



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda December 10, 2024 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Ella Dowtin](#) at 919-435-9436 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

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

Meeting Agendas

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

Public Comment

Those wishing to speak must first register to speak no later than 3:00 p.m. the day of the meeting. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers

needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

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

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

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

3.A. Approval of Minutes

[9-04-2024 Planning Board Minutes DRAFT.pdf](#)

[10-08-2024 Planning Board Minutes DRAFT.pdf](#)

4.Presentations

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of LEGISLATIVE CASE RZ-24-01, Harris Tract, a rezoning filed by filed by Church Street Company to rezone 55.93 acres located at 0 Harris Road (portion) , being Wake County Tax PIN 1841392412 (portion) from Rural Holding District (RD) to Neighborhood Mixed Use Conditional District (NMX-CD), Open Space Conditional District (OS-CD), and Residential Mixed Use Conditional District (RMX-CD).

[Staff Report](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

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

[Exhibit 1 - Rezoning Exhibit.pdf](#)

8.New Business

8.A. Appoint Chair and Vice-Chair for the 2025 Calendar Year

9.Staff Comments

9.A. Planning Board Member Recognition

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2024-417-

Submitted by: Ella Dowtin

Submitting Department: Planning

Meeting Date: December 10, 2024

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [9-04-2024 Planning Board Minutes DRAFT.pdf](#)
- [10-08-2024 Planning Board Minutes DRAFT.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Wednesday, September 4, 2024**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Almquist, Sheila Bishop, Adam Redler and Matt Davis.

Planning Board Members absent: Elaine Sheppard and Anna Shope.

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Assistant Town Manager Candace Davis, Parks & Recreation Director Ruben Wall, Senior Planner Kari Grace, and Deputy Town Clerk Ella Dowtin.

1. Call to Order

Chair Kuropas called the meeting to order at 6:00 p.m. and introduced the agenda.

2. Adoption of Agenda

ACTION:

Motion approved agenda as presented.

Motion by Member Adam Redler

Seconded by Member Michael Almquist.

Motion carried 5-0.

3. Work Session

Unified Development Ordinance (UDO) Comprehensive Update – Work Session #7

Senior Planner Kari Grace provided an update on the UDO and the culmination of all the previous work, presenting the draft as it's been published online to date and before it is moved into the formal adoption process in the coming months. Kari introduced Jackie Berg with House of Levine and Associates.

Jackie Berg with House of Levine and Associates briefly introduced the project, and the UDO related to the Town's Community Plan.

Various Board members asked questions and made remarks about the UDO presentation.

Presentation and Public Comment Session on the Parks, Recreation and Cultural Resources Department Master Plan Process Update

Parks & Recreation Director Ruben Wall introduced Shweta Nanekar of McAdams and Associates, who proceeded to provide a presentation of the Parks & Recreation Master Plan update.

Public Comments

Richard Riccobono – 1203 Santa Cruz St. – Wake Forest NC 27587

David McCracken – 1133 Santa Cruz St. – Wake Forest NC 27587

ACTION:

Shelia Bishop made a motion to approve the Parks and Recreation Plan as written and for the Town to consider locating Bocce Courts somewhere in Wake Forest at some point in the future.

Seconded by Member Adam Redler.

Motion carried 3-2.

Members Karin Kuropas and Matt Davis voted in opposition to the plan and stated they did not see the need for the Bocce Courts.

Nay

Karin Kuropas

Matt Davis

Yay

Shelia Bishop

Mike Almquist

Adam Redler

Presentation of Parks & Recreation Impact Fee Update

Assistant Town Manager Candace Davis introduced Negan Camp with Benesch to present the Parks & Recreation Facility Impact Fee Update Study in conjunction with the Master Plan to reflect the current data information.

The board discussed the options presented and provided feedback for staff and the Board of Commissioner consideration.

4. Adjournment

Chair Karin Kuropas adjourn the meeting at 7:12 pm.

Duly approved in open session this 10th day of December 2024.

Ella Downtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, October 8, 2024**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Almquist, Sheila Bishop, Adam Redler, Elaine Sheppard, Anna Shope, and Matt Davis.

Planning Board Members absent: N/A

Staff Members present: Interim Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Senior Planner Kari Grace, and Deputy Town Clerk Ella Downtin.

1. Call to Order

Chair Kuropas called the meeting to order at 6:00 p.m. and introduced the agenda.

2. Adoption of Agenda

ACTION:

Motion approved agenda as presented.

Motion by Member Matt Davis

Seconded by Member Michael Almquist.

Motion carried 7-0.

3. Approval of Minutes

None at this time.

4. Presentations

None at this time.

5. Old Business with Public Comment
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None at this time.

6. Old Business

None at this time.

7. New Business with Public Comment
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7. A. Consideration of and Public Comment Session on CPA-24-02, Draft Downtown Plan

Jack Carso of Houseal Lavigne presented the Wake Forest Downtown Draft Plan.

Discussion

The board discussed the draft presented, specifically the mobility hub design, downtown parking structure, and parking decks surrounding the historic downtown.

ACTION:

Adam Redler made a motion to approve as presented.

Seconded by Member Anna Shope.

Motion carried 7-0.

7.B. Consideration of TA-24-01, Unified Development Ordinance Text Amendment - Comprehensive Update

Jackie Berg of Houseal Lavigne presented the background of the UDO Project and the proposed structure update process.

Senior Planner Kari Grace presented staff recommendation approvals consistent with the Comprehensive Plan and public interest consistent with the Community Plan.

Discussion

The board discussed the presentation and provided feedback, specifically on the clustered developments, conservation design, lot and subdivision standards, regulated density under a simplified General Residential table, Electric Vehicle charging requirements, transportation impact analysis, conservation design, commercial and non-commercial parking, and buffer heights.

Public Comments

Samuel Hodges IV – 1712 Longmont Dr. – Wake Forest, NC 27587

Mary Kircher – 1217 Chilmark Ave. – Wake Forest, NC 27587

Kenneth Christie – 1111 Golden Poppy Ct. - Wake Forest, NC 27587

The board further discussed the options presented, specifically the development of drainage, variances, soil testing before building, zoning districts, and incentivization of EV and affordable housing.

ACTION:

Motion by member Matt Davis to approve the unified development ordinance text amendment as it is generally consistent with the Comprehensive Plan and in the public interest. Seconded by Member Elanie Sheppard.

Motion carried 7-0.

8. New Business

None at this time.

9. Staff Comments

None at this time.

10. Planning Board Comments

None at this time.

11. Adjournment

Chair Karin Kuropas adjourn the meeting at 8:21 pm.

Duly approved in open session this 10th day of December 2024.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2024-409-

Submitted by: Patrick Reidy

Submitting Department: Planning

Meeting Date: December 10, 2024

SUBJECT

Consideration of LEGISLATIVE CASE RZ-24-01, Harris Tract, a rezoning filed by Church Street Company to rezone 55.93 acres located at 0 Harris Road (portion), being Wake County Tax PIN 1841392412 (portion) from Rural Holding District (RD) to Neighborhood Mixed Use Conditional District (NMX-CD), Open Space Conditional District (OS-CD), and Residential Mixed Use Conditional District (RMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [Staff Report](#)
- [Attachment A - Neighborhood Meeting Minutes.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Rezoning Exhibit.pdf](#)



Staff Report

Case RZ-24-01: Harris Tract Conditional District

Meeting Date	December 10, 2024
Requested Actions	Consideration of the following items related to the Zoning Map Amendment request for 0 Harris Road(portion): 1. Act on Plan Consistency Statement 2. Rezone 55.93 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Neighborhood Mixed Use Conditional District (NMX-CD), Open Space Conditional District (OS-CD), and Residential Mixed Use Conditional District (RMX-CD).
Case Manager	Patrick Reidy, Senior Planner - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
July 9, 2024 (See Attachment A)	December 10, 2024	January 21, 2025

CASE INFORMATION

Applicant	Church Street Company C/O Geroge DeLoache 4001 Barrett Drive, 104 Raleigh, NC 27609
Property Owner	Jane Pate 3511 Meadowrun Drive Durham, NC 27707
Location	Intersections of Harris Road/Wallridge Drive and Harris Road/Devon Square Boulevard
Addresses	0 Harris Road (portion)
Franklin County Tax PINs	PIN 1841392412 (portion)
Acreage	55.93

Zoning	Existing: Rural Holding District (RD) Proposed: Neighborhood Mixed Use Conditional District (NMX-CD), Open Space Conditional District (OS-CD), and Residential Mixed Use Conditional District (RMX-CD).
Land Use	Existing: Vacant Proposed: Proposed Use Restrictions by Zoning District (See Attachment A)
Corporate Limits	This application is within the Town's extra-territorial jurisdiction.
Community Plan Designation	Neighborhood Commercial, Transit-Supportive Residential, and Residential Area Plan #2

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 39](#) for a description of Transit-Supportive Residential, [page 40](#) for a description of Neighborhood Commercial, and [page 50](#) for a description of Residential Area Plan #2.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single-Family (Wallridge Subdivision) Vacant (Town of Wake Forest owned), and Stormwater Control Measures	HB and CU GR5
South	Recreation Facility, Indoor and Recreation Facility, Outdoor (Joyner Community Center and Park); Dwelling – Single Family (non-subdivision parcel); and Vacant	OS, RD, HB CD, and HB
East	Dwelling – Single-Family (Harris Point Subdivision) (non-subdivision parcel)	CU GR5 and RD
West	Restaurant (Chargrill)	HB

The proposed land uses are generally **compatible** with surrounding land uses.

The proposed zoning is generally **compatible** with surrounding zoning.

See Attachment C for associated maps.

TRANSPORTATION IMPACT ANALYSIS

Roads	Required: The Comprehensive Transportation Plan (CTP) identifies Harris Road as a major thoroughfare with a 3A road cross-section (ultimate 3 lane undivided road). The 71' cross section includes 3-12' travel lanes, and 2.5' curb and gutters, 6' verges, and 10' multiuse paths.
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	Based on the number of trips generated with the proposed uses allowed, the UDO required a Transportation Impact Analysis (TIA). Proposed: A TIA was provided for the project (Attachment D). The improvements required to mitigate the impact of the development are: <u>US 1 (Capital Boulevard) and Harris Road/Purnell Road</u> - Construct westbound right-turn lane from Harris Road onto US 1 (Capital Boulevard) with at least 150 feet of storage, appropriate decel and taper. <u>Harris Road and Joyner Park Westernmost Access</u> - Construct a two way left turn lane on Harris Road between Joyner Park Westernmost Access and Site Access 2 due to the widening needed to provide an exclusive left turn lane for Site Access 2. <u>Harris Road and Wall Road / W Oak Avenue</u> - Monitor the intersection for signalization. A signal warrant analysis shall be performed at completion of phase 1 and if needed at completion of phase 2. A proportional fee in lieu is recommended for the developer's portion of the traffic signal if found warranted. Per the Town, the fee in lieu would include the design and construction of a metal strain pole signal; however, the fee in lieu may be used for intersection improvements. <u>Harris Road and Devon Square Boulevard / Site Access 1</u> - Construct southbound approach of Site Access 1 with one ingress lane and two egress lanes striped as one left-turn lane and one shared through/right-turn lane. - Provide an exclusive westbound right-turn lane on Harris Road with at least 50 feet of storage, appropriate decel and taper. - Provide an exclusive eastbound left-turn lane on Harris Road with at least 100 feet of storage, appropriate decel and taper. Provide stop control for the southbound approach. <u>Harris Road and Site Access 2</u> - Construct southbound approach of Site Access 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane. - Provide an exclusive westbound right-turn lane on Harris Road with at least 50 feet of storage, appropriate decel and taper. - Construct a two way left turn lane on Harris Road between Joyner Park Westernmost Access and Site Access 2. - Provide stop control for southbound approach. <u>Harris Road and Site Access 3</u> - Construct northbound approach of Site Access 3 as a full-movement intersection with one ingress lane and one egress lane. As required by NCDOT and the Town, this driveway may be converted to right-in/right-out operations as part of U- 5307 with no compensation from the Town or NCDOT for restricted access. - Restripe eastbound approach as a shared through/right-turn lane.
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	• Provide stop control for northbound approach. <u>Wallridge Road and Harris Road</u> • Monitor intersection for signalization. A signal warrant analysis shall be performed at completion of phase 1 and if needed at completion of phase 2. A proportional fee in lieu is recommended for the developer's portion of the traffic signal if found warranted. Per the Town, the fee in lieu would include the design and construction of a metal strain pole signal; however, the fee in lieu may be used for intersection improvements. Summary: If the rezoning were to be approved, the Master Plan must comply with the minimum roadway infrastructure requirements in the UDO and CTP.
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COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan. • Land Use Plan (page 40): The Land Use Plan calls for a split between Neighborhood Commercial and Transit-Supportive Residential for the property. Neighborhood Commercial uses include local-serving commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. Examples include hair salons, cafes, dry cleaners, restaurants, and small grocery or convenience stores. Neighborhood Commercial uses should support compact, pedestrian-oriented, mixed use environments with building scales compatible with adjacent residential areas. In cases other than adaptive reuse, new Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. They should be located along the Town's major roadways or intersections to provide a transition in intensity to more intense commercial areas and residential neighborhoods. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. This development proposes use restrictions in the NMZ zoning district that provides a variety of neighborhood commercial type uses. It also allows multifamily dwelling units if provided as upper floors in a mixed-use building. Transit-Supportive Residential areas include compact residential areas featuring a variety of higher intensity housing types, like apartment buildings and two-over-tuos. Such housing types can feature shared building entrances, stairways, hallways, and amenities, with taller building heights and stacked units. This land use should continue to provide greater housing variety and density near Neighborhood Commercial and Corridor Commercial areas to allow more residents to live close to amenities. High walkability and bikability should be
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	promoted with well-connected sidewalks, trails, and bicycle routes, and parking lots located to the rear. This land use should provide a transition between lower density single-family residential areas and more intense land uses, such as office campuses and industrial areas. Small-lot or compact single-family developments are also appropriate. This development proposes use restrictions in the RMX zoning district that allows multifamily dwelling units, townhomes, and residential care facilities. However, as written, the development could choose to do all townhomes in the RMX zoning district, which is inconsistent with the community plan. Residential Areas Plan (page 50): The Residential Areas Plan describes the Transit-Supportive Residential portion of the subject property as: leveraging its direct access to Capital Boulevard, Richland Creek Elementary School, E. Carrol Joyner Park, and Harris Teeter, this undeveloped property should be developed into Transit-Supportive Residential with a mix of higher density residential types. Lower intensity residential types should be located adjacent to existing single-family detached homes along Wallridge Drive and Harris Point Way to complement their character and scale, such as smaller-scale townhomes and duplexes that mimic the character of single-family detached homes. Pedestrian and bicycle access and safe crosswalks should be prioritized along Wallridge Drive and Harris Road to create safe routes to school, parks, and shopping areas. Age-targeted housing should be encouraged to provide desirable senior housing options near such amenities. This development proposes use restrictions in the RMX zoning district that allows multifamily dwelling units, townhomes, and residential care facilities.
Comprehensive Transportation Plan (2021)	The Comprehensive Transportation Plan is not applicable to the proposed zoning map amendment request.
Historic Preservation Plan (2022)	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.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

There is no detailed Plan Consistency Analysis since the Land Use Map is the only applicable section of the Community Plan.

