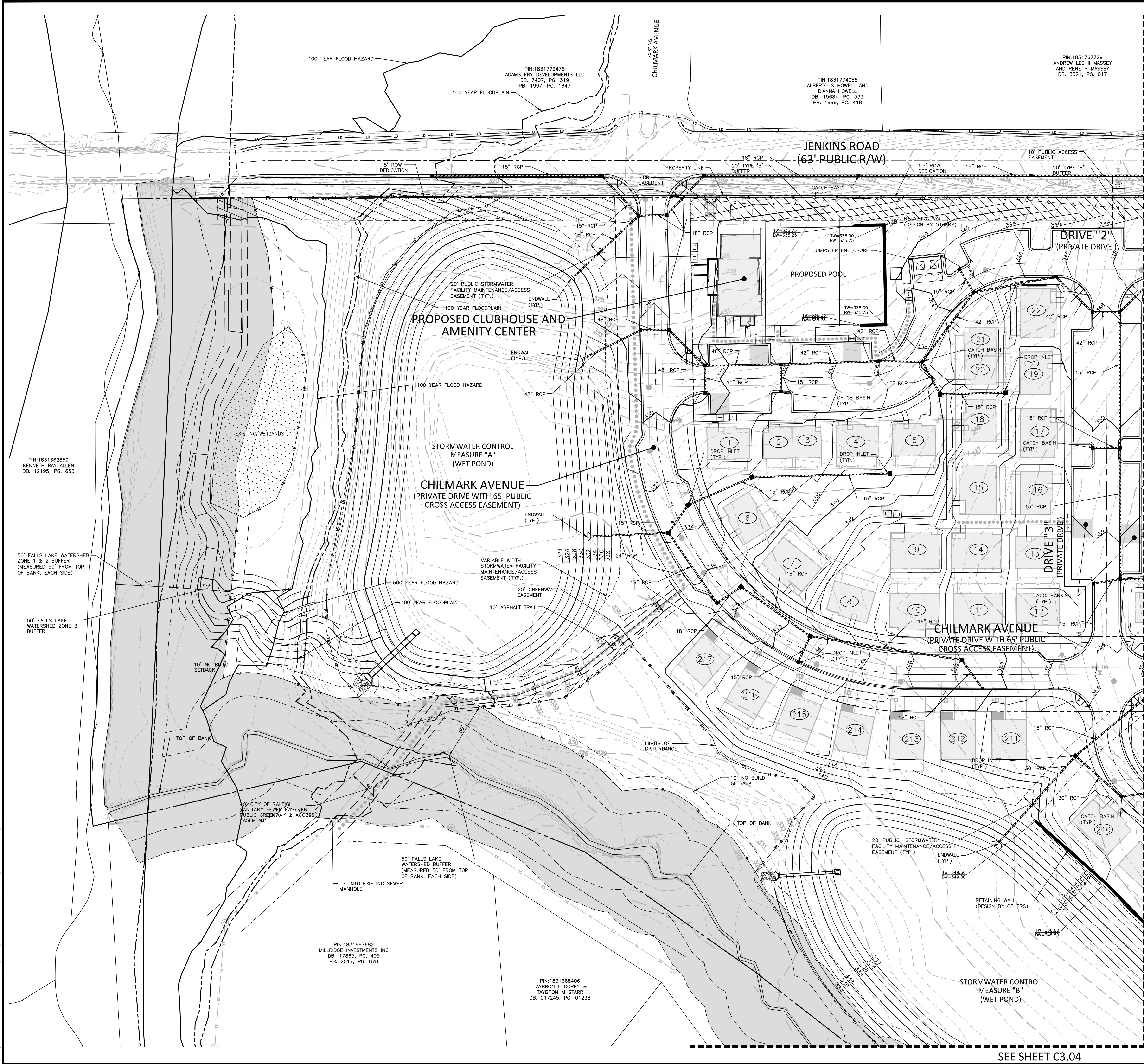
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FILENAME MCR21001-04G1
CHECKED BY JM
DRAWN BY BB
SCALE 1"=100'
DATE 04.18.2023

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

I:\Projects\MCR21001\04-Production\Engineering\Master Site Plan\Current Drawings\MCR21001-G1.dwg, 4/18/2023 2:33:53 PM, Brandon Binkat



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MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

PROFESSIONAL SEAL
NORTH CAROLINA
SEAL
22630
ENGINEER
WILLIAM T. O'DANIEL
W.T. O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.06.13 12:46:42 -04'00'

REVISIONS

NO.	DATE
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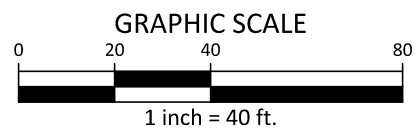
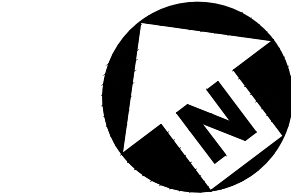
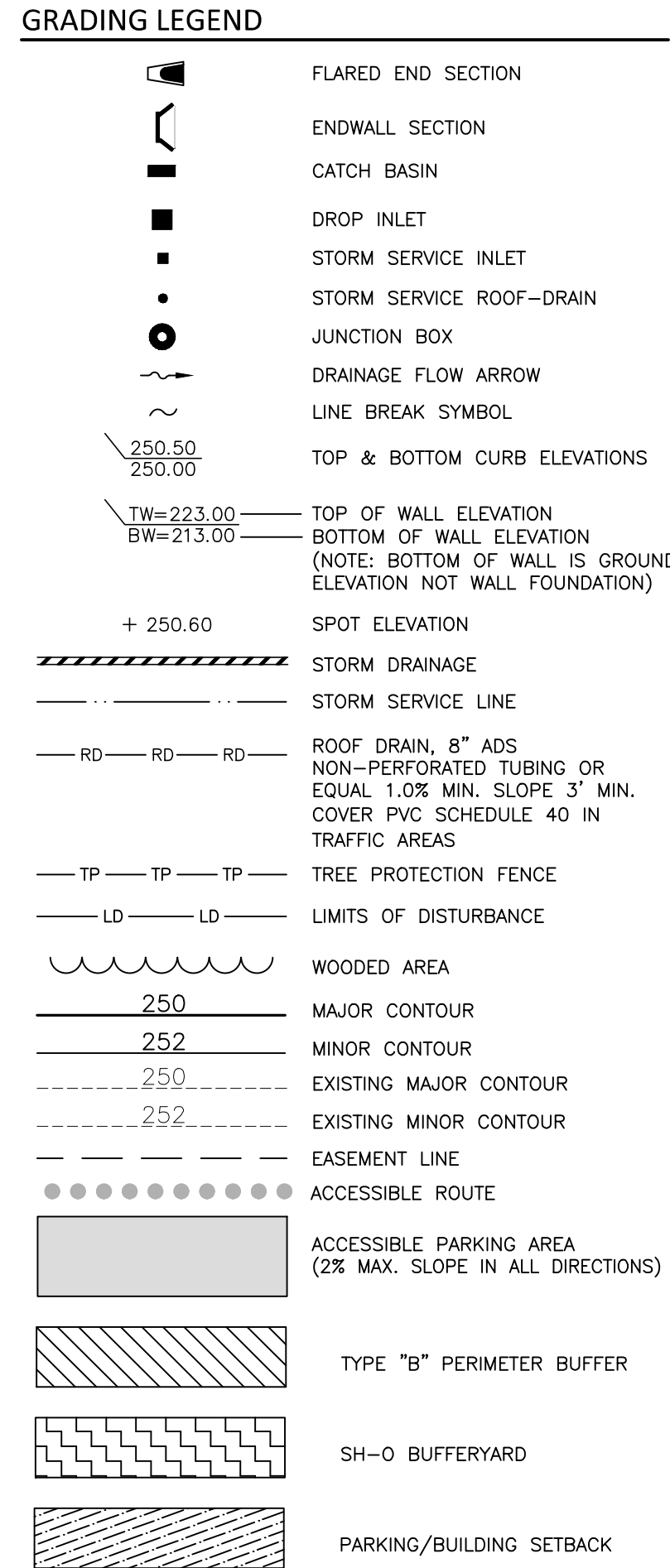
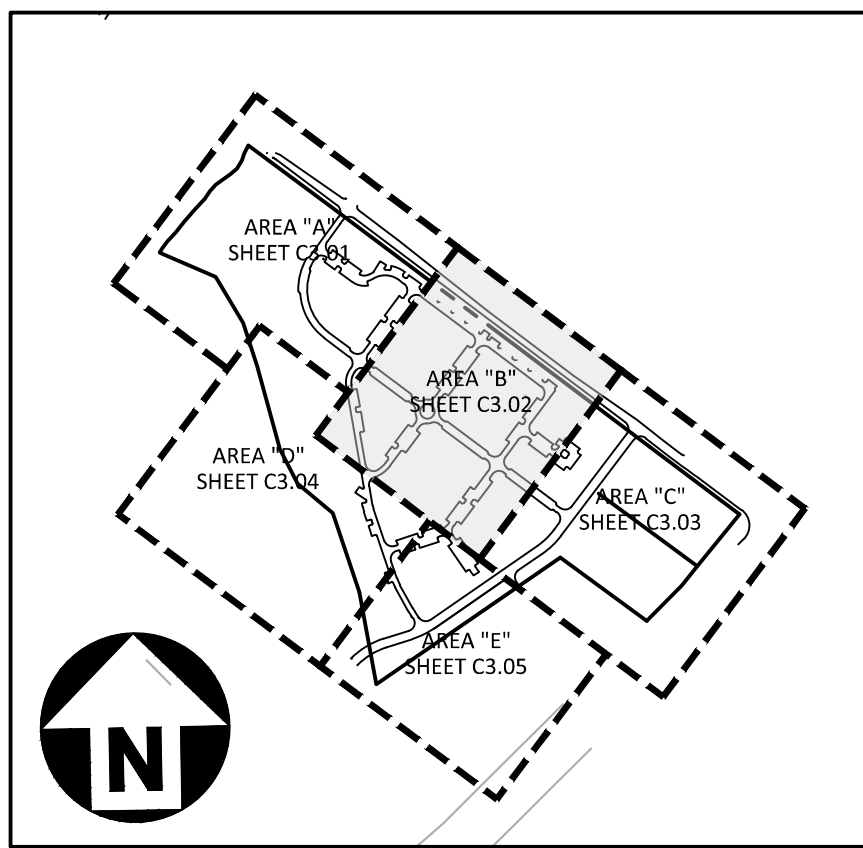
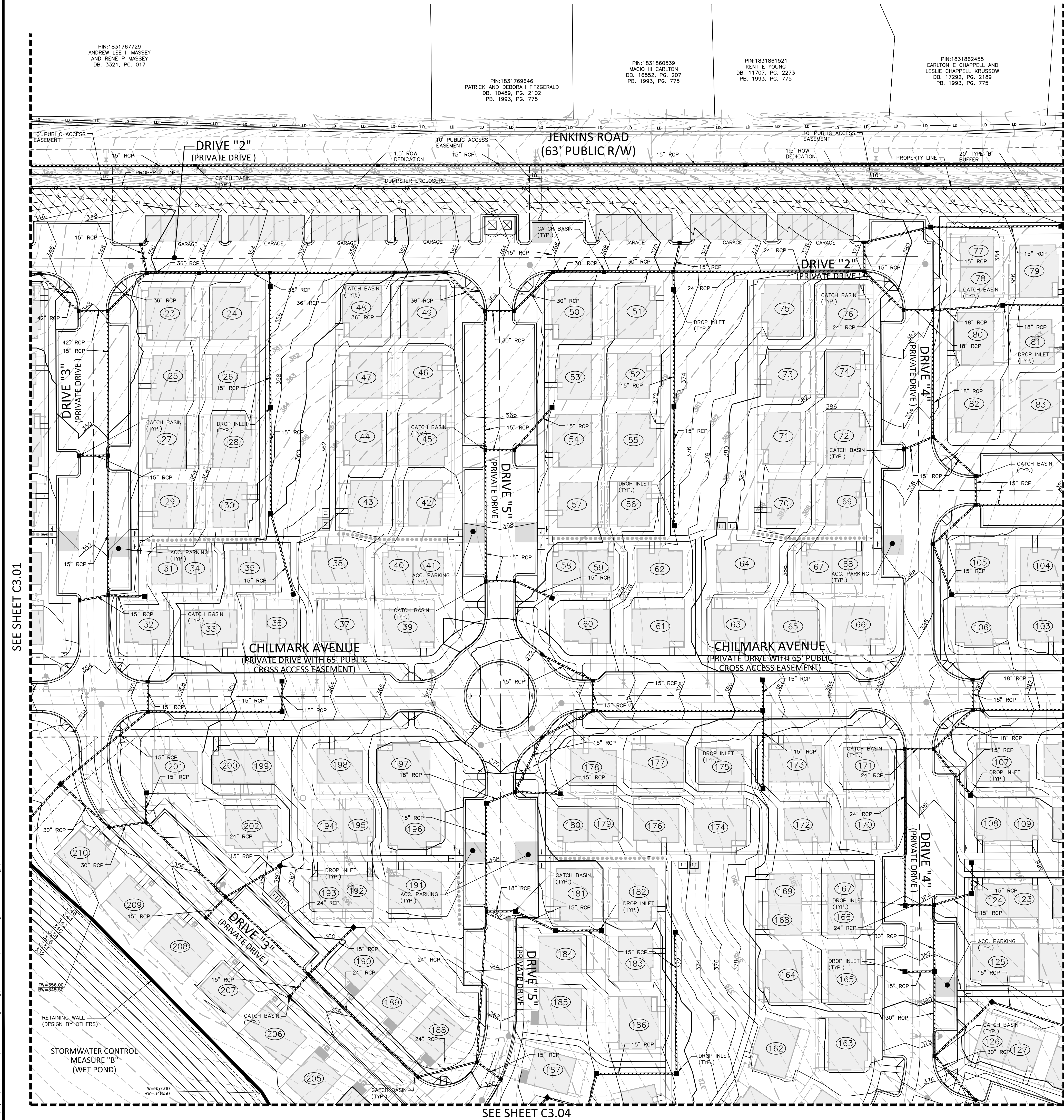
PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-G1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04.18.2023

GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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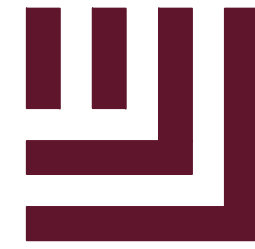
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WAKE FOREST, NORTH CAROLINA, 27587



William T. O'Daniel
on=William T. O'Daniel, c=US,
o=North Carolina,
email=rodaniel@mcadamsco.com
2023.06.13 12:46:42 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

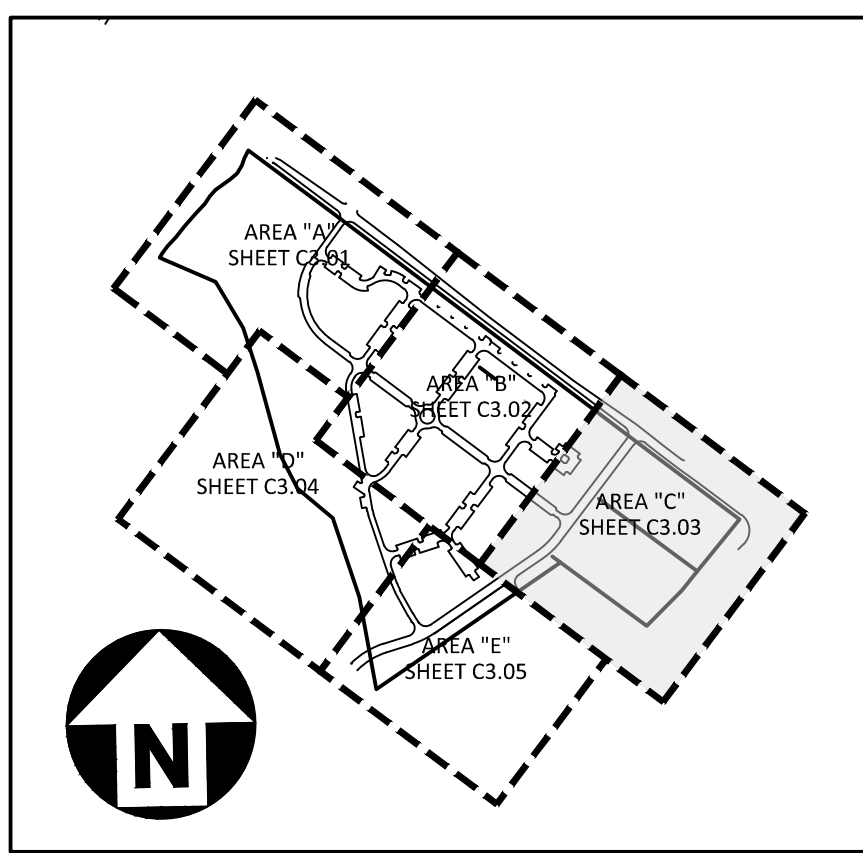
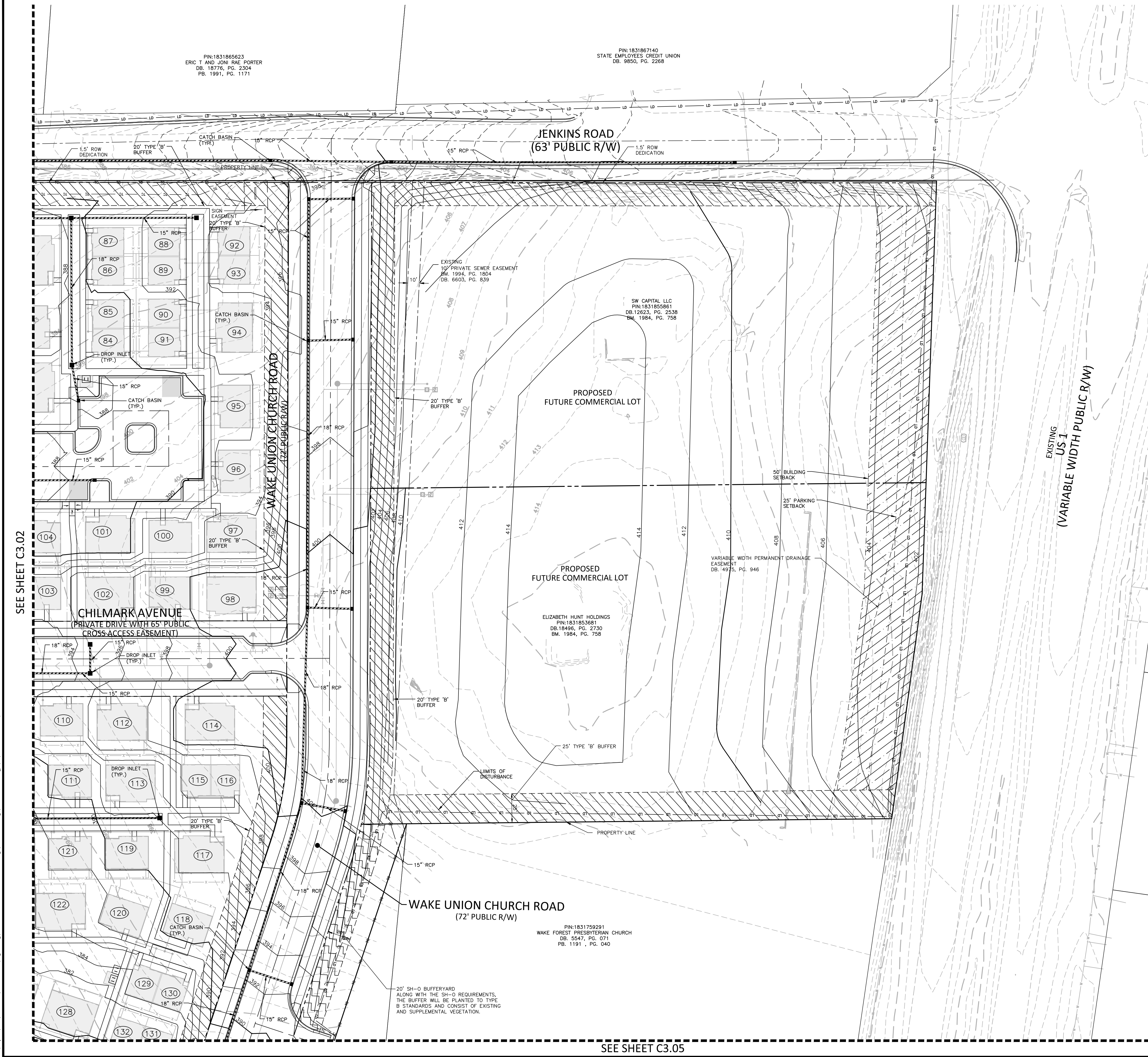
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FILENAME MCR21001-G1
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SCALE 1"=40'
DATE 04.18.2023

SHEET

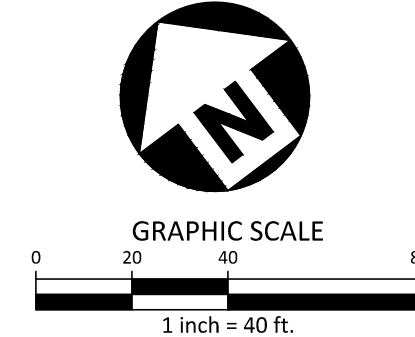
GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02

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GRADING LEGEND	
	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-RAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE ROUTE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
	TYPE "B" PERIMETER BUFFER
	SH-O BUFFERYARD
	PARKING/BUILDING SETBACK

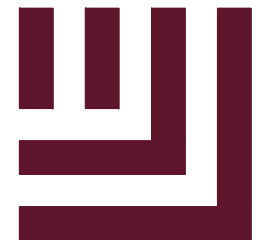


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AMAVI WAKE FOREST

MASTER SITE PLAN

1121 JENKINS ROAD

WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	MCR-21001
FILENAME	MCR21001-G1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04.18.2023

GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

SEE SHEET C3.03

SEE SHEET C3.04



PIN:1831759291
WAKE FOREST PRESBYTERIAN CHURCH
DB. 5547, PG. 071
PB. 1101, PG. 040

DRIVEWAY LOCATION
TO BE FINALIZED AT
CONSTRUCTION
DRAWINGS PENDING
NCDOT APPROVAL

20' SH-O BUFFER
ALONG WITH THE SH-O REQUIREMENTS,
THE BUFFER WILL BE PLANTED TO TYPE
B STANDARDS AND CONSIST OF EXISTING
AND SUPPLEMENTAL VEGETATION.

PIN:1831756220
WAKE FOREST PRESBYTERIAN CHURCH
DB. 6114, PG. 648
PB. , PG.

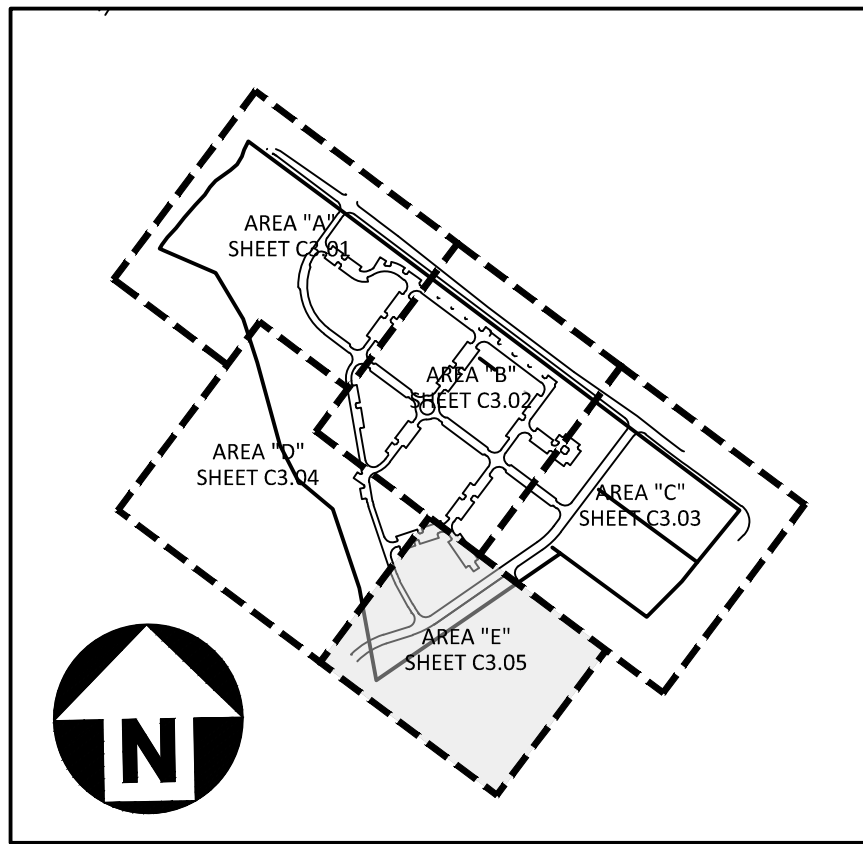
50' FADS LAKE
WATERSHED BUFFER
(MEASURED 50' FROM TOP
OF BANK, EACH SIDE)

PIN:1831752395
MILLRIDGE INVESTMENTS INC
DB. 17865, PG. 405
PB. 2017, PG. 880

PROPERTY LINE

20' SH-O BUFFERYARD
ALONG WITH THE SH-O REQUIREMENTS,
THE BUFFER WILL BE PLANTED TO TYPE
B STANDARDS AND CONSIST OF EXISTING
AND SUPPLEMENTAL VEGETATION.

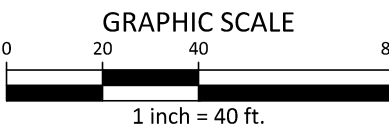
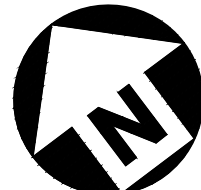
INTERSECTION DESIGN BY OTHERS



INDEX MAP
1"=750'

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND
ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)
- TYPE "B" PERIMETER BUFFER
- SH-O BUFFERYARD
- PARKING/BUILDING SETBACK



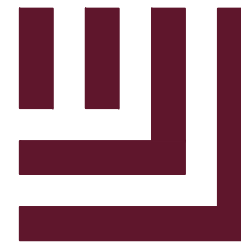
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2023.06.13 12:46:42 -04'00'

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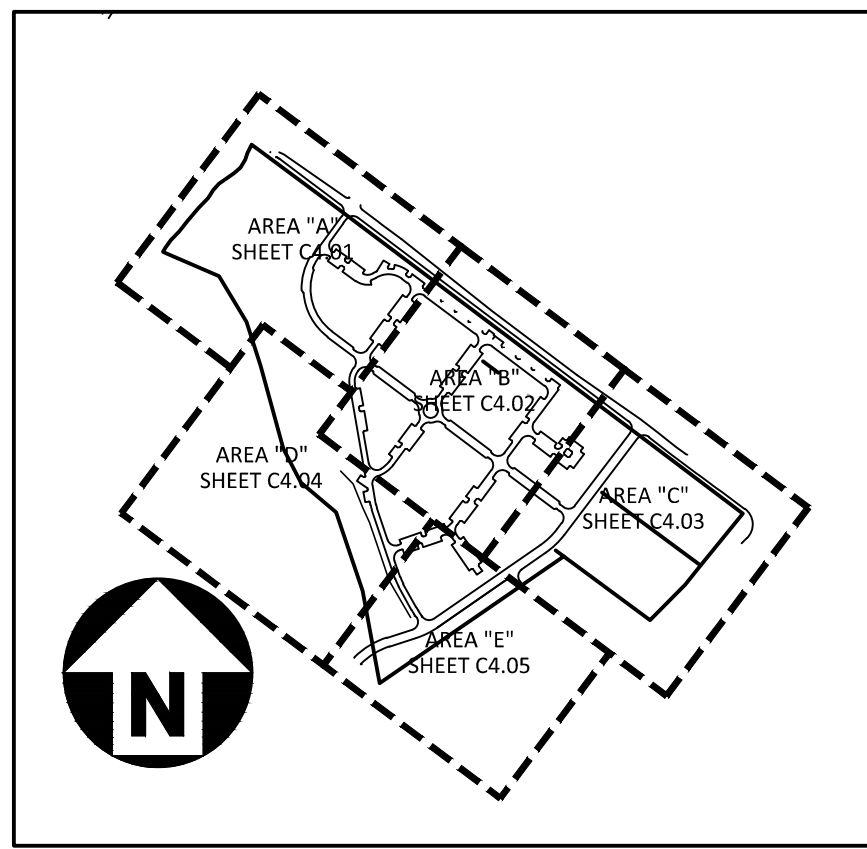
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DRAWN BY BB
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DATE 04.18.2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "E"

C3.05

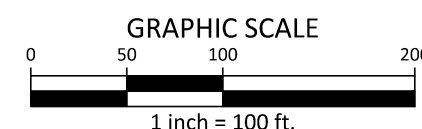
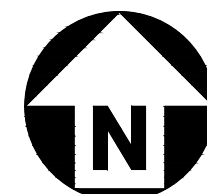
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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION
- WATERLINE
- SANITARY SEWER
- SEWER SERVICE LINE
- EASEMENT LINE
- WETLAND
- TYPE "B" PERIMETER BUFFER
- SH-O BUFFERYARD
- TREE SAVE
- OPEN SPACE
- PARK SPACE
- PARKING/BUILDING SETBACK

NOTE: ALL UTILITIES WITHIN PROPOSED DEVELOPMENT ARE PRIVATE UNLESS OTHERWISE NOTED.



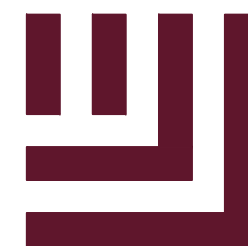
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jmurphy@mcrtrust.com
PHONE:794.307.3018

AMAVI WAKE FOREST

MASTER SITE PLAN

1121 JENKINS ROAD

WAKE FOREST, NORTH CAROLINA, 27587



William T. O'Daniel
c=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.06.13 12:46:42 -0400

REVISIONS

NO. DATE

PLAN INFORMATION

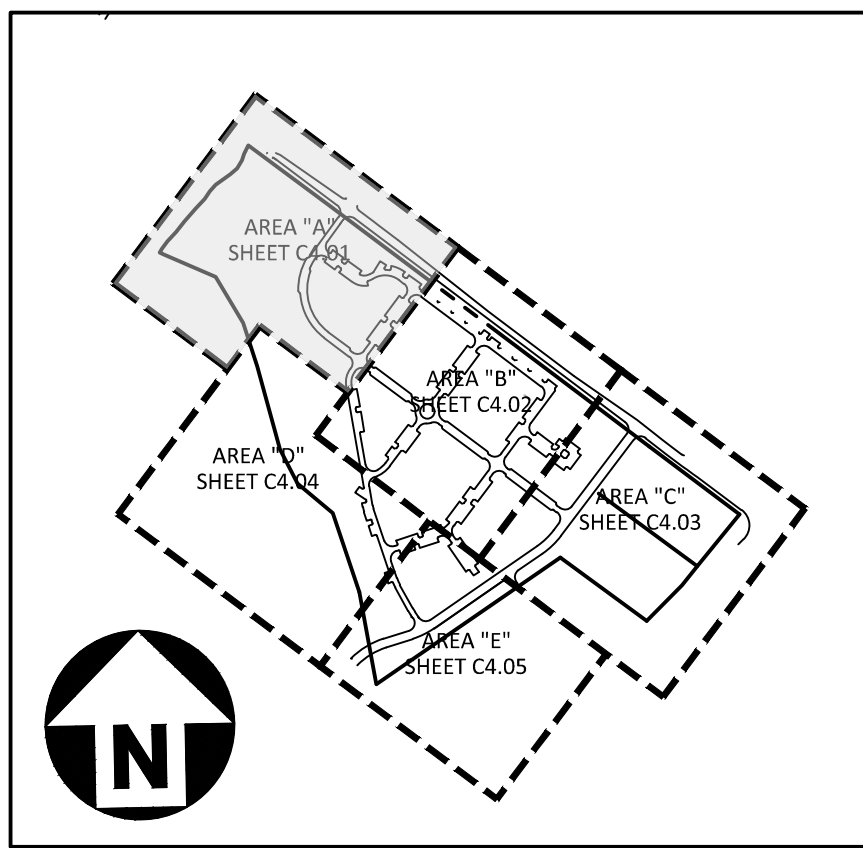
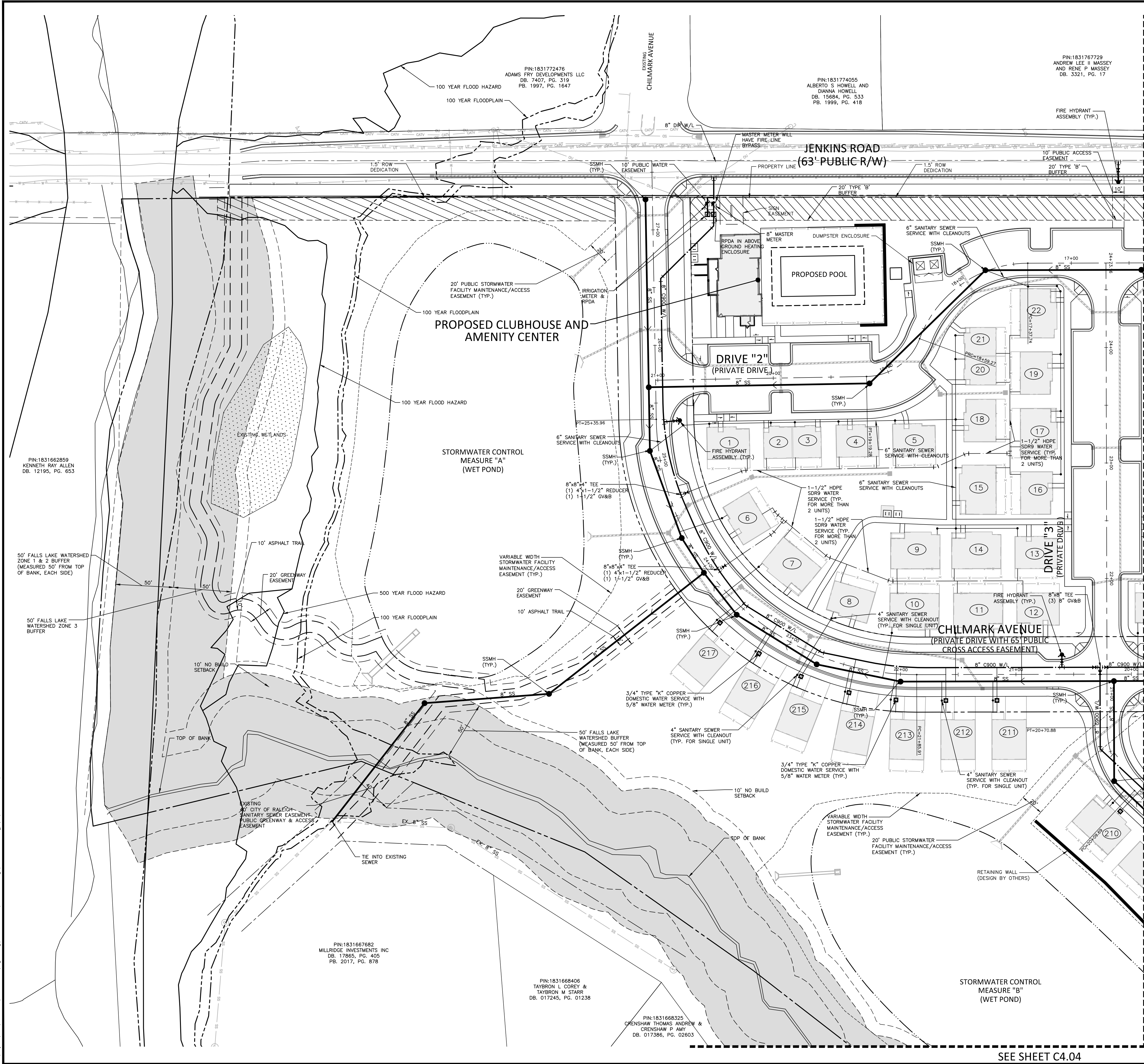
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FILENAME MCR21001-04U1
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DRAWN BY BB
SCALE 1"=100'
DATE 04.18.2023

SHEET

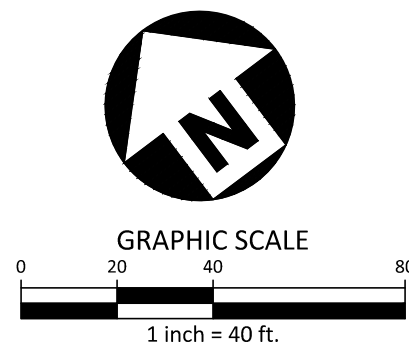
OVERALL UTILITY PLAN

C4.00

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UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	METER & VAULT
	BACKFLOW PREVENTER
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	WATERLINE
	SANITARY SEWER
	SEWER SERVICE LINE
	EASEMENT LINE
	TYPE "B" PERIMETER BUFFER
	SH-O BUFFERYARD
	PARKING/BUILDING SETBACK



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AMAVI WAKE FOREST MASTER SITE PLAN 1121 JENKINS ROAD WAKE FOREST, NORTH CAROLINA, 27587



W.T. O'Daniel
William T. O'Daniel, c=US,
o=North Carolina,
email=rodaniel@mcadamsco.com
2023-06-13 12:46:42 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

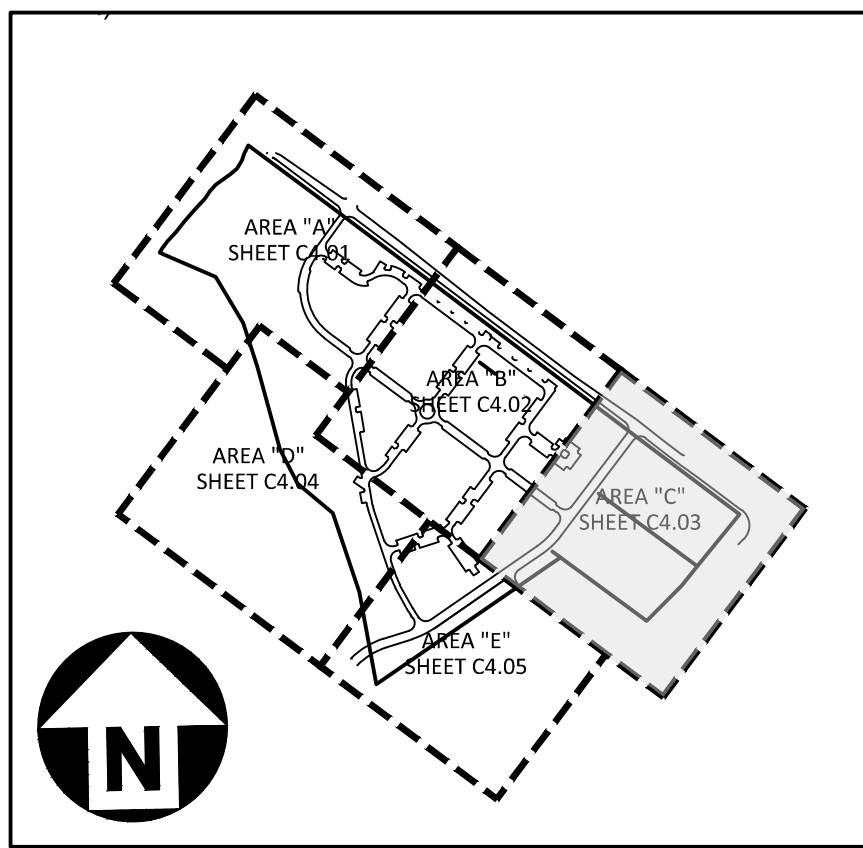
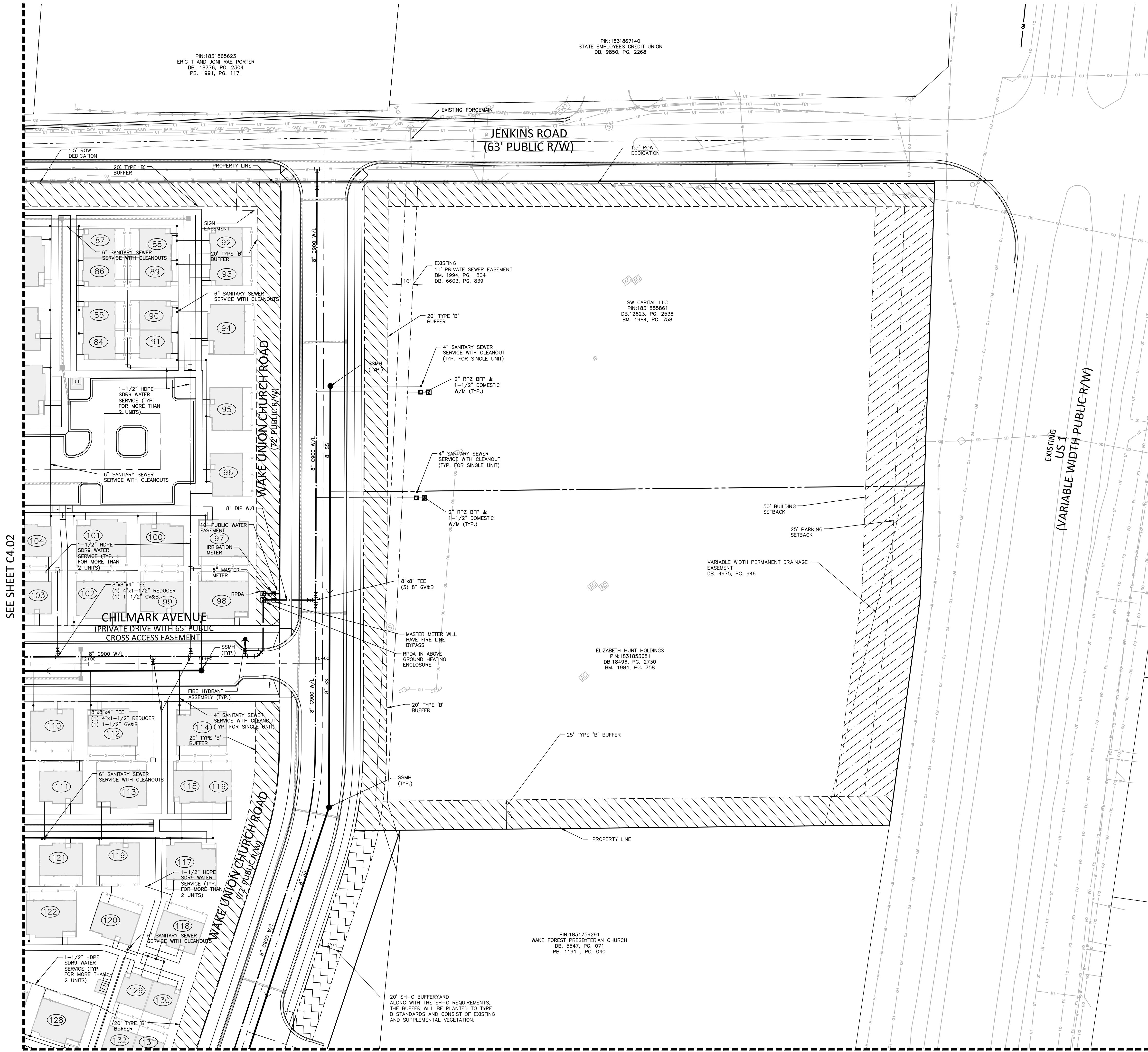
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SCALE 1"=40'
DATE 04.18.2023

SHEET

UTILITY PLAN AREA "A"

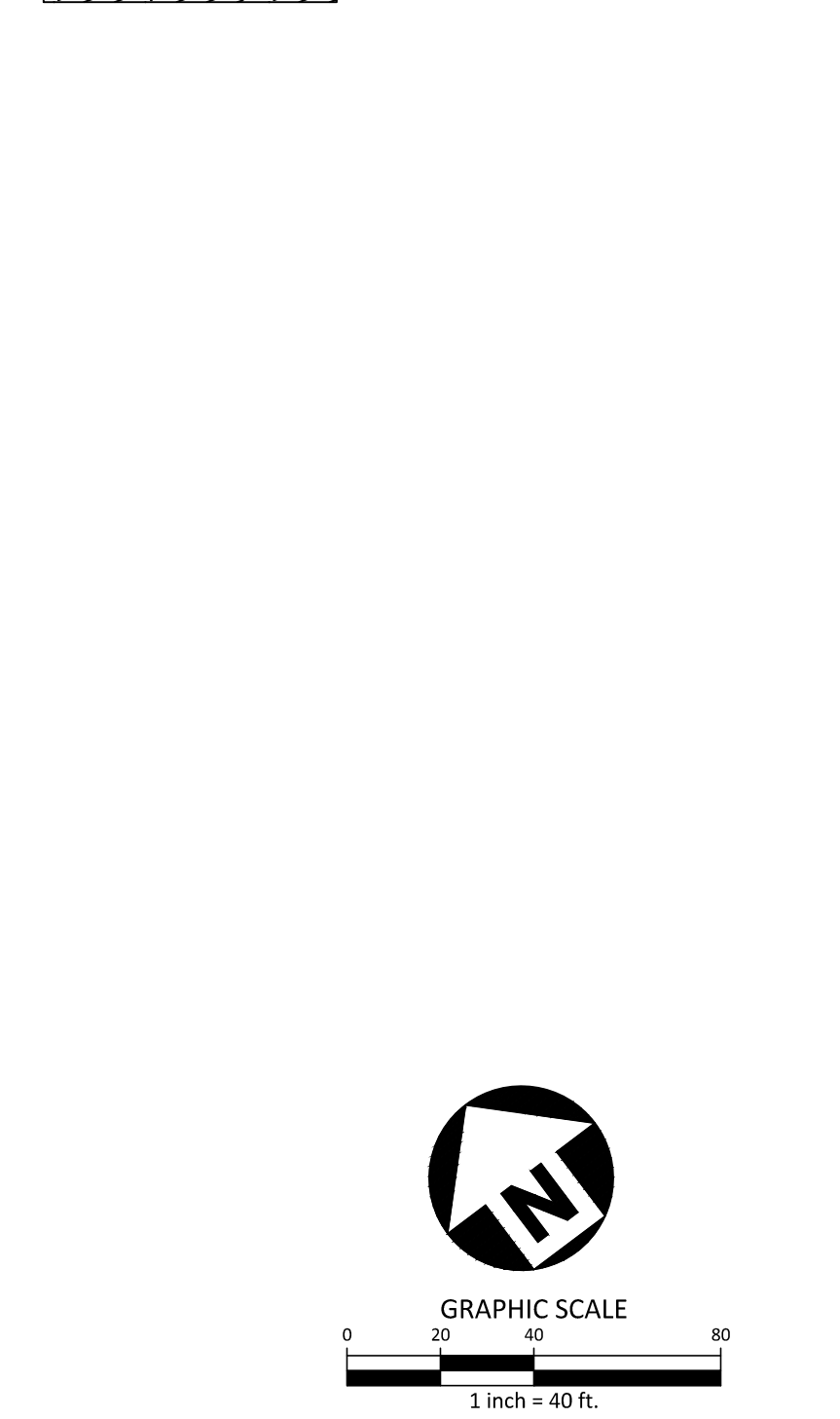
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INDEX MAP
1"=750'

UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	METER & VAULT
	BACKFLOW PREVENTER
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	WATERLINE
	SANITARY SEWER
	SEWER SERVICE LINE
	EASEMENT LINE
	TYPE "B" PERIMETER BUFFER
	SH-O BUFFERYARD
	PARKING/BUILDING SETBACK



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AMAVI WAKE FOREST MASTER SITE PLAN 1121 JENKINS ROAD WAKE FOREST, NORTH CAROLINA, 27587



William T. O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.06.13 12:46:42 -0400'

REVISIONS

NO. DATE

PLAN INFORMATION

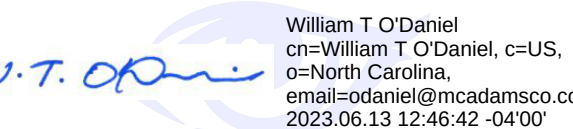
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FILENAME MCR21001-01
CHECKED BY JM
DRAWN BY BB
SCALE 1"=40'
DATE 04. 18. 2023

SHEET

UTILITY PLAN
AREA "C"

C4.03

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1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587



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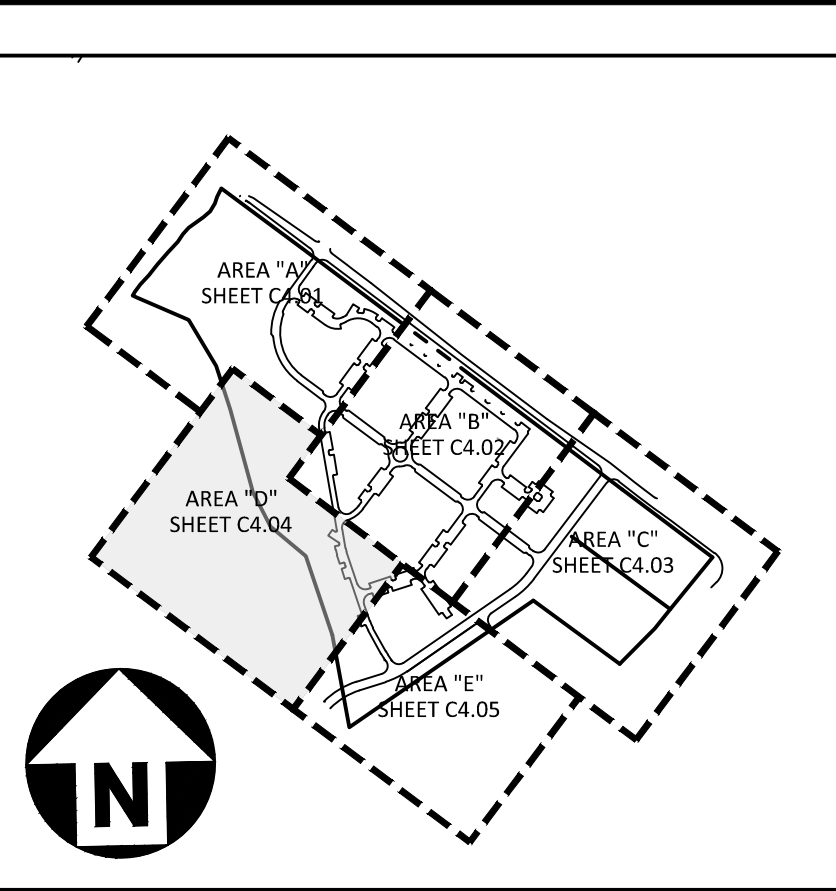
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CHECKED BY	JM
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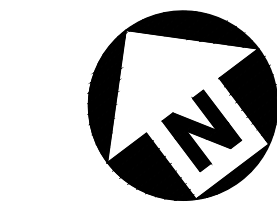
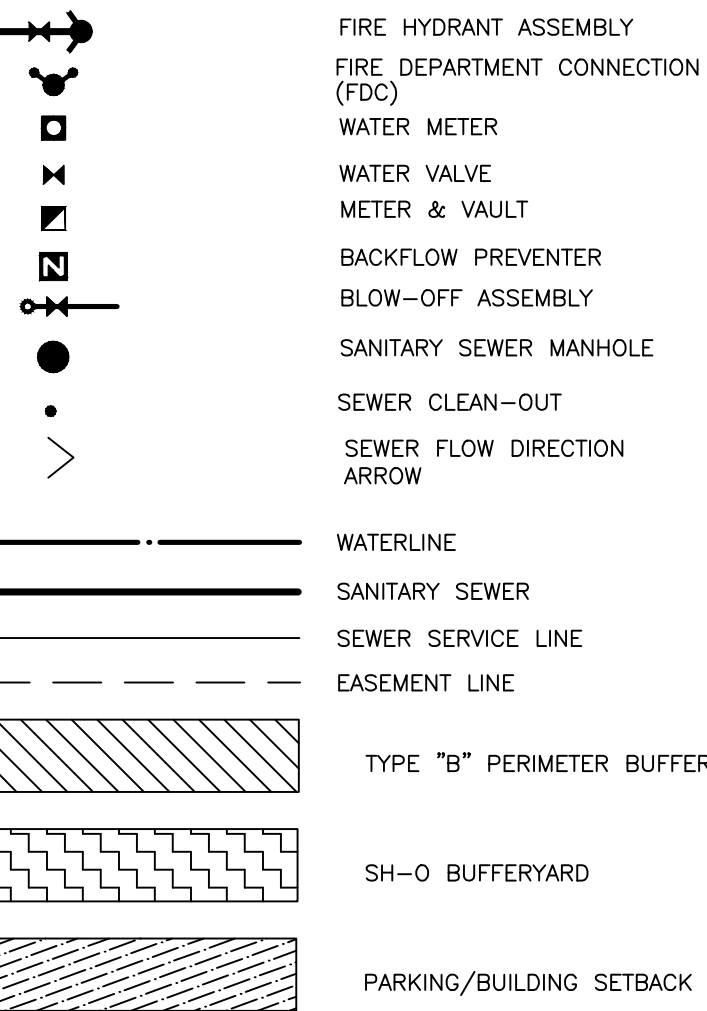
SHEET

UTILITY PLAN AREA "D"

C4.04



UTILITY LEGEND



GRAPHIC SCALE

1 inch = 40 ft.

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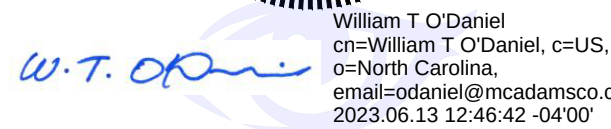
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AMAVI WAKE FOREST

MASTER SITE PLAN

WAKE FOREST, NORTH CAROLINA 27587



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NO.	DATE
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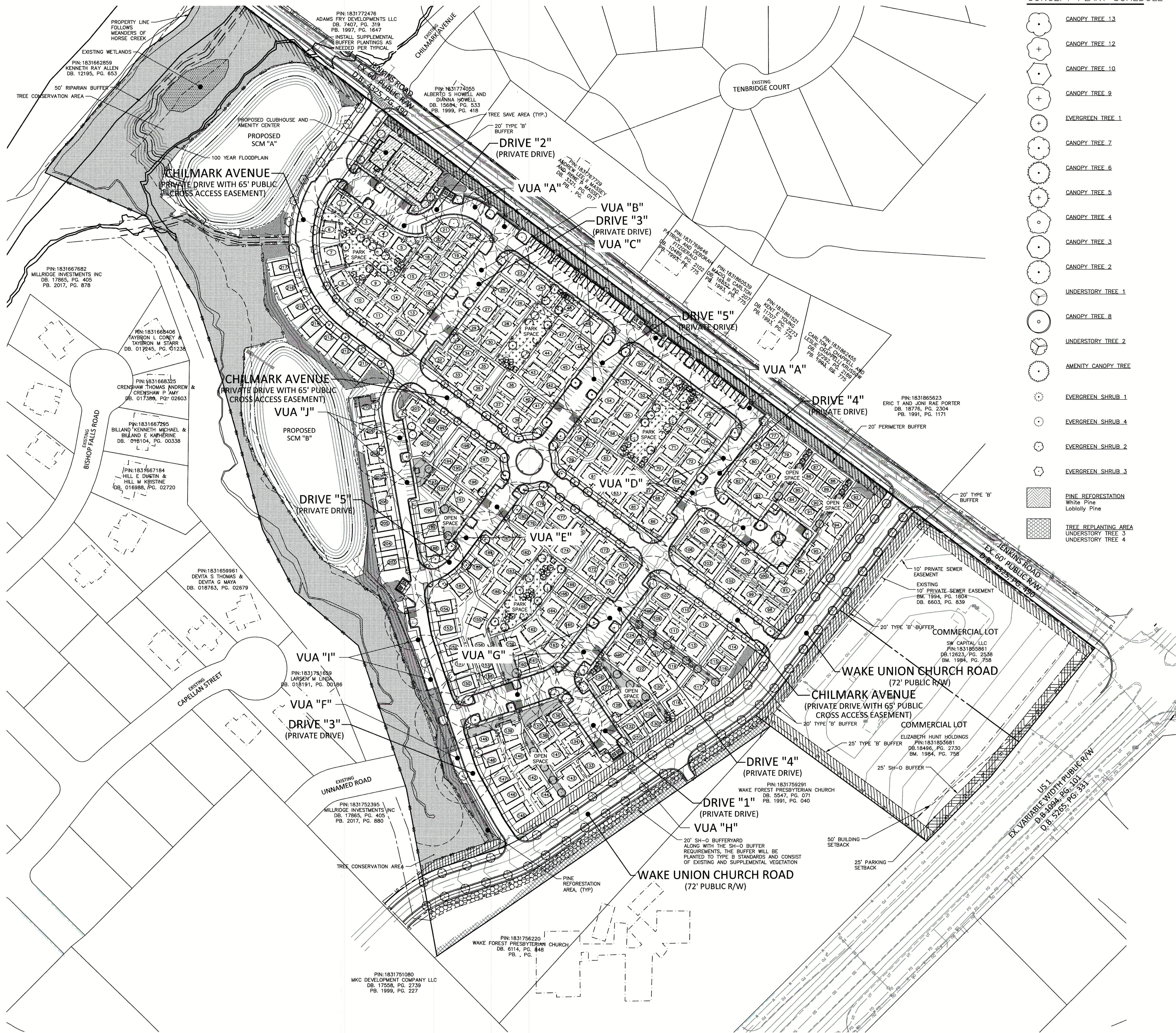
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CHECKED BY	CMV
DRAWN BY	AAH
SCALE	1"=100'
DATE	7. 08. 2022

SHEET

**OVERALL
LANDSCAPE PLAN**

L5.00

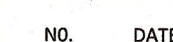




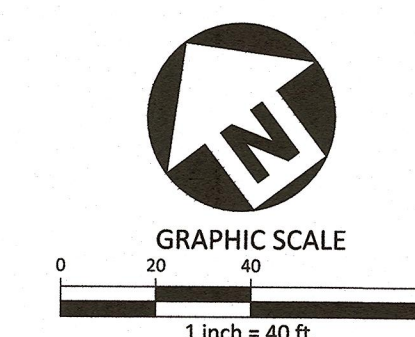
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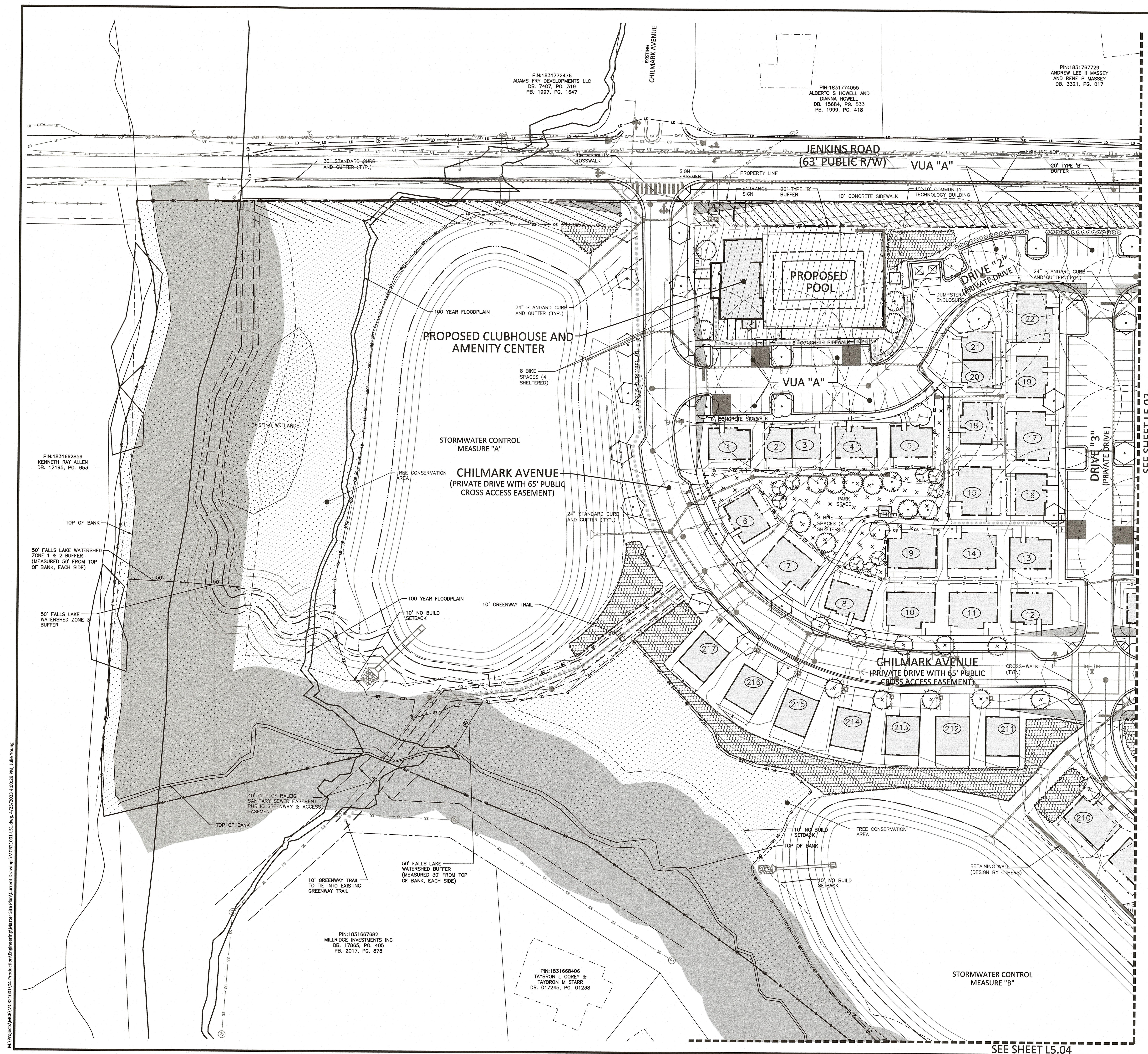


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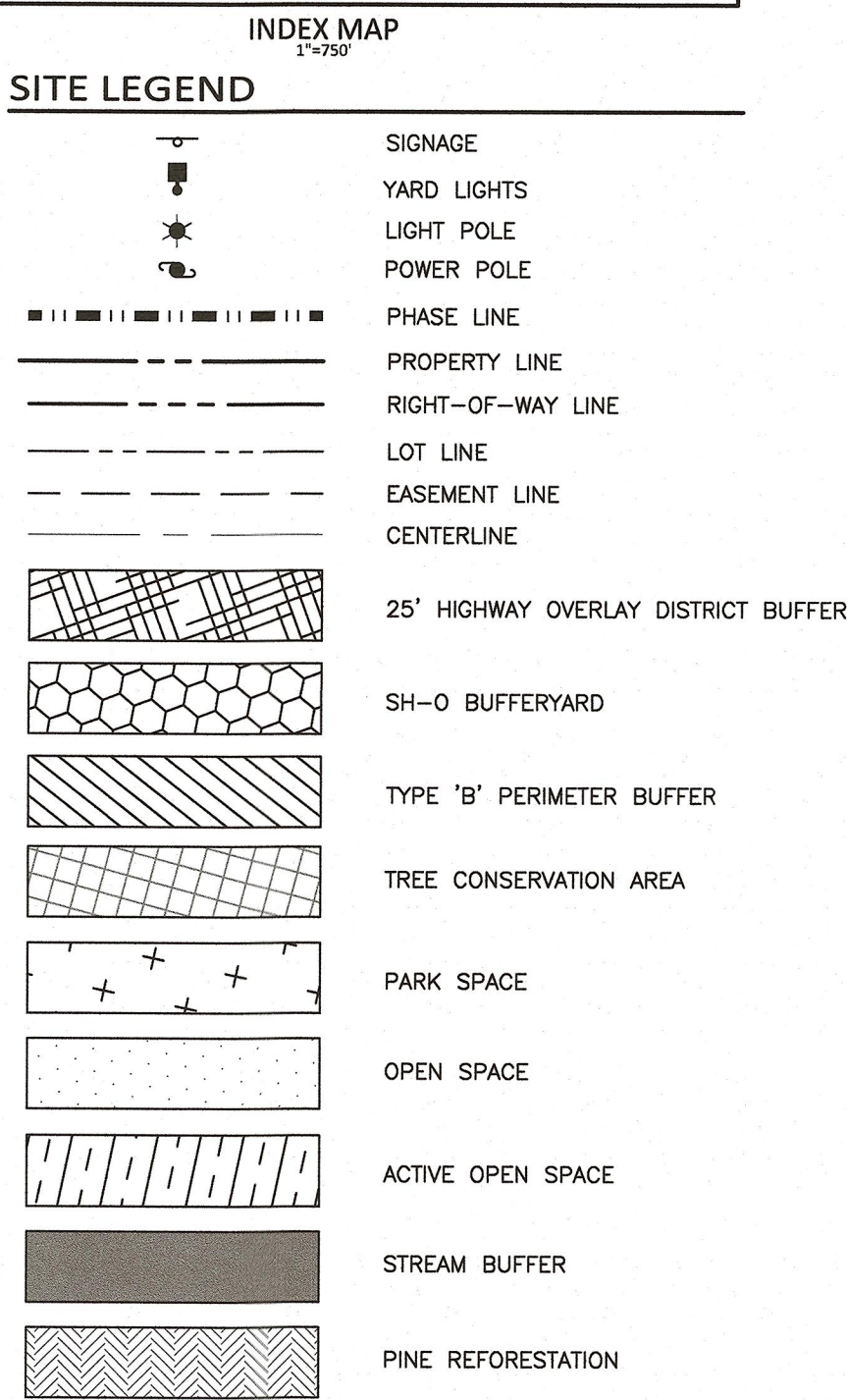
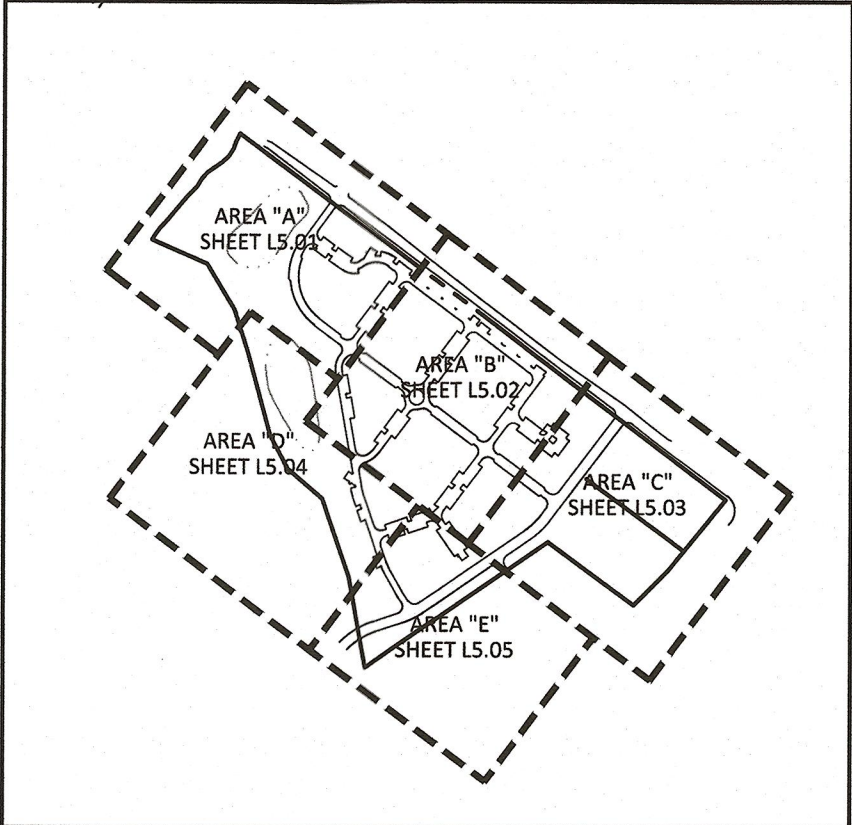
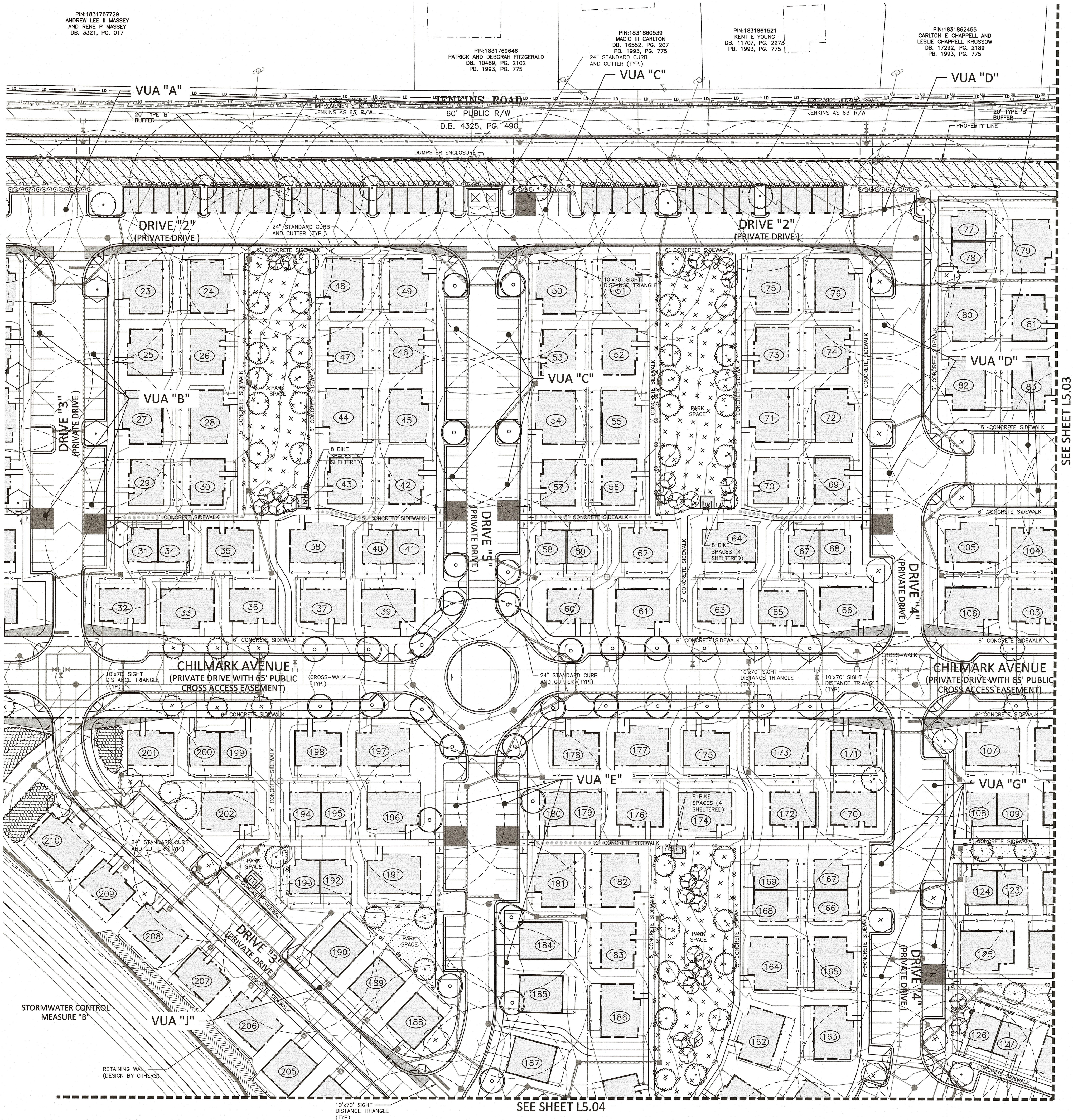


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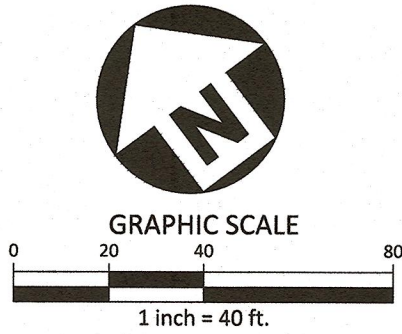


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CONCEPT PLANT SCHEDULE AREA 'B'

- | | |
|--|---------------------|
| | CANOPY TREE 12 |
| | CANOPY TREE 10 |
| | CANOPY TREE 9 |
| | CANOPY TREE 7 |
| | CANOPY TREE 5 |
| | CANOPY TREE 4 |
| | CANOPY TREE 3 |
| | CANOPY TREE 2 |
| | CANOPY TREE 8 |
| | UNDERSTORY TREE 2 |
| | AMENITY CANOPY TREE |
| | EVERGREEN SHRUB 1 |
| | EVERGREEN SHRUB 2 |
| | EVERGREEN SHRUB 3 |



REVISIONS

NO. DATE

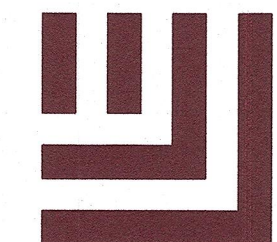
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FILENAME MCR21001-L51
CHECKED BY CMV
DRAWN BY AAH
SCALE 1"=40'
DATE 7. 08. 2022

SHEET

LANDSCAPE PLAN -
AREA 'B'

L5.02



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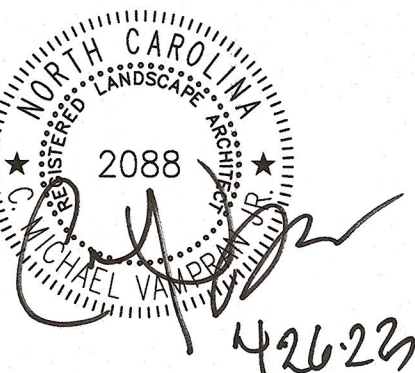
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WAKE FOREST, NORTH CAROLINA, 27587



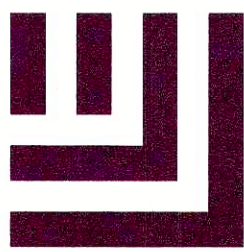
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WAKE FOREST, NORTH CAROLINA, 27587



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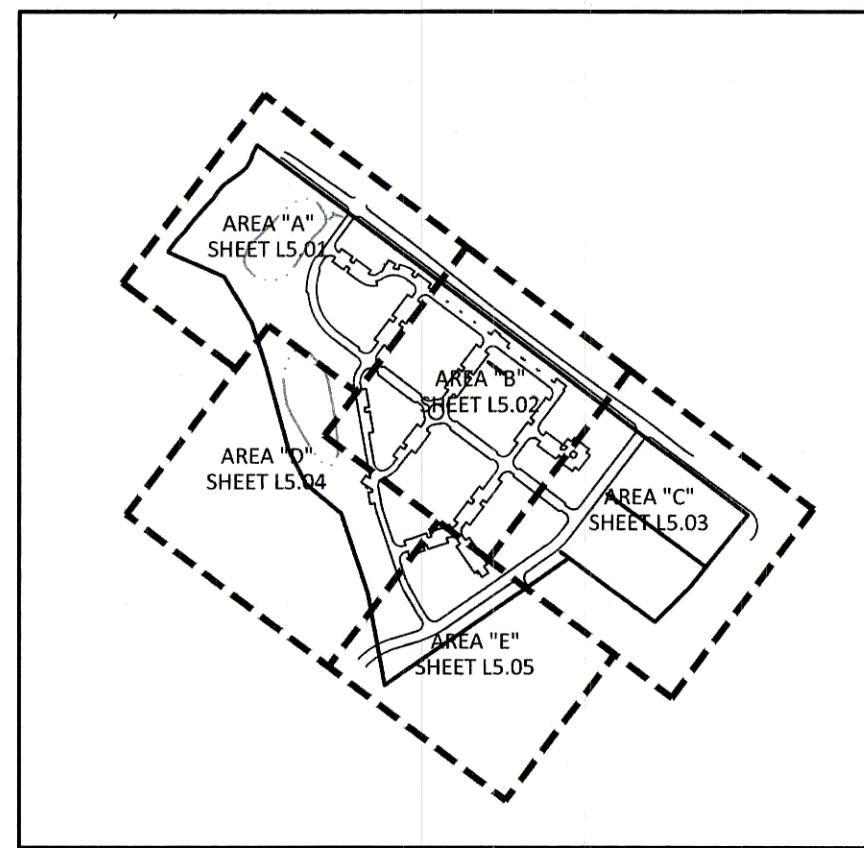
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FILENAME MCR21001-L5.03
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SCALE 1"=40'
DATE 7.08.2022

SHEET

LANDSCAPE PLAN -
AREA 'C'

L5.03



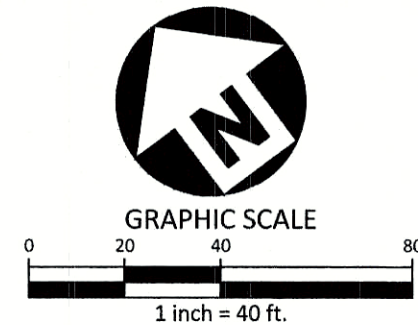
INDEX MAP

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	25' HIGHWAY OVERLAY DISTRICT BUFFER
	30' SH-O BUFFERYARD
	20' BUFFER TYPE 'B'
	TREE CONSERVATION AREA
	PARK SPACE
	OPEN SPACE
	ACTIVE OPEN SPACE
	STREAM BUFFER

CONCEPT PLANT SCHEDULE AREA 'C'

	CANOPY TREE 9
	CANOPY TREE 7
	CANOPY TREE 6
	CANOPY TREE 4
	CANOPY TREE 2
	UNDERSTORY TREE 2
	AMENITY CANOPY TREE
	EVERGREEN SHRUB 1
	TREE REPLANTING AREA
	UNDERSTORY TREE 3
	UNDERSTORY TREE 4



