



Wake Forest Board of Commissioners
Meeting Agenda
July 19, 2022 at 6:00 PM
All items listed are for discussion and possible action.

Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall board chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Town Clerk [Terry Savary](#) at 919-435-9432 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Board of Commissioners Meetings

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

Meeting Agendas

The [Board of Commissioners](#) meeting agenda is available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Deputy Town Clerk's office at 919-435-9432. Citizens may also receive a copy of each month's agenda via email by enrolling in the free [E-Notifier](#) subscription service.

Public Hearings

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

Public Comment

During the Public Comment period, anyone wishing to address the Board of Commissioners concerning an issue or topic that is not a public hearing item or an agenda item should complete and submit the Board of Commissioner Public Comment Form on the [Town website](#) or email Town Clerk [Terry Savary](#) by 9 a.m. the day of the meeting. Then, during the Public Comment portion of the meeting, Mayor Jones will recognize you and invite you to the podium at which time you will have 3-5 minutes to speak. Thank you for your cooperation.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

- 2.A. June 7, 2022 Work Session
June 21, 2022 Regular Meeting
[DraftBOCWSMinutesJun202207.pdf](#)
[DraftBOCMinutesJun202221.pdf](#)

3.Presentations

- 3.A. Consideration of a Resolution of Appreciation for the Service of Bonnie Johnson on the July 3rd Independence Day Celebration and Children's Parade events
[Agenda Item_Bonnie Johnson.docx](#)
[Resolution 2022-xx Resolution for Bonnie Johnson July 3rd and 4th Event Committees.docx](#)
- 3.B. Consideration of a Resolution of Appreciation for the Service of William R. Brown on the July 3rd Fireworks and July 4th Children's Parade event committees
[Resolution 2022-xx Resolution for William R. Brown July 3rd and 4th Event Committees.docx](#)
[Agenda Item_William R. Brown.docx](#)
- 3.C. Proclamation Recognizing the 95th Birthday of Dorothy Mae Parker Jackson
[Proclamation_RecognizingThe95thBirthdayOfDorothyMaeParkerJackson_Jul202205.pdf](#)
- 3.D. Resolution Recognizing Claudia Bradley on her Retirement
[Resolution2022-xxAppreciationForTheServicesOfClaudiaBradleyJul202219.pdf](#)

4.Public Hearings / Public Comment

- 4.A. Public Hearing on a petition requesting contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres. (AN-22-03)
[071922 BOC Agenda Summary.pdf](#)

[Draft Ordinance \(AN-22-03\).docx](#)
[Attachment A Legal Description AN-22-03.pdf](#)
[Attachment B Annexation Map AN-22-03.pdf](#)
[Attachment C Annexation Petition AN-22-03.pdf](#)

- 4.B. Public Hearing on LEGISLATIVE CASE RZ-22-01, Wake Union, a rezoning filed by Kinley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

[BOC Agenda Summary RZ-22-01.pdf](#)
[RZ-22-01 Staff Report.pdf](#)
[Attachment A - Neighborhood Meeting Minutes.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - RZ-99-08 Approval Letter.pdf](#)
[Attachment E - RZ-05-13 Approval Letter.pdf](#)
[Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
[Attachment G - Transportation Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)
[Attachment H - Recorded Brownfields Agreement.pdf](#)
[Ordinance RZ-22-01 Wake Union.docx](#)
[Exhibit 1 - Legal Description.pdf](#)
[Exhibit 2 Consistency Statement RZ-22-01.pdf](#)
[Exhibit 3 - Proposed Conditional District Master Plan.pdf](#)

- 4.C. Public Hearing on TA-22-03: Unified Development Ordinance Text Amendment to update Chapters 1 and 8

[TA-22-03 Summary.pdf](#)
[TA-22-03 Staff Report.pdf](#)
[TA-22-03 Ordinance.docx](#)
[Attachment A - TA-22-03 Application.pdf](#)
[Attachment B - Proposed Changes.pdf](#)
[Attachment C - Plan Consistency Analysis.pdf](#)
[Attachment D - Planning Board Recommendation.pdf](#)
[Exhibit 1 - UDO Chapter 1.pdf](#)
[Exhibit 2 - UDO Sections 8.6 - 8.9.pdf](#)
[Exhibit 3 - Consistency Statement.pdf](#)

- 4.D. Public Hearing to receive public comment on the proposed bond orders authorizing \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds

[Public Hearing_Bond Referendum_summary.pdf](#)
[Adopted Order_Notice of Referendum-Wake Forest 2022 Referendum.DOC](#)
[Public Hearing_Call Referendum-Wake Forest 2022 Referendum.DOC](#)
[Form of Ballot Question-Wake Forest 2022 Referendum.DOCX](#)

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

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 Appointments to Citizen Advisory Boards
[Resolution2022-34AdvisoryBoardAppointmentsPRCRJul202219.pdf](#)
- 5.B. Approval of an NCDOT Municipal Concurrence Package to enact a speed ordinance on a section of SR 2044 (Ligon Mill Road) between SR 4428 (Song Sparrow Dr.) and US 1 (S. Main St).
[Attachment_A_Summary_Ligon_Mill_Ordinance.docx](#)
[Attachment_B_Resolution_Ligon Mill Concur_Speed Change.docx](#)
[Attachment_C_Ordinance_Ligon Mill_Speed Change.docx](#)
[Attachment_D_SR 2044 \(Ligon Mill Rd\) Municipal Concurrence Package.pdf](#)

6.Legislative Items

7.Planning Items

- 7.A. Consideration of a petition requesting contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres (AN-22-03)

7.B. Consideration of LEGISLATIVE CASE RZ-22-01, Wake Union, a rezoning filed by Kimley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

7.C. Consideration of TA-22-03: Unified Development Ordinance Text Amendment to update Chapters 1 and 8

8.Administration and Financial Items

9.Public Services Items

10.Parks and Recreation Items

11.Public Safety Items

12.Other Business

12.A. Department Monthly Report
[June 2022 Monthly Report.pdf](#)

12.B. CIP Project Tracker
[CIP Project Tracker Q4_FY2021-2022.pdf](#)

12.C. Strategic Plan
[Strategic Plan Working Document_Q4 April-June 2022.pdf](#)

12.D. Wake County Tax Release
[KP-TSAVARY-TXREP-WF-JULY2022-MTG.pdf](#)

12.E. Commissioner Reports

13.Adjournment



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-614-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

June 7, 2022 Work Session

June 21, 2022 Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [DraftBOCWSEMinutesJun202207.pdf](#)
- [DraftBOCMinutesJun202221.pdf](#)



Wake Forest Board of Commissioners Work Session Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, June 7, 2022**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

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

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

Staff Members Present:

Town Manager Kip Padgett
Town Attorney Hassan Kingsberry
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Clerk Theresa Savary
Paralegal Shiekel Richardson
Economic Development Director Jason Cannon
Renaissance Centre Manager Debbie Dunn
Parks, Recreation and Cultural Resources Director Ruben Wall
Director of Engineering Joe Guckavan
Chief Financial Officer Aileen Staples
Public Works Director Tim Bailey
Electric Systems Division Manager Chris Terrell
Public Facilities Manager Mickey Rochelle
Inspections & Facilities Director JJ Carr

IT Director Adam Oates
Human Resources Director Angela McCray
Assistant Planning Director Jennifer Currin
Senior Planner Patrick Reidy
Senior Planner Kari Grace
Communications & Public Affairs Director Bill Crabtree
Strategic Performance Manager Lisa Hayes
Senior Planner - Historic Preservation Michelle Michael
Downtown Development Manager Jennifer Herbert
Police Captain Brian Mote
Police Chief Jeff Leonard
Fire Chief Ron Early

1. Presentations

1.1 Discussion of FY 2022 - 2023 Proposed Budget

Chief Financial Officer Aileen Staples provided an overview of the budget highlights:

- Tax Base
- Sales Tax
- Personnel/Positions
- Other Personnel Items
- Fee/Rate Changes

Mayor Jones pointed out that Commissioner Shackelford is a member of the Board of Directors of the Chamber of Commerce and the Wake Forest College Birthplace Society. Those two organizations receive contributions from the Town of Wake Forest and are listed in the budget. Mayor Jones asked the Board of Commissioners if they had any issues with those designations in the budget. Mayor Jones stated if there are no issues Commissioner Shackelford may participate in the discussion and in the vote at their next meeting. The consensus of the Board of Commissioners did not have any issues with the designations in the budget.

Commissioner Wright asked if inflation is factored in the growth rate. Ms. Staples said that's a good question and that's one of the reasons they're being a bit more conservative next year.

Commissioner Sary thanked staff for the hard work put into the budget. He stated Local Government have two responsibilities; protect their citizens and provide for the quality of life of citizens living in Wake Forest. Commissioner Sary believes the budget is reflective of that.

Mayor Jones believes it's an excellent budget and is pleased and proud of town staff.

This item will come before the Board of Commissioners for action at the June 21, 2022, meeting.

1.2 Public Hearing on LEGISLATIVE ITEM TA-22-02 Text Amendment to the Unified Development Ordinance

Senior Planner Patrick Reidy explained this item is a bit different because there are some criminal penalties that are part of Chapter 16 so it will require a 2nd reading.

Mr. Reidy provided an overview of the following Text Amendments of the Unified Development Ordinance (UDO):

- Chapter 11, Mural changes to allow in downtown area
- Chapter 12, Updates based on FEMA and their adoption of flood maps
- Chapter 16, Complete rewrite of their enforcement
- Chapter 17, Adding definitions associated with the changes, of the Unified Development Ordinance (UDO)

Commissioner Sary asked the role of the Hardship Review Committee. Mr. Reidy replied its only existence is because of the Demolition by Neglect. Mr. Reidy believes if there's a financial reason why something couldn't be brought into compliance it would be between the Inspections Director, Chief Financial Officer, and the Assistant Planning Director to review. Commissioner Sary asked what happens if someone disagrees with them. Ms. Michael replied it's appealed to the Historic Preservation Commission and then would be appealed to the Board of Adjustment in accordance with North Carolina General Statute.

Commissioner Dyer said for the past 20 years the American Legion has had a Pancake Breakfast on the 2nd Sunday of the month and had always put out a sign, in the front of building, advertising the pancake breakfast. They're now receiving notices of violations from the town. He asked if staff could give them some slack with the pancake breakfast sign. Mr. Reidy said this amendment doesn't talk about signage nor temporary signage so he can't speak to short-term enforcement changes, but could be something in long-term changes in the UDO rewrite.

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

1.3 Unified Development Ordinance (UDO) Comprehensive Update Work Session with Consultants

Senior Planner Kari Grace stated Houseal Lavigne Associates had been hired to work on the town's UDO updates. She introduced Senior Planner Jackie Wells with Houseal Lavigne Associates.

Jackie Wells will be the project manager for the UDO Updates. Jackie Wells provided an overview of the UDO Updates Process:

- Introductions
- Project Overview
- Community Plan & UDO Alignment
 - *Mix of Housing Types*
 - *Infill Residential Development*
 - *Development Scale*
 - *Open Space & Tree Preservation*
 - *Landscape, Buffering, & Screening*
- General Discussion / Q & A
- Next Steps

Commissioner Wright asked about allowing Mom and Pop stores in a residential area. Ms. Wells said the UDO has several approaches they could take that would allow commercial corner stores in a residential area.

Mayor Jones is interested in seeing different types of residential housing in the same area. Ms. Wells responded it's a direction that many communities are moving towards, and they can address that within the ordinance.

Mayor Jones mentioned looking at missing middle housing. Ms. Wells replied they'll be looking at removing any barriers that may exist to developing missing middle housing, especially in those infill areas, where it's most appropriate to have that nice mix of housing type.

Mayor Jones commented on parking lots being too big and would like to see a cut back on the number of parking spaces. She'd be happy to have more trees and fewer parking spaces.

Commissioner Wright stated having less parking spaces and more open space is what he would prefer to see.

Commissioner Sary agreed and would like to work towards a maximum number of spaces versus a minimum. If something needs to be larger than the maximum number of spaces, there needs to be justification behind it. Ms. Wells stated a lot of communities

that are establishing parking maximums are saying they understand some uses require more parking.

Commissioner Sary said he's curious to see what the recommendations will be for mixed-use communities to where they integrate styles, size, and types of homes. Ms. Wells said her understanding of 160D is you can't regulate what the house would look like, but you can establish standards for a minimum mix of housing types. She believes one of the recommendations of the Community Plan is to establish or consider establishing a minimum mix of various housing types within a community.

Commissioner Sary stated North Carolina has certain limitations on tree preservation and aesthetics of housing. He asked Ms. Wells how she sees those limitations coming into the UDO. Ms. Wells said they would not recommend any regulation that would overstep what the state allows, but if tree preservation is a real desire for the community is there ways to incentivize that beyond what the state allows.

The powerpoint presentation of the Wake Forest UDO Comprehensive Update is attached to the minutes available in the Minutes Books filed in the Town Clerk's Office.

2. Discussion of Monthly Financial Report

2.1 Monthly Financial Report

Received.

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1 Review of Draft Agenda for Upcoming Regular Meeting

The draft agenda was reviewed.

4. Other Business

4.1 Consideration of approval of resolution making certain findings and determinations, authorizing the filing of an application with the Local Government Commission and appointing bond counsel in connection with the proposed issuance of Roadway and Transportation Bonds, Parks and Recreation Bonds, Greenway Improvement Bonds and Parking Facilities Bonds

Chief Financial Officer Aileen Staples provided a recap of the timeline to the Bond Referendum in November 2022.

Commissioner Dyer asked, with Wake County raising taxes and Wake Forest looking at raising taxes, how would it affect the typical home in Wake Forest. Ms. Staples said because they've run the number the Local Government Commission (LGC) has seen that it's going to be either 1 cent or up to 3 cents or between 1 and 3 cents. She said staff cannot advocate or promote but can educate and inform. Mayor Jones said they may not raise taxes, but the possibility is there.

Commissioner Sliwinski asked if there's an instance where the 2.8 cents becomes more than 2.8 cents. Ms. Staples replied, worst case scenario is 3 cents.

Town Manager Kip Padgett stated the Board and employees are prohibited by law from advocating for and against. He said they must provide facts.

ACTION:

Mover: Commissioner Sary moved to approve Item 4.1 as presented.

Second: Commissioner Dyer.

Vote: Motion carried 5-0.

4.2. Consideration of LEGISLATIVE ITEM TA-22-02 Text Amendment to the Unified Development Ordinance

ACTION:

Mover: Commissioner Wright moved to approve Item TA-22-02 as presented with the consistency statement.

Second: Commissioner Sliwinski.

Vote: Motion carried 5-0.

The 2nd Reading will come before the Board of Commissioners for final action at the June 21, 2022, meeting.

Hassan Kingsberry introduced new Paralegal Shiekell Richardson who started working with the Town of Wake Forest on May 31, 2022. Mr. Kingsberry said she's been a great asset already.

Mayor Jones welcomed Ms. Richardson.

4.3 Closed Session: N.C.G.S. 143.318.11(a)(3) Consultation with the Town Attorney:
Town of Wake Forest v. Pullen (20-CVS-12922)

ACTION:

Mover: Commissioner Wright moved to go into closed session at 7:08 p.m.

Seconder: Commissioner Sary

Vote: Motion carried 5-0.

The Board of Commissioners returned to open session at 7:33 p.m.

5. Commissioner Reports

Commissioner Dyer attended the following events:

- Introductions at the last Six Sundays in Spring
- Human Relations Council Meeting
- 2022 Town and State Dinner at the Raleigh Convention Center on June 1, 2022
- Raleigh to Richmond Corridor Development press conference at the Wake Forest Depot
- Involved in the 35th anniversary of the Vietnam Memorial Dedication
- Memorial Flag-Raising Ceremony
- Historic Preservation Commission Meeting
- UDO Update Public Open House on June 9, 2022

Commissioner Wright attended the following events:

- Technology Advisory Board Meeting
- Raleigh to Richmond Corridor Development press conference at the Wake Forest Depot
- attended the Memorial Day Event in Wake Forest

Commissioner Wright asked staff to look into studying a social district in downtown.

Commissioner Sliwinski attended the following events:

- Parks, Recreation & Cultural Resources Meeting
- Urban Forestry Meeting
- National Trails Day 5K/3K Event
- Raleigh to Richmond Corridor Development press conference at the Wake Forest Depot

- Flag-Raising Ceremony.

Commissioner Shackleford had no updates.

Commissioner Sary attended the following events:

- Introduced the band at one of the Six Sundays in Spring Event
- Public Art Commission Meeting
- Triangle J Council of Government (TJCOG) Board Delegates Meeting
- 2022 Town and State Dinner at the Raleigh Convention Center on June 1, 2022
- UDO Updates Session on June 8, 2021

Commissioner Sary encouraged everyone to attend the UDO Update Public Open house on June 9, 2022.

Mayor Jones attended the following events:

- Research Triangle Partnership State of the Region Dinner
- Senior Recognition Day at Wake Forest High School

Town Manager Padgett reminded the Board they worked with NCDOT to apply for a RAISE Grant for the S-Line and hope to hear about that in the coming weeks, TJCOG applied for a US EPA Brownfields Grant on behalf of the Town of Wake Forest and the Town of Fuquay Varina and were awarded a joint grant in the amount of \$500,000 to do some brownfield cleanup in Wake Forest and Fuquay Varina, Bill Crabtree released a press release this afternoon announcing Blue Force Technologies to invest \$3 million in Wake Forest, creating 125 jobs.

Commissioner Sliwinski thanked Chamber of Commerce President Liz Simperts for coming out to emcee National Trails Day 5K/3K Event.

6. Adjournment

ACTION:

Mover: Commissioner Dyer moved to adjourn at 7:40 p.m.

Seconded: Commissioner Wright

Vote: Motion carried 5-0.

Duly approved in open session this 19th day of July 2022.

(ATTEST)

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

DRAFT



Wake Forest Board of Commissioners Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, June 21, 2022** at **6:00** p.m. in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

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

Mayor Jones led everyone in the Pledge of Allegiance.

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

Commissioner Members Absent: None.

Staff Members Present:

Town Manager Kip Padgett
Town Attorney Hassan Kingsberry
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Shiekell Richardson Paralegal
Town Clerk Theresa Savary
Planning Director Courtney Tanner
Assistant Planning Director Jennifer Currin
Senior Planner Patrick Reidy
Planner 1 Emma Linn
Chief Financial Officer Aileen Staples
Economic Development Director Jason Cannon
Engineering Director Joseph Guckavan

Stormwater Engineering Manager,
Monica Sarna
Assistant Finance Director Samantha Sanchez
Senior Budget Analyst Benjamin Blevins
Sustainability Coordinator Jeanette Johnson
Legal Intern Adriana Roman
Marketing & Business Relations Specialist Anna Bolton
Police Chief Jeff Leonard
Police Captain Brian Mote
Fire Chief Ron Early

1. Approval of Agenda

1.A. Approval of Agenda

ACTION:

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

Second: Commissioner Sary.

Vote: Motion carried 5-0.

2. Approval of Minutes

2.A. Approval of Minutes:

- May 3, 2022, Work Session
- May 17, 2022, Regular Meeting

ACTION:

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

Second: Commissioner Wright.

Vote: Motion carried 5-0.

3. Presentations

3.A. Proclamation Recognizing and Honoring Community Member Rick Kvitko

Mayor Jones presented a proclamation to community member Rick Kvitko.

PROCLAMATION

RECOGNIZING AND HONORING COMMUNITY MEMBER RICK KVITKO

WHEREAS, Town resident Rick Kvitko is being recognized by neighbors and the community for his outstanding and remarkable efforts of preserving the cleanliness and beauty of the Wake Forest community; and

WHEREAS, Rick Kvitko selflessly and proudly works to diligently keep his community litter free and works to preserve natural resources through recycling while inspiring community members to, in turn, make a difference in their community by joining Mr. Kvitko with similar efforts; and

***WHEREAS,** Rick Kvitko serves countless hours in his community to improve the outdoor environment of Wake Forest and maintain the quality of life for all living beings in his community; and*

***WHEREAS,** on behalf of the Town of Wake Forest, I am happy to extend our recognition of hard work, respect for invaluable efforts, and immense appreciation for the gracious efforts of Rick Kvitko to the Town of Wake Forest community; and*

***NOW, THEREFORE,** I, Vivian A. Jones, Mayor of the Town of Wake Forest, North Carolina, do honor and thank Rick Kvitko as a treasure to this community for his continuous service to maintain a clean environment and superb quality of life for all community members and wildlife of the Town of Wake Forest.*

3.B. Proclamation Acknowledging June 2022 as "LGBTQ Pride Month"

Mayor Jones recognized June 2022 as Pride Month in the Town of Wake Forest and requests that everyone remember they have a very diverse community and to honor and respect that.

**PROCLAMATION
RECOGNIZING "PRIDE MONTH"
IN WAKE FOREST, NORTH CAROLINA**

***Whereas,** our nation was founded on the principle of equal rights for all people, but the fulfillment of this promise has been long in coming for many Americans. It is our desire to promote that principle for everyone in our community; and*

***Whereas,** the Town of Wake Forest has adopted a Strategic Plan which emphasizes in Goal 3 our commitment to a safe, diverse, and welcoming community; and*

***Whereas,** the Town of Wake Forest calls for renewed attention to the Title VI Program and Policy we adopted in 2021 which states in part: "...no person shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any Town program or activity, whether those programs, activities and services are federally funded or not, on the grounds of race, color, religion, limited English proficiency, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, or income level."; and*

***Whereas,** June is celebrated as Pride Month nationwide.*

***Now therefore,** I, Vivian A. Jones, Mayor of the Town of Wake Forest, North Carolina recognize June as Pride Month in Wake Forest and urge all residents to respect and honor our diverse community and celebrate and build a culture of inclusiveness and acceptance for all people.*

4. Public hearings / Public Comment

4.A. Public Hearing of request for business related economic development expenditures

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

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

Mayor Jones asked if anyone had any public comments.

Public Comment

Keri Rush, 419 North College St., Wake Forest, NC spoke about her concerns with the town's noise ordinance.

Mayor Jones closed the public comment.

5. Consent Agenda

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5.A. Approval of resolution authorizing Franklin County Tax Administrator to Levy and Collect Property Taxes for FY 2022-2023 for the Town of Wake Forest

- 5.B. Approval of resolution authorizing Wake County Tax Administrator to Levy and Collect Property Taxes for FY 2022 - 2023 for the Town of Wake Forest
- 5.C. Approval of Budget Ordinance Amendment # 5 - FY 2021 – 2022
- 5.D. Consideration of a petition requesting contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres (AN-22-03)
- 5.E. American Rescue Plan Act (ARPA) Policies

ACTION:

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

Seconded: Commissioner Wright.

Vote: Motion carried 5-0.

6. Legislative Items

6.A. Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance.

Commissioner Sary asked if the accepting of streets is something staff is going to do annually. Engineering Director Joe Guckavan stated, traditionally, it's done annually but can be done monthly, quarterly, or whatever other frequency the Board of Commissioners see fit. Commissioner Sary asked if there's a benefit of one or the other. Mr. Guckavan stated the Powell Bill is only updated annually so there'd be no benefit in approving them earlier. Commissioner Sary said he wanted to make sure they're receiving as much funding as they can.

ACTION:

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

Seconded: Commissioner Sliwinski.

Vote: Motion carried 5-0.

7. Planning Items

7.A. 2nd Reading of LEGISLATIVE ITEM TA-22-02 Text Amendment to the Unified Development Ordinance

ACTION:

Mover: Commissioner Wright moved to approve Item TA-22-02 as presented.

Second: Commissioner Sary.

Vote: Motion carried 5-0

8. Administration and Financial Items

8.A. Consideration of approval of FY 2022-2023 Budget Ordinance

ACTION:

Mover: Commissioner Sary moved to approve the FY 2022-2023 Budget Ordinance as presented.

Second: Commissioner Dyer.

Vote: Motion carried 5-0

8.B. Consideration of approval of request for business related economic development expenditures

Economic Development Director Jason Canon introduced Scott Bledsoe, President of Blue Force Technologies, Inc.

Mr. Bledsoe appreciates all the work that has been done in helping them expand in Wake Forest. He spoke briefly about the product and was happy to take any questions.

Mayor Jones said they're delighted to have Blue Force Technologies, Inc. in Wake Forest and look forward to working with them.

ACTION:

Mover: Commissioner Sliwinski moved to approve the request for business related economic development expenditures as presented.

Second: Commissioner Sary.

Vote: Motion carried 5-0.

9. Public Services Items

9.A. Consideration of Amending the Code of Ordinances Chapter 30 - Traffic and Vehicles; Article VI. - Traffic Schedules Sec. 30-241. - Schedule I, parking prohibited at all times to provide adequate roadway width for both directions of traffic on Heritage View Trail near the Marshall Farm St. traffic circle and the bulb out on Heritage View Trail near Wild Meadow Ln. as further described in the summary and maps provided.

Engineering Director Joe Guckavan stated residents brought it to staff's attention that it was difficult to maneuver safely through the street due to the width of street. He provided diagrams identifying proposed areas for no parking zones.

Mr. Guckavan said the request is to install no parking signs in the areas identified below or leave it the way it is.

- Designate a No Parking area on Heritage View Trail northwest of the intersection at Marshall Farm St. for northwest bound traffic and southeast bound traffic. Also, designate a No Parking area on Heritage View Trail approaching the "bulb out" of the road between Heritage Spring Circle and Wild Meadow Lane for both directions of traffic. Maps attached show location of the No Parking area.

Mayor Jones asked Mr. Guckavan if he thought it was a good idea. Mr. Guckavan replied staff does support the recommended request of the HOA.

ACTION:

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

Seconder: Commissioner Wright.

Vote: Motion carried 5-0.

9.B. Consideration of Amending the Code of Ordinances Chapter 30 - Traffic and Vehicles; Article VI. - Traffic Schedules Sec. 30-256

Engineering Director Joe Guckavan said it was brought to staff's attention by residents and the HOA of Holding Village that there is numerous bus stops at the intersection of Old Dairy Dr. and Thicketon Circle in addition to a high volume of pedestrian traffic.

The residents and the HOA of Holding Village are requesting the town make the intersection an all-way stop. Mr. Guckavan stated staff does concur with their recommendation.

Commissioner Sary asked how quickly will signage be installed. Mr. Guckavan replied, he'd coordinate with Public Works and as quickly as they can coordinate obtaining the signs and installing them, they'll get them in.

ACTION:

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

Second: Commissioner Dyer.

Vote: Motion carried 5-0.

9.C. Consideration of Approval of On-Call Stormwater Engineering Services

Commissioner Sary stated the firm he's employed by is a sub to one of the companies selected. Commissioner Sary requested to recuse himself from voting on this matter.

ACTION:

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

Second: Commissioner Shackelford.

Vote: Motion carried 5-0.

10. Parks and Recreation Items

No Parks and Recreation Items presented.

11. Public Safety Items

No Public Safety Items presented.

12. Other Business

12.A. Department Monthly Report
Received.

12.B. Wake County Tax Release

Received.

12.C. Commissioner Reports

Commissioner Sary had no updates.

Commissioner Shackelford had no updates.

Commissioner Sliwinski attended the Fire Department Memorial Garden Dedication.

Commissioner Wright attended the DigitalBridge Board Meeting.

Commissioner Dyer had no updates.

Mayor Jones shared that Wake Forest earned the National Main Street accreditation for 2022. She was pleased to see the participation in the UDO Updates Open House and the S-Line Open House. She attended a couple high school graduations. Mayor Jones and Town Manager Padgett attended the Association of Executives of North Carolina (AENC) Legislative Reception. She attended the State of the Chamber Address. She said the Juneteenth Celebration was very nice and a lot of fun. She attended Meals on Wheels at the Senior Center.

Town Manager Kip Padgett had no updates.

12.D. Closed Session: N.C.G.S 143-318.11(a)(6) Personnel - Annual Evaluation of Town Manager and 6 Month Evaluation of Town Attorney

12.E. Closed Session: N.C.G.S. 143.318.11(a)(3) Consultation with the Town Attorney: Town of Wake Forest v. Pullen (20-CVS-12922)

ACTION:

Mover: Commissioner Dyer moved to go into closed session for Items 12.D. and 12.E.

Second: Commissioner Shackelford.

Vote: Motion carried 5-0.

The Board of Commissioners went into closed session at approximately 6:35 p.m.

The Board of Commissioners returned to open session at approximately 6:59 p.m.

13. Adjournment

ACTION:

Mover: Commissioner Wright moved to adjourn.

Seconded: Commissioner Sliwinski.

Vote: Motion carried 4-0.

With no further business to discuss, the meeting was adjourned at 7:02 p.m.

Duly approved in open session this 19th day of July 2022.

(ATTEST)

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-602-

Submitted by: Lisa Hayes

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Consideration of a Resolution of Appreciation for the Service of Bonnie Johnson on the July 3rd Independence Day Celebration and Children's Parade events

Recommendation:

Approval of Resolution

Item Summary:

ATTACHMENTS

- [Agenda Item Bonnie Johnson.docx](#)
- [Resolution 2022-xx Resolution for Bonnie Johnson July 3rd and 4th Event Committees.docx](#)

Agenda Item: Consideration of a Resolution of Appreciation for the Service of Bonnie Johnson on the July 3rd Fireworks and July 4th Children's Parade event committees

Summary: The resolution recognizing Ms. Johnson for her services rendered to the Wake Forest community for 35 years

Attachment: Resolution

RESOLUTION 2022-XX
RESOLUTION OF APPRECIATION FOR THE
SERVICE OF
BONNIE JOHNSON

WHEREAS, the Wake Forest July 3rd Independence Day Celebration and the Wake Forest July 4th Children's Parade are iconic, beloved traditions in the Wake Forest Community; and

WHEREAS, Bonnie Johnson served on the original planning committee for the Wake Forest July 3rd Independence Day Celebrations; and

WHEREAS, Bonnie Johnson proudly represented "Lady Liberty" for 35 years at the Wake Forest July 3rd Independence Day Celebration and the Wake Forest July 4th Children's Parade; and

WHEREAS, Bonnie Johnson put forth substantial effort in volunteering on both the Wake Forest July 3rd Independence Day Celebration and the Wake Forest July 4th Children's Parade committees, assisting with planning, coordination, managing the concessions stand, coordinating children's activities in the park and many other duties; and

WHEREAS, Bonnie Johnson served unselfishly in her capacity as "Lady Liberty" for 35 years on the Wake Forest July 3rd Independence Day Celebration, and on the Wake Forest July 4th Children's Parade and Art in the Park activities for over 20 years; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that Bonnie Johnson is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable service rendered to the Town of Wake Forest.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution be presented to Bonnie Johnson.

This the 19th day of July 2022.

Mayor: _____
Vivian Jones, Mayor

ATTEST:

Terry Savary, Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-606-

Submitted by: Lisa Hayes

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Consideration of a Resolution of Appreciation for the Service of William R. Brown on the July 3rd Fireworks and July 4th Children's Parade event committees

Recommendation:

Approval of Resolution

Item Summary:

ATTACHMENTS

- [Resolution 2022-xx Resolution for William R. Brown July 3rd and 4th Event Committees.docx](#)
- [Agenda Item_William R. Brown.docx](#)

RESOLUTION 2022-XX
RESOLUTION OF APPRECIATION FOR THE
SERVICE OF
William R. Brown

WHEREAS, the Wake Forest July 3rd Independence Day Celebration and the Wake Forest July 4th Children's Parade are iconic, beloved traditions in the Wake Forest Community; and

WHEREAS, William R. Brown served on the planning committees for the Wake Forest July 3rd Independence Day Celebrations and the July 4th Children's Parade; and

WHEREAS, William R. Brown proudly represented "Uncle Sam" for 20 years at the Wake Forest July 4th Children's Parade; and

WHEREAS, William R. Brown put forth substantial effort in volunteering on both the Wake Forest July 3rd Independence Day Celebration and the Wake Forest July 4th Children's Parade committees, assisting with planning, coordination, and many other duties; and

WHEREAS, William R. Brown served unselfishly in his capacity as "Uncle Sam" in the Wake Forest July 4th Children's Parade and Art in the Park activities for over 20 years; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that William R. Brown is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable service rendered to the Town of Wake Forest.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution be presented to William R. Brown.

This the 19th day of July 2022.

Mayor: _____
Vivian Jones, Mayor

ATTEST:

Terry Savary, Town Clerk

Agenda Item: Consideration of a Resolution of Appreciation for the Service of William R. Brown on the July 3rd Fireworks and July 4th Children's Parade event committees

Summary: The resolution recognizing William R. Brown for his services rendered to the Wake Forest community for 20 years

Attachment: Resolution



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-623-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Proclamation Recognizing the 95th Birthday of Dorothy Mae Parker Jackson

Recommendation:

Item Summary:

ATTACHMENTS

- [Proclamation_RecognizingThe95thBirthdayOfDorothyMaeParkerJackson_Jul202205.pdf](#)



TOWN of
WAKE FOREST

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

www.wakeforestnc.gov

***PROCLAMATION
RECOGNIZING THE 95TH BIRTHDAY OF
DOROTHY MAE PARKER JACKSON***

WHEREAS, Dorothy Mae Parker Jackson was born in Wake County on July 27, 1927;
and

WHEREAS, Dorothy attended W.E.B. DuBois High School in Wake Forest and was
recognized as an honor student; and

WHEREAS, Dorothy worked as a teacher's assistant during her senior year and
graduated from W.E.B. DuBois in 1945; and

WHEREAS, Dorothy Mae Parker Jackson has been recognized as a Distinguished
Alumna of W.E.B. DuBois High School for her outstanding work in church ministries
and enduring service to the community; and

NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest, do hereby
proclaim July 27, 2022, Dorothy Mae Parker Jackson Day in the Town of Wake Forest
and send congratulations as she celebrates her Ninety-Fifth Birthday.

This the 19th day of July 2022.

ATTEST:

Theresa Savary, Town Clerk



Vivian A. Jones, Mayor



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-624-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Resolution Recognizing Claudia Bradley on her Retirement

Recommendation:

Item Summary:

ATTACHMENTS

- [Resolution2022-xxAppreciationForTheServicesOfClaudiaBradleyJul202219.pdf](#)

RESOLUTION 2022-xx

**RESOLUTION OF APPRECIATION FOR
THE SERVICES OF**

Claudia M. Bradley

WHEREAS Claudia M. Bradley served as an Accounting Technician for the Town of Wake Forest Finance Department from May 22, 2001, until her retirement on August 1, 2022; and

WHEREAS Claudia M. Bradley processed accounts payable, distributed petty cash, maintained all fixed assets records and completed other accounting functions as needed for the Town; and

WHEREAS Claudia M. Bradley exemplified excellent internal customer service for the organization in providing notary services, distributing payments and other support always with a smile; and

WHEREAS Claudia served unselfishly in her capacity for the good of the Town of Wake Forest, making sacrifices in personal and family ties; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that Claudia Bradley is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable and outstanding service rendered to the Town of Wake Forest in her official capacity as an Accounting Technician.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution is presented to Claudia Bradley.

This the 19th day of July 2022.

Mayor: _____

ATTEST:

Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-593-
Submitted by: Emma Linn
Submitting Department: Planning
Meeting Date: July 19, 2022

SUBJECT

Public Hearing on a petition requesting contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres. (AN-22-03)

Recommendation:

Item Summary:

ATTACHMENTS

- [071922 BOC Agenda Summary.pdf](#)
- [Draft Ordinance \(AN-22-03\).docx](#)
- [Attachment A Legal Description AN-22-03.pdf](#)
- [Attachment B Annexation Map AN-22-03.pdf](#)
- [Attachment C Annexation Petition AN-22-03.pdf](#)

Agenda Item: Public Hearing on a petition requesting contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres.

Summary: The property proposed for annexation is contiguous to the corporate limits of the Town of Wake Forest.

The Board has accepted the petition, adopted the resolution to investigate the annexation petition, certified the sufficiency of the annexation petition, and adopted the resolution to set the public hearing date for the annexation petition.

Attachments: Attachment A Legal Description AN-22-03
Attachment B Annexation Map AN-22-03
Attachment C Contiguous Annexation Petition AN-22-03
Draft Ordinance

ORDINANCE 2022-

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WAKE FOREST, NORTH CAROLINA

(Contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres.)

WHEREAS, the Board of Commissioners has adopted a resolution under N.C.G.S. 160A-31, as amended, stating its intent to annex the area described below; and

WHEREAS, the Board of Commissioners has by said resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Town of Wake Forest Town Hall at 6:00 p.m. on July 19, 2022, after due notice by publication on July 8, 2022; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of N.C.G.S. 160A-31, as amended;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Wake Forest as of the 19th day of July, 2022.

(See Attachment A – Legal Description and Attachment B – Annexation Map)

Section 2. Upon and after the 19th day of July, 2022, the territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wake Forest and shall be entitled to the same privileges and benefits as other parts of the Town of Wake Forest. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor and the Town of Wake Forest shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

This the 19th day of July, 2022.

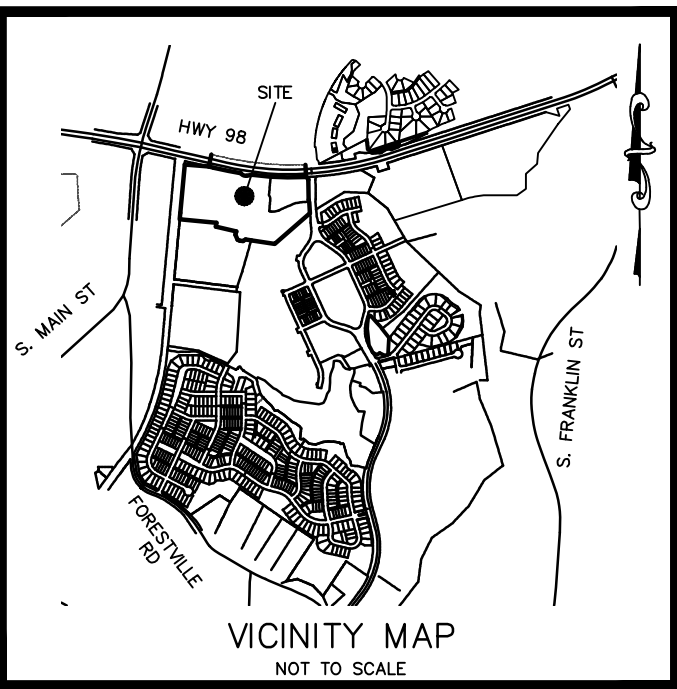
Mayor: _____

APPROVED AS TO FORM:

Town Attorney

PROPERTY DESCRIPTION LOTS 8 & 10

Beginning at an iron pipe on the western right of way of S. Franklin Street, point also being the southeast property corner of Lot 8 as shown in Book of Maps 2021, Page 2338 of the Wake County Registry, being the **Point of Beginning**, thence leaving said right of way South 49°00'10" West a distance of 572.70 feet to an iron pipe; thence North 81°08'54" West a distance of 287.86 feet to an iron pipe; thence North 81°05'38" West a distance of 70.69 feet to an iron pipe; thence South 57°38'37" West a distance of 34.79 feet to an iron pipe; thence North 84°56'00" West a distance of 40.82 feet to an iron pipe; thence North 63°55'16" West a distance of 28.76 feet to an iron pipe; thence North 23°42'55" West a distance of 65.21 feet to an iron pipe; thence North 16°21'39" East a distance of 42.83 feet to an iron pipe; thence North 76°42'58" West a distance of 258.10 feet to an iron pipe; thence North 10°51'43" East a distance of 46.45 feet to an iron pipe; thence North 84°52'04" West a distance of 450.17 feet to an iron pipe on the eastern right of way of Seaboard Coastline Railroad; thence with said right of way North 05°11'05" East a distance of 80.71 feet to an iron pipe; thence North 05°11'05" East a distance of 590.82 feet to an iron pipe; thence South 85°10'46" East a distance of 292.94 feet to an iron pipe on the southern right of way of Dr. Calvin Jones Highway; thence North 12°53'04" East a distance of 150.92 feet to a point on the northern right of way of Dr. Calvin Jones Highway; thence with said right of way South 77°06'56" East a distance of 61.67 feet to a point; thence South 77°34'20" East a distance of 181.91 feet to a point; thence with a curve to the left with a radius of 3,746.71 feet, with an arc length of 912.14 feet, with a chord bearing of South 85°28'01" East, with a chord length of 909.89 feet to a point; thence South 02°26'29" East a distance of 150.92 feet to an iron pipe at the intersection of the southern right of way of Dr. Calvin Jones Highway and the western right of way of S. Franklin Street; thence with said right of way of S. Franklin Street a curve to the right with a radius of 29.00 feet, with an arc length of 45.43 feet, with a chord bearing of South 42°45'48" East, with a chord length of 40.92 feet to an iron pipe; thence with a curve to the left with a radius of 3,796.50 feet, with an arc length of 4.25 feet, with a chord bearing of South 00°44'09" West, with a chord length of 4.25 feet to an iron pipe; thence with a curve to the left with a radius of 3,796.50 feet, with an arc length of 241.20 feet, with a chord bearing of South 01°06'58" East, with a chord length of 241.16 feet to an iron pipe; thence South 12°57'29" East a distance of 24.51 feet to an iron pipe; thence South 12°57'29" East a distance of 7.86 feet to an iron pipe; thence with a curve to the left with a radius of 3,791.00 feet, with an arc length of 132.29 feet, with a chord bearing of South 04°25'04" East, with a chord length of 132.28 feet to the **Point of Beginning**, containing 1,270,310 square feet, or 29.16 acres.



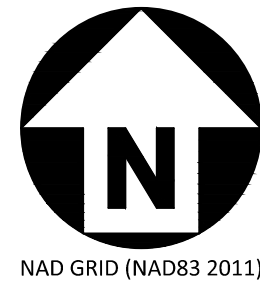
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY,
SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-
ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF
SUBDIVISION.

