



Wake Forest Board of Commissioners Work Session
Meeting Agenda
May 02, 2023 at 6:00 PM

1. Presentations

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

[Agenda Summary.pdf](#)

[Staff Report](#)

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

[Attachment B - Application](#)

[Attachment C - Maps.pdf](#)

[Attachment D - TIA Executive Summary & NCDOT Memo.pdf](#)

[Attachment E - Harris Road Subdivision Master Plan](#)

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

[Exhibit G - Applicant's Request to Defer Public Hearing & Board Discussion.pdf](#)

[Exhibit 1 - Consistency Statement RZ-22-06.pdf](#)

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

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

[ProclamationMentalHealthMonthMay202302.pdf](#)

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

[ProclamationNationalDayofPrayerMay202302.pdf](#)

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

[Summary_Chapter32.docx](#)

[CH32_ArticleI_I_V_2023Markup.docx](#)
[Ordinance2023-XXUpdateAmendingCodeOfOrdCh32-UtilitiesMay202316.docx](#)
[Code Update Chapter 32.pptx](#)

- 1.6. Presentation by Town Manager - Proposed FY 2023-2024 Annual Operating Budget
[Presentation of FY 2023-2024 Annual Operating Budget_summary.pdf](#)
- 1.7. Update on Town Tree Property Improvements
[Item Summary_Update on Town Tree Property Acquisition.docx](#)
[Town Tree Project Area_March 2023.pdf](#)
- 1.8. Amendment of Ordinance Sec. 20-2. (a) - Public consumption, possession, etc., of alcohol. (FUNGO - Flaherty Park Field #2)
[Summary Sheet - Ordinance Amendment Alcohol Sales at Flaherty Park Field #2.docx](#)
[Ordinance2023-XXConsumptionOfAlcoholFlahertyParkMay2023.pdf](#)
[FUNGO Alcohol Conditions Operational Plan 2023 Final.docx](#)
- 1.9. Presentation of LEGISLATIVE CASE CPA-23-01, 0 Heritage Lake Road, a Comprehensive Plan Amendment filed by the Town of Wake Forest to amend 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925 from unclassified to Neighborhood Commercial.
[2023 CPA-23-01 BOC Agenda Summary](#)
[2023 CPA-23-01 Comprehensive Plan Amendment Staff Report](#)
[Attachment A - Application](#)
[Attachment B - Maps](#)
[Exhibit 1 - Land Use Plan Amendment](#)

2. Discussion of Monthly Financial Report

- 2.1. Monthly Financial Report
[Monthly Financial Report_summary.pdf](#)
[March 31, 2023 Financial Summaries.pdf](#)

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting
[DraftBOCAGendaMay202316.pdf](#)

4. Other Business

5. Commissioner Reports

6. Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-29-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

- [Agenda Summary.pdf](#)
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- [Attachment E - Harris Road Subdivision Master Plan](#)
- [Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Exhibit G - Applicant's Request to Defer Public Hearing & Board Discussion.pdf](#)
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Agenda Item: Continuation of Public Hearing on LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; rezoning filed by Church Street Company to rezone 68.28± acres located at 0 Harris Road, being Wake County Tax PIN 1841392412, from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Mixed Use Conditional District (NMX CD), and General Residential 10 Conditional District (GR10 CD).

Summary: A public comment session was held at the December 13, 2022 Planning Board meeting. The Planning Board voted 6-0 to find the request inconsistent with the Community Plan and recommended denial of the zoning map amendment (rezoning) request.

At the January 17, 2023 Board of Commissioners meeting, the Board approved the applicant's request to continue the public hearing to the March 21, 2023 meeting to address comments made by the Planning Board and Board of Commissioners.

The applicant submitted a revised layout (not a full master plan set) for staff to review on March 8, 2023. Staff recommended that the public hearing be continued until the May 2, 2023 Board of Commissioners work session so that the staff has adequate time to review the partially revised plan set and the proposal may be taken before the US-1 Council of Planning for a recommendation. At their March 21 meeting, the Board of Commissioners continued the public hearing until May 2, 2023.

Attachments: See Staff Report.



Staff Report

Case RZ-22-06: Harris Road Subdivision

Meeting Date	May 2, 2023
Requested Actions	Consideration of the following Items related to the Zoning Map Amendment for 0 Harris Road, being Wake County Tax PIN 1841392412: 1. Act on Plan Consistency Statement 2. Rezone 68.28± acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Mixed Use Business Conditional District (NMX CD), and General Residential 10 Conditional District (GR10-CD).
Case Manager	Jennifer Currin, Assistant Planning Director
Planning Board Recommendation	Recommended denial by a vote of 6-0 of the zoning map amendment request. See Attachment F for Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
July 19, 2022 (See Attachment A)	December 13, 2022	January 17, 2023 March 21, 2023 May 2, 2023

CASE INFORMATION

Applicant	George DeLoache Church Street Company 4001 Barrett Drive, Suite 104 Raleigh, NC 27609
Property Owner	Jane Harris Pate 3511 Meadowrun Drive Durham, NC 27707
Location	Southeast corner of US-1 and Harris Road and north of Joyner Park
Addresses	0 Harris Road
Wake County Tax PIN(s)	1841392412

Acreage	68.28± acres
Zoning	Existing: Rural Holding District (RD) Proposed: Highway Business Conditional District (HB CD), Neighborhood Mixed Use Conditional District (NMX CD), and General Residential 10 Conditional District (GR10-CD)
Land Use	Existing: Vacant (Forestry Use) Proposed: GR10-CD: Dwelling - Single Family (128 lots) and Dwelling - Townhome (98 lots)
Community Plan (2009)	Growth Strategies: Highway Corridor Zone & General Urban Zone Neighborhood Planning Areas: Non-Residential Area & Neighborhood Area 6
Corporate Limits	This application is in the Town's extra-territorial jurisdiction.
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 35-123, 270, and 272 for descriptions of Town Areas and Highway Corridor and General Urban Zones in the 2009 Community Plan .	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Residential (Wallridge Subdivision), Commercial (Harris Crossing Shopping Center) & Institutional (Richland Creek Elementary School)	Conditional Use General Residential 5 (CU GR5) & Highway Business (HB)
South	Harris Road and Vacant	Highway Business (HB)
East	Residential (Wallridge Subdivision and Single Family Dwelling)	Conditional Use General Residential 5 (CU GR5) & Rural Holding District (RD)
West	US-1 and Vacant	Highway Business (HB)
The proposed land use is generally incompatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS

Open Space	Required: 10% or 4.58 acres Proposed: 14.96% or 6.86 acres Summary: The open space includes environmental features (stream buffers, floodplains, and wetlands), landscape buffers, and tree save areas. A total of 1.526 acres of the site is designated as tree save areas, 2.89 acres is contained in landscape buffers and the remaining 2.44 acres is the environmental features. The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space	Required: 2.5% or 1.15 acres Proposed: 2.38% or 1.1 acres Summary: The applicant has committed to providing a minimum 1,000 sq. ft. clubhouse and either tennis court(s) or a pool/waterpark/spray-ground and supporting bicycle and automobile parking. Therefore, a 50% park space credit is permitted. The proposed Master Plan complies with the minimum park space percentage requirement in the UDO. The UDO requires the park space to be centrally and internally located per UDO Section 7.5.2, and the proposed Master Plan does not comply with this requirement.
Parking	Required: Per UDO Chapter 9.4, the parking requirement for Dwelling – Single Family is 2 spaces per unit if parking is provided in an enclosed garage; and for Dwelling-Townhome the parking requirement is 1.8 spaces per unit. The bike parking requirement for the townhomes and the amenity space is 28 bike spaces. Proposed: The applicant is proposing to provide 904 parking spaces through off-street parking spaces (enclosed garages and driveways) and 30 bike parking spaces. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.

Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: The development will tap into the existing 12" waterline in Harris Road and proposes to install 8" water lines within the proposed subdivision streets. The development proposes to extend sewer from Wall Road into the subdivision and continue 8" sanitary sewer lines throughout the subdivision. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
Roads	Required: The Comprehensive Transportation Plan (CTP) identifies Harris Road as a major thoroughfare with the 3A cross section. The frontage improvements require right-of-way dedication, widening, installation of curb and gutter, and installation of a 10' multi-use path. The CTP requires a multiuse path on Harris Road. See Map 4-5, Future Pedestrian Network. Most of the internal local streets are proposed 2A cross-sections. The exception is Street "E", which has been designed in conjunction with the U-5307 service road cross section. Upon meeting with the US-1 Council of Planning in March 2023, the developer's proposed Alternative Option 3 was noted to be generally consistent. Proposed: The proposed Master Plan (Attachment E, Sheets MP2.00-MP2.02) shows the required and proposed improvements. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO. The UDO requires curb and gutter along Harris Road. The developer is proposing to install improvements along their frontage in areas shown for removal on NCDOT's November 2021 public meeting maps or submit a fee-in-lieu. The applicant is also proposing to dedicate the right-of-way for "Alternative Service Road Option 3" prior to the issuance of a building permit."

TIA	Required: A Transportation Impact Analysis (TIA) is required per UDO Section 6.11.1. Proposed: Per the TIA (Attachment D), the following improvements are required: <u>US 1 and Harris Road/Purnell Rd</u> - Construct exclusive eastbound right turn lane on Harris Road with 150' of storage and appropriate taper length. <u>Harris Road and Joyner Park Easternmost Access/Access B</u> - Construct Access B with one ingress/one egress lane (shared left-through-right lane). - Construct exclusive westbound right turn lane on Harris Road with 50' of storage and appropriate taper length. - Construct exclusive eastbound left turn lane on Harris Road with 100' of storage and appropriate taper length. - Due to widening of Harris Road to accommodate eastbound left turn lane, construct exclusive westbound left turn lane on Harris Road with 50' storage and appropriate taper length. <u>Harris Road and Wall Road/W Oak Avenue</u> - Monitor intersection for signalization and install signal once warrants are met. <u>Harris Road and Devon Square Access/Access A</u> - Construct Access A with one ingress and one egress lane (shared left-through-right lane). - Construct exclusive eastbound left turn lane on Harris Road with 100' of storage and appropriate taper length. - Construct exclusive westbound right turn lane on Harris Road with 50' of storage and appropriate taper length. Summary: See Attachment B for proposed conditions that demonstrate compliance with the TIA requirements in the UDO.
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COMPREHENSIVE PLAN CONSISTENCY

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

Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

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

PROPOSED ZONING CONDITIONS

See Attachment B for signed, proposed conditions.

STAFF RECOMMENDATION

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

ATTACHMENTS

Attachment A: Neighborhood Meeting Information
Attachment B: Application
Attachment C: Maps
Attachment D: TIA Executive Summary & NCDOT Final Report
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EXHIBITS

Exhibit 1:: Consistency Statement

REZONING OF PROPERTY CONSISTING OF +/- 68.29 ACRES,
LOCATED ON THE WESTERN SIDE US-1 AND ON THE EASTERN SIDE OF THE
WALLRIDGE ROAD AND HARRIS ROAD INTERSECTION,
IN THE TOWN OF WAKE FOREST

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JULY 19, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, July 19, 2022, at 6:00 p.m. The property considered for this potential rezoning totals approximately 68.29 acres, and is located on the western side US-1 and on the eastern side of the Wallridge Road and Harris Road intersection, in the Town of Wake Forest, having Wake County Parcel Identification Number 1841-39-2412. This meeting was held in the Walker Room at the Joyner Park Community Center, located at 701 Harris Road, Wake Forest, NC. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: July 1, 2022
Re: Neighborhood Meeting for Harris Road Subdivision Rezoning (RZ-22-06)

You are invited to attend an informational meeting to discuss the proposed Harris Road Subdivision Rezoning (RZ-22-06). This rezoning includes the parcel located at 0 Harris Road in Wake Forest, NC with Property Identification Number (PIN) 1841392412. The meeting will be held on Tuesday, July 19, 2022 from 6:00 PM until 7:00 PM, at the following location:

Joyner Park Community Center
Walker Room
703 Harris Road
Wake Forest, NC 27587

The property totals approximately 68.28 acres in size and is located south of US-1/Capital Boulevard along Harris Road. The property is currently zoned Rural Holding District (RD). The proposed zoning is a new split-zoning designation of General Residential-10, Condition District (GR10-CD) and Highway Business (HB). The purpose of the rezoning is to allow for a mix of residential and commercial options on the property in conformity with the surrounding area and Wake Forest policy guidance.

The Town of Wake Forest requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare and submit a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit <https://www.wakeforestnc.gov/planning> and search "Rezoning Process" or contact Jennifer Currin with the Town of Wake Forest Planning Department at jcurrin@wakeforestnc.gov and 919-435-9517.

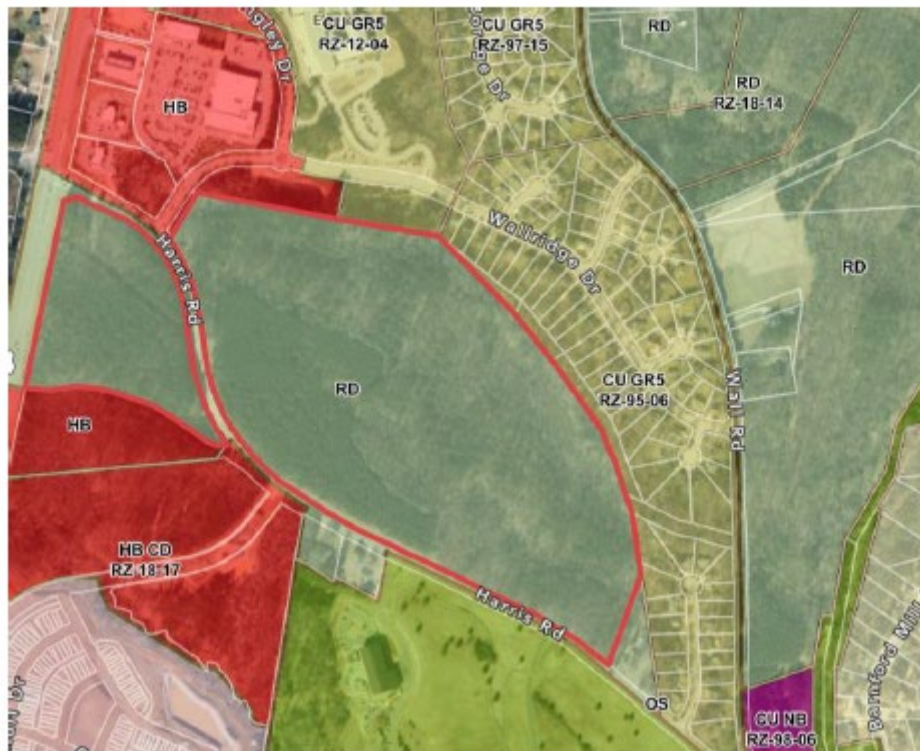
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plans

CURRENT PROPERTY MAP



CURRENT ZONING MAP



CONCEPT PLAN

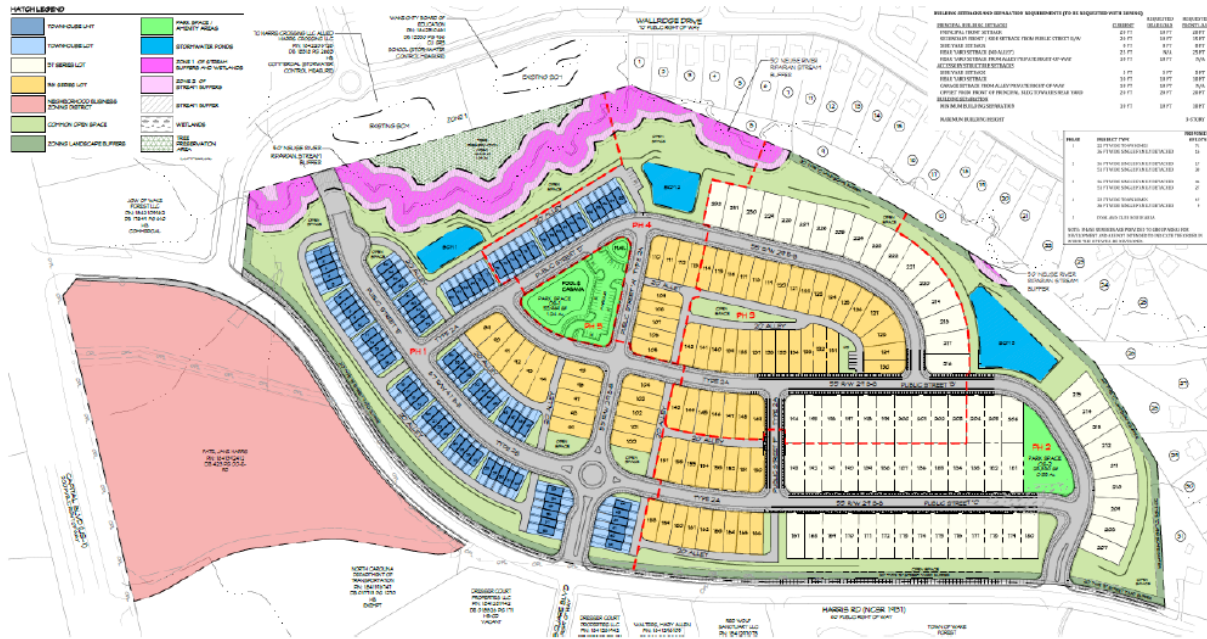


EXHIBIT B – NOTICE LIST

FUTHERLAND PTNR LLC
818 S WHITE ST
WAKE FOREST NC 27587-2961

BRUNSWICK, DAVID J JR BRUNSWICK, STACEY L
713 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

POWELL, CAROLYN H
741 WALLRIDGE DR
WAKE FOREST NC 27587-5126

PEREZ DE LEON, ADALBERTO A PEREZ, VALERIE
HUET
716 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

AMH 2015-2 BORROWER LLC
AMERICAN HOMES 4 RENT
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

ANASTASI, BELINDA J
708 HYSOP LN
WAKE FOREST NC 27587-5127

MONROE, THOMAS ALLEN MONROE, LAURAE
HAM
833 WALLRIDGE DR
WAKE FOREST NC 27587-5133

BISER, KENNETH R BISER, STEPHANIE L
605 TENBURY WOODS CT
WAKE FOREST NC 27587-5136

HESS, MADELINE
3825 MANOR DR
CLAYTON NC 27520-8107

INGRAM, BRIAN C INGRAM, LORIE FULLER
704 HYSOP LN
WAKE FOREST NC 27587-5127

BASILICO, CARINA
700 HYSOP LN
WAKE FOREST NC 27587-5127

DRESSER COURT PROPERTIES LLC
2000 BEAR CAT WAY STE 102
MORRISVILLE NC 27560-6620

DRESSER COURT PROPERTIES LLC
2000 BEAR CAT WAY STE 102
MORRISVILLE NC 27560-6620

BARRETT, THOMAS R BARRETT, ELIZABETH A
701 HYSOP LN
WAKE FOREST NC 27587-5127

FORDHAM, CALEB L FORDHAM, STEPHANIE R
712 WALLRIDGE DR
WAKE FOREST NC 27587-5125

SOULE, PATTI BEAN
213 W SYCAMORE AVE
WAKE FOREST NC 27587-2525

HUNTLEY, ROBERT H HUNTLEY, AMIE R
309 ANGEL STAR LN
WAKE FOREST NC 27587-4985

VASILKO, JIM VASILKO, ROSE
728 WALLRIDGE DR
WAKE FOREST NC 27587-5191

BEDDINGFIELD, JUDITH ANN
605 WALL RD
WAKE FOREST NC 27587-7462

DAVIS, TALIA C.
612 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

CRANE, DONALD
740 WALLRIDGE DR
WAKE FOREST NC 27587-5191

OATMAN, DONEY
817 WALLRIDGE DR
WAKE FOREST NC 27587-5133

HOLLINGSWORTH, WALTER C HOLLINGSWORTH,
LAURA W
PO BOX 61
LOUISBURG NC 27549-0061

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

PATE, JANE HARRIS
3511 MEADOWRUN DR
DURHAM NC 27707-6626

PATE, JANE HARRIS
3511 MEADOWRUN DR
DURHAM NC 27707-6626

PATE, JANE HARRIS
3511 MEADOWRUN DR
DURHAM NC 27707-6626

JORDAN, RAYMOND JORDAN, ALISA
617 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

YAGER, E MICHAEL
621 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

MARTIN, TODD ANDREW
625 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

SWINGLE, NATHAN W SWINGLE, TRACY L
633 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

YATES, KARIN M
705 HYSOP LN
WAKE FOREST NC 27587-5127

WOLFORD, STEVEN A WOLFORD, LEANNE H
721 WALLRIDGE DR
WAKE FOREST NC 27587-5126

STOVER, SUSAN H
733 WALLRIDGE DR
WAKE FOREST NC 27587-5126

MONROE, SARA M
205 FAIRCHILD DOWNS PL
CARY NC 27518-6334

VEGAS, DEBORAH L
612 FLICKER CT
WAKE FOREST NC 27587-5188

RIGNEY, JOHN DAVID BEVILL, DOROTHY
KRISTINE
821 WALLRIDGE DR
WAKE FOREST NC 27587-5133

PICKLES, BRYAN T PICKLES, DORA A
636 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

MEDLIN, JONATHAN S MEDLIN, CARRIE D
605 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

WALTERS, MARY ALLEN
721 HARRIS RD
WAKE FOREST NC 27587-7405

WISEMAN, ERIC TODD WISEMAN, HEATHER S
620 SINEWELL DR
WAKE FOREST NC 27587-5134

FAULKNER, ROBBIN
616 SINEWELL DR
WAKE FOREST NC 27587-5134

PEAKS, CLAVOSKI L PEAKS, SONYA D
706 WALLRIDGE DR
WAKE FOREST NC 27587-5125

CARLSON, BETHANIE J
801 WALLRIDGE DR
WAKE FOREST NC 27587-5133

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

AMH 2014-3 BORROWER LLC
AMERICAN HOMES 4 RENT
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

SEBASTIAN, EDITH L
705 WALLRIDGE DR
WAKE FOREST NC 27587-5126

RIVERS, KEVIN J
609 TENBURY WOODS CT
WAKE FOREST NC 27587-5136

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

GEYER, AMY J
704 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

SCHNEIDER, WILLIAM A SCHNEIDER, ROSE
MARIE
808 WALLRIDGE DR
WAKE FOREST NC 27587-5132

WAKE UNION BAPTIST CHURCH
EARL PLEASANT TRUSTEES
13345 WAKE UNION CHURCH RD
WAKE FOREST NC 27587-7451

BERGEN, LISA MARIE
632 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

HALL, CHADWICK L HALL, DENISE W
600 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

BARTON, ESTEL H BARTON, EDNA J
636 HARRIS RD
WAKE FOREST NC 27587-7402

FITZPATRICK, TIMOTHY F FITZPATRICK, KELLY A
629 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

GATHERS, ANGELA FRANKLIN GATHERS,
GEORGE E II
745 WALLRIDGE DR
WAKE FOREST NC 27587-5126

STICKLES, RYAN SCOTT HODGES, DEE 709 SARRATT RIDGE CT WAKE FOREST NC 27587-7483	KALLAI, TIMEA 609 HARRIS POINT WAY WAKE FOREST NC 27587-7428	SPRINGSTON, MARGARET C TRUSTEE MARGARET C SPRINGSTON TRUST 700 SARRATT RIDGE CT WAKE FOREST NC 27587-7483
AMH NC PROPERTIES, LP PROPERTY TAX DEPT 30601 AGOURA RD STE 200PT AGOURA HILLS CA 91301-2150	COOPER, JAMES STEWART III COOPER, KATHERINE H 709 WALLRIDGE DR WAKE FOREST NC 27587-5126	CLARK, ADRIENNE M 628 HARRIS POINT WAY WAKE FOREST NC 27587-7428
BROWN, ALEXANDER POWERS BROWN, SARAH CATHERINE 712 SARRATT RIDGE CT WAKE FOREST NC 27587-7483	MCCASKILL, CLINTON D 702 WALLRIDGE DR WAKE FOREST NC 27587-5125	JOHNSON, BRENDAN 725 WALLRIDGE DR WAKE FOREST NC 27587-5126
HOLMES, JAMES W 905 MAYS CROSSROADS RD FRANKLINTON NC 27525-7296	GRAVLEY, JONATHAN SCOTT GRAVLEY, LAURIE KINSEY 9805 WESSEX CT RALEIGH NC 27613-8527	OBMAN, TYLER 608 HARRIS POINT WAY WAKE FOREST NC 27587-7428
PLUMEY PENA, ERNESTO ANTONIO PLUMEY LOPEZ, MARIA B 604 HARRIS POINT WAY WAKE FOREST NC 27587-7428	TRUIST TRUIST INDIRECT TAX PO BOX 167 WINSTON SALEM NC 27102-0167	RUDDY, DYLAN JAMES DEFAZIO, KIMBERLY ANNE 708 SARRATT RIDGE CT WAKE FOREST NC 27587-7483
RED WOLF SANCTUARY LLC 14460 FALLS OF NEUSE RD STE 149-325 RALEIGH NC 27614-8227	TWISS, EDWARD TWISS, ROWENA 613 TENBURY WOODS CT WAKE FOREST NC 27587-5136	JGW OF WAKE FOREST LLC PO BOX 1885 WAKE FOREST NC 27588-1885
CREAMER, GARA LYNETTE 709 COMPHREY CT WAKE FOREST NC 27587-5167	KANICH, SETH MATTHEW KANICH, Yael SARAI COSIO 708 COMPHREY CT WAKE FOREST NC 27587-5167	ROUTE 3 LLC 637 WOODLAND CHURCH RD WAKE FOREST NC 27587-7571
ALEXANDER, JAMES EDWARD ALEXANDER, LAURA ESCLAMADO 603 MASON RD DURHAM NC 27712-9117	SFR INVESTMENTS V BORROWER 1 LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090	TO HARRIS CROSSING LLC ALLIED HARRIS CROSSING LLC FOUNDRY COMMERCIAL LLC 2301 SUGAR BUSH RD STE 220 RALEIGH NC 27612-2956
TO HARRIS CROSSING LLC ALLIED HARRIS CROSSING LLC FOUNDRY COMMERCIAL LLC 2301 SUGAR BUSH RD STE 220 RALEIGH NC 27612-2956	PROGRESS RESIDENTIAL BORROWER 17 LLC PO BOX 4060 SCOTTSDALE AZ 85261-4060	ELESCANO, PATRICIA RUTH 613 HARRIS POINT WAY WAKE FOREST NC 27587-7428
KARRICK, STEPHEN C KARRICK, JENNIFER A 704 COMPHREY CT WAKE FOREST NC 27587-5167	BERMAN, ELIZABETH 616 HARRIS POINT WAY WAKE FOREST NC 27587-7428	BAIRD, DONALD EUGENE BAIRD, MARIA MCCOY 713 WALLRIDGE DR WAKE FOREST NC 27587-5126

SMITH, DOUGLAS RICHARD
712 HYSOP LN
WAKE FOREST NC 27587-5127

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA CA 92735-0087

PLEASANTS FAMILY LLC
3023 DEVONSHIRE DR
RALEIGH NC 27607-6619

PLEASANTS FAMILY LLC
3023 DEVONSHIRE DR
RALEIGH NC 27607-6619

WRENN, JEREMY B. WRENN, MARY J. PARSLEY
829 WALLRIDGE DR
WAKE FOREST NC 27587-5133

VOLK, LISA VOLK, NICHOLAS
620 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

GANLEY, MICHAEL PATRICK GANLEY, JAN M
809 WALLRIDGE DR
WAKE FOREST NC 27587-5133

TRULL, RODNEY C
601 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
1546 MAIL SERVICE CTR
RALEIGH NC 27699-1500

HORSECREEK ASSOC INC
8120 DIAZIT DR
WAKE FOREST NC 27587-6683

PENALVA, MARCO URBINA
825 WALLRIDGE DR
WAKE FOREST NC 27587-5133

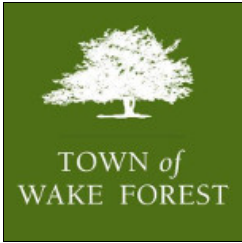
EXHIBIT C – ITEMS DISCUSSED

1. Will a stoplight be required at the site's southern access point?
 - a. Response: We do not believe a signal will be required.
2. How does the Project determine where stormwater runoff is retained?
 - a. Response: Stormwater ponds are located at the lowest elevation points.
3. Where does the Applicant expect to locate site access points?
 - a. Response: One access point is located at the intersection of Devon Square Blvd and the second access point is located across from the southern most entrance to Joyner Park.
4. How many homes are being proposed?
 - a. Response: 223 at this time.
5. How many stormwater ponds are proposed?
 - a. Response: 3 at this time.
6. How can the Project address yard flooding for adjacent properties?
 - a. Response: We have intentionally located the stormwater ponds at points along the creek to release stormwater into on-site creeks or discharge points located where they will drain onto the Town of Wake Forest property.
7. Was an environmental impact study performed on this site?
 - a. Response: No, an environment impact study is not required for rezoning requests in the Town of Wake Forest, however, the developer has completed a stream buffer and wetland assessment and that has been provided to the Town of Wake Forest.
8. What will happen to the wildlife that currently live on the site?
 - a. Response: The Neuse River stream buffer located on site will serve as a wildlife corridor for various animals to migrate to other wooded areas.
9. Some attendees were concerned about an increase in crime from the resulting development
10. Attendees wanted to know whether open areas would be forested
 - a. Response: Many areas designated as "open areas" on the concept plan will be cleared, but new trees will be replanted.
11. Attendees noted the number of approved residential projects in the immediate area surrounding the site, and the number of approved residential projects in Wake Forest overall
12. Will attendees have access to the neighborhood meeting materials?
 - a. Response: Yes, we will send attendees a copy of the presentation, the neighborhood meeting report, and a video recording of the meeting.
13. Attendee stated that this site is within Priority 2 of the Town's Land Use Plan
14. Attendee requested that we expand the fifty-foot (50')-wide Neuse River stream buffer to 100' on either side of the bank
15. Attendees asked the Applicant to explore increased runoff protections to prevent adjacent property erosion from the Richland Creek tributary
16. Attendees asked the Applicant to lessen tree clearing on areas with steeper topography
17. How does the Applicant determine how the site will be graded?
 - a. Response: The site is graded based on the style of development.

18. An attendee asked the Applicant to figure out the Town's plans for the proposed "Northern Loop"
19. An attendee asked the Applicant to create a 50' forested buffer along the Harris Road frontage
20. Some attendees did not want to see the small commercially zoned piece along Harris Road. They would prefer that area to be zoned residential as well.
21. An attendee requested that, during the replanting, the Applicant use plants native to North Carolina
22. An attendee requested that the Applicant incorporated fast-growing shrubs and trees in the replanting plan
23. How would wastewater be moved off-site?
 - a. Response: Wastewater will be collected in pipes owned and maintained by the City of Raleigh.
24. Would each home have parking?
 - a. Response: Each home will have a garage and driveway and there are additional overflow parking spaces.
25. An attendee was concerned about access for any fire trucks or emergency vehicles.
26. Would the townhomes be rear-loaded?
 - a. Response: Yes
27. Would the future Harris Road overpass over US-1 have a traffic signal?
 - a. Response: At this time, we do not know NCDOT's ultimate plans for the interchange.
28. What is the rationale for requesting the GR-10 district?
 - a. Response: The GR-10 district would allow the Applicant to construct townhomes as well as single-family homes.