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 and NCDOT Review Report

EXHIBITS

Exhibit 1: Rezoning Exhibit

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 9, 2024

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 9, 2024, at 7:30 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. Attached hereto as **Exhibit E** is a copy of the meeting presentation.



To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: June 25, 2024
Re: Neighborhood Meeting for Harris Road Rezoning

You are invited to attend an informational meeting to discuss the proposed rezoning Harris Road Rezoning (RZ-24-01). This rezoning includes the parcel located at 0 Harris Road in Wake Forest, NC with Property Identification Number (PIN) 1841-39-2412. The meeting will be held on **Tuesday, July 9, 2024, from 7:30 PM until 8:30 PM**, at the following location:

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

The property totals approximately 68.29 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 Residential Mixed-Use, Condition District (RMX-CD), Neighborhood Mixed-Use, Condition District (NMX-CD), Highway Business, Condition District (HB-CD), and Open Space District, Condition District (OS-CD). 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.

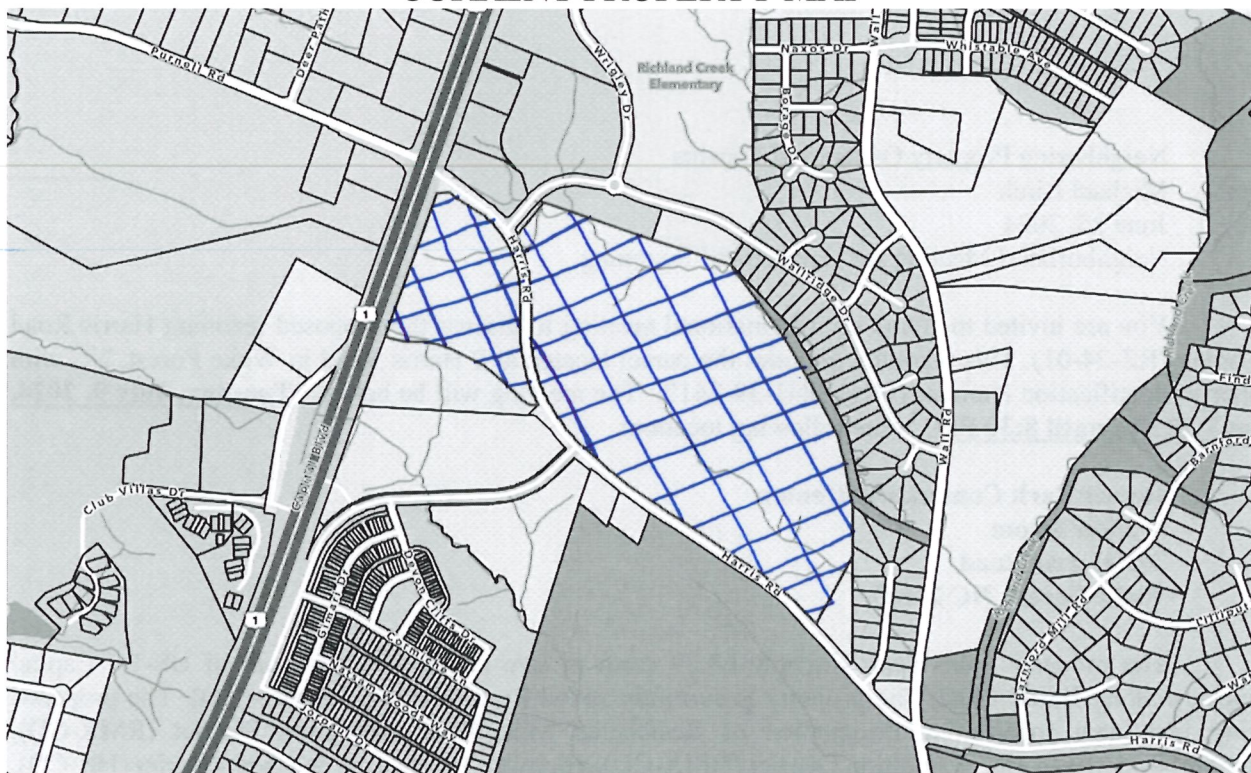
The Town of Wake Forest requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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 www.wakeforestnc.gov/planning and search "Rezoning Process" or contact Patrick Reidy with the Town of Wake Forest Planning Department at 919.435.9515 or preidy@wakeforestnc.gov.

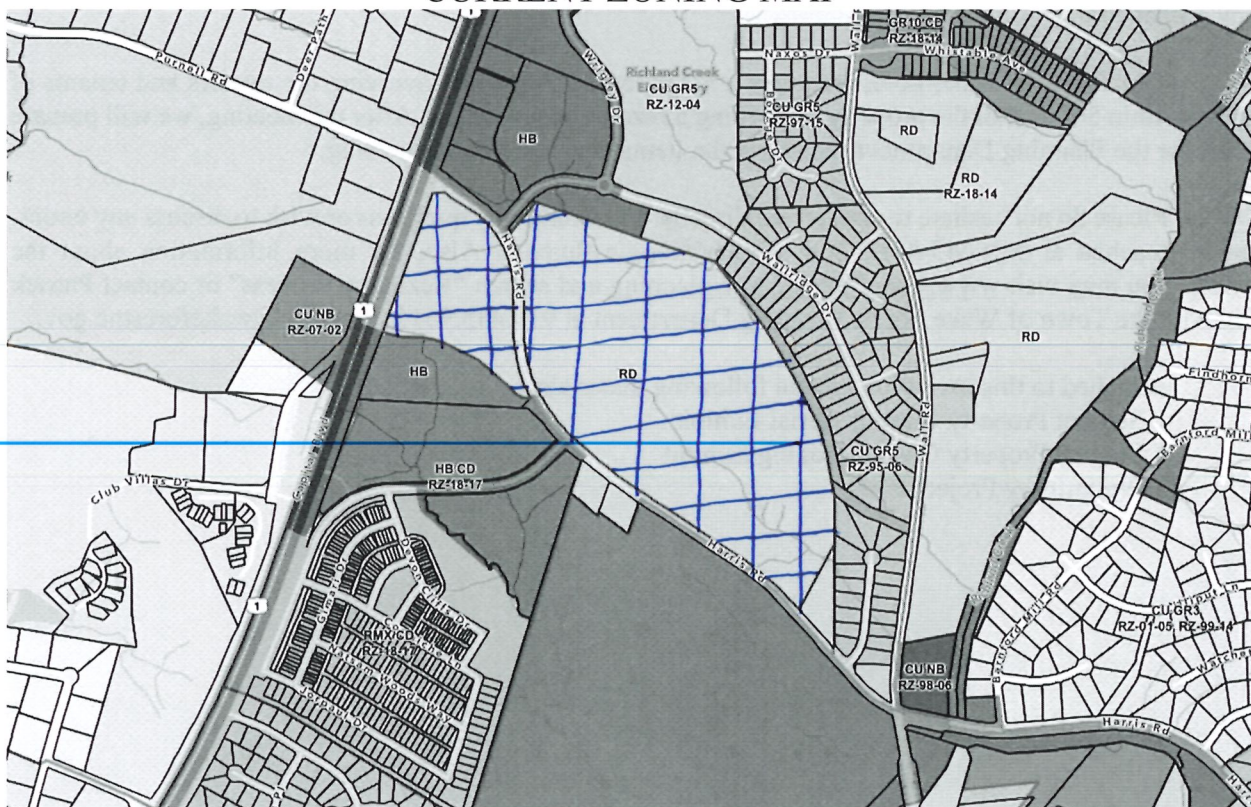
Attached to this invitation are the following materials:

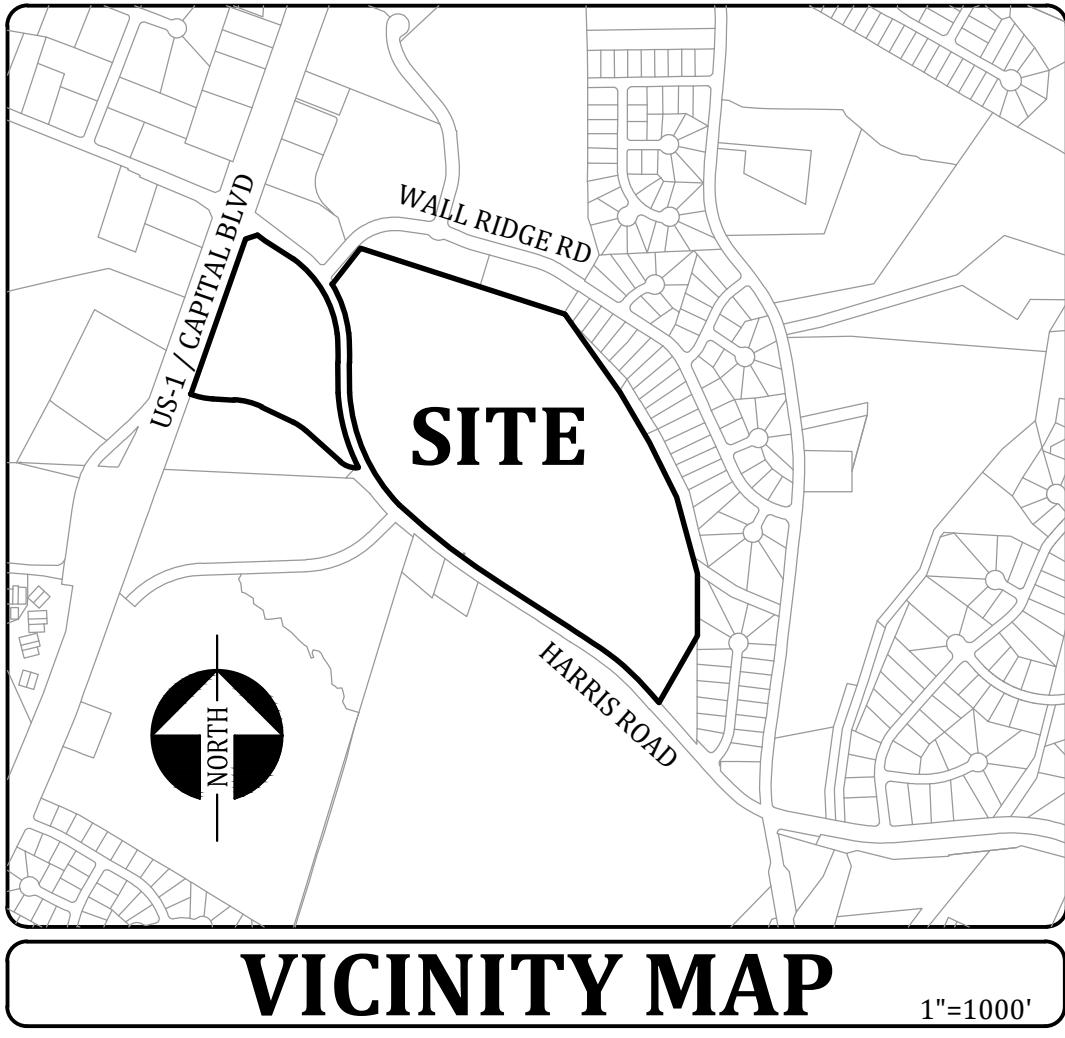
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plan

CURRENT PROPERTY MAP



CURRENT ZONING MAP





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	1884	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	1841490717	JOHNSON, BRENDAN	17320	108	SINGLFAM
19	1841490740	WOLFORD, STEVEN A WOLFORD, LEANNE H	7253	615	SINGLFAM
20	1841490672	SFR JV-2 PROPERTY LLC	18777	2103	SINGLFAM
21	1841491517	BAIRD, DONALD EUGENE BAIRD, MARIA MCCOY	18527	1140	SINGLFAM

SURVEY SYMBOL LEGEND

AC UNIT	FIRE HYDRANT	OVERHANG	TREE
BACK FLOW VALVE	FENCE LINE	OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
BOLLARD	FIBER OPTIC	REINFORCED CONCRETE DRAINAGE PIPE	UNDERGROUND POWER
CABLE PEDESTAL	FIBER OPTIC VAULT	SEWER MANHOLE	UNDERGROUND TELEPHONE
CABLE VAULT	FLARED END SECTION	STORM MANHOLE	UTILITY POLE
CATCH BASIN	GUY WIRE	WATER LINE	WATER LINE
CLEAN OUT	GAS	WATER LINE HOTBOX	WATER LINE MANHOLE
COMMUNICATION BOX	GAS VALVE	WATER METER	WATER VALVE
CURB INLET	GRATED INLET	TELEPHONE PEDESTAL	WELL
ELECTRIC BOX	IRRIGATION VALVE	TELEPHONE MANHOLE	YARD INLET
ELECTRICAL VAULT	LIGHT POLE	TEMPORARY BENCHMARK	