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES



TOTAL AREA OF
ANNEXATION CHANGE
29.16 AC. ±

ANNEXATION MAP: AN- , HOLDING VILLAGE
29.16± ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE #
ADOPTED: _____
EFFECTIVE DATE OF ANNEXATION: _____



I, THERESA SAVARY, TOWN CLERK, TOWN OF WAKE FOREST, NORTH
CAROLINA CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF
ANNEXATION ADOPTED THE _____ DAY OF _____
20____ BY THE WAKE FOREST BOARD OF
COMMISSIONERS. I SET MY HAND AND SEAL OF THE TOWN OF WAKE
FOREST,

THERESA SAVARY



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

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

www.mcadamsco.com

CLIENT

TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DRIVE STE 101
RALEIGH NC 27607

RP HV LAKESIDE LLC
READER PARTNERS LLC
5850 TG LEE BLVD STE 200
ORLANDO FL 32822

HOLDING VILLAGE CONTIGUOUS ANNEXATION MAP OF FRIENDSHIP CHAPEL ROAD & DR CALVIN JONES HIGHWAY

ANNEXATION CASE NUMBER: AN-22-03

SEABOARD COASTLINE RAILROAD
VARIABLE WIDTH R/W

N/F
ADAMS, JAMES &
GAYLE
DB 6718, PG. 904
BM 1995, PG. 1602
PIN:1840375042

LOT 8
TRI POINTE HOMES
HOLDINGS INC
DB 18883, PG. 354
BM 2021, PG. 2338
BM 2021, PG. 2338
PIN:1840369255
924,662 S.F. 21.23 AC.

AREA OF ANNEXATION
NEW TOWN OF WAKE
FOREST LIMITS
1,270,310 S.F.
29.16 AC

DR CALVIN JONES HWY
VARIABLE WIDTH PUBLIC R/W

NCDOT DRAINAGE
EASEMENT NCDOT
PLANS FOR PROJECT
R-2809C

20' TOWN OF WAKE
FOREST UTILITY
EASEMENT
(DB 15663, PG 645)

TEMPORARY
CONSTRUCTION
EASEMENT
BM 2021
PG. 2198

CITY OF RALEIGH
UTILITY
EASEMENT
BM 2021
PG. 2198

LOT 10
BM 2021, PG. 2338
PIN:1840465430
166,275 S.F.
3.82 AC.

PUBLIC STORM
DRAINAGE
EASEMENT
BM 2021
PG. 2198

CITY OF RALEIGH
SANITARY SEWER
EASEMENT
BM 2021
PG. 2198

PUBLIC STORM
DRAINAGE
EASEMENT
BM 2021
PG. 2198

S. FRANKLIN STREET
VARIABLE WIDTH PUBLIC R/W
(BM 2021, PG. 2198)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°57'29" E	7.86'
L2	S 12°57'29" E	24.51'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	71.00'	78.44'	S 66°04'04" E	74.51'
C2	3897.63'	412.70'	S 89°08'55" E	412.51'
C3	29.00'	45.43'	S 42°45'48" E	40.92'
C4	3796.50'	4.25'	S 00°44'09" W	4.25'
C5	3796.50'	241.20'	S 01°06'58" E	241.16'
C6	3791.00'	132.29'	S 04°25'04" E	132.28'
C7	3897.63'	222.94'	S 84°28'36" E	222.91'
C8	3897.63'	153.10'	S 79°37'05" E	153.09'
C9	3897.63'	17.65'	N 87°41'18" E	17.65'
C10	3746.71'	912.14'	S 85°28'01" E	909.89'

N/F
THE TRUSTEES OF
FRIENDSHIP CHAPEL
BAPTIST CHURCH
DB 9235, PG. 1883
BM 1994, PG. 498
PIN:1840355684

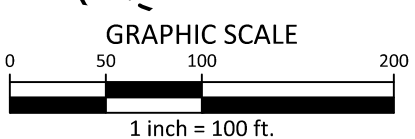
50' NEUSE
RIPARIAN BUFFER
MEASURED FROM
TOP OF BANK

10' NO-BUILD
SETBACK

50' NEUSE RIPARIAN BUFFER
MEASURED FROM TOP OF BANK

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- ADDRESS
- SDT SIGHT DISTANCE TRIANGLE



ZONING: CU NMX (TND); RZ-07-04

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	XX.XX.XXXX	REVISION DESCRIPTION
2	XX.XX.XXXX	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO. RAP19000
FILENAME RAP19000-Z4
SURVEYED BY RTF
DRAWN BY KMM
SCALE 1"=100'
DATE 02.23.2022

SHEET

1-1



TOWN of WAKE FOREST

Planning Department
Wake Forest Town Hall – 3rd Floor
301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9510
f 919.435.9539
www.wakeforestnc.gov

CONTIGUOUS ANNEXATION PETITION APPLICATION

(Last updated: July 2013)

Submittal Date: 3-10-22

To the Board of Commissioners of the Town of Wake Forest:

I/we the undersigned owner(s) of real property respectfully request that the area described in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Wake Forest.

The area to be annexed is contiguous to the Town of Wake Forest corporate limits and the boundaries of such territory are as follows (*attach or insert below a metes & bounds description with a matching survey map*):

See Attached legal description.

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

TRI POINTE HOMES HOLDINGS INC 1330 Sunday Drive, STE 101
Raleigh NC 27607

Name	Address	Signature	Date
RP HV Lakeside, LLC	5850 T G LEE BLVD STE 200		3/11/22
By: Reader & Partners, its sole manager	ORLANDO FL 32822-4408	Signature	Date
By: Scott Lay, Sr. Vice President	Address	Signature	Date
Name	Address	Signature	Date
Name	Address	Signature	Date

For additional information or assistance, please call the Planning Department at (919) 435-9510.



TOWN of WAKE FOREST

Planning Department
Wake Forest Town Hall – 3rd Floor
301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9510
f 919.435.9539
www.wakeforestnc.gov

CONTIGUOUS ANNEXATION PETITION APPLICATION

(Last updated: July 2013)

Submittal Date: 3-10-22

To the Board of Commissioners of the Town of Wake Forest:

I/we the undersigned owner(s) of real property respectfully request that the area described in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Wake Forest.

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See Attached legal description.

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

TRI POINTE HOMES HOLDINGS INC 1330 Sunday Drive, STE 101
Raleigh NC 27607

Robert Davenport

[Signature]

3/4/23

Name
RP HV LAKESIDE LLC

Address
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

Signature

Date

Name

Address

Signature

Date

Name

Address

Signature

Date

Name

Address

Signature

Date

For additional information or assistance, please call the Planning Department at (919) 435-9510.



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-598-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: July 19, 2022

SUBJECT

Public Hearing on LEGISLATIVE CASE RZ-22-01, Wake Union, a rezoning filed by Kimley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-22-01.pdf](#)
- [RZ-22-01 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Minutes.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - RZ-99-08 Approval Letter.pdf](#)
- [Attachment E - RZ-05-13 Approval Letter.pdf](#)
- [Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Attachment G - Transportation Impact Analysis Executive Summary and NCDOT Review Report.pdf](#)
- [Attachment H - Recorded Brownfields Agreement.pdf](#)
- [Ordinance RZ-22-01 Wake Union.docx](#)
- [Exhibit 1 - Legal Description.pdf](#)
- [Exhibit 2 Consistency Statement RZ-22-01.pdf](#)
- [Exhibit 3 - Proposed Conditional District Master Plan.pdf](#)

Agenda Item: Public hearing on LEGISLATIVE CASE RZ-22-01, Wake Union, a rezoning filed by Kimley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Summary: A public comment session was held at the June 14, 2022 Planning Board meeting. The Planning Board voted 5-1 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning) request with two modifications to the proposed conditions. The first modification was to remove walking trails and community gardens as options for active open space in the Townhome site from Condition 9. The second modification was change Condition 14 to limit all buildings in the development to a maximum of three stories. The applicant agreed to both modifications and Attachment B has been updated to reflect the modifications.

Attachments: Staff Report

Attachment A: Neighborhood Meeting Information

Attachment B: Application

Attachment C: Maps

Attachment D: RZ-99-08 Approval Letter

Attachment E: RZ-05-13 Approval Letter

Attachment F: Planning Board Recommendation and Plan Consistency Analysis

Attachment G: Traffic Impact Analysis Executive Summary and NCDOT Review Report

Attachment H: Recorded Brownfields Agreement

Proposed Ordinance

Exhibit 1: Legal Description

Exhibit 2: Consistency Statement

Exhibit 3: Proposed Conditional District Master Plan



Staff Report

Case RZ-22-01: Wake Union Conditional District

Meeting Date	July 19, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road: 1. Act on Plan Consistency Statement 2. Rezone 71.46 acres on the Town of Wake Forest Zoning Map from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
Case Manager	Patrick Reidy, Senior Planner
Planning Board Recommendation	The Planning Board voted 5-1 to find the request consistent with the Comprehensive Plan and recommended approval of the zoning map amendment request with two modifications to the proposed conditions. The first modification was to remove walking trails and community gardens as options for active open space in the Townhome site from Condition 9. The second modification was change Condition 14 to limit all buildings in the development to a maximum of three stories. The applicant agreed to both modifications. <i>See Attachment B for updated conditions and Attachment F for Planning Board recommendation.</i>

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
February 8, 2022 <i>(See Attachment A)</i>	June 14, 2022	July 19, 2022

CASE INFORMATION

Applicant	Kimley-Horn C/O Jordan Brewer 300 S. Main Street, Suite 212 Holly Springs, NC 27540
Developer	Marett, LLC C/O Steven Whitworth 3326 Colony Road Charlotte, NC 28211

Property Owner	MKC Development Company C/O Matthew Ferrante 3150 Rogers Road, Suite 107 Wake Forest, NC 27587
Location	Near the intersection of Wake Union Church Road and Kearney Road
Address	0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road
Wake County Tax PIN(s)	1831-64-4698, 1831-75-1080, 1831-64-6036, and 1831-53-7516
Acreage	71.46 acres (includes right-of-way)
Zoning	Existing: Conditional Use Highway Business (CU HB), US 1 Special Highway Overlay (SH1-O), Falls Lake Watershed Management Area Overlay District (FL-WMA) Proposed: Residential Mixed- Use Conditional District (RMX-CD), Neighborhood Mixed-Use Conditional District (NMX-CD), US 1 Special Highway Overlay (SH1-O), Falls Lake Watershed Management Area Overlay District (FL-WMA)
Land Use	Existing: Vacant Proposed: Commercial (up to 193,000 SF) Dwelling - Multifamily (300 units) Dwelling – Townhome (89 units)
Community Plan	Existing: Corridor Commercial and Activity Center Proposed: Activity Center, Corridor Commercial, and Mixed Residential
Corporate Limits	This application is in the Town’s corporate limits.
<i>See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 42, 48, and 54 for descriptions of Corridor Commercial, Activity Centers, and Commercial & Industrial Area: Capital Boulevard in the Community Plan.</i>	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Single-Family Dwellings (St. Ives)	Conditional Use General Residential 3
South	Commercial and Capital Boulevard ROW	Highway Business
East	Residential, Religious Institution (Wake Forest Presbyterian Church), Commercial, and Capital Boulevard ROW	General Residential 3 and Highway Business

West	Single-Family Dwellings (Tarlton Park) and General Commercial/Professional Services (Tarlton Park Office Park)	Residential-40W (Wake County) and Neighborhood Business
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. <i>See Attachment C for associated maps.</i>		

ZONING CASE HISTORY

The parcel identified by PIN 1831-75-1080 and proposed for townhomes is associated with zoning case RZ-99-08. See Attachment D for details. The parcels identified by the PINs 1831-64-6036, 1831-64-4698, and 1831-53-7516 and proposed for multi-family residential and commercial, is associated with zoning case RZ-05-13. See Attachment E for details.
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MASTER PLAN ANALYSIS

Open Space	Required: 5% of residential areas or 1.71 acres Proposed: 18.7% or 6.4 acres (Note: Due to brownfield, open space is not permitted on commercial site) Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO. See Exhibit 1, Sheet C2.0.
Park Space	Required: 2% or 0.68 acres Proposed: 2% or 0.68 acres Summary: The proposed Master Plan complies with the minimum park space percentage requirement in the UDO. See Exhibit 1, Sheet C2.0.
Active Recreation	Required: 25% of park space or 0.17 acres Proposed: 25% of park space or 0.17 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO. See Exhibit 1, Sheet C2.0.
Roads	Required: The Comprehensive Transportation Plan requires the 2A cross-section for Kearney Road and the US 1 Service Road Cross Section for Wake Union Church Road. The UDO requires that a TIA be submitted for review for this project. Proposed: The proposed Master Plan (Exhibit 1, Sheet C2.0) proposes a realignment of Wake Union Church Road in accordance with the service roads shown on the NCDOT U-5307 project for US-1. A new roundabout will be constructed at the Wake Union Church Road

entrance of the commercial phase. The Master Plan also proposes to make improvements on US-1 at the intersection of US-1 and Wake Union Church Road/Agora Drive.

The required TIA improvements are split into 3 phases, the developer has offered a rezoning condition that requires all three phases of the TIA shall be installed prior to the 7th Townhome building permit being issued. This ensures that all TIA improvements will be completed towards the beginning of Phase 2.

The improvements required to mitigate the impact of the development are:

Phase 1

Kearney Road at Penfold Lane/Public Street C

- Construct Public Street C with one ingress and one egress lane

Wake Union Church Road at Apartments Site Driveway

- Construct the full-movement Apartments Site Driveway with one ingress and one egress lane

Phase 2

Wake Union Church Road

- Realign Wake Union Church Road to intersect the proposed Main Street at a new roundabout approximately 600 feet west of US-1

“Main” Street

- Construct Main Street as a divided roadway with two eastbound lanes and one westbound lane between US 1 and the realigned Wake Union Church Road

Public Street A

- Construct Public Street A as a two-lane roadway north of Main Street that terminates at the project boundary north of Lola Lane Extension

Lola Lane Extension

- Extend Lola Lane to intersect Public Street A

Main Street at Wake Union Church Road/Public Street A:

- Construct a single-lane roundabout
- Provide a northbound right-turn lane on Wake Union Church Road with 50 feet of storage and appropriate tapers

Public Street A at Public Street C:

- Construct the proposed Public Street C as a full-movement driveway with one ingress lane and one egress lane

Public Street A at Townhome Driveway:

- Construct the proposed Townhome Driveway with one ingress lane and one egress lane on both approaches at Public Street A

Main Street at Townhome Driveway:

- Construct the right-in/right-out Townhome Driveway with one ingress lane and one egress

Phase 3

US 1 at Wake Union Church Road/Main Street/Shopping Center Driveway:

- Convert intersection to a “reverse” synchronized street configuration, including prohibiting left-turns from US 1 onto the side-streets
- Restripe the eastbound approach of Main Street to provide dual left-turn lanes and an exclusive right-turn lane
- Restripe the westbound approach of the Shopping Center Driveway to provide dual left-turn lanes and an exclusive right-turn lane
- Provide appropriate traffic signals for the superstreet configuration

US 1 at U-Turn North of Shopping Center Driveway:

- Construct a northbound U-turn lane on US 1 with 250 feet of storage and appropriate tapers
- Install a traffic signal

US 1 at U-Turn South of Wake Union Church Road:

- Construct a southbound U-turn lane on US 1 with 150 feet of storage
- Install a traffic signal

Main Street at Townhome Driveway/Outparcel Driveway:

- Construct the right-in/right-out Outparcel Driveway with one ingress lane and one egress lane

Wake Union Church Road at South Parking Lot:

- Construct the full-movement South Parking Lot driveway with one ingress lane and separate left- and right-turn egress lanes

Wake Union Church Road at Outparcel Driveway:

- Construct the full-movement Outparcel Driveway with one ingress lane and one egress lane
- Construct a southbound left-turn lane on Wake Union Church Road with 50 feet of storage

Public Street at North Parking Lot:

- Construct the right-in/right out North Parking Lot driveway with one ingress lane and one egress lane

Summary: The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO. See Attachment G for TIA Executive Summary.

Parking	Required: Per UDO Chapter 9.4, the parking requirements are: • Dwelling-multifamily: ○ Vehicular: 1.8 spaces per unit or 544 parking spaces ○ Bicycle: 2 spaces per 40 automobile spaces provided and 1 space per 30 units for the clubhouse or 38 bike spaces • Townhomes: ○ Vehicular: 1.8 spaces per unit or 160 parking spaces ○ Bicycle: 2 spaces per 40 automobile spaces provided or 8 bike spaces • General commercial: ○ Vehicular: 1 space per 350 square feet or 286 parking spaces ○ Bicycle: 2 spaces per 40 automobile spaces provided or 16 bike spaces • Restaurant/bar (other uses are provided, but applicant has taken a conservative approach and used this use since it is the most restrictive parking ratio in case the entire site developed as restaurant/bar uses): ○ Vehicular: 1 space per 200 or 415 spaces ○ Bicycle: 2 spaces per 50 automobile spaces provided or 20 bike spaces Proposed: • Dwelling-multifamily: ○ Vehicular: 546 parking spaces are proposed ○ Bicycle: 44 bike spaces are proposed • Townhomes: ○ Vehicular: 217 parking spaces through garages, driveways, and off-street parking spaces ○ Bicycle: 12 bike spaces are proposed • General commercial: ○ Vehicular: 313 parking spaces are proposed ○ Bicycle: 22 bike spaces are proposed • Restaurant/bar: ○ Vehicular: 440 parking spaces are proposed ○ Bicycle: 26 bike spaces are proposed Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO. See Exhibit 1, Sheet C2.0.
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Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: This project is served by a 12" water line located along Wake Union Church and a 12" water line located along Kearney Road. This project is served by a 12" sewer line located along Wake Union Church Road It is also served by an 8" sewer line located along Winkworth Way. An easement will be required to connect to the sewer line. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
Unique Site Constraints	Summary: Approximately 33 acres of the site is a registered Brownfields site that is addressed under the Brownfields Property Reuse Act of 1997. The Brownfields site was first developed in 1964 for manufactured pneumatic parts by the Scovill Corporation. In 1986, the site was purchased by Parker Hannifin Corporation and was operated until 2001. The Brownfields site contains groundwater and soil contaminants. A Brownfields agreement was recorded in 2006 in Deed Book 11991, Page 2634 (Attachment H) and places restrictions on the 33 acres. The only uses allowed to be developed are mixed commercial uses, including retail, flex space, warehouses, office, church, and conference/event centers. The agreement also provides information about monitoring the contaminants and soil and water restrictions. Monitoring wells are required to remain on site and will be relocated as needed during and after site construction.

PROPOSED MODIFICATIONS OF BASE RESIDENTIAL MIXED USE ZONING DISTRICT STANDARDS

Article 2.2.3 Urban District Development Standard: The proposed maximum front setback along Kearney Road, North of Public Street A, is 90 feet.

Existing code requirement: The maximum front setback is 18 feet.

Article 2.2.3 Urban District Development Standard: The proposed maximum height for the project is 3 stories

Existing code requirement: The maximum height in the NMX and RMX zones is 6 stories.

See Attachment B for signed, proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted Community Plan.
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Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the adopted Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment F for detailed Plan Consistency Analysis.</i>	

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: RZ-99-08 Approval Letter
- Attachment E: RZ-05-13 Approval Letter
- Attachment F: Planning Board Recommendation and Plan Consistency Analysis
- Attachment G: Traffic Impact Analysis Executive Summary and NCDOT Review Report
- Attachment H: Recorded Brownfields Agreement

EXHIBITS

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



January 18, 2022

■
421 Fayetteville Street
Suite 600
Raleigh, North Carolina
27601

Subject: **NEIGHBORHOOD MEETING NOTIFICATION LETTER**

Rezoning (Case #RZ-22-01) – Wake Union
Capital Boulevard (US 1) at Wake Union Church Road, Wake Forest, North
Carolina 27587

Dear Neighbor:

On **Tuesday, February 8, 2022** a neighborhood meeting will be held regarding a proposed rezoning application for the property identified by the following property identification number: **PIN# 1831537516, 1831646036, 1831644698 and 1831751080** near property that you own. Attached is a preliminary plan showing our proposal. The development plan consists of construction of proposed commercial, multifamily residential, and townhome units and associated infrastructure.

The meeting will be held virtually via Microsoft Teams at **6:00 P.M. on February 8, 2022**. Instructions for joining the meeting can be found on the following page.

We welcome any questions or comments on the plan prior to the meeting. If you wish to contact us, please call Kimley-Horn (919-677-2000) and ask for Jordan Brewer or email directly at jordan.brewer@kimley-horn.com. The purpose of the meeting is to ensure that adjacent property owners are aware of the proposal and have an opportunity to provide input prior to the Town of Wake Forest public hearing.

Sincerely,

Jordan Brewer, PE

WAKE UNION REZONING NEIGHBORHOOD MEETING

DATE: FEBRUARY 8, 2022

TIME: 6:00PM – 8:00PM

LOCATION: MICROSOFT TEAMS

OPTION 1A: Join with a video conferencing device

Type following link in to web browser:

<https://tinyurl.com/245j7shb>

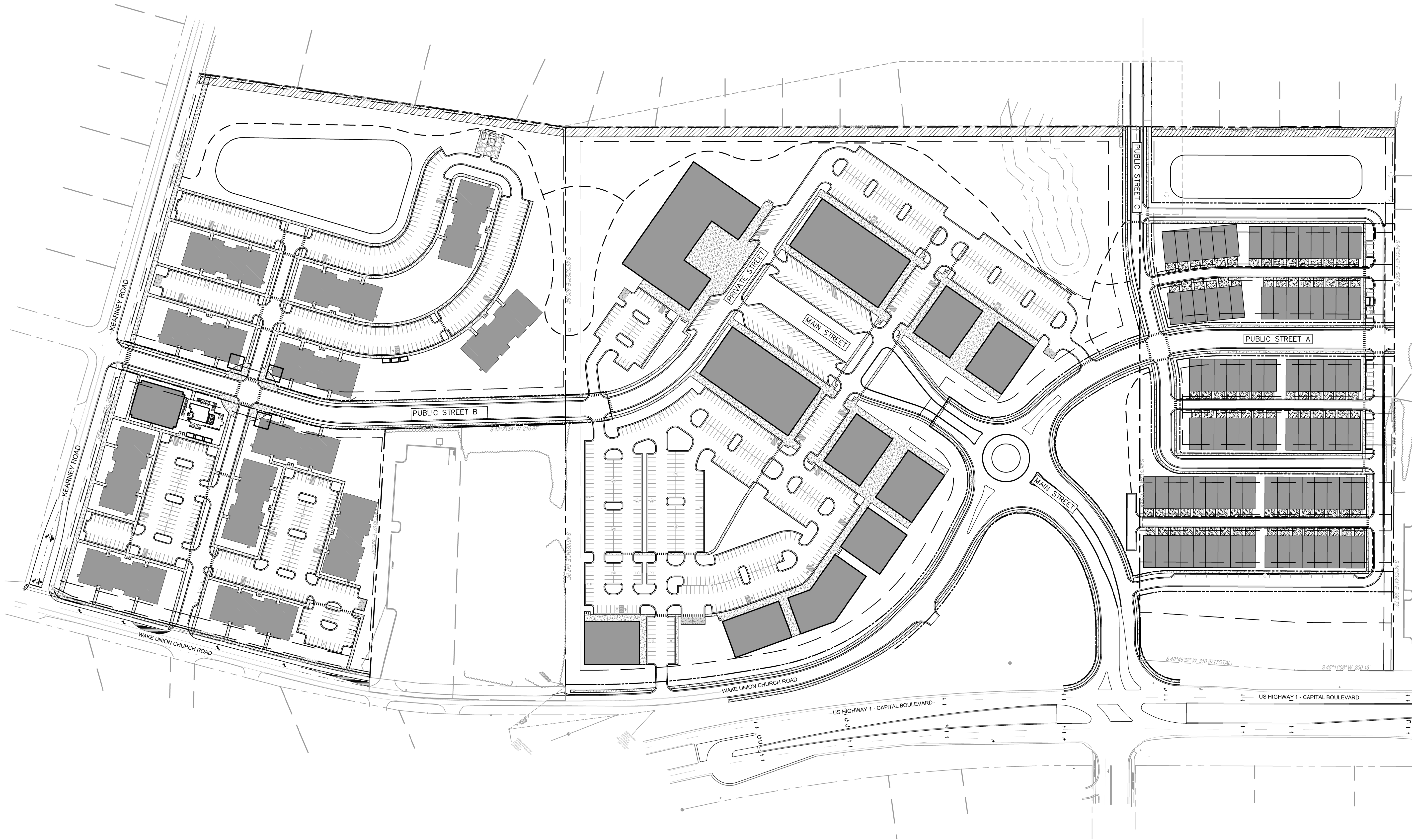
OPTION 1B: Join with a video conferencing device

Email katie.witt@kimley-horn.com for direct meeting invite with hyperlink to access the Microsoft Teams Meeting

OPTION 2: Join via call in number (audio capabilities only)

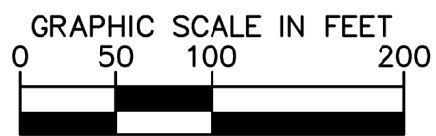
+ 1 (469) 250-9294

Phone Conference ID: 142 331 668#



SITE DATA TABLE	
MULTIFAMILY RESIDENTIAL	MAXIMUM 300 UNITS
TOWNHOMES	MAXIMUM 90 UNITS
COMMERCIAL	MAXIMUM 99,999' GENERAL RETAIL MAXIMUM 83,000 SF OTHER USES (OFFICE PERSONAL SERVICES THEATRES, DAYCARES, ETC)

NOTES:
SITE LAYOUT IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION AND PARKING LOT LOCATION.



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

5					
4					
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1					
REV. No.:	REVISION:	DATE:	DRAWN BY:	CHECKED BY:	
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.					
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PREPARED IN THE OFFICE OF:

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:
VCP ACQUISITIONS LLC

TITLE:
MASTER PLAN

DATE: 12/23/21
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLV
CHECKED BY: WJB

PROJECT:
WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER:
013875000

SHEET NUMBER:
C2.0

WAKE UNION NEIGHBORHOOD MEETING MAILING LIST

Owner	Mail Address 1	Mail Address 2	Mail Address 3
STALLINGS, KENNETH M STALLINGS, TERESA B	7312 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
CARTISSER, WALTER L CARTISSER, WINIFRED S	408 CAPELLAN ST	WAKE FOREST NC 27587-1302	
WILLIAMS, KALVIN WILLIAMS, CAROLYN	8-24 CHESTER ST	FAIR LAWN NJ 07410-1547	
WILL, KEITH A WILL, SANDY L	2513 PENFOLD LN	WAKE FOREST NC 27587-5425	
JONES, THOMAS CHRISTOPHER JONES, KIMBERLY ANN	313 CAPELLAN ST	WAKE FOREST NC 27587-1301	
WAKE FOREST 12401 INC	12401 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-7436	
MASADA VENTURES LLC	PO BOX 979	CARY NC 27512-0979	
JEFFERY, SHIRLEY J	7325 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
WF HOTEL INC	5920 S MIAMI BLVD STE 102	MORRISVILLE NC 27560-8305	
GOLDBACH, NORMAN GOLDBACH, ELIZABETH BETTE ANN	409 DEEP WOODS TRL	WAKE FOREST NC 27587-1305	
SHARP, BRIAN F SHARP, CARRIE L	7328 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY INC	C/O GEORGE HARVEY	PO BOX 1889	WAKE FOREST NC 27588-1889
RUSSO, MICHAEL R RUSSO, MARIA L	246 CAPELLAN ST	WAKE FOREST NC 27587-1309	
12351 CAPITAL LLC	12351 CAPITAL BLVD	WAKE FOREST NC 27587-7425	
MARKET OF WAKE FOREST, LLC	ZAPOLSKI REAL ESTATE LLC	1330 SAINT MARYS ST STE 350	RALEIGH NC 27605-3246
ABGOLD2 LLC	11305 DERBY LN	RALEIGH NC 27613-6801	
W & S INVESTMENTS	WALTER M KEENAN SR	PO BOX 12397	COLUMBIA SC 29211-2397
WAKE FOREST AUTO SPA INC	1208 HARTSFIELD FOREST DR	WAKE FOREST NC 27587-9176	
WAKE FOREST PRESBYTERIAN CHURCH	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
REVOCABLE LIVING TRUST OF AGNESH & RAJPRIYA MARSON	400 CAPELLAN ST	WAKE FOREST NC 27587-1302	
STLAURENT, FRANCOIS LAURIAULT, MARIE ANDREE	409 CAPELLAN ST	WAKE FOREST NC 27587-1303	
YEUNG, WING-CHI CHEUNG, YUK-YING	401 CAPELLAN ST	WAKE FOREST NC 27587-1303	
BONE, JOY LYNN BONE, ARCHIE CLINT	7332 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SAFARI ENTERPRISES INC	8012 HAWKSHEAD RD	WAKE FOREST NC 27587-9420	
KIM, Y C KIM, J A	7005 LONE OAK PL	RALEIGH NC 27615-5453	
GIBBS, ROY & DOROTHY	401 DEEP WOODS TRL	WAKE FOREST NC 27587-1305	
HOLDEN, MARY WALL HEIRS	PO BOX 712	WAKE FOREST NC 27588-0712	
COX, TIMOTHY R COX, ANDREA J	255 CAPELLAN ST	WAKE FOREST NC 27587-1310	
HOLLOWELL, STEPHANIE B HOLLOWELL, ROBERT LOUIS III	1200 WINKWORTH WAY	WAKE FOREST NC 27587-1307	
RGN LLC	DBA SONIC DRIVE-IN	7003 CHADWICK DR STE 101	BRENTWOOD TN 37027-5288
KIM, Y C KIM, J A	7005 LONE OAK PL	RALEIGH NC 27615-5453	
ST IVES COMMUNITY ASSN INC	PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
TRIPLE R REALTY LLC	3005 ALLENBY DR	RALEIGH NC 27604-5801	
MOX LLC	12305 CAPITAL BLVD	WAKE FOREST NC 27587-7485	
NORTHCUTT, SHIPMAN B NORTHCUTT, ANDREA D	304 CAPELLAN ST	WAKE FOREST NC 27587-1300	
6104 WESTGATE, LLC	704 MARLOWE RD	RALEIGH NC 27609-7024	
WAKE FOREST CROSSING OWNER LLC	RYAN PTS DEPT 800	PO BOX 460169	HOUSTON TX 77056-8169
E HUNT III LLC	WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
HILL, DUSTIN E. HILL, KRISTINE M.	1308 FLEMMING HOUSE ST	WAKE FOREST NC 27587-4620	
LANDON CUSTOM BUILDING, INC	PO BOX 1061	WAKE FOREST NC 27588-1061	
NICHOLS, GRANT K NICHOLS, BONNIE S	243 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
NELSON, KEVIN W NELSON, LISA B	500 CAPELLAN ST	WAKE FOREST NC 27587-5386	
STORUS, MALLORY BROOKS DEUTS STORUS, KEVIN	239 CAPELLAN ST	WAKE FOREST NC 27587-1310	
REYNOLDS, LUKE H REYNOLDS, MARGARET S	412 CAPELLAN ST	WAKE FOREST NC 27587-1302	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
WILSON, JAMES RYAN WILSON, MIA GRACE	7300 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SERVO VENTURES WFNC LLC	3150 ROGERS RD STE 107	WAKE FOREST NC 27587-4196	
LARSEN, LINDA M	235 CAPELLAN ST	WAKE FOREST NC 27587-1310	
WILKINS, CHRISTOPHER WILKINS, LARA	239 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
BURGART, ERIN K BURGART, NATHAN T	7317 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
HELASH, KEVIN HELASH, MICHELLE	242 CAPELLAN ST	WAKE FOREST NC 27587-1309	
BUNCH, CHRISTINA BUNCH, BLAINE	7309 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
GAUSCH, MAXWELL B GAUSCH, CAROLINE B	7315 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
WINLEY, JAMES	316 CAPELLAN ST	WAKE FOREST NC 27587-1300	
FRENZEL, KURT FRENZEL, AMY	300 CAPELLAN ST	WAKE FOREST NC 27587-1300	
TURNER, RANDY LEWIS TURNER, KAREN DICKERSON	1205 WINKWORTH WAY	WAKE FOREST NC 27587-1308	
MITCHELL, ELIZABETH C TRUSTEE	PO BOX 1335	WAKE FOREST NC 27588-1335	
CAMPANE, JEROME O JR CAMPANE, PEGGY L	405 DEEP WOODS TRL	WAKE FOREST NC 27587-1305	
LUIHN FOUR REAL PROPERTY LLC	111 COMMONWEALTH CT STE 106	CARY NC 27511-4447	
PEARCE, JAMES A PEARCE, ANGELA W	7324 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
PIERCE, JASON PIERCE, AMIE	416 CAPELLAN ST	WAKE FOREST NC 27587-1302	
HEATHCOTE, WAYNE E HEATHCOTE, JUDITH A	312 CAPELLAN ST	WAKE FOREST NC 27587-1300	
MACDONALD, KEVIN MACDONALD, STEPHANA LEIGH	7321 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
RICOTTA, ANTHONY J RICOTTA, CAROL	7320 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
MARTIN, PHILLIP MARTIN, VICTORIA	243 CAPELLAN ST	WAKE FOREST NC 27587-1310	
ADAMS, ASHLEE B	247 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
HARRINGTON, KEVIN M HARRINGTON, LORI A	504 CAPELLAN ST	WAKE FOREST NC 27587-5386	
SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY INC	C/O GEORGE HARVEY	PO BOX 1889	WAKE FOREST NC 27588-1889
WENDY'S INTERNATIONAL	PROPERTY TAX	1 DAVE THOMAS BLVD	DUBLIN OH 43017-5452
KIRK, EDWARD LONDON KIRK, ANNA DREW	404 CAPELLAN ST	WAKE FOREST NC 27587-1302	

PHD @ WAKE UNION LLC	3930 MAX PL	BOYNTON BEACH FL 33436-2038	
LAWLOR, BRYCE LAWLOR, CASSIE	7308 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
BROCK, AMMON R BROCK, JAIME B	305 BISHOP FALLS RD	WAKE FOREST NC 27587-1316	
LEE, HSING WANG, CHIA-CHANG	417 CAPELLAN ST	WAKE FOREST NC 27587-1303	
12301 CAPITAL BOULEVARD LLC	14125 ROBERT PARIS CT	CHANTILLY VA 20151-4203	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
WELLONS INC	PO BOX 52328	DURHAM NC 27717-2328	
KALTSCHMIDT, EVAN KALTSCHMIDT, ERIN COLLEEN	7316 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
KIM, IN SAN KIM, EUN SOOK	201 SACRED WOODS WAY	CARY NC 27513-6197	
ABGOLD2 LLC	11305 DERBY LN	RALEIGH NC 27613-6801	
COOPER, CATHY	405 CAPELLAN ST	WAKE FOREST NC 27587-1303	
CARTER, JAMES J JR CARTER, SUZANNE M	301 BISHOP FALLS RD	WAKE FOREST NC 27587-1316	
DEVITA, THOMAS S DEVITA, MAYA G	234 CAPELLAN ST	WAKE FOREST NC 27587-1309	
JOHNSON, WILLIE K JOHNSON, JORETHA G	1304 GIRONDE CT	WAKE FOREST NC 27587-1306	
SIACI, DJAOUIDA BOUSSAIDANE, MOHAMMED	301 CAPELLAN ST	WAKE FOREST NC 27587-1301	
MELVIN, ROBERT MELVIN, PAULA A	313 BISHOP FALLS RD	WAKE FOREST NC 27587-1316	
GORE, TODD GORE, CYNTHIA	250 CAPELLAN ST	WAKE FOREST NC 27587-1309	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
PANTON, MARVIN PANTON, LORA	7304 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SAWYER, CHARLIE WILSON III SAWYER, RYAN ELIZABETH	251 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
WESTFALL, MALIN R WESTFALL, MIRANDA L	413 CAPELLAN ST	WAKE FOREST NC 27587-1303	
HOLLEY, KENNETH E TRUSTEE HOLLEY, BELINDA M TRUSTEE	247 CAPELLAN ST	WAKE FOREST NC 27587-1310	
BILITER, DAVID LEE BILITER, MAURINA L	421 CAPELLAN ST	WAKE FOREST NC 27587-1303	
HARPER, THOMAS J	7305 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
WAKE FOREST PRESBYTERIAN CHURCH (USA)	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
SIBILIA, JOHN SIBILIA, HOLLY	308 CAPELLAN ST	WAKE FOREST NC 27587-1300	
RANDALL, SEAN O WEBB-RANDALL, DANA	1209 WINKWORTH WAY	WAKE FOREST NC 27587-1308	

MEETING SUMMARY

Total Number of Participants: 45
Meeting Title: Wake Union Rezoning - Neighborhood Meeting
Meeting Start Time: 2/8/2022, 5:50:08 PM
Meeting End Time: 2/8/2022, 8:36:27 PM
Meeting Id: dab4c99-98dc-41eb-b3aa-2604563cfefb

Full Name	Join Time	Leave Time	Duration	Email	Address
Thomas & Maya Devita	2/8/2022, 5:50:08 PM	2/8/2022, 8:33:08 PM	2h 43m	mayagrace.devita@gmail.com	234 Capelen Street
Biliter, David	2/8/2022, 5:51:29 PM	2/8/2022, 8:18:04 PM	2h 26m	David.Biliter@firstcitizens.com	421 Capellan Street
Teresa Stallings	2/8/2022, 5:53:57 PM	2/8/2022, 7:26:10 PM	1h 32m		7312 Clarincarde Court
19194537359	2/8/2022, 5:55:37 PM	2/8/2022, 8:25:26 PM	2h 29m		
Matthew Ferrante	2/8/2022, 5:56:03 PM	2/8/2022, 8:36:27 PM	2h 40m	ferrante@medicalhistory.onmicrosoft.com	7116 HASENTREE CLUB DR
Ryan Wilson (Guest)	2/8/2022, 5:56:29 PM	2/8/2022, 6:58:57 PM	1h 2m		7300 Clarincarde Court
Bill Andrews	2/8/2022, 5:56:50 PM	2/8/2022, 7:11:00 PM	1h 14m		1121 Jenkins Road
John and Holly Sibilia	2/8/2022, 5:57:18 PM	2/8/2022, 8:16:04 PM	2h 18m		308 Capellan Street
Chris and Laura Wilkins	2/8/2022, 5:58:05 PM	2/8/2022, 7:20:58 PM	1h 22m	Chris.Wilkins@ClaytonHomes.com	239 Bishop Falls Road
Sean and Dana Randall	2/8/2022, 5:58:26 PM	2/8/2022, 8:32:50 PM	2h 34m	webbrandall06@yahoo.com	1209 Winkworth Way
Karen Morgan Mallo, AICP (Guest)	2/8/2022, 5:58:29 PM	2/8/2022, 8:25:36 PM	1h 50m	tkmallo95@gmail.com	312 Bishop Falls Road
Phillip J. Martin	2/8/2022, 5:58:31 PM	2/8/2022, 8:18:09 PM	2h 19m	pjmartin@hhhunt.com	243 Capellan Street
Tom Jones	2/8/2022, 5:58:45 PM	2/8/2022, 7:08:31 PM	1h 9m	TomJones@Utilityserviceagency.net	313 Capellan Street
19199996379	2/8/2022, 5:59:12 PM	2/8/2022, 6:15:26 PM	16m 13s		
Ken & Belinda Holley	2/8/2022, 5:59:13 PM	2/8/2022, 8:23:56 PM	2h 24m		247 Capellan Street
Karen and Randy Turner	2/8/2022, 5:59:18 PM	2/8/2022, 7:49:28 PM	1h 50m		1205 Winkworth Way
13015427958	2/8/2022, 5:59:53 PM	2/8/2022, 8:21:15 PM	2h 21m		
17275439263	2/8/2022, 6:00:22 PM	2/8/2022, 6:24:49 PM	24m 26s		
17275439263	2/8/2022, 6:29:14 PM	2/8/2022, 8:25:41 PM	1h 56m		
19196227065	2/8/2022, 6:01:03 PM	2/8/2022, 7:43:39 PM	1h 42m		
Hung Pham and Mark Sullivan	2/8/2022, 6:01:17 PM	2/8/2022, 8:09:38 PM	2h 8m	Hung.Pham@unchealth.unc.edu	300 Bishop Falls Road
Marilou Lachance and Frederick L'Ecuier	2/8/2022, 6:01:26 PM	2/8/2022, 8:33:30 PM	2h 32m	mariloulachance@hotmail.com	7205 Sparhawk Road
Troy Webb	2/8/2022, 6:01:26 PM	2/8/2022, 8:15:09 PM	2h 13m	troy.d.webb@gsk.com	7332 Sparkhawk Road
Rick and Cathy Hardison (Guest)	2/8/2022, 6:02:26 PM	2/8/2022, 8:33:42 PM	2h 31m		
Flake, Jeff	2/8/2022, 6:02:38 PM	2/8/2022, 8:32:35 PM	2h 29m	Jeff.Flake@fdbhealth.com	7221 Sparhawk Road
Karen Dattilo	2/8/2022, 6:02:53 PM	2/8/2022, 8:28:26 PM	2h 25m	karen.dattilo@yahoo.com	250 Bishop Falls Road
19087235047	2/8/2022, 6:03:38 PM	2/8/2022, 8:21:07 PM	2h 17m		
Marv Panton	2/8/2022, 6:06:45 PM	2/8/2022, 7:43:43 PM	1h 36m		7304 Clarincarde Court
Cristina Dastgiri	2/8/2022, 6:10:21 PM	2/8/2022, 8:15:09 PM	2h 4m	cdastgiri@wcpss.net	7348 Clarincarde Court
Marie-Andrée Lauriault	2/8/2022, 6:14:28 PM	2/8/2022, 8:25:34 PM	2h 11m		409 Capellan Street
Kevin Helash	2/8/2022, 6:16:52 PM	2/8/2022, 7:24:37 PM	1h 7m	khelash@marronebio.com	242 Capellan Street
Maurina Biliter	2/8/2022, 6:42:30 PM	2/8/2022, 8:25:04 PM	1h 42m		421 Capellan Street
Ryan and Mia Wilson	2/8/2022, 6:59:58 PM	2/8/2022, 8:33:10 PM	1h 33m	jryanwilson@gmail.com	7300 Clarincarde Court
19196317172	2/8/2022, 7:10:53 PM	2/8/2022, 7:16:11 PM	5m 17s		
19196317172	2/8/2022, 7:27:53 PM	2/8/2022, 8:32:08 PM	1h 4m		
Amie Pierce	2/8/2022, 7:16:07 PM	2/8/2022, 8:32:14 PM	1h 16m	piercecustomhomesnc@gmail.com	416 Capellan Street
Djaouda Siaci & Mohammed Boussaidane	2/8/2022, 7:44:41 PM	2/8/2022, 8:33:14 PM	48m 33s	d_siaci@yahoo.com	301 Capellan Street
Sandy and Keith Will				swill445@nc.rr.com	2513 Penfold Lane
Dorothy and Roy Gibbs					401 Depp Woods Trail
Michael Wallace	2/8/2022, 5:58:57 PM	2/8/2022, 8:33:41 PM	2h 34m	mwallace@triprop.com	
Hunt Wyche	2/8/2022, 5:57:32 PM	2/8/2022, 7:41:24 PM	1h 43m	hwyche@triprop.com	
Brewer, Jordan	2/8/2022, 5:57:41 PM	2/8/2022, 8:33:19 PM	2h 35m	jordan.brewer@kimley-horn.com	
Witt, Katie	2/8/2022, 5:55:29 PM	2/8/2022, 8:33:46 PM	2h 38m	Katie.Witt@kimley-horn.com	
Dean, Kevin	2/8/2022, 5:57:20 PM	2/8/2022, 8:33:53 PM	2h 36m	kevin.dean@kimley-horn.com	
Steven Whitworth	2/8/2022, 5:54:12 PM	2/8/2022, 8:33:13 PM	2h 39m	swhitworth@marettilc.com	
Debbie Steele	2/8/2022, 5:57:14 PM	2/8/2022, 8:15:36 PM	2h 18m	dsteale@marettilc.com	
Trace McCreary	2/8/2022, 6:00:40 PM	2/8/2022, 8:33:13 PM	2h 32m	trace@fortispm.com	
Larisa Prothero	2/8/2022, 5:55:23 PM	2/8/2022, 7:44:14 PM	1h 48m	lprothero@marettilc.com	lprothero@marettilc.com

WAKE UNION NEIGHBORHOOD MEETING MINUTES – February 8, 2022 6pm – 8pm

- David Biliter: What is the timeline and phasing?
 - Trace McCreary: There is not a set schedule for how construction will procedure. Each phase of the project has a different construction timeline. Ideally pre-development work for the multifamily portion will start ASAP, and the multifamily construction will take the longest (approximately 18 months). Ideally development plans will occur simultaneously, commercial and retail have a faster construction time.
- Randall-Webb: What is the date? Is this still a proposal?
 - Trace: This is still in proposal phase while it continues through reviews.
 - Jordan Brewer: There will be a public hearing at planning board where you are also able to speak this summer.
 - Trace: Assuming council approval comes this summer, they would then need to do construction drawings and other development work. Anticipate if we get approval that site work would start late this year.
- Jeff Flake: Are all 3 properties planned to be developed? There are still signs that say the land is available.
 - Trace: We are under contract for the entire area. Not sure what location this is for. All sections are currently under contract and the intention is to develop them either alone or with partners. Would like to partner with end users or joint developers specifically on the commercial / retail area.
- Randy & Karen Turner: How much traffic will be diverted through subdivision? What is the traffic at the Kearney intersection?
 - Kevin Dean: Traffic study still under review. It is expected that almost all traffic using the connection between neighborhood and commercial area will be mostly St. Ives residents. Not an attractive connection for non-residents. There are multiple connections to Wake Union and internal streets. Should cut down on traffic out to Kearney.
- Randy & Karen: When will traffic study be available for residents to review?
 - Kevin: The way the TIA review process works with Town of Wake Forest - reviews are outsourced to a 3rd party. Town will review comments and distribute to project team.
 - Trace: What is the process of sharing the report. We as owners have no problem with sharing them to the public if the Town is okay with it. Also, the connection to Lola lane is a request from the Town and not developer driven. Hopefully this will provide St. Ives residents access to the commercial area.
- Ryan Wilson: Is that true for both access points to St. Ives and out to Kearney.
 - Jordan Brewer: In order to have any driveway out to Kearney, the driveway is required to be at that location. Only point that the Town and NCDOT will allow
- David Biliter: Is there consideration for a traffic signal at development driveway to Kearney
 - Kevin: Volumes do not warrant a signal and we don't expect the volumes to trigger this.
 - Trace: It is not developer's choice to install one. DOT will tell us if we can have one or need to have one. A speedbump is also being put at the Lola Lane connection.
- Webb-Randall: What will the tree loss vs tree preservation be? The example pictures don't show trees.