EXHIBIT D – MEETING ATTENDEES

1. George DeLoache (Applicant)
2. Tyler Highsmith (Applicant)
3. Tommy Craven (Priest Craven)
4. Ben Williams (Priest Craven)
5. Jamie McCaskill (Longleaf Law Partners)
6. Worth Mills (Longleaf Law Partners)
7. Susan Stover
8. Jerome Ealey
9. Grif Bond
10. Amie Huntley
11. Patti Soule
12. Karin Yates
13. Doug Smith
14. Lorie and Brian Ingram
15. Liz Edwards
16. Jeremy Wrenn
17. Marco Urbina



Conditional District Rezoning Application
(Conditional District Rezoning - BOC Work Session Workflow)
Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#743407

Project Title: Harris Road Subdivision Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning - BOC Work Session

County: Wake

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 02/01/2022

Staff Member Met With: Kari Grace

IDT Project Number: RZ-22-06

Address & Basic Site Information

Please Note:

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

Project Address or PIN: 0 HARRIS RD (1841392412)

Tax PIN: 1841392412

Acreage: 68.28

**Name of Existing Development/Subdivision (if applicable--
for reference only):** Harris Road Subdivision

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

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

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

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

Parcel Area: GIS Acreage

- 0 HARRIS RD: 68.29

Current Use: Land Use Development

- 0 HARRIS RD: Commercial

Wake Forest (WF):

Base District: Zoning

- 0 HARRIS RD: CU GR5

Planning and Zoning:

In SH1-O Overlay:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

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

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

George DeLoache
Church Street Company
4001 Barrett Drive , 104
Raleigh, NC 27609
P:919-787-1115
deloache@churchstreetco.com

Project Contact - Property Owner

Jane Pate

3511 Meadowrun Drive
Durham, NC 27707
P:9194510132

Project Contact - Developer

George DeLoache
Church Street Company
4001 Barrett Drive , 104
Raleigh, NC 27609
P:919-787-1115
deloache@churchstreetco.com

Project Contact - Engineer

Tommy Craven
Priest, Craven & Associates
3803B Computer Drive, 104
Raleigh, NC 27609
P:919-781-0300
tcraven@priestcraven.com

Project Contact - Traffic Engineer

Nate Bouquin

Project Contact - Attorney

Michael Birch

Ramey Kemp
5808 Faringdon Pl, 100
Raleigh, NC 27609
P:919 961 4065
nbouquin@rameykemp.com

Longleaf Law Partners
4509 Creedmoor Road, 302
Raleigh, NC 27612
P:919.645.4317
mbirch@longleaflp.com

Project Contact - Other

Ben Williams
Priest, Craven and Associates
3803B Computer Drive, Suite 104
Raleigh, NC 27609
P:(919)7810300
bwilliams@priestcraven.com

Transportation Impact Analysis

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

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

Project Number:

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

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

Proposed Conditional Zoning District: GR10-CD, General Residential 10,NMX-CD, Neighborhood Mixed-Use,HB-CD, Highway Business

Proposed Land Use:
Residential and Commercial

Proposed Number of Lots: 226

Number of Buildings: 237

Number of Single-Family Lots: 100

Number of Townhome Lots: 126

Number of Multi-Family Units: 0

Number of Stories: 3

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

Plan Information - Conditional Rezoning

Description of Request:

Public Street extensions and Public Utility extensions to serve 232 residential units and future commercial land uses.

Initial Proposed Conditions Offered by Applicant:

Conditions will be provided as they are finalized.

Justification of Consistency with Comprehensive Plan:

The site is located within the Town's ETJ, the Highway Corridor Zone, and the General Urban Zone. The area proposed for HB zoning is located along US 1 and Harris Road. The majority of the area shown as GR10 is located within the General Urban zone which encourages a mix of housing types. Pedestrian access will be provided to Joyner Park. Streets shown on the Town's Comprehensive Transportation Plan have been included through this property as well. The Town's future Community Plan also calls for a mixture of housing types and commercial.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: _____

Pate, Jane Harris 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 Harris Rd (1841392412)

The agent for this project is: George DeLoache - Church Street Company

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

Name: George DeLoache

Address: 4001 Barrett Drive Suite 104

Telephone Number: 919-787-1115 Fax: _____

Email Address: deloache@churchstreetco.com

Signature(s) of Owner(s):

Jane Harris Pate

Print or type name(s):

Jane Harris Pate

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

Legal Description Tract 1

Beginning at a DOT RIGHT OF WAY MONUMENT, having coordinates of N:820842.01, E:2141764.13; thence with a bearing of S 57°19'43" E a distance of 176.68 feet to a COMPUTED POINT; thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 557.65 feet, having a chord bearing of S 30°11'30" E and a chord distance of 451.72, having a central angle of 47°47'06" and an arc length of 465.08 to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the right with a radius of 1526.94 feet, having a chord bearing of S 01°21'24" E and a chord distance of 146.54, having a central angle of 05°30'02" and an arc length of 146.59 to a COMPUTED POINT; thence with a bearing of S 01°04'11" W a distance of 7.75 feet to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the left with a radius of 4078.65 feet, having a chord bearing of S 00°25'59" E and a chord distance of 151.69, having a central angle of 02°07'52" and an arc length of 151.70 to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the left with a radius of 984.95 feet, having a chord bearing of S 15°12'23" E and a chord distance of 403.02, having a central angle of 23°36'39" and an arc length of 405.89 to a COMPUTED POINT; thence in a westerly direction with a reverse non-tangent curve turning to the right with a radius of 125.00 feet, having a chord bearing of S 88°28'00" W and a chord distance of 14.45, having a central angle of 06°37'32" and an arc length of 14.45 to a COMPUTED POINT; thence in a westerly direction with a compound tangent curve turning to the right with a radius of 125.00 feet, having a chord bearing of N 68°08'27" W and a chord distance of 85.83, having a central angle of 40°09'34" and an arc length of 87.61 to a COMPUTED POINT; thence with a bearing of N 48°03'40" W a distance of 238.46 feet to a COMPUTED POINT; thence in a northwesterly direction with a tangent curve turning to the left with a radius of 280.00 feet, having a chord bearing of N 56°09'47" W and a chord distance of 78.92, having a central angle of 16°12'15" and an arc length of 79.19 to a COMPUTED POINT; thence with a bearing of N 64°15'55" W a distance of 183.46 feet to a COMPUTED POINT; thence in a westerly direction with a tangent curve turning to the left with a radius of 376.86 feet, having a chord bearing of N 75°42'18" W and a chord distance of 149.49, having a central angle of 22°52'47" and an arc length of 150.49 to a COMPUTED POINT; thence with a bearing of N 87°08'42" W a distance of 109.84 feet to a REBAR; thence in a westerly direction with a tangent curve turning to the right with a radius of 369.65 feet, having a chord bearing of N 77°53'48" W and a chord distance of 118.82, having a central angle of 18°29'49" and an arc length of 119.33 to a COMPUTED POINT; thence with a bearing of N 19°28'07" E a distance of 858.54 feet to a COMPUTED POINT; thence with a bearing of N 72°46'54" E a distance of 63.15 feet to a COMPUTED POINT; thence with a bearing of S 54°04'43" E a distance of 50.00 feet to a DOT RIGHT OF WAY MONUMENT; which is the point of beginning, containing approximately 538,358.95 square feet or 12.3590 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/09/2021.

Legal Description Tract 2

COMMENCING at a DOT RIGHT OF WAY MONUMENT having coordinates of N:820842.01, E:2141764.13; thence with a bearing of S 85°40'12" E a distance of 498.88 feet to a IRON PIPE FOUND; which is the COMPUTED POINT OF BEGINNING.

Beginning at a IRON PIPE FOUND having coordinates of N:820804.35, E:2142261.59; thence with a bearing of S 72°03'50" E a distance of 651.16 feet to a IRON PIPE FOUND; thence with a bearing of S 72°05'29" E a distance of 467.26 feet to a IRON PIPE FOUND; thence with a bearing of S 35°11'47" E a distance of 497.91 feet to a IRON PIPE FOUND; thence with a bearing of S 30°27'52" E a distance of 303.60 feet to a IRON PIPE FOUND; thence with a bearing of S 26°21'13" E a distance of 317.93 feet to a IRON PIPE SET; thence with a bearing of S 15°17'30" E a distance of 413.00 feet to a IRON PIPE FOUND; thence with a bearing of S 00°14'43" W a distance of 322.56 feet to a IRON PIPE FOUND; thence with a bearing of S 29°40'11" W a distance of 401.80 feet to a IRON PIPE SET; thence with a bearing of N 42°02'47" W a distance of 7.39 feet to a COMPUTED POINT; thence with a bearing of N 41°50'00" W a distance of 50.56 feet to a COMPUTED POINT; thence with a bearing of N 42°22'12" W a distance of 50.57 feet to a COMPUTED POINT; thence with a bearing of N 42°58'50" W a distance of 51.03 feet to a COMPUTED POINT; thence with a bearing of N 44°55'19" W a distance of 50.88 feet to a COMPUTED POINT; thence with a bearing of N 47°05'32" W a distance of 52.33 feet to a COMPUTED POINT; thence with a bearing of N 49°42'43" W a distance of 54.38 feet to a COMPUTED POINT; thence with a bearing of N 53°07'24" W a distance of 49.73 feet to a COMPUTED POINT; thence with a bearing of N 54°20'27" W a distance of 51.57 feet to a COMPUTED POINT; thence with a bearing of N 55°49'20" W a distance of 50.12 feet to a COMPUTED POINT; thence with a bearing of N 56°41'53" W a distance of 50.24 feet to a COMPUTED POINT ; thence with a bearing of N 57°12'43" W a distance of 50.43 feet to a COMPUTED POINT; thence with a bearing of N 57°02'35" W a distance of 49.92 feet to a COMPUTED POINT; thence with a bearing of N 56°49'27" W a distance of 49.67 feet to a COMPUTED POINT ; thence with a bearing of N 56°59'56" W a distance of 50.04 feet to a COMPUTED POINT; thence with a bearing of N 57°02'21" W a distance of 50.04 feet to a COMPUTED POINT; thence with a bearing of N 56°54'56" W a distance of 49.97 feet to a COMPUTED POINT; thence with a bearing of N 57°04'17" W a distance of 50.35 feet to a COMPUTED POINT; thence with a bearing of N 57°02'08" W a distance of 150.02 feet to a COMPUTED POINT ;thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 55°00'26" W and a chord distance of 394.73, having a central angle of 06°23'02" and an arc length of 394.94 to a COMPUTED POINT; thence with a bearing of N 42°27'52" E a distance of 199.70 feet to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 1527.50 feet, having a chord bearing of N 45°54'58" W and a chord distance of 71.34, having a central angle of 02°40'34" and an arc length of 71.34 to a COMPUTED POINT; thence with a bearing of N 44°34'41" W a distance of 79.18 feet to a COMPUTED POINT; thence in a westerly direction with a tangent curve turning to the left with a radius of 75.00 feet, having a chord bearing of N 89°34'41" W and a chord distance of 106.07, having a central angle of 90°00'00" and an arc length of 117.81 to a COMPUTED POINT; thence with a bearing of S 45°25'19" W a distance of 113.15 feet to a COMPUTED POINT; thence with a bearing of S 06°29'52" W a distance of 10.97 feet to a COMPUTED

POINT; thence in a southerly direction with a tangent curve turning to the left with a radius of 13.00 feet, having a chord bearing of S 20°35'23" E and a chord distance of 11.84, having a central angle of 54°10'30" and an arc length of 12.29 to a COMPUTED POINT; thence with a bearing of S 41°42'32" W a distance of 17.10 feet to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 47°41'58" W and a chord distance of 73.22, having a central angle of 01°11'01" and an arc length of 73.22 to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 924.95 feet, having a chord bearing of N 23°47'02" W and a chord distance of 642.46, having a central angle of 40°38'38" and an arc length of 656.13 to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the right with a radius of 4018.65 feet, having a chord bearing of N 00°25'39" W and a chord distance of 148.22, having a central angle of 02°06'48" and an arc length of 148.23 to a COMPUTED POINT; thence with a bearing of N 01°04'11" E a distance of 7.35 feet to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 1586.94 feet, having a chord bearing of N 01°22'48" W and a chord distance of 153.25, having a central angle of 05°32'07" and an arc length of 153.31 to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 617.65 feet, having a chord bearing of N 18°45'53" W and a chord distance of 268.92, having a central angle of 25°08'52" and an arc length of 271.09 to a COMPUTED POINT; thence with a bearing of N 38°15'11" E a distance of 13.83 feet to a IRON PIPE FOUND; thence with a bearing of N38°15'11" E a distance of 225.71 feet to a IRON PIPE FOUND; which is the point of beginning, containing approximately 2,391,455.78 square feet or 54.90 acres and being a portion of the parcel identified as "Tract 2" containing approximately 2,436,380.37 square feet or 55.9316 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/09/2021.

Legal Description Tract 3

Beginning at a COMPUTED POINT having coordinates of N:819275.70, E:2142684.82; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 50°03'12" W and a chord distance of 217.98, having a central angle of 03°31'27" and an arc length of 218.02 to a COMPUTED POINT; thence with a bearing of N 41°42'32" E a distance of 17.10 feet to a COMPUTED POINT; thence in a southeasterly direction with a non-tangent curve turning to the left with a radius of 3527.50 feet, having a chord bearing of S 48°17'33" E and a chord distance of 0.14, having a central angle of 00°00'08" and an arc length of 0.14 to a COMPUTED POINT; thence in a northerly direction with a reverse tangent curve turning to the right with a radius of 13.00 feet, having a chord bearing of N 20°53'52" W and a chord distance of 11.96, having a central angle of 54°47'28" and an arc length of 12.43 to a COMPUTED POINT; thence with a bearing of N 06°29'52" E a distance of 10.97 feet to a COMPUTED POINT; thence with a bearing of N 45°25'19" E a distance of 113.15 feet to a COMPUTED POINT; thence in a easterly direction with a tangent curve turning to the right with a radius of 75.00 feet, having a chord bearing of S 89°34'41" E and a chord distance of 106.07, having a central angle of 90°00'00" and an arc length of 117.81 to a COMPUTED POINT; thence with a bearing of S 44°34'41" E a distance of 79.18 feet to a COMPUTED POINT; thence in a southeasterly direction with a tangent curve turning to the left with a radius of 1527.50 feet, having a chord bearing of S 45°54'58" E and a chord distance of 71.34, having a central angle of 02°40'34" and an arc length of 71.34 to a point; thence with a bearing of S 42°27'52" W a distance of 199.70 feet to a G; thence with a bearing of N 00°00'00" E a distance of 0.00 feet to the point of beginning. containing 46958.17 square feet or 1.078 acres and being a portion of the parcel identified as "Tract 2" containing approximately 2,436,380.37 square feet or 55.9316 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/09/2021.

0 Harris Road
GR10-CD
Rezoning Case Number RZ-22-06

Use Conditions

1. Site Master Plan is a condition of the rezoning request RZ-22-06. Amendments of the Master Plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
2. The following uses shall be allowed in the GR10 Zoning District:

Dwelling-Single Family	Dwelling-Duplex	Dwelling-Townhome	Dwelling-Accessory
------------------------	-----------------	-------------------	--------------------

Residential Development Standards and Architectural Conditions (Single Family and Townhome)

3. The minimum lot width at the front setback for lots containing a single family detached house shall be 36 feet.
4. The minimum area for lots containing a single family detached house shall be 3900 square feet.
5. The minimum lot width at the front setback for lots containing a townhouse shall be 20 feet.
6. The minimum area for lots containing a townhouse shall be 1760 square feet.
7. The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of less than 51' and townhouse buildings shall be:

Principal Front Setback	Street Side / Secondary Front Setback	Side (from adjacent lot Setback)	Rear Setback
10 feet	5 feet	5 feet	20 feet

8. The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of 51' and greater shall be:

Principal Front Setback	Street Side / Secondary Front Setback	Side (from adjacent lot Setback)	Rear Setback
20 feet	5 feet	5 feet	25 feet

9. The maximum block length along Public Streets "B" and "D" shall be 900 linear feet.
10. Vinyl siding shall not be permitted. However, vinyl windows, decorative elements, and trim shall be permitted.
11. All elevations of the units facing public rights-of-way shall have trim around the windows.
12. Exterior walls on the front of a residential dwelling unit facing public rights-of-way shall contain at least three (3) of the following elements, and exterior side walls that can be seen from the public right-of-way shall contain at least two (2) of the following elements: (i) bay window; (ii) decorative window; (iii) decorative trim; (iv) corner boards; (v) recessed window; (vi) decorative shake; (vii) porch or deck; and (viii) decorative brick or stone or stone veneer masonry material imitating these materials.
13. A varied color palette shall be utilized on residential dwelling units throughout the development. Each building shall include a minimum of three (3)-color families for siding and shall include varied trim, shutter and accent colors complimenting the siding color.

14. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material imitating these materials if facing or parallel to a public right-of-way.
15. Front porches, if provided, shall be a minimum of four feet (4') in depth.

Landscaping and Amenity Area Conditions

16. Active amenities within park spaces as shown in RZ-22-06 will include, at a minimum, a clubhouse no less than 1,000 square feet, and either tennis court(s) or a pool/ waterpark/spray-ground and supporting bicycle and automobile parking. Park Space OS-1 will be recorded with the second phase of development and installed within eighteen (18) months of plat recordation or prior to the issuance of the 170th building permit, whichever comes first. If park amenities have not been installed within the time given due to external circumstances such as availability of materials or weather issues, the Town of Wake Forest may request the developer to post financial security for the remaining amenity and park related items in an amount based on a cost estimate approved by the Town of Wake Forest to allow additional permit issuance.
17. But for the access points and sight distance easements association therewith along Harris Road, Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width, measured from the edge of the post-development Harris Road right-of-way along the portions of the Property zoned GR10-CD. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 24 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule.
18. Measured along the shared boundary lines of those parcels with Wake County Property Identification Numbers (PINs) 1842-30-5166, 1841-39-6998, 1841-39-9518, 1841-49-1066, 1841-48-0991, 1841-48-0777, and 1841-38-9438, and more specifically shown on the Master Plan, the Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width. The planting schedule per one hundred (100)' linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 8 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule. This zoning condition shall not apply to those portions of the shared boundary line that are otherwise subject to the Neuse River Riparian Stream Buffer requirements, sanitary sewer easements, storm drainage easements, right-of-way for roads, pedestrian related easements, nor to those portions of the shared boundary line that are otherwise subject to the 40' Harris Road Buffer Yard.
19. Any new plantings within the Project shall be plants native to the State of North Carolina or plants recommended within Hardiness Zone 7b. Plant selection will be based on availability and subject to approval by the Town of Wake Forest's approval.

Roadway Improvements

20. Improvements recommended by the Traffic Impact Analysis and comments by the Town of Wake Forest and NCDOT shall be coordinated and constructed per final requirements. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
21. TIA and Town Related Widening Improvements and Timing
 - a. At the intersection of Harris Road and Wall Road / W. Oak Avenue, the developer will provide a fee-in-lieu for intersection improvements in the amount of \$30,250.00, unless an alternative is agreed upon by the Town, NCDOT and the Developer.

The following roadway improvements shall be submitted for permitting to NCDOT and the Town of Wake Forest with the initial phase of development. These roadway improvements shall be completed prior to the issuance of the 116th building permit listed in b. - f. below. Financial securities will be provided in accordance with the standard policies and procedures of the Town of Wake Forest and NCDOT.

- b. Town widening requirements for Harris Road along the site's frontage will be provided to meet half (½) of a Type 3A – Three Lane Undivided Minimum Right-of-Way of 67' with associated elements as listed in the Town of Wake Forest's Comprehensive Transportation Plan. For areas on Harris Road shown for removal on NCDOT's improvement project U-5307 and further delineated on "Design Public Meeting Map", sheet 10B of 10 dated December 2021, widening will either be constructed or a fee-in-lieu will be provided.
- c. A 10' wide multi-use path will be constructed along the site's eastern frontage of Harris Road to Town of Wake Forest standards and specifications from the shared property boundaries with PIN 1842109962 to PIN 1841389438.
- d. At the intersection of US 1(Capital Blvd) and Harris Road / Purnell Road, Construct an exclusive eastbound right turn lane on Harris Road with 150 feet of storage and appropriate taper length.
- e. At the Harris Road and Joyner Park southeastern most Access / Access B
 - i. Construct Access B with one ingress and one egress lane (shared left-through-right lane).
 - ii. Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
 - iii. Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.
 - iv. Construct an exclusive westbound left turn lane be constructed on Harris Road with 50 feet of storage and appropriate taper length.
- f. At the Harris Road and Devon Square Access / Access A
 - i. Construct Access A with one ingress and one egress lane (shared left-through-right lane).
 - ii. Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
 - iii. Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.

0 Harris Road

NMX-CD

Rezoning Case Number RZ-22-06

22. The following uses shall be allowed in the NMX-CD Zoning District:

Residential – residential uses restricted to upper story only			
Dwelling – Multi-Family	Dwelling – Accessory	Live-Work Unit	
Office / Service			
ATM	Bank, Credit Union, Financial Services	Business Support Services	Dry Cleaning & Laundry Services
Medical Clinic	Personal Services	Post Office	Professional Services
Veterinary Services			
Commercial / Entertainment			
Alcoholic Beverage Sales Store	Amusement, Indoor	Bar / Tavern	General Commercial
Outdoor Seating	Restaurant	Theater, Indoor Movie or Live Performance	

Civic			
Civic Meeting Facility	Community or Cultural Facility	Public Safety Station	Recreation Facility, Indoor
Recreation Facility, Outdoor	Religious Institution (only within Mixed Use Buildings)		
Educational / Institutional			
Child/Adult Day Care Center (More than 8 persons)	School – Vocational/Technical	Studio – Art, dance, martial arts, music	

23. The Type B Buffer between NMX CD and GR-10 CD, as otherwise required by UDO Section 8.5, will not be constructed as there are no NMX CD uses planned adjacent to these districts.

24. Right-of-way for the “Alternative Service Road Option 3” will be dedicated to NCDOT prior to the issuance of a building permit.

0 Harris Road

HB-CD

Rezoning Case Number RZ-22-06

25. The following uses shall be allowed in the HB Zoning District

ATM	Bank, Credit Union, Financial Services	Business Support Services	Medical Clinic
Personal Services	Personal Services, Restricted	Post Office	Professional Services
Veterinary Services	Alcoholic Beverage Sales Store	Amusement, Indoor	Bar/Tavern
General Commercial	General Commercial – Use Greater than 100,000 sf	Outdoor Seating	Restaurant
Theater, Indoor Movie or Live Performance	Civic Meeting Facility	Community or Cultural Facility	Conference/Convention Center
Public Safety Station	Recreation Facility, Indoor	Religious Institution	Light Manufacturing Workshop

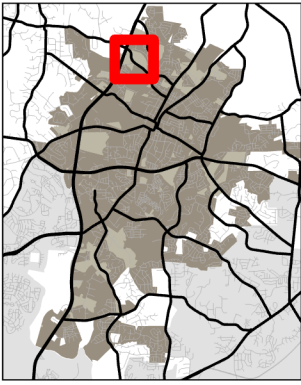
DocuSigned by:

George DeLoache

F4F69DB174AA49C...

George DeLoache

Authorized Agent



11/22/2022



TOWN of
WAKE FOREST

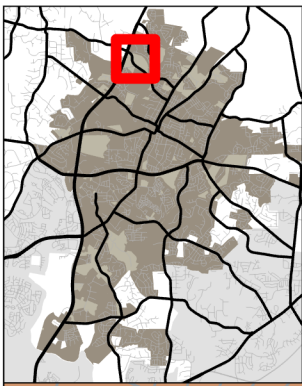
RZ-22-06
0 Harris Rd
PIN: 1841392412



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 2,000 Feet

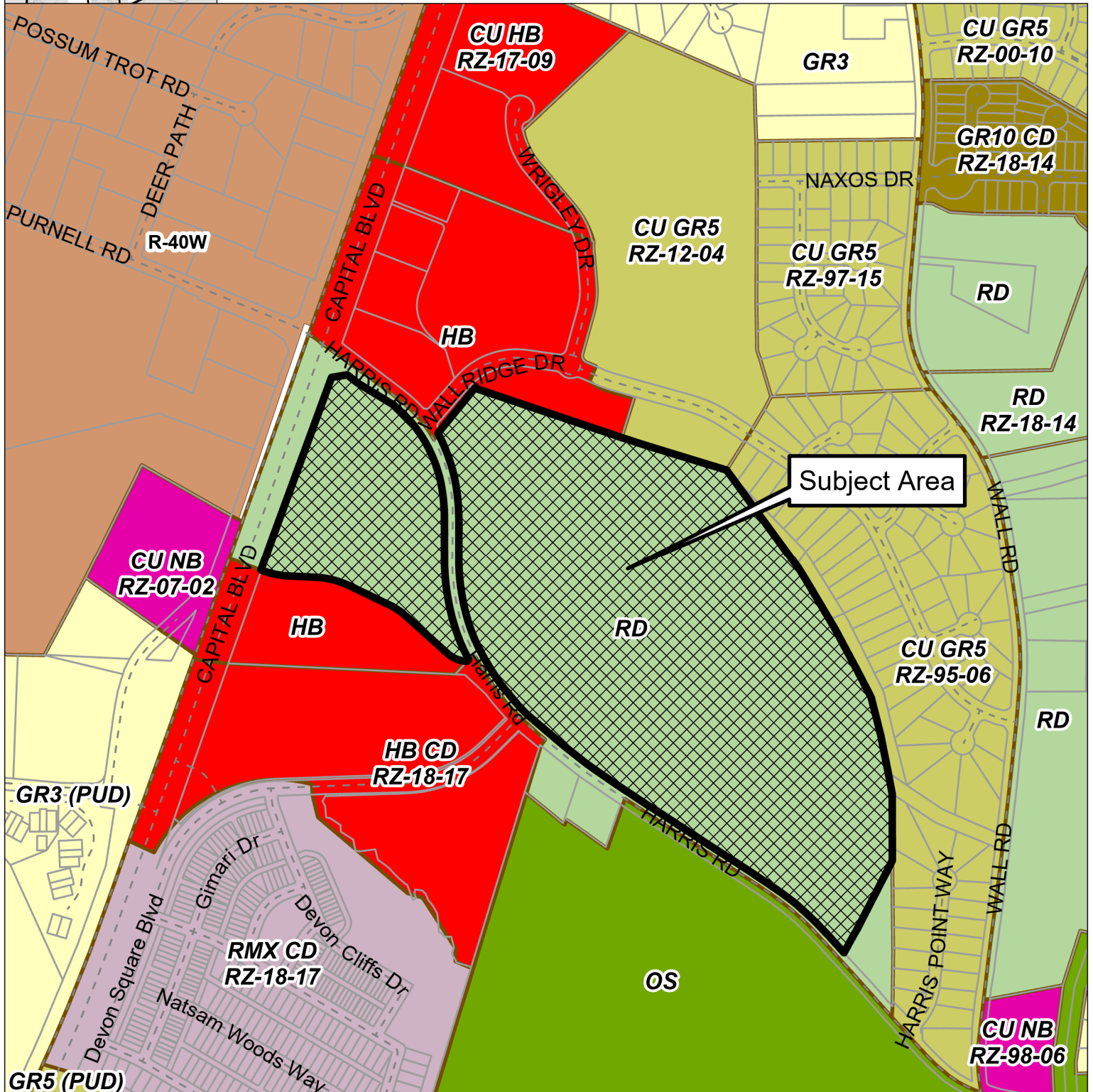




TOWN of
WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

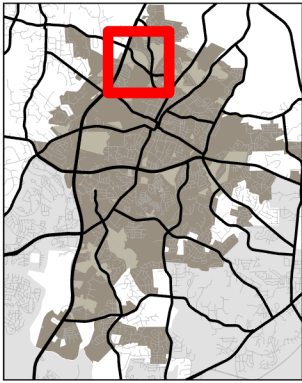
11/22/2022



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

0 500 1,000 1,500 2,000 Feet





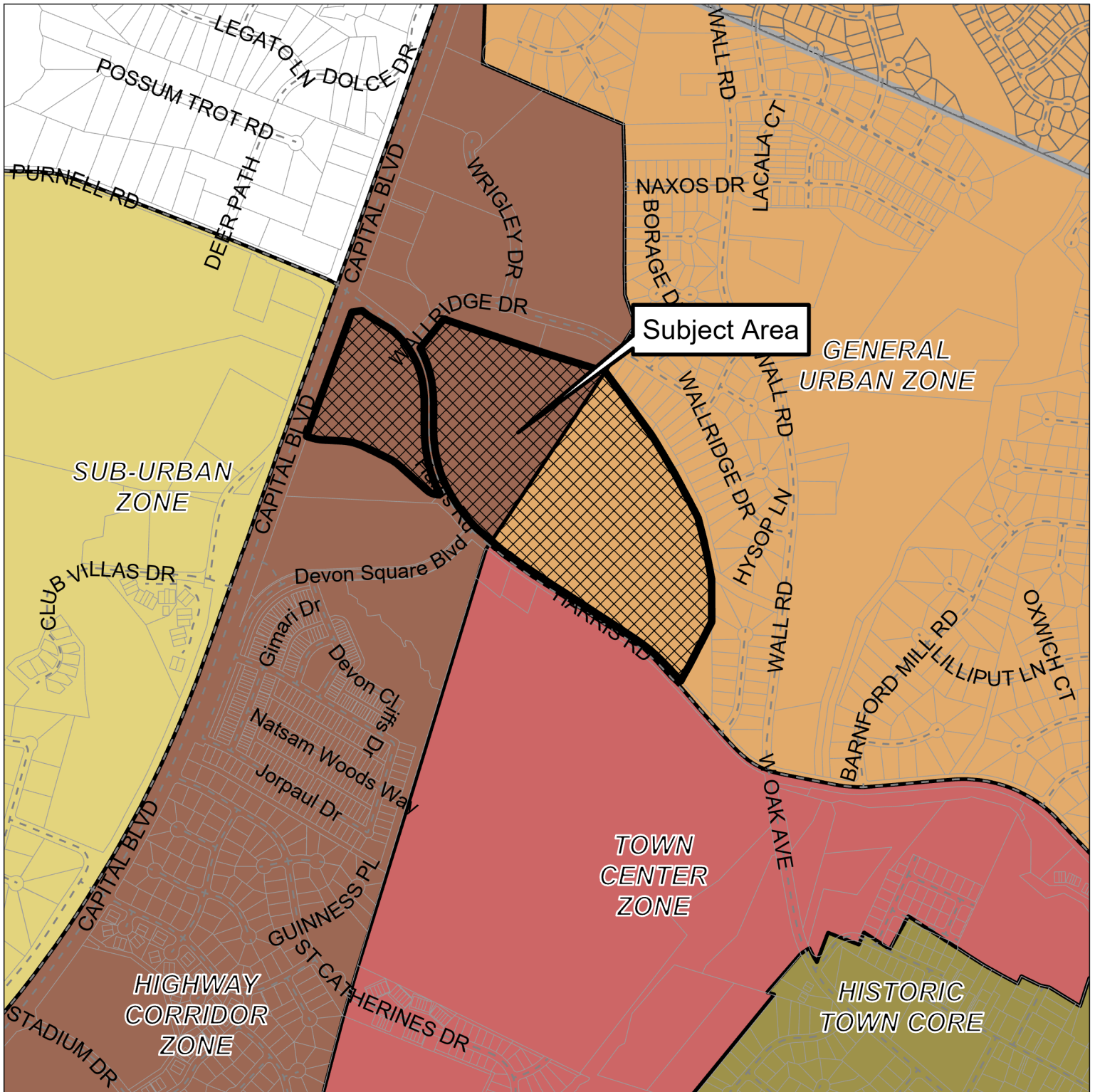
Community Plan Zones



TOWN of
WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

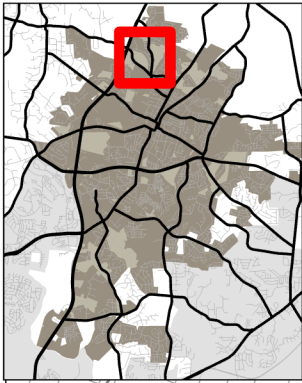
11/22/2022



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

0 0.25 0.5
Miles





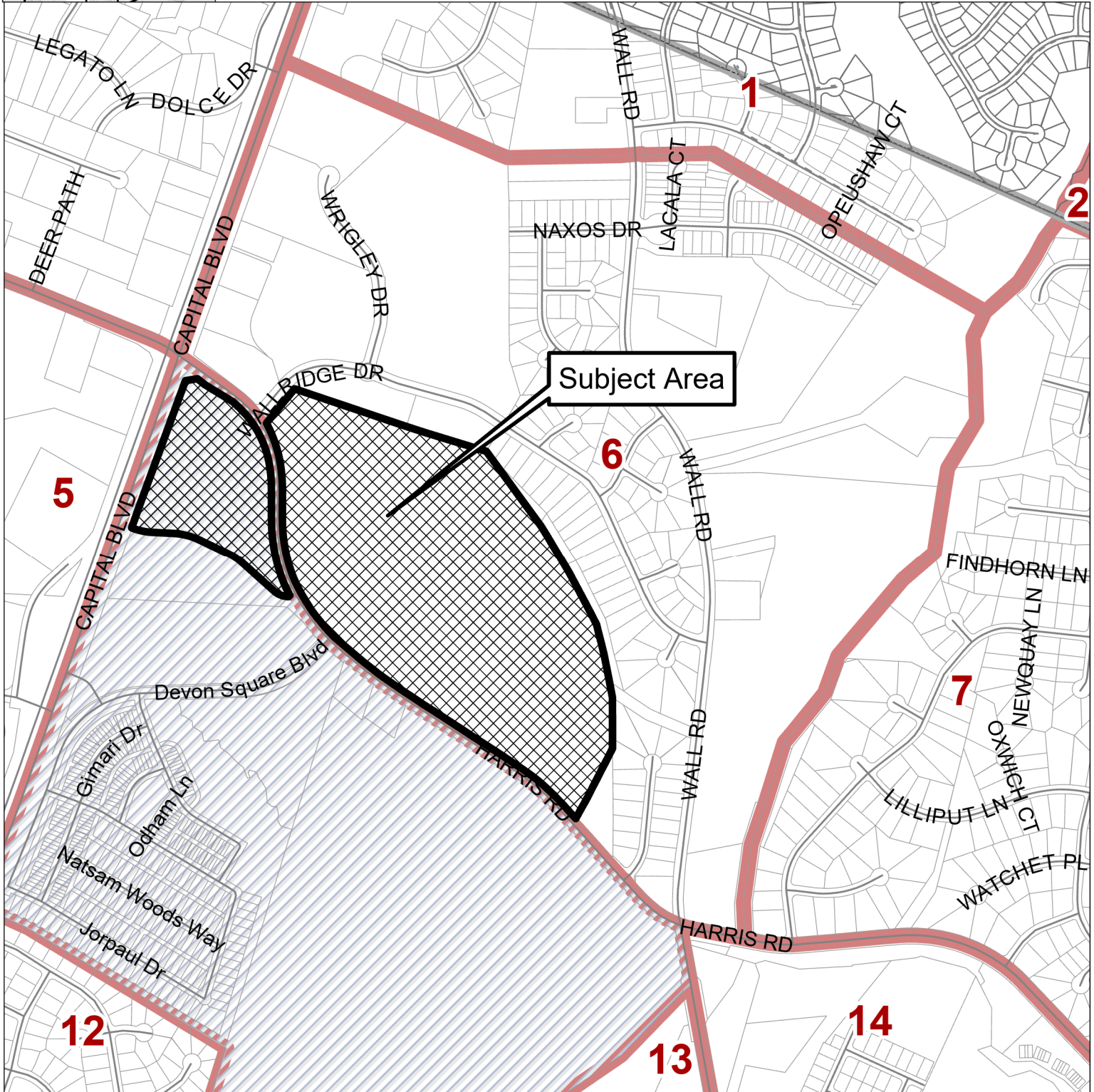
Neighborhood Planning Areas



TOWN of
WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022



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

0

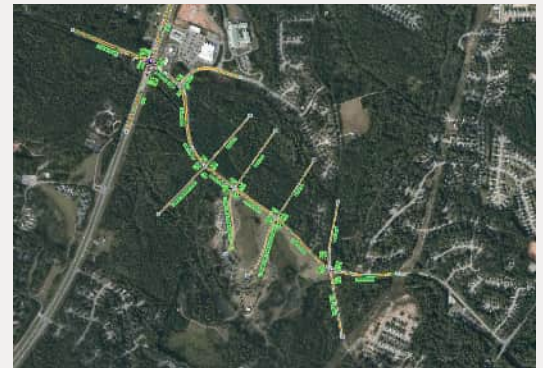
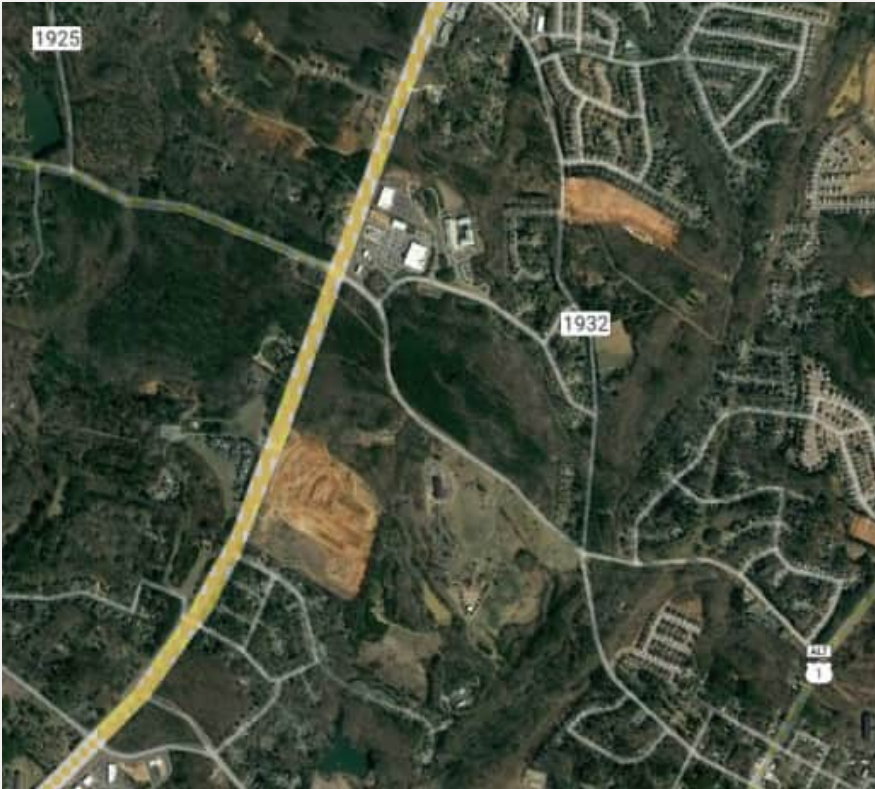
0.25

