



TOWN *of* WAKE FOREST

Joint Public Hearing and Planning Board Meeting Agenda October 05, 2021 at 7:30 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Town Clerk [Deeda Harris](#) at 919-435-9413 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Joint Public Hearings and Planning Board Meetings

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

Meeting Agendas

[Planning Board](#) meeting agendas are typically 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 Town Clerk's Office at 919-435-9413. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Hearings

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

1. Joint Public Hearing

- 1.A. Consideration of Legislative Case RZ-21-04 filed by Jones & Cnossen Engineering, PLLC on behalf of the property owner to rezone approximately 6.955 acres located at 0 Ligon Mill Road, being Wake County Tax PIN 1830822645, from Conditional Use Neighborhood Business (CU NB) to General Residential 10 (GR10)
[RZ-21-04 Staff Report](#)
[Attachment A - RZ-21-04 Application](#)
[Attachment B - Survey](#)
[Attachment C - RZ-21-04 Maps](#)
[Attachment D - GR10 Permitted Uses](#)
[Attachment E - Neighborhood Meeting Information](#)

2. Regular Business

- 2.A. Approval of Agenda
- 2.B. Draft September 7, 2021 Planning Board Meeting Minutes
[Draft September 7, 2021 PB Meeting Minutes.pdf](#)

3. New Business

- 3.A. Consideration of Legislative Case RZ-21-04 filed by Jones & Cnossen Engineering, PLLC on behalf of the property owner to rezone approximately 6.955 acres located at 0 Ligon Mill Road, being Wake County Tax PIN 1830822645, from Conditional Use Neighborhood Business (CU NB) to General Residential 10 (GR10)
[RZ-21-04 Staff Report](#)
[Attachment A - RZ-21-04 Application](#)
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[Attachment C - RZ-21-04 Maps](#)
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[Attachment E - Neighborhood Meeting Information](#)

4. Planning Director Comments

- 4.A. Upcoming Public Hearings
[Upcoming Public Hearings 092821.pdf](#)

5. Other Business

6. Adjournment



Joint Public Hearing and Planning Board Agenda Item Report

Agenda Item No.: 2021-312-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Consideration of Legislative Case RZ-21-04 filed by Jones & Cnossen Engineering, PLLC on behalf of the property owner to rezone approximately 6.955 acres located at 0 Ligon Mill Road, being Wake County Tax PIN 1830822645, from Conditional Use Neighborhood Business (CU NB) to General Residential 10 (GR10)

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-21-04 Staff Report](#)
- [Attachment A - RZ-21-04 Application](#)
- [Attachment B - Survey](#)
- [Attachment C - RZ-21-04 Maps](#)
- [Attachment D - GR10 Permitted Uses](#)
- [Attachment E - Neighborhood Meeting Information](#)

STAFF REPORT

TO: Planning Board & Board of Commissioners
DATE: October 5, 2021
CASE: RZ-21-04, 0 Ligon Mill Road
PREPARED BY: Kari Grace, Senior Planner

GENERAL INFORMATION (Attachment A)

Developer: William Ratchford
Triangle Real Estate of Gastonia, Inc.
PO Box 4158
Gastonia, NC 28054
704.869.6024
William.ratchford@southwoodrealty.com

Applicant: Peter Cnossen
Jones & Cnossen Engineering, PLLC
PO Box 1062
Apex, NC 27502
919.387.1174
peter@jonescnossen.com

Owner: Triangle Real Estate of Gastonia Inc.
PO Box 4158
Gastonia, NC 28054

Requested Action: Approve rezoning

Existing Zoning: Conditional Use Neighborhood Business (CU NB)

Proposed Zoning: General Residential 10 (GR10)

Location: 0 Ligon Mill Road

Size: 6.955 ± acres

Wake County Tax PIN: 1830822645

Existing Land Use: Undeveloped

Surrounding Land Uses and Zoning:

	Zoning(s)	Land Use(s)
North:	Conditional Use General Residential 10 (CU GR10)	Multifamily
South:	Conditional Use Neighborhood Business (CU NB) Conditional Use General Residential 5 (CU GR5)	Open Space Office Single Family Detached
East:	Conditional Use General Residential 5 (CU GR5)	School
West:	N/A	Ligon Mill Road

Zoning History:

The property is currently within corporate limits. The property was rezoned in 1998 to Conditional Use Office and Institutional. As part of the town-wide rezoning in 2013, the zoning was changed to Conditional Use Neighborhood Business.

Applicable Regulations:***Wake Forest Unified Development Ordinance***

Section 15.14 of the UDO outlines the process for rezoning requests. This is a general rezoning request; therefore, no master plan or conditions are proposed to accompany the rezoning. The requested zoning district is General Residential 10 (GR10). A table of uses with those allowed in the GR10 district highlighted is included as Attachment D.

Wake Forest Community Plan

The subject property is located in the Town Center Zone on the Growth Strategies Map. Per the Community Plan, the Town Center Zone promotes urban, pedestrian-oriented character. New residential development should be dense with nearby neighborhood services and strong emphasis on the streetscape. The property is located in neighborhood planning area 30. See Attachment C for zoning and community plan maps.

The following policies are applicable for the Board to consider when reviewing rezoning request RZ-21-04. Because no master plan is proposed with the rezoning, the identified policies pertain to the characteristics of the property, the surrounding context of site, and the uses permitted within the proposed GR10 zoning district.

Policies for Future Neighborhoods

- Policy FN-7: As new neighborhoods are developed, a mixture of housing types, sizes and prices shall be encouraged within the bounds of each neighborhood planning area.
- Policy FN-8: Higher density housing projects, such as apartment complexes and condominium developments, should be located adjoining places of work, shopping and public transit. Access to such higher density housing should not be through a lower density housing area. Higher density housing may often act as a transitional use between offices or shops and lower density housing.

Policies for Sidewalks:

- Policy SW-1: Where no sidewalks are present in existing developed areas, sidewalks should be provided on a priority basis to connect residential areas to walkable pedestrian destinations, focusing especially on schools, parks and greenways.
- Policy SW-2: For new construction, sidewalks shall be required on both sides of the street (1) along thoroughfares and collectors, (2) in multifamily developments, (3) in “front porch” developments and (4) along local streets within walking distance of a major pedestrian trip attractor, such as a school, library, shopping center or similar facility.

Policies for Community-Oriented Schools

- Policy S-7: The Town shall seek to foster diversity in community-oriented schools by encouraging diversity in the nearby neighborhoods feed each school. Planning and zoning should be employed to encourage a variety of housing types and levels of affordability within largely walkable/bikeable community school service areas.

Policies for Walking and Transit Oriented Environment

- Policy HSE-3: New, higher density residential development should be located within walking distance of jobs and services and designed to be compatible with current and future transit services.

Policies for Water Quality and Low Impact Development

- Policy HSE-6: Vegetated riparian buffers (natural or planted) shall be required along all creeks, rivers, lakes and other water bodies in Wake Forest.

Policies for Sustainable, Green Building Practices

- Policy HSE-11: Site plans for new development should work sympathetically with the natural features of the land, including existing topography and significant existing vegetation.

2021 Comprehensive Transportation Plan (CTP)

The property fronts on Ligon Mill Road. The CTP identifies Ligon Mill Road as four lane divided major thoroughfare, requiring a total of 100' of right-of-way. The CTP also requires a multiuse path on the east side of Ligon Mill along the frontage of the property. These improvements would be reviewed at the time of site master plan application.

*4A - Four Lane Divided
Minimum R/W: 100'*



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

Neighborhood Meeting: A virtual neighborhood meeting was held by the applicant on August 2, 2021 in accordance with Section 15.3.5 of the UDO. A copy of the meeting notice, attendance and meeting summary is included (Attachment E).

SPECIAL INFORMATION

Physical Characteristics: The site is mostly wooded. There are streams with riparian buffers on the north and south ends. There are existing easements, including temporary construction and drainage easements from the completed realignment of Ligon Mill Road, sewer easements, and drainage easements. There are also significant topographic changes on the site.

Open Space & Park Space: To be reviewed at site master plan submittal

Transportation & Access: To be reviewed at site master plan submittal

Parking: To be reviewed at site master plan submittal

Landscaping & Buffers: To be reviewed at site master plan submittal

Public Utilities:	Sewer is currently located along approximately half of the site's frontage along Ligon Mill Road and extends into site the remaining length of the property. Water is currently located in Ligon Mill Road along the entirety of the property frontage. See Attachment B for the survey.
Public Services:	Municipal protection services are available to the site.
Historic Preservation:	There are no existing structures on the subject site, and therefore no analysis is required.

ANALYSIS

The request is to rezone the property to General Residential 10 (GR10). The GR10 district is consistent with the surrounding uses and zoning districts. Additionally, the site characteristics could make non-residential development challenging due to site access and developable area.

The rezoning request is generally consistent with the Wake Forest Community Plan in that:

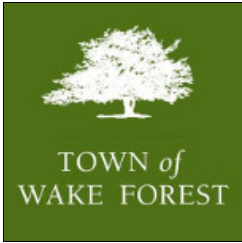
1. The proposed zoning district allows for a range of housing types, which contributes to the variety of housing provided within the neighborhood planning area and in close proximity to the existing school.
2. The proposed zoning district allows for higher density residential uses, which is appropriate due to nearby existing commercial uses and location along a major thoroughfare.

RECOMMENDATION

Based upon the information provided, staff recommends that the Planning Board find that the request is consistent with the Wake Forest Community Plan and is reasonable; and therefore, recommends approval of RZ-21-04, 0 Ligon Mill Road, for the requested rezoning to General Residential 10 (GR10).

ATTACHMENTS

- Attachment A – Application
- Attachment B – Survey
- Attachment C – Maps
- Attachment D – GR10 Permitted Uses
- Attachment E – Neighborhood Meeting Information



2.50) Conditional District Rezoning (Prior to July 1, 2021)

Conditional District Rezoning

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#511048

Project Title: 401 Inc.-Ligon Mill Rd. Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: 2.50) Conditional District Rezoning (Prior to July 1, 2021)

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 not be deemed complete and routed for review.

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date and Time: 02/22/2021 2:30 PM **Staff Member Met With:** jennifer Currin

Project Tracking ID: RZ-21-04

Project Location

Project Address or PIN:

Tax PIN: WC 1830-82-2645 (Unverified)

- 0 LIGON MILL ROAD (Unverified)
- WC 1830-82-2645 (Unverified)

GIS Verified Fields

Corporate Limits:
GIS Acreage:
Floodplain (WAKE):

Zoning:
Land Use:
Floodplain (FRANKLIN):

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: Yes

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

Related Town of Wake Forest Case Numbers: RZ-21-04

Current Zoning Overlay: NA, Not Applicable to this Project

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

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

Proposed Land Use: Apartments

Proposed Number of Lots:

Number of Buildings:

Number of Single-Family Lots:

Number of Townhome Lots:

Number of Multi-Family Units:

Number of Stories:

Square Footage of All Buildings (non-residential):

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

Peter Cnossen
Jones & Cnossen Engineering, PLLC
P.O. Box 1062
Apex, NC 27502
P:387-1174
peter@jonescnossen.com

Project Contact - Developer

William Ratchford
Triangle Real Estate of Gastonia, Inc.
P.O. Box 4158
Gastonia, NC 28054
P:704-869-6024
william.ratchford@southwoodrealty.com

Project Contact - Property Owner

William Ratchford
401 Inc.
319 Chapanoke Rd, Ste 102
Raleigh, NC 27603
P:704-369-6024
williamr704@gmail.com

Project Contact - Engineer

Peter Cnossen
Jones & Cnossen Engineering, PLLC
P.O. Box 1062
Apex, NC 27502
P:387-1174
peter@jonescnossen.com

GENERAL INFORMATION:

Submission Date:	Case Number:
Property Owner: Triangle Real Estate of Gastonia, Inc.	Phone: 704-869-6024
Address: P.O. Box 4158	Email: william.ratchford@southwoodrealty.com
City, State, Zip: Gastonia, NC 28054	Fax:

Applicant (if different from property owner):	Phone:
Address:	Email:
City, State, Zip:	Fax:

SIGNATURES:

I/we the undersigned do hereby certify that all information given above is true, complete, & accurate to the best of my/our knowledge.

William Ratchford
(Applicant Print Name)

William Ratchford
(Applicant Signature)

Sworn to and subscribed before me on this the 15th day of Sept

My Commission Expires: 6/17/2023

[Signature]
Notary Public

**NEIGHBORHOOD MEETING INFORMATION:**

Per Section 15.3.5 of the Wake Forest UDO, all applicants shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners. This meeting will allow the applicant to explain the proposed request and to be informed of the concerns of the neighborhood. A summary of the meeting in the form of meeting notes or minutes along with a list and contact information for all attendees shall be submitted to the Administrator at least 10 business days prior to the scheduled joint public hearing.

For Department Use Only:

Submittal Date: _____
Received By: _____
Case/Permit No: _____

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-04

Submittal Date: September 15, 2021

Triangle Real Estate of Gastonia, Inc. is the owner of the property for which the attached application is being submitted:

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

The property is located at: 0 Ligon Mill Road

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Name: Peter Cnossen

Address: P.O. Box 1062 Apex, NC 27502

Telephone Number: 919-387-1174 Fax: _____

Email Address: peter@jonescnossen.com

Signature(s) of Owner(s):

x William Ratchford

Print or type name(s):

William Ratchford

Attach additional sheets if there are additional owners.

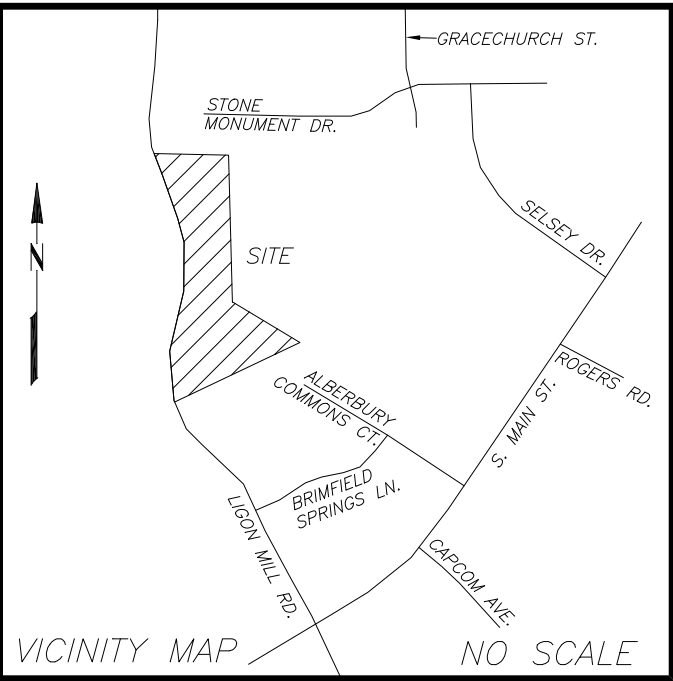
***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