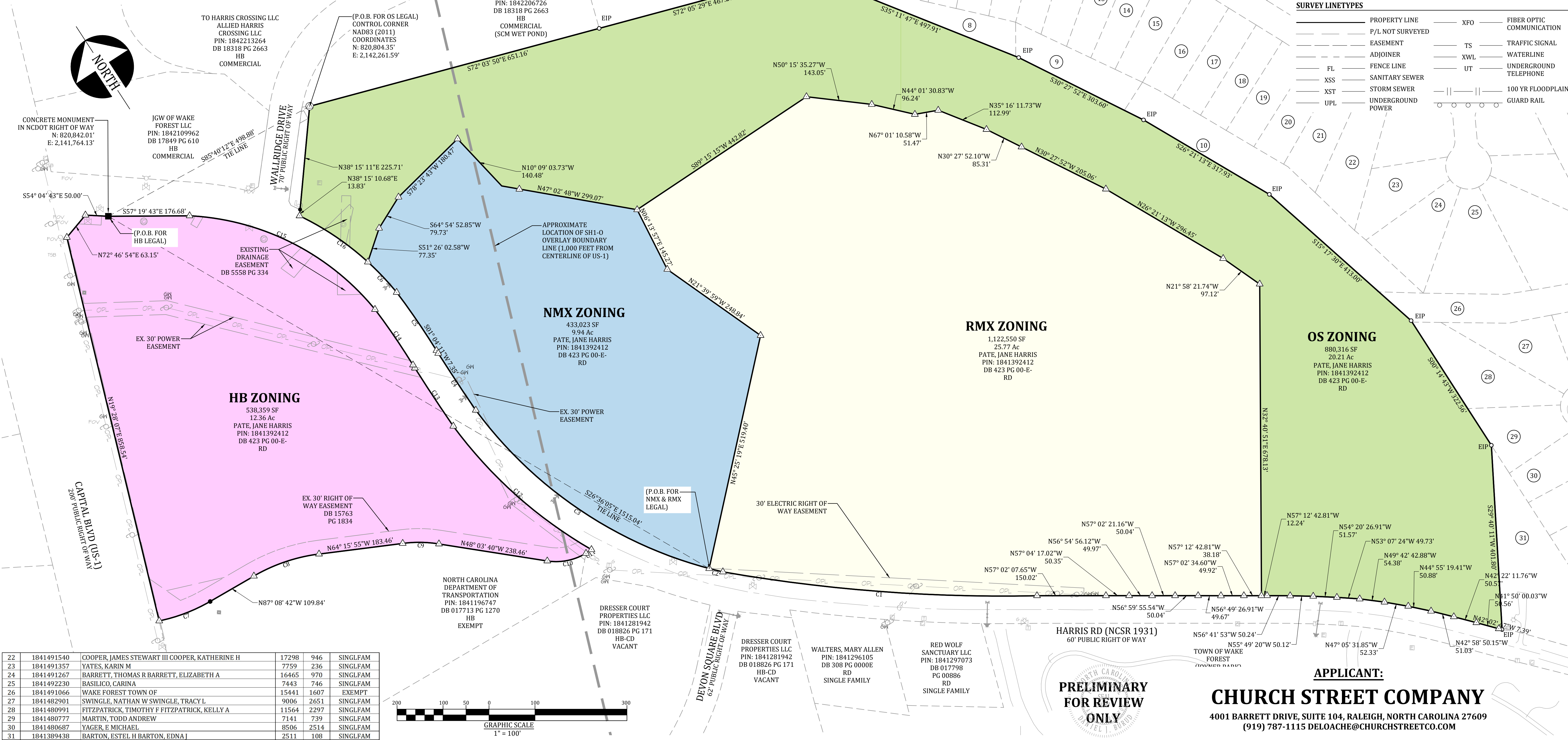
PROPERTY CORNERS

CONC MONUMENT SET
CONC MONUMENT FOUND
PROP CORNER FOUND
COMPUTED POINT
CONTROL CORNER
IRON PIPE SET
IRON PIPE FOUND

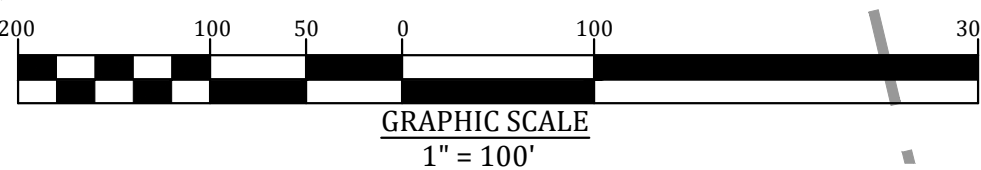
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	686.18	3544.60	11.09	685.11	N52° 39' 12"W
C2	30.71	924.95	1.90	30.71	N43° 09' 16"W
C3	625.42	924.95	38.74	613.57	S22° 49' 57"E
C4	148.23	4018.65	2.11	148.22	S00° 25' 39"E
C5	153.31	1586.94	5.54	153.25	S01° 22' 48"E
C6	91.29	617.65	8.47	91.20	S10° 25' 30"E
C7	119.33	369.65	18.50	118.82	N77° 53' 48"W
C8	150.49	376.86	22.88	149.49	N75° 42' 18"W
C9	79.19	280.00	16.20	78.92	N56° 09' 47"W
C10	87.61	125.00	40.16	85.83	N68° 08' 27"W
C11	14.45	125.00	6.63	14.45	S88° 28' 00"W
C12	405.89	984.95	23.61	403.02	S15° 12' 23"E
C13	155.51	4078.65	2.18	155.50	S00° 24' 23"E
C14	150.53	1526.94	5.65	150.47	S01° 16' 58"E
C15	465.08	557.65	47.78	451.72	S30° 11' 30"E
C16	179.81	617.65	16.68	179.17	N22° 59' 56"W

SURVEY LINETYPES

PROPERTY LINE	XFO	FIBER OPTIC COMMUNICATION
P/L NOT SURVEYED	TS	TRAFFIC SIGNAL
EASEMENT	XWL	WATERLINE
ADJOINER	UT	UNDERGROUND TELEPHONE
FENCE LINE		
SANITARY SEWER		
STORM SEWER	100 YR FLOODPLAIN	
UNDERGROUND POWER	GUARD RAIL	



22	1841491540	COOPER, JAMES STEWART III COOPER, KATHERINE H	17298	946	SINGLFAM
23	1841491357	YATES, KARIN M	7759	236	SINGLFAM
24	1841491267	BARRETT, THOMAS R BARRETT, ELIZABETH A	16465	970	SINGLFAM
25	1841492230	BASILICO, CARINA	7443	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	1841480687	YAGER, E MICHAEL	8506	2514	SINGLFAM
31	1841389438	BARTON, ESTEL H BARTON, EDNA J	2511	108	SINGLFAM



HARRIS ROAD REZONING
REZONING EXHIBIT

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	MAY 8, 2024
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	REZONING EXHIBIT

HARRIS TRACT BOUNDARY EXHIBIT
FOR THE TOWN OF WAKE FOREST

PRELIMINARY
FOR REVIEW
ONLY

APPLICANT:
CHURCH STREET COMPANY
4001 BARRETT DRIVE, SUITE 104, RALEIGH, NORTH CAROLINA 27609
(919) 787-1115 DELOACHE@CHURCHSTREETCO.COM

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 #
REZ-1.0

EXHIBIT B – NOTICE LIST

SUTHERLAND 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

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
8917 TARA HILL LN
WAKE FOREST NC 27587-5459

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

HESS, MADELINE
3466 NC 98 HWY W
YOUNGSVILLE NC 27596-8172

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HIZAR, ANNE P TRUSTEE
TRUSTEE OF ANNE P HIZAR
REVOCABLE TRUST #1
821 WALLRIDGE DR
WAKE FOREST NC 27587-5133

STICKLES, RYAN SCOTT
HODGES, DEE
709 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

WELCH, WILLIAM G
636 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

KALLAI, TIMEA
609 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

PROGRESS RESIDENTIAL
BORROWER 20 LLC
PO BOX 4090
SCOTTSDALE AZ 85261-4090

AMH NC PROPERTIES, LP
PROPERTY TAX DEPT
30601 AGOURA RD STE 200PT
AGOURA HILLS CA 91301-2150

WALTERS, WILLIE EDWARD
WALTERS WADEN, JANICE
MARIE
721 HARRIS RD
WAKE FOREST NC 27587-7405

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

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

SFR JV-2 2022-1 BORROWER LLC
TRICON AMERICAN HOMES LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780-7333

HOLMES, JAMES W
905 MAYS CROSSROADS RD
FRANKLINTON NC 27525-7296

GRAVLEY, JONATHAN SCOTT
GRAVLEY, LAURIE KINSEY
9805 WESSEX CT
RALEIGH NC 27613-8527

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

SCHEFTER, JAMES ROBERT
8439 MANGUM HOLLOW DR
WAKE FOREST NC 27587-6126

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

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

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

TWISS, EDWARD TWISS,
ROWENA
613 TENBURY WOODS CT
WAKE FOREST NC 27587-5136

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

JGW OF WAKE FOREST LLC
PO BOX 1885
WAKE FOREST NC 27588-1885

CREAMER, GARA LYNETTE
709 COMPHREY CT
WAKE FOREST NC 27587-5167

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

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

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

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 4090
SCOTTSDALE AZ 85261-4090

ELESCANO, PATRICIA RUTH
118 CLAY BROOK DR
GOLDSBORO NC 27530-5521

KARRICK, STEPHEN C KARRICK,
JENNIFER A
704 COMPHREY CT
WAKE FOREST NC 27587-5167

BERMAN, ELIZABETH
8656 SURREY LN
BOCA RATON FL 33496-1229

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

FANNING, BARBARA
702 WALLRIDGE DR
WAKE FOREST NC 27587-5125

PICTOR, HERBERT ROYDON
PICTOR, TANYA
712 WALLRIDGE DR
WAKE FOREST NC 27587-5125

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

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

TRUIST
TRUIST INDIRECT TAX
PO BOX 167
WINSTON SALEM NC 27102-0167

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

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

JOHNSON, BRENDAN
725 WALLRIDGE DR
WAKE FOREST NC 27587-5126

EXHIBIT C – NEIGHBORHOOD MEETING MINUTES

1. Will the open space be cleared, or will it remain wooded?
We've heard from the community the desire to preserve this area and we've created this open space district to set aside as much land as possible. As far as we're concerned, that area can remain undisturbed with the exception of utilities and a road connection if required by the Town. We're happy to donate it to the Town
2. What is the grade of the open space?
There are sections of the open space that have steep topography and other areas that are moderate.
3. What will the density be in the NMX commercial district, how many units?
That area is currently assumed to be 1, 2 or 3-story buildings with office, retail and commercial uses.
4. Why are you planning for apartments instead of townhomes because people will own townhomes and have a stake in them rather than being transient renters just coming and going?
We are planning for apartments and townhomes. The first plan, which included single family detached homes and townhomes, was unanimously denied by the Board of Commissioners because we were not following the community plan. The community plan designates this as transit supportive residential and the principal uses are multifamily which is apartments.
5. Who is "they" you keep referring to? (regarding enforcement of the Town's community plan for this area).
"They" are the planning department staff.
6. What is the current zoning?
The current zoning district is RD, Rural Holding District.
7. As developers, what is your responsibility to help with traffic and infrastructure, including water, sewer and schools? What role do you play?
We have traffic improvements listed in the Traffic Impact Analysis, reviewed by Wake Forest and NCDOT. We also have roadway improvements required for Harris Road along our frontage. This is a widening requirement from the Town's UDO. We have a requirement to extend water and sewer based on regulations enforced by the City of Raleigh. Schools will be notified of our development at Master Plan. We provide them with the details of our plan so they can make their own estimates on the impact.
8. How much are you paying for the property?
We cannot reveal the terms of our contract with the landowner.
9. Why are you building new apartments when so many sit vacant?
These apartments will be completed in approximately 2 to 3 years, and there is a demand for housing in this area now and we believe there will be a need in 3 years.
10. How do you mention preservation when you clear cut all the way to the street?
We are proposing an undisturbed buffer along Harris and the larger preservation area we're discussing is the +/-19 acres of open space shown in green.
11. How does this plan address the needs of the Town?
The proposal follows the Community Plan that was adopted by the Town of Wake Forest's Board of Commissioners.
12. Are you concerned about the safety of our kids and about people coming into our schools and hurting us?
No, we don't have a safety concern related to apartments near schools.
13. Is the area being preserved in open space developable?
There is a considerable amount of land outside of buffers and steep slopes that is developable.

14. You say significant amount of land in open space, what is significant?
Approximately 30% of the total land area is located in the Open Space Zoning District.
15. How will the income level of these residents relate to the surrounding area?
We can speak to the apartment's rent, and we believe those will be within an affordable range.
16. How will this impact our schools? Do you predict 1400 new students?
Schools will be notified of our development at Master Plan. We provide them with the details of our plan so they can make their own estimates on the impact.
17. How many new cars will this be on Harris Road?
The residential portion will have around 2700 cars per day.
18. Are you looking at how to handle traffic at Wall Road and Harris Road?
Yes, there is a plan to ~~install a traffic signal~~ monitor the intersection and a signal will be installed when warranted.
19. Are the US 1 plans funded in for this location?
The construction of the US-1 plan for this area is currently unfunded.
20. If you plan for 40 homes only, can you fit them in a smaller area?
No, a plan designed under the current zoning requires 1-acre minimum lot sizes.
21. If you only plan for 40 homes, would there still be open space?
Only the open space required by the UDO, not the 19 acres shown with our proposed zoning tonight.
22. Will the site be bulldozed for 40 homes?
The lots will be graded individually, so that's unknown, but the bulk of the site would be privately owned lots.
23. How will emergency services be handled?
Emergency services will be responded to by the Town.
24. Where will the deer go?
The deer will be able to live in the 19 acres of open space and surrounding open spaces as well as Joyner Park.
25. Why do you think Harris Road needs widening?
Harris Road is required to be widened but the Town of Wake Forest and NCDOT's regulations.
26. How many adults is this going to add to Wake Forest, how many school aged children?
We are limiting this to 300 apartment units and 100 townhomes. The number of new adults is unknown, and the number of school aged children will be estimated by Wake County Schools at the time a master plan is submitted.
27. Can you make the 50 foot buffer on Harris 100 feet?
The buffer width is not a requirement, it's voluntary and can be increased or decreased.
28. Why is there no tree coverage on commercial space here or in other developments in town?
Speaking to this development, there are requirements for tree planting in the UDO. Those details will be addressed at master plan. We are not proposing an undisturbed buffer along the commercial. That area will be regraded and realigned with the future US-1 corridor plans.
29. Are you developing the commercial space?
We won't know until we have a tenant or buyer.
30. Would you be the developer of the 40 lots?
There will be a home builder that develops the lots.
31. Have you had a wildlife study, or an endangered species study to save things like frogs or butterflies?
Yes, there has been a study done and it is typical for developers to have these types of investigations prior to purchasing the land.