0.5

Miles



38



Harris Road Residential
Traffic Impact Analysis
Wake Forest, North Carolina

**TRAFFIC IMPACT
ANALYSIS**

FOR

HARRIS ROAD RESIDENTIAL

LOCATED

IN

WAKE FOREST, NORTH CAROLINA

Prepared For:
Church Street Company
4001 Barrett Drive, Suite 104
Raleigh, NC 27609

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

November 2022



A handwritten signature in black ink, appearing to read "Rynal G. Stephenson".

11/21/22

RKA Project No. 22076

Prepared By: GH

Reviewed By: RS

**TRAFFIC IMPACT ANALYSIS
HARRIS ROAD RESIDENTIAL
WAKE FOREST, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Harris Road Residential development in accordance with the Town of Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the northeastern quadrant of the intersection of Harris Road and Wallridge Road in Wake Forest, North Carolina. The proposed development is expected to consist of 215 single-family homes and 191 townhomes and estimated to be built out in 2027. Access to the development is proposed via three (3) full movement driveways along Harris Road. The two easternmost driveways will form a southbound approach with the existing Joyner Park connections, converting the existing intersections from three-leg intersections to four-leg intersections once the site is built out. The westernmost access will align with the Devon Square Access, along Harris Road.

2. Existing Traffic Conditions

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

- Capital Boulevard (US 1) and Harris Road
- Harris Road and Wallridge Road
- Harris Road and Westernmost Joyner Park Access
- Harris Road and Easternmost Joyner Park Access
- Harris Road and Wall Road / W Oak Avenue

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in March of 2022 by Burns Service, Inc. during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Capital Boulevard (US 1) and Harris Road

- Harris Road and Wallridge Road
- Harris Road and Westernmost Joyner Park Access
- Harris Road and Easternmost Joyner Park Access
- Harris Road and Wall Road / W Oak Avenue

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

3. Site Trip Generation

The proposed development is assumed to consist of 191 townhomes and 215 single-family homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single-Family Homes (210)	215 DU	2,041	39	111	129	75
Multi-Family Housing (Low-Rise) (220)	191 DU	1,300	20	62	65	38
Total Trips		3,341	59	173	194	113

4. Future Traffic Conditions

Through coordination with NCDOT and the Town, it was determined that an annual growth rate of 3% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes.

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

- Devon Square
- Live Oaks
- Holding Mills (formerly Townes on Main)
- Kinsley Residential

- Mason Oaks (formerly Glen Oaks)

Based on coordination with the NCDOT and the Town, right-of-way acquisition for STIP U-5307D is funded in 2028 which is after the build out year for the proposed development. It should be noted that STIP U-5703D is not funded for construction at this time. Due to STIP U-5307D not being funded for construction and the right-of-way acquisition taking place after the buildout of the proposed development, roadway improvements associated with STIP U-5703D were not included in this study. Future roadway improvements associated with the Devon Square development are to be included in this study under future traffic conditions.

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

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions
- 2027 Build Traffic Conditions with Improvements

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2027 no-build, 2027 build, and 2027 build – improved traffic conditions. Refer to Table E-2 on the following page for the capacity analysis summary performed at each study intersection.

Table E-2: Capacity Analysis Summary

Intersection	Approach	2022 Existing Conditions		2027 No-Build Conditions		2027 Build Conditions		2027 Build - Improved Conditions	
		AM	PM	AM	PM	AM	PM	AM	PM
US 1 and Harris Road / Purnell Road	EB	E	C	F	D	F	D	F	F
	WB	E	D	F	E	F	E	F	F
	NB	B	F	B	F	B	F	C	E
	SB	C	E	E	F	E	F	F	D
	Overall	C (32)	F (82)	F (97)	F (174)	F (134)	F (175)	F (92)	E (76)
Harris Road and Wallridge Road	EB	A ¹	A ¹	A ¹	A ¹	A ¹	B ¹	--	--
	WB	--	--	--	--	--	--	--	--
	SB	B ²	C ²	C ²	F ²	C ²	F ²	--	--
Harris Road and Joyner Park Westernmost Access / Access B	EB	--	--	--	--	A ¹	A ¹	--	--
	WB	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	--	--
	NB	B ²	B ²	C ²	D ²	C ²	F ²	--	--
	SB	N/A		N/A		C ²	D ²	--	--
Harris Road and Joyner Park Easternmost Access / Access C	EB	--	--	--	--	A ¹	A ¹	--	--
	WB	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	--	--
	NB	B ²	B ²	C ²	C ²	C ²	F ²	--	--
	SB	N/A		N/A		C ²	C ²		
Harris Road and Wall Road / W Oak Avenue	EB	B ¹	C ¹	D ¹	F ¹	F ¹	F ¹	B	C
	WB	B ¹	B ¹	F ¹	F ¹	F ¹	F ¹	B	B
	NB	A ²	B ²	B ²	D ²	C ²	E ²	B	D
	SB	B ²	B ²	C ²	D ²	C ²	D ²	B	C
	Overall	B³ (11)	B³ (15)	E³ (44)	F³ (146)	F³ (52)	F³ (177)	B (15)	C (22)
Harris Road and Devon Square Access / Access C	EB	N/A		--	--	A ¹	A ¹	--	--
	WB			A ¹	A ¹	A ¹	A ¹	--	--
	NB			C ²	C ²	E ²	F ²	--	--
	SB			N/A		C ²	D ²	--	--

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

2. Level of service for minor-street approach.

3. All-way stop-control, approach level of service.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1 and E-2.

Committed Improvements by Devon SquareUS 1 and Harris Road / Purnell Road

- Extend the northbound US 1 left turn lane to provide 400 feet of storage and appropriate taper length.

Recommended Improvements by DeveloperUS 1 and Harris Road / Purnell Road

- Construct an exclusive eastbound right turn lane on Harris Road with 150 feet of storage and appropriate taper length.

Harris Road and Joyner Park Easternmost Access / Access B

- Construct Access B with one ingress and one egress lane (shared left-through-right lane).
- Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
- Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.
- Due to the widening of Harris Road to accommodate an eastbound left turn lane into the site, it is recommended that an exclusive westbound left turn lane be constructed on Harris Road with 50 feet of storage and appropriate taper length.

Harris Road and Wall Road / W Oak Avenue*Alternative 1*

- Monitor the intersection for signalization and install signal once warrants are met.

Alternative 2

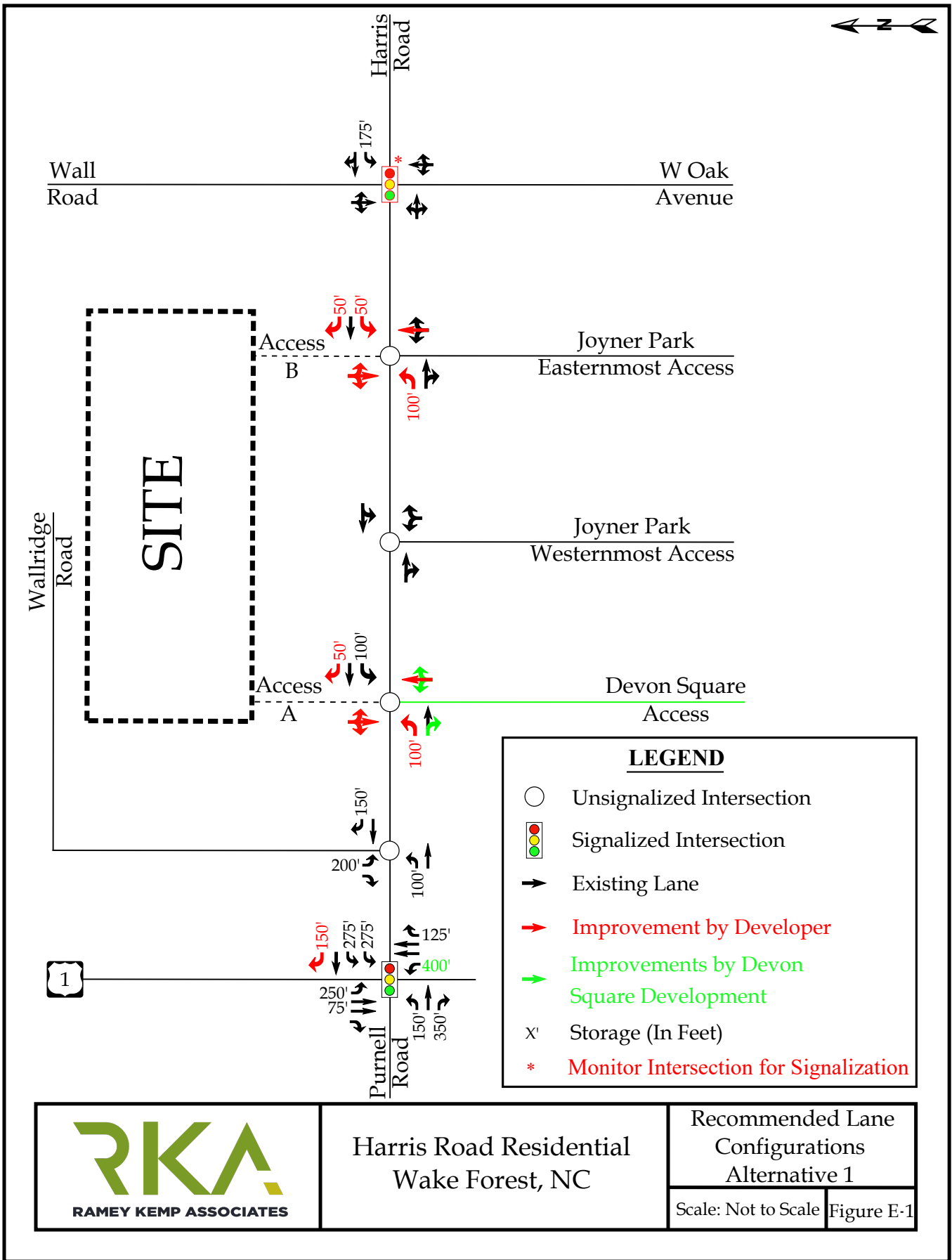
- Construct a single lane roundabout at the intersection that provides left-through-right lane configurations on all approaches.

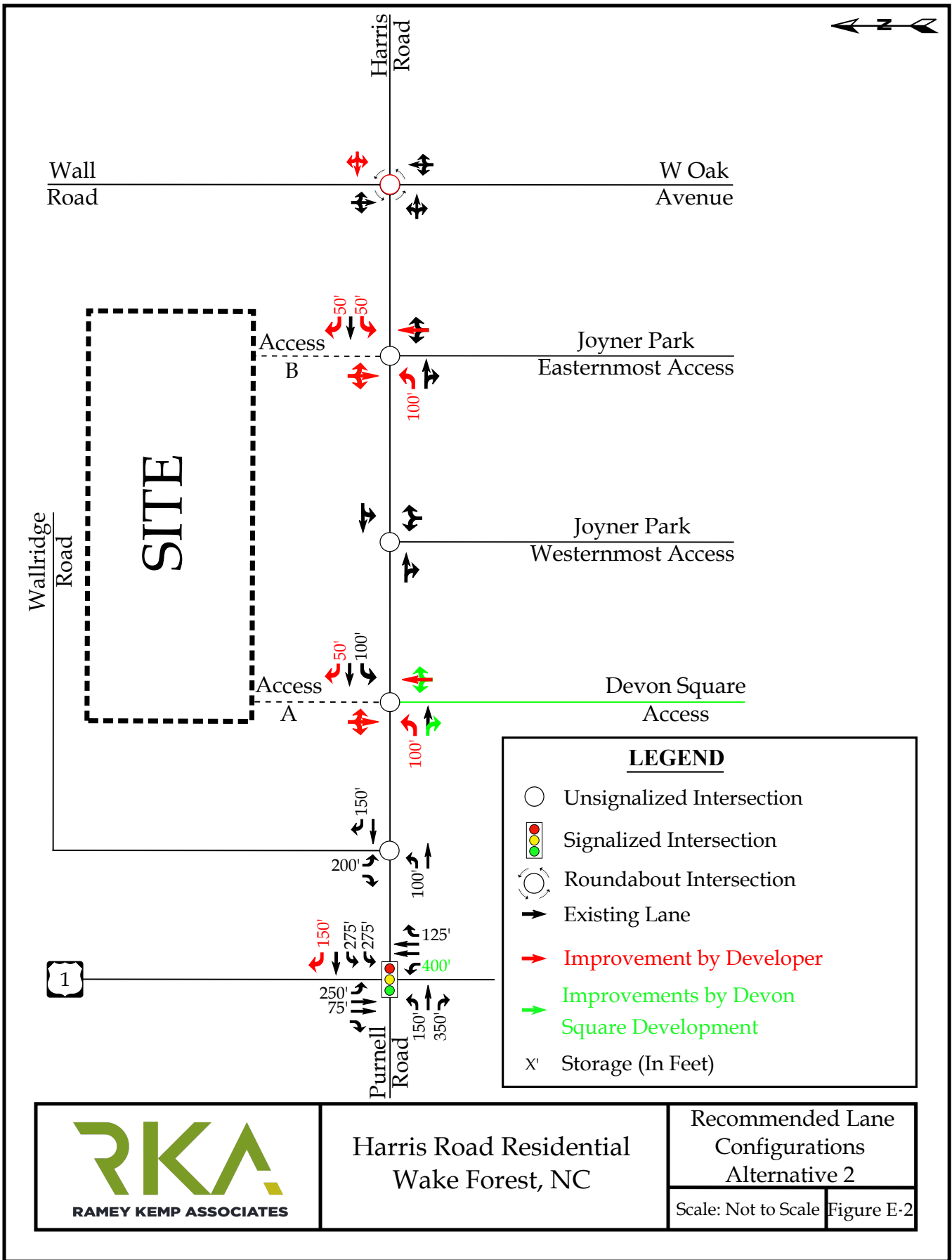
Construction of a roundabout would likely require right-of-way acquisition that may not be possible for a development to obtain. The development would be able to mitigate site trip impacts with the installation of a traffic signal.

The developer can provide a fee-in-lieu for the future improvement to contribute towards the improvement at this intersection.

Harris Road and Devon Square Access / Access A

- Construct Access A with one ingress and one egress lane (shared left-through-right lane).
- Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
- Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.





Harris Road Residential
Wake Forest, NC

Recommended Lane
Configurations
Alternative 2

Scale: Not to Scale Figure E-2



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

July 19, 2022

Harris Road Residential

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-228
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Braden M. Walker, P.E. Project Design Engineer

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

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

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Harris Road Residential

SC-2022-228

Wake Forest

Wake County

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

Date Initially Received by CMS	06/21/22	Date of Site Plan	04/01/22
Date of Complete Information	06/21/22	Date of Sealed TIA	06/20/22

Proposed Development

The TIA assumes the development is to be completed by 2027 and consist of the following:

Land Use	Land Use Code	Size
Single Family Housing	210	215 d.u.
Multi-Family Housing (Low-Rise)	220	191 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	59	173	232
PM Peak Hour	194	113	307
Daily Trips			3,341

General Reference

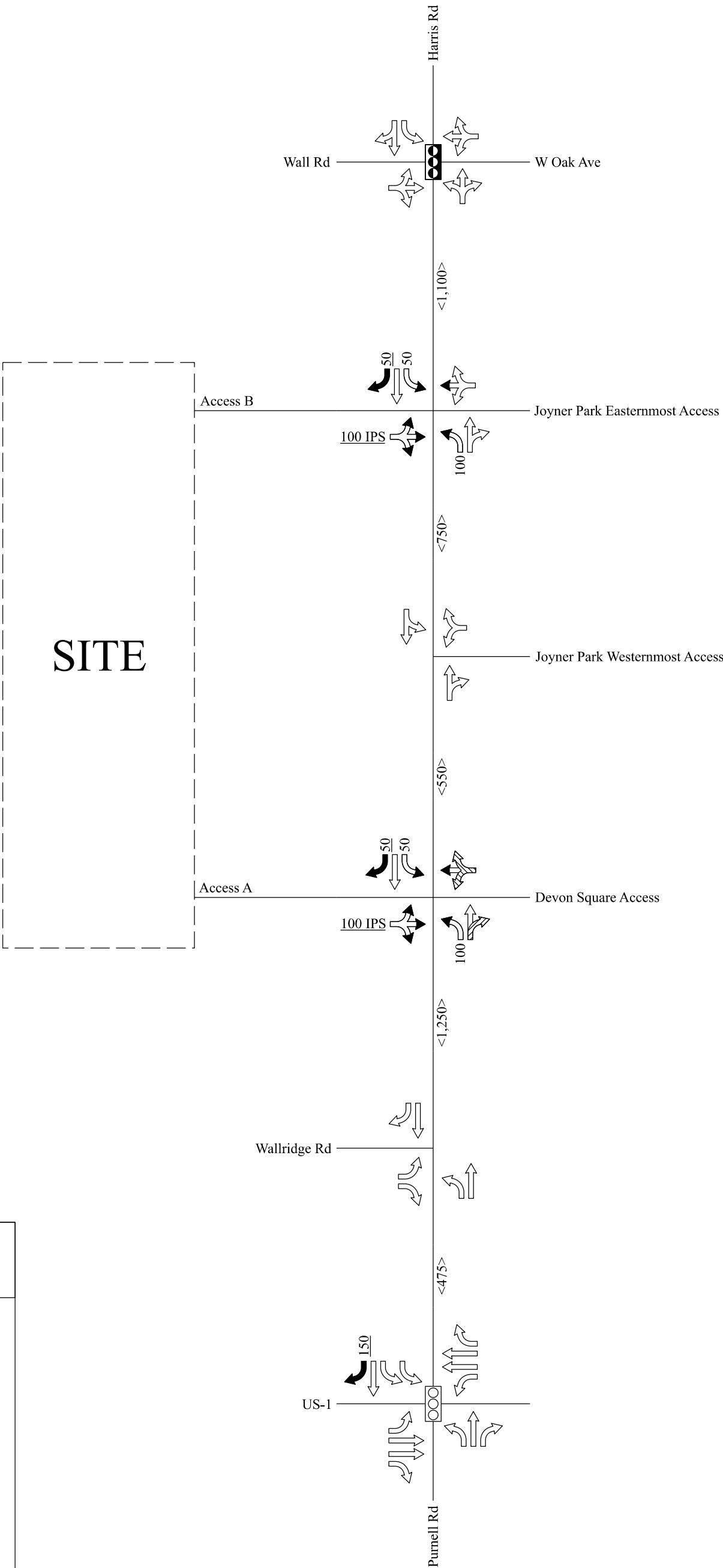
For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx> Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to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

Improvements By Others

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

Signalization

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



Harris Road Residential
Wake Forest, Wake County
SC-2022-228

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Developer Proposed Signal
- Monitor for Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

RZ-22-06

HARRIS ROAD SUBDIVISION

WAKE FOREST, NORTH CAROLINA

MASTER PLAN FOR A RESIDENTIAL COMMUNITY

PROJECT STATISTICS

PROPERTY DEVELOPER

CHURCH STREET COMPANY
4001 BARRETT DRIVE SUITE 104
RALEIGH, NORTH CAROLINA 27609

TABLE OF LAND OWNERS							TABLE C1.1
PIN	OWNER	DEED BOOK	DEED PAGE	DEED ACRES	SITE ADDRESS	ZONING	
1841392412	PATE, JANE HARRIS	423	00-6-	68.28	0 HARRIS ROAD	RD	

PROPOSED ZONING

TOTAL NUMBER OF UNITS ON CURRENT CONCEPT PLAN

GR10(CD) & HB(CD) & NMX(CD)

DENSITY (BASED ON TOTAL UNITS / (GROSS AREA IN GR10))

226

WATERSHED

4.93 UNITS / AC

RIVER BASIN

RICHLAND CREEK
NEUSE

AREA CALCULATIONS

GROSS SITE AREA (BASED ON SURVEY)

68,279 AC

GROSS COMMERCIAL HB-CD SITE AREA

12,359 AC

AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD

0.281 AC

NET HB-CD SITE AREA

12,078 AC

GROSS COMMERCIAL NMX-CD SITE AREA

10,079 AC

AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD

0.224 AC

AREA IN FUTURE RIGHTS-OF-WAY FOR STREET "E"

1.087 AC

NET NMX-CD SITE AREA

8,767 AC

AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)

0.836 AC

AREA IN STREAM BUFFERS AND WETLANDS (7.4.2.A.1.e)

1.364 AC

GROSS RESIDENTIAL GR10-CD SITE AREA

45,842 AC

AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD

0.407 AC

NET SITE AREA

45,435 AC

AREA IN RESIDENTIAL TOWNHOUSE LOTS

13.8%

AREA IN SINGLE FAMILY DETACHED LOTS

28.1%

AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY

18.9%

AREA IN HOA PRIVATE ALLEY EASEMENTS

5.3%

AREA IN HOA OWNED COMMON AREAS

16.4%

TOTAL AREA IN OPEN SPACE

17.5%

AREA IN PARK SPACE (7.5.1)

1.095 AC

AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)

0.891 AC

AREA IN STREAM BUFFERS AND WETLANDS (7.4.2.A.1.e)

2.440 AC

AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)

1.526 AC

PUBLIC & PRIVATE IMPROVEMENTS

UTILITIES - OFF-SITE CITY OF RALEIGH SANITARY SEWER EXTENSION (8")

530 LF

UTILITIES - ON-SITE CITY OF RALEIGH SANITARY SEWER

6580 LF

UTILITIES - ON-SITE CITY OF RALEIGH WATER LINE

7360 LF

STORM DRAINAGE

11900 LF

STREETS, NEW - 29' WIDE (B-B) IN A 55' R/W - TYPE 2A

6600 LF

STREETS, NEW - 41' WIDE (B-B) IN A 67' R/W - TYPE 2B

1140 LF

STREETS, WIDENED - 1/2 OF A THREE LANE IN A 71' R/W (WITH MUP) - TYPE 3A (HARRIS ROAD)

1970 LF

STREETS, WIDENED - FULL THREE LANE IN A 71' R/W (WITH MUP) - TYPE 3A (HARRIS ROAD)

950 LF

20' PRIVATE ALLEYS

5930 LF

10' WIDE MULTI-USE PATHS

2790 LF

6' WIDE CONCRETE SIDEWALKS

14000 LF

TOWNHOUSE PRODUCT (22' MINIMUM LOT WIDTH, 1760 SF MINIMUM LOT AREA)

REAR LOADED TOWNS

126

55.8%

22' END UNITS (22' X 45') 2-CAR GARAGE

52

22' WIDE INTERIOR UNITS (22' X 45') 2-CAR GARAGE

74

36' WIDE SFD LOTS (36' MINIMUM LOT WIDTH, 3960 SF MINIMUM LOT AREA)

53

23.5%

51' WIDE SFD LOTS (51' MINIMUM LOT WIDTH, 5000 SF MINIMUM LOT AREA)

47

20.8%

VEHICLE PARKING (ALL UNITS HAVE 2-CAR GARAGES)

2.0 PARKING SPACES PER UNIT REQUIRED

452

PROVIDED

2 - CAR GARAGE UNITS WITH 18' LONG MIN DRIVEWAY

4 EACH

904

TOTAL PARKING PROVIDED

904

BICYCLE PARKING

2 PER 40 AUTO SPACES REQUIRED FOR 98 TOWNHOMES

(126*1.8/40*2)

12

4 PER 1/4 ACRE OF PARK SPACE

(1.174/25*4)

18

TOTAL PARKING PROVIDED

30

ESTIMATED IMPROVISED

EXISTING IMPROVISED

0.000 AC

PROPOSED ON LOTS

11,956 AC

PROPOSED IN PUBLIC R/W

6,855 AC

PROPOSED IN ALLEYS

2,155 AC

PROPOSED IN OPEN SPACE

1,000 AC

TOTAL PROPOSED

48,35% OF GR10 (CD)

21,96% AC

BUILDING SETBACKS AND SEPARATION REQUIREMENTS (TO BE REQUESTED WITH ZONING)

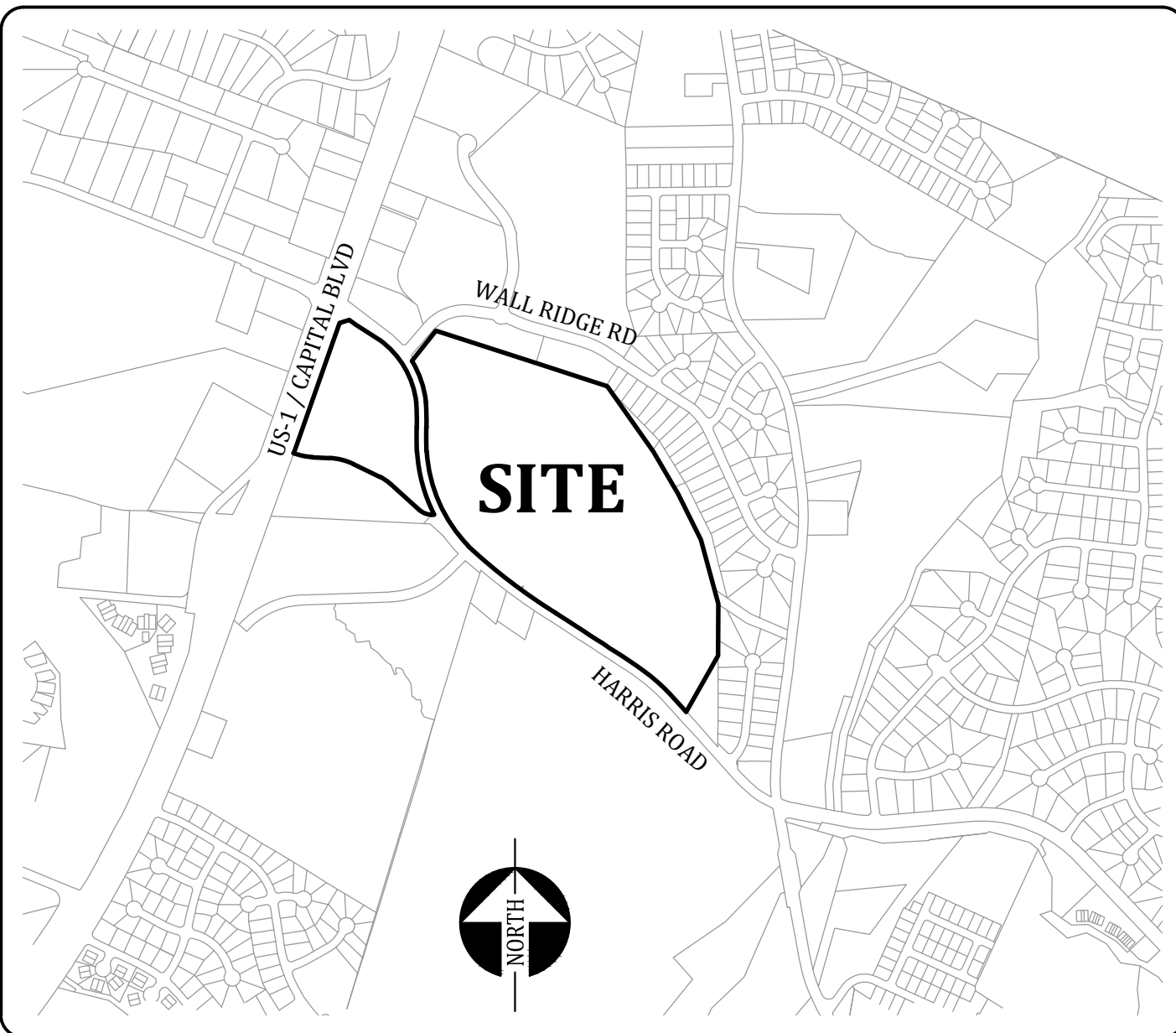
PRINCIPAL BUILDING SETBACKS (MINIMUM)	REQUESTED CURRENT	REQUESTED REAR LOAD	REQUESTED FRONT LOAD
PRINCIPAL FRONT SETBACK	20 FT	10 FT	20 FT
SECONDARY FRONT / SIDE SETBACK FROM PUBLIC STREET R/W	20 FT	5 FT	5 FT
SIDE YARD SETBACK	8 FT	5 FT	5 FT
REAR YARD SETBACK	25 FT	20 FT	25 FT

ACCESSORY STRUCTURE SETBACKS

SIDE YARD SETBACK	5 FT	5 FT	5 FT
REAR YARD SETBACK	10 FT	10 FT	10 FT

BUILDING SEPARATION

MINIMUM BUILDING SEPARATION	10 FT	10 FT	10 FT
MAXIMUM BUILDING HEIGHT			3-STORY



VICINITY MAP

1"=1000'

SHEET INDEX

SHEET #	SHEET TITLE
MP0.00	COVER SHEET
MP1.00	EXISTING CONDITIONS SHEET
MP1.01	TREE SURVEY EXHIBIT
MP2.00	OVERALL PRELIMINARY SUBDIVISION PLAN
MP2.01	PRELIMINARY SUBDIVISION PLAN
MP2.02	PRELIMINARY SUBDIVISION PLAN

OPEN SPACE CALCULATIONS

GROSS GR10 (CD) MASTER PLAN AREA (SEE ABOVE CALCULATIONS)

REQUIRED UNIMPROVED OPEN SPACE (UDO SECTION 7.4.2)

REQUIRED PARK SPACE (UDO SECTION 7.4.1)

CREDIT FOR CONSTRUCTED AMENITY (UDO SECTION 7.5.6)

NET PARK SPACE REQUIRED

TOTAL OPEN SPACE REQUIRED AFTER CREDIT REDUCTION

TOTAL OPEN SPACE PROVIDED

TYPES OF OPEN SPACE PROVIDED (UDO 7.4.2 & 7.5.1)

TOTALS ARE APPROXIMATE PENDING FIELD SURVEYS AND FINAL PERMITTING

UNIMPROVED OPEN SPACE

FEMA FLOODWAY, STREAM BUFFERS & WETLANDS (7.4.2.A.1.e)

PLANTED & UNDISTURBED

AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)

AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)

TOTAL NON-ACTIVE OPEN SPACE

PARK SPACE (UDO 7.5.1)

INTERNAL ACTIVE OPEN SPACE AREAS

HOA OWNED & MAINTAINED AREAS NOT DEFINED IN UDO 7.4.2

AREA IN PRIVATE ALLEY EASEMENTS

INTERNAL COMMON AREAS

SHEET INDEX

SHEET #	SHEET TITLE
MP2.05	ZONING DISTRICT EXHIBIT
MP3.00	PRELIMINARY UTILITY PLAN
MP4.00	STORMWATER MANAGEMENT PLAN
MP5.00	PRELIMINARY GRADING PLAN
LS1.00	BUFFERS, OPEN SPACE AND RECREATION PLAN
LS1.01	PRELIMINARY LANDSCAPE PLAN

ZONING CONDITIONS

GR10-CD

- Site Master Plan is a condition of the rezoning request RZ-22-06. Amendments of the Master Plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
- The following uses shall be allowed in the GR10 Zoning District:

Dwelling-Single Family	Dwelling-Duplex	Dwelling-Townhome	Dwelling-Accessory
------------------------	-----------------	-------------------	--------------------

Residential Development Standards and Architectural Conditions (Single Family and Townhome)

- The minimum lot width at the front setback for lots containing a single family detached house shall be 36 feet.
- The minimum area for lots containing a single family detached house shall be 3900 square feet.
- The minimum lot width at the front setback for lots containing a townhouse shall be 20 feet.
- The minimum area for lots containing a townhouse shall be 1760 square feet.
- The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of less than 51' and townhouse buildings shall be:

Principal Front Setback	Street Side / Secondary Front Setback	Side (from adjacent lot Setback)	Rear Setback
10 feet	5 feet	5 feet	20 feet

- The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of 51' and greater shall be:

Principal Front Setback	Street Side / Secondary Front Setback	Side (from adjacent lot Setback)	Rear Setback
20 feet	5 feet	5 feet	25 feet

- The maximum block length along Public Streets "B" and "D" shall be 900 linear feet.
- Vinyl siding shall not be permitted. However, vinyl windows, decorative elements, and trim shall be permitted.
- All elevations of the units facing public rights-of-way shall have trim around the windows.