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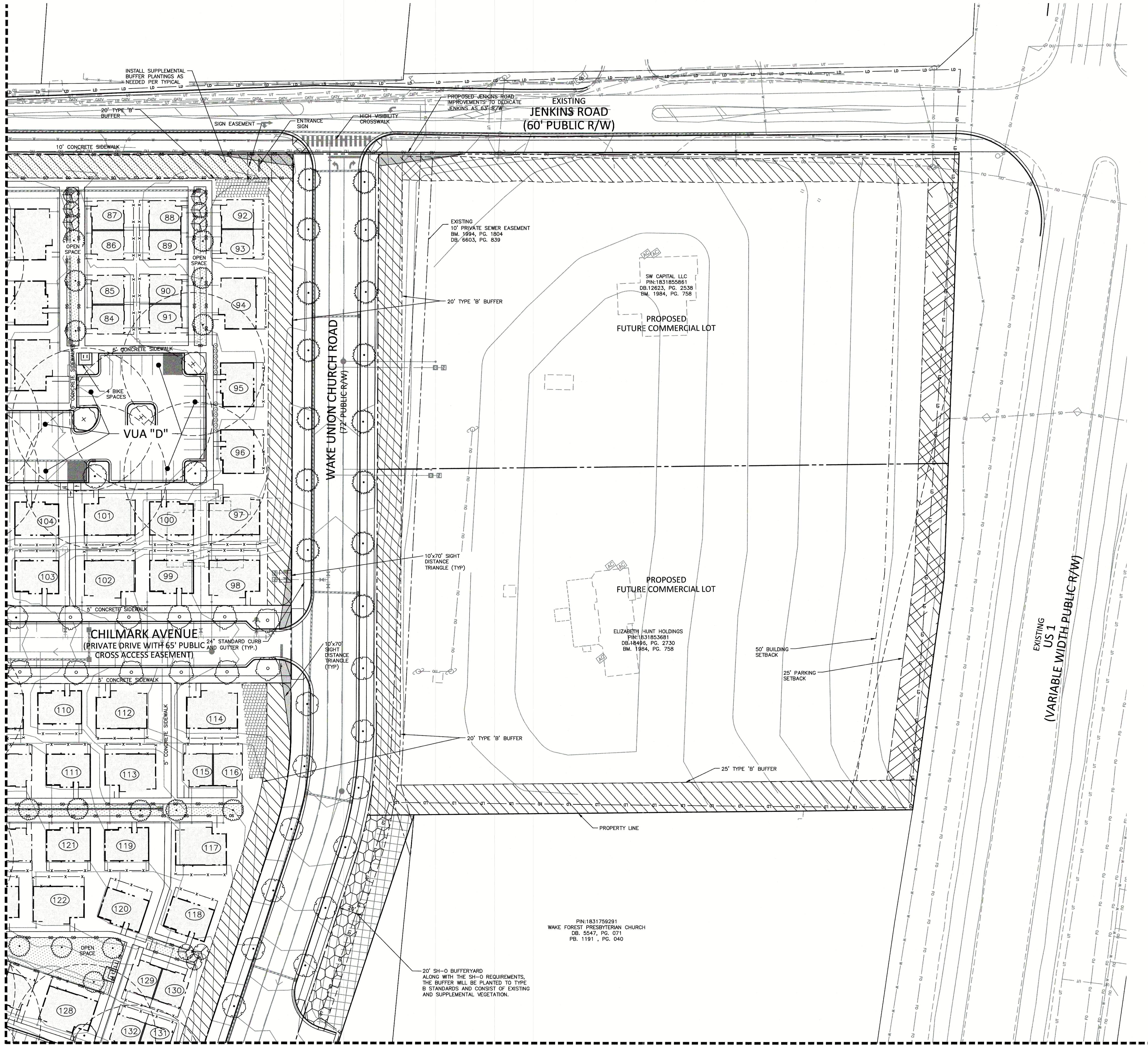
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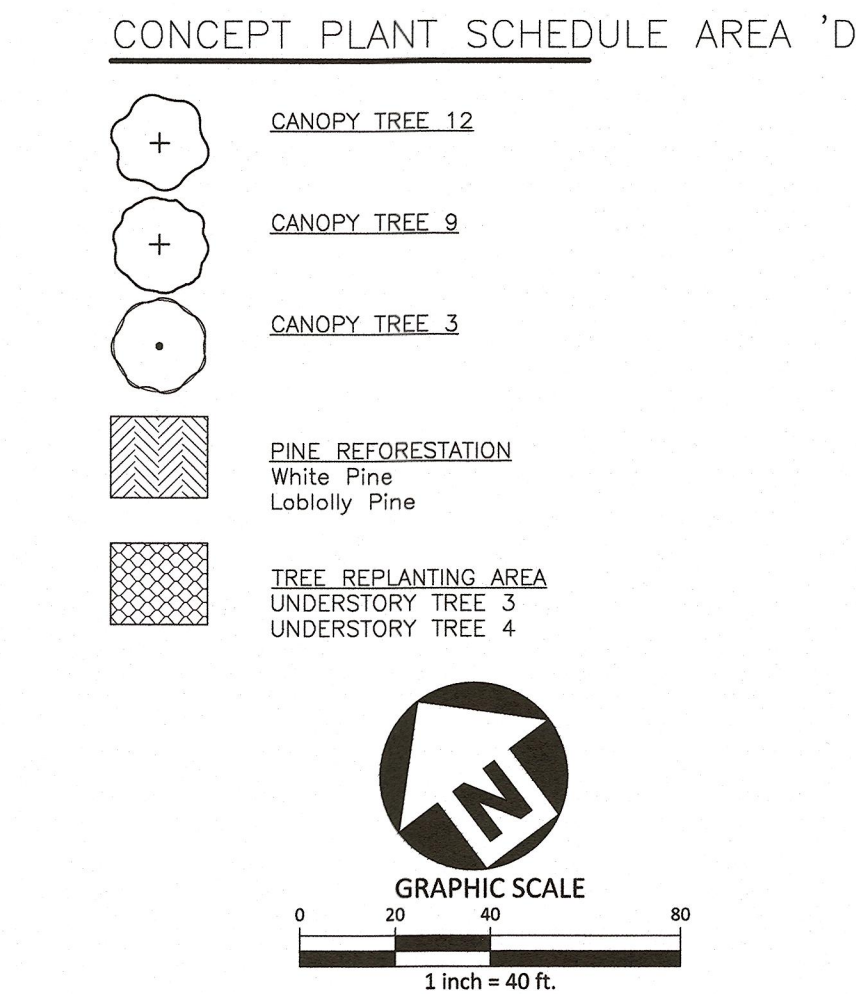
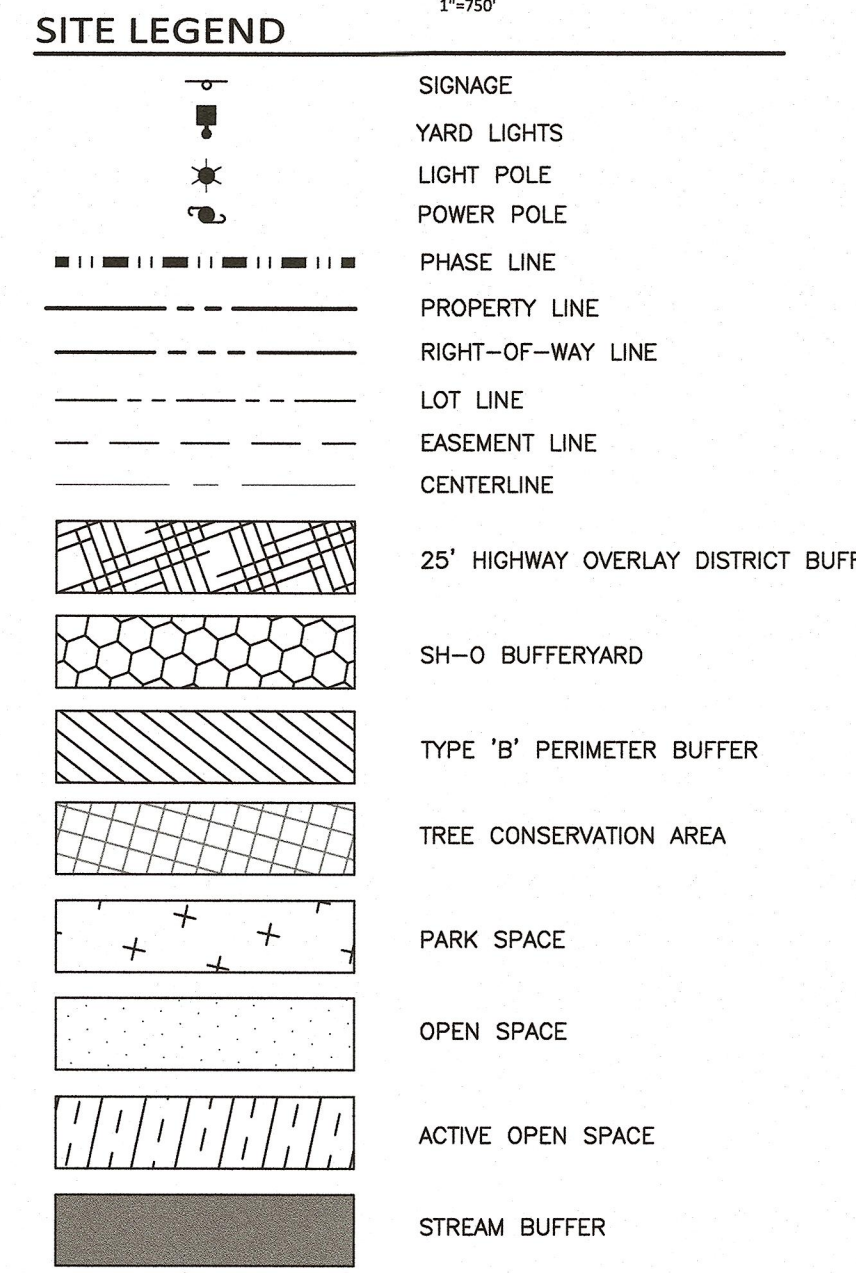
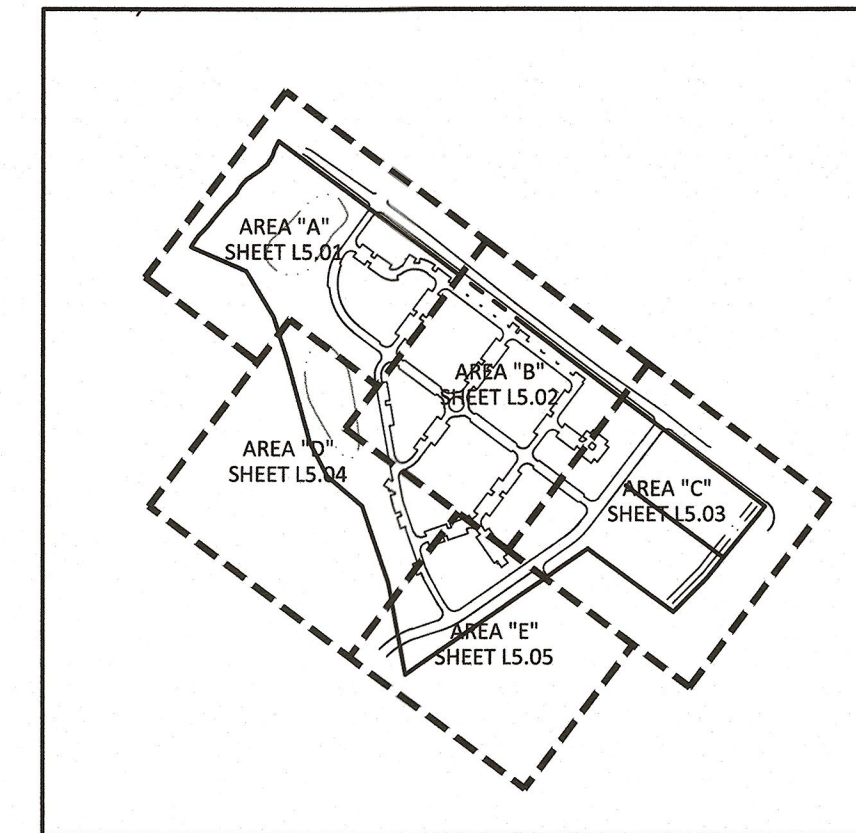
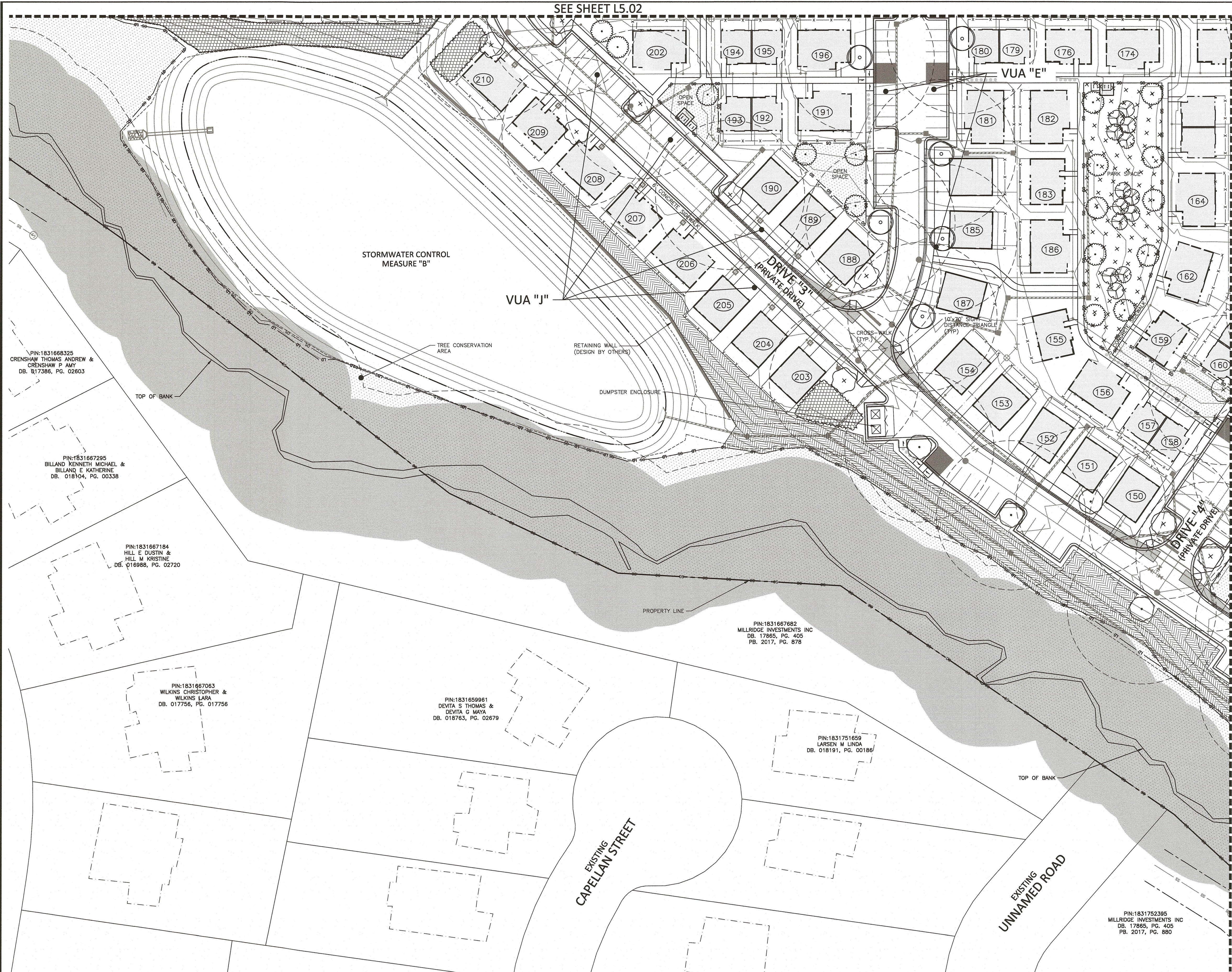
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SEE SHEET L5.02

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WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
2088
MICHAEL J. JAMES
4.21.23

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MCR-21001

FILENAME MCR21001-L51

CHECKED BY CMV

DRAWN BY AAH

SCALE 1"=40'

DATE 7.08.2022

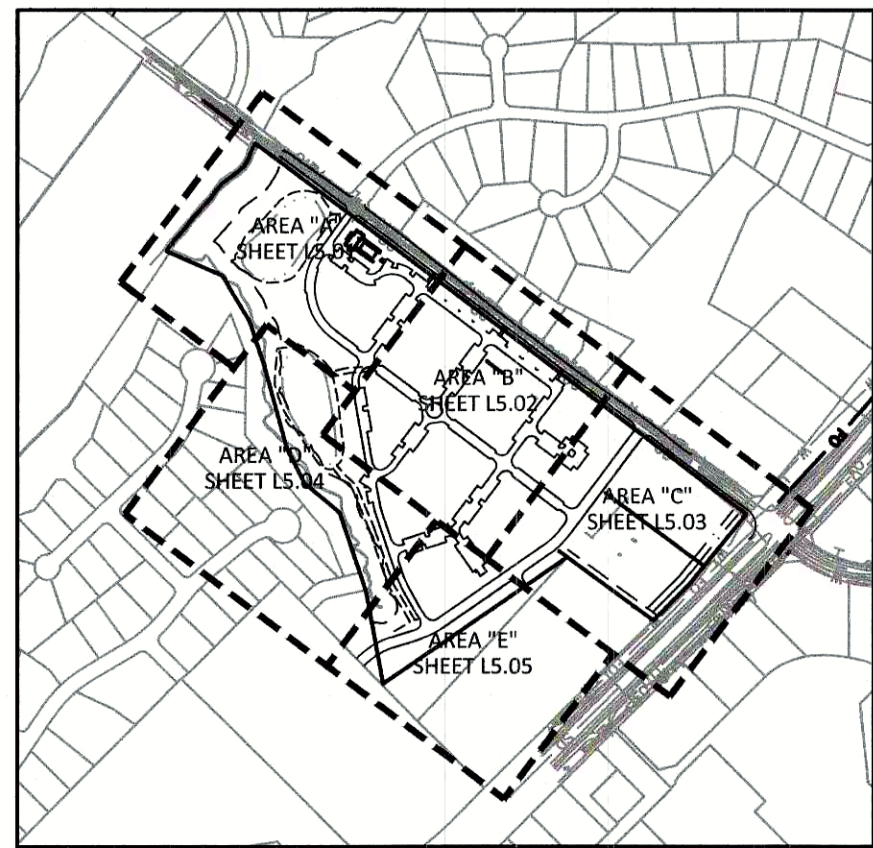
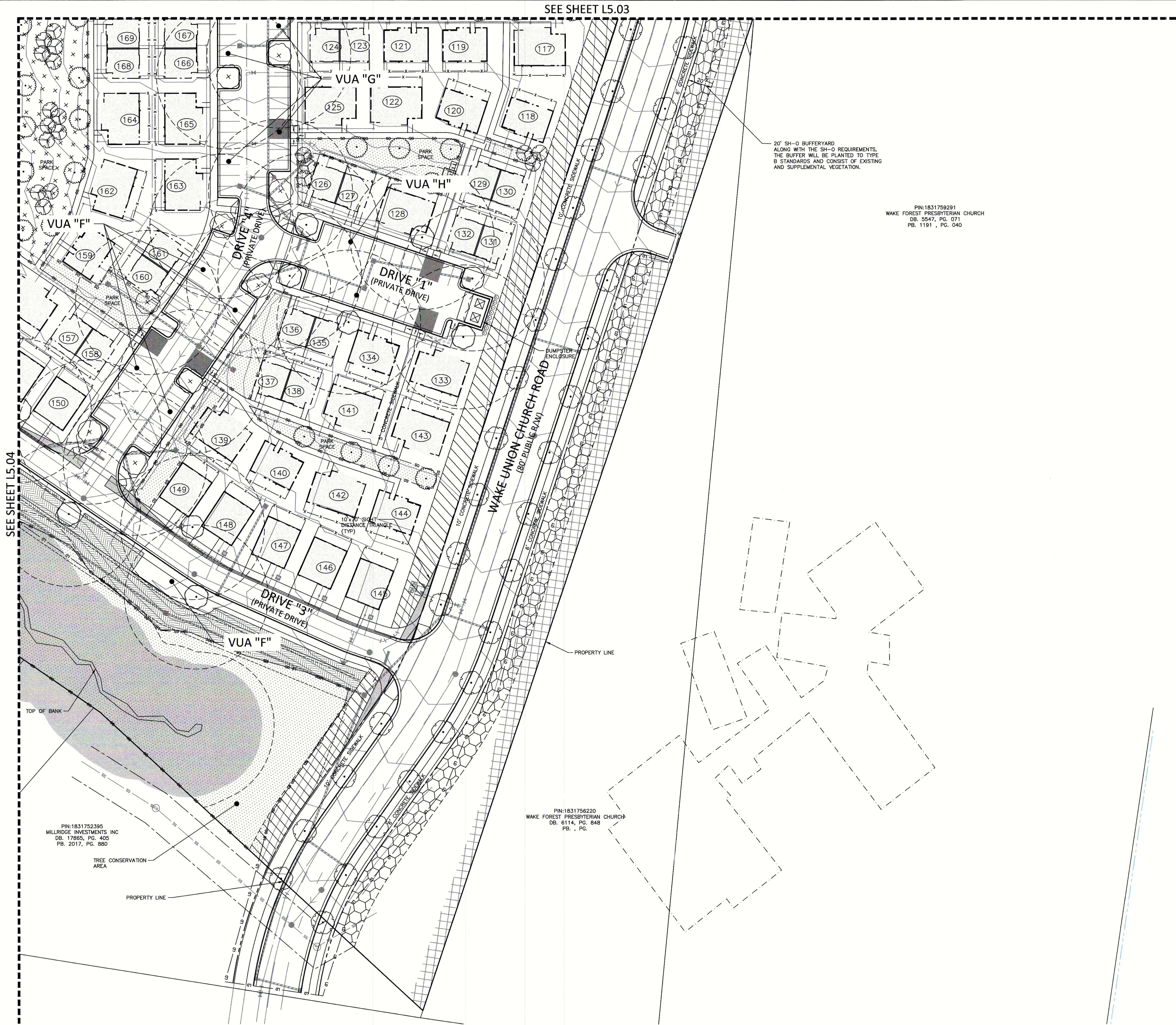
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LANDSCAPE PLAN -

AREA "D"

L5.04

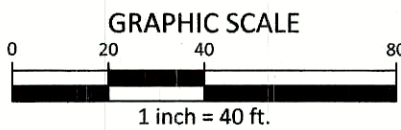
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SITE LEGEND	
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	POWER POLE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	25' HIGHWAY OVERLAY DISTRICT BUFFER
	SH-O BUFFERYARD
	TYPE "B" PERIMETER BUFFER
	TREE CONSERVATION AREA
	PARK SPACE
	OPEN SPACE
	ACTIVE OPEN SPACE
	STREAM BUFFER
	PINE REFORESTATION

CONCEPT PLANT SCHEDULE AREA 'E'

	CANOPY TREE 9
	CANOPY TREE 7
	CANOPY TREE 3
	AMENITY CANOPY TREE
	EVERGREEN SHRUB 1



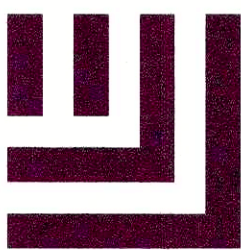
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AMAVI WAKE FOREST MASTER SITE PLAN 1121 JENKINS ROAD WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MCR-21001
FILENAME MCR21001-L51
CHECKED BY CMV
DRAWN BY AAH
SCALE 1"=40'
DATE 7. 08. 2022

SHEET

LANDSCAPE PLAN -
AREA 'E'

L5.05

LANDSCAPE CALCULATIONS

STREET YARD BUFFERS

JENKINS RD - 20' TYPE B STREET YARD 1664 LF*
1739 TOTAL LF SUBTRACTING 75 LF DRIVEWAY

EVERGREEN TREES:	
REQUIRED:	35 (2/100 LF)
PROVIDED:	35*
CANOPY TREES	
REQUIRED:	35 (2/100 LF)
PROVIDED:	35*
UNDERSTORY TREES	
REQUIRED:	35 (2/100 LF)
PROVIDED:	35*
SHRUBS (50% EVERGREEN)	
REQUIRED:	399 (24/100 LF)
PROVIDED:	400*

WAKE UNION CHURCH ROAD - 20' TYPE B STREET YARD 1204 LF*

EVERGREEN TREES:	
REQUIRED:	25 (2/100 LF)
PROVIDED:	25*
CANOPY TREES	
REQUIRED:	25 (2/100 LF)
PROVIDED:	25*
UNDERSTORY TREES	
REQUIRED:	25 (2/100 LF)
PROVIDED:	25*
SHRUBS (50% EVERGREEN)	
REQUIRED:	289 (24/100 LF)
PROVIDED:	289*

SPECIAL HIGHWAY OVERLAY DISTRICT BUFFERS

US HWY 1 - 25' SH-O BUFFER 549 LF*

TREES:	
REQUIRED:	55 (5/50 LF)
PROVIDED:	55*

WAKE UNION CHURCH ROAD - 30' SH-O BUFFER 885 LF*
PLANTED PER TYPE B BUFFER REQUIREMENTS

EVERGREEN TREES:	
REQUIRED:	18 (2/100 LF)
PROVIDED:	18*
CANOPY TREES	
REQUIRED:	18 (2/100 LF)
PROVIDED:	18*
UNDERSTORY TREES	
REQUIRED:	18 (2/100 LF)
PROVIDED:	18*
SHRUBS (50% EVERGREEN)	
REQUIRED:	212 (24/100 LF)
PROVIDED:	212*

PERIMETER BUFFERS

SOUTHERN PERIMETER BUFFER- 20' TYPE B BUFFER 376 LF*

CANOPY TREES	
REQUIRED:	8 (2/100 LF)
PROVIDED:	8*
UNDERSTORY TREES	
REQUIRED:	8 (2/100 LF)
PROVIDED:	8*
SHRUBS (50% EVERGREEN)	
REQUIRED:	46 (12/100 LF)
PROVIDED:	46*

*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET.

FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED LANDSCAPE PLANS ARE DEVELOPED.

**SUPPLEMENTAL PLANTINGS (UNDERSTORY TREES AND SHRUBS) TO BE ADDED TO BUFFER WHERE TREE SAVE AREA DOES NOT PROVIDE MINIMUM OPACITY AND SPACING REQUIREMENTS.

STREET TREES

WAKE UNION CHURCH ROAD 2600 LF

TREES	
REQUIRED:	52 (1/50 LF)
PROVIDED:	52

CHILLMARK AVENUE 3072 LF

TREES	
REQUIRED:	62 (1/50 LF)
PROVIDED:	65

**TREES COUNTED TOWARD CANOPY SPECIMEN TREE REPLACEMENT REQUIREMENT. SEE SHEET L5.07

LANDSCAPE CALCULATIONS

BASELINE CANOPY COVERAGE

BASELINE CANOPY COVERAGE 1,550,086 SF
PER UDO - A MINIMUM CANOPY COVERAGE OF 2 CANOPY TREES PER 5,000 SF OR 1 CANOPY AND 1 UNDERSTORY PER 4,000 SF OF PARCEL AREA.

PARCEL AREA:	1,550,086 SF
LESS RIPARIAN AREAS & WETLANDS:	-192,380 SF
	1,357,706 SF

CANOPY TREES

REQUIRED: 543(2/5000 SF PARCEL AREA)
692 (173 PINE SPECIMEN TREES REMOVED X 4) SEE NOTE 1 BELOW
+460 (115 CANOPY SPECIMEN TREES REMOVED X 4) SEE NOTE 1 BELOW
1695 CANOPY TREES

PROVIDED: 229 CANOPY AND EVERGREEN TREES IN BUFFER CALCULATIONS
196 CANOPY TREES IN STREETS AND VEHICLE USE AREAS
152 (1 PER 700 SF PRIORITY TREE SAVE AREA)**
926 (PINE REFORESTATION AREAS)**
70 (AMENITY AREA CANOPY TREE)**
+ 101 (SPECIMEN CANOPY TREE PRESERVATION CREDIT)
1674 CANOPY TREES

**TREES COUNTED TOWARD CANOPY SPECIMEN TREE REPLACEMENT REQUIREMENT. SEE SHEET L5.07

UNDERSTORY TREES

REQUIRED: 344 (86 UNDERSTORY SPECIMEN TREES REMOVED X 4) SEE NOTE 1 BELOW

PROVIDED: 85 UNDERSTORY TREES SHOWN IN BUFFER CALCULATIONS
290 UNDERSTORY TREES IN TREE REPLANTING AREA**
52 AMENITY AREA UNDERSTORY TREES***
+ 2 (SPECIMEN UNDERSTORY TREE PRESERVATION CREDIT)
430 UNDERSTORY TREES

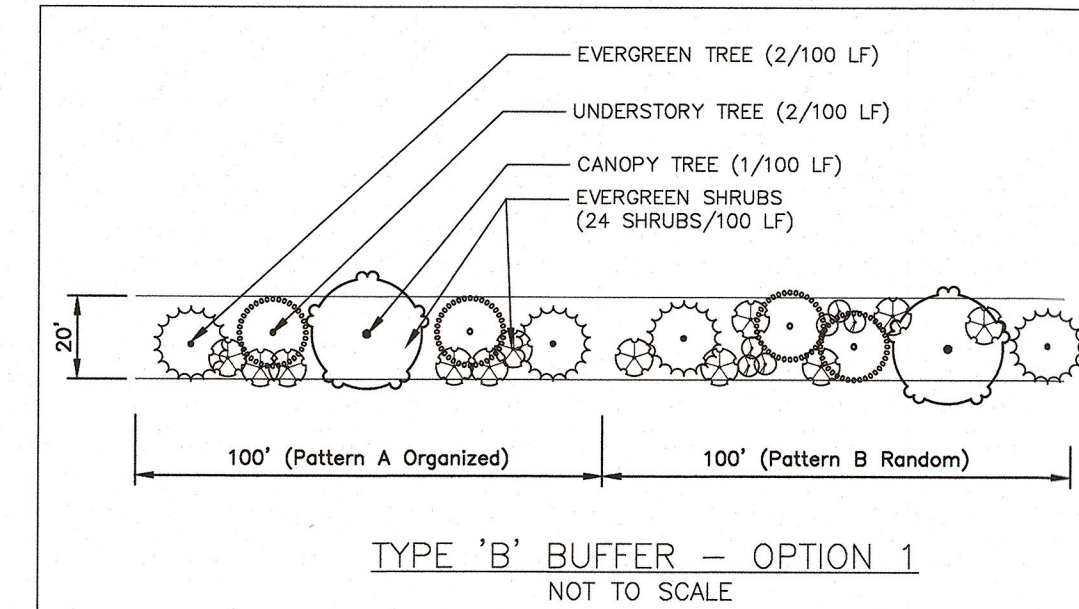
***TREES COUNTED TOWARD UNDERSTORY SPECIMEN TREE REPLACEMENT REQUIREMENT. SEE SHEET L5.07

TOTAL

REQUIRED: 1695 CANOPY + 344 UNDERSTORY = 2039 TOTAL
PROVIDED: 1674 CANOPY + 430 UNDERSTORY = 2104 TOTAL

NOTES:

- PER CODE SECTION 8.4.3.D WHEN A SPECIMEN TREE (20" CAL. OR GREATER FOR CANOPY; 8" CAL. OR GREATER FOR UNDERSTORY) IS REMOVED IT SHALL BE REPLACED AT A RATE OF 4 TREES PER CANOPY SPECIMEN TREE AND 2 TREES PER UNDERSTORY SPECIMEN TREE (UDO SECTION 8.4.1.6)
- PER CODE SECTION 8.7.2.C, ALL PORTIONS OF PARKING AREA SHALL BE WITHIN 60 FEET OF A PLANTED CANOPY TREE TRUNK.
- FINAL LOCATION AND SPECIES OF AMENITY AREA CANOPY AND UNDERSTORY TREES TO BE CONFIRMED ON ENHANCED LANDSCAPING PLANS.
- BUFFER VEGETATION ALONG JENKINS ROAD MUST NOT OBSTRUCT WITH SIGHT DISTANCE TRIANGLES. LOCATIONS OF SPECIFIC PLANTINGS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.



PLANTING REQUIREMENT:

TYPE 'B' BUFFER
CREATE A SEMI-OPAQUE BUFFER HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 10% OF THE TOTAL WIDTH FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.

50% OF SHRUBS SHALL BE EVERGREEN.

***CANOPY TREES IN BUFFER ADJACENT TO ON-STREET PARKING TO BE WITHIN 60' FROM PARKING SPACES.

CONCEPT PLANT SCHEDULE

CANOPY TREE 13 22

CANOPY TREE 12 33

CANOPY TREE 10 21

CANOPY TREE 9 53

EVERGREEN TREE 1 35

CANOPY TREE 7 37

CANOPY TREE 6 15

CANOPY TREE 5 66

CANOPY TREE 4 43

CANOPY TREE 3 26

CANOPY TREE 2 38

UNDERSTORY TREE 1 42

CANOPY TREE 8 28

UNDERSTORY TREE 2 77

AMENITY CANOPY TREE 70

EVERGREEN TREE 2 25

EVERGREEN SHRUB 1 230

EVERGREEN SHRUB 4 95

EVERGREEN SHRUB 2 237

EVERGREEN SHRUB 3 264

EVERGREEN SHRUB 5 95

PINE REFORESTATION 22,238 sf

Pinus strobus / White Pine 463

Pinus taeda / Loblolly Pine 463

TREE REPLANTING AREA 19,360 sf

UNDERSTORY TREE 3 / UNDERSTORY TREE 4 145

UNDERSTORY TREE 4 / UNDERSTORY TREE 4 145

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UNDERSTORY TREE 3 / UNDERSTORY TREE 4 145

GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCRPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK. BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRIPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.
- ALL CANOPY TREES INSTALLED SHALL BE A MINIMUM 1.5 INCH CALIPER AND 8 FOOT HEIGHT.

MAINTENANCE NOTES:

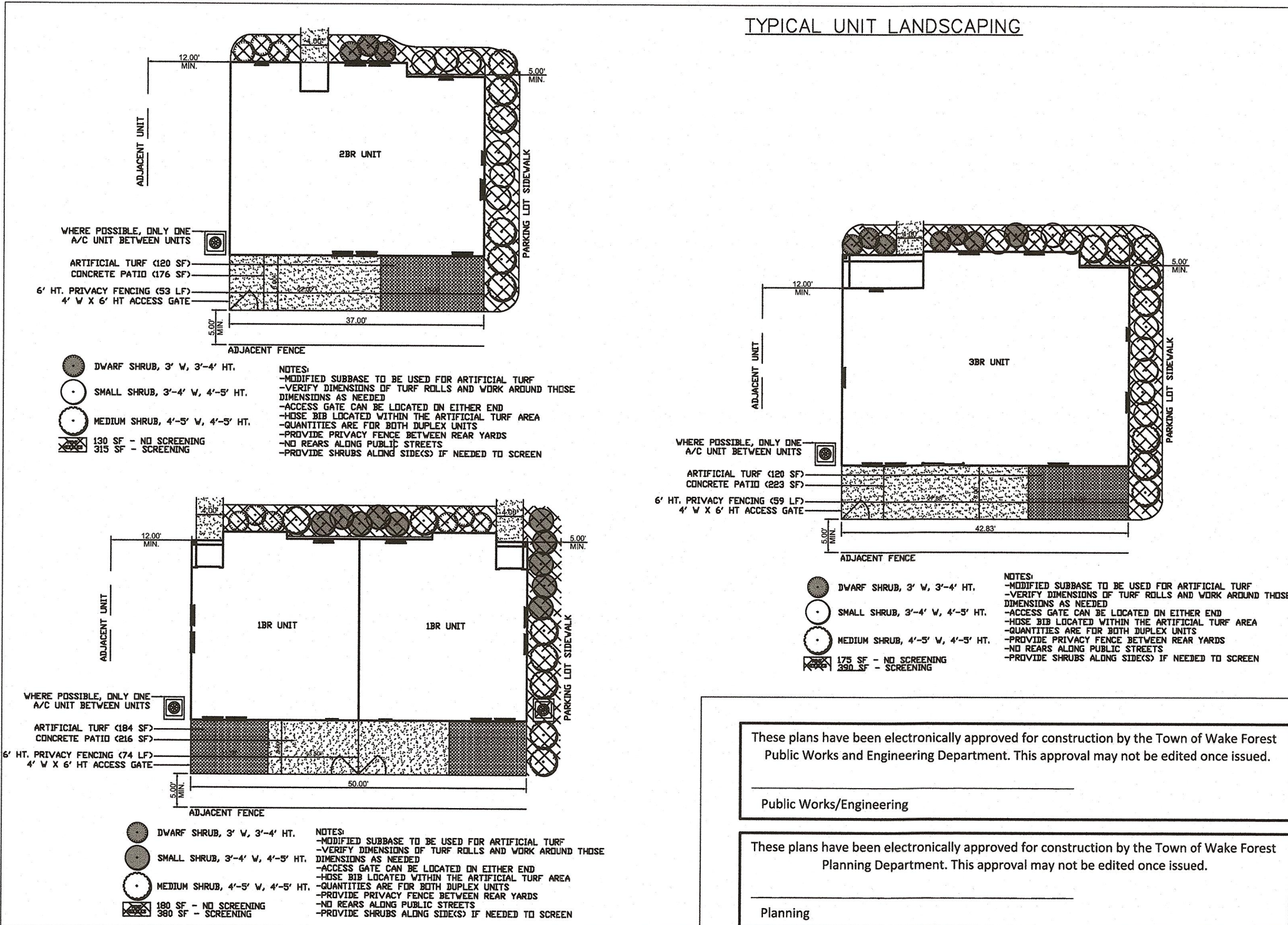
- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE OWNER OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES ON THIS PLAN. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDINANCE AND MAY RESULT IN FINES. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:
 - FERTILIZATION
 - PRUNING WITHIN LIMITS
 - PEST CONTROL
 - MULCHING
 - MOWING
 - PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIALS, ETC.
 - METHOD OF IRRIGATION
 - OTHER CONTINUING MAINTENANCE OPERATIONS

LIGHTING NOTES:

- ALL SITE LIGHTING SHALL COMPLY WITH CHAPTER 10 OF THE TOWN OF WAKE FOREST UDO.
- A LIGHTING PHOTOMETRIC PLAN SHALL BE PROVIDED WITH THE CONSTRUCTION DRAWING SUBMITTAL.
- MAXIMUM LIGHT LEVELS SHALL ADHERE TO THE BELOW STANDARDS:

LIGHT TRESPASS OFF PROPERTY:	0.8 FOOTCANDLES
DISPLAY/CANOPY AREAS:	20 FOOTCANDLES
PARKING AREAS:	6 FOOTCANDLES
ALL OTHER ON SITE AREAS:	10 FOOTCANDLES

TYPICAL UNIT LANDSCAPING



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AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MCR-21001
FILENAME MCR21001-L51
CHECKED BY CMV
DRAWN BY AAH
SCALE N/A
DATE 04.18.2023

SHEET

LANDSCAPE NOTES
AND SCHEDULE
L5.06



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CLIENT

AMAVI WAKE FOREST
MASTER SITE PLAN
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WAKE FOREST, NORTH CAROLINA, 27587



PLAN INFORMATION

LANDSCAPE NOTES

L5.07

UNDERSTORY			
PRESERVED			REMOVED
SIZE	SPECIES	CREDITS	SIZE SPECIES
12	SOURWOOD	2	8 CEDAR
			15 CREPE
			30 CREPE
			25 CREPE
			30 CREPE
			22 CHERRY
			19 CHERRY
			20 CHERRY
			25 CHERRY
			25 CHERRY
			21 CHERRY
			30 CHERRY
			20 CHERRY
			8 CHERRY
			10 DOGWOOD
			13 CREPE
			13 CREPE
			10 JAP. MAPLE
			12 JAP. MAPLE
			12 CHERRY
			15 JAP. MAPLE
			22 CREPE
			18 CREPE
			8 CEDAR
			28 CREPE
			10 CEDAR
			8 CEDAR
			12 CEDAR
			18 CHERRY
			18 CHERRY
			16 CHERRY
			14 CHERRY
			24 CHERRY
			30 CREPE
			20 PEAR
			11 CEDAR
			13 CHERRY
			11 CHERRY
			13 CEDAR
			18 CREPE
			11 CREPE
			17 CREPE
			15 CREPE
			15 CREPE
			32 CEDAR
			27 CEDAR
			8 DOGWOOD
			15 CEDAR
			26 HOLLY
			20 CEDAR
			11 CEDAR
			14 CEDAR
			14 CEDAR
			16 CYPRESS
			9 CYPRESS
			17 CYPRESS
			14 CYPRESS
			19 CYPRESS
			23 CYPRESS
			21 CYPRESS
			20 CYPRESS
			26 CYPRESS
			20 CYPRESS
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			17 CYPRESS
			17 CYPRESS
			20 CYPRESS
			15 CYPRESS
			20 CYPRESS
			20 CYPRESS
			17 CYPRESS
			18 CYPRESS
			23 MAGNOLIA
			15 CREPE
			30 CREPE
			30 CHINABERRY
			19 CEDAR
			15 CYPRESS
			15 CYPRESS

TREE PRESERVATION AND REPLACEMENT SUMMARY

CANOPY TREES

HARDWOOD TREES

PINE TREES

CANOPY TREE TOTAL

REPLACEMENT TREES REQUIRED: 1051**

** TREE SAVE AREAS, AMENITY TREES AND REFORESTATION AREAS TO COUNT TOWARD REPLACEMENT TREES.

UNDERSTORY TREES

REPLACEMENT TREES REQUIRED: 342***

REPLACEMENT TREES REQUIRED: 342***

*** AMENITY TREES AND REFORESTATION

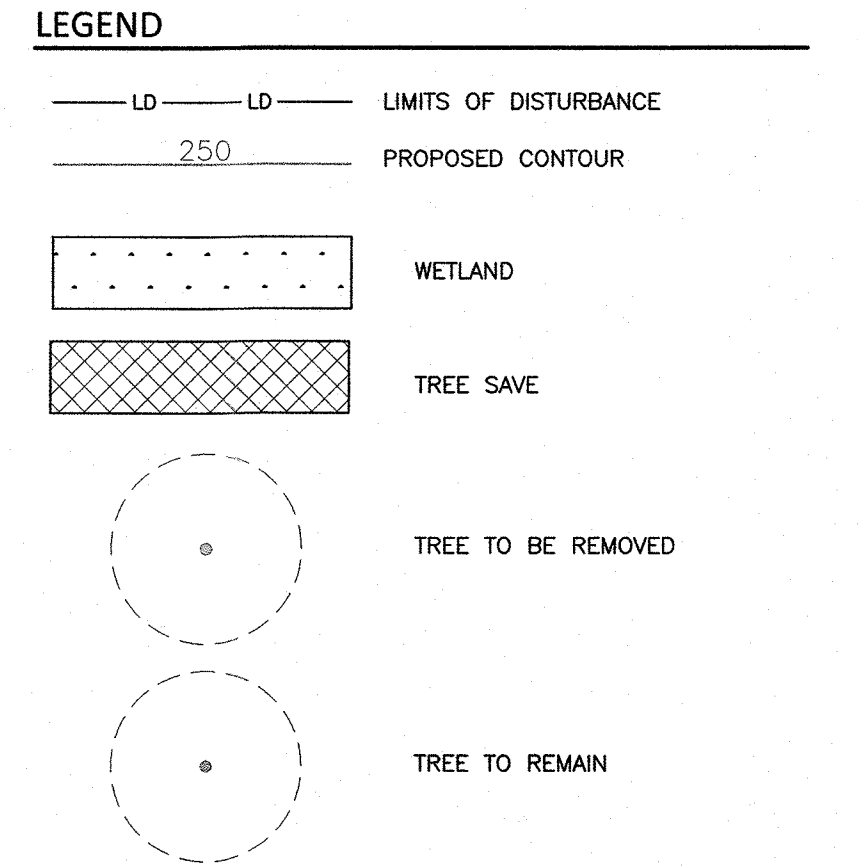
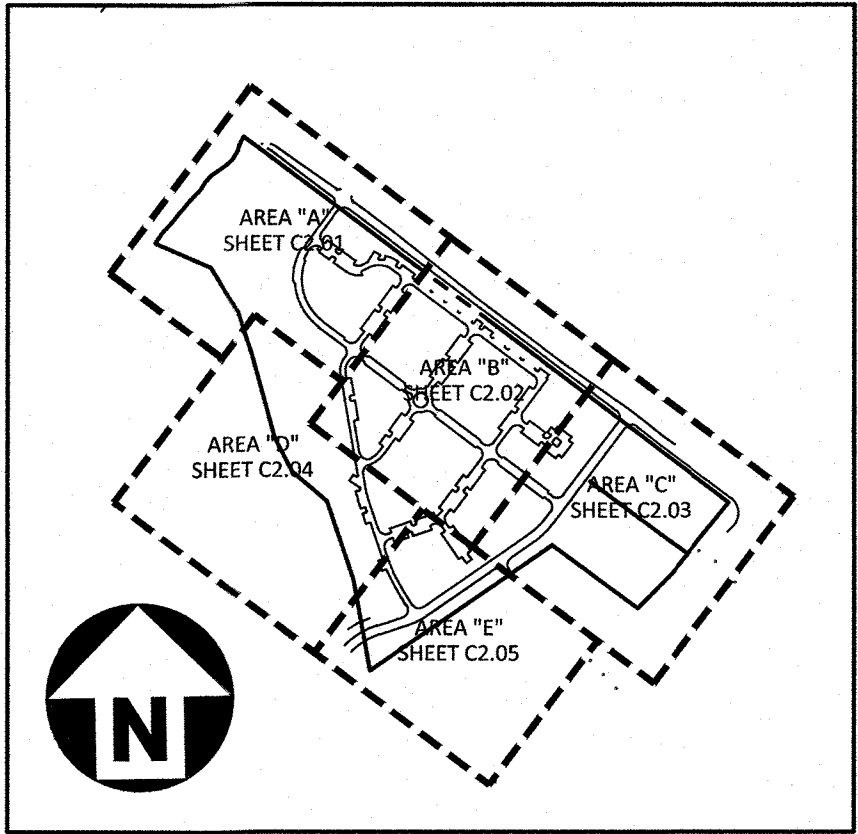
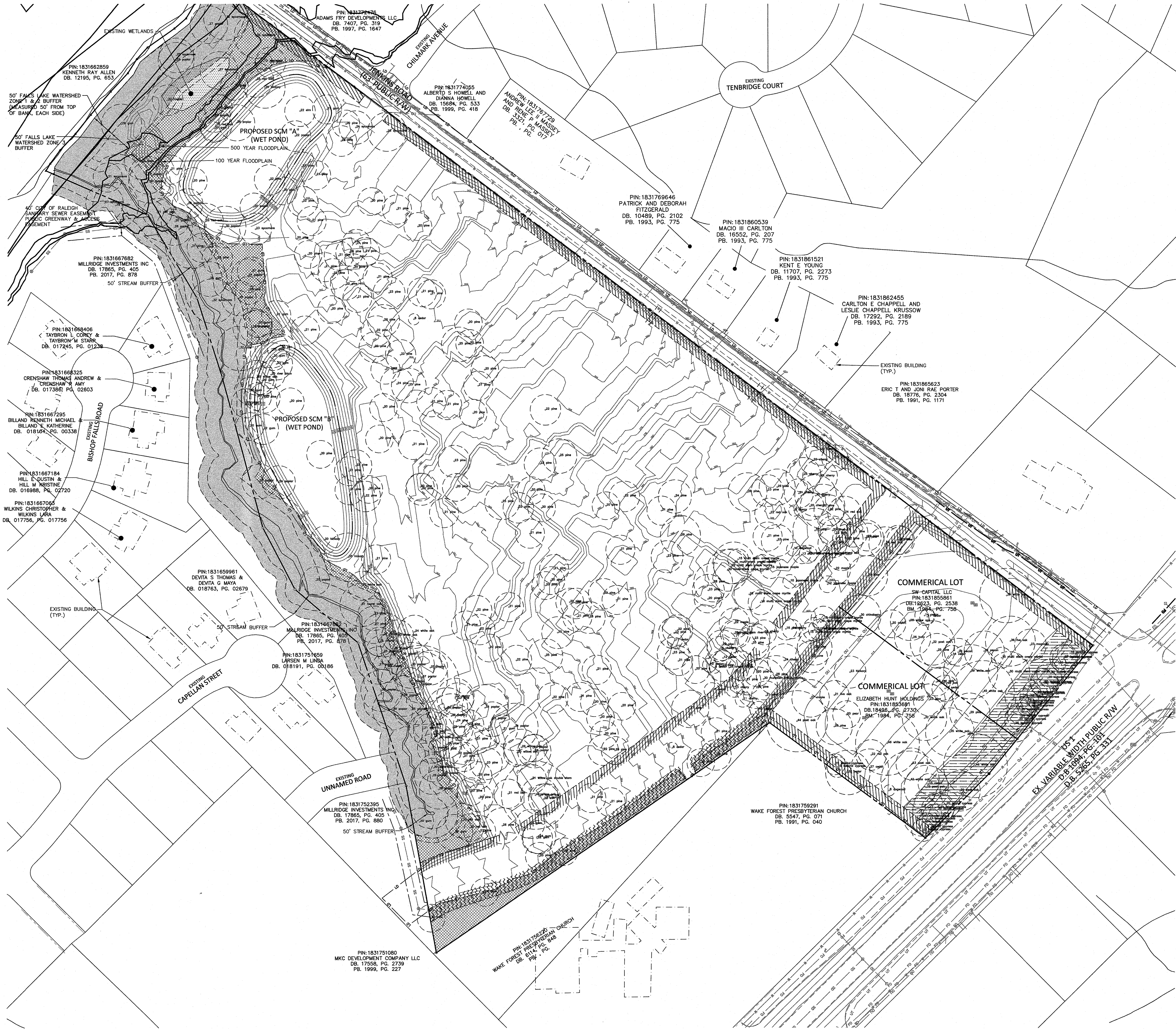
*** AMENITY TREES AND REFORESTATION AREAS TO COUNT TOWARD REPLACEMENT TREES

Public Works/Engineering

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\1\MCN\MCN21001\04-Production\Engineering\Master Site Plan\2023\04-05\Supplemental\Before Adding In Commercial Linework\MCN21001-TR1.dwg, 4/18/2023 10:34:01 AM, Julie Young



These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.	
Public Works/Engineering	
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Planning	

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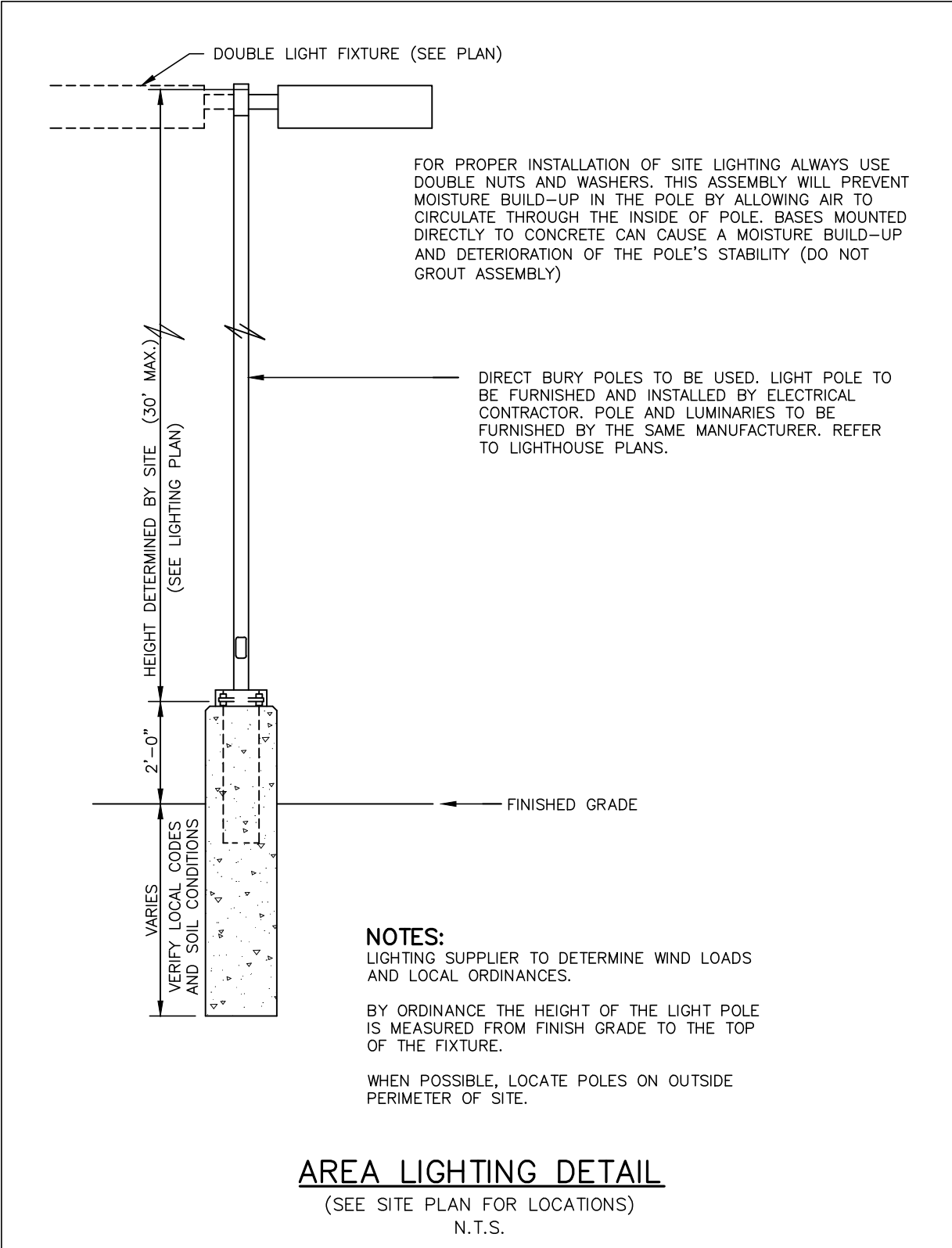
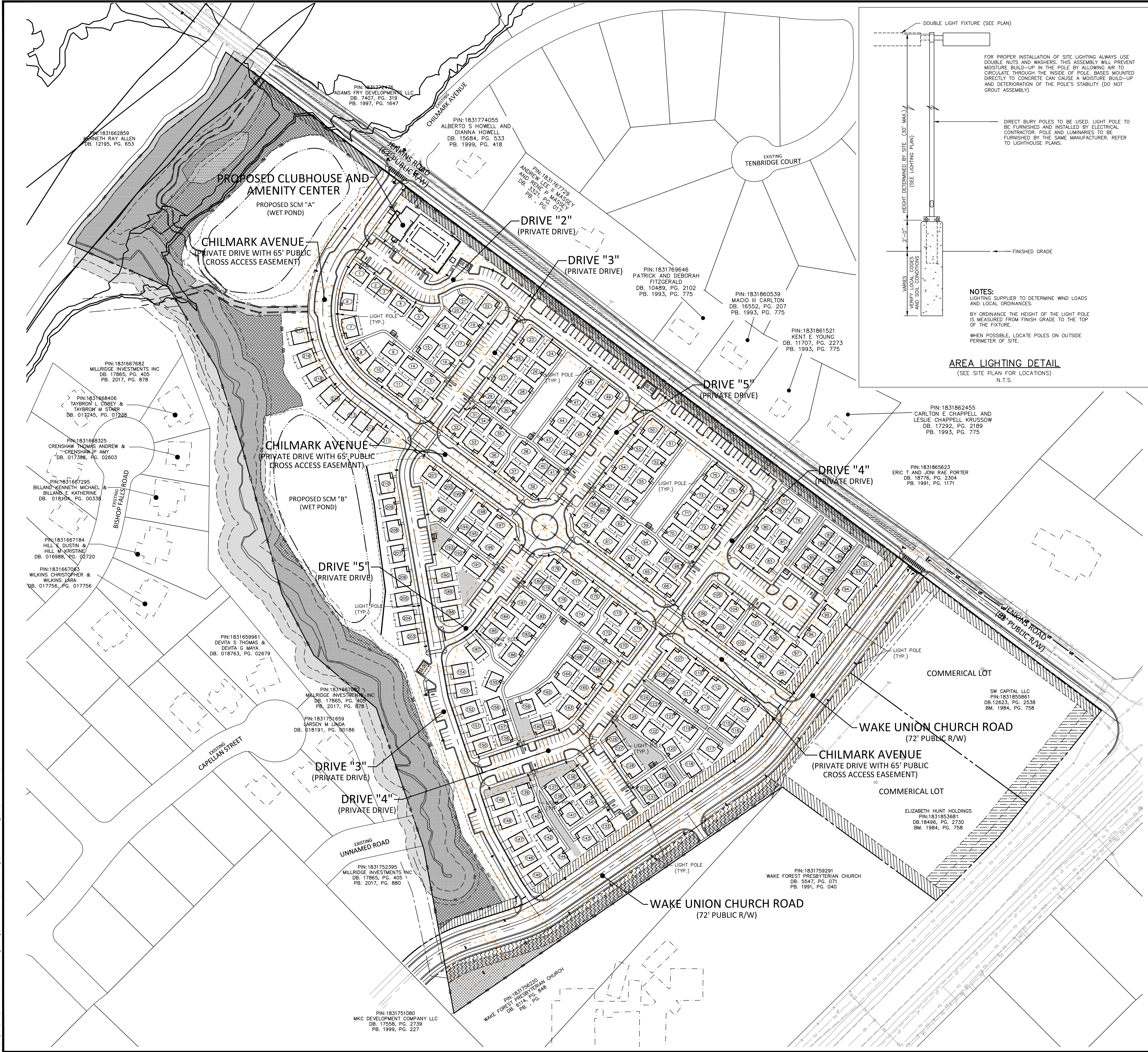
REVISIONS		
NO.	DATE	RESPONSE TO TOWN COMMENTS
1	09.30.2022	RESPONSE TO TOWN COMMENTS
2	11.30.2022	SECOND RESPONSE TO TOWN COMMENTS
3	02.22.2023	THIRD RESPONSE TO TOWN COMMENTS
4	03.21.2023	FOURTH RESPONSE TO TOWN COMMENTS

PLAN INFORMATION	
PROJECT NO.	MCR-21001
FILENAME	MCR21001-TR1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	07.08.2022

SPECIMEN TREE
MAP
L5.08

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\MCR\MCR21001\04-Production\Engineering\Master Site Plan\Current Drawings\MCR21001-L1.dwg, 4/17/2023 4:36:18 PM, Juan Morales



THIS PROJECT WILL MEET THE FOLLOWING LIGHTING STANDARDS AT THE TIME OF CONSTRUCTION PLANS. IN ADDITION, LIGHT POLES WILL BE LOCATED SO AS TO AVOID ANY CONFLICTS WITH EASEMENTS, RETAINING WALLS OR TREES.

OUTDOOR LIGHTING

THE LIGHTING STANDARDS FOR THIS SITE PLAN WILL MEET ALL THE REQUIREMENTS AS LISTED BELOW.

PURPOSE

THE PURPOSE OF THESE STANDARDS IS TO ASSURE THAT ADEQUATE EXTERIOR LIGHTING IS PROVIDED FOR NONRESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS TO FACILITATE CRIME PREVENTION, SECURITY, AND SAFE PASSAGE, AND THAT EXTERIOR LIGHTS BE SHIELDED SO THAT THE LIGHT CAST BEYOND THE PROPERTY LINE DOES NOT EXCEED THE LIMITS IN ACCORDANCE WITH THESE STANDARDS.

APPLICABILITY

A. ADEQUATE LIGHTING SHALL BE PROVIDED IN NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENTS CONFORMING TO PROFESSIONAL ENGINEERING STANDARDS.

B. THE FOLLOWING SHALL BE EXEMPT FROM THESE PROVISIONS:

1. OUTDOOR LIGHTS USED FOR A TEMPORARY EVENT; PERMITTED THROUGH A TEMPORARY USE PERMIT.
2. OUTDOOR LIGHTS USED EXCLUSIVELY FOR RECREATIONAL ACTIVITIES, CONCERTS, PLAYS OR OTHER OUTDOOR EVENTS THAT ARE OPEN TO THE PUBLIC, PROVIDED THAT THE LIGHT FIXTURES ARE LOCATED AT LEAST 100 FEET FROM ANY ADJACENT RESIDENTIAL USE AND THE EVENT OR FUNCTION MEETS ALL OTHER APPLICABLE ZONING REQUIREMENTS. SUCH LIGHTING SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF 12:00AM AND 8 A.M. AND BETWEEN 1:00 A.M. AND 8 A.M. FRIDAY AND SATURDAY EXCEPT IN THE UC DISTRICT AND THE DOWNTOWN TIER.
3. OUTDOOR LIGHTING EXEMPTED PURSUANT TO 1 AND 2 ABOVE SHALL ONLY BE ILLUMINATED WHILE THE ACTIVITY TAKES PLACE AND DURING HIGH TRAFFIC PERIODS IMMEDIATELY BEFORE AND AFTER THE EVENT.

STANDARDS

TYPE OF LIGHTING	LIGHT LEVEL (FOOT-CANDLES)	
	MIN.	MAX.
ARCHITECTURAL LIGHTING, LANDSCAPE OR DECORATIVE LIGHTING, WALKWAYS EXCEPT FOR THOSE LISTED BELOW	0.0	5.0
CANOPY AREA LIGHTING	2.0	24.0
PEDESTRIAN PASSAGES AND MALLS (ARTICLE 16)	1.0	15.0
MULTIFAMILY PARKING LOT	0.5	8.0
NONRESIDENTIAL AND MULTIFAMILY ENTRANCES	1.0	15.0
NONRESIDENTIAL PARKING LOT	0.5	10.0
ON-SITE WALKWAYS BETWEEN BUILDING ENTRANCES, BETWEEN PARKING & A BUILDING ENTRANCE, OR SERVING TO MEET SIDEWALK REQUIREMENTS PER SEC. 12.4, PEDESTRIAN AND BICYCLE MOBILITY	0.2	5.0
STORAGE AREA (SECURITY LIGHTING)	0.5	10.0
VEHICLE SALES AND DISPLAY	0.5	24.0

B. THE MAXIMUM ILLUMINATION PERMITTED AT THE EDGE OF A PROPERTY LINE SHALL BE AS SET FORTH BELOW. WHERE A DEVELOPMENT IS UNIFIED WITH SHARED PARKINGS OR OTHER MEASURES SHOWN ON A SITE PLAN, THE MAXIMUM ILLUMINATION LEVELS SHALL APPLY ONLY TO THE EXTERIOR LOT LINES OF THE PROJECT (ANY INTERIOR LOT LINES SHALL BE EXEMPT FROM THIS PARAGRAPH).

1. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONING DISTRICT SHALL BE 0.5 FOOT-CANDLES.
2. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NONRESIDENTIAL ZONING DISTRICT SHALL BE 5.0 FOOT-CANDLES.
3. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET SHALL BE 5.0 FOOT-CANDLES.

C. FULL-CUTOFF LIGHTING
THE MAXIMUM HEIGHT FOR DIRECTIONAL OR FULL CUT-OFF LIGHTING FIXTURES (FIXTURES DESIGNED TO ENSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 30 FEET ABOVE GRADE.

D. NON-DIRECTIONAL LIGHTING
THE MAXIMUM HEIGHT FOR NON-DIRECTIONAL LIGHTING FIXTURES (FIXTURES DESIGNED TO ALLOW LIGHT TO BE EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 15 FEET ABOVE GRADE. NON-DIRECTIONAL LIGHTING FIXTURES SHALL BE TRANSLUCENT OR HAVE Baffles TO PREVENT VIEWS OF THE LIGHT SOURCE.

E. CANOPY LIGHTING
UNDER CANOPY LIGHTING SHALL BE RESTRICTED TO LIGHTING FIXTURES (INCLUDING LENSES) THAT DO NOT PROJECT BELOW THE BOTTOM OF THE CANOPY.

F. GLARE
LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.

G. ACCENT LIGHTING
LIGHTING FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING OR ART SHALL BE LOCATED, AIMED OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY.

H. BLINKING OR FLASHING LIGHTS
BLINKING OR FLASHING LIGHTS SHALL BE PROHIBITED UNLESS THE LIGHTS ARE REQUIRED AS A SAFETY FEATURE (E.G. BEACONS ON TOWERS) OR PERMITTED AS PART OF A SIGN IN ACCORDANCE WITH ARTICLE 11, SIGN STANDARDS.

I. NON-CONFORMITIES
LIGHTING FIXTURES EXISTING AS OF JUNE 12, 2000 MAY REMAIN, AND SHALL BE CONSIDERED NONCONFORMING STRUCTURES. MODIFICATIONS, REPLACEMENT OR EXPANSIONS, SHALL CONFORM WITH THE STANDARDS OF THIS ORDINANCE.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

These plans have been electronically approved for construction by the Town of Wake Forest
Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

These plans have been electronically approved for construction by the Town of Wake Forest
Planning Department. This approval may not be edited once issued.

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

MCR2 SFR INVESTMENTS, LLC
1001 MOREHEAD SQUARE DRIVE, SUITE 350
CHARLOTTE, NORTH CAROLINA 28203
jmurphy@mcrtrust.com
PHONE: 794.307.3018

AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-L11
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	04. 18. 2023

SHEET

LIGHTING PERFORMANCE PLAN

L6.00

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRC SECTION R312.2.

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

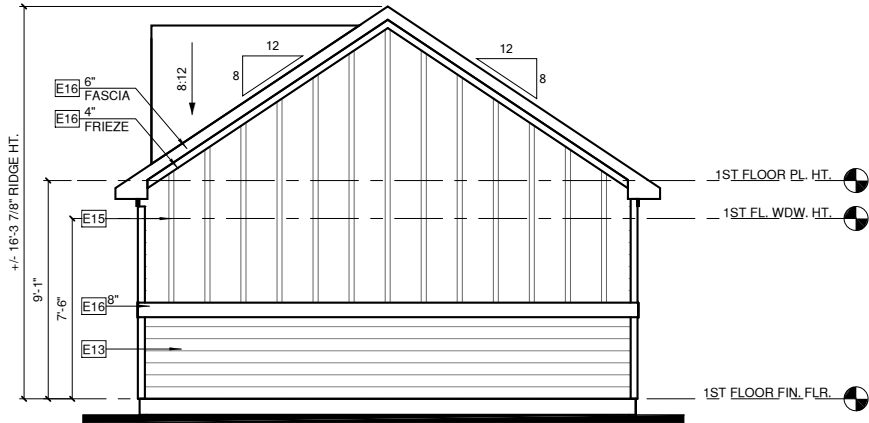
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

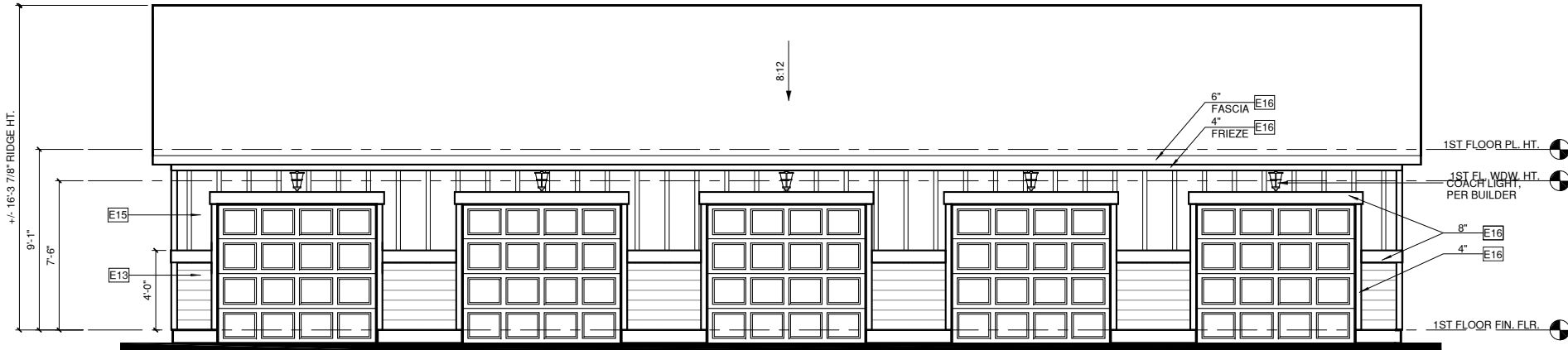
ELEVATION KEYNOTE LEGEND

E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



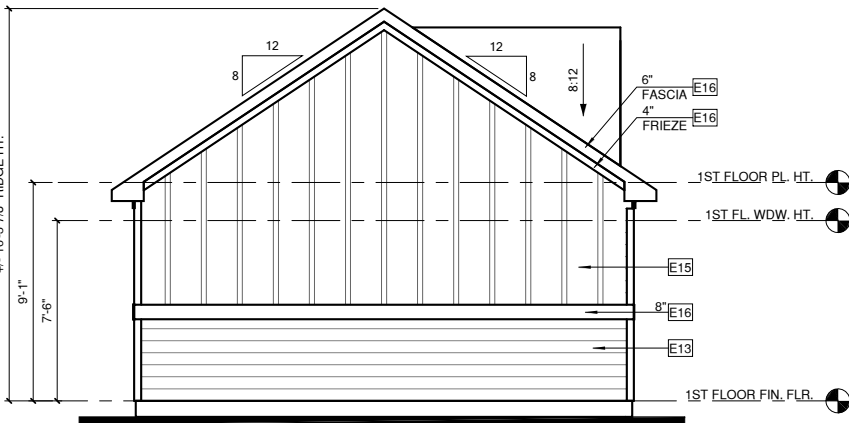
LEFT ELEVATION

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



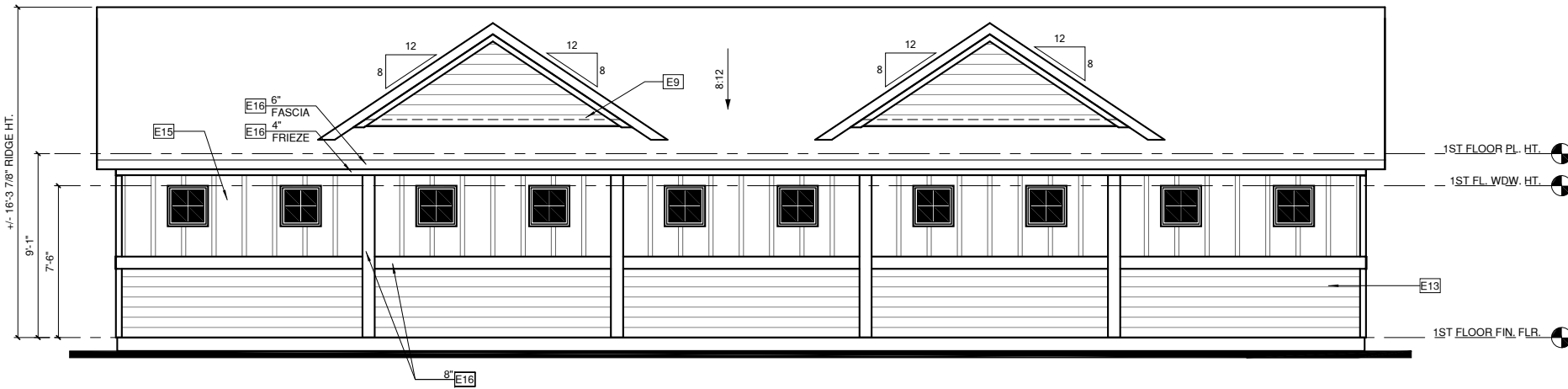
FRONT ELEVATION

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



RIGHT ELEVATION

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



REAR ELEVATION

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-135-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 20, 2023

SUBJECT

Public Hearing on LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-22-09.pdf](#)
- [RZ-22-09 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 - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)
- [Ordinance RZ-22-09 Burlington Mills Mixed Use.docx](#)
- [Exhibit 1 - Legal Description.pdf](#)
- [Exhibit 2 - Consistency Statement RZ-22-09.pdf](#)
- [Exhibit 3 - Proposed Conditional District Plan.pdf](#)

Agenda Item: Public Hearing on LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Summary: A public comment session was held at the May 9, 2023 Planning Board meeting. The Planning Board voted 4-2 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning) with the proposed considerations:

- Remove gas/fueling station as one of the allowed uses for the NMX parcel.
- Provide two apartment units as affordable units.

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

- Adding a condition that requires the TIA recommended improvements and further clarification of the signal monitoring responsibilities for Burlington Mills Road/Kitchin Farms Way.
- Removing gas/fueling station as an allowed use for the NMX parcel.
- Adding a condition that two apartment units will be provided at 80% AMI.

Attachment B has been updated to reflect these changed conditions.

Attachments: See Staff Report



Staff Report

Case RZ-22-09: Burlington Mills Road Mixed-Use Conditional District

Meeting Date	June 20, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 3133 Burlington Mills Road and 8993 Ligon Mill Road: 1. Act on Plan Consistency Statement 2. Rezone 10.46 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended approval by a vote of 4-2 of the zoning map amendment request with the proposed considerations: • Remove gas/fueling station as one of the allowed uses for the NMX parcel. • Provide two apartment units as affordable units. See Attachment D for the Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meetings	Public Comment Session	Public Hearing
December 15, 2022 January 24, 2023 (See Attachment A)	May 9, 2023	June 20, 2023

CASE INFORMATION

Applicant	The Site Group, PLLC C/O Sam Nye 1111 Oberlin Road Raleigh, NC 27605
Developer	Park Grove Realty C/O Andrew Bodewes 46 Prince Street Rochester, NY 14607

Property Owners	Eunice M Rogers Heirs C/O Alan Davis 301 Greenhill Road Louisburg, NC 27549
Location	Northwest quadrant of Burlington Mills Road and Ligon Mill Road
Addresses	3133 Burlington Mills Road and 8993 Ligon Mill Road
Wake County Tax PIN(s)	1749007207 and 1749006732
Acreage	10.46± acres (includes existing right-of-way)
Zoning	Existing: Rural Holding District (RD) Proposed: Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD)
Land Use	Existing: Dwelling – Single Family Proposed: Dwelling – Multifamily (144 units) Mixed-Use (future development)
Future Land Use Map	Existing: Transit-Supportive Residential and Neighborhood Commercial Proposed: Transit-Supportive Residential and Neighborhood Commercial
Corporate Limits	This application is in the Town’s extra-territorial jurisdiction.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 39 and 40 in the [Community Plan](#) for a description of the Transit-Supportive Residential and Neighborhood Commercial land use designations.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single Family	Rural Holding District (RD)
South	Dwelling –Vacant; ROW (Burlington Mills Road)	Wake County’s Residential 30 (R-30)
East	Religious Institution (Richland Creek Community Church); ROW (Ligon Mill Road)	Institutional Campus Development (ICD)
West	Dwelling – Single Family (The Preserve at Kitchin Farms)	General Residential 10 Conditional District (GR10-CD)
The proposed land use is generally compatible with surrounding land uses.		

The proposed zoning is generally **compatible** with surrounding zoning.
See Attachment C for associated maps.

MASTER PLAN ANALYSIS

Open Space (RMX)	Required: 5% or 0.37 acres Proposed: 10.2% or 0.74 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space (RMX)	Required: 2% or 0.15 acres Proposed: 2% or 0.15 acres Summary: The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Active Recreation (RMX)	Required: 25% of park space or 0.04 acres Proposed: 36.7% of park space or 0.06 acres Summary: The proposed active recreation uses are outlined in Attachment B, Condition #11. The proposed Master Plan complies with the minimum active recreation 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 12" water lines located along Burlington Mills Road and Ligon Mill Road. It is also served by an 8" sewer line located along Slomo Court 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-multifamily is 1.8 spaces per unit or 260 parking spaces. The bike parking requirement for Dwelling – Multifamily is 2 per 40 auto spaces or 7 bike spaces and 1 per 30 units for recreation space or 5 spaces; for a total of 12 spaces. Proposed: The applicant is proposing to provide 266 parking spaces through off-street parking spaces. The applicant is proposing to provide at least 14 bike parking spaces. 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 (CTP) identifies Burlington Mills Road as a major thoroughfare with a 4A road cross-section (ultimate 4 lane divided road). The CTP also identifies Ligon Mill Road as a major thoroughfare with a 3A road cross-section (ultimate 3 lane undivided road). Based on the number of units proposed, the UDO required a Transportation Impact Analysis (TIA). Proposed: The proposed Master Plan (Exhibit 1, Sheets MP5.0 and MP5.1) complies with the 4A cross-section for Burlington Mills Road and the 3A cross-section for Ligon Mill Road. A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are: <u>Burlington Mills Road and Kitchin Farms Way</u> • Monitor for signalization once the retail portion of the development is developed. <u>Burlington Mills Road and Ligon Mill Road</u> • Provide exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper. • Provide exclusive southbound right-turn lane with a minimum of 200 feet of storage with appropriate deceleration and taper. <u>Ligon Mill and Church Driveway/Site Drive 1</u> • Construct a western leg (Site Drive 1) with one egress lane and one egress lane striped as a shared left-/ through / right-turn lane. • Provide an exclusive northbound left-turn lane with minimum of 50 feet of storage with appropriate deceleration and taper. Provide stop control for the eastbound approach. • Provide “Do Not Block Intersection” signage on the southbound approach along Ligon Mill Road. <u>Burlington Mills Road and Site Drive 2</u> • Construct a northern leg (Site Drive 2) with one egress lane and one egress lane striped as a right-turn lane. Restrict this driveway to a left-over intersection.

	• Provide an exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper. • Provide an exclusive westbound right-turn lane with a minimum of 150 feet of storage with appropriate deceleration and taper. • Provide stop-control for the southbound approach. After the Planning Board meeting, the developer has offered rezoning condition #13 that requires the TIA improvements. Summary: Since the Planning Board meeting, the applicant has provided Condition #8 to state that the developer is responsible for the signal monitoring at in intersection of Burlington Mills Road and Kitchin Farms Way and if a signal is warranted, they will provide a proportional fee-in-lieu towards the construction. The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.
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PROPOSED MODIFICATIONS OF BASE RESIDENTIAL MIXED-USE/NEIGHBORHOOD MIXED-USE ZONING DISTRICT STANDARDS

Article 2.2.3.D.1 Principal Front Setback (max) Required: 12' maximum Principal Front Setback (Burlington Mills Road) Proposed: 30' maximum Principal Front Setback
Article 2.2.3.D.5 Frontage Buildout (Primary Street Frontage) Required: 60% minimum Proposed: 30% minimum along a combination of Burlington Mills Road and Ligon Mill Road
Article 2.2.3.G.2 Maximum Height Required: 6 stories Proposed: 3 stories
Article 8.5.2.B Streetyard Buffers Required: 20' Type B – Option 1 Buffer Proposed: 16' Type B – Option 1 Buffer (adjacent to Building 3 only)

See Attachment B for proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted Community Plan.
------------------------------	--

Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the adopted Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	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. The applicant has proposed to provide public art for the development (See condition #14 of Attachment B).
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: TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1: Legal Description
Exhibit 2: Consistency Statement
Exhibit 3: Proposed Conditional District Plan

To: Neighboring Property Owner
From: The Site Group, PLLC
Date: November 30th, 2022
Re: Notice of meeting to discuss potential zoning map change and annexation located at 3133 Burlington Mills Road & 8993 Ligon Mill Road and having Wake County Parcel Identification Numbers 1749-00-7207 & 1749-00-6732.

This letter is to invite you to a neighborhood meeting regarding the annexation and rezoning of your neighboring properties – 3133 Burlington Mills Road & 8993 Ligon Mill Road. The properties are highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners within 500 feet of the two properties. 3133 Burlington Mills Road & 8993 Ligon Mill Road are currently zoned Rural Holding by the Town of Wake Forest and the project proposes to rezone the parcels to Residential Mixed-Use-Conditional District and Neighborhood Business-Conditional District. The rezoning and annexation of this property will facilitate future development of apartments with a commercial outparcel.

The applicant, The Site Group, PLLC, will be hosting this meeting to answer questions and hear any concerns you may have. Plans for the proposed project will be shown and you will have the opportunity to ask questions to people who are knowledgeable about the project and voice any concerns. Our plans may be revised based on your input before we submit to the Town.

The neighborhood meeting will be held on Thursday, December 15th, 2022 lasting from 6:00 PM to 8:00 PM at Richland Creek Community Church located at 3229 Burlington Mills Road in Wake Forest, NC. Please use the parking lot to the east of the property and east entrance to the Church. The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and annexation. We also want a better understanding of how this project could impact you, and look forward to hearing your questions, comments, and concerns.

Please do not hesitate to contact Sam Nye with The Site Group, PLLC at srn@thesitegroup.net with any inquiries.

Sincerely,



Samuel R. Nye, PE
Principal

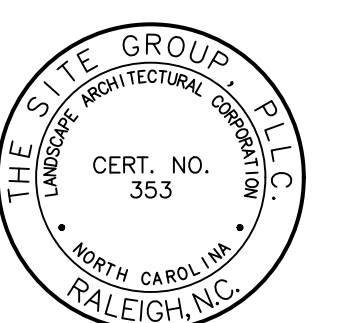
The SITE Group
1111 Oberlin Road
Raleigh NC 27605



3133 Burlington Mills Road



8993 Ligon Mill Road



PROGRESS
04 JAN 2023

PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Ligon Mill Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

DATE: 30 SEP 2022
REVISED: PROGRESS

MASTER
SITE PLAN

SITE MASTER
PLAN

Job Code: **PGBMR**

Dwg No.
**MP
2.0**

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	NEIGHBORHOOD COMMERCIAL TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	8993 LIGON MILL RD. 242,303 SF. / 5.56 AC. 3133 BURLINGTON MILLS RD. 201,495 SF. / 4.62 AC. EX. AREA WITHIN RIGHT OF WAY: 27,695 SF. / 0.64 AC. TOTAL GROSS SITE: 416,103 SF. / 9.55 AC. RIGHT OF WAY DEDICATION: 22,484 SF. / 0.52 AC. NET SITE AREA: 393,619 SF. / 9.04 AC. NEW MULTI-FAMILY SITE AREA: 316,100 SF. / 7.26 AC. NEW COMMERCIAL SITE AREA: 77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING:	RESIDENTIAL MIXED USE- CONDITIONAL DISTRICT (RMX-CD) (343,824 SF. / 7.89 AC.) NEIGHBORHOOD BUSINESS- CONDITIONAL DISTRICT (NB-CD) (111,834 SF. / 2.57 AC.)
(AREAS CALCULATED TO C/L OF ROAD)	
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	PRINCIPAL FRONT SETBACK: 18' MAX. SIDE STREET SETBACK: 5' MIN. SIDE (ADJ. LOT) SETBACK: 0' MIN. REAR SETBACK: 5' MIN.
NB BUILDING SETBACKS:	PRINCIPAL FRONT SETBACK: 20' MIN. SIDE STREET/SECONDARY SETBACK: 20' MIN. SIDE (ADJ. LOT) SETBACK: 15' MIN. REAR SETBACK: 20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	APARTMENTS: 164,746 SF. CLUBHOUSE: ±4,000 SF. COMMERCIAL: ±5,300 SF.
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NB BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	MULTIFAMILY (1.8/UNIT) 260 REQ'D/271 PROVIDED GENERAL COMMERCIAL (1/350 SF) AS REQ'D AT SITE PLAN
BICYCLE PARKING:	MULTIFAMILY (2/40 AUTO SPACES) 7 REQ'D/8 PROVIDED MF REC FACILITY (4 OR 1/30 UNITS) 5 REQ'D/6 PROVIDED GENERAL COMMERCIAL (2/40 AUTO SPACES) AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	15,805 SF. REQ'D, 32,364 SF. PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,322 SF. REQ'D, 6,596 SF. PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. PRO'D
EXISTING IMPERVIOUS AREA (%):	
PROPOSED IMPERVIOUS AREA (%):	

SITE DENSITY BREAKDOWN

BUILDINGS 1 & 2 (BUILDING TYPE A)
3-STORY - 30,039 GSF PER BUILDING
UNIT MIX PER BUILDING
(9) 1 BED UNITS (9) BEDS
(18) 2 BED UNITS (36) BEDS
(27) TOTAL UNITS (45) TOTAL BEDS
BUILDINGS 3 & 4 (BUILDING TYPE B)
3-STORY - 39,334 GSF PER BUILDING
UNIT MIX PER BUILDING
(12) 1 BED UNITS (12) BEDS
(24) 2 BED UNITS (48) BEDS
(36) TOTAL UNITS (60) TOTAL BEDS
BUILDINGS 5 & 6 (BUILDING TYPE C)
3-STORY - 13,000 GSF PER BUILDING
UNIT MIX PER BUILDING
(3) 2 BED UNITS (6) BEDS
(6) 3 BED UNITS (18) BEDS
(9) TOTAL UNITS (23) TOTAL BEDS

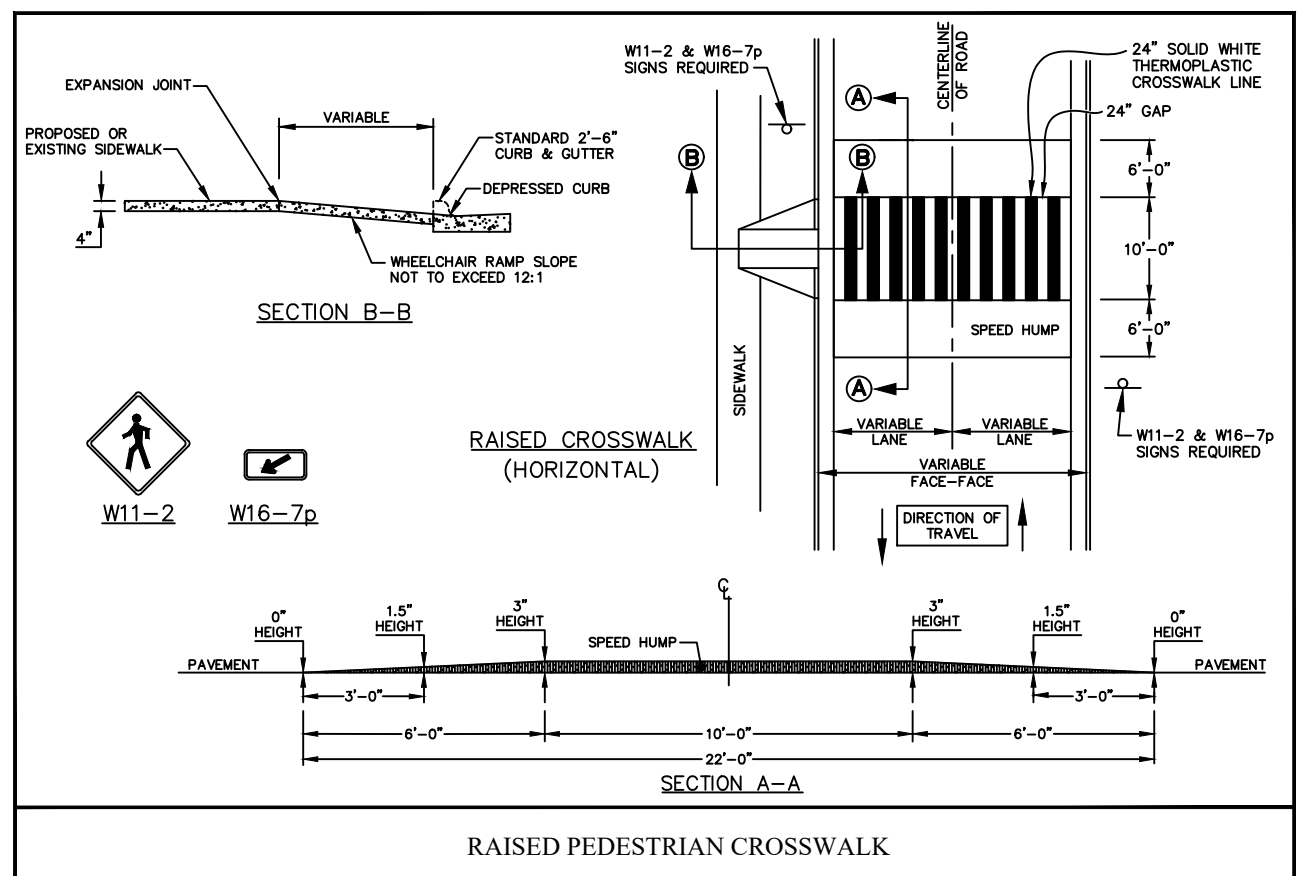
TOTAL SITE DENSITY
(42) 1 BED UNITS (42) BEDS
(90) 2 BED UNITS (180) BEDS
(12) 3 BED UNITS (36) BEDS
(144) TOTAL UNITS (258) TOTAL BEDS
(260) REQUIRED RESIDENTIAL PARKING [1 SPACE/1.8 UNITS]
(271) PROVIDED RESIDENTIAL PARKING

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

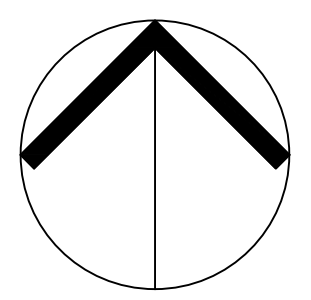
LINE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	SETBACK LINE
	EXISTING EASEMENTS
	EXISTING BUFFER LINE
	EXISTING FENCE LINE
	EXISTING ROW LINE
	PROPOSED ROW LINE
	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD POWER
	RMX-CD ZONING BOUNDARY
	NB-CD ZONING BOUNDARY



HATCH LEGEND

	OPEN SPACE
	ACTIVE OPEN SPACE
	PARK SPACE
	RIGHT OF WAY DEDICATION



SITE MASTER PLAN

SCALE: 1" = 50'
(DRAWING SCALED FOR 24x36 INCH PLOTS)

SP-22-39

OWNER	ADDR1	ADDR2	ADDR3
GOMES, MARK S GOMES, SWORNA J	3300 QUAIL BLUFF CT	WAKE FOREST NC 27587-4952	
BAILEY, MICHAEL LEWIS	7717 HALIFAX RD	YOUNGSVILLE NC 27596-9553	
BAILEY, LORIE ANN	35 WILLOWS DEN CT	YOUNGSVILLE NC 27596-7340	
ROGERS, EUNICE M HEIRS	ALAN DAVIS	301 GREEN HILL RD	LOUISBURG NC 27549-9598
FEINBERG, SAMUEL J FEINBERG, SHOSHANAH	8933 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
TKL REALTY LLC	16 PORTOFINO PL	DURHAM NC 27707-9205	
KITCHIN FARMS DEVELOPMENT LLC	441 WESTERN LN	IRMO SC 29063-9230	
TWO MS HOLDINGS LLC	441 WESTERN LN	IRMO SC 29063-9230	
PALMETTO RESIDENTIAL RENTALS LLC	441 WESTERN LN	IRMO SC 29063-9230	
NEUGEBAUER, MICHAEL L NEUGEBAUER, PRUDENCE S	3120 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
FAISON ALSTON, GENEVIEVE S	3124 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
LIU, HELEN	3108 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
EVANS, SHERWOOD DEYON EVANS, TAMMY	8916 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
CLAYTON PROPERTIES GROUP	5000 CLAYTON RD	MARYVILLE TN 37804-5550	
HINES, MARISHA	3104 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
SHANEYBROOK, RICHARD T SHANEYBROOK, JO A	8920 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
KINARD, CAITLIN S KINARD, CLAUDE A R	8940 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DAVIS, STEPHANIE	8908 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MORIN, JILL A MORIN, TONY	8908 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
RICHLAND CREEK COMMUNITY CHURCH	3229 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8866	
COPPOCK, ROBERT CAYTON, KRYSTAL	9004 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
FRITZ, AMANDA	8924 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
TALLITSCH, WILLIAM TALLITSCH, JULIE	8928 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
CHARALIDIS, LORI A	8920 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
BELARDINELLI, ROBERT BELARDINELLI, SHERRY L	8932 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
TARR, RYAN JAMES DELBONO, MARIA VICTORIA	8913 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MCNEAL, SHANDALEE R	9008 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DEEDS, DONALD BROWN III DEEDS, COURTNEY HANNA	8928 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DRUGAN, OWEN WILLIAM DRUGAN, OWEN WILLIAM	8916 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
JOYNER, CEDRIC JOYNER, TIANA	8936 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LEWIS, JONATHAN RICHARD	8909 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
JACKSON, JENNIFER	9005 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
SMITH, STEVEN SMITH, ILA	9004 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
GAILEY, ELEANOR L	8936 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
KELLER, FRANK J. IV KELLER, MIYUKI RUTH	8912 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LANDESMAN, SETH LANDESMAN, MICHELLE	9036 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
LAGUNAS-OCAMPO, RAFAEL JIMENEZ, ANA V	9037 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
EVANS, ANDREW EVANS, PALOMA	9016 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
SHELLEY, BRAXTON D HILTON, DOROTHY SHELLEY	9017 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
GREER, MARIA F LAYNG, MADONNA	9028 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
MALPEDE, JAMES	9029 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
BRUBAKER, MALAAK NASSER	9016 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WASHINGTON, PAULA D	9021 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WELLS, JANIS ARLEEN	8912 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
ESTRADA, JESUS	9032 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DAVIS, ALYSSA DAVIS, PRESTON	9008 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	

GEORGHIOU, TIM BENJAMIN GEORGHIOU, SAVANNAH KING
GIL, VALERIE A GIGANTE, MATTHEW E
COPETE, JENNY M SOTO CAICEDO, LUIS F ALVAR
COLYER, ALEXA DIEHL COLYER, NATHAN AARON
VIEWMONT REAL ESTATE INVESTMENTS LLC
BRIGIDO, DANIEL HASELTINE, TARA
LUCK, ALEX CHRISTIAN HARRISON, MARK ALLEN ROY
GORDON, ADAM H TRUSTEE GORDON, AMY C TRUSTEE
ANDERSON, CHRIS
BOYCE, JAMEL BOYCE, MERCED
CREAMER-HURDLE, EDEN R HURDLE, DANDRIDGE P III
VILLAMARIN, CARLOS ANDRES
OATES, CHESTER RAY JR
WIGGINS, ROBERT BRUCE WIGGINS, JENNIFER KURTZ
VU, KATE MAYLIN
MOREY, SUSAN
HARTIS, THOMAS HARTIS, STACY
TAM, KING L.
AYNLENDER, ALEKSANDRA TRUSTEE TRUSTEE OF THE ALEKSANDRA AYNLENDER LIVING TRUST
LIGON MILL LLC
MILLRIDGE INVESTMENTS INC
BRICKSBURG LLC
PFISTERER, KATELYNN
NICHOLSON, KENNETH NICHOLSON, LINDA P
JACKS, JONATHA M JACKS, LAURA A
WILKINSON, LUANNE I
CADDELL WOODS HOMEOWNERS ASSOC INC
HOBSON, KENNETH HOBSON, MARIA
MORIN, TONY MORIN, JILL
RS RENTAL I LLC
PHAM, MY THI THAO
NEELAM, DENNIS ANTHONY JONES-NEELAM, BRANDY NICOLE
NEWTON, LAUNIECE DEVORN NEWTON, DERRICK M
LAB PROPERTY LLC
TRAYLOR, KIMMIE E TRAYLOR, JOHNNY L
XU, YUN
YOST, ANDREW L YOST, MICHELLE E
OTT, MYLES CHRISTOPHER OTT, LAUREN TAYLOR
WARR, CASSANDRIA ELIZABETH PHILLIPS, JEFFREY RYAN
THOMPSON, BRICE T SR
PATEL, TEJAS PATEL, TRISHNA
BINGHAM, RACHEL SPELL
FORTUNE, BARBARA BISCHOFF
MALPICA, VICTOR MANUEL NAVAS, SUSANA BEATRIZ
WY SOCKY, MICHAEL R WY SOCKY, REBECCA BARNES
SALMON, SOPHIA LORRAINE
LEE, PHILIP D

9012 LEE BROWN RIDGE DR
9104 LEE BROWN RIDGE DR
8943 LEE BROWN RIDGE DR
8937 LEE BROWN RIDGE DR
9025 LEE BROWN RIDGE DR
9012 KITCHIN FARMS WAY
8925 LEE BROWN RIDGE DR
9024 KITCHIN FARMS WAY
8917 LEE BROWN RIDGE DR
8921 LEE BROWN RIDGE DR
8929 LEE BROWN RIDGE DR
9009 LEE BROWN RIDGE DR
9013 LEE BROWN RIDGE DR
8932 LEE BROWN RIDGE DR
9020 KITCHIN FARMS WAY
9020 LEE BROWN RIDGE DR
3112 THURMAN DAIRY LOOP
1461 BONGATE CT
1560 NEWBURY RD STE 1171
5144 OLIVIAS LN
818 S WHITE ST
10911 RAVEN RIDGE RD STE 103-59
8924 KITCHIN FARMS WAY
5221 TROPHY TRL
8725 POTEAT DR
8820 LIGON MILL RD
441 WESTERN LN
5217 TROPHY TRL
8816 LIGON MILL RD
31 HUDSON YARDS
8808 LIGON MILL RD
3068 THURMAN DAIRY LOOP
3065 THURMAN DAIRY LOOP
35 WILLOWS DEN CT
3308 QUAIL BLUFF CT
PO BOX 144
9108 LEE BROWN RIDGE DR
9105 LEE BROWN RIDGE DR
412 SLOMO CT
9109 LEE BROWN RIDGE DR
405 SLOMO CT
9113 LEE BROWN RIDGE DR
9100 KITCHIN FARMS WAY
408 SLOMO CT
5213 TROPHY TRL
5220 TROPHY TRL
5205 DEERCHASE TRL

WAKE FOREST NC 27587-2259
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-5292
WAKE FOREST NC 27587-5292
WAKE FOREST NC 27587-2259
WAKE FOREST NC 27587-8695
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WAKE FOREST NC 27587-5292
WAKE FOREST NC 27587-8695
WAKE FOREST NC 27587-2259
WAKE FOREST NC 27587-5624
SAN JOSE CA 95130-1027
NEWBURY PARK CA 91320-3452
RALEIGH NC 27606-4085
WAKE FOREST NC 27587-2961
RALEIGH NC 27614-8362
WAKE FOREST NC 27587-5181
WAKE FOREST NC 27587-6717
WAKE FOREST NC 27587-4354
WAKE FOREST NC 27587-7706
IRMO SC 29063-9230
WAKE FOREST NC 27587-6717
WAKE FOREST NC 27587-7706
NEW YORK NY 10001-2170
WAKE FOREST NC 27587-7706
WAKE FOREST NC 27587-5621
WAKE FOREST NC 27587-5621
YOUNGSVILLE NC 27596-7340
WAKE FOREST NC 27587-4952
CARY NC 27512-0144
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3534
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3534
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3548
WAKE FOREST NC 27587-3534
WAKE FOREST NC 27587-6717
WAKE FOREST NC 27587-6716
WAKE FOREST NC 27587-4975

SMINKEY, MARY JO
CADDELL WOODS HOMEOWNERS ASSOCIATION
CARRIAGE RUN HOMEOWNERS ASSOCIATION

8720 POTEAT DR
4112 BLUE RIDGE ROAD, SUITE 100
10224 DURANT ROAD, SUITE 209

WAKE FOREST NC 27587-4352
RALEIGH, NC 27612
RALEIGH, NC 27614

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
LOCATION: Richland Creek Community Church
DATE: 12/15/2022
PAGE: of

<u>NAME</u>	<u>ADDRESS</u>
JOHN WRIGHT	3229 BURLINGTON MILLS RD
TIM HAAS	" " " "
DONNA LAYNG	9028 KITCHIN FARMS WAY
MARIA GREEN	9028 KITCHIN FARMS WAY



THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR

16 December 2022

Town of Wake Forest
Att: Patrick Reidy, AICP, CZO
301 S. Brooks St.
Wake Forest, NC 27587
Ph.: (919) 435-9510
E-mail: preidy@wakeforestnc.gov

RE: Neighborhood Meeting
Burlington Mills Rd. Mixed Use Subdivision
3133 Burlington Mills Rd. & 8993 Ligon Mill Rd.