32. How would you be able to sell homes this close to an interstate interchange and a Harris Tetter?
Yes, we have a contract from a reputable home builder interested in this location.
33. How will this impact the park? (the view of apartments will ruin the environment)
We're attempting to address the concerns we've heard with the Harris Road buffer and the open space dedication.
34. Would you be open to having the North Carolina Natural Heritage program assess the land's ecological value?
That would be up to the property owner.

EXHIBIT D - LIST OF ATTENDEES

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Hannah	7716 Kingsday ct. Wake Forest, NC 27587	
Angela DiPaolo	929 Barnford Mill Rd	
Ryan & Dani McKee	8529 Windsong Valley Dr.	
Justina + Keith Anastasi	1205 Harrison Ridge Rd W FOREST	Keep it ← that way!
Chim Richards	800 Barnford Mill	
Sail Barnes	1017 Cedar Knoll Dr. W.F.	
Melissa McHugh- Garcia	127 Forbes Rd WF 27587	m.mchugh@ icloud.com
Belinda Anastasi	708 Hysop Lane WF 27587	belinda.anastasi@ gmail.com
Jennifer Gantz	410 Bakewell WF Older Mill Stream	

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Cammie Dribus	1116 Kings Way Ch. Wake Forest, NC 27587	Cammiedribus@gmail.com
Jim + Tricia Bell	290 Rolling Acres Rd under the oaks Youngsville, NC pottery@gmail.com	
Randy Sapp	45 Sterling Dr. Franklin.	randysapp@gmail.com
Robert Woessner	PO Box 31 Youngsville, NC 27596	robertwoessner@gmail.com
Elaine Incorvaia	1313 Santa Lucia St. Wake Forest, NC 27587	e.incorvaia105@gmail.com
Jimmy Cooper	709 WALLRIDGE DR. WAKE, FOREST NC 27587	jimmycooper3@gmail.com
Kim DeFazio	708 Sarratt Ridge Court Wake Forest NC 27587	Kdefazio324@gmail.com
Eddie Maloney	1438 Montonia St Wake Forest, NC 27587	eddie-maloney@msn.com
Alvay Spencer	1612 per strada Ln wake forest N 27587	Dishereah@gmail.com

Ann Margaret Ferguson 713 St Catherine Dr. annmkaneferge@gmail.com 31

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Grace	776 Kingsway Wake Forest 27587	
Kevin Lyon	Melleshaw WF	919 562 0597
Laura Sapp	45 Sterling Dr. Franklinton NC	919-673-1966
Pete Schmutz	Olde Mill. Stream	
Mike Cochran	Heritage,	
DANA AYALA	745 BREWER CIR. WAKE FOREST, 27587	561.510.5535
Jill Mason	607 BATTLEBORO 27587	561.312.2522
Gerald Pottern	104 East Chestnut Ave WF 27587	gerald@mogmit. com
Kenille Baungardner	121 W. Vernon Ave W.F 27587	kenilleb@gmail.com

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Linda TRITZ	1025 GALLIVANT WAY	LLRTRITZ@ HOTMAIL.COM
Coralie Rogers	506 Littlehampton	CoralieR@yahoo.com
Gary Skinner	933 Barnford Mill Rd.	garyskinnerwf@ gmail.com
BEN CLAPSADORE	2833 PENFOLD Wake Forest	BCCLAPSADORE@ YAHOO.COM
Linda Burrell	717 Marjorie Ct Wake Forest	Sunflowerstudio2021 @gmail.com
MARY KIRCHER	1217 Chilmark WF	mkircher@nc.rr.com
Maryann Mauer	204 Watchet Pl WF	maryann-mauer@gmail
Kristen Hermida	1200 Barnford Mill Rd WF. Oldemill Stream	
Rob & Lyndela Reichard	332 Annylls way WF.	lreichard524@gmail.com
Margaret	407 Belmeppen Ct.	WfSagal@gmail 33m

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Carrington Towle & Justin Towle	1113 Shadow Shade Dr. Wake Forest, NC	clodivsc@gmail.com
Bethaine & Jeff Drew	801 Wallridge Wake Forest	lovenmysummer@ gmail.com
Michelle & Olaf Braren	8412 Montanista Ln. Wake Forest.	braren.michelle@ yahoo.com
Nicholas & Lisa Voik	620 Harris Parkway Wake Forest	10f1969@hotmail.com
Joncie	202 Kullana Ln Wake Forest	jkws622@gmail. com
Barbara FANNING	702 Wallridge Dr WF 27587	bfanning1028@gmail
JESS BEN + Jermiah Graves	326 Mockingbird Ln WF 27587	1028 jessicabreu@yahoo.com jermiahgraves@yahoo.com
Michael Kennedy	906 Laurel Gate Dr	smarterchilda7x@yahoo.com
Sheila Jones & Adrian Jones	144 E. Fleming Farm Drive Youngville, NC 27596	sheilajones747 @gmail.com

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Dorothy McEwan PRESIDENT CREEKWOOD TOWNHOPE HOB, INC.	203 HARRIS RD Wake Forest, NC 27587	dmcewan61@ TWC.COM 919-426-7353
Don Baird 713 WALLRIDGE	713 WALLRIDGE WAKE FOREST NC 27587	818 731 3763 kumfky info@aol.com
Dean Verhagen		
Lorie Ingram & Brian Ingram	704 Hyson Ln. Wake Forest NC 27587	lfingram704@gmail.com
Sabine Heusser - Brown	8405 Monda Vista Ln Wake Forest	heusserbrown6 gmail.com
Michael & Shivani Cignatta		
Rick & Julia RESTA	344 Amaryllichy WAKE FOREST	JRESTA@gmail.com
Cyndi Bores	1188 N MAIN ST WAKE FOREST	cfhrs8817@gmail.com
Hans Boye Boyesen	921 Barnford Mill Rd	info@bornagainguitars.com

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Wesley Harris	217 Harris Rd. WF 27587	esleyh wesleyh@me.com
PS Baker-Nicholas	1705 Wait Ave Wake Forest, NC.27587	pauljasonbaker@gmail.com
Richard Rogers	506 Littlehampton Ct Wake Forest NC 27587	Richardrogers2004@ yahoo.com
GRIT Bond	1012 GRAM FIELDS RD WF 27587	grit.bond@ gmail.com
Art Schwartz	913 Sharpshaw Ave WF 27587	Aschwurphy@ aol.com
Peter Carlos	2808 Margolis Ave WF 27587	—
Angela Zacherl	8913 Grand Highland wakeforest	angela1zacherl@ gmail.com
Julie Walsh	1207 Brason Lane Wake Forest 27587	jwalshn064@gmail.com
Mandy Harp	207 Pine Ridge Ct WF	mandyharp319@gmail.com

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
ROBERT DRAKE	217 HARRIS 7d. WF 27587	r.drake8@me.com
TIMEA KALLAI	609 Harris Point Way WF 27587	timeakallai@yahoo.com
DENNIS CALABRESE	1444 RETREAT LN WF 27587	DECAL327@GMAIL. com
Patty Roberts	518 Brunello Dr WF 27587	pattyrobert counseling@gmail.com
JIM + DONNA HEAVEY	334 N. WINGATE WF 27587	JDHAVEY@AOL.COM
Mary Ellen James James	1143 Coron Fields Rd.	maryellenhama74 @gmail.com
Barbara Carlos	2808 Margot's Ave. WF 27587	barbcarlos22@gmail.com
Julia Zacherl	8913 Glant Highway Wakeforest	—
James Cooper	709 Walrige drive	Jamescooperfour@gmail.com
LeAnna Quick	402 East Spring St WF NC	leannaquick@yahoo.c374

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
Siena	1438 Montana St Wake Forest	eddcharney@ns.com Siena (275) 275-2751
JOHN-HENRY PRAUGHT	1125 WENDY COURT WAKE FOREST 27557	Jhprought@gmail.com
Danielle Vaughan	412 Newquay Lane Wake Forest 27587	daniellesimlick@ gmail.com
Lisa Bergen	632 Harris Point Way WF 27587	litchwsllover@ gmail.com
L. McGinnis	548 N. College St Wake Forest, NC 27587	bellanmcginnis2@gmail.com
Patrick McGinnis	548 N. College St Wake Forest	pmcginnis62@gmail.com
CHRIS ALDRIDGE	7401 TYNEWINDOR	caveboychris@gmail.com
Lori Tyman	978 Hicks Rd	LTyman@yahoo
Nicole Lemix	925 Windehore Ln Rd	

Neighborhood Meeting - Harris Parcel, July 9, 2024, 7:30 PM

Name	Mailing Address	Email or Contact Number
David Jerosse	617 Young Forest Dr WF	djerosse@aol.com
Gina Taffe	8008 Fairlake Drive WF	gina-taffe@ gmail.com
Adrienne Crusick	1018 Barnford mill Rd WF	adrienneery @ gmail.com
Martha Gruber	1133 Shadowshade Dr Wake Forest 27587	mbgruber7@gmail.com
Kimberley DeFazio	708 Sarratt Ridge Court Wake Forest	kdefazio324@gmail
Beth Poupert	315 Lilliput Lane WF 27584	bpoupert@wcpss.net
Steven Curtis	412 Lilliput LN WF	scurtis25@gmail.com
Jeremy Wrenn	829 Wallbridge Dr. Wake Forest NC 27587	jeremy.wrenn@gmail. com
Patrick McGinnis	548 N College St 27587	pmcginnis629@gmail.com
Kathryn Taylor	27525	K8 a.taylor@gmail.com