- Exterior walls on the front of a residential dwelling unit facing public rights-of-way shall contain at least three (3) of the following elements, and exterior side walls that can be seen from the public right-of-way shall contain at least two (2) of the following elements: (i) bay window; (ii) decorative window; (iii) decorative trim; (iv) corner boards; (v) recessed window; (vi) decorative shake; (vii) porch or deck; and (viii) decorative brick or stone or stone veneer masonry material imitating these materials.

- A varied color palette shall be utilized on residential dwelling units throughout the development. Each building shall include a minimum of three (3)-color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.

- Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material imitating these materials if facing or parallel to a public right-of-way.

- Front porches, if provided, shall be a minimum of four feet (4') in depth.

Landscape and Amenity Area Conditions

- Active amenities within park spaces as shown in RZ-22-06 will include, at a minimum, a clubhouse no less than 1,000 square feet, and either tennis court(s) or a pool, waterpark/spray-ground and supporting bicycle and automobile parking. Park Space OS-1 will be recorded with the second phase of development and installed within eighteen (18) months of plat recordation or prior to the issuance of the 170th building permit, whichever comes first. If park amenities have not been installed within the time given due to external circumstances such as availability of materials or weather issues, the Town of Wake Forest may request the developer to post financial security for the remaining amenity and park related items in an amount based on a cost estimate approved by the Town of Wake Forest to allow additional permit issuance.

- But for the access points and sight distance easements association therewith along Harris Road, Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width, measured from the edge of the post-development Harris Road right-of-way along the portions of the Property zoned GR10-CD. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 24 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule.

- Measured along the shared boundary lines of those parcels with Wake County Property Identification Numbers (PINs) 1842-30-5166, 1841-39-6998, 1841-39-9518, 1841-49-1066, 1841-48-0991, 1841-48-0777, and 1841-38-9438, and more specifically shown on the Master Plan, the Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 8 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule. This zoning condition shall not apply to those portions of the shared boundary line that are otherwise subject to the Neuse River Riparian Stream Buffer requirements, sanitary sewer easements, storm drainage easements, right-of-way for roads, pedestrian related easements, nor to those portions of the shared boundary line that are otherwise subject to the 40' Harris Road Buffer Yard.

- Any new plantings within the Project shall be plants native to the State of North Carolina or plants recommended within Hardiness Zone 7b. Plant selection will be based on availability and subject to approval by the Town of Wake Forest's approval.

- Improvements recommended by the Traffic Impact Analysis and comments by the Town of Wake Forest and NCDOT shall be coordinated and constructed per final requirements. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.

- TIA and Town Related Widening Improvements and Timing
 - At the intersection of Harris Road and Wall Road / W. Oak Avenue, the developer will provide a fee-in-lieu for intersection improvements in the amount of \$30,250.00, unless an alternative is agreed upon by the Town, NCDOT and the Developer.

- The following roadway improvements shall be submitted for permitting to NCDOT and the Town of Wake Forest with the initial phase of development. These roadway improvements shall be completed prior to the issuance of the 170th building permit listed in b - f below. Financial securities will be provided in accordance with the standard policies and procedures of the Town of Wake Forest and NCDOT.
 - Town widening requirements for Harris Road along the site's frontage will be provided to meet half (½) of a Type 3A - Three Lane Undivided Minimum Right-of-Way of 67' with associated elements as listed in the Town of Wake Forest's Comprehensive Transportation Plan. For areas on Harris Road shown for removal on NCDOT's improvement project U-5307 and further delineated on "Design Public Meeting Map", sheet 108 of 10 dated December 2021, widening will either be constructed, or a fee-in-lieu will be provided.

- A 10' wide multi-use path will be constructed along the site's eastern frontage of Harris Road to Town of Wake Forest standards and specifications from the shared property boundaries with PIN 1842-10962 to PIN 1841-389438.

- At the intersection of US 1 (Capital Blvd) and Harris Road / Purnell Road, Construct an exclusive eastbound right turn lane on Harris Road with 150 feet of storage and appropriate taper length.

- At the Harris Road and Joyner Park southeastern most Access / Access B
 - Construct Access B with one ingress and one egress lane (shared left-through-right lane).
 - Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
 - Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.
 - Construct an exclusive westbound left turn lane be constructed on Harris Road with 50 feet of storage and appropriate taper length.

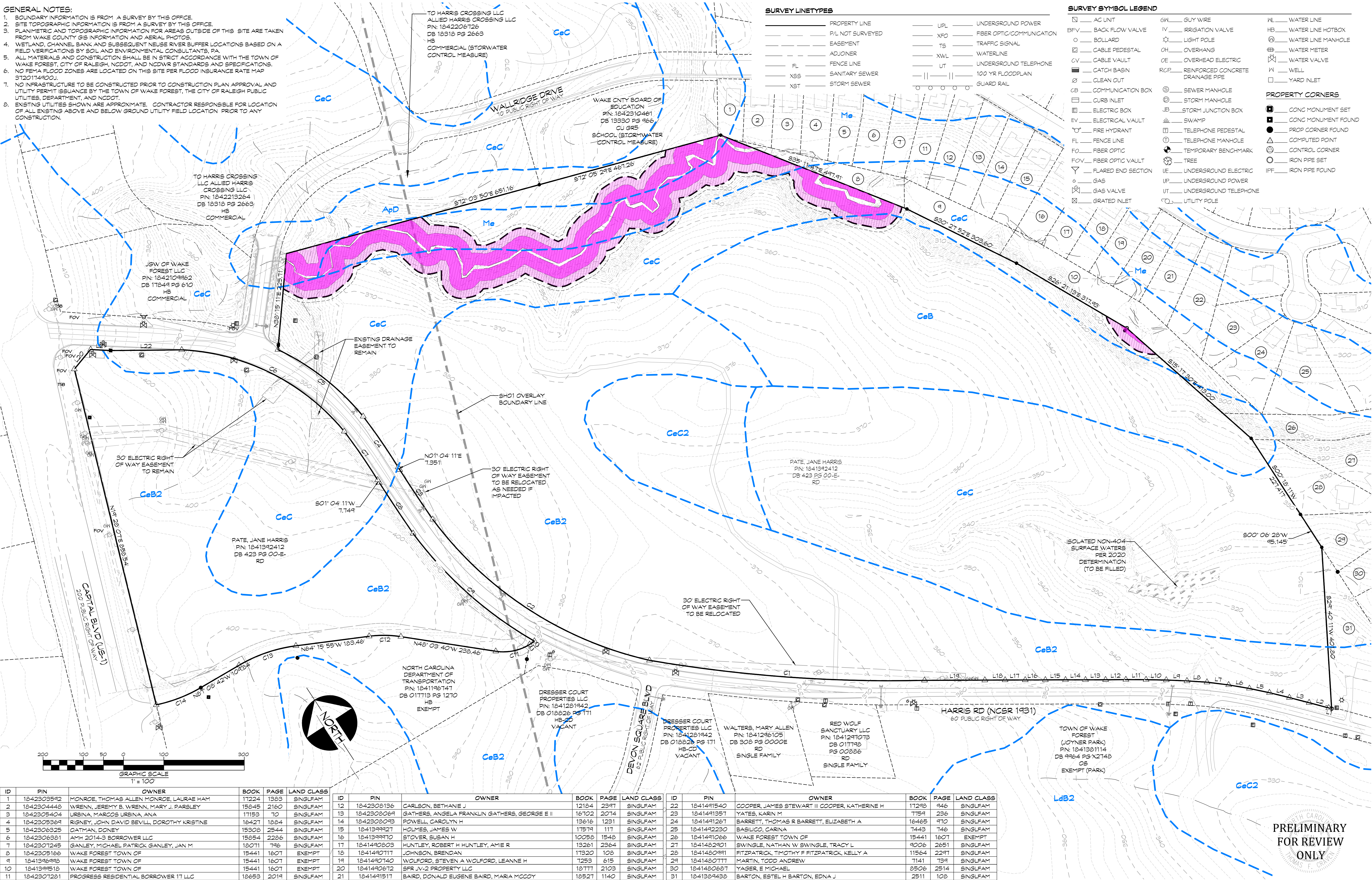
- At the Harris Road and Devon Square Access / Access A
 - Construct Access A with one ingress and one egress lane (shared left-through-right lane).
 - Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
 - Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.

NMX-CD

- The following uses shall be allowed in the NMX-CD Zoning District:

Residential – residential uses restricted to upper story only			
Dwelling – Multi-Family	Dwelling – Accessory	Live-Work Unit	
Office / Service			
ATM	Bank, Credit Union, Financial Services	Business Support Services	Dry Cleaning & Laundry Services
Medical Clinic	Personal Services	Post Office	Professional Services
Veterinary Services			
Commercial / Entertainment			
Alcoholic Beverage Sales Store	Amusement, Indoor	Bar / Tavern	General Commercial
Outdoor Seating	Restaurant	Theater, Indoor Movie or Live Performance	
Civic			
Civic Meeting Facility	Community or Cultural Facility	Public Safety Station	Recreation Facility, Indoor
Recreation Facility, Outdoor	Religious Institution (only within Mixed Use Buildings)		
Educational / Institutional			
Child/Adult Day Care Center (More than 8 persons)	School – Vocational/Technical	Studio – Art, dance, martial arts, music	

- GENERAL NOTES:
1. BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION AND AERIAL PHOTOS.
 4. WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCOWS STANDARDS AND SPECIFICATIONS.
 6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER FLOOD INSURANCE RATE MAP 312014400J.
 7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
 8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.



ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
1	1842303592	MONROE, THOMAS ALLEN MONROE, LAURAE HAM	17224	1383	SINGLFAM
2	1842304448	WRENN, JEREMY B. WRENN, MARY J. PARSLEY	15845	2160	SINGLFAM
3	1842305404	URBINA, MARCOS URBINA, ANA	17153	70	SINGLFAM
4	1842305369	RIGNEY, JOHN DAVID BEVILL, DOROTHY KRISTINE	16427	1084	SINGLFAM
5	1842306325	OATMAN, DONEY	15308	2544	SINGLFAM
6	1842306381	AMH 2014-3 BORROWER LLC	15854	2286	SINGLFAM
7	1842307245	GANLEY, MICHAEL PATRICK GANLEY, JAN M	18071	796	SINGLFAM
8	1842305166	WAKE FOREST TOWN OF	15441	1607	EXEMPT
9	1841396998	WAKE FOREST TOWN OF	15441	1607	EXEMPT
10	1841399518	WAKE FOREST TOWN OF	15441	1607	EXEMPT
11	1842307281	PROGRESS RESIDENTIAL BORROWER 17 LLC	18653	2019	SINGLFAM

ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
12	1842308136	CARLSON, BETHANIE J	12184	2397	SINGLFAM
13	1842308069	GATHERS, ANGELA FRANKLIN GATHERS, GEORGE E II	16702	2074	SINGLFAM
14	1842308093	POWELL, CAROLYN H	13616	1231	SINGLFAM
15	1841399927	HOLMES, JAMES W	17579	117	SINGLFAM
16	1841399970	STOVER, SUSAN H	10058	1548	SINGLFAM
17	1841490803	HUNTLEY, ROBERT H HUNTLEY, AMIE R	13261	2364	SINGLFAM
18	1841490711	JOHNSON, BRENDAN	17320	108	SINGLFAM
19	1841490740	WOLFORD, STEVEN A WOLFORD, LEANNE H	1253	615	SINGLFAM
20	1841490672	SFR JV-2 PROPERTY LLC	18777	2103	SINGLFAM
21	1841491517	BAIRD, DONALD EUGENE BAIRD, MARIA MCCOY	18527	1140	SINGLFAM

ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
22	1841491540	COOPER, JAMES STEWART III COOPER, KATHERINE H	17298	946	SINGLFAM
23	1841491357	YATES, KARIN M	1759	236	SINGLFAM
24	1841491267	BARRETT, THOMAS R BARRETT, ELIZABETH A	16465	970	SINGLFAM
25	1841492230	BASILICO, CARINA	1443	746	SINGLFAM
26	1841491066	WAKE FOREST TOWN OF	15441	1607	EXEMPT
27	1841482901	SWINGLE, NATHAN W SWINGLE, TRACY L	9006	2651	SINGLFAM
28	1841480991	FITZPATRICK, TIMOTHY F FITZPATRICK, KELLY A	11564	2297	SINGLFAM
29	1841480777	MARTIN, TODD ANDREW	7141	739	SINGLFAM
30	1841480697	YAGER, E MICHAEL	8506	2514	SINGLFAM
31	1841389438	BARTON, ESTEL H BARTON, EDNA J	2511	108	SINGLFAM

ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
32	1841491540	COOPER, JAMES STEWART III COOPER, KATHERINE H	17298	946	SINGLFAM
33	1841491357	YATES, KARIN M	1759	236	SINGLFAM
34	1841491267	BARRETT, THOMAS R BARRETT, ELIZABETH A	16465	970	SINGLFAM
35	1841492230	BASILICO, CARINA	1443	746	SINGLFAM
36	1841491066	WAKE FOREST TOWN OF	15441	1607	EXEMPT
37	1841482901	SWINGLE, NATHAN W SWINGLE, TRACY L	9006	2651	SINGLFAM
38	1841480991	FITZPATRICK, TIMOTHY F FITZPATRICK, KELLY A	11564	2297	SINGLFAM
39	1841480777	MARTIN, TODD ANDREW	7141	739	SINGLFAM
40	1841480697	YAGER, E MICHAEL	8506	2514	SINGLFAM
41	1841389438	BARTON, ESTEL H BARTON, EDNA J	2511	108	SINGLFAM

HARRIS ROAD SUBDIVISION

MASTER PLAN

TOWN OF WAKE FOREST

SCALE: 1"=100'

DATE: APRIL 1, 2022

PROJECT NUMBER: 2021-024.001

CLIENT: CHURCH STREET COMPANY

PLAN TYPE: MASTER PLAN

EXISTING CONDITIONS SHEET

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 • Phone 919 / 781-0300 • Fax 919 / 782-1288 • Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #

MP1.00

53

EX TREE LABEL DESC.

12"	P	SYM. SIZE AND SPECIES
A		ASH
B		BIRCH
BE		BEECH
C		CEDAR
CH		CHERRY
D		DOGWOOD
E		ELM
G		SWEET GUM
H		HICKORY
M		MAPLE
MM		MIMOSA
O		OAK
P		PINE
PE		PECAN
S		SYCAMORE
W		WALNUT
HW		HARDWOOD

CROSSING ED HARRIS ING LLC
PIN: 2213264
DB 18318 PG 2663
HB
COMMERCIAL

USJW OF WAKE FOREST LLC
PIN: 1842109962
DB 17849 PG 610
HB
COMMERCIAL

TREES WITHIN THIS AREA ARE WITHIN THE NMZ ZONING DISTRICT AND WILL BE EVALUATED ON A FUTURE MASTER PLAN FOR THE NMZ DISTRICT

THIS PORTION OF THE PROPERTY WILL PROVIDE A TREE SURVEY WITH SITE SPECIFIC MASTER PLAN IN THE FUTURE

PATE, JANE HARRIS
PIN: 1841392412
DB 423 PG 00-E-
RD

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PIN: 1841196747
DB 011713 PG 1270
HB
EXEMPT

DRESSER COURT PROPERTIES LLC
PIN: 1841281942
DB 018826 PG 171
HB-CD
VACANT

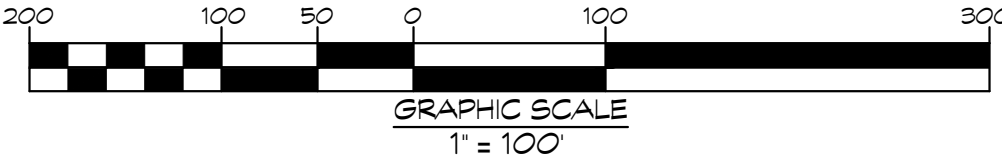
DRESSER COURT PROPERTIES LLC
PIN: 1841281942
DB 018826 PG 171
HB-CD
VACANT

WALTERS, MARY ALLEN
PIN: 1841296105
DB 308 PG 0000E
RD
SINGLE FAMILY

RED WOLF SANCTUARY LLC
PIN: 1841297078
DB 011748 PG 00886
RD
SINGLE FAMILY

TOWN OF WAKE FOREST
(JOYNER PARK)
PIN: 1841381114
DB 9964 PG X2748
OS
EXEMPT (PARK)

- GENERAL NOTES:
- BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 - SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 - PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
 - WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATION BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
 - ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
 - NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER THE PRELIMINARY FLOOD MODEL ON MAP 3120184200M & 3120184100K.
 - NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.



TO HARRIS CROSSING LLC
ALLIED HARRIS CROSSING LLC
PIN: 1842206126
DB 18318 PG 2663
HB
COMMERCIAL (STORMWATER CONTROL MEASURE)

WAKE CNTY BOARD OF EDUCATION
PIN: 1842310461
DB 13330 PG 966
CU GR5
SCHOOL (STORMWATER CONTROL MEASURE)

PATE, JANE HARRIS
PIN: 1841392412
DB 423 PG 00-E-
RD

CANOPY TREE REQUIREMENTS

2 CANOPY TREES PER 5,000 SF OF PARCEL AREA	1,872,888 SF	749
CANOPY TREE REQUIREMENT FOR SPECIMEN TREES WITH ROOTZONE DISTURBANCE		532
TOTAL NUMBER OF CANOPY TREES REQUIRED		1281
TOTAL CREDIT FOR TREE PRESERVATION OF SPECIMEN TREES		132
TOTAL CREDIT FOR TREE PRESERVATION AREA		74
TOTAL NUMBER OF CANOPY TREES REQUIRED AFTER CREDIT DEDUCTION		1075
TOTAL NUMBER OF CANOPY PLANTED IN BUFFERS AND STREETS		500
TOTAL NUMBER OF EVERGREEN TREES PLANTED IN BUFFERS & STREETS (COUNTED TOWARDS CANOPY)		151
TOTAL NUMBER OF CANOPY TREES TO BE PLANTED IN OS AND ON LOTS		424

SUPPORTING CALCULATIONS:

SPECIMEN TREES WITH ROOT ZONE DISTURBANCE (UDO SECTION 8.4.3.D.)	QUANTITY
NUMBER OF SPECIMEN TREES WITH DISTURBANCE WITHIN ROOT ZONE	133
SPECIMEN TREE REPLACEMENT REQUIREMENTS (4 TREES FOR EACH REMOVED)	532

TREE PRESERVATION CREDIT (UDO SECTION 8.4.1B.)

NUMBER OF UNDERSTORY TREES GREATER THAN 8"	0	0
NUMBER OF TREES WITH A DBH BETWEEN 20" & 30"	44	132
NUMBER OF TREES WITH A DBH BETWEEN 31" & 41"	0	0
NUMBER OF TREES WITH A DBH GREATER THAN 42"	0	0
TOTAL CREDIT FOR PRESERVED SPECIMEN TREES		132
AREA IN TREE PRESERVATION (1 TREE PER 700 SF)	51,836 SF	74
TOTAL CREDIT FOR TREE PRESERVATION		206

QUANTITY	CREDIT
0	0
44	132
0	0
0	0
	132
51,836 SF	74
	206

LEGEND

- BOUNDARY LINE
- STREAM BUFFER
- WETLANDS
- EXISTING TREE THAT CANNOT BE COUNTED FOR CREDIT DUE TO ROOTZONE DISTURBANCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REEVALUATED WITH FUTURE MASTER PLAN FOR THE NMZ DISTRICT

PRELIMINARY FOR REVIEW ONLY

NOTE - RED X = TREES NOT RECEIVING CREDIT FOR PRESERVATION, NOT NECESSARILY REMOVED.

HARRIS ROAD SUBDIVISION MASTER PLAN

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

TREE SURVEY EXHIBIT

10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS
02/29/23	RESPONSE TO TOWN COMMENTS
04/03/23	ZONING DISTRICT UPDATE
04/26/23	RESPONSE TO TOWN COMMENTS
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) NO YES	

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 .Phone 919 / 781-0300 . Fax 919 / 782-1288 .Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
MP1.01

	TOWNHOUSE UNIT
	TOWNHOUSE LOT
	51' SERIES LOT
	36' SERIES LOT
	COMMERCIAL ZONING DISTRICT (HB-CD)
	COMMERCIAL MIXED USE ZONING DISTRICT (NMX-CD)
	COMMON OPEN SPACE
	ZONING LANDSCAPE BUFFERS

	PARK SPACE / AMENITY AREAS
	STORMWATER PONDS
	ZONE 1 OF STREAM BUFFERS AND WETLANDS
	ZONE 2 OF STREAM BUFFERS
	STREAM BUFFER
	WETLANDS
	TREE PRESERVATION AREA

JGW OF WAKE
FOREST LLC
PIN: 1842109962
DB 17849 PG 61
HB
COMMERCIAL

OPTION 3 TO BE DEDICATED TO NCDOT.

PH 6

PROPOSED ZONING
TOTAL NUMBER OF UNITS ON CURRENT CONCEPT PLAN
DENSITY (BASED ON TOTAL UNITS / (GROSS AREA IN GR10))
WATERSHED
RIVER BASIN

GROSS SITE AREA (BASED ON SURVEY)
GROSS COMMERCIAL HB-CD SITE AREA
 AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD
 NET HB-CD SITE AREA
GROSS COMMERCIAL NMX-CD SITE AREA
 AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD
 AREA IN FUTURE RIGHTS-OF-WAY FOR STREET "E"
 NET NMX-CD SITE AREA
 AREA IN LANDSCAPE BUFFERS (7.4.2.A.1c)
 AREA IN STREAM BUFFERS AND WETLANDS (7.4.2.A.1e)
GROSS RESIDENTIAL GR10-CD SITE AREA
 AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD
 NET SITE AREA
 AREA IN RESIDENTIAL TOWNHOUSE LOTS
 AREA IN SINGLE FAMILY DETACHED LOTS
 AREA IN INTERNAL, PUBLIC STREET RIGHT-OF-WAY
 AREA IN HOA PRIVATE ALLEY EASEMENTS
 AREA IN HOA OWNED COMMON AREAS
 TOTAL AREA IN OPEN SPACE

GR10(CD)& HB(CD) & NMX(CD)
226
4.93 UNITS / AC
RICHLAND CREEK
NEUSE

68.279 AC
12.359 AC
0.281 AC
12.078 AC
10.079 AC
0.224 AC
1.087 AC
8.767 AC
0.836 AC
1.364 AC
45.842 AC
0.407 AC
45.435 AC
6.277 AC
12.772 AC
8.569 AC
2.395 AC
7.471 AC
7.952 AC

1. BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. WAKE AND CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATION BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER THE PRELIMINARY FLOOD MODEL ON MAP 3120184200M & 3120184100K.
7. NO CONSTRUCTION TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, AND NCDOT.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.

SHO1 ZONING
OVERLAY
BOUNDARY LINE

LINNA
 T OF
 ATION
 747
 1270

DRESSER COURT
PROPERTIES LLC
PIN: 1841281942
DB 018826 PG 17
HB-CD
VACANT

DRESSER COURT
PROPERTIES LLC
PIN: 1841281942
DB 018826 PG 17
HB-CD
VACANT

WALTERS, MARY ALLEN
PIN: 1841296105
DB 308 PG 0000E
RD
SINGLE FAMILY

RED WOLF
SANCTUARY LL
PIN: 184129707
DB 017798
PG 00886
22

HARRIS RD (NCSR 1931)
60' PUBLIC RIGHT OF WAY
TYPE 3A ROADWAY

TOWN OF WAKE
FOREST
(JOYNER PARK)
PIN: 1841381114
DB 9964 PG 2748
OS
EXEMPT (PARK)

0.26 ACRES IN
LANDSCAPE
BUFFER

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

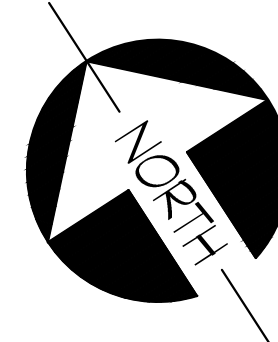
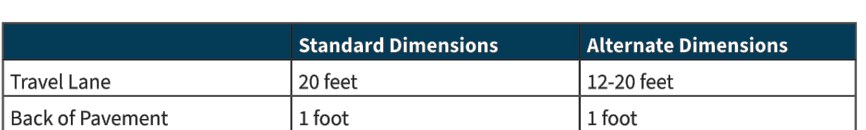
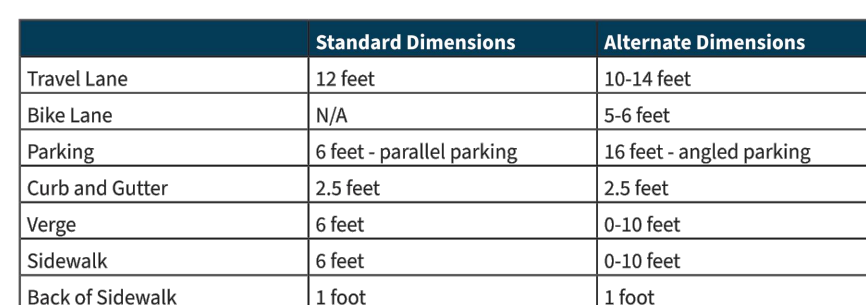
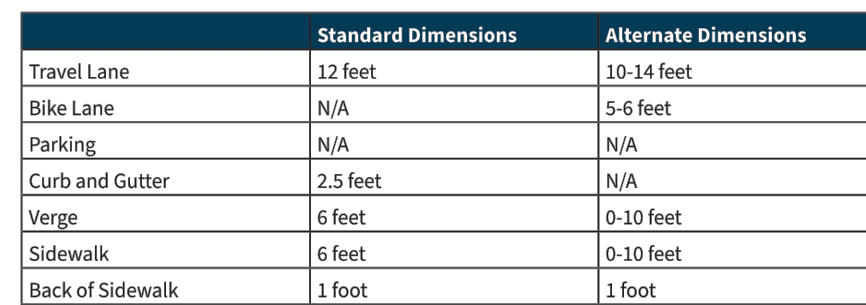
SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.00'
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ NO ☐ YES

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
MP2.00

	P.U.D.E. = PUBLIC DRAINAGE EASEMENT		STREAM BUFFER		ZONE 1 OF STREAM BUFFERS AND WETLANDS		TREE SAVE OR PRESERVED WOODED AREA
	P.R.D.E. = PRIVATE DRAINAGE EASEMENT		WETLANDS		ZONE 2 OF STREAM BUFFERS		ZONING LANDSCAPE BUFFERS
	SEWER EASEMENT						



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NUMBER	AREA (AC)	AREA (SF)	LOT NUMBER	AREA (AC)	AREA (SF)	LOT NUMBER	AREA (AC)	AREA (SF)
1	0.06	2,529	41	0.05	2,162	81	0.06	2,520
2	0.04	1,809	42	0.07	2,948	82	0.04	1,800
3	0.04	1,800	43	0.06	2,818	83	0.04	1,800
4	0.04	1,800	44	0.05	2,000	84	0.06	2,518
5	0.06	2,520	45	0.05	2,000	85	0.06	2,511
6	0.06	2,520	46	0.05	2,000	86	0.04	1,800
7	0.04	1,801	47	0.05	2,000	87	0.04	1,800
8	0.04	1,824	48	0.06	2,798	88	0.06	2,520
9	0.04	1,882	49	0.06	2,798	89	0.06	2,520
10	0.06	2,803	50	0.05	2,000	90	0.04	1,800
11	0.07	3,154	51	0.05	2,000	91	0.04	1,800
12	0.06	2,511	52	0.05	1,994	92	0.05	2,386
13	0.06	2,640	53	0.05	1,981	93	0.10	4,302
14	0.06	2,469	54	0.06	2,750	94	0.10	4,407
15	0.07	3,102	55	0.06	2,717	95	0.10	4,380
16	0.06	2,770	56	0.04	1,924	96	0.10	4,358
17	0.04	1,867	57	0.04	1,910	97	0.10	4,345
18	0.04	1,817	58	0.04	1,911	98	0.10	4,340
19	0.04	1,800	59	0.06	2,811	99	0.10	4,342
20	0.06	2,513	60	0.06	2,518	100	0.10	4,352
21	0.05	2,257	61	0.04	1,800	101	0.10	4,358
22	0.04	1,742	62	0.04	1,801	102	0.10	4,248
23	0.04	1,793	63	0.04	1,809	103	0.10	4,248
24	0.04	1,802	64	0.06	2,520	104	0.10	4,248
25	0.04	1,800	65	0.06	2,507	105	0.10	4,248
26	0.06	2,520	66	0.04	1,801	106	0.10	4,248
27	0.06	2,520	67	0.04	1,802	107	0.10	4,513
28	0.04	1,800	68	0.06	2,528	108	0.11	4,701
29	0.04	1,800	69	0.06	2,516	109	0.10	4,331
30	0.04	1,800	70	0.04	1,800	110	0.10	4,248
31	0.04	1,800	71	0.04	1,800	111	0.10	4,248
32	0.06	2,520	72	0.06	2,513	112	0.10	4,248
33	0.06	2,559	73	0.06	2,518	113	0.10	4,248
34	0.04	1,806	74	0.04	1,800	114	0.10	4,424
35	0.04	1,802	75	0.04	1,800	115	0.10	4,469
36	0.04	1,819	76	0.06	2,520	116	0.10	4,482
37	0.04	1,859	77	0.06	2,520	117	0.10	4,493
38	0.06	2,649	78	0.04	1,800	118	0.10	4,501
39	0.06	2,669	79	0.04	1,800	119	0.10	4,506
40	0.05	2,091	80	0.06	2,520	120	0.10	4,389