This document is to serve as official meeting notes for the community meeting held at Richland Creek Community Church located at 3229 Burlington Mills Road on December 15th, 2022 from 6:00 PM to 8:00 PM. These notes address the basis of the project being proposed and the concerns from residents living at a minimum 500 feet away from the project site.

- Park Grove Realty, LLC introduced themselves as the developers for this project and gave a detailed background of Park Grove Realty, LLC and the services they provide.
 - They provided examples of apartments they have done in the past:
 - Examples include the Ramsey Apartments located in Durham, North Carolina.
 - Introduced the interior layout of the Ramsey Apartments, including provided amenities for residents.
- The Site Group introduced themselves as the civil engineers and landscape architects for the project
 - Project details presented include:
 - Total project site acreage: 9.55 acres with 1.75 acres being dedicated to commercial use.
 - 0.5 acres being dedicated to future right-of-way
 - Existing zoning RD being rezoned to RMX-CD & NB-CD
 - Burlington Mills Road widening to ½ of a four-lane road with ½ of 104' wide right-of-way. This new road includes new left turning lanes for access to the development. It also includes a 10-foot multi use pathway.
 - Ligon Mill Road widening to a three-lane road with ½ of 76' wide right-of-way. These road improvements include new right turning lanes onto Burlington Mills Road. It also includes a 10-foot multi use pathway.
 - We introduced the proposed protective/transitional yards shown on all perimeters of the property. We have explained that new trees and existing mature trees that a tree surveyor identified would remain for natural screening.
 - Pointed out the tree save areas on the property along with the 50' Neuse River buffers.
- Concerns Addressed:
 - Existing issue with a lack of sight distance at the traffic light at the Burlington Mills Road and Ligon Mill Road intersection. We addressed this concern by stating the new road improvements, such as road widening, new turning lanes, and new signal timing that would at least help, if not resolve the issue.
 - The question of if there would be future right of way modifications to the east of the Burlington Mills Road and Ligon Mills Road intersection was asked. We made known that no alterations for said area is being proposed at this time.
 - Concerns on the proposed use of the out parcel and what may be developed. We addressed the questions by stating there we anticipate a neighborhood retail use but it is too soon to know for the future use for sure.

To: Neighboring Property Owner
From: The Site Group, PLLC
Date: January 10th, 2023
Re: Notice of meeting to discuss potential zoning map change and annexation located at 3133 Burlington Mills Road & 8993 Ligon Mill Road and having Wake County Parcel Identification Numbers 1749-00-7207 & 1749-00-6732.

This letter is to invite you to a neighborhood meeting regarding the annexation and rezoning of your neighboring properties – 3133 Burlington Mills Road & 8993 Ligon Mill Road. The properties are highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners within 500 feet of the two properties. 3133 Burlington Mills Road & 8993 Ligon Mill Road are currently zoned Rural Holding by the Town of Wake Forest and the project proposes to rezone the parcels to Residential Mixed-Use-Conditional District and Neighborhood Business-Conditional District. The rezoning and annexation of this property will facilitate future development of apartments with a commercial outparcel.

The applicant, The Site Group, PLLC, will be hosting this meeting to answer questions and hear any concerns you may have. Plans for the proposed project will be shown and you will have the opportunity to ask questions to people who are knowledgeable about the project and voice any concerns. Our plans may be revised based on your input before we submit to the Town.

The neighborhood meeting will be held on Tuesday, January 24th, 2023 lasting from 6:00 PM to 8:00 PM at Richland Creek Community Church located at 3229 Burlington Mills Road in Wake Forest, NC. Please use the parking lot to the east of the property and east entrance to the Church. The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and annexation. We also want a better understanding of how this project could impact you, and look forward to hearing your questions, comments, and concerns.

Please do not hesitate to contact Sam Nye with The Site Group, PLLC at srn@thesitegroup.net with any inquiries.

Sincerely,



Samuel R. Nye, PE
Principal

The SITE Group
1111 Oberlin Road
Raleigh NC 27605



3133 Burlington Mills Road



8993 Ligon Mill Road



PROGRESS
04 JAN 2023

PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Ligon Mill Rd.
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

DATE: 30 SEP 2022
REVISED: PROGRESS

MASTER
SITE PLAN

SITE MASTER
PLAN

Job Code: **PGBMR**

Dwg No.
**MP
2.0**

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	NEIGHBORHOOD COMMERCIAL TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	8993 LIGON MILL RD. 242,303 SF. / 5.56 AC. 3133 BURLINGTON MILLS RD. 201,495 SF. / 4.62 AC. EX. AREA WITHIN RIGHT OF WAY: 27,695 SF. / 0.64 AC. TOTAL GROSS SITE: 416,103 SF. / 9.55 AC. RIGHT OF WAY DEDICATION: 22,484 SF. / 0.52 AC. NET SITE AREA: 393,619 SF. / 9.04 AC. NEW MULTI-FAMILY SITE AREA: 316,100 SF. / 7.26 AC. NEW COMMERCIAL SITE AREA: 77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING:	RESIDENTIAL MIXED USE- CONDITIONAL DISTRICT (RMX-CD) (343,824 SF. / 7.89 AC.) NEIGHBORHOOD BUSINESS- CONDITIONAL DISTRICT (NB-CD) (111,834 SF. / 2.57 AC.)
(AREAS CALCULATED TO C/L OF ROAD)	
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	PRINCIPAL FRONT SETBACK: 18' MAX. SIDE STREET SETBACK: 5' MIN. SIDE (ADJ. LOT) SETBACK: 0' MIN. REAR SETBACK: 5' MIN.
NB BUILDING SETBACKS:	PRINCIPAL FRONT SETBACK: 20' MIN. SIDE STREET/SECONDARY SETBACK: 20' MIN. SIDE (ADJ. LOT) SETBACK: 15' MIN. REAR SETBACK: 20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	APARTMENTS: 164,746 SF. CLUBHOUSE: ±4,000 SF. COMMERCIAL: ±5,300 SF.
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NB BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	MULTIFAMILY (1.8/UNIT) 260 REQ'D/271 PROVIDED GENERAL COMMERCIAL (1/350 SF) AS REQ'D AT SITE PLAN
BICYCLE PARKING:	MULTIFAMILY (2/40 AUTO SPACES) 7 REQ'D/8 PROVIDED MF REC FACILITY (4 OR 1/30 UNITS) 5 REQ'D/6 PROVIDED GENERAL COMMERCIAL (2/40 AUTO SPACES) AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	15,805 SF. REQ'D, 32,364 SF. PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,322 SF. REQ'D, 6,596 SF. PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. PRO'D
EXISTING IMPERVIOUS AREA (%):	
PROPOSED IMPERVIOUS AREA (%):	

SITE DENSITY BREAKDOWN

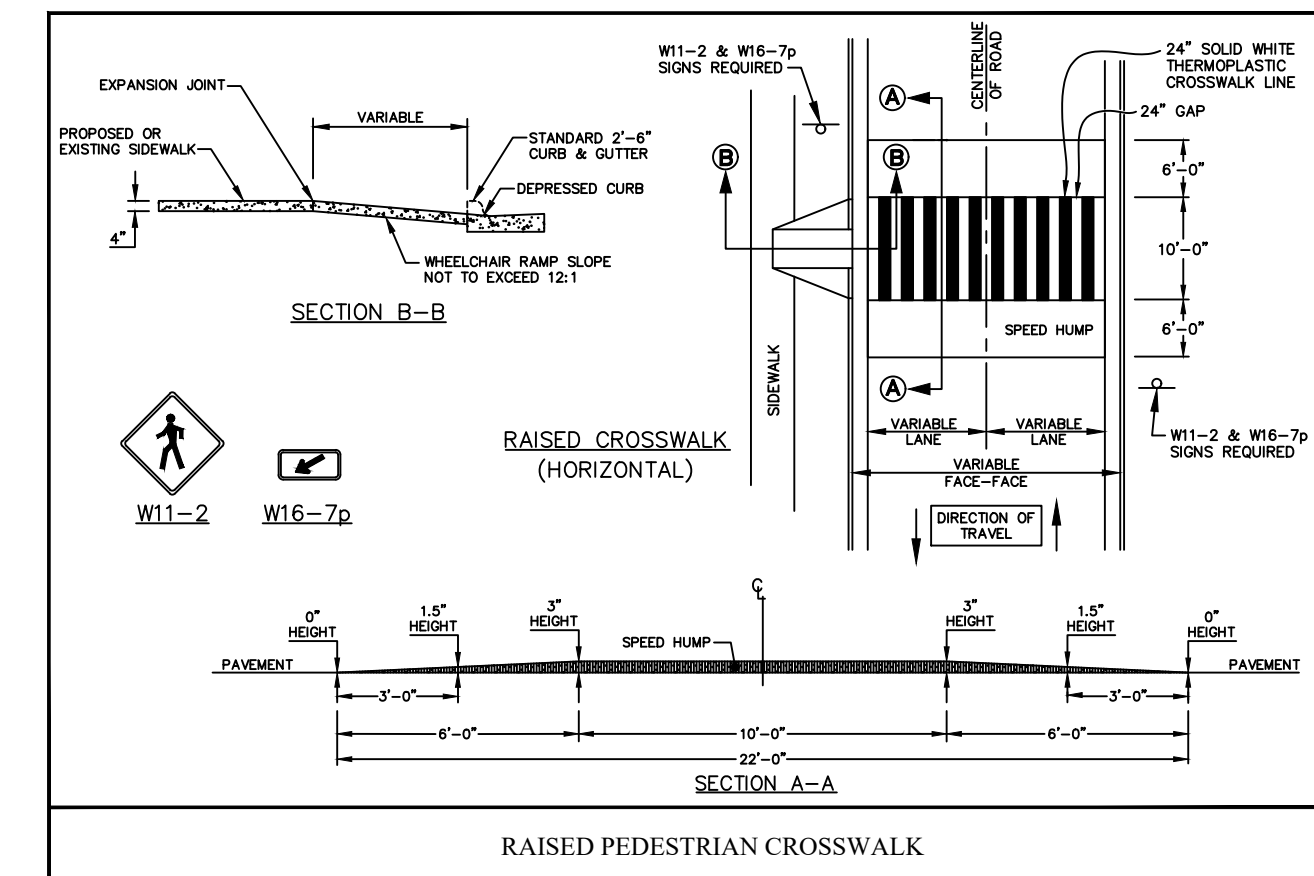
BUILDINGS 1 & 2 (BUILDING TYPE A)
3-STORY - 30,039 GSF PER BUILDING
UNIT MIX PER BUILDING
(9) 1 BED UNITS (9) BEDS
(18) 2 BED UNITS (36) BEDS
(27) TOTAL UNITS (45) TOTAL BEDS
BUILDINGS 3 & 4 (BUILDING TYPE B)
3-STORY - 39,334 GSF PER BUILDING
UNIT MIX PER BUILDING
(12) 1 BED UNITS (12) BEDS
(24) 2 BED UNITS (48) BEDS
(36) TOTAL UNITS (60) TOTAL BEDS
BUILDINGS 5 & 6 (BUILDING TYPE C)
3-STORY - 13,000 GSF PER BUILDING
UNIT MIX PER BUILDING
(3) 2 BED UNITS (6) BEDS
(6) 3 BED UNITS (18) BEDS
(9) TOTAL UNITS (23) TOTAL BEDS
TOTAL SITE DENSITY
(42) 1 BED UNITS (42) BEDS
(90) 2 BED UNITS (180) BEDS
(12) 3 BED UNITS (36) BEDS
(144) TOTAL UNITS (258) TOTAL BEDS
(260) REQUIRED RESIDENTIAL PARKING [1 SPACE/1.8 UNITS]
(271) PROVIDED RESIDENTIAL PARKING

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

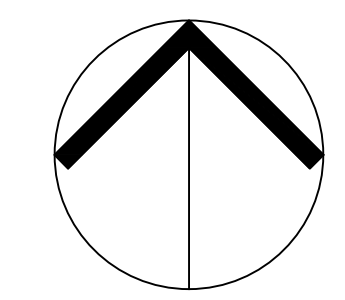
LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER
---	RMX-CD ZONING BOUNDARY
---	NB-CD ZONING BOUNDARY



HATCH LEGEND

[Pattern]	OPEN SPACE
[Pattern]	ACTIVE OPEN SPACE
[Pattern]	PARK SPACE
[Pattern]	RIGHT OF WAY DEDICATION

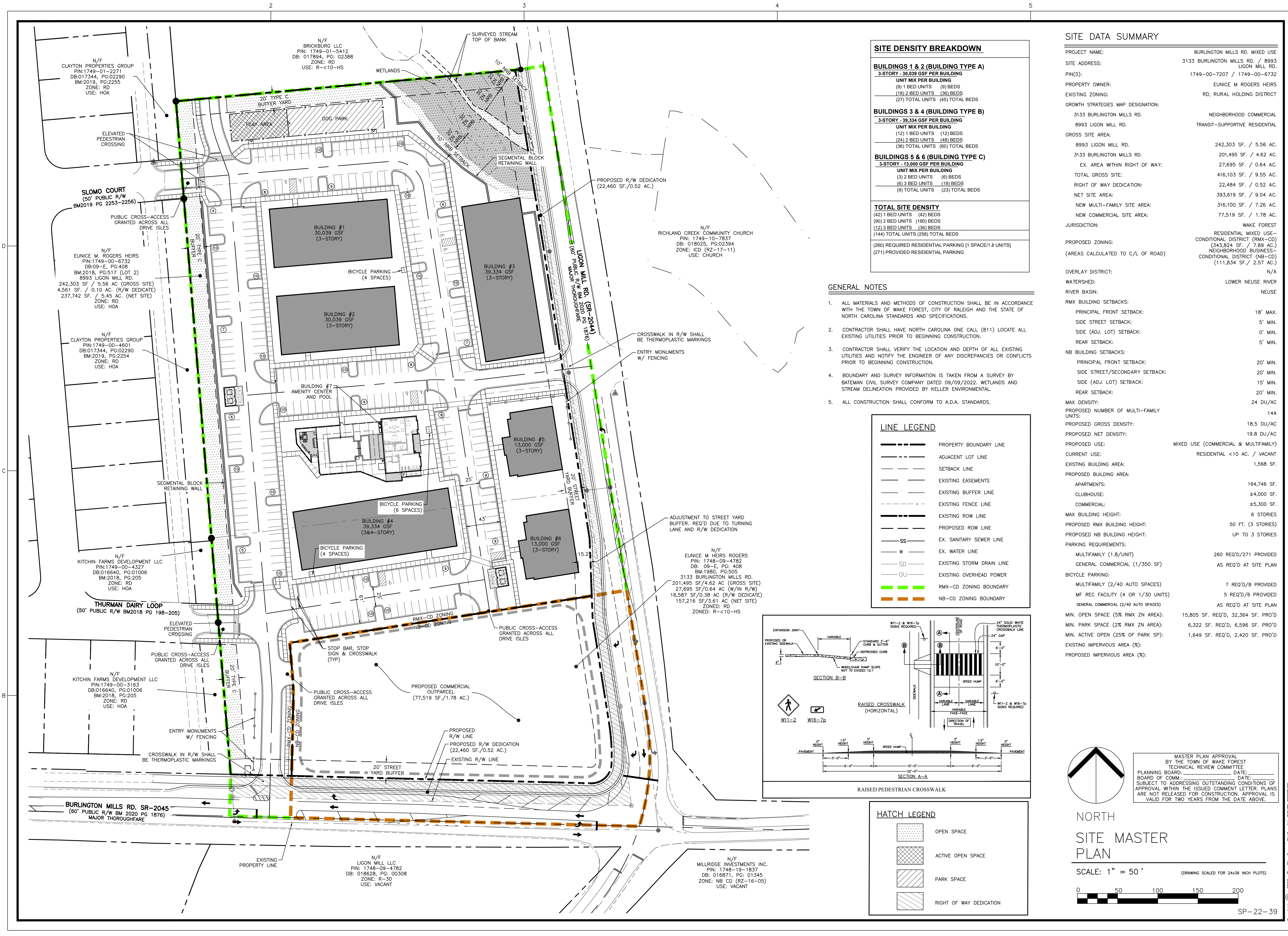


NORTH
SITE MASTER
PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)



SP-22-39



OWNER	ADDR1	ADDR2	ADDR3
GOMES, MARK S GOMES, SWORNA J	3300 QUAIL BLUFF CT	WAKE FOREST NC 27587-4952	
BAILEY, MICHAEL LEWIS	7717 HALIFAX RD	YOUNGSVILLE NC 27596-9553	
BAILEY, LORIE ANN	35 WILLOWS DEN CT	YOUNGSVILLE NC 27596-7340	
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CHARALIDIS, LORI A	8920 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
BELARDINELLI, ROBERT BELARDINELLI, SHERRY L	8932 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
TARR, RYAN JAMES DELBONO, MARIA VICTORIA	8913 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MCNEAL, SHANDALEE R	9008 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DEEDS, DONALD BROWN III DEEDS, COURTNEY HANNA	8928 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DRUGAN, OWEN WILLIAM DRUGAN, OWEN WILLIAM	8916 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
JOYNER, CEDRIC JOYNER, TIANA	8936 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LEWIS, JONATHAN RICHARD	8909 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
JACKSON, JENNIFER	9005 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
SMITH, STEVEN SMITH, ILA	9004 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
GAILEY, ELEANOR L	8936 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
KELLER, FRANK J. IV KELLER, MIYUKI RUTH	8912 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LANDESMAN, SETH LANDESMAN, MICHELLE	9036 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
LAGUNAS-OCAMPO, RAFAEL JIMENEZ, ANA V	9037 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
EVANS, ANDREW EVANS, PALOMA	9016 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
SHELLEY, BRAXTON D HILTON, DOROTHY SHELLEY	9017 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
GREER, MARIA F LAYNG, MADONNA	9028 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
MALPEDE, JAMES	9029 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
BRUBAKER, MALAAK NASSER	9016 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WASHINGTON, PAULA D	9021 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WELLS, JANIS ARLEEN	8912 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
ESTRADA, JESUS	9032 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DAVIS, ALYSSA DAVIS, PRESTON	9008 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	

GEORGHIOU, TIM BENJAMIN GEORGHIOU, SAVANNAH KING
GIL, VALERIE A GIGANTE, MATTHEW E
COPETE, JENNY M SOTO CAICEDO, LUIS F ALVAR
COLYER, ALEXA DIEHL COLYER, NATHAN AARON
VIEWMONT REAL ESTATE INVESTMENTS LLC
BRIGIDO, DANIEL HASELTINE, TARA
LUCK, ALEX CHRISTIAN HARRISON, MARK ALLEN ROY
GORDON, ADAM H TRUSTEE GORDON, AMY C TRUSTEE
ANDERSON, CHRIS
BOYCE, JAMEL BOYCE, MERCED
CREAMER-HURDLE, EDEN R HURDLE, DANDRIDGE P III
VILLAMARIN, CARLOS ANDRES
OATES, CHESTER RAY JR
WIGGINS, ROBERT BRUCE WIGGINS, JENNIFER KURTZ
VU, KATE MAYLIN
MOREY, SUSAN
HARTIS, THOMAS HARTIS, STACY
TAM, KING L.
AYNLENDER, ALEKSANDRA TRUSTEE TRUSTEE OF THE ALEKSANDRA AYNLENDER LIVING TRUST
LIGON MILL LLC
MILLRIDGE INVESTMENTS INC
BRICKSBURG LLC
PFISTERER, KATELYNN
NICHOLSON, KENNETH NICHOLSON, LINDA P
JACKS, JONATHA M JACKS, LAURA A
WILKINSON, LUANNE I
CADDELL WOODS HOMEOWNERS ASSOC INC
HOBSON, KENNETH HOBSON, MARIA
MORIN, TONY MORIN, JILL
RS RENTAL I LLC
PHAM, MY THI THAO
NEELAM, DENNIS ANTHONY JONES-NEELAM, BRANDY NICOLE
NEWTON, LAUNIECE DEVORN NEWTON, DERRICK M
LAB PROPERTY LLC
TRAYLOR, KIMMIE E TRAYLOR, JOHNNY L
XU, YUN
YOST, ANDREW L YOST, MICHELLE E
OTT, MYLES CHRISTOPHER OTT, LAUREN TAYLOR
WARR, CASSANDRIA ELIZABETH PHILLIPS, JEFFREY RYAN
THOMPSON, BRICE T SR
PATEL, TEJAS PATEL, TRISHNA
BINGHAM, RACHEL SPELL
FORTUNE, BARBARA BISCHOFF
MALPICA, VICTOR MANUEL NAVAS, SUSANA BEATRIZ
WY SOCKY, MICHAEL R WY SOCKY, REBECCA BARNES
SALMON, SOPHIA LORRAINE
LEE, PHILIP D

9012 LEE BROWN RIDGE DR
9104 LEE BROWN RIDGE DR
8943 LEE BROWN RIDGE DR
8937 LEE BROWN RIDGE DR
9025 LEE BROWN RIDGE DR
9012 KITCHIN FARMS WAY
8925 LEE BROWN RIDGE DR
9024 KITCHIN FARMS WAY
8917 LEE BROWN RIDGE DR
8921 LEE BROWN RIDGE DR
8929 LEE BROWN RIDGE DR
9009 LEE BROWN RIDGE DR
9013 LEE BROWN RIDGE DR
8932 LEE BROWN RIDGE DR
9020 KITCHIN FARMS WAY
9020 LEE BROWN RIDGE DR
3112 THURMAN DAIRY LOOP
1461 BONGATE CT
1560 NEWBURY RD STE 1171
5144 OLIVIAS LN
818 S WHITE ST
10911 RAVEN RIDGE RD STE 103-59
8924 KITCHIN FARMS WAY
5221 TROPHY TRL
8725 POTEAT DR
8820 LIGON MILL RD
441 WESTERN LN
5217 TROPHY TRL
8816 LIGON MILL RD
31 HUDSON YARDS
8808 LIGON MILL RD
3068 THURMAN DAIRY LOOP
3065 THURMAN DAIRY LOOP
35 WILLOWS DEN CT
3308 QUAIL BLUFF CT
PO BOX 144
9108 LEE BROWN RIDGE DR
9105 LEE BROWN RIDGE DR
412 SLOMO CT
9109 LEE BROWN RIDGE DR
405 SLOMO CT
9113 LEE BROWN RIDGE DR
9100 KITCHIN FARMS WAY
408 SLOMO CT
5213 TROPHY TRL
5220 TROPHY TRL
5205 DEERCHASE TRL

WAKE FOREST NC 27587-2259
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-5292
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WAKE FOREST NC 27587-8695
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WAKE FOREST NC 27587-5292
WAKE FOREST NC 27587-8695
WAKE FOREST NC 27587-2259
WAKE FOREST NC 27587-5624
SAN JOSE CA 95130-1027
NEWBURY PARK CA 91320-3452
RALEIGH NC 27606-4085
WAKE FOREST NC 27587-2961
RALEIGH NC 27614-8362
WAKE FOREST NC 27587-5181
WAKE FOREST NC 27587-6717
WAKE FOREST NC 27587-4354
WAKE FOREST NC 27587-7706
IRMO SC 29063-9230
WAKE FOREST NC 27587-6717
WAKE FOREST NC 27587-7706
NEW YORK NY 10001-2170
WAKE FOREST NC 27587-7706
WAKE FOREST NC 27587-5621
WAKE FOREST NC 27587-5621
YOUNGSVILLE NC 27596-7340
WAKE FOREST NC 27587-4952
CARY NC 27512-0144
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3534
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3534
WAKE FOREST NC 27587-3549
WAKE FOREST NC 27587-3548
WAKE FOREST NC 27587-3534
WAKE FOREST NC 27587-6717
WAKE FOREST NC 27587-6716
WAKE FOREST NC 27587-4975

SMINKEY, MARY JO
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8720 POTEAT DR
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WAKE FOREST NC 27587-4352
RALEIGH, NC 27612
RALEIGH, NC 27614

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
 LOCATION: Richland Creek Community Church
 DATE: 01/24/2023

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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
 LOCATION: Richland Creek Community Church
 DATE: 01/24/2023

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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
 LOCATION: Richland Creek Community Church
 DATE: 01/24/2023

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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
 LOCATION: Richland Creek Community Church
 DATE: 01/24/2023

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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
 LOCATION: Richland Creek Community Church
 DATE: 01/24/2023

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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
 LOCATION: Richland Creek Community Church
 DATE: 01/24/2023

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Tom PRICE	3200 Buck Run Tr W.F. 27587	919 349 7874	tom.PRICE@earthlink.net
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ANABELL JIMENEZ	9037 LEE BROWN RIDGE DR WF NC 27587	919-412-1592	ANNABELLJMZ@YAHOO.COM
ANURAG RAJ	2060 Sweet Samson St WF, NC 27587	941 222 0482	ANURAGRAJ@GMAIL.COM
JAMES A JOHNSON	3212 Coach Lantern COACH LANTERN NE	919-448-7030	43JimJohnson@gmail.com
Matt Kuntz	3005 Thurman Dairy Loop Wake Forest NC 27587	919 437 9691	mkuntz@nc.rr.com



THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR
25 January 2023

Town of Wake Forest
Att: Patrick Reidy, AICP, CZO
301 S. Brooks St.
Wake Forest, NC 27587
Ph.: (919) 435-9510
E-mail: preidy@wakeforestnc.gov

RE: Neighborhood Meeting
Burlington Mills Rd. Mixed Use Subdivision
3133 Burlington Mills Rd. & 8993 Ligon Mill Rd.

This document is to serve as official meeting notes for the community meeting held at Richland Creek Community Church located at 3229 Burlington Mills Road on January 24th, 2023 from 6:00 PM to 8:00 PM. These notes address the basis of the project being proposed and the concerns from residents who attended the meeting.

Notes on the Presentation:

- Park Grove Realty, LLC introduced themselves as the developers for this project and gave a detailed background of Park Grove Realty, LLC and the services they provide.
 - They provided examples of apartments they have developed.
 - Examples include the Ramsey Apartments located in Durham and Pines at Wake Forest, as well as others from other States.
 - Introduced the interior layout of the Ramsey Apartments, including provided amenities for residents.
 - Detailed that Pines at Wake Forest Apartments have a similar layout to the proposed Burlington Mills development.
- Park Grove Realty, LLC reviewed the background on Wake County and Wake Forest growth in population and development
 - Provided data of the population growth over the past three decades:
 - Wake County is the third fastest growing county in the United States
 - More than 20,000 people moved into the county in 2021.
 - Wake County adds an average of 62.5 people per day.
 - Wake Forest adds an average of 4.6 people per day
 - Wake Forest is the fourth fastest growing municipality in Wake County
 - 725% increase in Population between 1990 and 2020.
 - Town projects population to be 119,000 by 2040.
 - Displayed a visual of the developmental progress of the surrounding land over the past six years
 - Reviewed the Town of Wake Forest's Future Land Use Map within the Community Plan and explained that the project site was located within the Neighborhood Commercial and Transit-Supportive Residential areas.
 - Provided Wake Forest's supportive uses for Neighborhood Commercial and Transit-Supportive Residential
- The Site Group introduced themselves as the civil engineers and landscape architects for the project
 - Project details presented include:
 - Total project site acreage: 9.55 acres with 1.78 acres being dedicated to commercial use.
 - Pointed out the reduced the commercial usage.
 - Max density of 24 DU/AC and a total of 144 units.
 - 0.5 acres being dedicated as right-of-way
 - Existing zoning RD being rezoned to RMX-CD & NB-CD

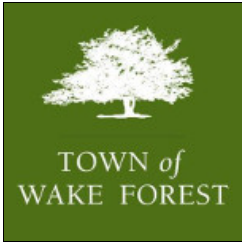
- Burlington Mills Road widening to ½ of a four-lane road with ½ of 104' wide right-of-way. This new road includes new left turning lanes for access to the development. It also includes a 10-foot multi use pathway.
- Ligon Mill Road widening to a three-lane road with ½ of 76' wide right-of-way. These road improvements include new right turning lanes onto Burlington Mills Road. It also includes a 10-foot multi use pathway.
- We introduced the proposed protective/transitional yards shown on all perimeters of the property. We have explained that new trees and existing mature trees that a tree surveyor identified would remain for natural screening.
- Pointed out the tree save areas on the property along with the 50' Neuse River buffers and existing wetlands
- Park Grove Realty, LLC went over a potential alternative proposal under the Land Use Plan (maximum density)
 - Compared our current proposal to the maximum allowed alternative proposal
 - 1.78 versus 3.89 net acres of commercial area
 - 1 story commercial building versus 6 story buildings with ground floor retail and residential above
 - Compared potential commercial building sizes: approximately 5,300 SF. versus 40,000 SF.
 - 7.26 net acres of residential versus 5.16 net acres of residential area
 - 19.88 units per acre being proposed versus 24 units per acre
 - Provided a visual comparison
- The Site Group clarified that Wake Forest requires water quality and quantity data to be provided
 - Went over the storm drains and underground sand filter being proposed.
 - Presented how underground storm water infiltration will allow elimination of various pollutants and mitigate potential drainage issues
- The Site Group discussed the UDO requirements for tree protection & buffering
 - Mentioned the 20' wide Type C buffers places on the north, south, and west border
 - Explained the proposed varied width buffer on the east side of the property due to building frontage requirements and the proposed turning lane at Ligon Mill Road
 - Explained that a licensed surveyor has performed a tree survey on the property.
 - Showed a visual of the proposed Type C buffer next to Kitchin Farms 25' buffer.
- Ramey Kemp Associates introduced themselves as the traffic engineers for the project
 - Explained that they prepared the full Traffic Impact Analysis (TIA) reviewed by local municipalities, such as NCDOT, Wake County, and Wake Forest
 - Explained how the TIA took into account existing traffic counts and future increases
 - Reviewed the changes to Ligon Mill and Burlington Mills Road as described above
 - Addressed the traffic signal adjustments needed to accommodate the road improvements
- The presentation ended by introducing the current property owners and why they have decided to sell
 - Explained how they and family members have lived in Wake Forest for generations
 - Said they've witness the Town's development growth first hand
 - Told audience that they were selling due to timing and no usage of the land. They chose Park Grove Realty, LLC for the developers of this project because of quality of the developer and their willingness to meet the Town's requirements and expectations

Notes on Adjacent Residents' Concerns:

Concerns addressed in the meeting by adjacent residents are listed below. The presenter's responses are in **bold** following the comments.

- Given that many in attendance lived in Kitchin Farms, the main cause for concern was traffic
 - The residents expressed their concerns for the proposed connectivity into Kitchin Farms. Mentioned their distress of traffic and cars speeding through their neighborhood to reach US1
 - Suggestions the residents provided were to put up gates at the connectivity points for the new development
 - Some recommended and other opposed the use of speedbumps along Kitchin Farms Way
 - Residents questioned if more access points (driveways) will be constructed on the property to prevent this connectivity
 - **The proposed driveways connecting to Burlington Mills and Ligon Mill Road should encourage the use of those roads to head west towards US1 instead of driving through Kitchin Farms**
 - **The installation of more driveways on the commercial property is not being proposed**
 - **This project does not include the installation of speedbumps in surrounding developments**
 - **Explained how the Town Of Wake Forest promotes and requires these connection points**
 - The issue of sight distance at the intersection of Burlington Mills Road and Ligon Mill Road was addressed
 - **Explained how the new turning lanes, widening of the right-of-way, and traffic signal adjustment should at least help, if not resolve the issue**
 - Residents addressed their issues with the current traffic congestions on Burlington Mills and Ligon Mills Road
 - **Communicated that our proposed right-of-way widening and turning lanes should decrease the traffic congestion, as displayed in the TIA**
 - Multiple questions of road improvements beyond our project area, such as the bridge improvements on Ligon Mill Road
 - **Noted these areas are beyond the scope of our project**
 - Various questions were asked about if the TIA – Did the TIA took into account the streets they lived on and here to find the TIA.
 - **Ramey Kemp Associates said they would reach out to the Town to post the TIA somewhere that would be easy to access for the public. Given that this meeting had a time limit, we could not address every street the TIA took into account. By posting the TIA somewhere, it will allow the residents to review and see the data.**
 - A complaint about the absence of a restricted left turning signal heading north bound at the intersection of Burlington Mills Road and Ligon Mills Road was conveyed by a resident
 - **As the meeting was over, we told the resident we would convey the issue to the Town and wrote down their contact information**
 - **Shannon Cassidy**
Phone: (919) 878-6648
E-mail: shanrcas@aol.com
 - One resident conveyed her concern about fire truck access into the proposed development.
 - **We informed the resident that any road improvement of future development will require easy convenient truck access. The requirements can be found within the UDO and all Plans are reviewed by a Fire Marshal.**
- Buffering and screening concerns
 - Provided that many of the attendees live in the adjacent Kitchin Farms neighborhood, they communicated their worries about the positioning of the parking lot for the apartments. They do not want headlights or sound encroaching onto the back-side of their property
 - Concerns about apartment windows facing the neighborhood homes

- Suggestions the residents provided were to plant larger, evergreen trees to those perimeters
- Suggestion to install a 7 foot high opaque fence and shrubbery
 - **Stated that all of these suggestion will be measured and collaboration with the Town will be required.**
 - **The apartments will have windows. Wake Forest UDO & NC Building Code specifies the amount of windows need in each unit.**
- Dumpster Placement concerns were presented by several residents who live on the properties fronting the proposed dumpster.
 - **We explained that the presented plan could be altered to change the dumpster location or provide heavier screening.**
- Issues with the proposed rezoning (Rural District to Residential Mixed Use and Neighborhood Business) and the change of density were made known by the residents
 - The residents stated they contest the idea of new development and more people moving into the area
 - Residents stated they don't want the current rural aesthetic to change
 - **We referred back to the Community Plan and the population growth chart shown on the pervious slides. We stated that we have no control over population growth. We stated that the Community Plan requirements have been laid forth on the Town's website.**
 - One resident asked if the Town of Wake Forest will require the apartments to have a higher density.
 - **We informed the resident that we think it is unlikely.**
 - Questioned the effects that the apartments would have on their property value
 - **We noted the developer's track record and that many studies throughout the country have shown apartment development near multi-family actually results in an increase of home values. Furthermore, it was noted that home values in the area have been rising for years. Finally, it was pointed out that many of the single family neighborhoods in town have apartments in close proximity.**
- Questions arose about the possible usages for the commercial out parcel and commercial parking
 - Residents expressed their disapproval of a potential gas station
 - Some residents emphasized that the usage should be family friendly and accommodating to the residents
 - **At this point in the project we have no way of knowing what will be constructed on the commercial out parcel**
 - **The usage of the commercial parcel will need to compliment the size of the property**
 - Comments on the size of the commercial parcel will affect the number of parking and spill onto the streets.
 - **Referred to Wake Forest's parking requirements within the UDO**
- Not many stormwater questions were asked but there was a main concern about the sand filter and if the proposed meets state requirements.
 - Can the proposed sand filter withstand the amount of potential drainage?
 - Will the sand filter last a reasonable amount of time?
 - **We addressed that the sandfilter will not be approved if it does not meet load & state requirements.**
- General question of the projected timeline was asked by residents and where we were within Wake Forest's review process.
 - **Stated we were addressing the first around of review comments and a projected 3-4 months left with the Town until approval.**
- There was a questions about whether the road improvements or development will be constructed first.
 - **It was made known that the road improvements would be put into action prior to certificate of occupancy.**
- Resident made clear their safety concerns and if security will be provided at the new apartments.
 - **Park Grove Realty, LLC confirmed that on-site staff will be present.**



Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board 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

#870289

Project Title: Burlington Mills RD Mixed Use Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning - Planning Board

Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Submittal Requirements

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 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

*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: 04/11/2022

Staff Member Met With: Patrick Reidy

IDT Project Number: RZ-22-09

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:

- 3133 BURLINGTON MILLS RD (1749007207)
- 8993 LIGON MILL RD (1749006732)

Tax PIN:

- 1749007207
- 1749006732

Acreage: 10.46

**Name of Existing Development/Subdivision (if applicable--
for reference only):** Burlington Mills Rd Mixed Use

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

- 3133 BURLINGTON MILLS RD: 4.62
- 8993 LIGON MILL RD: 5.56

Current Use: Land Use Development

- 3133 BURLINGTON MILLS RD: Residential
- 8993 LIGON MILL RD: Residential

Wake Forest (WF):

Base District: Zoning

- 3133 BURLINGTON MILLS RD: RD
- 8993 LIGON MILL RD: RD

Planning and Zoning:

In SH1-O Overlay:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

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

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

Sam Nye
The Site Group, PLLC
1111 Oberlin Road
Raleigh, NC 27605
P:9198354787
F:9198392255
sm@thesitegroup.net

Project Contact - Developer

Andrew Bodewes
Park Grove Realty
46 Prince Street
Rochester, NY 14607

Project Contact - Property Owner

Alan (Emmitt) Davis
Eunice M Rogers Heirs
301 Greenhill Road
Louisburg, NC 27549
P:919-996-9136

Project Contact - Engineer

Sam Nye
The Site Group, PLLC
1111 Oberlin Road
Raleigh, NC 27605

P:585-481-6091
abodewes@parkgrovellc.com

P:9198354787
F:9198392255
srn@thesitegroup.net

Project Contact - Traffic Engineer

Mary Lynn Smith
Ramey Kemp
5808 Faringdon Pl #100
Raleigh, NC 27609
P:919-872-0642
msmith@rameykemp.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)? Yes

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

Project Number: Unknown

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a **Transportation Impact Analysis Review** application in IDT.

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, NMX-CD, Neighborhood Mixed-Use

Proposed Land Use:

RMX proposed for apartment community. NMX proposed for the commercial outparcel. Master Plan documents call out conditions and proposed allowable uses.

Proposed Number of Lots: 2

Number of Buildings: 7

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 144

Number of Stories: 3

Square Footage of All Buildings (non-residential): 2800

Plan Information - Conditional Rezoning

Description of Request:

Rezoning property to allow for a mixed use development. Commercial on the corner and apartments to the north.

Initial Proposed Conditions Offered by Applicant:

RMX-CD

1. Maximum building height shall be limited to 4 stories.
2. Allowed uses for this conditional zoning include: Multi-family, home occupation.

NMX-CD

1. Allowed uses for this conditional zoning include: ATM (incorporated into a building only), dry cleaning, medical clinic, personal services, professional services, alcoholic beverage sales store, amusement indoor, bar/tavern, general commercial, outdoor seating (accessory to a primary use), restaurant, recreation facility/indoor, studio (art, dance, martial arts, music)

Justification of Consistency with Comprehensive Plan:

Corner property is shown as "Neighborhood Commercial" on Future Land Use Plan. Parcel to the north is shown as "Future Transit-Supportive Residential".

Project Site: 3133 Burlington Mills Rd. & 8993 Ligon Mill Rd.
Wake Forest, NC

ZONING CONDITIONS: (RZ-22-09)

ZONING CONDITIONS COMMON TO ENTIRE PROJECT

1. SITE MASTER PLAN (SP-22-39) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS TO 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 SITE MASTER PLAN.
2. MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 3 STORIES.
3. TRAFFIC CALMING MEASURES SHALL BE INSTALLED AT THURMAN DAIRY LOOP AND SLOMO COURT CONNECTIONS AS SHOWN ON THE MASTER PLANS. MEASURES INCLUDE NARROWED PAVEMENT, ELEVATED PEDESTRIAN CROSSINGS AND ALL-WAY STOPS AS APPROVED BY THE TOWN OF WAKE FOREST DURING CONSTRUCTION PLAN REVIEW.
4. A 6' TALL WOODEN SCREENING FENCE SHALL BE PLACED AT OR NEAR THE PROPERTY LINE TO THE WEST BETWEEN THURMAN DAIRY LOOP AND THE NORTHERN PROPERTY LINE. THE FENCE SHALL BE PAINTED BLACK TO MATCH THE NEIGHBORHOOD TO THE WEST. THE FENCE SHALL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.
5. DEVELOPER WILL INSTALL ADDITIONAL UNDERSTORY EVERGREEN PLANTINGS IN AREAS WHERE SPACE IS AVAILABLE WITHIN THE 20' TYPE C BUFFER ALONG THE WESTERN PROPERTY LINE. ANY AREA WITH A 10 FOOT DIAMETER RADIUS WITH NO TREES GREATER THAN 3 INCHES IN DIAMETER SHALL BE PLANTED WITH UNDERSTORY EVERGREEN PLANTINGS. MINIMUM SEPARATION TO EXISTING TREES IS FIVE FEET.
6. DEVELOPER WILL EXTEND SIDEWALKS OR MULTI-USE PATHS BEYOND PROPERTY FRONTAGE TO CONNECT TO EXISTING PEDESTRIAN INFRASTRUCTURE AS SHOWN ON THE MASTER PLANS. THESE CONNECTIONS ARE PROPOSED WITHIN THE EXISTING RIGHT OF WAY OF EXISTING ROADWAYS. THE EXTENSIONS ARE SHOWN ALONG SLOMO COURT, THURMAN DAIRY LOOP AND BURLINGTON MILLS ROAD.
7. AN EASEMENT WILL BE PROVIDED FOR A FUTURE BUS SHELTER ON LIGON MILL ROAD. FINAL DETERMINATION OF LOCATION WILL BE MADE DURING CONSTRUCTION DRAWING PROCESS.
8. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TIA AND UDO. THE DEVELOPER SHALL BE RESPONSIBLE FOR STUDYING IF SIGNALIZATION IS WARRANTED AT THE INTERSECTION OF BURLINGTON MILLS DRIVE AND KITCHIN FARMS WAY, MONITORING SHALL BE DONE AT THE TIME THAT THE COMMERCIAL SITE PLAN IS SUBMITTED FOR THE SUBJECT PROPERTY. IF IT IS DETERMINED THAT A TRAFFIC SIGNAL IS WARRANTED, THE DEVELOPER SHALL PROVIDE A PROPORTIONAL FEE-IN-LIEU PAYMENT PRIOR TO THE APPROVAL OF THE COMMERCIAL CONSTRUCTION DRAWINGS.

MULTI-FAMILY/APARTMENTS (RMX-CD)

9. ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
 - MULTI-FAMILY
 - HOME OCCUPATION
10. FOUNDATION PLANTINGS WILL BE PROVIDED ALONG THE FRONT AND SIDE OF EACH APARTMENT BUILDING AT 4 FEET ON-CENTER.
11. WHERE BUILDING NUMBER THREE IS ADJACENT TO LIGON MILL ROAD THE DEVELOPER REQUESTS A STREET YARD BUFFER REDUCTION FROM 20 FEET TO 16.1 FEET IN THE AREA SHOWN ON SHEET

MP 2.0. THIS REQUEST IS DUE TO A JOG IN THE RIGHT-OF-WAY CREATED BY THE PROPOSED RIGHT TURN LANE.

12. ACTIVE RECREATION AMENITIES SHALL INCLUDE A POOL, CLUBHOUSE WITH GYM, DOG PARK, AND OUTDOOR PLAYGROUND.
13. ONCE COMPLETE, THE OWNER SHALL PROVIDE AS PART OF THE PROJECT 2 WORKFORCE HOUSING DWELLING UNITS (A "WORKFORCE HOUSING UNIT"). A WORKFORCE HOUSING UNIT IS ANY DWELLING UNIT AT THE PROJECT DESIGNATED BY OWNER, IN OWNER'S DISCRETION, TO BE OFFERED FOR RENT AT AN EFFECTIVE MONTHLY RENTAL RATE EQUAL TO OR LESS THAN THE MAXIMUM AFFORDABLE RENTAL RATE SET FORTH BY FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")(THE "RENTAL RATE"), FOR A RENTER WITH AN INCOME OF 80% AMI (AREA MEDIAN INCOME) IN THE RALEIGH, NC MSA AREA. OWNER SHALL UPDATE THE RENTAL RATE FOR EACH WORKFORCE HOUSING UNIT THEN BEING MARKETING FOR RENT ANNUALLY BASED ON THE CURRENT UPDATED AMI PUBLISHED BY HUD. THE WORKFORCE HOUSING UNITS SHALL BE OFFERED FOR RENT FOR A PERIOD OF 15 YEARS, WHICH PERIOD SHALL COMMENCE UPON RECEIPT OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROJECT. IN THE EVENT THE TOWN OF WAKE FOREST OR WAKE COUNTY ESTABLISHES A PROGRAM IN THE FUTURE WHICH PROVIDES INCENTIVES FOR WORKFORCE HOUSING UNITS, THIS PROJECT SHALL BE ELIGIBLE TO PARTICIPATE IN SUCH A PROGRAM IF QUALIFICATIONS OF SUCH PROGRAM ARE MET. BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING OWNER'S RECEIPT OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE OWNER OF RECORD SHALL PROVIDE AN ANNUAL CERTIFICATION OF COMPLIANCE WITH THIS ZONING CONDITION TO THE TOWN OF WAKE FOREST PLANNING DEPARTMENT, WHICH LISTS THE 80% RENTAL RATE FOR 2 WORKFORCE HOUSING UNITS, NO LATER THAN DECEMBER 31ST.

MIXED-USE OUTPARCEL (NMX-CD)

14. ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
 - DWELLING-MULTIFAMILY-ABOVE GROUND FLOOR ONLY
 - ATM (INCORPORATED INTO A BUILDING ONLY)
 - DRY CLEANING
 - MEDICAL CLINIC
 - PERSONAL SERVICES
 - PROFESSIONAL SERVICES
 - ALCOHOLIC BEVERAGE SALES STORE
 - AMUSEMENT, INDOOR
 - BAR/TAVERN
 - GENERAL COMMERCIAL
 - OUTDOOR SEATING (ACCESSORY TO A PRIMARY USE)
 - RESTAURANT
 - RECREATION FACILITY/INDOOR
 - STUDIO-ART, DANCE, MARTIAL ARTS, MUSIC
15. THE AREA ZONED NMX WILL BE CLEARED OF EXISTING STRUCTURES IN PREPARATION FOR THE SALE/DEVELOPMENT OF FUTURE COMMERCIAL USES. LAND DISTURBING ACTIVITY RELATED TO ROADWAY IMPROVEMENTS REQUIRED BY THE TIA AND TOWN OF WAKE FOREST FRONTAGE WIDENING IMPROVEMENTS WILL BE INSTALLED PRIOR TO THE 1ST RESIDENTIAL CERTIFICATE OF OCCUPANCY. NO OTHER LAND DISTURBING ACTIVITIES WILL OCCUR WITHIN THIS AREA UNTIL PERMITS AND APPROVALS HAVE BEEN GRANTED BY THE TOWN OF WAKE FOREST.
16. DEVELOPER WILL INSTALL A PUBLIC ART FEATURE NEAR THE CORNER OF BURLINGTON MILLS ROAD AND LIGON MILL ROAD. IT MAY BE INCORPORATED WITH AN OUTDOOR PATIO OR GATHERING SPACE. PUBLIC ART MAY BE A SCULPTURE, FOUNTAIN OR MURAL.
17. VEHICULAR PARKING FOR THE COMMERCIAL USES SHALL BE ORIENTED TO THE SIDE AND REAR OF THE BUILDINGS.

18. THE DEVELOPER WILL PROVIDE AN OUTDOOR SEATING/GATHERING AREA OR PATIO ABUTTING EITHER BURLINGTON MILLS ROAD, LIGON MILL ROAD, OR BOTH. PATIO MAY ENCROACH INTO STREETYARD BUFFER UP TO 5'.
19. A THIRTY FOOT WIDE MAXIMUM BUILDING SETBACK FROM THE PRINCIPAL FRONT STREET WILL BE PROVIDED WITH THIS PROJECT. BURLINGTON MILLS ROAD IS THE PRIMARY FRONTAGE FOR THIS PROJECT.
20. THE DEVELOPER SHALL PROVIDE MINIMUM 30% OF THE FIRST FLOOR BUILDING AREA AS AN UPPER FLOOR USABLE AREA. USES ENVISIONED FOR UPPER FLOOR INCLUDE OFFICE, RESTAURANT, ROOFTOP BAR, ROOFTOP PATIO, MULTI-FAMILY, STUDIO, OR INDOOR RECREATION. ALLOWED USES FOR UPPER STORIES MAY INCLUDE ANY USES LISTED UNDER MIXED-USE OUTPARCEL (NMX-CD) CONDITION #14.
21. THE DEVELOPER SHALL PROVIDE MINIMUM 30% BUILDING FRONTAGE COVERAGE ALONG A COMBINATION OF BOTH BURLINGTON MILLS AND LIGON MILL ROADS.


Samuel R. Nye

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: 9/22/2022

ROGERS, EUNICE M HEIRS & ALAN DAVIS 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: 3133 Burlington Mills Rd & 8993 Ligon Mill Rd, Wake Forest NC

The agent for this project is: Samuel R. Nye, PE w/ The Site Group

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

Name: Samuel R. Nye, PE w/ The Site Group

Address: 1111 Oberlin Road

Telephone Number: 919-835-4787

Fax: N/A

Email Address: SRN@thesitegroup.net

Signature(s) of Owner(s):

9/23/2022

9/22/2022

9/22/2022

DocuSigned by:

DocuSigned by:

DocuSigned by:

3D0489AD2BC544C...

DA964B59B18A43C...

Print or type name(s):

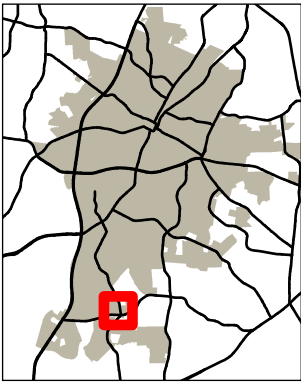
ROGERS, EUNICE M HEIRS & ALAN DAVIS

301 Green Hill Road

Louisburg, NC 27549-9598

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.**



TOWN of
WAKE FOREST

RZ-22-09

Burlington Mills RD (Mixed Use Rezoning)

PINS: 1749007207 & 1749006732

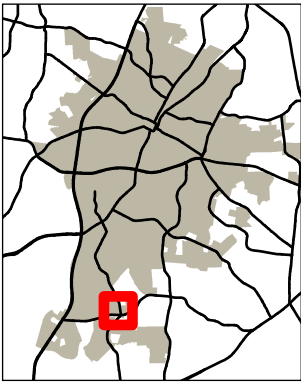
4/17/2023



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.

0 500 1,000 1,500 Feet





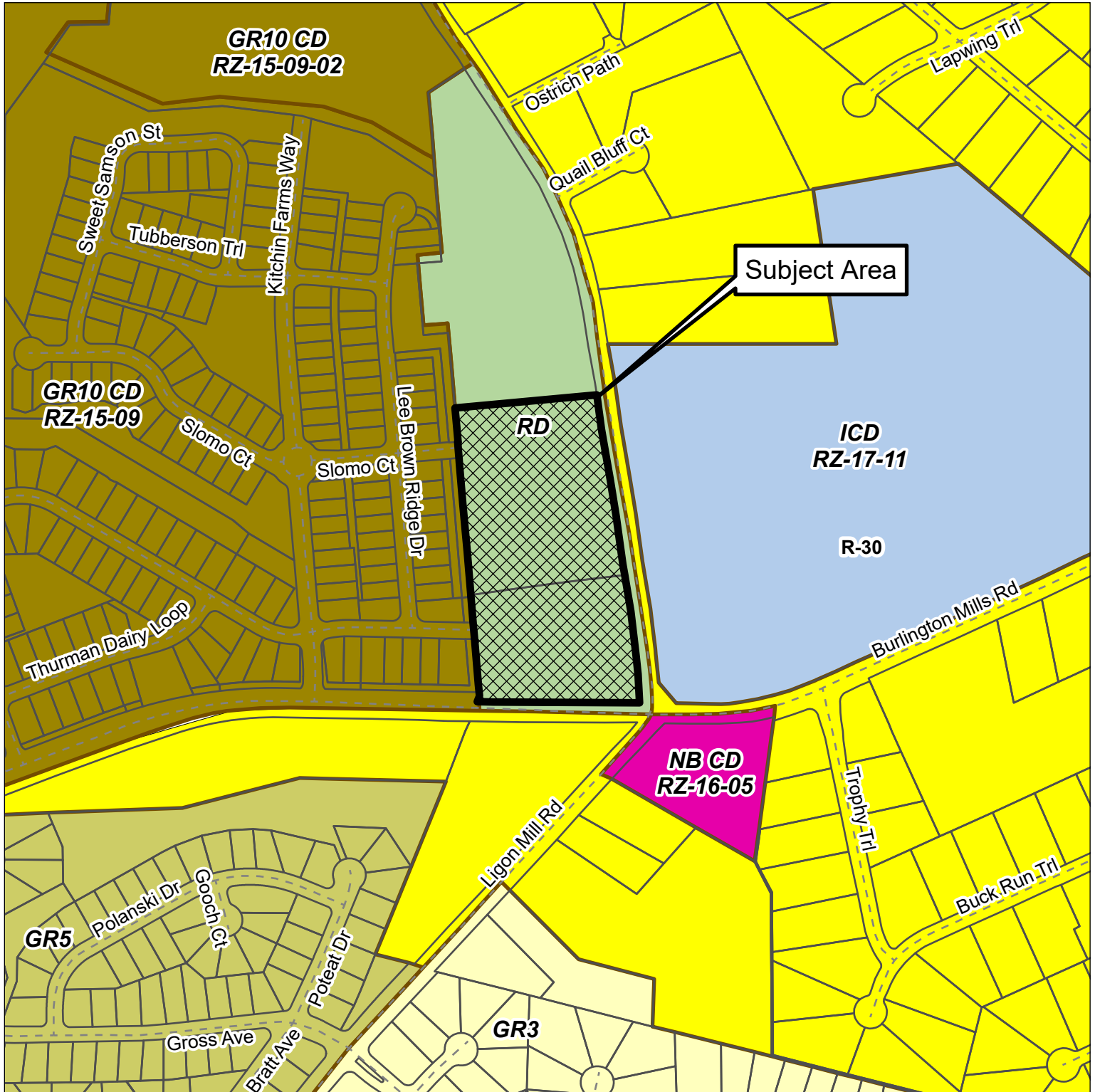
TOWN of
WAKE FOREST

RZ-22-09

Burlington Mills RD (Mixed Use Rezoning)

PINS: 1749007207 & 1749006732

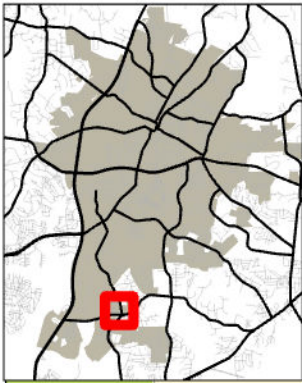
4/17/2023



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.

0 500 1,000 1,500 Feet

N
206



Land Use Plan



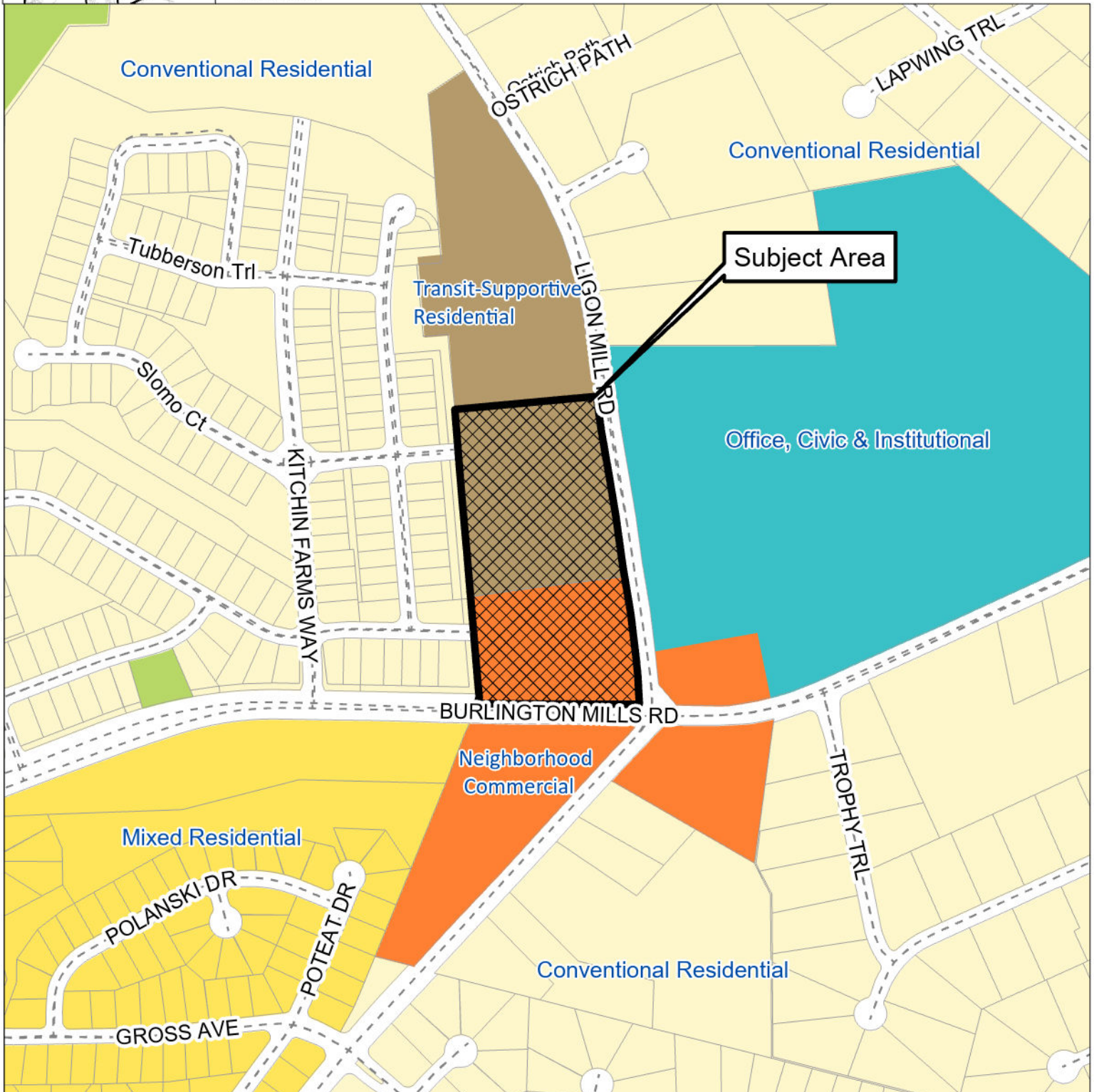
TOWN of
WAKE FOREST

RZ-22-09

Burlington Mills RD (Mixed Use Rezoning)

PINS: 1749007207 & 1749006732

5/2/2023



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
Miles

N
W
207



TOWN of WAKE FOREST

Report Requirements:

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

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

GENERAL INFORMATION

Applicant: The Site Group, PLLC

Owner: Eunice M Rogers Heirs

Requested Action: Rezone 10.46 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD)

Existing Zoning: Rural Holding District (RD)

Location: 3133 Burlington Mills Road and 8993 Ligon Mill Road

Size: 10.46± acres (includes existing right-of-way)

Tax PINs: 1749007207 and 1749006732

Existing Land Use: Single Family

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and Approval 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 9th day of May 2023.

Introduced by Planning Board member: Lindsey Humphreys

Seconded by Planning Board member: Michael Almquist

Attest:


Karin Kuropas, Planning Board Chair


Courtney Tanner, Planning Director

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

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

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

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

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

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

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

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

Community Plan Consistency Grid				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			

Community Plan Consistency Grid				
DWF-6	Identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			



Burlington Mills Road Mixed-Use
Traffic Impact Analysis
Wake Forest, North Carolina

TRAFFIC IMPACT ANALYSIS

FOR

BURLINGTON MILLS ROAD MIXED-USE

LOCATED

IN

WAKE FOREST, NC

Prepared For:
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Raleigh, NC

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License #F-1489

JANUARY 2023



1/11/2023

Caroline Cheeves

RKA Project No. 22243

Prepared By: VT

Reviewed By: CC

TRAFFIC IMPACT ANALYSIS
BURLINGTON MILLS ROAD MIXED-USE
WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Burlington Mills Road Mixed-Use development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located west of Ligon Mill Road and north of Burlington Mills Road in Wake Forest, North Carolina. The proposed development is expected to be a maximum of 189 apartment units and a 16 fueling position gas station with a max 6,000 square foot (sq. ft.) convenience market.

It should be noted that the gas station is currently unknown, and this intensity was assumed to provide conservative analysis results. The proposed development is expected to be built out in 2024. Site access is proposed via one (1) full movement driveway along Ligon Mill Road to be aligned with the Richland Creek Community Church Driveway (Church Driveway) (Site Drive 1), one (1) left-over driveway along Burlington Mills Road (Site Drive 2), and two (2) driveway connections to the residential development to the west (providing access via Kitchin Farms Way). It should be noted that interconnectivity to the Kitchin Farms Way development is anticipated to offer an alternative way into and out of the site. These interconnectivity points were not considered for the residential portion of the proposed development to provide conservative results at the main access points and because residents of Kitchin Farms Way development may also utilize the additional interconnectivity to the east provided by the proposed development. The main access for the gas station is expected to be via the Burlington Mills Road access (Site Drive 2) through an internal driveway.

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

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

2. Existing Traffic Conditions

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

- Ligon Mill Road and Burlington Mills Road
- Burlington Mills Road and Kitchin Farms Way
- Burlington Mills Road and US 1
- Ligon Mill Road and Church Driveway

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed below, in June of 2022 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Ligon Mill Road and Burlington Mills Road
- Burlington Mills Road and Kitchin Farms Way
- Burlington Mills Road and US 1
- Ligon Mill Road and Church Driveway

Counts at the intersections above were collected when some schools were not in session. It is important to note that Endeavor Charter School, west of the proposed development, was still in session when counts were collected at the study intersections. Previous data within the study area was considered to see if any adjustments would be needed for the new count data to account for other schools being in session. Count data from 2020, prior to the COVID-19 pandemic, was available at the intersection of Burlington Mills Road and Ligon Mill Road. These counts were grown to 2022 utilizing a 3% annually compounded growth rate and then were compared to counts collected in 2022. An adjustment factor was not needed based on the comparison between grown 2022 counts and counts collected in 2022. This methodology was approved scoping

documentation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 189 apartment units and a 16 fueling positions gas station with a 6,000 sq. ft. convenience market. It is important to note that the gas station use is currently unknown, and this intensity was assumed to provide conservative analysis results. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise) (220)	189 dwellings	1,290	19	62	64	38
Gasoline / Service Station with Convenience Market (945)	16 fueling positions	5,530	253	253	215	215
Total Trips		6,820	272	315	279	253
<i>Pass-By Trips: Gas Station with Convenience Market (62% AM, 56% PM) *</i>			-108**	-108**	-100**	-100**
Total Primary Trips			164**	207**	179**	153**

*The ITE 11th Edition was utilized for the trip generation and the ITE 10th Edition NCDOT Rates vs Equations sheet was referenced for variable used and percentages of pass-by.

**It should be noted that pass-by trips were limited at 10% of the adjacent street traffic, resulting in an increase in primary trips. This which is expected to provided conservative results, because it is likely the gas station will operate at the pass-by percentages included above due to the heavy amount of residential development within the vicinity of the site.

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2024 projected weekday AM and PM peak hour traffic volumes. It is important to note that based on recent historical AADT data trends near the study intersections, the historical annual growth rate is approximately 1%. Using a 3% annually compounded growth rate is expected to provide conservative analysis results. Through coordination with the Town and NCDOT, the Marshall Village development and Kitchin Farms development were considered but were not included as part of this TIA. Refer to Section 3.2 for more information.

5. Capacity Analysis Summary

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

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements Installed by Others

Burlington Mills Road and Ligon Mill Road

- Provide exclusive northbound and southbound left-turn lanes with 200 feet of storage with appropriate deceleration and taper.

Recommended Improvements by the Developer

Burlington Mills Road and Kitchin Farms Way

- Monitor for signalization once the retail portion of the development is developed.

Burlington Mills Road and Ligon Mill Road

- Provide exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper.
- Provide exclusive southbound right-turn lane with a minimum of 200 feet of storage with appropriate deceleration and taper.

Ligon Mill Road and Church Driveway / Site Drive 1

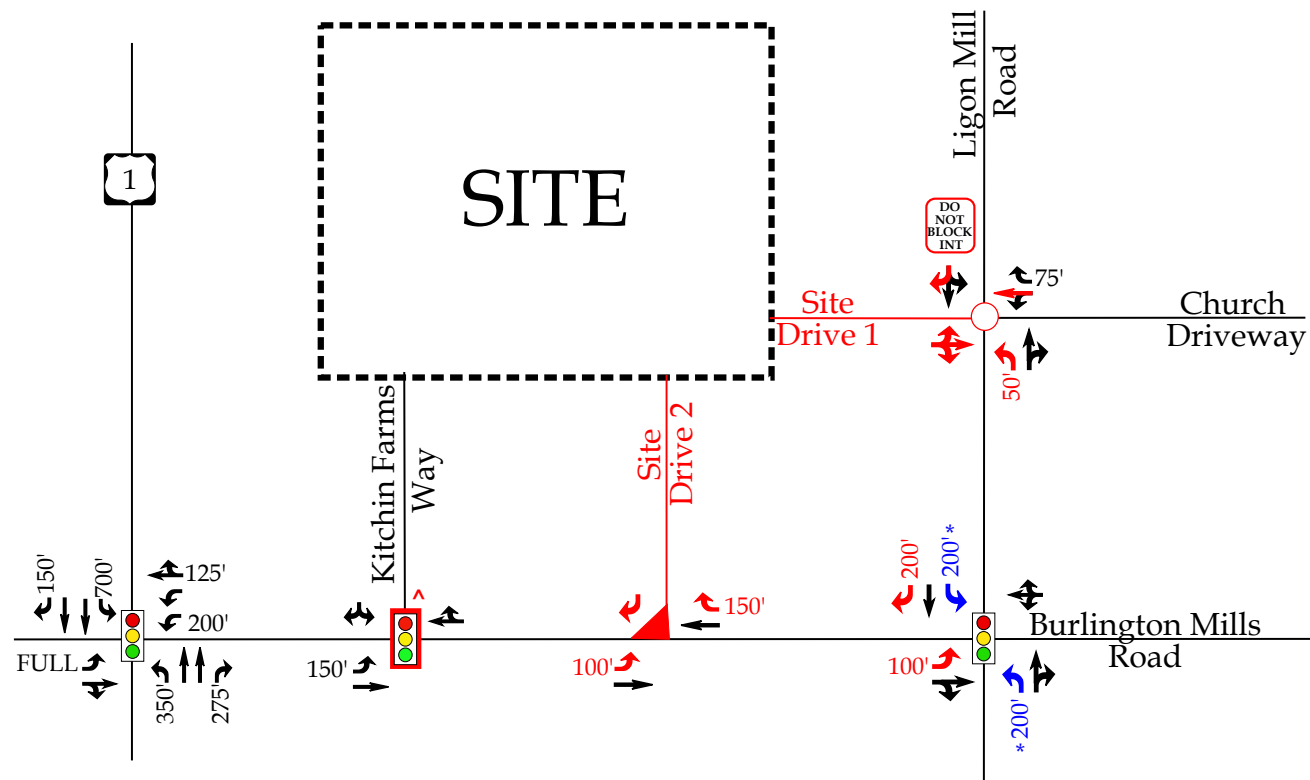
- Construct a western leg (Site Drive 1) with one egress lane and one egress lane striped as a shared left-/ through / right-turn lane.
- Provide an exclusive northbound left-turn lane with minimum of 50 feet of storage with appropriate deceleration and taper.
- Provide stop control for the eastbound approach.
- Provide “Do Not Block Intersection” signage on the southbound approach along Ligon Mill Road.

Burlington Mills Road and Site Drive 2

- Construct a northern leg (Site Drive 2) with one egress lane and one egress lane striped as a right-turn lane. Restrict this driveway to a left-over intersection.
- Provide an exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper.
- Provide an exclusive westbound right-turn lane with a minimum of 150 feet of storage with appropriate deceleration and taper
- Provide stop control for the southbound approach.

*Improvement was constructed after count data was collected.

^ Once the retail portion of the development is developed.



LEGEND

- | | |
|-----------------------------|--|
| ○ Unsignalized Intersection | Monitor for Signalization by Developer |
| Signalized Intersection | → Improvement by Others |
| ▲ Left-Over Intersection | → Improvement by Developer |
| → Existing Lane | Signage by Developer |
| x' Storage (In Feet) | |



Burlington Mills Road
Mixed-Use
Wake Forest, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

October 04, 2022

Burlington Mills Road Mixed Use

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-289
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Project Engineer
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Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Burlington Mills Road Mixed Use

SC-2022-289

Wake Forest

Wake County

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

Date Initially Received by CMS	09/06/22	Date of Site Plan	03/28/22
Date of Complete Information	09/06/22	Date of Sealed TIA	09/06/22

Proposed Development

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

Land Use	Land Use Code	Size
Multifamily Housing (Low Rise)	220	189 d.u.
Gasoline / Service Station	945	16 f.p.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	OUT	TOTAL
AM Peak Hour	272	315	587
PM Peak Hour	279	253	532
Daily Trips			6,820

General Reference

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

Improvements By Others

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

SITE

US-1

Ligon Mill Rd

Site Drive 1

Church Driveway

Kitchin Farms Way

Site Drive 2

Burlington Mills Road

revisions per
coordination meeting
with town, RKA, and
CM on 1/31/22

Burlington Mills Road Mixed Use SC-2022-289

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Developer Proposed Signal

- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem

All Distances in Feet

Drawing Not to Scale

229



ORDINANCE 2023-XX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 10.46 ACRES LOCATED AT 3133 BURLINGTON MILLS ROAD AND 8993 LIGON MILL ROAD, BEING WAKE COUNTY TAX PINS 1749007207 AND 1749006732 FROM RURAL HOLDING DISTRICT (RD) TO RESIDENTIAL-MIXED USE CONDITIONAL DISTRICT (RMX-CD) AND NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)

RZ-22-09, BURLINGTON MILLS MIXED-USE

WHEREAS, the application submitted by The Site Group, 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 May 9, 2023 and the Board of Commissioners held a public hearing on June 20, 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 approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, 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 1749007207 and 1749006732, and described in Exhibit 1, are located within the Town’s Extraterritorial Jurisdiction.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-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 – Burlington Mills Mixed-Use 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 2022 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:

Conditions Common to the Entire Project:

1. Site Master Plan (SP-22-39) is a condition of the rezoning request. Amendments to 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 site master plan.
2. Maximum building height shall be limited to 3 stories.
3. Traffic calming measures shall be installed at Thurman Dairy Loop and Slomo Court connections as shown on the master plans. Measures include narrowed pavement, elevated pedestrian crossings and all-way stops as approved by the Town of Wake Forest during construction plan review.
4. A 6' tall wooden screening fence shall be placed at or near the property line to the west between Thurman Dairy Loop and the northern property line. The fence shall be painted black to match the neighborhood to the west. The fence shall be installed prior to building permit issuance.
5. Developer will install additional understory evergreen plantings in areas where space is available within the 20' Type C buffer along the western property line. Any area with a 10 foot diameter radius with no trees greater than 3 inches in diameter Shall be planted with understory evergreen plantings. Minimum separation to existing trees is five feet.
6. Developer will extend sidewalks or multi-use paths beyond property frontage to connect to existing pedestrian infrastructure as shown on the master plans. These connections are proposed within the existing right of way of existing roadways. The extensions are shown along Slomo Court, Thurman Dairy Loop and Burlington Mills Road.
7. An easement will be provided for a future bus shelter on Ligon Mill Road. Final determination of location will be made during construction drawing process.
8. Associated road improvements shall be constructed in accordance with the approved TIA and UDO. The developer shall be responsible for studying if signalization is warranted at the intersection of Burlington Mills Road and Kitchin Farms Way, monitoring shall be done at the time that the Commercial Site Plan is submitted for the subject property. If it is determined that a traffic signal is

warranted, the developer shall provide a proportional fee-in-lieu payment prior to the approval of the Commercial Construction Drawings.

Conditions for Multi-family (RMX):

9. Allowed uses for this conditional zoning include:
 - Multi-family
 - Home occupation
10. Foundation plantings will be provided along the front and side of each apartment building at 4 feet on-center.
11. Where building number three is adjacent to Ligon Mill Road, the developer requests a Street Yard buffer reduction from 20 feet to 16.1 feet in the area shown on Sheet MP2.0. This request is due to a jog in the right-of-way created by the proposed right turn lane.
12. Active recreation amenities shall include a pool, clubhouse with gym, dog park, and outdoor playground.
13. Once complete, the owner shall provide, as part of the project, two Workforce Housing Dwelling Units (A "Workforce Housing Unit"). A Workforce Housing Unit is any dwelling unit at the project designated by the owner, in owner's discretion, to be offered for rent at an effective monthly rental rate equal to or less than the maximum affordable rental rate set forth by Federal Department of Housing and Urban Development ("HUD") ("the rental rate"), for a renter with an income of 80% AMI (Area Median Income) in the Raleigh, NC MSA area. Owner shall update the rental bond on the current updated AMI published by HUD. The Workforce Housing Units shall be offered for rent for a period of 15 years, which period shall commence upon receipt of the first Certificate of Occupancy for the project. In the event that Town of Wake Forest or Wake County establishes a program in the future which provides incentives for Workforce Housing Units, the project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following owner's receipt of the Final Certificate of Occupancy for the project, the owner of record shall provide an annual Certification of Compliance with this zoning condition to the Town of Wake Forest Planning Department, which lists the 80% rental rate for two Workforce Housing Units, not later than December 31st.

Conditions for Mixed-Use Outparcel (NMX-CD):

14. Allowed uses for this conditional zoning include:
Dwelling-multifamily-above ground floor only; Atm (incorporated into a building only); Dry cleaning; Medical clinic; Personal services; Professional services; Alcoholic beverage sales store; Amusement, indoor; Bar/tavern; General commercial; Outdoor seating (accessory to a primary use); Restaurant; Recreation facility/indoor; Studio-art, dance, martial arts, music
15. The area zoned NMX will be cleared of existing structures in preparation for the sale/development of future commercial uses. Land disturbing activity related to roadway improvements required by the TIA and Town of Wake Forest frontage widening improvements will be installed prior to the 1st residential Certificate of Occupancy. No other land disturbing activities will occur within this area until permits and approvals have been granted by the Town of Wake Forest.

16. Developer will install a public art feature near the corner of Burlington Mills Road and Ligon Mill Road. It may be incorporated with an outdoor patio or gathering space. Public art may be a sculpture, fountain or mural.
17. Vehicular parking for the commercial uses shall be oriented to the side and rear of the buildings.
18. The developer will provide an outdoor seating/gathering area or patio abutting either Burlington Mills Road, Ligon Mill Road, or both. Patio may encroach into streetyard buffer up to 5'.
19. A thirty-foot-wide maximum building setback from the principal front street will be provided with this project. Burlington Mills Road is the primary frontage for this project.
20. . The developer shall provide minimum 30% of the first floor building area as an upper floor usable area. Uses envisioned for upper floor include office, restaurant, rooftop bar, rooftop patio, multi-family, studio, or indoor recreation. Allowed uses for upper stories may include any uses listed under mixed-use outparcel (NMX-CD) Condition #12.
21. The developer shall provide minimum 30% building frontage coverage along a combination of both Burlington Mills Road and Ligon Mill Road.

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 20th day of June 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney



Bateman Civil Survey Company, PC

2524 Reliance Ave
Apex, NC 27539

Phone: (919) 577-1080

Fax: (919) 577-1081

info@batemancivilsurvey.com

Legal Description for Zone NMX at PINs 1749006732 & 1749007207

BEGINNING AT A COMPUTED POINT AT THE NORTH-EAST BOUNDARY CORNER OF EUNICE M. ROGERS HEIRS, HAVING A PARCEL ID NUMBER OF 1749007207), SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY OF LIGON MILL ROAD, SAID POINT BEING THE POINT OF BEGINNING AND MAKING THE FOLLOWING CALLS TO BE DESIGNATED AS ZONE NMX WITHIN THE CORPORATE LIMITS OF WAKE FOREST:

NORTH 80°59'49.32" EAST A DISTANCE OF 44.0' TO A COMPUTED POINT ON THE CENTERLINE OF LIGON MILL ROAD,
THENCE, ALONG SAID CENTERLINE, SOUTH 09°00'10.68" EAST A DISTANCE OF 160.6' TO A COMPUTED POINT ON THE CENTERLINE OF LIGON MILL ROAD,
THENCE, ALONG THE CENTERLINE OF LIGON MILL ROAD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.0', A DISTANCE OF 136.4', SAID CURVE HAVING CHORD BEARING SOUTH 04°01'35.46" WEST AND CHORD DISTANCE OF 135.3' TO A COMPUTED POINT, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF LIGON MILL ROAD AND BURLINGTON MILLS ROAD,
THENCE, ALONG THE CENTERLINE OF BURLINGTON MILLS ROAD, NORTH 88°34'42.04" WEST A DISTANCE OF 433.9' TO A COMPUTED POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD,
THENCE, LEAVING SAID CENTERLINE, NORTH 01°25'17.96" EAST A DISTANCE OF 52.0' TO A COMPUTED POINT ON THE NORTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD,
THENCE, LEAVING SAID RIGHT OF WAY, NORTH 01°20'06.30" EAST A DISTANCE OF 93.4' TO A COMPUTED POINT;
THENCE, ALONG A CURVE TO THE LEFT WITH RADIUS OF 276.5', A DISTANCE OF 29.7', SAID CURVE HAVING CHORD BEARING NORTH 01°44'27.17" WEST AND CHORD DISTANCE OF 29.7' TO A COMPUTED POINT;
THENCE, NORTH 04°49'00.63" WEST A DISTANCE OF 42.6' TO A COMPUTED POINT,
THENCE, NORTH 81°09'13.16" EAST A DISTANCE OF 380.2' TO A COMPUTED POINT, SAID COMPUTED POINT BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 2.57 ACRES, MORE OR LESS.