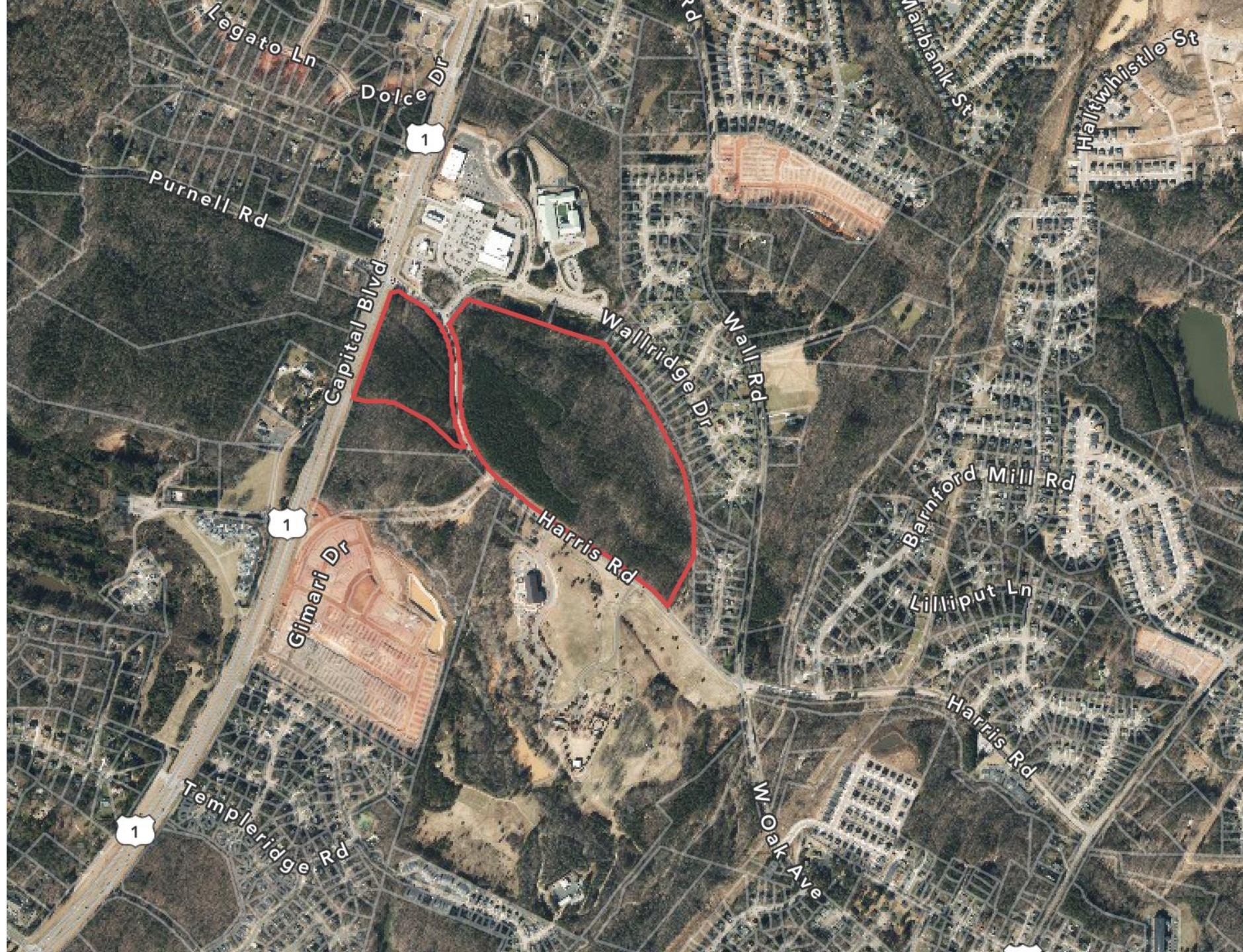
0 Harris Road

First Neighborhood Meeting

July 9, 2024

Overview of Proposed Rezoning

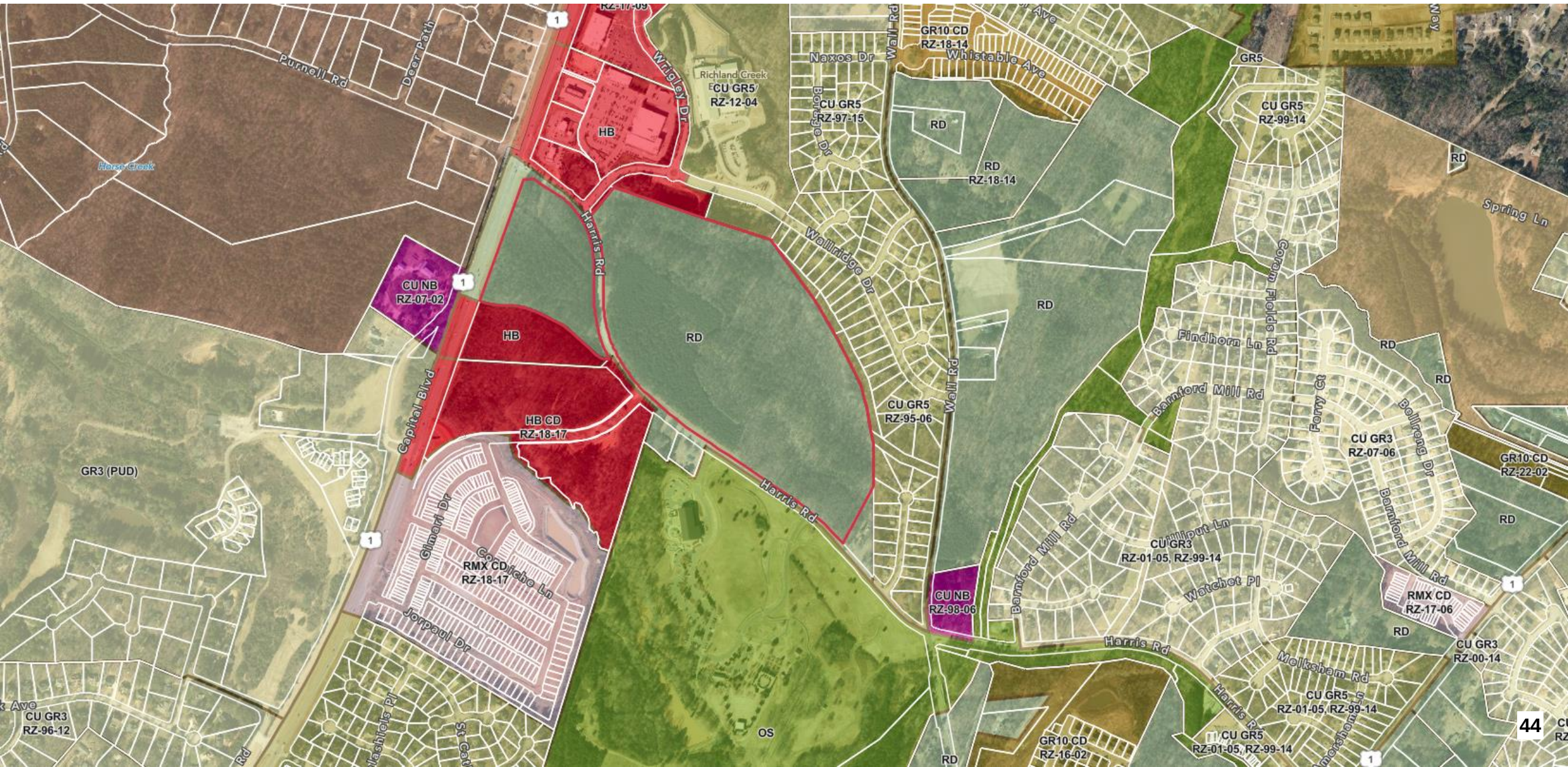
- Property (0 Harris Road; PIN 1841-39-2412) is approximately 68.29 acres
- **Current Zoning:** Rural Holding District (RD)
- **Wake Forest Land Use Plan:**
 - Corridor Commercial
 - Neighborhood Commercial
 - Transit-Supportive Residential
- **Proposed Zoning:**
 - Open Space (OS)
 - Residential Mixed Use (RMX)
 - Neighborhood Mixed Use (NMX)
 - Highway Business (HB)
 - Residential Holding (RD) (remaining)



Existing Conditions



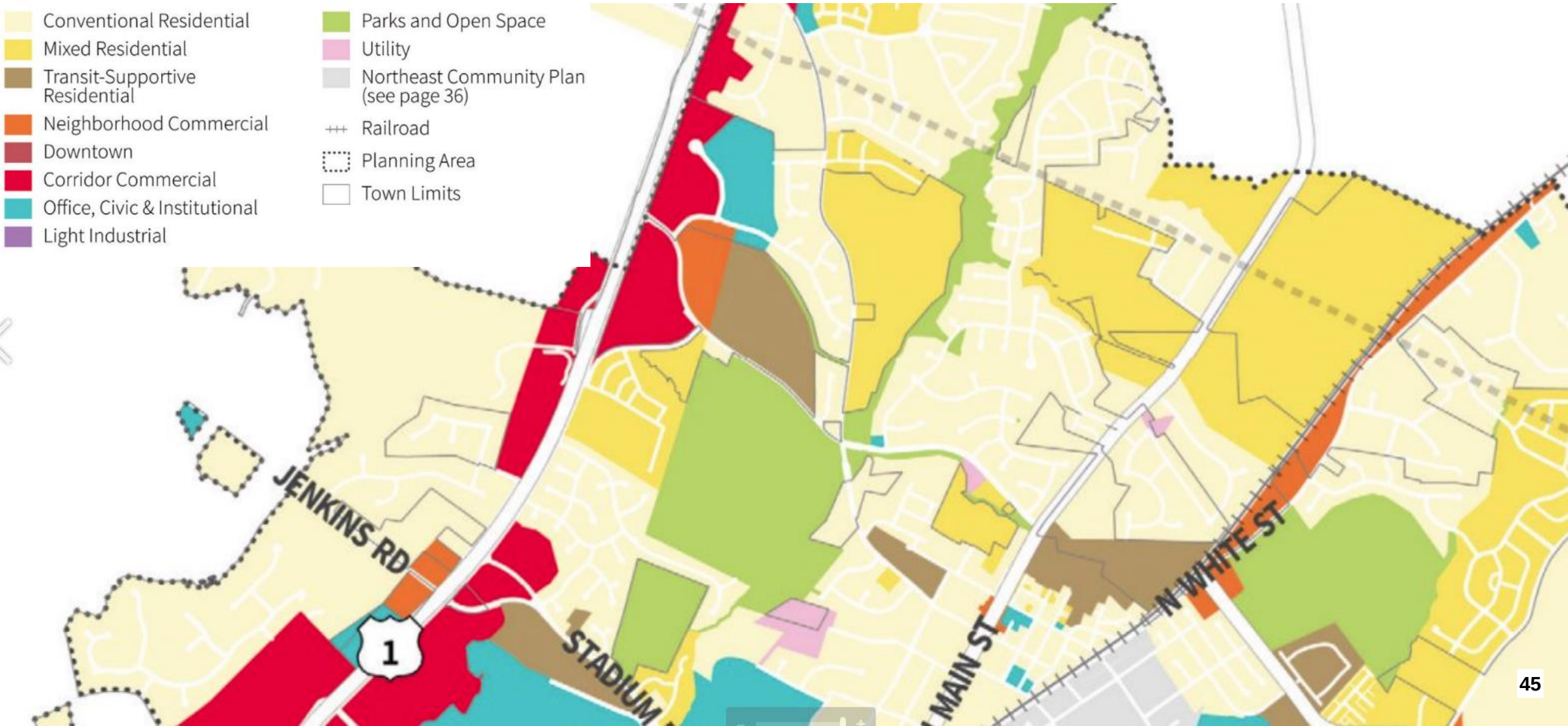
Existing Zoning



Wake Forest Land Use Plan

LAND USE PLAN

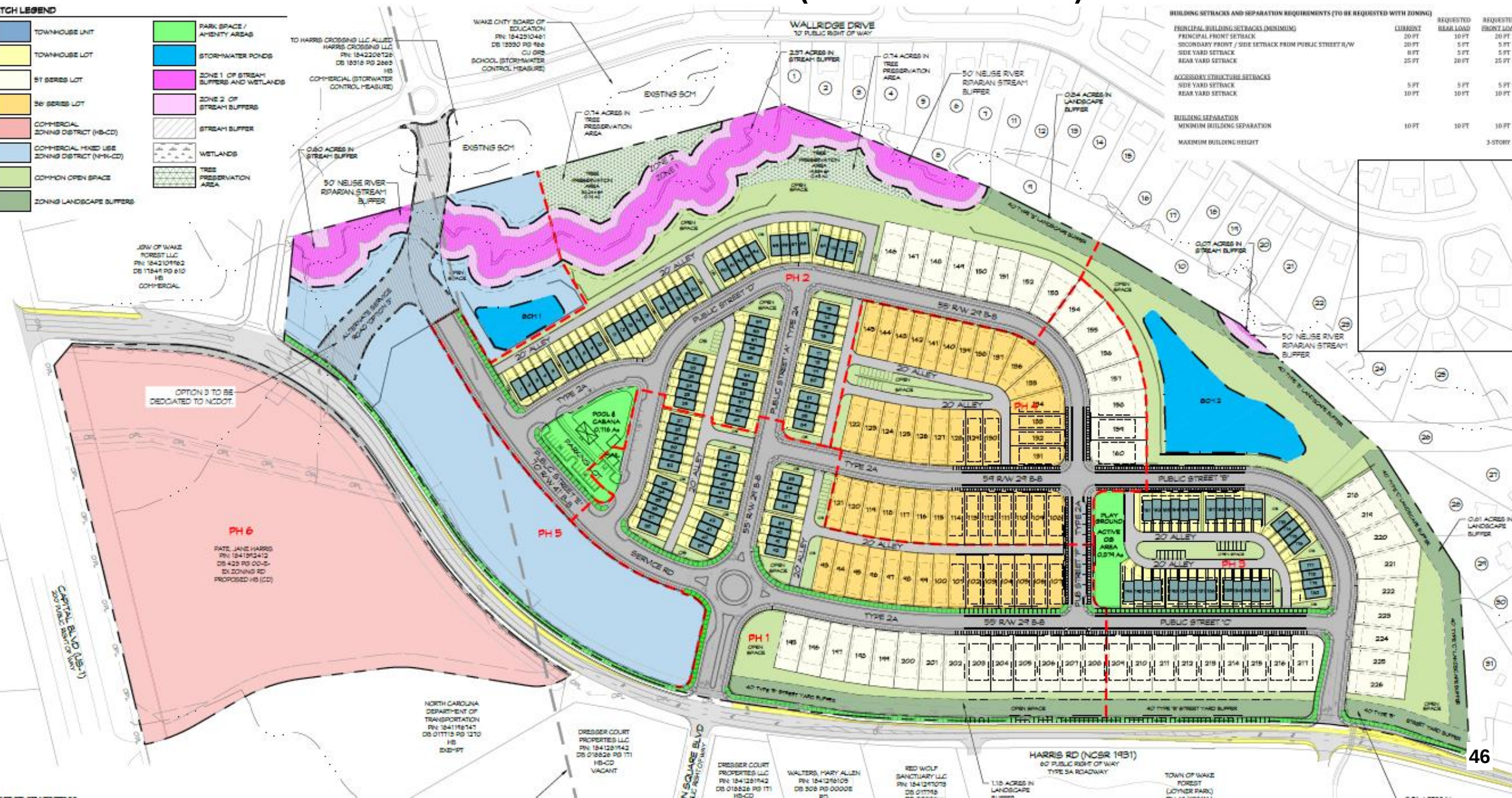
- Conventional Residential
- Mixed Residential
- Transit-Supportive Residential
- Neighborhood Commercial
- Downtown
- Corridor Commercial
- Office, Civic & Institutional
- Light Industrial
- Parks and Open Space
- Utility
- Northeast Community Plan (see page 36)
- Railroad
- Planning Area
- Town Limits



Previous Plan (RZ-22-06)



	TOWNHOUSE UNIT		PARK SPACE / AMENITY AREAS
	TOWNHOUSE LOT		STORMWATER PONDS
	5T SERIES LOT		ZONE 1 OF STREAM BUFFERS AND WETLANDS
	56' SERIES LOT		ZONE 2 OF STREAM BUFFERS
	COMMERCIAL ZONING DISTRICT (HB-CD)		STREAM BUFFER
	COMMERCIAL MIXED USE ZONING DISTRICT (NH-MCD)		WETLANDS
	COMMON OPEN SPACE		TREE PRESERVATION AREA
	ZONING LANDSCAPE BUFFERS		



BUILDING SETBACKS AND SEPARATION REQUIREMENTS (TO BE REQUESTED WITH ZONING)		REQUESTED	REQUESTED
		REAR LOAD	FRONT LOAD
PRINCIPAL BUILDING SETBACKS (MINIMUM)			
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

RMX-CD District

The following voluntary design and land use commitments apply to the RMX zoning district.

