



**Wake Forest Board of Commissioners Work Session
Meeting Agenda
February 04, 2025 at 6:00 PM**

1. Presentations

- 1.1. Presentation on Phase 2 of the 2035 Wake Transit Plan Engagement.
[020425 BOC Agenda Summary.pdf](#)
[WTP_Board_and_Council_Agenda_Information.pdf](#)
[Wake Transit_Phase I_Engagement Summary.pdf](#)
- 1.2. Presentation 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).
[BOC Agenda Summary RZ-24-01.pdf](#)
[RZ-24-01 Staff Report v1.pdf](#)
[Attachment A - Neighborhood Meeting Minutes.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - TIA Executive Summary and NCDOT Review Report.pdf](#)
[Attachment E - Planning Board Recommendation.pdf](#)
[Exhibit 1 - Rezoning Exhibit.pdf](#)
- 1.3. ARPA Financial Update
[ARPA Financial Update_summary.pdf](#)

2. Discussion of Monthly Financial Report

- 2.1. Discussion of December Financial Summaries
[Monthly Financial Report_summary.pdf](#)
[December 31, 2024 Financial Summaries.pdf](#)

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for upcoming Regular Meeting

[Draft BOC Agenda_Feb202518.pdf](#)

- 4. Other Business**
- 5. Commissioner Reports**
- 6. Adjournment**



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-408-
Submitted by: Emma Linn
Submitting Department: Planning
Meeting Date: February 4, 2025

SUBJECT

Presentation on Phase 2 of the 2035 Wake Transit Plan Engagement.

Recommendation:

Item Summary:

ATTACHMENTS

- [020425 BOC Agenda Summary.pdf](#)
- [WTP_Board_and_Council_Agenda_Information.pdf](#)
- [Wake Transit_Phase I_Engagement Summary.pdf](#)

Agenda Item: Presentation on Phase 2 of the 2035 Wake Transit Plan Engagement.

Summary: The Capital Area Metropolitan Planning Organization (CAMPO) is kicking off phase 2 of public outreach for the 2035 Wake Transit Plan update. There are five (5) planned engagement phases to support the Wake Transit Plan Update project to ensure everyone will have the opportunity for ongoing and active involvement.

CAMPO staff will present on the Phase 1 engagement results, planned engagement for Phase 2, and how residents can get involved.

Attachments: WTP Board and Council Agenda Information
Wake Transit Phase 1 Engagement Summary

2035 WAKE TRANSIT PLAN UPDATE

*The Wake Transit Plan Guides Investments
In Wake County's Public Transit System*

In 2016, Wake County voters approved a half-cent sales tax referendum dedicated to improving and expanding Wake County's transit system. The Wake Transit Plan (WTP) outlines the county-wide transit investment strategy by guiding how those funds will be spent on services and projects that are shaping our transit future. Every four years, the Wake Transit Plan is updated to confirm the region's ten-year transit vision. The 2026-2035 update that is underway now, will guide how we will invest nearly \$1 billion to make it easier for people in Wake County to use public transportation to meet their transportation needs.

Last summer, over 2,000 people took a survey that asked them to share their ideas and priorities for making public transportation better in Wake County. That feedback is helping us develop an investment strategy that will:

- Create fast, reliable connections between Raleigh and Durham
- Advance regional rail transportation options
- Expand the programmed bus rapid transit (BRT) network
- Expand frequent local bus network (routes running every 15-minutes or better)
- Build mobility hubs across Wake County to enhance multimodal connections
- Provide safe access to transit with sidewalk, crosswalk and ADA improvements

The goal of this phase of engagement is to share our ideas about how we will accomplish these goals and to decide which projects should come first.

More information and a short survey can be found by visiting the project page (<https://publicinput.com/waketransit2035>).



Phase 1 | Engagement Summary

Wake Transit Plan

September 2024



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1 OVERVIEW

Summary

In 2024, Wake Transit Plan (WTP) stakeholders initiated an update to revisit the strategic direction and investment priorities established in the 2016 Wake Transit Plan. This plan—the WTP Update—was designed to include significant public and stakeholder engagement throughout the process.

The first phase of the engagement, which was held during Spring and Summer 2024 was specifically focused on educating stakeholders and the public about the status of the plan and asking for feedback on current investment priorities. While the Phase 1 engagement strategy included several activities, it was centered around a transit priorities survey that asked participants to spend a limited budget across a list of 12 different transit investments. In addition to order of magnitude cost information, participants were also shown information about each investment's potential impact, such as how long it would take to build the project, how it would impact transit ridership and, how the strategy would improve rider safety and comfort, as well as service speed and reliability. A copy of the priorities survey is included in Appendix A.

The survey also included a series of demographic and socioeconomic questions used by Wake Transit Plan Community Engagement team on previous efforts, to better ensure consistency and ability to measure trends in engagement over time. The demographic questions helped the team track responses across key resident groups as well as geographically. The demographic and socioeconomic data analysis was also helpful in identifying differing priorities between some of the key groups. For the purpose of this summary, results will be framed in the context of overall survey responses and responses of regular transit riders. A copy of the demographic questions is included in Appendix B.

The survey was available online between May 6, 2024, and July 23, 2024. People who participated in community engagement activities, including the Stakeholder Advisory Committee, participated in a group transit investment budgeting activity similar to the exercise included in the survey.

Key Findings

There were several key takeaways from the community in the survey responses:

- Rail is still desirable.
- People want to connect across the region, but also want better connections to Raleigh, Cary and RTP.
- Current bus riders want better service. Specifically, more frequency, longer hours, and service running on more days of the week.

- Improving passenger amenities is important to the community.
- Stakeholders are interested in on-demand and/or microtransit services.

The Process

First, a Public Engagement Plan (PEP) was created which documented the project understanding, project purpose, and anticipated timeline for all phases of engagement throughout the Wake Transit Plan Update (between 18-24 months, total). The draft PEP was reviewed by the CE Subcommittee on February 2, 2024 and finalized on April 16, 2024.

For Phase 1, three documents were prepared to further outline the strategy for engagement:

- **Level 1 – Equity Analysis** | The Community Engagement (CE) Equity Analysis was used to determine where targeted outreach efforts were required to reach specified population groups within the geographic boundary of Wake County. In the form, each population group, specific locations, and materials and intended outreach methods used were outlined. Using Capital Area Metropolitan Planning Organization's (CAMPO's) Community of Concerns (CoC) map, vulnerable populations throughout Wake County were identified. The CoC map utilized American Community Survey (ACS) 5-Year Estimates (2017 – 2021).
- **Level 2 – GoTriangle Support Request Form** | the purpose of the GoTriangle Support Request Form was to identify general support services from GoTriangle to supplement engagement activities. The general support services included posting on GoForwardNC/Wake social media and websites, One Wake Transit social media, calendar, and blog.
- **Level 2 – Strategy for Engagement Phases document** | the purpose of the Engagement Phase document is to outline the purpose, key audiences, schedule, geographic boundary, and support requested from TPAC partners. At a high-level, this document outlines the anticipated dates of each aspect of engagement including deliverables and support descriptions requested.

The three documents were submitted to CAMPO staff for review and approval on March 15, 2024.



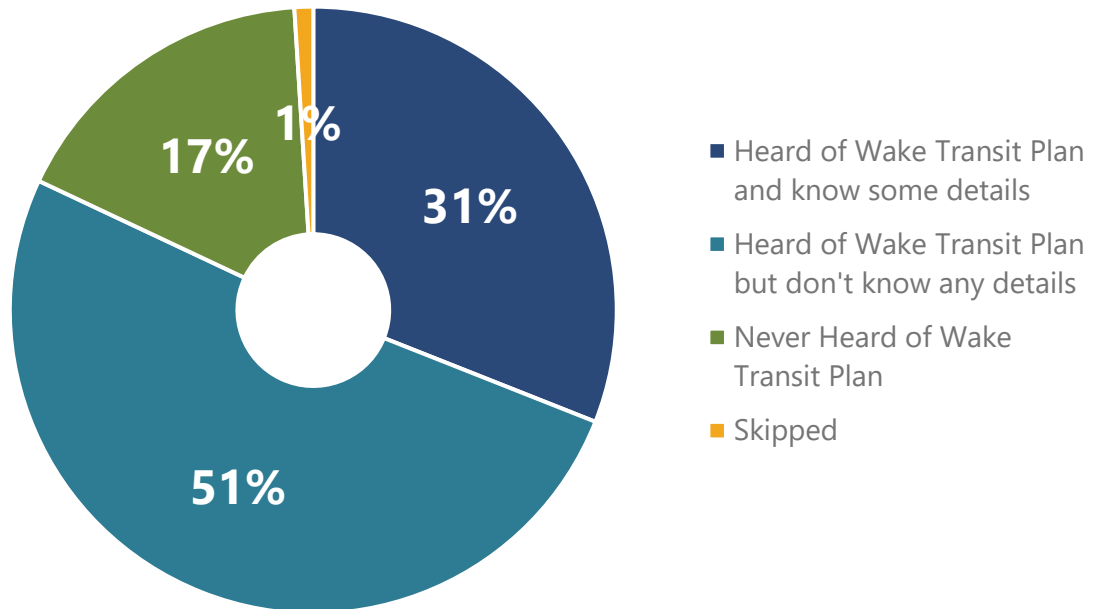
2 SURVEY: KEY TAKEAWAYS

Summary of Findings: Survey

The summary of findings below, outlines the major data points collected by the close date of the survey.

- Approximately 1,900 completed surveys
 - 1,302 completed both demographic and transit priorities sections
 - 1,578 completed priorities section, only
- 51% of the people who took the survey reported they had heard of the Wake Transit Plan but didn't know any details.
- 17% had never heard of the Wake Transit Plan.
- Among the people who completed the survey, 28% are regular or sometimes-users of transit services.

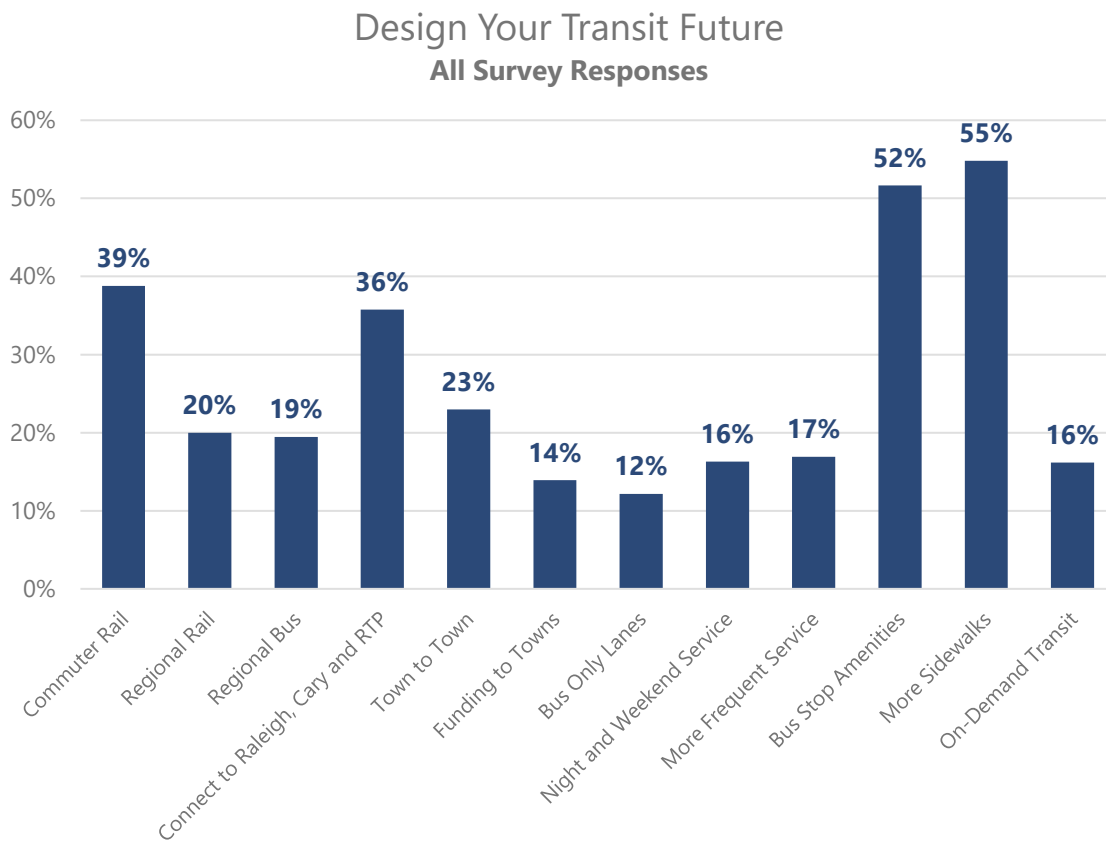
What do you know about the Wake Transit Program?



Summary of Findings: All Responses

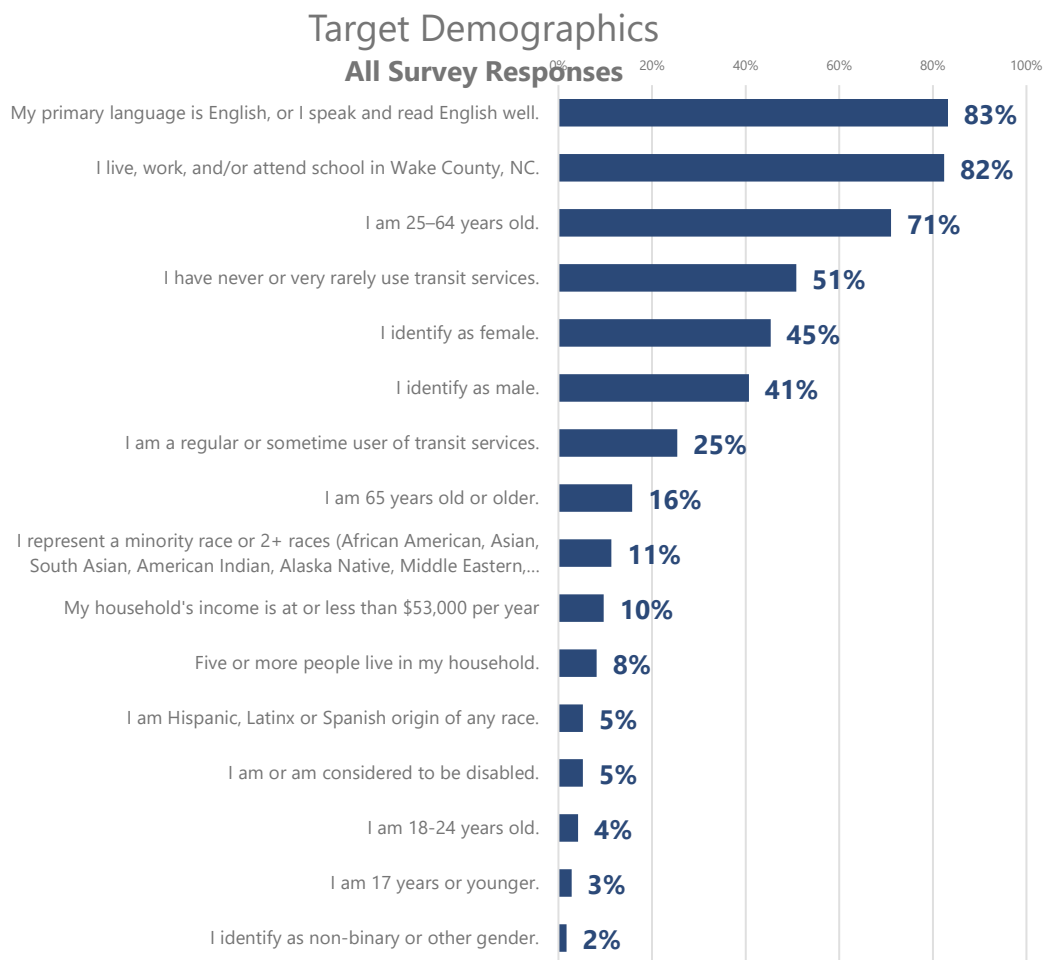
When reviewing the overall sample, regional connections are important to survey respondents. Nearly everyone selected at least one regional connection: commuter rail, connections to Raleigh Cary and RTP and regional rail or bus. The following bullets highlight the summary of all responses received on the survey. The graph below shows how participants allocated \$10 to create their transit future.