Last update: August 2018

EXHIBIT A

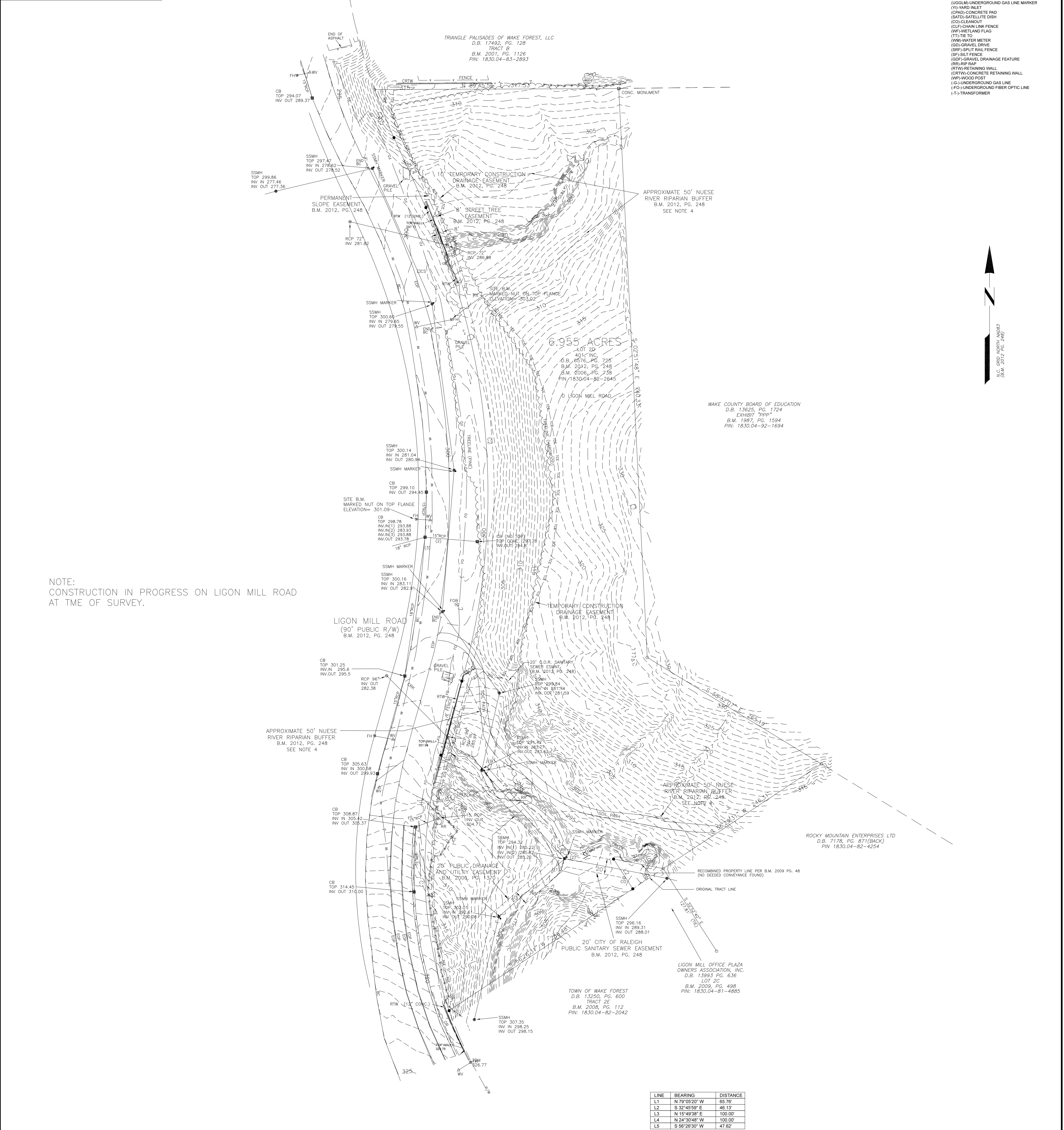
LEGAL DESCRIPTION

BEGINNING at an in the eastern right-of-way of Ligon Mill Road (a 90' right-of-way) at its intersection with the southern line of the property conveyed to LP Wake Forest Limited Partnership by deed recorded in Deed Book 8980, Page 1800, Wake County Registry, and running thence with the southern line of LP Wake Forest Limited Partnership (now or formerly) North 89-45-57 East, 317.54 feet to a concrete monument, northwest corner of the property of Wake County Board of Education as described in Deed Book 4134, Page 821, Wake County Registry; thence with the western line of the property of Wake County Board of Education, South 02-51-55 East 740.36 feet to a concrete monument; thence with another line of Wake County Board of Education, South 58-31-12 East 264.94 feet to an iron; thence with the line of Key West Enterprises, Inc. (now or formerly) as described in Deed Book 7178, Page 871, Wake County Registry, South 56-26-31 West 246.10 feet to an iron; thence North 79-05-08 West 65.84 feet to a point; thence South 32-45-59 East 46.13 feet to a point at the northeastern corner of the property of Town of Wake Forest as described in Deed Book 13250, Page 600, Wake County Registry; thence with the northern line of the said property of Town of Wake Forest, South 56-28-31 West 284.11 feet to an iron in the eastern margin of Ligon Mill Road (a 90' right-of-way); thence with the eastern margin of Ligon Mill Road in a northerly direction to the point and place of Beginning. The foregoing property is shown as Lot 2D, Property of 401, Inc., on plat for Ligon Mill Road Extension recorded in Book of Maps 2012, Page 248, Wake County Registry.



LEGEND

(RW)-RIGHT OF WAY
(EOP)-EDGE OF PAVEMENT
(CSW)-CONCRETE SIDEWALK
(CMP)-CORRUGATED METAL PIPE
(RCP)-REINFORCED CONCRETE PIPE
(PB)-PHONE BOX
(OVN)-OVERHANG
(CD)-CONCRETE DRIVEWAY
(AD)-ASPHALT DRIVEWAY
(SD)-SOIL DRIVEWAY
(MB)-MAIL BOX
(WSPK)-WATER SPIGOT
(WV)-WATER VALVE
(FH)-FIRE HYDRANT
(INV)-MON-WATER VALVE MONUMENT
(PP)-POWER POLE
(TP)-TELEPHONE POLE
(OVN)-OUT WIRE
(OHPH)-OVERHEAD POWER AND PHONE LINE
(OHPH)-OVERHEAD PHONE LINE
(UGFO)-UNDERGROUND FIBER OPTIC MARKER
(UGFOB)-UNDERGROUND FIBER OPTIC BOX
(UGG)-UNDERGROUND GAS LINE MARKER
(YI)-YARD INLET
(PAD)-CONCRETE PAD
(SATD)-SATELLITE DISH
(CO)-CLEANOUT
(CLF)-CHAIN LINK FENCE
(WT)-WETLAND FLAG
(TT)-TIE TO
(WM)-WATER METER
(GD)-GRAVEL DRIVE
(SRF)-SPLIT RAIL FENCE
(SIF)-SILT FENCE
(GDF)-GRAVEL DRAINAGE FEATURE
(RVL)-RAP RAP
(RTW)-RETAINING WALL
(CRW)-CONCRETE RETAINING WALL
(WP)-WOOD POST
(G)-UNDERGROUND GAS LINE
(FO)-UNDERGROUND FIBER OPTIC LINE
(T)-TRANSFORMER



NOTE:
CONSTRUCTION IN PROGRESS ON LIGON MILL ROAD
AT TME OF SURVEY.

WAKE COUNTY BOARD OF EDUCATION
D.B. 13625, PG. 1724
EXHIBIT "F" PG. 1594
B.M. 1982, PG. 1594
PIN: 1830.04-92-1694

ROCKY MOUNTAIN ENTERPRISES LTD
D.B. 7128, PG. 871(BACK)
PIN 1830.04-82-4254

LIGON MILL OFFICE PLAZA
OWNERS ASSOCIATION, INC.
D.B. 13993 PG. 636
LOT 2C
B.M. 2009, PG. 498
PIN: 1830.04-81-4885

TOWN OF WAKE FOREST
D.B. 13250, PG. 600
TRACT 2E
B.M. 2008, PG. 112
PIN: 1830.04-82-2042

LINE	BEARING	DISTANCE
L1	N 79°05'20" W	65.76'
L2	S 32°45'59" E	46.13'
L3	N 15°42'38" E	100.00'
L4	N 24°30'48" W	100.00'
L5	S 56°26'30" W	47.62'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	35°19'37"	547.50'	337.57'	332.25'	174.34'	N 01°50'11" W
C2	40°20'25"	895.00'	630.15'	617.21'	328.77'	N 04°20'35" W
C3	4°48'09"	805.00'	67.47'	67.45'	33.76'	N 22°08'05" W

NORTH CAROLINA
WAKE COUNTY
RUSSELL K. FLINGBURG CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION.
DESCRIPTION RECORDED IN REFERENCES AS SHOWN. THAT
THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM
REFERENCES AS SHOWN. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY
AS CALCULATED IS 1:24,750 +/-; THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 18th DAY OF MAY, 2021 A.D.

PROFESSIONAL LAND SURVEYOR

LICENSE NO. L-3414

PRELIMINARY PLAT- NOT FOR RECORDATION,
CONVEYANCE, OR SALE

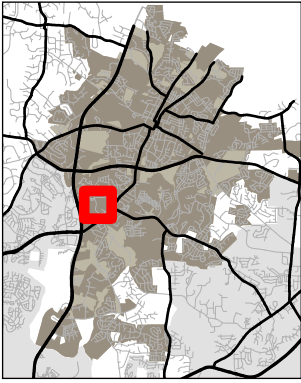
- NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 3. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA BY FEMA FIRM MAP NO. 3720183000J PANEL 1830, AND LAST REVISED MAY 2, 2006.
 4. ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.
 5. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED. FINAL DETERMINATION OF STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS TO BE DETERMINED BY NCDNR/USACE AT A LATER DATE.
 6. ZONING TAKEN FROM WAKE COUNTY IMAPS.

NOTE:
ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES
ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS
OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

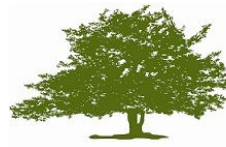


OWNER(S):
401, INC.
319 CHAPANOKE DRIVE
SUITE 106
RALEIGH, N.C. 27603

REVISIONS	BOUNDARY AND TOPOGRAPHICAL SURVEY OF LOT 2D FOR 401, INC.	ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6032
	TOWNSHIP: WAKE FOREST	COUNTY: WAKE
	STATE: NORTH CAROLINA	
	ZONE: CU NB RZ-98-15	P.I.N.: 1830.04-82-2645
		SURVEY DATE: 4-28-2021
		SURVEYED BY: KS
		SCALE: 1"=60'
		DRAWN BY: HS
		CHECKED & CLOSURE BY: RKE
		FILE: LM APTS B-TPO



9/16/2021



TOWN of
WAKE FOREST

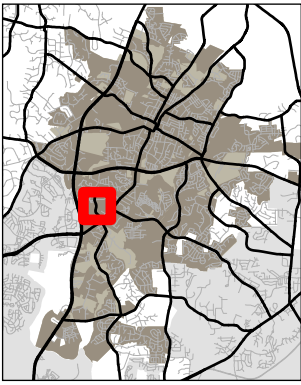
RZ-21-04
0 Ligon Mill Road
PIN: 1830-82-2645



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

0 500 1,000
Feet

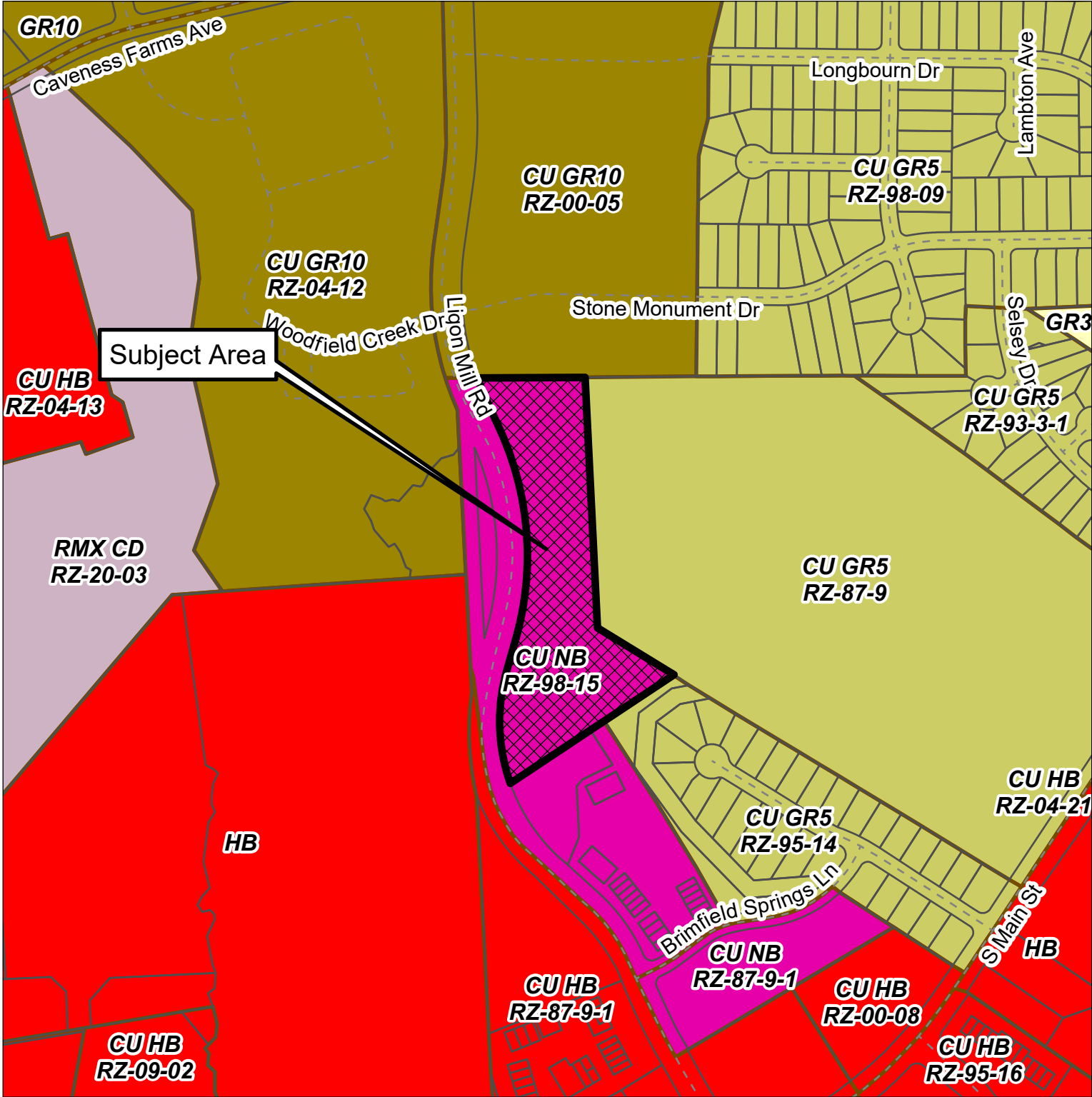




TOWN of
WAKE FOREST

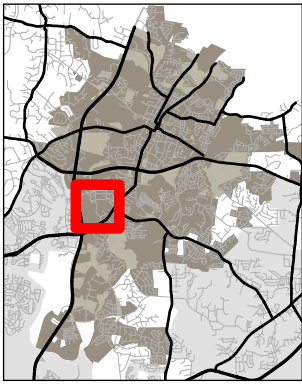
RZ-21-04
0 Ligon Mill Road
PIN: 1830-82-2645

9/16/2021



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.