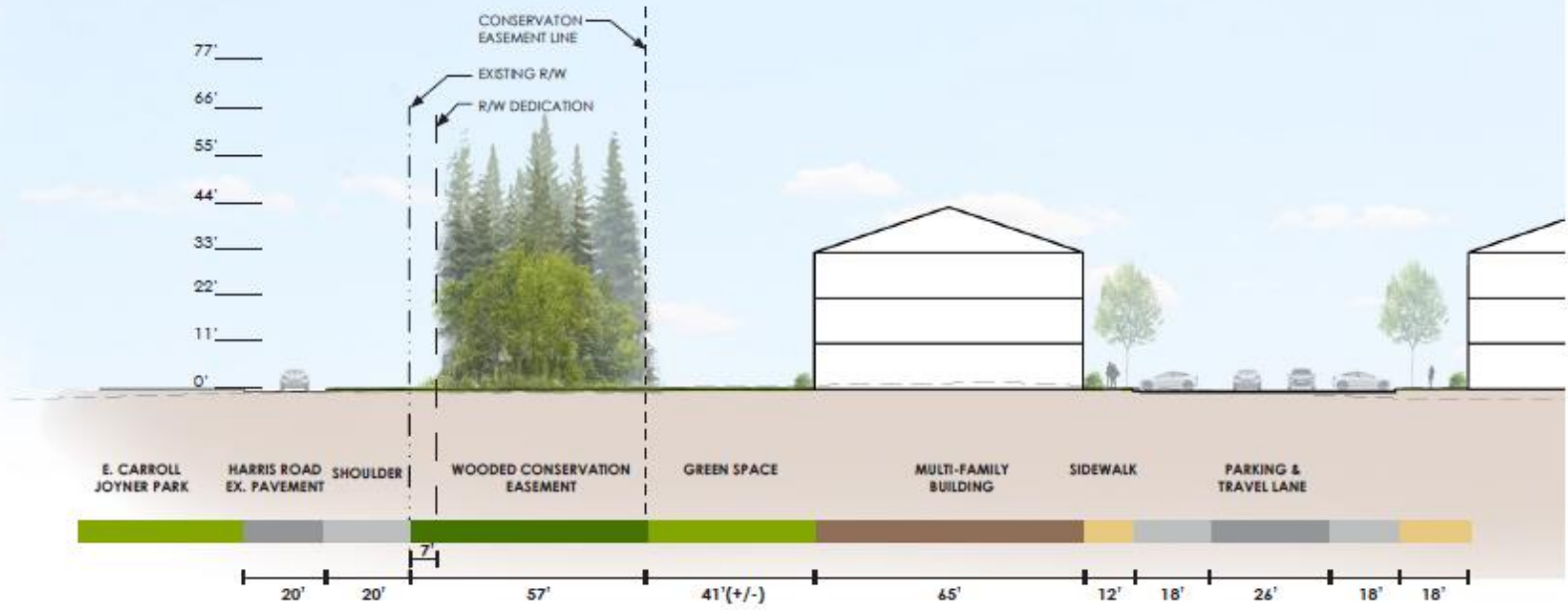
1. The maximum number of allowable units is 400.
2. The maximum number of allowable apartment units is 300 and the maximum number of allowable townhomes is 100.
3. Buildings oriented towards the existing right-of-way of Harris Road are limited to 3-stories along the frontage of Harris Road and 4-stories for the portions of the buildings oriented towards the OS zoning district. The intent of this commitment is to allow the bottom floor of the building to be lower on the back of the building to facilitate the grade change from Harris Road to the interior of the site while not increasing the height of the building.
4. Wooded conservations easements shown on the Design and Land Use Commitments exhibit will be recorded with the first phase of development.
5. Access points and all other easement locations shown on the Design and Land Use Commitments exhibit are subject to change pending regulatory review and approval.

OS Zoning District

The following voluntary design and land use commitments apply to the OS zoning district.

6. The Open Space (OS) zoning district(s) will either be dedicated to the Town of Wake Forest, to a non-profit land conservancy or retained by the owner as open space.

EXISTING TREES HEIGHT
RANGE: 35'-85' HT



SECTION ENLARGEMENT
SCALE: 1"=40'



EXISTING TREES AT HARRIS RD







Map Amendment (Rezoning) Application
(Map Amendment (Rezoning) - Planning Board Workflow)
Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#1357618

Project Title: Harris Tract Map Amendment (Rezoning)
Application Type: Map Amendment (Rezoning)
Workflow: Map Amendment (Rezoning) - Planning Board

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

Checklist - Map Amendment (Rezoning)

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 MAP AMENDMENT \(REZONING\)
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 that you have reviewed the associated submittal checklist for this permit and that 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: 05/06/2024

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number: 1320626

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: 1841392412 (Unverified)

Tax PIN:

Acreage: 55.93

Name of Existing Development/Subdivision (if applicable--

for reference only):

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):

Vacant

RD Zoning

*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:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use:

Planning and Zoning:

In SH1-O Overlay:

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 **Case Number of related site plan (if applicable):**

Case Numbers of other related approvals (if applicable):

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 DR
Durham, NC 277707
P:919-787-1115

Map Amendment: Rezoning

Proposed Zoning: RMX, Residential Mixed-Use

Description of Request:

Map amendment to rezone the property from RD to NMX, RMX and OS.

Justification of Consistency with Comprehensive Plan:

District boundaries, with the exception of OS, are taken from the

Town's current Community Plan and more specifically shown on the Land Use Plan.

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: JANE HARRIS PATE

Address: 3511 MEADOWBROOK DRIVE

Telephone Number: 919-451-0132 Fax: _____

Email Address: JANDPPATE@AOL.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.**

CHURCH STREET COMPANY

VIA EMAIL

Patrick Reidy
Town of Wake Forest Planning Department
301 S. Brooks Street
Wake Forest, NC 27587

Re: RZ-24-01

Dear Patrick:

With respect to our current rezoning request, here are the proposed allowable uses:

RMX-CD

1. The following uses shall be allowed in the RMX-CD Zoning District:

Residential	
Dwelling-Multifamily	Dwelling-Townhome
Residential Care Facility (more than 6 residents) <i>("Senior Housing" within multifamily structures intended to encompass lifestyle options for ageing persons adapted to the challenges associated with ageing and limited to 55 years and older)</i>	

NMX-CD

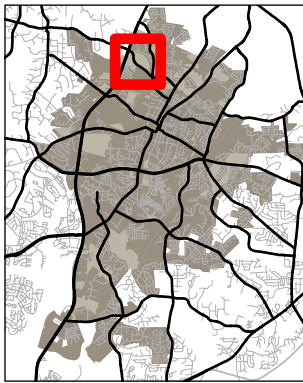
2. The following uses shall be allowed in the NMX-CD Zoning District:

Residential			
Dwelling-Multifamily (restricted to upper floors unless the use is Residential Care Facility)	Live-Work Unit	Residential Care Facility (more than 6 residents) (“Senior Housing” within multifamily structures intended to encompass lifestyle options for ageing persons adapted to the challenges associated with ageing and limited to 55 years and older)	
Office / Service			
ATM (standalone prohibited)	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	

Respectfully,



George DeLoache, President



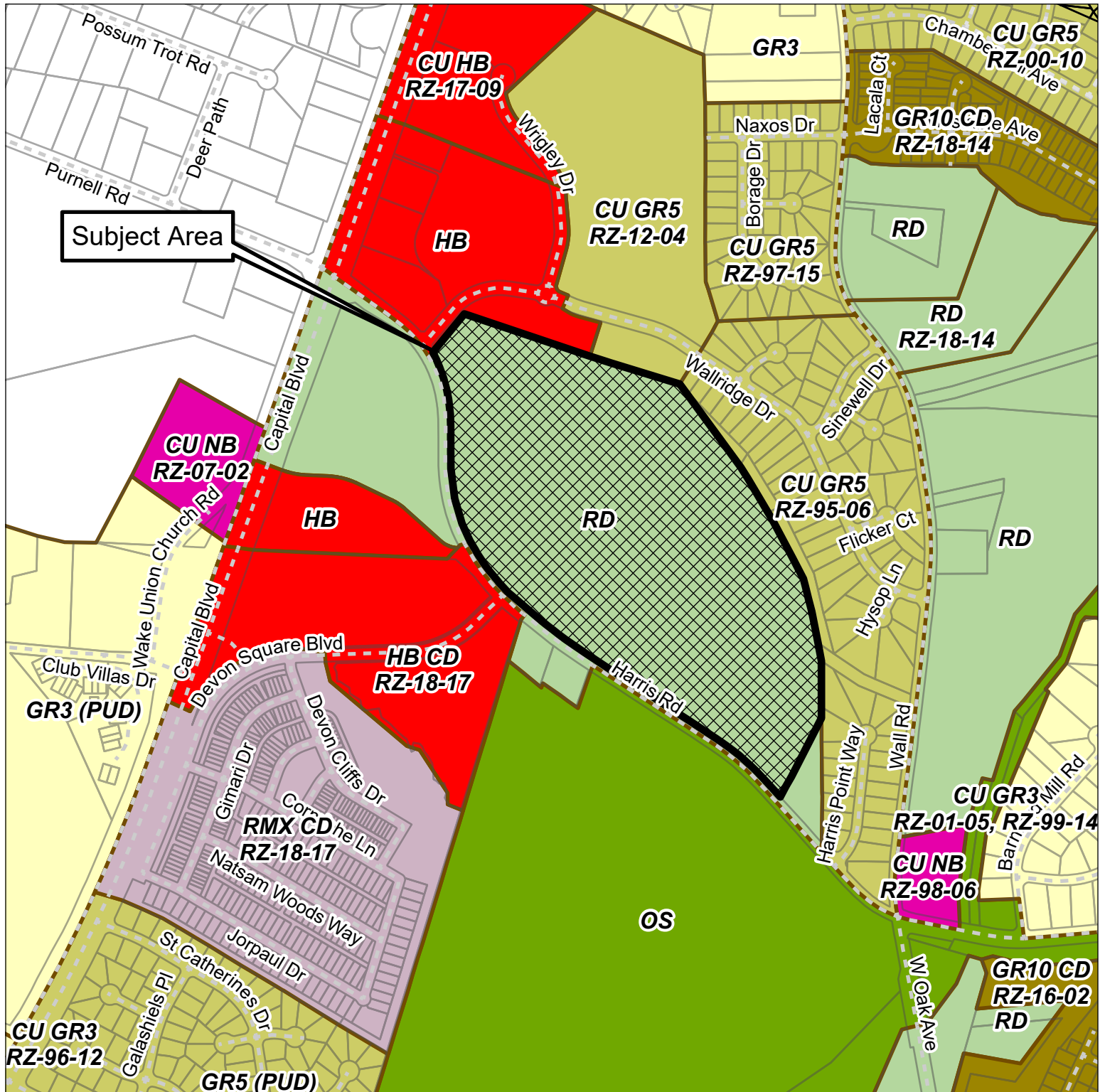
Zoning

RZ-24-01

Harris Tract Map Amendment (Rezoning)

Wake County PIN: 1841392412 (Portion)

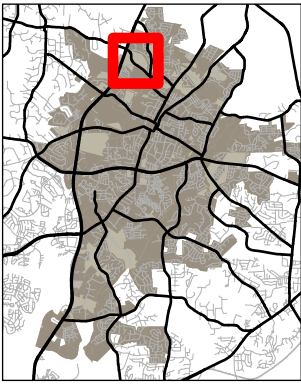
12/3/2024



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





Aerial

RZ-24-01

Harris Tract Map Amendment (Rezoning)

Wake County PIN: 1841392412 (Portion)

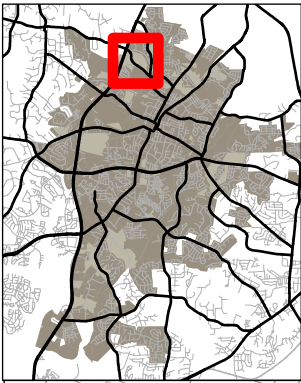
12/3/2024



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 2,500
Feet





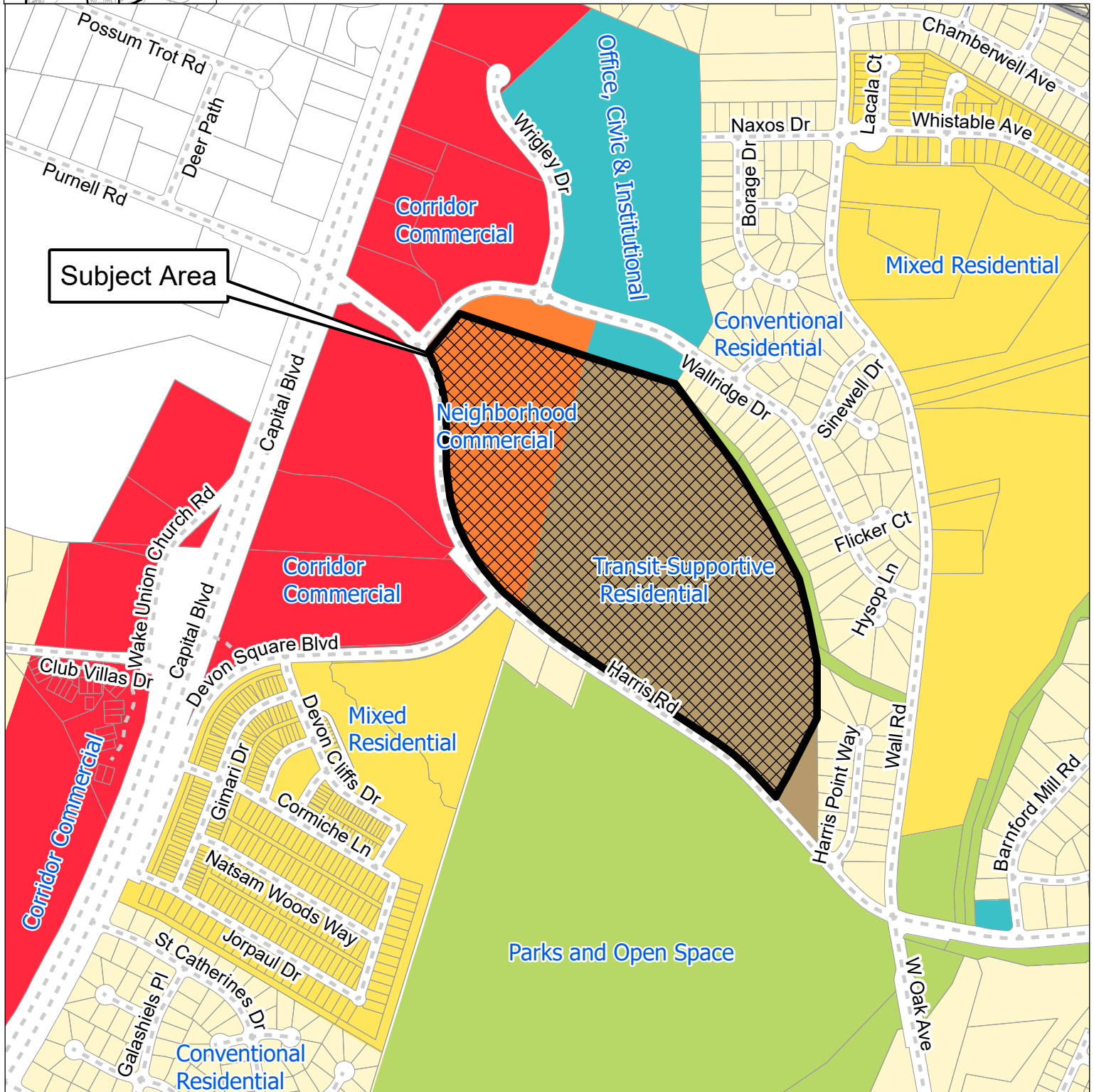
Land Use Plan

RZ-24-01

Harris Tract Map Amendment (Rezoning)