2.57 ACRES TOTAL ZONED NMX-CD



Bateman Civil Survey Company, PC

2524 Reliance Ave
Apex, NC 27539

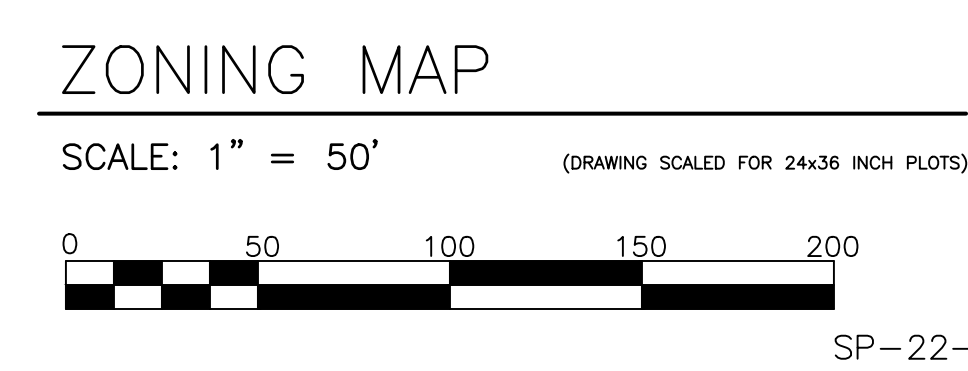
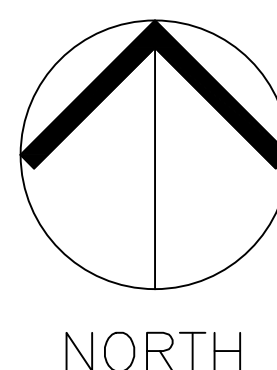
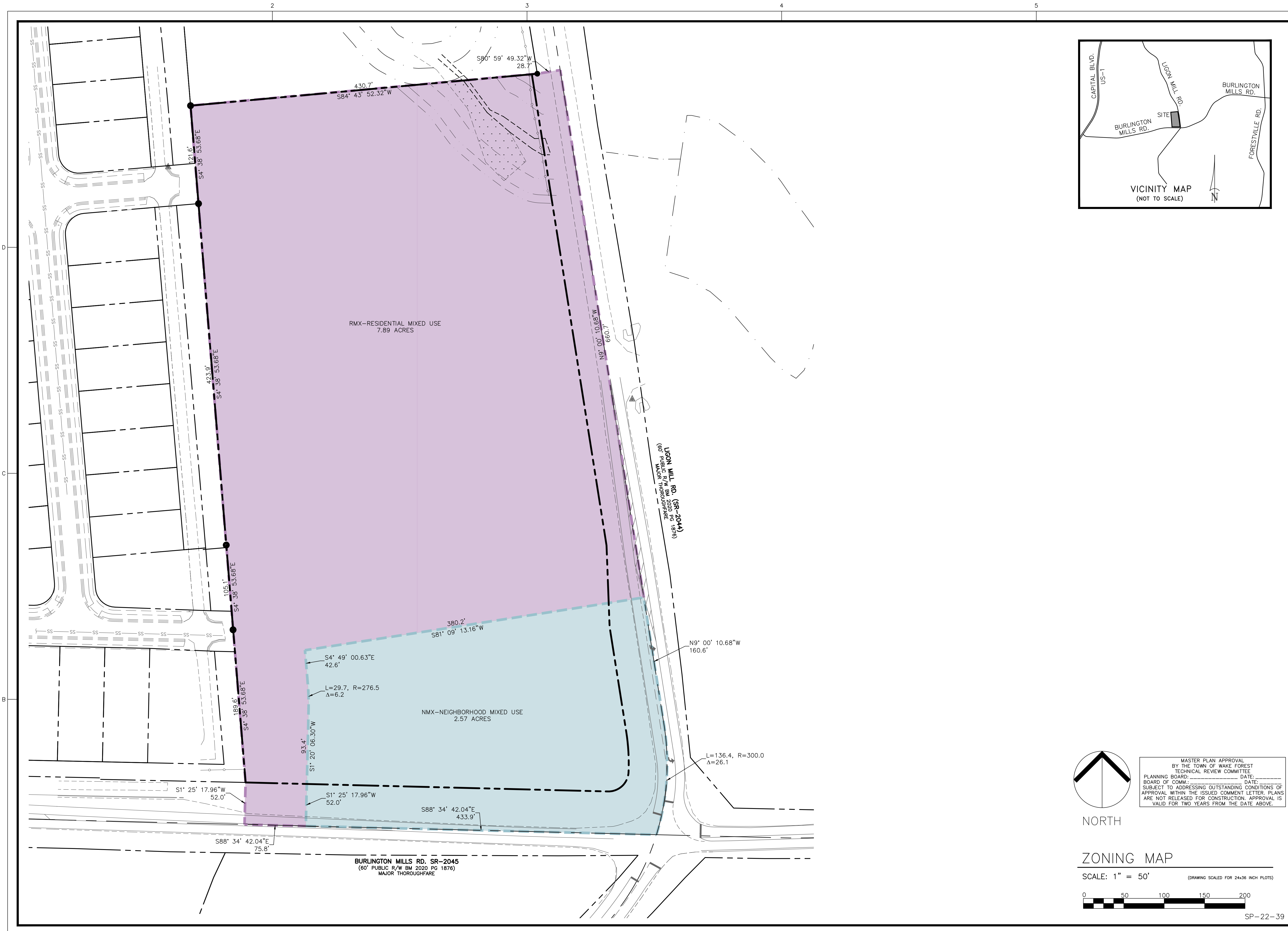
Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

Legal Description for Zone RMX at PINs 1749006732 & 1749007207

BEGINNING AT A COMPUTED POINT ON THE NORTH-WESTERN BOUNDARY OF EUNICE M. ROGERS HEIRS (AS SHOWN IN BOOK OF MAPS 2018, PAGE 517 AS LOT 2 IN WAKE COUNTY REGISTER OF DEEDS AND HAVING A PARCEL ID NUMBER OF 1749006732), SAID POINT BEING THE POINT OF BEGINNING AND MAKING THE FOLLOWING CALLS TO BE DESIGNATED AS ZONE RMX WITHIN THE CORPORATE LIMITS OF WAKE FOREST:

NORTH 84°43'52.32" EAST A DISTANCE OF 430.7' TO A COMPUTED POINT ON THE WESTERN RIGHT OF WAY OF LIGON MILL ROAD;
THENCE, INTO SAID RIGHT OF WAY, NORTH 80°59'49.32" EAST A DISTANCE OF 28.7' TO A COMPUTED POINT ON THE CENTERLINE OF LIGON MILL ROAD;
THENCE ALONG THE CENTERLINE OF SAID RIGHT OF WAY, SOUTH 09°00'10.68" EAST A DISTANCE OF 660.7' TO A COMPUTED POINT ON THE CENTERLINE OF LIGON MILL ROAD;
THENCE, LEAVING THE CENTERLINE OF SAID RIGHT OF WAY, SOUTH 80°59'49.32" WEST A DISTANCE OF 44.0' TO A COMPUTED POINT ON THE WESTERN RIGHT OF WAY OF LIGON MILL ROAD;
THENCE, SOUTH 81°09'13.16" WEST A DISTANCE OF 380.2' TO A COMPUTED POINT;
THENCE SOUTH 04°49'00.63" EAST A DISTANCE OF 42.6' TO A COMPUTED POINT;
THENCE, ALONG A CURVE TO THE RIGHT WITH RADIUS OF 276.5', A DISTANCE OF 29.7', SAID CURVE HAVING CHORD BEARING SOUTH 01°44'27.17" EAST AND CHORD DISTANCE OF 29.7' TO A COMPUTED POINT;
THENCE SOUTH 01°20'06.30" WEST A DISTANCE OF 93.4' TO A COMPUTED POINT IN THE NORTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD;
THENCE, INTO SAID RIGHT OF WAY, SOUTH 01°25'17.96" WEST A DISTANCE OF 52.0' TO A COMPUTED POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD;
THENCE ALONG THE CENTERLINE OF SAID RIGHT OF WAY, NORTH 88°34'42.04" WEST A DISTANCE OF 75.8' TO A COMPUTED POINT ON THE CENTERLINE OF BURLINGTON MILLS ROAD;
THENCE, LEAVING THE CENTERLINE OF SAID RIGHT OF WAY, NORTH 01°25'17.96" EAST A DISTANCE OF 52.0' TO A COMPUTED POINT ON THE NORTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF PARCEL ID NUMBER 1749007207;
THENCE, LEAVING SAID RIGHT OF WAY, NORTH 04°38'53.68" WEST A DISTANCE OF 189.6' TO A COMPUTED POINT;
THENCE NORTH 04°38'53.68" WEST A DISTANCE OF 105.1' TO A COMPUTED POINT;
THENCE NORTH 04°38'53.68" WEST A DISTANCE OF 423.9' TO A COMPUTED POINT;
THENCE NORTH 04°38'53.68" WEST A DISTANCE OF 121.6' TO A COMPUTED POINT, SAID COMPUTED POINT BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 7.89 ACRES, MORE OR LESS.

7.89 ACRES TOTAL ZONED RMX-CD



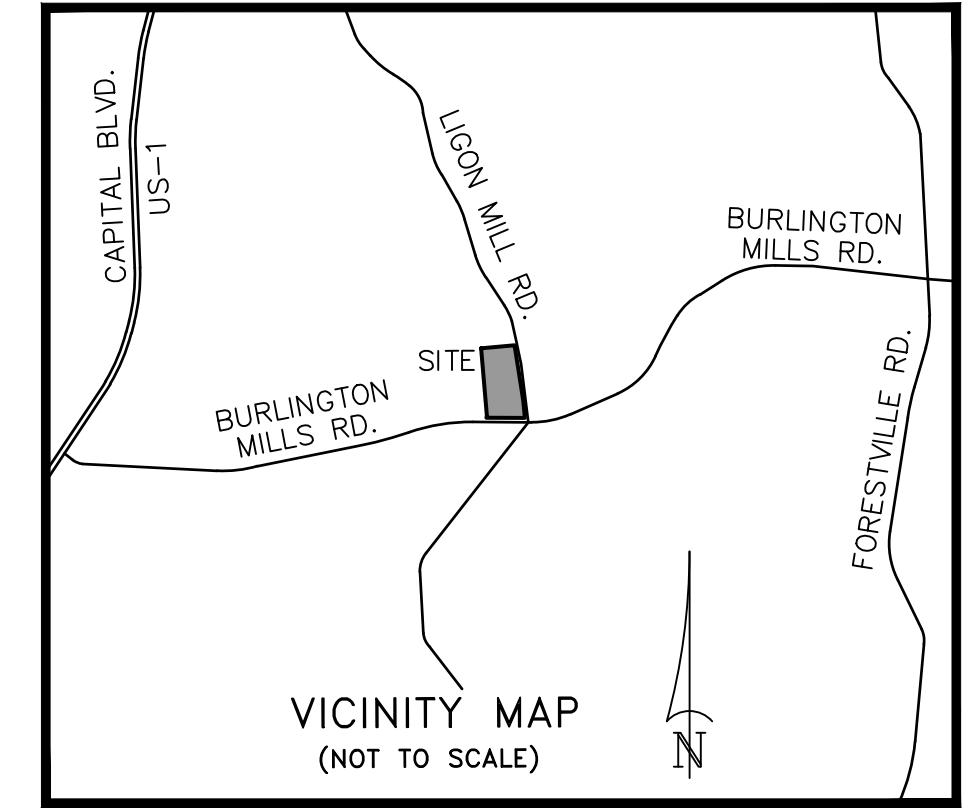
MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF
APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS
ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS
VALID FOR TWO YEARS FROM THE DATE ABOVE.

ZONING MAP

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)



SP-22-39



CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING
LICENSE NO. P-0803

PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 OGDEN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

DATE:
30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
19 APR 2023

MASTER
SITE PLAN

ZONING
MAP

Job Code: **PGBMR**

Dwg No.
**MP
1.1**

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Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-09: Burlington Mills Mixed-Use Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-09 is consistent with the 2022 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 Transit-Supportive Residential and Neighborhood Commercial Future Land Uses in the Community Plan.
2. The proposed rezoning support Community Plan policies related to Community Character by providing a commitment to provide outdoor spaces with public art at the corner of Burlington Mills Road and Ligon Mill Road.
3. The proposed rezoning support Community Plan policies related to Commercial Development by providing a multi-story mixed-use building commitment.
4. The proposed rezoning supports Community Plan policies related to Residential Character by creating a pedestrian-friendly environment.

BURLINGTON MILLS RD. MIXED USE

3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.

Wake Forest, North Carolina

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- UNDER NCGS 70 29-33 - THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT ANY INADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRES THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE BE FOLLOWED.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. ELEVATIONS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.

MAXIMUM BUILDING SETBACK NOTE

WAKE FOREST UDO 8.5.2.B.4
WHEN MAXIMUM FRONT SETBACKS ARE REQUIRED BY THE ZONING DISTRICT AND THE REQUIRED STREET YARD BUFFER EXCEEDS THE DEPTH OF THE SETBACK, THE STREET YARD BUFFER SHALL DETERMINE THE SETBACK DIMENSION.

ZONING CONDITIONS: (RZ-22-09)

ZONING CONDITIONS COMMON TO ENTIRE PROJECT

- SITE MASTER PLAN (SP-22-39) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS TO 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 SITE MASTER PLAN.
- MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 3 STORIES.
- TRAFFIC CALMING MEASURES SHALL BE INSTALLED AT THURMAN DAIRY LOOP AND SLOWO COURT CONNECTIONS AS SHOWN ON THE MASTER PLANS. MEASURES INCLUDE NARROWED PAVEMENT, ELEVATED PEDESTRIAN CROSSINGS AND ALL-WAY STOPS AS APPROVED BY THE TOWN OF WAKE FOREST DURING CONSTRUCTION PLAN REVIEW.
- A 6' TALL WOODEN SCREENING FENCE SHALL BE PLACED AT OR NEAR THE PROPERTY LINE TO THE WEST BETWEEN THURMAN DAIRY LOOP AND THE NORTHERN PROPERTY LINE. THE FENCE SHALL BE PAINTED BLACK TO MATCH THE NEIGHBORHOOD TO THE WEST. THE FENCE WILL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.
- DEVELOPER WILL INSTALL ADDITIONAL UNDERSTORY EVERGREEN PLANTINGS IN AREAS WHERE SPACE IS AVAILABLE WITHIN THE 20' TYPE C BUFFER ALONG THE WESTERN PROPERTY LINE. ANY AREA WITH A 10 FOOT DIAMETER RADIUS WITH NO TREES GREATER THAN 3 INCHES IN DIAMETER SHALL BE PLANTED WITH UNDERSTORY EVERGREEN PLANTINGS. MINIMUM SEPARATION TO EXISTING TREES IS FIVE FEET.
- DEVELOPER WILL EXTEND SIDEWALKS OR MULTI-USE PATHS BEYOND PROPERTY FRONTAGE TO CONNECT TO EXISTING PEDESTRIAN INFRASTRUCTURE AS SHOWN ON THE MASTER PLANS. THESE CONNECTIONS ARE PROPOSED WITHIN THE EXISTING RIGHT OF WAY OF EXISTING ROADWAYS. THE EXTENSIONS ARE SHOWN ALONG SLOWO COURT, THURMAN DAIRY LOOP AND BURLINGTON MILLS ROAD. AN EASEMENT WILL BE PROVIDED FOR A FUTURE BUS SHELTER ON LIGON MILL ROAD. FINAL DETERMINATION OF LOCATION WILL BE MADE DURING CONSTRUCTION DRAWING PROCESS.
- ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TIA AND UDO. THE DEVELOPER SHALL BE RESPONSIBLE FOR STUDYING IF SIGNALIZATION IS WARRANTED AT THE INTERSECTION OF BURLINGTON MILLS DRIVE AND KITCHIN FARMS WAY. MONITORING SHALL BE DONE AT THE TIME THAT THE COMMERCIAL SITE PLAN IS SUBMITTED FOR THE SUBJECT PROPERTY. IF IT IS DETERMINED THAT A TRAFFIC SIGNAL IS WARRANTED, THE DEVELOPER SHALL PROVIDE A PROPORTIONAL FEE-IN-LIEU PAYMENT PRIOR TO THE APPROVAL OF THE COMMERCIAL CONSTRUCTION DRAWINGS.

MULTI-FAMILY/APARTMENTS (RMX-CD)

- ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
 - MULTI-FAMILY
 - HOME OCCUPATION
- FOUNDATION PLANTINGS WILL BE PROVIDED ALONG THE FRONT AND SIDE OF EACH APARTMENT BUILDING AT 4 FEET ON-CENTER.
- WHERE BUILDING NUMBER THREE IS ADJACENT TO LIGON MILL ROAD THE DEVELOPER REQUESTS A STREET YARD BUFFER REDUCTION FROM 20 FEET TO 16.1 FEET IN THE AREA SHOWN ON SHEET MP 2.0. THIS REQUEST IS DUE TO A JOG IN THE RIGHT-OF-WAY CREATED BY THE PROPOSED RIGHT TURN LANE.
- ACTIVE RECREATION AMENITIES SHALL INCLUDE A POOL, CLUBHOUSE WITH GYM, DOG PARK, AND OUTDOOR PLAYGROUND.
- ONCE COMPLETE, THE OWNER SHALL PROVIDE AS PART OF THE PROJECT 2 WORKFORCE HOUSING DWELLING UNITS (A "WORKFORCE HOUSING UNIT"), A WORKFORCE HOUSING UNIT IS ANY DWELLING UNIT AT THE PROJECT DESIGNATED BY OWNER, IN OWNER'S DISCRETION, TO BE OFFERED FOR RENT AT AN EFFECTIVE MONTHLY RENTAL RATE EQUAL TO OR LESS THAN THE MAXIMUM AFFORDABLE RENTAL RATE SET FORTH BY FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") (THE "RENTAL RATE"), FOR A RENTER WITH AN INCOME OF 80% AMI (AREA MEDIAN INCOME) IN THE RALEIGH, NC MSA AREA. OWNER SHALL UPDATE THE RENTAL RATE FOR EACH WORKFORCE HOUSING UNIT THEN BEING MARKETED FOR RENT ANNUALLY BASED ON THE CURRENT UPDATED AMI PUBLISHED BY HUD. THE WORKFORCE HOUSING UNITS SHALL BE OFFERED FOR RENT FOR A PERIOD OF 15 YEARS, WHICH PERIOD SHALL COMMENCE UPON RECEIPT OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROJECT. IN THE EVENT THE TOWN OF WAKE FOREST OR WAKE COUNTY ESTABLISHES A PROGRAM IN THE FUTURE WHICH PROVIDES INCENTIVES FOR WORKFORCE HOUSING UNITS, THIS PROJECT SHALL BE ELIGIBLE TO PARTICIPATE IN SUCH A PROGRAM IF QUALIFICATIONS OF SUCH PROGRAM ARE MET. BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING OWNER'S RECEIPT OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE OWNER OF RECORD SHALL PROVIDE AN ANNUAL CERTIFICATE OF COMPLIANCE WITH THIS ZONING CONDITION TO THE TOWN OF WAKE FOREST PLANNING DEPARTMENT, WHICH LISTS THE 80% RENTAL RATE FOR 2 WORKFORCE HOUSING UNITS, NO LATER THAN DECEMBER 31ST.

MIXED-USE OUTPARCEL (NMX-CD)

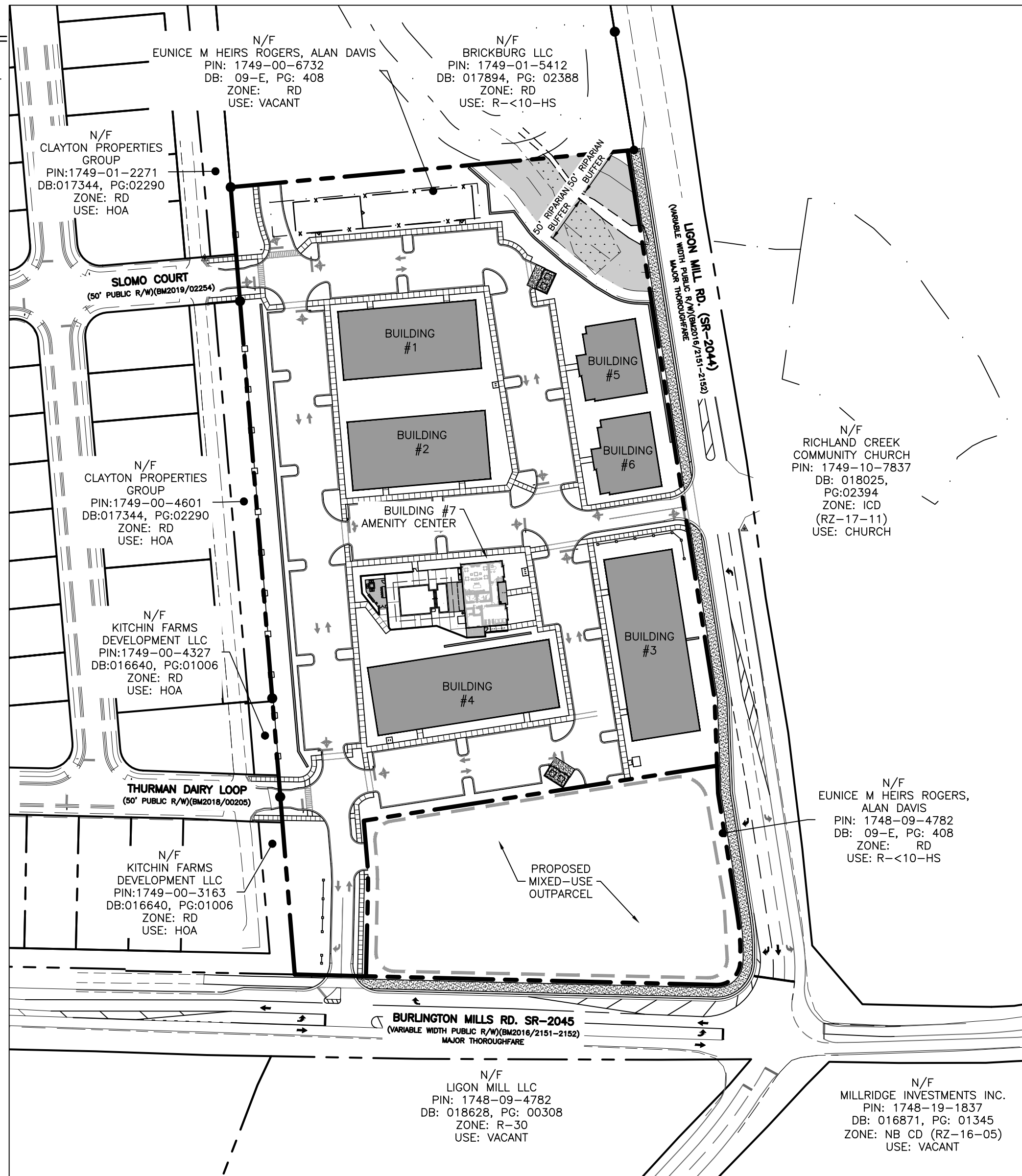
- ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
 - DWELLING-MULTIFAMILY-ABOVE GROUND FLOOR ONLY
 - ATM (INCORPORATED INTO A BUILDING ONLY)
 - DRY CLEANING
 - MEDICAL CLINIC
 - PERSONAL SERVICES
 - PROFESSIONAL SERVICES
 - ALCOHOLIC BEVERAGE SALES STORE
 - AMUSEMENT, INDOOR
 - BAR/TAVERN
 - GENERAL COMMERCIAL
 - OUTDOOR SEATING (ACCESSORY TO A PRIMARY USE)
 - RESTAURANT
 - RECREATION FACILITY/INDOOR
 - STUDIO-ART, DANCE, MARTIAL ARTS, MUSIC
- THE AREA ZONED NMX WILL BE CLEARED OF EXISTING STRUCTURES IN PREPARATION FOR THE SALE/DEVELOPMENT OF FUTURE COMMERCIAL USES. LAND DISTURBING ACTIVITY RELATED TO ROADWAY IMPROVEMENTS REQUIRED BY THE TIA AND TOWN OF WAKE FOREST FRONTAGE WIDENING IMPROVEMENTS WILL BE INSTALLED PRIOR TO THE 1ST RESIDENTIAL CERTIFICATE OF OCCUPANCY. NO OTHER LAND DISTURBING ACTIVITIES WILL OCCUR WITHIN THIS AREA UNTIL PERMITS AND APPROVALS HAVE BEEN GRANTED BY THE TOWN OF WAKE FOREST.
- DEVELOPER WILL INSTALL A PUBLIC ART FEATURE NEAR THE CORNER OF BURLINGTON MILLS ROAD AND LIGON MILL ROAD. IT MAY BE INCORPORATED WITH AN OUTDOOR PATIO OR GATHERING SPACE. PUBLIC ART MAY BE A SCULPTURE, FOUNTAIN OR MURAL.
- VEHICULAR PARKING FOR THE COMMERCIAL USES SHALL BE ORIENTED TO THE SIDE AND REAR OF THE BUILDINGS.
- THE DEVELOPER WILL PROVIDE AN OUTDOOR SEATING/GATHERING AREA OR PATIO ADJUTING EITHER BURLINGTON MILLS ROAD, LIGON MILL ROAD, OR BOTH. PATIO MAY ENCRACH ON STREETYARD BUFFER UP TO 5'.
- A THIRTY FOOT WIDE MAXIMUM BUILDING SETBACK FROM THE PRINCIPAL FRONT STREET WILL BE PROVIDED WITH THIS PROJECT. BURLINGTON MILLS ROAD IS THE PRIMARY FRONTAGE FOR THIS PROJECT.
- THE DEVELOPER SHALL PROVIDE MINIMUM 30% OF THE FIRST FLOOR BUILDING AREA AS AN UPPER FLOOR USABLE AREA. USES ENVISIONED FOR UPPER FLOOR INCLUDE OFFICE, RESTAURANT, ROOFTOP BAR, ROOFTOP PATIO, MULTI-FAMILY, STUDIO, OR INDOOR RECREATION. ALLOWED USES FOR UPPER STORIES MAY INCLUDE ANY USES LISTED UNDER MIXED-USE OUTPARCEL (NMX-CD) CONDITION #14.
- THE DEVELOPER SHALL PROVIDE MINIMUM 30% BUILDING FRONTAGE COVERAGE ALONG A COMBINATION OF BOTH BURLINGTON MILLS AND LIGON MILL ROADS.

COMPLIANCE NOTES

WAKE FOREST UDO 3.2.1.A

"WHEN PERMITTED IN ONE OF THESE DISTRICTS, DWELLING TYPES SHALL BE LOCATED WITHIN ONE-QUARTER MILE OF AN OFFICE/SERVICE, COMMERCIAL/ENTERTAINMENT OR CIVIL USE. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING RESIDENTIAL DEVELOPMENTS OR LOTS OF RECORD."

- MULTI-FAMILY COMPLIES - PROJECT PROPOSING NEW COMMERCIAL AT INTERSECTION AND RICHLAND CREEK CHURCH WITHIN ONE-QUARTER MILE.



FLOODPLAIN NOTE:

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3720174900K
EFFECTIVE DATE: JUL 19, 2022

THIS SITE DOES NOT CONTAIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720174900K DATED 07/19/2022.

THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT ARE WITHIN ZONE X OF THE FEMA FIRM PANEL No. 3720174900K.

TRAFFIC IMPACT ANALYSIS (TIA) NOTE:

THE INTENT OF THE GAS STATION IN THE TIA WAS TO PROVIDE A WORST CASE TRAFFIC SCENARIO. A TRIP GENERATION TABLE WILL NEED TO BE PROVIDED WHEN THE COMMERCIAL/ MIXED USE PARCEL IS DEVELOPED TO ENSURE THE ACTUAL USE TRIPS DO NOT EXCEED THE TRIPS ACCOUNTED FOR IN THE TIA. IF THERE IS A SUBSTANTIAL DIFFERENCE, THE TIA WILL NEED TO BE UPDATED.

DRAWINGS INDEX:

MP 0.1	COVER SHEET
MP 1.0	EXISTING CONDITIONS & DEMO PLAN
MP 2.0	SITE MASTER PLAN
MP 3.0	PRELIMINARY GRADING & DRAINAGE PLAN
MP 4.0	UTILITY PLAN
MP 5.0	ROADWAY PLAN
MP 6.0	TREE SURVEY
MP 7.0	LANDSCAPE PLAN
MP 8.0	PRELIMINARY LIGHTING PLAN

CONTACT:
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RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: srn@thesitegroup.net

CLIENT:
PARK GROVE REALTY, LLC
ATTN: ANDREW BODOWES
46 PRINCE STREET, STE 2003
ROCHESTER NY, 14607
PHONE: (585) 435-4766
E-MAIL: abodowes@parkgrovelc.com

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	NEIGHBORHOOD COMMERCIAL
3133 BURLINGTON MILLS RD.	TRANSIT-SUPPORTIVE RESIDENTIAL
8993 LIGON MILL RD.	
GROSS SITE AREA:	
8993 LIGON MILL RD.	242,303 SF. / 5.56 AC.
3133 BURLINGTON MILLS RD.	201,495 SF. / 4.62 AC.
EX. AREA WITHIN RIGHT OF WAY:	27,695 SF. / 0.64 AC.
TOTAL GROSS SITE:	416,103 SF. / 9.55 AC.
RIGHT OF WAY DEDICATION:	22,484 SF. / 0.52 AC.
NET SITE AREA:	393,619 SF. / 9.04 AC.
NEW MULTI-FAMILY SITE AREA:	316,100 SF. / 7.26 AC.
NEW MIXED-USE SITE AREA:	77,519 SF. / 1.78 AC.

JURISDICTION:	WAKE FOREST
PROPOSED ZONING:	RESIDENTIAL MIXED USE- CONDITIONAL DISTRICT (RMX-CD)
(AREAS CALCULATED TO C/L OF ROAD)	(343,824 SF. / 7.89 AC.) NEIGHBORHOOD MIXED USE- CONDITIONAL DISTRICT (NMX-CD) (111,834 SF. / 2.57 AC.)
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	18' MAX.
SIDE STREET SETBACK:	5' MIN.
SIDE (ADJ. LOT) SETBACK:	0' MIN.
REAR SETBACK:	5' MIN.
NMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	20' MIN., 30' MAX.
SIDE STREET/SECONDARY SETBACK:	20' MIN.
SIDE (ADJ. LOT) SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.

MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	
APARTMENTS:	164,746 SF.
CLUBHOUSE:	44,000 SF.
COMMERCIAL:	TO BE DETERMINED
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NMX BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	
MULTI-FAMILY (1.8/UNIT)	260 REQ'D/266 PROVIDED
GENERAL COMMERCIAL (1/350 SF)	AS REQ'D AT SITE PLAN
BICYCLE PARKING:	
MULTI-FAMILY (2/40 AUTO SPACES)	7 REQ'D/8 PROVIDED
MF REC FACILITY (4 OR 1/30 UNITS)	5 REQ'D/6 PROVIDED
GENERAL COMMERCIAL (2/40 AUTO SPACES)	AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	16,137 SF. REQ'D, 32,364 SF. (10.2%) PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,455 SF. REQ'D, 6,596 SF. (2.1%) PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. (36.7%) PRO'D
EXISTING IMPERVIOUS AREA (%):	5,260 SF. / 0.12 AC. (1.3%)
PROPOSED IMPERVIOUS AREA (%):	251,896 SF. / 5.78 AC. (64%) INCLUDES 54,773 SF. FOR FUTURE MIXED-USE PARCEL

OPEN SPACE CALCULATIONS NOTE:

OPEN SPACE REQUIREMENTS FOR RMX ZONED PORTIONS OF THE PROPERTY ARE CALCULATED USING THE TOTAL AREA FOR THE RMX ZONED PROPERTY MINUS THE EXISTING PROPERTY AREA WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY DEDICATIONS REQUIRED AS PART OF THIS DEVELOPMENT ARE NOT REMOVED FROM THE TOTAL FOR PURPOSES OF THIS CALCULATION.

TOTAL RMX ZONED PROPERTY FOR CALCULATION = 322,740 SF./ 7.41 AC.



NORTH

COVER SHEET

SCALE: 1" = 100'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



SP-22-39



NC ENGINEERING
LICENSE NO. P-0803



PRELIMINARY
FOR REVIEW ONLY



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E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

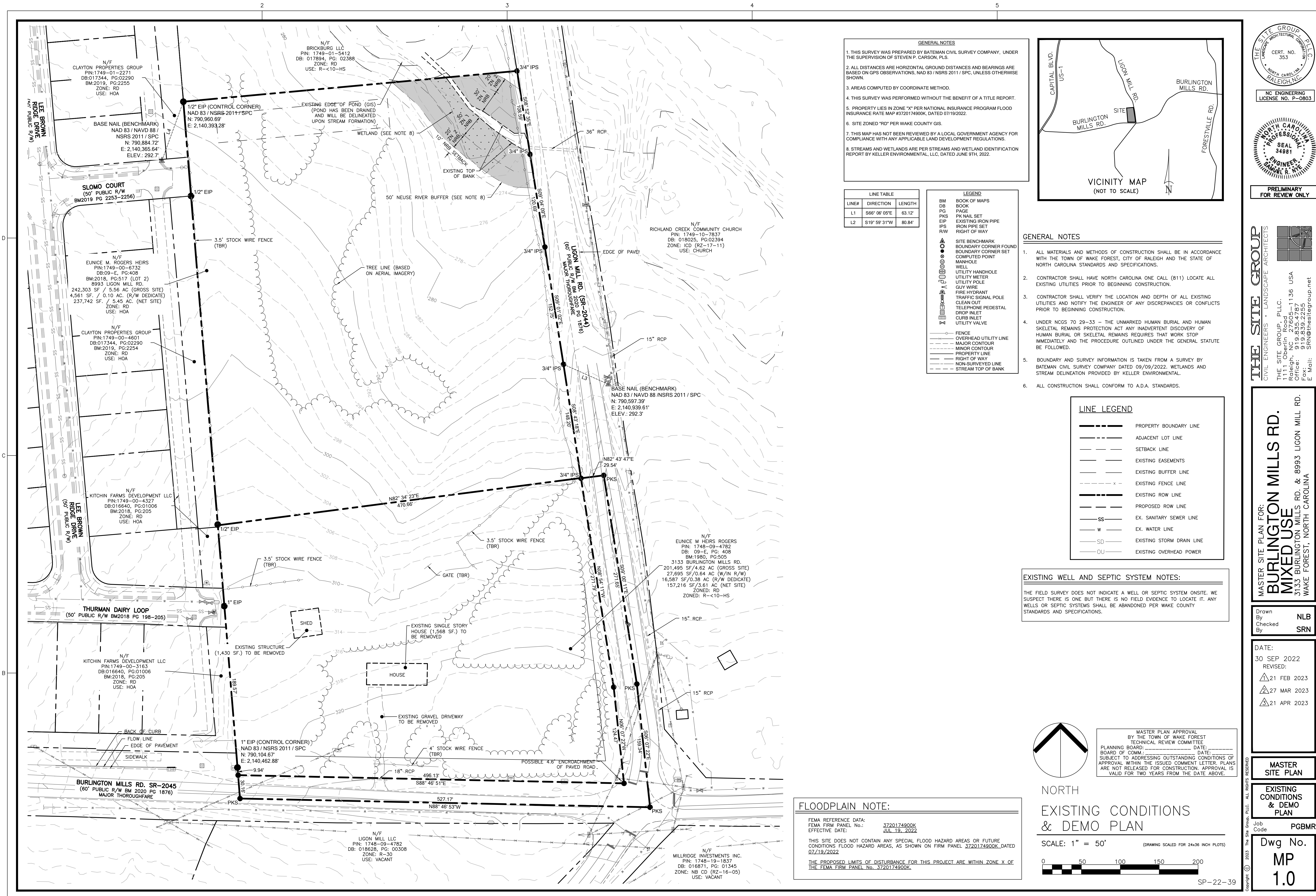
DATE:
30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023
26 APR 2023
03 MAY 2023
25 MAY 2023
01 JUN 2023

MASTER
SITE PLAN

COVER
SHEET

Job Code: **PGBMR**

Dwg No.
**MP
0.1**



GENERAL NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.

3. AREAS COMPUTED BY COORDINATE METHOD.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

5. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720174900K, DATED 07/19/2022.

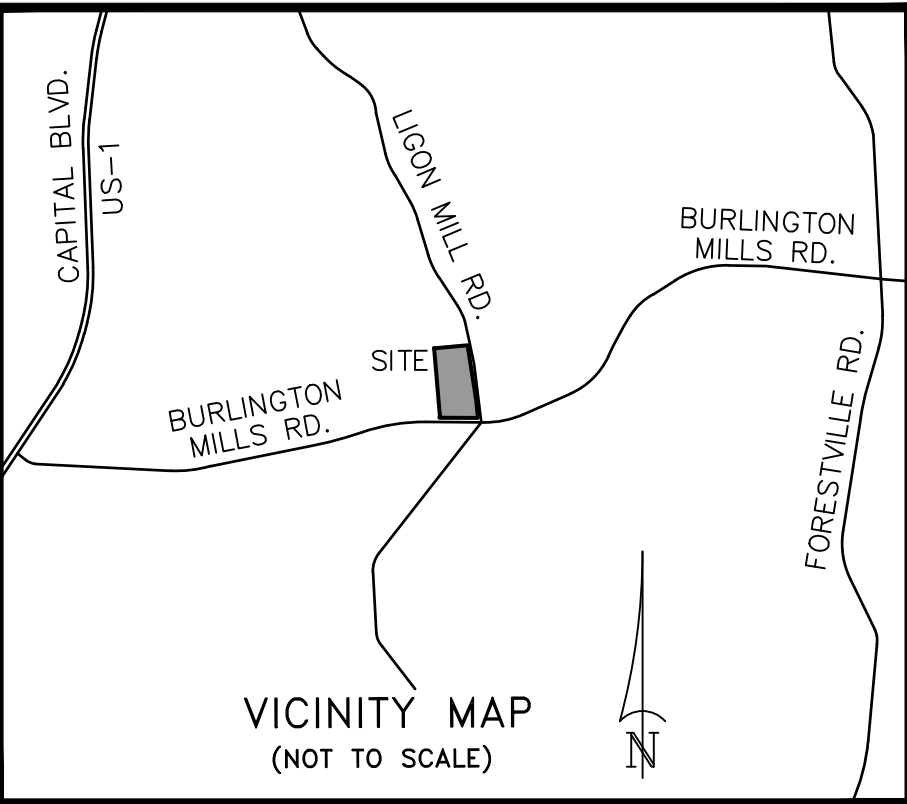
6. SITE ZONED "RD" PER WAKE COUNTY GIS.

7. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

8. STREAMS AND WETLANDS ARE PER STREAMS AND WETLAND IDENTIFICATION REPORT BY KELLER ENVIRONMENTAL, LLC, DATED JUNE 9TH, 2022.

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S66° 06' 05"E	63.12'
L2	S19° 59' 31"W	80.84'

LEGEND	
BM	BOOK OF MAPS
DB	BOOK
PG	PAGE
PKS	PK NAIL SET
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
R/W	RIGHT OF WAY
▲	SITE BENCHMARK
●	BOUNDARY CORNER FOUND
○	BOUNDARY CORNER SET
○	COMPUTED POINT
○	MANHOLE
○	WELL
○	UTILITY HANDHOLE
○	UTILITY METER
○	UTILITY POLE
○	GUY WIRE
○	FIRE HYDRANT
○	TRAFFIC SIGNAL POLE
○	CLEAN OUT
○	TELEPHONE PEDESTAL
○	DROP INLET
○	CURB INLET
○	UTILITY VALVE
—	FENCE
—	OVERHEAD UTILITY LINE
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	PROPERTY LINE
—	RIGHT OF WAY
—	NON-SURVEYED LINE
—	STREAM TOP OF BANK

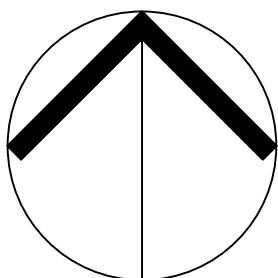


- GENERAL NOTES
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - UNDER NCOS 70 29-33 - THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT ANY UNADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRES THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE BE FOLLOWED.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LINE LEGEND	
---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER

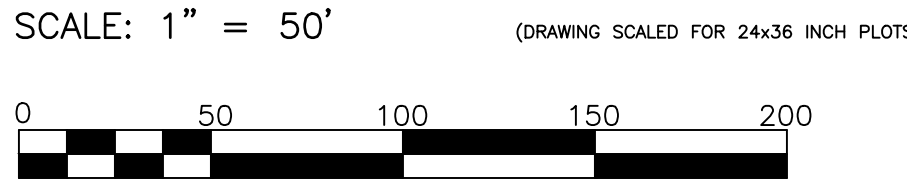
EXISTING WELL AND SEPTIC SYSTEM NOTES:

THE FIELD SURVEY DOES NOT INDICATE A WELL OR SEPTIC SYSTEM ONSITE. WE SUSPECT THERE IS ONE BUT THERE IS NO FIELD EVIDENCE TO LOCATE IT. ANY WELLS OR SEPTIC SYSTEMS SHALL BE ABANDONED PER WAKE COUNTY STANDARDS AND SPECIFICATIONS.



NORTH

EXISTING CONDITIONS
& DEMO PLAN



FLOODPLAIN NOTE:

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3720174900K
EFFECTIVE DATE: JUL 19, 2022

THIS SITE DOES NOT CONTAIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720174900K DATED 07/19/2022

THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT ARE WITHIN ZONE X OF THE FEMA FIRM PANEL No. 3720174900K.



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

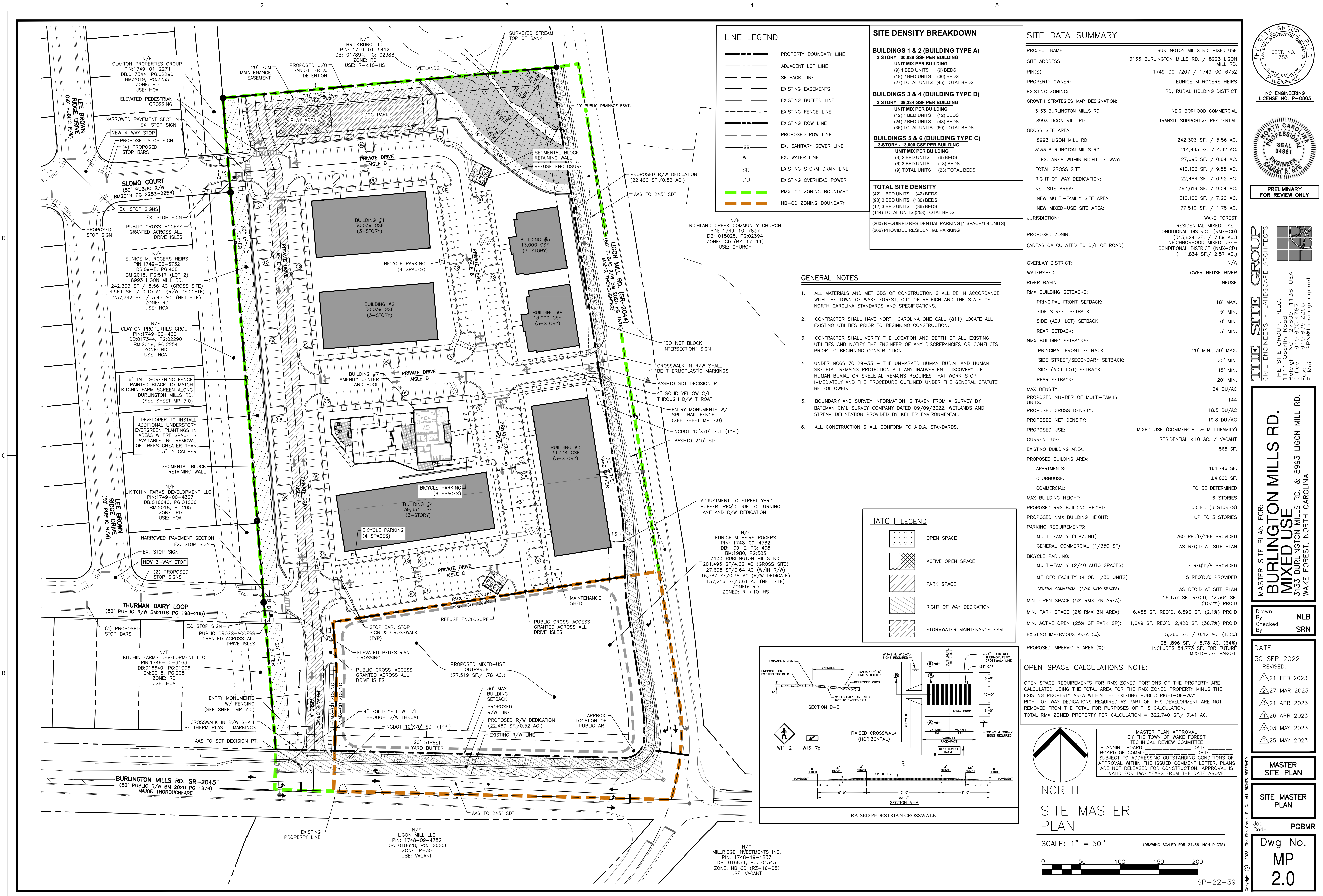
DATE:
30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023

MASTER
SITE PLAN

EXISTING
CONDITIONS
& DEMO
PLAN

Job Code: **PGBMR**

Dwg No.
**MP
1.0**



LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING OVERHEAD POWER
---	RMX-CD ZONING BOUNDARY
---	NB-CD ZONING BOUNDARY

SITE DENSITY BREAKDOWN

BUILDINGS 1 & 2 (BUILDING TYPE A)	
3-STORY - 30,039 GSF PER BUILDING	
UNIT MIX PER BUILDING	
(9) 1 BED UNITS	(9) BEDS
(18) 2 BED UNITS	(36) BEDS
(27) TOTAL UNITS	(45) TOTAL BEDS
BUILDINGS 3 & 4 (BUILDING TYPE B)	
3-STORY - 39,334 GSF PER BUILDING	
UNIT MIX PER BUILDING	
(12) 1 BED UNITS	(12) BEDS
(24) 2 BED UNITS	(48) BEDS
(36) TOTAL UNITS	(60) TOTAL BEDS
BUILDINGS 5 & 6 (BUILDING TYPE C)	
3-STORY - 13,000 GSF PER BUILDING	
UNIT MIX PER BUILDING	
(3) 2 BED UNITS	(6) BEDS
(6) 3 BED UNITS	(18) BEDS
(9) TOTAL UNITS	(23) TOTAL BEDS
TOTAL SITE DENSITY	
(42) 1 BED UNITS	(42) BEDS
(90) 2 BED UNITS	(180) BEDS
(12) 3 BED UNITS	(36) BEDS
(144) TOTAL UNITS	(258) TOTAL BEDS
(260) REQUIRED RESIDENTIAL PARKING (1 SPACE/1.8 UNITS)	
(266) PROVIDED RESIDENTIAL PARKING	

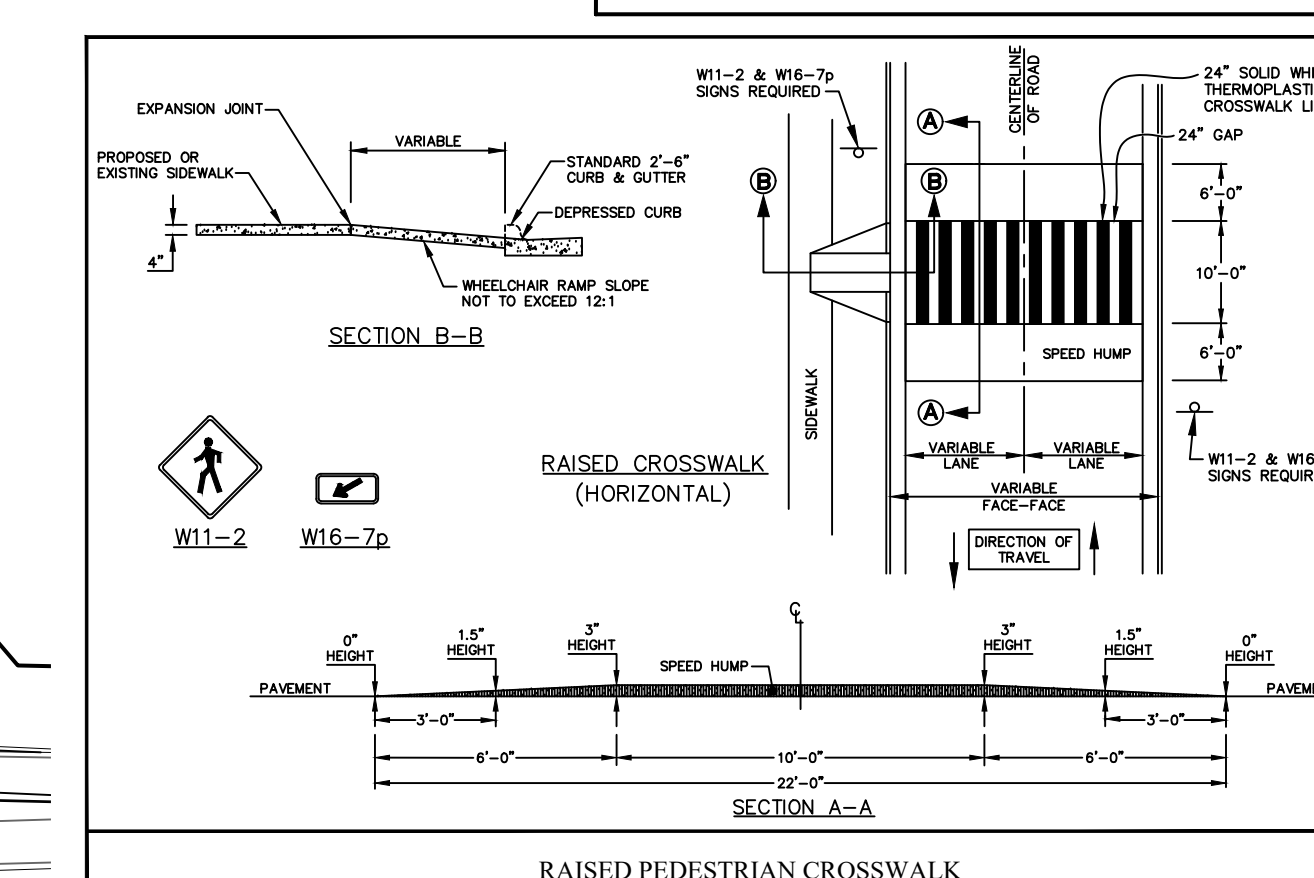
SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	NEIGHBORHOOD COMMERCIAL
8993 LIGON MILL RD.	TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	
8993 LIGON MILL RD.	242,303 SF. / 5.56 AC.
3133 BURLINGTON MILLS RD.	201,495 SF. / 4.62 AC.
EX. AREA WITHIN RIGHT OF WAY:	27,695 SF. / 0.64 AC.
TOTAL GROSS SITE:	416,103 SF. / 9.55 AC.
RIGHT OF WAY DEDICATION:	22,484 SF. / 0.52 AC.
NET SITE AREA:	393,619 SF. / 9.04 AC.
NEW MULTI-FAMILY SITE AREA:	316,100 SF. / 7.26 AC.
NEW MIXED-USE SITE AREA:	77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING:	RESIDENTIAL MIXED USE - CONDITIONAL DISTRICT (RMX-CD)
(AREAS CALCULATED TO C/L OF ROAD)	NEIGHBORHOOD MIXED USE - CONDITIONAL DISTRICT (NMX-CD)
	(111,834 SF. / 2.57 AC.)
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	18' MAX.
SIDE STREET SETBACK:	5' MIN.
SIDE (ADJ. LOT) SETBACK:	0' MIN.
REAR SETBACK:	5' MIN.
NMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	20' MIN., 30' MAX.
SIDE STREET/SECONDARY SETBACK:	20' MIN.
SIDE (ADJ. LOT) SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	
APARTMENTS:	164,746 SF.
CLUBHOUSE:	±4,000 SF.
COMMERCIAL:	TO BE DETERMINED
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NMX BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	
MULTI-FAMILY (1.8/UNIT)	260 REQ'D/266 PROVIDED
GENERAL COMMERCIAL (1/350 SF)	AS REQ'D AT SITE PLAN
BICYCLE PARKING:	
MULTI-FAMILY (2/40 AUTO SPACES)	7 REQ'D/8 PROVIDED
MF REC FACILITY (4 OR 1/30 UNITS)	5 REQ'D/6 PROVIDED
GENERAL COMMERCIAL (2/40 AUTO SPACES)	AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	16,137 SF. REQ'D, 32,364 SF. (10.2%) PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,455 SF. REQ'D, 6,596 SF. (2.1%) PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. (36.7%) PRO'D
EXISTING IMPERVIOUS AREA (%):	5,260 SF. / 0.12 AC. (1.3%)
PROPOSED IMPERVIOUS AREA (%):	251,896 SF. / 5.78 AC. (64%) INCLUDES 54,773 SF. FOR FUTURE MIXED-USE PARCEL

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - UNDER NCOS 70 29-33 - THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT ANY INADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRES THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE BE FOLLOWED.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

HATCH LEGEND

[Hatch Pattern]	OPEN SPACE
[Hatch Pattern]	ACTIVE OPEN SPACE
[Hatch Pattern]	PARK SPACE
[Hatch Pattern]	RIGHT OF WAY DEDICATION
[Hatch Pattern]	STORMWATER MAINTENANCE ESMT.



OPEN SPACE CALCULATIONS NOTE:

OPEN SPACE REQUIREMENTS FOR RMX ZONED PORTIONS OF THE PROPERTY ARE CALCULATED USING THE TOTAL AREA FOR THE RMX ZONED PROPERTY MINUS THE EXISTING PROPERTY AREA WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY DEDICATIONS REQUIRED AS PART OF THIS DEVELOPMENT ARE NOT REMOVED FROM THE TOTAL FOR PURPOSES OF THIS CALCULATION.

TOTAL RMX ZONED PROPERTY FOR CALCULATION = 322,740 SF. / 7.41 AC.

MASTER PLAN APPROVAL

BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE

PLANNING BOARD: _____ DATE: _____
BOARD OF COMM: _____ DATE: _____

SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER, PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

MASTER SITE PLAN

SITE MASTER PLAN

Job Code: PGBMR

Dwg No. MP 2.0

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC

CERT. NO. 353

NC ENGINEERING LICENSE NO. P-0803

THE SITE GROUP, PLLC

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

111.000 N. 27th St. Raleigh, NC 27605-1136 USA

Office: 919.835.4787 Fax: 919.839.2255 E-Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR: BURLINGTON MILLS RD. MIXED USE

3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD. WAKE FOREST, NORTH CAROLINA

Drawn By: NLB

Checked By: SRN

DATE: 30 SEP 2022

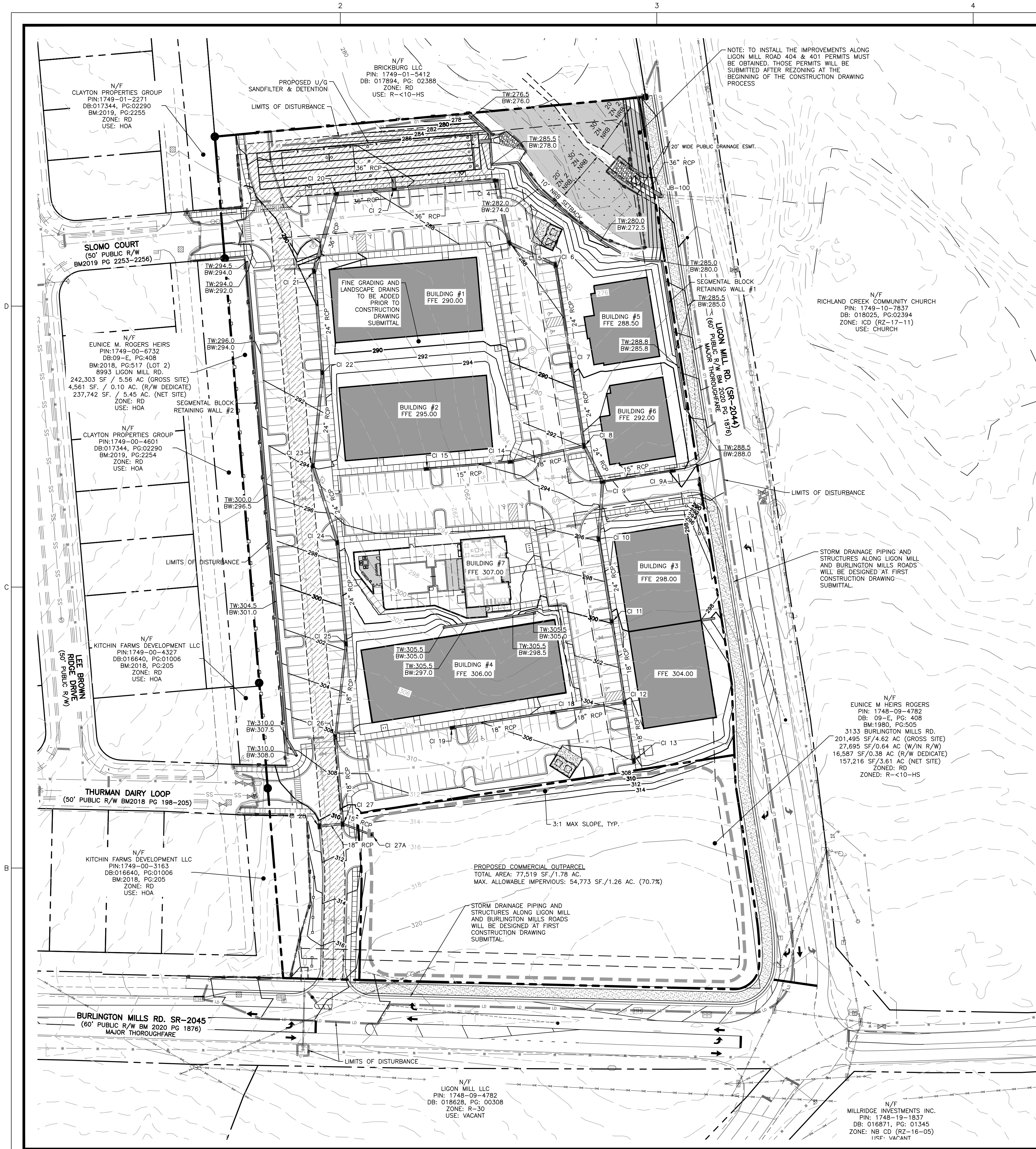
REVISED:

- 21 FEB 2023
- 27 MAR 2023
- 21 APR 2023
- 26 APR 2023
- 03 MAY 2023
- 25 MAY 2023

MASTER SITE PLAN

Job Code: PGBMR

Dwg No. MP 2.0



GRADING NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM WAKE COUNTY GIS. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OR ANY DISCREPANCIES OR CONFLICTS.
7. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
10. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

GENERAL NOTES

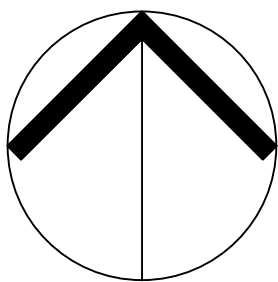
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3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. UNDER NCGS 70-29-33 - THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT ANY INADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRES THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE BE FOLLOWED.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STORM SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI 27A	RM = 314.73 INV OUT = 306.11 (30.2 LF 15" RCP @ 0.86%)
CI 28	RM = 310.27 INV OUT = 304.84 (23.8 LF 18" RCP @ 2.00%)
CI 27	RM = 310.26 INV IN = 304.36 (23.8 LF 18" RCP @ 2.00%) INV IN = 304.64 (30.2 LF 15" RCP @ 4.86%) INV OUT = 304.16 (86.9 LF 18" RCP @ 3.51%)
CI 19	RM = 306.30 INV OUT = 302.00 (100.9 LF 18" RCP @ 0.94%)
CI 26	RM = 306.22 INV IN = 301.11 (86.9 LF 18" RCP @ 3.51%) INV OUT = 300.91 (93.5 LF 18" RCP @ 4.99%)
CI 13	RM = 306.11 INV OUT = 303.08 (58.6 LF 18" RCP @ 6.10%)
CI 18	RM = 305.26 INV IN = 301.05 (100.9 LF 18" RCP @ 0.94%) INV OUT = 300.85 (72.4 LF 18" RCP @ 1.74%)
CI 12	RM = 303.58 INV IN = 299.59 (72.4 LF 18" RCP @ 1.74%) INV IN = 299.51 (58.6 LF 18" RCP @ 6.10%) INV OUT = 299.31 (81.7 LF 18" RCP @ 6.64%)
CI 25	RM = 301.69 INV IN = 296.25 (83.5 LF 18" RCP @ 4.99%) INV OUT = 295.75 (101.1 LF 24" RCP @ 4.84%)
CI 11	RM = 299.91 INV IN = 292.27 (81.7 LF 18" RCP @ 8.64%) INV OUT = 291.77 (83.2 LF 24" RCP @ 2.36%)
CI 24	RM = 297.10 INV IN = 290.86 (101.1 LF 24" RCP @ 4.84%) INV OUT = 290.66 (80.5 LF 24" RCP @ 3.68%)
CI 10	RM = 295.89 INV IN = 289.81 (83.2 LF 24" RCP @ 2.36%) INV OUT = 289.61 (57.5 LF 24" RCP @ 7.46%)
CI 15	RM = 294.39 INV OUT = 290.45 (83.7 LF 15" RCP @ 0.77%)
CI 23	RM = 293.92 INV IN = 287.70 (80.5 LF 24" RCP @ 3.68%) INV OUT = 287.50 (83.2 LF 24" RCP @ 2.49%)
CI 14	RM = 293.77 INV IN = 289.80 (83.7 LF 15" RCP @ 0.77%) INV OUT = 289.55 (75.1 LF 18" RCP @ 3.67%)

STORM SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI 9	RM = 292.40 INV IN = 286.19 (70.4 LF 15" RCP @ 0.59%) INV IN = 285.33 (57.5 LF 24" RCP @ 7.46%) INV OUT = 285.13 (59.3 LF 24" RCP @ 0.68%)
CI 8	RM = 291.96 INV IN = 286.80 (75.1 LF 18" RCP @ 3.67%) INV IN = 284.86 (59.3 LF 24" RCP @ 0.68%) INV OUT = 284.66 (81.2 LF 24" RCP @ 0.60%)
CI 22	RM = 290.73 INV IN = 285.18 (93.2 LF 24" RCP @ 2.49%) INV OUT = 284.98 (101.1 LF 24" RCP @ 0.72%)
CI 9A	RM = 290.00 INV OUT = 286.60 (70.4 LF 15" RCP @ 0.59%)
CI 21	RM = 289.74 INV IN = 284.26 (101.1 LF 24" RCP @ 0.72%) INV OUT = 283.26 (80.1 LF 36" RCP @ 0.64%)
CI 7	RM = 289.23 INV IN = 284.17 (81.2 LF 24" RCP @ 0.60%) INV OUT = 283.97 (100.9 LF 24" RCP @ 0.76%)
CI 20	RM = 288.55 INV IN = 282.74 (80.1 LF 36" RCP @ 0.64%) INV OUT = 282.54 (57.5 LF 36" RCP @ 4.85%)
CI 5	RM = 287.99 INV IN = 282.52 (51.3 LF 24" RCP @ 0.94%) INV OUT = 281.52 (63.5 LF 36" RCP @ 0.74%)
CI 2	RM = 287.81 INV IN = 279.74 (57.8 LF 36" RCP @ 4.85%) INV IN = 279.99 (101.4 LF 36" RCP @ 0.17%) INV OUT = 279.80 (11.4 LF 36" RCP @ 3.12%)
SF 1	RM = 287.65
CI 6	RM = 287.46 INV IN = 283.20 (100.9 LF 24" RCP @ 0.76%) INV OUT = 283.00 (51.3 LF 24" RCP @ 0.94%)
CI 4	RM = 287.05 INV IN = 281.05 (63.5 LF 36" RCP @ 0.74%) INV OUT = 280.16 (101.4 LF 36" RCP @ 0.17%)
JB-100	RM = 279.80 INV OUT = 270.50 (25.0 LF 36" RCP @ 2.00%)

LINE LEGEND

- PROPERTY BOUNDARY LINE
- - - ADJACENT LOT LINE
- SETBACK LINE
- - - EXISTING EASEMENTS
- - - EXISTING FENCE LINE
- - - EXISTING ROW LINE
- PROPOSED ROW LINE
- SS --- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- TP --- TREE PROTECTION FENCE LINE
- LD --- LIMITS OF DISTURBANCE LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE



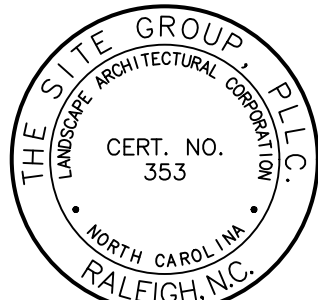
PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF
APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS
ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS
VALID FOR TWO YEARS FROM THE DATE ABOVE.



NC ENGINEERING
LICENSE NO. P-0803



PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 South Blvd.
Raleigh, NC 27605-1136 USA
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Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

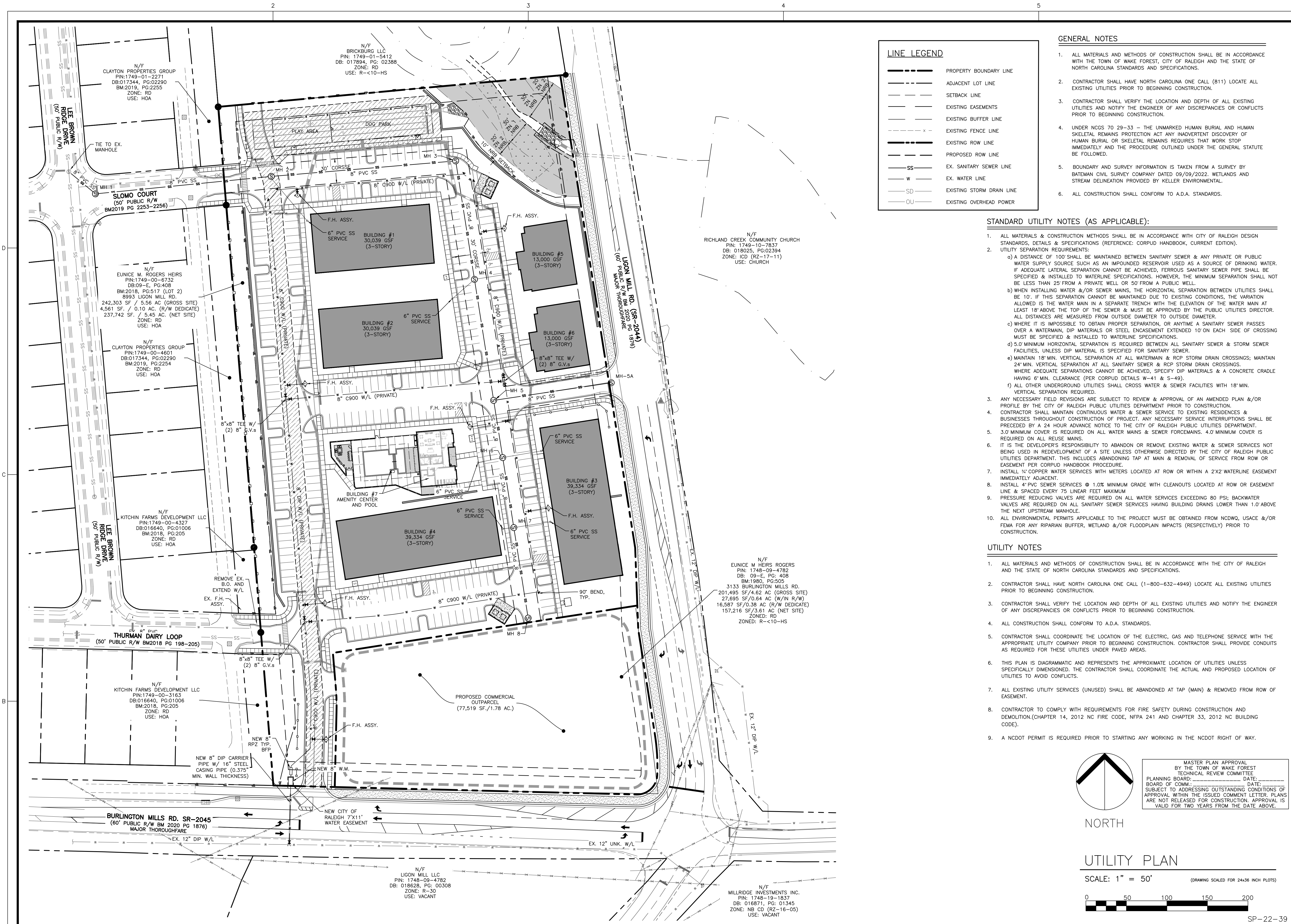
DATE:
30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023

MASTER
SITE PLAN

PRELIMINARY
GRADING &
DRAINAGE
PLAN

Job Code: **PGBMR**

Dwg No.
**MP
3.0**



LINE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	SETBACK LINE
	EXISTING EASEMENTS
	EXISTING BUFFER LINE
	EXISTING FENCE LINE
	EXISTING ROW LINE
	PROPOSED ROW LINE
	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD POWER

- GENERAL NOTES**
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 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

- STANDARD UTILITY NOTES (AS APPLICABLE):**
- 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 ENCASUREMENT 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 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
 - INSTALL 4" PVC 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 1.0' 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.

- UTILITY NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 - CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
 - THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
 - ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OF EASEMENT.
 - CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.(CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
 - A NCDOT PERMIT IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NCDOT RIGHT OF WAY.

NORTH

UTILITY PLAN

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE

PLANNING BOARD: _____ DATE: _____
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THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING
LICENSE NO. P-0803

THE SITE GROUP, PLLC
PROFESSIONAL
SEAL
34981
ENGINEER
SAMUEL R. WILSON

PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 SOUTH GARDEN
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

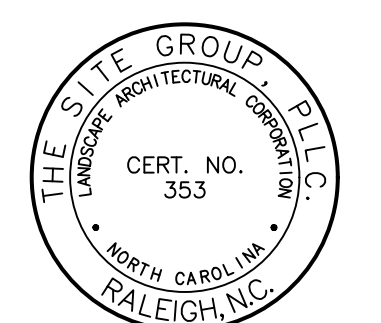
DATE:
30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023

MASTER
SITE PLAN

UTILITY
PLAN

Job Code: **PGBMR**
Dwg No.: **MP 4.0**

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LICENSE NO. P-0803



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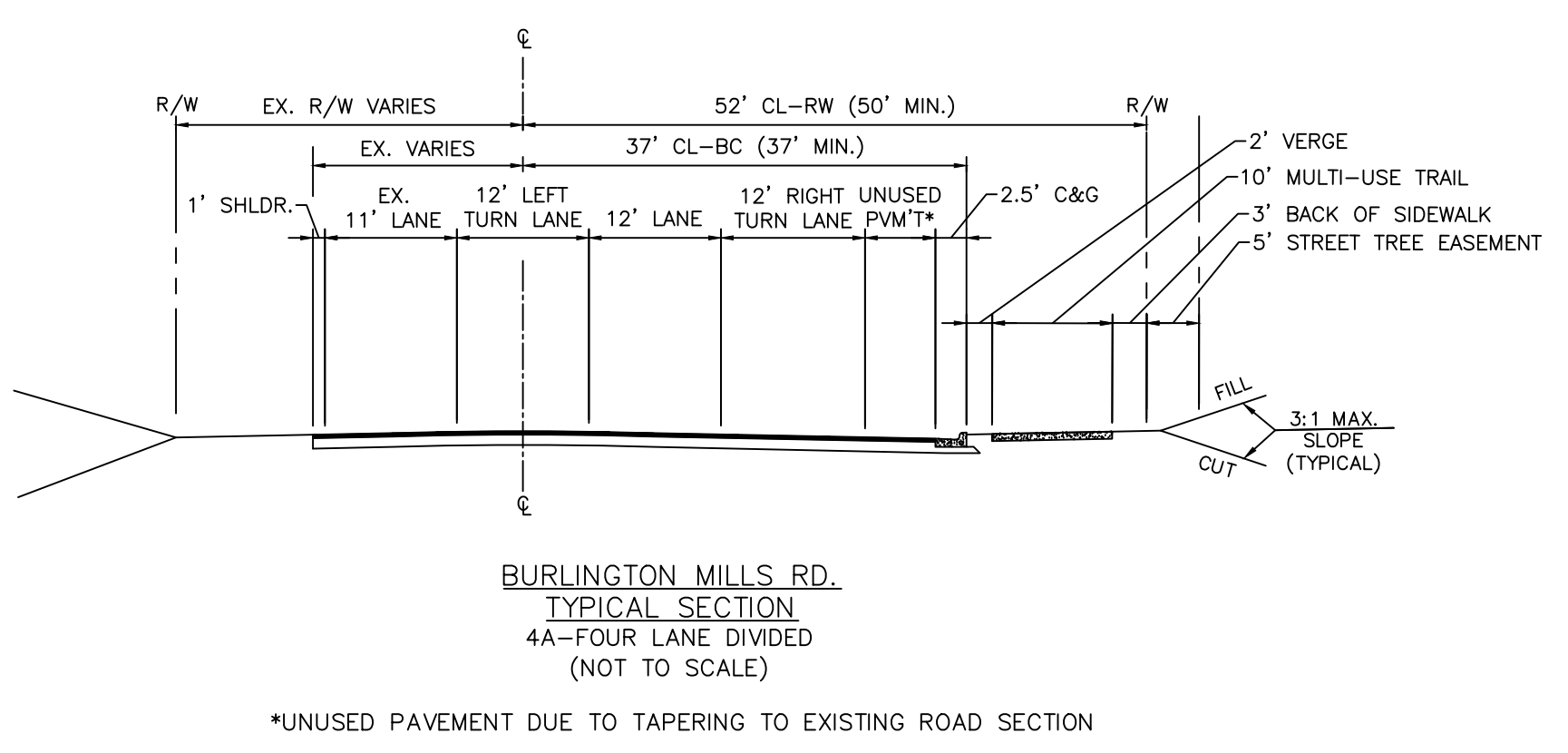
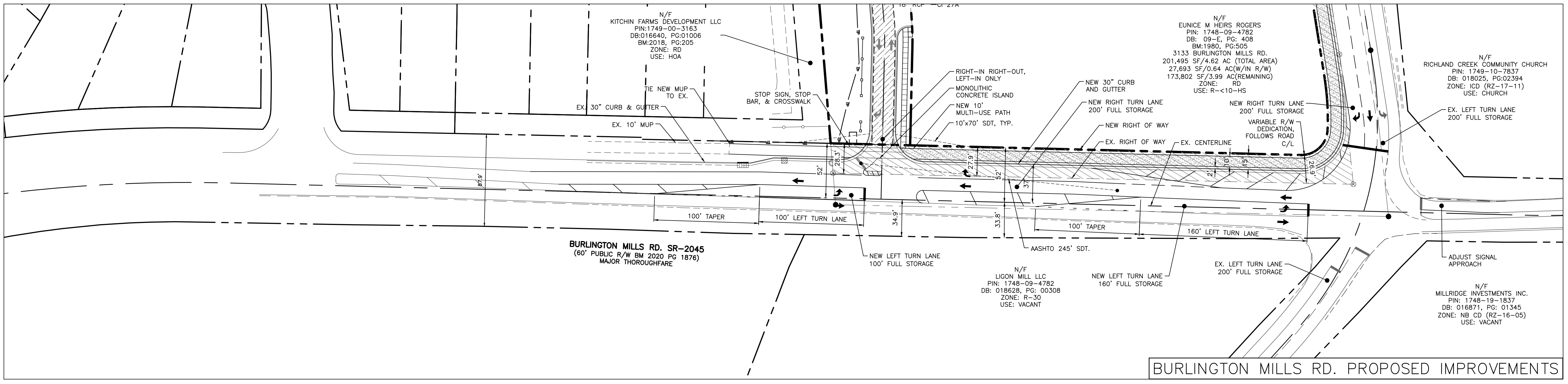
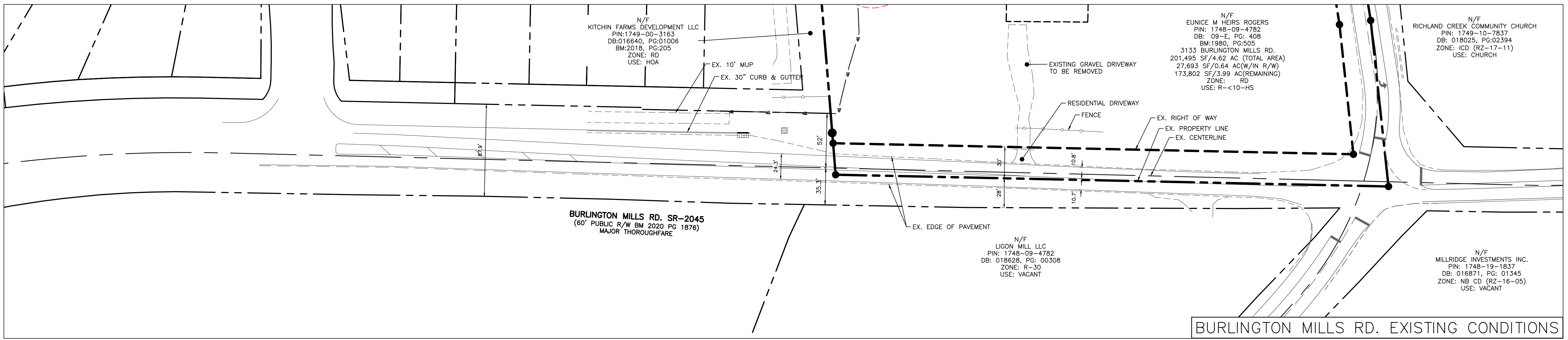
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MASTER SITE PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
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**MASTER
SITE PLAN**

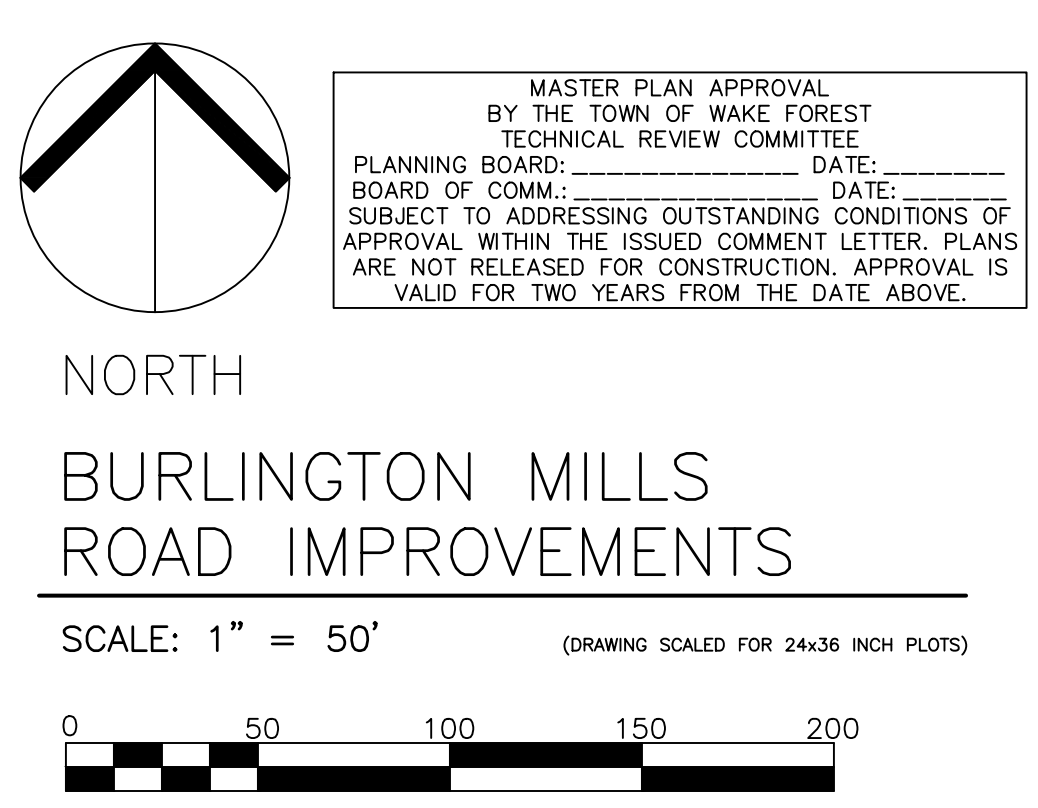
**BURLINGTON
MILLS
ROAD
IMPROVEMENTS**
Job Code **PGBMR**
Dwg No. **MP
5.0**

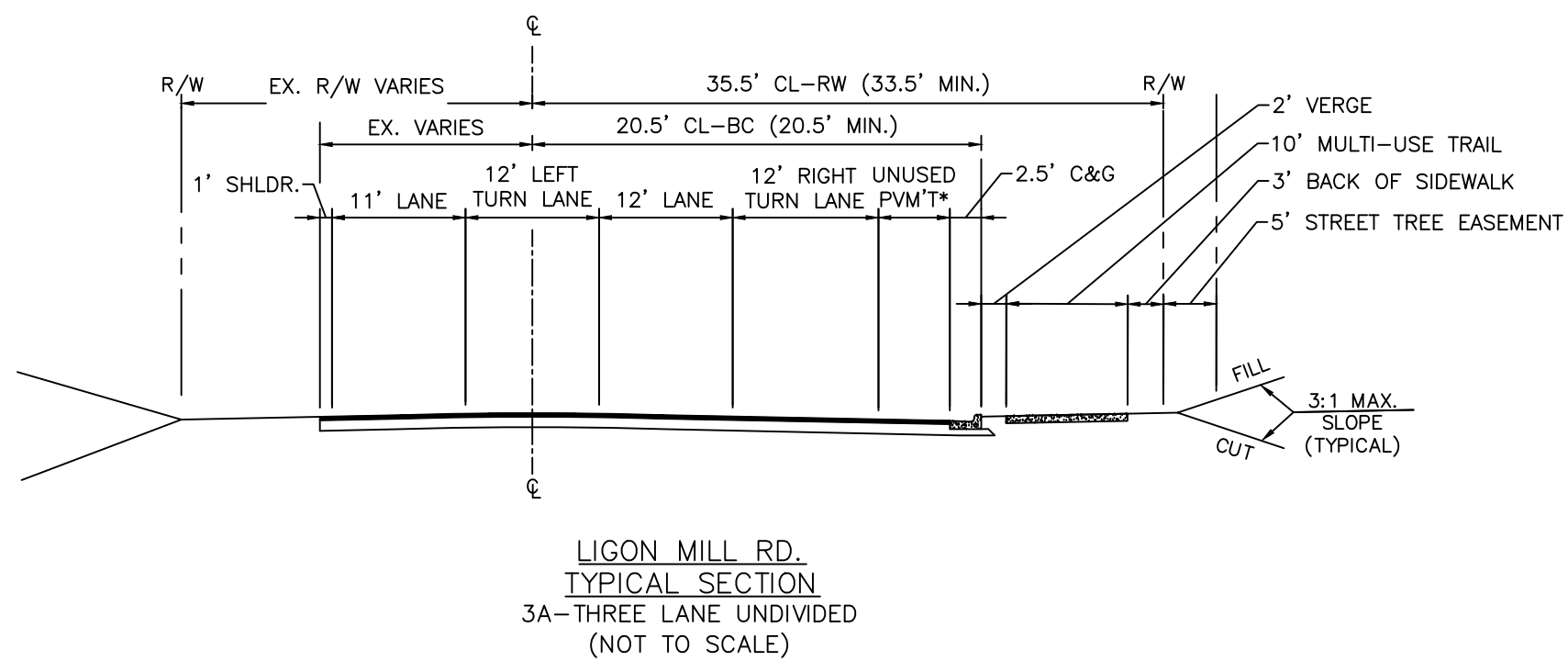
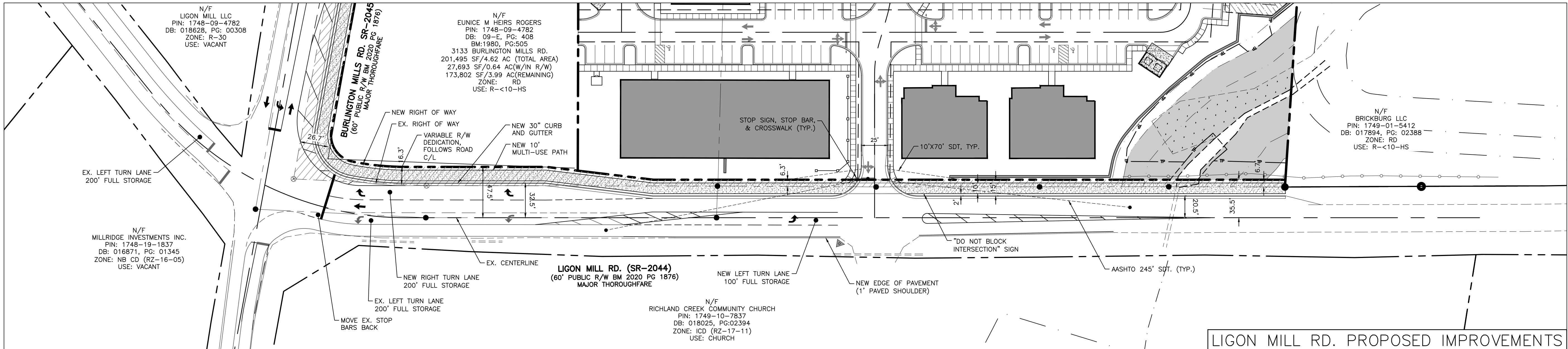
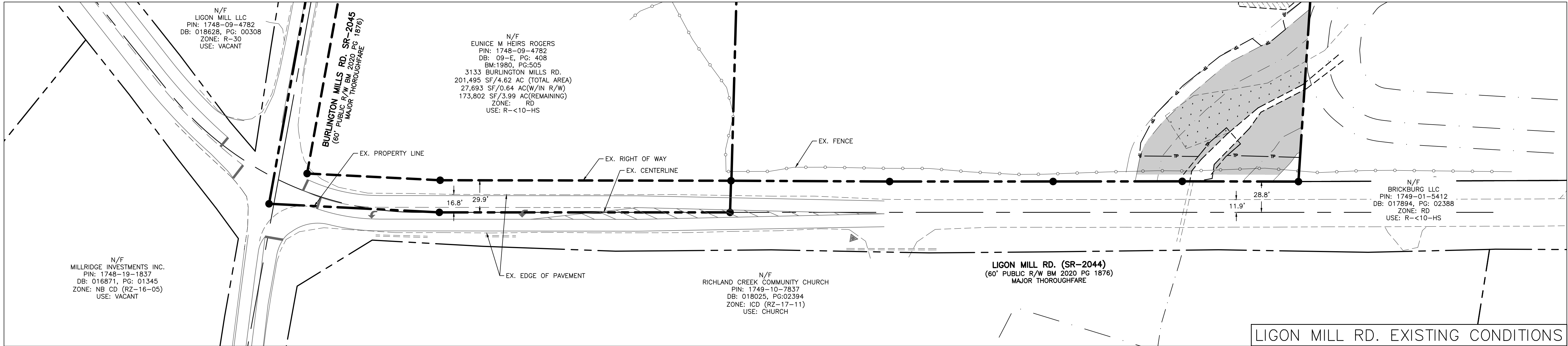
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LINE LEGEND	
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---	SETBACK LINE
---	EXISTING EASEMENTS
---	EXISTING BUFFER LINE
---	EXISTING FENCE LINE
---	EXISTING ROW LINE
---	PROPOSED ROW LINE
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EX. STORM DRAIN LINE
---	EXISTING OVERHEAD POWER



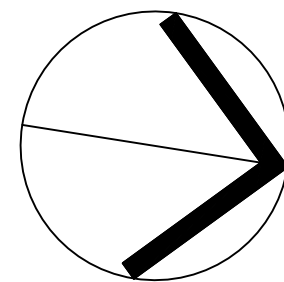


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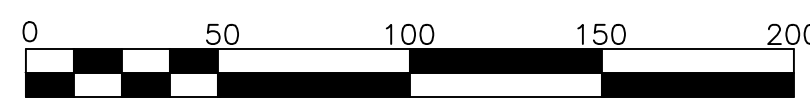
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SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER



LIGON MILL ROAD IMPROVEMENTS

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
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Drawn
By
Checked
By

NLB
SRN

DATE:
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21 APR 2023

MASTER
SITE PLAN

LIGON
MILL
ROAD
IMPROVEMENTS

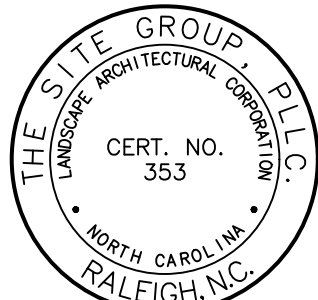
Job
Code

PGBMR

Dwg No.
MP
5.1

SP-22-39

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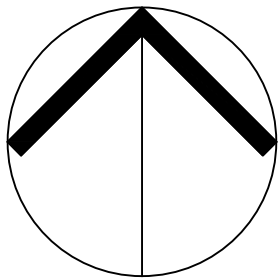
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Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net



TREE SURVEY LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	CANOPY OR UNDERSTORY
AR	ACER RUBRUM	RED MAPLE	C
BN	BETULA NIGRA	RIVER BIRCH	C
CC	CARPINUS CAROLINIANA	IRONWOOD	C
CT	CARYA TOMENTOSA	MOCKERNUT HICKORY	C
JV	JUNIPER VIRGINIANA	EASTERN RED CEDAR	U
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	C
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	C
OA	OXYDENDRON ARBOREUM	SOURWOOD	C
PO	PLANTANUS OCCIDENTALIS	SYCAMORE	C
PS	PRUNUS SEROTINA	CHERRY	U
PT	PINUS TAEDA	LOBLOBBY PINE	C
QA	QUERCUS ALBA	WHITE OAK	C
QF	QUERCUS FALCATA	S. RED OAK	C
QL	QUERCUS LYRATA	OVERCUP OAK	C
QN	QUERCUS NIGRA	WATER OAK	C
UA	ULMUS ALATA	WINGED ELM	C
UR	ULMUS RUBRA	SLIPPERY ELM	C

SPECIMEN TREE DISPOSITION				
ST#	BOTANICAL NAME	COMMON NAME	DISPOSITION	STATUS
ST-1	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	FAIR OR BETTER	REMOVED
ST-3	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-4	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-5	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-6	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-7	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-8	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-9	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-10	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-11	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-12	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-13	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-14	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-15	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-16	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-17	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	TO REMAIN/ NO CREDIT TAKEN DUE TO DIST.
ST-18	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-19	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-20	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-21	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-22	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED

- TREE SURVEY NOTES**
- TREE SURVEY PERFORMED BY BATEMAN CIVIL SURVEY COMPANY DATED SEPTEMBER 23, 2022
 - TREES TO BE REMOVED HAVE BEEN GIVEN THE COLOR RED ON PLAN SHEET. TREES TO BE PRESERVED HAVE BEEN GIVEN THE COLOR OF GREEN ON PLAN SHEET.