- The highest priority investments included:
 - Crosswalks and sidewalks (55%)
 - Bus stop amenities (52%)
 - Connections to regional centers (Raleigh, Cary, and RTP) (36%)
 - Commuter Rail (39%)
- The lowest priority investments included:
 - Bus only lanes (12%)
 - Funding to towns (14%)
 - On-Demand transit (16%)



Key Demographic Statistics:

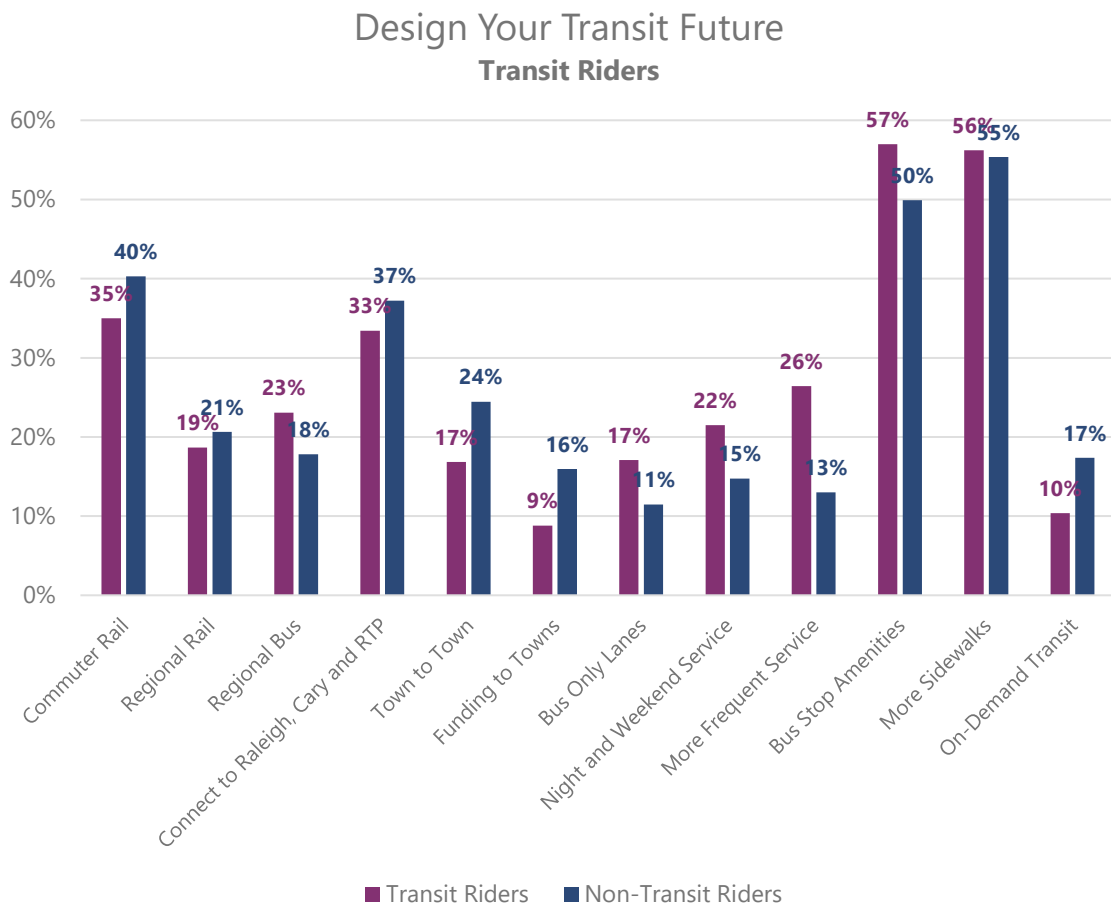
- **25%** are regular or sometimes users of transit services
 - 51% have never or rarely use transit services
- **10%** have incomes at or less than \$53,000 per year
 - 7% live in households with 5 or more people
- **16%** are Hispanic or represent a minority race
- **4%** are aged 18 – 24 years and **16%** are aged 60+ years
- **5%** identified as a person with a disability



Summary of Findings: Transit Riders

To better understand the needs of transit riders, data was disaggregated to parse out responses from transit riders. Overall, out of the 1,302 total survey responses, 386 respondents reported using transit, and they notably different priorities compared to the overall sample.

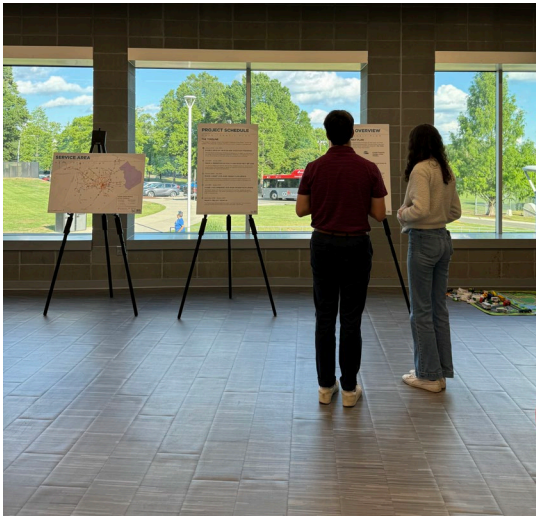
- Transit reliant populations—defined as having at least one of the following characteristics: low income, 5+ households, minority, or Hispanic origin—made up 29% of respondents.
- Generally, transit riders prioritized frequent and off-peak service, improved bus stop amenities, and bus only lanes more than non-transit riders. Transit riders are also slightly less interested in commuter rail and town-to-town connections than non-transit riders.
- Overall, transit riders and transit reliant populations had similar priorities.



3 OPEN HOUSE

The open house was held on May 16, 2024 at the Chavis Community Center. The open house was organized as a drop-in format so participants could stop by between 6:00 pm and 8:00 pm to review exhibits, provide input on priorities, and ask staff questions. The following bullets summarize the feedback received from the open house:

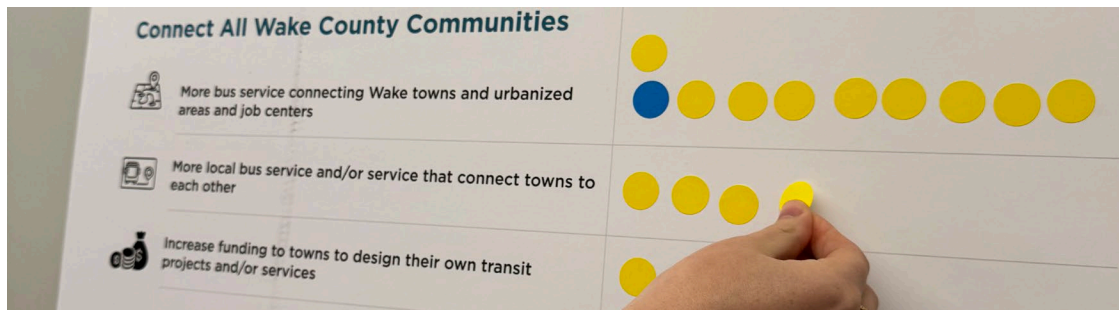
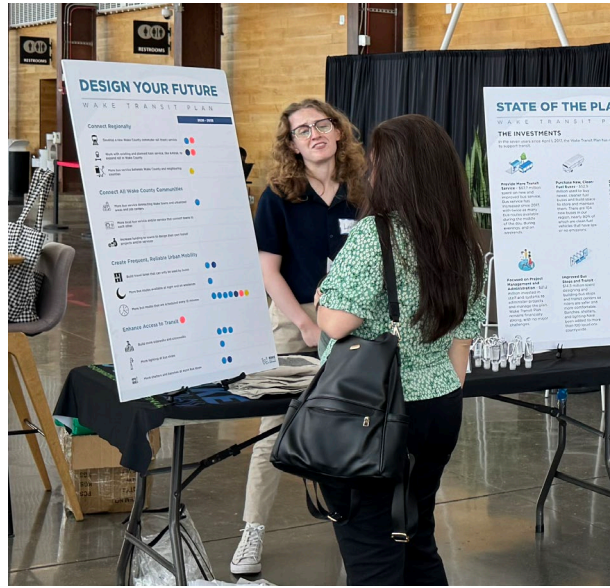
- 11 paper surveys
- 3 comments received
- The top three priorities included:
 - More connections to Wake towns, urbanized areas, and job centers (45%)
 - More town to town bus service (45%)
 - More frequent bus service (45%)



4 POP-UP EVENTS

To supplement the online survey and open house, pop-up events were held around Wake County to meet the community in locations where events were already planned. The intent of the pop-up events was to reach a broad range of community members at targeted locations like transit centers and stops, key activity centers and facilities, and community events to bolster participant and spread information about the Wake Transit Plan.

At each pop-up event, an interactive activity was used to facilitate discussion about transit investments and priorities. A series of exhibits helped supplement discussion similar to the information shared at both the open house and online survey. Participants were encouraged to fill out a printed version of the survey and provide additional input on boards. These pop-up events were staffed by a variety of agency partners including staff from the Town of Apex, Town of Cary, Town of Garner, Town of Morrisville, City of Raleigh, Town of Wendell, Town of Zebulon, GoTriangle, and the consultant team. Over 40 events were held between May 3, 2024 and June 20, 2024.



Participants were asked to allocate portions of a \$10 “budget” to transit improvements (simulating the public-facing survey). The prices listed below are illustrative and reflect an order of magnitude relative to \$10. The following summarizes the results of the activity. The total column indicates the people that selected each category.

Category	Price	Total
<i>Connect regionally</i>		
Develop a new Wake County commuter rail (train service)	\$7	3
Work with existing and planned train service, like Amtrak, to expand rail in Wake County	\$4	5
More bus service between Wake County and neighboring counties	\$3	6
<i>Connect all Wake County communities</i>		
More bus service connecting Wake towns and urbanized areas and job centers	\$2	10
More local bus service and/or service that connects towns to each other	\$2	9
Increase funding to towns to design their own transit projects and/or services	\$3	7
<i>Create frequent, reliable urban mobility</i>		
Build travel lanes that can only be used by buses	\$5	0
More bus routes available at night or on weekends	\$3	10
More bus routes that are scheduled every 15 minutes	\$5	8
<i>Enhance access to transit</i>		
Build more sidewalks and crosswalks	\$2	4
More lighting at bus stops	\$1	14
More shelters and benches at more bus stops	\$1	15
More on-demand transit service, like microtransit, in more places	\$2	0

The following table includes the list of pop-up events held from May 2024 to June 2024.

Event	Location	Date	Staffing
Bike Banaza	510 W Martin St, Raleigh, NC	Friday, May 3, 2024	Raleigh
Peak Fest	Downtown Apex	Saturday, May 4, 2024	Apex
Meet in the Street	350 S White St, Wake Forest, NC	Saturday, May 4, 2024	Wake Tech
NC State	Western Blvd	Thursday, May 9, 2024	GoTriangle
Zebulon Spring Concert Series	1003 N Arendell Ave, Zebulon, NC	Friday, May 10, 2024	Zebulon
Academy Street/Spanish Speaking Festival	316 N. Academy Street, Cary, NC	Saturday, May 11, 2024	Cary
Fuquay-Varina Grower's Market	121 N Main St, Fuquay-Varina, NC	Saturday, May 11, 2024	GoTriangle
Neighborhood Clean-Up	323 Lake Dr, Wendell, NC	Saturday, May 11, 2024	Wendell
Cary Depot	211 N Academy St, Cary, NC 27511	Monday, May 13, 2024	GoTriangle
Public Meeting	505 Martin Luther King Jr Blvd, Raleigh NC	Thursday, May 16, 2024	Consultant Team
District Drive Park and Ride	Raleigh, NC 27607	Thursday, May 16, 2024	GoTriangle
Bike to Work Day	Various Locations	Thursday, May 16, 2024	Raleigh
RTC	901 Slater Road, Durham NC 27703	Friday, May 17, 2024	GoTriangle
Asian American Festival	1030 Richardson Dr, Raleigh, NC	Saturday, May 18, 2024	CAMPO
Garner Night Market	120 East Main Street, Garner, NC	Saturday, May 18, 2024	Consultant Team
Morrisville Springfest	228 Aviation Pkwy, Morrisville NC	Saturday, May 18, 2024	Morrisville + GoTriangle
Zebulon Community Center	301 S Arendell Ave, Zebulon, NC	Monday, May 20, 2024	Consultant Team
South (Wake Tech Campus)	9101 Fayetteville Road, Raleigh, NC	Monday, May 20, 2024	Wake Tech
Northern Wake Senior Center	235 E Holding Ave, Wake Forest, NC 27587	Tuesday, May 21, 2024	Consultant Team
Cary Depot	211 N Academy St, Cary, NC 27511	Wednesday, May 22, 2024	Consultant Team
RTC	901 Slater Road, Durham NC 27703	Wednesday, May 22, 2024	GoTriangle

Event	Location	Date	Staffing
GoRaleigh Station	214 S Blount St, Raleigh, NC 27601	Thursday, May 23, 2024	Consultant Team
NC State	Hillsborough at Brooks	Thursday, May 23, 2024	GoTriangle
Parks Job Fair	514 Method Rd Raleigh, NC 27607	Wednesday, May 29, 2024	Raleigh
Raleigh Downtown Mobility Study	510 W Martin St, Raleigh, NC 20703	Wednesday, May 29, 2024	Consultant Team
Moore Square	201 S Blount Street. Raleigh, NC 27601	Thursday, May 30, 2024	GoTriangle
ZWX Bus Ride		Thursday, May 30, 2024	GoTriangle
Cary Depot	211 N Academy St, Cary, NC 27511	Tuesday, June 4, 2024	GoTriangle
North (Wake Tech Campus)	931 Durham Road Wake Forest, NC 27587	Tuesday, June 4, 2024	Wake Tech
RTC	901 Slater Road, Durham NC 27703	Thursday, June 6, 2024	GoTriangle
Moore Square	201 S Blount Street. Raleigh, NC 27601	Friday, June 7, 2024	GoTriangle
Local Government Career Expo	1101 Gorman St, Raleigh, NC	Saturday, June 8, 2024	Garner
Bike Rodeo	200 Town Hall Dr, Morrisville, NC	Saturday, June 8, 2024	Morrisville
Perry Health Science (Wake Tech Campus)	2901 Holston Lane Raleigh, NC 27610	Monday, June 10, 2024	Wake Tech
RTC	901 Slater Road, Durham NC 27703	Wednesday, June 12, 2024	GoTriangle
Zebulon Juneteenth Kick Off Concert	1003 N Arendell Ave, Zebulon, NC	Friday, June 14, 2024	Consultant Team
Knightdale African American Festival	810 N First Ave, Knightdale, NC	Saturday, June 15, 2024	GoTriangle
Bike Repair Event		Saturday, June 15, 2024	Raleigh
Rolesville Juneteenth	425 Nature Park Dr, Wake Forest, NC 27587	Wednesday, June 19, 2024	Rolesville + GoTriangle
Holly Springs Community Library	300 W Ballentine St, Holly Springs, NC	Thursday, June 20, 2024	GoTriangle
NC State	Hillsborough St	Thursday, June 20, 2024	GoTriangle

5 STAKEHOLDER ADVISORY COMMITTEE

A Stakeholder Advisory Committee (SAC) was held on May 22, 2024, at the Chavis Community Center in downtown Raleigh. At the meeting, there were 49 participants representing communities across Wake County. The representatives of Stakeholder Advisory Committee who were invited to attend included:

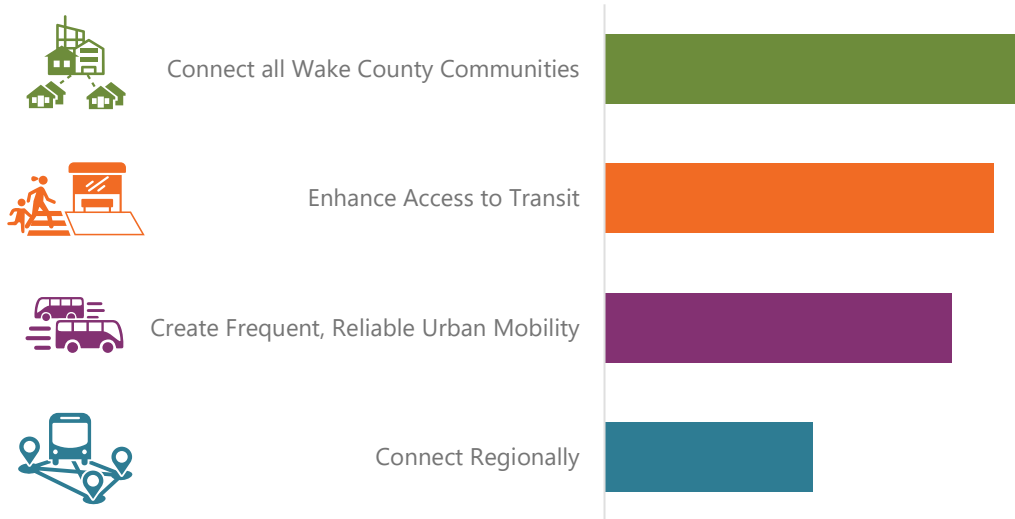
- Apex
- CAMPO
- Cary
- Central Pines Regional Council
- Downtown Raleigh Alliance (DRA)
- Federal Highway Administration
- Fuquay-Varina
- Garner
- GoRaleigh
- GoTriangle
- GoWake Access Transportation
- Holly Springs
- ITRE
- Knightdale
- Morrisville
- NCDOT Division 5
- NCDOT Rail
- NCDOT Transportation Planning Division (TPD)
- NC State University
- Oaks and Spokes
- Raleigh
- Regional Transportation Alliance (RTA)
- Rolesville
- Shaw University
- Wake County
- Wake Forest
- Wake Technical Community College
- WakeUp Wake County
- Wendell
- Zebulon



The purpose of the Stakeholder Advisory Committee meeting was to:

- Review the State of the Wake Transit Plan
- Gather input on Wake Transit Plan priorities
- Share information on up-coming engagement events

Using an interactive online, live polling software called Mentimeter, participants were encouraged to share their agency's perspective on where the Wake Transit Plan has made the most progress.



Stakeholders were also asked what they felt was the biggest challenge facing the Wake Transit Plan. The results of the open-ended responses are summarized below:

- Funding
- Ridership
- Time
- Coordinating with land use/density

Stakeholders were placed into small groups with three-to-five people and asked to allocate portions of a \$10 “budget” to transit improvements (simulating the public-facing survey). The prices listed below are illustrative and reflect an order of magnitude relative to \$10. The following summarizes the results of the activity. The total column indicates the number of groups that selected each category.

Category	Price	Total
<i>Connect regionally</i>		
Develop a new Wake County commuter rail (train service)	\$7	0
Work with existing and planned train service, like Amtrak, to expand rail in Wake County	\$4	1.5
More bus service between Wake County and neighboring counties	\$3	2
<i>Connect all Wake County communities</i>		
More bus service connecting Wake towns and urbanized areas and job centers	\$2	5
More local bus service and/or service that connects towns to each other	\$2	5
Increase funding to towns to design their own transit projects and/or services	\$3	2
<i>Create frequent, reliable urban mobility</i>		
Build travel lanes that can only be used by buses	\$5	4
More bus routes available at night or on weekends	\$3	3
More bus routes that are scheduled every 15 minutes	\$5	4.5
<i>Enhance access to transit</i>		
Build more sidewalks and crosswalks	\$2	2
More lighting at bus stops	\$1	0
More shelters and benches at more bus stops	\$1	5
More on-demand transit service, like microtransit, in more places	\$2	6

The investments selected most often by the stakeholder small groups are listed below:

- More on-demand transit service, like microtransit, in more places (6)
- More bus service connecting Wake towns and urbanized areas and job centers (5)
- More local bus service and/or service that connects towns to each other (5)
- More shelters and benches at more bus tops (5)



6 LESSONS LEARNED

- While advertised public meetings, pop-up events, and engaging key stakeholders are important pieces of a well-rounded outreach effort, social media was found to be one of the most effective tools for the Wake Transit team to get the word out about the survey and the Wake Transit Plan in general. In the second half of the engagement period, survey responses significantly increased with targeted ads, survey pushes on agency rider apps, as well as posts on various platforms with links to the survey.
- Pop-up events proved to be an effective in-person way of reaching target demographic groups to better ensure diverse demographic, socioeconomic, and geographic representation. Events held at the transit centers and senior centers produced some of the highest response and engagement rates.
- Surveys could be reviewed and tested by trusted Wake Transit stakeholders and partners prior to launch, to better ensure questions are worded clearly and that the message and intent of the survey is clear. For example, based on feedback received from stakeholders in the second half of the engagement period, the pricing of bus-only lanes was adjusted in the survey to better align with the pricing difference between rail and bus rapid transit options. The order of demographic questions versus survey questions was also adjusted to increase the response rate of both sets of questions.
- In future phases of outreach:
 - The survey will be formatted in a paper version (to include demographic questions) in addition to being available online.
 - Demographic questions will be asked after the completion of the online survey.
 - Surveys will be reviewed and tested by a select group of key stakeholders and/or Wake Transit partners before launch.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-409-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: February 4, 2025

SUBJECT

Presentation 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).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-24-01.pdf](#)
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- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Attachment E - Planning Board Recommendation.pdf](#)
- [Exhibit 1 - Rezoning Exhibit.pdf](#)

Agenda Item: Presentation of LEGISLATIVE CASE RZ-24-01, Harris Tract, a rezoning map amendment 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).

Summary: A public comment session was held at the December 10, 2024, Planning Board meeting.

At the December 10, 2024 Planning Board meeting, the applicant provided additional conditions beyond the use limitations for consideration. The Planning Board voted 5-1 to continue the public hearing to their January 2025 meeting.

Following the December 10th Planning Board meeting, the applicant submitted revised conditions which included:

- Added Condition #9 to formalize that the proposed Open Space zoned parcels may count towards the unimproved open space requirements of the NMX and RMX zoned properties at the time of development.
- Revised Conditions #12 and 15 to change that instead of proportional fee-in-lieu payments made for intersection improvements being recommended, they are now required.

At their January 14, 2025 meeting, the Planning Board recommended approval of the zoning map amendment request by a vote of 6-0 with the following recommendations:

- Provide 5% of the multi-family units as affordable units at 80% AMI
- If the Town is not accepting of the open space land at stated in Condition #8, the applicant should place the property in a conservation easement for perpetuity.

The applicant has chosen not to provide any revised conditions since the January Planning Board meeting.

Attachments: See Staff Report.



Staff Report

Case RZ-24-01: Harris Tract Conditional District

Meeting Date	February 4, 2025
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
Planning Board Recommendation	A public comment session was held at the December 10, 2024, Planning Board meeting. At the December 10, 2024 Planning Board meeting, the applicant provided additional conditions beyond the use limitations for consideration. The Planning Board voted 5-1 to continue the public hearing to their January 2025 meeting. Following the December 10th Planning Board meeting, the applicant submitted revised conditions which included: • Added Condition #9 to formalize that the proposed Open Space zoned parcels may count towards the unimproved open space requirements of the NMX and RMX zoned properties at the time of development. • Revised Conditions #12 and 15 to change that instead of proportional fee-in-lieu payments made for intersection improvements being recommended, they are now required. At their January 14, 2025 meeting, the Planning Board recommended approval of the zoning map amendment request by a vote of 6-0 with the following recommendations: • Provide 5% of the multi-family units as affordable units at 80% AMI • If the Town is not accepting of the open space land at stated in Condition #8, the applicant should place the property in a conservation easement for perpetuity. The applicant has chosen not to provide any revised conditions since the January Planning Board meeting. See Attachment D for the Planning Board Recommendation.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Sessions	Public Hearing
July 9, 2024 (See Attachment A)	December 10, 2024 January 14, 2025	February 18, 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 B)
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. 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>
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	• 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 required 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>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 required 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,
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	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 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 RMZ zoning district that allows multifamily dwelling units, townhomes, and residential care facilities. The rezoning also proposed rezoning conditions that limit the number of townhomes that would be allowed to 100 units or 25% of the total units, whichever is less. By limiting the development of the townhomes to a maximum of 25% of the units, Transit-Supportive Residential is being provided with the rezoning request. • 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,
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	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, which is in compliance with the Residential Areas Plan.
Comprehensive Transportation Plan (2019)	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 **consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest if the proposed conditions were to be approved with the rezoning request.

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: TIA Executive Summary and NCDOT Review Report
- Attachment E: Planning Board Recommendation

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.

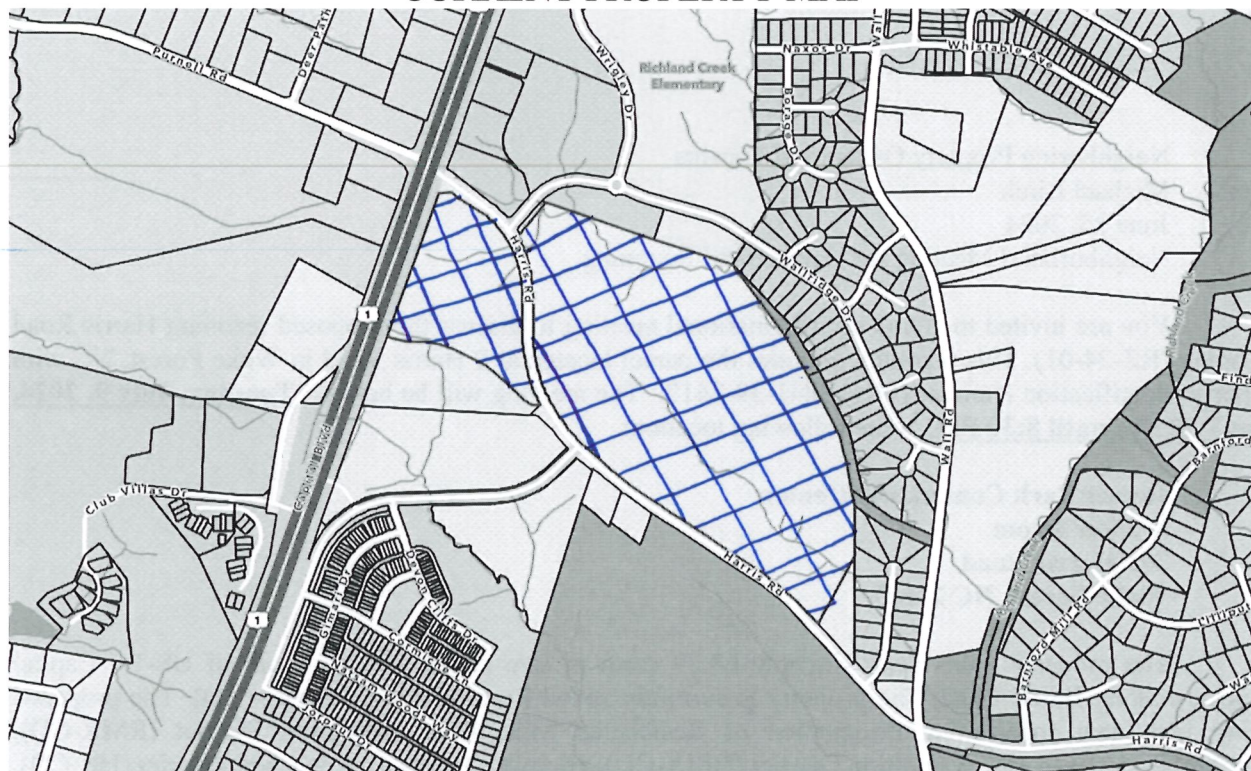
The Town of Wake Forest requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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.

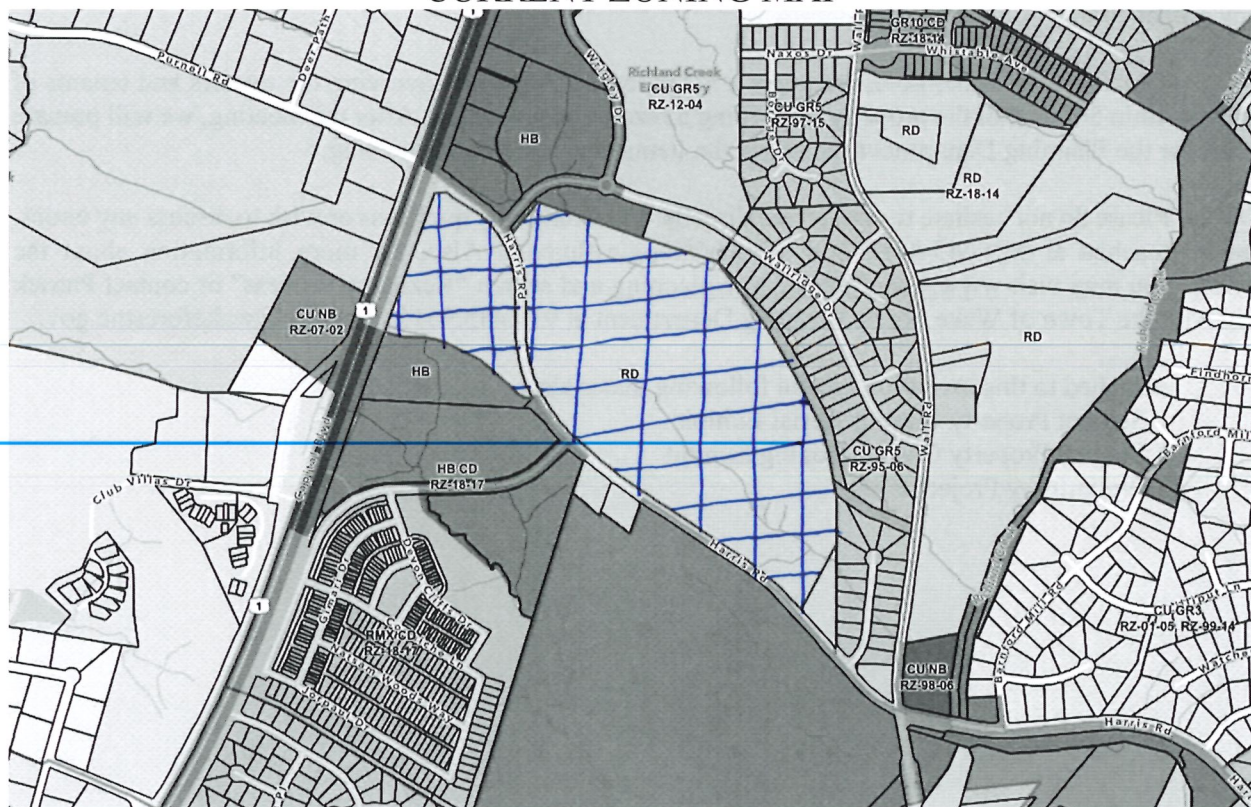
Attached to this invitation are the following materials:

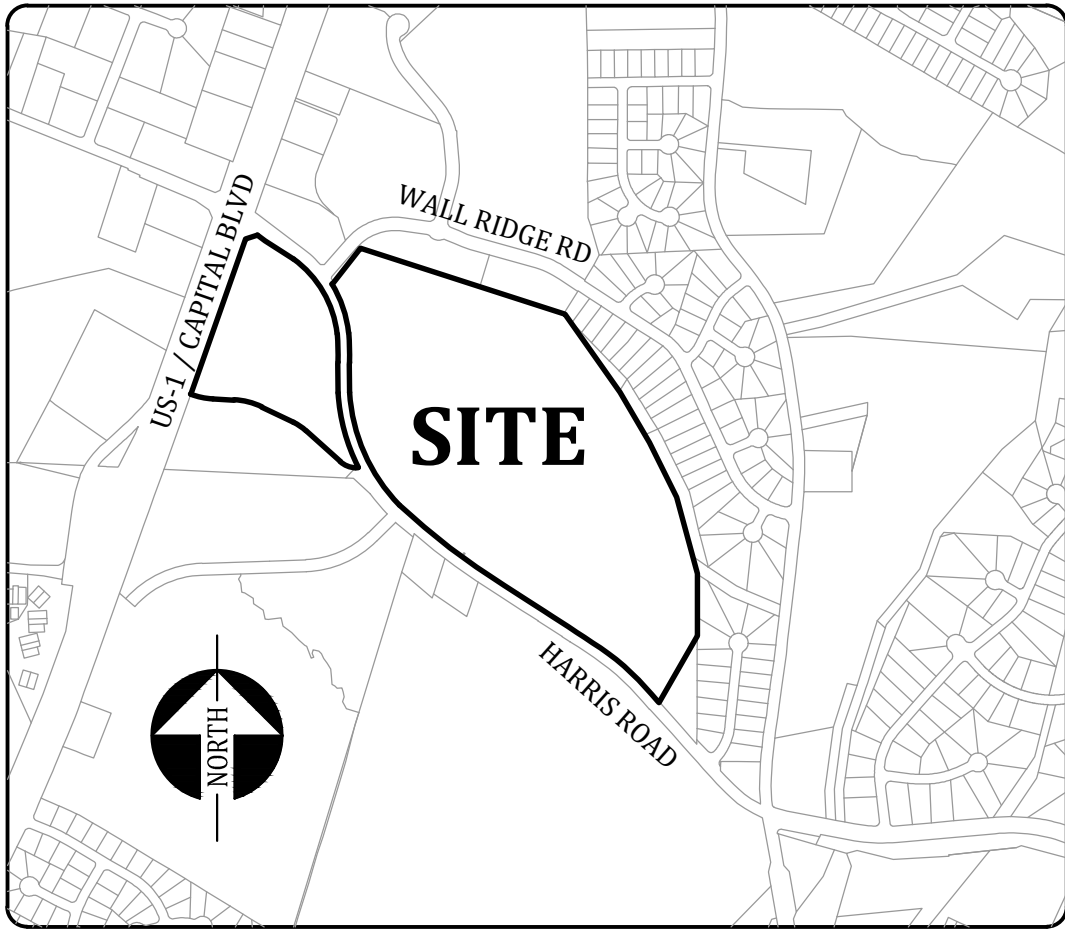
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plan

CURRENT PROPERTY MAP



CURRENT ZONING MAP





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 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 HOTBOX
CLEAN OUT	GAS	STORM JUNCTION BOX	WATER LINE MANHOLE
COMMUNICATION BOX	GAS VALVE	SWAMP	WATER METER
CURB INLET	GRATED INLET	TELEPHONE PEDESTAL	WATER VALVE
ELECTRIC BOX	IRRIGATION VALVE	TELEPHONE MANHOLE	WELL
ELECTRICAL VAULT	LIGHT POLE	TEMPORARY BENCHMARK	YARD INLET

PROPERTY CORNERS

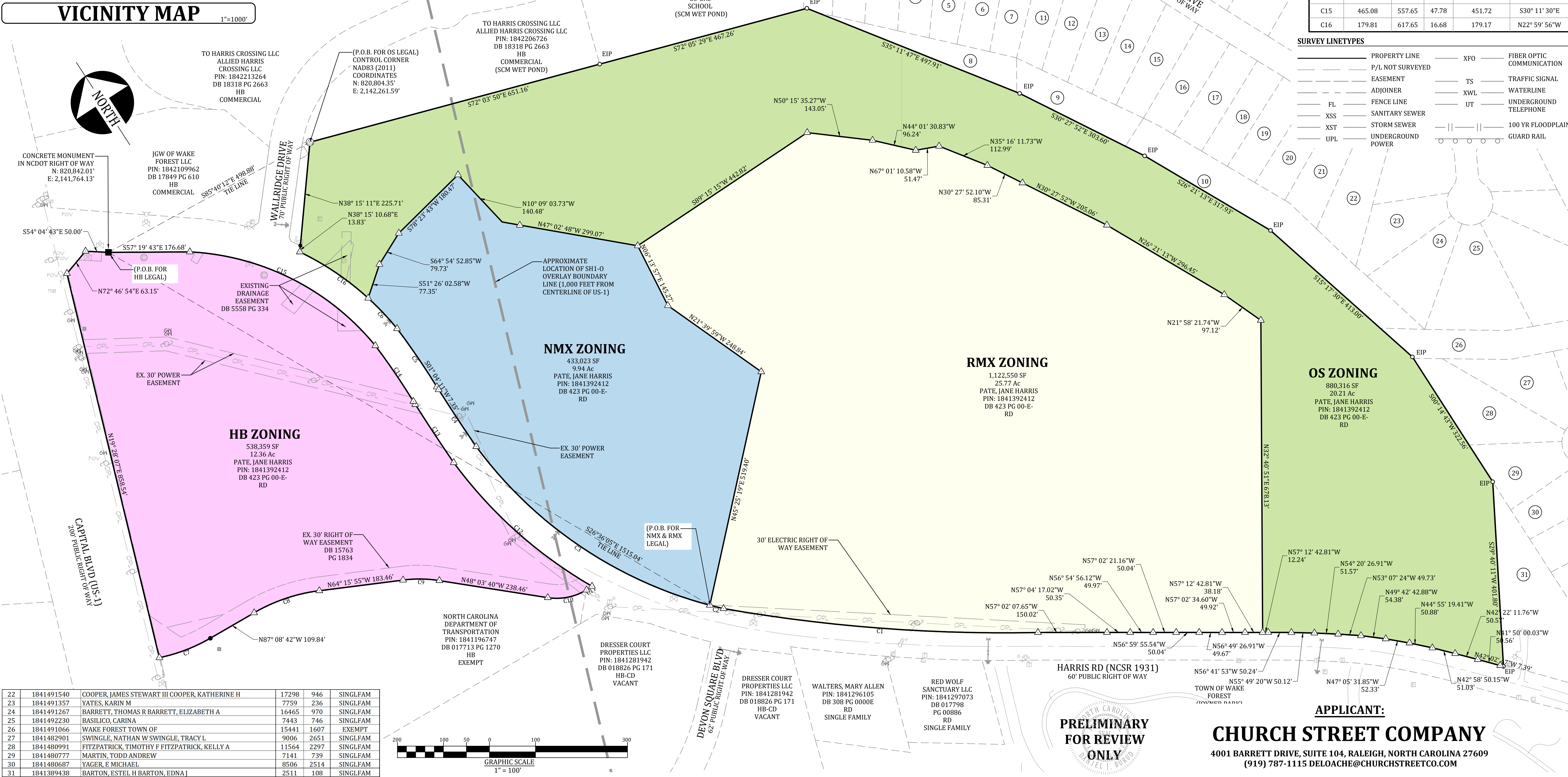
CONC MONUMENT SET
CONC MONUMENT FOUND
PROP CORNER FOUND
COMPUTED POINT
CONTROL CORNER
IRON PIPE SET
IRON PIPE FOUND

CURVE TABLE

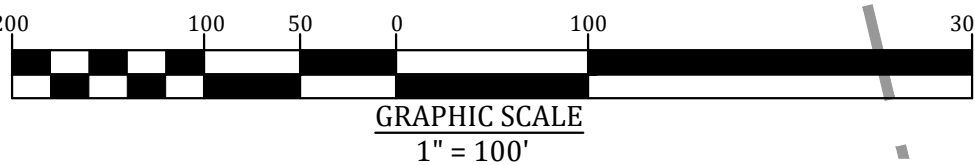
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	686.18	3544.60	11.09	685.11	N52° 39' 12" W
C2	30.71	924.95	1.90	30.71	N43° 09' 16" W
C3	625.42	924.95	38.74	613.57	S22° 49' 57" E
C4	148.23	4018.65	2.11	148.22	S00° 25' 39" E
C5	153.31	1586.94	5.54	153.25	S01° 22' 48" E
C6	91.29	617.65	8.47	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	100 YR FLOODPLAIN	GUARD RAIL
XSS	STORM SEWER	
XST	UNDERGROUND POWER	
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, 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

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	Disherefh@gmail.com

Ann Margaret Ferguson 713 St Catherine Dr. annmkeferge@gmail.com 45

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 Belmezzan Ct.	WfSagal@gmail 47m

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 Volk	620 Harris Parkway Wake Forest	10t1969@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	dmcEwan67@ 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@me.com 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
GRIF BOND	1012 GRAM FIELDS RD WF 27587	grif.bond@ gmail.com
Art Schwartz	913 Sharpnaw 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 Cory
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.com 517

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@ns.com
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

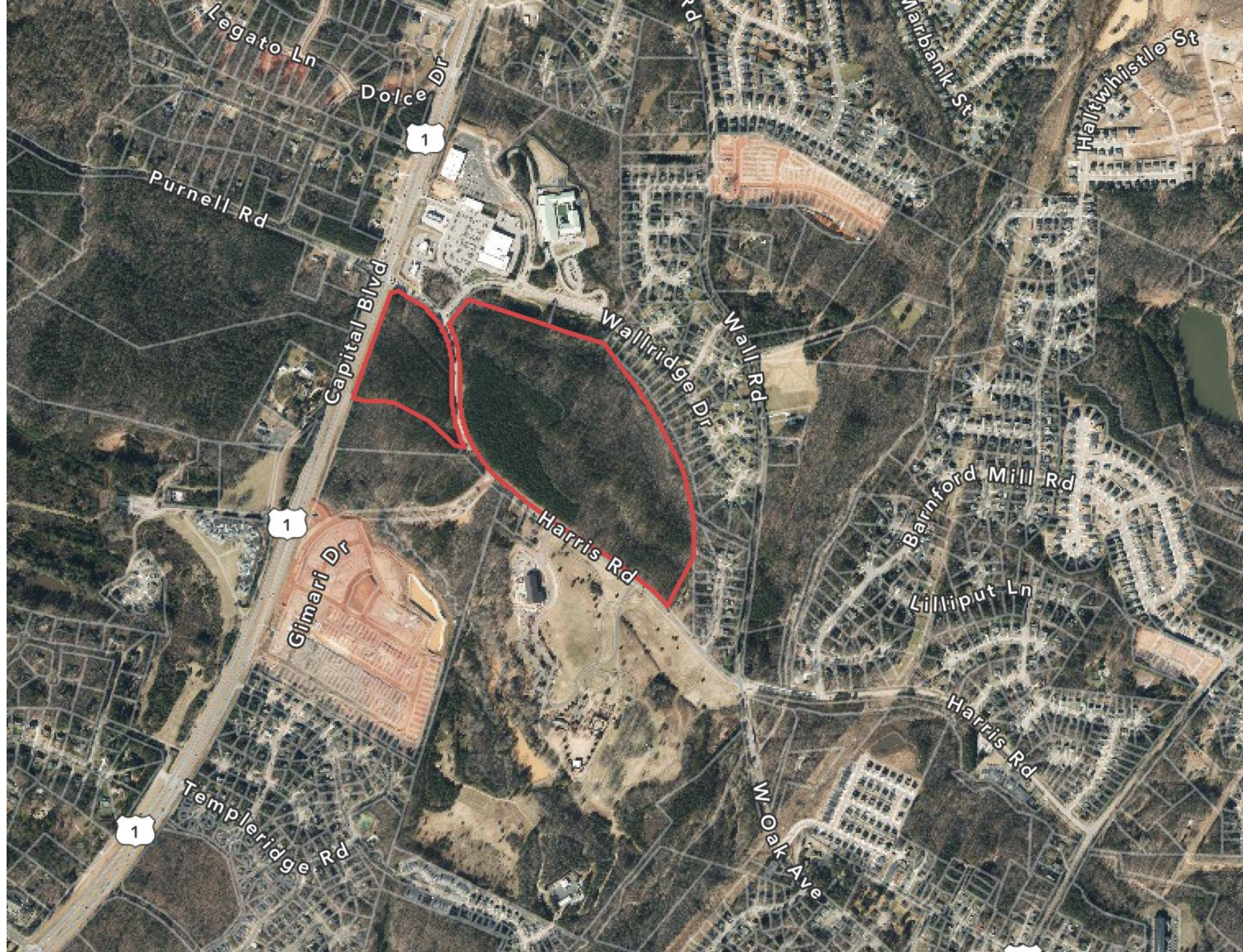
0 Harris Road

First Neighborhood Meeting

July 9, 2024

Overview of Proposed Rezoning

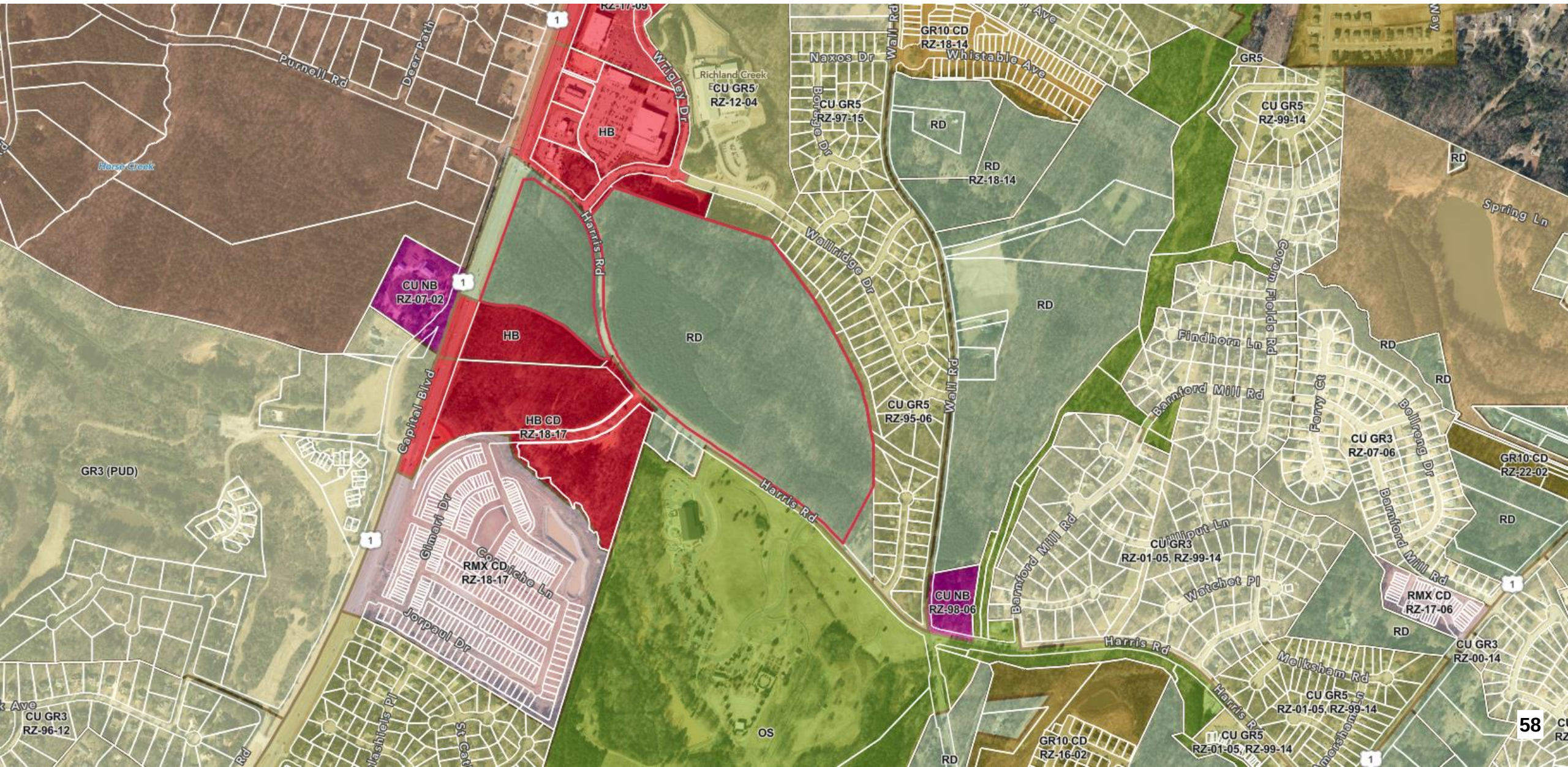
- Property (0 Harris Road; PIN 1841-39-2412) is approximately 68.29 acres
- **Current Zoning:** Rural Holding District (RD)
- **Wake Forest Land Use Plan:**
 - Corridor Commercial
 - Neighborhood Commercial
 - Transit-Supportive Residential
- **Proposed Zoning:**
 - Open Space (OS)
 - Residential Mixed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