Wake County PIN: 1841392412 (Portion)

12/3/2024



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 2,500 Feet





TRAFFIC IMPACT ANALYSIS

FOR

HARRIS ROAD MIXED-USE DEVELOPMENT

LOCATED

IN

WAKE FOREST, NORTH CAROLINA

Prepared For:

Church Street Company
4001 Barrett Drive, Suite 104
Raleigh, NC

OCTOBER 2024

DRMP Project No. 22076

Prepared By: MW/SB

Reviewed By: RS

**TRAFFIC IMPACT
ANALYSIS
FOR
HARRIS ROAD MIXED-USE
DEVELOPMENT
LOCATED IN
WAKE FOREST, NORTH CAROLINA**

Prepared For:

Church Street Company
4001 Barrett Drive, Suite 104
Raleigh, NC

Prepared By:

DRMP, Inc.
License #F-1524



10/15/24
[Signature]

TRAFFIC IMPACT ANALYSIS

HARRIS ROAD MIXED-USE DEVELOPMENT

Wake Forest, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Harris Road Mixed-Use development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Harris Road Mixed-Use development is to be located along the north and south side of Harris Road in Wake Forest, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of 100 townhomes and 300 multifamily housing units for phase 1. Phase 2 is expected to consist of 20,000 square feet of medical office and 34,000 square feet of retail. Site access is proposed via two (2) full movement driveways along the north side of Harris Road for phase 1, and an additional full movement driveway along the south side of Harris Road for phase 2.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Wake Forest (Town) and consists of the following existing intersections:

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

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in April of 2024 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

3. Future Traffic Conditions

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 3% would be used to generate 2028 projected weekday AM and PM peak hour traffic volumes. the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Horse Creek Mixed-Use Development
- Wake Union Mixed-Use Development
- Kinsley Residential Development
- Stadium Drive Mixed-Use Development

To estimate traffic conditions with phase 1 built out, the phase 1 site trips were added to the 2028 no-build traffic volumes to determine the 2028 phase 1 build traffic volumes. To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2028 no-build traffic volumes to determine the 2028 full build traffic volumes.

4. Site Trip Generation

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: Trip Generation – Phase 1 (Residential Only)

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	100 D.U.	712	12	34	33	23
Multifamily Housing (Low-Rise) (220)	300 D.U.	1,998	28	88	94	56
Total Trips		2,710	40	122	127	79

Table E-2: Trip Generation Full Build-Out

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	100 D.U.	712	12	34	33	23
Multifamily Housing (Low-Rise) (220)	300 D.U.	1,998	28	88	94	56
Medical-Dental Office Building (720)	20,000 s.f.	752	45	12	23	55
Strip Retail Plaza (<40k) (822)	34,000 s.f.	1,664	39	26	93	93
Total Trips		5,126	124	160	243	227
Internal Capture (6% AM & 4% PM)*			-7	-10	-10	-9
Total External Trips			117	150	233	218
Pass-By Trips: Strip Retail Plaza (<40k) (31% AM, 40% PM)			-9	-9	-36	-36
Total Primary Trips			108	141	197	182

***Utilizing methodology contained in the NCHRP Report 684.**

5. Capacity Analysis Summary

Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

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

Recommended Improvements by Developer

US 1 (Capital Boulevard) and Harris Road / Purnell Road

- Construct westbound right-turn lane from Harris Road onto US 1 (Capital Boulevard) with at least 150 feet of storage, appropriate decel and taper.

Harris Road and Joyner Park Westernmost Access

- Construct a two way left turn lane on Harris Road between Joyner Park Westernmost Access and Site Access 2 due to the widening needed to provide an exclusive left turn lane for Site Access 2.

Harris Road and Wall Road / W Oak Avenue

- Monitor the intersection for signalization. A signal warrant analysis shall be performed at completion of phase 1 and if needed at completion of phase 2. A proportional fee in lieu is recommended for the developer's portion of the traffic signal if found warranted. Per the Town, the fee in lieu would include the design and construction of a metal strain pole signal; however, the fee in lieu may be used for intersection improvements.

Harris Road and Devon Square Boulevard / Site Access 1

- Construct southbound approach of Site Access 1 with one ingress lane and two egress lanes striped as one left-turn lane and one shared through/right-turn lane.
- Provide an exclusive westbound right-turn lane on Harris Road with at least 50 feet of storage, appropriate decel and taper.
- Provide an exclusive eastbound left-turn lane on Harris Road with at least 100 feet of storage, appropriate decel and taper.
- Provide stop control for the southbound approach.

Harris Road and Site Access 2

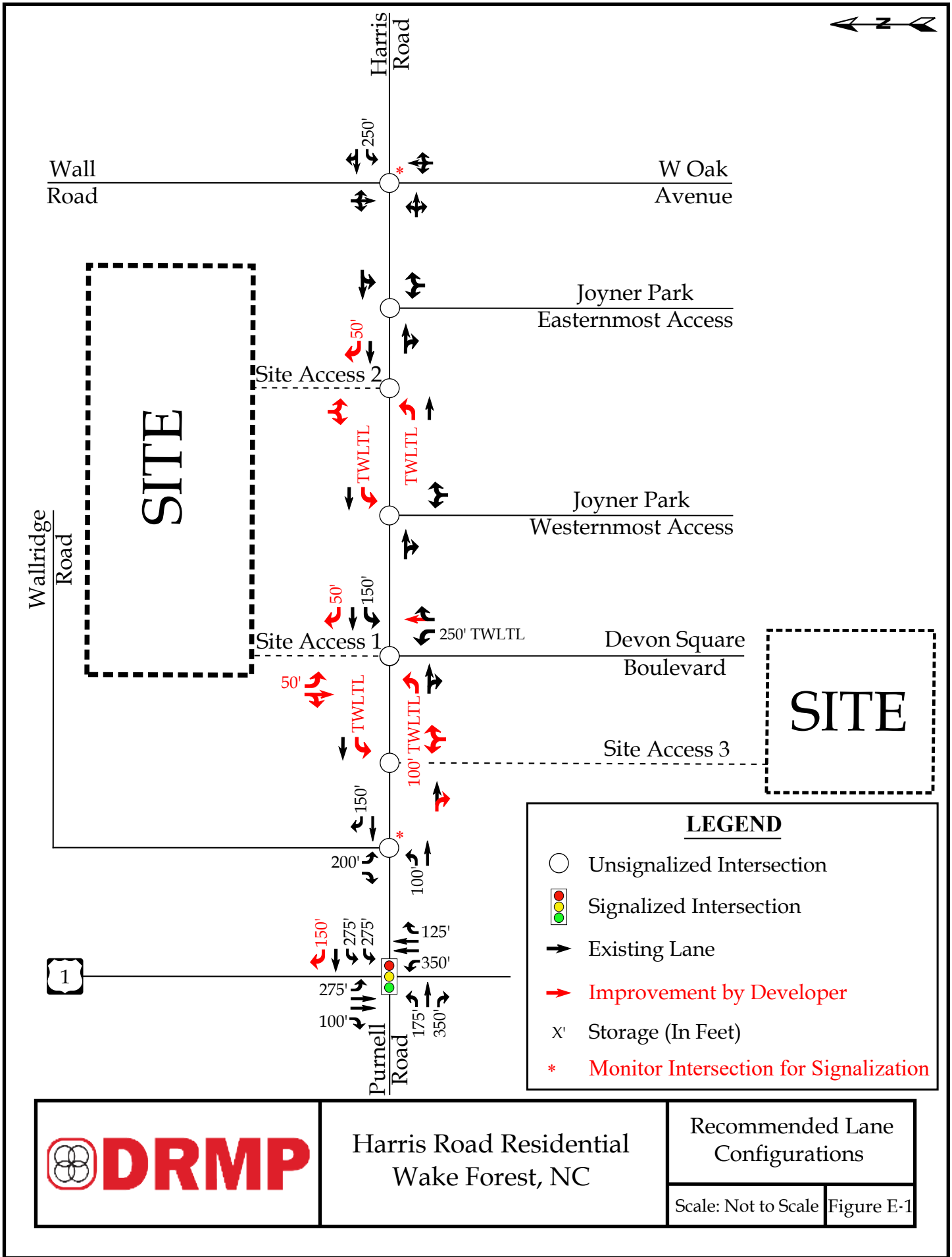
- Construct southbound approach of Site Access 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
- Provide an exclusive westbound right-turn lane on Harris Road with at least 50 feet of storage, appropriate decel and taper.
- Construct a two way left turn lane on Harris Road between Joyner Park Westernmost Access and Site Access 2.
- Provide stop-control for southbound approach.

Harris Road and Site Access 3

- Construct northbound approach of Site Access 3 as a full-movement intersection with one ingress lane and one egress lane. As required by NCDOT and the Town, this driveway may be converted to right-in/right-out operations as part of U-5307 with no compensation from the Town or NCDOT for restricted access.
- Restripe eastbound approach as a shared through/right-turn lane.
- Provide stop-control for northbound approach.

Wallridge Road and Harris Road

- Monitor intersection for signalization. A signal warrant analysis shall be performed at completion of phase 1 and if needed at completion of phase 2. A proportional fee in lieu is recommended for the developer's portion of the traffic signal if found warranted. Per the Town, the fee in lieu would include the design and construction of a metal strain pole signal; however, the fee in lieu may be used for intersection improvements.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

June 24, 2024

Harris Road Mixed-Use Development

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-228R2
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Madonna Saleh, Design Engineer

Harris Road Mixed-Use Development

SC-2022-228R2

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	05/24/24	Date of Site Plan	08/03/23
Date of Complete Information	05/24/24	Date of Sealed TIA	05/24/24

Proposed Development

The TIA assumes the development is completed by 2028 and consists of the following:

Land Use	Land Use Code	Size
Single-Family Attached Housing	215	100 d.u.
Multifamily Housing (Low-Rise)	220	300 d.u.
Medical-Dental Office Building - Stand Alone	720	20,000 sq.ft.
Strip Retail Plaza (<40k)	822	34,000 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	124	160	284
PM Peak Hour	243	227	470
Daily Trips			5,126

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.

Site Access 3

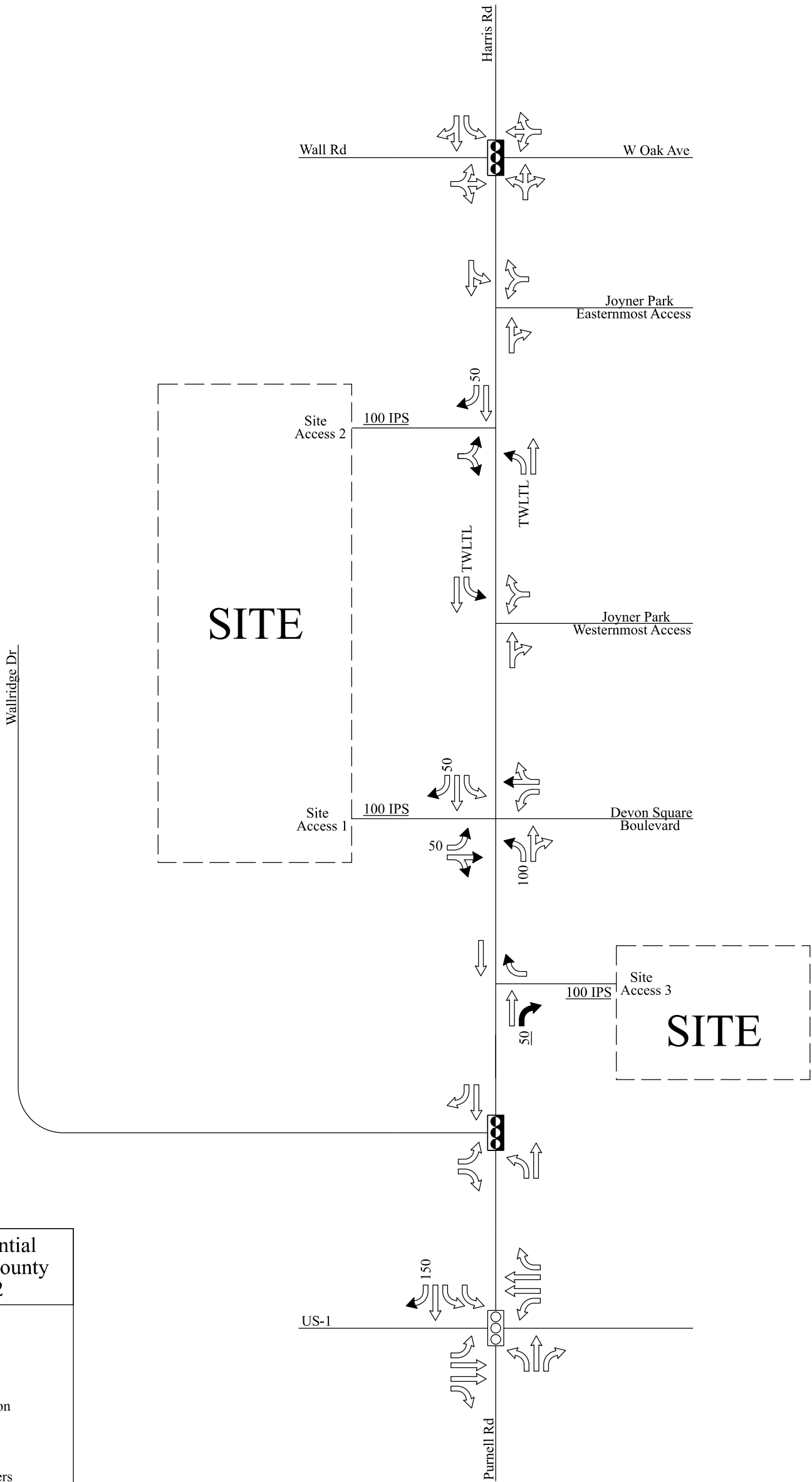
Future TIP improvements associated with TIP U-5307 includes Control of Access along Harris Road in the vicinity of the future US-1 interchange. Site Access 3 is in close proximity to the location the Control of Access terminates. Coordination with the U-5307 project team should acknowledge and address any potential conflicts with this site access.