Community Plan Zones



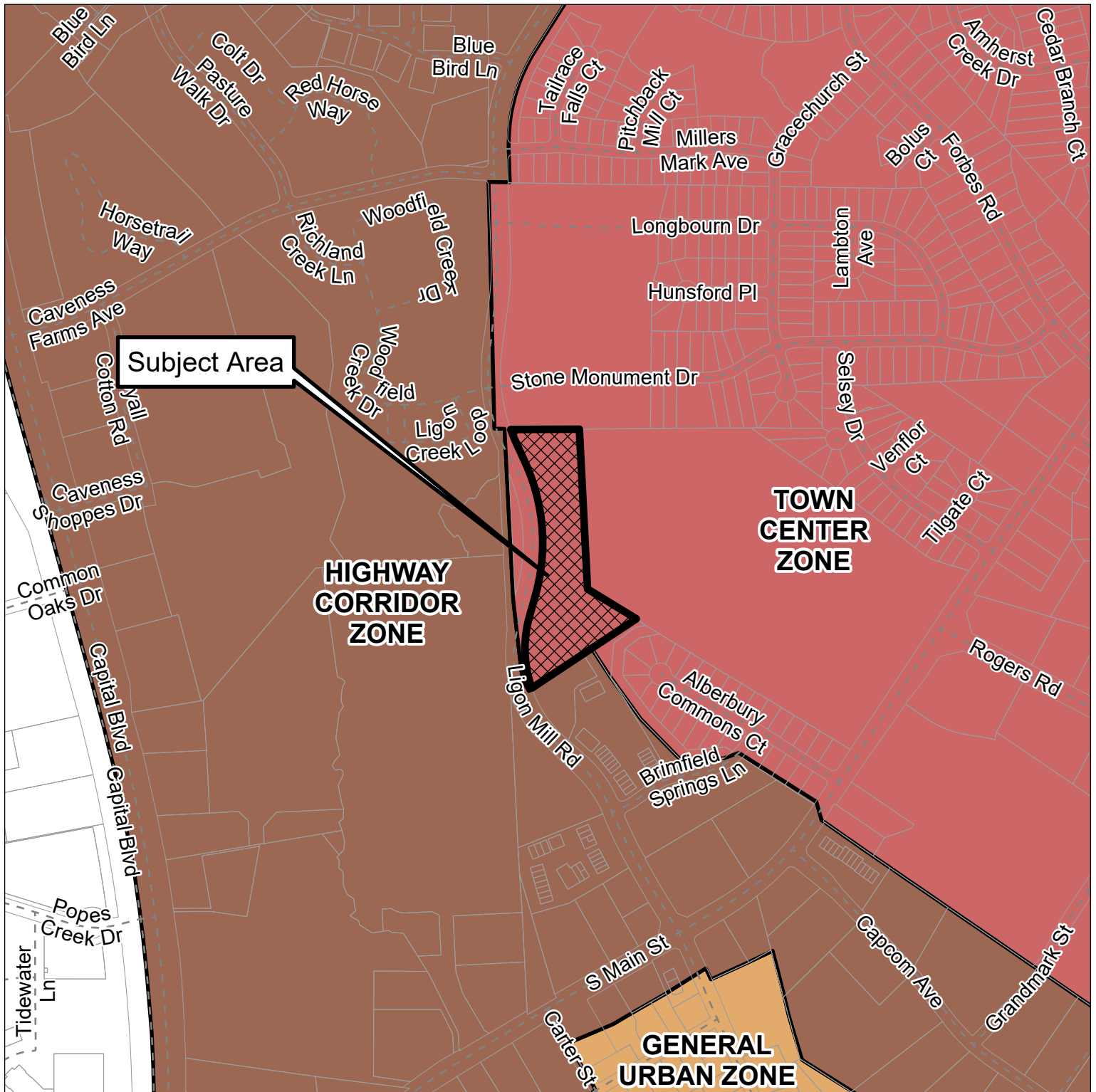
TOWN of
WAKE FOREST

RZ-21-04

0 Ligon Mill Road

PIN: 1830-82-2645

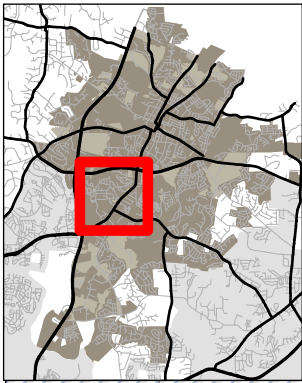
9/16/2021



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 0.15 0.3
Miles





Neighborhood Planning Areas



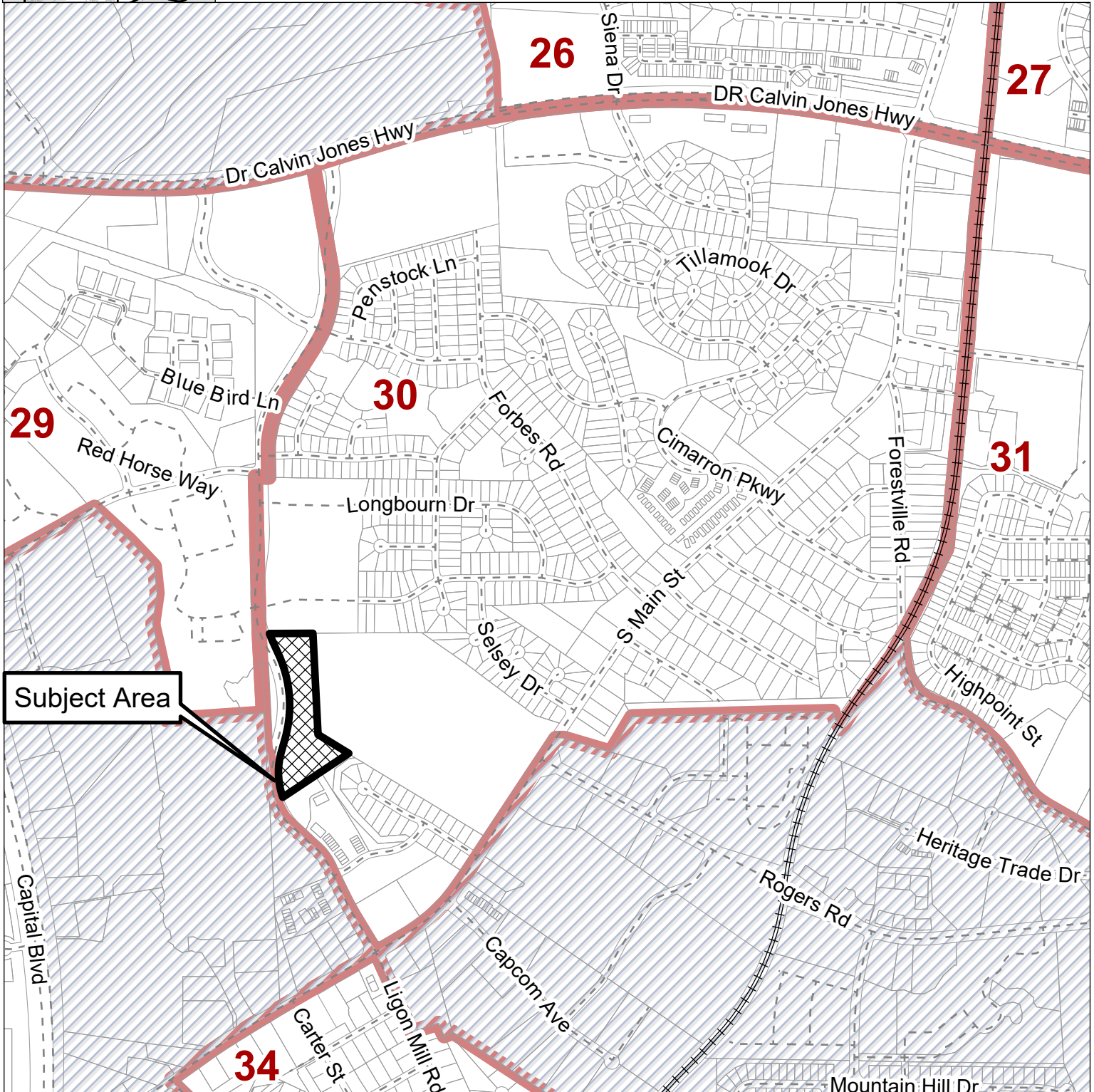
TOWN of
WAKE FOREST

RZ-21-04

0 Ligon Mill Road

PIN: 1830-82-2645

9/16/2021



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

0 0.25 0.5
Miles



18

- I. **Agricultural:** Premises for growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch or their natural habitat and all related functions.
- J. **Infrastructure:** Uses and structures dedicated to transportation, communication, information, and utilities.

2.3.2. Interpretation of Use Table

- A. **Permitted/Prohibited Uses:** Uses not listed as permitted (P); permitted with additional supplemental standards (Ps); or requiring a special use permit (SUP) are presumed to be prohibited (-) from the applicable zoning district. Uses denoted with (CZ) indicate that a conditional zoning is required for the use to be considered in the parallel Conditional District. Uses denoted with (A) indicate only permitted as an accessory use.
- B. **Uses Not Listed:** In the event that a particular use is not listed in the Use Table, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, this chapter may be amended to establish a specific listing for the use in question.
- C. **Materially Similar Uses:** The Administrator may determine that a use is materially similar if a permitted use is similarly classified by one or more of the following use classification systems:
 1. American Planning Association Land-Based Classification Standards (LBSCS)
 2. North American Industrial Classification System (NAICS)
 3. Institute of Transportation Engineers (ITS) Trip Generation Guide

2.3.3. Use Table

See Appendix A – Typical Development Review Process Chart

for more information regarding how the development process will be administered according to the use allowances established below. See Chapter 15 for procedures on application types and approval processes.

(P)=Permitted

(SUP)=Permitted with Approval of Special Use Permit

(CZ)=Permitted with Approval of Conditional Zoning

(A)=Permitted only as an Accessory Use

(s)=Supplemental Use Standards

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
A. RESIDENTIAL	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
HOUSEHOLD LIVING USES																
Dwelling-Single Family	—	P	P	P	P	—	—	P	—	—	P	Ps	—	—	—	P
Dwelling-Duplex	—	—	—	P	P	—	—	P	—	—	P	Ps	—	—	—	P
Dwelling-Townhome	—	—	—	—	P	—	—	P	—	—	P	Ps	P	Ps	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Dwelling-Multifamily	–	–	–	–	P	–	–	P	–	–	Ps	Ps	P	Ps	P	P
Dwelling-Accessory	–	As	As	As	As	–	–	As	–	–	As	As	As	As	As	As
Family Care Home (6 or fewer residents)	–	Ps	Ps	Ps	Ps	Ps	–	Ps	–	–	Ps	Ps	Ps	Ps	Ps	Ps
Live-Work Unit	–	–	–	–	Ps	P	P	Ps	–	–	Ps	Ps	Ps	P	P	P
Manufactured Housing – Class A	–	Ps	–	Ps	Ps	–	–	–	–	–	SUPs	–	–	–	–	–
Manufactured Housing – Class B & C	–	SUPs	–	SUPs	SUPs	–	–	–	–	–	–	–	–	–	–	–
Manufactured Home Park	–	SUPs	–	–	–	–	–	–	–	–	–	–	–	–	–	–
GROUP LIVING USES																
Boarding or Rooming House (12 or fewer persons)	–	–	Ps	Ps	–	Ps	–	Ps	–	–	Ps	Ps	Ps	Ps	Ps	–
Dormitory	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	P
Residential Care Facility (More than 6 Residents)	–	–	Ps	Ps	Ps	Ps	–	Ps	–	–	Ps	Ps	Ps	Ps	Ps	Ps

B. LODGING	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Bed and Breakfast Home (Up to 8 Rooms)	–	SUPs	SUPs	SUPs	–	–	–	Ps	–	–	SUPs	Ps	Ps	Ps	Ps	–
Hotel/Inn (Less than 20 Rooms)	–	–	–	–	SUP	P	P	P	–	–	–	P	P	P	P	P
Hotel/Inn (No Room Limit)	–	–	–	–	–	P	P	P	–	–	–	–	P	P	P	P

C. OFFICE/SERVICE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
ATM	–	–	–	–	–	P	P	P	P	P	–	P	P	P	P	P
Bank, Credit Union, Financial Services	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Business Support Services	–	–	–	–	–	P	P	P	P	–	–	P	P	P	P	P
Dry Cleaning & Laundry Services	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Funeral Home/Crematorium	–	P	–	–	–	P	P	–	–	–	–	P	P	P	P	–
Home Occupation	–	As	As	As	As	–	–	–	–	–	As	As	As	As	As	As
Medical Clinic	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Personal Services	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Personal Services, Restricted	–	–	–	–	–	–	P	–	–	–	–	–	–	–	–	–
Post Office	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Professional Services	–	–	–	–	–	P	P	P	P	–	–	P	P	P	P	P
Small Equipment Repair/Rental	–	–	–	–	–	P	P	–	P	P	–	–	P	P	P	–
Veterinary Services	–	–	–	–	–	P	P	P	P	P	–	Ps	Ps	Ps	Ps	Ps

D. COMMERCIAL/ENTERTAINMENT	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Alcoholic Beverage Sales Store	–	–	–	–	–	P	P	–	–	–	–	P	P	P	P	P
Amusement, Indoor	–	–	–	–	–	P	P	–	P	–	–	–	P	P	P	P
Amusement, Outdoor	–	–	–	–	–	–	P	–	P	–	–	–	–	–	–	–
Bar/Tavern	–	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P
General Commercial	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
General Commercial – Use Greater than 100,000 sf	–	–	–	–	–	–	SUP	–	–	–	–	–	–	–	–	P
Internet Sweepstakes Facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Night Club	–	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P
Open Air Retail	–	–	–	–	–	Ps	Ps	SUPs	–	–	–	Ps	Ps	Ps	Ps	Ps
Outdoor Seating	–	–	–	–	–	As	As	As	–	–	–	As	As	As	As	As
Outside or Display Sales	–	–	–	–	–	As	A	As	–	–	–	As	As	As	As	As
Pawnshop	–	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P
Restaurant	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Riding Stable	–	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–
Shooting Range, Indoor	–	–	–	–	–	–	Ps	–	Ps	–	–	–	–	–	–	–
Shooting Range, Outdoor	SUPs	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Theater, Indoor Movie or Live Performance	–	–	–	–	–	P	P	P	–	–	–	–	P	P	P	P
Theater, Outdoor	–	–	–	–	–	–	P	P	–	–	–	–	Ps	Ps	Ps	Ps

E. CIVIC	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Cemetery	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	–	–	Ps	Ps	Ps	Ps	Ps	–
Civic Meeting Facility	–	P	–	–	–	P	P	P	–	–	P	P	P	P	P	P
Community or Cultural Facility	P	P	P	P	P	P	P	P	–	–	P	P	P	P	P	P
Conference/Convention Center	–	P	–	–	–	–	P	P	–	–	–	–	–	–	P	P
Public Safety Station	–	SUP	SUP	SUP	SUP	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, Indoor	P	P	P	P	P	P	P	P	–	–	P	P	P	P	P	P
Recreation Facility, Outdoor	P	P	P	P	P	P	P	P	–	–	P	P	P	P	P	P
Religious Institution	–	Ps	Ps	Ps	Ps	Ps	Ps	Ps	–	–	Ps	Ps	–	Ps	Ps	–
Sports Arena/Stadium	–	–	–	–	–	–	SUP	SUP	P	–	–	–	–	–	SUP	SUP

F. EDUCATIONAL/INSTITUTIONAL	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Child/Adult Day Care Home (8 or fewer persons)	–	As	As	As	As	–	–	–	–	–	As	As	–	As	As	As
Child/Adult Day Care Center (More than 8 persons)	–	Ps	–	–	–	Ps	Ps	Ps	–	–	–	Ps	Ps	Ps	Ps	Ps
College/University	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	SUP
Community Support Facility	–	Ps	–	–	–	Ps	P	P	–	–	Ps	Ps	Ps	Ps	SUPs	SUPs
Correctional Institution	–	–	–	–	–	–	–	–	SUPs	SUPs	–	–	–	–	–	–
Halfway Home	–	–	–	–	–	SUPs	–	–	–	–	–	SUPs	–	SUPs	–	–
Hospital	–	–	–	–	–	–	P	P	P	–	–	–	–	–	–	P
School – Elementary & Secondary	–	–	–	–	–	–	Ps	–	–	–	–	–	–	–	–	–
School – Vocational/Technical	–	–	–	–	–	–	–	P	–	–	–	P	P	P	P	P
Studio – Art, dance, martial arts, music	–	–	–	–	–	P	P	P	P	–	–	P	P	P	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
G. AUTOMOTIVE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Drive-Thru/Drive-In Facility	—	—	—	—	—	Ps	Ps	—	—	—	—	—	SUPs	SUPs	SUPs	—
Gas/Fueling Station	—	—	—	—	—	Ps	Ps	—	—	—	—	—	—	SUPs	SUPs	—
Heavy Equipment/Manufactured Home Rental/Sales	—	—	—	—	—	P	P	—	P	—	—	—	—	—	—	—
Parking Lot/Structure – Principal Use	—	—	—	—	—	SUPs	SUPs	P	P	P	—	CZ	CZ	SUPs	SUPs	SUPs
Theater, Drive-In	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Vehicle Rental/Leasing/Sales	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Vehicle Rental – Moving Trucks	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Vehicle Services – Minor Maintenance/Repair	—	—	—	—	—	Ps	P	—	P	P	—	—	—	Ps	Ps	—
Vehicle Services – Major Repair/Body Work	—	—	—	—	—	—	P	—	P	P	—	—	—	—	—	—

H. INDUSTRY/WHOLESALE/STORAGE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Industry, Light	—	—	—	—	—	—	Ps	—	Ps	Ps	—	—	—	—	—	—
Industry, Heavy	—	—	—	—	—	—	—	—	—	Ps	—	—	—	—	—	—
Landfill	—	—	—	—	—	—	—	—	—	SUP	—	—	—	—	—	—
Light Manufacturing Workshop	—	—	—	—	—	P	P	—	P	P	—	P	P	P	P	P
Materials Recovery & Waste Transfer Facility	—	—	—	—	—	—	—	—	SUPs	SUPs	—	—	—	—	—	—
Recycling Collection Station	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—
Storage - Outdoor Storage Yard	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	—
Storage – Self-Service	—	—	—	—	—	CZ	Ps	—	P	P	—	—	—	—	—	—
Storage – Warehouse, Indoor Storage	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Wholesaling and Distribution	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P

I. AGRICULTURE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Animal Production	—	SUPs	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Backyard Pen/Coop	—	As	As	As	As	As	As	As	—	—	As	As	As	As	As	As
Nursery & Garden Center	P	P	P	P	—	—	—	P	—	—	—	—	—	—	—	—
Garden (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kennel	—	SUPs	—	—	—	—	Ps	—	P	P	—	—	—	—	—	—
Produce Stand	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	Ps	Ps	Ps	Ps	Ps

J. INFRASTRUCTURE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Airstrip	—	SUPs	SUPs	—	—	—	—	—	SUPs	SUPs	—	—	—	—	—	—
Wireless Telecommunications Facility (Non-Tower)	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Wireless Telecommunications Facility (Tower)	—	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs
Utilities – Class 1	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Utilities – Class 2	–	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities – Class 3	–	–	–	–	–	–	–	–	SUP	P	–	–	–	–	–	–

K. OTHER	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	
Temporary Uses	See Section 4.7 for Specific Provisions															

2.4. Overlay Districts

For purposes of managing certain environmentally sensitive or visually important geographic areas, certain overlay districts have been established to impose design, use, or other standards in addition to the requirements of the underlying base district.