PRELIMINARY
FOR REVIEW
ONLY

HATCH LEGEND

	PUDE = PUBLIC DRAINAGE EASEMENT		STREAM BUFFER		ZONE 1 OF STREAM BUFFERS AND WETLANDS		TREE SAVE OR PRESERVED WOODED AREA
	PRIDE = PRIVATE DRAINAGE EASEMENT		WETLANDS		ZONE 2 OF STREAM BUFFERS		ZONING LANDSCAPE BUFFERS
	SEWER EASEMENT						

US 1 Service Road North of S Main Street (US 1A) Minimum R/W: 70' STREET E

3A - Three Lane Undivided Minimum R/W: 67' HARRIS RD (NCSR 1931)

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
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

GENERAL NOTES:

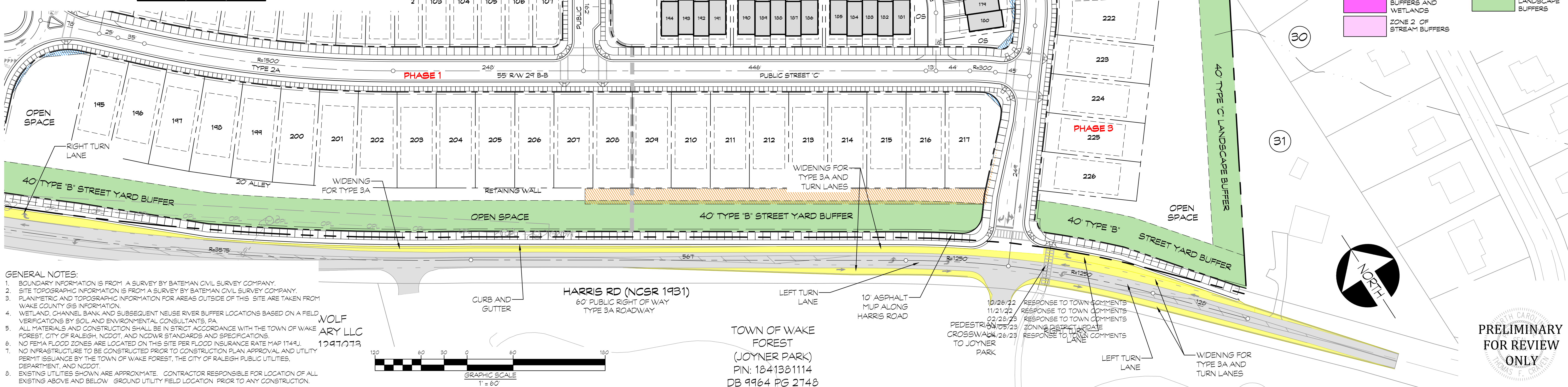
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- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDOT STANDARDS AND SPECIFICATIONS.
- NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER FLOOD INSURANCE RATE MAP 1749J.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
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HARRIS ROAD SUBDIVISION MASTER PLAN		SCALE: 1"=60' DATE: APRIL 1, 2020 PROJECT NUMBER: 2021-024-0 CLIENT: CHURCH STREET COMPANY PLAN TYPE: MASTER PLAN
TOWN OF WAKE FOREST		WAKE CO., NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300, Fax 919 / 782-1288. Email PCA@PriestCraven.com / Firm #: C-0486	SHEET # MP2.01
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LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NUMBER	AREA (AC)	AREA (SF)	LOT NUMBER	AREA (AC)	AREA (SF)	LOT NUMBER	AREA (AC)	AREA (SF)
121	0.10	4,302	161	0.08	3,613	201	0.15	6,542
122	0.11	4,588	162	0.04	1,800	202	0.15	6,525
123	0.11	4,653	163	0.04	1,800	203	0.15	6,375
124	0.11	4,755	164	0.04	1,800	204	0.15	6,375
125	0.11	4,755	165	0.04	1,800	205	0.15	6,438
126	0.11	4,755	166	0.06	2,520	206	0.15	6,375
127	0.11	4,755	167	0.06	2,520	207	0.15	6,375
128	0.11	4,720	168	0.04	1,800	208	0.15	6,375
129	0.11	4,588	169	0.04	1,800	209	0.15	6,375
130	0.11	4,879	170	0.04	1,800	210	0.15	6,375
131	0.12	5,143	171	0.04	1,745	211	0.15	6,375
132	0.10	4,320	172	0.06	2,438	212	0.15	6,375
133	0.10	4,320	173	0.06	2,421	213	0.15	6,375
134	0.12	5,339	174	0.04	1,778	214	0.15	6,375
135	0.14	5,939	175	0.04	1,806	215	0.15	6,375
136	0.14	5,939	176	0.06	2,507	216	0.15	6,375
137	0.12	5,030	177	0.06	2,581	217	0.18	8,042
138	0.10	4,320	178	0.04	1,852	218	0.15	6,568
139	0.10	4,320	179	0.04	1,853	219	0.17	7,205
140	0.10	4,320	180	0.06	2,583	220	0.19	8,102
141	0.10	4,320	181	0.06	2,406	221	0.20	8,903
142	0.10	4,320	182	0.04	1,720	222	0.17	7,514
143	0.10	4,320	183	0.04	1,720	223	0.15	6,579
144	0.10	4,320	184	0.04	1,720	224	0.15	6,579
145	0.10	4,314	185	0.06	2,408	225	0.15	6,579
146	0.15	6,375	186	0.06	2,408	226	0.15	6,579
147	0.15	6,375	187	0.04	1,720			
148	0.15	6,375	188	0.04	1,720			
149	0.15	6,375	189	0.04	1,720			
150	0.15	6,375	190	0.06	2,408			
151	0.14	6,306	191	0.06	2,408			
152	0.17	7,381	192	0.04	1,742			
153	0.17	7,392	193	0.04	1,851			
154	0.17	7,392	194	0.07	2,984			
155	0.17	7,392	195	0.15	6,386			
156	0.17	7,392	196	0.15	6,494			
157	0.17	7,392	197	0.15	6,517			
158	0.16	6,955	198	0.15	6,568			
159	0.15	6,375	199	0.15	6,542			
160	0.16	6,866	200	0.15	6,542			



GENERAL NOTES:
1. BOUNDARY INFORMATION IS FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
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6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER FLOOD INSURANCE RATE MAP 1744J.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.

WOLF
ARY LLC
1297073

HARRIS RD (NCSR 1931)
60' PUBLIC RIGHT OF WAY
TYPE 3A ROADWAY

TOWN OF WAKE
FOREST
(JOYNER PARK)
PIN: 1841381114
DB 9964 PG 2748

10/26/22 / RESPONSE TO TOWN COMMENTS
11/21/22 / RESPONSE TO TOWN COMMENTS
02/29/23 / RESPONSE TO TOWN COMMENTS
07/25/23 / ZONING DEPARTMENT COMMENTS
08/26/23 / RESPONSE TO TOWN COMMENTS

LEFT TURN LANE
WIDENING FOR TYPE 3A AND TURN LANES

HARRIS ROAD SUBDIVISION MASTER PLAN

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

SCALE: 1"=60'
DATE: APRIL 1, 2022
PROJECT NUMBER: 2021-024.001
CLIENT: CHURCH STREET COMPANY
PLAN TYPE: MASTER PLAN

PRELIMINARY SUBDIVISION PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ YES ☐ NO

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

PRELIMINARY
FOR REVIEW
ONLY

SHEET #
MP2.02

2A - Two Lane Undivided
Minimum R/W: 55'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	N/A
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

Alley
Minimum Easement: 22'

	Standard Dimensions	Alternate Dimensions
Travel Lane	20 feet	12-20 feet
Back of Pavement	1 foot	1 foot

3A - Three Lane Undivided
Minimum R/W: 67'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
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

HATCH LEGEND

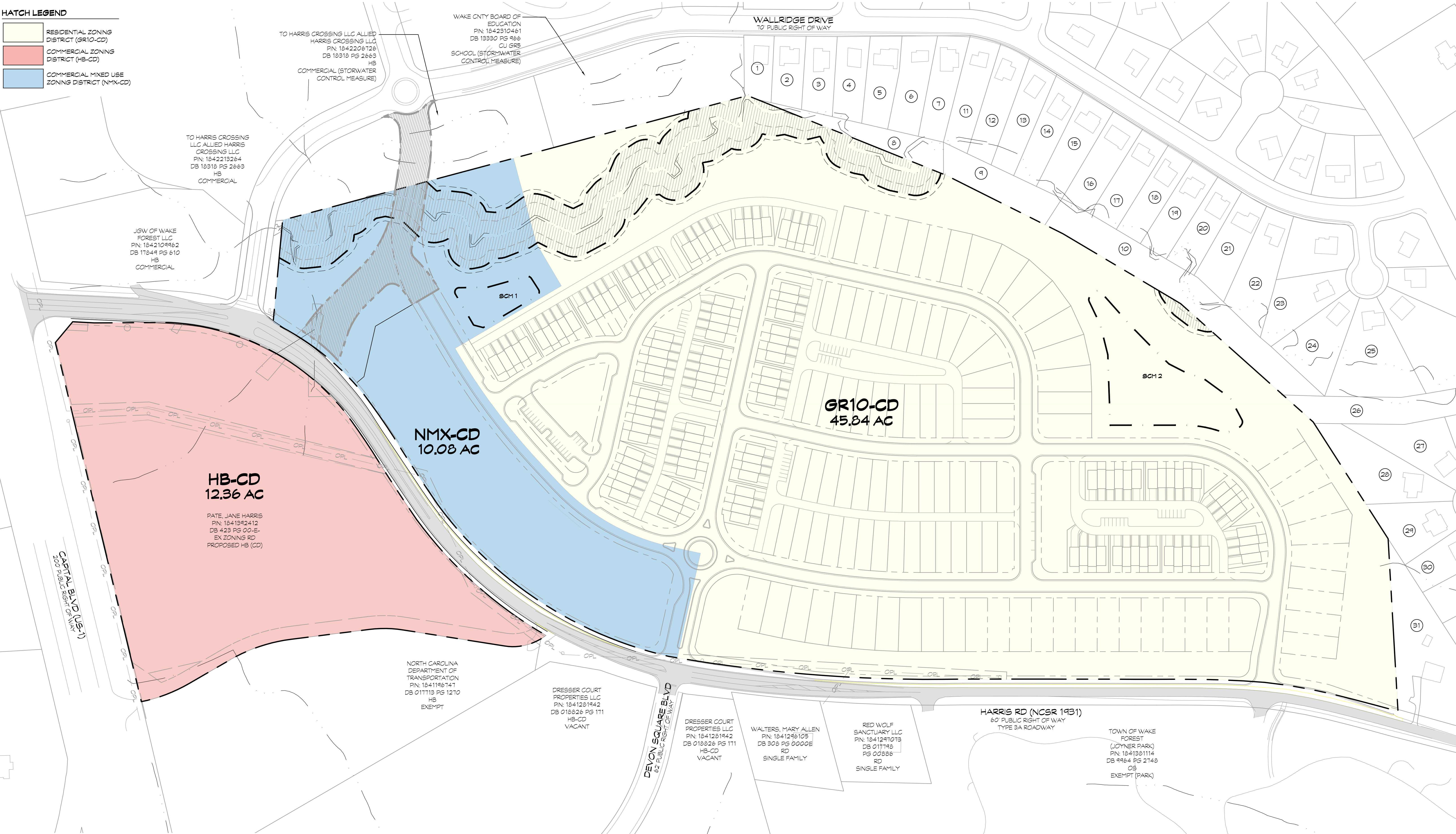
	PUDE = PUBLIC DRAINAGE EASEMENT		STREAM BUFFER
	PRDE = PRIVATE DRAINAGE EASEMENT		WETLANDS
	SEWER EASEMENT		TREE SAVE OR PRESERVED WOODED AREA
	ZONE 1 OF STREAM BUFFERS AND WETLANDS		ZONING LANDSCAPE BUFFERS
	ZONE 2 OF STREAM BUFFERS		

HATCH LEGEND

RESIDENTIAL ZONING DISTRICT (GR10-CD)

COMMERCIAL ZONING DISTRICT (HB-CD)

COMMERCIAL MIXED USE ZONING DISTRICT (NMX-CD)



- GENERAL NOTES:**
1. BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
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 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
 6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER THE PRELIMINARY FLOOD MODEL ON MAP 3120184200M1 & 3120184100K.
 7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
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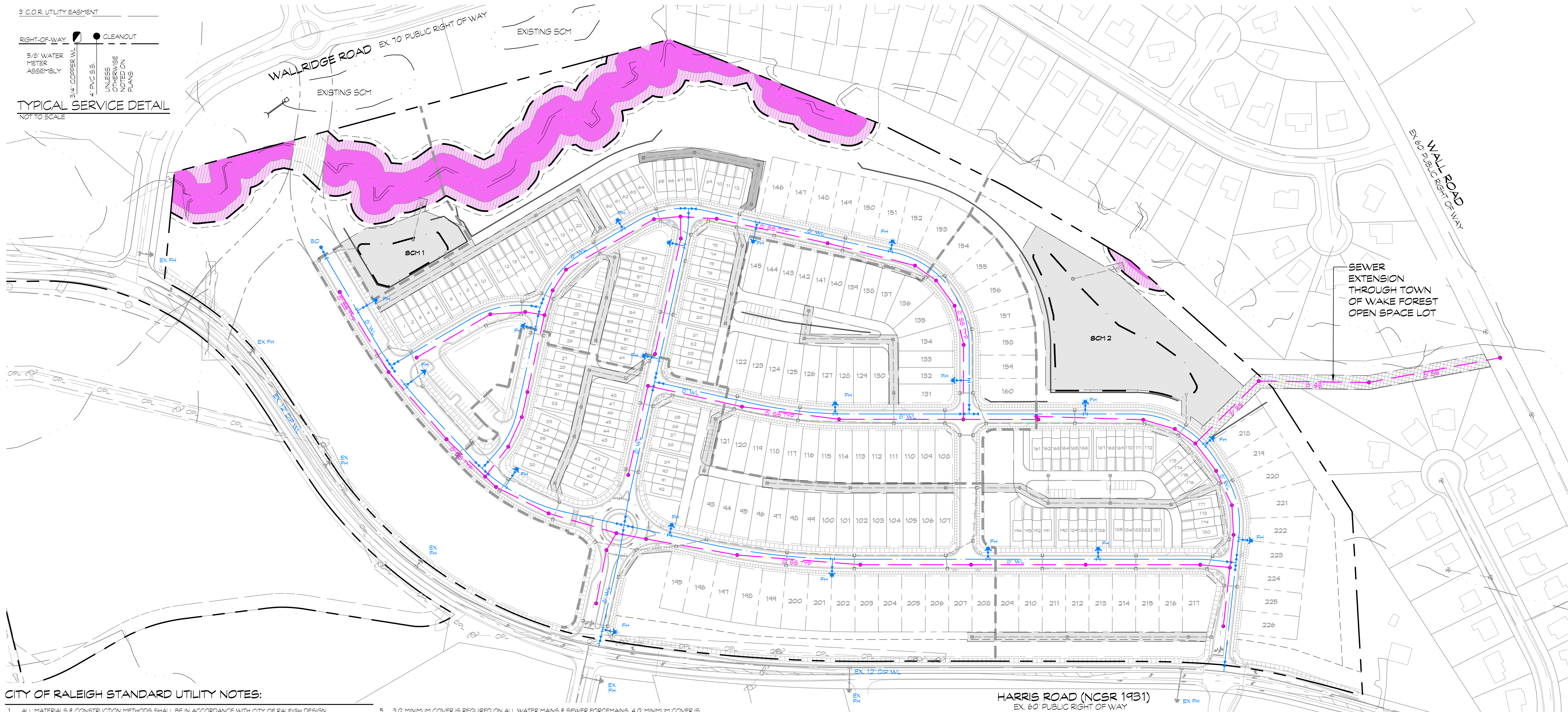
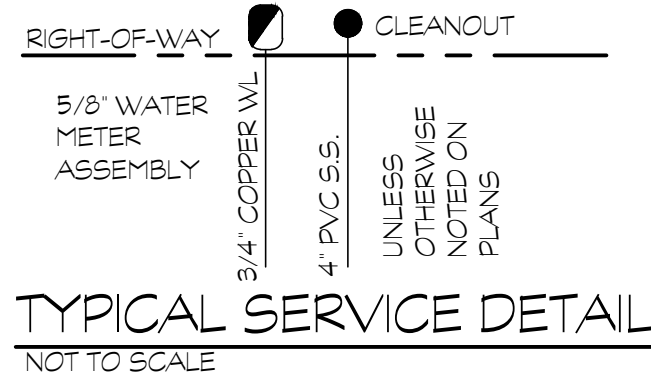
- 10/26/22 RESPONSE TO TOWN COMMENTS
11/21/22 RESPONSE TO TOWN COMMENTS
02/28/23 RESPONSE TO TOWN COMMENTS
04/05/23 ZONING DISTRICT UPDATE
04/26/23 RESPONSE TO TOWN COMMENTS



PRELIMINARY
FOR REVIEW
ONLY

HARRIS ROAD SUBDIVISION MASTER PLAN		ZONING DISTRICT EXHIBIT		PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS		SHEET # MP2.05	
TOWN OF WAKE FOREST		WAKE CO, NORTH CAROLINA		3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488			
SCALE: 1"=100'		DATE: APRIL 1, 2022		RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ NO ☐ YES			
PROJECT NUMBER: 2021-024.001		CLIENT: CHURCH STREET COMPANY					
PLAN TYPE: MASTER PLAN							

3' C.O.R. UTILITY EASEMENT



CITY OF RALEIGH STANDARD UTILITY NOTES:

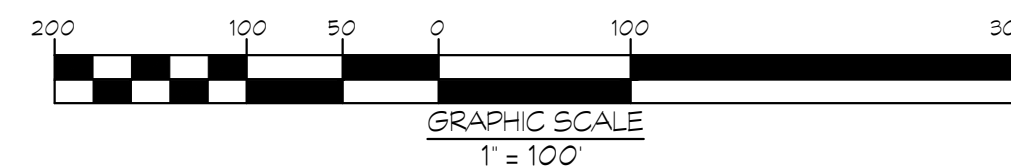
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CITY OF RALEIGH HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' 0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CITY OF RALEIGH DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 9' 0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4' 0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CITY OF RALEIGH HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 946-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 946-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

GENERAL UTILITY NOTES

- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE 10', 15', OR 20' UTILITY EASEMENT DEPENDING ON SIZE, DEPTH, AND LOCATION IN RELATION TO STRUCTURES.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF WAKE FOREST, AND NCDOT.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.

EXISTING UTILITIES NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE EXISTING UTILITIES ARE MAINTAINED AND PROPER DEPTH AND COVER IS MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

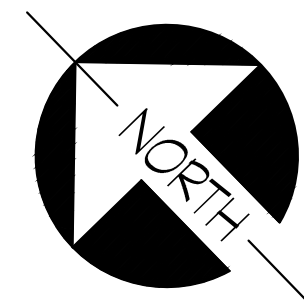


HATCH LEGEND

	P.U.D.E. = PUBLIC DRAINAGE EASEMENT
	P.R.D.E. = PRIVATE DRAINAGE EASEMENT
	SEWER EASEMENT
	ZONE 1 OF STREAM BUFFERS AND WETLANDS
	ZONE 2 OF STREAM BUFFERS
	STREAM BUFFER

UTILITY SYMBOL LEGEND

	FES FLARED END SECTION		FH FIRE HYDRANT
	HW HEADWALL		GV GATE VALVE
	CB NCDOT CATCH BASIN		BO BLOW OFF & GATE VALVE
	CI OPEN THROATED CURB INLET		WM WATER SERVICE
	STMH STORM MANHOLE		WM WATER SERVICE
	YI YARD INLET		MH SEWER MANHOLE
	GI GRATED INLET		CO SEWER SERVICE
	SWALE / DITCH		SEWER MAIN
	STORM DRAINAGE PIPE		SCM STORMWATER MANAGEMENT AREA
	POND - NORMAL POOL		UTILITY EASEMENT LINETYPE



PRELIMINARY
FOR REVIEW
ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

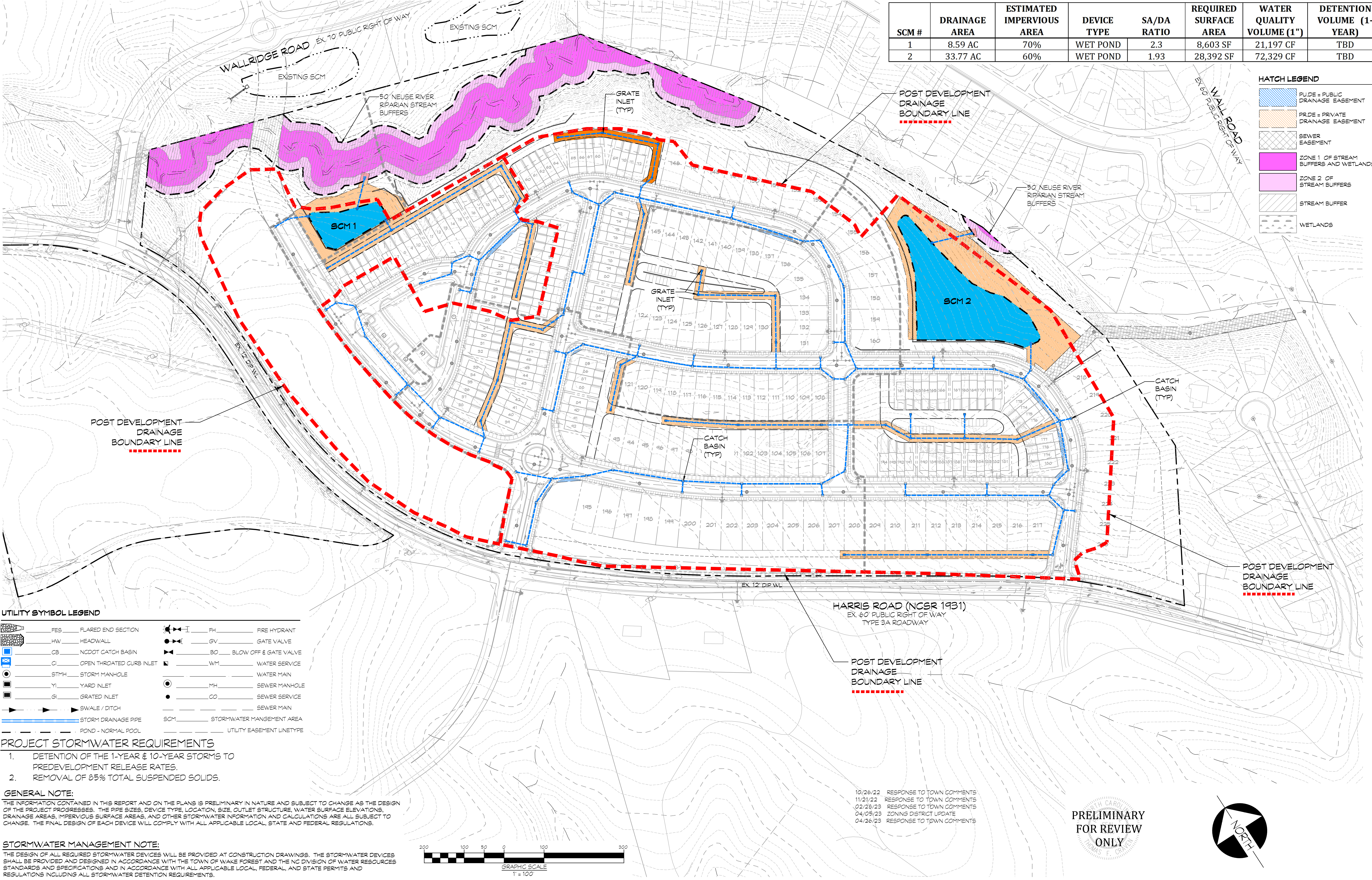
SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

PRELIMINARY UTILITY PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
MP3.00

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ YES ☐ NO



SCM #	DRAINAGE AREA	ESTIMATED IMPERVIOUS AREA	DEVICE TYPE	SA/DA RATIO	REQUIRED SURFACE AREA	WATER QUALITY VOLUME (1")	DETENTION VOLUME (1-YEAR)
1	8.59 AC	70%	WET POND	2.3	8,603 SF	21,197 CF	TBD
2	33.77 AC	60%	WET POND	1.93	28,392 SF	72,329 CF	TBD

HATCH LEGEND	
	PUDE = PUBLIC DRAINAGE EASEMENT
	PRDE = PRIVATE DRAINAGE EASEMENT
	SEWER EASEMENT
	ZONE 1 OF STREAM BUFFERS AND WETLANDS
	ZONE 2 OF STREAM BUFFERS
	STREAM BUFFER
	WETLANDS

UTILITY SYMBOL LEGEND	
	FES FLARED END SECTION
	HW HEADWALL
	CB NC DOT CATCH BASIN
	CI OPEN THROATED CURB INLET
	STMH STORM MANHOLE
	YI YARD INLET
	GI GRATED INLET
	SW/DITCH
	SDP STORM DRAINAGE PIPE
	POND - NORMAL POOL
	FH FIRE HYDRANT
	GV GATE VALVE
	BO BLOW OFF & GATE VALVE
	WM WATER SERVICE
	WM WATER MAIN
	MH SEWER MANHOLE
	CO SEWER SERVICE
	SM SEWER MAIN
	SCM STORMWATER MANAGEMENT AREA
	ULE UTILITY EASEMENT LINETYPE

PROJECT STORMWATER REQUIREMENTS

1. DETENTION OF THE 1-YEAR & 10-YEAR STORMS TO PREDEVELOPMENT RELEASE RATES.
2. REMOVAL OF 65% TOTAL SUSPENDED SOLIDS.

GENERAL NOTE:

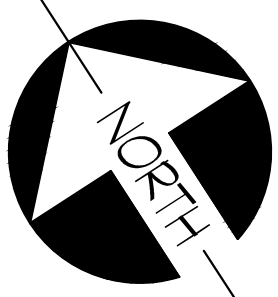
THE INFORMATION CONTAINED IN THIS REPORT AND ON THE PLANS IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS THE DESIGN OF THE PROJECT PROGRESSES. THE PIPE SIZES, DEVICE TYPE, LOCATION, SIZE, OUTLET STRUCTURE, WATER SURFACE ELEVATIONS, DRAINAGE AREAS, IMPERVIOUS SURFACE AREAS, AND OTHER STORMWATER INFORMATION AND CALCULATIONS ARE ALL SUBJECT TO CHANGE. THE FINAL DESIGN OF EACH DEVICE WILL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORMWATER MANAGEMENT NOTE:

THE DESIGN OF ALL REQUIRED STORMWATER DEVICES WILL BE PROVIDED AT CONSTRUCTION DRAWINGS. THE STORMWATER DEVICES SHALL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE NC DIVISION OF WATER RESOURCES STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, FEDERAL, AND STATE PERMITS AND REGULATIONS INCLUDING ALL STORMWATER DETENTION REQUIREMENTS.

10/26/22 RESPONSE TO TOWN COMMENTS
11/21/22 RESPONSE TO TOWN COMMENTS
02/28/23 RESPONSE TO TOWN COMMENTS
04/05/23 ZONING DISTRICT UPDATE
04/26/23 RESPONSE TO TOWN COMMENTS

PRELIMINARY
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HARRIS ROAD SUBDIVISION

MASTER PLAN

TOWN OF WAKE FOREST

SCALE: 1"=100'

DATE: APRIL 1, 2022

PROJECT NUMBER: 2021-024.001

CLIENT: CHURCH STREET COMPANY

PLAN TYPE: MASTER PLAN

STORMWATER

MANAGEMENT PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ YES ☐ NO

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #

MP4.00



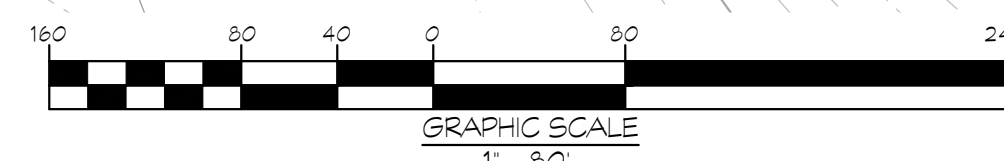
HATCH LEGEND	
	P.U.D.E. = PUBLIC DRAINAGE EASEMENT
	P.R.D.E. = PRIVATE DRAINAGE EASEMENT
	SEWER EASEMENT
	ZONE 1 OF STREAM BUFFERS AND WETLANDS
	ZONE 2 OF STREAM BUFFERS
	STREAM BUFFER
	WETLANDS

- GRADING:**
- REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL. DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO INSTALLATION OF MEASURES.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDING AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDING, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
 - ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. FIELD ADJUSTMENTS TO BE MADE BY CONTRACTOR AS REQUIRED TO MAINTAIN ADEQUATE POSITIVE DRAINAGE THROUGHOUT PROJECT. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM SILT FENCES, DIVERSION DITCHES, BERM'S, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
 - THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
 - GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
 - ALL MATERIALS USED FOR ALL FILLING OPERATIONS SHALL BE PLACED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
 - TOP OF WALL (TOW) AND BOTTOM OF WALL (BOW) GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GROUND ADJACENT TO WALL. THE RETAINING WALL DESIGNER/CONTRACTOR SHALL PROVIDE ADDITIONAL WALL HEIGHT AS NECESSARY FOR FOOTINGS AND CAP BLOCKS.
 - ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE AS DIRECTED BY THE OWNER AND PROPERLY DISPOSED OF.
 - NO TREE WITHIN THE TREE PROTECTION AREA SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE TOWN. MINIMUM DIMENSIONAL REQUIREMENTS: THE EXTENT OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREE OR TREES AT THE OUTER EDGES OF THE TREE SAVE AREA SHALL CONSTITUTE THE LIMITS OF CONSTRUCTION FOR THE PURPOSES OF THIS SUB-SECTION. THE CRZ IS THE CIRCULAR AREA OF GROUND SURROUNDING A TREE EXTENDING FROM THE CENTER OF TREE TO THE GREATER OF:
1. 1.5 FEET PER CALIPER INCH DBH OF THE TREE.
2. THE DBH LINE (FURTHEST EXTENT OF TREE CANOPY) OF THE TREE, OR
3. 6 FEET.
IF ANY TREE(S) USED FOR PRESERVATION CREDIT IS IMPROPERLY PROTECTED OR DETERMINED TO BE HAZARDOUS, THE ADMINISTRATOR MAY REQUIRE NEW TREES BE PLANTED EQUAL TO THE NUMBER OF CREDIT TREES.
 - THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS COMPLETE.
 - BUILDING PAD AND PAVING SUB GRADE INFORMATION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION AND DIRECTION.
 - PROPOSED CONTOURS AND BUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES ARE TO BE USED IN CASE OF DISCREPANCY.
 - WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.
 - THE CONTRACTOR SHALL STABILIZE ALL SLOPES STEEPER THAN 3:1 WITH MEASURES INDICATED WITHIN THESE PLANS.
 - THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTE THAT THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AFTER COMPLETION OF THE EARTHWORK ACTIVITIES IT IS REQUESTED THAT THE OWNER, BE PROVIDED A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTIONS TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.

UTILITY SYMBOL LEGEND	
	FES FLARED END SECTION
	HW HEADWALL
	CB NCDOT CATCH BASIN
	CI OPEN THROATED CURB INLET
	STMH STORM MANHOLE
	YI YARD INLET
	GI GRATED INLET
	SWALE / DITCH
	STORM DRAINAGE PIPE
	POND - NORMAL POOL
	FH FIRE HYDRANT
	GV GATE VALVE
	BO BLOW OFF & GATE VALVE
	WM WATER SERVICE
	WATER MAIN
	MH SEWER MANHOLE
	CO SEWER SERVICE
	SEWER MAIN
	SCM STORMWATER MANAGEMENT AREA
	UTILITY EASEMENT LINETYPE

HARRIS ROAD (NCSR 1931)
EX. 60' PUBLIC RIGHT OF WAY

10/26/22 RESPONSE TO TOWN COMMENTS
11/21/22 RESPONSE TO TOWN COMMENTS
02/29/23 RESPONSE TO TOWN COMMENTS
04/05/23 ZONING DISTRICT UPDATE
04/26/23 RESPONSE TO TOWN COMMENTS



PRELIMINARY
FOR REVIEW
ONLY

HARRIS ROAD SUBDIVISION MASTER PLAN

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

SCALE: 1"=100'
DATE: APRIL 1, 2022
PROJECT NUMBER: 2021-024.001
CLIENT: CHURCH STREET COMPANY
PLAN TYPE: MASTER PLAN

PRELIMINARY GRADING PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0498

SHEET #
MP5.00

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ☒ YES ☐ NO

LANDSCAPE BUFFERS MAY BE PENETRATED IN LIMITED AREAS BY NECESSARY INFRASTRUCTURE SUCH AS BUT NOT LIMITED TO STREET CONNECTIONS, SEWER EXTENSIONS, STORMWATER PIPING, STORMWATER CONTROL MEASURE OUTLETS, RIGHTS OF WAY AND EASEMENTS. IN AREAS WHERE THIS OCCURS, THE REQUIRED PLANTINGS WILL BE DISTRIBUTED ON EITHER SIDE OF THE INFRASTRUCTURE, RIGHT OF WAY, OR EASEMENT. STREET YARD PLANTINGS IMPACTED BY SIGHT DISTANCE TRIANGLES WILL BE RELOCATED TO AVOID SIGHT LINES.