- Jordan: There will be areas of trees that are required to be saved like around the stream. We will try to preserve buffers and areas at the back of the site.
 - Trace: When multifamily building moves, the buffer area can also increase when the parking moves down. The pictures are renderings and don't show the trees. We will save as many large trees as we can. Not at the stage where we can target tree inspections yet.
- Rick & Carroll: what are the buffers at the back of the site along the neighborhood.
 - Jordan: We have maintained the required buffers in this area to provide as much space as possible between residential properties and commercial buildings / parking.
 - Trace: We are not opposed to making the buffer larger to move the buildings further away.
- Ryan Wilson: What is the buffer along Kearney Road? For privacy for those apartments out to the homes.
 - Jordan: Currently we have about 75' to the property line and another 30' to Kearney centerline
 - Trace: Buildings are about 3 stories and not very tall. We will preserve as many trees in this area as much as possible.
- David Biliter: What is the stormwater impact to the neighborhood? What will the drainage impacts be?
 - Jordan: Surface water will be captured in a stormwater system and routed to the ponds. Discharge points will be very similar to the current routing of the water. Ponds will detain volume and release flows over a period of time so that the flow does not increase and erode the streams.
- Rick & Cathy: Significant drainage issue along back property line in current conditions. When there is heavy rain, a lot of drainage comes to this point because the commercial area is at a higher elevation than the neighborhood.
 - Jordan: With the new storm system we can't guarantee that the problem will be eliminated but should help. The ponds hold for water for 2-5 days and they then detail the flow rate for the 2-, 10-, and 25-year storm events.
 - Trace: What level of water do we expect to be in the pond?
 - Jordan: There will always be 3 - 8' deep of water with another 5- 7 ' above that to retain all the water that hits when it rains.
 - Trace: We want to create these to be good looking bodies of water that serve as amenities. There will be walking trails and there will be access points to neighborhood if they want them.
- Holly & John: What about the parking area behind commercial building. We are concerned about the lighting and don't want to be looking out at high beams at night.
 - Jordan: Town has an ordinance that there can be little to no light pollution hitting the night sky. Also required to measure light at the actual property boundary. Requirement by Town will require no light pole at the corner and then the light would die down and then trees would stop additional light pollution.
- Holly & John: Can you point to the revisions that will be made in that commercial area?

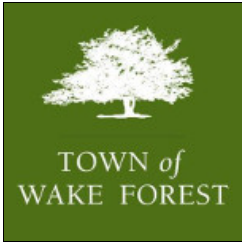
- Jordan: Drive will be brought down so the corner is no longer that close to the property line. A few parking spaces will be lost in that area, but an additional buffer will be created.
 - Trace: Commercial retail element in the middle. This is not set in stone. We will do our best to honor and respect neighbor's opinions. There is no magic to having this many buildings. Town would like as much commercial retail as possible. We want to maintain an attractive village style commercial / retail.
- Holly & John: How do townhomes get access to amenities on the other side?
 - Trace: Amenities are for the apartments. Likely we will lose a couple townhomes to put in specific amenities for townhome residents. There will be more greenspace to add more amenities.
 - Jordan: There are spaces along HWY 1 and near roundabout that are flagged as open space and could be used for amenities. We tried to increase the buffer at the rear for the neighborhood. There is also a required buffer for Hwy 1. No buildings can be past that line. There is also a requirement to have alleys for each townhome. We have it shown as tight as we can right now.
 - Trace: Town is requiring the townhomes to be rear loaded, which is why they don't have back yards.
- David Biliter: Will townhomes and multifamily be for purchase or rental?
 - Trace: Likely the townhomes will be privately owned. But that isn't fully determined.
- Holly & John: Can we split the Townhomes and add more buffer to St Ives with the room in the front?
 - Trace: We are open to that if it works.
 - Steven: We have 2 distinct parcels in the center are the brownfield. The permitted uses on the brownfield site because of ongoing monitoring it is limited. Residential can't be in there. That open space won't be parkland there.
 - Trace: The open space on the brownfields can't be designated but it will still be beautified and will be greenspace.
- Holly & John: What is preventing people from disturbing / dumping that natural area.
 - Trace: Fencing most likely.
 - Jordan: It will remain a wooded area. We haven't considered anything. If we need to do fencing, we can.
 - Trace: If it is for the good of the area, we would be fine doing it. It is not acceptable to have any dumping in that area.
- Philip Martin: Townhomes, are there elevations available?
 - Trace: We aren't there yet.
 - Jordan: Town has high architectural standards where they require 3-5 differentiating visual interests so there will be things like bay windows / awnings / shutters
 - Trace: Likely to be 3 stories but they won't be as tall as apartment buildings. This is the sweet spot. 1st story is usually a garage and then 2 main floors of living space.
- Philip Martin: Do these plans align with Capital boulevard improvements that DOT is requiring
 - Kevin: Yes, future service road is being accounted for in this design.
- Troy Webb: Retail Commercial space - what is the normal mix in there? Are there restaurants and shops? Nightclubs and bars?

- Trace: There will be no bar. Anticipate that there will be restaurants and shops. We would like to limit feeling of the site so it is not a big box feel. Would like it to be village style with shops and restaurants.
- Troy Webb: If there is parking too close to the buffer, there is more potential for people to wander away and enter the neighborhood. Please remove parking from boundary so there is more of a buffer for safety concerns.
 - Trace: I am not an expert in the design, but I am open to shifting the parking. We can continue to meet and discuss this. Remember, commercial and retail is all driven by the demand of what shops / restaurants want to come to this area. There will be ongoing dialogue. We will respect the buffer and it is important to us.
- Troy Webb: How do you manage site security throughout construction process? Is there a security program for the development?
 - Trace: There is security during construction. We will coordinate with Town but there will likely be a combination of fencing and 24/7 camera monitoring over the site with time lapse.
- Troy: And then post construction? Will there be an active security program after that?
 - Trace: For the apartments it depends on the Town but there is no real option to do gates. We may provide incentive for police to live in neighborhood for apartments and townhomes. For commercial there will likely be active security company in that area.
- Dana Webb-Randall: 4 - 8' of water in the ponds at all times. Will that water be stagnant? Concerned with algae and smell, mosquitos
 - Trace: Normally it is designed so it is not stagnant. There are usually also fountains in the ponds to make it an amenity and it is aesthetically pleasing.
 - Jordan: It is a stormwater pond so it will be standing water. There will also be vegetation to help buffer and to help with nutrient removal that is required.
 - Trace: There will be a fountain / water feature so it is circulating pump and won't allow the algae to grow.
- Ken & Belinda Holley: Tell us about Lola Lane. What is the new relationship there? And is Lola a 2-way street?
 - Jordan: Lola Lane currently dead ends at the property line in existing conditions. Town is requiring that it be extended into the proposed development. There will be some sort of traffic slowing measure like a speed bump in this location and then hopefully if the Town allows, the final connection will be delayed until after generally most of the construction has taken place (still needs confirmed). Yes, it is 2-way.
- Rick & Cathy: Please trace path out to capital boulevard.
 - Jordan: There will also be a traffic signal to go out to US HWY 1. What we currently show leaves the connection in that spot.
- Troy Webb: When NCDOT comes in and does highway, will that access still be shown.
 - Kevin: There will not be access directly to Capital boulevard with freeway project. The interchanges will provide access to Wake Union. This section is the final phase of the project. End condition there will not be direct access.
- Troy Webb: I really need to see those plans lined up to feel comfortable. When will intersection close?

- Jordan: Once that happens and access point is closed, you will have Main Street feel. Wake Union Church would serve as the frontage road.
 - Kevin: When DOT considers their project, they look at traffic volumes in the future.
 - Trace: Development will not be pushed further into buffer areas no matter what.
 - Kevin: Project is currently unfunded. Typically, current funded projects will be near 2027. Would imagine that it would be at least that far out. But DOT is always re-evaluating.
- Marv Panton: My house is one of the ones along Kearney. I see that the apartments have been moved back. That parking lot is. Where is trash? Chemical spill from decades ago and we used to have our water tested and there was testing wells throughout the site.
 - Jordan: Dumpsters aren't set yet. Will be centrally located and have ADA access.
 - Jordan: The testing wells are part of the brownfield agreement. They must remain in place until chemicals are cleaned up. Soil must be tested and disposed of properly.
- Marv: The remediation was being completed through the well. Will that stay in place? There are power lines with building with the monitoring wells
 - Jordan: The remediation is required by the state and they will be met with the development. There are multiple wells across the property.
 - Steven: Parker Hansen and there are monitoring wells that remain on site. As part of the brownfield agreement, there will be easements provided to access the wells and as the site is developed around the wells and if the wells require power, we would provide and maintain them.
- Marv: I am going to have an apartment building and parking in my back yard. I would love for the trees to remain in place along Kearney. How many units are there?
 - Trace: We would love to keep those trees. We will explore that with the Town. We are slated for 300 units.
- Aime Pierce: who are you working with at the Town directly so I can talk to them? Guarantee everyone will cut through our neighborhood. How late is clubhouse open at night? Kevin: The traffic study included that intersection at Penfold but it is expected that they will go down Kearney or straight out to Wake Union.
 - Trace: clubhouse closes at 6pm and the pool is to the interior. Most of the layout has been discussed and dictated by Planning Department.
 - Jordan: There are staff planners that we are working with. They are being guided by the UDO. Patrick Reidy is the name of the individual at the Town.
- David Biliter: Will the buildings be open until you find tenants? Will parking be there before buildings?
 - Trace: We won't build the buildings without tenants, but we will discuss with end users as we get under construction drawings and start signing people up for potential leases. Will be developed together. If we add half the retail, we would also have less parking. We want to have enough retail that serves the community.
- David Biliter: Lots of empty retail already in this area. How will we get around this?
 - Trace: A lot of that is from style and age. Our planning to date is that retail tenants want to be in newer and nicer environment.
- David Biliter: Are the apartments and townhomes funded?

- Trace: We are purchasing the land in cash. We have resources on hand to develop everything else. There will be construction funds, but all the equity is on hand.
- Amie Pierce: Lola Lane connection will it go out to Wake Union? Or will the property be land locked? So they will go through St. Ives or neighboring neighborhoods. They are going to go through Penfold.
 - Kevin: When freeway comes in and Wake Union becomes the service road which will keep access to Hwy 1.
 - Jordan: there will still be a service road along Hwy 1 which is what we anticipate will be used. In general, most traffic will leave from Lola and then entering the Wake Union Church Extension and then heading north or south to access Hwy 1 in those directions.
- Amie Pierce: Seems like this plan is extremely dense for the area. Adding all this traffic to that intersection.
 - Kevin: There is no signal warranted or permitted by Town and DOT at Kearney and Wake Union Church. Hoping the number of access points will limit that traffic.
 - Trace: We don't meet the threshold for DOT to allow a signal there.
- Amie Pierce: The buffer is gone that was previously promised between multifamily and St. Ives. I don't want to be at my pool looking at an apartment complex. I want a wooded buffer.
 - Trace: We will be moving the multifamily building further from multifamily. We would like to keep as many trees as we can. We respect the buffer and we will work with the neighborhood however we can.
- Amie Pierce: I have been against this development from the beginning. I don't understand how we can get this density and not have a traffic nightmare.
- Mia Wilson: Are the dotted lines trails? I am also on the Kearney side. My 2nd floor windows will also look at whatever goes in. My understanding was that in the prior development plan there was an agreement about a 25 - 50' tree buffer for privacy and for sound from dumpsters and AC units.
 - Trace: It is a priority to save as many large mature trees as we can. If the Town allows us to save them, we would love to.
- Karen Mallo: Can't go straight to get to Kohls at Capital, it will be restricted. The timing on this will before it becomes zero access.
 - Kevin: Yes, that is a superstreet. When you come off Main Street, you will be forced to go either left or right, you can't go straight. This is something that will get confirmed with DOT and Town review. From what they are saying, it is expected that movement limitation will be required regardless of what is constructed here. When you come off main street, you can turn left or right onto US 1. To get across, you would need to U-turn, or left turn off main street and turn right further North on Hwy 1. U-turns will be signalized. Required by DOT.
- Karen Mallo: I wanted to mention there is a lot of talk about setback on Kearney Road. The Town ordinance requires a maximum setback of 6 to 18' along Kearney Road. They are requesting a condition to even have those buildings that far away. The tree line doesn't start until 20 - 30' into property so even if we go back 50' there is really not a way to keep those trees. There will be additional buffering along Kearney.
- David Biliter: Question for Trace - is this going to be build to sell or will it stay in portfolio?

- Trace: No fixed holding period. Sometimes I hold for long term but sometimes I do sell. I am not a merchant builder where I just buy and sell. I remain largest equity holder in project and hold it for longer periods. I would anticipate I will be in this project for at least the medium term, let's say 5-10 years.
- Djaouida: Quick idea of what will the timeline be for timeline between now and rezoning hearing and afterwards. Is Lola Lane going to be tied to a phase?
 - Jordan: We will resubmit to Town of Wake Forest and working with them until we get sign off. From there in March / April we will go to the Planning Board Meeting (April). If all goes well at planning board, we would go to board of commissioners in May. Approval through Town of wake forest for rezoning in May or June time frame. From there we would have to produce construction drawings and get those reviewed. Construction would begin at end of the year. Planning Board & Board of Commissioners will have public meetings. Notification will be sent out. We will try to push Lola Lane connection and delay as long as we can. We are required to make the connection.
 - Trace: Traffic study also shows that almost all the traffic on that road will be from neighborhood going out.
- Jeff Flake: Is there a traffic capacity that Wake Union is built for?
 - Kevin: Our analysis focuses on intersections. Not called out in our study but it is something everyone is aware of and tracking.
- Mia Wilson (Ryan): Who can I continue to talk to regarding the project and access.
 - Kevin: you can talk to Town's Engineering Department and Planning Staff to discuss cross access.



Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#678397

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

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

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 05/03/2022

Staff Member Met With: Patrick Reidy

Project Tracking ID: RZ-22-01

Project Information

Development/Subdivision (optional - for reference only):

Wake Union

Project Address or PIN:

- 0 KEARNEY RD (1831537516)
- 12415 CAPITAL BLVD (1831646036)
- 0 WAKE UNION CHURCH RD (1831644698)
- 0 CAPITAL BLVD (1831751080)

Tax PIN:

- 1831537516
- 1831646036

Zoning: Zoning

- 0 KEARNEY RD: HB
- 12415 CAPITAL BLVD: HB

- 1831644698
- 1831751080

- 0 WAKE UNION CHURCH RD: GR3
- 0 CAPITAL BLVD: GR3

Current Zoning Overlay: SH1-O, US 1 Special Highway Overlay

Town Limits: Inside corporate limits

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

Land Use: Land Use Development

Acreage: 71.46

- 0 KEARNEY RD: Commercial
- 0 CAPITAL BLVD: Commercial

GIS Acreage: Parcel

- 0 KEARNEY RD: 19.91
- 12415 CAPITAL BLVD: 15.25
- 0 WAKE UNION CHURCH RD: 15.26
- 0 CAPITAL BLVD: 13.79

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: Yes

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:** RZ-22-01

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

Jordan Brewer
Kimley-Horn
300 S Main Street, Suite 212
Holly Springs, NC 27540
P:919-653-6654
jordan.brewer@kimley-horn.com

Project Contact - Developer

Steven Whitworth
Marett, LLC
3326 Colony Road
Charlotte, NC 28211
P:9803262246
swhitworth@marettllc.com

Project Contact - Property Owner

Matthew Ferrante
MKC Development Company, LLC
3150 Rogers Road, Suite 107
Wake Forest, NC 27857
P:803-600-5312
ferrante@medicalhistory.com

Project Contact - Engineer

Jordan Brewer
Kimley-Horn
300 S Main Street, Suite 212
Holly Springs, NC 27540
P:919-653-6654
jordan.brewer@kimley-horn.com

Traffic Impact Analysis

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

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

Project Number:

The applicant is required to upload the TIA document, including appendix, approved MOU and any synchro files.

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

Proposed Conditional Zoning District: RMX-CD, Residential Mixed-Use, NMX-CD, Neighborhood Mixed-Use

Proposed Land Use:

Townhomes, Multifamily, and mixed use (general commercial not to exceed 99,999 SF)

Proposed Number of Lots: 4

Number of Buildings: 40

Number of Single-Family Lots: 0

Number of Townhome Lots: 90

Number of Multi-Family Units: 300

Number of Stories: 6

Square Footage of All Buildings (non-residential): 193000

Plan Information - Conditional Rezoning

Description of Request:

1. Rezoning of entire property across 4 parcels to RMX-CD and NMX-CD

Initial Proposed Conditions Offered by Applicant:

1. Site Master Plan (SP-22-03) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan. Minor amendments include moving buildings, updating parking layout, and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary. Any modifications to the commercial area will remain in conformance with the overall commercial village vision but may include realignment of the private street network and will also adhere to setbacks and buffers as shown in the Master Plan. Commercial Village Vision will be met through the cross section of Main Street as defined by the Master Plan Cross Sections. Outdoor or rooftop seating is encouraged to be provided. A minimum of 2 pieces of public art will be provided on the commercial development. Public art may be but are not limited to the following: sculptures, unique bike racks, murals, etc.
2. All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with approved Master Plan in accordance with condition 1.
3. Phase 1 (Multi-family) TIA off-site improvements are required with the phase 1 project. Phase 2 (Townhomes) and Phase 3 (Commercial) improvements of the TIA are required prior to the issuance of the 7th townhome building permit.
4. Property owner is responsible for maintenance of any enhanced landscaping or structures inside roundabout installed by the development.
5. Sections of the nature trail will be installed with phases corresponding to each property as development occurs. Trail shall be 4-6 of ABC as shown on the master plan cross

section.

6. The following uses shall be permitted within the RMX zoned properties: Multifamily, Townhomes, Live-Work Units, Hotel/Inn (Less than 20 rooms), ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post office, Professional Services, Alcoholic Beverage Sales Store, General Commercial, Restaurant, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).

The following uses shall be permitted within the NMX zoned property: Multifamily, Townhomes, Live-Work Units, Hotel/Inn, ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post Office, Professional Services, Alcoholic Beverage Sales Store, Amusement, Indoor, Bar/Tavern, General Commercial, Restaurant, Restaurant w/ Drive Thru, Theatre, Indoor Movie or Live Performance, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).

7. General commercial uses shall not exceed 99,999 SF. Complementary uses such as office, professional services, indoor amusement, indoor recreation, theatre, daycare, studio, restaurants, bar/tavern, etc. shall be the remaining square footage of parcels 1831646036 and 1831644698 up to a maximum of 183,000 SF total per the TIA.
8. The development shall provide a minimum of 2 electric vehicle (EV) charging stations for the multifamily property and 3 electric vehicle (EV) charging stations for the commercial property. Final locations to be determined at construction drawing submittal.
9. Developed open space and park shall contain a swimming pool, fitness center, and walking trail to meet active space requirements on the multifamily development. Active space requirements for the Townhome site will meet minimum UDO requirements. Developed open space and park for the Townhome development shall contain a minimum of two elements, not limited to the following: tot lot, dog park, hammock lounge, firepits, etc.
10. Any townhome unit fronting a public street shall include at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Decorative brick or stone; f. Decorative trim; g. Decorative shake; h. Decorative gable; i. Decorative cornice; j. Portico; k. Dormer. The sides of units 1, 15, 16, 29, 30, 42, 43, 55, 56, 72, 73, and 89 will also require these decorative

elements.

11. A varied color palette shall be utilized on Townhome buildings throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
12. Perimeter buffers and streetyard buffers will be installed or maintained as existing vegetation and supplemental plantings as necessary by phase, prior to issuance of the first CO.
13. In order to protect the existing trees along Kearney Road, buildings north of Public Street A along Kearney Road may exceed the 18' maximum setback requirement. Buildings shall be a maximum distance of 90 from Kearney ROW. At a minimum a Type B 25 Buffer shall be maintained.
14. Buildings throughout the project (multi-family, commercial, townhomes) shall not exceed 3 stories.
15. Public streets shall comply with the cross sections as shown in the Master Plan.
16. A RRFB shall be installed (subject to NCDOT approval) for the Townhomes crossing Wake Union Church Road at Lola Lane.
17. The Landscape buffer along the St. Ives subdivision property line, as shown on the Master Plan, shall be increased to a minimum of 40 for all sections of the development. If a fence is added, shrub requirements of the type A buffer will not be required.
18. If commercial buildings along Wake Union Church Road include patios, patios shall be permitted to encroach into SH1-O landscape buffer. All required plantings shall still be provided within buffer.
19. Required SH1-O Buffer shall be measured 150 from centerline of US-1 and required building setback shall be 200 measured from centerline of US-1 for commercial outparcel and Townhome parcel.
20. The Developer shall investigate a roundabout at the intersection of Wake Union Church Road and Kearney Road. If feasible, the developer shall install the roundabout and the town shall reimburse the cost. The construction and funding shall be negotiated through a Developers Agreement. If a development agreement between the Town and Developer is not approved, a left turn lane from Kearney Road onto Wake Union Church Road shall be provided.
21. A physical barrier shall be provided between Wake Union Church Road and the townhomes fronting this road. Physical barrier could be considered a decorative non-opaque fence, max of 4 ft, stone or brick knee wall, or a similar item.
22. As long as permitted by the Town and NCDEQ for stormwater treatment ponds, there shall be a decorative item within the multi-family pond such as a fountain or similar.
23. Per neighbor request, connection of public street B to Lola

lane will not be opened until final building permit of the Townhome development has been obtained.

24. Although submitted prior to adoption, this rezoning shall use the adopted 2022 Community Plan for this review.
25. While not required for development, the project will encourage the use of green infrastructure including but not limited to the following: downspout disconnection, rainwater harvesting, rain gardens, planter boxes, bioswales, permeable pavements, green streets and alleys, green parking, green roofs urban tree canopy, land conservation, etc.
26. In an effort to create continuity for the entire project, a common stone or brick shall be provided that is used in all three phases of the development. The material could be used in a variety of ways including, but not limited to: landscaping walls, signage, building materials, accent materials, etc. Providing a minimum of one element for each phase shall satisfy this condition, but the developer may choose to provide the material in multiple facets if desired.
27. If the commercial property includes loading on a building that is adjacent to the St. Ives Subdivision, the loading will be on a building side that does not face the St. Ives property line.

Justification of Consistency with Comprehensive Plan:

Rezoning request is consistent with the comprehensive plan based off mixed use zoning in these areas. This will allow for both residential and commercial uses for enhancement of the area and a proper transition between single family residential and Highway Business along Wake Union Church Road and US 1.

July 8, 2022

RE: VCP Acquisitions Rezoning of Wake Union Site

Patrick,

Per your request, please see below for a signed acknowledgment of the listed conditions associated with the rezoning of Wake Union.

Please let me know if you have any additional questions with the above.

1. Site Master Plan (SP-22-03) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan. Minor amendments include moving buildings, updating parking layout, and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary. Any modifications to the commercial area will remain in conformance with the overall commercial village vision but may include realignment of the private street network and will also adhere to setbacks and buffers as shown in the Master Plan. Commercial Village Vision will be met through the cross section of Main Street as defined by the Master Plan Cross Sections. Outdoor or rooftop seating is encouraged to be provided. A minimum of 2 pieces of public art will be provided on the commercial development. Public art may be but are not limited to the following: sculptures, unique bike racks, murals, etc.
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3. Phase 1 (Multi-family) TIA off-site improvements are required with the phase 1 project. Phase 2 (Townhomes) and Phase 3 (Commercial) improvements of the TIA are required prior to the issuance of the 7th townhome building permit.
4. Property owner is responsible for maintenance of any enhanced landscaping or structures inside roundabout installed by the development.
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6. The following uses shall be permitted within the RMX zoned properties: Multifamily, Townhomes, Live-Work Units, Hotel/Inn (Less than 20 rooms), ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post office, Professional Services, Alcoholic Beverage Sales Store, General Commercial, Restaurant, Civic Meeting Facility, Community or Cultural Facility,

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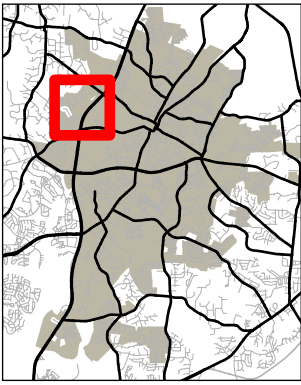
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24. Although submitted prior to adoption, this rezoning shall use the adopted 2022 Community Plan for this review.
25. While not required for development, the project will encourage the use of green infrastructure including but not limited to the following: downspout disconnection, rainwater harvesting, rain gardens, planter boxes, bioswales, permeable pavements, green streets and alleys, green parking, green roofs urban tree canopy, land conservation, etc.
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27. If the commercial property includes loading on a building that is adjacent to the St. Ives Subdivision, the loading will be on a building side that does not face the St. Ives property line.

Regards,



Trace McCreary

Varden Capital Properties, LLC



TOWN of
WAKE FOREST

RZ-22-01

Wake Union Conditional District Rezoning

PIN: 1831537516, 1831646036, 1831644698, 1831751080

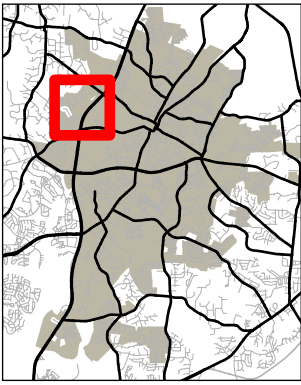
6/9/2022



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

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Feet





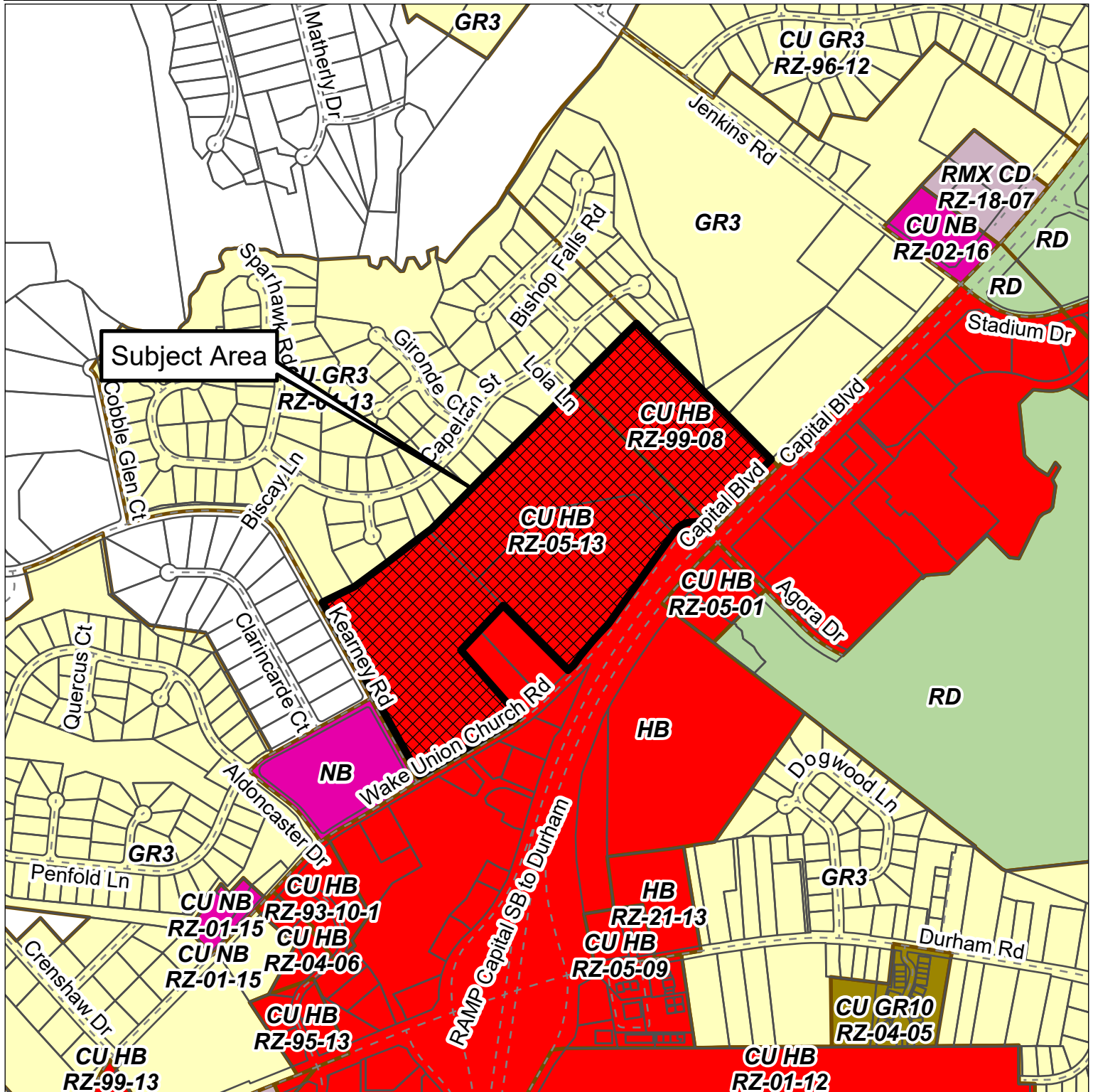
TOWN of
WAKE FOREST

RZ-22-01

Wake Union Conditional District Rezoning

PIN: 1831537516, 1831646036, 1831644698, 1831751080

6/9/2022

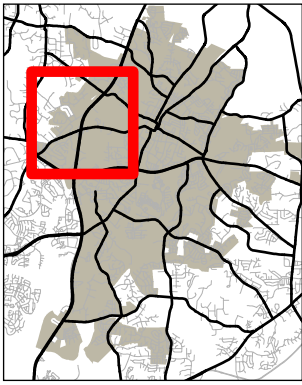


Please note that this map is intended for illustrative purposes only.
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Feet



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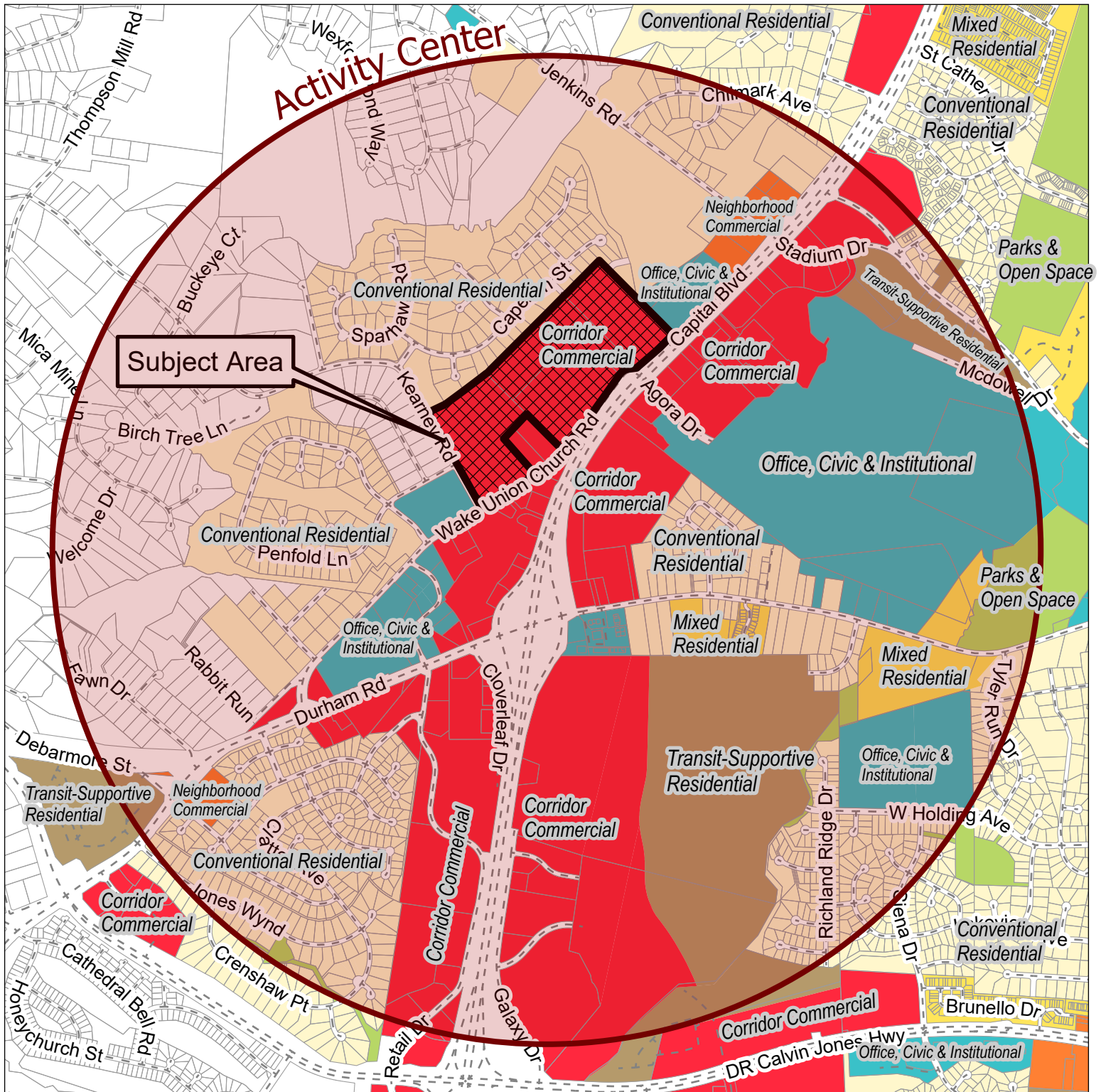
TOWN of
WAKE FOREST

RZ-22-01

Wake Union Conditional District Rezoning

PIN: 1831537516, 1831646036, 1831644698, 1831751080

6/10/2022



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

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0.9

Miles



78

February 18, 1999

John W. Graham
403 E. Six Forks Road
Raleigh, NC 27609

Re: Case #: RZ-99-08

Dear Mr. Graham:

This letter is official notification that on Tuesday, February 16, 1999 the Wake Forest Board of Commissioners approved the rezoning request of Tax Pin #: 1831.11-55-9536, located at the northwestern quadrant of Capital Boulevard and Wake Union Church Road. The property was rezoned to a Conditional Use HB, Highway Business District in the Reservoir Watershed Protection Overlay District. A Conditional Use Permit will be necessary before any development may occur.

If there are any questions, please feel free to call me at my office.

Sincerely,

Chad D. Sary, Planner
Planning Department

cc: Josephine H. Ricks Edgar N. Ricks, III
1324 Corcoran Street, N.W. 942 Baker Chapel Road
Washington, DC 20009 Mt. Olive, NC 28365

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-05-13
Date Issued: August 16, 2005
Applicant: Jim Adams
818 S. White ST
Wake Forest, NC 27587

Property Owners: St. Ives Commercial LLC

Requested Action: Rezone to Conditional Use HB, Highway Business District and FLWPD, Falls Lake Watershed Protection Overlay District.

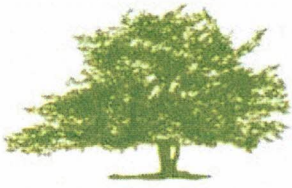
Tax PIN: 1831-64-6036, 1931-64-4698 and 1831-53-6699
Location: 12415 Capital Blvd. (US-1), west side, Wake Union Church RD
Size: 64.572 acres

The Wake Forest Board of Commissioners considered zoning case # RZ-05-13 on August 16, 2005. The Wake Forest Board of Commissioners voted to approve the requested zoning change to C.U. HB, Conditional Use Highway Business District and FLWPD, Falls Lake Watershed Protection Overlay District and approved the issuance of a Conditional Use Permit, subject to the following condition:

1. Dedication of two to 2.5 acres to the Town of Wake Forest for a future fire station.
2. Provide road improvements as outlined in the Wake Forest Transportation Plan.
3. Annexation of property not currently within Corporate Wake Forest.
4. Hold a neighborhood meeting prior to submitting a site plan for review by the Planning Board and Board of Commissioners.

Mayor

August 17, 2005
Date



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: Kimley-Horn

Owner: MKC Development Company

Requested Action: Rezone 71.46 acres on the Town of Wake Forest Zoning Map to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD)

Existing Zoning: Conditional Use Highway Business (CU HB)

Location: 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road

Size: 71.46 acres

Tax PINs: 1831-64-4698, 1831-75-1080, 1831-64-6036, and 1831-53-7516

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 and zoning overlay map request is reasonable and in the public interest. See Attachment.