2.4.1. Overlay District Descriptions

OVERLAY DISTRICT	DESCRIPTION
A. Historic District and Landmarks Overlay (HL-O) District	In order to establish a process for designated historic districts and landmarks for the review of development applications and the maintenance of historic features in the community, the Local Historic District and Landmarks Overlay District is hereby created.
B. Special Highway Overlay (SH1-O and SH2-O)	This district is established to protect and to preserve the natural scenic beauty along major access corridors located in the Town of Wake Forest's zoning jurisdiction; and, to protect the carrying capacity of these major thoroughfares by reducing the hazards arising from unnecessary points of ingress and egress and cluttered roadside development; and, to reduce the costs of future highway expansions by protecting the associated highway corridors at the time of development. This will be achieved by requiring buildings and structures to be sufficiently set back from future rights-of-way to provide adequate storage for vehicles until they can safely enter the highway as well as additional lanes, if necessary. It is the intent of this district to ensure that development occurring in the special highway overlay district shall be in harmony with and shall preserve the natural beauty and character of the existing landscape as well as be consistent with the adopted corridor plans for US 1 and the NC-98/Dr. Calvin Jones Highway Bypass accordingly.
C. Required Shopfront (SF)	In order to implement vibrant, pedestrian-friendly areas in Form-based Districts, the Required Shopfront Overlay District has been created to ensure that the ground floor of buildings in designated blocks are designed using either Shopfront & Awning, Gallery, or Arcade private frontage.
D. Falls Lake Watershed Protection Overlay (FL-CA & FL-WMA) <i>Previous District(s): R-40W</i>	The Falls Lake Watershed Protection regulations are established as an overlay district to preserve water quality in the Falls Lake water supply watershed in order to provide safe drinking water. The intent of this district is to establish regulations which ensure the availability of public water supplies at an acceptable level of water quality for present and future residents. Two districts are hereby created: The Falls Lake-Critical Area (FL-CA) and the Falls Lake-Watershed Management Area (FL-WMA).

July 14, 2021

RE: 401 Inc Property 0 Ligon Mill Road
PIN 1830822645 Rezoning Case # RZ-21-04

Dear Property Owner,

On behalf of our client, we have submitted a rezoning request to change the zoning of this property to General Residential (GR-10). This letter was sent to you because the Wake County tax records indicate that you own property within 500 feet of the rezoning area. The current zoning of the parcel is Neighborhood Business and we are asking the Board of Commissioners to approve this zoning change for apartments. We have attached an area map showing the proposed zoning parcel.

The rezoning request will go before the Planning Board and the Board of Commissioners at a joint public hearing at a future date. There will be an opportunity for public comment on the rezoning request at that public hearing.

Additionally, we will be holding an informal meeting to offer you an opportunity to comment on this rezoning. This is a time where I can present the zoning proposal and then you can comment on the plan. The meeting will be held virtually via Zoom and will take place at 6:00 pm on August 02, 2021. Directions for registering for this meeting are enclosed. If you have any questions about the zoning approval process or this informal meeting, please feel free to contact our office at (919) 387-1174 or email peter@jonescnossen.com.

Sincerely,

Peter Cnossen, PE

Attachments

Zoom Meeting Details – Ligon Mill Rd - Rezoning

When: **August 02, 2021 06:00 PM Eastern Time** (US and Canada)

Register in advance for this meeting at www.zoom.us/join.

Enter the Meeting ID (and if prompted the Pass Code)

Meeting ID: 982 2077 9119 Pass Code: 210672

The Meeting Registration form will request your First and Last Name, email address and Address to help us with attendance at the meeting.

After registering, you will receive a confirmation email containing information about joining the meeting. You may join the meeting from a PC, Mac, ipad or Android device.

If you prefer to participate by phone, the Dial In number is 1-929-205-6099 or 1-301-715-8592. The Meeting ID and Pass Code are listed above.

If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office at (919) 387-1174 or email admin@jonescnossen.com.



0 215 430 860 ft
1 inch = 400 feet

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.

RZ-21-04	The Palisades II	Adjacent Property Owners			
PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
1830716717	WALMART REAL ESTATE BUSINESS TRUST	WAL-MART PROPERTY TAX DEPT	PO BOX 8050	BENTONVILLE AR 72712-8055	2114 S MAIN ST
1830728852	401, INC.	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		0 LIGON MILL RD
1830734599	WAKE FOREST APARTMENTS LLC	IRT MANAGEMENT	PO BOX 530292	MOUNTAIN BROOK AL 35253-0292	701 RICHLAND CREEK LN
1830812516	401 INC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		10501 LIGON MILL RD
1830813861	LIGON MILL OFFICE PLAZA CONDOS OWNERS ASSOC	3319 HERITAGE TRADE DR STE 101	WAKE FOREST NC 27587-1001		10560 LIGON MILL RD
1830813861	OPTA PROPERTIES LLC	10560 LIGON MILL RD STE 109	WAKE FOREST NC 27587-6090		10560 LIGON MILL RD
1830813861	OPTA PROPERTIES LLC	10560 LIGON MILL RD STE 109	WAKE FOREST NC 27587-6090		10560 LIGON MILL RD
1830814726	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814735	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814753	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814762	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814770	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814885	LIGON MILL OFFICE PLAZA OWNERS ASSN INC	PO BOX 638	WAKE FOREST NC 27588-0638		0 LIGON MILL RD
1830817998	ASHLEY & GERALD HOFFMAN JR	217 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		217 ALBERBURY COMMONS CT
1830818756	ROCKY MOUNTAIN ENTERPRISES LTD	2721 OXFORD BLUFF DR	WAKE FOREST NC 27587-9533		0 BRIMFIELD SPRINGS LN
1830818943	ROBERT GIVENS & VICKIE MARVIN	213 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		213 ALBERBURY COMMONS CT
1830820737	401 INC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		0 LIGON MILL RD
1830822042	WAKE FOREST TOWN OF	WYRICK ROBBINS YATES & PONTON LLP	4101 LAKE BOONE TRL STE 300	RALEIGH NC 27607-7525	0 LIGON MILL RD
1830822645	401 INC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		0 LIGON MILL RD
1830823084	10580 LIGON MILL OFFICE PLAZA CONDOMINIUM OWNERS A	LLOMEL INC	PO BOX 638	WAKE FOREST NC 27588-0638	10580 LIGON MILL RD
1830823084	LLOMEL INC	PO BOX 638	WAKE FOREST NC 27588-0638		10580 LIGON MILL RD
1830823084	PS PERKINS HOLDINGS LLC	10580 LIGON MILL RD	WAKE FOREST NC 27587-6090		10580 LIGON MILL RD
1830823084	PS PERKINS HOLDINGS LLC	1065 BLUE BIRD LN	WAKE FOREST NC 27587-4741		10580 LIGON MILL RD
1830824254	ROCKY MOUNTAIN ENTERPRISES LTD	SANDFORD W BAILEY	8900 BUD SMITH RD	WAKE FOREST NC 27587-8052	0 S MAIN ST
1830825188	SHARON PRYOR	233 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		233 ALBERBURY COMMONS CT
1830826086	CAROL F GILLISPIE TRUSTEE	THE CHARLES F GILLISPIE AND CAROL F GILL	225 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003	225 ALBERBURY COMMONS CT
1830826111	BRIJ VERMA	229 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		229 ALBERBURY COMMONS CT
1830826246	DANIELLE KOSTER RAWLS	234 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		234 ALBERBURY COMMONS CT
1830827043	TYLER & CHRISTINA BOYETTE	221 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		221 ALBERBURY COMMONS CT
1830827228	DONALD & DEBBI JO BARDES	230 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		230 ALBERBURY COMMONS CT
1830827293	ROBERT SILER	226 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		226 ALBERBURY COMMONS CT
1830828158	TONI MICHELLE BERGMAN	9640 WHITE CARRIAGE DR	WAKE FOREST NC 27587-6799		222 ALBERBURY COMMONS CT
1830829114	TERESA STEPHENSON	218 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		218 ALBERBURY COMMONS CT
1830829170	JANET CHADWICK	214 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		214 ALBERBURY COMMONS CT
1830832893	TRIANGLE PALISADES OF WAKE FOREST LLC	PO BOX 4158	GASTONIA NC 28054-0042		457 STONE MONUMENT DR
1830836386	BLAKE ANDERSON & HOPE MARASCO	425 STONE MONUMENT DR	WAKE FOREST NC 27587-4151		425 STONE MONUMENT DR
1830836681	DARIUS & DEMONICA HUNT	428 STONE MONUMENT DR	WAKE FOREST NC 27587-4150		428 STONE MONUMENT DR
1830837346	MICHAEL & LESLIE RONDEAU	421 STONE MONUMENT DR	WAKE FOREST NC 27587-4151		421 STONE MONUMENT DR
1830837641	BARBARA CURRIN	424 STONE MONUMENT DR	WAKE FOREST NC 27587-4150		424 STONE MONUMENT DR
1830838365	PEMBERLEY HOMEOWNERS ASSN INC	1033 WADE AVE STE 208	RALEIGH NC 27605-1155		417 STONE MONUMENT DR
1830921694	WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145	1800 S MAIN ST
	Town of Wake Forest	Attn: Planning Department	301 S Brooks St	Wake Forest, NC 27587	
	Orchard Park=Rocky Mount Enterprises (PIN 1830818756)				

Neighborhood Meeting Summary

Property Owner: 401 Inc Property (Ligon Mills Rd)
Applicant: Triangle Real Estate of Gastonia, Inc
Rezoning Case: #RZ-21-04
Date & Time of Meeting: August 2, 2021 - 6:00 pm

Peter Cnossen reviewed the project location, environmental features and constraints of the project, the existing zoning (NB-CZ) and the requested rezoning (GR10). The GR10 zoning would allow 10 units per acre. The new zoning would be consistent with the apartments to the north and across Ligon Mill Road. The plan is to rezone to build two apartment buildings. The two creeks on the parcel are buffered (50') and the plan is to avoid disturbing the buffer as much as is practical. Peter reviewed a preliminary sketch of the site layout including the two buildings, parking lot and the stormwater control measure. The buffer requirements around the property were discussed: No buffer requirement for the apartments to the North or to the school to the east, a 20' Type C buffer along the southern property line near the existing single-family homes and a 20' Type B buffer along Ligon Mill Road.

Resident Question/Answers

Question: Are any Town employees at the Neighborhood meeting?

Answer: No, and in our experience representatives of the municipalities don't usually attend the neighborhood meetings. We will be providing a Summary of the meeting, including the questions and answers to the Town of Wake Forest.

Question: Will Alberbury Court be extended?

Answer: No, we only intend to connect these two buildings to the apartment complex to the North. We reviewed the potential driveway location off Ligon Mill Road on the preliminary site plan sketch.

Question: How far is it from the southern most parking lot to the existing homes?

Answer: It is approximately 100' from the edge of the parking lot to the property line and approximately 230' to the existing home property lines.

Question: From the cul-de-sac, we would see the parking not the buildings?

Answer: The intention is to group the buildings toward the center of the parcel to leave as much existing trees/landscape toward the property boundary to existing homes.

Question: How many units will there be in these buildings?

Answer: These buildings will be 3 story (back) /4 story split (front) with 28 units per building. The split design takes advantage of the topography of the site.

Question: Will there be a retaining wall located by the football field?

Answer: Yes, approximately 20' from the school property.

Question: What is the area on the site layout near the southern property line?

Answer: That is the stormwater pond to meet Town of Wake Forest stormwater requirements. The pond is designed to provide water quantity and quality of site runoff.

Question: Is it only stormwater from the apartments that will be going to the pond? One resident on Alberbury Commons Court is experiencing water backing up into her yard during storms.

Answer: Due to the topography of the property and the location of the creeks it is only the stormwater from the apartments that will go to this pond. The resident should be in contact with the Town to see if they can help her resolve her stormwater issue. (She confirmed that she is in contact with the Town.)

Question: How many apartment units already exist in the property to the north?

Answer: Recall that there are 8 buildings with 24-28 units per building. Clarification, there are 7 apartment buildings and 1 clubhouse.

Question: Will there be Left turn lanes on Ligon Mill Road into the neighborhood? There were concerns about traffic backing up on Ligon Mill Road.

Answer: That will be known once we have more feedback from the Town on the site layout. It is possible that this entrance may only be Right In/Right out with the full access being in the connecting apartment complex from Stone Monument Drive.

Question: When would development start?

Answer: The preliminary site plan approval process typically takes 3-4 months. Construction drawings would follow and take several more months for approval.

Question: What is the distance between the buildings and Ligon Mill Road? Will there be sidewalks along Ligon Mill Road?

Answer: There is a 20' streetyard buffer along the R/W. The distance from the R/W to buildings is about 30-35'. There will be sidewalks along Ligon Mill Road.

Question: What is the height of the retaining wall near the football field?

Answer: That has not been finalized; it could be 8-10' high.

Question: Can the garbage dumpster for these buildings be further away from the single-family homes and long-term residents?

Answer: We intend to have these building utilize the facilities (ie dumpster, mail kiosk, pool) in the adjoining complex (same ownership).

Question: Is this owned by the same company as the apartments across Ligon Mill Road?

Answer: No, it is not.

Question: What is planned for the existing trees on the property?

Answer: We will follow the tree canopy and open space requirements of the Town's Unified Development Ordinance. It is why we intend to group the buildings to the center of the property to leave the existing trees at the edges of the property as untouched as is possible.

Question: Can they use lower wattage (not LED) lights in the parking lot?

Answer: We will have to comply with the standards in the Town Unified Development Ordinance.

Question: Will there be a greenway? The residents of Alberbury Commons Court would prefer there not be a greenway behind their homes.

Answer: No greenway is currently planned on this site.

Question: When will the Planning Board and Board of Commissioner's meetings be?

Answer: We are not sure at this time. We can find out and email the meeting attendees.

Electronic Neighborhood Meeting Attendance Sheet

Meeting Format: Zoom

Date of Meeting: August 2, 2021

Property Owner(s) name: 401 Inc Property (Ligon Mills Rd)

Applicant(s): Triangle Real Estate of Gastonia, Inc.

Time of Meeting: 6:00 pm

Rezoning Case: # RZ-21-04

	Name/Organization	Address	Phone #	Email	Send Plan & Updates
1.	Janet Checkwick	214 Alberbury Commons Ct.	—	jecheckel214@gmail.com	X
2.	Danielle Rawls	234 Alberbury Commons Ct.	—	ncdaniellek@aol.com	X
3.	Sharon Pryor	233 Alberbury Commons Ct.	—	sharonpryor37@yahoo.com	X
4.					
5.					
6.					
7.					



Joint Public Hearing and Planning Board Agenda Item Report

Agenda Item No.: 2021-316-
Submitted by: Terry Savary
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Approval of Agenda

Recommendation:

Item Summary:

ATTACHMENTS

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Joint Public Hearing and Planning Board Agenda Item Report

Agenda Item No.: 2021-317-
Submitted by: Terry Savary
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Draft September 7, 2021 Planning Board Meeting Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [Draft September 7, 2021 PB Meeting Minutes.pdf](#)



TOWN *of* WAKE FOREST

PLANNING BOARD MEETING

MINUTES

September 7, 2021

Members Present: Joe Kimray (Chair), Karin Kuropas (Vice-Chair), Michael Hickey, Thomas Ballman, Colleen Sharpe, Chris Joyner, and Michael Siderio

Members Absent: None

Town Staff Present: Courtney Tanner, Planning Director
Jennifer Currin, Assistant Planning Director
Terry Savary, Deputy Town Clerk
Patrick Reidy, Senior Planner
Vivian Jones, Mayor
Sam Slater, Town Attorney

CALL TO ORDER

The regular meeting of the Wake Forest Planning Board was called to order by Chair Kimray at 9:47 p.m.

2. REGULAR BUSINESS

2.A. ITEM: APPROVAL OF AGENDA

Motion: Mr. Hickey moved to approve the agenda. Ms. Kuropas seconded the motion.

Discussion: None.

Action: The Planning Board voted unanimously (7-0) to approve the September 7, 2021 agenda.