WATERCOURSE BUFFER AND WETLAND AREA (REMOVED FROM TOTAL PARCEL AREA FOR MIN. CANOPY REQUIREMENT CALCULATION)

0.60 ACRES IN STREAM BUFFER

0.74 ACRES IN TREE PRESERVATION AREA

2.37 ACRES IN STREAM BUFFER

0.74 ACRES IN TREE PRESERVATION AREA

0.449 ACRES IN TREE PRESERVATION AREA

0.84 ACRES IN LANDSCAPE BUFFER

40' CUSTOM BUFFER YARD

0.07 ACRES IN STREAM BUFFER

WATERCOURSE BUFFER AND WETLAND AREA (REMOVED FROM TOTAL PARCEL AREA FOR MIN. CANOPY REQUIREMENT CALCULATION)

0.61 ACRES IN LANDSCAPE BUFFER

40' CUSTOM BUFFER YARD

0.26 ACRES IN LANDSCAPE BUFFER

40' CUSTOM STREET YARD ALONG HARRIS ROAD

TREE PROTECTION, BUFFERS AND LANDSCAPE CALCULATIONS (UDO SECTION 8.1) MINIMUM CANOPY COVERAGE REQUIREMENT (UDO SECTION 8.3.1)

GR-10 DISTRICT CANOPY COVERAGE REQUIREMENT	PARCEL AREA	# OF TREES
PARCEL AREA	1,979,156 SF	
WATERCOURSE BUFFER AND WETLAND AREAS	106,269 SF	
CANOPY TREE REQUIREMENTS		
2 CANOPY TREES PER 5,000 SF OF PARCEL AREA	1,872,888 SF	749
CANOPY TREE REQUIREMENT FOR SPECIMEN TREES WITH ROOTZONE DISTURBANCE		532
TOTAL NUMBER OF CANOPY TREES REQUIRED		1281
TOTAL CREDIT FOR TREE PRESERVATION OF SPECIMEN TREES		132
TOTAL CREDIT FOR TREE PRESERVATION AREA		74
TOTAL NUMBER OF CANOPY TREES REQUIRED AFTER CREDIT DEDUCTION		1075
TOTAL NUMBER OF CANOPY PLANTED IN BUFFERS AND STREETS		500
TOTAL NUMBER OF EVERGREEN TREES PLANTED IN BUFFERS & STREETS (COUNTED TOWARDS CANOPY)		151
TOTAL NUMBER OF CANOPY TREES TO BE PLANTED IN OS AND ON LOTS		424

SUPPORTING CALCULATIONS: SPECIMEN TREES WITH ROOT ZONE DISTURBANCE (UDO SECTION 8.4.3.D.)

QUANTITY	CREDIT
NUMBER OF SPECIMEN TREES WITH DISTURBANCE WITHIN ROOT ZONE	133
SPECIMEN TREE REPLACEMENT REQUIREMENTS (4 TREES FOR EACH REMOVED)	532

TREE PRESERVATION CREDIT (UDO SECTION 8.4.1.B.)

QUANTITY	CREDIT
NUMBER OF UNDERSTORY TREES GREATER THAN 8"	0
NUMBER OF TREES WITH A DBH BETWEEN 20" & 30"	44
NUMBER OF TREES WITH A DBH BETWEEN 31" & 41"	0
NUMBER OF TREES WITH A DBH GREATER THAN 42"	0
TOTAL CREDIT FOR PRESERVED SPECIMEN TREES	132
AREA IN TREE PRESERVATION (1 TREE PER 700 SF)	51,836 SF
TOTAL CREDIT FOR TREE PRESERVATION	206

PLANTED TREE CALCULATIONS

UNDERSTORY	EVERGREEN	CANOPY
TREES IN CUSTOM 40' PERIMETER BUFFERS (ESTIMATE)	29	73
TREES IN CUSTOM 40' STREET YARD BUFFERS (ESTIMATE)	31	78
TREES IN AMENITY / PARK SPACE	0	0
STREET TREES (ESTIMATE)	0	352
TOTAL TREES (ESTIMATE)	60	151

BUFFERS AND SCREENING (UDO SECTION 8.5)

CREDIT FOR EXISTING VEGETATION WILL BE EVALUATED AT A LATER DATE. BUFFERS WILL BE LOCATED WITHIN HOA OWNED PROPERTY.

PROPOSED 40' WIDE BUFFER YARD

REQUIRES: 4 CANOPY TREE, 5 EVERGREEN, 2 UNDERSTORY & 8 SHRUBS PER 100 LF

REQUIREMENTS	1460 / 100	14.6
EVERGREENS	5	14.6
CANOPY TREES	4	14.6
UNDERSTORY TREES	2	14.6
SHRUBS	8	14.6

CUSTOM 40' WIDE

REQUIRED PLANTINGS	73
EVERGREENS	73
CANOPY TREES	58
UNDERSTORY TREES	29
SHRUBS	117

PROPOSED STREET BUFFER YARD ALONG HARRIS ROAD ALONG GR10 (CD)

REQUIRES: 4 CANOPY TREE, 5 EVERGREEN TREES, 2 UNDERSTORY TREES AND 24 SHRUBS PER 100 LF

REQUIREMENTS	1550 / 100	15.5
EVERGREENS	5	15.5
CANOPY TREES	4	15.5
UNDERSTORY TREES	2	15.5
SHRUBS	12	15.5

CUSTOM 40' WIDE

REQUIRED PLANTINGS	78
EVERGREENS	78
CANOPY TREES	62
UNDERSTORY TREES	31
SHRUBS	186

NEIGHBORHOOD AMENITY / PARK PLANTING REQUIREMENTS

REQUIRES: 1 CANOPY TREE PER 2500 SF OF PARKS SPACE

OS-1	OS-2
51,138 SF	17,444 SF

OS AREA	REQUIRED PLANTINGS
51,138 SF	21
17,444 SF	7

STREET TREES (UDO SECTION 8.6)

TREE LOCATION DETERMINED BY TOWN OF WAKE FOREST STREET CLASSIFICATIONS IN SECTION 6.7.

1 STREET TREE REQUIRED FOR EVERY 50 LINEAR FEET OF PLANTING AREA.

MINIMUM SPACING BETWEEN CANOPY TREES

MINIMUM SPACING BETWEEN CANOPY TREES AND UNDERSTORY TREES

MINIMUM SPACING BETWEEN UNDERSTORY TREES AND STREET LIGHTS

MINIMUM SPACING BETWEEN UNDERSTORY TREES AND STREET LIGHTS

STREET TREE ESTIMATE:

LENGTH OF PLANTING AREA

STREET TREE TOTAL (ESTIMATE)

30 FEET	20 FEET	10 FEET	15 FEET	8 FEET
17586 LF				
352				

OPEN SPACE CALCULATIONS

GROSS GR10 (CD) MASTER PLAN AREA (SEE ABOVE CALCULATIONS)

REQUIRED UNIMPROVED OPEN SPACE (UDO SECTION 7.4.2)

REQUIRED PARK SPACE (UDO SECTION 7.4.1)

CREDIT FOR CONSTRUCTED AMENITY (UDO SECTION 7.5.6)

NET PARK SPACE REQUIRED

TOTAL OPEN SPACE REQUIRED AFTER CREDIT REDUCTION

TOTAL OPEN SPACE PROVIDED (UDO 7.4.2 & 7.5.1)

TOTALS ARE APPROXIMATE PENDING FIELD SURVEYS AND FINAL PERMITTING

UNIMPROVED OPEN SPACE

FEMA FLOODWAY, STREAM BUFFERS & WETLANDS (7.4.2.A.1.a)

PLANTED & UNDISTURBED

AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)

AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)

TOTAL NON-ACTIVE OPEN SPACE

PARK SPACE (UDO 7.5.1)

INTERNAL ACTIVE OPEN SPACE AREAS

HOA OWNED & MAINTAINED AREAS NOT DEFINED IN UDO 7.4.2

AREA IN PRIVATE ALLEY EASEMENTS

INTERNAL COMMON AREAS

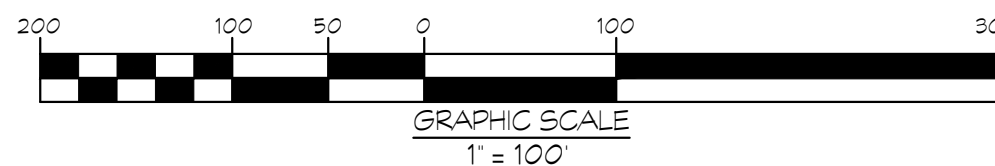
10%	45,842 AC
2.5%	4,584 AC
50%	1,146 AC
	0,573 AC
	0,573 AC
	5,157 AC
17.5%	7,952 AC
% OF SITE	AREA
5.4%	2,440 AC
6.4%	2,891 AC
2.6%	1,190 AC
14.4%	6,520 AC
2.4%	1,095 AC
5.3%	2,395 AC
16.4%	7,471 AC

C. Type B Buffer: The intent of the Type B Buffer is to create a semi-opaque buffer, having only seasonal horizontal openings, not to exceed 10% of the total width, from the ground to a height of 8 feet within 2 years of planting. A Type B Buffer can be achieved in 2 ways as specified below.

Type B Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Required Barrier
Option 1	25 feet	2 Evergreen Trees 2 Canopy Tree 2 Understory Trees 24 Shrubs*	Not Required
	B-1		
Option 2	15 feet	2 Evergreen Tree 2 Canopy Tree 3 Understory Trees 12 Shrubs*	Min. 4' Opaque or Semi-opaque Fence (See 8.5.4.A)
	B-2		

* 50% of required shrubs for all options must be evergreen species

10/26/22 RESPONSE TO TOWN COMMENTS
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PRELIMINARY
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ONLY

HARRIS ROAD SUBDIVISION MASTER PLAN

TOWN OF WAKE FOREST

WAKE CO. NORTH CAROLINA

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

BUFFERS, OPEN SPACE AND RECREATION PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	☒ YES ☐ NO
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PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET #
LS1.00



TOWN of WAKE FOREST

Report Requirements:

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

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

GENERAL INFORMATION

Applicant: Church Street Company

Owner: Jane Harris Pate

Requested Action: Rezone 68.28± acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Highway Business Conditional District (HB-CD), Neighborhood Business Conditional District (NB-CD) and General Residential 10 Conditional District (GR10-CD)

Existing Zoning: Rural Holding District (RD), Richland Creek Watershed Management Area (RC-WMA), and Special Highway 1 Overlay (SH1-O)

Location: 0 Harris Road

Size: 68.28± acres

Tax PIN: 1841392412

Existing Land Use: Vacant

Applicable Officially Adopted Plans:

The request is generally INCONSISTENT with the relevant policies in the Comprehensive Plan, and DENIAL of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 13th day of December 2022.

Introduced by Planning Board member: Michael Siderio

Seconded by Planning Board member: Chris Joyner

Attest:


Joe Kimray, Planning Board Chair


Courtney Tanner, Planning Director

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

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

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

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

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

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

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

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

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



J. Worth Mills
Email: wmills@longleaflp.com
Direct: (919) 645-4313

4509 Creedmoor Road, Ste 302
Raleigh, NC 27612
Tel: (919) 645-4300
longleaflp.com

January 4, 2023

VIA EMAIL

Jennifer Currin
Town of Wake Forest Planning Department
301 S. Brooks Street
Wake Forest, NC 27587

Re: RZ-22-06

Dear Ms. Currin:

This letter serves to inform the Town of Wake Forest that Church Street Company, the applicant for RZ-22-06 (the "Application"), respectfully requests to defer the Application's public hearing and Board of Commissioners' discussion, presently scheduled for January 17, 2023, to March 21, 2023. The applicant requests the deferral to address comments made by the Planning Board and Board of Commissioners.

Respectfully,

Worth Mills

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-06: Harris Road Subdivision Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-06 is inconsistent with the Wake Forest Comprehensive Plan, and finds the rezoning request is not reasonable or in the public interest since the proposed rezoning does not:

1. The proposed zoning of GR-10 CD is inconsistent with the 2009 Community Plan's Growth Strategies designation of Highway Corridor Zone.
2. The proposed zoning does not incorporate a mix of housing types that are not already provided in the Neighborhood Planning Area.
3. With the majority of U-5307 funded, the Town needs to continue to anticipate and plan for US-1 to be converted to a limited access freeway. As part of those planning efforts, the Town needs to anticipate concerns that could arise from single family residential development being located directly adjacent to a service road within ¼ to 1 mile of an interchange and not permit single family residential development.
4. The Town's ability to recruit new and expanding industries and businesses could be reduced if the amount of land the Town has planned for nonresidential uses is diminished for residential purposes.
5. The proposed zoning does not propose higher density residential development within walking distance of jobs and services nor is it designed to be transit compatible with future transit services.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-29-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-128-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

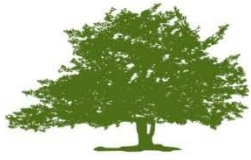
Proclamation Recognizing May 2023 as "Mental Health Month"

Recommendation:

Item Summary:

ATTACHMENTS

- [ProclamationMentalHealthMonthMay202302.pdf](#)



PROCLAMATION

RECOGNIZING MAY 2023 AS “MENTAL HEALTH MONTH”

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

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

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

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

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

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

This the 2nd day of May 2023.

Attest:

Town Clerk



Mayor



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-123-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

- [ProclamationNationalDayofPrayerMay202302.pdf](#)



PROCLAMATION
NATIONAL DAY OF PRAYER
May 4, 2023

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

WHEREAS, the Declaration of Independence, our first statement as Americans of national purpose and identity, made the Laws of Nature and Nature's God the foundation of our United States of America and asserted that people have inalienable rights that are God-given; and

WHEREAS, the Supreme Court has affirmed the right of state legislatures to open their sessions with prayer and the Supreme Court and the U. S. Congress themselves begin each day with prayer; and

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

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

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

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

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

This the 2nd day of May 2023.

Attest:

Town Clerk



Mayor



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-104-

Submitted by: Allison Snyder

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Vote will occur at Regular Meeting 5/16

Item Summary:

ATTACHMENTS

- [Summary_Chapter32.docx](#)
- [CH32_ArticleI_I_V_2023Markup.docx](#)
- [Ordinance2023-XXUpdateAmendingCodeOfOrdCh32-UtilitiesMay202316.docx](#)
- [Code Update Chapter 32.pptx](#)

Consideration of updates to Chapter 32 “Utilities”, Article I “In General” & Article V, “Electric Service”.
Presentation of edits to Chapter 32 of the Code of Ordinances to reflect the Wake Forest Power current practices. The Code was last updated in 1985 and some sections in 2007.

Chapter 32 Utilities

ARTICLE I. IN GENERAL

Sec. 32-1. Control of systems.

The electric light and power system owned by the Town shall be under the control of the board of commissioners, and the duty of enforcing full compliance with all rules and regulations, governing all connections and other regulations shall be vested in the board and the town. From July 1, 2005 the water and sewer system formerly owned by the town will be owned and operated by the City of Raleigh.

(Code 1985, § 19-1; Ord. No. 2007-10, 2-20-2007)

Sec. 32-2. Application for connection.

Any person desiring connection with the town electric system shall make application in writing to the town for a permit, stating for what purpose the electricity is to be used.

(Code 1985, § 19-2; Ord. No. 2007-10, 2-20-2007)

Sec. 32-3. Refusing service.

The board of commissioners reserves the right to refuse the extension of electric service to any person, when deemed not in the best interest of the town.

(Code 1985, § 19-3; Ord. No. 2007-10, 2-20-2007)

Sec. 32-4 Nonliability of Town for interrupted service.

The town does not guarantee continuous service, but shall use reasonable diligence to provide uninterrupted service, and having used reasonable diligence shall not be liable to the customer for failure in, interrupts or suspension of same. The Town reserves the right to suspend service without liability on its part at such times, for such periods and in such manner as may in its judgment be required for the purpose of making necessary repairs on the lines or other parts of the system.

Sec. 32-5. Rate schedules on file.

The board of commissioners shall establish rate schedules for electric service, from time to time, as it deems best.

(Code 1985, § 19-4; Ord. No. 2007-10, 2-20-2007)

State law reference(s)—Municipal rate-making authority, G.S. 160A-314.

Sec. 32-6. Tampering with or obstructing system paraphernalia.

No person shall tamper with or harm, in any manner, any electricity distribution system equipment. Any attempt to cause an electric meter owned by the Town to fail to register the correct values will be determined detrimental to the operation of the meter. Supply side connections, including but not limited to solar installations are not lawful attachments.

(Code 1985, § 19-5; Ord. No. 2007-10, 2-20-2007)

Sec. 32-7. Separate meters required; exception.

Each house must be metered separately for electricity. In no case shall two parties or houses be supplied through one meter, except in extraordinary cases, by special permission from the town.

(Code 1985, § 19-6; Ord. No. 2007-10, 2-20-2007)

Sec. 32-8. Separate classes of services.

Customers applying for more than one class of service on the same premises shall so arrange their wiring that each class of service can be metered separately (unless the town has a schedule on file covering such combination of services), and customers purchasing any particular class of service shall confine the use of current supplied thereunder to the purpose set forth in the rate schedule for such class. Separate meters shall be required for each building on the same premises except for each separate class in the same building; except, that when a commercial lighting customer occupies the same building for residential purposes, the town may supply both the commercial and residential lighting through one meter at the commercial lighting rate or on a rural line at the rural rate.

(G.S. 160A-314)

Sec. 32-9. *Meters- Used for measuring service*, testing.

The electric service rendered shall be measured by an integrating watt-hour meter or such other meter as may be necessary, the registration of which shall be prima facie evidence of the electric energy receiving, subject in all cases to verification by testing in case of dispute. Testing, when necessary, will be done by the Town at such costs as may be established by the fee schedule from time to time. If the customer requests a test within six months after the date of the installation or of the last previous test, the cost of test shall be borne by the customer unless the meter shall be shown to be more than two percent fast, in which case the cost shall be borne by the town.

Sec. 32-10. Deposits.

- (a) The town may require satisfactory security for the payment of customer's accounts. Amounts as are fixed by the Customer Care Policy and are adjusted as needed.

Sec. 32-11. Termination of service.

- (a) In order to assure discontinuance of service at a time requested by the customer, notice to the town in advance of the proposed time of discontinuance shall be required. When a customer desires to discontinue service, he shall give notice to the town at least 24 hours in advance and the customer will be responsible for all service consumed within the 24 hours following the time of notice of discontinuation of service to the city.
- (b) The following shall apply to involuntary discontinuance of service:
 - (1) The town sometimes finds it necessary to discontinue utility service to customers because of the following reasons:
 - a. Failure of a customer to pay any bill for utility service within the time allowed by this section; however, the town may continue to accept checks from those who missed payment if the customer has previously been in good standing on his/her account;

- b. Failure of a customer to make a deposit to guarantee payment or charges for utility service or to increase this/her deposit when required;
 - c. Refusal of legitimate access to premises or damage to or loss of property of the town on the customer(s) premises for which the customer is liable;
 - d. When a customer has had two or more of his/her checks given in payment of a bill dishonored.
- (2) When it becomes necessary for the town to discontinue utility service to a customer for any of the reasons set forth in subsections (b)(1)a.—d. of this section, service will be reinstated only after all bills for service then due have been paid, any deposit required has been made and a reconnection fee as set by the board of commissioners has been paid for reimbursement of expenses involved in disconnecting and reconnecting the utility service. If discontinuance of service is made because the customer(s) check given in payment of the bill has been dishonored, such customer will be required to pay an additional charge for processing the check as set by the board.
- (3) If a customer is receiving service at more than one location, service at any or all locations may be discontinued if bills for service at any one or more locations are not paid within the time specified by this section; provided, however, that residential utility service shall be not discontinued for nonpayment of bills for other classes of service.
- (4) It is the policy of the town to discontinue utility service to customers by reason of nonpayment of disputed bills only after notice and a meaningful opportunity to be heard on disputed bills. The town (s) application form for utility service and all bills shall contain clearly visible and easily readable provisions stating:
- a. The billing month is defined as the month when a bill is rendered for payment. Bills are due when rendered for payment. ~~All bills not paid within 22 days from date of bill shall be subject to a late payment charge of \$5.00 or two percent of the outstanding bill, whichever is higher.~~ Late fees and other provisions are fixed by the Customer Care Policy and adjusted as needed,
 - b. ~~Any customer disputing the correctness of his/her bill shall have a right to a hearing at which time he/she may be represented in person and by counsel, or any other person of his choosing, and may present orally or in writing his complaint and contentions to the official in charge of utility billing and shall have authority to make a final determination of the customer's complaint.~~ The town's Customer Care Policy outlines provisions and parameters for customers to dispute the correctness of his/her bill.

Requests for delays or waiver of payment will not be heard; only questions or proper or correct billing will be considered. In the absence of payment of the bill rendered or resort to the hearing procedure provided in this section, service will be discontinued at the time specified. When staff members turn off electricity for nonpayment, the customer should be notified of the impending cutoff as a courtesy.

(Code 1985, § 19-8; Ord. No. 2007-10, 2-20-2007)

Secs. 32-12—32-40. Reserved.

ARTICLE V. ELECTRIC SERVICE

Sec. 32-421. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Construction cost means the estimated installed cost of constructing the town's facilities to the point of delivery, including the cost of materials, labor, transportation, stores, tax, engineering and general expenses. When applied to temporary service and to construction service, the construction cost shall also include the removal costs minus the salvage value of the facilities. The customer shall contribute to the town, for any construction service facilities in excess of one point of delivery per construction site, an amount equal to the installed cost plus removal cost minus salvage value of the company's facilities installed solely for the construction service.

Construction service means a customer whose needs are normally for less than a 12-month continuous period and whose need is for use in the construction of buildings or other establishments which will receive, upon completion, permanent electric service from the town.

Normal point of delivery means, for overhead service to residential customers, delivery to the outside wall of the end of the building nearest to the source of the company's facilities entering the customer's premises. For underground electric service to residential customers, the normal point of delivery will be on the outside wall of the end of the building or the nearest convenient point on the outside of the front or back wall adjacent to the end of the building nearest the source of the town's facilities entering the customer's premises. The normal point of delivery for other customers will be at a location designated by the town.

Residential real estate development means a residential subdivision where permanent electric service will be provided to customers.

Revenue credit means the amount equal to the number of years in the initial term of the service agreement, up to, but not more than, two years, times the estimated annual revenue, minus the estimated annual kilowatt-hours multiplied by 2.031 cents per kilowatt-hour. The estimated annual revenue shall be determined by the town for the new or additional load and shall be based upon the charges set forth in the applicable rate schedule.

Temporary service means a customer whose electric service needs are for less than a 12-month continuous period and the town's facilities installed to serve the customer will not be needed to serve other customers in the near future.

(Code 1985, § 19-261)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 32-422. Extension of service.

~~(a)~~(b) *Single-phase service to individual customers.*

- (1) *Extensions only involving secondary service.* The town will construct, own, operate and maintain an overhead service or underground service lateral to the normal point of delivery at its expense, except when more than one secondary service pole is necessary, the customer shall pay a fee established by the board of commissioners for each additional service pole. For points of delivery located beyond the normal point of delivery requiring an investment in excess of that needed to serve the normal point of delivery, the customer will pay a fee established by the board of commissioners per foot of additional underground or overhead service lateral plus a fee established by the board of commissioners for each secondary service pole. When it is necessary to relocate the secondary service for the customer's convenience, the customer's contribution, will be done at no cost to the Town.

-
- (2) *Extensions involving primary distribution facilities.* The town will construct, own, operate and maintain all distribution facilities to extend single-phase electric service to the normal point of delivery. The town will provide the secondary service portion of the line extension, if any, in accordance with subsection (a)(b)(1) of this section. ~~For the primary portion, whether overhead or underground, of the single-phase line extension to other than permanently-occupied residential customers, the customer contribution, if any, will be the construction cost minus the revenue credit.~~ For the primary portion, whether overhead or underground, of the single-phase line extension to serve a permanently-occupied residential customer, the town will provide, ~~at no cost, the least cost~~ overhead or underground service which is compatible with the customer's service requirements and the town's engineering standards. ~~If the customer requests other than the least cost overhead or underground service to the normal point of delivery, the customer contribution, if any, will be the construction cost minus the revenue credit, but not more than the difference in the construction cost between the customer's request and the least cost service to the normal point of delivery.~~ For points of delivery beyond the normal point of delivery requiring an investment in primary facilities in excess of that needed to serve the normal point of delivery, the customer will contribute such excess investment. When it is necessary to relocate the primary distribution facilities for the customer's convenience, the customer's contribution, will be done at no cost to the Town.
- (b) *Three-phase service to individual customers.* The town will construct, own, operate and maintain all overhead and underground distribution facilities necessary to extend three-phase electric service to the normal point of delivery. The customer contribution, if any, will be the construction cost. For points of delivery beyond the normal point of delivery requiring an investment in excess of that needed to serve the normal point of delivery, the customer will contribute such excess investment.
- (c) (a)
- ~~(c)~~(a) *Charges and limits for extension of service*
- (1)
- The town will construct, own, operate and maintain overhead service and/or underground service for single-phase up to three-phase as needed for development at no cost to the Town. The developer will cover the construction costs including, the cost of materials (which include but not limited to, pipe, wire, junction boxes and transformer) engineering and general expenses. As well as costs associated with road crossings and boring. This cost will be divided evenly between the number of lots/units in the development and will be collected with building permit fees.
- (2) The company may limit the extent of the installation in a real estate development to that area which, in the company's judgment, is likely to be occupied within a reasonable period of time in order to avoid excess investment in idle facilities. The developer may obtain installation in the additional area by paying a deposit, or, at the town's option, a letter of credit or surety bond in lieu of a deposit, equal to the total installed cost of the facilities to serve the additional area. Deposits are reviewed annually and are subject to a refund based on the prorata portion of the town's idle facilities needed to serve customers during the preceding 12 months. Each individual customer within a development will be served in accordance with subsection (a) or (b) of this section, including any customer contribution.

(Code 1985, § 19-262)

Sec. 32-423. General provisions.

- (a) *Rights-of-way.* The customer will furnish, without cost to the town, necessary easements and satisfactory conveyance of rights-of-way for the supply of electric service. The right-of-way should be

sufficient for installation and incidental to the furnishing of service. The customer shall be responsible for the initial clearing to final grade, free of stumps and other obstructions, for any right-of-way necessary to provide underground electric service. In lieu thereof, the town will provide such service, provided the customer will contribute to the town the additional clearing costs. The customer shall also furnish shelter satisfactory to the Town for meters or other apparatus of the town installed on the customer's side of the point of delivery.

(1) The location of the right-of-way or terminal point shall be changed by the Town at the expense of the customer on receipt of written request of the customer stating a reasonable cause. All privileges incident to the original location shall apply to the new location.

- (b) *Contributions.* The town reserves the right to collect any line extension contributions under this plan before installation of the facilities begin. When contributions are required from a party who will also be the customer, the contribution may, at the sole option of the town, be included in the first electric service bill rendered after such installation.

Sec. 32-424. Taxes.

Any applicable taxes for contributions in aid of construction will be added to the charges established by the board of commissioners from time to time.

(Code 1985, § 19-264)

Sec. 32-425. Electric tampering.

- (a) *Definitions:* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the content clearly indicates a different meaning:
- (1) Responsible person means and includes all of the following:
 - a. The owner of the property on which a violation of this section occurs.
 - b. The general contractor for a building/construction project in connection with which a violation occurs.
 - c. Any subcontractor responsible for work done which actually involves a violation; and/or
 - d. Any individual who violates this section.
 - (2) Electric system/electric lines mean and includes primary and secondary electric lines, and shall include all overhead and underground conductor, meters, meter bases, transformers, transformer cabinets, switch cabinets, trans closures, meter seals, breakaway locks, poles and other fixtures, equipment and apparatus connected to and formerly a part of the electric system, and all appliances necessary and convenient thereto. The electric system owned by the town shall include all of the above up to and including the electricity metering point.
- (b) *Injury to system; breaking or damaging.* It shall be unlawful for any person to remove, damage or interfere with any overhead or underground electric conductors, meters, meter bases, transformers, transformer cabinets, trans closures, switch cabinets, meter seals, breakaway locks, poles or other fixtures.
- (c) *Enforcement procedure.* Any responsible person who violates any provision of this section, or any regulation, standard, rule or order duly adopted in furtherance of this section, shall be subject to a civil penalty of \$250.00 for the first instance non-compliance or violation, and a further civil penalty of \$500.00 for any

subsequent violation. In addition, immediately upon discovery of the initial or any subsequent violation, the electric service to the property where the violation occurred will be terminated. A notice of violation will be sent within one business day to the owner of the property by certified mail, return receipt requested, or hand delivery. For all other persons responsible for such violation, a notice shall be sent by certified mail, return receipt requested or hand delivery. The notice shall describe the violation and a demand for payment of \$250.00 or \$500.00 as appropriate. If payment is not received after 20 days, the matter shall be referred to the town attorney for the initiation of collection proceedings. The town shall be entitled to recover from any responsible person all costs of collection of the civil penalties, including reasonable attorneys fees.

In addition, the town reserves the right to prosecute any responsible person for a criminal violation for each separate instance of electric meter tampering.

(Ord. No. 2002-34, 7-16-02)

Secs. 32-426—32-429. Reserved.

ORDINANCE 2023-xx
ORDINANCE UPDATE AMENDING TOWN OF WAKE FOREST CODE OF
ORDINANCES
CHAPTER 32 - UTILITIES

WHEREAS, the Board of Commissioners adopted the Code of Ordinances Chapter 32 in 1985 and adopted updates in 2007 and;

WHEREAS, the current ordinance is outdated and has been updated to better align with current practices, outline procedures and regulations regarding meter reading, deposits, removal of water and sewer related material, developer contributions, and service expansion;

WHEREAS, the Board of Commissioners have reviewed the updated Chapter 32 of the Code of Ordinances; and

NOW THEREFORE, BE IT ORDAINED by the Wake Forest Board of Commissioners that the updates to Chapter 32 of the Code of Ordinances are approved and adopted and the changes will be effective May 16, 2023.

Duly adopted this 16th day of May 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

Chapter 32 Utilities

ARTICLE I. IN GENERAL

Sec. 32-1. Control of systems.

The electric light and power system owned by the town shall be under the control of the board of commissioners, and the duty of enforcing full compliance with all rules and regulations, governing all connections and other regulations shall be vested in the board and the town. From July 1, 2005, the water and sewer system formerly owned by the town will be owned and operated by the City of Raleigh.

(Code 1985, § 19-1; Ord. No. 2007-10, 2-20-2007)

Sec. 32-2. Application for connection.

Any person desiring connection with the town electric system shall make application in writing to the town for a permit, stating for what purpose the electricity is to be used.

(Code 1985, § 19-2; Ord. No. 2007-10, 2-20-2007)

Sec. 32-3. Refusing service.

The board of commissioners reserves the right to refuse the extension of electric service to any person, when deemed not in the best interest of the town.

(Code 1985, § 19-3; Ord. No. 2007-10, 2-20-2007)

Sec. 32-4 Nonliability of Town for interrupted service.

The town does not guarantee continuous service, but shall use reasonable diligence to provide uninterrupted service, and having used reasonable diligence shall not be liable to the customer for failure in, interruptions or suspension of same. The Town reserves the right to suspend service without liability on its part at such times, for such periods and in such manner as may in its judgment be required for the purpose of making necessary repairs on the lines or other parts of the system.

Sec. 32-5. Rate schedules on file.

The board of commissioners shall establish rate schedules for electric service, from time to time, as it deems best.

(Code 1985, § 19-4; Ord. No. 2007-10, 2-20-2007)

State law reference(s)—Municipal rate-making authority, G.S. 160A-314.

Sec. 32-6. Tampering with or obstructing system paraphernalia.

No person shall tamper with or harm, in any manner, any electricity distribution system equipment. Any attempt to cause an electric meter owned by the town to fail to register the correct values will be determined

detrimental to the operation of the meter. Supply side connections, including but not limited to solar installations are not lawful attachments.