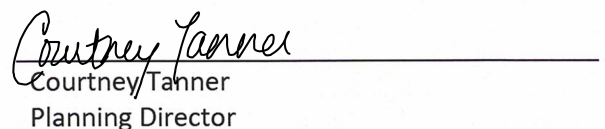
This report reflects the recommendation of the Planning Board, this the 14th day of June 2022.

Introduced by Planning Board member: Karin Kuropas

Seconded by Planning Board member: Sheila Bishop

Attest:


Joe Kimray
Planning Board Chair


Courtney Tanner
Planning Director

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

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

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

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

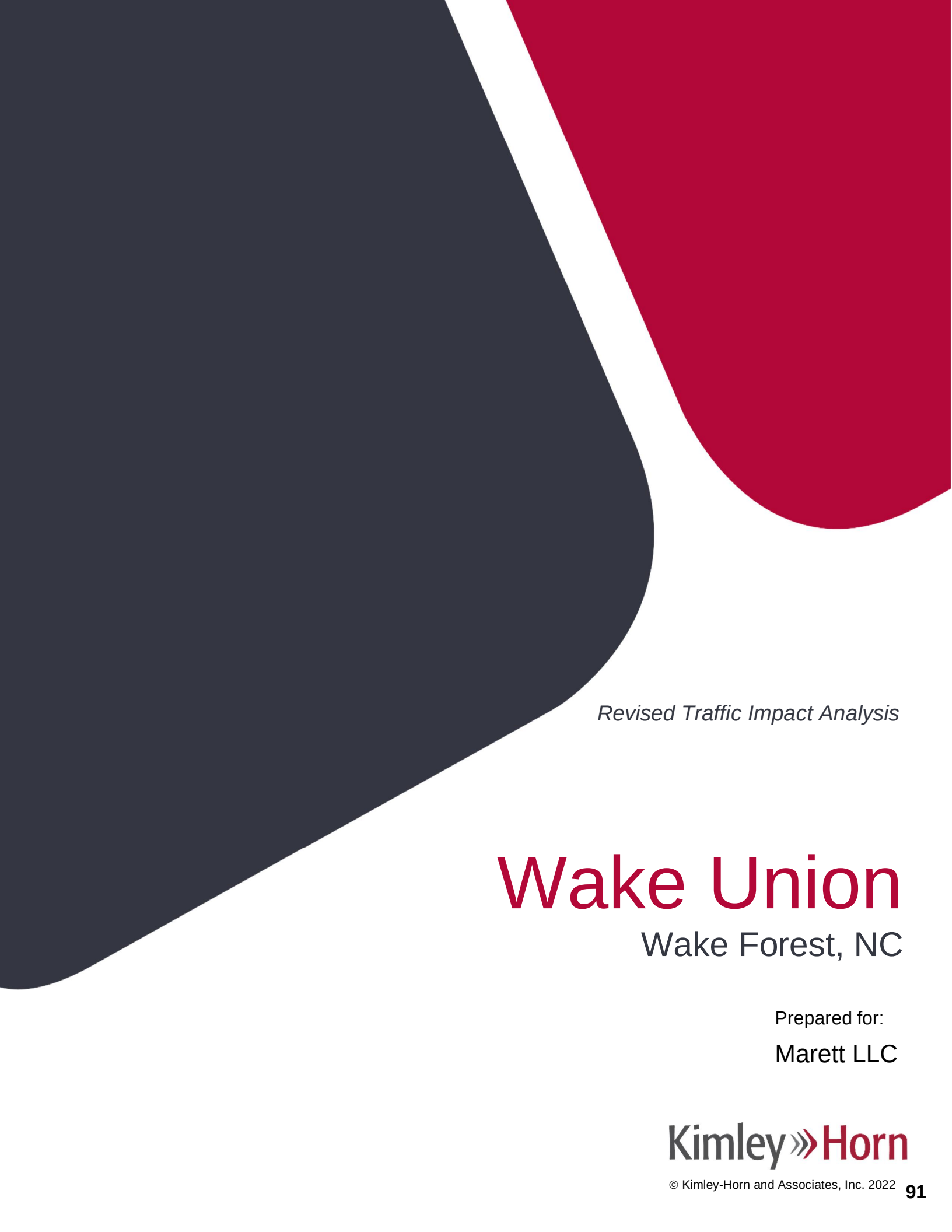
Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic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

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

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

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			

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



Revised Traffic Impact Analysis

Wake Union

Wake Forest, NC

Prepared for:
Marett LLC

Kimley»Horn

Revised Traffic Impact Analysis for

Wake Union

Wake Forest, North Carolina

Prepared for:

Marett LLC

Charlotte, NC

Prepared by:

Kimley-Horn and Associates, Inc.

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May 2022

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Executive Summary

Kimley-Horn and Associates, Inc. has revised the Traffic Impact Analysis (TIA) dated December 2021 for the proposed Wake Union mixed-use development to address comments provided by the Town of Wake Forest. This project is located along Wake Union Church Road west of US 1 in Wake Forest, North Carolina. Analyses have been performed for previous iterations of development on this parcel, and this analysis reflects impacts of changes to those plans.

Consistent with those previous plans, as currently envisioned this development is expected to be constructed in phases. Phase 1 is expected to be built-out in 2024 and will consist of approximately 300 apartments to be accessed via one site driveway on Wake Union Church Road and one driveway on Kearney Road. Phase 2 is expected to be built-out in 2025 and will add approximately 90 townhomes to be accessed via multiple driveways along the realigned Wake Union Church Road/Public Street A north of proposed Main Street. Phase 3 is expected to be built-out in 2026 and will include approximately 183,000 square feet (SF) of commercial space as well as two outparcels, which were assumed to include a 6,000 SF high-turnover sit-down restaurant and a 4,000 SF fast-food restaurant consistent with previous analyses. Additional access along Wake Union Church Road and Main Street, as well as cross-access with other phases, will serve Phase 3.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2021) traffic condition, the projected (2024) background and Phase 1 build-out traffic conditions, the projected (2025) background and Phase 2 build-out traffic conditions, and the projected (2026) background and Phase 3 (full build-out) traffic conditions.

As shown in [Table ES-1](#), Phase 1 of the project is projected to generate 1,634 new daily trips, 100 new trips during the AM peak hour, and 127 new trips during the PM peak hour on a typical weekday.

Table ES-1								
ITE Traffic Generation (Vehicles) – Phase 1								
Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
					In	Out	In	Out
221	Multifamily Housing (Mid-Rise)	300	d.u.	1,634	26	74	77	50

As shown in [Table ES-2](#), Phase 2 of the project is projected to generate 2,274 new daily trips, 143 new trips during the AM peak hour, and 181 new trips during the PM peak hour on a typical weekday.

Table ES-2 ITE Traffic Generation (Vehicles) – Phase 2								
Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
					In	Out	In	Out
220	Multifamily Housing (Low-Rise)	90	d.u.	640	10	33	34	20
221	Multifamily Housing (Mid-Rise)	300	d.u.	1,634	26	74	77	50
Total Net New External Trips				2,274	36	107	111	70

As shown in Table ES-3, at full build-out the project is projected to generate 7,274 new daily trips, 447 new trips during the AM peak hour, and 585 new trips during the PM peak hour on a typical weekday.

Table ES-3 ITE Traffic Generation (Vehicles) – Phase 3 (Full Build)								
Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
					In	Out	In	Out
220	Multifamily Housing (Low-Rise)	90	d.u.	640	10	33	34	20
221	Multifamily Housing (Mid-Rise)	300	d.u.	1,634	26	74	77	50
820	Shopping Center	183,000	s.f.	9,068	151	92	408	442
932	High-Turnover Sit-Down Restaurant	6,000	s.f.	674	33	27	37	22
934	Fast-Food Restaurant w/ Drive-Through	4,000	s.f.	1,884	82	79	68	63
Subtotal				13,900	302	305	624	597
Internal Capture				3,420	49	49	175	175
Pass-by Capture				3,206	28	34	146	140
Net New External Trips				7,274	225	222	303	282

Capacity analyses were performed using Synchro and SIDRA software. Table ES-4 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-4 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
US 1 at Jenkins Road/Stadium Drive (Signalized)		
Existing (2021) Traffic	D (44.8)	D (43.2)
Phase 1 Background (2024) Traffic	E (63.6)	E (63.7)
Phase 1 Build-out (2024) Traffic	E (63.8)	E (65.1)
Phase 2 Background (2025) Traffic	E (70.5)	E (73.6)
Phase 2 Build-out (2025) Traffic	E (70.9)	E (75.9)
Phase 3 Background (2026) Traffic	E (78.5)	F (84.5)
Phase 3 Build-out (2026) Traffic	F (89.3)	F (103.8)
US 1 at Wake Union Church Road/Main Street/Shopping Center Drwy. (Signalized)		
Existing (2021) Traffic	B (11.2)	C (29.2)
Phase 1 Background (2024) Traffic	B (12.7)	C (34.2)
Phase 1 Build-out (2024) Traffic	B (13.6)	C (34.9)
Phase 2 Background (2025) Traffic	B (13.8)	D (36.6)
Phase 2 Build-out (2025) Traffic	B (15.8)	D (38.4)
Phase 3 Background (2026) Traffic	B (14.5)	D (41.0)
Phase 3 Build-out (2026) Traffic – <i>Reverse Synchronized Street</i>	Crossover - B (18.5) North U-Turn - C (33.9) South U-Turn - A (2.6)	Crossover - C (33.8) North U-Turn - B (16.4) South U-Turn - B (19.6)

Table ES-4 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Wake Union Church Road at Kearney Road/Shopping Center Drwy. (Unsignalized)		
Existing (2021) Traffic	NB – B (12.6) SB – B (13.0) EBL – A (7.9) WBL – A (7.5)	NB – C (16.4) SB – C (20.4) EBL – A (8.0) WBL – A (8.2)
Phase 1 Background (2024) Traffic	NB – B (13.3) SB – B (14.0) EBL – A (8.0) WBL – A (7.6)	NB – C (18.2) SB – D (25.0) EBL – A (8.2) WBL – A (8.3)
Phase 1 Build-out (2024) Traffic	NB – B (13.7) SB – B (14.3) EBL – A (8.0) WBL – A (7.6)	NB – C (19.3) SB – D (27.3) EBL – A (8.2) WBL – A (8.4)
Phase 2 Background (2025) Traffic	NB – B (13.5) SB – B (14.4) EBL – A (8.0) WBL – A (7.6)	NB – C (18.8) SB – D (27.1) EBL – A (8.2) WBL – A (8.4)
Phase 2 Build-out (2025) Traffic	NB – B (14.1) SB – B (14.9) EBL – A (8.1) WBL – A (7.6)	NB – C (20.3) SB – D (31.1) EBL – A (8.3) WBL – A (8.4)
Phase 3 Background (2026) Traffic	NB – B (13.7) SB – B (14.7) EBL – A (8.0) WBL – A (7.6)	NB – C (19.5) SB – D (29.5) EBL – A (8.2) WBL – A (8.4)
Phase 3 Build-out (2026)	NB – C (15.9) SB – C (17.3) EBL – A (8.2) WBL – A (7.7)	NB – C (24.9) SB – E (49.7) EBL – A (8.5) WBL – A (8.7)

Table ES-4 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Wake Union Church Road at Hampton Way (Unsignalized)		
Existing (2021) Traffic	NB – A (9.6) WBL – A (7.6)	NB – B (12.7) WBL – A (8.2)
Phase 1 Background (2024) Traffic	NB – A (9.7) WBL – A (7.7)	NB – B (14.0) WBL – A (8.3)
Phase 1 Build-out (2024) Traffic	NB – A (9.8) WBL – A (7.7)	NB – B (14.6) WBL – A (8.4)
Phase 2 Background (2025) Traffic	NB – A (9.8) WBL – A (7.7)	NB – B (14.4) WBL – A (8.3)
Phase 2 Build-out (2025) Traffic	NB – A (9.9) WBL – A (7.7)	NB – C (15.2) WBL – A (8.4)
Phase 3 Background (2026) Traffic	NB – A (9.8) WBL – A (7.7)	NB – B (14.8) WBL – A (8.4)
Phase 3 Build-out (2026) Traffic	NB – B (10.4) WBL – A (7.9)	NB – C (17.8) WBL – A (8.7)
NC 98 at Wake Union Church Road/Private Driveway (Signalized)		
Existing (2021) Traffic	A (7.4)	A (8.7)
Phase 1 Background (2024) Traffic	A (7.4)	A (9.0)
Phase 1 Build-out (2024) Traffic	A (7.5)	A (9.1)
Phase 2 Background (2025) Traffic	A (7.4)	A (9.2)
Phase 2 Build-out (2025) Traffic	A (7.5)	A (9.2)
Phase 3 Background (2026) Traffic	A (7.5)	A (9.3)
Phase 3 Build-out (2026) Traffic	A (7.5)	A (9.6)
NC 98 at Hampton Way/Retail Drive (Signalized)		
Existing (2021) Traffic	B (16.1)	B (19.3)
Phase 1 Background (2024) Traffic	B (19.1)	C (20.8)
Phase 1 Build-out (2024) Traffic	C (20.8)	C (21.3)
Phase 2 Background (2025) Traffic	B (19.8)	C (21.2)
Phase 2 Build-out (2025) Traffic	C (22.5)	C (22.0)
Phase 3 Background (2026) Traffic	C (20.7)	C (21.7)
Phase 3 Build-out (2026) Traffic	C (24.5)	C (27.0)

Table ES-4 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Kearney Road at Penfold Lane/Public Street C (Unsignalized)		
Existing (2021) Traffic	EB – A (9.5) NBL – A (7.5)	EB – A (9.5) NBL – A (7.5)
Phase 1 Background (2024) Traffic	EB – A (9.5) NBL – A (7.5)	EB – A (9.6) NBL – A (7.5)
Phase 1 Build-out (2024) Traffic	EB – B (10.0) WB – B (10.0) NBL – A (7.5) SBL – A (7.4)	EB – B (10.3) WB – B (10.9) NBL – A (7.5) SBL – A (7.7)
Phase 2 Background (2025) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (9.6) NBL – A (7.5)
Phase 2 Build-out (2025) Traffic	EB – B (10.1) WB – B (10.0) NBL – A (7.5) SBL – A (7.4)	EB – B (10.4) WB – B (11.0) NBL – A (7.5) SBL – A (7.7)
Phase 3 Background (2026) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (9.7) NBL – A (7.5)
Phase 3 Build-out (2026) Traffic	EB – B (10.1) WB – B (10.1) NBL – A (7.5) SBL – A (7.4)	EB – B (10.5) WB – B (11.3) NBL – A (7.5) SBL – A (7.7)
Wake Union Church Road at Apartments Driveway (Unsignalized)		
Phase 1 Build-out (2024) Traffic	SB – B (13.1) EBL – A (7.9)	SB – C (18.7) EBL – A (8.2)
Phase 2 Build-out (2025) Traffic	SB – B (13.4) EBL – A (8.0)	SB – C (19.6) EBL – A (8.2)
Phase 3 Build-out (2026) Traffic	SB – C (15.0) EBL – A (8.1)	SB – C (21.7) EBL – A (8.3)
Main Street at Realigned Wake Union Church Road (Roundabout)*		
Phase 2 Build-out (2025) Traffic	A (4.6) v/c = 0.27	A (6.6) v/c = 0.48
Phase 3 Build-out (2026) Traffic	A (6.0) v/c = 0.42	B (11.7) v/c = 0.69
Public Street A at Public Street C (Lola Lane Extension) (Unsignalized)		
Phase 2 Build-out (2025) Traffic	NB – A (9.2) SB – A (8.7) EBL – A (7.3) WBL – A (7.2)	NB – A (9.5) SB – A (8.8) EBL – A (7.3) WBL – A (7.3)
Phase 3 Build-out (2026) Traffic	NB – A (9.2) SB – A (8.7) EBL – A (7.3) WBL – A (7.2)	NB – A (9.6) SB – A (8.8) EBL – A (7.3) WBL – A (7.3)

*Note: Overall intersection LOS and delay reported from SIDRA Version 6.0.

Table ES-4 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Public Street A at Townhomes Access (Unsignalized)		
Phase 2 Build-out (2025) Traffic	NB – A (8.8) SB – A (8.7) EBL – A (7.2)	NB – A (8.9) SB – A (8.8) EBL – A (7.2)
Phase 3 Build-out (2026) Traffic	NB – A (8.8) SB – A (8.7) EBL – A (7.2)	NB – A (8.9) SB – A (8.8) EBL – A (7.2)
Main Street at Townhome Driveway/Outparcel Driveway (Unsignalized)		
Phase 2 Build-out (2025) Traffic	SB – B (10.2)	SB – B (10.8)
Phase 3 Build-out (2026) Traffic	NB – A (9.7) SB – B (11.6)	NB – B (12.3) SB – B (13.8)
Wake Union Church Road at South Parking Lot (Unsignalized)		
Phase 3 Build-out (2026) Traffic	EB – B (14.3) NBL – A (8.2)	EB – F (57.1) NBL – A (8.7)
Wake Union Church Road at Outparcel Driveway (Unsignalized)		
Phase 3 Build-out (2026) Traffic	WB – B (13.1) SBL – A (8.0)	WB – D (25.4) SBL – A (9.7)
Main Street at North Parking Lot (Unsignalized)		
Phase 3 Build-out (2026) Traffic	EB – A (8.7)	EB – A (8.6)

Phase 1

The following improvements are recommended to be performed with Phase 1 of the Wake Union Place development to accommodate projected site traffic volumes:

Kearney Road at Penfold Lane/Public Street C:

- Construct Public Street C with one ingress lane and one egress lane

Wake Union Church Road at Apartments Site Driveway:

- Construct the full-movement Apartments Site Driveway with one ingress and one egress lane

Analyses indicate that only the intersection of US 1 at Jenkins Road/Stadium Drive is expected to continue to operate at an unacceptable LOS in the Phase 1 build-out condition. However, site traffic is expected to account for less than 1% of the total intersection traffic at build-out of Phase 1, and the addition of site traffic is expected to result in delay increases of less than 2 seconds in the peak hours. Therefore, no additional improvements are recommended to be performed in Phase 1. The Phase 1 roadway laneage is shown on **Figure ES-1**.

Phase 2

The following additional improvements are recommended to be performed with Phase 2 of the Wake Union Place development to accommodate projected site traffic volumes:

Wake Union Church Road:

- Realign Wake Union Church Road to intersect the proposed Main Street at a new roundabout approximately 600 feet west of US 1

Main Street:

- Construct Main Street as a divided roadway with two eastbound lanes and one westbound lane between US 1 and the realigned Wake Union Church Road

Public Street A:

- Construct Public Street A as a two-lane roadway north of Main Street that terminates at the project boundary north of Lola Lane Extension

Lola Lane Extension:

- Extend Lola Lane to intersect Public Street A

Main Street at Wake Union Church Road/Public Street A:

- Construct a single-lane roundabout
- Provide a northbound right-turn lane on Wake Union Church Road with 50 feet of storage and appropriate tapers

Public Street A at Public Street C:

- Construct the proposed Public Street C as a full-movement driveway with one ingress lane and one egress lane

Public Street A at Townhome Driveway:

- Construct the proposed Townhome Driveway with one ingress lane and one egress lane on both approaches at Public Street A

Main Street at Townhome Driveway:

- Construct the right-in/right-out Townhome Driveway with one ingress lane and one egress lane

Analyses indicate that only the intersection of US 1 at Jenkins Road/Stadium Drive is expected to continue to operate at an unacceptable LOS in the Phase 2 build-out condition. However, site traffic is expected to account for less than 2% of the total intersection traffic at build-out of Phase 2, and the addition of site traffic is expected to result in delay increases of less than 3 seconds in the peak hours. Therefore, no additional improvements are recommended to be performed in Phase 2. The Phase 2 roadway laneage is shown on **Figures ES-2 and ES-3**.

Phase 3 (Full Build-out)

Consistent with previous iterations of this project, North Carolina Department of Transportation (NCDOT) staff indicated an expectation that the intersection of US 1 at Wake Union Church Road would be converted to a synchronized street (“superstreet”) configuration as part of this development. However, as Phases 1 and 2 of this development generate relatively few trips, and since Phase 2 will include the realignment of Wake Union Church Road that will ultimately serve as the frontage road once US 1 is converted to a freeway, the superstreet configuration was only included in Phase 3.

The following roadway improvements are recommended to be performed with Phase 3 of the Wake Union Place development to accommodate projected site traffic volumes:

US 1 at Wake Union Church Road/Main Street/Shopping Center Driveway:

- Convert intersection to a “reverse” synchronized street configuration, including prohibiting left-turns from US 1 onto the side-streets
- Restripe the eastbound approach of Main Street to provide dual left-turn lanes and an exclusive right-turn lane
- Restripe the westbound approach of the Shopping Center Driveway to provide dual left-turn lanes and an exclusive right-turn lane
- Provide appropriate traffic signals for the superstreet configuration

US 1 at U-Turn North of Shopping Center Driveway:

- Construct a northbound U-turn lane on US 1 with 250 feet of storage and appropriate tapers
- Install a traffic signal

US 1 at U-Turn South of Wake Union Church Road:

- Construct a southbound U-turn lane on US 1 with 150 feet of storage
- Install a traffic signal

Main Street at Townhome Driveway/Outparcel Driveway:

- Construct the right-in/right-out Outparcel Driveway with one ingress lane and one egress lane

Wake Union Church Road at South Parking Lot:

- Construct the full-movement South Parking Lot driveway with one ingress lane and separate left- and right-turn egress lanes

Wake Union Church Road at Outparcel Driveway:

- Construct the full-movement Outparcel Driveway with one ingress lane and one egress lane
- Construct a southbound left-turn lane on Wake Union Church Road with 50 feet of storage

Public Street at North Parking Lot:

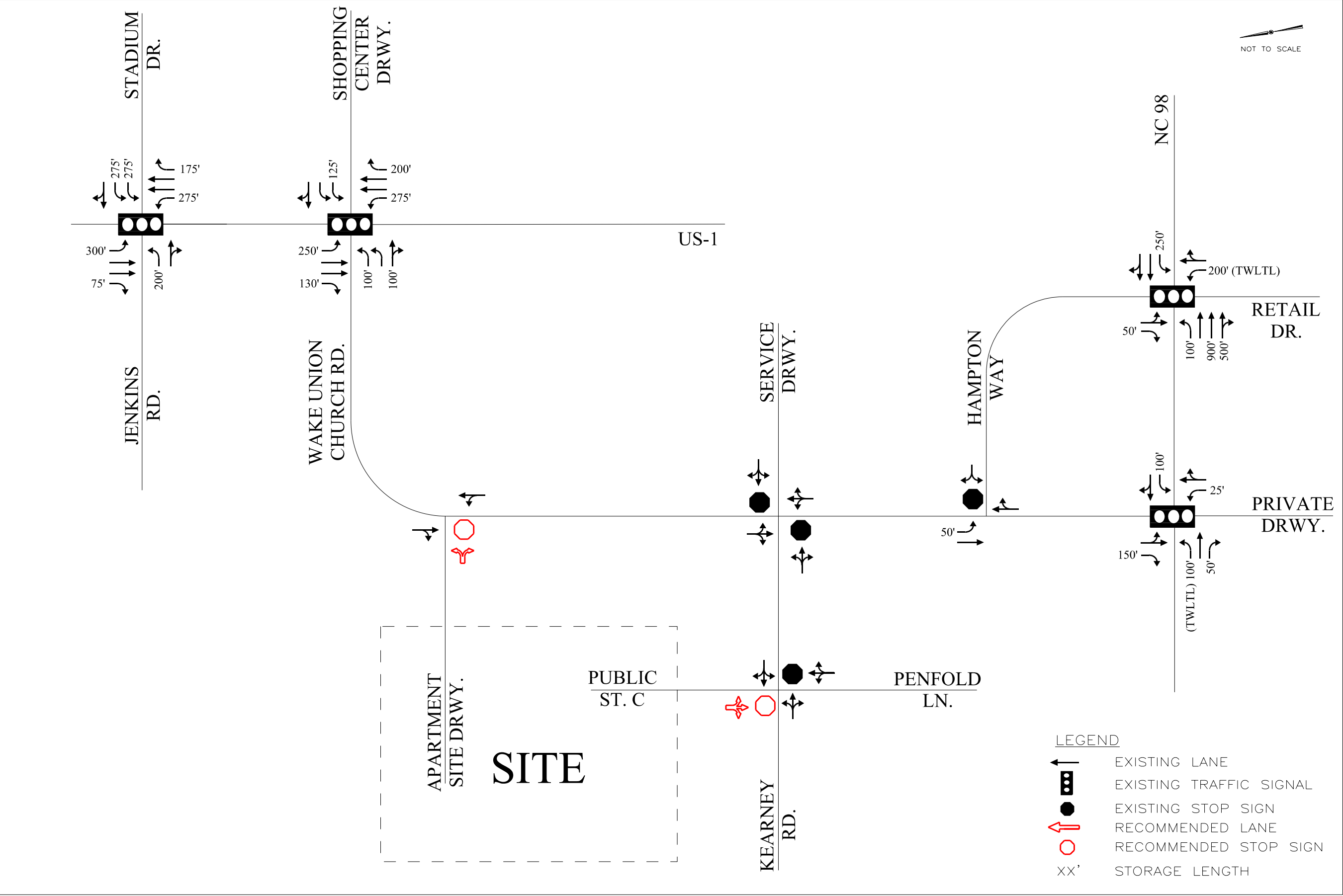
- Construct the right-in/right out North Parking Lot driveway with one ingress lane and one egress lane

Analyses indicate that with the recommended roadway improvements in place the intersection of US 1 at Jenkins Road/Stadium Drive is the only signalized study intersection that is anticipated to operate at an unacceptable LOS in the full build-out condition. However, that intersection is expected to operate at an unacceptable LOS in the study year 2026 with or without the proposed project in place, and anticipated publicly funded improvements at this location (including the grade-separation of Jenkins Road/Stadium Drive) are expected to provide a comprehensive solution to delays and queues at that intersection. As project traffic at full build-out is expected to account for less than 2% of the total intersection traffic, no improvements are recommended to be performed at this intersection as part of the Wake Union project.

Analyses also indicate that all of the unsignalized study intersections are expected to operate with short or moderate delays on minor street approaches at project build-out with the exception of the intersections of Wake Union Church Road at Kearney Road and Wake Union Church Road at the South Parking Lot Driveway. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay.

At the intersection of Wake Union Church Road at Kearney Road, the southbound minor street approach (Kearney Road) is expected to operate with moderate delays in the PM peak hour in the study year 2026 with or without the proposed Wake Union development in place. However, no queueing issues are expected at this intersection (Synchro indicates that 95th percentile queues are expected to be less than 125 feet), and no roadway improvements are recommended to be performed at the intersection to accommodate projected site traffic.

At the intersection of Wake Union Church Road at the South Parking Lot Driveway, the eastbound minor street approach (South Parking Lot Driveway) is expected to operate with long delays in the PM peak hour. However, no queueing issues are expected at this intersection (Synchro indicates that 95th percentile queues are expected to be less than 125 feet), and no additional roadway improvements are recommended to be performed at the intersection to accommodate projected site traffic. Phase 3 (full build-out) roadway laneage is shown on **Figures ES-4 and ES-5**.

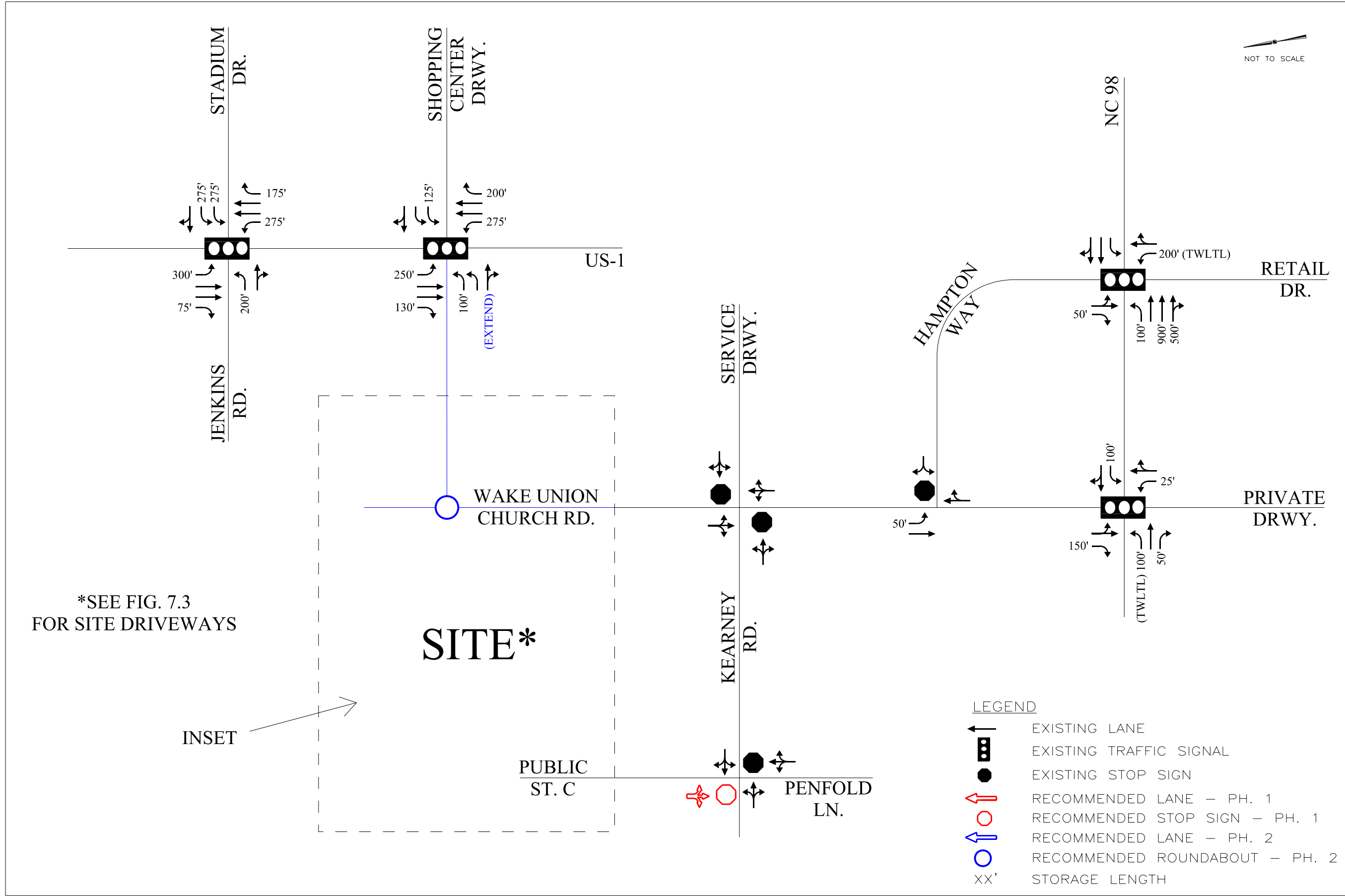


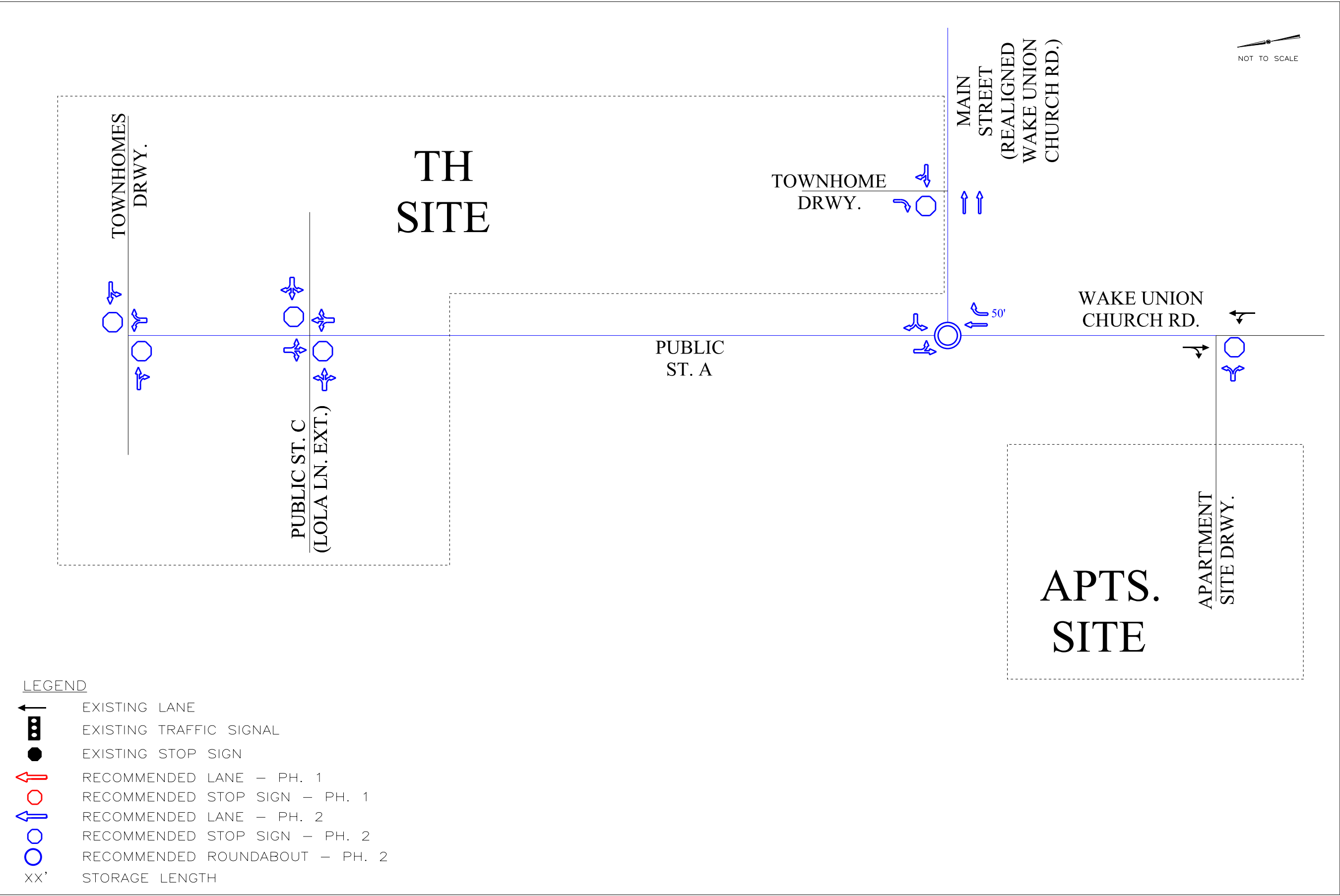
WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

RECOMMENDED ROADWAY LANEAGE
- PHASE 1

FIGURE
ES-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.





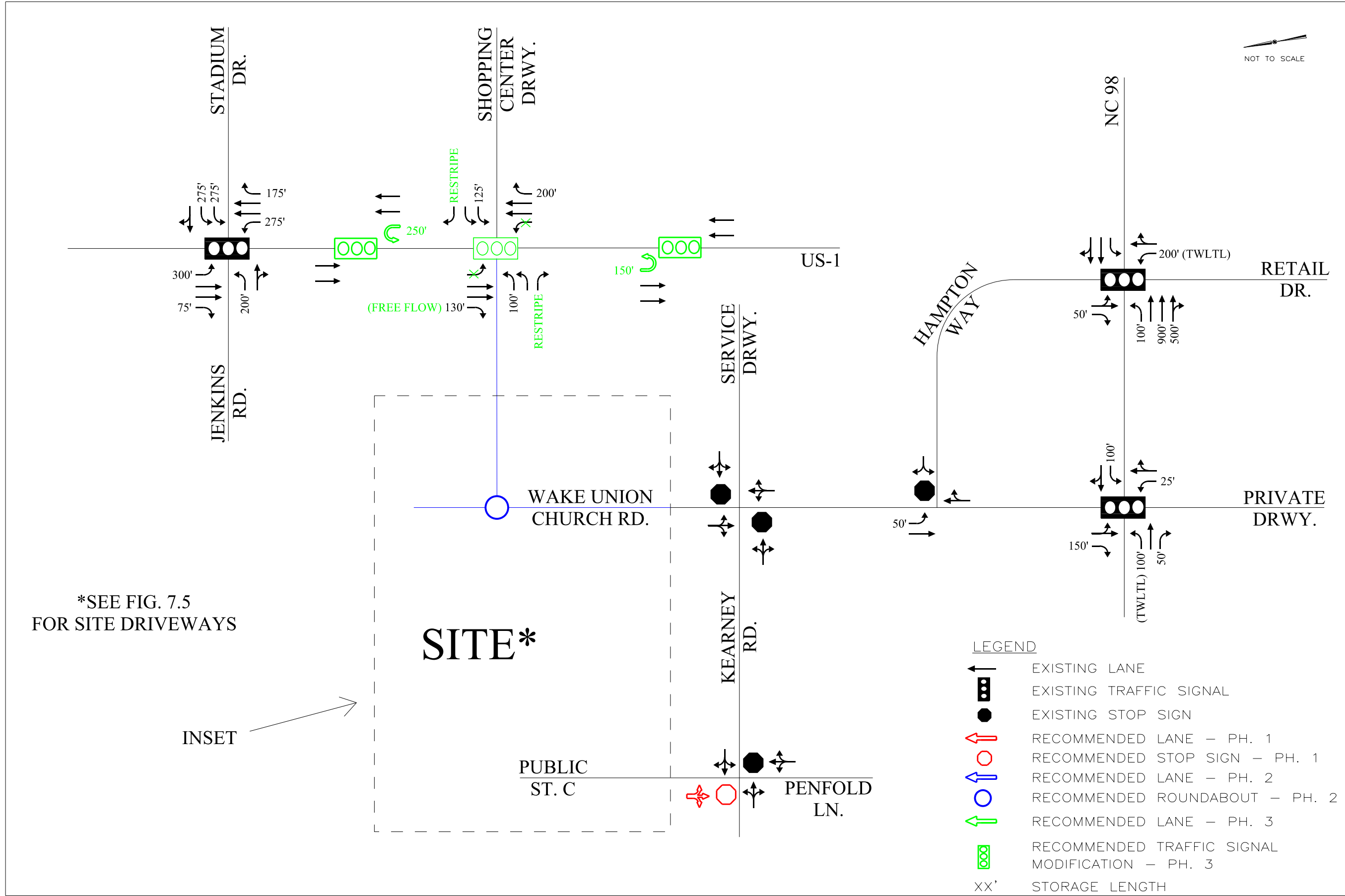


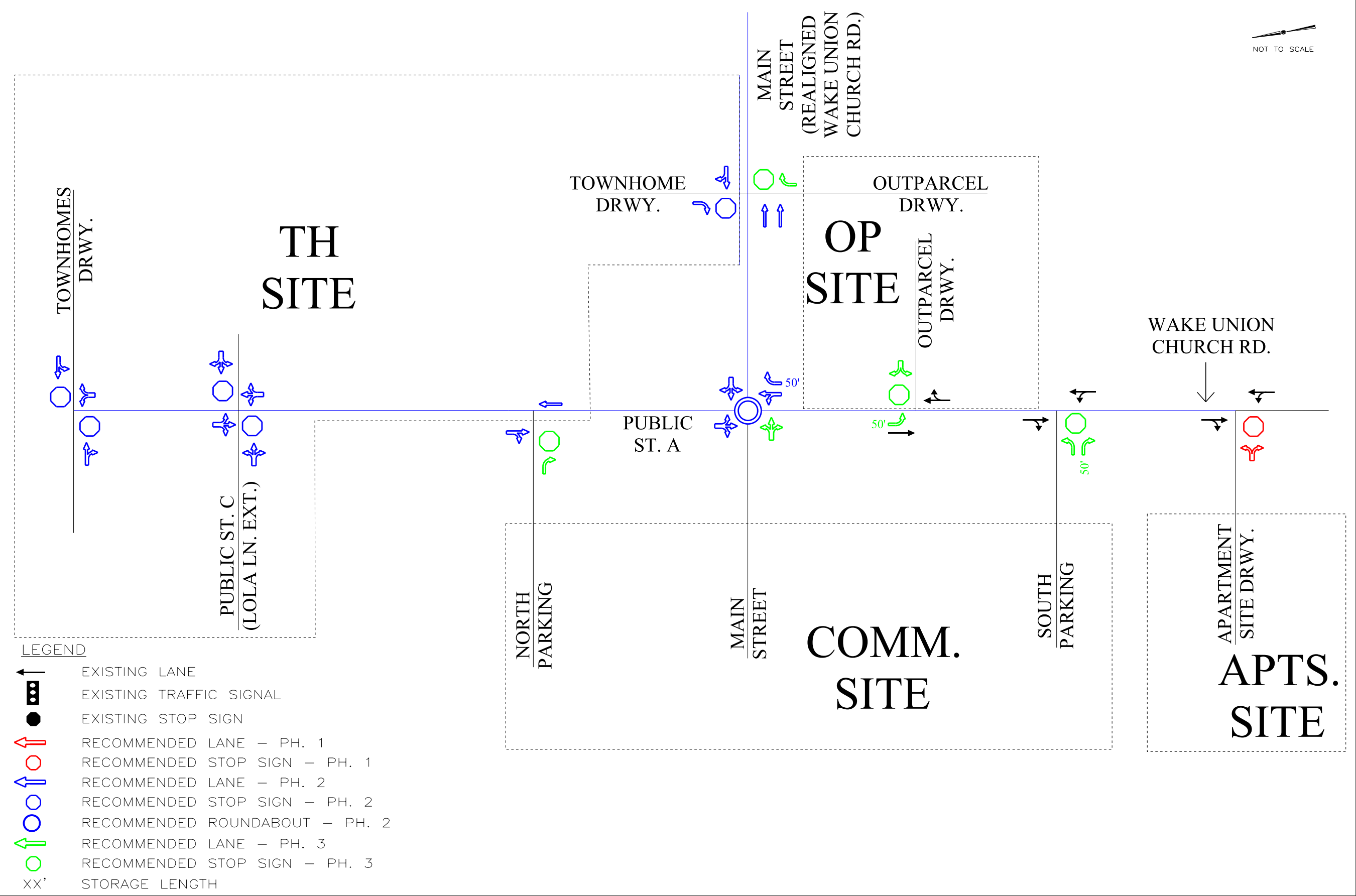
FIGURE
ES-4

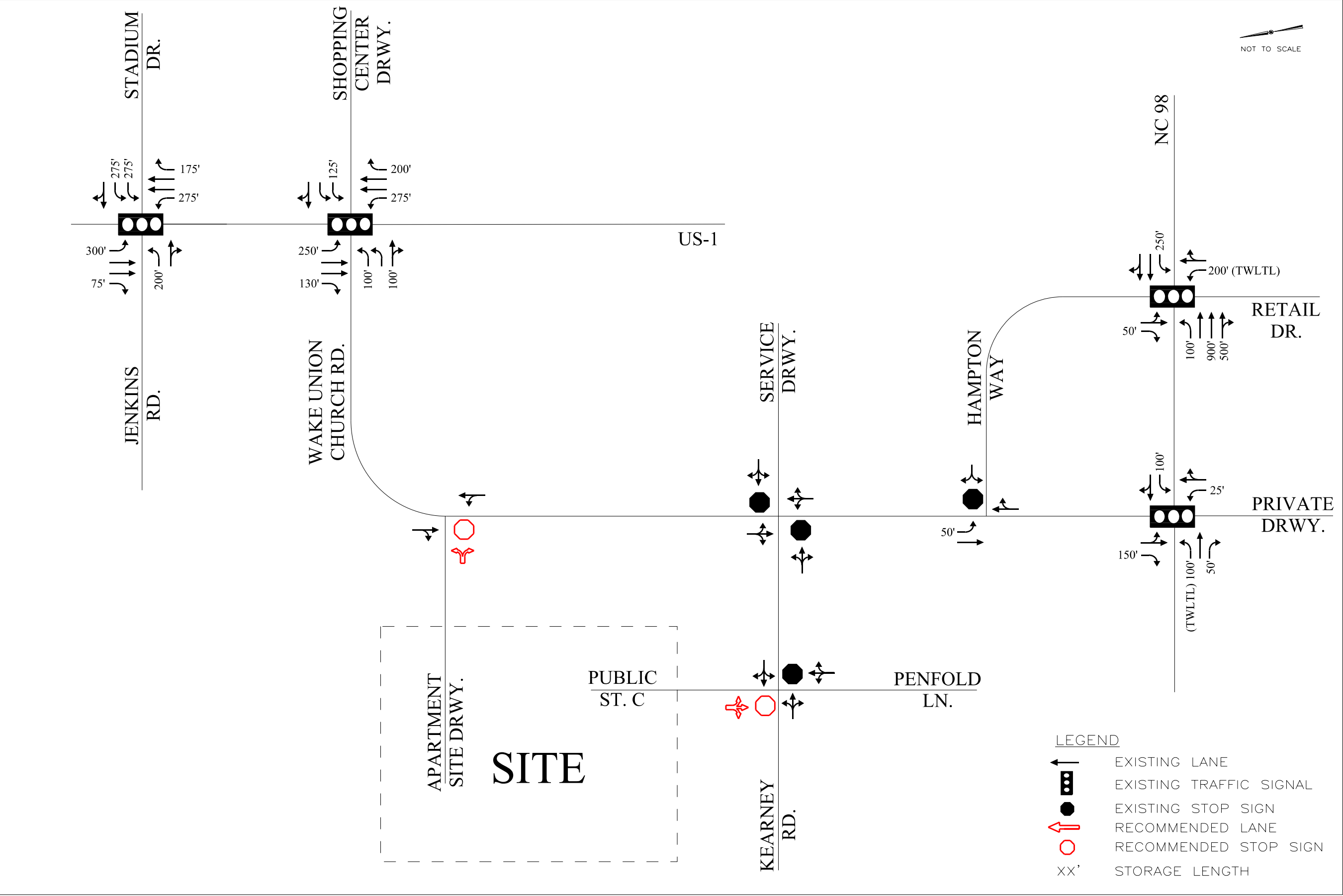
RECOMMENDED ROADWAY
LANEAGE — PHASE 3
(OFFSITE INTERSECTIONS)