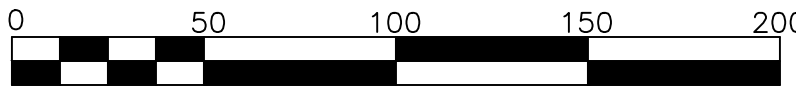


MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF
APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS
ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS
VALID FOR TWO YEARS FROM THE DATE ABOVE.

NORTH

TREE SURVEY

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)



PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
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RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **WRR**
Checked By: **SRN**

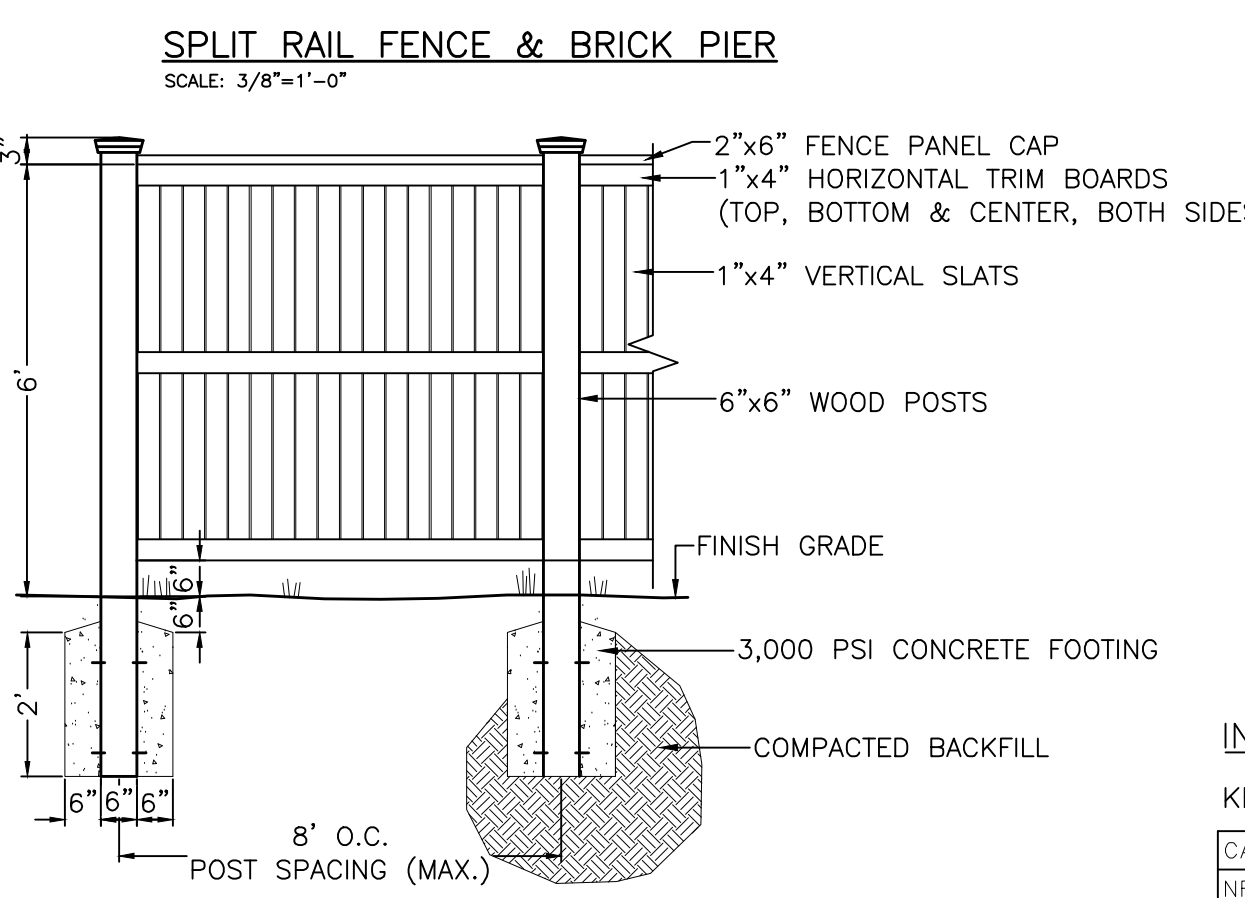
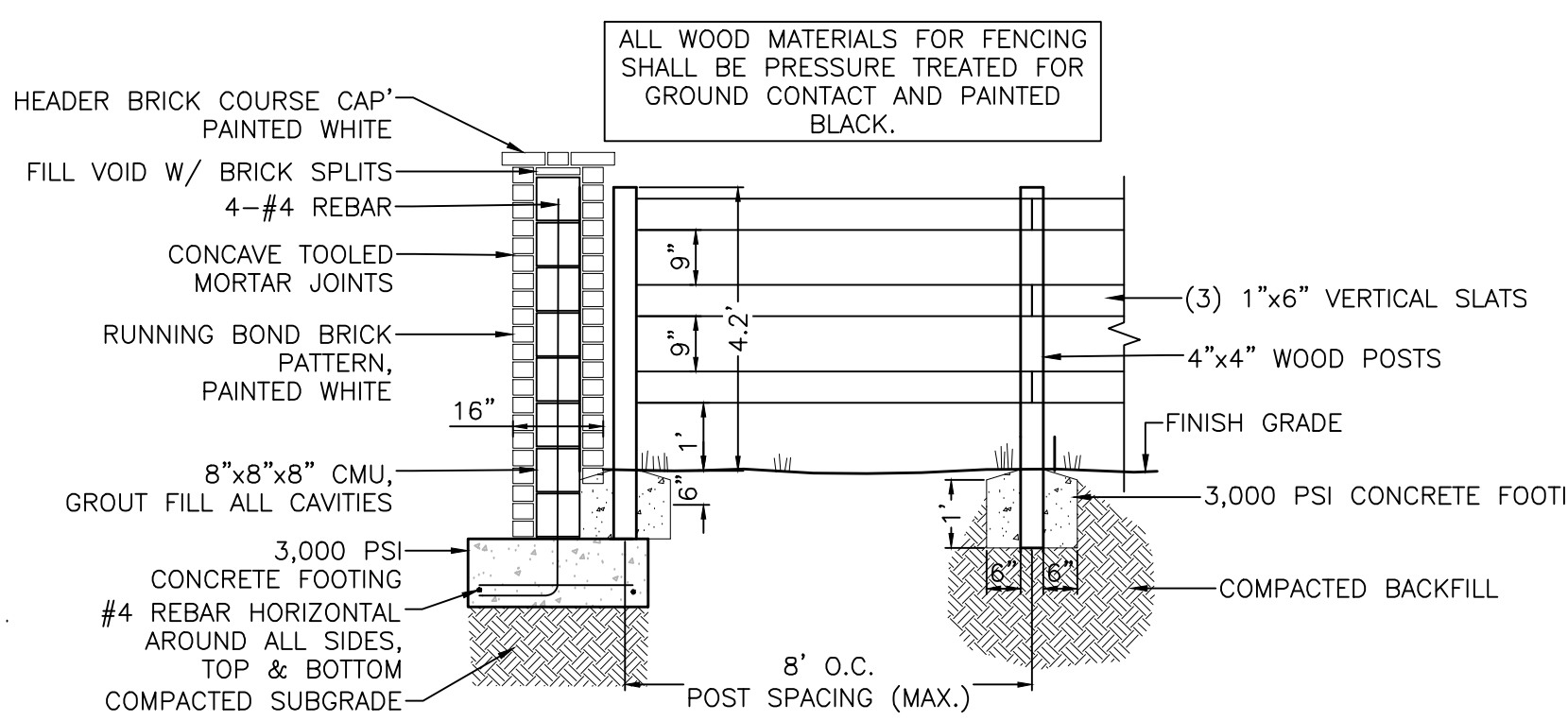
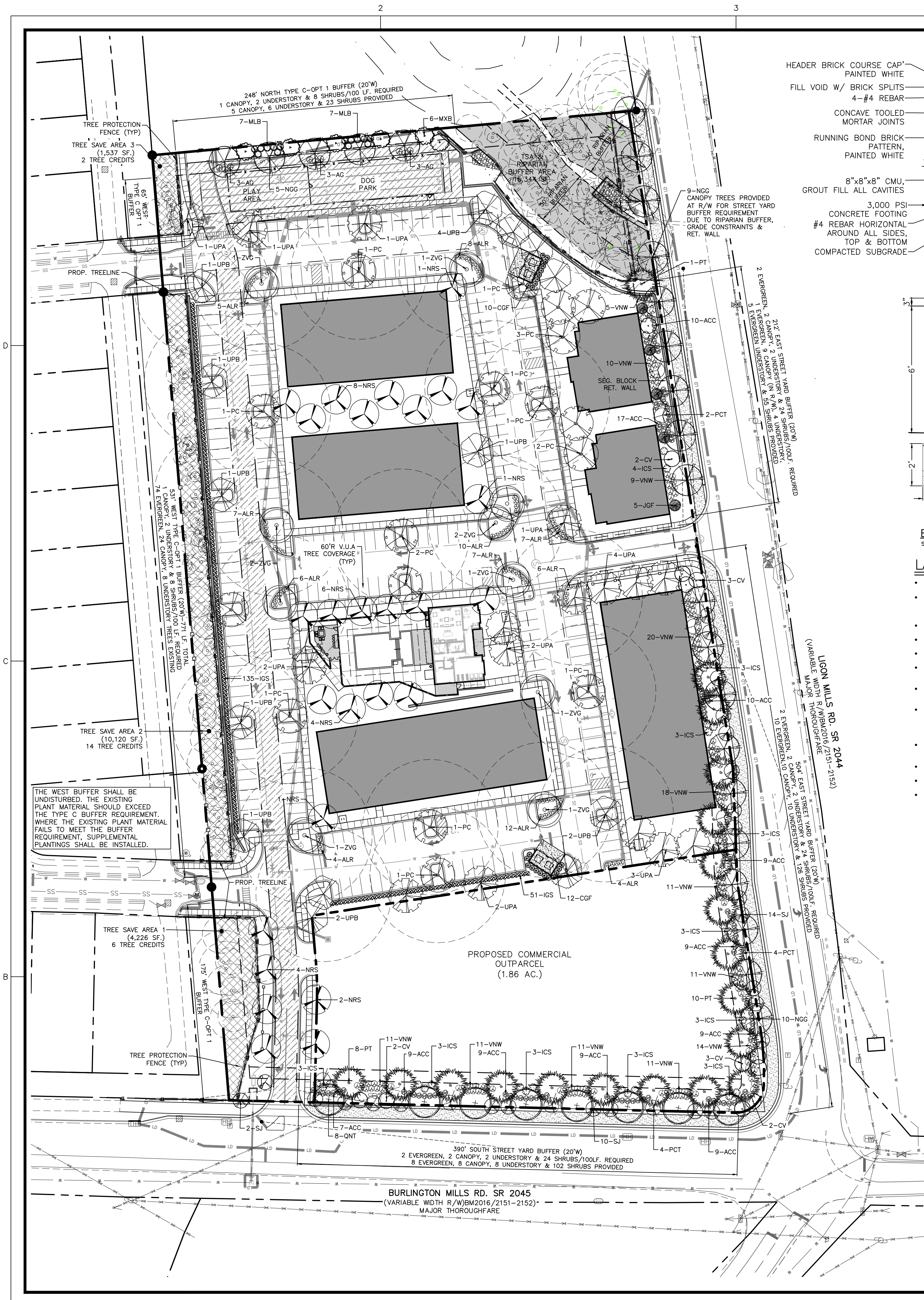
DATE:
30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023

MASTER
SITE PLAN

TREE
SURVEY

Job Code: **PGBMR**

Dwg No.
**MP
6.0**



BUFFER SCREEN FENCE - Elevation
SCALE: 3/8"=1'-0"

LANDSCAPE NOTES:

- ALL MECHANICAL EQUIPMENT, WASTE/DEBRIS FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE TOWN OF WAKE FOREST SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- THE SIZE OF THE PLANTING AREA AND OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A TWO AND ONE-HALF FEET WIDE BUMPER OVERHANG MEASURED FROM THE BACK OF CURB.
- NO CANOPY TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY, WITHIN FIVE FEET OF A SIDEWALK, OR WITHIN FIFTEEN FEET OF A LIGHTING LOCATION.
- ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
- ALL ABOVE-GROUND EQUIPMENT ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS, OR SIMILAR UTILITY SHALL BE LOCATED TO THE SIDE OR REAR OF THE SITE AND BE SCREENED, TO THE EXTENT PRACTICAL, WITH EVERGREEN PLANTS.
- PLANTINGS SHALL ALLOW A MINIMUM OF FIVE FEET OF CLEARANCE AROUND THE STRUCTURE WITH TEN FEET OF CLEARANCE ON ANY SIDE CONTAINING A DOOR ALLOW ACCESS FOR MAINTENANCE.
- THE CLEARANCES SHALL ACCOUNT FOR THE MATURE SIZE OF THE PLANT MATERIAL UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE TOWN OF CARY PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO THE SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SUCH SPECIALISTS.
- ALL PLANT MATERIAL INSTALLED WITHIN A SIGHT DISTANCE MAINTENANCE EASEMENT SHALL BE MAINTAINED AT A HEIGHT ABOVE SIX FEET OR BELOW TWO FEET.
- ALL IRRIGATION SYSTEM PLANS ARE SUBMITTED THROUGH THE BUILDING PERMIT PROCESS AND ARE EVALUATED SEPARATELY FROM AND IN ADDITION TO THE SITE PLAN AND BUILDING PLAN REVIEWS.

TREE PRESERVATION CREDIT CALCULATIONS:

CREDITS FOR PRESERVATION IN WOODED AREAS (8.4.1.A):
TREE SAVE AREA 1 - 4,226 SF. = 6 TREE CREDITS
TREE SAVE AREA 2 - 10,120 SF. = 14 TREE CREDITS
TREE SAVE AREA 3 - 1,537 SF. = 2 TREE CREDITS
15,879 SF. = 22 TOTAL TREE CREDITS EARNED

CREDITS FOR PRESERVATION OF SPECIMEN TREE (8.4.1.B):
1 22" LOBLOLLY PINE PRESERVED = 3 TREE CREDITS EARNED

TREE SAVE AREA INCENTIVES (8.4.2.F):
15,879 SF. TREE SAVE AREAS ADJACENT TO PARKING LOT PROVIDED INCENTIVE IS A REDUCTION BY UP TO 50% OF REQUIRED PARKING LOT PLANTINGS AT A RATE OF ONE TREE FOR EACH 200 SF. OF TREE SAVE AREA = 79 TREE CREDITS EARNED

TREE CANOPY COVERAGE REQUIREMENT = 152 TREES REQUIRED
SPECIMEN TREE REPLACEMENT REQUIREMENT = 88 TREES REQUIRED
TOTAL CANOPY TREES REQUIRED = 240 TREES REQUIRED
TOTAL CREDITS EARNED = 104 TREE CREDITS EARNED
TOTAL CANOPY TREES REQUIRED = 136 TREES REQUIRED
TOTAL CANOPY TREES PROVIDED = 136 TREES PROVIDED

SPECIMEN TREE REPLACEMENT CALCULATIONS:

22 SPECIMEN TREES TO BE REMOVED (SEE MP 6.0), 4:1 REPLACEMENT REQUIRED
88 REPLACEMENT TREES REQUIRED

TREE CANOPY CALCULATIONS:

REQUIRED:
2 CANOPY TREES PER 5,000 SF. OF PARCEL AREA, OR
1 CANOPY TREE & 1 UNDERSTORY TREE PER 35 LF. OF FRONTAGE REQUIRED
PARCEL AREA (394,987)-RIPARIAN BUFFER AREA (15,344) = 379,634 SF. / 5,000 x 2 = 152 TREES REQ'D

STREET TREE CALCULATIONS:

BURLINGTON MILLS ROAD - 407 LF. OF FRONTAGE
1 UNDERSTORY TREE PER 35 LF. OF FRONTAGE REQUIRED
407 LF. FRONTAGE / 35 = 12 UNDERSTORY TREES REQUIRED, 12 PROVIDED

LIGON MILLS ROAD - 859 LF. OF FRONTAGE TOTAL (504 LF. SOUTH SIDE, 355 LF. NORTH SIDE)
1 CANOPY TREE PER 50 LF. OF FRONTAGE REQUIRED
1 UNDERSTORY TREE PER 35 LF. OF FRONTAGE REQUIRED
504 LF. FRONTAGE (SOUTH SIDE) / 35 = 14 UNDERSTORY TREES REQUIRED, 14 PROVIDED
355 LF. FRONTAGE (NORTH SIDE) / 50 = 7 CANOPY TREES REQUIRED, 9 PROVIDED

SOUTH STREET YARD BUFFER PLANT LIST (390'L x 20'W)

KEY QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES							
PT	8 PINUS TAEDA	LOBLOLLY PINE	8' HT. MIN.	2" CAL. MIN.	B&B	45' O.C.	MATCHING
QNT	8 QUERCUS NUTTALLI 'TYLEST'	TYLEST NUTTAL OAK	8' HT. MIN.	2" CAL. MIN.	B&B	45' O.C.	MATCHING
UNDERSTORY TREES							
CV	4 CHIONANTHUS VIRGINICUS	NATIVE FRINGE TREE	6' HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
PCT	4 PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLE PLUM	6' HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
SHRUBS							
ACC	43 ABELIA GRANDIFLORA 'CANYON CREEK'	CANYON CREEK ABELIA	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING
ICS	15 ILEX CRENATA 'STEEDS'	STEEDS HOLLY	30" HT. MIN.	10 GAL.	CONT.	5' O.C.	MATCHING
VNW	44 VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING

EAST STREET YARD BUFFER PLANT LIST (716'L x 20'W)

KEY QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES							
PT	11 PINUS TAEDA	LOBLOLLY PINE	8' HT. MIN.	2" CAL. MIN.	B&B	40' O.C.	MATCHING
NGG	10 NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8' HT. MIN.	2" CAL. MIN.	B&B	40' O.C.	MATCHING
UNDERSTORY TREES							
CV	8 CHIONANTHUS VIRGINICUS	NATIVE FRINGE TREE	6' HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
PCT	6 PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLE PLUM	6' HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
EVERGREEN UNDERSTORY TREES							
JGF	5 JUNIPERUS CHINENSIS 'GIN FIZZ'	GIN FIZZ JUNIPER	48" HT. MIN.	7 GAL.	CONT.	AS SHOWN	MATCHING
SHRUBS							
ACC	64 ABELIA GRANDIFLORA 'CANYON CREEK'	CANYON CREEK ABELIA	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING
ICS	19 ILEX CRENATA 'STEEDS'	STEEDS HOLLY	30" HT. MIN.	10 GAL.	CONT.	5' O.C.	MATCHING
VNW	98 VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING

NORTH BUFFER PLANT LIST-TYPE C OPTION 1 (248'L x 20'W)

KEY QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES							
NGG	5 NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8' HT. MIN.	2" CAL. MIN.	B&B	40' O.C.	MATCHING
UNDERSTORY TREES							
MXB	6 MAGNOLIA X 'BETTY'	BETTY MAGNOLIA	6' HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
SHRUBS							
AG	9 ABELIA GRANDIFLORA	GLOSSY ABELIA	24" HT. MIN.		CONT.	5' O.C.	MATCHING
MLB	14 MYRTICA CERIFERA 'LITTLE BULL'	LITTLE BULL WAX MYRTLE	24" HT. MIN.		CONT.	5' O.C.	MATCHING

INTERIOR SITE PLANT LIST

KEY QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES							
NRS	27 NYSSA SYLVATICA 'RED SPYNDOR'	RED SPYNDOR BLACK GUM	8-10'	2" CAL.	B&B	AS SHOWN	MATCHING
PC	17 PISTACHIA CHINENSIS	CHINESE PISTACHE	8-10'	2" CAL.	B&B	AS SHOWN	MATCHING
UPA	17 ULMUS PARVIFOLIA 'ALLEE'	ALLEE CHINESE ELM	8-10'	2" CAL.	B&B	AS SHOWN	MATCHING
UPB	14 ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE CHINESE ELM	8-10'	2" CAL.	B&B	AS SHOWN	MATCHING
ZVG	10 ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	8-10'	2" CAL.	B&B	AS SHOWN	MATCHING
UNDERSTORY TREES							
CV	7 CHIONANTHUS VIRGINICUS	NATIVE FRINGE TREE	8' HT. MIN.	2" CAL.	B&B	AS SHOWN	MATCHING
MLG	5 MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HT. MIN.		B&B	AS SHOWN	MATCHING
PO	14 PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT. MIN.	2" CAL.	B&B	AS SHOWN	MATCHING
SHRUBS							
ALR	79 ABELIA GRANDIFOLIA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	24" HT. MIN.		CONT.	4' O.C.	MATCHING
ICS	186 ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	24" HT. MIN.		CONT.	3.5' O.C.	MATCHING
CCF	22 CHAMAECYPARIS OBUSA 'GOLDEN FERNSPRAY'	GOLDEN FERNSPRAY CYPRESS	3' HT. MIN.		CONT.	4' O.C.	MATCHING

STREET TREE PLANT LIST

KEY QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES							
NGG	9 NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8' HT. MIN.	2" CAL.	B&B	40' O.C.	MATCHING
UNDERSTORY TREES							
SJ	26 STYRAX JAPONICUS	JAPANESE SNOWBELL	8' HT. MIN.	2" CAL.	B&B	AS SHOWN	MATCHING

VUA CANOPY TREE COMPLIANCE

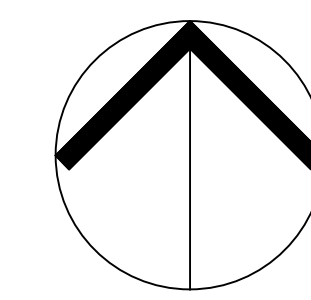
REQUIREMENT: 60' CANOPY TREES MUST COVER ALL PROPOSED PARKING SPACES.
PROVIDED: 24 CANOPY TREES PROVIDED TO MEET REQUIREMENT

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3". PINE STRAW IS PROHIBITED AS A LANDSCAPE COVER MATERIAL WITHIN 10' OF BUILDINGS WITH COMBUSTIBLE EXTERIOR CONSTRUCTION.

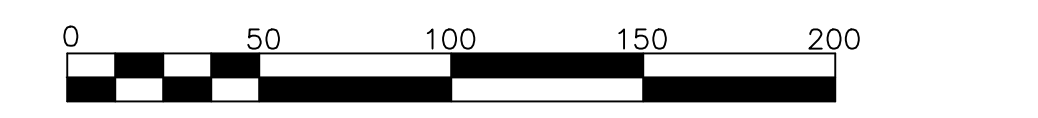
NOTE:
1. ANY BRANCHES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 6'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 3'.



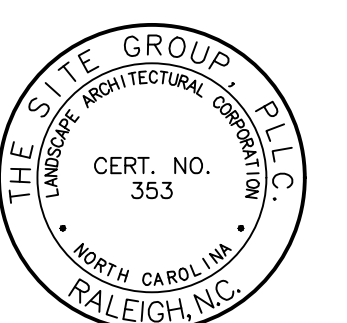
NORTH

LANDSCAPE PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)



MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.



NO ENGINEERING
LICENSE NO. P-0803



PRELIMINARY
NOT FOR CONSTRUCTION

THE SITE GROUP
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Raleigh, NC 27605-1136 USA
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MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: **JHU**
Checked By: **SRN**

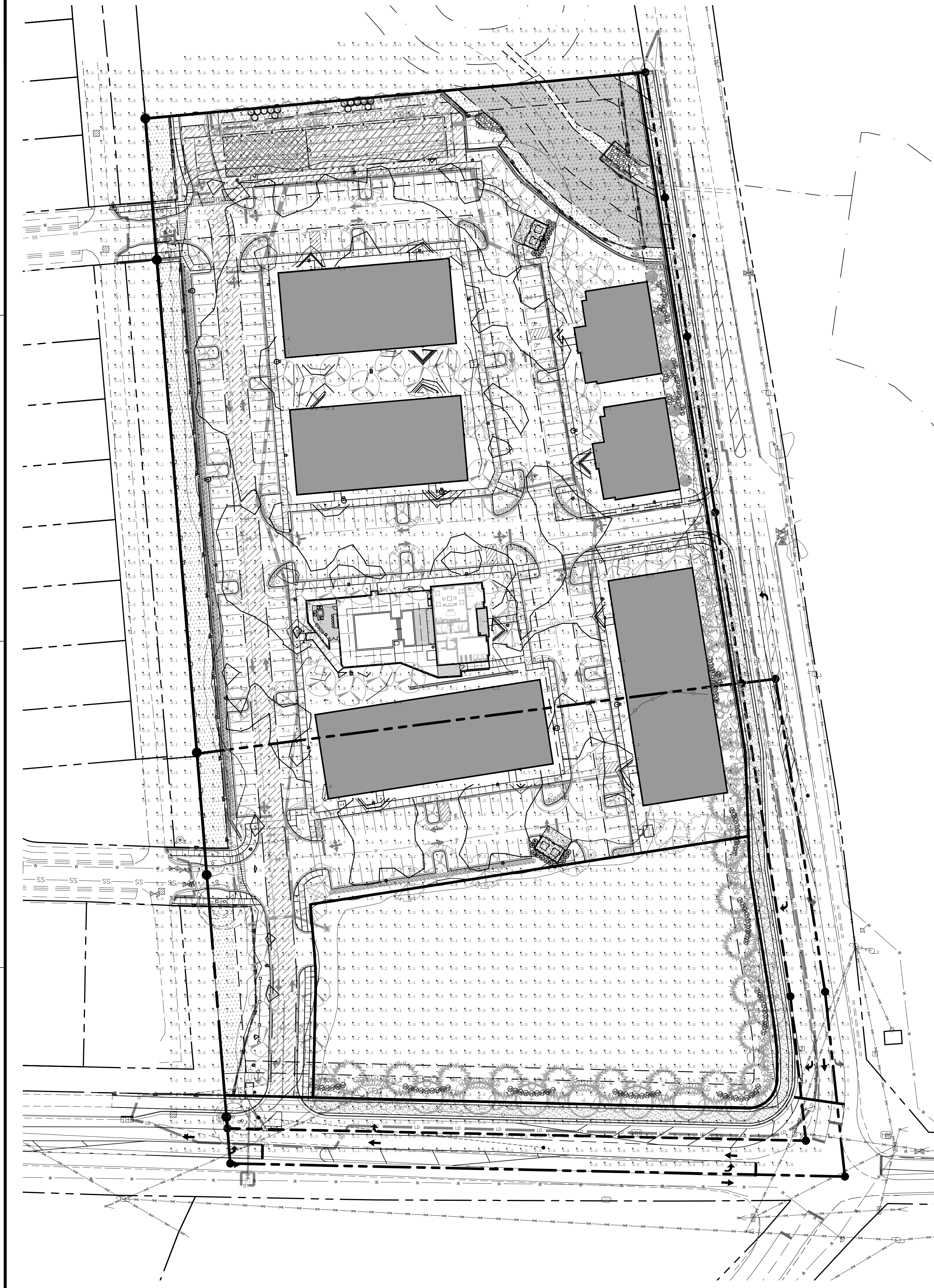
DATE: 30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023

MASTER
SITE PLAN

LANDSCAPE
PLAN

Job Code: **PGBMR**

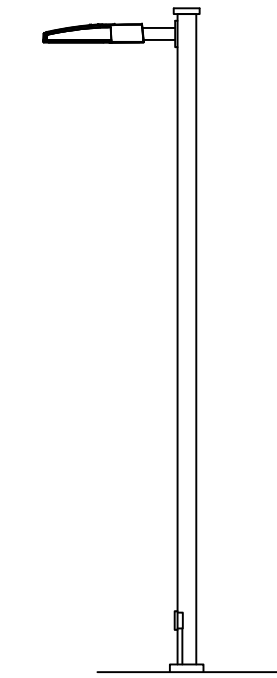
Dwg No.
**MP
7.0**



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag	Cutoff Class
	29	PRV-C25-D-UNV-T4-B2-HSS	SINGLE	N.A.	0.850	PRV-C25-D-UNV-T4-B2-HSS	T4	N.A.
	2	RL560WH9930	SINGLE	N.A.	0.850	RL560WH9930	RL	N.A.
	2	PRV-C15-D-UNV-T3-BZ	SINGLE	N.A.	0.850	PRV-C15-D-UNV-T3-BZ	SL3	N.A.
	9	PRV-C15-D-UNV-T4-BZ	SINGLE	N.A.	0.850	PRV-C15-D-UNV-T4-BZ	SL4	N.A.
	15	XTOR3B-Y	SINGLE	N.A.	0.850	XTOR3B-Y	T3K	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Grid	Illuminance	Fc	0.78	13.7	0.0	N.A.	N.A.
Overall Site	Illuminance	Fc	1.10	13.7	0.0	N.A.	N.A.

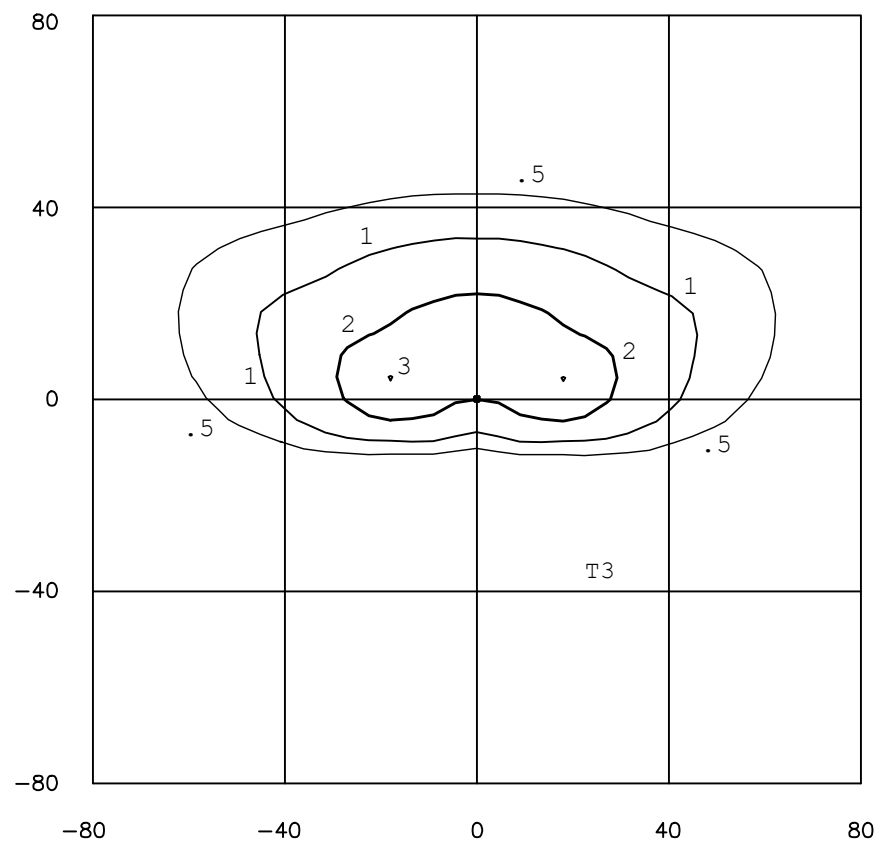
Luminaire Tag Summary	
Tag	Qty
RL	2
SL3	2
SL4	9
T3K	15
T4	29



POLE MOUNTED
LIGHT CONFIGURATION

ISOFOOTCANDLE CURVE

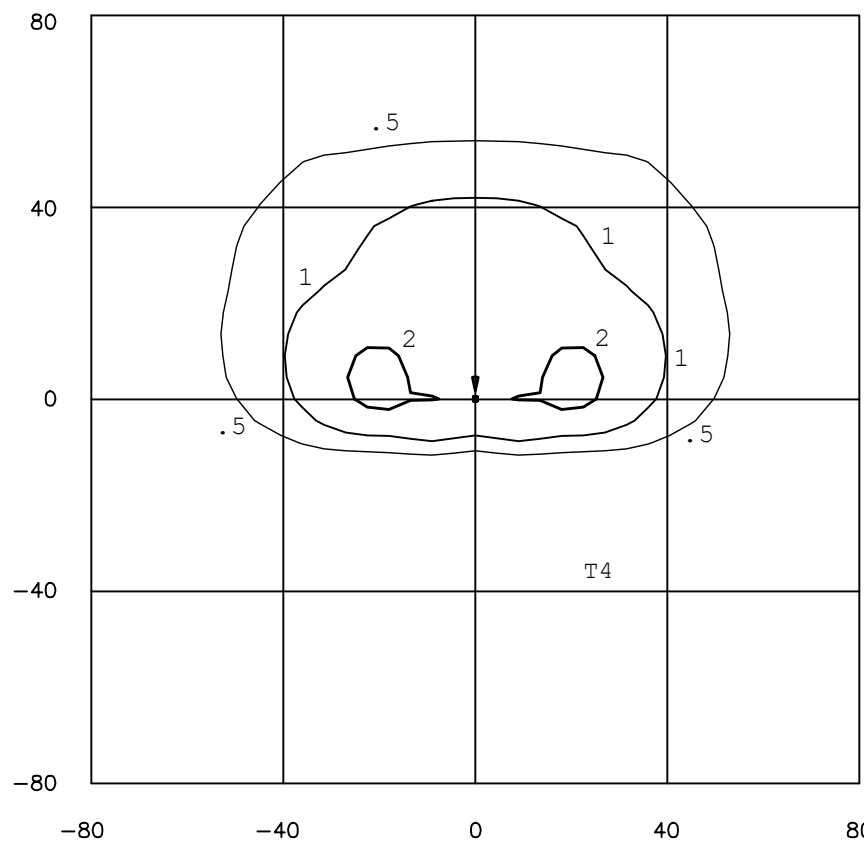
FIXTURE: PRV-C25-D-UNV-T3-BZ-HSS
MOUNTING HEIGHT: 22'-6"
PATTERN: TYPE III



LEGEND (OUTER to INNER): 0.5 , 1.0 , 2.0

ISOFOOTCANDLE CURVE

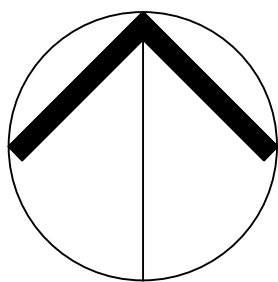
FIXTURE: PRV-C25-D-UNV-T4-BZ-HSS
MOUNTING HEIGHT: 22'-6"
PATTERN: TYPE IV



LEGEND (OUTER to INNER): 0.5 , 1.0 , 2.0

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANT DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

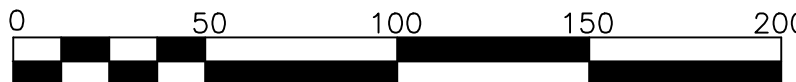


NORTH

PRELIMINARY
LIGHTING PLAN

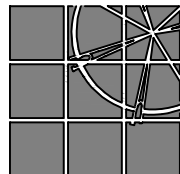
SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



MASTER PLAN APPROVAL
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MASTER SITE PLAN FOR:
**BURLINGTON MILLS RD.
MIXED USE**
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: JHU
Checked By: SRN

DATE: 30 SEP 2022
REVISED:
21 FEB 2023
27 MAR 2023
21 APR 2023

MASTER
SITE PLAN

PRELIMINARY
LIGHTING
PLAN

Job Code: PGBMR

Dwg No.
**MP
8.0**



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-134-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: June 20, 2023

SUBJECT

Public Hearing on LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-22-10.pdf](#)
- [RZ-22-10 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Applicable CU HB District Regulations.pdf](#)
- [Attachment E - TIA Executive Summary Addenda and NCDOT Report Review.pdf](#)
- [Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Ordinance RZ-22-10 Burlington Mills at Capital Blvd SE.docx](#)
- [Exhibit 1 - Legal Description.pdf](#)
- [Exhibit 2 - Consistency Statement RZ-22-10.pdf](#)
- [Exhibit 3 - Burlington Mills at Capital Blvd SE Master Plan.pdf](#)

Agenda Item: Public hearing on LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

Summary: A public comment session was held at the May 9, 2023 Planning Board meeting. The Planning Board voted 6-0 to find the request consistent with the Community Plan, but not in the best public interest and recommended disapproval of the zoning map amendment (rezoning) request.

Following the Planning Board meeting, the applicant submitted a revised site plan clarifying proposed open space, park space, and street trees, and revised conditions which clarify required roadway improvements, including installing a signal at the Burlington Mills/Urial Drive intersection, improvements and right-of-way dedication on Burlington Mills Road to bring it into compliance with the Town's requirements, and installation of a sidewalk and street trees on the east side of Urial Drive, and which require the owner to rent five units on the site at an affordable rate for a period of ten years.

Attachment B and Exhibit 3 have been updated to reflect these changed conditions.

Attachments: See Staff Report



Staff Report

Case RZ-22-10: Burlington Mills at Capital Blvd. SE Conditional Rezoning

Meeting Date	June 20, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning request for Burlington Mills: 1. Act on Plan Consistency Statement 2. Rezone 19.86 acres on the Town of Wake Forest Zoning Map from Conditional Use Highway Business (CU HB) to Residential Mixed-Use (RMX-CD) and Highway Business Conditional District (HB-CD)
Case Manager	Tim Richards, Senior Planner - Development Services
Planning Board Recommendation	Recommend disapproval of the zoning map amendment request by a vote of 6-0. See Attachment F for the Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
January 12, 2023 (See Attachment A)	May 9, 2023	June 20, 2023

CASE INFORMATION

Applicant/Developer/ Property Owner	David Bookhout GGP Wake Forest LLC 2077 Somerville Rd, Ste 310 Annapolis, MD 21401
Location	Fronting along the south side of Burlington Mills Road, just east of its intersection with Capital Boulevard, abutting and north of the Shearon Farms development.
Addresses	0 Burlington Mills Rd
Wake County Tax PIN(s)	1738487937, 1738595101
Acreage	Total area: 19.86 acres Tax PIN 1738487937: 16.87 acres Tax PIN 1738595101: 2.99 acres

Zoning	Existing: Conditional Use Highway Business (CU-HB) Proposed: Tax PIN 1738487937: Residential Mixed-Use Conditional District (RMX-CD) Tax PIN 1738595101: Highway Business Conditional District (HB-CD)
Land Use	Existing: Vacant (Buildings and other structures from prior use present) Proposed: Tax PIN 1738487937: Multifamily (346 units) Tax PIN 1738595101: Commercial
Corporate Limits	This application is located in the Town's corporate limits.
Community Plan Designation	Transit-Supportive Residential Also identified in the Residential Areas Plan as appropriate for workforce housing. Multifamily is listed as an appropriate housing type. Close to a Transit-Oriented Development area centered on one of three potential S-Line rail stations, which is located west of Capital Boulevard.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See [Community Plan](#) page 39 in a description of Transit-Supportive Residential areas, page 52 for guidance on this particular Transit-Supportive Residential area in the Residential Areas Plan, and page 48 for guidance on Transit-Oriented Development areas. See Attachment D for applicable CU HB District regulations.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Commercial (Automobile sales and services), Residential (Single-family detached)	Highway Business (HB), General Residential (GR3), Special Highway 1 Overlay (SH1-O)
South	Residential (Shearon Farms townhomes)	Conditional Use General Residential (CU GR10), Highway Business Conditional District (HB-CD), Special Highway 1 Overlay (SH1-O)
East	Residential (Single-family detached), Agriculture/Forestry	Wake County Zoning: Residential-30 (R-30)
West	Commercial (Gas station, Automobile sales and services), Vacant	Highway Business (HB), Special Highway 1 Overlay (SH1-O)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS (PROPOSED RMX-CD AREA)

Open Space	Required: Proposed: Summary:	5% or 0.84 acres 17.1% or 2.89 acres <i>The percentage stated on the proposed Master Plan complies with the minimum open space percentage requirement in the UDO.</i>
Park Space	Required: Proposed: Summary:	2% or 0.34 acres 3.2% or 0.54 acres The proposed Master Plan complies with the minimum park space percentage requirement in the UDO. A proposed outdoor amenity area is located in the central portion of the multifamily development.
Parking	Required: Proposed: Summary:	Under UDO Chapter 9.4, the minimum parking ratio for multifamily dwellings is 1.8 spaces per unit. The developer proposes 346 multifamily units, requiring a total of 623 parking spaces. Bicycle parking spaces are required at a ratio of two spaces per each 40 automobile parking spaces provided. A total of 28 bicycle parking spaces are required. Condition 9 proposes a minimum parking ratio of 1.6 dwelling units per dwelling unit, or 1 space per bedroom, whichever is greater. The proposed Master Plan includes calculations for each ratio, based on a mix of one-bedroom, two-bedroom, and three-bedroom units. The required per-bedroom minimum parking totals 547 spaces, whereas the required per unit minimum parking totals 554 spaces. The Master Plan shows a total of 576 parking spaces, including 35 garage spaces. Thirty bicycle parking spaces are proposed. The proposed Master Plan does not comply with the minimum parking requirements in the UDO.
Public Utilities	Required: Proposed: Summary:	Under UDO Section 6.3.1, the developer must connect to the municipal water and sewer systems. The proposed Master Plan shows 8" water and sewer lines within the RMX-CD area connecting respectively to an existing 12" water line that runs along Meadstone Way and an existing 8" sewer line that runs along Clover Bank Street. The proposed Master Plan complies with the public utility requirements in the UDO.
Roads	Required:	The Town's Comprehensive Transportation Plan (CTP) identifies Burlington Mills Road as a Major Thoroughfare, Meadstone Way as a Collector, and Urial Drive as a Local Street. Meadstone Way is

	further shown as a future service road extending from its current terminus at Urial Drive to intersect with Burlington Mills Road to the east of Urial Drive. An exit roadway from US-1 is shown on the western edge of the site. The service road improvements and the exit roadway, as well as realignment and regrading of Burlington Mills Road, are anticipated to be completed as a part of NCDOT's U-5307 project. Two options are under consideration by NCDOT for the configuration of the Burlington Mills/US-1 interchange. Under UDO Section 6.11.1, a Transportation Impact Analysis (TIA) is required based on the number of residential units and the commercial development proposed. Proposed: The developer has coordinated with NCDOT to ensure both interchange options can be accomplished if the site is developed under the proposed Master Plan. Conditions 10 and 14 state that the developer will dedicate right-of-way and grant easements on the site that NCDOT determines are reasonably necessary for U-5307 improvements. The US 1 Council of Planning determined that the proposed Master Plan is generally in compliance with the US 1 Corridor Study at its March 30, 2023 meeting. The developer completed a TIA as required (see Attachment E). Condition 2 states the developer will construct improvements recommended by the TIA, which include the following: <u>Burlington Mills Road at Urial Drive:</u> • Provide exclusive northbound left and right-turn lanes on Urial Drive extending back to Site Driveway 2 • Monitor for a traffic signal and install when warranted <u>Meadstone Way at Clover Bank Street/Site Driveway 1:</u> • Construct a full-movement site driveway for the planned development north of Meadstone with one ingress and one egress lane <u>Urial Drive at Site Driveway 2:</u> • Construct a full-movement site driveway for the planned development west of Urial with one ingress and one egress lane • Construct a full-movement site driveway for the outparcel east of Urial to tie into this intersection with one ingress lane and one egress lane whenever the outparcel is developed <u>Capital Boulevard at Burlington Mills Road:</u> • Modify traffic signal timings Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO, and the proposed conditions include measures to ensure streets in and abutting the site are developed in accordance with the CTP.
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PROPOSED ZONING CONDITIONS

See Attachment B for proposed zoning conditions. The applicant has proposed, since the Planning Board public comment session, revised and additional conditions. Condition 2 clarifies that the property owner will work with the town to obtain permission from NCDOT to install a traffic signal at the Burlington Mills Road and Urial Drive intersection. Condition 3 clarifies that right-of-way will be dedicated and improvements made (or fee in-lieu paid, if approved by town staff) to ensure the Burlington Mills Road frontage complies with town requirements. Condition 5 requires that street trees and a sidewalk be installed on the East side of Urial Drive when the RMX-CD portion is developed, rather than when the HB-CD portion is developed. Condition 6 requires five of the dwelling units in the proposed RMX-CD area to be rented as affordable units for a period of ten years. The units must be rented at an affordable rate to households with a maximum income of 70 percent of the Area Median Income, and an annual certification of compliance with this requirement must be submitted by the owner to the Planning Department.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 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.
<i>See Attachment F 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. Other plans that are not applicable are not included in Attachment F.</i>	

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: Applicable CU HB District Regulations
- Attachment E: TIA Executive Summary, Addenda, and NCDOT Review Report
- Attachment F: Planning Board Recommendation and Plan Consistency Analysis

EXHIBITS

- Exhibit 1: Legal Description
- Exhibit 2: Consistency Statement
- Exhibit 3: Burlington Mills at Capital Blvd SE Master Plan

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DANVILLE, CA 94526-3611

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313 WOODCLIFF DRIVE
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WAKE FOREST, NC 27587-4188

CONNIE SIDBERRY
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WAKE FOREST, NC 27587-4189

SWAPNA POVULA & RAJENDER
RAJALINGARI
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CARY, NC 27513-8454

MEENA EMIL SADEK & MONICA WANAS
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KANUMURI
631 PIPER STREAM CIRCLE
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JERSEY CITY, NJ 07307-1429

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WAKE FOREST, NC 27587-4193

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VIJAYALAKSHMI DOPPAPALUDI
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CHAPEL HILL, NC 27517-5656

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VISWANATH
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RANABOTHU
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REGINA GOODS
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WAKE FOREST, NC 27587-4172

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31 BLACKTHORN DRIVE
WORCESTER, MA 01609-1189

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204 PLANTATION DRIVE
YOUNGSVILLE, NC 27596-2004

MAISON ZAPPIA & NICHOLAS GORDEN
4523 TARKILN PL.
WAKE FOREST, NC 27587-4180

JANKO IMPORT CARS, INC.
9912B CAPITAL BLVD.
WAKE FOREST, NC 27587-7784

CATHERINE & CHARLES LAMBETH
4418 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

GRACE POINTE PROPERTIES, LLC.
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CARY, NC 27519-1846

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LAWRENCE FRECHETTE & CATHLEEN
MARCINIAK
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WAKE FOREST, NC 27587-4127

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ASEM MANSOUR SABBAAH & LUNA
MIQDAD
4300 HILSGROVE ROAD
WAKE FOREST, NC 27587-4191

ROBIN & MICHAEL KEELEY
4435 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

DEEPIKA CHINTAKUL & GOUTAM
MUNNALURI
301 MATILDA PL.
CARY, NC 27513-9677

SRIHARI & HARITHA NADENDLA
3034 KILARNEY RIDGE LOOP
CARY, NC 27511-5173

NAUGHT 1, LLC.
5839 CAPITAL BLVD.
RALEIGH, NC 27616-2937

TONY & YIM NG
4615 194TH STREET
FLUSHING, NY 11358-3917

GLENDA NICHOLS
4517 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

ASHWINI BILLURI & KRISHNA
NUKALAPATI
9936 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

JESUS & NELCI ORTEGA
9910 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

RENEE ORTIZ
9852 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

VIJAYYAKUMAR & VIDHYA
PALANIAPPAN
45 DAWN COURT
MONMOUTH JUNCTION, NJ, 08852-2604

SWARNA VELURI & VIJAYA PARIMI
14755 BUNKER HILL CT.
FRISCO, TX 75035-0933

TYLER PARKER
4310 HILSGROVE ROAD
WAKE FOREST, NC 27587-4191

PRAKASH & SRI VALLI PATTISAPU
1024 AUSTIN POND DRIVE
CARY, NC 27519-6519

KRISTIN PEARCE
4444 IYAR WAY
WAKE FOREST, NC 27587-4166

JARNESHIA & WILLIE PEARSON
4420 HILSGROVE ROAD
WAKE FOREST, NC 27612

DARCY & SCOTT PISCITELLI
6024 BATTLEFORD DRIVE
RALEIGH, NC 27612-6628

LEXI & JUNE POTTER
9911 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

VIHARI DURGA GOLLAPUDI & MANI
SUNDARA PRAGADA
320 HILLIARD FOREST DRIVE
CARY, NC 27519-8207

PRECISION INVESTMENTS, LLC.
9912B CAPITAL BLVD.
WAKE FOREST, NC 27587-7784

JASMINE SEWARD
4455 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

PAUL STRYER
9906 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

PREMIER PROPERTIES & REAL
ESTATE, LLC.
5 SAINT ALFRED ROAD
SAINT LOUIS, MO 63132-4118

GLENN & ELIZABETH SHARPE
13100 TOWNFIELD DRIVE
RALEIGH, NC 27614-8828

CHESTER & JULIE SWIFT
9937 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

PSC HOMES, LLC.
2133 ROLLING ROCK ROAD
WAKE FOREST, NC 27587-6266

ANAND KUMAR TRUSTEE & ANUPAMA
TRUSTEE SINGH
1100 NOVEMBER DRIVE
CUPERTINO, CA 95014-4130

PRAVEEN & SREELATHA TATINENI
2004 JADEWOOD DRIVE
MORRISVILLE, NC 27560-6687

LUKE & MARGARET REYNOLDS
4462 MIDDLETOWN DRIVE
WAKE FORST, NC 27587-4187

LYNDA SINK
9931 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

ELLEN POLLOCK & ADAM THOMPSON
4449 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

RODOLFO RUIZ-TOLEDO
4451 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

RICHARD & JUDITH SLATER
4308 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4191

LYNDA THUM
4455 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4194

RUSTIC LANE, LLC.
2920 FORESTVILLE ROAD, SUITE 100
RALEIGH, NC 2761-8774

COLIN & BARBARA SMITH
9213 YARDLEY TOWN DRIVE
WAKE FOREST, NC 27587-8095

NIRANJAN VENKAT PRASAD & AHALYA
TIPPA
23120 TIMBER CREEK LANE
CLARKSBURG, MD 20871-4019

JYOTHIRMAYEE PAPINENI & SIVA
PRAKASH SABBINENI
9933 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

CHRISTIAN & MEAGHAN SOWERS
4404 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4139

ALEKSANDRA & MICHAL TRPKA
2833 DALLAS VELLEY LANE
APEX, NC 27502-6632

KATHRYN SANDERS
3101 BARNSLEY LANE
RALEIGH, NC 27604-5903

CHRISTINE SPENCER
9840 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

HEZHOU JIN & HONG TU
306 ROYAL TOWER WAY
CARY, NC 27513-1659

JOHN & BRITTNEY SANTHOUSE
4508 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4189

SSAI PROPERTIES, LLC.
102 REVERSE FOREST COURT
CARY, NC 27519-7713

UMA, CORP.
205 CASTLE HAYNE DRIVE
CARY, NC 27519-9214

DUSTIN & HEATHER SCHUEMANN
4468 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

XAVIER STOKES
4473 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

CHRISTINE VAN SPANKEREN
4521 TARKILN PL.
WAKE FOREST, NC 27587-4180

FLAVIO HERNANDEZ & JULIA CASTRO
VELASQUEZ VILLATORO
4516 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4189

ELDRIDGE WALKER
4505 TARKILN PL.
WAKE FOREST, NC 27587-4180

GUY PAUL WILKINS
9905 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

KEVIN WOICYK
1701 ALEXANDER SPRINGS LANE
APT. 6
WAKE FOREST, NC 27587-3996

HENRY WONG
52 W. EDSALL BLVD.
PALISADES PARK, NJ 07650-1353

FRANCOIS YOUAKIM
7319 LITCHFORD ROAD
RALEIGH, NC 27615-5538

MARIA & BRIAN AMBRANO-GILER
4501 TARKILN PL.
WAKE FOREST, NC 27587-4180

XIAONA ZHANG
4493 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

YAO ZHAO
511 WESTONRIDGE CT.
WILDWOOD, MO 63021-2030



2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

DATE: December 30, 2022

PROPERTY OWNER / APPLICANT: GGP Wake Forest, LLC.
2077 Somerville Road, Suite 310
Annapolis, MD 21401

**RE: Burlington Mills Road at Capital Blvd. SE – Neighborhood Meeting
Conditional District Rezoning & Master Plan**

Dear Property Owner:

We have applied for a Conditional District Rezoning & Master Plan approval near property you own. The subject property is located at the following address(es) and Parcel Identification Numbers:

0 Burlington Mills Road (Pin: 1738-48-6714) and 2608 Burlington Mills Road (1738-59-4108)

Attached is a map showing the properties within 500' of this development.

The intent of this development is to enhance and expand housing within the Wake Forest area, particularly on the eastern side of town with the most opportunity for growth. The proposed RMX-CD allows for the development of NCDOT's U-5307 configuration bringing necessary updates to transportation. The residential site blends in with the current adjoining residential uses and brings a commercial / retail site adding in some mixed-use.

Please join us at the project neighborhood meeting for questions or comments:

Burlington Mills Road @ Capital Blvd. SE - Neighborhood Meeting

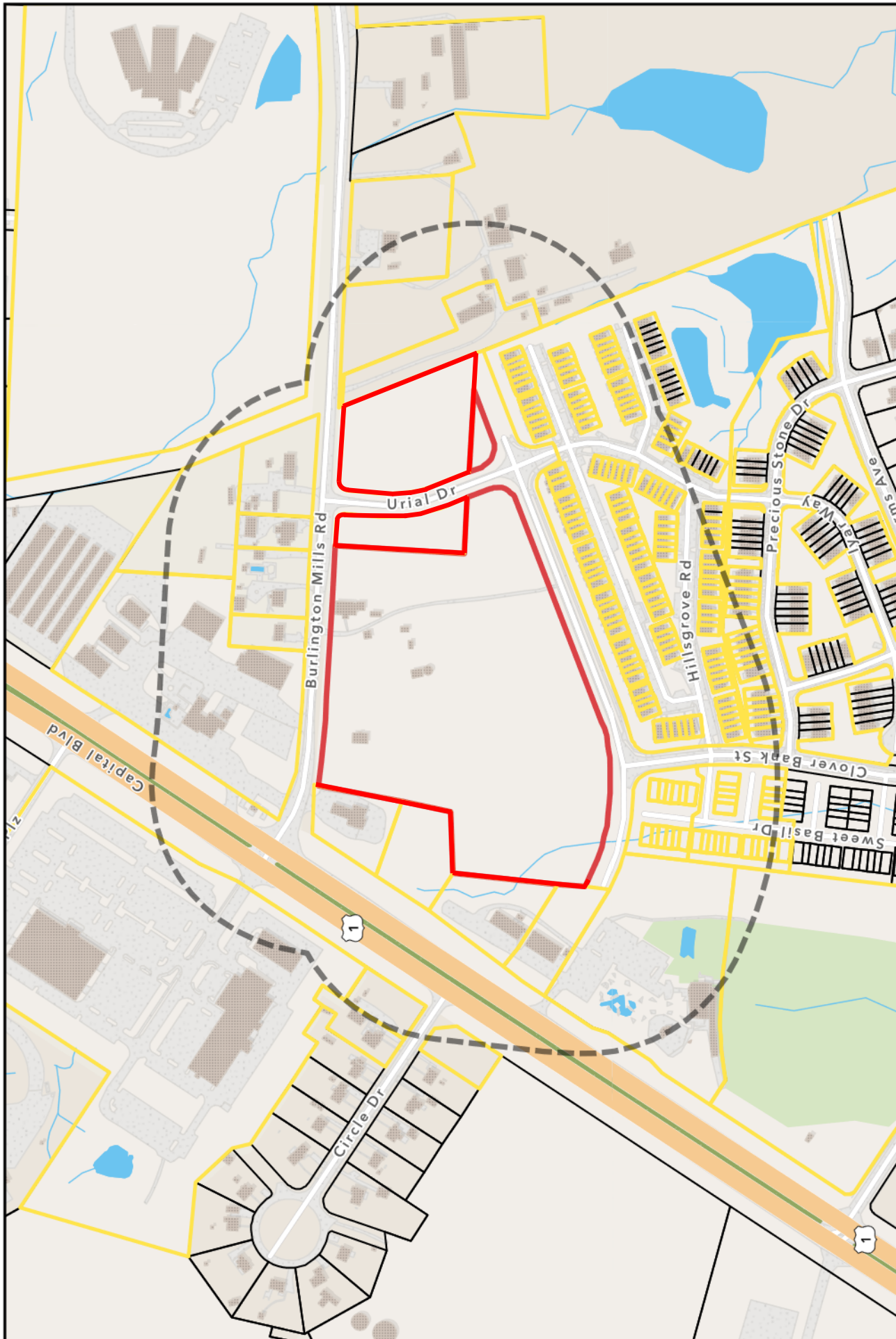
**Location: Abbotts Creek Community Center
9950 Durant Road
Raleigh, NC 27614**

Date / Time: January 12th, 2023 @ 5:30 pm – 8:30 pm

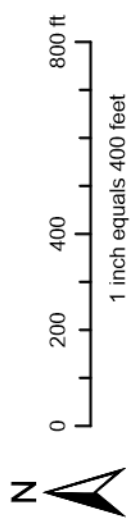
Per Section 15.3.5 of the Wake Forest Unified Development Ordinance, we are required to provide this mailed notice to all properties within 500'. Please contact NCDOT on any questions involving the U-5307 Configuration. More information can be found by contacting the Town of Wake Forest at (919) 435-9510.

Kind Regards,

David Bookhout
Greenberg Gibbons Properties
P: 919.259.8323
dbookhout@ggcommercial.com



Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





GREENBERG GIBBONS COMMERCIAL

10096 Red Run Blvd. • Suite 100 • Owings Mills, MD 21117 • p: 410.559.2500 • f: 410.581.2032 • www.ggcommercial.com

January 23rd, 2023

Re: Burlington Mills, Community Meeting Notes from January 12th, 2023

To Whom It May Concern:

Greenberg Gibbons (“GG”) formally held a community meeting with the neighbors adjacent to our proposed development located at 0 Burlington Mills Rd., Wake Forest, NC 27587. Below represents the meeting notes:

- ❖ **Meeting Date/Time/Location** – The meeting was held at Abbot’s Creek Community Center in Raleigh, NC from 6-8pm on January 12th, 2022.
- ❖ Boards that were presented were as follows: (I) rendered site plan outlining residential concept plan w/ bubble for retail, (II) prior approved master plan & (III) pg. 47 of the community plan outlining the transit-supportive residential for the property.
- ❖ **Introduction and Project History** – Each member on behalf of Greenberg Gibbons (“GG”) introduced themselves which included: David Bookhout (GG), Alex Laperouse (GG), Jay Diamond (GG), Rick Williams (GG), Toby Coleman (Smith Anderson, Land Use Attorney), & Tim Grissinger (Bateman Civil Survey Company, Civil Engineer). We discussed GG’s history/expertise with retail/residential developments in addition to talking about the prior flex use GG was pursuing. We noted due to the Town of Wake Forest adopting the Wake Forest Community Plan in April 2022, the site is now identified/targeted as Transit-Supportive Development. The Community Plan and Future Land Use Map (Community Plan) is Wake Forest’s new comprehensive land use plan that creates a long-term vision for the Town to implement over the next 10 to 20 years. Furthermore, we noted the Community Plan is a product of a 21-month planning process that included considerable community engagement. Therefore, GG pivoted to the Town’s desired use of residential (CU-RMX zoning). During this time, we referenced the II & III boards above to the public. We noted the staff officials were in process of reviewing our submission and exhibits I & III displayed have not been approved by Wake Forest. This meeting was the first of two community meetings we will be holding with the second to likely be in mid/late-February. There were 31 people in attendance for the first meeting.
- ❖ **Site Plan** – The team walked through the master plan noting the current plan for 329 residential units plus the 8-10k of commercial retail (referenced board I above). The residential was noted to consist of 329 surface parked units with Bldg. 2 consisting of an elevator with unconditioned corridors and Bldg. 5 would

be a wood framed, elevator building with conditioned corridors. We discussed the best-in-class amenities that would be offered to the project (i.e. clubhouse, dog park, storage, etc.)

- Retail - We also discussed how the retail entitlements will follow the residential due to rezoning efforts (retail to be zoned as CU-HB). As GG receives more leasing interest, we can advance our design further. At this time, our rezoning requests a maximum of 10k sf of retail. We noted our preferred tenant mix would include a coffee shop, restaurant, and medical/financial service user but could be subject to change.
- A community member asked if we had knowledge on a proposed residential development closer to Ligon Mills Rd.

❖ **Traffic** - Community members who expressed traffic concerns were largely from Shearon Farms with a few from Caddell Woods. Discussion topics were as follows:

- Larger traffic concerns exiting Urial Dr. going east & west onto Burlington Mills. The members from Caddell Woods noted Burlington Mills queuing can create delays getting onto Rt. 1.
 - It was asked if we had looked into modifying the traffic signal timing to help mitigate traffic from Burlington Mills.
- Discussed the prior approved master plan's impact on traffic relative to the proposed plan. We expressed the approved master plan calls for 177k sf of retail which would result in a higher traffic frequency than the proposed development.
- It was noted the proposed prior flex use would have had semi-trucks at the front of Sheron Farms and the community generally agreed that the proposed residential/retail would be more vehicular friendly.
- Discussed with the community if a temporary traffic signal would help mitigate traffic issues turning out of Urial Dr. based on the Community's concerns with this intersection. GG noted Burlington Mills Rd. is an NCDOT road.
- Community members mentioned that Chevrolet Capital is using Meadstone to test drive vehicles which has caused concerns within Sheron Farms.
 - It was asked if we intend to program any speed bumps/cameras to monitor Meadstone.
- We discussed NCDOT's U-5307 capital plan in conjunction with the property and larger Wake Forest community.
 - The community members asked what was the timing for NCDOT's project – we did not disclose any information on their project other than the information was public and a decision has yet to be made on when start date.
 - The community members asked if we had been coordinating directly with NCDOT.
 - The community members asked what improvements we would make to Burlington Mills as it relates to our development and are there parts of our property that would be dedicated.
 - The community members asked if Wake Forest has plans to upgrade Burlington Mills to Ligon Mill Rd.

- The community members asked if we could delay the start of our project to coincide with NCDOT's capital improvements.
 - The owners of N/F UMA Corp (gas station owners at the corner of US-1 and Burlington Mills). were in attendance and expressed their concerns that the capital improvement would result in a condemnation of their property.
- ❖ **Property Values** – A few members asked how our development will impact property values. GGC noted historically, mixed use project have increased home values over time.
 - ❖ **View Points** – A few members at Sheron Farms expressed concerns that our residential property will be “towering over” their townhomes. GGC noted Bldg. 2 & 3 (as they are programmed today) are approximately 126’ from back-of-curb (“BOC”) with Sheron Farms being roughly 66’ BOC. With the apartment building BOC to Sheron Farms BOC being roughly 36’, there is approximately over 225’ of separation between the two structures.
 - ❖ **Partnering with Community** – The community asked how we intended to support/interact with the community going forward. We will continue to be transparent with the community and pass along updates as they are received. We notified the community that we would be holding a second community meeting, shared contact information for GG personal, and will be actively engaged in the Town’s public process.
 - ❖ **Environmental** – One of the community members asked if we had performed a specimen tree analysis and how we are managing the stormwater on site.
 - Sheron Farms members noted they are suing their former developer as they are having drainage issues on their site. Note this is not a result of our plan and is a complaint unrelated to our site or proposed development.

Exhibits – Two pictures of GG staff interacting with the community at the end of the meeting.

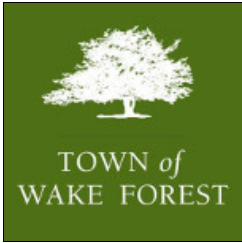




ATTENDANCE ROSTER

NAME	ADDRESS
Jordan & Nultonia Prince	4467 Middletown Dr
Vilma mienes	4424 Overglow Av
Jeryl Shapper	4410 Iyar Way
Latoria Mitchell & Jason Mitchell	4434 Hillsgrove Rd.
Andy Kennell	9713 Corktree Ct.
John Hughes	9709 Corktree Ct
Kristin Pearce	4444 Iyar Way
Joe Bradley	4444 Iyar Way
Robin Keeley	4435 Middletown Dr
Michael Keeley	" "
WAYNE CASSIDY	4449 MIDDLETOWN DRIVE
MARK HARRISON	8925 LEE Brown Ridge Dr.
Alex Luck	8925 LEE Brown Ridge Dr.
Alex Feterovskiy	4443 Middletown Dr
Willona Aekins	4205 Ginger Sprout Dr.
Jerveny Aekins	" "
Millen Lawson	9728 Precious Stone Dr.
David Biggerstaff	4418 Iyar Way
Kristi Biggerstaff	4418 Iyar Way
GARY LOPE S	4420 Iyar Way
APRIL McCULLOUGH BOWDEN	9716 Precious Stone Drive
Jon BOWDEN	9716 Precious Stone Drive
Will South	9717 Precious Stone Drive
Latishia Clement	9807 Precious Stone Drive

[illegible]



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

#851064

Project Title: Burlington Mills Road Residential 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

*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: 09/19/2022

Staff Member Met With: Tim Richards

IDT Project Number: SP-22-36/ RZ-22-10

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:

- 2508 Burlington Mills Rd (1738487937)
- 2608 Burlington Mills Rd (1738595101)

Tax PIN:

- 1738487937
- 1738595101

Acreage: 19.86

**Name of Existing Development/Subdivision (if applicable--
for reference only):** Burlington Mills

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

- 2508 Burlington Mills Rd: 16.87
- 2608 Burlington Mills Rd: 2.99

Wake Forest (WF): Town Limits

- 2508 Burlington Mills Rd: WF
- 2608 Burlington Mills Rd: WF

Base District: Zoning

- 2508 Burlington Mills Rd: CU HB
- 2608 Burlington Mills Rd: CU HB

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use: Land Use Development

- 2508 Burlington Mills Rd: Commercial
- 2608 Burlington Mills Rd: Commercial

Planning and Zoning: Jurisdiction

- 2508 Burlington Mills Rd: WAKE FOREST
- 2608 Burlington Mills Rd: WAKE FOREST

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

- 2508 Burlington Mills Rd: yes

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: Yes

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

Currently a Conditional Use?: Yes

Related Town of Wake Forest Case Numbers: SP-22-36/ RZ-22-10

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

David Bookhout

2077 Somerville Road, 310
Annapolis, MD 21401
P:919.259.8323
dbookhout@ggcommercial.com

Project Contact - Developer

David Bookhout

Project Contact - Property Owner

David Bookhout

2077 Somerville Road, 310
Annapolis, MD 21401
P:919.259.8323
dbookhout@ggcommercial.com

Project Contact - Engineer

Tim Grissinger
Bateman Civil Survey

2077 Somerville Road, 310
Annapolis, MD 21401
P:919.259.8323
dbookhout@ggcommercial.com

Project Contact - Traffic Engineer

Travis Fluitt
Kimley Horn and Associates, Inc.
421 fayetteville Street, 600
Raleigh, NC 27601
P:919.677.2000
travis.fluitt@kimley-horn.com

2524 Reliance Avenue
apex, NC 27539
P:9195389955
t.grissinger@batemandcivilsurvey.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Project Number: TBD

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

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a **Transportation Impact Analysis Review** application in IDT.

- 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, HB-CD, Highway Business

Proposed Number of Lots: 0

Number of Single-Family Lots: 0

Number of Multi-Family Units: 346

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

Proposed Land Use:

Proposed Rezoning to RMX-CD and HB-CD

Number of Buildings: 5

Number of Townhome Lots: 0

Number of Stories: 5

Plan Information - Conditional Rezoning

Description of Request:

Pin: 1738-48-7937, Acreage: 16.87 AC., Proposed Max Units Allowed 346 (Multifamily)

Proposed Rezoning (Multifamily) - RMX-CD

Initial Proposed Conditions Offered by Applicant:

The list of proposed conditions are included on the cover sheet of the proposed master plan and a separate document attached with this submittal.

Pin: 1738-59-5101, Acreage: 2.99 AC., Max. Building Type: 10,000 SF

Proposed Rezoning (Commercial / Retail) - HB-CD

Justification of Consistency with Comprehensive Plan:

This is an opportunity to enhance and expand housing within the Wake Forest area particularly on the eastern side of town with the most opportunity for growth. The proposed RMX-CD allows for the development of NCDOT's U-5307 configuration bringing necessary updates to transportation. The residential site blends in with the current adjoining residential uses in the area, and the commercial / retail site brings a mixed use development to blend

in with the area's future developments.



Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
Fax: 919.577.1081
info@batemancivilsurvey.com

Town of Wake Forest Planning Department
Attn: Tim Richards
301 S. Brook Street
Wake Forest, NC 27587

June 14, 2023

Re: Burlington Mills Residential—Conditional Rezoning (SP-22-36)

Zoning Conditions:

The following zoning conditions shall apply to the properties at 0 Burlington Mills Road, Wake Forest, NC (PINs 1738487937 and 1738595101) (the "Property"):

1. The Property shall be developed in accordance with the associated master plan (SP-22-36), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.
2. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) shall be constructed as per final requirements and timing. No traffic signals shall be required to be installed pursuant to this condition unless expressly permitted by the North Carolina Department of Transportation (the "NCDOT"). The Property owner shall work with the Town to obtain permission from the NCDOT to install a wood pole traffic signal at the intersection of Burlington Mills Road and Urial Drive that will remain in place until the Meadstone Way extension can be completed and a permanent traffic signal can be installed at the intersection of Burlington Mills Road and Meadstone Way.
3. In addition to those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for each respective portion of the Property even if said right-of-way dedication and improvements to Burlington Mills Road are not shown on the associated master plan (SP-22-36). Where approved by Town staff, the developer of the subject portion of the property may pay a fee in lieu of all or part of the required improvements to Burlington Mills Road.
4. No permanent structures shall be located in the areas designated as "NCDOT Proposed ROW" and "NCDOT Grading Limits" on the Overall NCDOT Dedication Plan included in the associated master plan (SP-22-36) until right-of-way acquisition for the portion of NC Department of Transportation project U-5307 adjoining the Property is complete. None of these zoning conditions shall not preclude grading activity in the areas designated as "NCDOT Proposed ROW" and "NCDOT Grading Limits" consistent with the approved master plan.
5. The initial Construction Plans for the portion of the Property zoned RMX-CD shall include those sidewalk and street tree improvements on the eastern side of Urial Drive required by Chapter 6 of the UDO.

The Following Conditions Shall Apply to the Portion of the Property zoned RMX-CD:

6. At least 5 dwelling units constructed on the property zoned RMX-CD shall be affordable housing units. As used herein, an "affordable housing" unit is any dwelling unit that is offered for rent at an effective monthly rent equal to or less than the maximum rent affordable for households with an income of 70% of the Area Median Income ("AMI") in the Raleigh, North Carolina Metropolitan Statistical Area published by HUD. The affordable units shall be offered for rent for a minimum of ten (10) years from the date of issuance of the first certificate of occupancy permitting residential use after the effective date of these conditions. For the purposes of this condition, an annual rent equal to or less than 30% of the annual income of a household with an income of 70% AMI in the Raleigh MSA shall be considered affordable for households with an income of 70% AMI.

The owner of the portion of the Property zoned RMX-CD shall update the rental rate for each affordable housing unit then being marketed for rent annually based on the current updated AMI published by HUD. In the event the Town of Wake Forest or Wake County establishes a program in the future which provides incentives for affordable housing units, this project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following owner's receipt of the final certificate of occupancy for the project and prior to December 31st for every year thereafter, the owner of record shall provide an annual certification of compliance with this zoning condition to the Town of Wake Forest Planning Department, which lists the rental rate for 5 affordable housing units and verifies that the tenants in those affordable housing units do not exceed the 70% AMI income threshold. The owner shall not be required to submit annual certifications to the Town regarding affordable housing units after the expiration of the 10-year affordability period.

7. The lot line separating the lot from Urial Drive shall be the Principal Front Lot Line and the lot lines separating the lot from Burlington Mills Road and Meadstone Way shall be Street Side/Secondary Front lot lines. This is a modification of the UDO definition of the terms "Principal Front Lot Line" and, to the extent necessary, "Secondary Front or Street Side Lot Line".
8. The landscaping and buffering requirements of UDO Section 2.4.3 (Special Highway Overlay) shall not apply. If the Town determines that areas of this portion of the Property zoned RMX-CD that are dedicated to the Town and/or NCDOT pursuant to Condition #9 would otherwise be required to be landscaped pursuant to UDO Section 2.4.3, the property owner shall install an equivalent amount of landscaping in that area if permitted by the Town and/or NCDOT.
9. Consistent with national trends and local experience finding that apartments require approximately 1.6 parking spaces per unit to avoid "spillover" into adjoining public streets, the minimum auto parking required for Multifamily Dwellings uses under Section 9.4.A of the UDO is modified to to 1.6 spaces per unit. To further ensure that this modified parking requirement will provide adequate parking, the overall number of off-street auto parking spaces provided for Multifamily Dwelling uses shall be equal to or greater than 1 space per bedroom.
10. The initial Site Construction Plan for the portion of the Property zoned RMX-CD shall provide for the dedication of right-of-way and/or grant of easements that NCDOT determines is reasonably necessary for improvements to US 1 and Meadstone Way shown in the plans for NCDOT STIP Project Number U-5307 (Capital Boulevard North Upgrade). Dedication of right-of-way and grant of easements required by this zoning condition shall be

recorded after approval of Site Construction Plans. To the extent necessary, the property owner may complete grading in the areas to be dedicated prior to recordation of said dedication.

The Following Conditions Shall Apply to the Portion of the Property zoned HB-CD:

11. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO:
 - 5.1. Office / Service: *Principal Uses*: bank, credit union, financial services, business support services, dry cleaning & laundry services, medical clinic, personal services, professional services, veterinary services. *Accessory Uses*: ATM.
 - 5.2. Commercial / Entertainment: *Principal Uses*: alcoholic beverage sales store, amusement-indoor, bar / tavern, general commercial, restaurant & theater / indoor movie or live performance. *Accessory Uses*: outdoor seating, outside or display sales.
 - 5.3. Civic: *Principal Uses*: community or cultural facility, recreation facility - indoor.
 - 5.4. Educational / institutional: *Principal Uses*: child / adult day care center (more than 8 persons), community support facility, studio - art, dance, martial arts or music.
 - 5.5. Automotive: *Principal Uses*: gas / fueling station. *Accessory Uses*: drive-thru / drive-in facility.
 - 5.6. Industry / wholesale / storage: *Principal Use*: light manufacturing workshop.
 - 5.7. Agriculture: *Principal Uses*: garden (community and private), kennel.
 - 5.8. Infrastructure: *Principal or Accessory Use*: wireless telecommunications facility (non-tower).
12. The maximum building height shall be 3 stories not to exceed 35'.
13. At the time of the initial Site Master Plan submittal for the portion of the Property zoned HB-CD, the applicant shall submit a trip generation analysis for the proposed development using the Institute of Transportation Engineers' Trip Generation Guide. If the trip generation analysis determines that the proposed development on the portion of the Property zoned HB-CD will generate more daily or peak hour trips than included in the approved TIA, and if the Town Engineering Department determines that the increase in trips is significant or that traffic conditions in the area have substantially changed, the Master Site Plan applicant shall conduct a new traffic impact analysis ("TIA") and shall construct the roadway improvements recommended by that TIA (and approved by NCDOT and the Town of Wake Forest) or provide a fee-in-lieu payment for such improvements where approved by the Town Engineering and Planning departments, consistent with the Town's fee-in-lieu requirements.
14. The initial Site Master Plan for the portion of the Property zoned HB-CD shall provide for the dedication of right-of-way and/or grant of easements that NCDOT determines is reasonably necessary for improvements to Meadstone Way shown in the plans for NCDOT STIP Project Number U-5307 (Capital Boulevard North Upgrade). Dedication of right-of-way and grant of easements required by this zoning condition shall be recorded after approval of Site Construction Plans. To the extent necessary, the property owner may complete grading in the areas to be dedicated prior to recordation of said dedication.