(Code 1985, § 19-5; Ord. No. 2007-10, 2-20-2007)

Sec. 32-7. Separate meters required; exception.

Each house must be metered separately for electricity. In no case shall two parties or houses be supplied through one meter, except in extraordinary cases, by special permission from the town.

(Code 1985, § 19-6; Ord. No. 2007-10, 2-20-2007)

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Customers applying for more than one class of service on the same premises shall so arrange their wiring that each class of service can be metered separately (unless the town has a schedule on file covering such combination of services), and customers purchasing any particular class of service shall confine the use of current supplied thereunder to the purpose set forth in the rate schedule for such class. Separate meters shall be required for each building on the same premises except for each separate class in the same building; except, that when a commercial lighting customer occupies the same building for residential purposes, the town may supply both the commercial and residential lighting through one meter at the commercial lighting rate or on a rural line at the rural rate.

(G.S. 160A-314)

Sec. 32-9. *Meters- Used for measuring service*, testing.

The electric service rendered shall be measured by an integrating watt-hour meter or such other meter as may be necessary, the registration of which shall be prima facie evidence of the electric energy receiving, subject in all cases to verification by testing in case of dispute. Testing, when necessary, will be done by the Town at such costs as may be established by the fee schedule from time to time. If the customer requests a test within six months after the date of the installation or of the last previous test, the cost of test shall be borne by the customer unless the meter shall be shown to be more than two percent fast, in which case the cost shall be borne by the town.

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- (a) The town may require satisfactory security for the payment of customer's accounts. Amounts as are fixed by the Customer Care Policy and are adjusted as needed.

Sec. 32-11. Termination of service.

- (a) In order to assure discontinuance of service at a time requested by the customer, notice to the town in advance of the proposed time of discontinuance shall be required. When a customer desires to discontinue service, he shall give notice to the town at least 24 hours in advance and the customer will be responsible for all service consumed within the 24 hours following the time of notice of discontinuation of service to the city.
- (b) The following shall apply to involuntary discontinuance of service:
 - (1) The town sometimes finds it necessary to discontinue utility service to customers because of the following reasons:
 - a. Failure of a customer to pay any bill for utility service within the time allowed by this section; however, the town may continue to accept checks from those who missed payment if the customer has previously been in good standing on his/her account;

- b. Failure of a customer to make a deposit to guarantee payment or charges for utility service or to increase this/her deposit when required.
 - c. Refusal of legitimate access to premises or damage to or loss of property of the town on the customer(s) premises for which the customer is liable;
 - d. When a customer has had two or more of his/her checks given in payment of a bill dishonored.
- (2) When it becomes necessary for the town to discontinue utility service to a customer for any of the reasons set forth in subsections (b)(1)a.—d. of this section, service will be reinstated only after all bills for service then due have been paid, any deposit required has been made and a reconnection fee as set by the board of commissioners has been paid for reimbursement of expenses involved in disconnecting and reconnecting the utility service. If discontinuance of service is made because the customer(s) check given in payment of the bill has been dishonored, such customer will be required to pay an additional charge for processing the check as set by the board.
- (3) If a customer is receiving service at more than one location, service at any or all locations may be discontinued if bills for service at any one or more locations are not paid within the time specified by this section; provided, however, that residential utility service shall be not discontinued for nonpayment of bills for other classes of service.
- (4) It is the policy of the town to discontinue utility service to customers by reason of nonpayment of disputed bills only after notice and a meaningful opportunity to be heard on disputed bills. The town(s) application form for utility service and all bills shall contain clearly visible and easily readable provisions stating:
- a. The billing month is defined as the month when a bill is rendered for payment. Bills are due when rendered for payment. Late fees and other provisions are fixed by the Customer Care Policy and adjusted as needed.
 - b. The town's Customer Care Policy outlines provisions and parameters for customers to dispute the correctness of his/her bill.

Requests for delays or waiver of payment will not be heard; only questions or proper or correct billing will be considered. In the absence of payment of the bill rendered or resort to the hearing procedure provided in this section, service will be discontinued at the time specified. When staff members turn off electricity for nonpayment, the customer should be notified of the impending cutoff as a courtesy.

(Code 1985, § 19-8; Ord. No. 2007-10, 2-20-2007)

Secs. 32-12—32-40. Reserved.

ARTICLE II. WATER SERVICE

Recall and repeal.

ARTICLE III. SEWER SERVICE

Recall and repeal.

ARTICLE V. ELECTRIC SERVICE

Sec. 32-421. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Construction cost means the estimated installed cost of constructing the town's facilities to the point of delivery, including the cost of materials, labor, transportation, stores, tax, engineering and general expenses. When applied to temporary service and to construction service, the construction cost shall also include the removal costs minus the salvage value of the facilities. The customer shall contribute to the town, for any construction service facilities in excess of one point of delivery per construction site, an amount equal to the installed cost plus removal cost minus salvage value of the company's facilities installed solely for the construction service.

Construction service means a customer whose needs are normally for less than a 12-month continuous period and whose need is for use in the construction of buildings or other establishments which will receive, upon completion, permanent electric service from the town.

Normal point of delivery means, for overhead service to residential customers, delivery to the outside wall of the end of the building nearest to the source of the company's facilities entering the customer's premises. For underground electric service to residential customers, the normal point of delivery will be on the outside wall of the end of the building or the nearest convenient point on the outside of the front or back wall adjacent to the end of the building nearest the source of the town's facilities entering the customer's premises. The normal point of delivery for other customers will be at a location designated by the town.

Residential real estate development means a residential subdivision where permanent electric service will be provided to customers.

Temporary service means a customer whose electric service needs are for less than a 12-month continuous period and the town's facilities installed to serve the customer will not be needed to serve other customers in the near future.

(Code 1985, § 19-261)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 32-422. Extension of service.

(a) *Charges and limits for extension of service*

- (1) The town will construct, own, operate and maintain overhead service and/or underground service for single-phase up to three-phase as needed for development at no cost to the Town. The developer will cover the construction costs including, the cost of materials (which include but not limited to, pipe, wire, junction boxes and transformer) engineering and general expenses. As well as costs associated with road crossings and boring. This cost will be divided evenly between the number of lots/units in the development and will be collected with building permit fees.
- (2) The company may limit the extent of the installation in a real estate development to that area which, in the company's judgment, is likely to be occupied within a reasonable period of time in order to avoid excess investment in idle facilities. The developer may obtain installation in the additional area by paying a deposit, or, at the town's option, a letter of credit or surety bond in lieu of a deposit, equal to the total installed cost of the facilities to serve the additional area. Deposits are reviewed annually and are subject to a refund based on the prorated portion of the town's idle facilities needed to serve customers during the preceding 12 months. Each individual customer within a development will be served in accordance with subsection (b) or (c) of this section, including any customer contribution.

(b) *Single-phase service to individual customers.*

- (1) *Extensions only involving secondary service.* The town will construct, own, operate and maintain an overhead service or underground service lateral to the normal point of delivery at its expense, except when more than one secondary service pole is necessary, the customer shall pay a fee established by the board of commissioners for each additional service pole. For points of delivery located beyond the normal point of delivery requiring an investment in excess of that needed to serve the normal point of delivery, the customer will pay a fee established by the board of commissioners per foot of additional underground or overhead service lateral plus a fee established by the board of commissioners for each secondary service pole. When it is necessary to relocate the secondary service for the customer's convenience, the customer's contribution, will be done at no cost to the Town.
- (2) *Extensions involving primary distribution facilities.* The town will construct, own, operate and maintain all distribution facilities to extend single-phase electric service to the normal point of delivery. The town will provide the secondary service portion of the line extension, if any, in accordance with subsection (b)(1) of this section. For the primary portion, whether overhead or underground, of the single-phase line extension to serve a permanently-occupied residential customer, the town will provide the least cost overhead or underground service which is compatible with the customer's service requirements and the town's engineering standards. For points of delivery beyond the normal point of delivery requiring an investment in primary facilities in excess of that needed to serve the normal point of delivery, the customer will contribute such excess investment. When it is necessary to relocate the primary distribution facilities for the customer's convenience, the customer's contribution, will be done at no cost to the Town.

- (c) *Three-phase service to individual customers.* The town will construct, own, operate and maintain all overhead and underground distribution facilities necessary to extend three-phase electric service to the normal point of delivery. The customer contribution, if any, will be the construction cost. For points of delivery beyond the normal point of delivery requiring an investment in excess of that needed to serve the normal point of delivery, the customer will contribute such excess investment.

(Code 1985, § 19-262)

Sec. 32-423. General provisions.

- (a) *Rights-of-way.* The customer will furnish, without cost to the town, necessary easements and satisfactory conveyance of rights-of-way for the supply of electric service. The right-of-way should be sufficient for installation and incidental to the furnishing of service. The customer shall be responsible for the initial clearing to final grade, free of stumps and other obstructions, for any right-of-way necessary to provide underground electric service. In lieu thereof, the town will provide such service, provided the customer will contribute to the town the additional clearing costs. The customer shall also furnish shelter satisfactory to the town for meters or other apparatus of the town installed on the customer's side of the point of delivery.

(1) The location of the right-of-way or terminal point shall be changed by the Town at the expense of the customer on receipt of written request of the customer stating a reasonable cause. All privileges incident to the original location shall apply to the new location.

- (b) *Contributions.* The town reserves the right to collect any line extension contributions under this plan before installation of the facilities begin. When contributions are required from a party who will also be the

customer, the contribution may, at the sole option of the town, be included in the first electric service bill rendered after such installation.

Sec. 32-424. Taxes.

Any applicable taxes for contributions in aid of construction will be added to the charges established by the board of commissioners from time to time.

(Code 1985, § 19-264)

Sec. 32-425. Electric tampering.

- (a) *Definitions:* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the content clearly indicates a different meaning:
- (1) Responsible person means and includes all of the following:
 - a. The owner of the property on which a violation of this section occurs.
 - b. The general contractor for a building/construction project in connection with which a violation occurs.
 - c. Any subcontractor responsible for work done which actually involves a violation; and/or
 - d. Any individual who violates this section.
 - (2) Electric system/electric lines mean and includes primary and secondary electric lines, and shall include all overhead and underground conductor, meters, meter bases, transformers, transformer cabinets, switch cabinets, trans closures, meter seals, breakaway locks, poles and other fixtures, equipment and apparatus connected to and formerly a part of the electric system, and all appliances necessary and convenient thereto. The electric system owned by the town shall include all of the above up to and including the electricity metering point.
- (b) *Injury to system; breaking or damaging.* It shall be unlawful for any person to remove, damage or interfere with any overhead or underground electric conductors, meters, meter bases, transformers, transformer cabinets, trans closures, switch cabinets, meter seals, breakaway locks, poles or other fixtures.
- (c) *Enforcement procedure.* Any responsible person who violates any provision of this section, or any regulation, standard, rule or order duly adopted in furtherance of this section, shall be subject to a civil penalty of \$250.00 for the first instance non-compliance or violation, and a further civil penalty of \$500.00 for any subsequent violation. In addition, immediately upon discovery of the initial or any subsequent violation, the electric service to the property where the violation occurred will be terminated. A notice of violation will be sent within one business day to the owner of the property by certified mail, return receipt requested, or hand delivery. For all other persons responsible for such violation, a notice shall be sent by certified mail, return receipt requested or hand delivery. The notice shall describe the violation and a demand for payment of \$250.00 or \$500.00 as appropriate. If payment is not received after 20 days, the matter shall be referred to the town attorney for the initiation of collection proceedings. The town shall be entitled to recover from any responsible person all costs of collection of the civil penalties, including reasonable attorneys fees.

In addition, the town reserves the right to prosecute any responsible person for a criminal violation for each separate instance of electric meter tampering.

(Ord. No. 2002-34, 7-16-02)

Secs. 32-426—32-429. Reserved.

Wake Forest Power



TOWN of
WAKE FOREST

Proposed Code Updates

Chapter 32, Utilities

Chris Terrell

Electric Utility Director



Reasons for Updates

- Current Code is outdated
 - Last update was 2007
- Reflect current practices
 - Reference smart metering
 - Coincide with UDO
 - Reference Customer Care Policy
- Modify service extension fees as a result of increased costs
 - Reflect language discussed during Board Retreat
 - Shift more financial responsibility to the developer



Proposed Update Summary

- Remove Water & Sewer references
- Clarify language
- Reference Customer Care Policy when discussing deposits
 - Allows for flexibility
- Update charges and limits for extension of service
 - Add developer contributions/ lots collected with permit fees



Extension of Service Comparison

2007

The town will construct, own, operate and maintain overhead and/or underground distribution facilities to provide a basic distribution system, normally 120/240 volt single-phase service or as determined by the town within the real estate development in which it is contemplated that individual lots will be sold or leased. The developer requesting the basic distribution system will make a contribution, if any, to the town based on the construction cost minus the revenue credit from the development.

2023

The town will construct, own, operate and maintain overhead service and/or underground service for single-phase up to three-phase as needed for development at no cost to the Town. The developer will cover the construction costs including, the cost of materials (which include but not limited to, pipe, wire, junction boxes and transformer) engineering and general expenses. As well as costs associated with road crossings and boring. This cost will be divided evenly between the number of lots/units in the development and will be collected with building permit fees.





TOWN *of*
WAKE FOREST

Questions?

- 
- A large, detailed illustration of a tree with a thick trunk and a full, rounded canopy of leaves, rendered in a dark green color. It is positioned on the left side of the slide, partially overlapping the 'Questions?' text.
- Remove Water & Sewer references
 - Reference Customer Care Policy
 - Allow for flexibility
 - Add employee contributions

Action: Review and consider approval at next Regular Meeting



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-107-

Submitted by: Aileen J. Staples

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

- [Presentation of FY 2023-2024 Annual Operating Budget_summary.pdf](#)

Presentation of Proposed FY 2023-2024 Annual Operating Budget

Town Manager Kip Padgett will present the proposed spending plan for the upcoming fiscal year beginning July 1, 2023. There will be a power point presentation providing the highlights of the fiscal year 2023-2024 proposed budget.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-95-

Submitted by: Lisa Hayes

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

Update on Town Tree Property Improvements

Recommendation:

Additional action items included in upcoming FYE 2024 budget request

Item Summary:

ATTACHMENTS

- [Item Summary_Update on Town Tree Property Acquisition.docx](#)
- [Town Tree Project Area_March 2023.pdf](#)

Update on Town Tree Property Acquisition

Update of ownership status and findings related to property located at Front Street and E. North Avenue

Item Summary:

Staff, based on a citizen request to consider property acquisition, received consensus at the Board of Commissioners Meeting held on October 19, 2021 to move forward with exploring options on acquisition of the subject property.

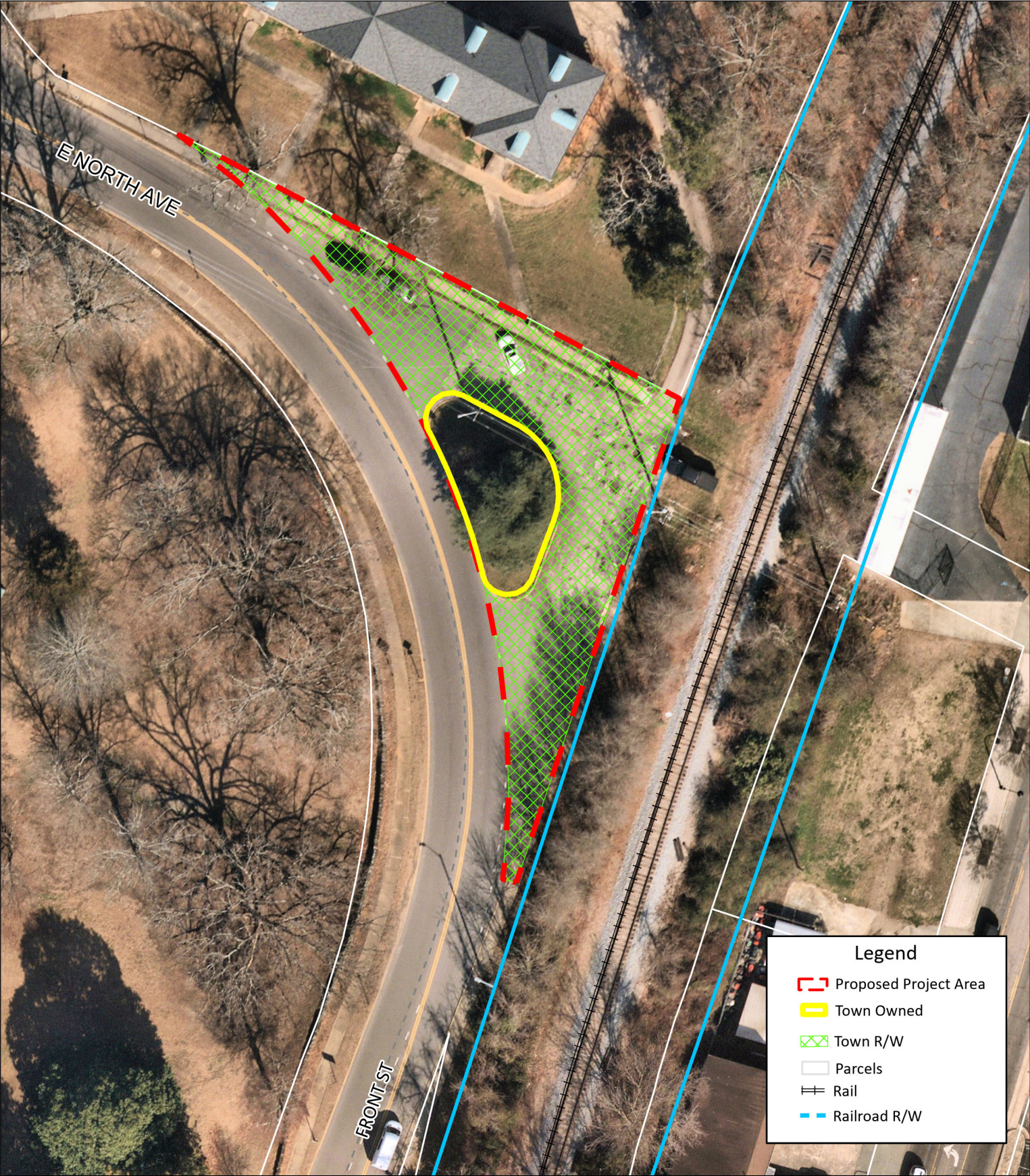
Staff will present findings, actions and recommendations related to this project.

Area Along North Ave / Front Street



TOWN of
WAKE FOREST

3/13/2023



Please note that this map is intended for illustrative purposes only.
For specific inquiries, contact the Town Wake Forest IT Department at 919-435-9500.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-129-

Submitted by: Ruben Wall

Submitting Department: Parks & Recreation

Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Approve as Presented

Item Summary:

ATTACHMENTS

- [Summary Sheet - Ordinance Amendment Alcohol Sales at Flaherty Park Field #2.docx](#)
- [Ordinance2023-XXConsumptionOfAlcoholFlahertyParkMay2023.pdf](#)
- [FUNGO Alcohol Conditions Operational Plan 2023 Final.docx](#)

Amendment of Ordinance Sec. 20-2. (a) - Public consumption, possession, etc., of alcohol.

Summary

Agenda Item: Amendment of Ordinance Sec. 20-2. (a) - Public consumption, possession, etc., of alcohol.

Summary: In September 2022, the Wake Forest Board of Commissioners approved a partnership with Wake Forest FUNGO, a college summer baseball league featuring college players. FUNGO would like to sale and distribute alcohol at Flaherty Park Field #2 located at (1226 N. White Street, Wake Forest, NC, 27587) during home games of the Wake Forest FUNGO, the town's collegiate summer baseball team. The amendment of this ordinance would allow this to occur during the summer league season.

Attachment: Proposed Amended Ordinance and the Conditions of Sales and Distribution Operational Plan

ORDINANCE NO. 2023-XX

ORDINANCE AMENDING CHAPTER 20. ARTICLE I IN GENERAL SEC. 20-2. – PUBLIC CONSUMPTION, POSSESSION, ETC. OF ALCOHOL, TO ALLOW THE SALE AND CONSUMPTION OF ALCOHOL AT FLAHERTY PARK.

WHEREAS, the Town of Wake Forest has entered into a partnership with FUNGO to have a baseball team; and

WHEREAS, the Town of Wake Forest proposes to allow the sale and consumption of alcohol at baseball games; and

WHEREAS, the Town of Wake Forest believes that allowing the sale and consumption of alcohol at baseball games would promote public enjoyment and act as a valuable tool to increase economic activity and add to the vibrancy of Town activities.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST, TO AMEND THE CODE OF ORDINANCES AS FOLLOWS:

Section 20-2. (a) of the Town of Wake Forest Code will be amended to read:

Except as provided in subsections (b),(c),(d), or (f) of this section, no person shall consume malt beverages, unfortified wine, fortified wine, spirituous beverages or mixed beverages ("alcoholic beverages") on property owned or occupied by the town, including, but not limited to, public streets, boulevards, alleys, rights-of-way, sidewalks and parks.

A new section 20-2. (f), titled CONSUMPTION OF ALCOHOL AT FLAHERTY PARK shall be created within the Town of Wake Forest Code to read:

Sec. 20.2. (f) – Consumption of Alcohol at Flaherty Park

Consumption of malt beverages and unfortified wine shall be permitted at Flaherty Park during baseball games and/or scheduled events managed by FUNGO Baseball at the rented facility and upon proper permit or exception under G.S. 18B provided that consumers abide by the alcohol policy filed with the town clerk and the alcohol beverage laws of the state. No fortified wine or liquor is permitted at any time. Alcohol sales and consumption under this subsection shall be allowed only through sale of a vendor approved by the chief of police and at times and locations authorized in advance in writing by the chief

of police. The vendor shall compensate the police officers at the current rate established and defined under the off-duty rules of the police department. Alcohol consumption on the premises listed in this subparagraph shall only be from products sold by approved vendors. Consumption of personal alcohol brought onto town property is strictly prohibited. Any person who violates this subsection, and any person who aids, abets, encourages, assists in, or contributes to such violation, shall be guilty of a Class 3 misdemeanor. The Town Manager upon recommendation of the Chief of Police may reinstate the Town of Wake Forest's alcoholic beverage ordinance to disallow the sale of alcohol for public consumption at Flaherty Park, in the occurrence of any violation, which threatens the safety, public health or welfare of the community. The Town Manager may also reinstate the Town of Wake Forest's alcoholic beverage ordinance to disallow the sale of alcohol for public consumption for any other reason the Town Manager deems is in the best interest of the Town. Such action by the Town Manager shall remain in effect until ratified by the Board of Commissioners at its next scheduled voting meeting.

This ordinance shall be effective on May 16th, 2023.

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

Conditions of FUNGO Baseball Alcohol Sales and Distribution Operational Plan for
Ordinance Addendum

April 2023

Objective:

Operational plan for the sale and distribution of alcohol at Flaherty Park (1226 N. White Street, Wake Forest, NC, 27587) field #2 during home games of the Wake Forest FUNGO, the town's collegiate summer baseball team. (***)Note: asterisk subparagraphs state 2023 plans to mitigate temporary plans through site build out)

Resources Required:

In order to execute this operational plan, the required procurements are as follows:

- a. Town approved schedule of home events
- b. Licensed alcohol vendors
- c. Plan approval by Wake Forest Chief of Police
- d. Off Duty police staffing
- e. Approved location and boundaries of consumption area

Execution of Plan

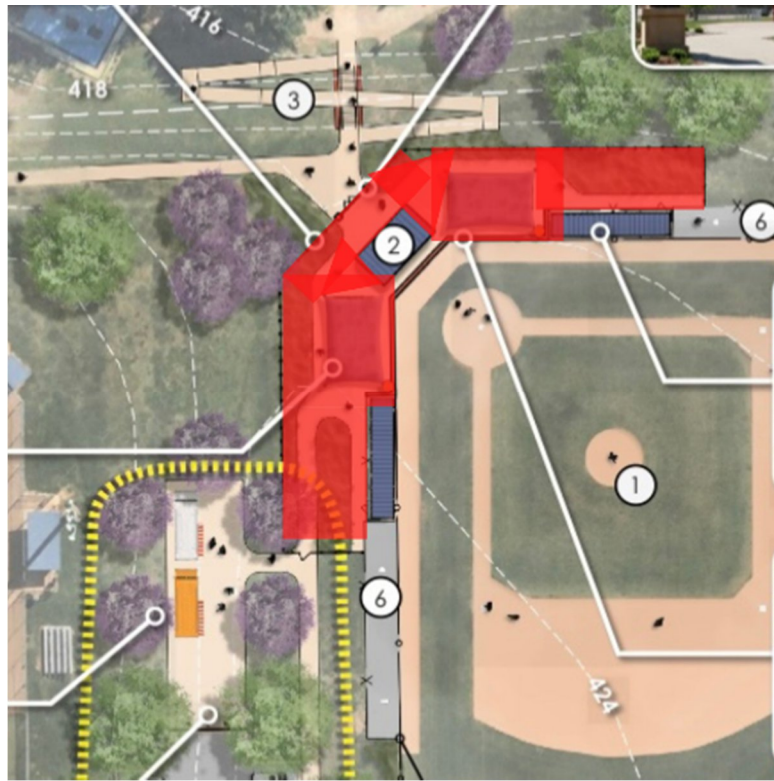
The following subsections will describe the execution of the operational plan to sell and consume alcoholic beverages at Wake Forest FUNGO home events at Flaherty Park

***2023- all operational plans will apply to the 2023 summer season (June 1 - August 15, 2023) year unless otherwise noted

A. Definition of area and boundaries of consumption area.

- a. The consumption area is defined as the public game observation areas of ticketed fans/customers. This area will be enclosed by fencing (temporary or permanent). The fencing perimeter encloses the team dugouts, stands, press box, and common areas between these structures. The perimeter has one entry/exit point behind the press box at the ticketing location. *See photo A.1 Flaherty Park Consumption Area
- b. ***2023- Consumption area will be defined with crowd control fencing and will enclose mezzanine area beginning from stands side of home dugout, around the perimeter of the mezzanine, to visitor stands side of dugout.

Photo A.1: Flaherty Park Consumption Area



B. Regulation and method of distribution

- a. The prohibitions and restrictions defined in Sec. 20-2 (Public consumption, possession, etc., of alcohol) of the Town of Wake Forest Code of Ordinances, shall not apply during the specific time and dates set out above.
- b. All beer sales must conform to current state and local laws and comply with all applicable codes including **Town Ordinance Chapter 20. section 20-2. (f), titled CONSUMPTION OF ALCOHOL AT FLAHERTY PARK**
- c. All beer must be distributed in clear plastic containers, no greater than 20 fluid ounces in size. Actual beer sold and distributed in cups will not exceed 16 fluid ounces.
- d. It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass or to possess in an

open can, bottle, or glass any alcoholic beverage outside of the designated area at Flaherty Park Field #2. Alcoholic beverages should not be consumed on sidewalks, rights-of-way, and parking lots, whether public or private.

- e. Each vendor allowed to sell alcoholic beverages must provide a Certificate of Insurance showing “liquor liability” coverage in an amount no less than \$3,000,000. For businesses that do not typically sell alcohol, a commercial general liability policy with host liquor coverage will suffice. Certificates of Insurance must list the Town of Wake Forest as an additional insured for the FUNGO baseball season. Policies should be endorsed to support the additional insured language. Certificates and a copy of the additional insured endorsement (CG 20 10 or equivalent) must be provided to the Town of Wake Forest's Safety and Risk Manager no less than 10 days prior to the event.
- f. The Town Manager upon recommendation of the Chief of Police may reinstate the Town of Wake Forest's alcoholic beverage ordinance to disallow the sale of alcohol for public consumption, in the occurrence of any violation, which threatens the safety, public health or welfare of the community. The Town Manager may also reinstate the Town of Wake Forest's alcoholic beverage ordinance to disallow the sale of alcohol for public consumption for any other reason the Town Manager deems is in the best interest of the Town. Such action by the Town Manager shall remain in effect until ratified by the Board of Commissioners at its next scheduled voting meeting.
- g. Alcohol may be sold at one location within the park consumption area. This location will be separate from general concessions.
 - i. ***2023 alcohol will be sold by a self-contained vendor separate from the concessions building.
- h. Alcohol may only be sold by licensed vendors approved by the Chief of Police.
- i. Alcohol vending staff will be certified by ABC to serve alcohol.
- j. Each vendor shall be responsible for checking the identification of patrons before selling alcohol. All purchasing customers will receive a wrist band by vendor staff after showing proof of Age.

- k. No person will be permitted to drink alcohol within the consumption area without a visible wrist band.
- l. No person will be permitted to bring or take alcoholic beverages to or from the consumption area
- m. Signage with all regulations will be clearly posted throughout the park and consumption area.

C. Disposal

- a. The Town of Wake Forest and Chief of police will approve an additional number of trash cans that will be placed throughout the consumption area. Wake Forest FUNGO staff will remove all trash after home events. If a trash receptacle containing alcoholic containers becomes full before the conclusion of a home event, Wake Forest FUNGO staff will dispose of the full trash bag and replace immediately upon notification by any police officer, customer, or staff.

D. Security

- a. Wake Forest FUNGO will work with Chief of Police to have the required number of paid police officers at all home events serving alcoholic beverages. Officers will be paid at the current rate established and defined under the off-duty rules of the police department. WF FUNGO will be responsible for the payment of off-duty officers.
- b. Any fan/customer consuming alcohol is subject to removal from the consumption area at the discretion of Wake Forest FUNGO staff, attending Town of Wake Forest Staff, or Police Staff.

E. Progress Review

- a. Wake Forest FUNGO staff will report weekly to the Chief of police regarding positive or negative happenings at these scheduled home events.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-32-
Submitted by: Antoine Jordan
Submitting Department: Planning
Meeting Date: May 2, 2023

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

- [2023 CPA-23-01 BOC Agenda Summary](#)
- [2023 CPA-23-01 Comprehensive Plan Amendment Staff Report](#)
- [Attachment A - Application](#)
- [Attachment B - Maps](#)
- [Exhibit 1 - Land Use Plan Amendment](#)

Agenda Item: Presentation of LEGISLATIVE CASE CPA-23-01: 0 Heritage Lake Road Comprehensive Plan Map Amendment; filed by the Town of Wake Forest to Amend 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925, from unclassified to Neighborhood Commercial within the Community Plan's Land Use Plan Map.

Summary: A Public Comment Session was held at the April 11, 2023, Planning Board meeting. The Planning Board voted 6-0 to recommend approval of the proposed Comprehensive Plan Amendment to the Community Plan's Land Use Plan Map.

Attachment: See Staff Report



Staff Report

CPA-23-01: Heritage Lake Road Comprehensive Plan Map Amendment

Meeting Date	5/2/2023
Requested Actions	Consideration of amending 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925 from unclassified to Neighborhood Commercial within the Community Plan's Land Use Plan Map.
Case Manager	Antione Jordan, Planner I – Long Range Planning
Planning Board Recommendation	Recommended approval by a 6-0 vote.

PUBLIC MEETINGS

Public Comment Session	Public Hearing
April 11, 2023	May 16, 2023

CASE INFORMATION

Applicant	Town of Wake Forest 301 S Brooks Street Wake Forest, NC 27587
Property Owner	Franklin Village LLC PO Box 97487 Raleigh, NC 27624
Location	Southwest corner of Friendship Chapel Rd and Jones Dairy Rd
Addresses	0 Heritage Lake Road, Wake Forest, NC
Wake County Tax PIN(s)	1850066925
Acreage	2.64
Zoning	General Residential 10 (GR10)
Land Use	Existing: Unclassified Proposed: Neighborhood Commercial

Corporate Limits	This application is in the Town's extra-territorial jurisdiction.
<i>See Attachment A for copy of the Application. See pages 36-47 in the 2022 Community Plan for Land Use Plan Designations and associated Land Use Plan Map.</i>	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Commercial (Gateway Commons Shopping Center)	Conditional Use Highway Business (CU-HB)
South	Vacant	Open Space (OS), General Residential 10 (GR-10)
East	Residential (Single-Family)	Rural Holding District (RD)
West	Vacant	Open Space (OS)
The proposed land use is generally compatible with surrounding land uses.		
<i>See Attachment B Aerial and Land Use Maps.</i>		

CASE SUMMARY

The Town recently adopted the Community Plan in 2022, including the Land Use Plan found therein. During the development of the Land Use Plan, a parcel was unintentionally left without a future land use designation. The proposed amendment updates the Community Plan's Land Use Plan Map by assigning this parcel a future land use designation.

The subject parcel is situated along a busy thoroughfare and seamlessly connected to the adjacent Gateway Commons commercial district. To better ensure compatibility with surrounding land uses, the proposed future land use designation is Neighborhood Commercial.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Comprehensive Plan Amendment to the Land Use Plan for the following reasons:

- The amendment aligns with the 2022 Community Plan's description of Neighborhood Commercial in providing compact, pedestrian-oriented, mixed-use environments along major roadways with building scales compatible with adjacent residential areas.
- The amendment will provide a transition in development intensity between the nearby residential neighborhood and shopping center, consistent with the 2022 Community Plan's description of Neighborhood Commercial.