Existing Conditions



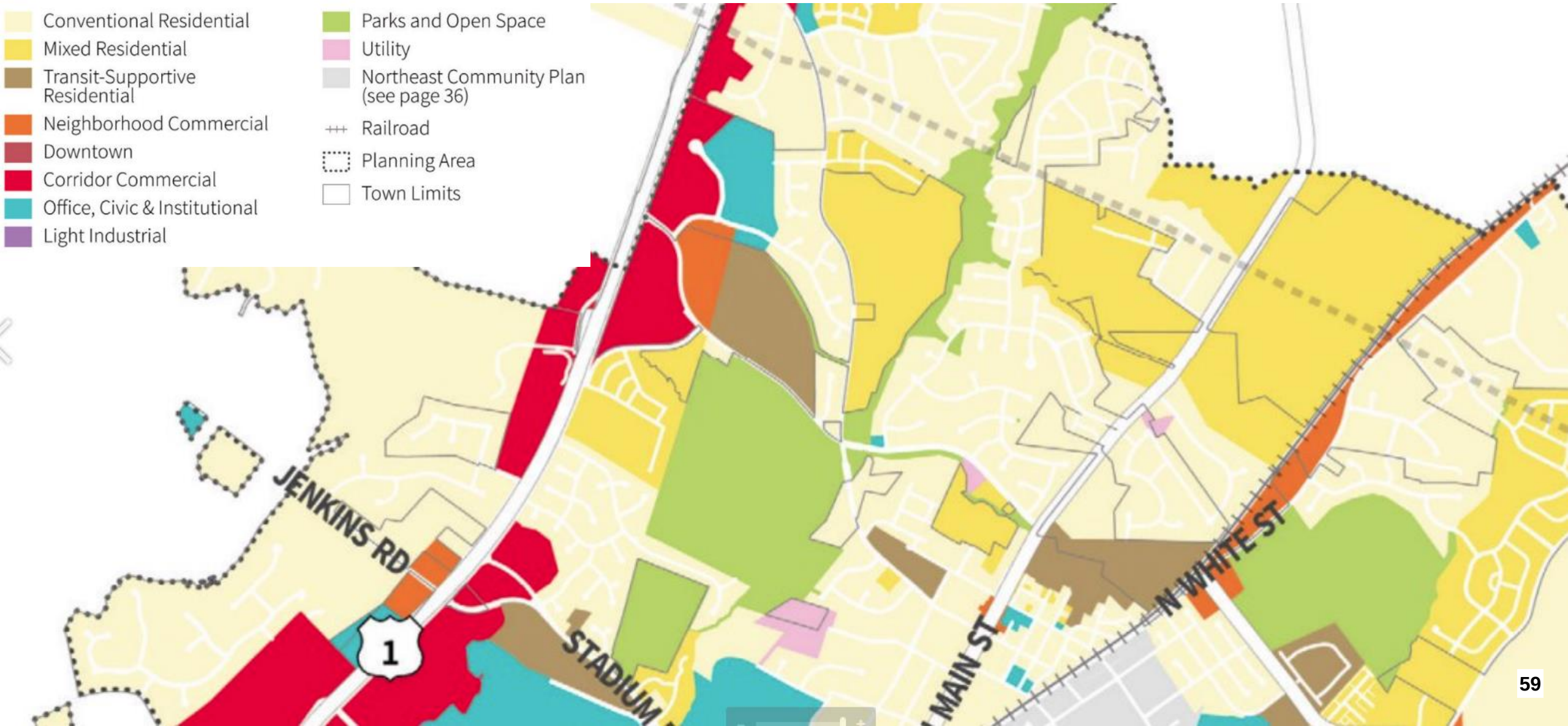
Existing Zoning



Wake Forest Land Use Plan

LAND USE PLAN

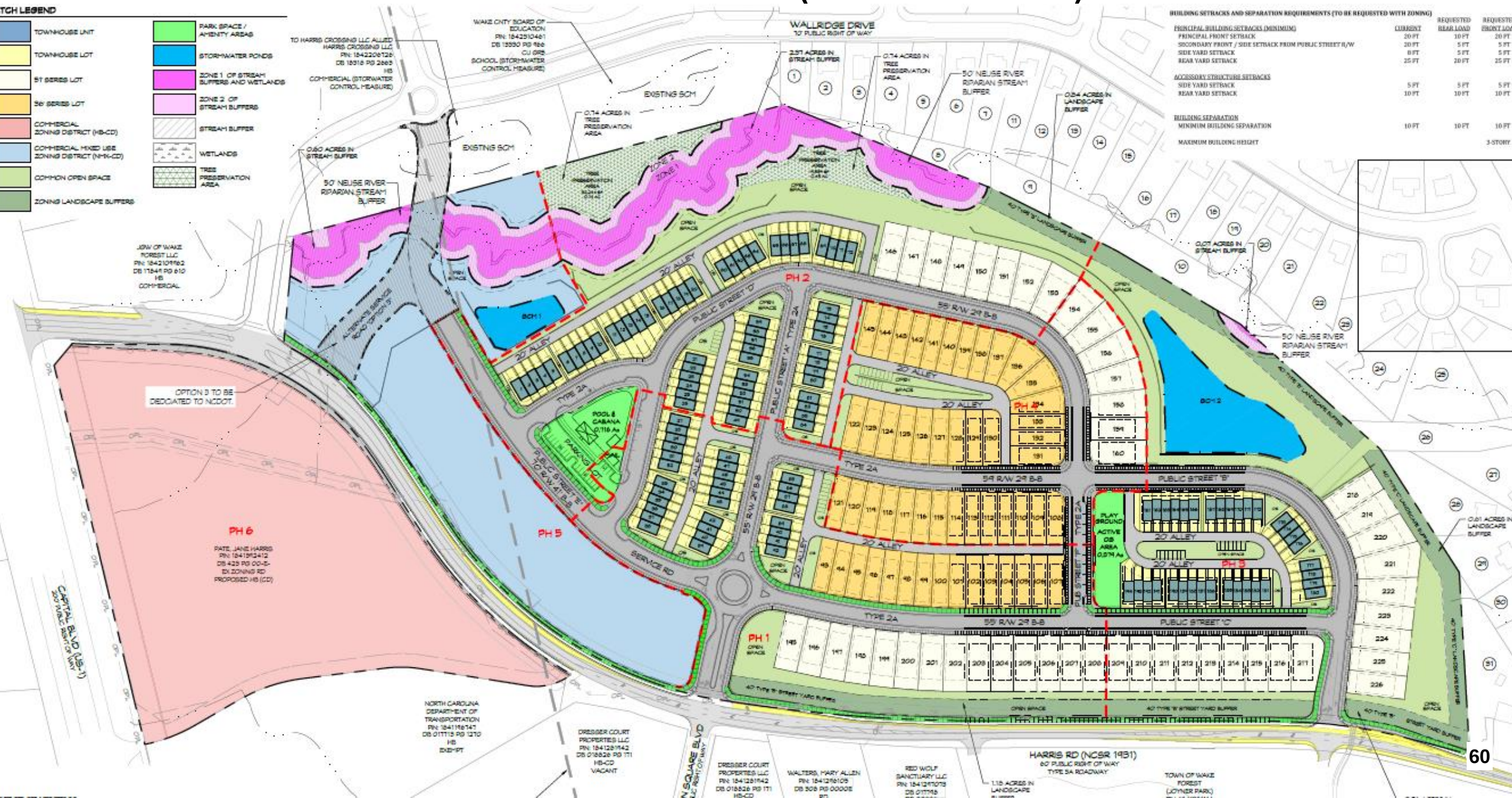
- Conventional Residential
- Mixed Residential
- Transit-Supportive Residential
- Neighborhood Commercial
- Downtown
- Corridor Commercial
- Office, Civic & Institutional
- Light Industrial
- Parks and Open Space
- Utility
- Northeast Community Plan (see page 36)
- Railroad
- Planning Area
- Town Limits



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.

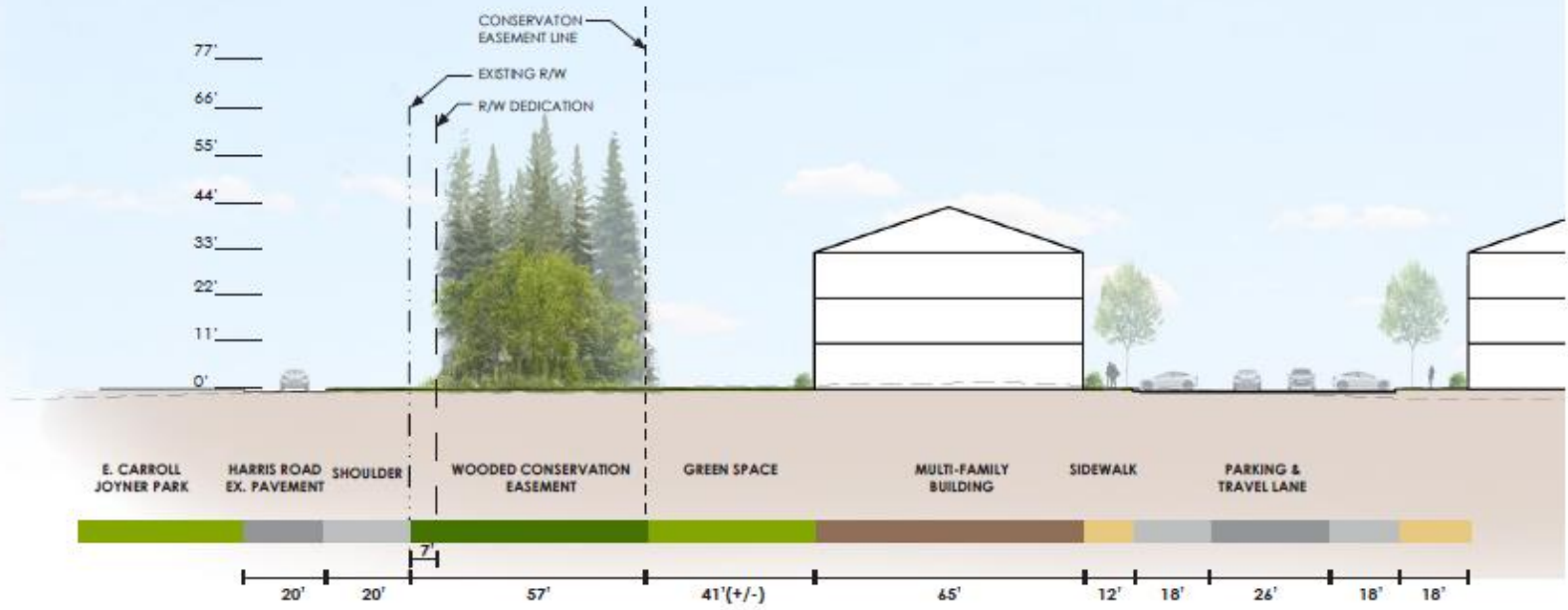
1. The maximum number of allowable units is 400.
2. The maximum number of allowable apartment units is 300 and the maximum number of allowable townhomes is 100.
3. Buildings oriented towards the existing right-of-way of Harris Road are limited to 3-stories along the frontage of Harris Road and 4-stories 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.

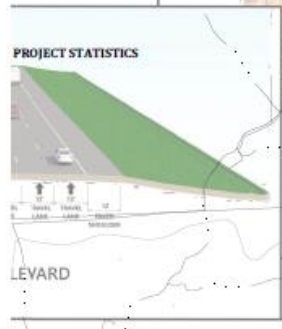
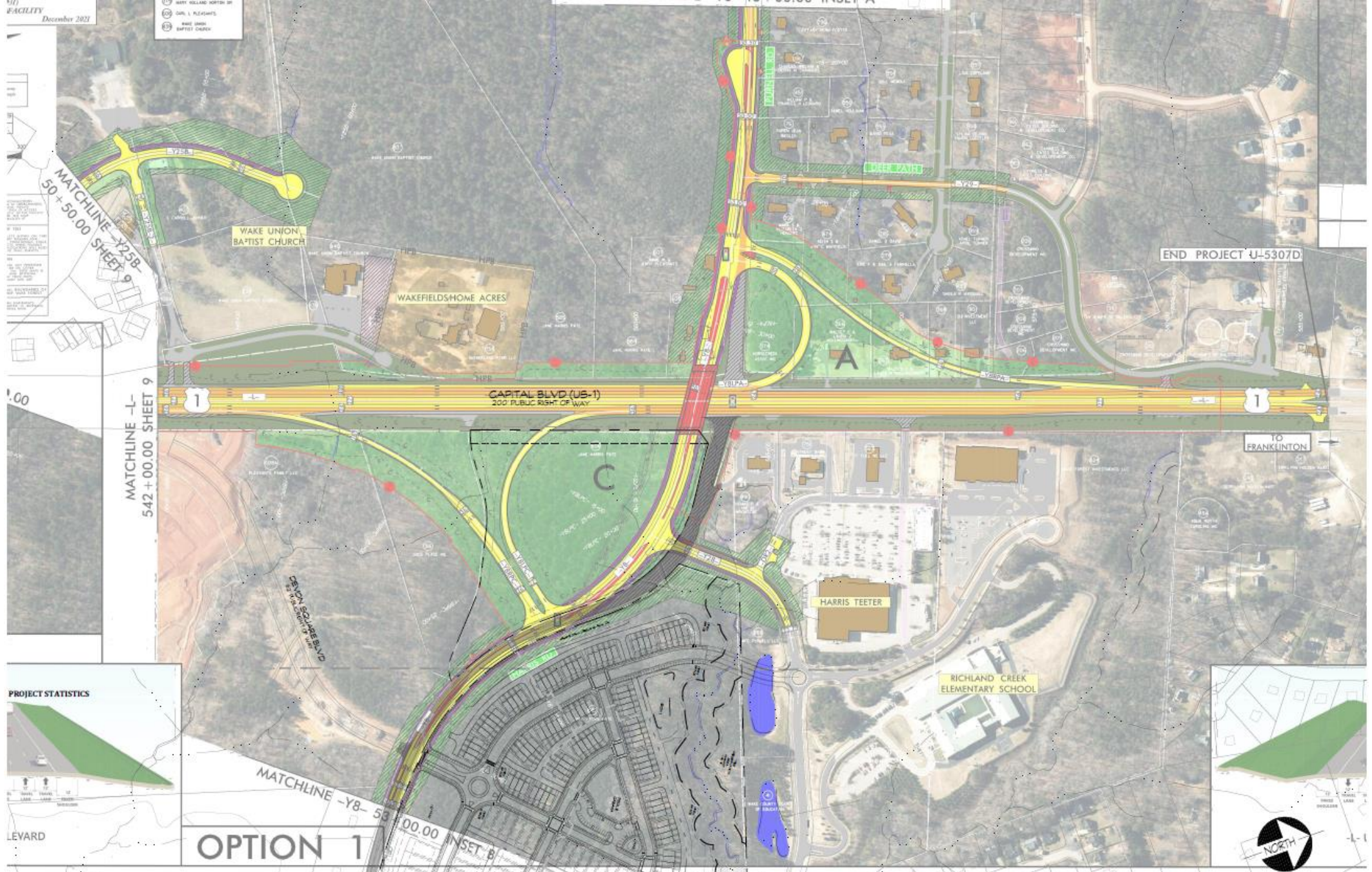
EXISTING TREES HEIGHT
RANGE: 35'-85' HT



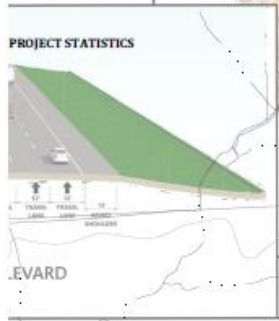
SECTION ENLARGEMENT
SCALE: 1"=40'



EXISTING TREES AT HARRIS RD



HARRIS ROAD SUBDIVISION MASTER PLAN TOWN OF WAKE FOREST WAKE CO. NORTH CAROLINA	SCALE: 1"=50' DATE: APRIL 1, 2023 PROJECT NUMBER: 2021-024-001 CLIENT: CHURCH STREET COMPANY PLAN TYPE: MASTER PLAN	NCDOT OPTION 1 OVERLAY	08-09-22 RESPONSE TO TOWN COMMENTS 09-14-22 RESPONSE TO TOWN COMMENTS 10-26-22 RESPONSE TO TOWN COMMENTS 11-01-22 RESPONSE TO TOWN COMMENTS REVISIONS FOR CONSTRUCTION DATE 10-01-2023	PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3001-B Commerce Street, Suite 100 Raleigh, NC 27601, Phone 919 / 781-0300, Fax 919 / 781-0300, Email PCRA@pccra.com / 919-781-0300	SHEET # MP2.03
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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)

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning) - Planning Board

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: Rezoning Case Number RZ-24-01

Dear Patrick:

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 multifamily units is 300.
3. The maximum number of allowable townhome units is 100 or 25% of the total units, whichever is less.
4. Townhomes are only permitted if multifamily units are constructed.
5. Residential 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 OS-1 and OS-2 zoning districts as depicted on the rezoning exhibit. 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.
6. 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.