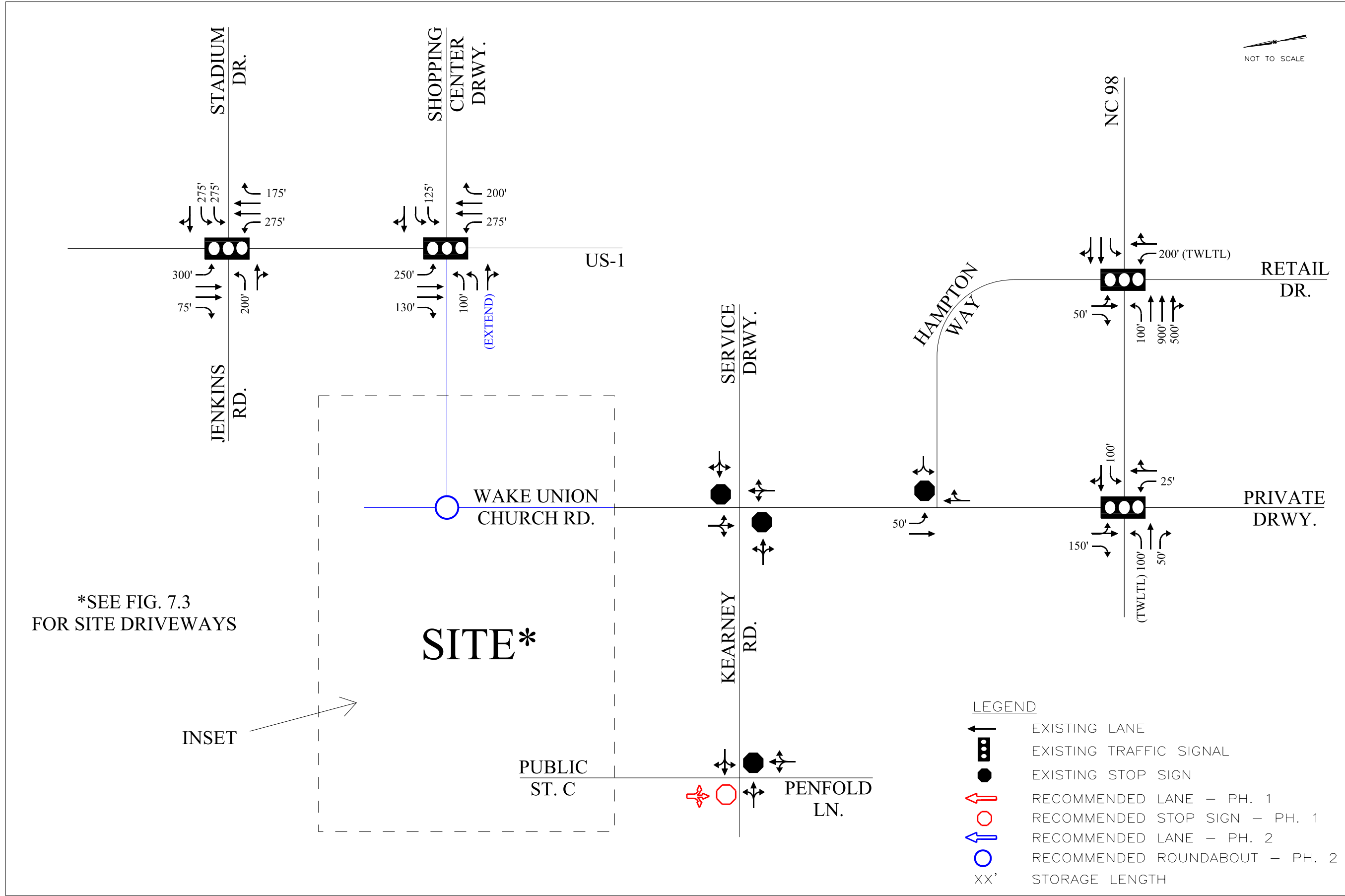
WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

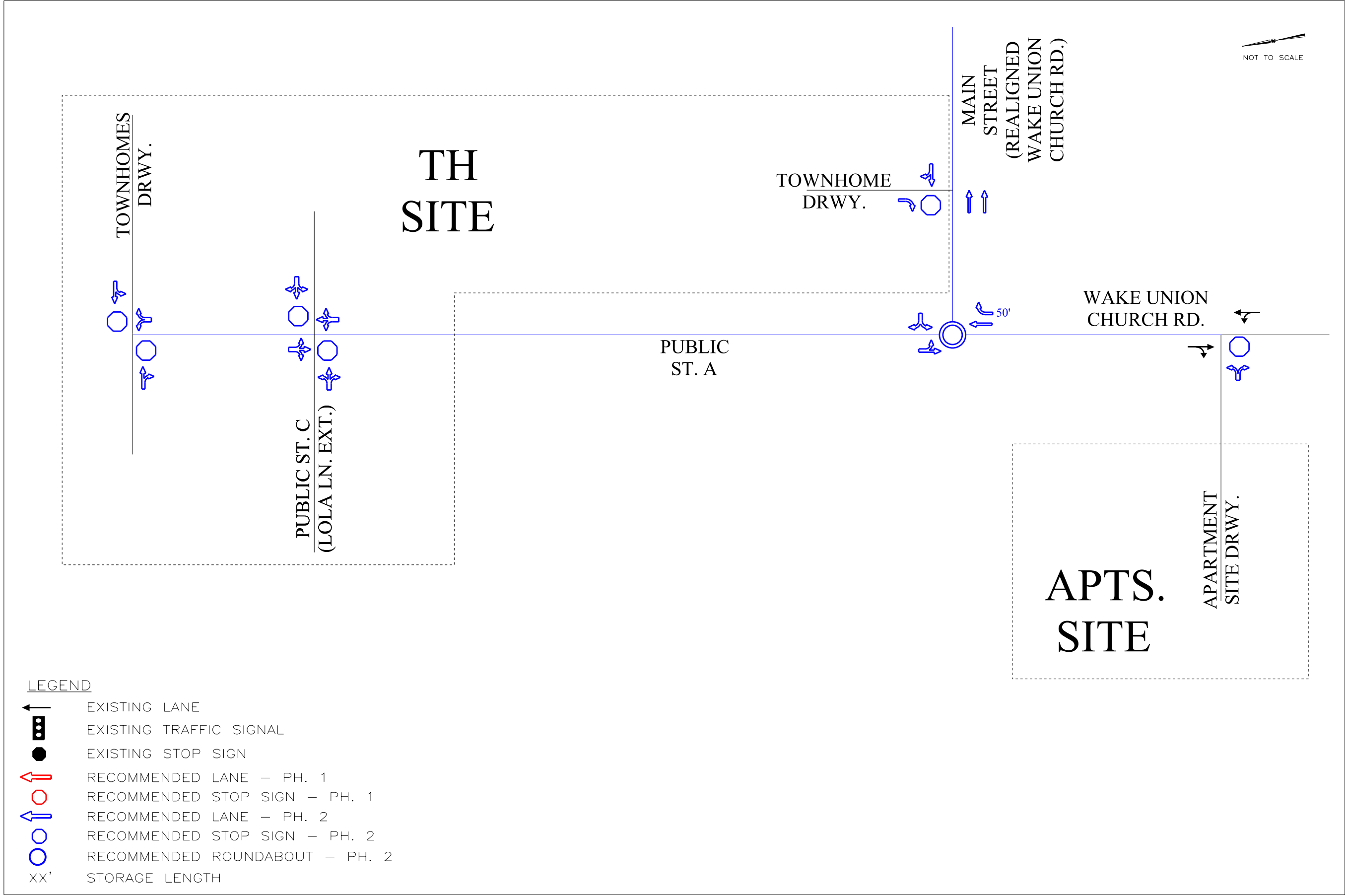


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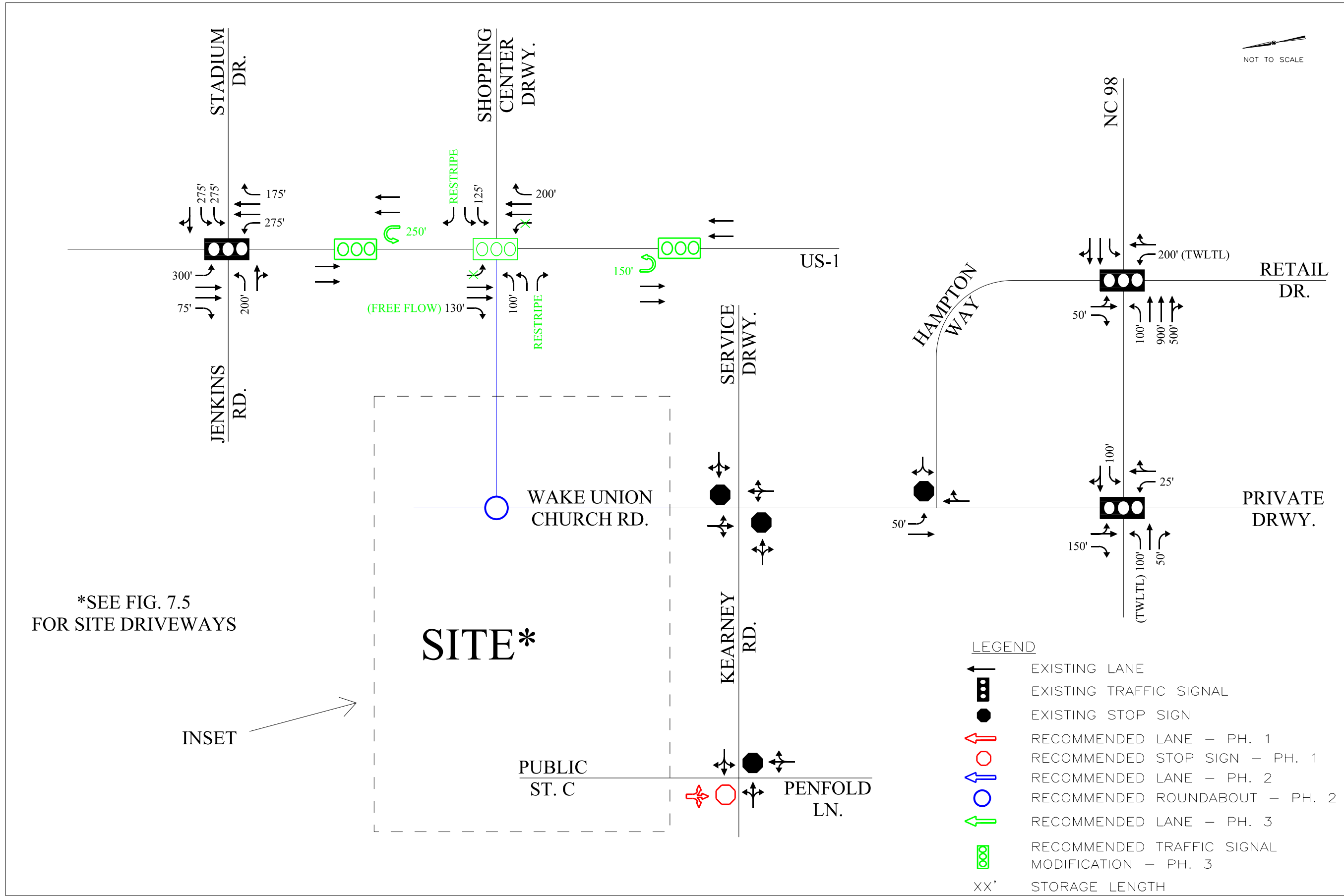


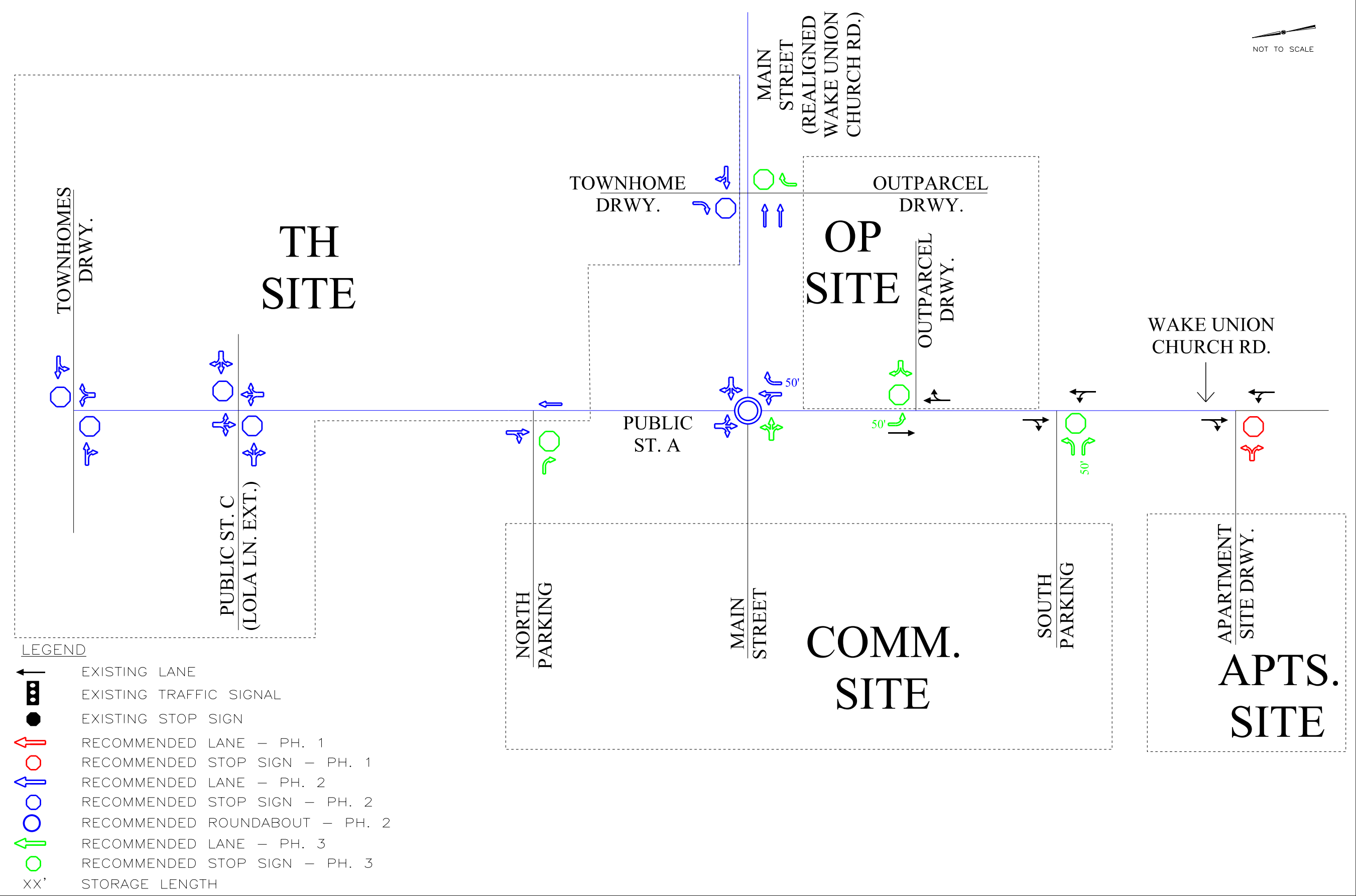
FIGURE 7.4

RECOMMENDED ROADWAY LANEAGE — PHASE 3 (OFFSITE INTERSECTIONS)

WAKE UNION CHURCH RD., NC TRAFFIC CAPACITY ANALYSIS



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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

January 31, 2022

Wake Union

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2008-046R3
Division: 5
County: Wake



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

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

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Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Wake Union

SC-2008-046R3

Raleigh

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	01/03/22	Date of Site Plan	N/A
Date of Complete Information	01/03/22	Date of Sealed TIA	12/20/21

Proposed Development

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

Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	90 d.u.
Multifamily Housing (Mid-Rise)	221	300 d.u.
Shopping Center	820	183,000 sq.ft.
High-Turnover Sit-Down Restaurant	932	6,000 sq.ft.
Fast-Food Restaurant w/ Drive-Thru	934	4,000 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	302	305	607
PM Peak Hour	624	597	1,221
Daily Trips			13,900

General Reference

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

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

Signalization

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

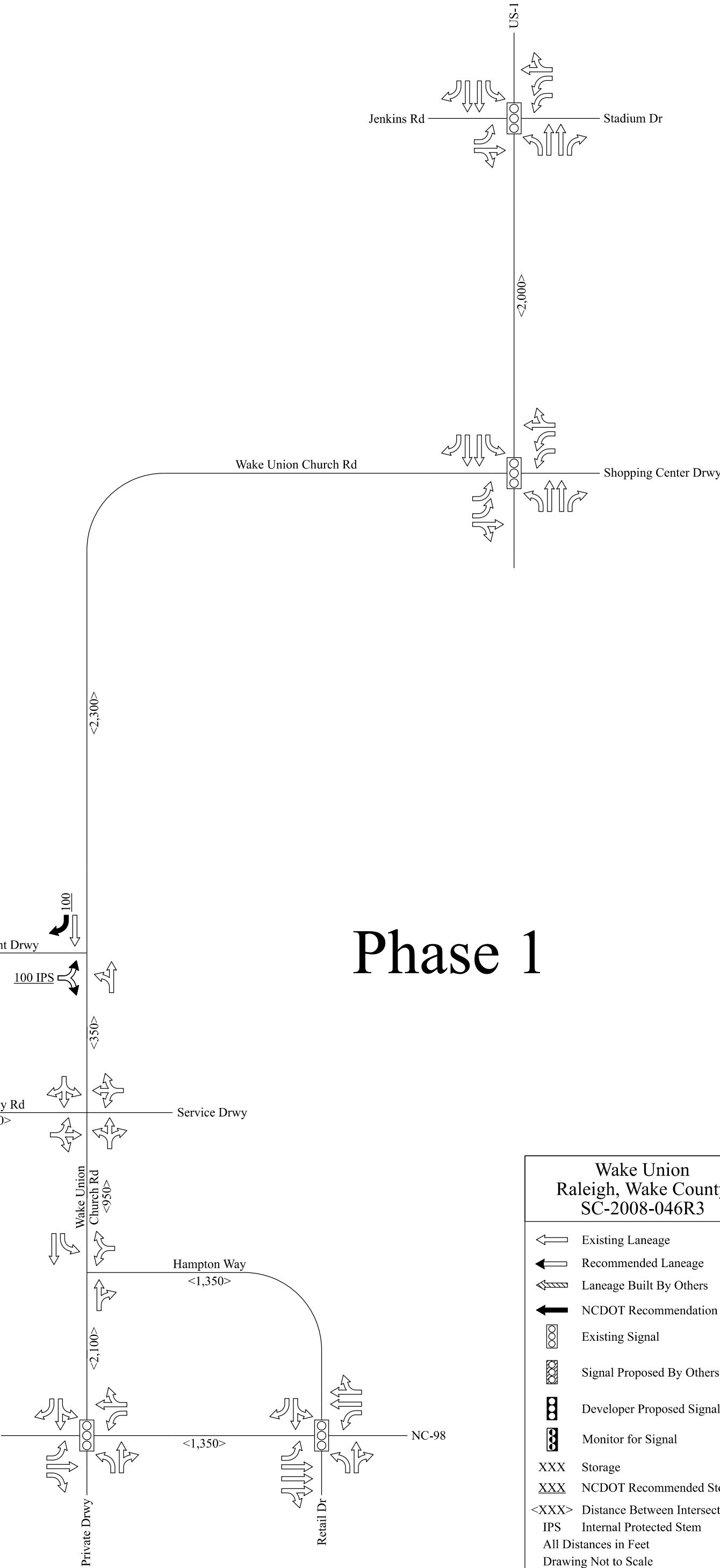
Improvements By Others

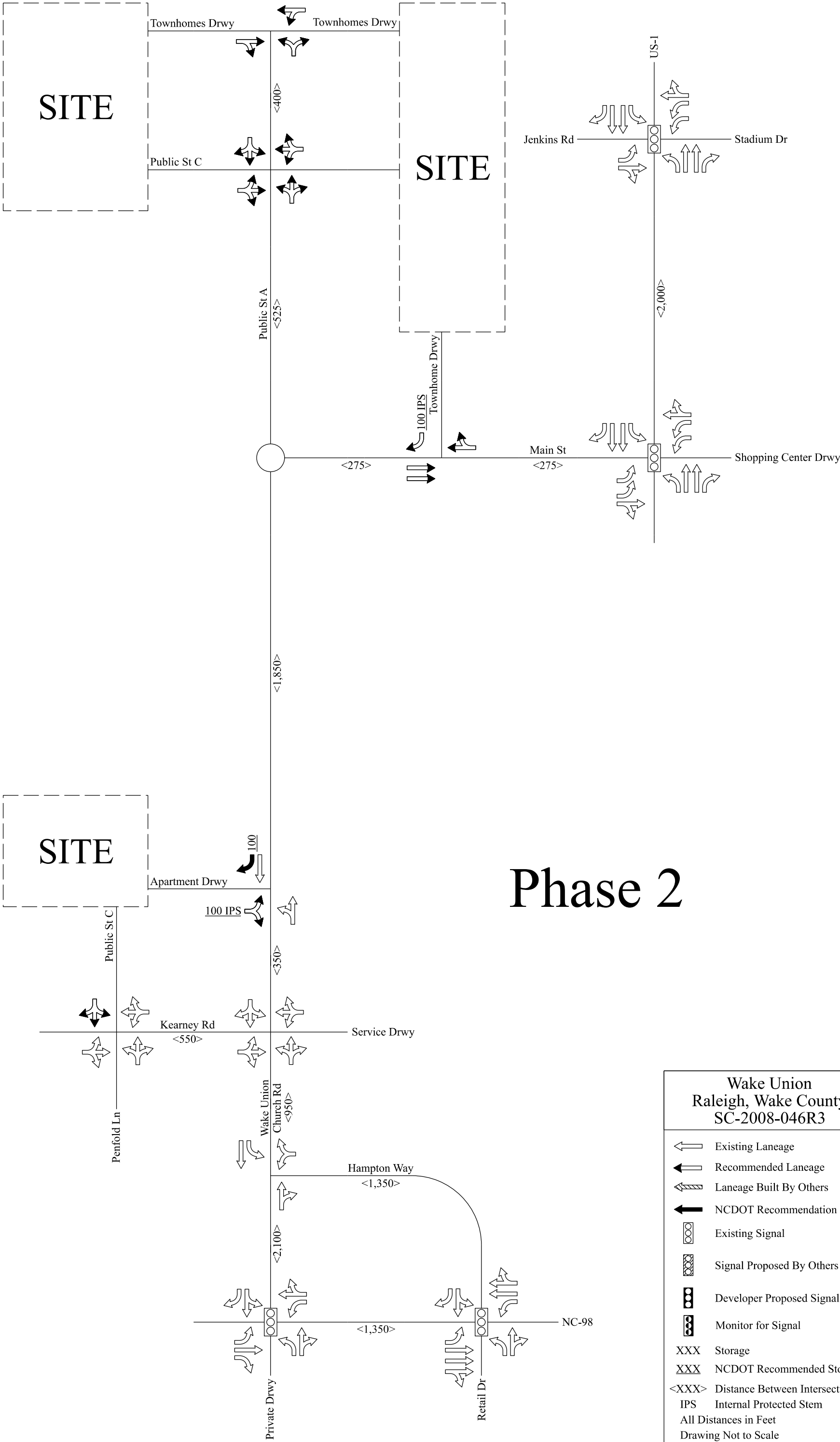
The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

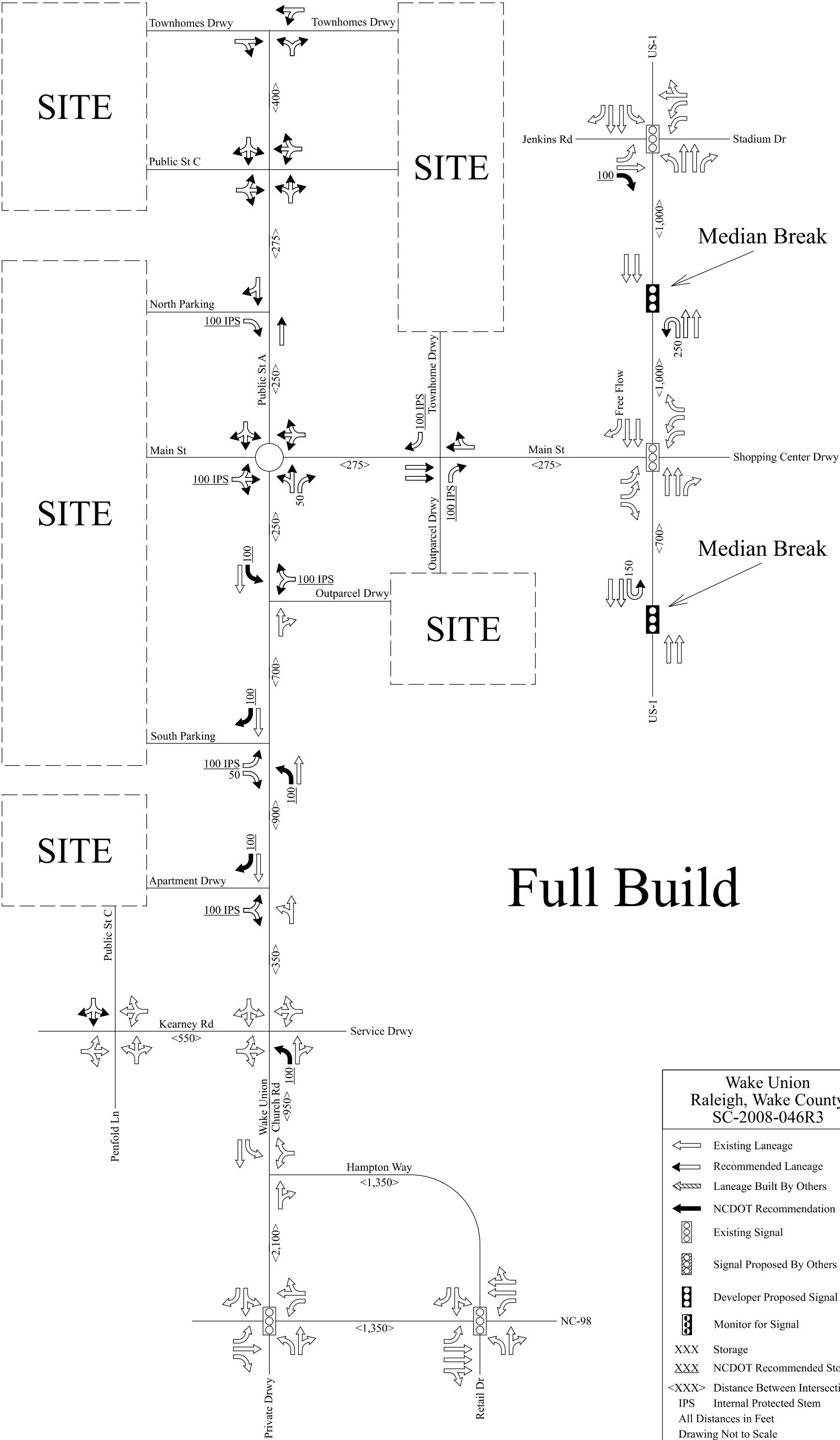
SITE

Phase 1

Wake Union Raleigh, Wake County SC-2008-046R3	
	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	







Full Build

Wake Union Raleigh, Wake County SC-2008-046R3	
	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	

WAKE COUNTY, NC 492
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/02/2006 AT 13:37:09

BOOK:011991 PAGE:02634 - 02666

Property Owner: St. Ives 220 Commercial, LLC
Recorded in Book 166, Page 263
Associated plat recorded in Plat Book 2336, Page 10334
1034

After Recording
Return to:

Ronald R. Rogers
Maupin Taylor, P.A.
P.O. Drawer 19764
Raleigh, NC 27619-9764

NOTICE OF BROWNFIELDS PROPERTY

This documentary component of a Notice of Brownfields Property ("Notice"), as well as the plat component, have been filed this 2nd day of June, 2006 by St. Ives 220 Commercial, LLC (hereinafter "Prospective Developer").

The Notice concerns contaminated property.

A copy of this Notice certified by the North Carolina Department of Environment and Natural Resources (hereinafter "DENR") is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to North Carolina General Statutes (hereinafter "NCGS"), Section (hereinafter "§") 130A-310.35(b).

This Notice is required by NCGS § 130A-310.35(a), in order to reduce or eliminate the danger to public health or the environment posed by environmental contamination at a property (hereinafter the "Brownfields Property") being addressed under the Brownfields Property Reuse Act of 1997, NCGS § 130A, Article 9, Part 5 (hereinafter the "Act").

Pursuant to NCGS § 130A-310.35(b), the Prospective Developer must file a certified copy of this Notice within 15 days of Prospective Developer's receipt of DENR's approval of the Notice or Prospective Developer's entry into the Brownfields Agreement required by the Act, whichever is later. Pursuant to NCGS § 130A-310.35(c), the copy of the Notice certified by DENR must be recorded in the grantor index under the names of the owners of the land and, if Prospective Developer is not the owner, also under Prospective Developer's name.

The Brownfields Property consists of approximately 33 acres of land and improvements located at 12415 Capitol Boulevard in Wake Forest, Wake County, North Carolina. The Brownfields Property was first developed in 1964 for the manufacture of a variety of pneumatic valves and cylinders, and was operated by Scovill Corporation, as the Schrader Bellows plant. Parker Hannifin Corporation ("Parker") purchased the manufacturing facility in 1986 and operated it until December 2001 when most manufacturing activities ceased. Parker leases the

land under a long-term ground lease from the Town of Wake Forest Industrial Development Corporation, which is the owner of the Brownfields Property. Known soil and groundwater contamination at the Brownfields Property is being addressed by Parker under the Resource Conservation and Recovery Act (“RCRA”) program, which is overseen by DENR’s Hazardous Waste Section. Prospective Developer has committed itself to redevelopment of the Brownfields Property for no uses, without the prior consent of DENR, other than mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

The Brownfields Agreement between Prospective Developer and DENR is attached hereto as Exhibit A. It sets forth the uses that may be made of the Brownfields Property and the measures to be taken to protect public health and the environment, and is required by NCGS § 130A-310.32.

Attached hereto as Exhibit B is a reduction, to 8 1/2" x 11", of the survey plat required by NCGS § 130A-310.35(a). It is a plat of areas designated by DENR that has been prepared and certified by a professional land surveyor and that meets the requirements of NCGS § 47-30. That plat contains the following information required by NCGS § 130A-310.35(a):

(1) The location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks.

(2) The type, location and quantity of regulated substances and contaminants known to exist on the Brownfields Property. The following table also sets forth the type and quantity of such substances:

a. Groundwater contaminants (in micrograms per liter, the equivalent of parts per billion), the standards for which are in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202:

Groundwater Contaminant	Sample Location	Date of Max. Concentration Sampling	Maximum Concentration above Std. (µg/L)	Standard (µg/L)
Cis-1,2-Dichloroethene	MW-6, MW-6DR, MW-11D	7/10/03	770 (MW-6 & -11D)	70
Tetrachloroethene	MW-8, MW-8DR, MW-11, MW-9, MW-23	7/10/03	18 (MW-8)	0.7
Trichloroethene	POC-1A, POC-1B, POC-2B, MW-3, MW-6, MW-6D	7/10-11/03	5,300 (POC-2B)	2.8

b. Soil contaminants (in milligrams per kilogram, the equivalent of parts per million), the standards for which are derived using the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section:

Soil Contaminant	Sample Location	Depth	Date of Max. Concentration Sampling	Maximum Concentration above Std. (mg/kg)	Standard (mg/kg)
Arsenic	35-20a	0-6"	6/27/02	4.71	4.4
Chromium	35-20a	0-6"	6/27/02	143	30
Cyanide	35-12	0-6"	6/26/02	4.5	2.2
Cis-1,2-Dichloroethene	SWMU-31	14'	10/14/02	19	8.6
Tetrachloroethene	SWMU-31	14'	10/14/02	3.7	1.5
Trichloroethene	SWMU-31	12"	10/14/02	160	0.053
Vinyl chloride	35-13a	0-6"	5/26/02	0.086	0.079

Attached hereto as **Exhibit C** is a legal description of the Brownfields Property that would be sufficient as a description of the property in an instrument of conveyance.

LAND USE RESTRICTIONS

NCGS 130A-310.35(a) also requires that the Notice identify any restrictions on the current and future use of the Brownfields Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Brownfields Property and that are designated in the Brownfields Agreement. **The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DENR (or its successor in function), or his/her designee, after the hazards have been eliminated, pursuant to NCGS § 130A-310.35(e). All references to DENR shall be understood to include any successor in function. The restrictions are hereby imposed on the Brownfields Property, and are as follows:**

1. No use may be made of the Brownfields Property other than for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

2. Surface water and groundwater at the Brownfields Property may not be used for any purpose without the approval of DENR or its successor in function.

3. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results

disclose to DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

4. Soil underlying existing paved or other man-made impervious surfaces and buildings at the Brownfields Property, as reflected on the plat component of this Notice, may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. A party proposing exposure of soil underlying paved surfaces and buildings may request that DENR or its successor in function make a determination that previous sampling results are sufficient. If the sampling results disclose contamination that DENR or its successor in function determines is capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1. above, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes. Such conditions shall include, at a minimum, compliance with plans and procedures designed to protect public health and the environment during the activities that would expose such soil and approved pursuant to applicable law. If DENR determines the exposed soil contains contamination capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1. above, then as much soil as DENR requires shall be removed and disposed in accordance with applicable law, and any other actions DENR reasonably requires to make the Brownfields Property suitable for the uses specified in this Agreement shall be taken. Alternatively, if DENR determines that such soil contamination is not capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above if left in place, DENR may require the soil contamination to be capped, with perpetual maintenance of the cap to the satisfaction of DENR, or treated to DENR's satisfaction.

5. No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

6. In order to address potential vapor intrusion, no basements may be constructed on the Brownfields Property unless they are, as determined by DENR or its successor in function, vented in accordance with applicable building codes, and any structures placed on the Brownfields Property must be constructed or retrofitted in a manner that will prevent or mitigate, to DENR's written satisfaction, unacceptable indoor air quality.

7. None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in paragraph 7 of Exhibit A hereto, may be used or stored at the Brownfields Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

8. The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function. For purposes of this section, outdoor and indoor common open space areas associated with mixed commercial uses shall not be considered parks.

9. Neither day care facilities nor schools, whether associated with another institution or not, nor playgrounds are permitted on the Brownfields Property without the approval of DENR or its successor in function.

10. No party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit or order issued by, DENR, may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation.

11. During January of each year after Exhibit A hereto becomes effective, the then current owner of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that this Notice containing these land use restrictions remains recorded at the Wake County Register of Deeds office, and that the land use restrictions are being complied with.

For purposes of the land use restrictions set forth above, "DENR" shall mean the DENR official and address referenced in paragraph 32.a. of Exhibit A hereto.

ENFORCEMENT

The above land use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land use restrictions shall be enforced by any owner of the Brownfields Property. The land use restrictions may also be enforced by DENR through the remedies provided in NCGS 130A, Article 1, Part 2 or by means of a civil action; by any unit of local government having jurisdiction over any part of the Brownfields Property; and by any person eligible for liability protection under the Brownfields Property Reuse Act who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Notice without the approval of the Secretary of DENR (or its successor in function), or his/her delegate, shall be subject to enforcement by DENR to the full extent of the law. Failure by any party required or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Brownfields Property is sold, leased, conveyed or transferred, pursuant to NCGS § 130A-310.35(d) the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Brownfields Property has been classified and, if appropriate, cleaned up as a brownfields property under the Brownfields Property Reuse Act.

IN WITNESS WHEREOF, Prospective Developer has caused this instrument to be duly executed this 1st day of June, 2006.

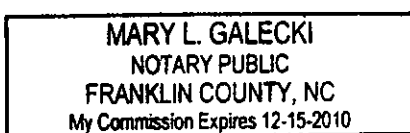
ST. IVES 220 COMMERCIAL, LLC

By: James M. Adams, Sr.
James M. Adams, Sr.
Manager

NORTH CAROLINA
Wake COUNTY

I, Mary L. Galecki, a Notary Public of ^{Franklin} the county and state aforesaid, certify that James M. Adams, Sr. personally came before me this day and acknowledged that he/~~she~~ is a Member/Manager of St. Ives 220 Commercial, LLC, a North Carolina limited liability company, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Brownfields Property was signed in its name by him/~~her~~.

WITNESS my hand and official stamp or seal, this 1st day of June, 2006.



Mary L. Galecki
Name typed or printed: Mary L. Galecki
Notary Public

My Commission expires: 12-15-2010

**APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF
ENVIRONMENT AND NATURAL RESOURCES**

The foregoing Notice of Brownfields Property is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: L. M. Culpepper
Linda M. Culpepper
Deputy Director, Division of Waste Management

May 30, 2006
Date

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Brownfields Property, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: P. Anne Redd
Name typed or printed: P. Anne Redd
~~Deputy~~/Assistant Register of Deeds

6/2/06
Date

“EXHIBIT A” TO THE NOTICE OF BROWNFIELDS PROPERTY

NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

IN THE MATTER OF: St. Ives 220 Commercial, LLC

UNDER THE AUTHORITY OF THE	)	BROWNFIELDS AGREEMENT re:
BROWNFIELDS PROPERTY REUSE ACT	)	Former Parker Hannifin Facility
OF 1997, N.C.G.S. § 130A-310.30, <u>et seq.</u>	)	12415 Capitol Boulevard
BF Project Number: 07029-03-92	)	Wake Forest, Wake County

I. INTRODUCTION

This Brownfields Agreement (“Agreement”) is entered into by the North Carolina Department of Environment and Natural Resources (“DENR”) and St. Ives 220 Commercial, LLC (collectively the “Parties”) pursuant to the Brownfields Property Reuse Act of 1997, N.C.G.S. § 130A-310.30, et seq. (the “Act”).