Sincerely,

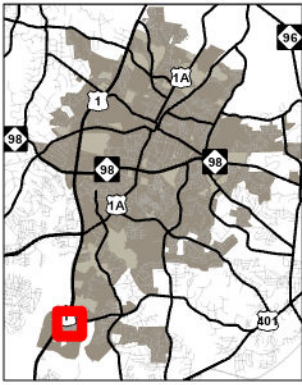
GGP Wake Forest LLC



Brian J. Gibbons, Manager

6/14/2023

Date



4/26/2023



TOWN of
WAKE FOREST

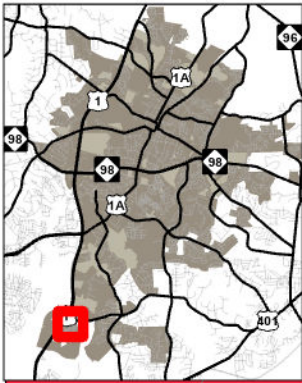
RZ-22-10
Burlington Mills at Capital Blvd. SE
Pin#s 1738487937 & 1738595101



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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Land Use Plan

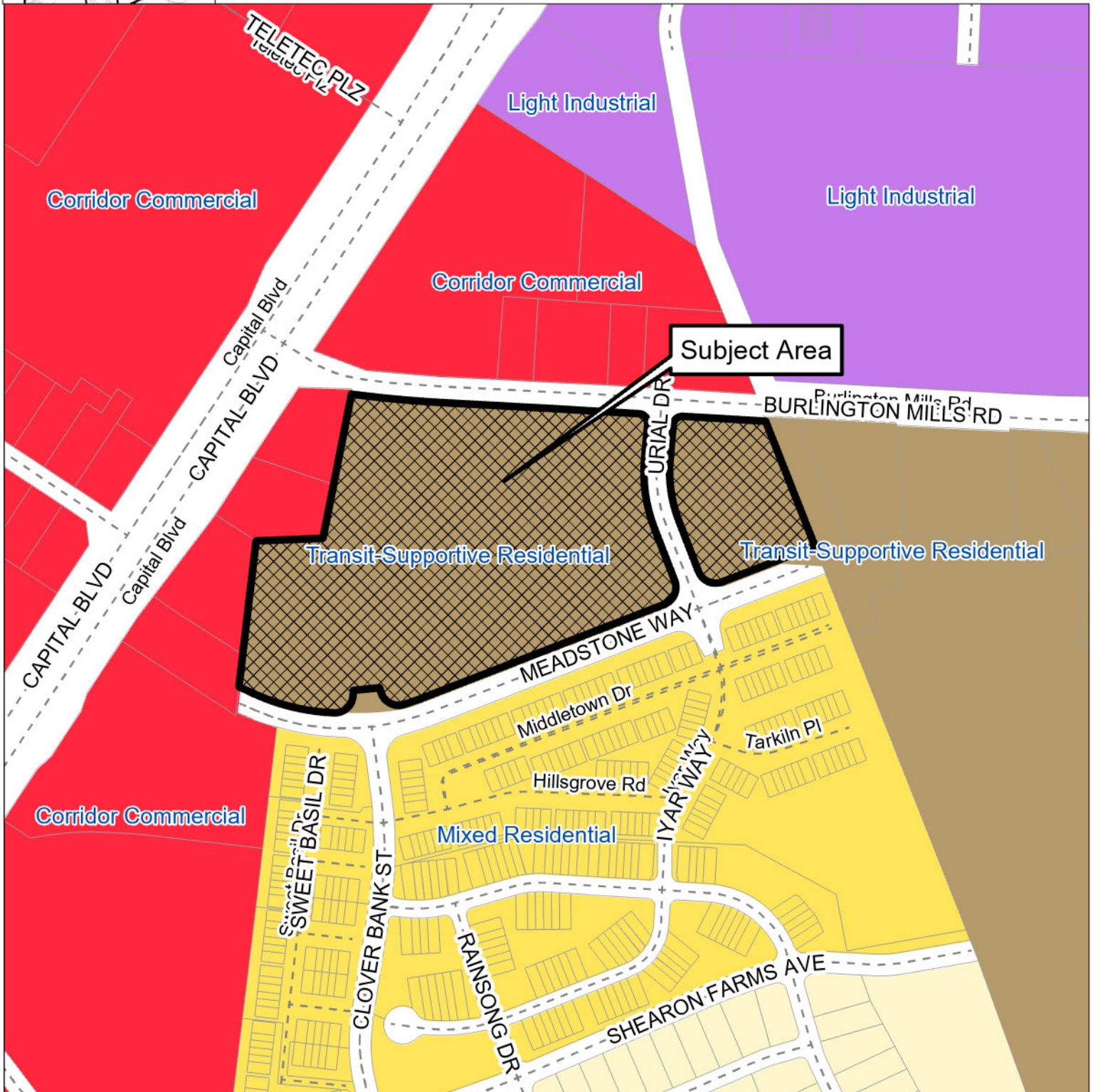


TOWN of
WAKE FOREST

RZ-22-10

Burlington Mills at Capital Blvd. SE
Pin#s 1738487937 & 1738595101

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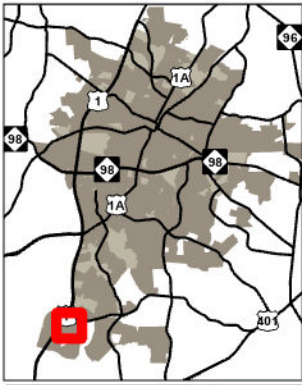


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

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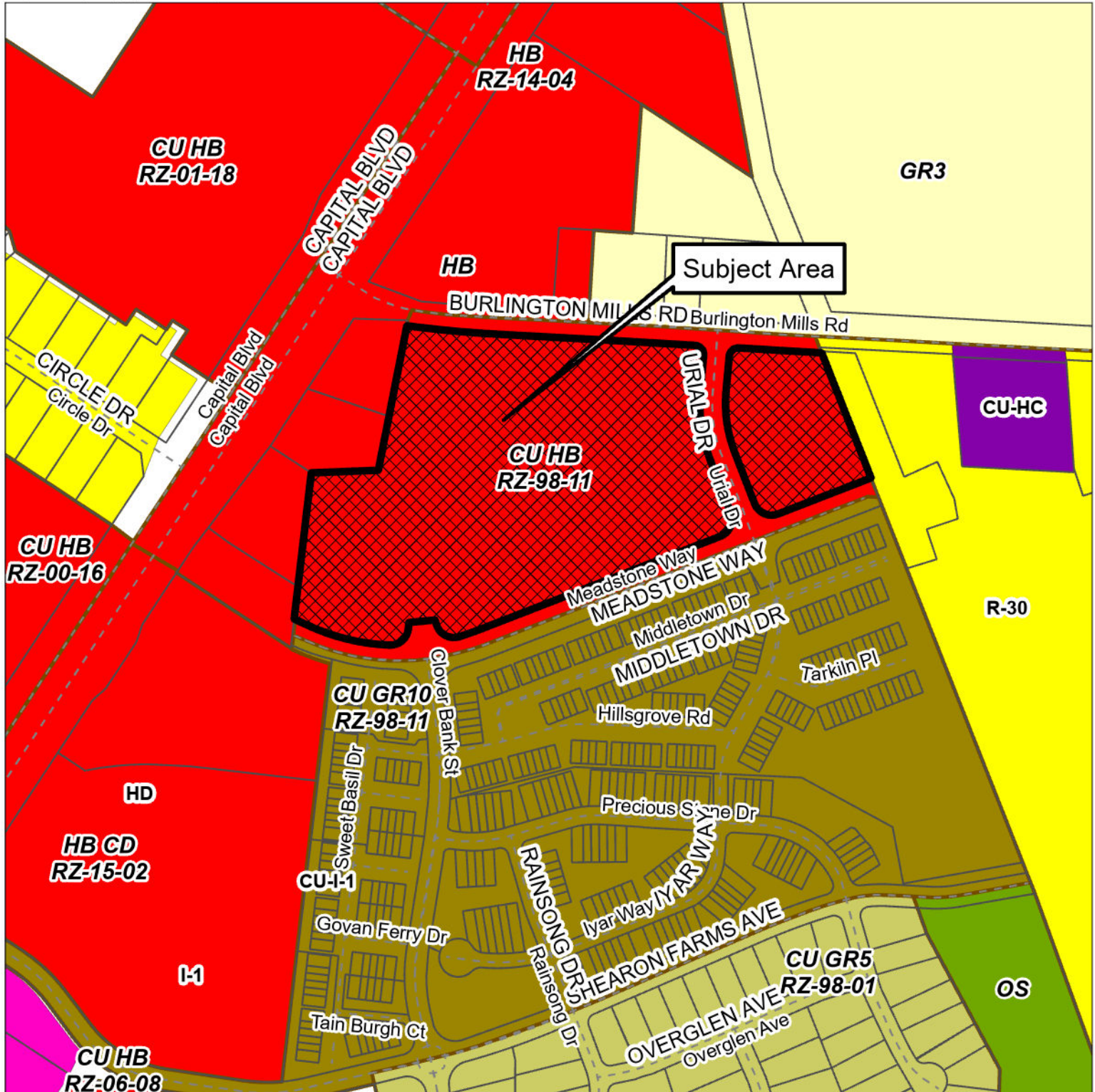


TOWN of
WAKE FOREST

RZ-22-10

Burlington Mills at Capital Blvd. SE

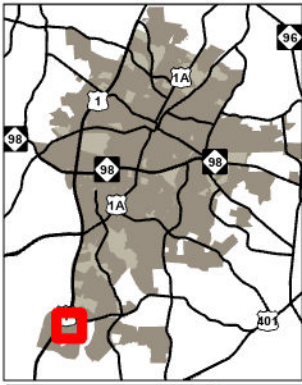
Pin#s 1738487937 & 1738595101



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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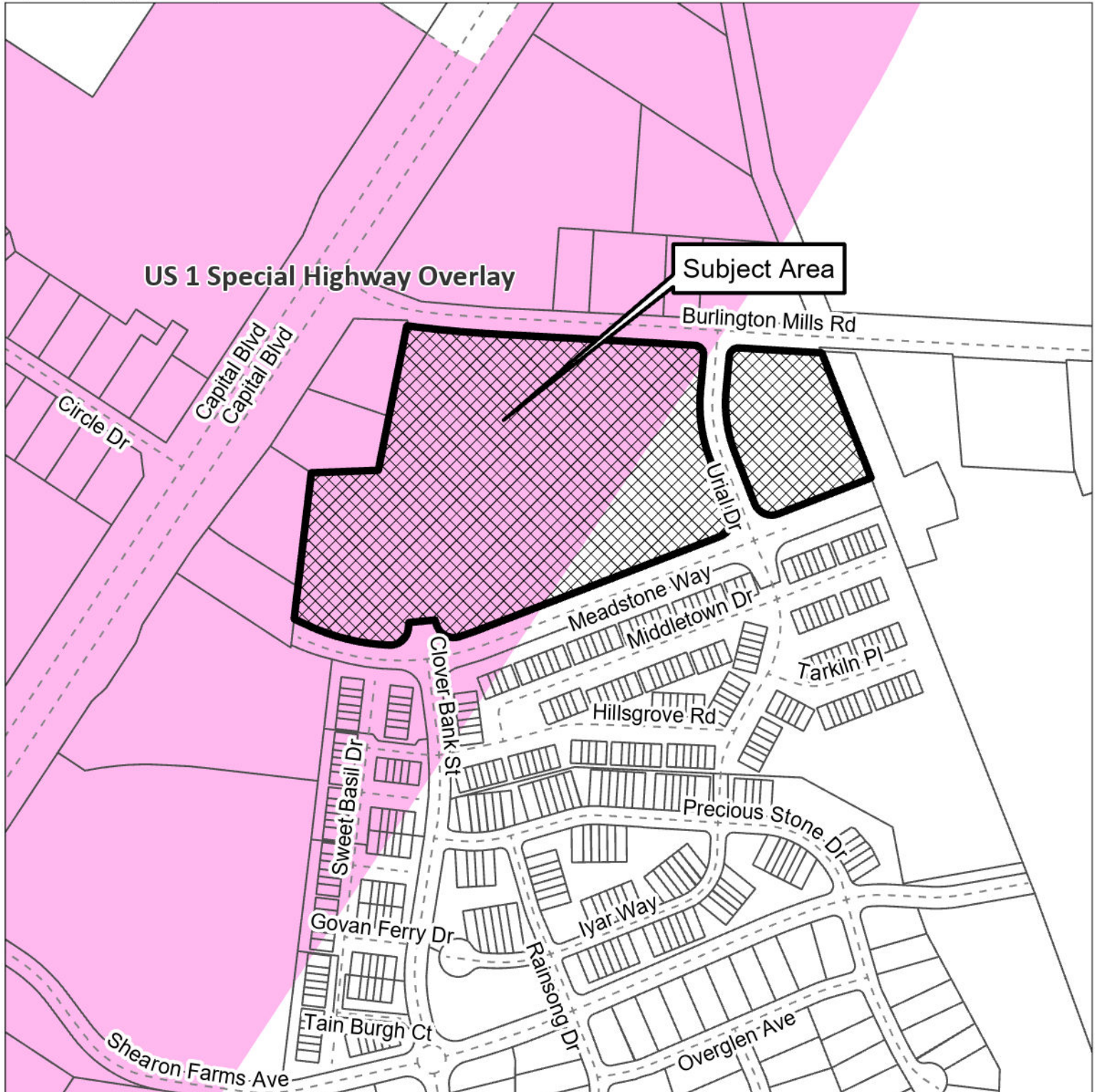


5/24/2023



TOWN of
WAKE FOREST

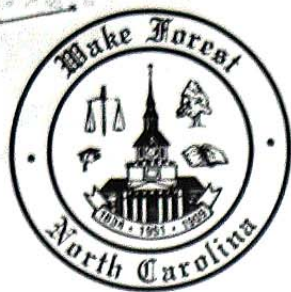
RZ-22-10
Burlington Mills at Capital Blvd. SE
Pin#s 1738487937 & 1738595101



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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Town of Wake Forest

401 ELM AVENUE WAKE FOREST, N. C. 27587-2932
PHONE 919/554-6100 FAX 919/554-6195

CONDITIONAL USE PERMIT

Conditional Use Request No.: RZ-98-11

Date Issued: July 21, 1998

Petitioner: Rice and Associates

Mailing Address: 116 New Edition Court

Cary, NC 27511

Property location: 2500 block of Burlington Mill Road, south side

Tax Parcel No./PIN: 1738.02-57-5508

Property Size: 125.2 acres

The Wake Forest Board of Commissioners considered your request on July 21, 1998 for a conditional use permit based on the submitted conceptual master plan.

The Wake Forest Board of Commissioners voted to approve your request for a rezoning to Conditional Use R-10, Residential-10 District (55.5 acres), Conditional O&I, Office and Institution District (36.9 acres), Conditional Use HB, Highway Business District (22.4 acres) and approved the issuance of a conditional use permit.

The conditional use permit is hereby issued subject to the following conditions:

1. Provide lane widening to Burlington Mill Road along the frontage of the property. Provide all improvements recommended by the traffic impact analysis.
2. Connect/physically link land use components by the use of sidewalks, driveways, streets and open space. Plan for the accommodation of alternate transportation modes.
3. To the extent most possible, incorporate the cultural and natural resources present on the site into development plans.

4. Develop a uniform "aesthetic" design which visually links the different land use components and also links the overall development with the Town of Wake Forest.

The zoning change and conditional use permit will be effective upon the annexation of the property.


Mayor

July 21, 1998
Date

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-98-11

Date Issued: January 20, 2004

Mailing Address: Rice and Associates
978 Trinity Road
Wake Forest, NC 27607

Property Location: 2500 block of Burlington Mill Road

Property Owners: Shearon Farms LLC
P.O. Box 10688
Raleigh, NC 27605

Tax PIN: 1738-58-2536

Property Size: 8.48 acres

The Wake Forest Board of Commissioners considered your request on January 20, 2004 for an amendment to the Conditional Use Permit and conceptual master plan for Shearon Farms to change the use in Tract 4 from 64,000 square feet of office space to 59 town homes.

The Wake Forest Board of Commissioners voted to approve your request with the conditions as approved in 1998.

The Conditional Use Permit is hereby amended subject to the following conditions:

1. Provide lane widening to Burlington Mill Road along the frontage of the property.
2. Provide all improvements recommended by the traffic impact analysis.

3. Connect/physically link land use components by the use of sidewalks, driveways, streets and open space. Plan for the accommodation of alternate transportation modes.
4. To the extent most possible, incorporate the cultural and natural resources present on the site into development plans.
5. Develop a uniform “aesthetic” design which visually links the different land use components and also links the overall development with the Town of Wake Forest.

Mayor

January 20, 2004
Date

AMENDMENT TO CONDITIONAL USE PERMIT

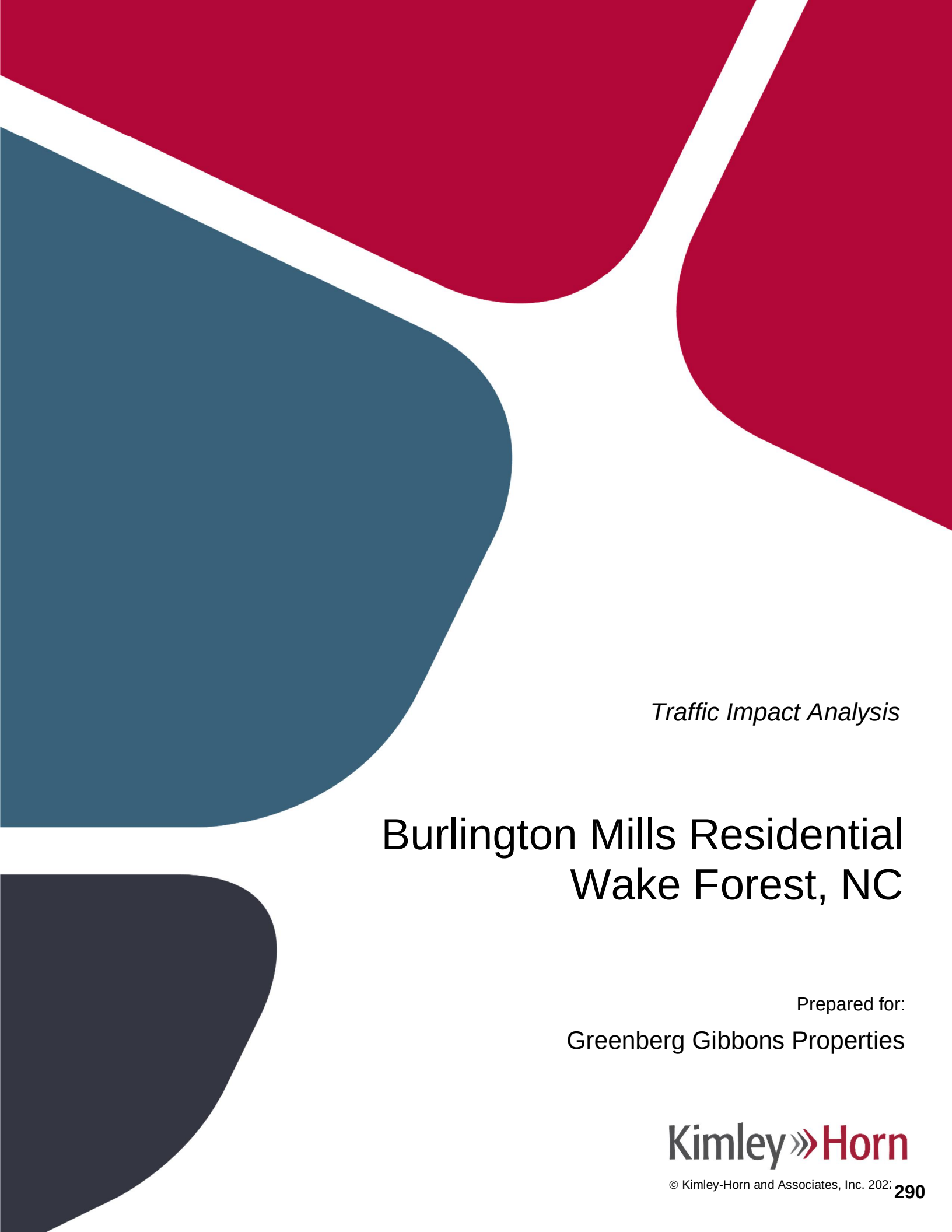
Conditional Use Permit Number: RZ-98-11
Date Issued: September 20, 2005
Petitioner: Rice and Associates
Mailing Address: 978 Trinity Road
Wake Forest, NC 27607
Tax PIN: 1738-58-2536
Location: Shearon Farms Blvd., east of Capital Blvd.
Size: 30.11 acres
Existing Zoning: Conditional Use O-I, Office and Institution District

The Wake Forest Board of Commissioners considered an amendment to the conditional use permit and master plan approved with zoning case RZ-98-11. The Wake Forest Board of Commissioners voted to approve the amendment on September 20, 2005 with the original conditions as amended:

1. Provide lane widening to Burlington Mill Road along the frontage of the property.
2. Provide all improvements recommended by the traffic impact analysis.
3. Connect/physically link land use components by the use of sidewalks, driveways, streets and open space. Plan for the accommodation of alternate transportation modes.
4. To the extent most possible, incorporate the cultural and natural resources present on the site into development plans.
5. Develop a uniform “aesthetic” design which visually links the different land use components and also links the overall development with the Town of Wake Forest.
6. Construct the connection to Burlington Mills Road with the development of Tract 3 and Tract 4.

Mayor

September 20, 2005
Date



Traffic Impact Analysis

Burlington Mills Residential Wake Forest, NC

Prepared for:
Greenberg Gibbons Properties

Kimley»Horn

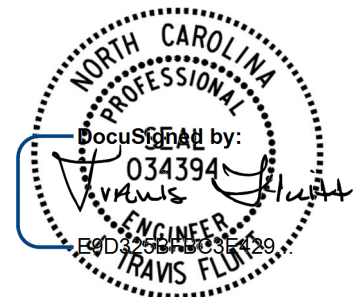
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Traffic Impact Analysis for
Burlington Mills Residential
Wake Forest, North Carolina

Prepared for:
Greenberg Gibbons Properties
Charlotte, North Carolina

Prepared by:
Kimley-Horn and Associates, Inc.
NC License #F-0102
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
(919) 677-2000

September 2022
014380001



9/30/2022

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the Burlington Mills Residential site, which is proposed to be located in the southwest quadrant of Burlington Mills Road at Urial Drive in Wake Forest, NC. The property is currently vacant and as currently envisioned, will include up to 325 multifamily residential units. The applicant also controls the parcel in the southeast quadrant of Burlington Mills Road at Urial Drive. While there are no development plans for this outparcel at this time, it was assumed for purposes of this traffic study to consist of a drive-in bank and a fast-food restaurant with a drive-through window. The site is proposed to be accessed by one full-movement driveway onto Urial Drive and a connection to the intersection of Meadstone Way and Clover Bank Street. Build-out of the development is anticipated by 2024.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition and the projected (2024) background and build-out traffic conditions. The weekday AM and PM peak hours were studied.

As shown in [Table ES-1](#), the proposed development has the potential to generate 2,696 net new daily trips, 185 net new trips during the AM peak hour, and 179 net new trips during the PM peak hour on a typical weekday.

Table ES-1 ITE Traffic Generation (Vehicles)									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	324	d.u.	1,076	1,076	30	93	101	59
912	Drive-In Bank	3	lanes	194	194	15	10	40	41
934	Fast-Food Restaurant with Drive-Through Window	3,500	s.f.	818	818	80	76	60	56
Subtotal				2,088	2,088	125	179	201	156
<i>Internal Capture Reduction</i>				391	391	22	22	65	65
<i>Pass-By Reduction</i>				349	349	36	39	28	20
Total Net New Trips				1,348	1,348	67	118	108	71

Capacity analyses were performed using Synchro Version 10 software. [Table ES-2](#) summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-2 - Level of Service Summary									
Intersection and Approach/Movement	Traffic Control	Existing (2022) Traffic		Background (2024) Traffic		Build-out (2024) Traffic		Build-out (2024) Traffic - Improved	
		AM	PM	AM	PM	AM	PM	AM	PM
Capital Boulevard at Burlington Mills Road	Signalized	D (50.0)	D (45.1)	F (87.0)	E (62.3)	F (98.7)	E (68.2)	N/A	
Eastbound		E (67.3)	F (105.9)	E (66.1)	F (127.5)	E (65.8)	F (149.4)		
Westbound		E (69.9)	F (86.2)	E (65.6)	F (96.8)	E (65.7)	F (98.7)		
Northbound		D (44.3)	C (33.0)	E (74.3)	D (48.0)	F (88.0)	D (49.8)		
Southbound		D (49.0)	D (46.4)	F (103.8)	E (65.8)	F (117.9)	E (77.1)		
Burlington Mills Road at Urial Drive	Unsignalized/ Signalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	B (13.0)	B (10.2)
Northbound		D (31.5)	C (24.1)	F (71.1)	E (44.5)	F (223.7)	F (70.4)	C (25.1)	B (19.6)
Westbound*		A (8.8)	A (8.9)	A (9.6)	A (9.4)	B (9.9)	A (9.7)	B (11.9)	A (9.1)
Eastbound		N/A						B (10.4)	A (8.6)
Burlington Mills Road at 1 World Way	Signalized	B (17.3)	B (11.6)	D (39.3)	B (11.6)	D (39.5)	B (11.8)	N/A	
Eastbound		B (15.6)	A (7.5)	E (66.1)	A (8.2)	E (65.0)	A (8.3)		
Westbound		B (17.8)	B (17.8)	C (24.1)	B (18.8)	C (24.3)	B (18.9)		
Southbound		B (18.5)	B (11.5)	C (24.7)	A (9.7)	C (26.0)	B (10.3)		
Iyar Way/Urial Drive at Meadstone Way	Unsignalized	A (7.4)	A (7.6)	A (7.4)	A (7.7)	A (7.5)	A (7.8)	N/A	
Eastbound		A (7.6)	A (7.9)	A (7.6)	A (8.0)	A (7.7)	A (8.1)		
Northbound		A (7.5)	A (7.6)	A (7.5)	A (7.7)	A (7.6)	A (7.8)		
Southbound		A (7.1)	A (7.4)	A (7.1)	A (7.5)	A (7.2)	A (7.5)		
Capital Boulevard at U-Haul Driveway/Shearon Farms	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	N/A	
Eastbound		E (39.4)	C (21.7)	F (53.8)	D (27.4)	F (55.8)	D (28.0)		
Westbound		C (22.9)	D (27.3)	D (30.8)	E (36.0)	E (36.6)	E (42.3)		
Northbound Left		D (31.2)	C (18.2)	E (43.8)	C (23.3)	E (45.6)	C (23.7)		
Southbound Left		C (18.8)	C (22.7)	D (25.3)	D (29.2)	D (26.3)	D (32.4)		
Shearon Farms at Clover Bank Street	Roundabout*	A (3.0)	A (3.2)	A (3.0)	A (3.2)	A (3.2)	A (3.5)	N/A	
Eastbound		V/C - 0.033	V/C - 0.078	V/C - 0.034	V/C - 0.083	V/C - 0.064	V/C - 0.125		
Westbound		A (3.1)	A (3.3)	A (3.1)	A (3.4)	A (3.1)	A (3.7)		
Northbound		A (3.0)	A (3.0)	A (3.0)	A (3.0)	A (3.1)	A (3.2)		
Southbound		A (2.9)	A (3.1)	A (2.9)	A (3.1)	A (2.9)	A (3.3)		
Meadstone Way at Clover Bank Street/Site Driveway 1	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	N/A	
Northbound		A (8.7)	A (8.7)	A (8.7)	A (8.8)	A (9.3)	A (9.7)		
Southbound		N/A	N/A	N/A	N/A	B (10.2)	B (9.9)		
Eastbound Left		A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (7.3)	A (7.3)		
Westbound Left		A (4.8)	A (5.5)	A (4.8)	A (5.4)	A (7.3)	A (7.4)		
Urial Drive at Site Driveway 2	Unsignalized	N/A				- (-)	- (-)	N/A	
Eastbound						B (12.7)	B (12.3)		
Westbound						A (9.7)	A (9.8)		
Northbound Left						A (7.4)	A (7.5)		
Southbound Left						A (7.6)	A (7.6)		

*Major street left delay reported in unsignalized scenarios

The proposed Burlington Mills Residential site development is in the immediate vicinity of NCDOT Project # U-5307 which proposes to convert the existing intersection of US 1 at Burlington Mills Road to an interchange. Plans for this project are not yet finalized; therefore, NCDOT Project # U-5307 will not be analyzed in this study.

The following roadway improvements are recommended to be performed to accommodate existing traffic and the projected Burlington Mills Residential site traffic for the study year 2024 based on the capacity analysis presented herein:

Burlington Mills Road at Urial Drive:

- Provide exclusive northbound left and right-turn lanes on Urial Drive extending back to Site Driveway 2
- Monitor for a traffic signal and install when warranted

Meadstone Way at Clover Bank Street/Site Driveway 1:

- Construct a full-movement site driveway for the planned development north of Meadstone with one ingress and one egress lane

Urial Drive at Site Driveway 2:

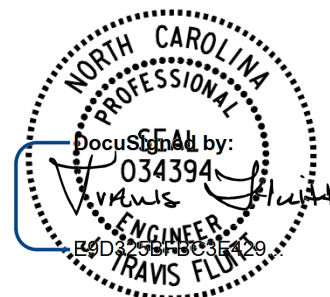
- Construct a full-movement site driveway for the planned development west of Urial with one ingress and one egress lane
- Construct a full-movement site driveway for the outparcel east of Urial to tie into this intersection with one ingress lane and one egress lane whenever the outparcel is developed

Analysis indicates that with the recommended improvements in place, all of the study intersections are expected to operate at an acceptable LOS in the projected (2024) build-out traffic condition with the exception of US 1 at Burlington Mills Road. The intersection of US 1 at Burlington Mills Road is projected to operate with unacceptable LOS starting in the projected (2024) traffic condition. As previously discussed, NCDOT Project #U-5307 proposes to convert this intersection to an interchange, therefore, no mitigation is recommended to be performed at this intersection as part of the Burlington Mills Residential project.

The recommended laneage is shown on **Figure ES-1**.

MEMORANDUM

To: Liz Palermo, Town of Wake Forest
From: Travis Fluitt, PE, Kimley-Horn and Associates
Date: February 14, 2023
Subject: **Burlington Mills Residential - TIA Addendum**



2/14/2023

Based on discussions with the Town of Wake Forest, Kimley-Horn has prepared an addendum to the *Burlington Mills Residential TIA* dated September 30, 2022. This addendum provides updated build-out (2024) traffic scenarios with three proposed improvements. These improved scenarios include adjusted signal timings, dual southbound left-turn lanes, and converting the intersection of US 1 at Burlington Mills Road to a through-cut intersection, which prohibits through-movements on the side streets (i.e. crossing US 1 in this case). This analysis considered both levels of service and delays as well as the Town of Wake Forest's (Town) Uniform Development Ordinance (UDO) requirements for the volume-to-capacity (v/c) ratio thresholds at the intersection of US 1 at Burlington Mills Road.

Capacity Analysis

At the request of the Town, the build-out (2024) traffic volumes were analyzed with additional improvements. The v/c ratio thresholds outlined in the Town's UDO were used to determine the improvement scenario with the least amount of impact. The intersection of US 1 at Burlington Mills Road currently has a maximum v/c ratio of 0.95 in the AM peak hour and 1.17 in the PM peak hour. Per **Table 1** below, the allowable increase in v/c ratio from the background to build-out conditions is 0.02.

Table 1: V/C Threshold Table, per Town of Wake Forest

<i>Existing V/C</i>	<i>Allowable Increase in V/C by Development</i>
0.00-0.60	0.10
0.61-0.70	0.07
0.71-0.80	0.05
0.81-0.90	0.03
0.91-1.00+	0.02

It should be noted that the site traffic volumes from the original study were used in this analysis. For the through-cut improvement analysis scenario, through traffic on the eastbound and westbound approaches were rerouted as right-turns and then to the appropriate U-turn locations along US 1 and are expected to use the northbound or southbound right-turn lane to reach their destination across US 1. The eastbound and westbound through-movements at their intersection are very low (16 combined AM and 22 combined PM). Therefore, the prohibition of these movements is not expected to be a major inconvenience to the motoring public.

Table 2 summarizes the level of service at the intersection of US 1 at Burlington Mills Road for the build-out (2024) traffic conditions for each improvement scenario. The attached **Table 3** summarizes the v/c ratios for the build-out (2024) traffic conditions for each improvement scenario.

Recommendations

Based on the update analyses presented herein, to meet the v/c ratio threshold outlined in the Town's UDO, the following improvement is recommended:

Capital Boulevard at Burlington Mills Road

- Modify traffic signal timings

All three improvement scenarios are expected to satisfy the v/c ratio for the overall intersection of US 1 at Burlington Mills Road under build-out (2024) traffic conditions; however, all improvement scenarios have specific movements that exceed the allowable increase in the v/c ratio. While overall delays are expected to improve from background to build-out traffic conditions with a through-cut configuration or dual southbound left-turn lanes at this intersection, signal timing adjustments are expected to have the least amount of impact at the minor-street westbound approach of Burlington Mills Road.

With signal timing modifications, the overall v/c ratio of the intersection is expected to be within the allowable 0.02 threshold as outlined in the Town's UDO. The v/c ratio is expected to increase by 0.02 during the AM peak hour and decrease by 0.01 during the PM peak hour from background to build-out traffic conditions with this improvement.

All other study intersections are expected to meet the v/c ratio threshold defined by the Town.

Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or travis.fluitt@kimley-horn.com.

Burlington Mills Road Residential Table 2 - Level of Service Summary												
Intersection and Approach/Movement	Existing (2022) Traffic		Background (2024) Traffic		Build-out (2024) Traffic		Build-out (2024) Traffic w/ Adjusted Signal Timings		Build-out (2024) Traffic w/ Dual SB Left-Turn Lanes		Build-out (2024) Traffic w/ Through-Cut	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Capital Boulevard at Burlington Mills Road	D (50.0)	D (45.1)	F (87.0)	E (62.3)	F (98.7)	E (68.2)	F (97.3)	E (66.3)	F (86.9)	E (57.3)	F (82.6)	E (58.9)
Eastbound	E (67.3)	F (105.9)	E (66.1)	F (127.5)	E (65.8)	F (149.4)	E (65.9)	F (149.4)	E (67.0)	F (131.1)	C (26.8)	D (50.3)
Westbound	E (69.9)	F (86.2)	E (65.6)	F (96.8)	E (65.7)	F (98.7)	E (66.0)	F (94.0)	E (71.3)	F (96.2)	F (81.5)	F (104.2)
Northbound	D (44.3)	C (33.0)	E (74.3)	D (48.0)	F (88.0)	D (49.8)	F (88.0)	E (55.0)	E (68.3)	D (49.9)	E (69.0)	D (45.9)
Southbound	D (49.0)	D (46.4)	F (103.8)	E (65.8)	F (117.9)	E (77.1)	F (114.6)	E (67.8)	F (107.5)	D (50.9)	F (94.9)	E (59.1)

Burlington Mills Road Residential Table 3: V/C Ratio Comparison												
Intersection and Approach/Movement	Existing (2022) Traffic		Background (2024) Traffic		Build-out (2024) Traffic		Build-out (2024) Traffic w/ Adjusted Signal Timings		Build-out (2024) Traffic w/ Dual SB Left-Turn Lanes		Build-out (2024) Traffic w/ Through-Cut	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Capital Boulevard at Burlington Mills Road	0.95	1.17	1.13	1.39	1.16	1.56	1.15	1.38	1.14	0.95	1.11	1.33
Eastbound Left	0.02	0.40	0.02	0.67	0.03	0.84	0.03	0.84	0.03	0.70	0.04	0.11
Eastbound Through/Right*	0.18	0.38	0.18	0.41	0.18	0.41	0.18	0.41	0.18	0.39	0.05	0.08
Westbound Left	0.71	0.64	0.71	0.72	0.72	0.73	0.73	0.73	0.75	0.71	0.77	0.77
Westbound Through/Right*	0.43	0.66	0.46	0.82	0.50	0.84	0.50	0.80	0.54	0.82	0.45	0.69
Northbound Left	0.44	0.51	0.43	0.54	0.53	0.60	0.56	0.60	0.55	0.64	0.53	0.60
Northbound Through	0.86	0.80	1.06	0.94	1.10	0.95	1.10	0.97	1.04	0.95	1.04	0.93
Northbound Right	0.22	0.27	0.32	0.33	0.32	0.33	0.32	0.34	0.31	0.33	0.31	0.34
Southbound Left	0.63	1.17	0.85	1.39	0.89	1.56	0.89	1.38	0.54	0.84	0.89	1.33
Southbound Through	0.95	0.70	1.13	0.83	1.16	0.83	1.15	0.83	1.14	0.83	1.11	0.80
Southbound Right	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02

*Right-turn V/C ratio reported in scenario with through-cut as through movement is not allowed with this intersection configuration

Note: Improved scenarios include recommended traffic signal at

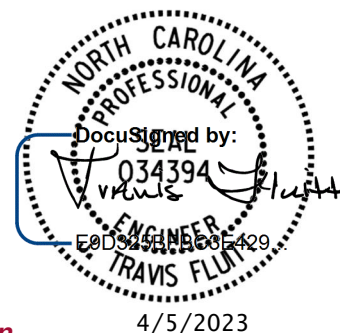
MEMORANDUM

To: Liz Palermo, Town of Wake Forest

From: Travis Fluitt, PE, Kimley-Horn and Associates

Date: April 5, 2023

Subject: **Burlington Mills Residential – Trip Generation Comparison**



Kimley-Horn has prepared a trip generation analysis for the Burlington Mills Residential development located on the south side of Burlington Mills Road at Urial Drive. Per the *Burlington Mills Residential TIA* dated September 30, 2022, the development was proposed to consist of 324 multifamily residential units and a commercial parcel. The residential portion of the development is now proposed to include 346 multifamily residential units.

The traffic generation potential of both the original and updated residential density of the proposed development were determined using the traffic generation rates published in *Trip Generation* (Institute of Transportation Engineers, Eleventh Edition, 2021). Table 1 shows the expected increase in residential site trips from the original density to the proposed density.

Table 1 Trip Generation Comparison – Residential									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise) - TIA	324	d.u.	1,076	1,076	30	93	101	59
220	Multifamily Housing (Low-Rise) - Proposed	346	d.u.	1,147	1,147	31	99	106	63
Difference (Proposed vs. TIA)				71	71	1	6	5	4

Table 1 shows that the change in units has the potential to generate 142 additional daily trips, 7 additional AM peak hour trips, and 9 additional PM peak hour trips versus the September 2022 TIA. This represents only a 3% increase in traffic during the AM peak hour and a 4% increase in traffic during the PM peak hour versus the TIA.

Users for the outparcel of the proposed development have yet to be identified but were assumed to consist of a bank with 3 drive-through lanes and a 3,500 SF fast-food restaurant in the September 2022 TIA to set a trip bank for the entire development. Table 2 shows the remaining trip budget available for the future retail space based on the increase in multifamily units.

Table 2 Remaining Trip Budget						
Scenario	Daily		AM Peak Hour		PM Peak Hour	
	In	Out	In	Out	In	Out
Proposed Residential Trips	1,147	1,147	31	99	106	63
Total Net New Trips - TIA	1,348	1,348	67	118	108	71
Total Remaining Commercial Trip Budget	201	201	36	19	2	8

Table 2 shows that with the additional residential units there is a remaining trip budget of 402 net new daily trips, 55 net new AM peak hour trips, and 10 net new PM peak hour trips. Note that this does not account for internally captured or pass-by site traffic.

Conclusion

The additional 22 multifamily residential units (346 total units) are projected to generate only 7 additional trips during the AM peak hour and 9 additional trips during the PM peak hour compared to the 324 multifamily residential units analyzed in the *Burlington Mills Residential TIA*. These increases are nominal and are not expected to result in changes to the analysis.

The *Burlington Mills Residential TIA* represents a trip bank for the entire development, not just the residential portion. Based on this analysis, there will be a remaining trip budget of 402 net new daily trips, 55 net new AM peak hour trips, and 10 net new PM peak hour trips for any commercial land uses. A trip generation analysis may be performed once commercial users are identified to confirm the site traffic will be less than the total trips from the *Burlington Mills Residential TIA*.

Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or travis.fluitt@kimley-horn.com.

Burlington Mills

Table 1 - Trip Generation Comparison: Residential Only

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
<u>220</u> Multifamily Housing (Low-Rise) - From TIA	324 d.u.	2,152	1,076	1,076	123	30	93	160	101	59
<u>220</u> Multifamily Housing (Low-Rise) - Proposed	346 d.u.	2,294	1,147	1,147	130	31	99	169	106	63
Difference (Proposed vs. TIA)		142	71	71	7	1	6	9	5	4

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4/5/23

Burlington Mills

Table 2 - Commercial Trip Budget

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
<u>220</u> Multifamily Housing (Low-Rise) - Proposed	346 d.u.	2,294	1,147	1,147	130	31	99	169	106	63
Total Net New External Trips from TIA		2,696	1,348	1,348	185	67	118	179	108	71
Remaining Trip Budget		402	201	201	55	36	19	10	2	8

K:\RAL_TPTO_Traffic\014380001 Burlington Mills Industrial\T4 - Analysis\Trip Generation\[Trip Generation Comparison - Residential Update 4-4-2023.xls]Trip Gen

4/5/23



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

March 14, 2023

Burlington Mills Residential

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2023-060
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Daniel W. Collins, Project Design Engineer

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

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

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Burlington Mills Residential

SC-2023-60

Wake Forest

Wake County

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

Date Initially Received by CMS	02/14/23	Date of Site Plan	N/A
Date of Complete Information	02/14/23	Date of Sealed TIA	09/30/22

Proposed Development

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

Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	324 d.u.
Drive-In Bank	912	3 lanes
Fast-Food Restaurant with Drive-Through Window	934	3,500 sq.ft.

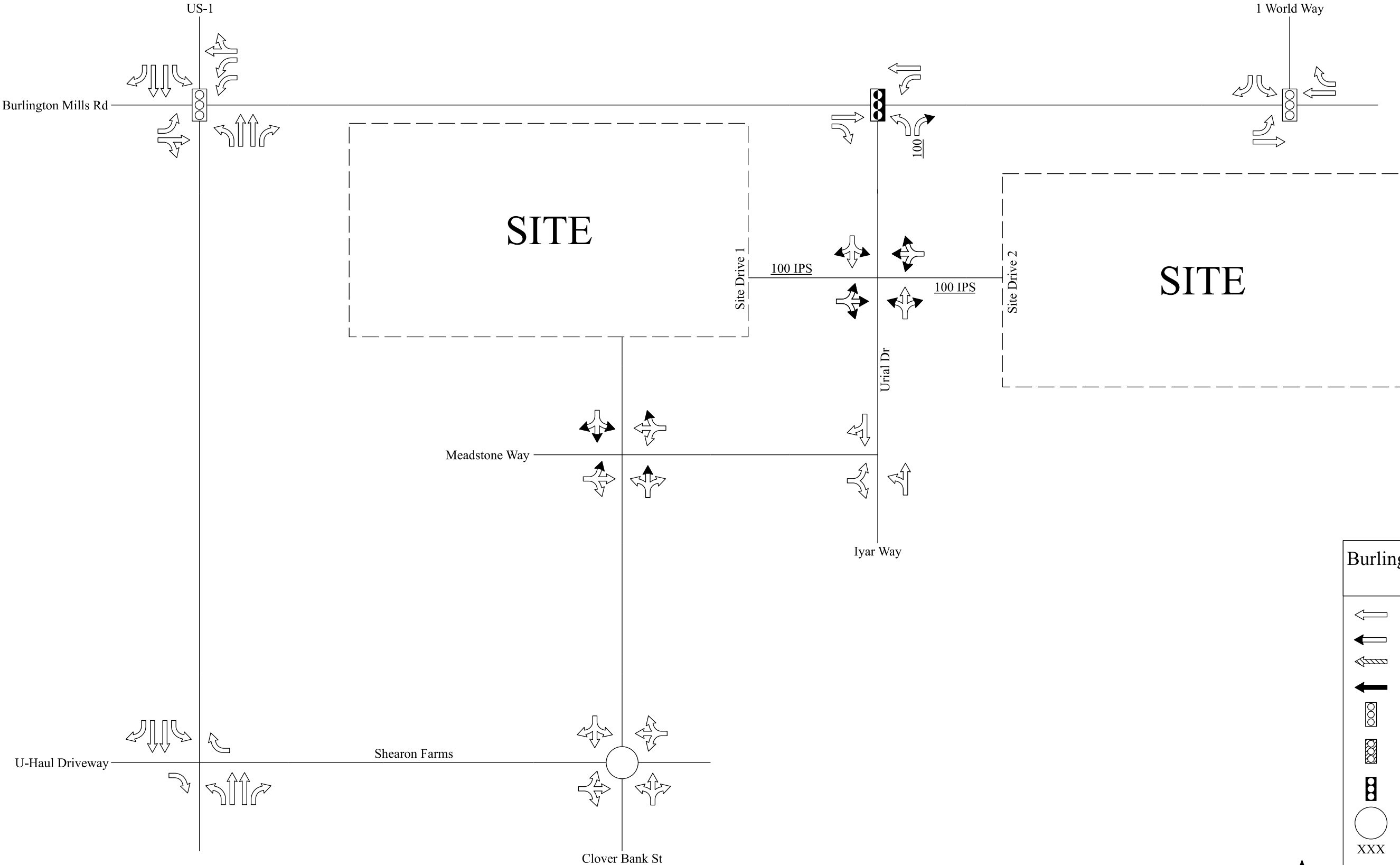
Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	125	179	304
PM Peak Hour	201	156	357
Daily Trips			2,088

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.



Burlington Mills Residential

SC-2023-060

Existing Laneage

Recommended Laneage

Laneage Built By Others

NCDOT Recommendation

Existing Signal

Signal Proposed By Others

Developer Proposed Signal

Roundabout

XXX

Storage

XXX

NCDOT Recommended Storage

<XXX>

Distance Between Intersections

IPS

Internal Protected Stem

All Distances in Feet

Drawing Not to Scale

308



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: David Bookhout

Owner: GGP Wake Forest LLC

Requested Action: Rezone 19.86 acres on the Town of Wake Forest Zoning Map from Conditional Use Highway Business (CU HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use (RMX-CD), Highway Business Conditional District (HB-CD), and Special Highway 1 Overlay (SH1-O)

Existing Zoning: Conditional Use Highway Business (CU HB) and Special Highway 1 Overlay (SH1-O)

Location: 0 Burlington Mills Road

Size: 19.86 acres total, 16.87 acres proposed RMX-CD and 2.99 acres proposed HB-CD

Tax PINs: 1738487937, 1738595101

Existing Land Use: Vacant

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and 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 9th day of May 2023.

Introduced by Planning Board member: Michael Hickey

Seconded by Planning Board member: Lindsey Humphreys

Attest:


Karin Kuropas, Planning Board Chair


Courtney Tanner, Planning Director

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

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

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

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

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

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

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

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

Community Plan Consistency Grid				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			

Community Plan Consistency Grid				
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

ORDINANCE 2023-XX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 19.86 ACRES LOCATED AT 0 BURLINGTON MILLS ROAD, BEING WAKE COUNTY TAX PINS 1738487937 AND 1738595101, FROM CONDITIONAL USE HIGHWAY BUSINESS (CU HB) TO RESIDENTIAL-MIXED USE CONDITIONAL DISTRICT (RMX-CD) AND HIGHWAY BUSINESS CONDITIONAL DISTRICT (HB-CD)

RZ-22-10, BURLINGTON MILLS AT CAPITAL BLVD SE

WHEREAS, the application submitted by GGP Wake Forest LLC 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 May 9, 2023 and the Board of Commissioners held a public hearing on June 20, 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, but not in the best public interest for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, 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 1738487937 and 1738595101, 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 amended by changing the zoning classification of the “Rezoned Lands” from Conditional Use Highway Business (CU HB) to Residential-Mixed Use Conditional District (RMX-CD) and Highway Business Conditional District (HB-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 – Burlington Mills at Capital Blvd SE 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 finds the zoning map amendment request reasonable and consistent with the 2022 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:

The following zoning conditions shall apply to the properties at 0 Burlington Mills Road, Wake Forest, NC (PINs 1738487937 and 1738595101) (the “Property”):

1. The Property shall be developed in accordance with the associated master plan (SP-22-36), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.
2. Roadway improvements recommended by the Traffic Impact Analysis (the “TIA”) (as approved by NCDOT and the Town of Wake Forest) shall be constructed as per final requirements and timing. No traffic signals shall be required to be installed pursuant to this condition unless expressly permitted by the North Carolina Department of Transportation (the “NCDOT”). The Property owner shall work with the Town to obtain permission from the NCDOT to install a wood pole traffic signal at the intersection of Burlington Mills Road and Urial Drive that will remain in place until the Meadstone Way extension can be completed and a permanent traffic signal can be installed at the intersection of Burlington Mills Road and Meadstone Way.
3. In addition to those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for each respective portion of the Property even if said right-of-way dedication and improvements to Burlington Mills Road are not shown on the associated master plan (SP-22-36). Where approved by Town staff, the developer of the subject portion of the property may pay a fee in lieu of all or part of the required improvements to Burlington Mills Road.
4. No permanent structures shall be located in the areas designated as “NCDOT Proposed ROW” and “NCDOT Grading Limits” on the Overall NCDOT Dedication Plan included in the associated master plan (SP-22-36) until right-of-way acquisition for the portion of NC Department of Transportation project U-5307 adjoining the Property is complete. None of these zoning conditions shall not preclude grading activity in the areas designated as “NCDOT Proposed ROW” and “NCDOT Grading Limits” consistent with the approved master plan.
5. The initial Construction Plans for the portion of the Property zoned RMX-CD shall include those sidewalk and street tree improvements on the eastern side of Urial Drive required by Chapter 6 of the UDO.

The Following Conditions Shall Apply to the Portion of the Property zoned RMX-CD:

6. At least 5 dwelling units constructed on the property zoned RMX-CD shall be affordable housing units. As used herein, an "affordable housing" unit is any dwelling unit that is offered for rent at an effective monthly rent equal to or less than the maximum rent affordable for households with an income of 70% of the Area Median Income ("AMI") in the Raleigh, North Carolina Metropolitan Statistical Area published by HUD. The affordable units shall be offered for rent for a minimum of ten (10) years from the date of issuance of the first certificate of occupancy permitting residential use after the effective date of these conditions. For the purposes of this condition, an annual rent equal to or less than 30% of the annual income of a household with an income of 70% AMI in the Raleigh MSA shall be considered affordable for households with an income of 70% AMI.

The owner of the portion of the Property zoned RMX-CD shall update the rental rate for each affordable housing unit then being marketed for rent annually based on the current updated AMI published by HUD. In the event the Town of Wake Forest or Wake County establishes a program in the future which provides incentives for affordable housing units, this project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following owner's receipt of the final certificate of occupancy for the project and prior to December 31st for every year thereafter, the owner of record shall provide an annual certification of compliance with this zoning condition to the Town of Wake Forest Planning Department, which lists the rental rate for 5 affordable housing units and verifies that the tenants in those affordable housing units do not exceed the 70% AMI income threshold. The owner shall not be required to submit annual certifications to the Town regarding affordable housing units after the expiration of the 10-year affordability period.

7. The lot line separating the lot from Urial Drive shall be the Principal Front Lot Line and the lot lines separating the lot from Burlington Mills Road and Meadstone Way shall be Street Side/Secondary Front lot lines. This is a modification of the UDO definition of the terms "Principal Front Lot Line" and, to the extent necessary, "Secondary Front or Street Side Lot Line".
8. The landscaping and buffering requirements of UDO Section 2.4.3 (Special Highway Overlay) shall not apply. If the Town determines that areas of this portion of the Property zoned RMX-CD that are dedicated to the Town and/or NCDOT pursuant to Condition #9 would otherwise be required to be landscaped pursuant to UDO Section 2.4.3, the property owner shall install an equivalent amount of landscaping in that area if permitted by the Town and/or NCDOT.
9. Consistent with national trends and local experience finding that apartments require approximately 1.6 parking spaces per unit to avoid "spillover" into adjoining public streets, the minimum auto parking required for Multifamily Dwellings uses under Section 9.4.A of the UDO is modified to to 1.6 spaces per unit. To further ensure that this modified parking requirement will provide adequate parking, the overall number of off-street auto parking spaces provided for Multifamily Dwelling uses shall be equal to or greater than 1 space per bedroom.
10. The initial Site Construction Plan for the portion of the Property zoned RMX-CD shall provide for the dedication of right-of-way and/or grant of easements that NCDOT determines is reasonably necessary for improvements to US 1 and

Meadstone Way shown in the plans for NCDOT STIP Project Number U-5307 (Capital Boulevard North Upgrade). Dedication of right-of-way and grant of easements required by this zoning condition shall be recorded after approval of Site Construction Plans. To the extent necessary, the property owner may complete grading in the areas to be dedicated prior to recordation of said dedication.

The Following Conditions Shall Apply to the Portion of the Property zoned HB-CD:

11. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO:
 - 11.1. Office / Service: Principal Uses: bank, credit union, financial services, business support services, dry cleaning & laundry services, medical clinic, personal services, professional services, veterinary services. Accessory Uses: ATM.
 - 11.2. Commercial / Entertainment: Principal Uses: alcoholic beverage sales store, amusement- indoor, bar / tavern, general commercial, restaurant & theater / indoor movie or live performance. Accessory Uses: outdoor seating, outside or display sales.
 - 11.3. Civic: Principal Uses: community or cultural facility, recreation facility - indoor.
 - 11.4. Educational / institutional: Principal Uses: child / adult day care center (more than 8 persons), community support facility, studio - art, dance, martial arts or music.
 - 11.5. Automotive: Principal Uses: gas / fueling station. Accessory Uses: drive-thru / drive-in facility.
 - 11.6. Industry / wholesale / storage: Principal Use: light manufacturing workshop.
 - 11.7. Agriculture: Principal Uses: garden (community and private), kennel.
 - 11.8. Infrastructure: Principal or Accessory Use: wireless telecommunications facility (non- tower).
12. The maximum building height shall be 3 stories not to exceed 35'.
13. At the time of the initial Site Master Plan submittal for the portion of the Property zoned HB-CD, the applicant shall submit a trip generation analysis for the proposed development using the Institute of Transportation Engineers' Trip Generation Guide. If the trip generation analysis determines that the proposed development on the portion of the Property zoned HB-CD will generate more daily or peak hour trips than included in the approved TIA, and if the Town Engineering Department determines that the increase in trips is significant or that traffic conditions in the area have substantially changed, the Master Site Plan applicant shall conduct a new traffic impact analysis ("TIA") and shall construct the roadway improvements recommended by that TIA (and approved by NCDOT and the Town of Wake Forest) or provide a fee-in-lieu payment for such

improvements where approved by the Town Engineering and Planning departments, consistent with the Town's fee-in-lieu requirements.

14. The initial Site Master Plan for the portion of the Property zoned HB-CD shall provide for the dedication of right-of-way and/or grant of easements that NCDOT determines is reasonably necessary for improvements to Meadstone Way shown in the plans for NCDOT STIP Project Number U-5307 (Capital Boulevard North Upgrade). Dedication of right-of-way and grant of easements required by this zoning condition shall be recorded after approval of Site Construction Plans. To the extent necessary, the property owner may complete grading in the areas to be dedicated prior to recordation of said dedication.

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 20th day of June 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

Legal Description for New Tract 1

All that certain Tract of Land located in Wake Forest, Wake County, North Carolina being known and numbered as REID:0063680, Deed Book 19039, Page 1492, Wake County Records and being more particularly described as follows:

Beginning at an Axle found at the North East Property Corner of the Precision Investments, LLC (REID 0187502 , DB 12491, Pg 761), South East Property Corner of Precision Investments, LLC (REID 0187501 , DB 12491, Pg 833), and Western Property Line of GGP Wake Forest LLC (REID 0063680), Wake County records and being designated as the Point of Beginning as shown on map made by Bateman Civil Survey Company, dated 10/4/2022 and entitled "Recombination Map for GGP Wake Forest, LLC" Wake Forest, NC, Wake County, Wake Forest Township, REID# 0063680 & 0063661, having State Plane Coordinates N:789005.99, E:2134191.64;

Thence N87°47'07"E, 121.79' to an Iron Pipe found; thence N87°47'07"E, 62.02' to an Iron Pipe found; thence N11°10'26"E, 403.54' to an Iron Pipe found on the Southern Right of Way of Burlington Mills Road, SR-2045; thence along said Right of Way a Curve to the Left having a Radius of 3290.33' a Length of 34.99', a Direction of S82°47'42"E, 34.99' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Left having a Radius of 3290.33' a Length of 231.09', a Direction of S85°06'42"E, 231.04' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Left having a Radius of 27829.99, a Length of 290.42', a Direction of S86°54'09"E, 290.42' to an Iron Pipe found on said Right of Way; thence along said Right of Way S86°36'13"E, 161.46' to an Iron Pipe found on said Right of Way; thence S86°36'13"E, 73.69' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 25.00' a Length of 40.03', a Direction of S40°43'21"E, 35.89' to an Iron Pipe found on the Western Right of Way of Urial Drive; thence along said Right of Way S05°09'31"W, 97.71' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Left having a Radius of 417.92' a Length of 192.06', a Direction of S08°00'23"E, 35.89' to an Iron Pipe found on said Right of Way; thence along said Right of Way S21°10'18"E, 82.87' to an Iron Pipe found on said Right of Way; thence along said Right of Way S21°10'18"E, 73.18' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 50.00' a Length of 79.05', a Direction of S24°06'29"W, 71.07' to an Iron Pipe found on the Northern Right of Way of Meadstone Way; thence along said Right of Way S68°49'39"W, 720.86' to an Iron Pipe found on said Right of Way; thence along said Right of Way S71°00'04"W, 45.13' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 50.00' a Length of 78.57', a Direction of N61°48'48"W, 70.73' to an Iron Pipe found on said Right of Way; thence along said Right of Way N16°48'04"W, 13.27' to an Iron Pipe found on said Right of Way; thence along said Right of Way S84°21'00"W, 72.60' to an Iron Pipe found on said Right of Way; thence along said Right of Way S02°09'47"W, 13.72' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a

Radius of 50.00' a Length of 78.81', a Direction of S47°18'54"W, 70.90' to an Iron Pipe found on said Right of Way; thence along said Right of Way N87°31'58"W, 1.10' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 590.00' a Length of 235.26', a Direction of N76°06'35"W, 233.70' to an Iron Pipe found on said Right of Way; thence along said Right of Way N64°41'12"W, 36.56' to an Iron Pipe found on said Right of Way; thence Leaving said Right of Way N06°41'31"E, 402.95' to an Axle found. Said Axle being the Point of Beginning

Said parcel contains 734,881 square feet / 16.8705 acres, more or less

Legal Description for New Tract 2

All that certain Tract of Land located in Wake Forest, Wake County, North Carolina being known and numbered as REID:0063661, Deed Book 19039, Page 1549, Wake County Records and being more particularly described as follows:

Beginning at an Iron Pipe found at the South East Property Corner of GGP Wake Forest LLC (REID 0063661, DB 19039, Pg 1549), Western Property Line of Jack L, & Alice M Adams (REID 0374392, DB 13360, Pg 1505) and Northern Right of Way of Meadstone Way, Wake County records and being designated as the Point of Beginning as shown on map made by Bateman Civil Survey Company, dated 10/4/2022 and entitled "Recombination Map for GGP Wake Forest, LLC" Wake Forest, NC, Wake County, Wake Forest Township, REID# 0063680 & 0063661, having State Plane Coordinates N:788992.08, E:2135725.24; Thence along said Right of Way S68°49'39"W, 123.73' to an Iron Pipe found on said Right of Way; thence along said Right of Way S68°49'39"W, 149.81' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 50.00' and a Length of 78.05', a Direction of N65°52'57"W, 70.36' to an Iron Pipe found on the Eastern Right of Way of Urial Drive; thence along said Right of Way N21°10'18"W, 41.16' to an Iron Pipe found on said Right of Way; thence along said Right of Way N21°10'18"W, 114.88' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 374.92' and a Length of 159.68', a Direction of N08°00'23"W, 158.48' to an Iron Pipe found on the said Right of Way; thence along said Right of Way N05°09'31"W, 101.41' to an Iron Pipe found on said Right of Way; thence along said Right of Way a Curve to the Right having a Radius of 25.00' and a Length of 38.50', a Direction of N49°16'39"E, 34.81' to an Iron Pipe found on the Southern Right of Way of Burlington Mills Road; thence along said Right of Way S86°36'13"E, 227.59' to an Iron Pipe found on said Right of Way; thence leaving said Right of Way S21°30'37"E, 368.27' to an Iron Pipe found, said Iron Pipe being the initial point of beginning.

Said parcel contains 130,418 square feet / 2.9940 acres, more or less

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-10: Burlington Mills at Capital Blvd SE Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-10 is consistent with the 2022 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 Transit-Supportive Residential area description in the Community Plan.
2. The proposed rezoning is consistent with the Residential Area Plan #9 description of how the property should be developed.

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Thomas S. Speight, Jr., PE, PLS
20234
6/14/2023
THOMAS S. SPEIGHT, JR.

BURLINGTON MILLS AT CAPITAL BLVD. SE CONDITIONAL DISTRICT REZONING & MASTER PLAN

SP-22-36

SUBMITTAL 1: 10.20.22

SUBMITTAL 2: 12.08.22

SUBMITTAL 3: 03.09.23

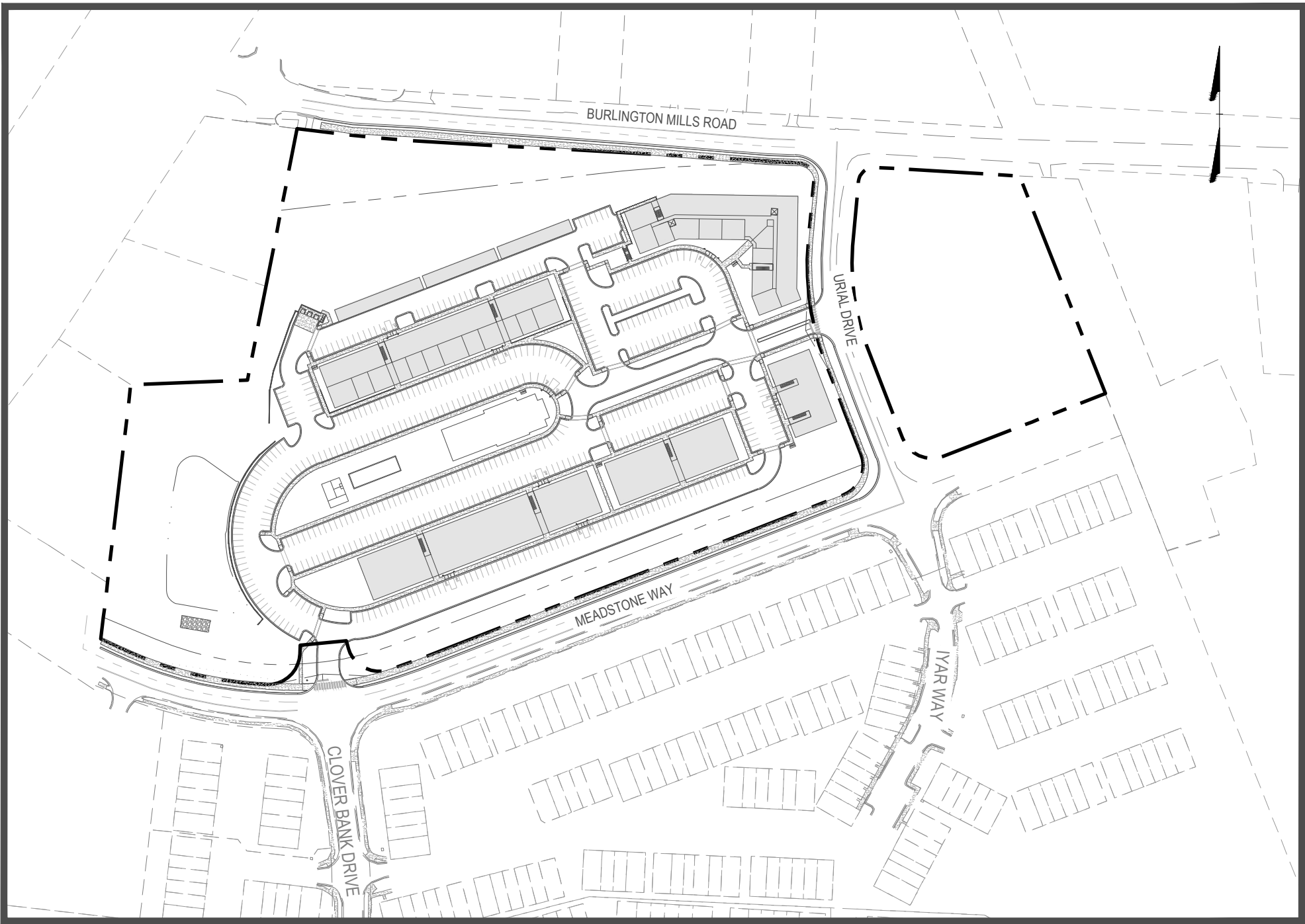
SUBMITTAL 4: 05.01.23

SUBMITTAL 5: 05.30.23

SUBMITTAL 6: 06.14.23

2508 & 2608 BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587

WAKE COUNTY



PROJECT PLAN

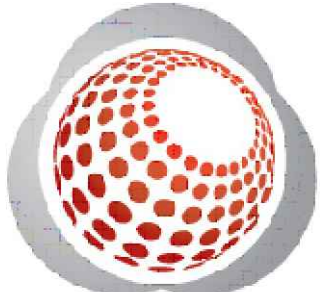
SCALE: 1" = 200'

OWNER / DEVELOPER:

GREENBERG GIBBONS PROPERTIES
CONTACT: DAVID BOOKHOUT
2077 SOMERVILLE ROAD, SUITE 310
ANNAPOLIS, MD 21401

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
CONTACT: THOMAS SPEIGHT, JR., PE / PLS
2524 RELIANCE AVE.
APEX, NC 27539



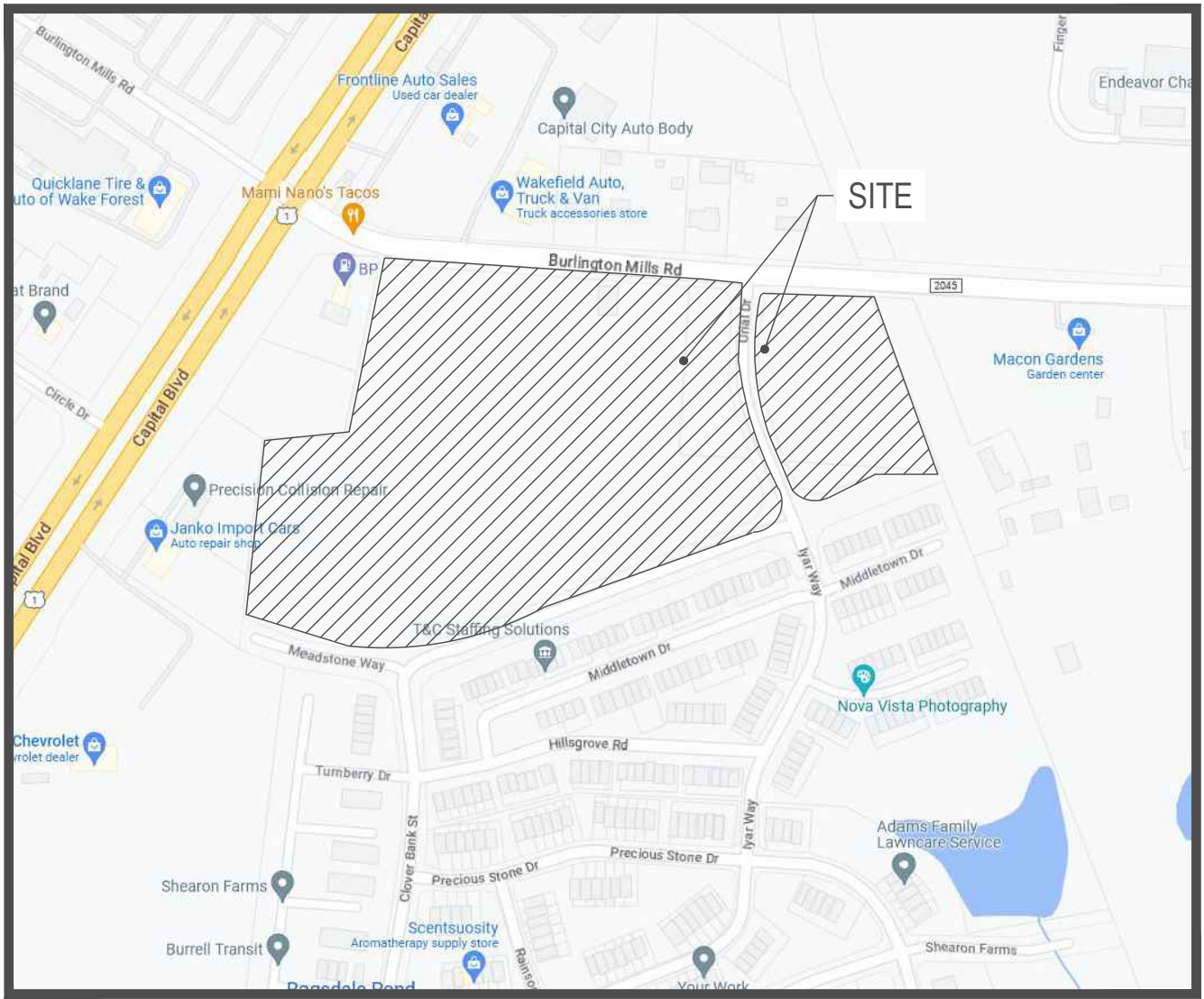
Bateman Civil Survey Company
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	OVERALL EXISTING CONDITIONS : DEMOLITION PLAN
C101	EXISTING TREE SURVEY
C102	EXISTING TREE CHARTS
C103	EXISTING AERIAL
C200	OVERALL MASTERPLAN
C201	OVERALL NCDOT DEDICATION PLAN
C202	SITE PLAN
C300	UTILITY PLAN
C400	GRADING : DRAINAGE PLAN
C401	STORM PIPE : STRUCTURE TABLES
C500	SCM GRADING PLAN
C600	BURLINGTON MILLS : MEADOWSTONE WAY ROADWAY PLANS
C601	URIAL DRIVE : ROADWAY PLANS
C700	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L200	LIGHTING PLAN



VICINITY MAP

SCALE: 1" = 400'

THE FOLLOWING ZONING CONDITIONS APPLY TO THE PROPERTIES AT 0 BURLINGTON MILLS ROAD, WAKE FOREST, NC (PINS 1738487937 AND 1738595101) (THE "PROPERTY"):

- THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ASSOCIATED MASTER PLAN (SP-22-36), EXCEPT DEVIATIONS FROM THE MASTER PLAN THAT ARE NOT DEFINED AS SUBSTANTIAL CHANGES BY UDO SEC. 15.15.3.B. AND THAT THE ADMINISTRATOR DETERMINES ARE CONSISTENT WITH APPLICABLE UDO STANDARDS AND DO NOT ALTER THE BASIC DEVELOPMENT CONCEPT OR RUN CONTRARY TO THE SPIRIT AND INTENT OF THE ADOPTED MASTER PLAN MAY BE REVIEWED AND APPROVED BY THE ADMINISTRATOR.
- ROADWAY IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS (THE "TIA") (AS APPROVED BY NCDOT AND THE TOWN OF WAKE FOREST) SHALL BE CONSTRUCTED AS PER FINAL REQUIREMENTS AND TIMING. NO TRAFFIC SIGNALS SHALL BE REQUIRED TO BE INSTALLED PURSUANT TO THIS CONDITION UNLESS EXPRESSLY PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (THE "NCDOT"). THE PROPERTY OWNER SHALL WORK WITH THE TOWN TO OBTAIN PERMISSION FROM THE NCDOT TO INSTALL A WOOD POLE TRAFFIC SIGNAL AT THE INTERSECTION OF BURLINGTON MILLS ROAD AND URIAL DRIVE THAT WILL REMAIN IN PLACE UNTIL THE MEADOWSTONE WAY EXTENSION CAN BE COMPLETED AND A PERMANENT TRAFFIC SIGNAL CAN BE INSTALLED AT THE INTERSECTION OF BURLINGTON MILLS ROAD AND MEADOWSTONE WAY.
- IN ADDITION TO THOSE ROADWAY IMPROVEMENTS RECOMMENDED BY THE TIA AND OTHERWISE SHOWN IN THE ADOPTED MASTER PLAN, ADDITIONAL RIGHT-OF-WAY AND IMPROVEMENTS TO BURLINGTON MILLS ROAD REQUIRED BY CHAPTER 6 OF THE UDO SHALL BE PROVIDED IN THE INITIAL SITE CONSTRUCTION PLAN FOR EACH RESPECTIVE PORTION OF THE PROPERTY EVEN IF SAID RIGHT-OF-WAY DEDICATION AND IMPROVEMENTS TO BURLINGTON MILLS ARE NOT SHOWN ON THE APPROVED MASTER PLAN, WHERE APPROVED BY TOWN STAFF. THE DEVELOPER OF THE SUBJECT PORTION OF THE PROPERTY MAY PAY A FEE IN LIEU OF ALL OR PART OF THE REQUIRED IMPROVEMENTS TO BURLINGTON MILLS ROAD.
- NO PERMANENT STRUCTURES SHALL BE LOCATED IN THE AREAS DESIGNATED AS NCDOT PROPOSED ROW AND NCDOT GRADING LIMITS. ON THE OVERALL NCDOT DEDICATION PLAN INCLUDED IN THE ASSOCIATED MASTER PLAN (SP-22-36) UNTIL RIGHT-OF-WAY ACQUISITION FOR THE PORTION OF NO DEPARTMENT OF TRANSPORTATION PROJECT U-5307 ADJOINING THE PROPERTY IS COMPLETE. NONE OF THESE ZONING CONDITIONS SHALL NOT PRECLUDE GRADING ACTIVITY IN THE AREAS DESIGNATED AS NCDOT PROPOSED ROW AND NCDOT GRADING LIMITS. CONSISTENT WITH THE APPROVED MASTER PLAN.
- THE INITIAL CONSTRUCTION PLAN FOR THE PORTION OF THE PROPERTY ZONED RMX-CD SHALL INCLUDE THOSE SIDEWALK AND STREET TREE IMPROVEMENTS ON THE EASTERN SIDE OF URIAL DRIVE REQUIRED BY CHAPTER 6 OF THE UDO.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROPERTY ZONED RMX-CD:

- AT LEAST 5 DWELLING UNITS CONSTRUCTED ON THE PROPERTY ZONED RMX-CD SHALL BE AFFORDABLE HOUSING UNITS. AS USED HEREIN, AN "AFFORDABLE HOUSING" UNIT IS ANY DWELLING UNIT THAT IS OFFERED FOR RENT AT AN EFFECTIVE MONTHLY RENT EQUAL TO OR LESS THAN THE MAXIMUM RENT AFFORDABLE FOR HOUSEHOLDS WITH AN INCOME OF 70% OF THE AREA MEDIAN INCOME ("AMI") IN THE RALEIGH NORTH CAROLINA METROPOLITAN STATISTICAL AREA PUBLISHED BY HUD. THE AFFORDABLE UNITS SHALL BE OFFERED FOR RENT FOR A MINIMUM OF TEN (10) YEARS FROM THE DATE OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY PERMITTING RESIDENTIAL USE AFTER THE EFFECTIVE DATE OF THESE CONDITIONS. FOR THE PURPOSES OF THIS CONDITION, AN ANNUAL RENT EQUAL TO OR LESS THAN 30% OF THE ANNUAL INCOME OF A HOUSEHOLD WITH AN INCOME OF 70% AMI IN THE RALEIGH MSA SHALL BE CONSIDERED AFFORDABLE FOR HOUSEHOLDS WITH AN INCOME OF 70% AMI.
- THE OWNER OF THE PORTION OF THE PROPERTY ZONED RMX-CD SHALL UPDATE THE RENTAL RATE FOR EACH AFFORDABLE HOUSING UNIT THEN BEING MARKETED FOR RENT ANNUALLY BASED ON THE CURRENT UPDATED AMI PUBLISHED BY HUD. IN THE EVENT THE TOWN OF WAKE FOREST OR WAKE COUNTY ESTABLISHES A PROGRAM IN THE FUTURE WHICH PROVIDES INCENTIVES FOR AFFORDABLE HOUSING UNITS, THIS PROJECT SHALL BE ELIGIBLE TO PARTICIPATE IN SUCH A PROGRAM IF QUALIFICATIONS OF SUCH PROGRAM ARE MET BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING OWNERS RECEIPT OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT AND PRIOR TO DECEMBER 31ST FOR EVERY YEAR THEREAFTER. THE OWNER OF RECORD SHALL PROVIDE AN ANNUAL CERTIFICATION OF COMPLIANCE WITH THIS ZONING CONDITION TO THE TOWN OF WAKE FOREST PLANNING DEPARTMENT, WHICH LISTS THE RENTAL RATE FOR 5 AFFORDABLE HOUSING UNITS AND VERIFIES THAT THE TENANTS IN THOSE AFFORDABLE HOUSING UNITS DO NOT EXCEED THE 70% AMI INCOME THRESHOLD. THE OWNER SHALL NOT BE REQUIRED TO SUBMIT ANNUAL CERTIFICATIONS TO THE TOWN REGARDING AFFORDABLE HOUSING UNITS AFTER THE EXPIRATION OF THE 10-YEAR AFFORDABILITY PERIOD.
- THE LOT LINE SEPARATING THE LOT FROM URIAL DRIVE SHALL BE THE PRINCIPAL FRONT LOT LINE AND THE LOT LINES SEPARATING THE LOT FROM BURLINGTON MILLS ROAD AND MEADOWSTONE WAY SHALL BE STREET SIDE/SECONDARY FRONT LOT LINES. THIS IS A MODIFICATION OF THE UDO DEFINITION OF THE TERMS "PRINCIPAL FRONT LOT LINE" AND, TO THE EXTENT NECESSARY, "SECONDARY FRONT OR STREET SIDE LOT LINE."
- THE LANDSCAPING AND BUFFERING REQUIREMENTS OF UDO SECTION 2.4.3 (SPECIAL HIGHWAY OVERLAY) SHALL NOT APPLY. IF THE TOWN DETERMINES THAT AREAS OF THIS PORTION OF THE PROPERTY ZONED RMX-CD THAT ARE DEDICATED TO THE TOWN AND/OR NCDOT PURSUANT TO CONDITION #9 WOULD OTHERWISE BE REQUIRED TO BE LANDSCAPED PURSUANT TO UDO SECTION 2.4.3, THE PROPERTY OWNER SHALL INSTALL AN EQUIVALENT AMOUNT OF LANDSCAPING IN THAT AREA IF PERMITTED BY THE TOWN AND/OR NCDOT.
- CONSISTENT WITH NATIONAL TRENDS AND LOCAL EXPERIENCE FINDING THAT APARTMENTS REQUIRE APPROXIMATELY 1.6 PARKING SPACES PER UNIT TO AVOID "SPILL-OVER" INTO ADJOINING PUBLIC STREETS, THE MINIMUM AUTO PARKING REQUIRED FOR MULTIFAMILY DWELLINGS USES UNDER SECTION 3.4.4 OF THE UDO IS MODIFIED TO 1.6 SPACES PER UNIT. TO FURTHER ENSURE THAT THIS MODIFIED PARKING REQUIREMENT WILL PROVIDE ADEQUATE PARKING, THE OVERALL NUMBER OF OFF-STREET AUTO PARKING SPACES PROVIDED FOR MULTIFAMILY DWELLING USES SHALL BE EQUAL TO OR GREATER THAN 1 SPACE PER BEDROOM.
- THE INITIAL SITE CONSTRUCTION PLAN FOR THE PORTION OF THE PROPERTY ZONED RMX-CD SHALL PROVIDE FOR THE DEDICATION OF RIGHT-OF-WAY AND/OR GRANT OF EASEMENTS THAT NCDOT DETERMINES IS REASONABLY NECESSARY FOR IMPROVEMENTS TO US 1 AND MEADOWSTONE WAY SHOWN IN THE PLANS FOR NCDOT STIP PROJECT NUMBER U-5307 (CAPITAL BOULEVARD NORTH UPGRADE). DEDICATION OF RIGHT-OF-WAY AND GRANT OF EASEMENTS REQUIRED BY THIS ZONING CONDITION SHALL BE RECORDED AFTER APPROVAL OF SITE CONSTRUCTION PLANS. TO THE EXTENT NECESSARY, THE PROPERTY OWNER MAY COMPLETE GRADING IN THE AREAS TO BE DEDICATED PRIOR TO RECDORATION OF SAID DEDICATION.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROPERTY ZONED HB-CD:

- ONLY THE FOLLOWING USES SHALL BE PERMITTED, SUBJECT TO ALL APPLICABLE SUPPLEMENTAL USE STANDARDS IN THE UDO:

- OFFICE / SERVICE: PRINCIPAL USES: BANK, CREDIT UNION, FINANCIAL SERVICES, BUSINESS SUPPORT SERVICES, DRY CLEANING / LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES, VETERINARY SERVICES. ACCESSORY USES: ATM.
- COMMERCIAL / ENTERTAINMENT: PRINCIPAL USES: ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT-INDOOR, BAR / TAVERN, GENERAL COMMERCIAL, RESTAURANT / THEATER / INDOOR MOVIE OR LIVE PERFORMANCE. ACCESSORY USES: OUTDOOR SEATING, OUTSIDE OR DISPLAY SALES.
- CIVIC: PRINCIPAL USES: COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY - INDOOR.
- EDUCATIONAL / INSTITUTIONAL: PRINCIPAL USES: CHILD / ADULT DAY CARE CENTER (MORE THAN 8 PERSONS), COMMUNITY SUPPORT FACILITY, STUDIO - ART, DANCE, MARTIAL ARTS OR MUSIC.
- AUTOMOTIVE: PRINCIPAL USES: GAS / FUELING STATION. ACCESSORY USES: DRIVE-THRU / DRIVE-IN FACILITY.
- INDUSTRY / WHOLESALE / STORAGE: PRINCIPAL USE: LIGHT MANUFACTURING WORKSHOP.
- AGRICULTURE: PRINCIPAL USES: GARDEN (COMMUNITY AND PRIVATE), KENNEL.
- INFRASTRUCTURE: PRINCIPAL OR ACCESSORY USE: WIRELESS TELECOMMUNICATIONS FACILITY (NON-TOWER).

- THE MAXIMUM BUILDING HEIGHT SHALL BE 3 STORIES NOT TO EXCEED 35'.

- AT THE TIME OF THE INITIAL SITE MASTER PLAN SUBMITTAL FOR THE PORTION OF THE PROPERTY ZONED HB-CD, THE APPLICANT SHALL SUBMIT A TRIP GENERATION ANALYSIS FOR THE PROPOSED DEVELOPMENT USING THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION GUIDE. IF THE TRIP GENERATION ANALYSIS DETERMINES THAT THE PROPOSED DEVELOPMENT ON THE PORTION OF THE PROPERTY ZONED HB-CD WILL GENERATE MORE DAILY OR PEAK-HOUR TRIPS THAN INCLUDED IN THE APPROVED TIA, AND IF THE TOWN ENGINEERING DEPARTMENT DETERMINES THAT THE INCREASE IN TRIPS IS SIGNIFICANT OR THAT TRAFFIC CONDITIONS IN THE AREA HAVE SUBSTANTIALLY CHANGED, THE MASTER SITE PLAN APPLICANT SHALL CONDUCT A NEW TRAFFIC IMPACT ANALYSIS (TIA) AND SHALL CONSTRUCT THE ROADWAY IMPROVEMENTS RECOMMENDED BY THAT TIA (AND APPROVED BY NCDOT AND THE TOWN OF WAKE FOREST) PROVIDE A FEE-IN-LIEU PAYMENT FOR SUCH IMPROVEMENTS WHERE APPROVED BY THE TOWN ENGINEERING AND PLANNING DEPARTMENTS, CONSISTENT WITH THE TOWN'S FEE-IN-LIEU REQUIREMENTS.

- THE INITIAL SITE MASTER PLAN FOR THE PORTION OF THE PROPERTY ZONED HB-CD SHALL PROVIDE FOR THE DEDICATION OF RIGHT-OF-WAY AND/OR GRANT OF EASEMENTS THAT NCDOT DETERMINES IS REASONABLY NECESSARY FOR IMPROVEMENTS TO MEADOWSTONE WAY SHOWN IN THE PLANS FOR NCDOT STIP PROJECT NUMBER U-5307 (CAPITAL BOULEVARD NORTH UPGRADE). DEDICATION OF RIGHT-OF-WAY AND GRANT OF EASEMENTS REQUIRED BY THIS ZONING CONDITION SHALL BE RECORDED AFTER APPROVAL OF SITE CONSTRUCTION PLANS. TO THE EXTENT NECESSARY, THE PROPERTY OWNER MAY COMPLETE GRADING IN THE AREAS TO BE DEDICATED PRIOR TO RECDORATION OF SAID DEDICATION.