NMX-CD District

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

7. A minimum of 50% of the buildings in the NMX District will be mixed use or multi-tenant buildings, however the first building in the NMX District may be a single-tenant, non-residential use. At no point as the property is developed shall the number of single-tenant buildings exceed the amount of multi-tenant buildings by more than one.

OS-CD Zoning District

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

8. If requested by the Town, the Open Space (OS) zoning district(s) will be donated to the Town of Wake Forest or to a conservation entity designated by the Town. Applicant will make the donation prior to issuance of any building permits for the property. If the town or its designee will not accept the property, this will not delay the issuance of building permits and Applicant's obligation to donate the property will terminate one year after issuance of the first building permits for the property.
9. Area within the Open Space (OS) zoning district(s) may count towards unimproved open space requirements of the NMX and RMX zoning districts but may not be used to satisfy requirements for improved park space or active recreation requirements.

**CHURCH STREET
COMPANY**

TIA Recommendations

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

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

11. Harris Road and Joyner Park Westernmost Access

- a. 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.

12. Harris Road and Wall Road / W Oak Avenue

- a. 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 required 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.

13. Harris Road and Devon Square Boulevard / Site Access 1

- a. 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.
- b. Provide an exclusive westbound right-turn lane on Harris Road with at least 50 feet of storage, appropriate decel and taper.
- c. Provide an exclusive eastbound left-turn lane on Harris Road with at least 100 feet of storage, appropriate decel and taper.
- d. Provide stop control for the southbound approach.

14. Harris Road and Site Access 2

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

15. Wallridge Road and Harris Road

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Respectfully,



George DeLoache, President

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.
4. WETLAND, 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 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.

NMX CORRIDOR FOR FUTURE CONNECTION TO WALLRIDGE DRIVE
GROSS AREA 0.73 AC

OS-CD ZONING (1)
GROSS AREA 2.03 AC

OFFSITE PORTION OF CONNECTION TO WALLRIDGE DRIVE
BY OTHERS AS SHOWN ON TOWN OF WAKE FOREST COMP PLAN

WALLRIDGE DRIVE
TO PUBLIC RIGHT OF WAY

USES IN THESE AREAS WILL BE RESTRICTED TO STORMWATER PONDS AND ROAD EXTENSIONS

0 Harris Road
Rezoning Case Number RZ-24-01

RMX-CD District

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NMX-CD District

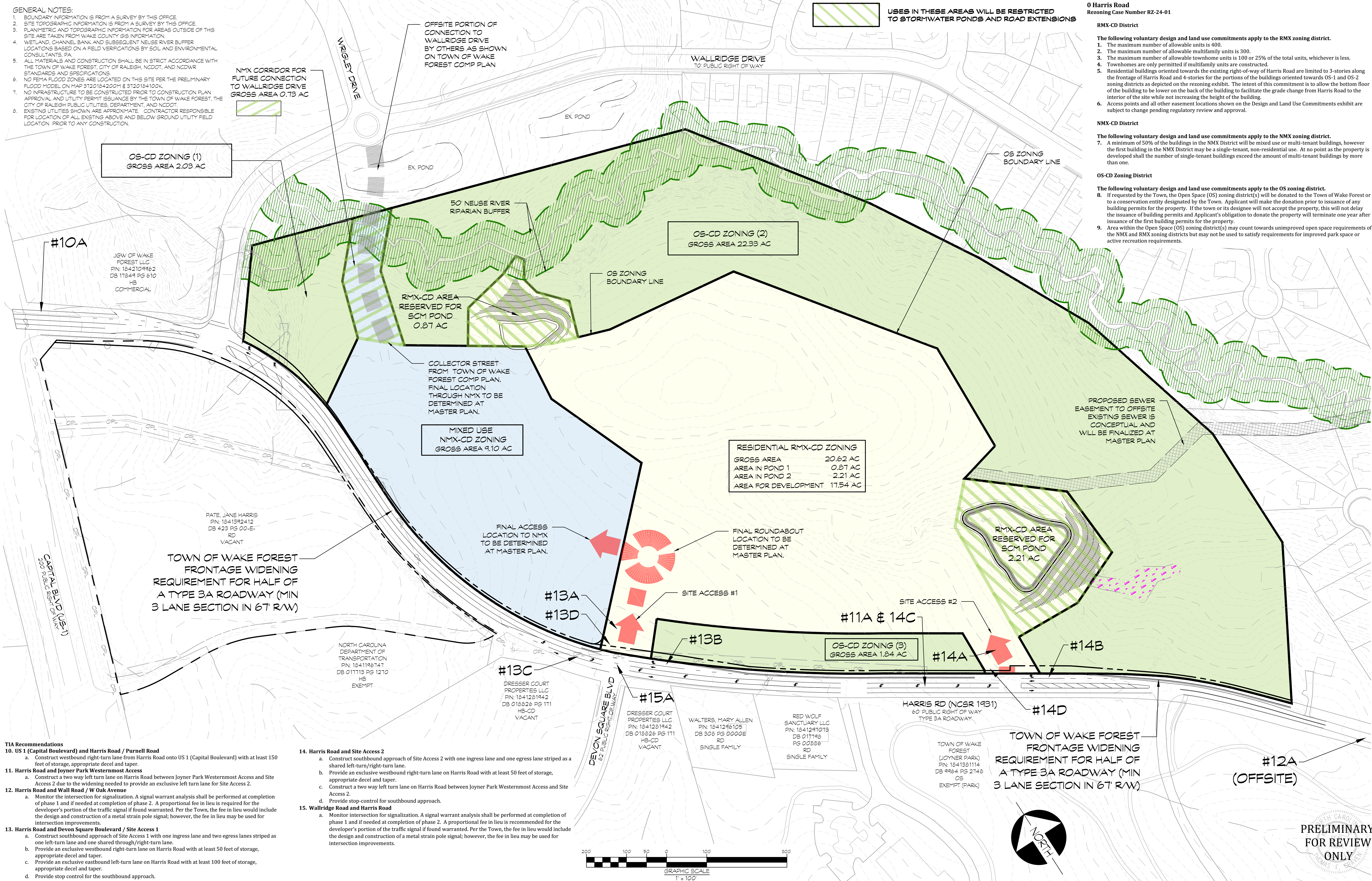
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TIA Recommendations

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 - a. 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.
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 - c. Provide an exclusive eastbound left-turn lane on Harris Road with at least 100 feet of storage, appropriate decel and taper.
 - d. Provide stop control for the southbound approach.

14. Harris Road and Site Access 2

- a. Construct southbound approach of Site Access 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
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HARRIS ROAD REZONING
LAND USE EXHIBIT

TOWN OF WAKE FOREST

WAKE CO, NORTH CAROLINA

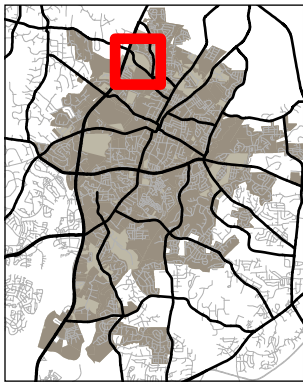
SCALE:	1"=100'
DATE:	MAY 8, 2024
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	LAND USE EXHIBIT

DESIGN AND LAND USE
COMMITMENTS

01/17/24	TOWN STAFF REVIEW
04/19/24	TOWN STAFF REVIEW
10/21/24	TOWN STAFF REVIEW
01/08/25	ZONING DISTRICTS UPDATE TO -CD
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 #
DLC-1



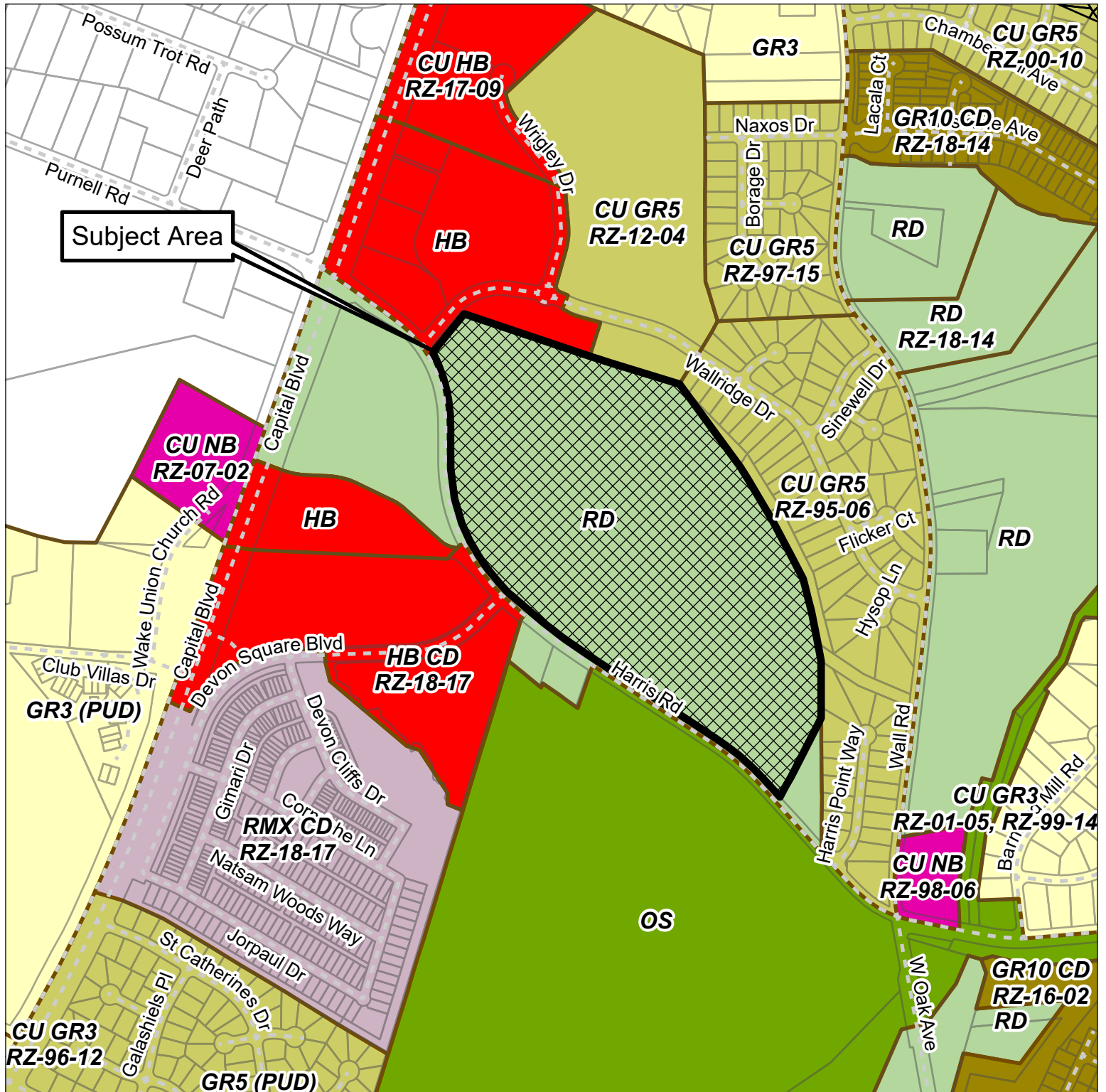
Zoning

RZ-24-01

Harris Tract Map Amendment (Rezoning)

Wake County PIN: 1841392412 (Portion)

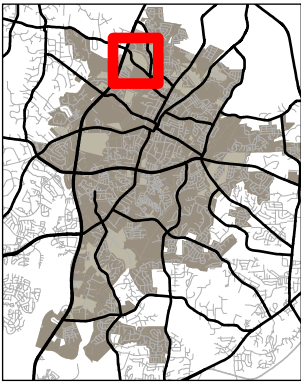
12/3/2024



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)

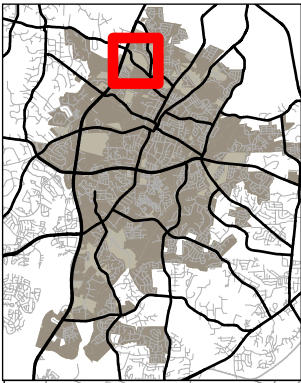
12/3/2024



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





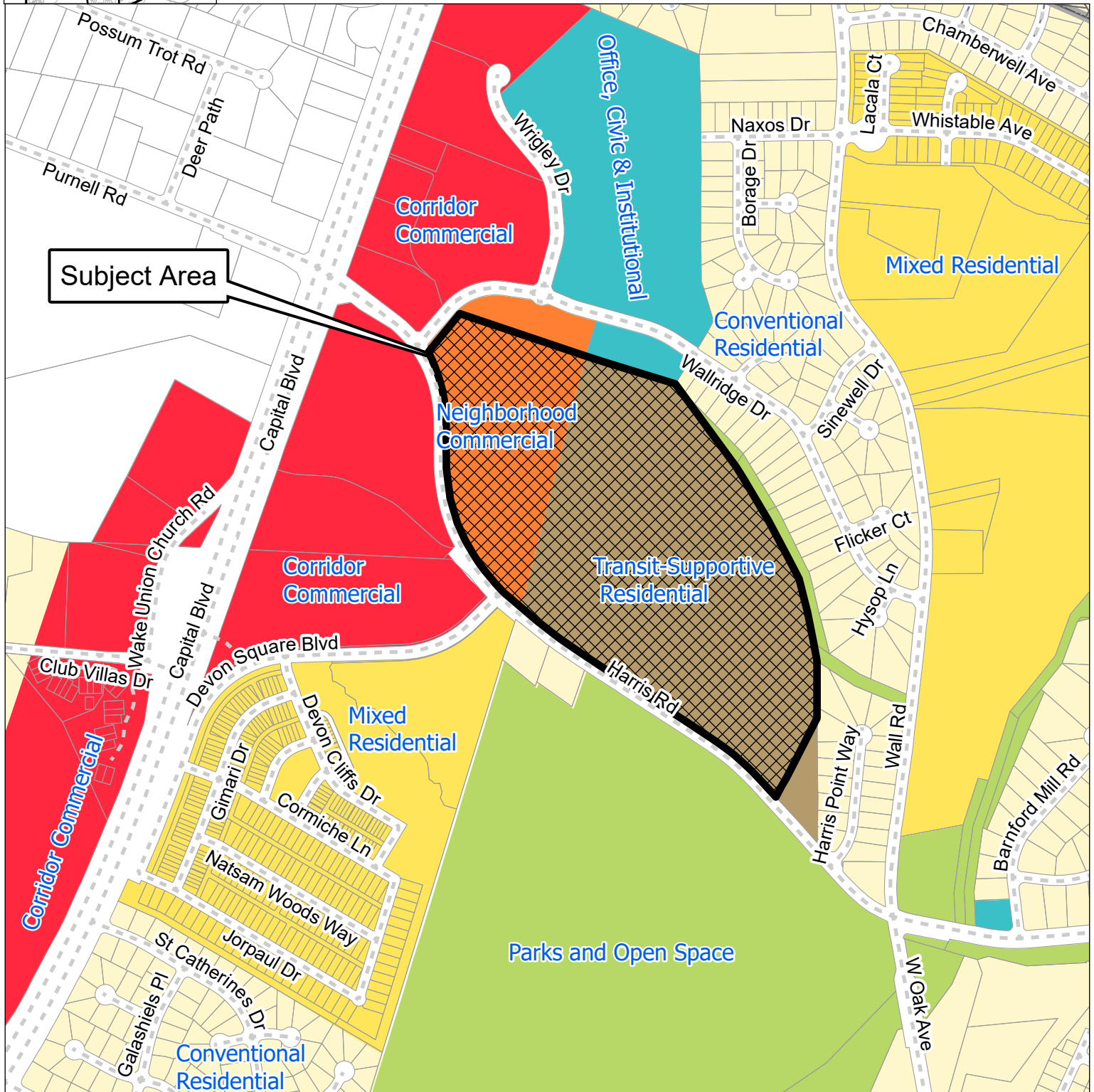
Land Use Plan

RZ-24-01

Harris Tract Map Amendment (Rezoning)