2.B. ITEM: APPROVAL OF MINUTES from the August 3, 2021 meeting

Motion: Ms. Kuropas moved to approve the August 3, 2021 meeting minutes. Ms. Sharpe seconded the motion.

Discussion: None.

Action: The Planning Board voted (7-0) to approve the August 3, 2021 meeting minutes.

2.C. ITEM: Resolution to Adopt Updated Draft Town of Wake Forest Planning Board Handbook

Discussion: None.

Motion: Ms. Kuropas moved to approve the resolution to adopt the updated draft Town of Wake Forest Planning Board Handbook. Mr. Joyner seconded the motion.

Action: The Planning Board voted unanimously (7-0) to approve the resolution to adopt the updated draft Town of Wake Forest Planning Board Handbook

3. NEW BUSINESS

3.A. ITEM: Consideration of Action on LEGISLATIVE CASE RZ-21-02, Quail Crossing: Request filed by McAdams Company to rezone from the existing Rural Holding District (RD) to General Residential 10 Conditional District (GR10-CD) and associated master plan for 36± acres located at 1423 Deerfield Crossing being Wake County Tax PIN: 1850-26-8976 (portion) and adjacent right-of-way to centerlines.

Discussion: Chair Kimray stated that a motion is needed to continue Case RZ-21-02 until the September 14, 2021 Planning Board meeting.

Motion: Ms. Sharpe moved to continue Case RZ-21-02, Quail Crossing until the September 14, 2021 Planning Board Meeting. Ms. Kuropas seconded the motion.

Action: The Planning Board voted unanimously (7-0) to continue CASE RZ-21-02, Quail Crossing until Tuesday, September 14, 2021 at 5:30 p.m.

3.B. ITEM: Consideration of Action on LEGISLATIVE CASE RZ-21-05, Mason Oaks Parcel 3: Request filed by The Nau Company to rezone from the existing Franklin County-General Business (GB) to General Residential 10 Conditional District (GR10-CD) for 4.52± acres located at 0 Capital Boulevard being Franklin County Tax PIN: 1842-34-7743 (portion).

Discussion: Mr. Hickey disclosed that he and his wife own a rental property on Wall Rd. located across from the christian church, but have no financial interest or otherwise in the project presented before him. Chair Kimray asked if there's any opposition to Mr. Hickey remaining on the dais for this project. Chair Kimray stated seeing and hearing none, is there any discussion about the project.

Chair Kimray would like to offer a change to Condition #2, which would strike out "shall" and replace with the word "will".

Ms. Kuropas said she doesn't like changing business to residential but understands the constraints due to the conditions of the road. She said based on the constraints of the roads she can see having to switch it over to a residential area even though it's against her common beliefs of keeping businesses as businesses.

Chair Kimray said it follows the Town's Community Plan of higher density housing leading directly into lower density single-family homes. Chair Kimray concurred with everything Ms. Kuropas said.

Mr. Ballman remarked that the outparcel has no access to Capital Blvd. because the easement will be extinguished to the south. Ms. Kuropas said it's a gravel road easement and is used to access a cell tower. She said it isn't an actual road that can be utilized by vehicular traffic. Mr. Ballman asked if the remainder of the parcel still doesn't have access and is still considered General Business zoning district. Chair Kimray said correct, it's being subdivided in just the yellow subject area (see attached map). He said if you look to the north you can see where the property continues upward to a point and comes back down. The remainder of that will remain Highway Business. He said it's being split to make the zoning General Residential-10. Mr. Reidy said that portion does not have access to Capital Blvd. but will have access to Mason Oaks Dr., which is a direct driveway on Capital Blvd.

Chair Kimray remarked, should the remainder of the lot be sold, that's being subdivided, there's room for commercial development and there'll be the ability of walking for people moving into the townhomes.

Motion: Ms. Kuropas moved to approve with the following change in condition #2. Ms. Sharpe seconded the motion.

Condition

Condition #2 - Strike out the word "shall" to replace with the word "will".

Action: The Planning Board voted unanimously (7-0) to recommend Case RZ-21-05, Mason Oaks with a change in Condition #2 as shown below:

Condition

Condition #2 - Strike out the word "shall" to replace with the word "will".

4. PLANNING DIRECTOR COMMENTS

4.A. Upcoming Public Hearings

Ms. Tanner spoke about the potential upcoming public hearings.

Ms. Tanner reminded the Board about the meeting scheduled on Wednesday, September 8, 2021 at 6:00 p.m. It will be a presentation by Houseal Lavigne Associates on the Community Plan Update Draft Vision and Goals.

Ms. Tanner reminded the Board about the NE Community Plan Event (open house) that will be held outdoors at the Dubois Center on Thursday, September 9, 2021 from 4–6:30 p.m.

Ms. Tanner reminded the Board there would be a Legislative Board Workshop presented by UNC School of Government at the September 14, 2021 Planning Board Meeting beginning at 5:30 p.m.

5. OTHER BUSINESS

None.

6. ADJOURNED

Ms. Kuropas moved to adjourn the meeting. Mr. Hickey seconded the motion.

The Planning Board voted unanimously (7-0) to adjourn the September 7, 2021 Planning Board meeting.

The Planning Board meeting adjourned at 9:58 p.m.

Respectfully submitted,

Courtney Tanner, Planning Director

Joe Kimray, Chairman



Joint Public Hearing and Planning Board Agenda Item Report

Agenda Item No.: 2021-312-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Consideration of Legislative Case RZ-21-04 filed by Jones & Cnossen Engineering, PLLC on behalf of the property owner to rezone approximately 6.955 acres located at 0 Ligon Mill Road, being Wake County Tax PIN 1830822645, from Conditional Use Neighborhood Business (CU NB) to General Residential 10 (GR10)

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-21-04 Staff Report](#)
- [Attachment A - RZ-21-04 Application](#)
- [Attachment B - Survey](#)
- [Attachment C - RZ-21-04 Maps](#)
- [Attachment D - GR10 Permitted Uses](#)
- [Attachment E - Neighborhood Meeting Information](#)

STAFF REPORT

TO: Planning Board & Board of Commissioners
DATE: October 5, 2021
CASE: RZ-21-04, 0 Ligon Mill Road
PREPARED BY: Kari Grace, Senior Planner

GENERAL INFORMATION (Attachment A)

Developer: William Ratchford
Triangle Real Estate of Gastonia, Inc.
PO Box 4158
Gastonia, NC 28054
704.869.6024
William.ratchford@southwoodrealty.com

Applicant: Peter Cnossen
Jones & Cnossen Engineering, PLLC
PO Box 1062
Apex, NC 27502
919.387.1174
peter@jonescnossen.com

Owner: Triangle Real Estate of Gastonia Inc.
PO Box 4158
Gastonia, NC 28054

Requested Action: Approve rezoning

Existing Zoning: Conditional Use Neighborhood Business (CU NB)

Proposed Zoning: General Residential 10 (GR10)

Location: 0 Ligon Mill Road

Size: 6.955 ± acres

Wake County Tax PIN: 1830822645

Existing Land Use: Undeveloped

Surrounding Land Uses and Zoning:

	Zoning(s)	Land Use(s)
North:	Conditional Use General Residential 10 (CU GR10)	Multifamily
South:	Conditional Use Neighborhood Business (CU NB) Conditional Use General Residential 5 (CU GR5)	Open Space Office Single Family Detached
East:	Conditional Use General Residential 5 (CU GR5)	School
West:	N/A	Ligon Mill Road

Zoning History:

The property is currently within corporate limits. The property was rezoned in 1998 to Conditional Use Office and Institutional. As part of the town-wide rezoning in 2013, the zoning was changed to Conditional Use Neighborhood Business.

Applicable Regulations:***Wake Forest Unified Development Ordinance***

Section 15.14 of the UDO outlines the process for rezoning requests. This is a general rezoning request; therefore, no master plan or conditions are proposed to accompany the rezoning. The requested zoning district is General Residential 10 (GR10). A table of uses with those allowed in the GR10 district highlighted is included as Attachment D.

Wake Forest Community Plan

The subject property is located in the Town Center Zone on the Growth Strategies Map. Per the Community Plan, the Town Center Zone promotes urban, pedestrian-oriented character. New residential development should be dense with nearby neighborhood services and strong emphasis on the streetscape. The property is located in neighborhood planning area 30. See Attachment C for zoning and community plan maps.

The following policies are applicable for the Board to consider when reviewing rezoning request RZ-21-04. Because no master plan is proposed with the rezoning, the identified policies pertain to the characteristics of the property, the surrounding context of site, and the uses permitted within the proposed GR10 zoning district.

Policies for Future Neighborhoods

- Policy FN-7: As new neighborhoods are developed, a mixture of housing types, sizes and prices shall be encouraged within the bounds of each neighborhood planning area.
- Policy FN-8: Higher density housing projects, such as apartment complexes and condominium developments, should be located adjoining places of work, shopping and public transit. Access to such higher density housing should not be through a lower density housing area. Higher density housing may often act as a transitional use between offices or shops and lower density housing.

Policies for Sidewalks:

- Policy SW-1: Where no sidewalks are present in existing developed areas, sidewalks should be provided on a priority basis to connect residential areas to walkable pedestrian destinations, focusing especially on schools, parks and greenways.
- Policy SW-2: For new construction, sidewalks shall be required on both sides of the street (1) along thoroughfares and collectors, (2) in multifamily developments, (3) in “front porch” developments and (4) along local streets within walking distance of a major pedestrian trip attractor, such as a school, library, shopping center or similar facility.

Policies for Community-Oriented Schools

- Policy S-7: The Town shall seek to foster diversity in community-oriented schools by encouraging diversity in the nearby neighborhoods feed each school. Planning and zoning should be employed to encourage a variety of housing types and levels of affordability within largely walkable/bikeable community school service areas.

Policies for Walking and Transit Oriented Environment

- Policy HSE-3: New, higher density residential development should be located within walking distance of jobs and services and designed to be compatible with current and future transit services.

Policies for Water Quality and Low Impact Development

- Policy HSE-6: Vegetated riparian buffers (natural or planted) shall be required along all creeks, rivers, lakes and other water bodies in Wake Forest.

Policies for Sustainable, Green Building Practices

- Policy HSE-11: Site plans for new development should work sympathetically with the natural features of the land, including existing topography and significant existing vegetation.

2021 Comprehensive Transportation Plan (CTP)

The property fronts on Ligon Mill Road. The CTP identifies Ligon Mill Road as four lane divided major thoroughfare, requiring a total of 100' of right-of-way. The CTP also requires a multiuse path on the east side of Ligon Mill along the frontage of the property. These improvements would be reviewed at the time of site master plan application.

*4A - Four Lane Divided
Minimum R/W: 100'*



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

Neighborhood Meeting: A virtual neighborhood meeting was held by the applicant on August 2, 2021 in accordance with Section 15.3.5 of the UDO. A copy of the meeting notice, attendance and meeting summary is included (Attachment E).

SPECIAL INFORMATION

Physical Characteristics: The site is mostly wooded. There are streams with riparian buffers on the north and south ends. There are existing easements, including temporary construction and drainage easements from the completed realignment of Ligon Mill Road, sewer easements, and drainage easements. There are also significant topographic changes on the site.

Open Space & Park Space: To be reviewed at site master plan submittal

Transportation & Access: To be reviewed at site master plan submittal

Parking: To be reviewed at site master plan submittal

Landscaping & Buffers: To be reviewed at site master plan submittal

Public Utilities:	Sewer is currently located along approximately half of the site's frontage along Ligon Mill Road and extends into site the remaining length of the property. Water is currently located in Ligon Mill Road along the entirety of the property frontage. See Attachment B for the survey.
Public Services:	Municipal protection services are available to the site.
Historic Preservation:	There are no existing structures on the subject site, and therefore no analysis is required.

ANALYSIS

The request is to rezone the property to General Residential 10 (GR10). The GR10 district is consistent with the surrounding uses and zoning districts. Additionally, the site characteristics could make non-residential development challenging due to site access and developable area.

The rezoning request is generally consistent with the Wake Forest Community Plan in that:

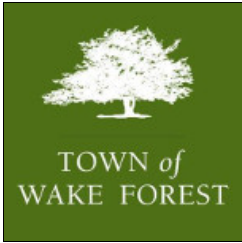
1. The proposed zoning district allows for a range of housing types, which contributes to the variety of housing provided within the neighborhood planning area and in close proximity to the existing school.
2. The proposed zoning district allows for higher density residential uses, which is appropriate due to nearby existing commercial uses and location along a major thoroughfare.

RECOMMENDATION

Based upon the information provided, staff recommends that the Planning Board find that the request is consistent with the Wake Forest Community Plan and is reasonable; and therefore, recommends approval of RZ-21-04, 0 Ligon Mill Road, for the requested rezoning to General Residential 10 (GR10).

ATTACHMENTS

- Attachment A – Application
- Attachment B – Survey
- Attachment C – Maps
- Attachment D – GR10 Permitted Uses
- Attachment E – Neighborhood Meeting Information



2.50) Conditional District Rezoning (Prior to July 1, 2021)

Conditional District Rezoning

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#511048

Project Title: 401 Inc.-Ligon Mill Rd. Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: 2.50) Conditional District Rezoning (Prior to July 1, 2021)

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:

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date and Time: 02/22/2021 2:30 PM **Staff Member Met With:** jennifer Currin

Project Tracking ID: RZ-21-04

Project Location

Project Address or PIN:

Tax PIN: WC 1830-82-2645 (Unverified)

- 0 LIGON MILL ROAD (Unverified)
- WC 1830-82-2645 (Unverified)

GIS Verified Fields

Corporate Limits:
GIS Acreage:
Floodplain (WAKE):

Zoning:
Land Use:
Floodplain (FRANKLIN):

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: Yes

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

Related Town of Wake Forest Case Numbers: RZ-21-04

Current Zoning Overlay: NA, Not Applicable to this Project

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

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

Proposed Land Use: Apartments

Proposed Number of Lots:

Number of Buildings:

Number of Single-Family Lots:

Number of Townhome Lots:

Number of Multi-Family Units:

Number of Stories:

Square Footage of All Buildings (non-residential):

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

Peter Cnossen
Jones & Cnossen Engineering, PLLC
P.O. Box 1062
Apex, NC 27502
P:387-1174
peter@jonescnossen.com

Project Contact - Developer

William Ratchford
Triangle Real Estate of Gastonia, Inc.
P.O. Box 4158
Gastonia, NC 28054
P:704-869-6024
william.ratchford@southwoodrealty.com

Project Contact - Property Owner

William Ratchford
401 Inc.
319 Chapanoke Rd, Ste 102
Raleigh, NC 27603
P:704-369-6024
williamr704@gmail.com

Project Contact - Engineer

Peter Cnossen
Jones & Cnossen Engineering, PLLC
P.O. Box 1062
Apex, NC 27502
P:387-1174
peter@jonescnossen.com

GENERAL INFORMATION:

Submission Date:	Case Number:
Property Owner: Triangle Real Estate of Gastonia, Inc.	Phone: 704-869-6024
Address: P.O. Box 4158	Email: william.ratchford@southwoodrealty.com
City, State, Zip: Gastonia, NC 28054	Fax:

Applicant (if different from property owner):	Phone:
Address:	Email:
City, State, Zip:	Fax:

SIGNATURES:

I/we the undersigned do hereby certify that all information given above is true, complete, & accurate to the best of my/our knowledge.

William Ratchford
(Applicant Print Name)

William Ratchford
(Applicant Signature)

Sworn to and subscribed before me on this the 15th day of Sept

My Commission Expires: 6/17/2023

Notary Public

**NEIGHBORHOOD MEETING INFORMATION:**

Per Section 15.3.5 of the Wake Forest UDO, all applicants shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners. This meeting will allow the applicant to explain the proposed request and to be informed of the concerns of the neighborhood. A summary of the meeting in the form of meeting notes or minutes along with a list and contact information for all attendees shall be submitted to the Administrator at least 10 business days prior to the scheduled joint public hearing.

For Department Use Only:

Submittal Date: _____
Received By: _____
Case/Permit No: _____

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-04

Submittal Date: September 15, 2021

Triangle Real Estate of Gastonia, Inc. is the owner of the property for which the attached application is being submitted:

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

The property is located at: 0 Ligon Mill Road

The agent for this project is: Jones & Crossen Engineering, PLLC

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

Name: Peter Crossen

Address: P.O. Box 1062 Apex, NC 27502

Telephone Number: 919-387-1174 Fax:

Email Address: peter@jonescrossen.com

Signature(s) of Owner(s):

x William Ratchford

Print or type name(s):

William Ratchford

Attach additional sheets if there are additional owners.