St. Ives 220 Commercial, LLC, a North Carolina limited liability company whose business address is 818 South White Street, Wake Forest, North Carolina 27587, desires to purchase approximately 33 acres of land and improvements located at 12415 Capitol Boulevard in Wake Forest, Wake County, North Carolina, which it intends to redevelop for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center use. A map showing the location of the property which is the subject of this Agreement appears on the plat attached as Exhibit B to the Notice of Brownfields Property referenced below in paragraph 19.

The Parties agree to undertake all actions required by the terms and conditions of this Agreement. The purpose of this Agreement is to settle and resolve, subject to reservations and limitations contained in Section VIII (Certification), Section IX (DENR’s Covenant Not to Sue and Reservation of Rights) and Section X (Prospective Developer’s Covenant Not to Sue), the potential liability of St. Ives 220 Commercial, LLC for contaminants at the property which is the subject of this Agreement.

The Parties agree that St. Ives 220 Commercial, LLC's entry into this Agreement, and the actions undertaken by St. Ives 220 Commercial, LLC in accordance with the Agreement, do not constitute an admission of any liability by St. Ives 220 Commercial, LLC.

The resolution of this potential liability, in exchange for the benefit St. Ives 220 Commercial, LLC shall provide to DENR, is in the public interest.

II. DEFINITIONS

Unless otherwise expressly provided herein, terms used in this Agreement which are defined in the Act or elsewhere in N.C.G.S. 130A, Article 9 shall have the meaning assigned to them in those statutory provisions, including any amendments thereto.

1. "Property" shall mean the Brownfields Property which is the subject of this Agreement, and which is depicted in Exhibit B to the Notice of Brownfields Property referenced below in paragraph 19, and described in Exhibit C thereto.

2. "Prospective Developer" shall mean St. Ives 220 Commercial, LLC.

III. STATEMENT OF FACTS

3. Prospective Developer is a North Carolina limited liability company whose business address is 818 South White Street, Wake Forest, North Carolina 27587. Prospective Developer desires to purchase the Property, which comprises approximately 33 acres and is located at 12415 Capitol Boulevard, Wake Forest, Wake County, North Carolina. Prospective Developer has committed itself to redevelopment of the Property for no uses, without the prior consent of DENR, other than mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center use.

4. The Property is bordered to the north by undeveloped land zoned for mixed use retail and owned by St. Ives Commercial Properties, LLC; to the northwest by St. Ives Estates, a

partially developed residential subdivision owned by St. Ives, LLC; on the southeast by Capitol Boulevard and land in retail and commercial use; and on the south by undeveloped land owned by St. Ives Commercial Properties, LLC.

5. The reports, assessments, investigations, evaluations, applications, workplans, and laboratory data regarding the Property and on file with the DENR's Hazardous Waste Section are referred to hereinafter as the "Environmental Reports."

6. For purposes of this Agreement, DENR relies on the following information, derived from the Environmental Reports and from representations made by Prospective Developer, as to prior use of and activities conducted on the Property, and as to the Property's environmental regulatory history and obligations under the current environmental regulatory framework in place at the Property:

a. The facility was constructed in 1964 for the manufacture of a variety of pneumatic valves and cylinders, and was operated by Scovill Corporation ("Scovill"), as the Schrader Bellows plant.

b. Parker Hannifin Corporation ("Parker") purchased the manufacturing facility in 1986 and operated it until December 2001 when most manufacturing activities ceased. Parker leases the land under a long-term ground lease from the Town of Wake Forest Industrial Development Corporation, which is the owner of the Property.

c. From 1964 through 1986, Parker and its predecessors on the Property treated wastewater generated by metal finishing and plating operations via a system that consisted of batch treatment tanks, two sand filter beds and a clarifier. Parker and its predecessors also used chlorinated solvents, primarily trichloroethene ("TCE"), in their manufacturing processes to clean machined parts.

d. In 1980, Scovill filed an application for a Part A permit under the Resource Conservation and Recovery Act (“RCRA”), 42 U.S.C. § 6901, *et seq.*, that notified the State of North Carolina’s Division of Health Services (“DHS”) and the United States Environmental Protection Agency (“EPA”) that hazardous wastes were generated and stored at the site. The EPA Facility ID number for the Property is NCD 002 591 014.

e. Following their closure by Scovill in 1986 under a 1985 Consent Order entered into with DHS, the sand filter beds were deemed land disposal units under RCRA, and DHS requested a RCRA Part B Post-Closure permit application. The Consent Order also required the implementation of a groundwater monitoring program around the sand filter beds. Parker submitted the RCRA Part B Post-Closure Permit Application in June 1987. The final permit was issued in August 1991. Parker submitted a RCRA Part B Renewal Permit Application in August 2001, revision I in August 2002 and revision II in May 2003; DENR’s Hazardous Waste Section has published a draft renewal permit for public review and comment.

f. TCE groundwater contamination was discovered during the initial groundwater monitoring activities in the vicinity of the above-referenced sand filter beds. At the direction and under the oversight of the Hazardous Waste Section, Parker has conducted multiple phases of groundwater assessment, involving the installation of forty-two (42) groundwater monitoring wells, and has implemented and currently operates an interim groundwater pump-and-treat remediation system at the Property with three (3) groundwater recovery wells. Annual groundwater monitoring and semi-annual remediation system evaluations are required under the existing RCRA Part B permit, and will be required under said permit as renewed.

g. As required for RCRA post-closure facilities, a Preliminary Assessment (“PA”) and a Visual Site Inspection (“VSI”) were conducted at the Property, as a result of which a total

of thirty-eight (38) Solid Waste Management Units (“SWMUs”) and Areas of Concern (“AOCs”) have been identified at the Property. Significant work has been performed by Parker toward the achievement of “no further action” status regarding many of these SWMUs and AOCs; that has involved sampling, soil excavation, tank removal and dismantling of process equipment. In addition, Parker has installed and operates a soil vapor extraction (“SVE”) system to treat contaminated soil at four SWMUs.

h. The RCRA Part B permit as renewed requires Parker to further investigate and address soil and groundwater contamination at all the Property’s SWMUs and AOCs that have not achieved “no further action” status. According to said permit as it will be renewed, the eight SWMUs and four AOCs listed below require additional assessment and possible corrective action:

- SWMU 8-Oil/Water Separator
- SWMU 11-Filter Press Room
- SWMU 15-Waste Treatment Area
- SWMU 16-Sand Filter Beds (Regulated Unit)
- SWMU 24-Storage Tank Farm
- SWMU 31-Hazardous Waste/Product Drum Storage Area
- SWMU 32-Former Drum Storage Area
- SWMU 33-Former Underground Waste Oil Tank
- AOC 35-Plant Floor, Floor Trenches, and Floor Drains
- AOC 36-Caustics Storage Building Spills
- AOC 37-Acid Storage Building Spills
- AOC 38-North Corner Parking Lot

i. The RCRA Part B permit also requires Parker to remediate the TCE plume until concentrations of contaminants detected in groundwater samples collected from the four Point of Compliance wells do not exceed the North Carolina groundwater standards found in Subchapter 2L of Title 15A of the North Carolina Administrative Code. Among other requirements to be imposed on Parker by DENR’s Hazardous Waste Section will be requirements that Parker complete a RCRA Facility Investigation that includes delineation of the

extent of TCE contamination of groundwater, evaluate the potential for vapor intrusion, and take appropriate measures to address any indoor air levels of contaminants, including without limitation those listed in paragraph 7 below, deemed unacceptable to the Hazardous Waste Section. Parker will be required to provide financial assurances satisfactory to the Hazardous Waste Section for post-closure care and corrective action (as defined in 40 CFR 264.101) at the facility.

j. The RCRA Part B permit also provides that compliance with the applicable terms and conditions of this Agreement insures that the permit will not be issued or transferred to Prospective Developer or future owners, and that corrective action activities conducted by the permittee to fulfill the requirements of the permit shall not be deemed in violation of this Agreement or of its land use restrictions.

7. The most recent environmental sampling at the Property reported in the Environmental Reports occurred on July 10-11, 2003. The following tables set forth, for contaminants present at the Property that pose a threat to public health or the environment, the maximum concentration at any sample location during the most recent sampling event, and an applicable standard:

a. Groundwater contaminants (in micrograms per liter, the equivalent of parts per billion), the following standards for which are in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202:

Groundwater Contaminant	Sample Location	Date of Max. Concentration Sampling	Maximum Concentration above Std. (µg/L)	Standard (µg/L)
Cis-1,2-Dichloroethene	MW-6, MW-6DR, MW-11D	7/10/03	770 (MW-6 & -11D)	70
Tetrachloroethene	MW-8, MW-8DR,	7/10/03	18 (MW-8)	0.7

	MW-11, MW-9, MW-23			
Trichloroethene	POC-1A, POC-1B, POC-2B, MW-3, MW-6, MW-6D	7/10-11/03	5,300 (POC- 2B)	2.8

b. Soil contaminants (in milligrams per kilogram, the equivalent of parts per million), the following standards for which are derived using the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section:

Soil Contaminant	Sample Location	Depth	Date of Max. Concentration Sampling	Maximum Concentration above Std. (mg/kg)	Standard (mg/kg)
Arsenic	35-20a	0-6"	6/27/02	4.71	4.4
Chromium	35-20a	0-6"	6/27/02	143	30
Cyanide	35-12	0-6"	6/26/02	4.5	2.2
Cis-1,2-Dichloroethene	SWMU-31	14'	10/14/02	19	8.6
Tetrachloroethene	SWMU-31	14'	10/14/02	3.7	1.5
Trichloroethene	SWMU-31	12"	10/14/02	160	0.053
Vinyl chloride	35-13a	0-6"	5/26/02	0.086	0.079

8. For purposes of this Agreement DENR relies on Prospective Developer's representations that Prospective Developer's involvement with the Property has been limited to preparing and submitting to DENR a Brownfields Letter of Intent dated October 27, 2003, reviewing some of the Environmental Reports, and entering into negotiations with Parker regarding the terms of a purchase contract for the Property.

9. Prospective Developer has provided DENR with information, or sworn certifications regarding that information on which DENR relies for purposes of this Agreement, sufficient to demonstrate that:

a. Prospective Developer and any parent, subsidiary, or other affiliate has substantially complied with federal and state laws, regulations and rules for protection of the environment, and with the other agreements and requirements cited at N.C.G.S. § 130A-310.32(a)(1);

b. as a result of the implementation of this Agreement, the Property will be suitable for the uses specified in the Agreement while fully protecting public health and the environment;

c. Prospective Developer's reuse of the Property will produce a public benefit commensurate with the liability protection provided Prospective Developer hereunder;

d. Prospective Developer has or can obtain the financial, managerial and technical means to fully implement this Agreement and assure the safe use of the Property; and

e. Prospective Developer has complied with all applicable procedural requirements.

10. Prospective Developer has paid the \$2,000 fee to seek a brownfields agreement required by N.C.G.S. § 130A-310.39(a)(1). Pursuant to N.C.G.S. § 130A-310.39(a)(2), the procedure upon which Prospective Developer and DENR have agreed for payment of the full cost to DENR and the North Carolina Department of Justice ("DOJ") of all activities related to this Agreement is that Prospective Developer shall pay any amount by which DOJ's hours, multiplied by \$36.24, exceed the \$2,000 fee referenced above in this paragraph. (DENR has incurred no costs.)

IV. BENEFIT TO COMMUNITY

11. The redevelopment of the Property proposed herein would provide the following public benefits:

- a. a return to productive use of the Property;
- b. the creation of an estimated 50 to 100 jobs;
- c. increased tax revenue for affected jurisdictions;
- d. additional retail shopping opportunities and office/flex/warehousing space for the area; and
- e. additional office space, and possibly a convention/conference/events center for the Town of Wake Forest.

V. WORK TO BE PERFORMED

12. Subject to imposition of and compliance with the land use restrictions cited below in paragraph 13, and except as may be required pursuant to Section IX of this Agreement (Reservation of Rights and DENR's Covenant Not to Sue and Reservation of Rights), and assuming compliance with requirements imposed on Parker by the RCRA Part B permit for the Property (including, without limitation, the requirement that Parker provide sufficient financial assurance, in relation to existing contamination at the Property, and that all assessment, remediation and monitoring required by the permit will be completed), and/or other requirements concerning the Property validly imposed on Parker by DENR's Hazardous Waste Section, Prospective Developer shall not be required to conduct active remediation at the Property to make it suitable for the uses specified in this Agreement.

13. By way of the Notice of Brownfields Property referenced below in paragraph 19, Prospective Developer shall impose the following land use restrictions under the Act, running with the land, to make the Property safe for the uses specified in this Agreement while fully protecting public health and the environment. Corrective action conducted by Parker pursuant to

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the RCRA Part B permit shall not be deemed in violation of this Agreement or of the following land use restrictions.

a. No use may be made of the Property other than for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

b. Surface water and groundwater at the Property may not be used for any purpose without the approval of DENR or its successor in function.

c. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results disclose to DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

d. Soil underlying existing paved or other man-made impervious surfaces and buildings at the Property, as reflected on the plat component of the Notice referenced below in paragraph 19, may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. A party proposing exposure of soil underlying paved

surfaces and buildings may request that DENR or its successor in function make a determination that previous sampling results are sufficient. If the sampling results disclose contamination that DENR or its successor in function determines is capable of making the Property unsuitable for the uses specified in Land Use Restriction a. above, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes. Such conditions shall include, at a minimum, compliance with plans and procedures designed to protect public health and the environment during the activities that would expose such soil and approved pursuant to applicable law. If DENR determines the exposed soil contains contamination capable of making the Property unsuitable for the uses specified in Land Use Restriction a. above, then as much soil as DENR requires shall be removed and disposed in accordance with applicable law, and any other actions DENR reasonably requires to make the Property suitable for the uses specified in this Agreement shall be taken. Alternatively, if DENR determines that such soil contamination is not capable of making the Property unsuitable for the uses specified in Land Use Restriction a. above if left in place, DENR may require the soil contamination to be capped, with perpetual maintenance of the cap to the satisfaction of DENR, or treated to DENR's satisfaction.

e. No mining may be conducted on or under the Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

f. In order to address potential vapor intrusion, no basements may be constructed on the Property unless they are, as determined by DENR or its successor in function, vented in accordance with applicable building codes, and any structures placed on the Property must be constructed or retrofitted in a manner that will prevent or mitigate, to DENR's written satisfaction, unacceptable indoor air quality.

g. None of the contaminants known to be present in the environmental media at the Property, including those listed in paragraph 7 of this Agreement, may be used or stored at the Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

h. The Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function. For purposes of this section, outdoor and indoor common open space areas associated with mixed commercial uses shall not be considered parks.

i. Neither day care facilities nor schools, whether associated with another institution or not, nor playgrounds are permitted on the Property without the approval of DENR or its successor in function.

j. No party conducting environmental assessment or remediation at the Property at the direction of, or pursuant to a permit or order issued by, DENR, may be denied access to the Property for purposes of conducting such assessment or remediation.

k. During January of each year after this Agreement becomes effective, the then current owner of any part of the Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that the Notice of Brownfields Property containing these land use restrictions remains recorded at the Wake County Register of Deeds office, and that the land use restrictions are being complied with.

14. Within thirty (30) days after DENR notifies Prospective Developer that Parker has fulfilled its obligations under the RCRA Part B permit, Prospective Developer shall notify DENR that it is ready to effect the abandonment, in accordance with Subchapter 2C of Title 15A of the North Carolina Administrative Code, of any groundwater monitoring wells, injection

wells, recovery wells, piezometers and other man-made points of groundwater access at the Property that remain to be abandoned. Unless DENR notifies Prospective Developer within ten (10) days of receiving such notification to refrain from such abandonment, Prospective Developer shall carry out or cause the carrying out of said abandonment and shall, within thirty (30) days after concluding such abandonment, provide DENR a report setting forth the procedures and results.

15. The desired result of the above-referenced land use restrictions and well abandonment activities is to make the Property suitable for the uses specified in the Agreement while fully protecting public health and the environment.

16. The guidelines, including parameters, principles and policies within which the desired results are to be accomplished are the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section, as embodied in their most current version.

17. The consequences of achieving or not achieving the desired results will be that the Property is or is not suitable for the uses specified in the Agreement while fully protecting public health and the environment.

VI. ACCESS/NOTICE TO SUCCESSORS IN INTEREST

18. Prospective Developer has effected recordation, at Book 11494, Pages 2729-2774 in the Wake County Register of Deeds' office, of easements providing access to Parker, and its successors and assigns, to certain parcels adjoining the Property, in connection with measures addressing contamination. DENR, its authorized officers, employees and representatives shall have an irrevocable right of access at all reasonable times to such parcels for the purposes of performing or overseeing response actions at the Property under applicable law. DENR agrees to provide reasonable notice to the Prospective Developer of the timing of response actions to be

undertaken at the Property. DENR agrees to provide reasonable notice to the Prospective Developer of the timing of any response actions it undertakes at the Property or the referenced adjoining parcels. Notwithstanding any provision of this Agreement, DENR retains all of its authorities and rights, including enforcement authorities related thereto, under the Act and any other applicable statute or regulation, including any amendments thereto.

19. DENR has approved, pursuant to N.C.G.S. § 130A-310.35, a Notice of Brownfields Property for the Property containing, inter alia, the land use restrictions set forth in Section V (Work to Be Performed) of this Agreement and a survey plat of the Property. Pursuant to N.C.G.S. § 130A-310.35(b), within 15 days of the effective date of this Agreement Prospective Developer shall file the Notice of Brownfields Property in the Wake County, North Carolina register of deeds' office. Within three days thereafter, Prospective Developer shall furnish DENR a copy of the documentary component of the Notice containing a certification by the register of deeds as to the Book and Page numbers where both the documentary and plat components of the Notice are recorded, and a copy of the plat with notations indicating its recordation.

20. This Agreement shall be attached as Exhibit A to the Notice of Brownfields Property. Subsequent to recordation of said Notice, any deed or other instrument conveying an interest in the Property shall contain the following notice: "The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Wake County land records, Book ____, Page ____." A copy of any such instrument shall be sent to the persons listed in Section XV (Notices and Submissions), though financial figures related to the conveyance may be redacted.

21. The Prospective Developer shall ensure that assignees, successors in interest, lessees and sublessees of the Property shall provide the same access and cooperation. The Prospective Developer shall ensure that a copy of this Agreement is provided to any current lessee or sublessee on the Property as of the effective date of this Agreement and shall ensure that any subsequent leases, subleases, assignments or transfers of the Property or an interest in the Property are consistent with this Section, Section V (Work to be Performed) and Section XI (Parties Bound/Transfer of Covenant) of this Agreement.

VII. DUE CARE/COOPERATION

22. The Prospective Developer shall exercise due care at the Property with respect to regulated substances and shall comply with all applicable local, State, and federal laws and regulations. The Prospective Developer agrees to cooperate fully with any remediation of, and corrective action at, the Property by DENR and further agrees not to interfere with any such remediation or corrective action. DENR agrees, consistent with its responsibilities under applicable law, to use reasonable efforts to minimize any interference with the Prospective Developer's operations by any such remediation. In the event the Prospective Developer becomes aware of any action or occurrence which causes or threatens a release of contaminants at or from the Property, the Prospective Developer shall immediately take all appropriate action to prevent, abate, or minimize such release or threat of release, and shall, in addition to complying with any applicable notification requirements under N.C.G.S. 130A-310.1 and 143-215.84, and Section 103 of CERCLA, 42 U.S.C. § 9603, or any other law, immediately notify DENR of such release or threatened release.

VIII. CERTIFICATION

23. By entering into this agreement, the Prospective Developer certifies that, without DENR approval, it will make no use of the Property other than that committed to in the Brownfields Letter of Intent dated October 27, 2003, as amended, by which it applied for this Agreement. That use is mixed commercial use, including retail, flex space, warehousing, office, church and conference/convention/events center uses. Prospective Developer also certifies that to the best of its knowledge and belief it has fully and accurately disclosed to DENR all information known to Prospective Developer and all information in the possession or control of its officers, directors, employees, contractors and agents which relates in any way to any regulated substances at the Property and to its qualification for this Agreement, including the requirement that it not have caused or contributed to the contamination at the Property.

IX. DENR'S COVENANT NOT TO SUE AND RESERVATION OF RIGHTS

24. Unless one of the following applies, Prospective Developer shall not be liable to DENR, and DENR covenants not to sue Prospective Developer, for remediation of the Property except as specified in this Agreement:

- a. The Prospective Developer fails to comply with this Agreement.
- b. The activities conducted on the Property by or under the control or direction of the Prospective Developer increase the risk of harm to public health or the environment, in which case Prospective Developer shall be liable for remediation of areas of contaminants identified in this Agreement, to the extent necessary to eliminate such risk of harm to public health or the environment.
- c. A land use restriction set out in the Notice of Brownfields Property required under N.C.G.S. 130A-310.35 is violated while the Prospective Developer owns the Property, in

which case the Prospective Developer shall be liable for remediation of the Property to unrestricted use standards as provided in N.C.G.S. 130A-310.33(c).

d. The Prospective Developer knowingly or recklessly provided false information that formed a basis for this Agreement or knowingly or recklessly offers false information to demonstrate compliance with this Agreement or fails to disclose relevant information about contamination at the Property.

e. New information indicates the existence of previously unreported contaminants or an area of previously unreported contamination on or associated with the Property that has not been remediated to current standards, unless this Agreement is amended to include any previously unreported contaminants and any additional areas of contamination. If this Agreement sets maximum concentrations for contaminants, and new information indicates the existence of previously unreported areas of these contaminants, further remediation shall be required only if the areas of previously unreported contaminants raise the risk of the contamination to public health or the environment to a level less protective of public health and the environment than that required by this Agreement.

f. The level of risk to public health or the environment from contaminants is unacceptable at or in the vicinity of the Property due to changes in exposure conditions, including (i) a change in land use that increases the probability of exposure to contaminants at or in the vicinity of the Property or (ii) the failure of remediation to mitigate risks to the extent required to make the Property fully protective of public health and the environment as planned in this Agreement.

g. The Department obtains new information about a contaminant associated with the Property or exposures at or around the Property that raises the risk to public health or the

environment associated with the Property beyond an acceptable range and in a manner or to a degree not anticipated in this Agreement.

h. The Prospective Developer fails to file a timely and proper Notice of Brownfields Property under N.C.G.S. 130A-310.35.

25. Except as may be provided herein, DENR reserves its rights against Prospective Developer as to liabilities beyond the scope of the Act, including those regarding petroleum underground storage tanks pursuant to Part 2A, Article 21A of Chapter 143 of the General Statutes.

X. PROSPECTIVE DEVELOPER'S COVENANT NOT TO SUE

26. In consideration of DENR's Covenant Not To Sue in Section IX of this Agreement and in recognition of the absolute State immunity provided in N.C.G.S. § 130A-310.37(b), the Prospective Developer hereby covenants not to sue and not to assert any claims or causes of action against DENR, its authorized officers, employees, or representatives with respect to any action implementing the Act, including negotiating, entering, monitoring or enforcing this Agreement or the above-referenced Notice of Brownfields Property.

XI. PARTIES BOUND & TRANSFER/ASSIGNMENT NOTICE

27. This Agreement shall apply to and be binding upon DENR, and on the Prospective Developer, its officers, directors, employees, and agents. Each Party's signatory to this Agreement represents that she or he is fully authorized to enter into the terms and conditions of this Agreement and to legally bind the Party for whom she or he signs.

28. No later than fourteen (14) days prior to any transfer or assignment by Prospective Developer of any interest in the Property, Prospective Developer shall provide in writing to DENR the transferee or assignee's name, mailing address, telephone and facsimile numbers, and

e-mail address. Provided, however, that, with respect to tenants leasing any portion of the Property, Prospective Developer may provide the required information each January as part of the Land Use Restriction Update referenced in paragraph 13.k. above.

XII. DISCLAIMER

29. This Agreement in no way constitutes a finding by DENR as to the risks to public health and the environment which may be posed by regulated substances at the Property, a representation by DENR that the Property is fit for any particular purpose, nor a waiver of Prospective Developer's duty to seek applicable permits or of the provisions of N.C.G.S. § 130A-310.37.

XIII. DOCUMENT RETENTION

30. Though financial data may be redacted, Prospective Developer agrees to retain and make available to DENR all records and documents related to Prospective Developer's improvements to, maintenance of, and operations on the Property, including all records and documents related to activities undertaken pursuant to Section V (Work to be Performed) and other environmental matters. At the end of six years, the Prospective Developer shall notify DENR of the location of such documents and shall provide DENR with an opportunity to copy any documents at the expense of DENR. DENR shall maintain confidentiality as to any records and documents regarding which Prospective Developer submits a legitimate claim of confidentiality.

XIV. PAYMENT OF ENFORCEMENT COSTS

31. If the Prospective Developer fails without reasonable justification to comply with the terms of this Agreement, including, but not limited to, the provisions of Section V (Work to be

Performed), it shall be liable for all litigation and other enforcement costs incurred by DENR to enforce this Agreement or otherwise obtain compliance.

XV. NOTICES AND SUBMISSIONS

32. Unless otherwise required by DENR or a Party notifies the other Party in writing of a change in contact information, all notices and submissions pursuant to this Agreement shall be sent by prepaid first class U.S. mail, as follows:

a. for DENR:

Mr. Tony Duque
N.C. Division of Waste Management
Brownfields Program
401 Oberlin Road, Suite 150
Raleigh, NC 27605

b. for Prospective Developer:

Mr. James M. Adams, Sr.
St. Ives 220 Commercial, LLC
818 South White Street
Wake Forest, NC 27587

Notices and submissions sent by prepaid first class U.S. mail shall be effective on the third day following postmarking. Notices and submissions sent by hand or by other means affording written evidence of date of receipt shall be effective on such date.

XVI. EFFECTIVE DATE

33. This Agreement shall become effective on the date the Prospective Developer signs it, after receiving it, signed, from DENR. Prospective Developer shall sign the Agreement within seven (7) days following such receipt.

XVII. TERMINATION OF CERTAIN PROVISIONS

34. If any Party believes that any or all of the obligations under Section V (Work To Be Performed) or Section VI (Access/Notice to Successors in Interest) of this Agreement are no

longer necessary to ensure compliance with the requirements of the Agreement, that Party may request in writing that the other Party agree to terminate the provision(s) establishing such obligations; provided, however, that the provision(s) in question shall continue in force unless and until the Party requesting such termination receives written agreement from the other Party to terminate such provision(s).

XVIII. CONTRIBUTION PROTECTION

35. With regard to claims for contribution against Prospective Developer in relation to the subject matter of this Agreement, Prospective Developer is entitled to protection from such claims to the extent provided by N.C.G.S. § 130A-310.37(a)(5)-(6). The subject matter of this Agreement is all investigation, corrective action and remediation taken or to be taken and response costs incurred or to be incurred by DENR or any other person in relation to the Property.

36. The Prospective Developer agrees that, with respect to any suit or claim for contribution brought by it in relation to the subject matter of this Agreement, it will notify DENR in writing no later than 60 days prior to the initiation of such suit or claim.

37. The Prospective Developer also agrees that, with respect to any suit or claim for contribution brought against it in relation to the subject matter of this Agreement, it will notify DENR in writing within 10 days of service of the complaint on it.

XIX. PUBLIC COMMENT

38. This Agreement shall be subject to a public comment period of at least sixty days starting the day after publication of the approved summary of the Notice of Intent to Redevelop a Brownfields Property required by N.C.G.S. § 130A-310.34 in the North Carolina Register, or the day after publication of the same in a newspaper of general circulation serving the area in which

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the Property is located, whichever occurs later. After expiration of that period, or following a public meeting if DENR holds one pursuant to N.C.G.S. § 130A-310.34(c), DENR may modify or withdraw its consent to this Agreement if comments received disclose facts or considerations which indicate that this Agreement is inappropriate, improper or inadequate.

IT IS SO AGREED:

NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

By:

L. M. Culpepper May 30, 2006

Linda M. Culpepper

Date

Deputy Director, Division of Waste Management

IT IS SO AGREED:

ST. IVES 220 COMMERCIAL, LLC

By:

James M. Adams, Sr. June 1, 2006

James M. Adams, Sr.

Date

Manager, St. Ives 220 Commercial, LLC



LAND USE RESTRICTIONS

LAND USE RESTRICTIONS

The following Land Use Restrictions are hereby imposed on the Brownfields Property that is the subject of this survey plat, and shall remain in force in perpetuity unless cancelled by the Secretary of the North Carolina Department of Environment and Natural Resources (DENR) (or its successor in function), or his/her designee, after the hazards have been eliminated, pursuant to NCCS § 130A-310.33(c):

1. No use may be made of the Brownfields Property other than for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/event center purposes.
2. Surface water and groundwater at the Brownfields Property may not be used for any purpose without the approval of DENR or its successor in function.
3. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results disclose to DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.
4. Soil underlying existing paved or other man-made impervious surfaces and buildings at the Brownfields Property, as reflected on this survey plat, may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. A party proposing exposure of soil underlying paved surfaces and buildings may request that DENR or its successor in function make a determination that previous sampling results are sufficient. If the sampling results disclose contamination that DENR or its successor in function determines is capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as

LUR no 4 continued

DENR or its successor in function imposes. Such conditions shall include, at a minimum, compliance with plans and procedures designed to protect public health and the environment during the activities that would expose such soil and approved pursuant to applicable law. If DENR determines the exposed soil contains contamination capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above, then as much soil as DENR requires shall be removed and disposed in accordance with applicable law, and any other actions DENR reasonably requires to make the Brownfields Property suitable for the uses specified in Land Use Restriction 1 above shall be taken. Alternatively, if DENR determines that such soil contamination is not capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above if left in place, DENR may require the soil contamination to be capped, with perpetual maintenance of the cap to the satisfaction of DENR, or treated to DENR's satisfaction.

5. No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.
6. In order to address potential vapor intrusion, no basements may be constructed on the Brownfields Property unless they are, as determined by DENR or its successor in function, vented in accordance with applicable building codes, and any structures placed on the Property must be constructed or retrofitted in a manner that will prevent or mitigate, to DENR's written satisfaction, unacceptable indoor air quality.
7. None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in paragraph 7 of Exhibit A to the documentary component of the Notice of Brownfields Property, to which a reduction of this survey plat is Exhibit B, may be used or stored at the Brownfields Property without the prior approval of DENR or its successor in function, except in de minimis amounts for cleaning and other routine housekeeping activities.
8. The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function. For purposes of this Land Use Restriction 8, outdoor and indoor common open space areas associated with mixed commercial uses shall not be considered parks.

9. Neither day care facilities nor schools, whether associated with another institution or not, nor playgrounds are permitted on the Brownfields Property without the approval of DENR or its successor in function.

10. No party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit or order issued by, DENR, may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation.

11. During January of each year after Exhibit A to the documentary component of the Notice of Brownfields Property, to which a reduction of this survey plat is Exhibit B, becomes effective, the then current owner of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that the Notice of Brownfields Property containing these Land Use Restrictions remains recorded at the Wake County Register of Deeds office, and that the Land Use Restrictions are being complied with.

murphy GEOMATICS
Professional Land Surveying

4308 J. Boone Drive (919) 781-7113
Raleigh, NC 27617-0801 Fax: 919-781-8213
E-Mail: info@murphygeom.com

THIS SURVEY PLAT IS SHOWN, SIGNED AND DATED THIS 1st DAY OF APRIL, 2004, BY THE SURVEYOR, MURPHY GEOMATICS, INC.

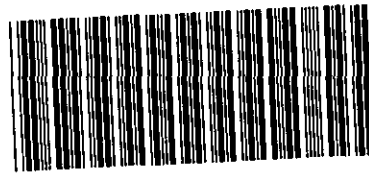
SURVEY PLAT - EXHIBIT B
to the Notice of Brownfields Property
PARKER-HANNIFIN FACILITY
TOWN OF WAKE FOREST, WAKE CO NC
APRIL 1, 2004 SCALE 1"=100'

SEE PLAT 1, 2004
DRAWING FILE NAME: PARKER_HANNIFIN.DWG

“Exhibit C” to the Notice of Brownfields Property

Legal Description

BEGINNING at an existing iron pipe in the western edge of Wake Union Chapel Road, said iron pipe having N.C. Grid Coordinates NAD “83” Y = 247951.012 m and X = 651241.551 m; thence leaving said right of way and running with the eastern line of that certain parcel of land now or formerly owned by Swift County 153 Partnership N 45° 03’ 51” W 547.96 feet to an existing iron pipe in the southeastern corner of that certain parcel of land now or formerly owned by St. Ives Commercial Properties, LLC; runs thence N 45° 05’ 29” W 620.88 feet with the eastern line of the aforementioned parcel of land now or formerly owned by St. Ives Commercial Properties, LLC to an existing iron pipe in the southern line of that certain parcel now or formerly owned by St. Ives, LLC; runs thence N 44° 51’ 32” E 1199.94 feet with the southern line of the aforementioned parcel of land now or formerly owned by St. Ives, LLC to an existing iron pipe in the western line of that certain parcel of land now or formerly owned by St. Ives Commercial Properties, LLC; runs thence with the western line of the immediately aforementioned parcel now or formerly owned by St. Ives Commercial Properties, LLC S 45° 04’ 17” E 1115.67 feet to an existing iron pipe; runs thence S 71° 19’ 48” W 75.0 feet to an existing iron pipe in the western edge of the right of way of Wake Union Chapel Road; runs thence with the western edge of the right of way of Wake Union Chapel Road the following four courses and distances: (i) on a curve having a radius of 130.00 feet as turns to the LEFT an arc length of 135.14 feet, said curve having a chord bearing of S 65° 24’ 59” W and a chord distance of 129.14 feet to a point; (ii) thence S 35° 38’ 08” W 673.57 feet to a point on a curve; (iii) thence with said curve having a radius of 1879.86 feet as it turns to RIGHT an arc length of 318.00 feet, said curve having chord bearing of S 40° 28’ 54” W and a chord distance of 317.82 feet to a point; and (iv) thence S 45° 19’ 40” W 30.26 feet to be the POINT AND PLACE of BEGINNING. Said described tract being shown on that certain survey entitled “Survey Plat – Exhibit B to the Notice of Brownfields Property Parker-Hannifin Facility” dated April 1, 2004, by Jonathan F. Murphy, Registered Land Surveyor.



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**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages
33

22.004-1/20/06

ORDINANCE 2022-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 71.46 ACRES LOCATED AT 0 WAKE UNION CHURCH ROAD, 0 AND 12415 CAPITAL BOULEVARD, AND 0 KEARNEY ROAD, BEING WAKE COUNTY TAX PINS 1831644698, 1831751080, 1831646036, AND 1831537516, FROM CONDITIONAL USE HIGHWAY BUSINESS (CU HB) TO RESIDENTIAL MIXED- USE CONDITIONAL DISTRICT (RMX-CD) AND NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)

RZ-22-01, WAKE UNION

WHEREAS, the application submitted by Kimley-Horn for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on June 14, 2022 and the Board of Commissioners held a public hearing on July 19, 2022; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1831644698, 1831751080, 1831646036, and 1831537516 and adjacent right-of-way to centerlines, and described in Exhibit 1, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in Exhibit 3 Wake Union Site Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment

request reasonable and consistent with the Community Plan and the Comprehensive Transportation Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The “Rezoned Lands” are subject to the following conditions which are imposed as part of this rezoning:

1. Site Master Plan (SP-22-03) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan. Minor amendments include moving buildings, updating parking layout, and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary. Any modifications to the commercial area will remain in conformance with the overall commercial village vision but may include realignment of the private street network and will also adhere to setbacks and buffers as shown in the Master Plan. Commercial Village Vision will be met through the cross section of Main Street as defined by the Master Plan Cross Sections. Outdoor or rooftop seating is encouraged to be provided. A minimum of 2 pieces of public art will be provided on the commercial development. Public art may be but are not limited to the following: sculptures, unique bike racks, murals, etc.
2. All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with approved Master Plan in accordance with condition 1.
3. Phase 1 (Multi-family) TIA off-site improvements are required with the phase 1 project. Phase 2 (Townhomes) and Phase 3 (Commercial) improvements of the TIA are required prior to the issuance of the 7th townhome building permit.
4. Property owner is responsible for maintenance of any enhanced landscaping or structures inside roundabout installed by the development.
5. Sections of the nature trail will be installed with phases corresponding to each property as development occurs. Trail shall be 4-6” of ABC as shown on the master plan cross section.
6. The following uses shall be permitted within the RMX zoned properties: Multifamily, Townhomes, Live-Work Units, Hotel/Inn (Less than 20 rooms), ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post office, Professional Services, Alcoholic Beverage Sales Store, General Commercial, Restaurant, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).

The following uses shall be permitted within the NMX zoned property: Multifamily, Townhomes, Live-Work Units, Hotel/Inn, ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post Office, Professional Services, Alcoholic Beverage Sales Store, Amusement, Indoor, Bar/Tavern, General Commercial, Restaurant,

Restaurant w/ Drive Thru, Theatre, Indoor Movie or Live Performance, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).

7. General commercial uses shall not exceed 99,999 SF. Complementary uses such as office, professional services, indoor amusement, indoor recreation, theatre, daycare, studio, restaurants, bar/tavern, etc. shall be the remaining square footage of parcels 1831646036 and 1831644698 up to a maximum of 183,000 SF total per the TIA.
8. The development shall provide a minimum of 2 electric vehicle (EV) charging stations for the multifamily property and 3 electric vehicle (EV) charging stations for the commercial property. Final locations to be determined at construction drawing submittal.
9. Developed open space and park shall contain a swimming pool, fitness center, and walking trail to meet active space requirements on the multifamily development. Active space requirements for the Townhome site will meet minimum UDO requirements. Developed open space and park for the Townhome development shall contain a minimum of two elements, not limited to the following: tot lot, dog park, hammock lounge, firepits, etc.
10. Any townhome unit fronting a public street shall include at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Decorative brick or stone; f. Decorative trim; g. Decorative shake; h. Decorative gable; i. Decorative cornice; j. Portico; k. Dormer. The sides of units 1, 15, 16, 29, 30, 42, 43, 55, 56, 72, 73, and 89 will also require these decorative elements.
11. A varied color palette shall be utilized on Townhome buildings throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
12. Perimeter buffers and streetyard buffers will be installed or maintained as existing vegetation and supplemental plantings as necessary by phase, prior to issuance of the first CO.
13. In order to protect the existing trees along Kearney Road, buildings north of Public Street A along Kearney Road may exceed the 18' maximum setback requirement. Buildings shall be a maximum distance of 90' from Kearney ROW. At a minimum a Type B 25' Buffer shall be maintained.
14. Buildings throughout the project (multi-family, commercial, townhomes) shall not exceed 3 stories.
15. Public streets shall comply with the cross sections as shown in the Master Plan.
16. A RRFB shall be installed (subject to NCDOT approval) for the Townhomes crossing Wake Union Church Road at Lola Lane.

17. The Landscape buffer along the St. Ives subdivision property line, as shown on the Master Plan, shall be increased to a minimum of 40' for all sections of the development. If a fence is added, shrub requirements of the type A buffer will not be required.
18. If commercial buildings along Wake Union Church Road include patios, patios shall be permitted to encroach into SH1-O landscape buffer. All required plantings shall still be provided within buffer.
19. Required SH1-O Buffer shall be measured 150' from centerline of US-1 and required building setback shall be 200' measured from centerline of US-1 for commercial outparcel and Townhome parcel.
20. The Developer shall investigate a roundabout at the intersection of Wake Union Church Road and Kearney Road. If feasible, the developer shall install the roundabout and the town shall reimburse the cost. The construction and funding shall be negotiated through a Developers Agreement. If a development agreement between the Town and Developer is not approved, a left turn lane from Kearney Road onto Wake Union Church Road shall be provided.
21. A physical barrier shall be provided between Wake Union Church Road and the townhomes fronting this road. Physical barrier could be considered a decorative non-opaque fence, max of 4 ft, stone or brick knee wall, or a similar item.
22. As long as permitted by the Town and NCDEQ for stormwater treatment ponds, there shall be a decorative item within the multi-family pond such as a fountain or similar.
23. Per neighbor request, connection of public street B to Lola Lane will not be opened until final building permit of the Townhome development has been obtained.
24. Although submitted prior to adoption, this rezoning shall use the adopted 2022 Community Plan for this review.
25. While not required for development, the project will encourage the use of green infrastructure including but not limited to the following: downspout disconnection, rainwater harvesting, rain gardens, planter boxes, bioswales, permeable pavements, green streets and alleys, green parking, green roofs urban tree canopy, land conservation, etc.
26. In an effort to create continuity for the entire project, a common stone or brick shall be provided that is used in all three phases of the development. The material could be used in a variety of ways including, but not limited to: landscaping walls, signage, building materials, accent materials, etc. Providing a minimum of one element for each phase shall satisfy this condition, but the developer may choose to provide the material in multiple facets if desired.
27. If the commercial property includes loading on a building that is adjacent to the St. Ives Subdivision, the loading will be on a building side that does not face the St. Ives property line.

Section 8: The “Rezoned Lands” shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Section 9: This ordinance shall be in full force and effect from and after its adoption.

This the ____ day of _____ 2022.