RECOMMENDATION FOR APPROVAL BY THE
WAKE FOREST PLANNING BOARD

DATE: _____

APPROVAL BY THE WAKE FOREST BOARD
OF COMMISSIONERS

DATE: _____

SITE DATA	
OWNER	GGP WAKE FOREST, LLC.
ADDRESS	2508 & 2608 BURLINGTON MILLS ROAD WAKE FOREST, NC 27587
PIN	1738-48-7937
REAL ID	63680
ACREAGE	16.87 AC.
OVERLAY	SH1-O DISTRICT
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS
ZONING	CJ HB (RZ-98-11)
PROPOSED REZONING	RMX-CD
PIN	1738-59-5101
REAL ID	63661
ACREAGE	2.99 AC.
OVERLAY	SH1-O DISTRICT
EXISTING USE	VACANT
PROPOSED USE	IN ACCORDANCE WITH PROPOSED CONDITIONS
ZONING	CJ HB (RZ-98-11)
PROPOSED REZONING	HB-CD
WATERSHED	MILBURNIE LAKE-NEUSE RIVER
RIVER BASIN	NEUSE
FEMA MAP	MAP#3720173800K DATE 07/19/22
TOTAL REZONING ACREAGE	19.86 AC.
DEVELOPMENT TYPE (RMX-CD ONLY - 16.87 AC.)	
BUILDING HEIGHT	5-STORY MAXIMUM
UNITS ALLOWED	346 UNITS (MAX.)
SETBACKS (RMX-CD ONLY)	
FRONT / CORNER	18' MAX.
STREET SIDE	5' MIN.
REAR	5' MIN.
TREE COVERAGE (RMX-CD ONLY - 16.87 AC.)	
COVERAGE REQUIRED	1 TREE / 10,000 SF (74 TREES)
COVERAGE PROVIDED	268 TREES PROVIDED / SAVED
OPEN SPACE & PARK SPACE (RMX-CD ONLY - 16.87 AC.)	
OPEN SPACE REQUIRED	5% = 0.84 AC. (UNIMPROVED)
OPEN SPACE PROVIDED	17.13% = 2.89 AC.
PARK SPACE REQUIRED	2% = 0.34 AC. (IMPROVED)
PARK SPACE PROVIDED	3.20% = 0.54 AC.
IMPERVIOUS (RMX-CD ONLY)	
NET TRACT AREA	16.87 AC. (734,857.2 SF)
EXISTING IMPERVIOUS	7,474 SF (UTILITY STATION ROAD)
ROW IMPROVEMENTS	81,819 SF
BUILDINGS	111,000 SF
SIDEWALKS	34,259 SF
ROADWAY B-B	214,553 SF
PROPOSED IMPERVIOUS	449,405 SF (61.1%)

PARKING (RMX-CD ONLY)	
TOTAL UNITS	346 UNITS
TOTAL BEDROOMS	547 BEDROOMS
UDO PARKING CALCS.	1.8 SPACES / UNIT
UDO PARKING REQUIRED	623 SPACES
RMX-CD PARKING CALCS.	1.6 SPACES / UNIT
RMX-CD PARKING REQUIRED	554 SPACES REQUIRED
PARKING SPACES REQUIRED PER BEDRM (1:1 RATIO)	(1) BD RM UNITS AT 1 SPACE / 182 BD RM = 182 SPACES PROVIDED (2) BD RM UNITS AT 2 SPACES / 127 BD RM = 254 SPACES PROVIDED (3) BD RM UNITS AT 3 SPACES / 37 BD RM = 111 SPACES PROVIDED
TOTAL PARKING SPACES REQUIRED PER BD RM	547 SPACES (1:1 RATIO)
RMX-CD PARKING PROVIDED	541 SPACES + 35 GARAGE SPACES (1.66 SPACES / UNIT PROVIDED)
TOTAL RMX-CD PARKING PROVIDED	576 SPACES
ADA PARKING CALCS.	501 - 1,000 (2% OF TOTAL)
ADA PARKING REQUIRED	12 SPACES
ADA PARKING PROVIDED	16 SPACES
BIKE PARKING (RMX-CD ONLY)	
BIKE PARKING CALCS.	2 SPACES / 40 AUTO SPACES 576 TOTAL SPACES / 40 = 14 * 2 = 28
BIKE PARKING REQUIRED	28 BIKE SPACES REQUIRED
BIKE PARKING PROVIDED	30 BIKE SPACES PROVIDED

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	05.01.23	TOWF REVIEW COMMENTS: 03.31.23
4	05.30.23	REVISION TO REZONING CONDITIONS
5	06.14.23	REVISION TO REZONING CONDITIONS

Date: 10.20.22

Project #: 220468

SHEET

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EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN		EXISTING TREES TO REMAIN	
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1	42" OAK	91	8" PINE	124	14" HW	146	11" PINE	178	9" HW	199	12" HW	241	20" HW	513	10 PINE	567	8" HW	595	9" OAK	624	9" OAK	733	8" PINE
40	12" BRADFORD PEAR	92	9" PINE	125	9" HW	147	12" PINE	179	12" PINE	200	10" HW	242	11" HW	514	9" PINE	568	8" HW	596	10" SWEET GUM	625	12" PINE	734	9" PINE
63	17" HW	93	10" PINE	127	12" PINE	148	9" PINE	180	8" PINE	201	8" HW	243	15" HW	516	8" PINE	569	14" OAK	597	10" OAK	626	11" PINE	735	9" PINE
64	17" HW	94	8" PINE	128	10" PINE	149	15" HW	181	9" HW	202	12" HW	244	11" TRIPLE HW	517	10" PINE	570	18" OAK	598	10" BIRCH	627	11" PINE	736	9" PINE
69	10" BRADFORD PEAR	95	11" PINE	129	10" PINE	150	21" HW	182	9" HW	224	9" PINE	245	9" HW	518	13" PINE	571	13" OAK	599	10" OAK	628	9" PINE	798	12" PINE
70	24" HW	96	9" PINE	130	10" PINE	151	8" HW	183	13" HW	225	11" PINE	246	12" HW	519	9" PINE	572	8" HW	600	21" OAK	629	9" PINE	799	8" PINE
71	8" 6" TWIN HW	97	10" PINE	131	10" PINE	152	8" HW	184	10" HW	226	9" HW	309	8" HW	520	12" PINE	573	14" HW	601	10" OAK	630	8" OAK	800	10" PINE
73	37" HW	98	12" PINE	132	11" PINE	153	15" PINE	185	10" HW	227	12" PINE	350	10" HW	521	8" PINE	574	12" HW	602	10" OAK	631	10" PINE	801	14" PINE
74	28" HW	99	8" PINE	133	8" HW	154	8" PINE	186	9" HW	228	10" HW	353	13" HW	533	8" PINE	575	16" CEDAR	603	9" OAK	632	9" PINE	819	10" CYPRESS
75	27" HW	100	9" PINE	134	13" HW	155	9" PINE	187	10" HW	229	11" PINE	354	15" HW	534	8" PINE	576	11" HW	604	16" OAK	633	8" OAK	820	10" CYPRESS
76	9" HW	101	9" PINE	135	9" OAK	156	13" PINE	188	8" HW	230	10" PINE	355	12" HW	535	10" PINE	577	13" HW	605	12" BIRCH	634	10" TWIN OAK	821	11" OAK
77	32" HW	102	10" PINE	136	30" HW	157	26" PINE	189	8" HW	231	8" PINE	356	8" HW	536	9" PINE	578	14" CEDAR	606	8" BIRCH	636	10" PINE	822	8" OAK
78	9" HW	103	8" PINE	137	10" HW	158	48" OAK	190	11" 7" 5" 9" 9" HW	232	13" PINE	423	11" CEDAR	537	12" PINE	579	17" CEDAR	607	9" PINE	643	16" PINE	823	9" SWEETGUM
79	24" HW	104	8" PINE	138	12" PINE	161	9" OAK	191	13" 8" 10" 12" HW	233	10" PINE	449	12" PINE	538	12" PINE	580	12" CEDAR	608	11" PINE	644	10" MAPLE	824	9" SWEETGUM
80	19" HW	105	8" PINE	139	9" PINE	164	15" OAK	192	8" HW	234	12" PINE	450	14" PINE	546	12" PINE	581	10" OAK	609	8" PINE	645	8" PINE	825	8" OAK
81	12" HW	106	10" PINE	140	11" HW	165	10" OAK	193	15" 9" 12" HW	235	19" HW	496	12" PINE	547	8" PINE	582	12" HW	610	9" HW	646	9" PINE	703	10" PINE
82	13" HW	107	11" PINE	141	9" HW	169	9" PINE	194	38" PINE	236	9" HW	497	14" PINE	562	8" PINE	583	12" CEDAR	611	8" PINE	647	10" OAK	704	10" PINE
83	16" HW	120	9" PINE	142	9" HW	174	9" HW	195	32" HW	237	12" HW	502	10" PINE	563	9" PINE	584	13" HW	612	9" PINE	648	8" TWIN BRADFORD PEAR	708	9" PINE
84	26" TWIN HW	121	10" PINE	143	12" HW	175	9" HW	196	54" OAK	238	9" HW	503	12" PINE	564	12" PINE	585	9" CEDAR	613	12" PINE	649	9" PINE	729	12" PINE
89	9" HW	122	10" PINE	144	12" HW	176	8" HW	197	11" HW	239	12" HW	508	9" PINE	565	10" HW	592	13" PINE	614	11" PINE	656	19" PINE	730	12" PINE
90	8" PINE	123	19" TWIN HW	145	28" HW	177	11" HW	198	11" 8" TWIN HW	240	8" HW	511	10" PINE	566	46" OAK	594	11" PINE	615	12" PINE	657	10" OAK	732	8" PINE

SPECIMEN TREE LEGEND:

CANOPY (20" DBH MIN.)

UNDERSTORY (8" DBH MIN.)

EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED		EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE	POINT #	TREE TYPE
2	8" BRADFORD PEAR	47	10" PINE	168	16" PINE	265	22" HW	310	42" HW	359	11" HW	403	8" HW	448	8" PINE	494	9" PINE	560	9" PINE	672	10" PINE	741	13" PINE	785	15" PINE
3	9" HW	48	10" PINE	170	8" PINE	266	22" HW	311	11" HW	360	17" HW	404	11" HW	451	10" PINE	495	9" PINE	561	9" PINE	673	12" PINE	742	10" PINE	786	10" PINE
4	10" HW	49	12" PINE	171	9" PINE	267	17" HW	312	9" HW	361	22" HW	405	8" HW	452	8" PINE	498	10" PINE	566	10" TWIN PINE	674	14" PINE	743	9" PINE	787	10" PINE
5	8" BIRCH	50	12" PINE	172	13" PINE	268	20" HW	313	9" HW	362	15" HW	406	11" 6" TWIN PINE	453	8" PINE	499	11" PINE	567	11" PINE	675	10" PINE	744	10" PINE	788	9" PINE
6	12" HW	51	8" TWIN PINE	173	19" PINE	269	10" HW	314	12" HW	363	11" HW	407	10" HW	454	9" PINE	500	8" PINE	568	12" PINE	676	10" PINE	745	10" PINE	789	10" PINE
7	14" HW	52	15" BIRCH	203	8" HW	270	9" TWIN HW	315	11" HW	364	15" HW	408	14" HW	455	8" PINE	501	8" PINE	569	9" PINE	677	12" PINE	746	13" PINE	790	12" PINE
8	11" TRIPLE HW	53	16" PINE	204	13" BRADFORD PEAR	271	8" HW	316	38" OAK	365	29" HW	409	12" TWIN BRADFORD PEAR	456	8" PINE	504	10" PINE	570	9" PINE	678	10" PINE	747	10" PINE	791	8" PINE
9	9" HW	54	15" PINE	205	10" HW	272	10" HW	317	12" HW	366	23" HW	410	8" 10" TWIN HW	457	8" PINE	505	10" PINE	591	10" TRIPLE PINE	679	9" PINE	748	10" PINE	792	12" PINE
10	14" 17" TWIN HW	55	15" OAK	206	21" HW	273	10" HW	318	12" 8" TWIN HW	367	16" 17" 18" TRIPLE HW	411	8" HW	458	8" PINE	506	9" PINE	593	9" PINE	680	13" PINE	749	11" PINE	793	10" PINE
11	12" HW	56	9" OAK	207	8" HW	274	9" HW	319	10" HW	368	10" 18" TWIN HW	412	8" HW	459	11" PINE	507	10" HW	616	8" PINE	681	9" PINE	750	9" PINE	794	14" PINE
12	9" HW	57	8" HW	208	8" HW	275	10" HW	320	26" HW	369	13" HW	413	8" HW	460	14" PINE	509	9" PINE	617	9" PINE	682	9" PINE	751	8" SWEETGUM	795	14" PINE
13	9" MAPLE	58	9" HW	209	8" HW	276	10" HW	321	15" HW	370	9" HW	414	13" HW	461	11" PINE	510	13" PINE	618	12" PINE	688	10" PINE	752	9" SWEETGUM	796	10" PINE
14	12" HW	59	10" HW	210	8" HW	277	13" HW	322	13" HW	371	12" 8" 6" 7" HW	415	8" 6" 4" TRIPLE HW	462	11" PINE	512	9" PINE	619	14" PINE	689	10" PINE	753	14" TWIN PINE	797	8" PINE
15	11" HW	60	8" TWIN HW	211	11" HW	278	12" BRADFORD PEAR	323	16" HW	372	16" HW	416	11" 15" 9" TRIPLE HW	463	13" PINE	515	12" BRADFORD PEAR	620	13" PINE	692	10" PINE	754	10" PINE	802	8" PINE
16	31" OAK	61	34" OAK	212	12" HW	279	8" HW	324	12" HW	373	12" HW	417	14" HW	464	10" PINE	522	9" PINE	621	13" PINE	694	9" PINE	755	8" SWEETGUM	803	8" PINE
17	19" OAK	62	60" OAK	213	10" HW	280	12" HW	325	16" HW	374	9" HW	418	9" HW	465	10" PINE	523	9" PINE	622	12" PINE	695	10" PINE	756	14" PINE	804	8" PINE
18	9" OAK	65	8" PINE	214	12" HW	281	8" HW	326	10" HW	375	8" HW	419	15" HW	466	8" PINE	524	12" PINE	623	11" PINE	696	8" PINE	757	10" OAK	805	10" PINE
19	10" HW	66	9" PINE	215	8" 4" 6" HW	282	10" HW	327	22" HW	376	9" HW	420	9" HW	467	12" PINE	525	10" PINE	624	10" PINE	697	10" PINE	758	12" PINE	806	9" PINE
20	11" HW	67	10" PINE	216	9" 9" 11" 9" HW	283	8" HW	328	20" HW	377	13" HW	421	8" HW	468	11" PINE	526	8" PINE	625	9" PINE	698	10" PINE	759	12" PINE	807	10" TWIN
21	13" OAK	68	49" OAK	217	12" 11" HW	284	9" HW	329	14" HW	378	9" HW	422	14" PINE	469	13" PINE	527	10" PINE	626	12" PINE	699	9" TWIN PINE	760	8" TWIN PINE	808	10" PINE
22	8" HW	72	10" PINE	218	10" PINE	285	9" HW	330	23" HW	379	12" HW	423	10" PINE	470	10" PINE	528	9" PINE	627	11" PINE	700	12" PINE	761	10" PINE	809	10" PINE
23	12" BRADFORD PEAR	85	12" PINE	219	8" HW	286	9" HW	331	8" HW	380	11" HW	425	10" PINE	471	15" PINE	529	10" PINE	628	9" OAK	701	9" PINE	762	10" PINE	810	12" PINE
24	11" BRADFORD PEAR	86	12" PINE	220	12" HW	287	10" HW	332	12" HW	381	10" HW	426	18" PINE	472	9" PINE	530	8" PINE	629	14" PINE	702	9" PINE	763	16" PINE	811	10" PINE
25	12" PINE	87	13" PINE	221	10" HW	288	22" HW	333	19" HW	382	12" HW	427	13" PINE	473	14" PINE	531	8" PINE	630	15" PINE	703	8" PINE	764	12" PINE	812	9" PINE
26	15" PINE	88	13" PINE	222	10" HW	289	22" HW	334	8" HW	383	13" HW	428	16" PINE	474	8" BRADFORD PEAR	532	11" PINE	631	8" PINE	704	9" PINE	765	10" PINE	813	10" PINE
27	9" BRADFORD PEAR	108	13" PINE	223	13" HW	290	12" HW	335	10" 16" TWIN HW	384	14" TRIPLE HW	429	13" PINE	475	8" HW	533	8" BRADFORD PEAR	632	8" PINE	705	10" PINE	766	10" PINE	814	9" PINE
28	10" 11" TWIN BRADFORD PEAR	109	9" PINE	224	14" HW	291	13" HW	336	10" HW	385	15" HW	430	17" PINE	476	19" BRADFORD PEAR	534	15" PINE	633	10" PINE	706	8" PINE	767	8" PINE	815	12" TRIPLE BRADFORD PEAR
29	17" PINE	110	12" PINE	225	13" HW	292	13" HW	337	17" HW	386	12" 8" TWIN HW	431	12" BRADFORD PEAR	477	12" BRADFORD PEAR	535	8" PINE	634	10" PINE	707	9" PINE	768	10" TWIN PINE	816	8" SWEETGUM</

p:\2022 projects\220468 burlington mills road\VDWG\Drawings\Sheet\220468_C103_EXIST.AWG

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	05.01.23	TOWF REVIEW COMMENTS: 03.31.23
4	05.22.23	OPEN SPACE REVISIONS



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Rollins Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2376



BURLINGTON MILLS AT CAPITAL BLVD., SE
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

EXISTING AERIAL

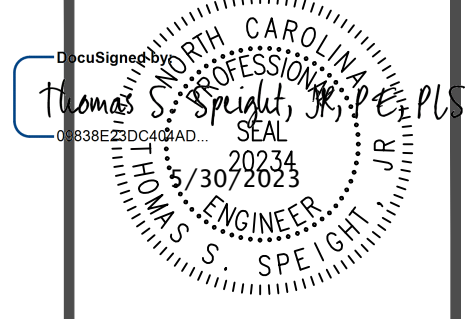
Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C103

REZONING DETAILS:
PIN: 1738-48-7937
EXISTING ZONING: CU-HB
PROPOSED ZONING: RMX-CD (MULTIFAMILY)
ACREAGE: 16.87 AC.
UNITS ALLOWED: 348 UNITS (MULTIFAMILY)

PIN: 1738-59-5101
EXISTING ZONING: CU-HB
PROPOSED ZONING: HB-CD (COMMERCIAL / RETAIL)
ACREAGE: 2.99 AC.
BUILDING TYPE: 10,000 SF (MAX.)

- REFER TO C201 FOR NCDOT DEDICATION AND LIMITS.
- REFER TO BURLINGTON MILLS RESIDENTIAL TIA FOR ALL TIA REQUIREMENTS.



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BURLINGTON MILLS AT CAPITAL BLVD. SE.
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

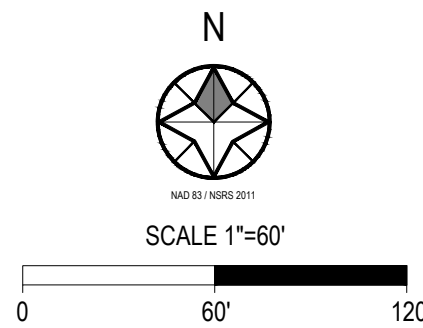
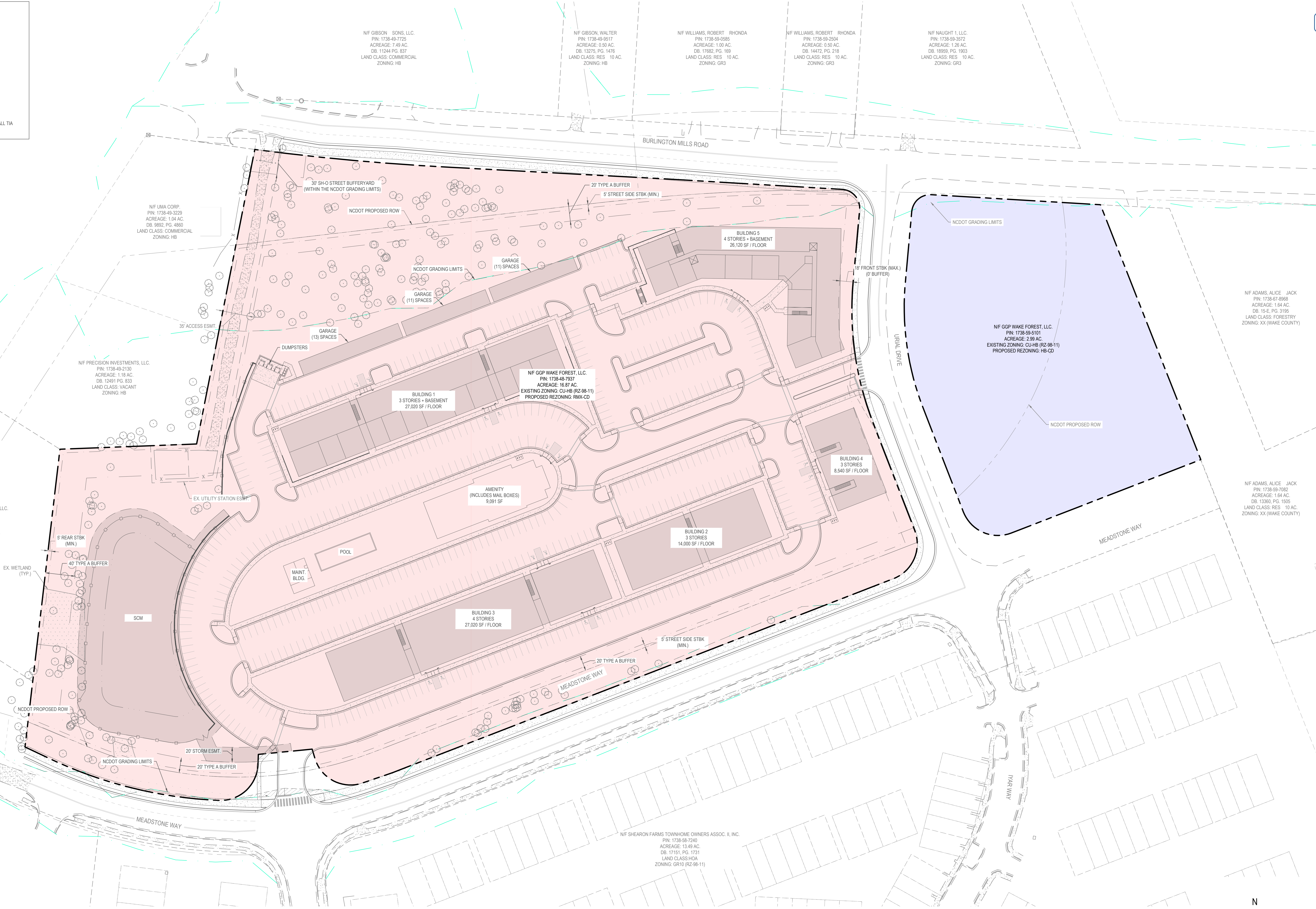
OVERALL MASTERPLAN

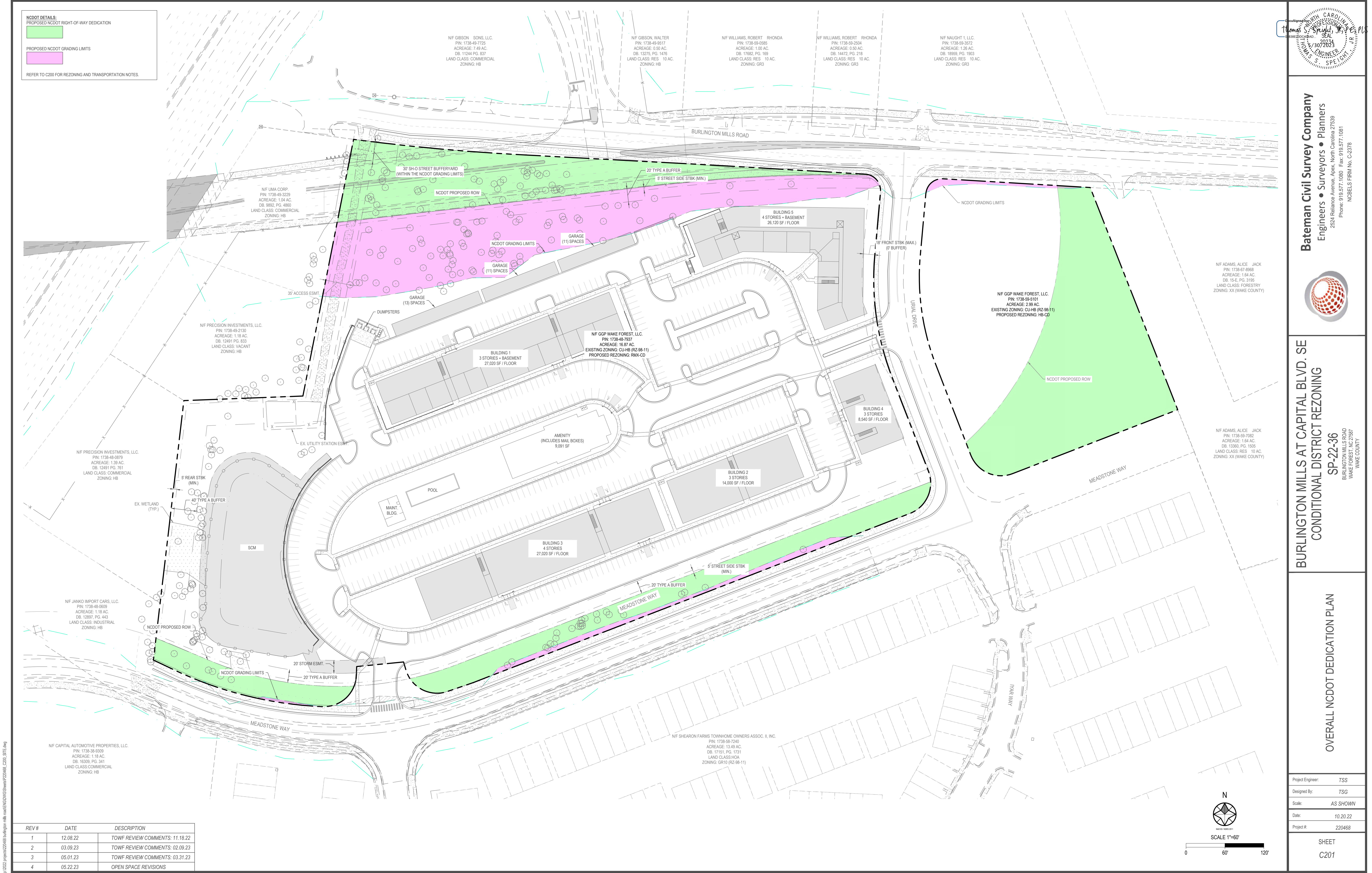
Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C200

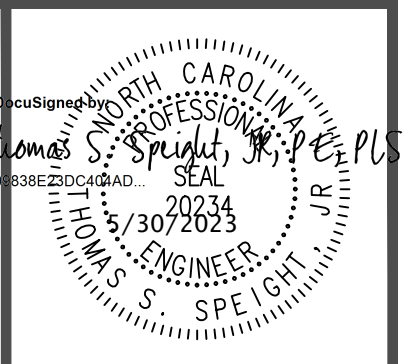
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REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
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BURLINGTON MILLS AT CAPITAL BLVD. SE.
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

OVERALL NCDOT DEDICATION PLAN

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C201

Diagram illustrating the assembly of a reserved parking sign, showing the sign, post, and mounting details.

Sign Components:

- R7-8:** Reserved Parking sign (Blue square with white wheelchair symbol).
- R7-8D:** Maximum Penalty \$250 sign (Green rectangular sign with white text).
- R7-8P:** Van Accessible sign (Blue rectangular sign with white text).

Mounting Details:

- 60"**: Height of the sign assembly above the finished grade.
- 3" DEEP CONC. FOOTING**: Foundation for the galvanized steel post.
- GALV. STL. POST**: Galvanized steel post supporting the signs.
- FINISHED GRADE**: Ground level.
- Labels for Sign Assembly:**
 - 'VAN ACCESSIBLE SIGN'**: Label for the R7-8P sign.
 - R7-8 OR R7-8A SIGN**: Label for the R7-8 sign.
 - R7-8D SIGN**: Label for the R7-8D sign.
- BOTTOM OF SIGNS R7-8 OR R7-8A**: Label indicating the bottom of the R7-8 or R7-8A sign.

Additional Text:

MAXIMUM PENALTY SHALL BE PER LATEST FINE AMOUNT AS SPECIFIED BY LOCAL AUTHORITIES

APPS

NTS

ACCESSIBLE PARKING SIGNAGE (APS)
NTS

N/F PRECISION INVESTMENTS, LLC.
PIN: 1738-49-0079
ACREAGE: 1.18 AC.
DB: 12491 PG. 633
LAND CLASS: VACANT
ZONING: HB

N/F PRECISION INVESTMENTS, LLC.
PIN: 1738-49-0079
ACREAGE: 1.39 AC.
DB: 12491 PG. 761
LAND CLASS: COMMERCIAL
ZONING: HB

CAPITAL AUTOMOTIVE PROPERTIES, LLC.
PIN: 1738-38-9309
ACREAGE: 1.18 AC.
DB: 15300 PG. 341
LAND CLASS: COMMERCIAL
ZONING: HB

N/F SHEARON FARMS TOWNHOME OWNERS ASSOC. II, INC.
PIN: 1738-58-7240
ACREAGE: 13.49 AC.
DB: 17151 PG. 1731
LAND CLASS: HOA
ZONING: GR10 (R2-98-11)

BUILDING 1
3 STORIES + BASEMENT
27,020 SF / FLOOR

BUILDING 2
3 STORIES
14,000 SF / FLOOR

BUILDING 3
4 STORIES
27,020 SF / FLOOR

BUILDING 4
3 STORIES
8,540 SF / FLOOR

AMENITY
(INCLUDES MAIL BOXES)
9,091 SF

POL

MANT. BLDG.

STAIRWELLS - BREEZEWAYS TO BE DETAILED WITHIN ARCHITECTURALS (TYP.)

BIKE RACK FOR (6) BIKES (TYP.)

GARAGE (13) SPACES

GARAGE (11) SPACES

DUMPSTERS

CONCRETE RAMP W/ HANDRAILS

CONCRETE STAIRS W/ STEM WALL

STEM WALL

APS (TYP.)

R41'

R7'5"

R15'2"

MEADSTONE WAY

STOP SIGN (TYP.)

19' TO SIGHT DISTANCE (TYP.)

EX. UTILITY STATION ESMT.

RETAINING WALL W/ FENCE (TYP.)

SCM

FENCE (TYP.)

NC DOT PROPOSED ROW

NC DOT GRADING LIMITS

20' TYPE A BUFFER

20' STORM ESMT.

5' REAR STBK (MIN.)

40' TYPE A BUFFER

EX. WETLAND (TYP.)

5' STREET SIDE STBK (MIN.)

20' TYPE A BUFFER

18' STALL

26' AISLE

18' STALL

THE ACCESSIBLE PARKING SPACES - AISLES SHALL HAVE A MAX. 2% SLOPE IN ALL DIRECTIONS INCLUDING THE DIAGONAL

PARKING DIMENSION DETAILS

SCALE: 1"=50'

N

CAPITAL AUTOMOTIVE PROPERTY
PIN: 1738-38-9309
ACREAGE: 1.18 AC.
DB. 16309, PG. 341
LAND CLASS: COMMERCIAL
ZONING: HB

Diagram illustrating a parking lot layout with dimensions and specifications:

- Accessible Parking Spaces:** The accessible parking spaces shall have a max. 2% slope in all directions including the diagonal.
- Dimensions:**
 - Stall width: 18' STALL
 - Aisle width: 26' AISLE
 - Stall depth: 9' (multiple stalls shown)
 - Stall depth: 9' (multiple stalls shown)
 - Stall depth: 9' (multiple stalls shown)
 - Stall depth: 9' (multiple stalls shown)
- Other Features:**
 - 90° angle indicated for the accessible parking space.
 - Handicap symbol (wheelchair) indicating accessible parking spaces.
 - Shaded rectangular area representing a building or structure.

PARKING DIMENSION DETAILS

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM NO. C-2378



BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WACHSSETT, MA 02787
WAKE COUNTY

SITE PLAN (RMX-CD)

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C202

- STANDARD UTILITY NOTES (AS APPLICABLE):
- 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 SEPARATION 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 / 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 FORCE MAINS. 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 COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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" PVC 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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

SEWER SYSTEM DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
SSMH - 4	SSMH - 5	8	111.05	3.00%	PVC
SSMH - 3	SSMH - 4	8	91.96	4.00%	PVC
SSMH - 6	SSMH - 5	8	101.72	0.40%	PVC
SSMH - 7	SSMH - 6	8	388.12	0.55%	PVC
SSMH - 5	EX-SSMH	8	114.62	0.56%	PVC
SSMH - 2	SSMH - 3	8	91.00	4.00%	PVC
SSMH - 1	SSMH - 2	8	316.00	1.00%	PVC

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE	RIM EL.	STRUCTURE IN	INVERT IN	INVERT OUT
EX-SSMH	249.03	SSMH - 5	240.83	
SSMH - 1	252.22			255.76
SSMH - 2	259.44	SSMH - 1	252.60	252.47
SSMH - 3	256.03	SSMH - 2	248.83	248.73
SSMH - 4	252.78	SSMH - 3	245.05	244.93
SSMH - 5	248.66	SSMH - 4	241.60	241.47
SSMH - 6	248.61	SSMH - 7	242.15	242.00
SSMH - 7	249.53			244.28

GENERAL NOTES:

- MASTERED 8" WATER METER (WM) AT MEADSTONE WAY.
- ALL BUILDING WATERLINES HAVE 4" FIRE LINE AND A 1.5" DOMESTIC LINE.
- ALL WATERLINE BENDS PROVIDE THRUST BLOCKING.

N/F PRECISION INVESTMENTS, LLC.
PIN: 1738-49-2130
ACREAGE: 1.19 AC.
DB: 12491 PG. 833
LAND CLASS: VACANT
ZONING: HB

N/F PRECISION INVESTMENTS, LLC.
PIN: 1738-48-0879
ACREAGE: 1.39 AC.
DB: 12491 PG. 761
LAND CLASS: COMMERCIAL
ZONING: HB

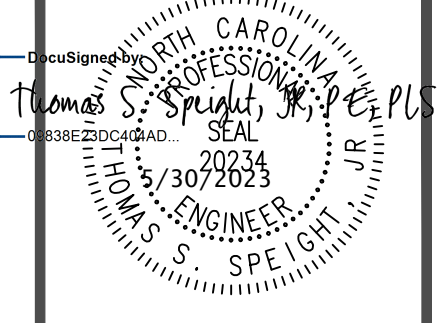
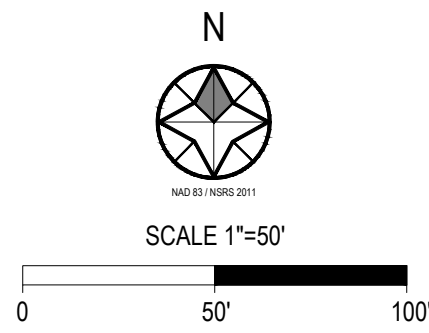
N/F JANKO IMPORT CARS, LLC.
PIN: 1738-48-0609
ACREAGE: 1.16 AC.
DB: 12897 PG. 443
LAND CLASS: INDUSTRIAL
ZONING: HB

N/F CAPITAL AUTOMOTIVE PROPERTIES, LLC.
PIN: 1738-58-9309
ACREAGE: 1.18 AC.
DB: 16309 PG. 341
LAND CLASS: COMMERCIAL
ZONING: HB

N/F SHEARON FARMS TOWNHOME OWNERS ASSOC. II, INC.
PIN: 1738-58-7240
ACREAGE: 13.49 AC.
DB: 17151 PG. 1731
LAND CLASS: HOA
ZONING: GR10 (R2-98-11)

- LEGEND:
- BACK WATER VALVE
 - CABLE STRUCTURE
 - ELECTRIC STRUCTURE
 - EXISTING CABLE LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING ELECTRIC POLE
 - EXISTING LIGHT POLE
 - EXISTING SEWER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING TREES
 - EXISTING ELECTRICAL LINE
 - EXISTING WATER LINE
 - FDC
 - FIRE HYDRANT ASSEMBLY
 - GAS LINE
 - GRINDER PUMP
 - HAND HOLE
 - PROPOSED LIGHT POLE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - SEWER CLEAN OUT (4" DIA)
 - SEWER MANHOLE
 - SEWER SERVICE
 - TELEPHONE STRUCTURE
 - TRANSFORMER
 - WATER MANHOLE
 - WATER METER
 - WATER REDUCER
 - WATER SERVICE
 - WATER VALVE

REV#	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
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Bateman Civil Survey Company
Engineers • Surveyors • Planners

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Phone: 919.677.1080 Fax: 919.677.1081
NCBES FIRM No. C-2376



BURLINGTON MILLS AT CAPITAL BLVD. SE.
CONDITIONAL DISTRICT REZONING

SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27687
WAKE COUNTY

UTILITY PLAN

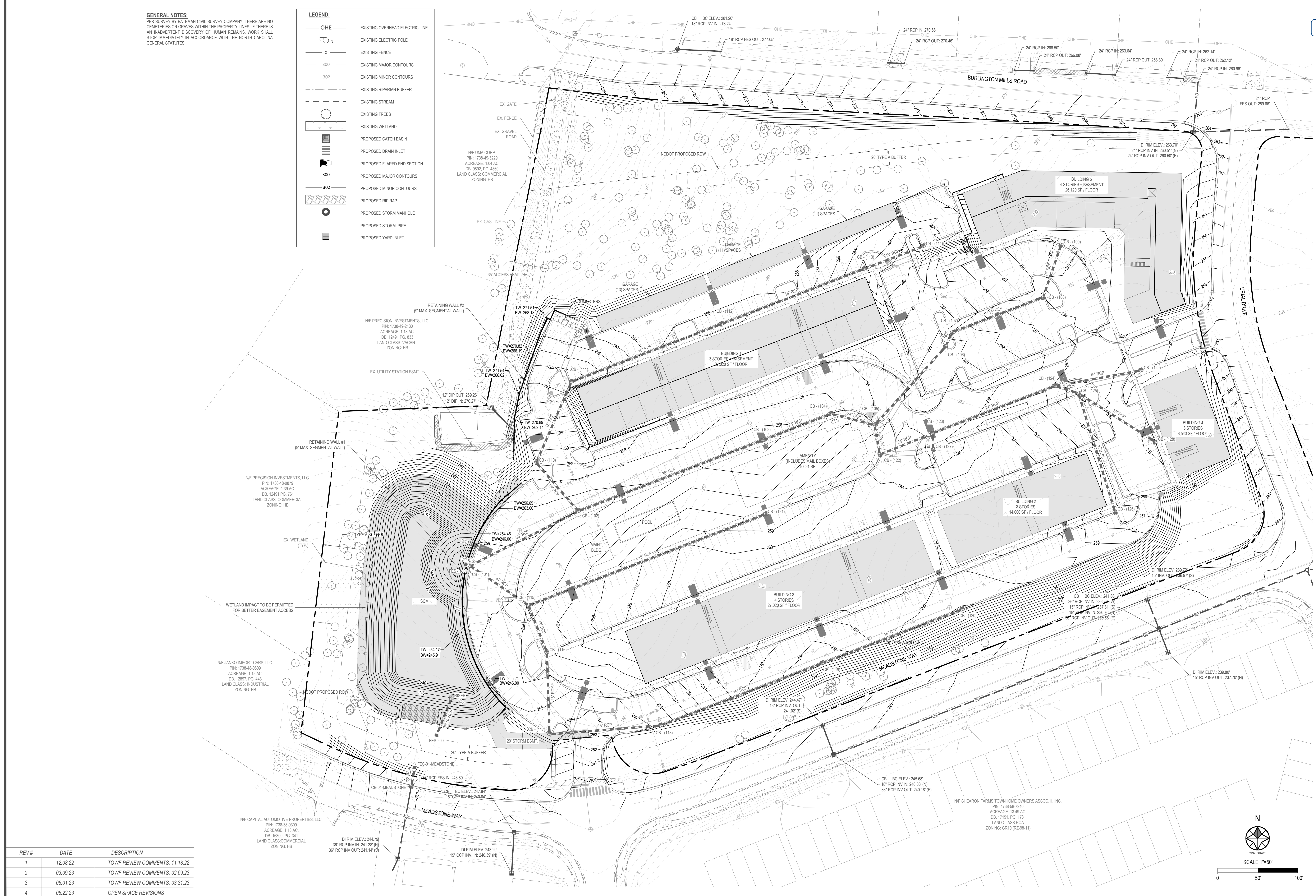
Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C300

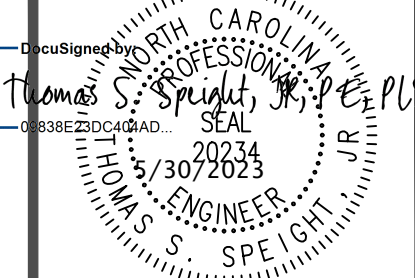
GENERAL NOTES:
PER SURVEY BY BATEMAN CIVIL SURVEY COMPANY, THERE ARE NO CEMETERIES OR GRAVES WITHIN THE PROPERTY LINES. IF THERE IS AN INADVERTENT DISCOVERY OF HUMAN REMAINS, WORK SHALL STOP IMMEDIATELY IN ACCORDANCE WITH THE NORTH CAROLINA GENERAL STATUTES.

LEGEND:

- OHE ——— EXISTING OVERHEAD ELECTRIC LINE
- X ——— EXISTING ELECTRIC POLE
- 300 ——— EXISTING MAJOR CONTOURS
- 302 ——— EXISTING MINOR CONTOURS
- ——— EXISTING RIPARIAN BUFFER
- ——— EXISTING STREAM
- ——— EXISTING TREES
- ——— EXISTING WETLAND
- ——— PROPOSED CATCH BASIN
- ——— PROPOSED DRAIN INLET
- ——— PROPOSED FLARED END SECTION
- 300 ——— PROPOSED MAJOR CONTOURS
- 302 ——— PROPOSED MINOR CONTOURS
- ——— PROPOSED RIP RAP
- ——— PROPOSED STORM MANHOLE
- ——— PROPOSED STORM PIPE
- ——— PROPOSED YARD INLET



REV#	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
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3	05.01.23	TOWF REVIEW COMMENTS: 03.31.23
4	05.22.23	OPEN SPACE REVISIONS



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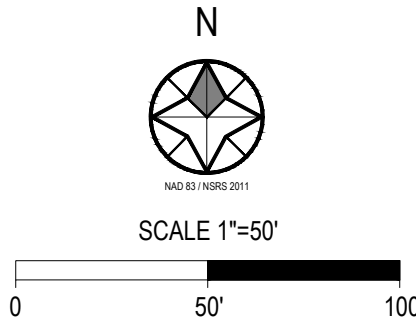


BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

GRADING DRAINAGE PLAN

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C400



REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
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STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT 1N	INVERT OUT
CB - (101)	254.51	CB - (102) CB - (115)	247.68 247.68	247.68
CB - (102)	255.45	CB - (103) CB - (110)	248.38 250.27	248.38
CB - (103)	255.59	CB - (104)	249.37	249.37
CB - (104)	257.07	CB - (105)	249.73	249.73
CB - (105)	258.43	CB - (106) CB - (122)	249.96 249.96	249.96
CB - (106)	259.61	CB - (107)	250.49	250.49
CB - (107)	258.98	CB - (108)	250.56	250.56
CB - (108)	256.48	CB - (109)	251.05	251.05
CB - (109)	254.83			251.33
CB - (110)	258.75	CB - (111)	253.47	253.47
CB - (111)	263.65	CB - (112)	256.77	256.77
CB - (112)	267.61	CB - (113)	257.71	257.77
CB - (113)	264.07	CB - (114)	258.66	258.66
CB - (114)	265.05			259.05
CB - (115)	256.06	CB - (121) CB - (116)	251.82 248.08	248.08
CB - (116)	256.67	CB - (117)	248.39	248.39
CB - (117)	254.68	CB - (118)	248.90	248.90
CB - (118)	255.67	CB - (119)	249.60	249.60
CB - (119)	258.38	CB - (120)	250.68	250.68
CB - (120)	259.30			251.74

STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT 1N	INVERT OUT
CB - (121)	258.40			253.40
CB - (122)	259.46	CB - (123)	250.14	250.14
CB - (123)	259.08	CB - (124) CB - (127)	250.50 253.60	250.50
CB - (124)	257.47	CB - (129) CB - (125)	251.32 251.32	251.32
CB - (125)	256.37	CB - (126) CB - (128)	251.47 251.47	251.47
CB - (126)	257.33			252.24
CB - (127)	258.46			254.80
CB - (128)	255.00			252.03
CB - (129)	256.31			251.86
FES-200	242.82	RISER	239.41	
FES - 100	250.92	CB - (101)	247.50	
RISER	245.00			239.67

STORM SYSTEM DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
CB - (127)	CB - (123)	15	19.97	6.03%	RCP
CB - (105)	CB - (122)	24	37.24	0.50%	RCP
CB - (124)	CB - (129)	15	108.67	0.50%	RCP
CB - (123)	CB - (124)	24	163.85	0.50%	RCP
CB - (122)	CB - (123)	24	70.69	0.50%	RCP
CB - (115)	CB - (121)	15	315.81	0.50%	RCP
CB - (115)	CB - (116)	18	63.00	0.50%	RCP
CB - (125)	CB - (128)	15	113.46	0.50%	RCP
CB - (125)	CB - (126)	15	154.36	0.50%	RCP
CB - (124)	CB - (125)	15	30.28	0.50%	RCP
CB - (119)	CB - (120)	15	186.89	0.57%	RCP
CB - (118)	CB - (119)	15	215.59	0.50%	RCP
CB - (117)	CB - (118)	15	139.43	0.50%	RCP
CB - (116)	CB - (117)	18	101.99	0.50%	RCP
CB - (101)	CB - (115)	24	87.63	0.45%	RCP
CB - (113)	CB - (114)	15	78.07	0.50%	RCP
CB - (112)	CB - (113)	15	190.64	0.50%	RCP
CB - (111)	CB - (112)	15	201.09	0.50%	RCP
CB - (110)	CB - (111)	15	109.82	3.00%	RCP
CB - (102)	CB - (110)	15	80.06	4.00%	RCP

STORM SYSTEM DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
CB - (106)	CB - (107)	18	18.72	0.40%	RCP
CB - (107)	CB - (108)	15	122.00	0.40%	RCP
CB - (108)	CB - (109)	15	68.91	0.40%	RCP
CB - (105)	CB - (106)	18	132.74	0.40%	RCP
CB - (104)	CB - (105)	24	55.91	0.40%	RCP
CB - (103)	CB - (104)	24	91.32	0.40%	RCP
CB - (102)	CB - (103)	36	246.03	0.40%	RCP
CB - (101)	CB - (102)	36	150.86	0.46%	RCP
FES - 100	CB - (101)	36	7.43	2.49%	RCP
RISER	FES-200	36	51.95	0.50%	RGRCP



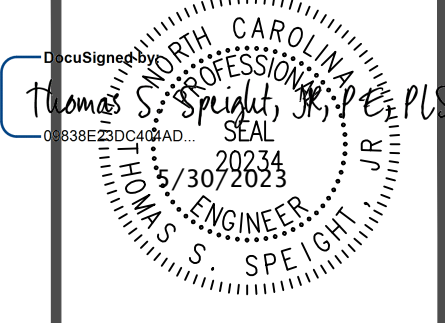
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NCBELS FIRM No. C-2376

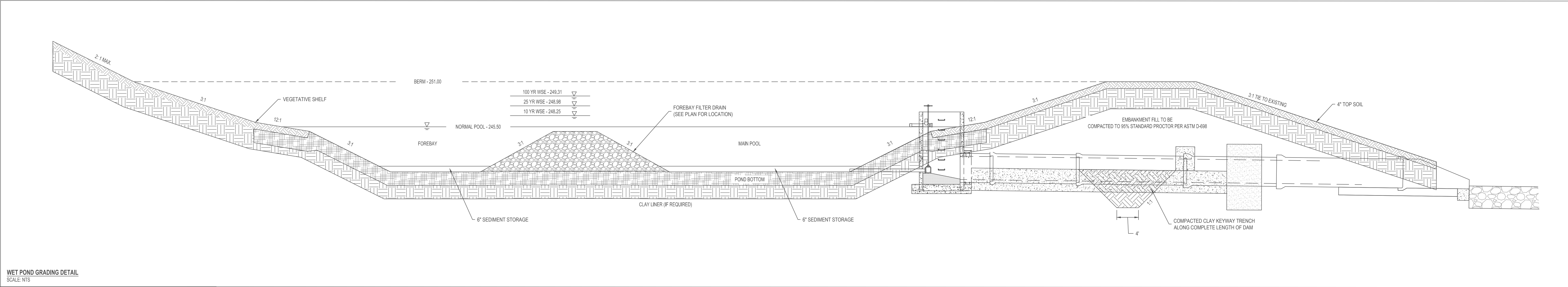
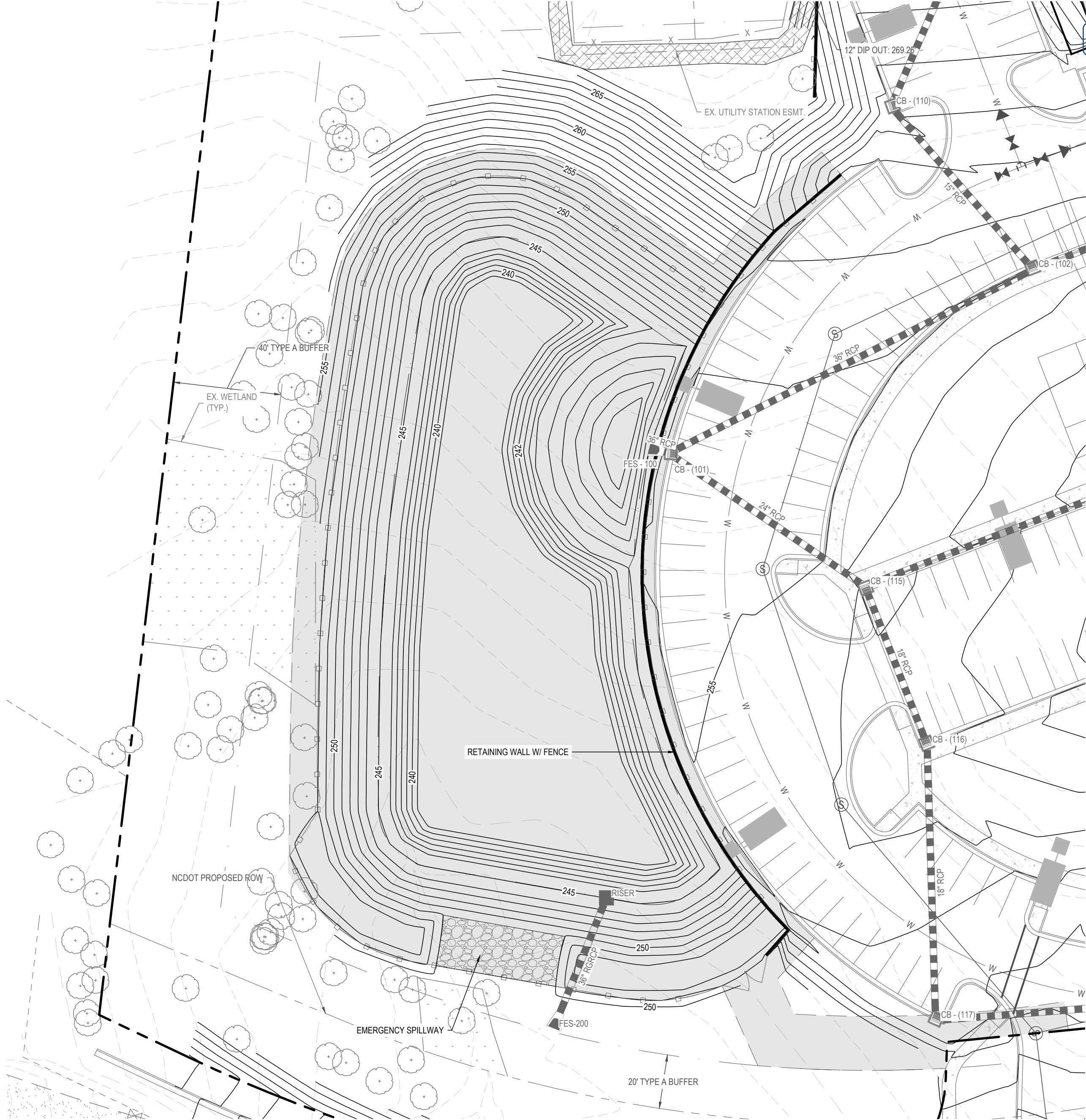
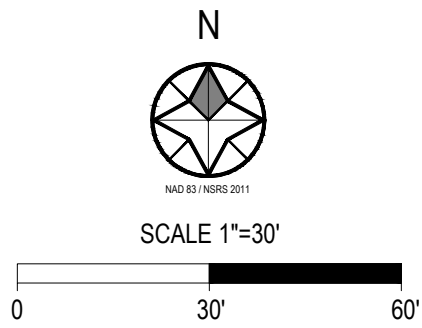
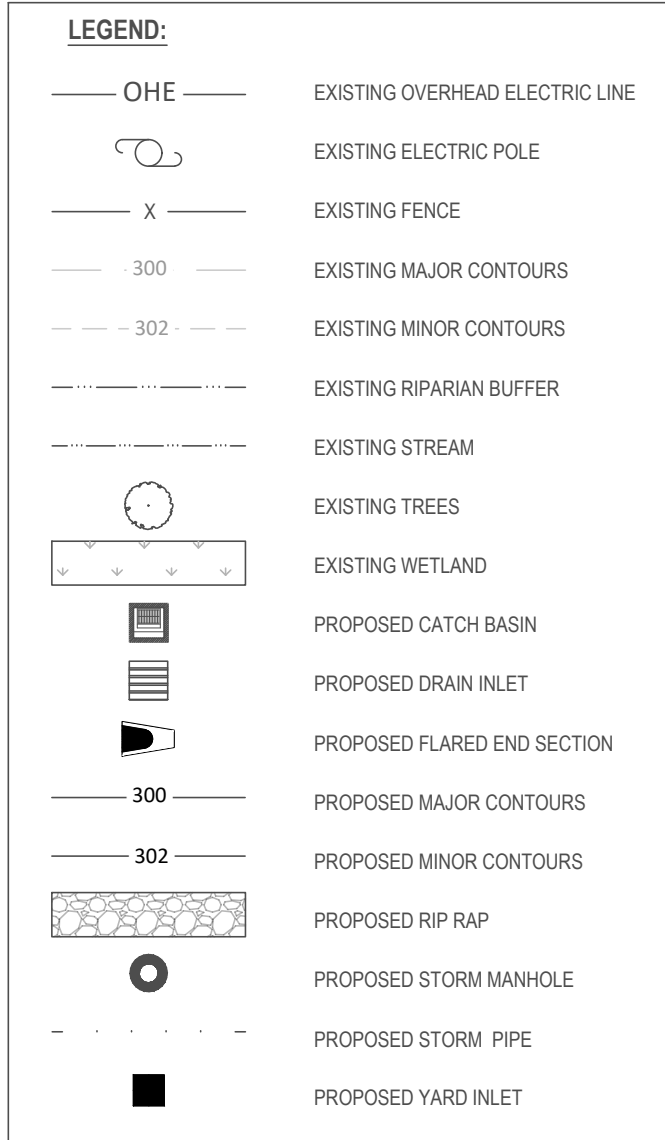
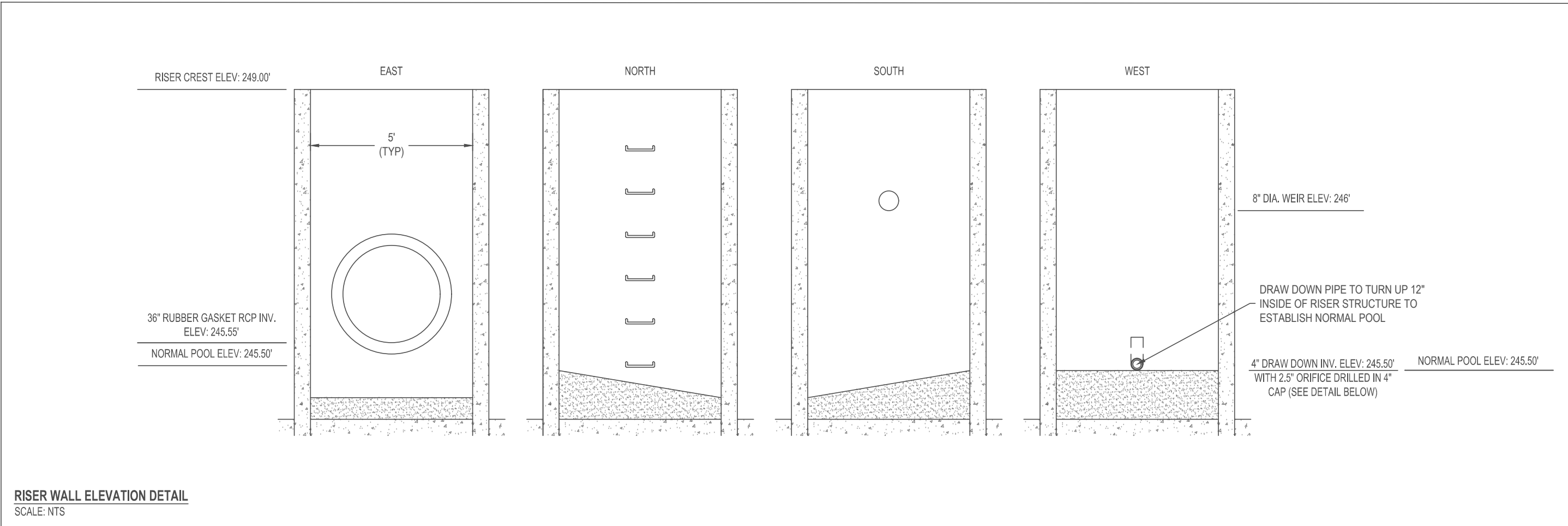
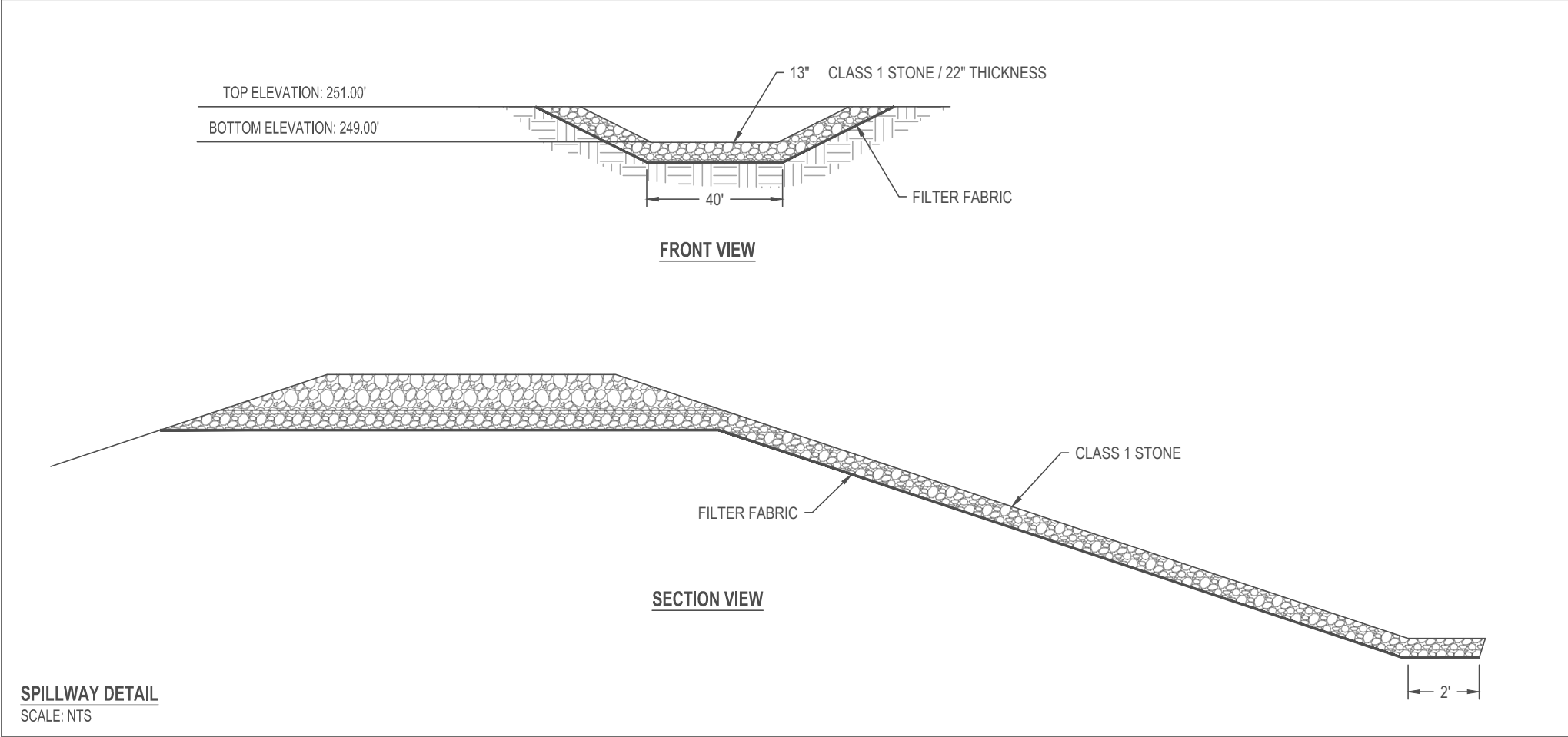
BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

STORM PIPE STRUCTURE TABLES

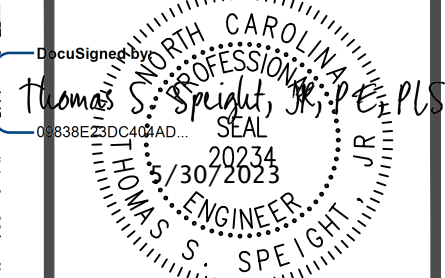
Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C401





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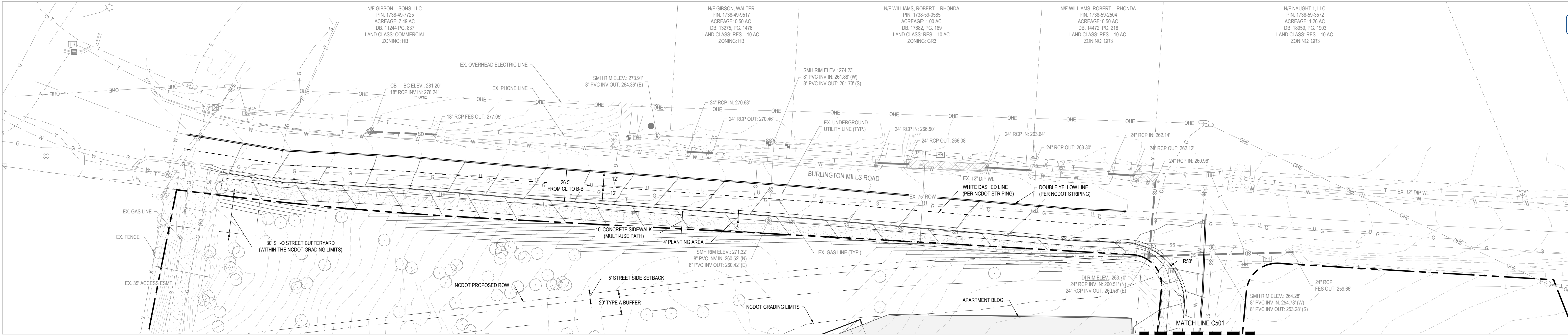


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CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

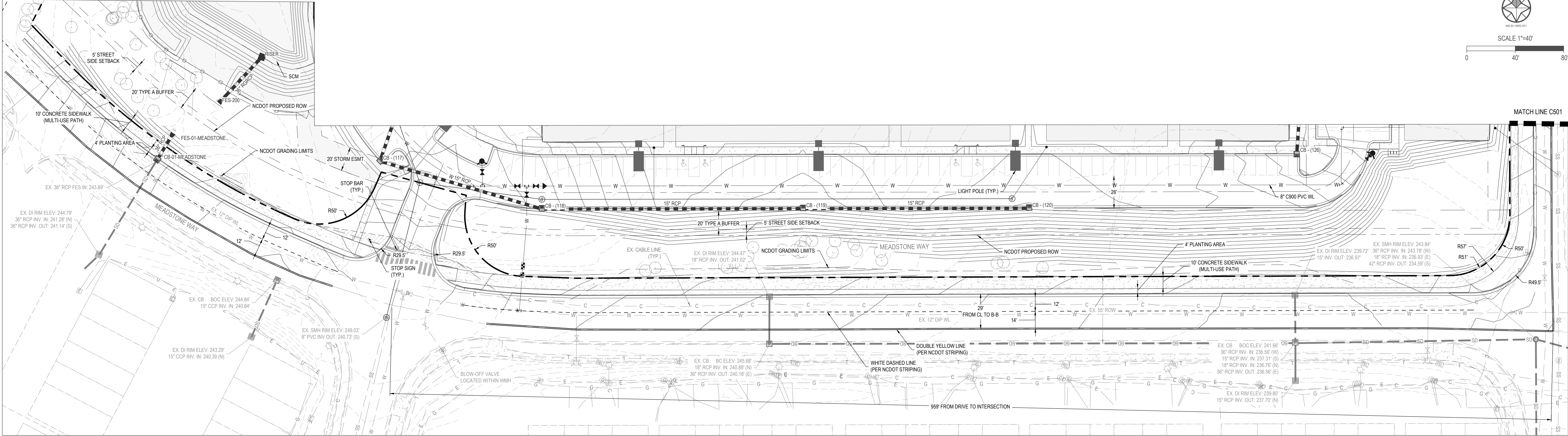
SCM GRADING PLAN

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

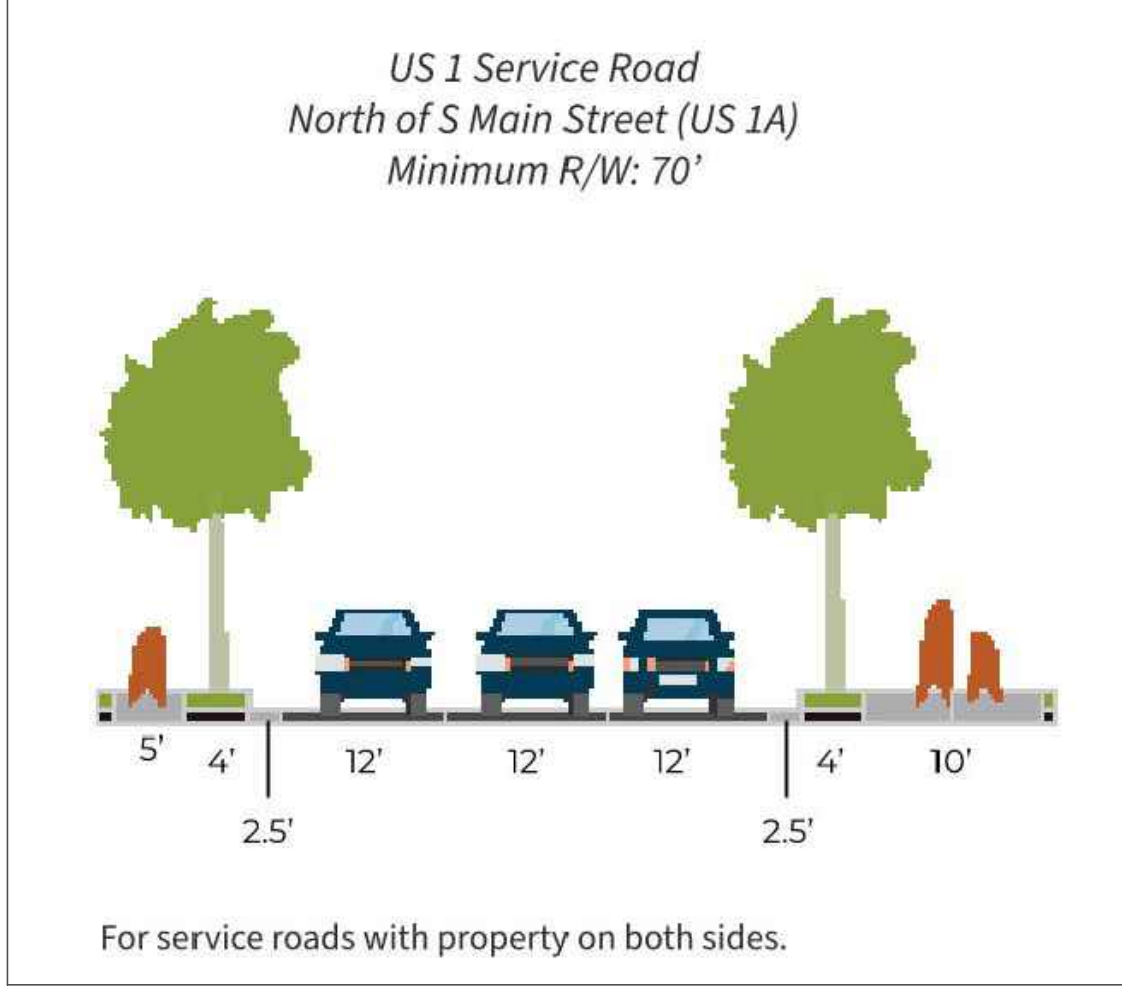
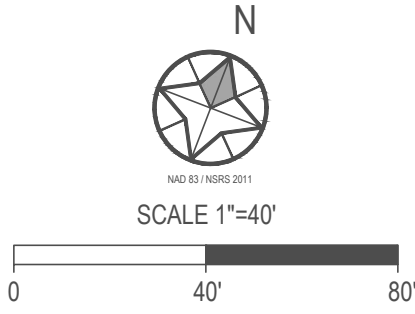
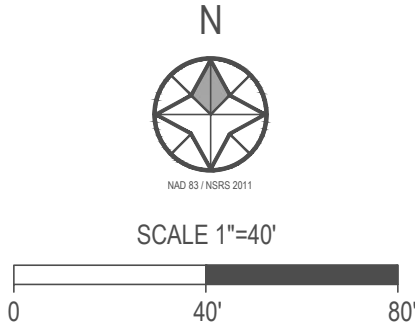
SHEET
C500



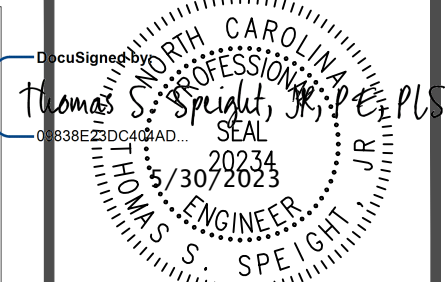
BURLINGTON MILLS ROAD
SCALE: 1"=40'



MEADOWSTONE WAY
SCALE: 1"=40'



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BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

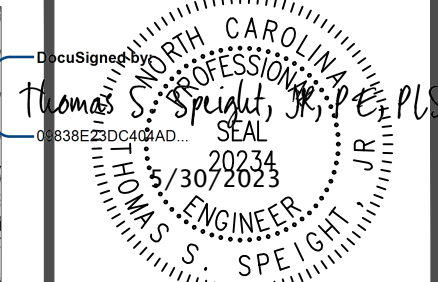
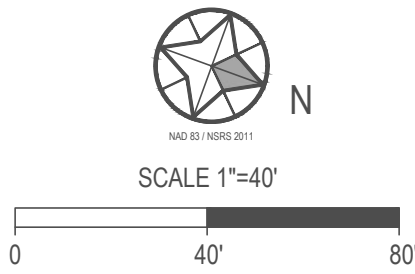
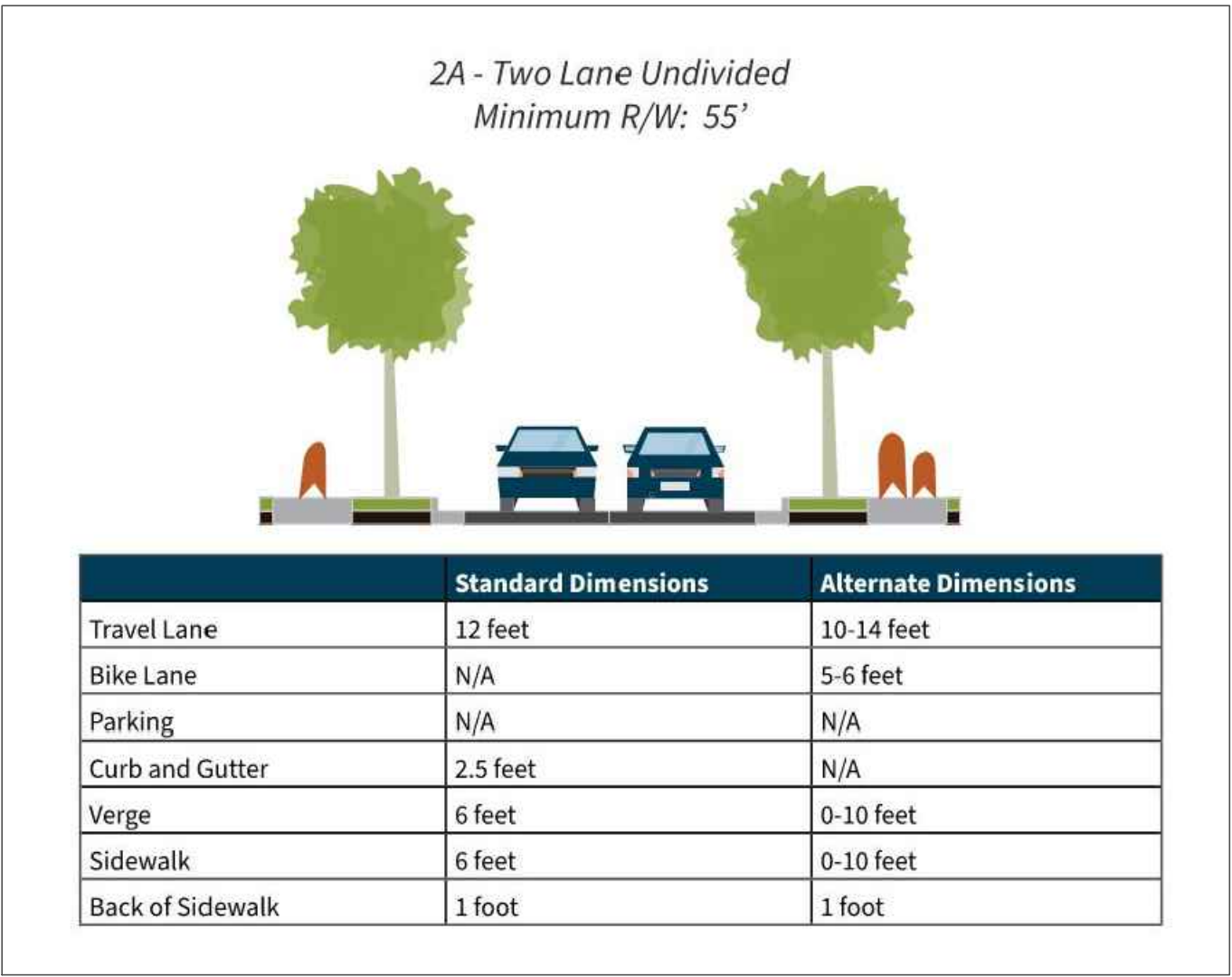
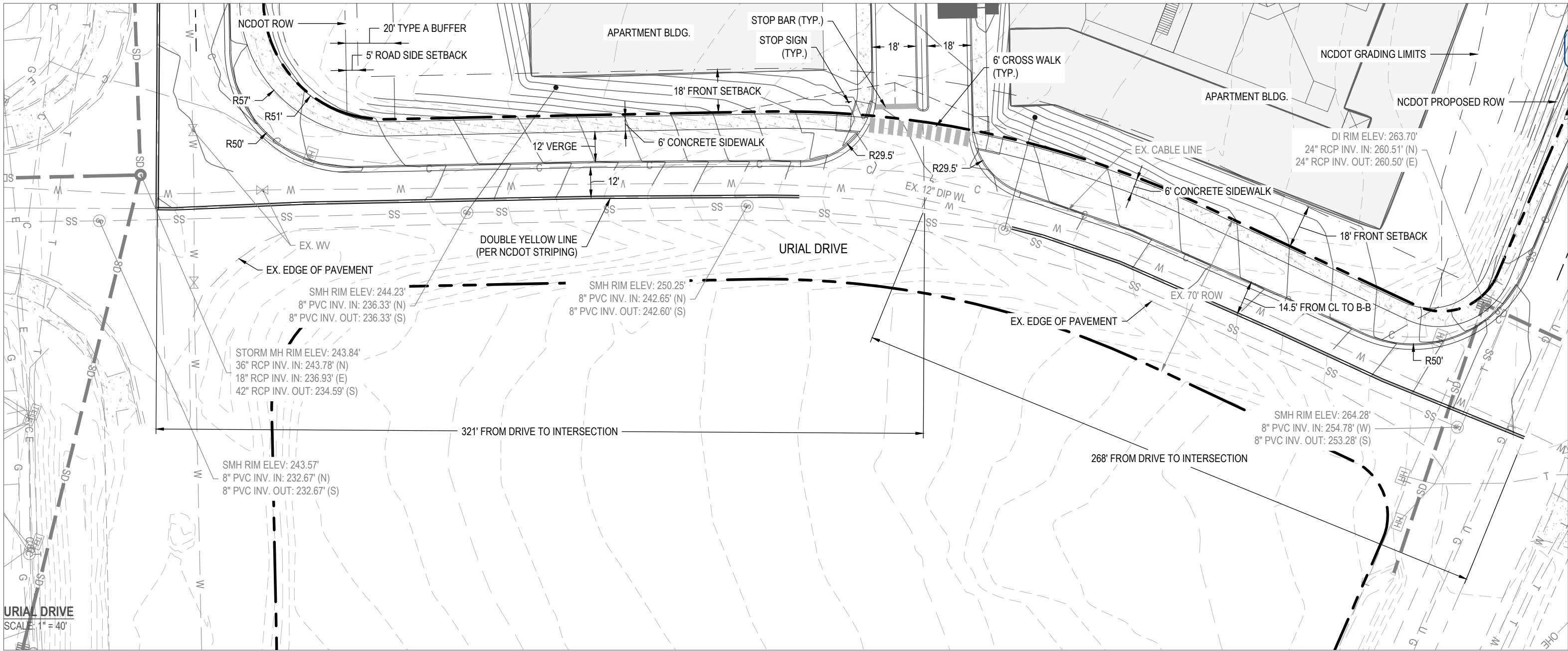
BURLINGTON MILLS MEADOWSTONE
WAY ROADWAY PLANS

Project Engineer: TSS
Designed By: TSG
Scale: AS SHOWN
Date: 10.20.22
Project #: 220468

SHEET
C600

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1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
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BURLINGTON MILLS AT CAPITAL BLVD., SE
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

URIAL DRIVE ROADWAY PLANS

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C601

OPEN SPACE & PARK SPACE (RMX-CD ONLY - 16.87 AC.)	
OPEN SPACE REQUIRED	5% = 0.84 AC. (UNIMPROVED)
OPEN SPACE PROVIDED	17.13% = 2.89 AC.
PARK SPACE REQUIRED	2% = 0.34 AC. (IMPROVED)
PARK SPACE PROVIDED	3.20% = 0.54 AC.

LEGEND:

- 60' TREE RADIUS - PARKING
- CANOPY TREE
- EXISTING TREES TO REMAIN
- OPEN SPACE - UNIMPROVED (2.89 AC.)
- PARK SPACE - IMPROVED (0.54 AC.)
- TYPE A BUFFER - OPTION 1
- TYPE A BUFFER - OPTION 3

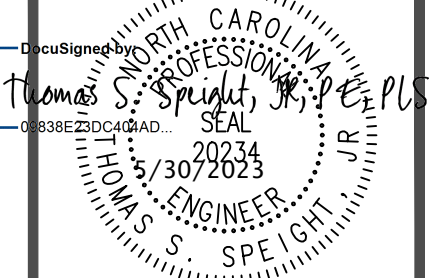
RECREATION, PARKS & OPEN SPACE:
SEC. 7.4.1. URBAN RMX
5 REQUIRED OPEN SPACE (UNIMPROVED)
2 REQUIRED PARK SPACE (IMPROVED)

TREE REPLACEMENT:
SPECIMEN TREE REPLACEMENT SHALL BE MET WITH PROPOSED PARKING LOT TREES, SCREENING AND BUFFERING. DETAIL REQUIRED AT CD LEVEL. ALL TREE REPLACEMENT SHALL MEET UDO SEC. 8.4.3.D.

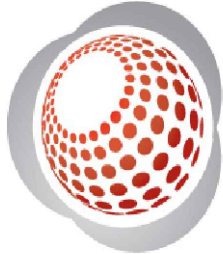
REFER TO L101 FOR ALL LANDSCAPE DETAILS CALCULATIONS.



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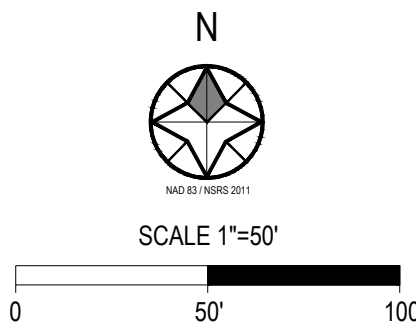
BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

LANDSCAPE PLAN

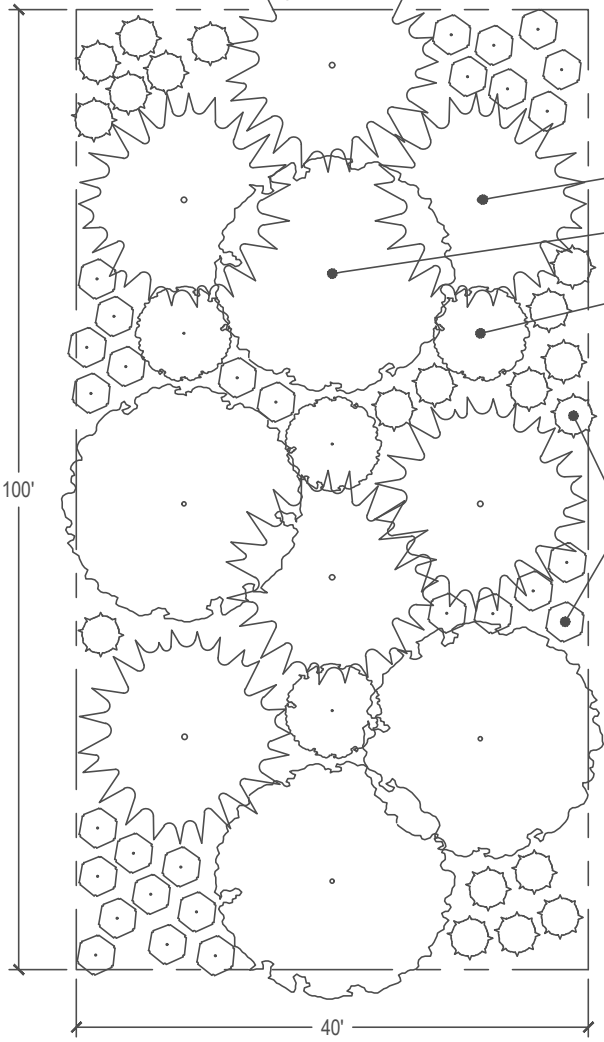
Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
L100



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1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
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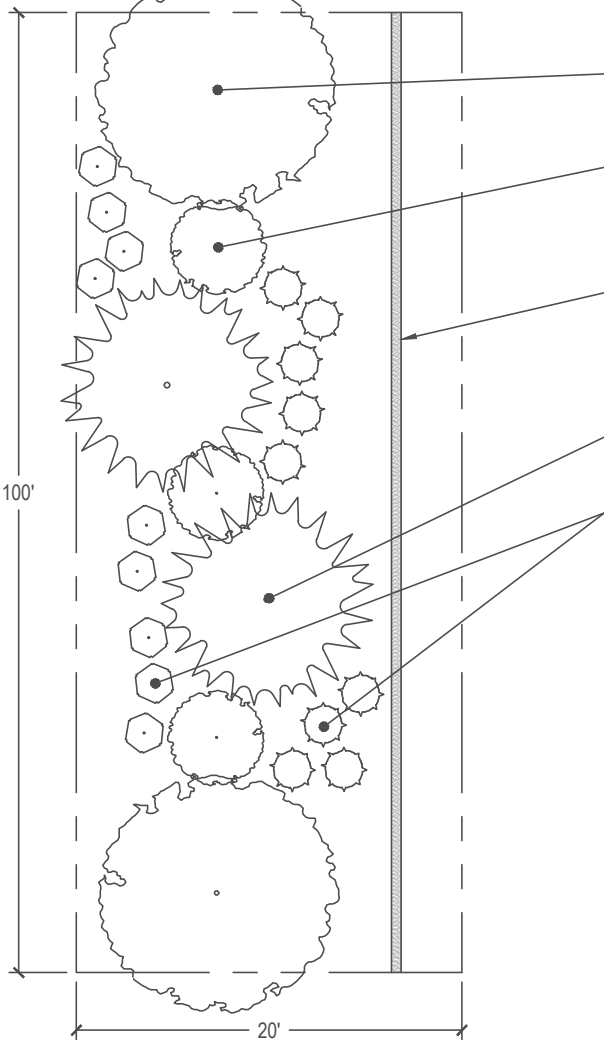
EVERGREEN TREE
CANOPY TREE
UNDERSTORY TREE
SHRUB

TYPE A BUFFER INTENT:
CREATE A COMPLETELY OPAQUE BUFFER, HAVING NO HORIZONTAL OPENINGS FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.

MINIMUM PLANTINGS PER 100 LF:
6 EVERGREEN TREES
4 CANOPY TREE
4 UNDERSTORY TREES
48 SHRUBS

NO BARRIER REQUIRED
50' OF REQUIRED PLANTINGS SHALL BE EVERGREEN

TYPE A BUFFER: OPTION 1
NTS



CANOPY TREE
UNDERSTORY TREE
6' FENCE OR WALL (SEE UDO SEC. 8.5.4.A)
EVERGREEN TREE
SHRUB

TYPE A BUFFER INTENT:
CREATE A COMPLETELY OPAQUE BUFFER, HAVING NO HORIZONTAL OPENINGS FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.