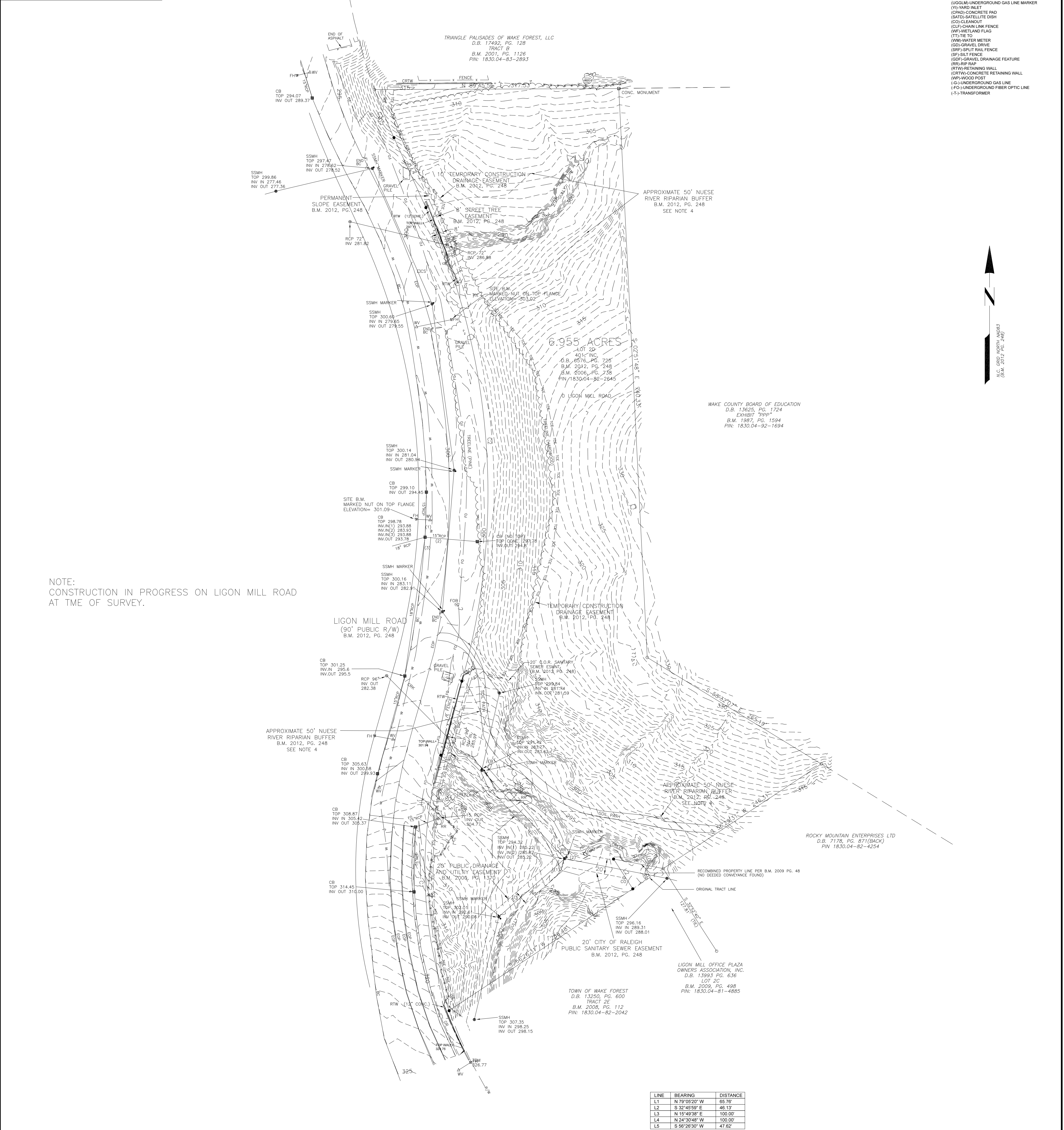
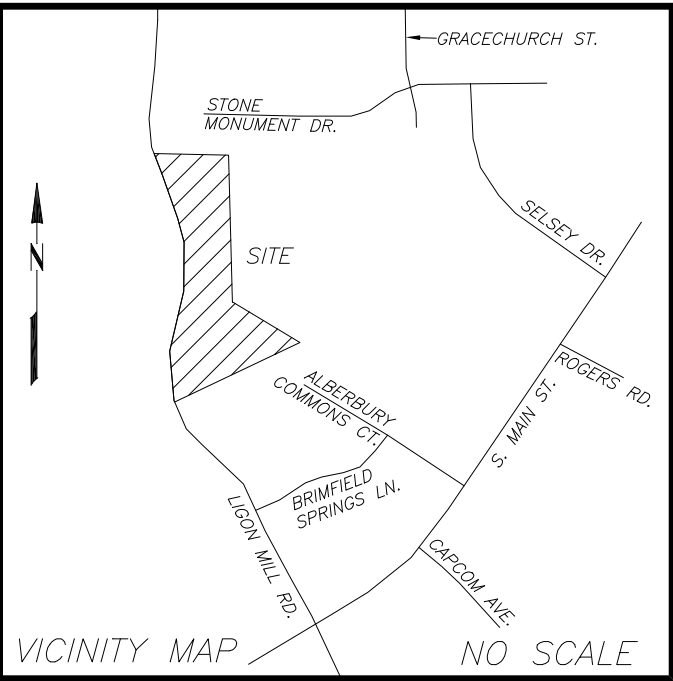
***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

Last update: August 2018

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at an in the eastern right-of-way of Ligon Mill Road (a 90' right-of-way) at its intersection with the southern line of the property conveyed to LP Wake Forest Limited Partnership by deed recorded in Deed Book 8980, Page 1800, Wake County Registry, and running thence with the southern line of LP Wake Forest Limited Partnership (now or formerly) North 89-45-57 East, 317.54 feet to a concrete monument, northwest corner of the property of Wake County Board of Education as described in Deed Book 4134, Page 821, Wake County Registry; thence with the western line of the property of Wake County Board of Education, South 02-51-55 East 740.36 feet to a concrete monument; thence with another line of Wake County Board of Education, South 58-31-12 East 264.94 feet to an iron; thence with the line of Key West Enterprises, Inc. (now or formerly) as described in Deed Book 7178, Page 871, Wake County Registry, South 56-26-31 West 246.10 feet to an iron; thence North 79-05-08 West 65.84 feet to a point; thence South 32-45-59 East 46.13 feet to a point at the northeastern corner of the property of Town of Wake Forest as described in Deed Book 13250, Page 600, Wake County Registry; thence with the northern line of the said property of Town of Wake Forest, South 56-28-31 West 284.11 feet to an iron in the eastern margin of Ligon Mill Road (a 90' right-of-way); thence with the eastern margin of Ligon Mill Road in a northerly direction to the point and place of Beginning. The foregoing property is shown as Lot 2D, Property of 401, Inc., on plat for Ligon Mill Road Extension recorded in Book of Maps 2012, Page 248, Wake County Registry.



NOTE:
CONSTRUCTION IN PROGRESS ON LIGON MILL ROAD
AT TME OF SURVEY.

NORTH CAROLINA
WAKE COUNTY
RUSSELL K. FLINGBURG CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION.
DESCRIPTION RECORDED IN REFERENCES AS SHOWN. THAT
THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM
REFERENCES AS SHOWN. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY
AS CALCULATED IS 1:24,750 +/-; THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 18th DAY OF MAY, 2021 A.D.

PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3414

PRELIMINARY PLAT- NOT FOR RECORDATION,
CONVEYANCE, OR SALE

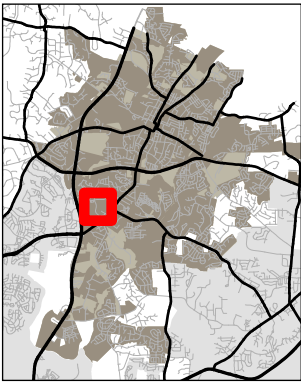
NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
3. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA BY FEMA FIRM
MAP NO. 3720183000 PANEL 1830, AND LAST REVISED MAY 2, 2006.
4. ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE
COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL
DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.
5. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS
WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT
INVESTIGATED. FINAL DETERMINATION OF STREAM LOCATIONS, APPLICABILITY, AND
RIPARIAN BUFFERS TO BE DETERMINED BY NCDNR/USACE AT A LATER DATE.
6. ZONING TAKEN FROM WAKE COUNTY IMAPS.

NOTE:
ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES
ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS
OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



OWNER(S):
401, INC.
319 CHAPANOKE DRIVE
SUITE 106
RALEIGH, N.C. 27603

REVISIONS	BOUNDARY AND TOPOGRAPHICAL SURVEY OF LOT 2D FOR 401, INC.		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6032	
	TOWNSHIP: WAKE FOREST	COUNTY: WAKE	SURVEY DATE: 4-28-2021	SURVEYED BY: KS
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: HS
	ZONE: CU NB RZ-98-15	P.I.N.: 1830.04-82-2645	CHECKED & CLOSURE BY: RKE	FILE: LM APTS B-TPO



9/16/2021



TOWN of
WAKE FOREST

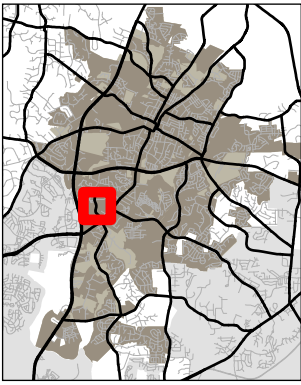
RZ-21-04
0 Ligon Mill Road
PIN: 1830-82-2645



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

0 500 1,000
Feet

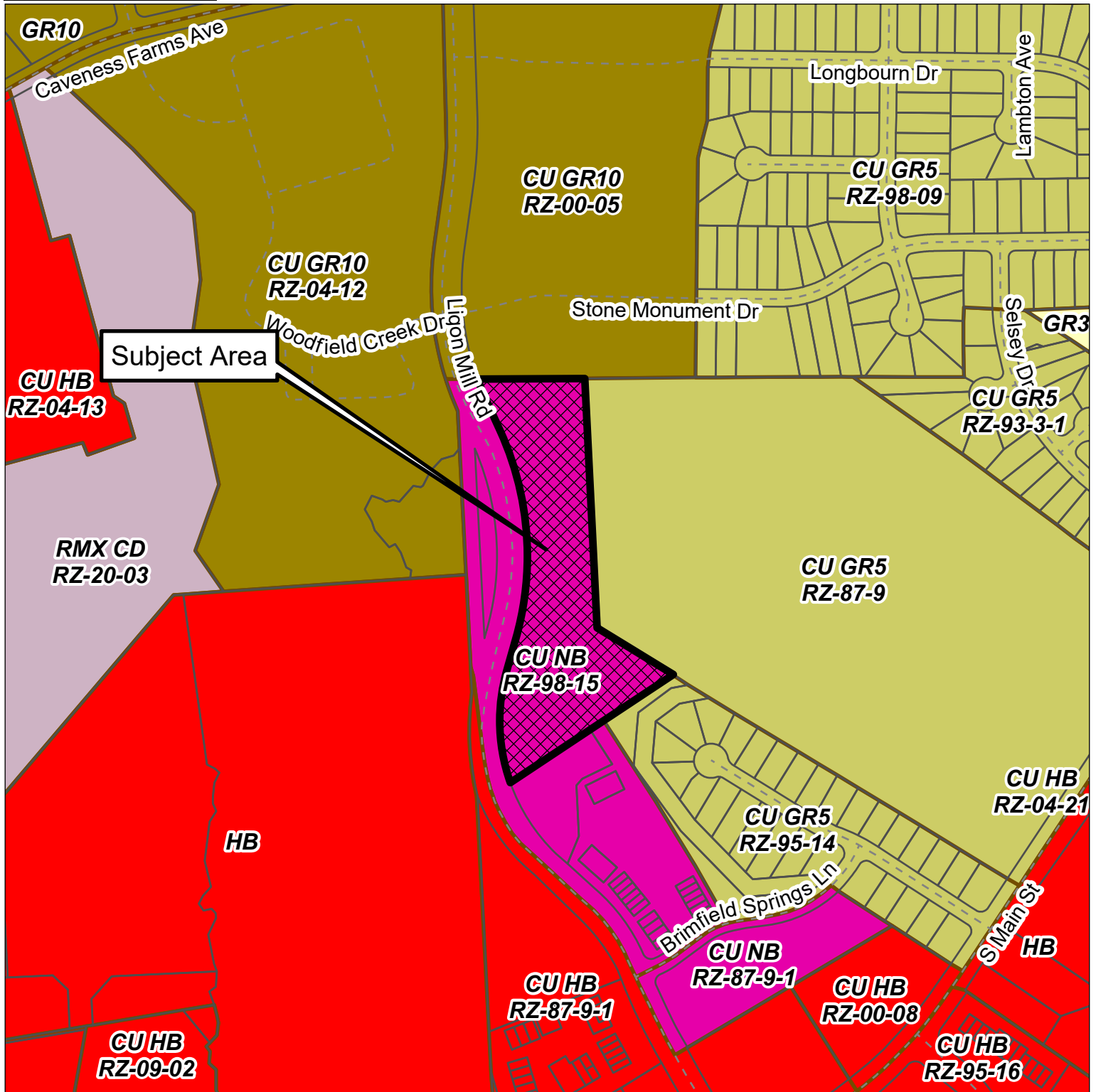




TOWN of
WAKE FOREST

RZ-21-04
0 Ligon Mill Road
PIN: 1830-82-2645

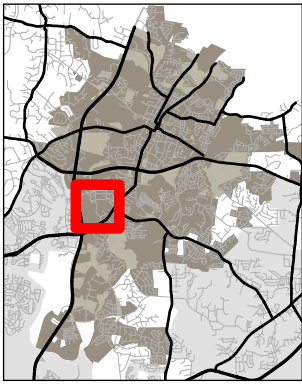
9/16/2021



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





Community Plan Zones



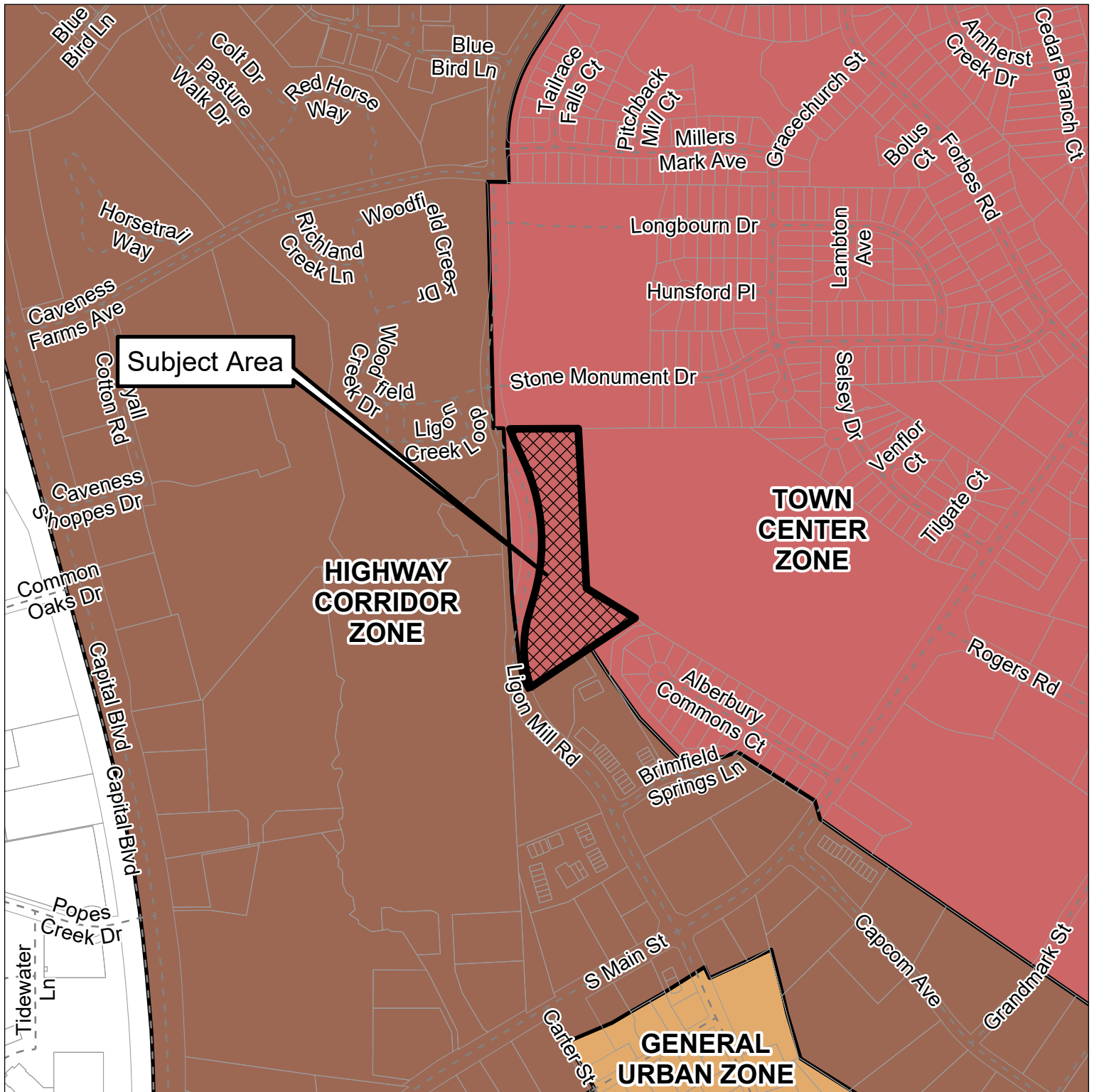
TOWN of
WAKE FOREST

RZ-21-04

0 Ligon Mill Road

PIN: 1830-82-2645

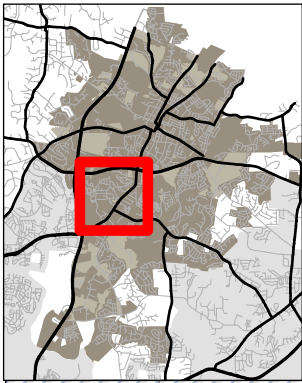
9/16/2021



Please note that this map is intended for illustrative purposes only.
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Town Wake Forest Planning Department at 919-435-9510.