Wake County PIN: 1841392412 (Portion)

12/3/2024



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



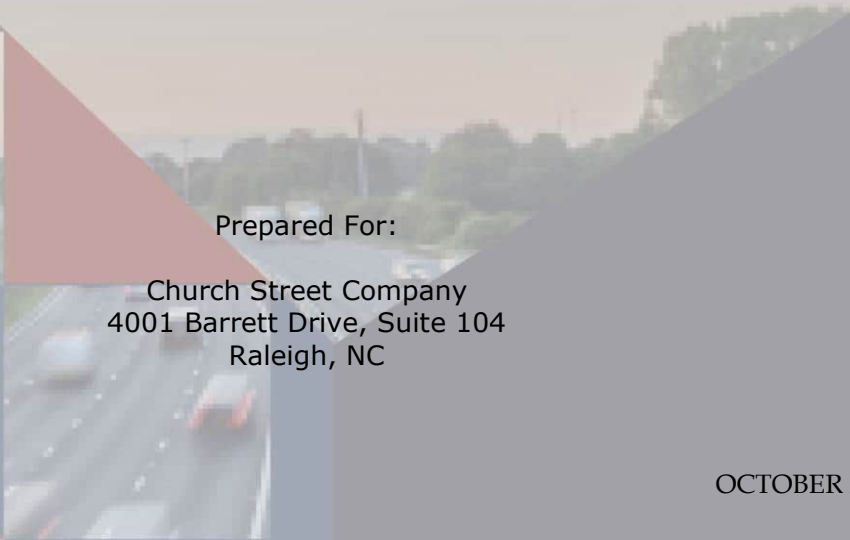


UPDATED TRAFFIC IMPACT ANALYSIS

FOR

HARRIS ROAD DEVELOPMENT

LOCATED
IN
WAKE FOREST, NORTH CAROLINA



Prepared For:

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

OCTOBER 24, 2024

DRMP Project No. 22076

Prepared By: MW

Reviewed By: RS

**UPDATED TRAFFIC IMPACT
ANALYSIS**

FOR

HARRIS ROAD 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



10/24/24
[Signature]

UPDATED TRAFFIC IMPACT ANALYSIS HARRIS ROAD DEVELOPMENT

Wake Forest, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Harris Road 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 development is located along the north side of Harris Road in Wake Forest, North Carolina. This updated TIA removes the commercial property on the south side of Harris Road and the associated driveway access. The proposed development, anticipated to be completed in 2028, is assumed to consist of 100 townhomes and 300 multifamily housing units. Site access is proposed via two (2) full movement driveways along the north side of Harris Road.

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 build out, site trips were added to the 2028 no-build traffic volumes to determine the 2028 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

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

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 prior to completion of build out. 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.

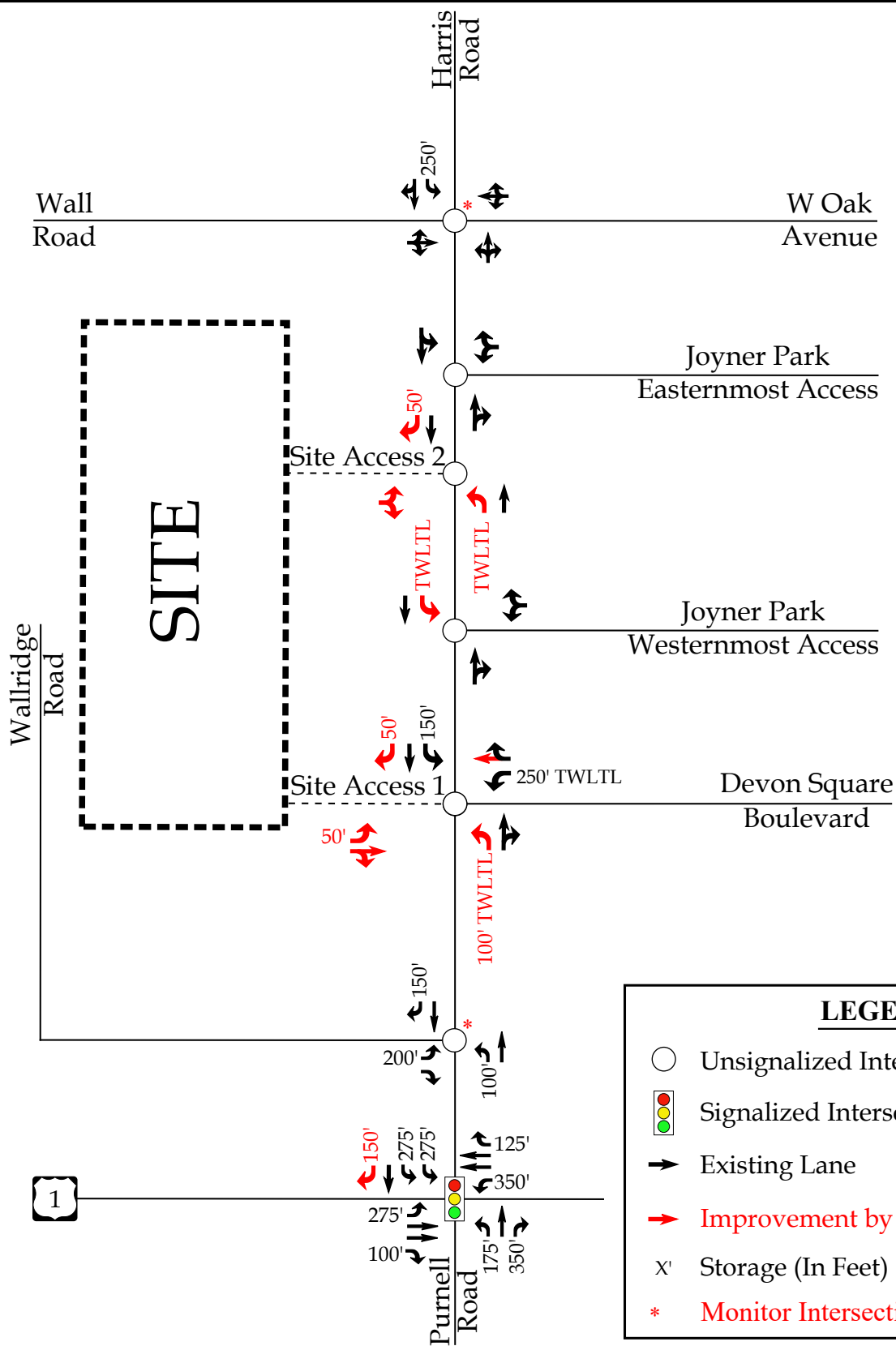
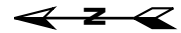
- Provide an exclusive westbound right-turn lane on Harris Road with at least 50 feet of storage, appropriate decel and taper.
- Provide an exclusive eastbound left-turn lane on Harris Road with at least 100 feet of storage, appropriate decel and taper.
- Provide stop control for the southbound approach.

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.

Wallridge Road and Harris Road

- Monitor intersection for signalization. A signal warrant analysis shall be performed prior to completion of build out. 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.



LEGEND

Unsignalized Intersection

Signalized Intersection

Existing Lane

Improvement by Developer

X'
Storage (In Feet)

*
Monitor Intersection for Signalization

	Harris Road Residential Wake Forest, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure E-1



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

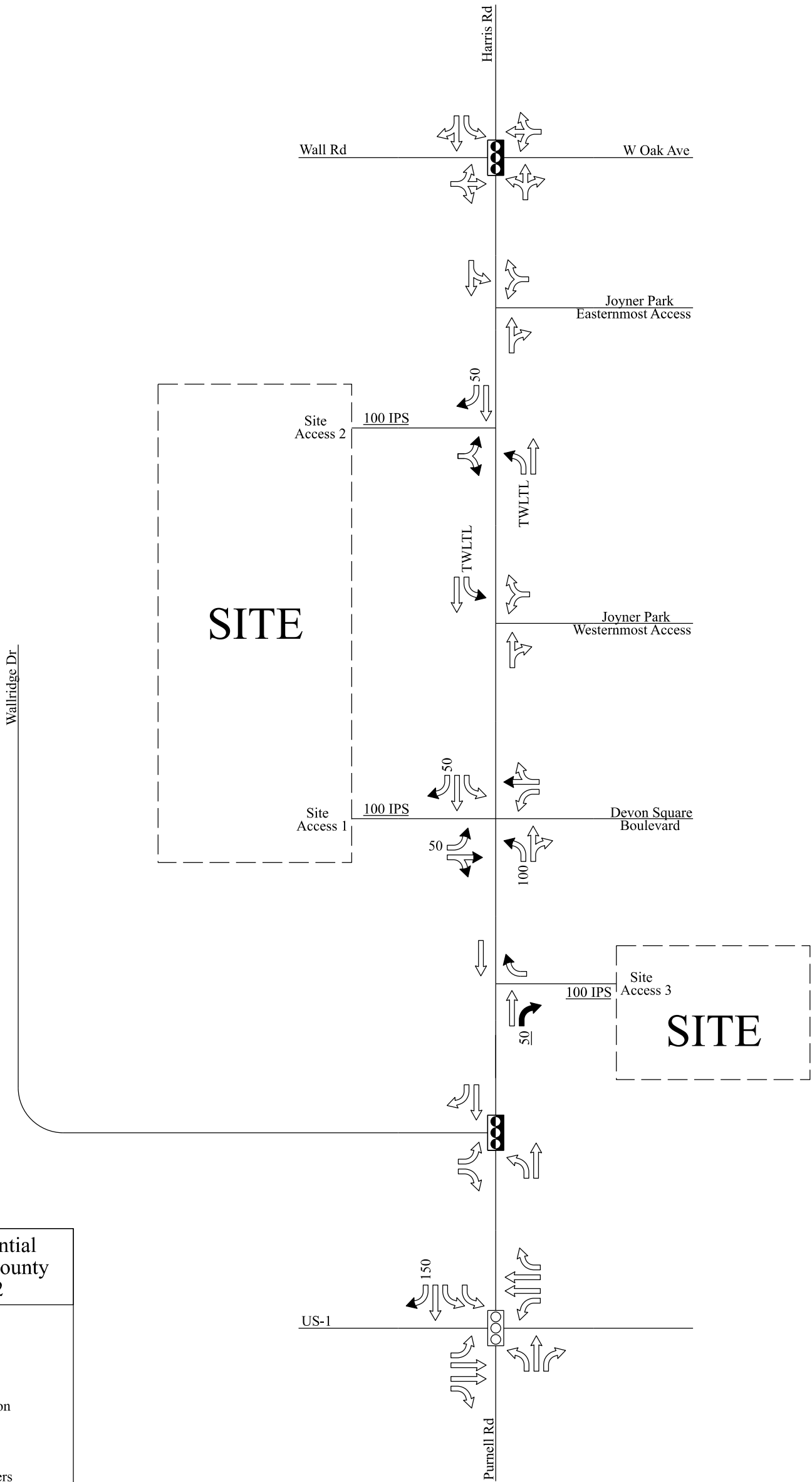
Future TIP improvements associated with TIP U-5307 includes Control of Access along Harris Road in the vicinity of the future US-1 interchange. Site Access 3 is in close proximity to the location the Control of Access terminates. Coordination with the U-5307 project team should acknowledge and address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

From: [Sparrow, Montel V](#)
To: [Rynal Stephenson](#); [Boulware, Daniel](#); [Nicholson, Jacob P](#); [Bunting, Clarence B](#)
Cc: [Reidy, Patrick](#); [Palermo, Elisabeth](#); [Hennessy, Emily](#); [Matthew West](#); [Ben Williams](#); [George DeLoache](#); [Lineberger, Nicholas C](#); [Darnell, Trevor S](#); [Zhang, Joshua P](#)
Subject: RE: [External] FW: Harris Tract Map Amendment TIA
Date: Friday, December 20, 2024 3:15:31 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the **Phish Alert Button** to submit any suspicious emails for review.

All,

We have reviewed the TIA and concur with all the proposed improvements since the trips for this development were reduced while the improvements are the same as the original recommendations.

Sincerely,

Montel Sparrow
Senior Assistant District Engineer
Wake County District Office (Division 5 District 1)
North Carolina Department of Transportation

mvsparrow@ncdot.gov
(919)814-6115(office)

1575 Mail Service Center (Mail)
Raleigh, NC 27699-1575
4009 District Drive (Physical)
Raleigh, NC 27607



Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

From: Rynal Stephenson <rstephenson@drmp.com>
Sent: Thursday, October 24, 2024 5:18 PM
To: Boulware, Daniel <dboulware@ncdot.gov>; Nicholson, Jacob P <jpnicholson@ncdot.gov>; Sparrow, Montel V <mvsparrow@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>

Cc: preidy <preidy@wakeforestnc.gov>; Palermo, Elisabeth <epalermo@wakeforestnc.gov>; ehennesy@wakeforestnc.gov; Matthew West <mwest@drmp.com>; Ben Williams <bwilliams@priestcraven.com>; George DeLoache <deloache@churchstreetco.com>
Subject: [External] FW: Harris Tract Map Amendment TIA

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

NCDOT Team:

I have attached a copy of the Updated TIA for the Harris Road development rezoning in Wake Forest. This TIA removed the commercial property and commercial driveway (Site Access 3) that was in the previous TIA but all other development and access points remained the same. Without the commercial development, the recommendations are the same at the intersections as was worked out for the last TIA review. You all had reviewed the previous TIA and I don't think there would be any reason to do a deep dive review of this update since the trips go down, the commercial driveway is removed, and the recommendations stay the same.

Let me know if we need to discuss more. Thanks!

Rynal Stephenson, PE
Chief Traffic Analysis Engineer
Transportation
Main: 919.872.5115 | Direct: [919.987.1282](tel:919.987.1282) | Cell: [919.602.8030](tel:919.602.8030)
rstephenson@drmp.com

5808 Faringdon Place, Raleigh, NC 27609

From: Rynal Stephenson <rstephenson@drmp.com>
Sent: Thursday, October 24, 2024 4:42 PM
To: Reidy, Patrick <preidy@wakeforestnc.gov>; epalermo <epalermo@wakeforestnc.gov>; Hennessy, Emily <ehennesy@wakeforestnc.gov>
Cc: Ben Williams <bwilliams@priestcraven.com>; Tommy Craven <tcraven@priestcraven.com>; George <deloache@churchstreetco.com>; Matthew West <mwest@drmp.com>
Subject: Harris Tract Map Amendment TIA

Town of Wake Forest Team:

Attached is an updated TIA report, TIA Appendix, and Synchro files for the Harris Road rezoning project. The TIA was updated to remove the commercial property on the south side of Harris Road. The recommendations and conclusions at other

intersections remained the same in this Updated TIA but any reference to the Commercial Site Driveway was removed.