- The amendment is consistent with the 2022 Wake Forest Strategic Plan’s Goal 5: Advancing Community & Economic Prosperity. Specifically, Priority 2, Encourage and protect small and entrepreneurial businesses.

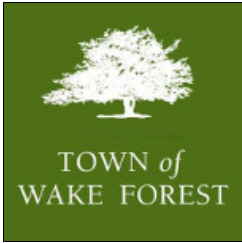
ATTACHMENTS

Attachment A: Application

Attachment B: Land Use, Aerial, and Zoning Maps

EXHIBITS

Exhibit 1: Land Use Map Amendment



Comprehensive Plan Amendment Application

(Comprehensive Plan Amendment Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#932305

Project Title: 0 HERITAGE LAKE RD (1850066925)

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Comprehensive Plan Amendment

State: NC

Workflow: Comprehensive Plan Amendment

County: Wake

Confirmation Checklist Items Submitted

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

[VIEW COMPREHENSIVE PLAN AMENDMENT
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 12/06/2022

Staff Member Met With: Jennifer Currin

IDT Project Number: CPA-23-01

Project Contact - Applicant/Owner

Please enter all project contacts related to your application.

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

Project Contact - Applicant

Kip Padgett

Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587
P:(919)435-9411
kpadgett@wakeforestnc.gov

Amendment Type

Please provide answers to the questions below. Other application materials specified in the submittal checklist must be uploaded as separate documents. You will have the opportunity to upload documents prior to finalizing and submitting this application.

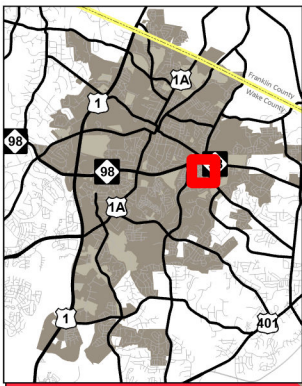
Plan Being Amended: Wake Forest Community Plan

Type of Amendment: Map or Cross-Section

Description of Request:

The Town recently adopted the Community Plan in 2022, including the Land Use Plan found therein. However, during the development of the Land Use Plan, a parcel was unintentionally left without a future land use designation. The proposed amendment updates the Community Plans Land Use Plan by assigning this parcel and future land use designation.

As the subject parcel is situated along a busy thoroughfare and seamlessly connected to the adjacent Gateway Commons commercial district, the proposed future land use designation is Neighborhood Commercial.



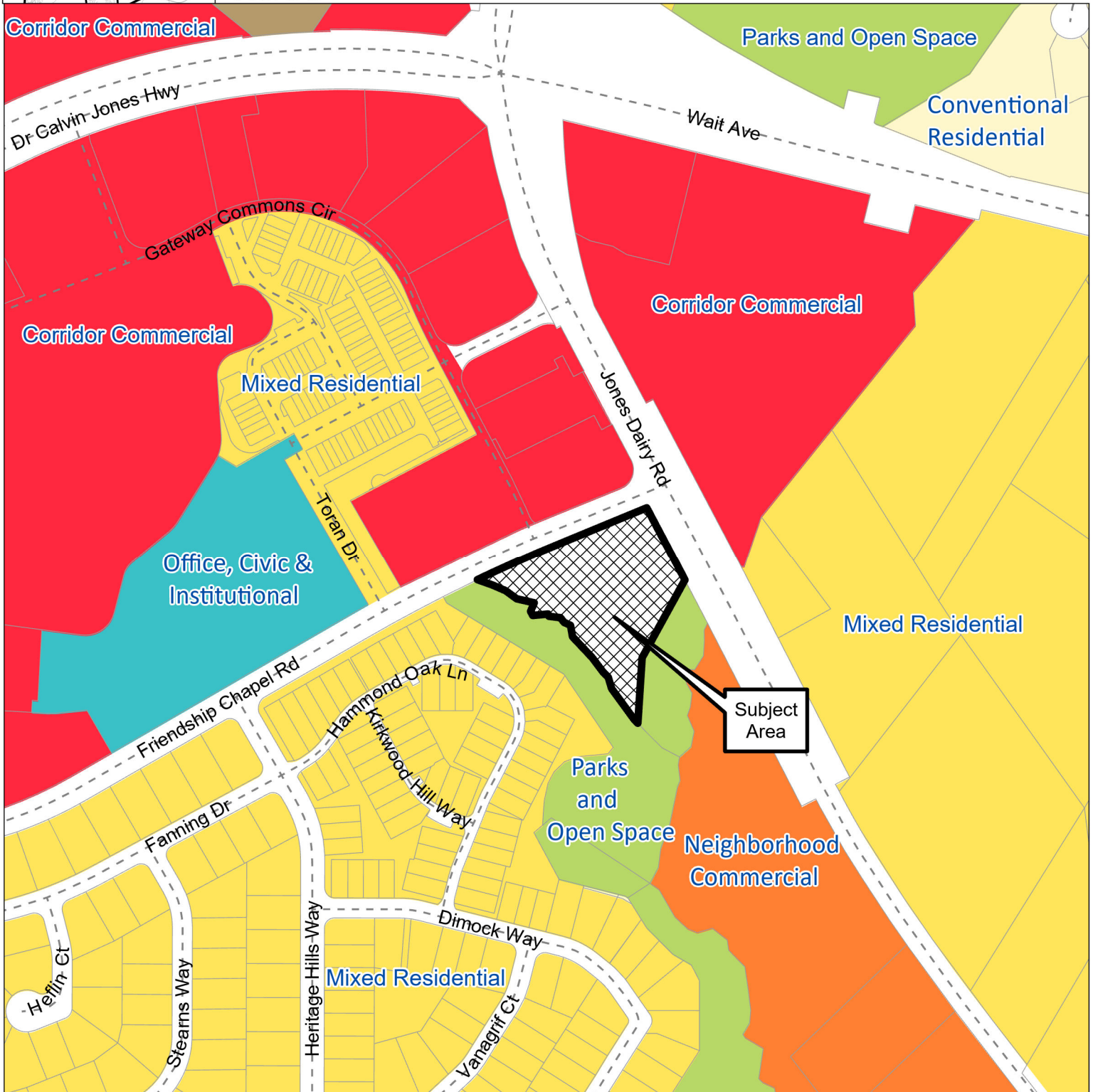
2022 Community Plan: Land Use Plan



TOWN of
WAKE FOREST

0 Heritage Lake Rd Comprehensive Plan Amendment

1/18/2023

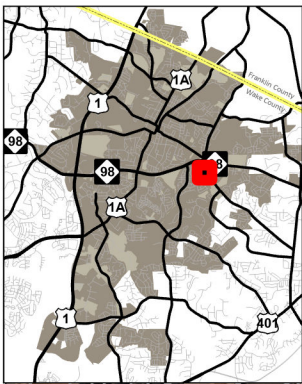


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0

0.25
Miles

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124

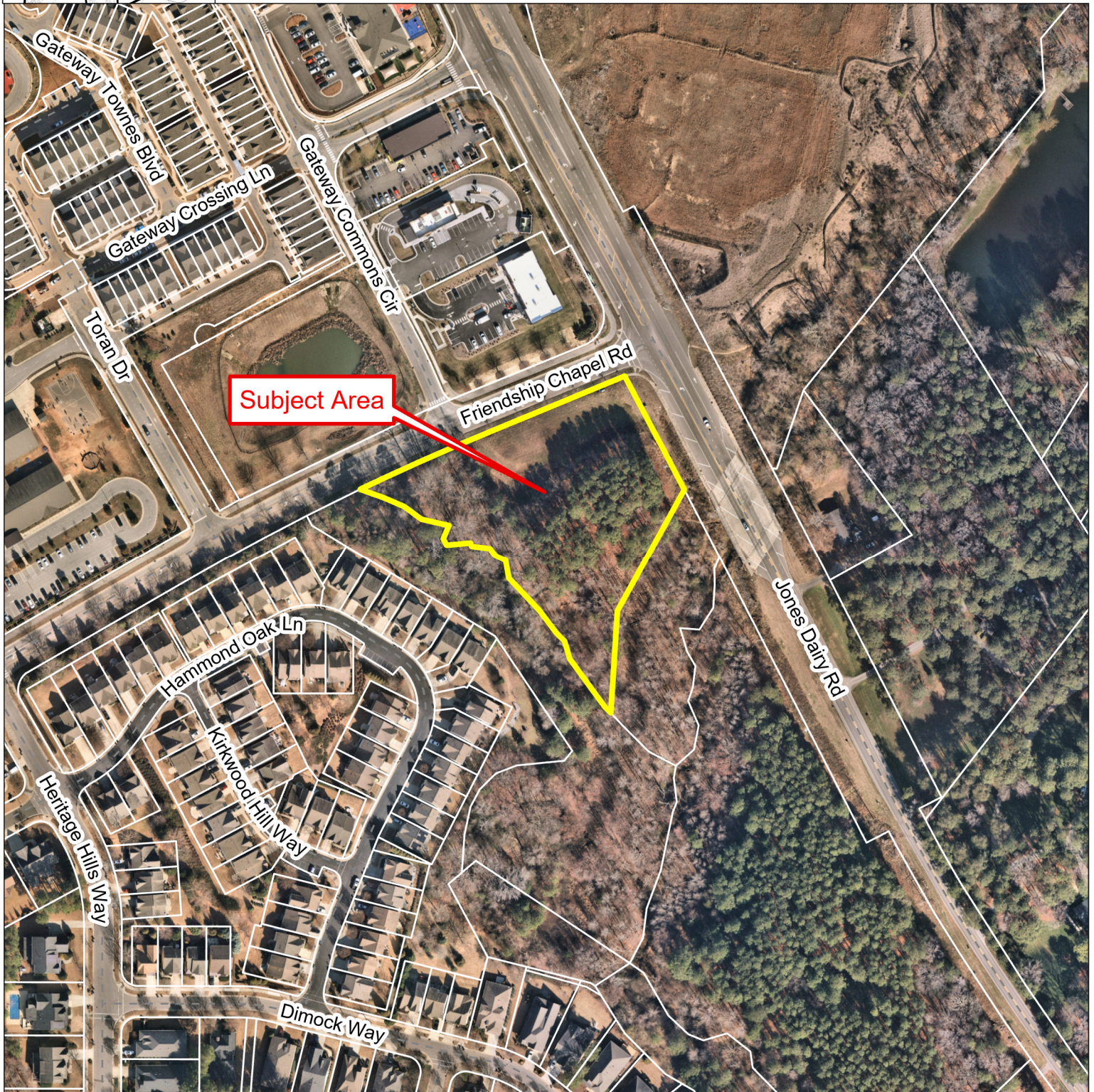


TOWN of
WAKE FOREST

0 Heritage Lake Rd
PIN # 1850066925

AERIAL MAP

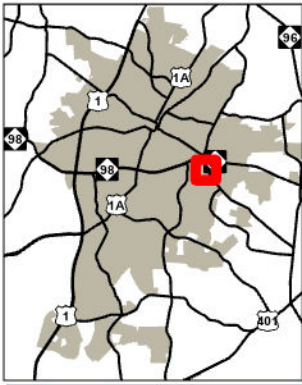
2/17/2023



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

0 125 250 500 Feet

N
W
125

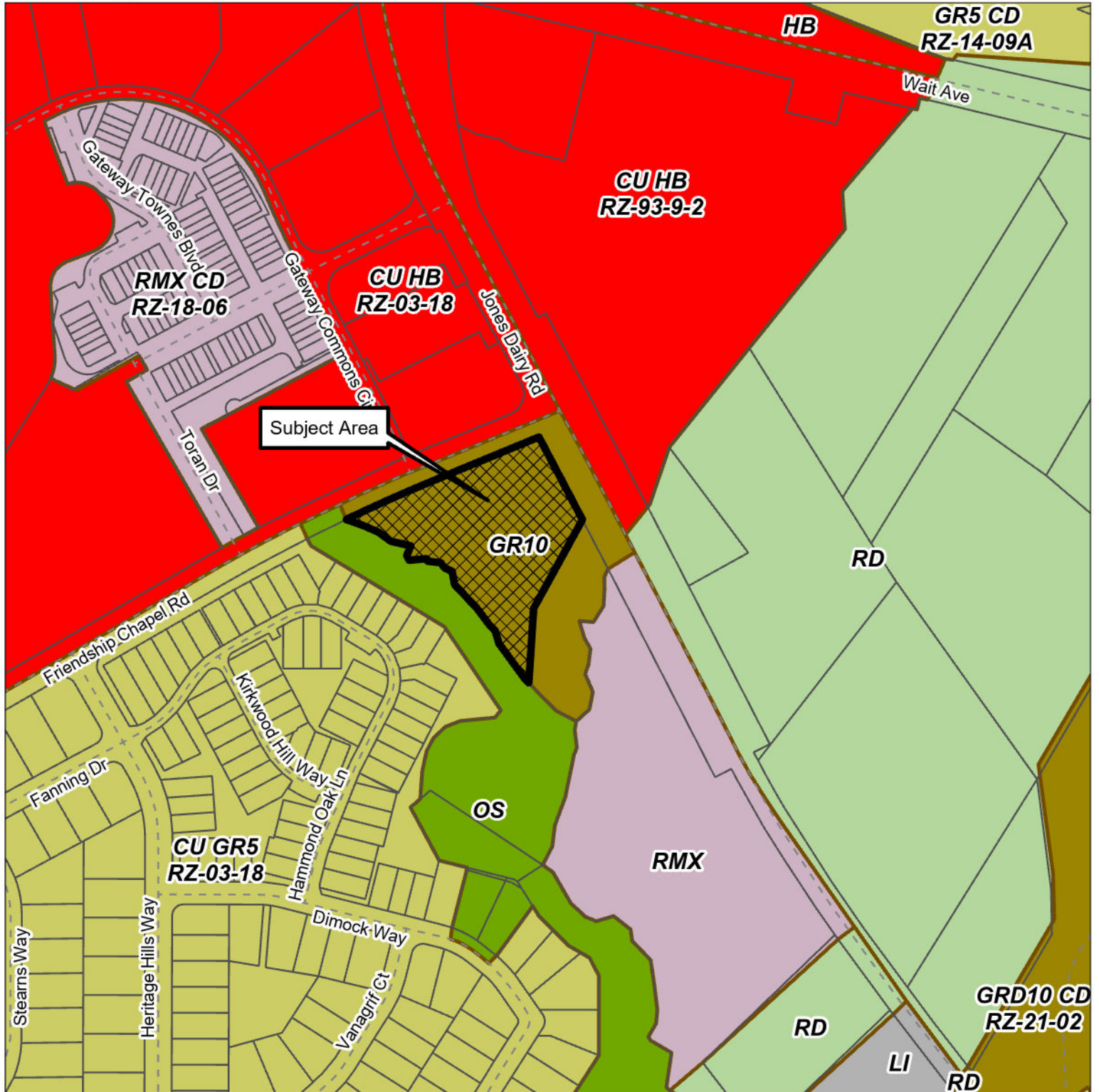


TOWN of
WAKE FOREST

ZONING MAP

3/28/2023

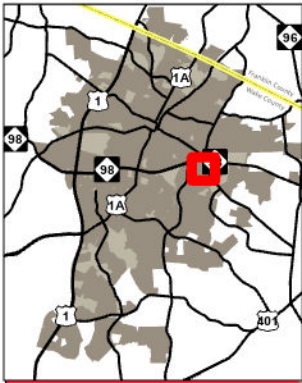
0 Heritage Lake Rd
PIN # 1850066925



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

0 500 1,000 Feet

N
126



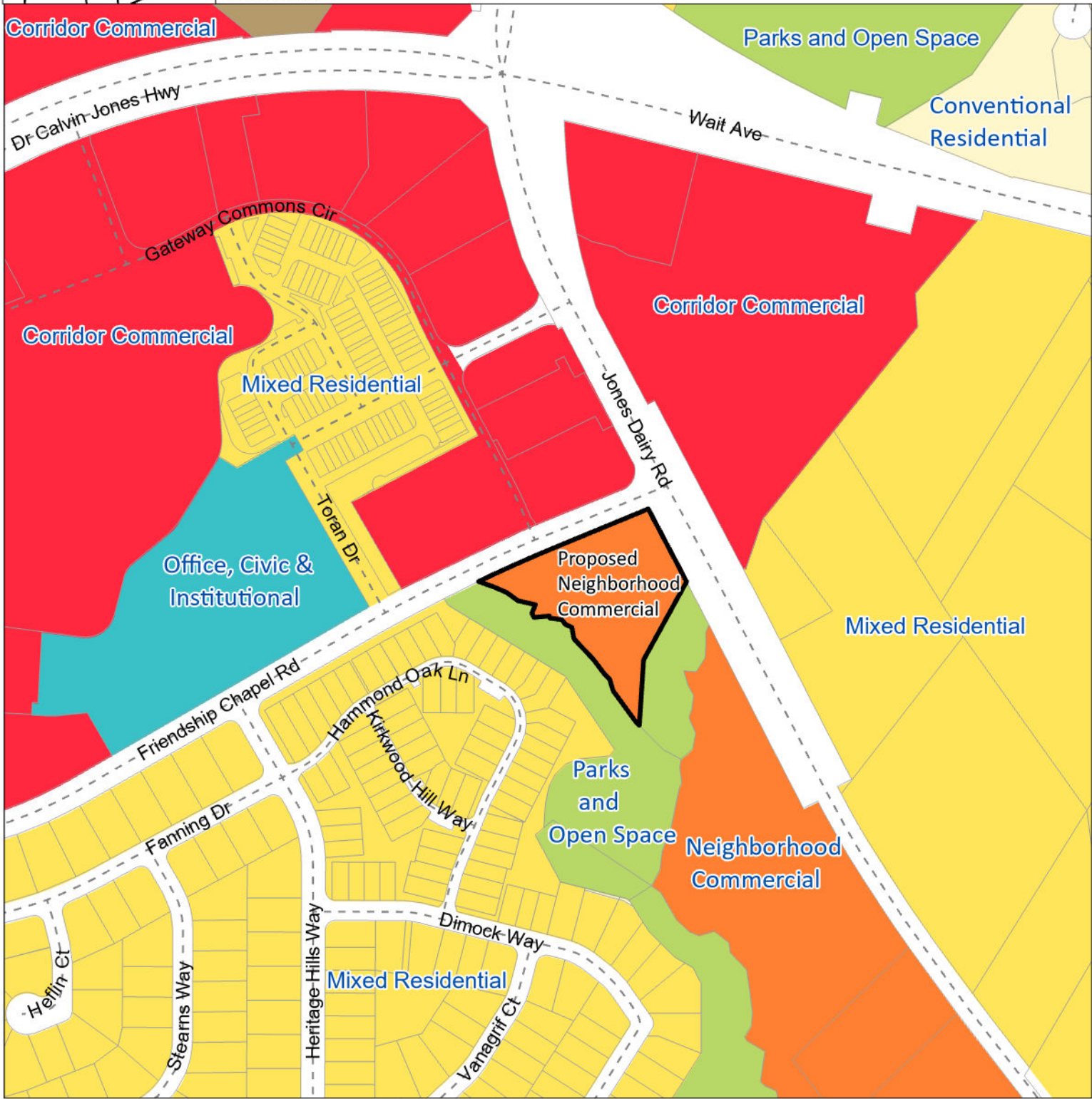
2022 Community Plan: Land Use Plan



TOWN of
WAKE FOREST

0 Heritage Lake Rd Comprehensive Plan Amendment

3/30/2023



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

0

0.25
Miles





Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-125-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

Monthly Financial Report

Recommendation:

Item Summary:

ATTACHMENTS

- [Monthly Financial Report_summary.pdf](#)
- [March 31, 2023 Financial Summaries.pdf](#)

Agenda Item: Monthly Financial Report

Summary: Staff prepares monthly financial reports for each of the respective operating funds for which an annual budget is authorized by the Board of Commissioners. The reports are accompanied by highlights during respective month for each fund.

Attachments: Financial reports

Town of Wake Forest

March 31, 2023

GENERAL FUND HIGHLIGHTS:

- Total year-to-date revenues are at 79.83% of annual budgeted amounts.
- Current year ad valorem taxes are ahead of prior YTD by over \$1.5 million.
- Six distributions of sales tax received through March - \$7.9 million.
 - Please note that this is 15.2% higher than the previous year currently.
- **Due rise in interest rates, investment income is significantly higher than budgeted (for all funds).**
- Total year-to-date expenditures are at 72.10% of appropriations (includes encumbrances).
- Net increase YTD (*increase* fund balance) is **\$9 million**.
 - **Please keep in mind that this will level out over the remainder of the year.**
 - Capital purchases and transfers to debt service will occur April - June

DEBT SERVICE FUND HIGHLIGHTS:

- \$1,410,472 in debt service payments made in March.
- Lease payments under GASB 87 are recorded in the debt service fund effective this fiscal year. Budget amendment forthcoming.
- Net increase YTD (*increase* in fund balance) is **\$552,840**.

WF BIP:

- Other financing sources represents transfer from General Fund.
- Expenditures are well below expected guideline (75%).

DMSD HIGHLIGHTS:

- Transfer to debt service for streetscape note made in December - \$65,000.
- Other transfers (façade improvement grants) to be completed in future months.

WFRC HIGHLIGHTS:

- Expenditures are at 67.07% which is below the guideline (75%).
- Other financing sources represents transfer from General Fund for personnel costs.

March 31, 2023 - Financial Summaries – page 2

ELECTRIC FUND HIGHLIGHTS:

- Total year-to-date revenues are at 70.78% of budgeted amounts.
- Total expenses are at 90.57% (includes encumbrances) – without inventory encumbrance – 66%.
 - Purchase for resale – power for March (\$896,745) is paid in April and not reflected in the attached.
 - Purchase order for \$4,383,350 was issued in April 2022 per bids received for transformers (inventory).
 - Purchases for inventory are accounted for on a cash basis during the fiscal year then reconciled to the balance sheet at year end.
 - Purchase orders for transformers were carried forward from FY 22.
- Net gain YTD is \$953,225

NOTE – Staff has been meeting internally to address the cash deficit issue presented during the FYE 22 audit. One immediate change for the remainder of the year will be adjusting the allocated personnel costs accordingly which will slightly increase the Electric Fund’s cash position.

Rate adjustments approved on March 21, 2023, with respective effective dates of April 1, 2023, and September 1, 2023.

AMERICAN RESCUE PLAN ACT (ARPA):

- Report is a “life to date” (LTD) meaning everything reported is cumulative from the beginning – July 2021.
- Due to reporting and accounting requirements, funds received to date are shown as “deferred revenue” and is recorded as revenue as we incur expenditures over the next few years. For monthly reporting purposes, it is shown that all funds have been received.

GENERAL FUND
March 31, 2023

Monthly Target Percentage

75.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 36,287,700	\$ 35,653,823	-	\$ 633,877	98.25%	\$ 34,146,220
Other Taxes	56,500	38,935	-	17,565	68.91%	38,001
Unrestricted Intergovernmental	15,656,740	9,436,191	-	6,220,549	60.27%	8,306,265
Restricted Governmental	2,145,325	1,441,098	-	704,227	67.17%	1,262,779
Permits and Fees	2,676,700	2,144,565	-	532,135	80.12%	2,917,379
Other Revenue	1,651,870	1,249,739	-	402,131	75.66%	995,263
Sales and Services	4,198,850	2,705,577	-	1,493,273	64.44%	2,606,820
Investment Earnings	453,000	707,479	-	(254,479)	156.18%	10,500
Other Financing Sources	4,540,770	639,994	-	3,900,776	14.09%	2,629,702
General Fund Total	\$ 67,667,455	54,017,401	-	13,650,054	79.83%	\$ 52,912,930

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	\$ 270,765	\$ 202,916	\$ -	\$ 67,849	74.94%	\$ 423,833
412 Legal Services	462,300	298,470	-	163,830	64.56%	401,691
420 Administration	1,039,450	648,772	2,771	387,907	62.68%	671,801
425 Communications	1,285,135	831,404	73,336	380,395	70.40%	698,622
430 Human Resources	1,175,890	874,808	163	300,919	74.41%	561,263
435 Downtown Development	462,000	267,618	12,485	181,897	60.63%	285,509
440 Finance	1,749,765	1,419,351	42,770	287,644	83.56%	1,055,382
445 Information Technology	1,564,985	1,269,555	80,418	215,013	86.26%	973,157
480 Building Inspections	2,084,075	1,423,791	-	660,284	68.32%	1,319,975
490 Planning	3,900,728	1,678,037	567,447	1,655,244	57.57%	1,676,738
500 Public Facilities	3,434,013	2,016,789	577,273	839,951	75.54%	1,709,431
510 Police	15,102,949	10,619,086	577,669	3,906,194	74.14%	10,542,649
520 Fire	10,716,547	7,826,122	684,359	2,206,067	79.41%	6,653,772
530 Public Works Administration	303,800	215,331	-	88,469	70.88%	161,649
535 Urban Forestry	453,930	300,378	2,900	150,652	66.81%	178,197
540 Engineering	1,911,175	1,154,825	216,391	175,495	71.75%	722,227
550 Fleet Maintenance	628,345	371,313	33,935	223,097	64.49%	351,822
560 Streets	3,314,933	1,940,284	296,729	1,077,921	67.48%	1,940,168
580 Solid Waste	5,684,480	3,303,759	356,459	2,024,262	64.39%	3,157,727
620 Parks and Recreation	4,909,925	2,982,565	250,849	1,676,511	65.85%	2,487,102
999 Transfers	7,212,265	5,368,612	-	1,843,653	74.44%	5,150,850
General Fund Total	\$ 67,667,455	45,013,785	3,775,953	18,877,717	72.10%	\$ 41,123,564

General Fund - Net Gain (Loss)

\$ 9,003,616

\$ 11,789,366

Debt Service Fund
March 31, 2023

Monthly Target Percentage

75.00%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	\$ 1,314,400	1,286,484	27,916	97.88%	1,282,385
Permits and Fees	745,000	462,595	282,405	62.09%	477,862
Investment Earnings	750	26,675	(25,925)	3556.67%	253
Other Financing Sources	5,182,330	3,902,997	1,279,333	75.31%	4,086,612
General Fund Total	\$ 7,242,480	5,678,751	1,563,729	78.41%	\$ 5,847,112

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES					
440 Finance	\$ -	\$ 1,536	\$ (1,536)	\$ -	-
445 Information Technology	404,895	402,234	2,661	99.34%	409,104
480 Building Inspections	103,750	100,158	3,592	96.54%	102,739
500 Public Facilities	711,260	846,433	(135,173)	119.00%	719,943
510 Police	728,895	636,790	92,105	87.36%	298,506
520 Fire	387,750	269,086	118,665	69.40%	355,039
535 Urban Forestry Division	8,550	8,546	4	99.95%	8,546
540 Engineering	7,055	3,523	3,532	49.94%	8,288
550 Fleet Maintenance	8,550	8,547	3	99.97%	8,546
560 Streets	1,932,550	1,363,952	568,598	70.58%	1,007,037
570 Powell Bill	890,640	436,034	454,606	48.96%	446,738
580 Solid Waste	107,915	80,311	27,604	74.42%	86,268
620 Parks and Recreation	1,950,670	968,762	981,908	49.66%	819,682
General Fund Total	\$ 7,242,480	5,125,911	2,116,569	70.78%	\$ 4,270,438

Debt Service Fund - Net Gain (Loss)

\$ 552,840

\$ 1,576,675

Wake Forest Business and Industry Partnership Fund (BIP)
March 31, 2023

Monthly Target Percentage

75.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
Other Revenue	-	-	-	-	0.00%	8,000
Other Financing Sources	409,700	273,949	-	135,751	66.87%	259,517
WFRC Fund Total	\$ 409,700	273,949	-	135,751	66.87%	\$ 267,517

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	\$ 409,700	\$ 127,555	\$ -	\$ 282,145	31.13%	\$ 118,272
WFRC Fund Total	\$ 409,700	127,555	-	282,145	31.13%	\$ 118,272

WFBIP Fund - Net Gain (Loss) **\$ 146,394** **\$ 149,245**

DMSD Special Revenue Fund
March 31, 2023

Monthly Target Percentage

75.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 147,710	\$ 148,681	-	\$ (971)	100.66%	\$ 137,306
Investment Earnings	390	7,466	-	(7,076)	1914.48%	76
Other Financing Sources	-	-	-	-	0.00%	105
DMSD Special Revenue Fund Total	\$ 148,100	156,147	-	(8,047)	105.43%	\$ 137,487

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
Transfers In (Out)	\$ 148,100	\$ 65,000	-	\$ 83,100	43.89%	\$ 73,334
DMSD Special Revenue Fund Total	\$ 148,100	65,000	-	83,100	43.89%	\$ 73,334

Downtown District - Net Gain (Loss)

91,147

64,153

Wake Forest Renaissance Centre
March 31, 2023

Monthly Target Percentage

75.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ 199,655	\$ 115,191	\$ -	\$ 84,464	57.69%	\$ 90,590
Other Revenue	117,840	98,767	-	19,074	83.81%	82,570
Other Financing Sources	633,100	434,239	-	198,861	68.59%	333,844
WFRC Fund Total	\$ 950,595	648,196	-	302,399	68.19%	\$ 507,004

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
626 Wake Forest Renaissance Centre	\$ 950,595	\$ 637,602	\$ -	\$ 312,993	67.07%	\$ 432,635
WFRC Fund Total	\$ 950,595	637,602	-	312,993	67.07%	\$ 432,635

WFRC Fund - Net Gain (Loss) **\$ 10,594** **\$ 74,369**

ELECTRIC FUND
March 31, 2023

Monthly Target Percentage

75.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	\$ 22,367,000	\$ 15,654,038	-	\$ 6,712,962	69.99%	\$ 15,691,501
Sales Tax - Utility	1,552,700	1,086,148	-	466,552	69.95%	1,090,773
Other Revenue	240,000	297,227	-	(57,227)	123.84%	483,829
Investment Earnings	30,500	40,286	-	(9,786)	132.09%	605
Other Financing Sources	149,500	149,500	-	-	100.00%	73,790
Electric Fund Total	\$ 24,339,700	17,227,200	-	7,112,500	70.78%	\$ 17,340,499

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
850 Electric - Operations	\$ 23,916,500	\$ 16,061,797	\$ 5,770,819	\$ 2,083,884	91.29%	\$ 16,094,232
860 Electric - Tree Trimming	423,200	212,178	-	211,022	50.14%	330,379
Electric Fund Total	\$ 24,339,700	16,273,975	5,770,819	2,294,907	90.57%	\$ 16,424,611

Electric Fund - Net Gain (Loss)

953,225

915,888

AMERICAN RESCUE PLAN ACT (ARPA)
3/31/2023 (Cumulative - Life to Date)

Monthly Target Percentage

N/A

N/A						
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals
REVENUES						
Restricted Governmental	\$ 14,541,000	14,541,846	-	(846)	100.01%	-
Investment Earnings	-	243,160	-	(243,160)	0.00%	-
Other Financing Sources	-	-	-	-	0.00%	-
General Fund Total	\$ 14,541,000	14,785,006	-	(244,006)	101.68%	\$ -
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals
EXPENDITURES						
445 Information Technology	\$ 1,030,000	\$ 164,541	\$ 78,040	\$ 787,419	23.55%	\$ -
525 Public Safety	2,800,000	1,197,304	1,941,971	(339,275)	112.12%	-
540 Engineering	6,325,000	40,297	671,060	5,613,643	11.25%	-
638 Other Improvements	4,386,000	1,302,578	1,096,850	1,986,572	54.71%	-
General Fund Total	\$ 14,541,000	2,704,721	3,787,920	8,048,358	44.65%	\$ -
ARPA Fund - Net Gain (Loss)		\$ 12,080,285				\$ -



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-126-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: May 2, 2023

SUBJECT

Review of Draft Agenda for Upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [DraftBOCAgendaMay202316.pdf](#)



Wake Forest Board of Commissioners
Draft Meeting Agenda
May 16, 2023 at 6:00 PM
All items listed are for discussion and possible action.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

3.Presentations

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

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

4.Public hearings / Public Comment

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

5.Consent Agenda

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

5.A. Approval of Budget Amendment # 4 for FY 2022 - 2023

5.B. Approval of resolution authorizing installment purchase agreement (FY 23 Equipment and Vehicles)

5.C. Approval of a Resolution to Ratify the Amended Charter of Central Pines Regional Council (f.k.a. TJCOG)

6.Legislative Items

- 6.A. Consideration of amendments to Chapter 32 “Utilities”, Article I “In General” & Article V, “Electric Service”.

7.Planning Items

8.Administration and Financial Items

9.Public Services Items

10.Parks and Recreation Items

11.Public Safety Items

12.Other Business

- 12.A. Department Monthly Report
- 12.B. Wake County Tax Release
- 12.C. Commissioner Reports

13.Adjournment