MINIMUM PLANTINGS PER 100 LF:
2 EVERGREEN TREES
2 CANOPY TREES
3 UNDERSTORY TREES
18 SHRUBS

50' OF REQUIRED PLANTINGS SHALL BE EVERGREEN

TYPE A BUFFER: OPTION 3
NTS

BUFFER CALCULATIONS:	
BURLINGTON MILLS ROAD: 20' SEGMENT A (791 LF) 2 EVERGREEN TREES / 100 LF 2 CANOPY TREES / 100 LF 3 UNDERSTORY TREES / 100 LF 18 SHRUBS / 100 LF 16 EVERGREEN TREES REQUIRED / PROVIDED 16 CANOPY TREES REQUIRED / PROVIDED 24 UNDERSTORY TREES REQUIRED / PROVIDED 142 SHRUBS TREES REQUIRED / PROVIDED	MEADSTONE WAY: 20' SEGMENT C (337 LF) 2 EVERGREEN TREES / 100 LF 2 CANOPY TREES / 100 LF 3 UNDERSTORY TREES / 100 LF 18 SHRUBS / 100 LF 7 EVERGREEN TREES REQUIRED / PROVIDED 7 CANOPY TREES REQUIRED / PROVIDED 10 UNDERSTORY TREES REQUIRED / PROVIDED 61 SHRUBS TREES REQUIRED / PROVIDED
WEST PROPERTY BUFFER: 40' SEGMENT B (803 LF) 6 EVERGREEN TREES / 100 LF 4 CANOPY TREES / 100 LF 4 UNDERSTORY TREES / 100 LF 48 SHRUBS / 100 LF 48 EVERGREEN TREES REQUIRED / PROVIDED 32 CANOPY TREES REQUIRED / PROVIDED 32 UNDERSTORY TREES REQUIRED / PROVIDED 385 SHRUBS TREES REQUIRED / PROVIDED	MEADSTONE WAY: 20' SEGMENT D (844 LF) 2 EVERGREEN TREES / 100 LF 2 CANOPY TREES / 100 LF 3 UNDERSTORY TREES / 100 LF 18 SHRUBS / 100 LF 17 EVERGREEN TREES REQUIRED / PROVIDED 17 CANOPY TREES REQUIRED / PROVIDED 25 UNDERSTORY TREES REQUIRED / PROVIDED 152 SHRUBS TREES REQUIRED / PROVIDED

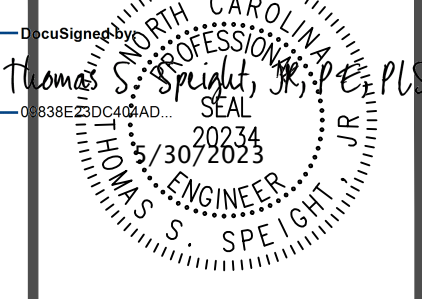
LANDSCAPE CALCULATIONS:

STREET TREES:
LINEAR FEET OF PLANTING SHALL EXCLUDE DRIVEWAYS
1 CANOPY TREE / 50 LF, OR FRACTION THEREOF EQUAL TO OR GREATER THAN 25'
- 30' O.C. FOR TREES
- 20' O.C. FOR TREES AND UNDERSTORY

STREET TREES w. ONE:
1 UNDERSTORY / 35 LF, OR FRACTION THEREOF EQUAL TO OR GREATER THAN 18'
- 15' O.C. FOR UNDERSTORY

URBAN BOULEVARD, AVENUE, COMMERCIAL STREET, LARGE RESIDENTIAL STREET, RESIDENTIAL YIELD STREET, LANE:
1 CANOPY TREE / 50' OF STREET FRONTAGE (SEE ALSO 8.6.1)

STREET TREE CALCULATIONS:	
URIAL DRIVE: SEGMENT A (180 LF) 1 TREE / 30 LF 6 TREES REQUIRED 7 TREES PROVIDED	MEADSTONE WAY SEGMENT E (321 LF) 1 TREE / 50 LF 7 TREES REQUIRED 7 TREES PROVIDED
URIAL DRIVE: SEGMENT B (240 LF) 1 TREES / 30 LF 8 TREES REQUIRED 9 TREES PROVIDED	MEADSTONE WAY: SEGMENT F (833 LF) 1 TREES / 50 LF 16 TREES REQUIRED 17 TREES PROVIDED
PARKING REQUIREMENTS: ALL SPACES WITHIN 60' OF A CANOPY TREE	



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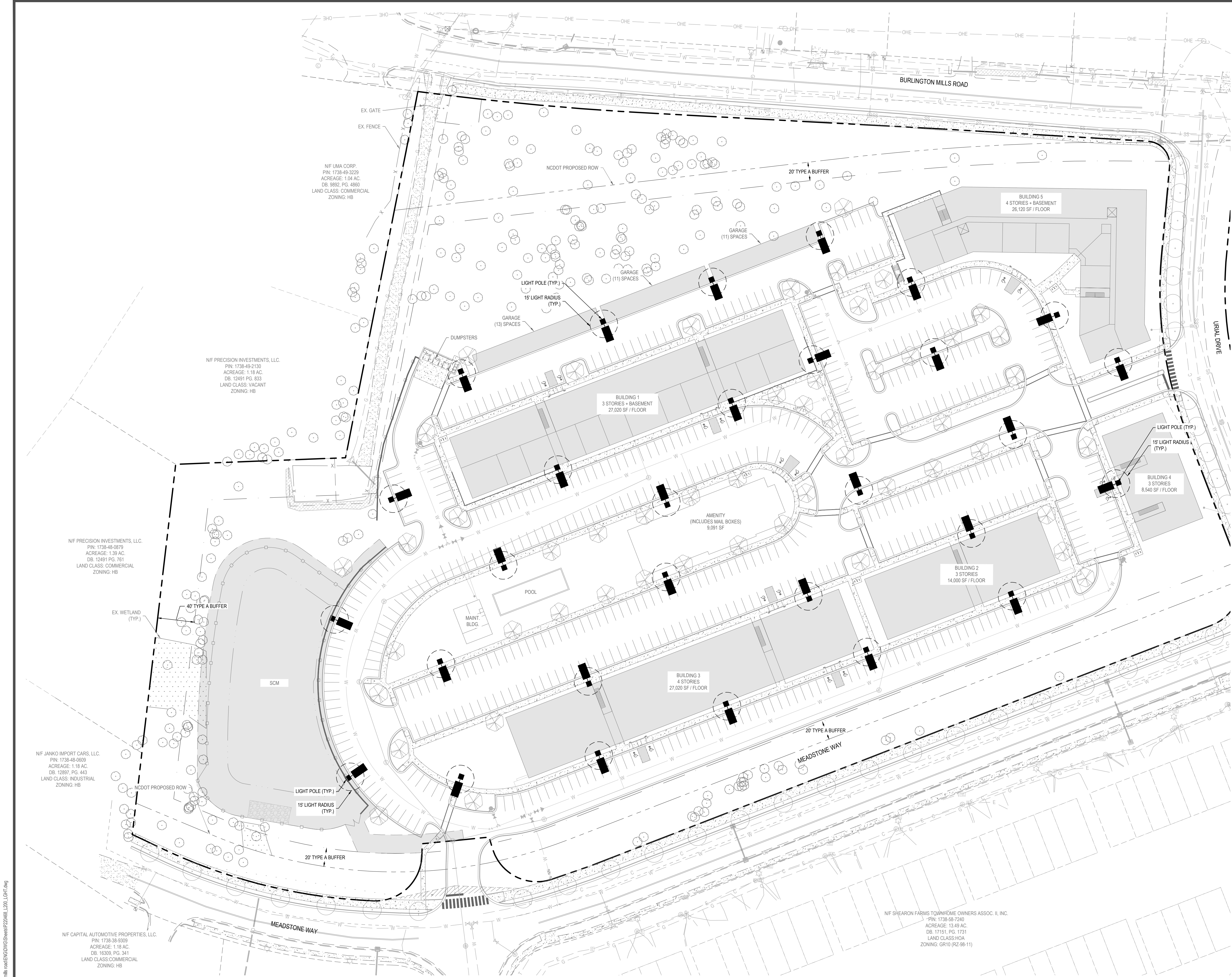
BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

LANDSCAPE DETAILS

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
L101

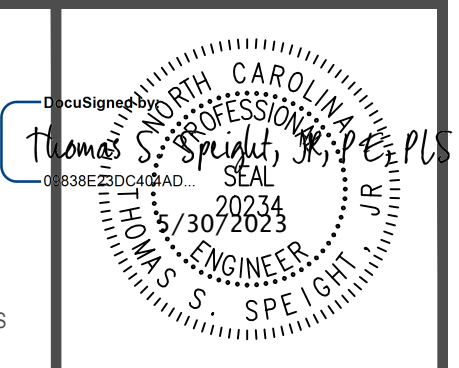
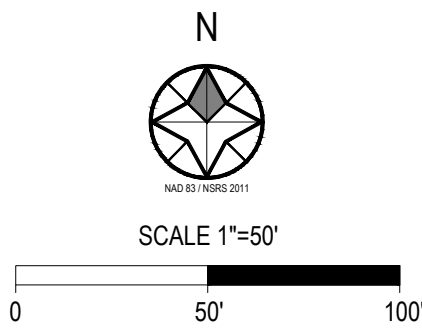
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LIGHTING NOTES:

1. MAXIMUM LIGHTING LEVELS SHALL ADHERE TO THE RMX STANDARDS; PARKING AREAS ARE 4. ALL NUMERICAL VALUES REPRESENT MEASUREMENTS IN FOOTCANDLES.
2. LIGHT POLES SHALL BE INSTALLED BY DUKE ENERGY AND CUT SHEETS SHALL BE PROVIDED AT CD SUBMITTAL.
3. PHOTOMETRIC SCHEDULE SHALL BE PROVIDED AT CD SUBMITTAL.
4. ALL LIGHT POLES SHALL MAINTAIN 15' FROM REQUIRED CANOPY TREES.



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NCBELS FIRM No. C-2376



BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27887
WAKE COUNTY

LIGHTING PLAN

Project Engineer:	TSS
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
L200



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-159-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 3 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-112-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: June 20, 2023

SUBJECT

Approval of resolution authorizing Franklin County Tax Administrator to Levy and Collect Property Taxes for FY 2023-2024 for the Town of Wake Forest

Recommendation:

Approval as submitted

Item Summary:

ATTACHMENTS

- [Franklin County Rev Collection_summary.pdf](#)
- [Resolution 2023-xx authorizing franklin co tax admin to levy and collect taxes 2023-2024.docx](#)

**Approval of resolution authorizing Franklin County Tax Administrator to Levy and Collect
Property Taxes for FY 2023-2024 for the Town of Wake Forest**

The attached resolution authorizes the Franklin County Tax Administrator to levy and collect taxes for the Town of Wake Forest for the fiscal year 2023-2024.

Attachments: Resolution

RESOLUTION 2023-xx

RESOLUTION DIRECTING THE FRANKLIN COUNTY
TAX ADMINISTRATOR TO COLLECT TAXES
FOR FISCAL YEAR 2023-2024 FOR THE
TOWN OF WAKE FOREST, NORTH CAROLINA

WHEREAS, the Town of Wake Forest has an interlocal agreement with Franklin County to collect taxes and other respective fees; and

BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest that the Franklin County Tax Administrator be authorized, empowered, and commanded to levy and collect the taxes set forth in the tax records filed in the office of the Franklin County Tax Administration in the amounts and from the taxpayers likewise therein set forth.

BE IT FURTHER RESOLVED that such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Wake Forest and this order shall be a full and sufficient authority to direct, require, and enable the Tax Administrator to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Duly adopt this the 20th day of June 2023.

Vivian A. Jones
Mayor

(ATTEST)

Theresa Savary
Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-113-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: June 20, 2023

SUBJECT

Approval of resolution authorizing Wake County Tax Administrator to Levy and Collect Property Taxes for FY 2023-2024 for the Town of Wake Forest

Recommendation:

Approval as submitted

Item Summary:

ATTACHMENTS

- [Wake County Rev Collection_summary.pdf](#)
- [Resolution 2023-xx authorizing wake co tax admin to levy and collect taxes 2023-2024.docx](#)

**Approval of resolution authorizing Wake County Tax Administrator to Levy and Collect
Property Taxes for FY 2023-2024 for the Town of Wake Forest**

The attached resolution authorizes the Wake County Tax Administrator to levy and collect taxes for the Town of Wake Forest for the fiscal year 2023-2024.

Attachments: Resolution

RESOLUTION 2023-xx

RESOLUTION DIRECTING THE WAKE COUNTY
TAX ADMINISTRATOR TO COLLECT TAXES
FOR FISCAL YEAR 2023-2024 FOR THE
TOWN OF WAKE FOREST, NORTH CAROLINA

WHEREAS, the Town of Wake Forest has an interlocal agreement with Wake County to collect taxes and other respective fees; and

BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest that the Wake County Tax Administrator be authorized, empowered, and commanded to levy and collect the taxes set forth in the tax records filed in the office of the Wake County Tax Administration in the amounts and from the taxpayers likewise therein set forth.

BE IT FURTHER RESOLVED that such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Wake Forest and this order shall be a full and sufficient authority to direct, require, and enable the Tax Administrator to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Duly adopt this the 20th day of June 2023.

Vivian A. Jones
Mayor

(ATTEST)

Theresa Savary
Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-156-

Submitted by: Elisabeth Palermo

Submitting Department: Engineering

Meeting Date: June 20, 2023

SUBJECT

Approval of Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance.

Recommendation:

New streets are required to be designed and built to Town of Wake Forest standards and specifications. Annually, we accept streets into the Town of Wake Forest Street System and add them to the Powell Bill submission for additional maintenance funds. These streets have been approved to be added to the Powell Bill by Engineering Staff. This Resolution also approves the Powell Bill Map for 2023.

Item Summary:

ATTACHMENTS

- [Attachment_A_summary_06.2023_Accept_Streets.docx](#)
- [Attachment_B_Resolution_06.2023_Accept_Streets_for_Powell_Bill.docx](#)
- [Attachment_C_2023_PowellBillall_rds_labeled.pdf](#)

Agenda Item: Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance.

Summary: New streets are required to be designed and built to Town of Wake Forest standards and specifications. Historically, the Board has accepted streets into the Town of Wake Forest Street System and added them to the Powell Bill submission for additional maintenance funds annually. This resolution list the additions that have been approved and by Engineering Staff as well as several deletions from the system.

Attachments: Attachment_A_summary_06.2023_Accept_Streets,
Attachment_B_Resolution_06.2023_Accept_Streets_for_Powell_Bill,
Attachment_C_2023_PowellBilllall_rds_labeled

RESOLUTION 2023-XX

RESOLUTION TO ACCEPT STREETS INTO THE TOWN OF WAKE FOREST STREET SYSTEM FOR MAINTENANCE

WHEREAS, streets are required to be designed and built according to our Manual of Standards, Specifications and Design; and

WHEREAS, Engineers and Construction Inspectors have inspected and approved the street segments for acceptance into the Town's maintained road system as shown on the attached map;

WHEREAS, several alleys were identified as being added in error to the 2022 Powell Bill. These streets are being deleted from the Powell Bill.

WHEREAS, Nightingale Court was added in error to the 2019 Powell Bill and was deleted from the 2022 Powell Bill after Resolution 2022-32.

WHEREAS, this resolution amends Resolution 2023-20 due to an error in the description of the road name of one line item. The street name was labeled Traditions Ridge Dr. but should have been Sparrowhawk Lane.

WHEREAS, approval by the Town of Wake Forest Board of Commissioners is necessary for eligibility for receiving funding from the NCDOT's Powell Bill Program;

WHEREAS, the updated Powell Bill map is also included as part of this resolution and contains the updates from the streets that were adopted in the Wake Forest Street System in October and April.

BE IT RESOLVED that the Board of Commissioners of the Town of Wake Forest accept the following modifications of streets into the Town of Wake Forest Street System.

SUBDIVISION	STREET NAME	BEG DESCRIPTION	END DESCRIPTION	LENGTH (MI)
TRADITIONS PH 2D	MEADOW GROVE DRIVE	SPARROW HAWK LANE	ROYAL MILL ROAD	0.05
TRADITIONS PH 2D	SPARROWHAWK LANE	TRADITIONS RIDGE DR	CUL-DE-SAC	0.17
ORCHARDS AT TRADITIONS	TREETOP MEADOW LN	ROYAL MILL AVE	END OF PHASE	0.18
ORCHARDS AT TRADITIONS	COUNTRY DOWNS RD	TREETOP MEADOW LN	PRIVATE ALLEY	0.08
ORCHARDS AT TRADITIONS	SUNSHADE CREEK DR	TREETOP MEADOW LN	PRIVATE ALLEY	0.06

SUBDIVISION	STREET NAME	BEG DESCRIPTION	END DESCRIPTION	LENGTH (MI)
DEL WEBB AT TRADITIONS PH 4&5	SANTA CRUZ ST - WAKE COUNTY	COAST GRADE ST	COUNTY LINE	0.06
DEL WEBB AT TRADITIONS PH 4&5	SANTA CRUZ ST - FRANKLIN COUNTY	COUNTY LINE	GILCREST FARM RD	0.30
DEL WEBB AT TRADITIONS PH 4B	MONTEREY BAY DRIVE - WAKE COUNTY	END OF PHASE 1A	COUNTY LINE	0.18
DEL WEBB AT TRADITIONS PH 4&5	MONTEREY BAY DRIVE - FRANKLIN COUNTY	COUNTY LINE	SANTA CRUZ STREET	0.10
DEL WEBB AT TRADITIONS PH 4&5	SANTA LUCIA - WAKE COUNTY	END OF PHASE 1A	COUNTY LINE	0.30
DEL WEBB AT TRADITIONS PH 4&5	SANTA LUCIA - FRANKLIN COUNTY	COUNTY LINE	SANTA CRUZ STREET	0.14
DEL WEBB AT TRADITIONS PH 4&5	TRINCHERO WAY - WAKE COUNTY	MONTEREY BAY DRIVE	COUNTY LINE	0.03
DEL WEBB AT TRADITIONS PH 4&5	TRINCHERO WAY - FRANKLIN COUNTY	COUNTY LINE	SANTA LUCIA STREET	0.03
DEL WEBB AT TRADITIONS PH 4&5	COAST GRADE STREET	END OF GOLDSTON PHASE 1	SANTA LUCIA STREET	0.33
DEL WEBB AT TRADITIONS PH 4&5	SALINAS VALLEY DRIVE	SANTA CRUZ STREET	CARNEROS STREET	0.14
DEL WEBB AT TRADITIONS PH 4&5	CARNEROS STREET - WAKE COUNTY	COAST GRADE ST	COUNTY LINE	0.09
DEL WEBB AT TRADITIONS PH 4&5	CARNEROS STREET - FRANKLIN COUNTY	COUNTY LINE	SANTA LUCIA STREET	0.09
DEL WEBB AT TRADITIONS PH 4&5	CALISTOGA DRIVE - WAKE COUNTY	SALINAS VALLEY DRIVE	COUNTY LINE	0.03
DEL WEBB AT TRADITIONS PH 4&5	CALISTOGA DRIVE - FRANKLIN COUNTY	COUNTY LINE	SANTA CRUZ STREET	0.06

SUBDIVISION	STREET NAME	BEG DESCRIPTION	END DESCRIPTION	LENGTH (MI)
GOLDSTON	COAST GRADE STREET (FRANKLIN COUNTY)	NORTH WHITE STREET	COUNTY LINE	0.23
GOLDSTON	COAST GRADE STREET - WAKE COUNTY	COUNTY LINE	END OF PHASE	0.14
GOLDSTON	HATTERS CREEK LN - FRANKLIN COUNTY	HAVEN PEAK LANE	COUNTY LINE	0.01
GOLDSTON	HATTERS CREEK LN - WAKE COUNTY	COUNTY LINE	COUNTY LINE	0.19
GOLDSTON	HATTERS CREEK LN - FRANKLIN COUNTY	COUNTY LINE	HAWKBIT COURT	0.01
GOLDSTON	HAVEN PEAK - FRANKLIN COUNTY	HATTERS CREEK LANE	END OF PHASE	0.06
GOLDSTON	HAWKBIT COURT - FRANKLINE COUNTY	HATTERS CREEK LANE	END OF CUL-DE-SAC	0.08
GOLDSTON	BURCHBLIND	HATTERS CREEK LANE	END OF SUBDIVISION	0.07
TRYON PHASE 6 AND 8	LATHAM OAKS AVE	PHASE 2	CUL-DE-SAC	0.24
TRYON PHASE 6 AND 8	CYPRESS GLEN DRIVE	PHASE 2	UNION POINT WAY	0.09
TRYON PHASE 6 AND 8	UNION POINT WAY	CUL-DE-SAC	LATHAM OAKS AVE.	0.11
TRYON PHASE 6 AND 8	KNIGHTS CREST WAY	LATHAM OAKS AVE	END OF PHASE 8	0.14
TRYON PHASE 7&9	ETTEINNE GARDEN LANE	LAWSON CREEK WAY	END OF PHASE	0.13
TRYON PHASE 7&9	LAWSON CREEK WAY	ETTENNE GARDEN LANE	CARRAWAY GARDEN DR.	0.04
TRYON PHASE 7&9	CARRAWAY GARDEN DRIVE	COPPER BEECH LANE	END OF PHASE	0.14
TRYON PHASE 18	COPPER BEECH LANE	PHASE 18	AVERETTE ROAD	0.13
TRYON PHASE 18	PRECIPICE WAY	CUL-DE-SAC	END OF PHASE 18	0.17
HOMESTEAD AT HERITAGE	GOLD BANKS ROAD	MOUNTAIN HILL DRIVE	HIGLEY DRIVE	0.10
HOMESTEAD AT HERITAGE	GRANDE LAMP LANE	MOUNTAIN HILL DRIVE	END OF PHASE	0.04
HOMESTEAD AT HERITAGE	HERITAGE BRANCH ROAD	BEG PHASE	END OF PHASE	0.24
HOMESTEAD AT HERITAGE	HIGLEY DRIVE	MOUNTAIN HILL DRIVE	MOUNTAIN HILL DRIVE	0.18
HOMESTEAD AT HERITAGE	MOUNTAIN HILL DRIVE	SILVER ORE COURT	CUL-DE-SAC	1.04

SUBDIVISION	STREET NAME	BEG DESCRIPTION	END DESCRIPTION	LENGTH (MI)
HOMESTEAD AT HERITAGE	MOUNTAIN TOP ROAD	BOULDER POINTE DRIVE	MOUNTAIN HILL DRIVE	0.03
HOMESTEAD AT HERITAGE	PRAIRIE DOG DRIVE	MOUNTAIN HILL DRIVE	MOUNTAIN HILL DRIVE	0.18
HOMESTEAD AT HERITAGE	SILVER ORE COURT	PRAIRIE DOG ROAD	CUL-DE-SAC	0.27
HOMESTEAD AT HERITAGE	STAR GAZING COURT	PRAIRIE DOG ROAD	WHITE ROCKS ROAD	0.15
HOMESTEAD AT HERITAGE	WHITE ROCKS ROAD	MOUNTAIN HILL DRIVE	END OF PHASE	0.20
STONEMILL FALLS - PHASE 2&3	STONEMILL FALLS DRIVE	PHASE 2	CUL-DE-SAC	0.34
STONEMILL FALLS - PHASE 2A	COPPER TRACE COURT	STONEMILL FALLS DRIVE	CUL-DE-SAC	0.06
STONEMILL FALLS - PHASE 2B	FREEMAN FALLS COURT	STONEMILL FALLS DRIVE	CUL-DE-SAC	0.08
STONEMILL FALLS - PHASE 3	HILLSIDE FALLS DRIVE	STONEMILL FALLS DRIVE	END OF PHASE	0.07
REYNOLDS MILL	MILLERS MARK AVENUE	LIGON MILL ROAD	GRACE CHURCH ST	0.24
REYNOLDS MILL	TAILRACE FALLS COURT	MILLERS MARK AVE	CUL-DE-SAC	0.09
REYNOLDS MILL	PITCHBACK MILL COURT	MILLERS MARK AVE	CUL-DE-SAC	0.05
REYNOLDS MILL	GRACE CHURCH STREET	END OF SUBDIVISION	FORBES RD	0.15
REYNOLDS MILL	REYNOLDS MILL ROAD	HEADRACE MILL ST	FORBES RD	0.12
REYNOLDS MILL	REEZY LANE	REEZY LN	REYNOLDS MILL RD	0.07
	BREWER CIRCLE	N. ALLEN RD	END OF PAVEMENT	0.25
			Total Added:	8.17

DELETED STREETS				
SUBDIVISION	STREET NAME	BEG DESCRIPTION	END DESCRIPTION	LENGTH (MI)
HOLDING VILLAGE - SOUTH LAKE PHASE 2 AND 3	BROOKBORO DRIVE	HIGHPOINT STREET	KNOLLS DRIVE	0.06
HOLDING VILLAGE - SOUTH LAKE PHASE 2 AND 3	COVEBORO LANE	KNOLLS DRIVE	END	0.07
HOLDING VILLAGE - SOUTH LAKE	LEVI LANE	HIGHPOINT STREET	KNOLLS DRIVE	0.06
HOLDING VILLAGE - SOUTH LAKE PHASE 2 AND 3	FORAGE LANE	LAKE HOLDING ST.	PASTURE HILLS DRIVE	0.06
HOLDING VILLAGE - SOUTH LAKE PHASE 2 AND 3	CONEFLOWER ALLEY	HIGHPOINT STREET	BROOKBORO DRIVE	0.03
HOLDING VILLAGE - SOUTH LAKE	FURROW ALLEY	KNOLLS DRIVE	HOLDING VILLAGE WAY	0.06
HOLDING VILLAGE - SOUTH LAKE PHASE 2 AND 3	WINDSBORO WAY	HOLDING VILLAGE WAY	SILO POINT DR	0.06
HOLDING VILLAGE - SOUTH LAKE PHASE 2 AND 3	WINTER WHEAT LANE	SILO POINT DRIVE	END	0.04
HOLDING VILLAGE - SOUTH LAKE	POINTON WAY	LAKE HOLDING ST.	PROMONTORY PARK ALY.	0.06
TRADITIONS	NIGHTINGALE COURT	NORTH AVENUE	CEDAR AVE	0.47
TRADITIONS PH 2D	TRADITIONS RIDGE DR	SPARROWHAWK LANE	CUL-DE-SAC	0.17
			TOTAL DELETED:	1.14

OVERALL TOTAL
ADDED: 7.20

Duly adopted this 20th day of June 2023.

Vivian A. Jones
Mayor

(ATTEST)

Terry Savary

Town Clerk

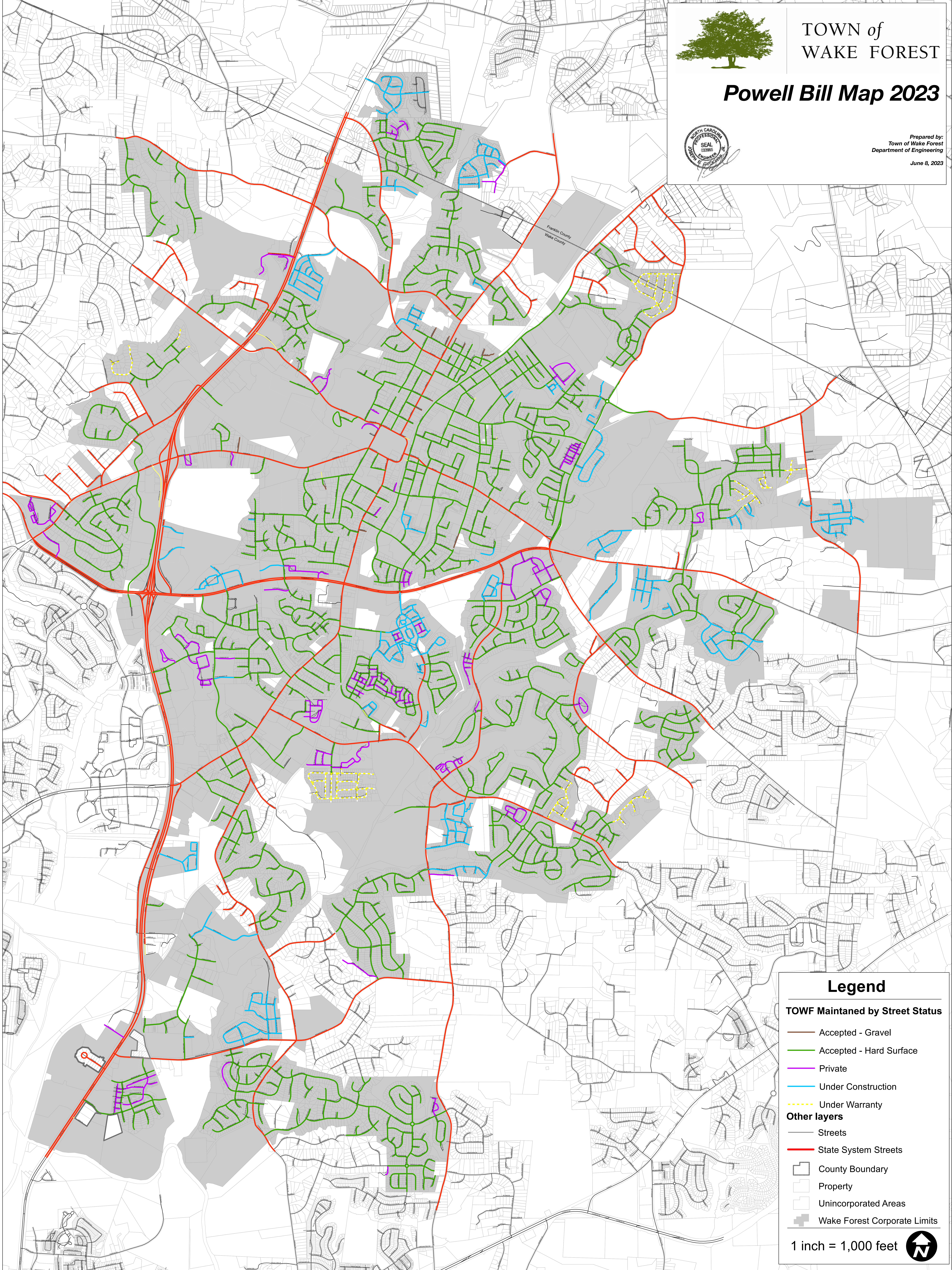


TOWN of
WAKE FOREST

Powell Bill Map 2023



Prepared by:
Town of Wake Forest
Department of Engineering
June 8, 2023



Legend

TOWF Maintained by Street Status

- Accepted - Gravel
- Accepted - Hard Surface
- Private
- Under Construction
- Under Warranty

Other layers

- Streets
- State System Streets
- County Boundary
- Property
- Unincorporated Areas
- Wake Forest Corporate Limits

1 inch = 1,000 feet





Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-163-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: June 20, 2023

SUBJECT

Approval of Budget Ordinance Amendment # 5 - FY 2022 - 2023 (FINAL)

Recommendation:

Approval as submitted

Item Summary:

ATTACHMENTS

- [Final Budget Ordinance Amendment_summary.pdf](#)

Agenda Item: Budget Ordinance Amendment # 5 – FY 2022-2023

Summary: North Carolina General Statutes 159-15 authorizes the governing board to amend the budget ordinance at any time after the ordinance is adopted. Amendments generally include additional revenues, appropriations from contingency for unforeseen events, transfers to/from capital reserve funds and/or fund balance and periodic modifications to capital projects funds. **This will be the final amendment for FY 2022-2023. Staff will distribute respective worksheets via email by June 20.**

Attachments: Summary worksheets



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-165-

Submitted by: Angela McCray

Submitting Department: Human Resources

Meeting Date: June 20, 2023

SUBJECT

Resolution recognizing Chad Champion on his Retirement from the Town of Wake Forest

Recommendation:

Item Summary:

ATTACHMENTS

- [Resolution Recognizing Chad W Champion.docx](#)
- [Resolution Chad W. Champion.doc](#)

Resolution Recognizing Chad W. Champion on his Retirement – (22 yrs.)

Chad W. Champion is retiring effective July 1, 2023. He started working for the Town on February 1, 2001. He has worked for the Town for over 22 years. Chad is retiring as an Electric Powerline Crew Supervisor.

RESOLUTION xxxx-xx

RESOLUTION OF APPRECIATION FOR
THE SERVICES OF

Chad W. Champion

WHEREAS, Chad W. Champion was hired as a Powerline Technician III for the Town of Wake Forest Power effective February 1, 2001; and

WHEREAS, Chad W. Champion was promoted to the position of Powerline Crew Supervisor effective February 14, 2012; and

WHEREAS, Chad W. Champion exemplified excellent performance as a Powerline Crew Supervisor, served on both the NCAMES Safety Committee & Board and is one of the reasons Wake Forest Power maintains a Diamond level in reliable public power with a 99.9 % reliability rating; and

WHEREAS, with over 22 years of service to the Town, Chad served unselfishly in his capacity for the good of the Town of Wake Forest, making sacrifices in personal and family ties; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that Chad W. Champion is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable and outstanding service rendered to the Town of Wake Forest in his official capacity as a Powerline Crew Supervisor.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution is presented to Chad W. Champion

This the 20th day of June 2023.

ATTEST:

Vivian A. Jones
Mayor

Theresa Savary
Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-132-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 20, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-135-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 20, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-134-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: June 20, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-111-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: June 20, 2023

SUBJECT

Consideration of approval of FY 2023-2024 Budget Ordinance

Recommendation:

Approval as submitted

Item Summary:

ATTACHMENTS

- [FY 2023-2024 Budget Ordinance approval_summary.pdf](#)
- [Fee Schedule_Final Submitted FY24.docx](#)
- [Assignment of Classes 2023-24 - 06082023.pdf](#)
- [2023-xx_budget_ordinance_2023-2024 \(3\).docx](#)

Consideration of approval of FY 2023-2024 Budget Ordinance

In accordance with N.C. General Statutes 159-13, a budget ordinance must be adopted prior to July 1 to levy taxes, estimate revenues, and appropriate expenditures for the coming fiscal year (2023-2024). The attached ordinance is reflective of the Town Manager's recommended budget as presented.

Attachments: Ordinance; Assignment of Classes and Grades; Fee Schedule Amendments

PLANNING FEES - July 1, 2023 to June 30, 2024

*The Town Manager can waive and refund fees.

GL Account Description	WF GL Account	Type		Fee	Notes
Zoning Requests	100-000-4353	Accessory Structure		\$200	
Zoning Requests	100-000-4353	Administrative Modification		\$250 per requested modification	
Site Plan Review	100-000-4357	Alternative Standards (MSSD)		\$150 per requested standards	
Zoning Requests	100-000-4353	Annexation Petition		\$300	
Zoning Requests	100-000-4353	Appeals (UDO)		\$400	
Site Plan Review	100-000-4357	Architectural Design Review		\$500 (includes first 3 reviews)	
				\$250 (fourth review and each review thereafter)	
Site Plan Review	100-000-4357	Architectural Design Review - Revision		\$100	
Historic Preservation	100-000-4511	Certificate of Appropriateness: Demolition		\$200	
Historic Preservation	100-000-4511	Certificate of Appropriateness: Minor Work COA		\$25	
Historic Preservation	100-000-4511	Certificate of Appropriateness: Major Work COA		\$50	
Historic Preservation	100-000-4511	Certificate of Appropriateness: Major Work COA Additions/New Construction		\$100	
Historic Preservation	100-000-4511	Certificate of Appropriateness: Re-Review for Time Extension		\$25	
Zoning Requests	100-000-4353	Comprehensive Plan Amendments	Map Amendment	\$1,000	
			Text Amendment	\$1,000	
			Consultant Peer Review Fee	Actual Cost of Review	
Subdivision Review	100-000-4355	Construction Plan: Residential		\$1,000 + \$25/unit (includes first 3 reviews)	
				\$500 (fourth review and each review thereafter)	
Site Plan Review	100-000-4357			\$1,000 + \$25/acre (includes first 3 reviews)	

		Construction Plan: Non-residential		\$500 (fourth review and each review thereafter)	
Subdivision Review	100-000-4355	Construction Plan: Revisions After Signature Set		\$50 per sheet	
Site Plan Review	100-000-4357				
Zoning Requests	100-000-4353	Development Agreement		\$1000	
Development Permit	100-000-4356	Development Name Change		\$500	
Zoning Requests	100-000-4353	Driveway Permit		\$100	
Zoning Requests	100-000-4353	Fence Permit		\$100	
Fire Prevention Plan Review	100-000-4366	Fire Prevention Plan Review		\$50	
Development Permit	100-000-4356	Floodplain Development Permit		\$100	
Development Permit	100-000-4356	Grave Removal/ Relocation		\$500	
Zoning Requests	100-000-4353	Home Occupation Permit		\$100	
Subdivision Review	100-000-4355	HOA Document Review		Actual Cost of Town Attorney Review	
Zoning Requests	100-000-4353	Interpretation (UDO)		\$400	
Zoning Requests	100-000-4353	Ordinance Amendments	General	\$750 + \$25/acre	
			Conditional	\$1,000 + \$25/acre	
			Planned Unit Development	\$2,000 + \$25/acre	
			Minor Modification (Conditional & PUD)	\$500	
			Text Amendment	\$500	
Zoning Requests	100-000-4353	Pool	With proper permits	\$200	
			Correct unpermitted work	\$400	
Zoning Requests	100-000-4353	Public Notices	Mailed Notice	\$1 per mailed notice	
			Public Notice Signs	\$30 per posted notice	
Zoning Requests	100-000-4353	Request to Waive Waiting Period for		\$500	

		Subsequent Applications			
Development Permit	100-000-4356	Right-of-Way Encroachment	Major	\$80	
			Minor	\$40	
Zoning Requests	100-000-4353	Road Closing		\$3,000	
Zoning Requests	100-000-4353	Road Name Change		\$500	
Sign Permits	100-000-4354100-000-4354	Signs	Awning/Canopy	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Directional	\$50 per sign	
			Drive-Thru Menu Boards	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Electronic Message Boards	No separate fee required. Reviewed as part of monument sign permit application.	
			Gas Station Pricing: Canopy	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Gas Station Pricing: Monument	No separate fee required. Reviewed as part of monument sign permit application.	
			Gas Station Pricing: Wall	\$50 per sign	
			Monument: All Types	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Murals/Wall Art	\$50 per sign	
			Post & Arm Signs	\$50 per sign	
			Projecting/ Suspended	\$50 per sign	

			Theatre Marquee	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Wall	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Banner: Special Event	\$50 per year	Currently \$50 per sign
			Banner: Grand Opening	\$50 per event	Currently \$50 per sign
			Banner: Utility Pole	\$25 per sign	
			Construction Project: Non-Residential	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Construction Project: Residential	\$100 ≤ 30 sf or \$5 sf >30 sf per sign	
			Model Homes/Sales Office	\$50 per sign	
			Public Event	No fee	
			Residential Temporary: Marketing	\$50 per sign	
			Residential Temporary: Directional	\$50 per sign	
Site Plan Review	100-000-4357	Site Plan: Residential	\$1,000 + \$25/unit (includes first 3 reviews)		
			\$500 (fourth review and each review thereafter)		
Site Plan Review	100-000-4357	Site Plan: Non-Residential	\$1,000 + \$25/acre (includes first 3 reviews)		
			\$500 (fourth review and each review thereafter)		
Site Plan Review	100-000-4357		\$500 (includes first 3 reviews)		

		Site Plan: Modification	\$250 (fourth review and each review thereafter)	
Site Plan Review	100-000-4357	Site Specific Development Plan	\$1,000	
Zoning Requests	100-000-4353	Special Use Permit	\$1,000 +\$25/acre	
			\$500 (fourth review and each review thereafter)	
Zoning Requests	100-000-4353	Special Use Permit: Minor Modification	\$750	
Zoning Requests	100-000-4353	Special Use Permit: Manufactured Housing Class B & C	\$400	
Subdivision Review	100-000-4355	Subdivision Master Plan	\$1,000 + \$25/unit (includes first 3 reviews)	
			\$500 (fourth review and each review thereafter)	
Subdivision Review	100-000-4355	Subdivision Master Plan: Modification	\$500 (includes first 3 reviews)	
			\$250 (fourth review and each review thereafter)	
Subdivision Review	100-000-4355	Subdivision: Final Plat	\$250 plus \$10 per lot (includes first 3 reviews)	Currently \$200 plus \$10 per lot for first 3 reviews
			\$100 (fourth review and each review thereafter)	
Subdivision Review	100-000-4355	Subdivision: Exempt, Right-of-way Dedication, and/or Easement Dedication Plat	\$100 (includes first 3 reviews)	
			\$50 (fourth review and each review thereafter)	
Wireless Consult-Application Review	100-2375.100	Telecommunications Facility: New Facility	\$5,000	
Wireless Consult-Application Review	100-2375.100	Telecommunications Facility: Colocation	\$2,500	
Wireless Consult-Application Review	100-2375.100	Telecommunications Facility: Small Cell Antenna/DAS	\$100 per facility (first 5)	
			\$50 per facility (each additional)	
			\$500 consultant review per application	
Zoning Requests	100-000-4353	Temporary Use Permit	\$50	
Development Permit	100-000-4356	Traffic Impact Analysis	\$500 + \$10/acre: Town Review	
			Actual Cost of Consultant Review	

Development Permit	100-000-4356	Traffic Signal	\$350: Town Review	
			Actual Cost of Consultant Review	
Development Permit	100-000-4356	Tree Clearing Permit	\$100	
Zoning Requests	100-000-4353	Variance Request	\$400	
Zoning Requests	100-000-4353	Zoning Verification Letter	\$100	
Zoning Requests	100-000-4353	Noise Permit	\$100	

Documents:

GL Account Description	WF GL Account	Type	Fee	Notes
Other Planning	100-000-4360	Unified Development Ordinance (UDO)	\$50	
Other Planning	100-000-4360	Manual of Specifications, Standards & Design (MSSD)	\$50	
Other Planning	100-000-4360	Comprehensive Plan	\$50	
Other Planning	100-000-4360	Historic District Guidelines	\$50	
Other Planning	100-000-4360	Community Plan	\$50	
Other Planning	100-000-4360	Downtown Renaissance Plan	\$50	
Other Planning	100-000-4360	Comprehensive Transportation Plan	n/a	
Other Planning	100-000-4360	Documents on CD	\$10	

Maps:

GL Account Description	WF GL Account	Type	Fee	Notes
Other Planning	100-000-4360	Zoning, Jurisdiction, Corporate Limits, Streets, Floodplains, Active Developments, and Transportation Plan (34" x 44"or 24" x 36")	\$30	

Copies:

GL Account Description	WF GL Account	Type	Fee
Other Planning Revenue	100-000-4360	Letter, Legal	\$.25 per sheet
Other Planning Revenue	100-000-4360	11 x 17	\$1.00 per sheet
Other Planning Revenue	100-000-4360	18 x 24	\$3.00 per sheet

Abatements:

GL Account Description	WF GL Account	Type	Fee
Other Planning Revenue	100-000-4360	Administrative fee	\$150

Town of Wake Forest
Assignment of Classes to Grades
July 1, 2023

Grade	Classification Title	Minimum Salary	Mid-Point Salary	Maximum Salary
6	Reserved for Future Use	\$32,387	\$43,804	\$55,220
7	Custodian	\$34,007	\$45,994	\$57,981
8	Solid Waste Collector	\$35,707	\$48,294	\$60,880
9	Construction Worker I Parks and Recreation Maintenance Specialist	\$37,492	\$50,708	\$63,924
10	Code Enforcement Officer Apprentice Customer Services Representative Fire Recruit	\$39,367	\$53,244	\$67,121
11	Customer Service Specialist Construction Worker II Inventory Specialist Police Records Technician Solid Waste Equipment Operator	\$41,335	\$55,906	\$70,477
12	Accounting Technician Facilities Technician Facilities & Landscaping Technician Inspections Technician Police Recruit Special Events and Off-Duty Coordinator	\$43,402	\$58,701	\$74,000
13	Box Office Specialist Construction Worker III Electric Groundman Electric Meter Apprentice Engineering Technician Solid Waste Collection Coordinator Senior Inventory Specialist Streets Right-of-Way Supervisor	\$45,572	\$61,636	\$77,700
14	Administrative Assistant Crew Leader Downtown Program Assistant Equipment Mechanic Evidence Technician Facilities Maintenance Specialist Human Resources Technician Parking Enforcement Officer Parks and Recreation Maintenance Supervisor Urban Forestry Technician	\$47,851	\$64,718	\$81,585
15	Code Enforcement Officer I Electric Power Line Technician I Parts Specialist/Service Writer Planning Technician Technical Operations Specialist Telecommunicator Tree Trimming Technician I	\$50,243	\$67,954	\$85,665

Grade	Classification Title	Minimum Salary	Mid-Point Salary	Maximum Salary
16	Arts Liaison Athletics Program Specialist Accounting Specialist Buyer Communications Resource Specialist Construction Inspector I Engineering Assistant Executive Assistant Quartermaster/Crime Analyst Community Resource Officer - Police Downtown Development Specialist (Exempt) Graphics Design Specialist (Exempt) Marketing and Business Relations Associate (Exempt) Police Fiscal Specialist Recreation Specialist Special Events Specialist Victim Advocate Zoning Enforcement Officer (Exempt)	\$52,755	\$71,352	\$89,948
17	Code Enforcement Officer II Community Center Supervisor Deputy Town Clerk Electric Power Line Technician II Electric Meter Technician Fire Logistics Officer Fleet Shop Foreman Paralegal Planner I - Development Services Planner I - Long-Range Planner I - Historic Preservation Renaissance Centre Events Manager Technical Operations Manager Telecommunications Shift Supervisor Tree Trimming Technician II Safety Coordinator (Exempt) Streets Maintenance Supervisor Yard Waste Collection Supervisor	\$55,393	\$74,919	\$94,445
18	Accountant Construction Inspector II Economic Development Manager (Exempt) Facilities Maintenance Supervisor Solid Waste Supervisor Sustainability Coordinator Utility Accounts Supervisor (Exempt)	\$58,163	\$78,665	\$99,168
19	Code Enforcement Officer III Electric Power Line Technician III Environmental Specialist - Stormwater (Exempt) Human Resources Consultant (Exempt) Telecommunications Supervisor Town Clerk	\$61,071	\$82,599	\$104,126

Grade	Classification Title	Minimum Salary	Mid-Point Salary	Maximum Salary
20	Budget and Performance Analyst (Exempt) Contracts and Procurement Specialist Engineer Grants Compliance Manager (Exempt) Marketing and Business Relations Specialist (Exempt) Parks and Recreation Maintenance Manager (Exempt) Planner II - Development Services(Exempt) Planner II - Long-Range (Exempt) Recreation Center Manager (Joyner Park Community Center) (Exempt) Renaissance Centre Specialist (Exempt) Senior Construction Inspector Senior Electric Power Line Technician Senior Electric Meter Technician Urban Forestry Program Manager	\$64,125	\$86,728	\$109,332
21	Athletics and Aquatics Manager (Exempt) Civil Engineer (Exempt) Construction Inspections Supervisor (Exempt) Financial Analyst (Exempt) Graphics Design Manager (Exempt) Senior Code Enforcement Officer Tree Trimming Supervisor	\$67,331	\$91,065	\$114,799
22	Code Enforcement Supervisor Community Outreach Manager (Exempt) Electric Powerline Crew Supervisor Electric System Meter Supervisor GIS Analyst I (Exempt) GIS Analyst II (Exempt) Senior Civil Engineer (Exempt) Senior Planner - Development Services (Exempt) Senior Planner - Historic Preservation (Exempt) Senior Planner - Long Range (Exempt) Solid Waste Manager (Exempt)	\$70,697	\$95,618	\$120,539
23	Fleet Manager (Exempt) GIS Analyst III (Exempt) IT Analyst I (Exempt) IT Analyst II (Exempt) IT Applications Analyst I (Exempt) IT Applications Analyst II (Exempt) Recreation Programs Manager (Exempt) Safety and Risk Manager (Exempt) Senior GIS Analyst (Exempt) Streets Maintenance Manager (Exempt)	\$74,232	\$97,615	\$126,566
24	Benefits and Compensation Manager (Exempt) GIS Manager (Exempt) HRIS Administrator (Exempt) IT Analyst III (Exempt) IT Applications Analyst III (Exempt) Purchasing Manager (Exempt) Senior IT Analyst (Exempt) Senior IT Applications Analyst (Exempt)	\$77,944	\$105,419	\$132,894

Grade	Classification Title	Minimum Salary	Mid-Point Salary	Maximum Salary
25	Budget and Performance Manager (Exempt) CIP Project Manager (Exempt) Development Services Manager (Exempt) Electric Utility Manager (Exempt) Engineering Manager (Exempt) IT Manager (Exempt) Long-Range Planning Manager (Exempt) Transportation Division Manager (Exempt)	\$81,841	\$110,690	\$139,539
26	Assistant Director of Inspections (Exempt) Assistant Engineering Director (Exempt) Assistant Finance Director (Exempt) Assistant Planning Director (Exempt) Assistant Public Works Director (Exempt)	\$85,933	\$116,224	\$146,516
27	Assistant to the Town Manager (Exempt) Downtown Development Director (Exempt) Facilities Director (Exempt) Renaissance Centre Director (Exempt)	\$90,230	\$122,036	\$153,842
28	Chief Technology Officer (Exempt) Deputy Chief of Police (Exempt) Deputy Fire Chief (Exempt)	\$94,741	\$128,137	\$161,534
29	(Reserved for Future Use)	\$99,478	\$134,544	\$169,610
30	(Reserved for Future Use)	\$104,452	\$141,271	\$178,091
31	Director of Communications and Public Affairs (Exempt) Director of Economic Development (Exempt) Director of Organizational Performance (Exempt) Finance Director (Exempt)	\$109,675	\$148,335	\$186,995
32	Inspections and Public Facilities Director (Exempt) Parks and Recreation Director (Exempt)	\$115,158	\$155,752	\$196,345
33	Chief Information Officer (Exempt) Director of Engineering (Exempt) Electric Utility Director (Exempt) Planning Director (Exempt) Public Works Director (Exempt)	\$120,916	\$163,539	\$206,162
34	Chief Financial Officer (Exempt) Human Resources Director (Exempt) Fire Chief (Exempt) Police Chief (Exempt)	\$126,962	\$171,716	\$216,471
35	(Reserved for Future Use)	\$133,310	\$180,302	\$227,294
36	Assistant Town Manager (Exempt)	\$139,976	\$189,317	\$238,659

Town of Wake Forest
Assignment of Classes to Grades
Fire Sworn
July 1, 2023

Grade	Classification Title	Minimum Salary	Mid-Point Salary	Maximum Salary
15	Firefighter	\$50,243	\$66,698	\$83,153
16	Firefighter First Class	\$52,755	\$70,033	\$87,310
17	Master Firefighter	\$55,393	\$73,534	\$91,676
18	Fire Lieutenant	\$58,163	\$77,211	\$96,260
19	Reserved for Future Use	\$61,071	\$81,072	\$101,072
20	Reserved for Future Use	\$64,125	\$85,125	\$106,126
21	Fire Accreditation and Analysis Officer Fire Captain Fire Training Officer	\$67,331	\$89,382	\$111,432
23	Reserved for Future Use	\$70,697	\$92,967	\$117,004
24	Fire Battalion Chief (Exempt) Fire Services Chief (Exempt) Fire Training Administrator (Exempt)	\$77,944	\$102,496	\$128,997
25	Reserved for Future Use	\$81,841	\$108,644	\$135,447
27	Reserved for Future Use	\$90,230	\$119,780	\$149,330

Town of Wake Forest
Assignment of Classes to Grades
Police Sworn
July 1, 2023

Grade	Classification Title	Minimum Salary	Mid-Point Salary	Maximum Salary
17	Community Resource Officer - Police Police Officer I	\$56,777	\$73,810	\$90,843
18	Police Officer II	\$59,617	\$77,502	\$95,387
19	Master Police Officer Officer First Class	\$62,597	\$81,376	\$100,155
20	Senior Police Officer	\$65,728	\$85,446	\$105,165
21	Police Corporal	\$69,014	\$89,718	\$110,422
23	Police Sergeant	\$72,464	\$92,967	\$115,942
24	(Reserved for Future Use)	\$79,893	\$102,496	\$127,829
25	Police Lieutenant (Exempt)	\$83,887	\$109,053	\$134,219
27	Police Captain (Exempt)	\$92,486	\$120,232	\$147,978

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

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

Section 1. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Current year's Property Tax	\$37,961,940
Prior Year's Property Tax	54,000
Penalties and Interest on Property Taxes	62,500
Local Option Sales Taxes	15,235,510
Other Taxes	96,890
Utility Franchise Tax	2,958,150
Beer and Wine Tax	202,000
Permits and Fees	2,512,500
Solid Waste Fees	4,224,000
Recreation Revenues	748,750
ABC Revenues	296,500
Wake County – Fire Cost Share/SRO	2,297,540
Go Triangle – Wake County Transit	367,720
Other Revenue	1,212,500
Sponsorship/Events Revenue	150,750
Interest on Investments	650,000
Installment Purchase Proceeds	1,435,000
Interfund Transfers	1,997,250
Fund Balance Appropriated	2,287,000
Proceeds from NCHIP	500,000
Total General Fund Estimated Revenues	\$ 75,250,500

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST, NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 2. The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for this Town on June 20, 2023.

Board of Commissioners	\$ 417,500
Legal Services	396,200
Town Manager's Office	895,650
Communications	1,288,400
Town Clerk	250,500
Organizational Performance	474,180
Budget Management	232,785
Human Resources	1,162,910
Risk Management	467,730
Downtown Development	510,500
Financial Services	1,275,635
Information Technology	2,281,575
Planning	3,333,975
Building Inspections	2,408,475
Public Facilities	3,082,000
Police	16,185,550
Fire	12,668,250
Public Works Administration	313,115
Urban Forestry	529,400
Engineering	1,570,950
Stormwater Management	743,945
Fleet Maintenance	651,295
Streets	3,713,875
Solid Waste	5,985,500
Parks and Recreation	6,208,965
Transfers – Other Funds	8,201,640
Total General Fund Appropriations	\$ 75,250,500

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST, NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 3. It is estimated that the following revenues will be available in the Electric Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Sale of Power	\$ 22,390,900
Interest on Investments	31,250
Other Revenue	2,080,850
Installment Purchase Proceeds	582,000
Total Electric Fund Appropriations	\$ 25,085,000

Section 4. The following amounts are hereby appropriated in the Electric Fund for the operation of the electric utility for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore approved for the Town:

Billing and Collections Division	\$ 575,820
Electric Distribution Division	23,890,635
Tree Trimming Division	618,545
Total Electric Fund Appropriations	\$ 25,085,000

Section 5. There is hereby levied a tax at the rate of fifty and a half cents (\$.505) per one hundred dollars (\$100) valuation of property as listed as “Current Year’s Property Taxes” in the General Fund in Section 1 of this ordinance.

This rate is based on an estimated total valuation of \$7,631,691,445 and an estimated rate of collection of ninety-eight (98.5%).

Allocations of tax rate inclusive in this ordinance and reflective in respective General Fund departments are as follows:

- o One and a half cents (\$.015) are hereby authorized for transportation initiatives - \$ 1,127,585.
- o One half cent (\$.005) is hereby authorized for housing initiatives - \$375,860.

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST, NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 6. There is hereby levied a *vehicle fee of \$30.00* in which \$10.00 of the fee is collected in the General Fund and \$20.00 will be collected in the Debt Service Fund to be used for transportation improvements debt service.

Section 7. There is hereby levied a *solid waste fee of \$22.00* for the cost of collection of solid waste, recyclables, and yard waste.

Section 8. There is hereby levied a tax at the rate of fourteen cents (\$.14) per one hundred dollars (\$100) valuation of property in the Wake Forest Downtown Municipal Service District. Funds are to be used for continued improvements in the downtown district.

Current Year's property tax	\$155,570
Other Revenue	9,430
Total Estimated Revenues	\$ 165,000
Interfund transfers	165,000
Total Appropriations	\$ 165,000

Section 9. The following amounts are hereby appropriated in the Debt Service Fund for the payment of general fund debt service for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore approved for the Town:

Interfund Transfers – General Fund	\$ 6,013,775
Interfund Transfers – DMSD	65,000
Powell Bill Funds	1,290,595
Vehicle Fees	707,610
Investment Earnings	30,520
Total Estimated Revenues	\$ 8,107,500
Installment – Principal	\$ 4,092,810
Installment – Interest	293,245
GO Bond - Principal	2,942,465
GO Bond - Interest	778,980
Total Appropriations	\$ 8,107,500

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST, NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 10. The following amounts are hereby appropriated in the Wake Forest Business and Industry Partnership (BIP) Special Revenue Fund for Economic Development initiatives and operations for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore approved for the Town:

Interfund Transfers – General Fund	\$ 475,200
Appropriated Fund Balance	75,500
Investment Earnings	2,500
Total Estimated Revenues	\$ 553,200
Personnel	\$ 235,450
Professional Services	35,000
Operating	281,250
Contributions – Launch Wake Forest	1,500
Total Appropriations	\$553,200

Section 11. The following amounts are hereby appropriated in the Wake Forest Renaissance Centre Special Revenue Fund for the operation and activities for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore approved for the Town:

Sales and Services	\$249,710
Other Revenue	140,700
Interfund Transfers – General Fund	723,785
Interfund Transfers – Others	34,000
Total Estimated Revenues	\$ 1,148,195
Personnel	\$ 723,785
Other Operating	424,410
Total Appropriations	\$ 1,148,195

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST, NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 12. The Town Manager is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- a) He may transfer amounts between objects of expenditure within a department without limitation and amounts up to \$50,000 between departments of the same fund without a report being required.
- b) He may not transfer any amounts between funds nor from any contingency appropriation within any fund except as approved by the Board in the Budget Ordinance as amended.

Section 13. The Town Manager is hereby authorized to execute contractual documents under the following conditions:

- a) He may execute contracts for construction or repair project which do not require formal competitive bid procedures.
- b) He may execute contracts for (1) purchases of apparatus, supplies and materials or equipment which are within budgeted departmental appropriations; (2) leases of personal property for a period of one year or less and within budgeted departmental appropriations; and (3) services which are within budgeted departmental appropriations.
- c) He may execute grant agreements to or from public and non-profit organizations which are within budgeted appropriations unless a grantor organization requires execution by the Board of Commissioners.
- d) He may execute contracts, as the lessor or lessee of real property, which are of one-year duration or less if funds therefore are within budgeted appropriations.
- e) He may execute contracts for design consultant services, where consultant fees are estimated to be less than \$100,000.

Section 14. The Town's pay and classification plan is hereby amended by the attached assignment of classes and salary grades. The Town Manager is hereby authorized to fill such positions when such are vacant and make technical corrections as needed.

Section 15. The Town's fee schedule is hereby amended by the attached summary of fee modifications and additions. Unless otherwise noted on the summary, the effective date will be July 1, 2023.

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST, NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 16. Operating funds encumbered on the financial records as of June 30, 2023, are hereby re-appropriated (carried forward) to fiscal year 2023-2024 as determined by the Chief Financial Officer.

Section 17. The Chief Financial Officer is hereby authorized to allocate one (1%) percent of eligible capital projects or improvements in conjunction with the Town's Public Art Ordinance and establish a special fund accordingly with the provisions of such ordinance. Furthermore, the Chief Financial Officer shall submit to the Public Arts Commission within 90 days after approval of the annual budget ordinance an authorized annual budget for eligible projects.

Section 18. In accordance with 2 C.F.R. § 200.320(a)(1)(iv) and the applicable provisions of North Carolina law, the Town of Wake Forest hereby self-certifies the following micro-purchase thresholds, each of which is a higher threshold consistent with State law" under 2 C.F.R. § 200.320(a) (1) (iv) (C) for the reasons set forth:

- a) \$30,000, for the purchase of "apparatus, supplies, materials, or equipment"; and
- b) \$30,000, for the purchase of "construction or repair work"; and
- c) \$30,000, for the purchase of services not subject to competitive bidding under North Carolina law; and
- d) \$50,000, for the purchase of services not subject to the qualifications-based selection process in the Mini-Brooks Act; provided that such threshold shall apply to a contract only if the Town of Wake Forest has exercised an exemption to the Mini-Brooks Act, in writing, for a particular project pursuant to NC G.S. 143064.32. If the exemption is not authorized, the micro-purchase threshold shall be \$ 0.

Section 19. The self-certification made herein shall be effective as of the date hereof and shall be applicable until the end of the current fiscal year of the Town of Wake Forest but shall not be applicable to Federal financial assistance awards issued prior to November 12, 2020, including financial assistance awards issued prior to that date under the Coronavirus Aid, Relief, and Economic Support (CARES) Act of 2020 (Pub. L. 116-136).

Section 20. If the Town of Wake Forest receives funding from a federal grantor agency that adopts a threshold more restrictive than those contained herein, the Town of Wake Forest shall comply with the more restrictive threshold when expending such funds.

Section 21. The Town of Wake Forest shall maintain documentation to be made available to a Federal awarding agency, any pass-through entity, and auditors in accordance with 2 C.F.R. § 200.334.

ORDINANCE 2023-xx

BUDGET ORDINANCE OF THE TOWN OF WAKE FOREST,
NORTH CAROLINA FOR THE FISCAL YEAR 2023-2024

Section 22. The Procurement Officer of the Town of Wake Forest is hereby authorized, individually and collectively, to revise the Purchasing Policy of the Town of Wake Forest to reflect the increased micro-purchase thresholds specified herein, and to take all such actions, individually and collectively, to carry into effect the purpose and intent of the foregoing actions.

Section 23. This ordinance is the basis of the financial plan for the Town during the 2023 - 2024 fiscal year. The Town Manager and Chief Financial Officer shall administer the Annual Operating Budget and shall provide direction and guidance in the disbursement of funds. Furthermore, the Chief Financial Officer shall establish and maintain all records, which are in accordance with this ordinance and N.C. General Statutes.

Adopted this the 20th day of June 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-45-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

Department Monthly Report

Recommendation:

Item Summary:

ATTACHMENTS

- [May 2023 Monthly Report.pdf](#)

May 2023 | Department Monthly Report

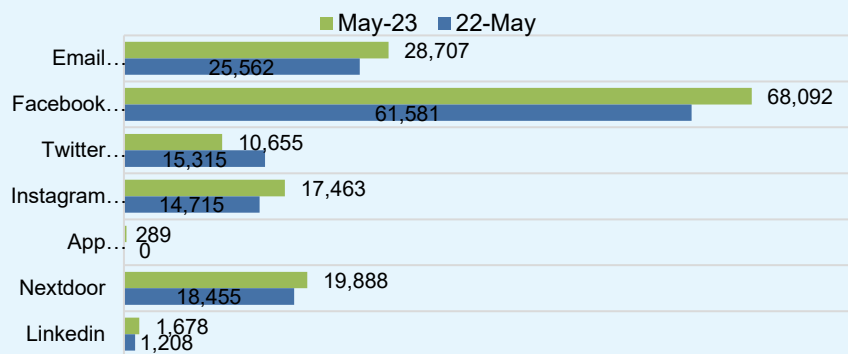


Communications

ANNOUNCEMENTS	
Media Releases	40
Email Announcements	24
Town-to-Resident Phone Calls/Texts	10

TOP 5 VIEWED PAGES ON WEBSITE		
RANK	PAGE	VIEWS
1	Home	11,511
2	Customer Service Forms & Applications	8,430
3	Friday Night on White	7,872
4	Six Sundays in Spring	5,554
5	Holding Park Aquatic Center	3,938

SUBSCRIBERS



Downtown Development

OCCUPANCY		
	APR - JUNE 2023	APR - JUNE 2022
Occupancy Rate in Percentage	91%	90%

NEW BUSINESSES		
	MAY 2023	FISCAL YEAR-TO-DATE
Number of New Businesses	0	12
Number of Businesses Closed	0	7

EVENTS		
FOURTH QUARTER EVENTS (APR - JUNE)	ATTENDANCE IN 2022	ATTENDANCE IN 2023
Friday Night on White	13000	Canceled due to weather

UPDATES PROVIDED QUARTERLY

- Wake Forest Downtown was designated as a 2023 Main Street America program. This is the 13th year in a row that Wake Forest has earned this national accreditation from Main Street America. and we are one of 862 communities across the United States to achieve this status.
- Friday Night on White on May 12, 2023, was a huge success and perhaps the biggest crowd we have ever seen for this event. Overall, it was a wonderful event, and great to see so many people enjoying themselves downtown.
- Wake Forest Downtown finalized historic plaques for ten of our historic buildings and hopes to have those installed in July 2023.
- Planning is underway for the Spirits of Wake Forest Haunted History Walking Tours and members of the planning committee and a local business owner met with paranormal investigators to research new material for the tour.
- Three vacant downtown buildings have new tenants as of this past month and we look forward to those businesses opening in the coming months.

Economic Development

WFBIP MONTHLY NEWSLETTER

[VIEW](#)

The Wake Forest Business & Industry Partnership's Quarterly Report is updated at the end of each quarter.

Use Chrome, Firefox, Safari, or Edge to view the newsletter and/or the report.

REQUESTS FOR INFORMATION (RFIs)

	MAY 2023	MAY 2022
Number of Responses to RFIs	0	1

BUSINESS RETENTION & EXPANSION

NAMES OF BUSINESSES VISITED THIS MONTH

Pickles and Play

Cornerstone Technology Solutions

Merritt Properties

Engineering

PROJECT

UPDATE

Stormwater Infrastructure Assessment

The Engineering Department has met with the Stormwater Utility Advisory Group. An update will be provided to the board in July/August on the advisory board's progress.

Finance

FINANCIAL TASKS COMPLETED

TAX RETURNS & REPORTS

COMPLETION DATE

NC Sales and Use Tax Form E500 and payment

5/12/23

ORBIT/LGERS Report – NC State Treasurer

5/4/23

Utility Sales Tax Return – E500 E

5/12/23

BLS Department of Labor Report

5/22/23

Gross Receipts Tax report

5/12/23

Food & Beverage Tax Report

5/12/23

ACCOUNTING/FINANCE

AMOUNT

Total Accounts Payable Disbursement

\$3,649,147

Total ePayables & Payroll Disbursement

\$2,867,508

Total Number of Invoices Paid

433

Total Amount of Invoices Paid with credit card

\$690,202

FY 2023-2024 Budget

COMPLETION DATE

FY24 Proposed Budget presented to Board of Commissioners by Town Manager

May 2, 2023

PURCHASING / WAREHOUSE

Purchase Orders Processed

70

New Vendors Set Up

10

Informal Quotes

13

Surplus Items

Sold 15 items for a total of \$171,201

HUBSCO

none

NORTHERN WAKE FOOD SECURITY TEAM

Staff Hours

12 hours per week

Updates

Youth Food Summit Committee meetings
Mobile Food Truck

Fire

KEY STATS

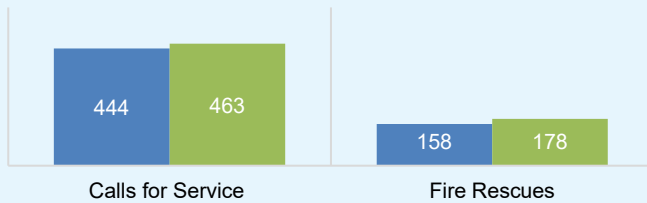
	MAY 2023	MAY 2022
Calls for Service	444	463
Average Response Time	04m:46s	4:19

TYPES OF CALLS

	MAY 2023	MAY 2022
Fire	158	178
Medical	256	257
Motor Vehicle Accidents (MVA)	30	28

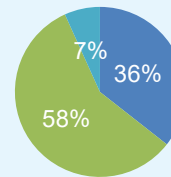
FIRE-KEY STATS

■ May-23 ■ 22-May



TYPES OF CALLS

■ Fire ■ Medical ■ MVAs



Human Resources

PROMOTIONS / TRANSFERS

EMPLOYEE NAME	DEPARTMENT	POSITION	DATE
None - May			

EMPLOYMENT

As of May 30, 2023	May 2023	May 2022
Positions Filled	373	373
Vacancies	26	26
Total Authorized Positions FY 2022-2023	413	399

Information Technology

SERVICE STATS

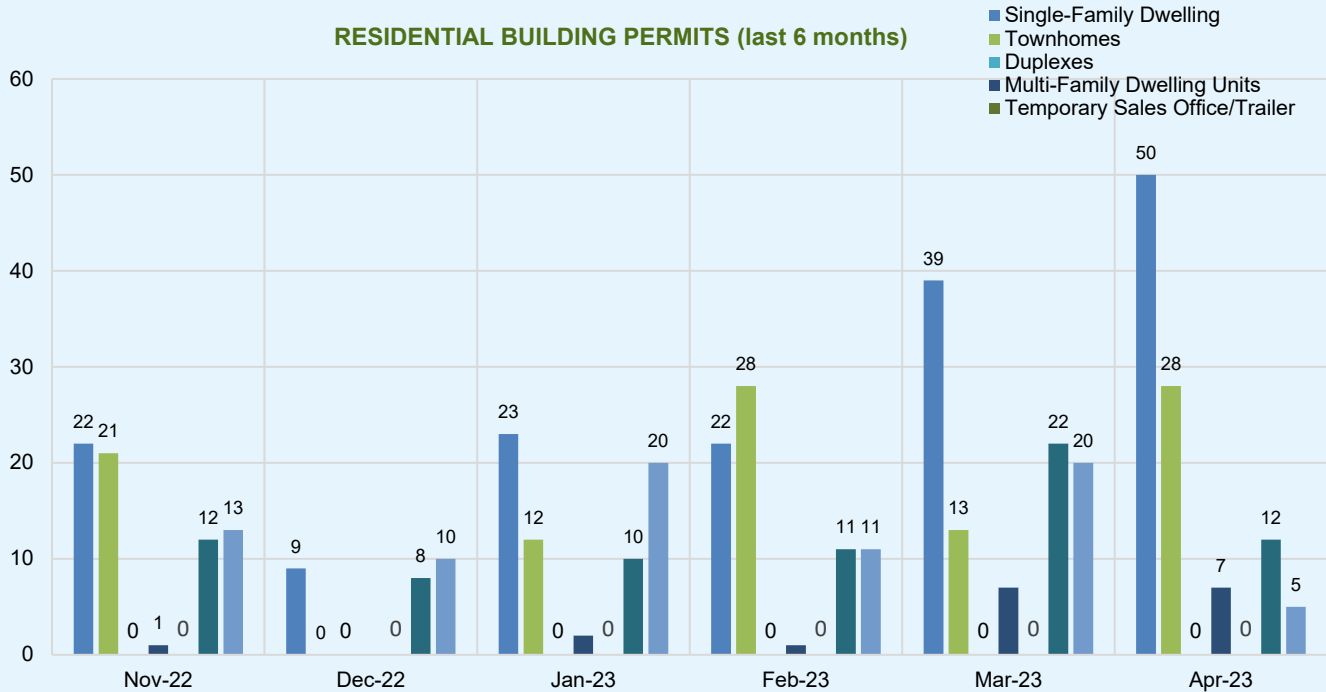
	MAY 2023	MAY 2022
Service Requests Completed	457	348
Network Uptime Percentage	100%	99%

Inspections & Public Facilities

RESIDENTIAL PERMITS		
	MAY 2023	MAY 2022
Single-Family Dwelling	59	59
Townhomes	08	32
Duplexes	00	00
Multi-Family Dwelling Units	00	00
Other	137	158
Total	204	249

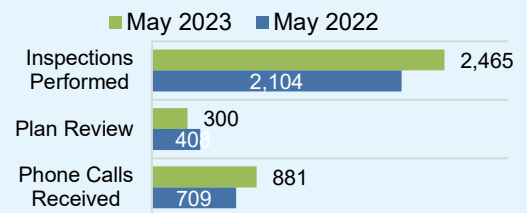
NON-RESIDENTIAL PERMITS		
	MAY 2023	MAY 2022
New Commercial	00	01
Fit-Ups	06	07
Other	30	42
Total	36	48

RESIDENTIAL BUILDING PERMITS (last 6 months)



PUBLIC FACILITIES		
	MAY 2023	MAY 2022
Preventative Maintenance Completed	553	483
Reactive Work Orders	141	95

DEPARTMENTAL PRODUCTIVITY



BUSINESSES

NEW COMMERCIAL BUSINESSES

ADDRESS

FIT-UPS

Summit Fire & Security	1609 Heritage Commerce Ct
Gym Tacos	216 E Roosevelt Ave
Proskillz	740 Merritt Capital Dr 108
Valhallan (gaming venue)	10500 Ligon Mill Rd 101
Ideal Dental	515 Dr Calvin Jones Hwy 120
WinSupply (int shelving)	741 Merritt Capital Dr 122

PRE-OCCUPANCIES

Ebb & Flow Business Solutions Inc	10501 Ligon Mill Rd 120
Christy Johnson Photography	1756 Heritage Center Dr 101
Magpie and Crow	145 Wait Ave
Bluemarlin Inc	5103 Unicon Dr M

Parks, Recreation & Cultural Resources

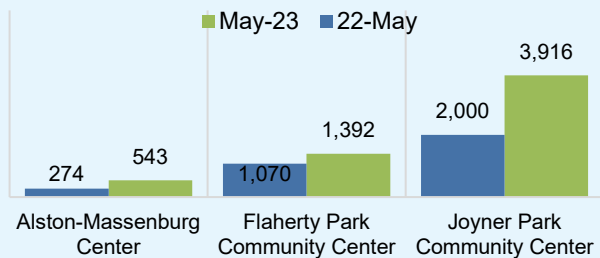
ATHLETICS

	MAY 2023	MAY 2022
Registrations Received – Youth	18	21
Registrations Received – Adult	3 TEAMS	6 TEAMS
Games Held	381	302
Revenue	\$3720.00	\$5,180.00

PROGRAMS

	MAY 2023	MAY 2022
Registrations Received – Youth	148	110
Registrations Received – Adult	106	2722
Classes/Programs Held	40	35
Revenue	\$9181.05	\$6,217.25

VISITORS TO COMMUNITY CENTERS



RECONNECT PROGRAM GUIDE [VIEW](#)

The program guide is updated twice per year in January and July.

PARK MAINTENANCE

TYPE OF MAINTENANCE	QUANTITY
Vandalism	0
Reactive Maintenance	3
PM Inspections and services	73
Evening and Weekend Park Services	4

FACILITY RENTALS

	MAY 2023	MAY 2022
Athletic Fields	10	13
Joyner Park Outdoor / Open Space	7	7
General Outdoor / Open Space	3	3
Picnic Shelters	2	1
Wake Forest Community House	6	4
Joyner Park Community Center	4	3
Flaherty Park Community Center	0	0
Alston-Massenburg Community Center	4	3

VISITORS TO AQUATIC CENTER & SPRAYGROUND

	MAY 2023	MAY 2022
Aquatic Center	Opens 5/27	401
Taylor Street Sprayground	893	1276

Planning

DEVELOPMENT SERVICES MONTHLY REPORT

[VIEW](#)

ZONING VIOLATIONS DASHBOARD

[VIEW](#)

Use Chrome, Firefox, Safari, or Edge when viewing the dashboard.

CERTIFICATES OF APPROPRIATENESS

	MAY 2023	MAY 2022
COAs Received	1	2
COAs Approved	1	1

Police

KEY STATS

	MAY 2023	MAY 2022
Calls for Service	4482	4678
Vehicle Crashes	184	166

Public Works

Streets: Cut and trimmed Sanitary Landfill, Install Signage, and pavement markings on N. White St, Volunteered for FNOW and MITS, Asphalt assessments for a resurfacing project, replaced 340 feet of Sidewalk, Patched 94 tons of asphalt repairs, Clean and organized conex's and streets shelter, Roadside clean up

Solid Waste: On May 24, Jeanette led a very successful cleanup of Highway 98. With many volunteers, we were able to do a very detailed cleanup of the area. Tavius Jones earned his CDL this month. With the celebration of Public Works Week, Solid Waste appreciated the lunch, ice cream, and fun team-building event that we all participated in. Brian Walker, our intern, has Started and doing amazing.

Fleet: Completed 261 work orders in May for a combined shop productivity average of 74% of billable hours. The 4 mechanics completed 17.8 combined hours of training.

Admin: Scheduled the food truck, La Katrina Tacos, for our Public Works luncheon. Invited guests and made tickets. Planned a team building, The Great Egg Drop, and carried it out. Public Works had some great egg defenders!

RECYCLING		
	MAY 2023	MAY 2022
Volunteer Collected Litter	325	225
Volunteer Collected Recycling	50	80
Volunteer Hours	47	3
Volunteer Miles of Streets	1.5	1
Sections of Roads Cleaned (not	1	0
Number of Creeks Cleaned	1	0
Number of Litter Kits Issued/Returned	14	1

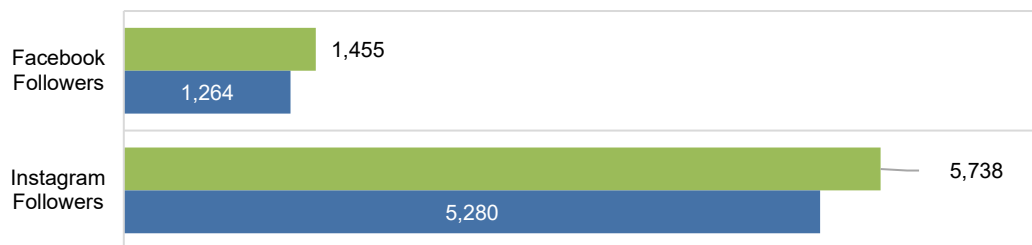
SOLID WASTE		
	MAY 2023	MAY 2022
New Construction Homes Added	89	44
New Cart Sets	89	44

CEMETERY		
	MAY 2023	MAY 2022
Number of Plots Sold	0	10
Number of Niches Sold	0	0
Total Plots Available	0	64

Renaissance Centre for the Arts

SOCIAL ENGAGEMENT

■ May-23 ■ 22-May



EVENT & PROGRAM ATTENDANCE

	MAY 2023	MAY 2022
Monthly In-Person Attendance	1335	1083
Virtual Views	358	136
Ticketed Events Held	0	0
Free Events Held	2	0

- The Public Art Commission received a \$7,000 sponsorship from Ting. The funds will be used to purchase a piece of art that commemorates the Renaissance Centre's 10th Anniversary.
- The musical theater class ended the season with a short presentation to their families and friends. There were 30 youth involved in the class. Many of these students will return to attend the Centre's summer enrichment musical theater camp.
- The Main Stage Performance series wrapped up the season with *Happy Dan, the Magic Man*. The audience was filled to capacity with children of all ages. Happy Dan invoked sounds of giggles and squeals of delight that brought smiles to the faces of everyone in attendance.
- The Renaissance Centre was the host site for a county-wide Criminal Justice Town Hall meeting.

RENAISSANCE CENTRE PROGRAM GUIDE [VIEW](#)

The program guide is updated twice per year in January and July.

Wake Forest Power

CUSTOMER SUMMARY

	MAY 2023	MAY 2022
Electric Meters/Customers	7,082	6,698
Pre-Pay Power Customers	487	460
H.O.P.E. Participants	24	45
N.C. GreenPower Participants	8	17

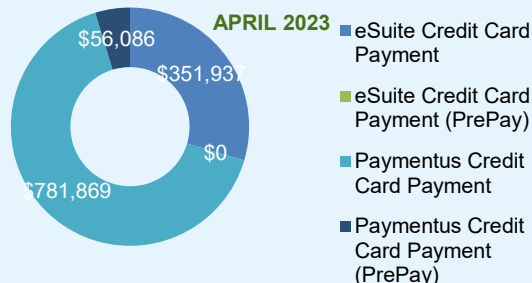
POWER OUTAGES

	MAY 2023	MAY 2022
Total Number of Customers Affected by Outages this Month	17	81
Average Number of Customers Affected per Outage	4.25	16.2

PAYMENTS RECEIVED

	MAY 2023	MAY 2022
eSuite Credit Card Payments	\$351,937	\$339,644
eSuite Credit Card Payments (Pre-Pay)	\$0	\$3,092
Paymentus CC Payments	\$781,869	\$517,993
Paymentus CC Payments (Pre-Pay)	\$56,086	\$44,765

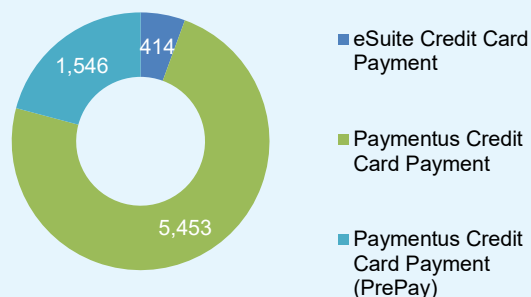
PAYMENTS RECEIVED



NUMBER OF TRANSACTIONS

	MAY 2023	MAY 2022
eSuite Credit Card Payments	414	761
Paymentus CC Payments	5,453	3,811
Paymentus CC Payments (Pre-Pay)	1,546	1,201

PAYMENTS RECEIVED APRIL 2023



Advisory Boards

Historic Preservation Commission

MEETINGS

Most recent meeting held 5/10/2023

Number of members in attendance 6 out of 9

The Historic Preservation Commission presented a plaque of appreciation to Olivia S. Wilkerson, former Youth-in-Government representative for her work on the HPC. Staff provided training on interpreting the Secretary of Interiors Standards and Design Standards.

Human Relations Council

MEETINGS

Most recent meeting held 5/25 /2023

Number of members in attendance 5 out of 12

No official meeting was conducted in the month of May due to a lack of quorum

Public Art Commission

MEETINGS

Most recent meeting held 5/25/2023

Number of members in attendance 7 out of 8

The members completed the work on updating the Art Plan. The members are excited to receive the TING sponsorship for the art piece to celebrate the 10-year anniversary of the Renaissance Centre. The PAC is researching options for asphalt art at the Alston Massenburg Center. The Commission members will begin a community engagement effort to get feedback on the project.

Parks, Recreation & Cultural Resources Advisory Board

MEETINGS

Most recent meeting held 05/22/2023

Number of members in attendance 13 out of 13

Work Groups Update:
National Trails Day (6/3) – 5k/3k: Christi shared maps for the event. We have 14 stations for volunteers. Send volunteer contact information to Christi. 3k starts and ends at the pecan grove. Cones will be used to direct people. Felicia suggested using flags to direct runners for 5k & 3k. The 5k will start first. Volunteers should arrive at 6:30 am. On-site registration 7 am-7:45 am morning of. Currently, 165 are registered, 134 5k, and 31 3k. Commissioner Sliwinski will MC. Order 10 additional volunteer shirts. 5XL / 5 2XL.
Art in the Park (8/26), Police & Fire will assist with the event. The afternoon may offer a more advanced session. The time frame will be discussed at the next meeting. Looking for another name for the event. Paint teacher from Rolesville Element for the morning session. Unplugged (9/3), Rope off area for events, Luke emailed the list to Suja, putters, cones, 300 punch balloons, sack bags, and jump ropes. Provide entrance for events. Animal balloons is always very popular.

Technology Advisory Board

MEETINGS

Most recent meeting held 5/ 22/2023

Number of members in attendance 8 out of 12

Our team at TAB recently conducted a post-event meeting to discuss ways to enhance next year's event and address the challenges we encountered during the current year. The meeting aimed to identify areas for improvement and ensure that future events exceed expectations.

Urban Forestry Board

MEETINGS

Most recent meeting held 5/ 2/2023

Number of members in attendance 6 out of 11

The board discussed their special interest projects.



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-46-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

Wake County Tax Release

Recommendation:

Item Summary:

ATTACHMENTS

- [JUNE2023-BOC-MTG-WF-TXREP.pdf](#)



Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

SHINICA THOMAS, CHAIR
SUSAN EVANS, VICE-CHAIR
VICKIE ADAMSON
MATT CALABRIA
DON MIAL
CHERYL STALLINGS
JAMES WEST

June 6, 2023

Mr. Kip Padgett
Town Manager;
Town of Wake Forest
301 S. Brooks Street
Wake Forest, North Carolina 27587

Dear Mr. Padgett:

The Wake County Board of Commissioners, in regular session on June 5, 2023, approved and accepted the enclosed tax report for the Town of Wake Forest.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in cursive script, appearing to read "Yvonne Gilyard".

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners



WAKE COUNTY TAX ADMINISTRATION

Rebate details
4/1/2023 - 4/30/2023

WAKE FOREST

DATE 05/18/2023 TIME 11:48:48 AM PAGE 1

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
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WAKE FOREST SPEC DIST

BUSINESS ACCOUNTS

844686	18.66	7.86	0.00	2.21	0.00	28.73	04/20/2023	0006903969	2023	2021	000000	BELARDO FAMILY INC
844685	21.44	10.03	0.00	4.28	0.00	35.75	04/20/2023	0006903969	2023	2020	000000	BELARDO FAMILY INC
844687	16.64	5.87	0.00	0.98	0.00	23.49	04/20/2023	0006903969	2023	2022	000000	BELARDO FAMILY INC

Subtotal for BUSINESS ACCOUNTS	56.74	23.76	0.00	7.47	0.00	87.97		3 Properties Rebated				
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TOTAL WAKE FOREST SPEC DIST	56.74	23.76	0.00	7.47	0.00	87.97		3 Properties Rebated for the District/City				
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WAKE FOREST (Not In District)

INDIVIDUAL PROPERTY ACCOUNTS

843448	40.28	0.00	0.00	0.00	0.00	40.28	04/05/2023	0006863687	2022	2022	000000	BOYD WILLIE GRAY III
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Subtotal for INDIVIDUAL PROPERTY ACCOUNTS	40.28	0.00	0.00	0.00	0.00	40.28		1 Properties Rebated				
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TOTAL WAKE FOREST (Not In District)	40.28	0.00	0.00	0.00	0.00	40.28		1 Properties Rebated for the District/City				
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WAKE COUNTY TAX ADMINISTRATION

Rebate details
4/1/2023 - 4/30/2023

DATE 05/18/2023 TIME 11:48:48 AM PAGE 2

WAKE FOREST

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
TOTAL FOR CITY												
WAKE FOREST	97.02	23.76	0.00	7.47	0.00	128.25			4	Properties Rebated for the City		



WAKE COUNTY TAX ADMINISTRATION

Rebate details
4/1/2023 - 4/30/2023

DATE TIME PAGE

05/18/2023 11:48:48 AM 1

WAKE FOREST

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING TYPE	OWNER
Grand Total:	4,387.90	23.76	540.00	294.12	0.00	5,245.78		54	Properties Rebated for All Cities		



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-47-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

Commissioner Reports

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-164-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 20, 2023

SUBJECT

Closed Session: N.C.G.S 143-318.11(a)(6) Personnel

Recommendation:

Item Summary:

ATTACHMENTS

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