Trip Generation

Internal Capture was assumed across a public roadway. Traffic was not applied to the roadway. Care should be taken to avoid this in future studies. The amount of traffic in this instance was not significant enough to warrant revising the analysis.

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-2022-228R2

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>

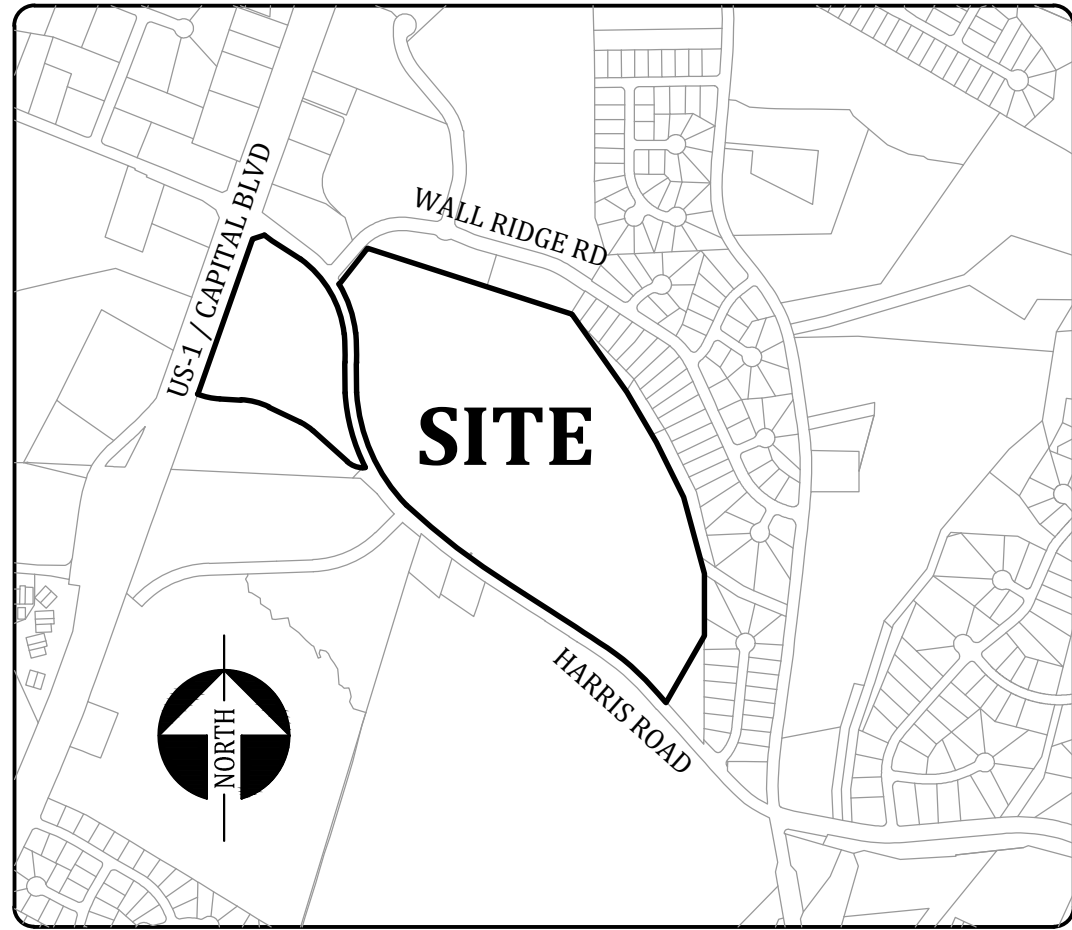
Distance Between Intersections

IPS

Internal Protected Stem

All Distances in Feet

Drawing Not to Scale



VICINITY MAP

1"=1000'

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	1884	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	1841490717	JOHNSON, BRENDAN	17320	108	SINGLFAM
19	1841490740	WOLFORD, STEVEN A WOLFORD, LEANNE H	7253	615	SINGLFAM
20	1841490672	SFR IV-2 PROPERTY LLC	18777	2103	SINGLFAM
21	1841491517	BAIRD, DONALD EUGENE BAIRD, MARIA MCCOY	18527	1140	SINGLFAM

SURVEY SYMBOL LEGEND

AC UNIT	FIRE HYDRANT	OVERHANG	TREE
BACK FLOW VALVE	FENCE LINE	OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
BOLLARD	FIBER OPTIC	REINFORCED CONCRETE DRAINAGE PIPE	UNDERGROUND POWER
CABLE PEDESTAL	FIBER OPTIC VAULT	SEWER MANHOLE	UNDERGROUND TELEPHONE
CABLE VAULT	FLARED END SECTION	STORM MANHOLE	UTILITY POLE
CATCH BASIN	GUY WIRE	WATER LINE	WATER LINE HOTBOX
CLEAN OUT	GAS VALVE	STORM JUNCTION BOX	WATER LINE MANHOLE
COMMUNICATION BOX	GRATED INLET	SWAMP	WATER METER
CURB INLET	IRRIGATION VALVE	TELEPHONE PEDESTAL	WATER VALVE
ELECTRIC BOX	LIGHT POLE	TELEPHONE MANHOLE	WELL
ELECTRICAL VAULT		TEMPORARY BENCHMARK	YARD INLET

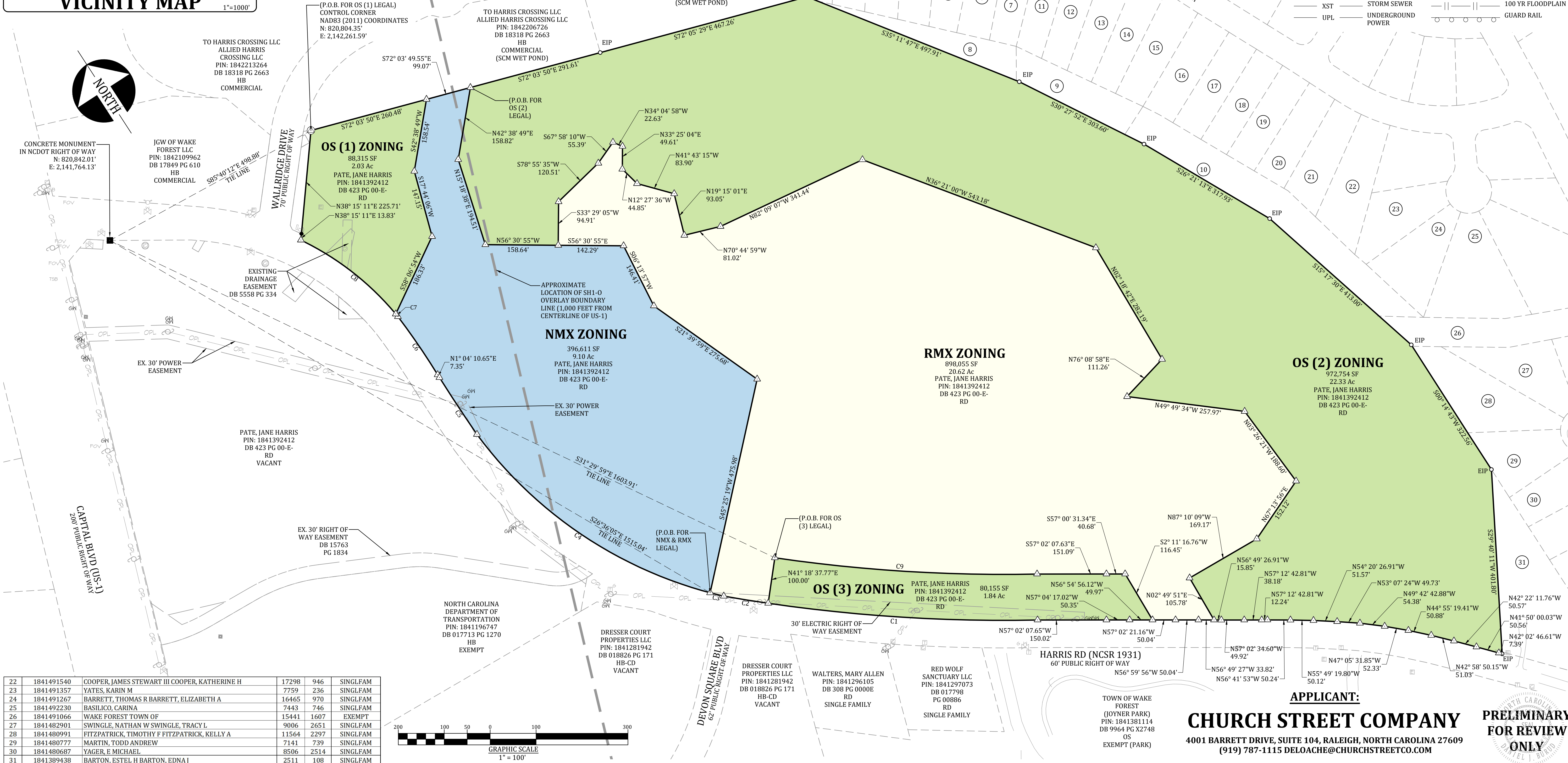
PROPERTY CORNERS

CONC MONUMENT SET
CONC MONUMENT FOUND
PROP CORNER FOUND
COMPUTED POINT
CONTROL CORNER
IRON PIPE SET
IRON PIPE FOUND

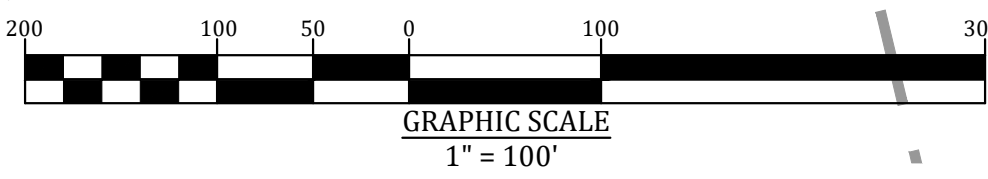
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	588.32	3544.60	9.51	587.64	S53° 26' 40"E
C2	97.86	3544.60	1.58	97.86	N47° 53' 55"W
C3	30.71	924.95	1.90	30.71	N43° 09' 16"W
C4	625.42	924.95	38.74	613.57	N22° 49' 57"W
C5	148.23	4018.65	2.11	148.22	N00° 25' 39"W
C6	153.31	1586.94	5.54	153.25	N01° 22' 48"W
C7	7.36	617.65	0.68	7.36	N06° 31' 57"W
C8	179.81	617.65	16.68	179.17	N22° 59' 56"W
C9	572.73	3444.60	9.53	572.07	S53° 27' 10"E

SURVEY LINETYPES

PROPERTY LINE	XFO	FIBER OPTIC COMMUNICATION
P/L NOT SURVEYED	TS	TRAFFIC SIGNAL
EASEMENT	XWL	WATERLINE
ADJOINER	UT	UNDERGROUND TELEPHONE
FENCE LINE	100 YR FLOODPLAIN	GUARD RAIL
XSS		
XST		
UPL		



22	1841491540	COOPER, JAMES STEWART III COOPER, KATHERINE H	17298	946	SINGLFAM
23	1841491357	YATES, KARIN M	7759	236	SINGLFAM
24	1841491267	BARRETT, THOMAS R BARRETT, ELIZABETH A	16465	970	SINGLFAM
25	1841492230	BASILICO, CARINA	7443	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	1841480687	YAGER, E MICHAEL	8506	2514	SINGLFAM
31	1841389438	BARTON, ESTEL H BARTON, EDNA J	2511	108	SINGLFAM



HARRIS ROAD REZONING

REZONING EXHIBIT

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	MAY 8, 2023
PROJECT NUMBER:	2021-024.00
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	REZONING EXHIBIT

HARRIS TRACT BOUNDARY EXHIBIT

FOR THE TOWN OF WAKE FOREST

07/17/24	TOWN STAFF REVIEW
09/13/24	TOWN STAFF REVIEW
10/21/24	TOWN STAFF REVIEW

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 #
REZ-1.0

CHURCH STREET COMPANY
4001 BARRETT DRIVE, SUITE 104, RALEIGH, NORTH CAROLINA 27609
(919) 787-1115 DELOACHE@CHURCHSTREETCO.COM

APPLICANT:



Planning Board Agenda Item Report

Agenda Item No.: 2024-413-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: December 10, 2024

SUBJECT

Appoint Chair and Vice-Chair for the 2025 Calendar Year

Recommendation:

Item Summary:

ATTACHMENTS

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Planning Board Agenda Item Report

Agenda Item No.: 2024-412-

Submitted by: Jennifer Currin

Submitting Department: Planning

Meeting Date: December 10, 2024

SUBJECT

Planning Board Member Recognition

Recommendation:

Item Summary:

ATTACHMENTS

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