I attempted to upload this through the portal, but the case status is showing as under review, so I was not able to upload. I am happy to do so if needed.

I will send this to NCDOT as well and let them know. Thanks!

Rynal Stephenson, PE
Chief Traffic Analysis Engineer
Transportation

Main: 919.872.5115 | Direct: [919.987.1282](tel:919.987.1282) | Cell: [919.602.8030](tel:919.602.8030)
rstephenson@drmp.com

5808 Faringdon Place, Raleigh, NC 27609

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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 Pate

Requested Action: 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)

Existing Zoning: Rural Holding District (RD)

Location: 0 Harris Road (portion)

Size: 55.93 acres

Tax PINs: 1841392412 (portion)

Existing Land Use: Vacant

Applicable Officially Adopted Plans:

The request is generally consistent with the relevant policies in the Comprehensive Plan, and approval of the zoning map request is reasonable and in the public interest.

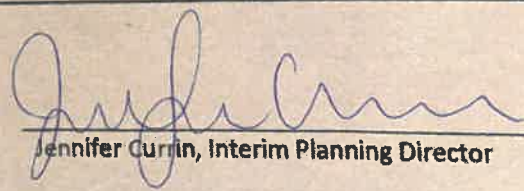
This report reflects the recommendation of the Planning Board, this the 14th day of January 2025.

Introduced by Planning Board member: Michael Almquist

Seconded by Planning Board member: Matt Davis

Attest:


Karin Kurdas, Planning Board Chair


Jennifer Currin, Interim Planning Director

Planning Board Report to Board of Commissioners



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2025-360-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: February 4, 2025

SUBJECT

ARPA Financial Update

Recommendation:

Item Summary:

ATTACHMENTS

- [ARPA Financial Update_summary.pdf](#)

**Presentation of update of American Rescue Plan Act (ARPA) Funding through
December 31, 2024**

Sam Sanchez, Finance Director will provide an overview and update on ARPA funding. The deadline to have all funds encumbered or obligated was December 31, 2024. The deadline to expend funds is December 31, 2026. There will be a power point presentation summarizing the financial activity of ARPA and status of projects.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2025-356-

Submitted by: Aileen J. Staples

Submitting Department: Administration

Meeting Date: February 4, 2025

SUBJECT

Discussion of December Financial Summaries

Recommendation:

Item Summary:

ATTACHMENTS

- [Monthly Financial Report_summary.pdf](#)
- [December 31, 2024 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 summaries

Town of Wake Forest

December 31, 2024

OVERALL HIGHLIGHTS:

- Ad valorem taxes represent over 50% of the general fund revenues – they are due September 1. Penalties and interest do not accrue until January 2025. Majority of this revenue source comes in towards the end of December and before January 6.
- Net increase YTD (increase in fund balance) is \$10.4 million
 - Increased collections in current year ad valorem taxes - \$ 7.5 million for the month.
- Guidelines for spending is 50%. There are some departments that exceed that threshold due to blanket purchase orders issued in July and other expenditures paid early in the fiscal year (i.e. workers compensation, property and liability insurance in Risk Management).
- Encumbrances (purchase orders from FY 24, but items not received) have been carried forward and are reflected in the summaries. Respective budgets have also been amended.
- Purchase for resale – power for December is paid in January and not reflected in the attached.
 - Staff is monitoring cash deficit issue and will adjust allocated personnel costs to increase Electric Fund's cash position the remainder of FY 25.
- Effective with FY 2025 is the Stormwater Utility Fund
 - Fees are received with weekly tax collections
- American Rescue Plan Act (ARPA) is a “life to date” (LTD) fund and everything reported is cumulative from the beginning – July 2021.
 - All funds have been encumbered/obligated as of December 31, 2024 (first deadline).
 - Second deadline – all funds must be expended by December 31, 2026.

GENERAL FUND
December 31, 2024

Monthly Target Percentage

50.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 48,625,135	\$ 39,067,759	-	\$ 9,557,376	80.34%	\$ 29,984,823
Other Taxes	62,500	29,254	-	33,246	46.81%	26,083
Unrestricted Intergovernmental	18,839,490	5,513,784	-	13,325,706	29.27%	4,915,275
Restricted Governmental	2,720,475	1,353,923	-	1,366,552	49.77%	1,333,108
Permits and Fees	2,761,985	1,200,659	-	1,561,326	43.47%	1,382,699
Other Revenue	2,276,900	890,026	-	1,386,874	39.09%	853,901
Sales and Services	5,538,100	1,856,712	-	3,681,388	33.53%	1,783,843
Investment Earnings	1,365,500	653,760	-	711,740	47.88%	767,384
Other Financing Sources	6,881,683	-	-	6,881,683	0.00%	3,212,447
General Fund Total	\$ 89,071,768	50,565,878	-	38,505,890	56.77%	\$ 44,259,563

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	\$ 450,200	\$ 237,027	\$ -	\$ 213,173	52.65%	\$ 154,720
412 Legal Services	309,225	128,139	-	181,086	-	198,322
420 Town Manager's Office	1,031,179	490,035	47,351	493,793	52.11%	470,222
421 Town Clerk	281,000	123,001	-	157,999	43.77%	121,793
422 Organizational Performance	580,445	280,579	6,300	293,566	49.42%	228,583
423 Budget Management	339,430	152,503	-	186,927	44.93%	71,443
425 Communications	1,311,315	570,450	113,166	627,699	52.13%	620,083
430 Human Resources	1,319,140	607,186	59,425	652,529	50.53%	559,434
431 Risk Management	515,430	439,102	-	76,328	85.19%	359,971
435 Downtown Development	545,610	239,872	-	305,738	43.96%	257,499
440 Financial Services	1,594,445	958,094	510	635,841	60.12%	688,205
445 Information Technology	2,660,440	1,424,389	163,678	1,072,373	59.69%	1,270,671
480 Inspections	2,425,530	1,006,018	48,945	1,370,568	43.49%	1,069,339
490 Planning	4,230,860	1,473,626	464,574	2,292,660	45.81%	1,399,584
500 Public Facilities	5,090,994	1,595,838	1,698,049	1,797,107	64.70%	1,521,597
510 Police	18,096,625	8,733,225	1,394,742	7,968,658	55.97%	8,356,687
520 Fire	13,572,320	6,878,255	495,483	6,198,582	54.33%	5,676,019
530 Public Works Administration	305,630	135,377	-	170,253	44.29%	153,582
535 Urban Forestry	632,960	216,649	2,530	413,781	34.63%	232,269
540 Engineering	1,842,758	852,564	45,737	944,457	48.75%	755,317
545 Stormwater Management	-	-	-	-	0.00%	207,936
550 Fleet Maintenance	701,625	298,144	-	403,481	42.49%	295,100
560 Streets	4,374,905	1,495,874	528,014	2,351,017	46.26%	1,542,395
580 Solid Waste	6,554,365	2,653,766	20,596	3,880,003	40.80%	2,026,686
620 Parks and Recreation	7,110,117	2,550,174	1,002,561	3,557,383	49.97%	5,457,924
999 Transfers	13,195,220	6,579,085	-	6,616,135	49.86%	4,000,824
General Fund Total	\$ 89,071,768	40,118,973	6,091,660	42,861,134	51.88%	\$ 37,696,206

General Fund - Net Gain (Loss)

\$ 10,446,904

\$ 6,563,357

Debt Service Fund
December 31, 2024

Monthly Target Percentage

50.00%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	\$ 1,505,600	1,719,784	(214,184)	114.23%	1,506,529
Permits and Fees	596,085	346,903	249,182	58.20%	331,650
Investment Earnings	8,000	57,233	(49,233)	715.41%	11,257
Other Financing Sources	9,015,815	4,475,408	4,540,408	49.64%	3,071,888
General Fund Total	\$ 11,125,500	6,599,327	4,526,173	59.32%	\$ 4,921,323

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES					
440 Financial Services	\$ 1,173,105	\$ 7,612	\$ 1,165,493	\$ -	\$ 6,076
445 Information Technology	621,895	324,405	297,490	52.16%	199,532
480 Building Inspections	20,580	10,285	10,295	49.97%	50,920
490 Planning	26,120	13,057	13,063	49.99%	6,296
500 Public Facilities	304,515	255,732	48,783	83.98%	374,421
510 Police	640,215	378,606	261,609	59.14%	342,891
520 Fire	2,306,235	145,169	2,161,066	6.29%	145,169
535 Urban Forestry Division	4,280	4,273	7	99.84%	4,273
540 Engineering	16,360	8,178	8,182	49.99%	3,523
550 Fleet Maintenance	12,155	10,348	1,807	85.13%	10,348
560 Streets	1,743,055	315,045	1,428,010	18.07%	264,683
570 Powell Bill	2,059,045	1,028,221	1,030,824	49.94%	585,034
580 Solid Waste	338,650	182,493	156,157	53.89%	117,783
620 Parks and Recreation	1,859,290	381,437	1,477,853	20.52%	391,116
General Fund Total	\$ 11,125,500	3,064,861	8,060,639	27.55%	\$ 2,502,067

Debt Service Fund - Net Gain (Loss)

\$ 3,534,465

\$ 2,419,256

DMSD Special Revenue Fund
December 31, 2024

Monthly Target Percentage

50.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 203,850	\$ 148,122	-	\$ 55,728	72.66%	\$ 80,592
Investment Earnings	21,500	10,180	-	11,320	47.35%	9,958
Other Financing Sources	-	-	-	-	0.00%	-
DMSD Special Revenue Fund Total	\$ 225,350	158,302	-	67,048	70.25%	\$ 90,549

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
Transfers In (Out)	\$ 225,350	\$ -	\$ -	\$ 225,350	0.00%	\$ -
DMSD Special Revenue Fund Total	\$ 225,350	-	-	225,350	0.00%	\$ -

Downtown District - Net Gain (Loss)

158,302

90,549

Wake Forest Renaissance Centre
December 31, 2024

Monthly Target Percentage

50.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ 233,100	\$ 58,761	\$ -	\$ 174,339	25.21%	\$ 75,373
Other Revenue	185,605	114,330	-	71,275	61.60%	87,389
Other Financing Sources	984,045	398,775	-	585,270	40.52%	361,893
WFRC Fund Total	\$ 1,402,750	571,867	-	830,883	40.77%	\$ 524,654

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
626 Wake Forest Renaissance Centre	\$ 1,402,750	\$ 693,119	\$ 58,605	\$ 651,026	53.59%	\$ 539,529
WFRC Fund Total	\$ 1,402,750	693,119	58,605	651,026	53.59%	\$ 539,529

WFRC Fund - Net Gain (Loss) **\$ (121,253)** **\$ (14,875)**

Wake Forest Business and Industry Partnership Fund (BIP)
December 31, 2024

Monthly Target Percentage

50.00%

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	15,000	7,433	-	7,567	0.00%	7,457
Other Financing Sources	573,500	249,000	-	324,500	43.42%	237,600
WFRC Fund Total	\$ 588,500	256,433	-	332,067	43.57%	\$ 245,057

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	\$ 588,500	\$ 216,866	\$ -	\$ 371,634	36.85%	\$ 172,380
WFRC Fund Total	\$ 588,500	216,866	-	371,634	36.85%	\$ 172,380

WFBIP Fund - Net Gain (Loss) **\$ 39,567** **\$ 72,678**

WAKE FOREST POWER (ELECTRIC FUND)
December 31, 2024

Monthly Target Percentage

50.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	\$ 23,918,460	\$ 13,108,820	-	\$ 10,809,640	54.81%	\$ 12,468,987
Sales Tax - Utility	1,622,720	911,670	-	711,050	56.18%	867,446
Other Revenue	380,000	457,524	-	(77,524)	120.40%	104,995
Investment Earnings	54,320	18,960	-	35,360	34.90%	114,420
Other Financing Sources	100,000	-	-	100,000	0.00%	36,040
Electric Fund Total	\$ 26,075,500	14,496,974	-	11,578,526	55.60%	\$ 13,591,886

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
840 Electric - Billing & Collections	\$ 898,365	\$ 434,683	\$ -	\$ 463,682	48.39%	\$ 295,079
850 Electric - Operations	\$ 24,774,985	13,458,412	3,405,940	7,910,633	68.07%	12,731,385
860 Electric - Tree Trimming	402,150	167,576	209	234,365	41.72%	365,497
Electric Fund Total	\$ 26,075,500	14,060,672	3,406,149	8,608,680	66.99%	\$ 13,391,960

Electric Fund - Net Gain (Loss)

436,303

199,926

STORMWATER UTILITY FUND
December 31, 2024

Monthly Target Percentage

50.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	\$ 2,325,000	\$ 3,175,678	-	\$ (850,678)	136.59%	\$ -
Other Revenue	-	-	-	-	0.00%	-
Investment Earnings	-	-	-	-	0.00%	-
Other Financing Sources	-	-	-	-	0.00%	-
Stormwater Utility Fund	\$ 2,325,000	3,175,678	-	(850,678)	136.59%	\$ -

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
545 - Stormwater Management	\$ 2,325,000	\$ 195,307	\$ 5,168	\$ 2,124,525	8.62%	\$ -
Stormwater Utility Fund	\$ 2,325,000	195,307	5,168	2,124,525	8.62%	\$ -

Stormwater Utility Fund - Net Gain/(Loss) **2,980,370** **-**

AMERICAN RESCUE PLAN ACT (ARPA)
12/31/2024 (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	1,025,430	1,005,571	-	19,859	0.00%	-	
Other Financing Sources	-	-	-	-	0.00%	-	
General Fund Total	\$ 15,566,430	15,547,417	-	19,013	99.88%	\$ -	
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals	
EXPENDITURES							
445 Information Technology	\$ 1,030,000	\$ 772,770	\$ 26,299	\$ 230,932	77.58%	\$ -	
525 Public Safety (ARPA)	3,220,840	1,566,831	1,654,000	9	100.00%	-	
540 Engineering	6,770,000	1,985,204	5,809,830	(1,025,034)	115.14%	-	
638 Other Improvements	4,545,590	3,299,843	951,229	294,519	93.52%	-	
General Fund Total	\$ 15,566,430	7,624,648	8,441,357	(499,574)	103.21%	\$ -	
ARPA Fund - Net Gain (Loss)		\$ 7,922,769					
						\$ -	

NOTE: All funds have been encumbered along with any investment earnings through December 31, 2024. Budget amendment forthcoming to reclass allocations between respective department/divisions, functions and line items.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2025-361-

Submitted by: Ella Dowtin

Submitting Department: Administration

Meeting Date: February 4, 2025

SUBJECT

Review of Draft Agenda for upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [Draft BOC Agenda_Feb202518.pdf](#)



Wake Forest Board of Commissioners
Draft Meeting Agenda
February 18, 2025, 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

- 2.A. January 7, 2025, Work Session
January 21, 2025, Regular Meeting

3.Presentations

- 3.A. Resolution Recognizing Master Officer Christopher Higgins on his Retirement

4.Public hearings / Public Comment

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

- 4.C. Public Hearing to receive input for the FY 2025-2026 Annual Operating 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 a Resolution to surplus the badge and service weapon carried by Master Officer Christopher Higgins
- 5.B. Approval of Budget Ordinance Amendment # 1 for fiscal year 2024-2025
- 5.C. Approval of Resolution authorizing installment purchase agreement (FY 25 Equipment and Vehicles)

6. Legislative Items

7. Planning Items

- 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).

8. Administration and Financial Items

9. Public Services Items

10. Parks and Recreation Items

11. Public Safety Items

12. Other Business

- 12.A. Closed Session: NCGS 143-318.11(5) -To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

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

13. Adjournment