0 0.15 0.3
Miles





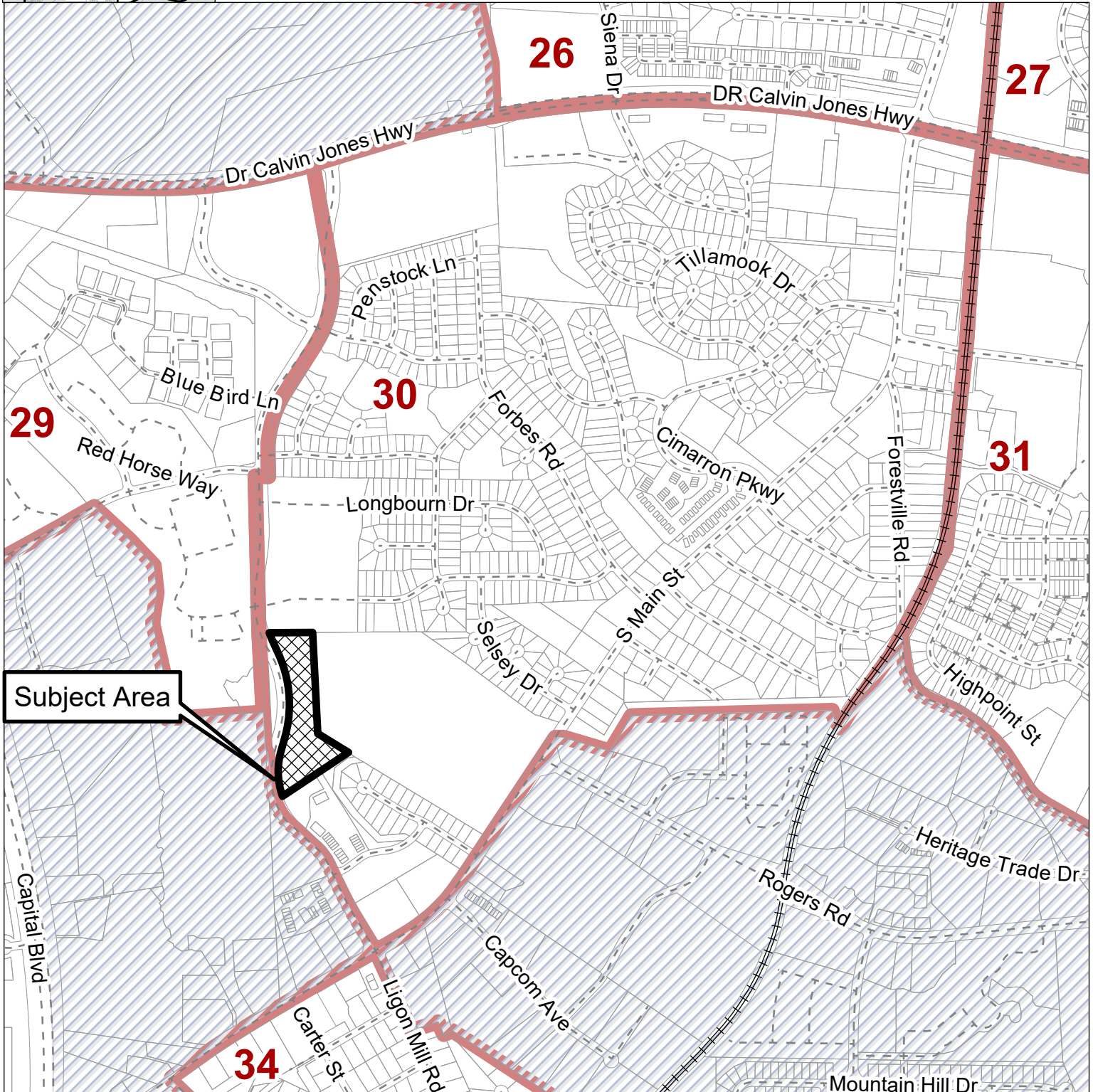
Neighborhood Planning Areas



TOWN of
WAKE FOREST

RZ-21-04
0 Ligon Mill Road
PIN: 1830-82-2645

9/16/2021



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

0

0.25

0.5

Miles



52

- I. **Agricultural:** Premises for growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch or their natural habitat and all related functions.
- J. **Infrastructure:** Uses and structures dedicated to transportation, communication, information, and utilities.

2.3.2. Interpretation of Use Table

- A. **Permitted/Prohibited Uses:** Uses not listed as permitted (P); permitted with additional supplemental standards (Ps); or requiring a special use permit (SUP) are presumed to be prohibited (-) from the applicable zoning district. Uses denoted with (CZ) indicate that a conditional zoning is required for the use to be considered in the parallel Conditional District. Uses denoted with (A) indicate only permitted as an accessory use.
- B. **Uses Not Listed:** In the event that a particular use is not listed in the Use Table, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, this chapter may be amended to establish a specific listing for the use in question.
- C. **Materially Similar Uses:** The Administrator may determine that a use is materially similar if a permitted use is similarly classified by one or more of the following use classification systems:
 1. American Planning Association Land-Based Classification Standards (LBSCS)
 2. North American Industrial Classification System (NAICS)
 3. Institute of Transportation Engineers (ITS) Trip Generation Guide

2.3.3. Use Table

See Appendix A – Typical Development Review Process Chart

for more information regarding how the development process will be administered according to the use allowances established below. See Chapter 15 for procedures on application types and approval processes.

(P)=Permitted

(SUP)=Permitted with Approval of Special Use Permit

(CZ)=Permitted with Approval of Conditional Zoning

(A)=Permitted only as an Accessory Use

(s)=Supplemental Use Standards

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
A. RESIDENTIAL	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
HOUSEHOLD LIVING USES																
Dwelling-Single Family	–	P	P	P	P	–	–	P	–	–	P	Ps	–	–	–	P
Dwelling-Duplex	–	–	–	P	P	–	–	P	–	–	P	Ps	–	–	–	P
Dwelling-Townhome	–	–	–	–	P	–	–	P	–	–	P	Ps	P	Ps	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Dwelling-Multifamily	—	—	—	—	P	—	—	P	—	—	Ps	Ps	P	Ps	P	P
Dwelling-Accessory	—	As	As	As	As	—	—	As	—	—	As	As	As	As	As	As
Family Care Home (6 or fewer residents)	—	Ps	Ps	Ps	Ps	Ps	—	Ps	—	—	Ps	Ps	Ps	Ps	Ps	Ps
Live-Work Unit	—	—	—	—	Ps	P	P	Ps	—	—	Ps	Ps	Ps	P	P	P
Manufactured Housing – Class A	—	Ps	—	Ps	Ps	—	—	—	—	—	SUPs	—	—	—	—	—
Manufactured Housing – Class B & C	—	SUPs	—	SUPs	SUPs	—	—	—	—	—	—	—	—	—	—	—
Manufactured Home Park	—	SUPs	—	—	—	—	—	—	—	—	—	—	—	—	—	—
GROUP LIVING USES																
Boarding or Rooming House (12 or fewer persons)	—	—	Ps	Ps	—	Ps	—	Ps	—	—	Ps	Ps	Ps	Ps	Ps	—
Dormitory	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	P
Residential Care Facility (More than 6 Residents)	—	—	Ps	Ps	Ps	Ps	—	Ps	—	—	Ps	Ps	Ps	Ps	Ps	Ps

B. LODGING	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Bed and Breakfast Home (Up to 8 Rooms)	—	SUPs	SUPs	SUPs	—	—	—	Ps	—	—	SUPs	Ps	Ps	Ps	Ps	—
Hotel/Inn (Less than 20 Rooms)	—	—	—	—	SUP	P	P	P	—	—	—	P	P	P	P	P
Hotel/Inn (No Room Limit)	—	—	—	—	—	P	P	P	—	—	—	—	P	P	P	P

C. OFFICE/SERVICE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
ATM	—	—	—	—	—	P	P	P	P	P	—	P	P	P	P	P
Bank, Credit Union, Financial Services	—	—	—	—	—	P	P	P	—	—	—	P	P	P	P	P
Business Support Services	—	—	—	—	—	P	P	P	P	—	—	P	P	P	P	P
Dry Cleaning & Laundry Services	—	—	—	—	—	P	P	P	—	—	—	P	P	P	P	P
Funeral Home/Crematorium	—	P	—	—	—	P	P	—	—	—	—	P	P	P	P	—
Home Occupation	—	As	As	As	As	—	—	—	—	—	As	As	As	As	As	As
Medical Clinic	—	—	—	—	—	P	P	P	—	—	—	P	P	P	P	P
Personal Services	—	—	—	—	—	P	P	P	—	—	—	P	P	P	P	P
Personal Services, Restricted	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—
Post Office	—	—	—	—	—	P	P	P	—	—	—	P	P	P	P	P
Professional Services	—	—	—	—	—	P	P	P	P	—	—	P	P	P	P	P
Small Equipment Repair/Rental	—	—	—	—	—	P	P	—	P	P	—	—	P	P	P	—
Veterinary Services	—	—	—	—	—	P	P	P	P	P	—	Ps	Ps	Ps	Ps	Ps

D. COMMERCIAL/ENTERTAINMENT	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Alcoholic Beverage Sales Store	—	—	—	—	—	P	P	—	—	—	—	P	P	P	P	P
Amusement, Indoor	—	—	—	—	—	P	P	—	P	—	—	—	P	P	P	P
Amusement, Outdoor	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Bar/Tavern	—	—	—	—	—	P	P	—	—	—	—	—	P	P	P	P
General Commercial	—	—	—	—	—	P	P	P	—	—	—	P	P	P	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
General Commercial – Use Greater than 100,000 sf	–	–	–	–	–	–	SUP	–	–	–	–	–	–	–	–	P
Internet Sweepstakes Facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Night Club	–	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P
Open Air Retail	–	–	–	–	–	Ps	Ps	SUPs	–	–	–	Ps	Ps	Ps	Ps	Ps
Outdoor Seating	–	–	–	–	–	As	As	As	–	–	–	As	As	As	As	As
Outside or Display Sales	–	–	–	–	–	As	A	As	–	–	–	As	As	As	As	As
Pawnshop	–	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P
Restaurant	–	–	–	–	–	P	P	P	–	–	–	P	P	P	P	P
Riding Stable	–	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–
Shooting Range, Indoor	–	–	–	–	–	–	Ps	–	Ps	–	–	–	–	–	–	–
Shooting Range, Outdoor	SUPs	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Theater, Indoor Movie or Live Performance	–	–	–	–	–	P	P	P	–	–	–	–	P	P	P	P
Theater, Outdoor	–	–	–	–	–	–	P	P	–	–	–	–	Ps	Ps	Ps	Ps

E. CIVIC	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Cemetery	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	–	–	Ps	Ps	Ps	Ps	Ps	–
Civic Meeting Facility	–	P	–	–	–	P	P	P	–	–	P	P	P	P	P	P
Community or Cultural Facility	P	P	P	P	P	P	P	P	–	–	P	P	P	P	P	P
Conference/Convention Center	–	P	–	–	–	–	P	P	–	–	–	–	–	–	P	P
Public Safety Station	–	SUP	SUP	SUP	SUP	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, Indoor	P	P	P	P	P	P	P	P	–	–	P	P	P	P	P	P
Recreation Facility, Outdoor	P	P	P	P	P	P	P	P	–	–	P	P	P	P	P	P
Religious Institution	–	Ps	Ps	Ps	Ps	Ps	Ps	Ps	–	–	Ps	Ps	–	Ps	Ps	–
Sports Arena/Stadium	–	–	–	–	–	–	SUP	SUP	P	–	–	–	–	–	SUP	SUP

F. EDUCATIONAL/INSTITUTIONAL	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Child/Adult Day Care Home (8 or fewer persons)	–	As	As	As	As	–	–	–	–	–	As	As	–	As	As	As
Child/Adult Day Care Center (More than 8 persons)	–	Ps	–	–	–	Ps	Ps	Ps	–	–	–	Ps	Ps	Ps	Ps	Ps
College/University	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	SUP
Community Support Facility	–	Ps	–	–	–	Ps	P	P	–	–	Ps	Ps	Ps	Ps	SUPs	SUPs
Correctional Institution	–	–	–	–	–	–	–	–	SUPs	SUPs	–	–	–	–	–	–
Halfway Home	–	–	–	–	–	SUPs	–	–	–	–	–	SUPs	–	SUPs	–	–
Hospital	–	–	–	–	–	–	P	P	P	–	–	–	–	–	–	P
School – Elementary & Secondary	–	–	–	–	–	–	Ps	–	–	–	–	–	–	–	–	–
School – Vocational/Technical	–	–	–	–	–	–	–	P	–	–	–	P	P	P	P	P
Studio – Art, dance, martial arts, music	–	–	–	–	–	P	P	P	P	–	–	P	P	P	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
G. AUTOMOTIVE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Drive-Thru/Drive-In Facility	—	—	—	—	—	Ps	Ps	—	—	—	—	—	SUPs	SUPs	SUPs	—
Gas/Fueling Station	—	—	—	—	—	Ps	Ps	—	—	—	—	—	—	SUPs	SUPs	—
Heavy Equipment/Manufactured Home Rental/Sales	—	—	—	—	—	P	P	—	P	—	—	—	—	—	—	—
Parking Lot/Structure – Principal Use	—	—	—	—	—	SUPs	SUPs	P	P	P	—	CZ	CZ	SUPs	SUPs	SUPs
Theater, Drive-In	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Vehicle Rental/Leasing/Sales	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Vehicle Rental – Moving Trucks	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—
Vehicle Services – Minor Maintenance/Repair	—	—	—	—	—	Ps	P	—	P	P	—	—	—	Ps	Ps	—
Vehicle Services – Major Repair/Body Work	—	—	—	—	—	—	P	—	P	P	—	—	—	—	—	—

H. INDUSTRY/WHOLESALE/STORAGE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Industry, Light	—	—	—	—	—	—	Ps	—	Ps	Ps	—	—	—	—	—	—
Industry, Heavy	—	—	—	—	—	—	—	—	—	Ps	—	—	—	—	—	—
Landfill	—	—	—	—	—	—	—	—	—	SUP	—	—	—	—	—	—
Light Manufacturing Workshop	—	—	—	—	—	P	P	—	P	P	—	P	P	P	P	P
Materials Recovery & Waste Transfer Facility	—	—	—	—	—	—	—	—	SUPs	SUPs	—	—	—	—	—	—
Recycling Collection Station	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—
Storage - Outdoor Storage Yard	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	—
Storage – Self-Service	—	—	—	—	—	CZ	Ps	—	P	P	—	—	—	—	—	—
Storage – Warehouse, Indoor Storage	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Wholesaling and Distribution	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P

I. AGRICULTURE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Animal Production	—	SUPs	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Backyard Pen/Coop	—	As	As	As	As	As	As	As	—	—	As	As	As	As	As	As
Nursery & Garden Center	P	P	P	P	—	—	—	P	—	—	—	—	—	—	—	—
Garden (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kennel	—	SUPs	—	—	—	—	Ps	—	P	P	—	—	—	—	—	—
Produce Stand	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	Ps	Ps	Ps	Ps	Ps

J. INFRASTRUCTURE	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Airstrip	—	SUPs	SUPs	—	—	—	—	—	SUPs	SUPs	—	—	—	—	—	—
Wireless Telecommunications Facility (Non-Tower)	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Wireless Telecommunications Facility (Tower)	—	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs	SUPs
Utilities – Class 1	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

	RURAL		SUBURBAN								URBAN					
USE TYPES	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	PUD
Utilities – Class 2	–	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities – Class 3	–	–	–	–	–	–	–	–	SUP	P	–	–	–	–	–	–

K. OTHER	OS	RD	GR3	GR5	GR10	NB	HB	ICD	LI	HI	UR	RMX	RA-HC	NMX	UMX	
Temporary Uses	See Section 4.7 for Specific Provisions															

2.4. Overlay Districts

For purposes of managing certain environmentally sensitive or visually important geographic areas, certain overlay districts have been established to impose design, use, or other standards in addition to the requirements of the underlying base district.