TOWN OF WAKE FOREST

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Riley Surveying, P.A.
3326 Durham Chapel Hill Blvd. Ste. B-100
Durham, North Carolina 27707

Re-Zoning Description
Property and ½ of Adjoining Public R/W
MKC Development Company, LLC
PIN 1831537516

Being all of a certain parcel of land lying in Wake Forest Township, Wake County, North Carolina bounded on the north by St. Ives Subdivision Phase One (PB 2002 PG 937 of the Wake County Registry) and St. Ives Subdivision Phase Two (PB 2005 PG 1502 of the Wake County Registry), on the east by MKC Development Company, LLC (PINS 1831644698 & 1831646036), on the south by PHD @ Wake Union, LLC (PIN 1831633594), Wake Forest 12401, Inc. (PIN 1831632453) and Wake Union Church Road (60' Public R/W) and on the west by Kearney Road (60' Public R/W) and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern right-of-way(R/W) of Kearney Road (SR 1927), said pipe being the northwest corner of MKC Development Company, LLC at the southwest corner of St. Ives Phase One – Open Space 1 and having NC Grid Values of N=813,847.46 E=2,135,168.48; thence S 53°16'26" W 30.25' to a point in the center of Kearney Road R/W; thence, with said R/W centerline, the following two calls: S 29°18'21" E 371.43' to a point and S 29°08'18" E 790.11' to a point at the centerline intersection of Wake Union Church Road (SR 1929) and Kearney Road; thence, with Wake Union Church Road R/W centerline, the following two calls: N 59°55'31" E 502.30' to a point and N 57°51'10" E 222.30' to a point; thence, leaving said centerline R/W, N 41°30'07" W 30.40' to an existing iron pipe at the southwest corner of Wake Forest 12401, Inc.; thence, with the western and northern lines of said Wake Forest 12401, Inc., the following two calls: N 41°30'07" W 520.20' to an existing iron pipe and N 43°24'26" E 160.00' to an existing iron pipe at the northwest corner of PHD @ Wake Union, LLC.; thence, with the northern line of PHD @ Wake Union, LLC, N 43°23'54" E 216.97' to an existing iron pipe in the western line of MKC Development Company, LLC; thence, with the western line of MKC Development Company, LLC, N 45°02'27" W 620.64' to an existing iron pipe in the southern line of St. Ives Subdivision Phase Two; thence with the southern line of said St. Ives Subdivision Phase Two and Phase One S 53°16'26" W 773.76' to the point or place of beginning containing 21.574 acres, more or less.

Riley Surveying, P.A.
3326 Durham Chapel Hill Blvd. Ste. B-100
Durham, North Carolina 27707

Re-Zoning Description
Property and ½ of Adjoining Public R/W
MKC Development Company, LLC
PIN 1831644698 & 1831646036

Being all of a certain parcel of land lying in Wake Forest Township, Wake County, North Carolina bounded on the north by St. Ives Subdivision Phase Two (PB 2005 PG 1502 of the Wake County Registry) and the right-of-way terminus of Lola Lane (60' Public R/W), on the east by MKC Development Company, LLC (PIN 1831751080), on the south by Wake Union Church Road (60' Public R/W) and on the west by PHD @ Wake Union, LLC (PIN 1831633594) and MKC Development Company, LLC (PIN 1831537516) and being more particularly described as follows:

Beginning at an existing iron pipe on the northern right-of-way(R/W) of Wake Union Church Road, said pipe also being the southeast corner of PHD @ Wake Union, LLC and having NC Grid Values N=813,485.68 E=2,136,616.40; thence S 45°02'04" E 30.01' to a point in the centerline of Wake Union Church Road; thence, with said centerline R/W, N 46°01'21" E 45.54' to a point; thence, continuing with said centerline R/W, along a curve turning to the left having a radius of 1909.86' (chord N 44°19'08" E 62.98') for an arc length of 62.98'; thence, leaving said centerline R/W, S 46°37'33" E 29.31' to an existing iron pipe at the northernmost corner of 12351 Capital, LLC(PB 1999 PG2197); thence S 46°37'33" E 127.24' to a point in the centerline of US 1; thence, with said centerline R/W, along a curve turning to the right having a radius of 3819.70' (chord N 37°55'09" E 991.55') for an arc length of 994.35' to a point in said centerline R/W; thence, with said centerline R/W, N 45°08'09" E 102.59' to a point; thence, leaving said centerline R/W, N 45°01'24" W 119.61' to an existing iron pipe at MKC Development Company, LLC's southeast corner and on the northern R/W of US 1; thence, with MKC Development Company, LLC's line, N 45°01'24" W 1,115.64' to an existing mag nail at the southern terminus of Lola Lane; thence with said southern terminus and with the southern line of St. Ives Subdivision Phase II S 44°54'00" W 1,199.81' to an existing iron pipe at the northeast corner of MKC Development Company, LLC; thence, with the eastern line of MKC Development Company, LLC, S 45°02'27" E 620.64' to an existing iron pipe at the northwest corner of PHD @ Wake Union, LLC; thence, with the eastern line of PHD @ Wake Union, LLC, S 45°02'04" E 547.95' to the point or place of beginning containing 34.794 acres, more or less.

Riley Surveying, P.A.
3326 Durham Chapel Hill Blvd. Ste. B-100
Durham, North Carolina 27707

Re-Zoning Description
Property and ½ of Adjoining Public R/W
MKC Development Company, LLC
PIN 1831751080

Being all of a certain parcel of land lying in Wake Forest Township, Wake County, North Carolina bounded on the north by St. Ives Phase 2B (PB 2006 PG 1052 of the Wake County Registry) and the southern terminus of Lola Lane (60' Public R/W), on the east by Wake Forest Presbyterian Church and St. Ives Phase III (PB 2017 PG 880 of the Wake County Registry) on the south by US-1 (Capital Boulevard)(variable width Public R/W) and on the west by MKC Development Company, LLC (PINS 1831644698 & 1831646036) and being more particularly described as follows:

Beginning at an existing iron pipe on the northern right-of-way(R/W) of US-1, said pipe being the northeast corner of MKC Development Company, LLC and having NC Grid Values N=814,372.78 E=2,137,425.65; thence S45°01'24" E 119.61' to a point in the centerline of US 1 R/W; thence, with said R/W centerline, N 45°08'09" E 530.16' to a point; thence, leaving said centerline R/W, N 44°50'44" W 99.80' to an existing iron pipe at the southeast corner of Wake Forest Presbyterian Church on the northern R/W of US 1; thence, leaving said R/W and with the western line of said Wake Forest Presbyterian Church, the following two calls: thence N 44°50'44" W 366.72' to an existing iron pipe and N 44°49'06" W 202.71' to an existing iron pipe at the southwest corner of St. Ives Phase III Open Space; thence, with the western line of St. Ives Phase III, N 44°51'42" W 565.87' to an existing iron pipe at the southeast corner of St. Ives Subdivision Phase 2B; thence, with said St. Ives Subdivision and a portion of the southern terminus of Lola Lane, S 45°09'05" W 533.93' to an existing "MAG" nail, said nail also being the northernmost corner of MKC Development Company, LLC; thence, leaving said R/W terminus and with the eastern line of MKC Development Company, LLC, S 45°01'24" E 1,115.64' to the point or place of beginning containing 15.088 acres, more or less.

SURVEYOR'S CERTIFICATE

I, PHILLIP W. RILEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND PLATS AS FOUND IN THE WAKE COUNTY REGISTRY RECORDED IN BOOK 17558, PAGE 2745; THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, 2022

PROFESSIONAL LAND SURVEYOR
L-3066
LICENSE NUMBER

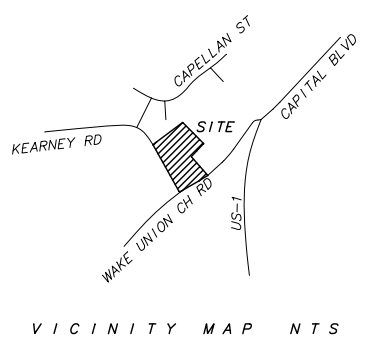
I, PHILLIP W. RILEY, PLS., L-3066, FURTHER CERTIFY TO ANY ONE OF THE FOLLOWING AS INDICATED BY AN "X":
C. ANY ONE OF THE FOLLOWING:
X 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE OF CERTIFICATION

REVIEW OFFICER
WAKE COUNTY LAND RECORDS/GIS



NOTES

- AREAS BY THE CO-ORDINATE METHOD.
- CONTRACTORS TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY. THERE MAY BE UNDERGROUND UTILITIES ON AND AROUND THE SUBJECT PROPERTY.
- SUBJECT PROPERTY IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD ZONE ACCORDING TO F.E.M.A..
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THERE MAY BE ENCUMBRANCES ON THESE PROPERTIES NOT DEPICTED HEREON.
- HORIZONTAL GROUND DISTANCES SHOWN, UNLESS OTHERWISE NOTED.
- WETLANDS, IF PRESENT ON SUBJECT TRACT, HAVE NOT BEEN DELINEATED FOR THIS SURVEY.
- THIS SURVEY BASED ON A 2016 BOUNDARY SURVEY BY THIS SURVEYOR WITH SUPPLEMENTAL INSPECTION AND DEED RESEARCH MAY 2022. NO NEW FIELD SURVEY PERFORMED.
- THE SURVEY CO-ORDINATES NOTED WERE DERIVED FROM GPS OBSERVATIONS BASED ON THE FOLLOWING:
 - CLASS OF SURVEY: CLASS C
 - POSITIONAL ACCURACY: MAXIMUM RESIDUAL 0.064 FT(H) 0.074(V)
 - TYPE OF GPS FIELD SURVEY: REAL TIME KINEMATIC VRS
 - DATE OF SURVEY: September 27, 2016
 - DATUM/EPOCH: NAD '83/(2011)
 - PUBLISHED/FIXED CONTROL USE: NONE FOUND WITHIN 2000'
 - GEOD MODEL: G 12A
 - COMBINED GRID FACTOR: 0.99994053
 - UNITS: US SURVEY FOOT
 - GPS INSTRUMENTATION: TRIMBLE R8

NCOS MONUMENT
"SCOVILL"
N=813,581.39
E=2,136,783.40
C.F.=0.99994053
PUBLISHED POSITION
(DESTROYED)

SURVEY CONTROL POINT
3/4" IRON PIPE W/BLUE PLUG
N=813,339.51
E=2,136,596.55

LINE	BEARING	DISTANCE
L1	S 53°16'26" W	30.25'
L2	S 29°18'21" E	371.43'
L3	S 29°08'18" E	790.11'
L4	N 59°55'31" E	502.30'
L5	N 57°51'10" E	222.30'
L6	N 41°30'07" W	30.40'

LEGEND

- IRON PIPE SET IN 2016(5/8")
- EXISTING IRON PIPE
- COMPUTED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- FORCEMAIN AIR RELEASE MANHOLE
- GUY WIRE
- OVERHEAD UTILITY LINE(S)
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- LOT LINE PLOTTED BY DEED - NOT SURVEYED
- PROPERTY LINE SURVEYED IN 2016
- RE-ZONING LIMITS
- AREA LANDSCAPED AND IN USE BY ADJOINER

BOUNDARY / RE-ZONING MAP

PROPERTY STANDING IN THE NAME OF
MKC DEVELOPMENT COMPANY, LLC
WAKE FOREST TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

MKC DEVELOPMENT COMPANY, LLC

DB 17558 PG 2745
PB 2000 PG 1071
PIN 1831537516

PROPERTY - 20.293[±] AC. (INCLUDING ADDITIONAL PUBLIC R/W)
RE-ZONING AREA - 21.574[±] AC.

CURRENT ZONING: CU-HB
PROPOSED ZONING: RMX-CD

MKC DEVELOPMENT COMPANY, LLC
DB 17558 PG 2745
PB 2000 PG 1071
PIN 1831644098 & 1831646036

PHD @ WAKE UNION, LLC
DB 15876 PG 349
PB 1998 PG 166
PIN 1831633594

WAKE FOREST 12401, INC.
DB 16437 PG 1217
PB 1998 PG 166
PIN 1831632453

12351 CAPITAL, LLC
DB 15620 PG 353
PB 1999 PG 2197
PIN 1831635268

TI SHOPS AT
THE POINTE, LLC
DB 13915 PG 2143
PB 1999 PG 2197
PIN 1831633099

AMERICAN PROPERTIES
HOLDINGS, INC.
DB 6765 PG 594
PB 1989 PG 37
PIN 1831633099

WAKE FOREST OF
N/F MARKET OF
DB 16478 PG 2756
PB 1989 PG 107
PIN 1831522215

MOX, LLC
DB 13520 PG 1186
PB 1989 PG 37
PIN 1831633099

WAKE FOREST OF
N/F MARKET OF
DB 16478 PG 2756
PB 1989 PG 107
PIN 1831522215



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	11.94'	11.83'	S 42°49'49" E
C2	25.00'	27.73'	26.33'	S 88°17'36" E

SURVEYOR'S CERTIFICATE

I, PHILLIP W. RILEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND PLATS AS FOUND IN THE WAKE COUNTY REGISTRY RECORDED IN BOOK 17558, PAGE 1723; THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, 2022

PROFESSIONAL LAND SURVEYOR
L-3066
LICENSE NUMBER

I, PHILLIP W. RILEY, PLS., L-3066, FURTHER CERTIFY TO ANY ONE OF THE FOLLOWING AS INDICATED BY AN "X":
C. ANY ONE OF THE FOLLOWING:
X 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

LINE	BEARING	DISTANCE
L1	N 46°01'21" E	45.54'
L2	S 46°37'33" E	28.31'
L3	S 45°02'04" E	30.01'

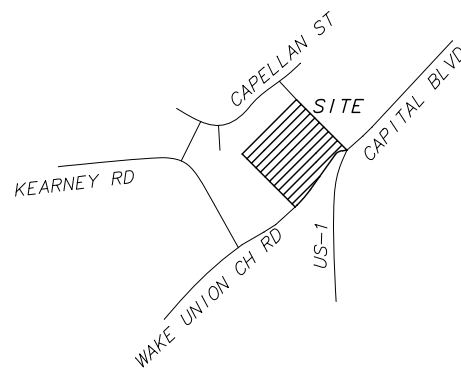
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	130.00'	127.82'	122.73'	S 63°43'55" W
C2	1879.86'	318.00'	317.62'	S 40°24'41" W
C3	3819.70'	984.35'	991.55'	N 37°55'09" E
C4	1909.86'	62.98'	62.98'	N 44°19'08" E

STATE OF NORTH CAROLINA
COUNTY OF WAKE

REVIEW OFFICER OF
WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE OF CERTIFICATION

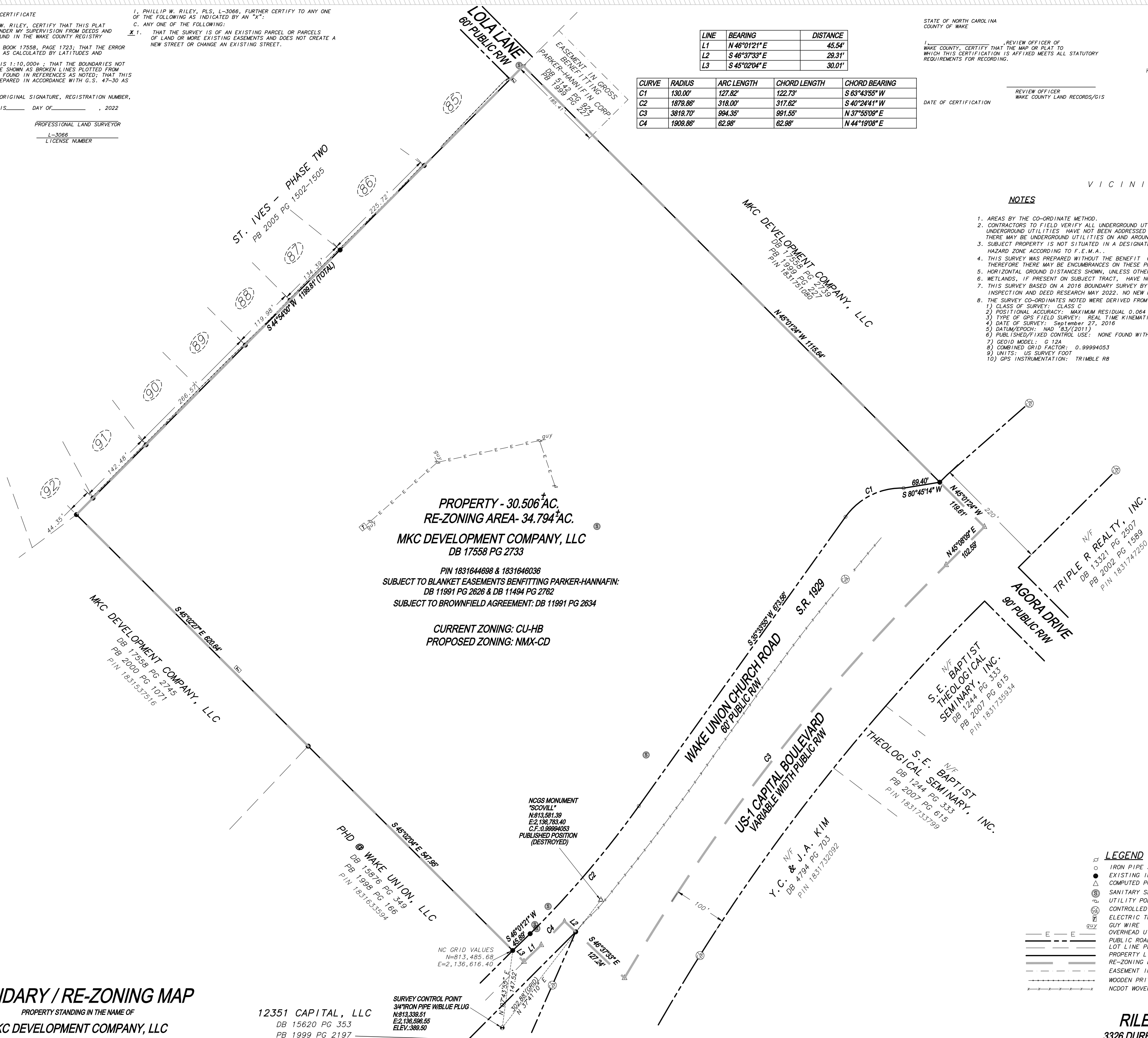
REVIEW OFFICER
WAKE COUNTY LAND RECORDS/GIS



VICINITY MAP NTS

NOTES

- AREAS BY THE CO-ORDINATE METHOD.
- CONTRACTORS TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY. THERE MAY BE UNDERGROUND UTILITIES ON AND AROUND THE SUBJECT PROPERTY.
- SUBJECT PROPERTY IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD ZONE ACCORDING TO F.E.M.A..
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THERE MAY BE ENCUMBRANCES ON THESE PROPERTIES NOT DEPICTED HEREON.
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- THE SURVEY CO-ORDINATES NOTED WERE DERIVED FROM GPS OBSERVATIONS BASED ON THE FOLLOWING:
 - CLASS OF SURVEY: CLASS C
 - POSITIONAL ACCURACY: MAXIMUM RESIDUAL 0.064 FT(H) 0.074(V)
 - TYPE OF GPS FIELD SURVEY: REAL TIME KINEMATIC VRS
 - DATE OF SURVEY: September 27, 2016
 - DATUM/EPOCH: NAD '83/(2011)
 - PUBLISHED/FIXED CONTROL USE: NONE FOUND WITHIN 2000'
 - GEOID MODEL: G 12A
 - COMBINED GRID FACTOR: 0.99994053
 - UNITS: US SURVEY FOOT
 - GPS INSTRUMENTATION: TRIMBLE R8



BOUNDARY / RE-ZONING MAP

PROPERTY STANDING IN THE NAME OF
MKC DEVELOPMENT COMPANY, LLC
WAKE FOREST TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

12351 CAPITAL, LLC
DB 15620 PG 353
PB 1999 PG 2197
PIN 1831635268

SURVEY CONTROL POINT
3/4\"/>

NC GRID VALUES
N=813,485.68
E=2,136,616.40

NCGS MONUMENT
"SCOVILL"
N=813,581.39
E=2,136,783.40
C.F. 0.99994053
PUBLISHED POSITION
(DESTROYED)



LEGEND

- IRON PIPE SET IN 2016 (5/8")
- EXISTING IRON PIPE
- COMPUTED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- CONTROLLED ACCESS PUBLIC R/W
- ELECTRIC TRANSFORMER
- GUY WIRE
- OVERHEAD UTILITY LINE(S)
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- LOT LINE PLOTTED BY DEED - NOT SURVEYED
- PROPERTY LINE SURVEYED IN 2016
- RE-ZONING LIMITS
- EASEMENT IN GROSS BENEFITTING PARKER-HANNIFIN CORP.
- WOODEN PRIVACY FENCE
- NC DOT WOVEN WIRE FENCE

RILEY SURVEYING, P.A.
3326 DURHAM CHAPEL HILL BLVD. STE B-100
DURHAM, N.C. 27707
919-667-0742 C-1281 philr@rileysurveyingpa.com

SURVEYOR'S CERTIFICATE

I, PHILLIP W. RILEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND PLATS AS FOUND IN THE WAKE COUNTY REGISTRY RECORDED IN BOOK 17558, PAGE 2739; THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, 2022

PROFESSIONAL LAND SURVEYOR
L-3066
LICENSE NUMBER

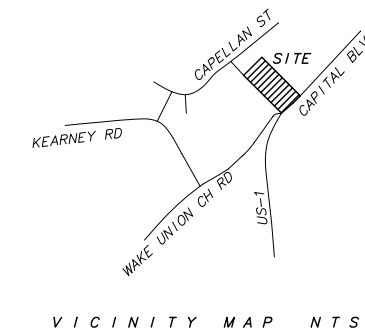
I, PHILLIP W. RILEY, PLS. L-3066, FURTHER CERTIFY TO ANY ONE OF THE FOLLOWING AS INDICATED BY AN "X":
C. ANY ONE OF THE FOLLOWING:
X 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

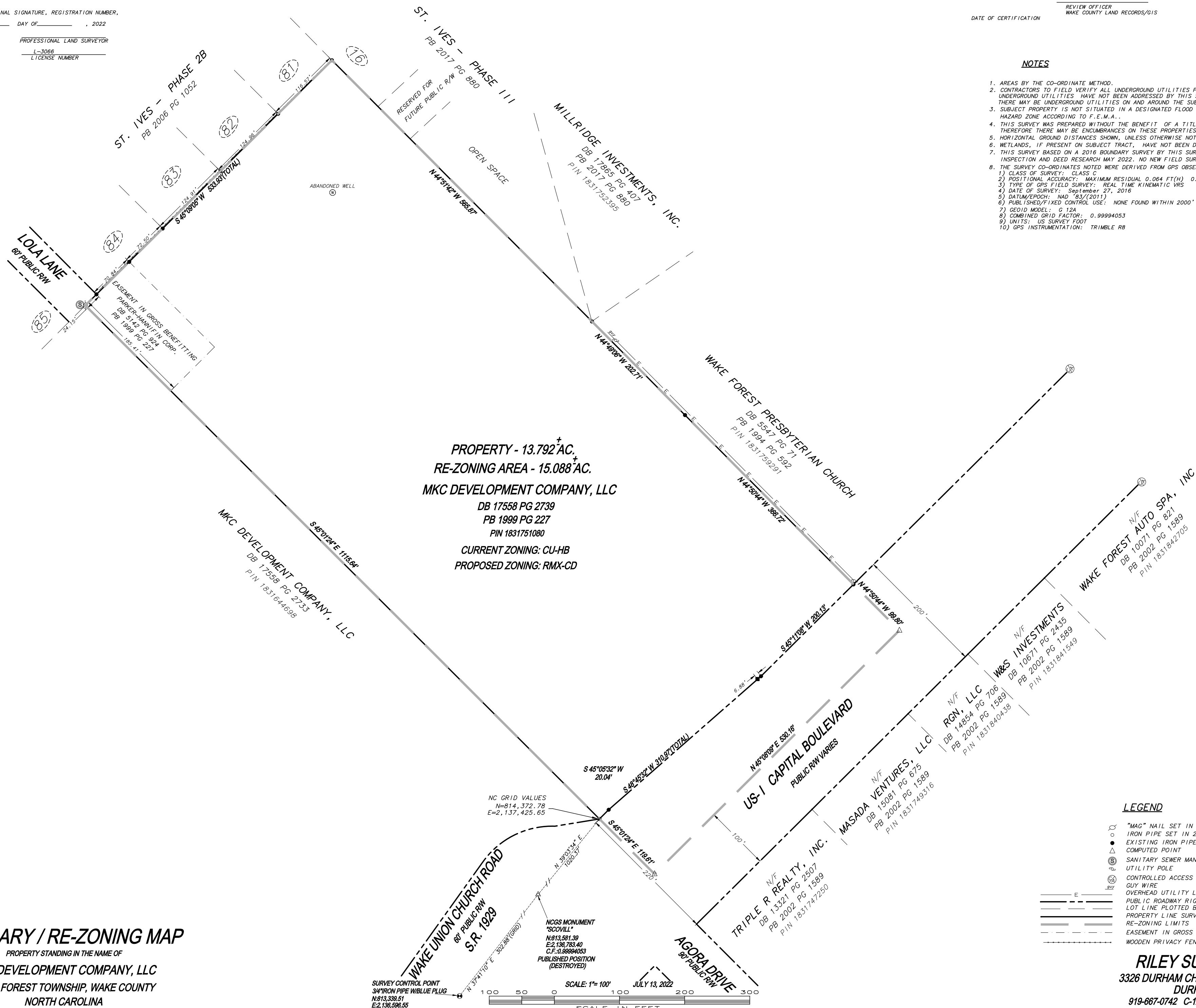
DATE OF CERTIFICATION

REVIEW OFFICER
WAKE COUNTY LAND RECORDS/GIS



NOTES

1. AREAS BY THE CO-ORDINATE METHOD.
2. CONTRACTORS TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY.
3. SUBJECT PROPERTY IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD ZONE ACCORDING TO F.E.M.A..
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THERE MAY BE ENCUMBRANCES ON THESE PROPERTIES NOT DEPICTED HEREON.
5. HORIZONTAL GROUND DISTANCES SHOWN, UNLESS OTHERWISE NOTED.
6. WETLANDS, IF PRESENT ON SUBJECT TRACT, HAVE NOT BEEN DELINEATED FOR THIS SURVEY.
7. THIS SURVEY BASED ON A 2016 BOUNDARY SURVEY BY THIS SURVEYOR WITH SUPPLEMENTAL INSPECTION AND DEED RESEARCH MAY 2022. NO NEW FIELD SURVEY PERFORMED.
8. THE SURVEY CO-ORDINATES NOTED WERE DERIVED FROM GPS OBSERVATIONS BASED ON THE FOLLOWING:
1) CLASS OF SURVEY: CLASS C
2) POSITIONAL ACCURACY: MAXIMUM RESIDUAL 0.064 FT(H) 0.074(V)
3) TYPE OF GPS FIELD SURVEY: REAL TIME KINEMATIC VRS
4) DATE OF SURVEY: September 27, 2016
5) DATUM/EPOCH: NAD '83/(2011)
6) PUBLISHED/FIXED CONTROL USE: NONE FOUND WITHIN 2000'
7) GEOID MODEL: G 12A
8) COMBINED GRID FACTOR: 0.99994053
9) UNITS: US SURVEY FOOT
10) GPS INSTRUMENTATION: TRIMBLE R8



BOUNDARY / RE-ZONING MAP

PROPERTY STANDING IN THE NAME OF
MKC DEVELOPMENT COMPANY, LLC
WAKE FOREST TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

LEGEND

- "MAG" NAIL SET IN 2016
- IRON PIPE SET IN 2016(5/8")
- EXISTING IRON PIPE
- △ COMPUTED POINT
- ⊗ SANITARY SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊗ CONTROLLED ACCESS PUBLIC R/W
- GUY WIRE
- OVERHEAD UTILITY LINE(S)
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- LOT LINE PLOTTED BY DEED - NOT SURVEYED
- PROPERTY LINE SURVEYED IN 2016
- RE-ZONING LIMITS
- EASEMENT IN GROSS BENEFITTING PARKER-HANNIFIN CORP.
- WOODEN PRIVACY FENCE

RILEY SURVEYING, P.A.
3326 DURHAM CHAPEL HILL BLVD. STE B-100
DURHAM, N.C. 27707
919-667-0742 C-1281 philr@rileysurveyingpa.com

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-01: Wake Union Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-01 is consistent with the Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed zoning district is consistent with the zoning district of adjacent and nearby properties and is consistent with the existing Special Highway Overlay District.
2. The proposed zoning district is consistent with the Corridor Commercial land use designation and the Activity Center designation in the Community Plan.
3. The proposed development provides placemaking with public art requirements, the encouragement of outdoor and rooftop seating, enhanced design standards, and continuity among the three phases of development. The development also provides the opportunity for a new “entertainment district” on the west side of Wake Forest by providing opportunities for restaurants, bars, indoor entertainment, indoor recreation, and retail.

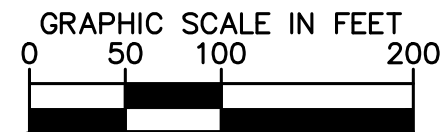
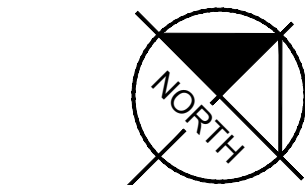
\\kimley-horn.com\SE_Plan\REAL-DEVELOPMENT\013875000_WakeUnion_Merrett\07_CAD_Files\Plan sheets\C1-0-EXISTING-CONDITIONS-PLAN.dwg
Plotted By: Stegner, Quinn
Sheet Set: Wake Union Merrett
Layout: C1-0-EXISTING-CONDITIONS-PLAN
July 08, 2022 02:26:56pm
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

LEGEND

- NCDOT R/W DISK
EXISTING IRON ROD
SET "MAG" NAIL
IRON PIPE SET(5/8")
EXISTING IRON PIPE
COMPUTED POINT
WELL
GAS VALVE
ELECTRIC JUNCTION BOX
CLEAN OUT
PVC PIPE STUB UP
SANITARY SEWER MANHOLE
END OF PIPE, NOT FOUND, NOT SURVEYED
WATER METER
WATER VALVE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
CATCH BASIN
CURB INLET
STORM DRAINAGE MANHOLE
LIGHT POLE
TELEPHONE PEDESTAL
MAILBOX
TRAFFIC SIGNAL BOX
TELEPHONE BOX
UTILITY POLE
GUY POLE
TRAFFIC SIGNAL POLE
HANDICAP RAMP
SIGN
SPOT ELEVATION
BACK FLOW PREVENTER
FIBER OPTICS HANDHOLE
BOLLARD
CABLE TV PEDESTAL
CABLE TV HANDHOLE
GROUNDWATER MONITORING WELL
AREA DRAIN
IRRIGATION CONTROL VALVE BOX
FORCEMAIN AIR RELEASE MANHOLE
PRESSURIZED WELL
ELECTRIC METER
POST INDICATOR VALVE
FLOOD LIGHT
CONTROLLED ACCESS
HOLE DUG 3' DEEP BY 7' DIA.
UNDERGROUND GAS LINE (APPROXIMATE LOCATION)
OVERHEAD UTILITY LINE(S)
SANITARY SEWER LATERAL
SANITARY SEWER PIPE
FORCE MAIN SEWER PIPE
WATERLINE (APPROXIMATE LOCATION)
UNDERGROUND FIBER OPTICS
UNDERGROUND TV
OVERHEAD TRAFFIC SIGNAL LINE(S)
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE LINE(S)
CHAINLINK FENCE
BARRIER METAL FENCE
8" WOODEN PRIVACY FENCE
BARB WIRE FENCE
ROOFLINE/OVERHANG
GUY WIRE
EDGE OF GRAVEL
TREE LINE(MATURE GROWTH)
PUBLIC ROADWAY RIGHT OF WAY LIMITS
NCDOT 10' RIGHT OF WAY EASEMENT LIMITS
LOT LINE PLOTTED BY DEED - NOT SURVEYED
LANDSCAPED AREAS
RIP-RAP AREAS
10" DIA. WELL SITE EASEMENT (DB 11494 PG 2762)
EXISTING TREE

TREE LABEL LEGEND

COMMON NAME	LABEL
RED MAPLE	T1
PECAN	T2
SOUTHERN HACKBERRY	T3
FLOWERING DOGWOOD	T4
COMMON PERSIMMON	T5
GREEN ASH	T6
BLACK WALNUT	T7
EASTERN RED CEDAR	T8
SWEETGUM	T9
TULIP POPLAR	T10
LOBLOLLY PINE	T11
VIRGINIA PINE	T12
SYCAMORE	T13
EASTERN COTTONWOOD	T14
BLACK CHERRY	T15
WHITE OAK	T16
SCARLET OAK	T17
SOUTHERN RED OAK	T18
WILLOW OAK	T19
NORTHERN RED OAK	T20
BLACK LOCUST	T21
AMERICAN ELM	T22
LARGE DEAD OR FALLEN TREE	DEAD



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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REV. NO.	REVISION	DATE	DRAWN BY	CHECKED BY	

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PREPARED IN THE OFFICE OF:

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

EXISTING CONDITIONS PLAN

DATE:

05/03/22

HORIZONTAL SCALE:

AS SHOWN

VERTICAL SCALE:

N/A

DRAWN BY:

QAS

DESIGNED BY:

K.W.

CHECKED BY:

WJB

PROJECT:

WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER:

013875000

SHEET NUMBER:

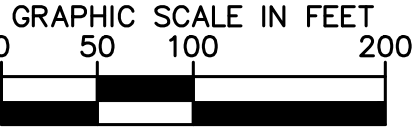
C1.0

TREE SURVEY LEGEND

	PROPERTY LINE
	CLEARING LIMITS
	SPECIMEN TREE
	TREE TO BE REMOVED
	CRITICAL ROOT ZONE

TREE LABEL LEGEND

COMMON NAME	LABEL
RED MAPLE	T1
PECAN	T2
SOUTHERN HACKBERRY	T3
FLOWERING DOGWOOD	T4
COMMON PERSIMMON	T5
GREEN ASH	T6
BLACK WALNUT	T7
EASTERN RED CEDAR	T8
SWEETGUM	T9
TULIP POPLAR	T10
LOBLOLLY PINE	T11
VIRGINIA PINE	T12
SYCAMORE	T13
EASTERN COTTONWOOD	T14
BLACK CHERRY	T15
WHITE OAK	T16
SCARLET OAK	T17
SOUTHERN RED OAK	T18
WILLOW OAK	T19
NORTHERN RED OAK	T20
BLACK LOCUST	T21
AMERICAN ELM	T22
LARGE DEAD OR FALLEN TREE	DEAD



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

TREE DEMOLITION PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.W.
CHECKED BY: WJB

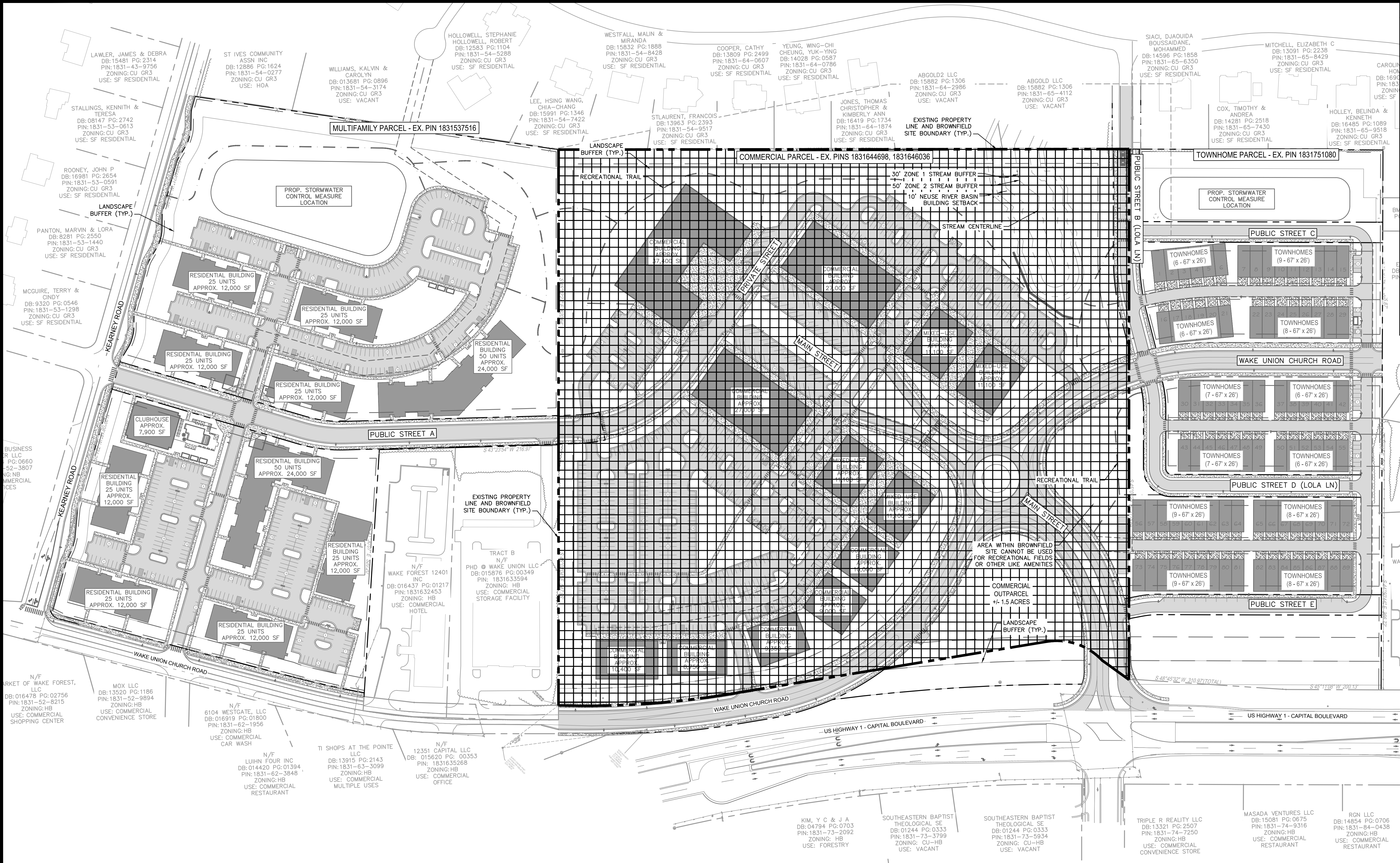
PROJECT:

WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000 SHEET NUMBER: C1.0

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Plotted By: Steiner, Quinn Sheet Set: Wake Union Merrett Layout: C1.2 Brownfield Site Location July 08, 2022 02:27:18pm © 2022 KIMLEY-HORN AND ASSOCIATES, INC.



SITE LEGEND

	PROPERTY LINE
	BROWNFIELD SITE BOUNDARY
	SETBACK LINE
	FENCE
	RECREATIONAL TRAIL
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	LIGHT POLE
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	BROWNFIELD SITE AREA

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REV. No.	REVISION	DATE	DRAWN BY	CHECKED BY	
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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

BROWNFIELD SITE LOCATION

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.L.W.
CHECKED BY: W.J.B.

PROJECT:

WAKE UNION WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000
SHEET NUMBER: C1.2

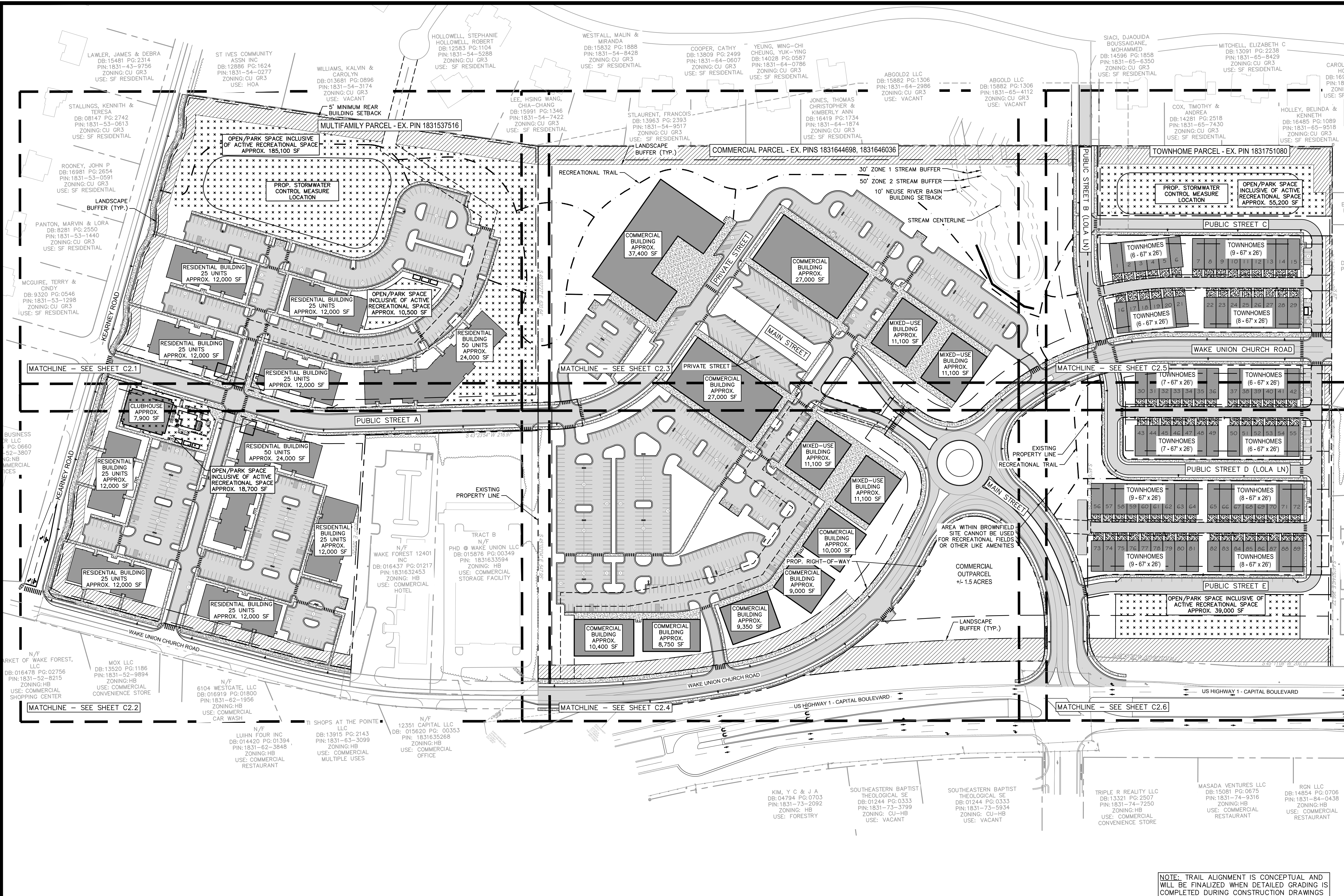
PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

\\kimley-horn.com\SE_Plan\Wake Union\Wakeup\07_CAD_Files\Plansheets\C2.0 SITE PLAN.dwg
REV. No.:
DATE: 05/03/22
DRAWN BY: QAS
CHECKED BY: WJB
SHEET: Wake Union Merrett
LAYOUT: C2.0 SITE PLAN
DATE: 02-27-2022



SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	FENCE
	RECREATIONAL TRAIL
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	LIGHT POLE
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	LANDSCAPE BUFFER
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:

SITE LAYOUT IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PER RMX AND NMZ ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPE BUFFER REQUIREMENTS AND DIMENSIONS.