2.4.1. Overlay District Descriptions

OVERLAY DISTRICT	DESCRIPTION
A. Historic District and Landmarks Overlay (HL-O) District	In order to establish a process for designated historic districts and landmarks for the review of development applications and the maintenance of historic features in the community, the Local Historic District and Landmarks Overlay District is hereby created.
B. Special Highway Overlay (SH1-O and SH2-O)	This district is established to protect and to preserve the natural scenic beauty along major access corridors located in the Town of Wake Forest's zoning jurisdiction; and, to protect the carrying capacity of these major thoroughfares by reducing the hazards arising from unnecessary points of ingress and egress and cluttered roadside development; and, to reduce the costs of future highway expansions by protecting the associated highway corridors at the time of development. This will be achieved by requiring buildings and structures to be sufficiently set back from future rights-of-way to provide adequate storage for vehicles until they can safely enter the highway as well as additional lanes, if necessary. It is the intent of this district to ensure that development occurring in the special highway overlay district shall be in harmony with and shall preserve the natural beauty and character of the existing landscape as well as be consistent with the adopted corridor plans for US 1 and the NC-98/Dr. Calvin Jones Highway Bypass accordingly.
C. Required Shopfront (SF)	In order to implement vibrant, pedestrian-friendly areas in Form-based Districts, the Required Shopfront Overlay District has been created to ensure that the ground floor of buildings in designated blocks are designed using either Shopfront & Awning, Gallery, or Arcade private frontage.
D. Falls Lake Watershed Protection Overlay (FL-CA & FL-WMA) <i>Previous District(s): R-40W</i>	The Falls Lake Watershed Protection regulations are established as an overlay district to preserve water quality in the Falls Lake water supply watershed in order to provide safe drinking water. The intent of this district is to establish regulations which ensure the availability of public water supplies at an acceptable level of water quality for present and future residents. Two districts are hereby created: The Falls Lake-Critical Area (FL-CA) and the Falls Lake-Watershed Management Area (FL-WMA).

July 14, 2021

RE: 401 Inc Property 0 Ligon Mill Road
PIN 1830822645 Rezoning Case # RZ-21-04

Dear Property Owner,

On behalf of our client, we have submitted a rezoning request to change the zoning of this property to General Residential (GR-10). This letter was sent to you because the Wake County tax records indicate that you own property within 500 feet of the rezoning area. The current zoning of the parcel is Neighborhood Business and we are asking the Board of Commissioners to approve this zoning change for apartments. We have attached an area map showing the proposed zoning parcel.

The rezoning request will go before the Planning Board and the Board of Commissioners at a joint public hearing at a future date. There will be an opportunity for public comment on the rezoning request at that public hearing.

Additionally, we will be holding an informal meeting to offer you an opportunity to comment on this rezoning. This is a time where I can present the zoning proposal and then you can comment on the plan. The meeting will be held virtually via Zoom and will take place at 6:00 pm on August 02, 2021. Directions for registering for this meeting are enclosed. If you have any questions about the zoning approval process or this informal meeting, please feel free to contact our office at (919) 387-1174 or email peter@jonescnossen.com.

Sincerely,

Peter Cnossen, PE

Attachments

Zoom Meeting Details – Ligon Mill Rd - Rezoning

When: **August 02, 2021 06:00 PM Eastern Time** (US and Canada)

Register in advance for this meeting at www.zoom.us/join.

Enter the Meeting ID (and if prompted the Pass Code)

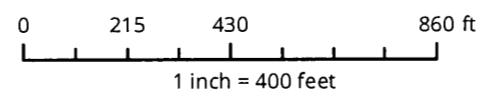
Meeting ID: 982 2077 9119 Pass Code: 210672

The Meeting Registration form will request your First and Last Name, email address and Address to help us with attendance at the meeting.

After registering, you will receive a confirmation email containing information about joining the meeting. You may join the meeting from a PC, Mac, ipad or Android device.

If you prefer to participate by phone, the Dial In number is 1-929-205-6099 or 1-301-715-8592. The Meeting ID and Pass Code are listed above.

If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office at (919) 387-1174 or email admin@jonescossen.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.

RZ-21-04	The Palisades II	Adjacent Property Owners			
PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
1830716717	WALMART REAL ESTATE BUSINESS TRUST	WAL-MART PROPERTY TAX DEPT	PO BOX 8050	BENTONVILLE AR 72712-8055	2114 S MAIN ST
1830728852	401, INC.	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		0 LIGON MILL RD
1830734599	WAKE FOREST APARTMENTS LLC	IRT MANAGEMENT	PO BOX 530292	MOUNTAIN BROOK AL 35253-0292	701 RICHLAND CREEK LN
1830812516	401 INC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		10501 LIGON MILL RD
1830813861	LIGON MILL OFFICE PLAZA CONDOS OWNERS ASSOC	3319 HERITAGE TRADE DR STE 101	WAKE FOREST NC 27587-1001		10560 LIGON MILL RD
1830813861	OPTA PROPERTIES LLC	10560 LIGON MILL RD STE 109	WAKE FOREST NC 27587-6090		10560 LIGON MILL RD
1830813861	OPTA PROPERTIES LLC	10560 LIGON MILL RD STE 109	WAKE FOREST NC 27587-6090		10560 LIGON MILL RD
1830814726	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814735	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814753	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814762	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814770	WAKE FOREST ENDOSCOPY LLC	5300 ANTEBELLUM RD	RALEIGH NC 27606-4062		10540 LIGON MILL RD
1830814885	LIGON MILL OFFICE PLAZA OWNERS ASSN INC	PO BOX 638	WAKE FOREST NC 27588-0638		0 LIGON MILL RD
1830817998	ASHLEY & GERALD HOFFMAN JR	217 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		217 ALBERBURY COMMONS CT
1830818756	ROCKY MOUNTAIN ENTERPRISES LTD	2721 OXFORD BLUFF DR	WAKE FOREST NC 27587-9533		0 BRIMFIELD SPRINGS LN
1830818943	ROBERT GIVENS & VICKIE MARVIN	213 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		213 ALBERBURY COMMONS CT
1830820737	401 INC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		0 LIGON MILL RD
1830822042	WAKE FOREST TOWN OF	WYRICK ROBBINS YATES & PONTON LLP	4101 LAKE BOONE TRL STE 300	RALEIGH NC 27607-7525	0 LIGON MILL RD
1830822645	401 INC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433		0 LIGON MILL RD
1830823084	10580 LIGON MILL OFFICE PLAZA CONDOMINIUM OWNERS A	LLOMEL INC	PO BOX 638	WAKE FOREST NC 27588-0638	10580 LIGON MILL RD
1830823084	LLOMEL INC	PO BOX 638	WAKE FOREST NC 27588-0638		10580 LIGON MILL RD
1830823084	PS PERKINS HOLDINGS LLC	10580 LIGON MILL RD	WAKE FOREST NC 27587-6090		10580 LIGON MILL RD
1830823084	PS PERKINS HOLDINGS LLC	1065 BLUE BIRD LN	WAKE FOREST NC 27587-4741		10580 LIGON MILL RD
1830824254	ROCKY MOUNTAIN ENTERPRISES LTD	SANDFORD W BAILEY	8900 BUD SMITH RD	WAKE FOREST NC 27587-8052	0 S MAIN ST
1830825188	SHARON PRYOR	233 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		233 ALBERBURY COMMONS CT
1830826086	CAROL F GILLISPIE TRUSTEE	THE CHARLES F GILLISPIE AND CAROL F GILL	225 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003	225 ALBERBURY COMMONS CT
1830826111	BRIJ VERMA	229 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		229 ALBERBURY COMMONS CT
1830826246	DANIELLE KOSTER RAWLS	234 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		234 ALBERBURY COMMONS CT
1830827043	TYLER & CHRISTINA BOYETTE	221 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5003		221 ALBERBURY COMMONS CT
1830827228	DONALD & DEBBI JO BARDES	230 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		230 ALBERBURY COMMONS CT
1830827293	ROBERT SILER	226 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		226 ALBERBURY COMMONS CT
1830828158	TONI MICHELLE BERGMAN	9640 WHITE CARRIAGE DR	WAKE FOREST NC 27587-6799		222 ALBERBURY COMMONS CT
1830829114	TERESA STEPHENSON	218 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		218 ALBERBURY COMMONS CT
1830829170	JANET CHADWICK	214 ALBERBURY COMMONS CT	WAKE FOREST NC 27587-5002		214 ALBERBURY COMMONS CT
1830832893	TRIANGLE PALISADES OF WAKE FOREST LLC	PO BOX 4158	GASTONIA NC 28054-0042		457 STONE MONUMENT DR
1830836386	BLAKE ANDERSON & HOPE MARASCO	425 STONE MONUMENT DR	WAKE FOREST NC 27587-4151		425 STONE MONUMENT DR
1830836681	DARIUS & DEMONICA HUNT	428 STONE MONUMENT DR	WAKE FOREST NC 27587-4150		428 STONE MONUMENT DR
1830837346	MICHAEL & LESLIE RONDEAU	421 STONE MONUMENT DR	WAKE FOREST NC 27587-4151		421 STONE MONUMENT DR
1830837641	BARBARA CURRIN	424 STONE MONUMENT DR	WAKE FOREST NC 27587-4150		424 STONE MONUMENT DR
1830838365	PEMBERLEY HOMEOWNERS ASSN INC	1033 WADE AVE STE 208	RALEIGH NC 27605-1155		417 STONE MONUMENT DR
1830921694	WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145	1800 S MAIN ST
	Town of Wake Forest	Attn: Planning Department	301 S Brooks St	Wake Forest, NC 27587	
	Orchard Park=Rocky Mount Enterprises (PIN 1830818756)				

Neighborhood Meeting Summary

Property Owner: 401 Inc Property (Ligon Mills Rd)
Applicant: Triangle Real Estate of Gastonia, Inc
Rezoning Case: #RZ-21-04
Date & Time of Meeting: August 2, 2021 - 6:00 pm

Peter Cnossen reviewed the project location, environmental features and constraints of the project, the existing zoning (NB-CZ) and the requested rezoning (GR10). The GR10 zoning would allow 10 units per acre. The new zoning would be consistent with the apartments to the north and across Ligon Mill Road. The plan is to rezone to build two apartment buildings. The two creeks on the parcel are buffered (50') and the plan is to avoid disturbing the buffer as much as is practical. Peter reviewed a preliminary sketch of the site layout including the two buildings, parking lot and the stormwater control measure. The buffer requirements around the property were discussed: No buffer requirement for the apartments to the North or to the school to the east, a 20' Type C buffer along the southern property line near the existing single-family homes and a 20' Type B buffer along Ligon Mill Road.

Resident Question/Answers

Question: Are any Town employees at the Neighborhood meeting?

Answer: No, and in our experience representatives of the municipalities don't usually attend the neighborhood meetings. We will be providing a Summary of the meeting, including the questions and answers to the Town of Wake Forest.

Question: Will Alberbury Court be extended?

Answer: No, we only intend to connect these two buildings to the apartment complex to the North. We reviewed the potential driveway location off Ligon Mill Road on the preliminary site plan sketch.

Question: How far is it from the southern most parking lot to the existing homes?

Answer: It is approximately 100' from the edge of the parking lot to the property line and approximately 230' to the existing home property lines.

Question: From the cul-de-sac, we would see the parking not the buildings?

Answer: The intention is to group the buildings toward the center of the parcel to leave as much existing trees/landscape toward the property boundary to existing homes.

Question: How many units will there be in these buildings?

Answer: These buildings will be 3 story (back) /4 story split (front) with 28 units per building. The split design takes advantage of the topography of the site.

Question: Will there be a retaining wall located by the football field?

Answer: Yes, approximately 20' from the school property.

Question: What is the area on the site layout near the southern property line?

Answer: That is the stormwater pond to meet Town of Wake Forest stormwater requirements. The pond is designed to provide water quantity and quality of site runoff.

Question: Is it only stormwater from the apartments that will be going to the pond? One resident on Alberbury Commons Court is experiencing water backing up into her yard during storms.

Answer: Due to the topography of the property and the location of the creeks it is only the stormwater from the apartments that will go to this pond. The resident should be in contact with the Town to see if they can help her resolve her stormwater issue. (She confirmed that she is in contact with the Town.)

Question: How many apartment units already exist in the property to the north?

Answer: Recall that there are 8 buildings with 24-28 units per building. Clarification, there are 7 apartment buildings and 1 clubhouse.

Question: Will there be Left turn lanes on Ligon Mill Road into the neighborhood? There were concerns about traffic backing up on Ligon Mill Road.

Answer: That will be known once we have more feedback from the Town on the site layout. It is possible that this entrance may only be Right In/Right out with the full access being in the connecting apartment complex from Stone Monument Drive.

Question: When would development start?

Answer: The preliminary site plan approval process typically takes 3-4 months. Construction drawings would follow and take several more months for approval.

Question: What is the distance between the buildings and Ligon Mill Road? Will there be sidewalks along Ligon Mill Road?

Answer: There is a 20' streetyard buffer along the R/W. The distance from the R/W to buildings is about 30-35'. There will be sidewalks along Ligon Mill Road.

Question: What is the height of the retaining wall near the football field?

Answer: That has not been finalized; it could be 8-10' high.

Question: Can the garbage dumpster for these buildings be further away from the single-family homes and long-term residents?

Answer: We intend to have these building utilize the facilities (ie dumpster, mail kiosk, pool) in the adjoining complex (same ownership).

Question: Is this owned by the same company as the apartments across Ligon Mill Road?

Answer: No, it is not.

Question: What is planned for the existing trees on the property?

Answer: We will follow the tree canopy and open space requirements of the Town's Unified Development Ordinance. It is why we intend to group the buildings to the center of the property to leave the existing trees at the edges of the property as untouched as is possible.

Question: Can they use lower wattage (not LED) lights in the parking lot?

Answer: We will have to comply with the standards in the Town Unified Development Ordinance.

Question: Will there be a greenway? The residents of Alberbury Commons Court would prefer there not be a greenway behind their homes.

Answer: No greenway is currently planned on this site.

Question: When will the Planning Board and Board of Commissioner's meetings be?

Answer: We are not sure at this time. We can find out and email the meeting attendees.

Electronic Neighborhood Meeting Attendance Sheet

Meeting Format: Zoom

Date of Meeting: August 2, 2021

Property Owner(s) name: 401 Inc Property (Ligon Mills Rd)

Applicant(s): Triangle Real Estate of Gastonia, Inc.

Time of Meeting: 6:00 pm

Rezoning Case: # RZ-21-04

	Name/Organization	Address	Phone #	Email	Send Plan & Updates
1.	Janet Checkwick	214 Alberbury Commons Ct.	—	jecheckel214@gmail.com	X
2.	Danielle Rawls	234 Alberbury Commons Ct.	—	ncdaniellek@aol.com	X
3.	Sharon Pryor	233 Alberbury Commons Ct.	—	sharonpryor37@yahoo.com	X
4.					
5.					
6.					
7.					



Joint Public Hearing and Planning Board Agenda Item Report

Agenda Item No.: 2021-332-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: October 5, 2021

SUBJECT

Upcoming Public Hearings

Recommendation:

Item Summary:

ATTACHMENTS

- [Upcoming Public Hearings 092821.pdf](#)

Upcoming Legislative Joint Public Hearings

Updated September 28, 2021

LEGISLATIVE PROJECTS				
Project Name	Project Location	Submittal Date	Submitted By	Projected Date of Public Hearing
RZ-19-10, Star Rd. PUD	Star Rd.	July 2019	FLM	November-December 2021