MULTIFAMILY NOTES:

UNITS ALLOWED PER TIA: 300
UNITS SHOWN: 300

REQUIRED PARKING SPACES: 544 SPACES
PROVIDED PARKING SPACES: 546 SPACES

REQUIRED BICYCLE SPACES: 38 SPACES
PROVIDED BICYCLE SPACES: 44 SPACES

COMMERCIAL NOTES:

DUE TO BROWNFIELD SITE REQUIREMENTS, OPEN SPACE DESIGNATION IS NOT PERMITTED ON COMMERCIAL PARCEL.

TOTAL COMMERCIAL BUILDING SF: 193,000 SF
99,999 SF GENERAL COMMERCIAL
93,000 SF OTHER USES INCLUDING OFFICE, RESTAURANTS, DAYCARES, PERSONAL SERVICES, ETC.

REQUIRED PARKING SPACES: 701
PROVIDED PARKING SPACES: 754

REQUIRED BICYCLE SPACES: 36
PROVIDED BICYCLE SPACES: 48

TOWNHOME NOTES:

TOWNHOMES ALLOWED PER TIA: 90
TOWNHOMES SHOWN: 89

REQUIRED PARKING SPACES: 160
PROVIDED PARKING SPACES: 217

REQUIRED BICYCLE SPACES: 8
PROVIDED BICYCLE SPACES: 12

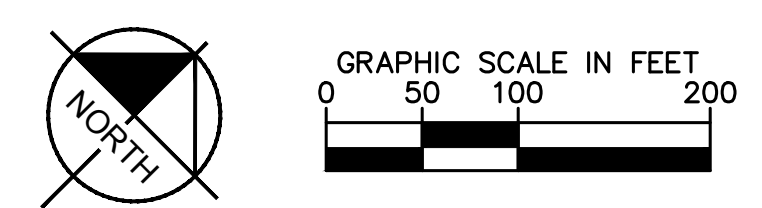
OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

NOTE: TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS



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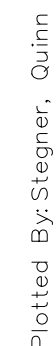
Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: SITE PLAN

DATE: 05/03/22 HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A DRAWN BY: QAS DESIGNED BY: K.W. CHECKED BY: WJB	PROJECT: WAKE UNION WAKE FOREST, NC	ATTACHED REFERENCE FILES:	JOB NUMBER: 013875000	SHEET NUMBER: C2.0
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	PROPERTY LINE
	SETBACK LINE
	FENCE
	RECREATIONAL TRAIL
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	LIGHT POLE
	DIRECTIONAL PAVEMENT ARROW
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	LANDSCAPE BUFFER
	OPEN/PARK SPACE INCLUSIVE ACTIVE RECREATIONAL SPACE

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT
AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

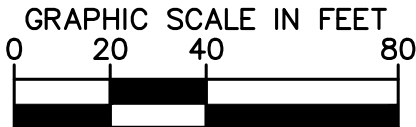
PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT
AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE
(0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

MULTIFAMILY UNITS SHOWN: 300
ALLOWABLE UNITS PER TIA: 300

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW
TEXT "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED
WHEN DETAILED GRADING IS COMPLETED DURING
CONSTRUCTION DRAWINGS



SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

PROJECT:		
WAKE UNION WAKE FOREST, NC		
ATTACHED REFERENCE FILES:	JOB NUMBER: 013875000	SHEET NUMBER: C2.1

REV. No.:	REVISION:	DATE:	DRAWN BY:	CHECKED BY:
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TITLE: **ENLARGED SITE PLAN**

DATE:	10/26/21
HORIZONTAL SCALE:	AS SHOWN
VERTICAL SCALE:	N/A
DRAWN BY:	QAS
DESIGNED BY:	KLW
CHECKED BY:	WJD



	PROPERTY LINE
	SETBACK LINE
	FENCE
	RECREATIONAL TRAIL
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	LIGHT POLE
	DIRECTIONAL PAVEMENT ARROW
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	LANDSCAPE BUFFER
	OPEN/PARK SPACE INCLUSIVE ACTIVE RECREATIONAL SPACE

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT
AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT
AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE
(0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

MULTIFAMILY UNITS SHOWN: 300
ALLOWABLE UNITS PER TIA: 300

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW
TEXT "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

MULTIFAMILY LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS
SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED
WHEN DETAILED GRADING IS COMPLETED DURING
CONSTRUCTION DRAWINGS

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
1, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY

KE UNION
FOREST, NC

PROJECT:		
WAKE UNION WAKE FOREST, NC		
ATTACHED REFERENCE FILES:	JOB NUMBER: 013875000	SHEET NUMBER: C2.

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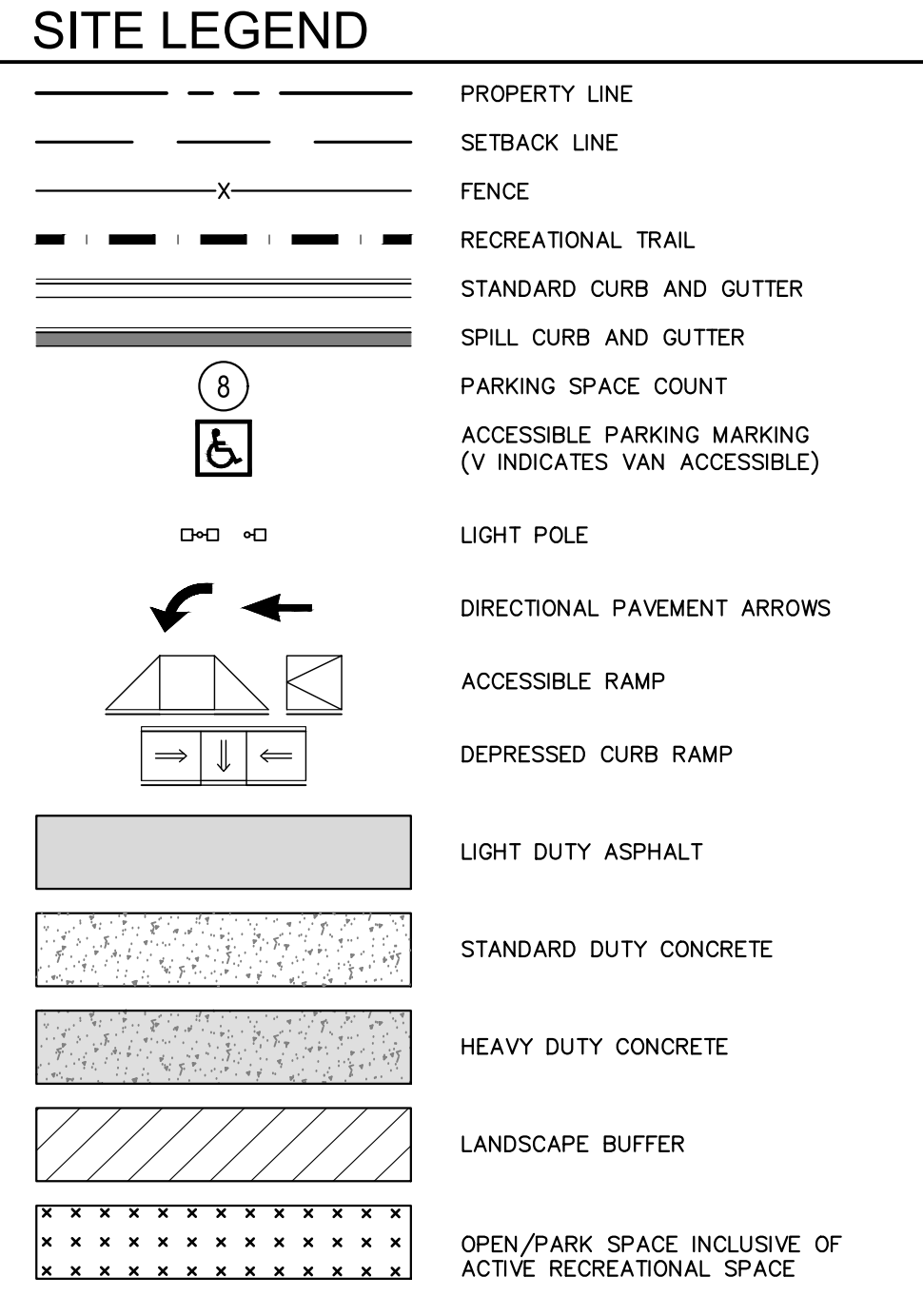
PREPARED IN THE OFFICE OF:

Kimley»Horn

CLIENT: VCP ACQUISITIONS LLC

TITLE: ENLARGED SITE PLAN

DATE:	10/26/21
HORIZONTAL SCALE:	AS SHOWN
VERTICAL SCALE:	N/A
DRAWN BY:	QAS
DESIGNED BY:	KLW
CHECKED BY:	WJR



NOTES:
MIXED-USE LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, PARKING LOT LOCATION, SITE LIGHTING LOCATIONS, AND PRIVATE ROAD ALIGNMENTS.

PER NMX ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

ONE (1) OFF-STREET LOADING AREA TO BE PROVIDED FOR EACH MIXED-USE BUILDING OVER 20,000 SF PER UDO 9.5.2.

DUE TO BROWNFIELD SITE REQUIREMENTS, OPEN SPACE DESIGNATION IS NOT PERMITTED ON COMMERCIAL PARCEL.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

WAKE UNION
WAKE FOREST, NC

PROJECT:

DATE:

05/03/22
HORIZONTAL SCALE:

AS SHOWN

VERTICAL SCALE:
N/A

DRAWN BY:
OAS

QAS
DESIGNED BY:

KLW
CHECKED BY:

ATTACHED REFERENCE FILES:

JOB NUMBER:

SHEET NUMBER: 000

PREPARED IN THE OFFICE OF:

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT:

VCP ACQUISITIONS LLC

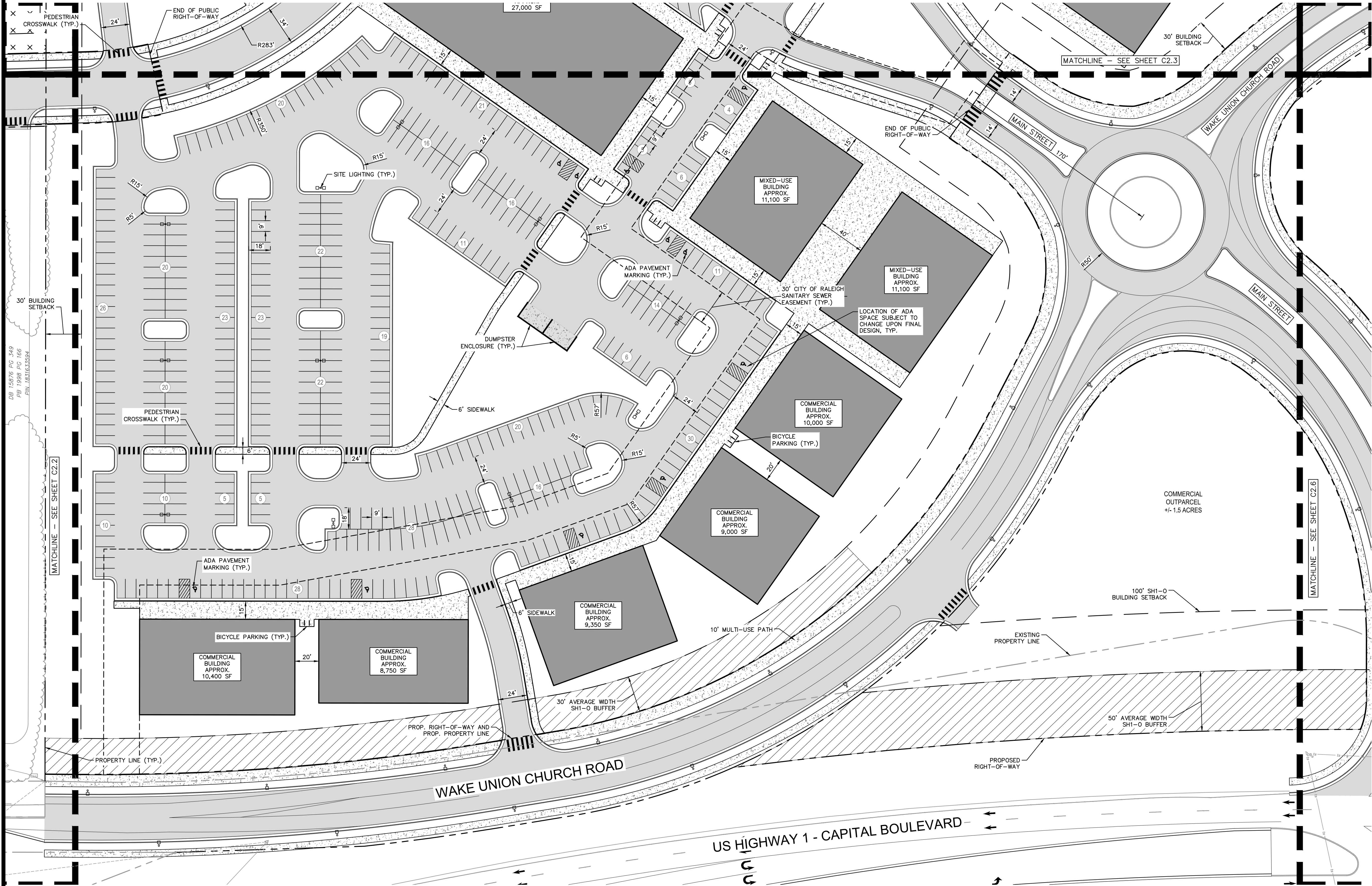
TITLE:

ENLARGED SITE PLAN

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Plot: By: Stagner, Quinn Sheet: Set: Wake Union, Merrett Layout: C2.4 ENLARGED SITE PLAN July 08, 2022 02:27:59pm \\kimley-horn.com\\SE_PAL1\\EAL_LDE\\013875000_WakeUnion_Merrett\\07_CAD_Files\\Plansheets\\C2.3 ENLARGED SITE PLAN - COMM.dwg DB 1/8/26 PG 349 PB 1/9/26 PG 166 EN 1/8/26 PG 394



SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	FENCE
	RECREATIONAL TRAIL
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	LIGHT POLE
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	LANDSCAPE BUFFER

NOTES:
MIXED-USE LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, PARKING LOT LOCATION, SITE LIGHTING LOCATIONS, AND PRIVATE ROAD ALIGNMENTS.

PER NMZ ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

ONE (1) OFF-STREET LOADING AREA TO BE PROVIDED FOR EACH MIXED-USE BUILDING OVER 20,000 SF PER UDO 9.5.2.

DUE TO BROWNFIELD SITE REQUIREMENTS, OPEN SPACE DESIGNATION IS NOT PERMITTED ON COMMERCIAL PARCEL.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PREPARED IN THE OFFICE OF:

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: ENLARGED SITE PLAN

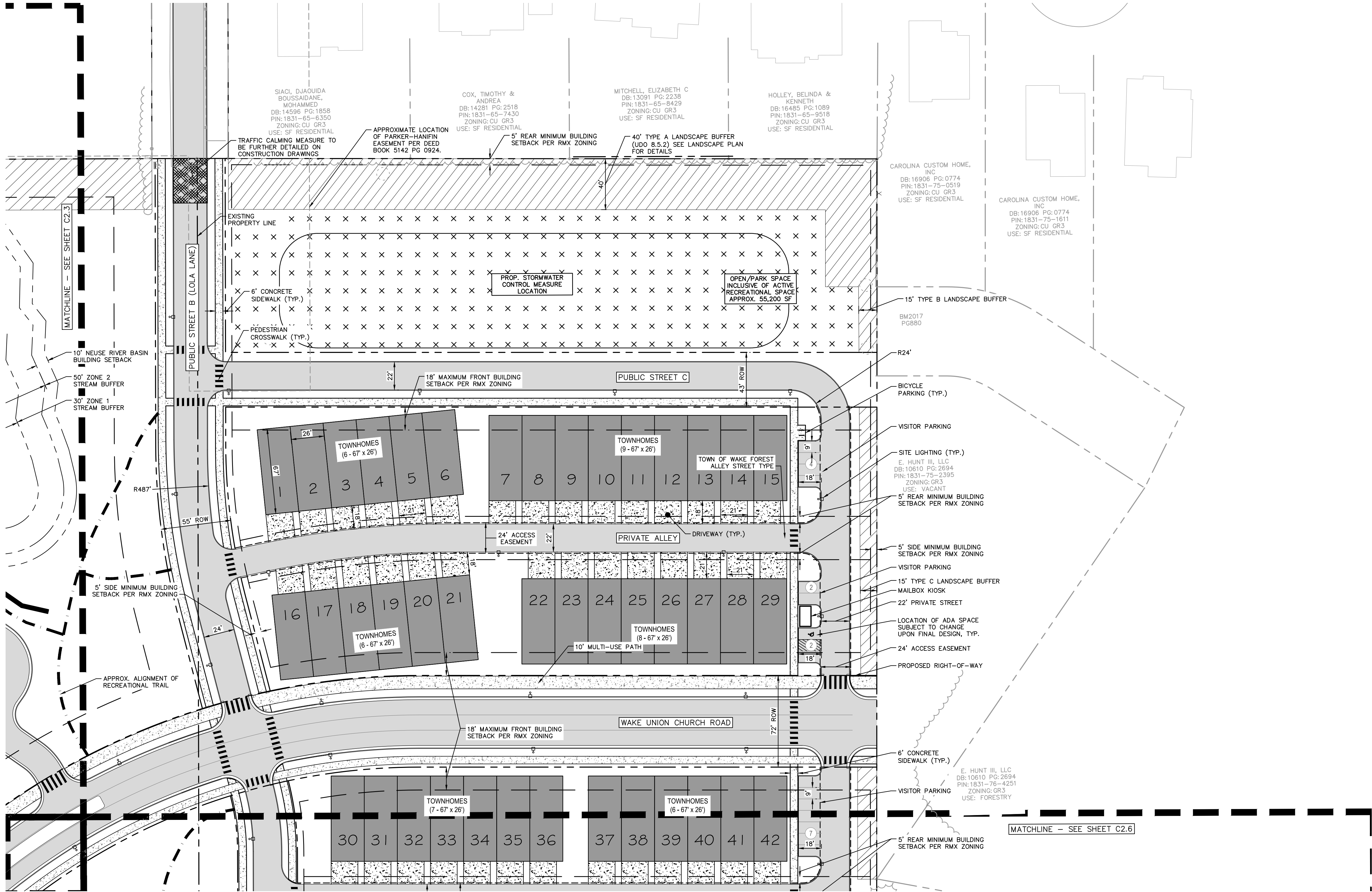
DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.L.W.
CHECKED BY: W.J.B.

PROJECT: WAKE UNION WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000 SHEET NUMBER: C2.4

Plotted By: Stegner, Quinn Sheet: Set: Wake Union, Merrett Layout: C2.5 ENLARGED SITE PLAN July 08, 2022 02:28:07pm \\kimley-horn.com\\SE_PAL\\EAL\\EAL\\03875000_WakeUnion_Merrett\\07_CAD_Files\\Plansheets\\C2.5 ENLARGED SITE PLAN - TH.dwg



SITE LEGEND

PROPERTY LINE

SETBACK LINE

FENCE

RECREATIONAL TRAIL

STANDARD CURB AND GUTTER

SPILL CURB AND GUTTER

PARKING SPACE COUNT

ACCESSIBLE PARKING MARKING
(V INDICATES VAN ACCESSIBLE)

LIGHT POLE

DIRECTIONAL PAVEMENT ARROWS

ACCESSIBLE RAMP

DEPRESSED CURB RAMP

LIGHT DUTY ASPHALT

STANDARD DUTY CONCRETE

HEAVY DUTY CONCRETE

LANDSCAPE BUFFER

OPEN/PARK SPACE INCLUSIVE OF
ACTIVE RECREATIONAL SPACE

NOTES:
BUILDING FRONTAGE TYPE TO BE DETERMINED AFTER REZONING BUT WILL COMPLY WITH UDO SECTION 5.3

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

PRIVATE ALLEYS PAVEMENT SECTION WILL BE DESIGNED TO HANDLE A 40,000 LB FIRE APPARATUS.

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

TOWNHOME UNITS SHOWN: 89
ALLOWABLE UNITS PER TIA: 90

ALL TOWNHOMES TO BE REAR-LOADED UNLESS OTHERWISE NOTED.

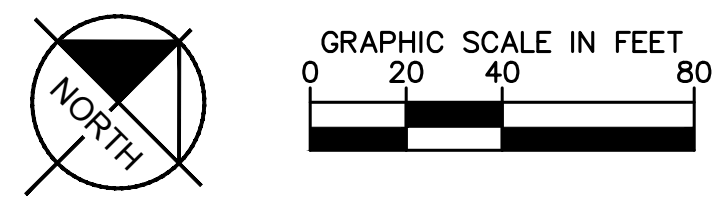
EACH TOWNHOME TO HAVE A 2 CAR GARAGE.

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW TEST "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

NOTES:
PER TRAFFIC IMPACT ANALYSIS, UP TO 90 TOWNHOME UNITS ARE PERMITTED ON SITE.

TOWNHOME LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, ROADWAY LAYOUT, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

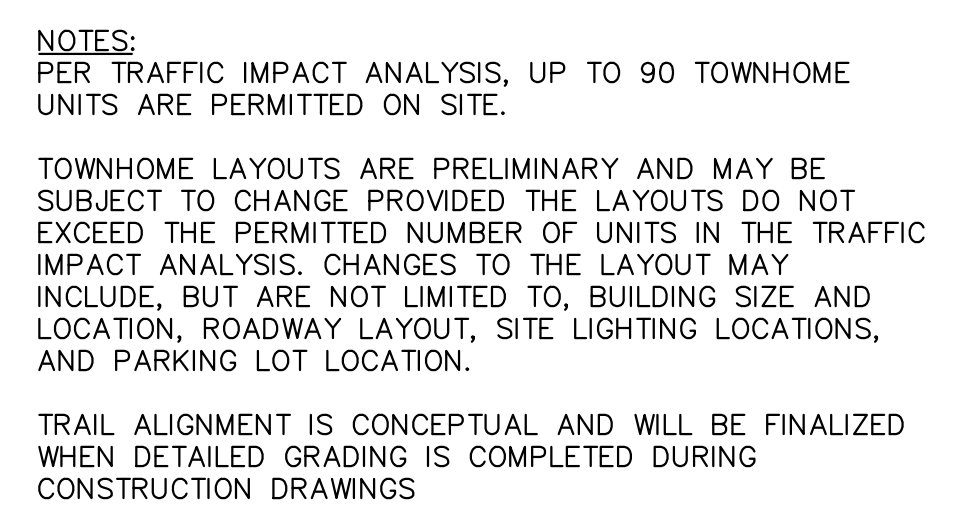
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TITLE: ENLARGED SITE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLV
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

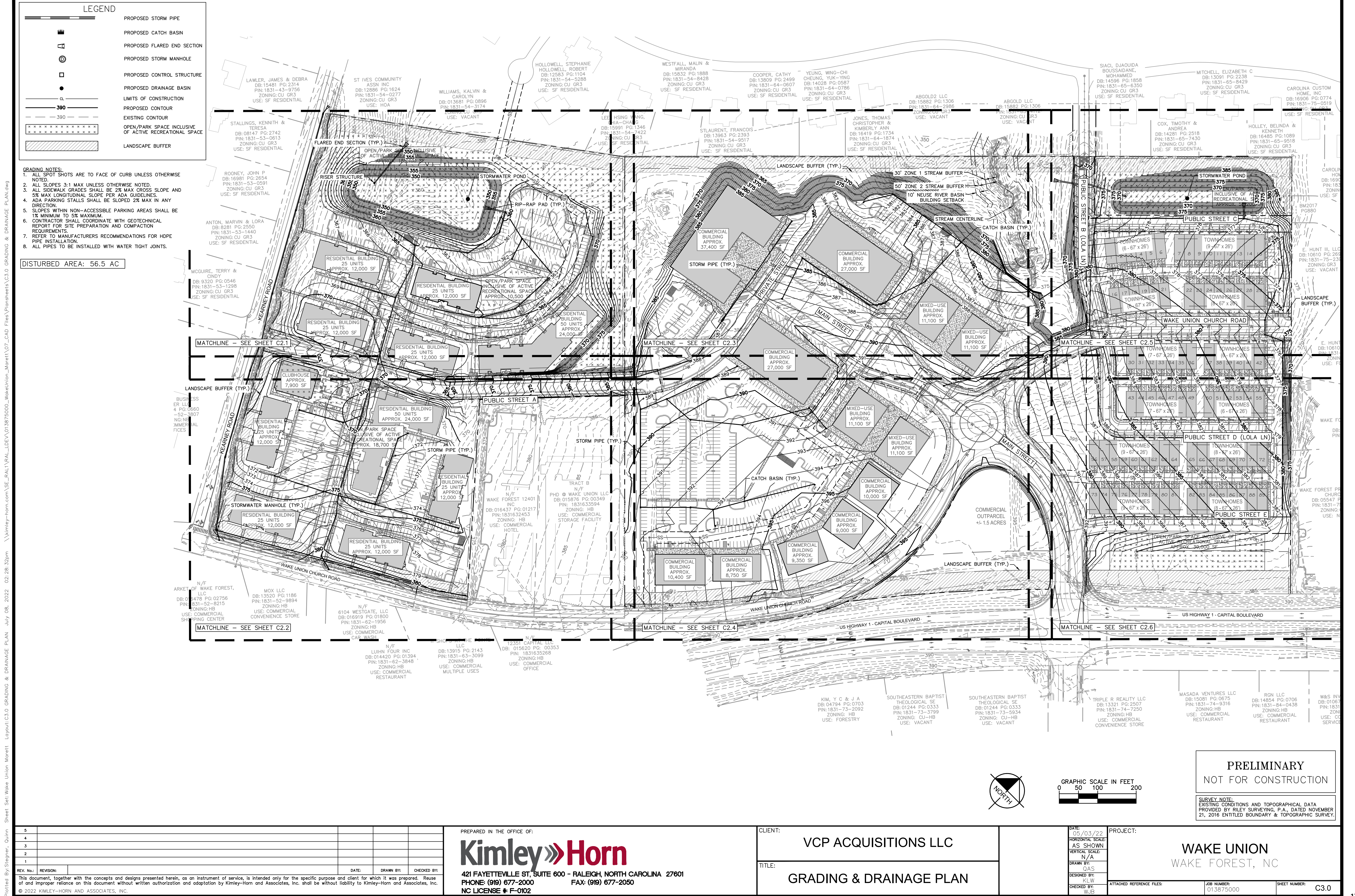
ATTACHED REFERENCE FILES: JOB NUMBER: 013875000 SHEET NUMBER: C2.5



SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

A north arrow pointing towards the top-left, with the word "NORTH" written inside the circle. To its right is a graphic scale bar labeled "GRAPHIC SCALE IN FEET" with markings at 0, 20, 40, and 80 feet.

	DATE:	05/03/22	PROJECT:	WAKE UNION WAKE FOREST, NC		
	HORIZONTAL SCALE:	AS SHOWN				
	VERTICAL SCALE:	N/A				
	DRAWN BY:	QAS				
	DESIGNED BY:	KLW				
	CHECKED BY:	WJB				
ATTACHED REFERENCE FILES:			JOB NUMBER:	013875000	SHEET NUMBER:	C2.6



Plotted By: Stegner, Quinn Sheet: Set: Wake Union, Merrett Layout: C3.1 ENLARGED GRADING & DRAINAGE PLAN July 08, 2022 02:28:52pm \\kimley-horn.com\SE_BAL\YAL\DEV\013875000_WakeUnion_Merrett\07_CAD_Files\Plotsheets\C3.1 ENLARGED GRADING & DRAINAGE PLAN-MF.dwg

STALLINGS, KENNITH & TERESA
DB: 08147 PG: 2742
PIN: 1831-53-0613
ZONING: CU GR3
USE: SF RESIDENTIAL

ROONEY, JOHN P.
DB: 16981 PG: 2654
PIN: 1831-53-0591
ZONING: CU GR3
USE: SF RESIDENTIAL

PANTON, MARVIN & LORA
DB: 8281 PG: 2550
PIN: 1831-53-1440
ZONING: CU GR3
USE: SF RESIDENTIAL

MCGUIRE, TERRY & CINDY
DB: 9320 PG: 0546
PIN: 1831-53-1298
ZONING: CU GR3
USE: SF RESIDENTIAL

HOLLOWELL, STEPHANIE
HOLLOWELL, ROBERT
DB: 12583 PG: 1104
PIN: 1831-54-5288
ZONING: CU GR3
USE: SF RESIDENTIAL

LEE, HSING WANG, CHIA-CHANG
DB: 15991 PG: 1346
PIN: 1831-54-7422
ZONING: CU GR3
USE: SF RESIDENTIAL

25' TYPE B
LANDSCAPE BUFFER

40' TYPE A
LANDSCAPE BUFFER

40' TYPE A
LANDSCAPE BUFFER

GRADING AND DRAINAGE LEGEND

- | | |
|-----|--|
| --- | PROPERTY LINE |
| --- | TEMPORARY CONSTRUCTION EASEMENT |
| --- | STORM DRAIN (≥ 12 INCH) |
| --- | STORM DRAIN (< 12 INCH) |
| --- | ROOF DRAIN |
| --- | UNDER DRAIN |
| --- | CURB AND GUTTER |
| --- | SPILL CURB AND GUTTER |
| --- | CLEARING LIMITS |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | SPOT ELEVATION |
| --- | CATCH BASIN (CB) |
| --- | MANHOLE (SDMH) |
| --- | CLEANOUT (SDCO) |
| --- | DROP INLET (DI) |
| --- | AREA DRAIN (AD) |
| --- | CONTROL STRUCTURE (CS) |
| --- | FLARED END SECTION (FES) |
| --- | CONCRETE HEADWALL (HW) |
| --- | RIP-RAP APRON |
| --- | FLOW ARROW |
| --- | TOP OF WALL (GRADE ELEV.) |
| --- | BOTTOM OF WALL (GRADE ELEV.) |
| --- | TOP OF PAVEMENT (GRADE ELEV.) |
| --- | TOP OF CURB (GRADE ELEV.) |
| --- | FLUSH CURB (GRADE ELEV.) |
| --- | WATER TIGHT JOINTS (WT) |
| --- | OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE |
| --- | LANDSCAPE BUFFER |

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4					
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NC LICENSE # F-0102

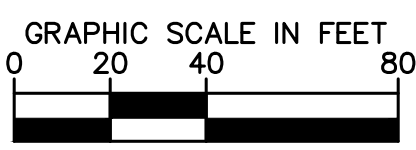
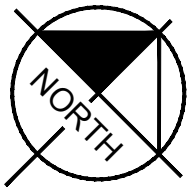
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VCP ACQUISITIONS LLC
TITLE:
ENLARGED GRADING & DRAINAGE PLAN

DATE:
05/03/22
HORIZONTAL SCALE:
AS SHOWN
VERTICAL SCALE:
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DRAWN BY:
QAS
DESIGNED BY:
KLW
CHECKED BY:
WJB

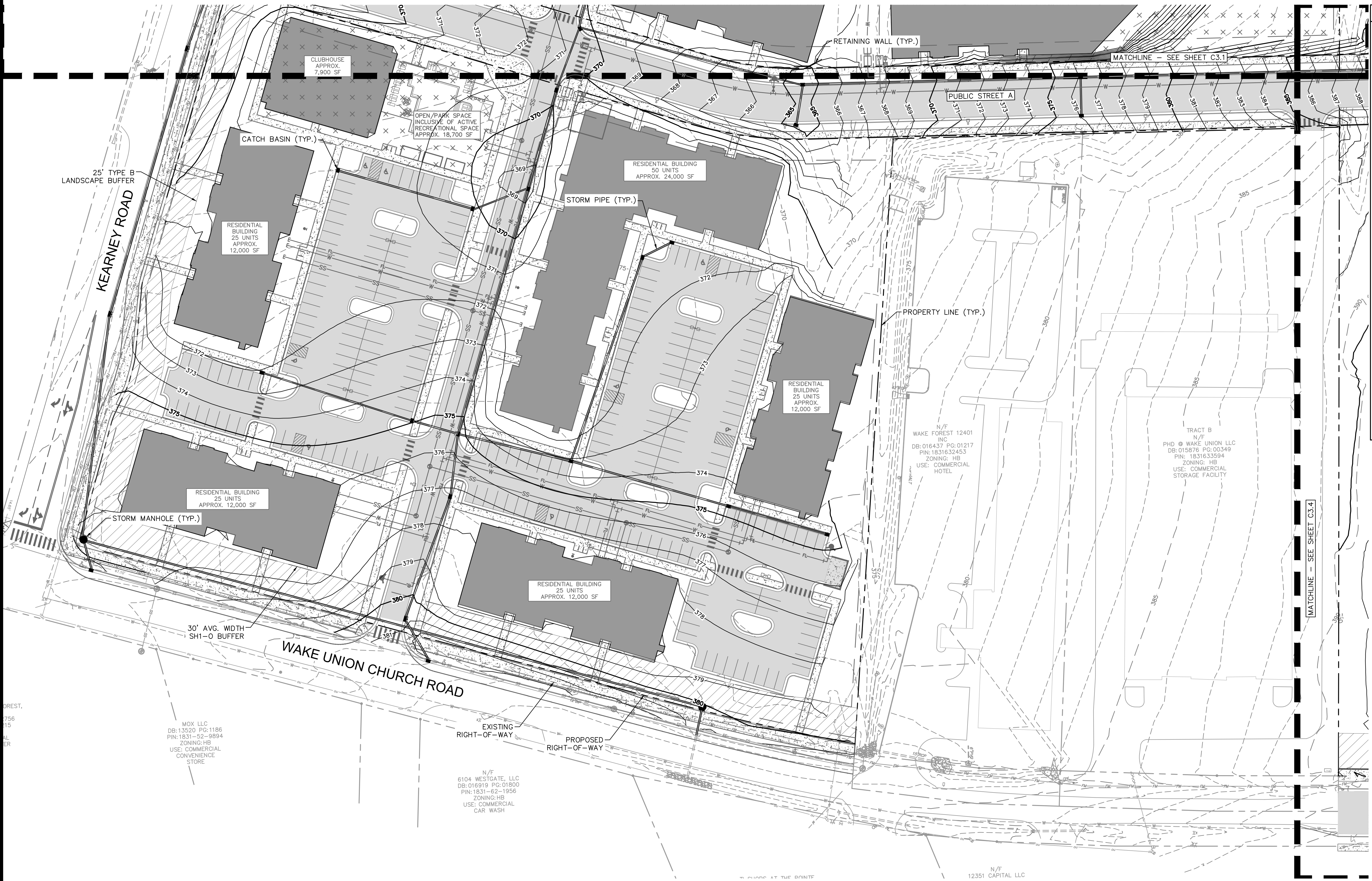
PROJECT:
**WAKE UNION
WAKE FOREST, NC**
ATTACHED REFERENCE FILES:
JOB NUMBER:
013875000
SHEET NUMBER:
C3.1

**PRELIMINARY
NOT FOR CONSTRUCTION**

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.



Plotted By: Steiner, Quinn Sheet Set: Wake Union, Merrett Layout: C3.2 ENLARGED GRADING & DRAINAGE PLAN July 08, 2022 02:28:56pm \\kimley-horn.com\SE\RAL\YRAL\DEV\013875000_WakeUnion_Merrett\07_CAD_Files\Plotsheets\C3.1 ENLARGED GRADING & DRAINAGE PLAN-MF.dwg



GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

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NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT: VCP ACQUISITIONS LLC

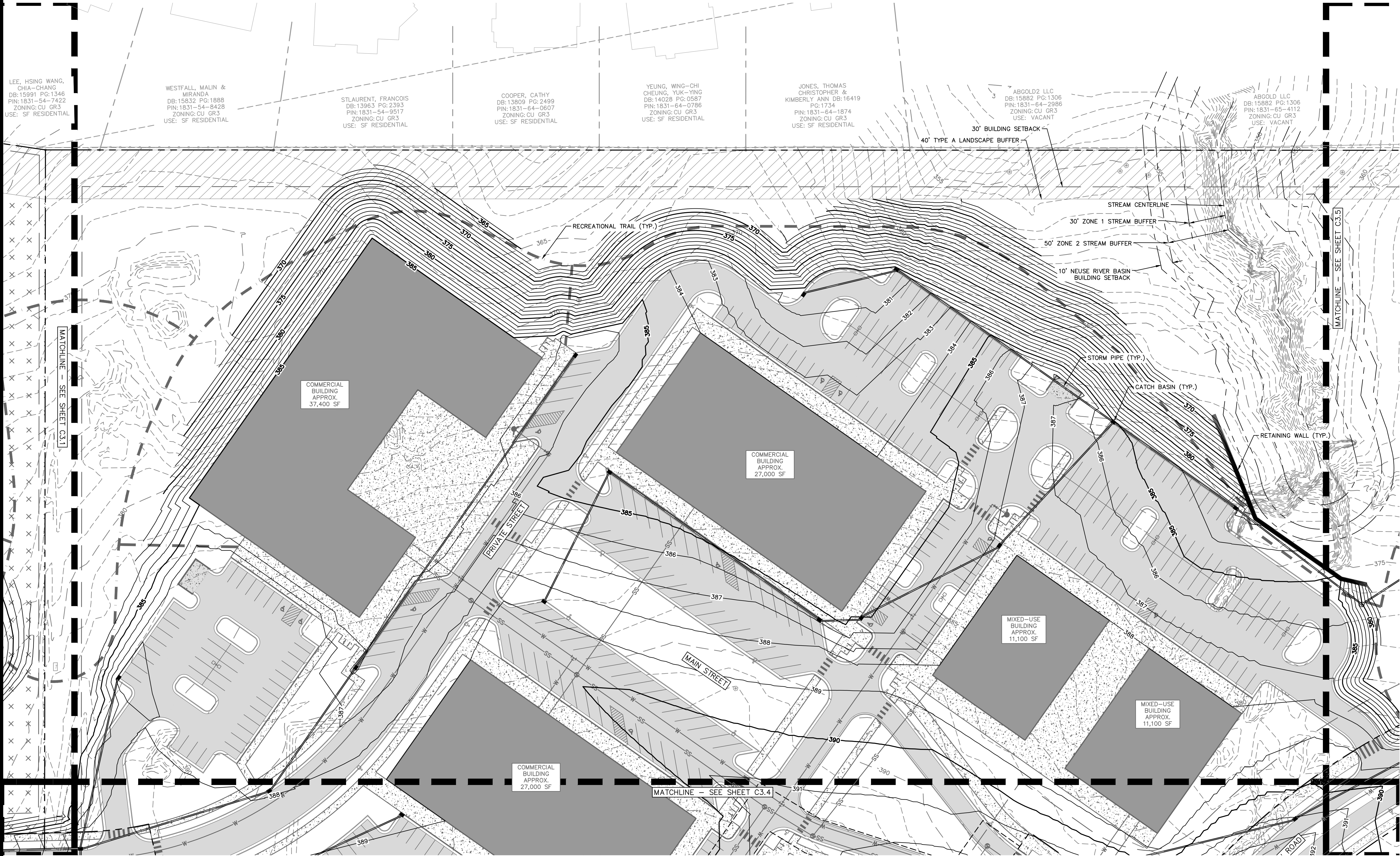
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DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.L.W.
CHECKED BY: W.J.B.

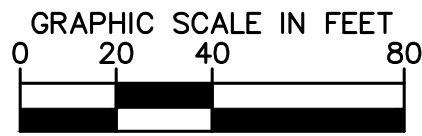
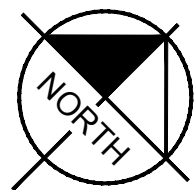
PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES: JOB NUMBER: 013875000 SHEET NUMBER: C3.2

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GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
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	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER



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SURVEY NOTE:
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21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED GRADING & DRAINAGE PLAN

DATE:

05/03/22

HORIZONTAL SCALE:

AS SHOWN

VERTICAL SCALE:

N/A

DRAWN BY:

QAS

DESIGNED BY:

KLW

CHECKED BY:

WJB

PROJECT:

WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

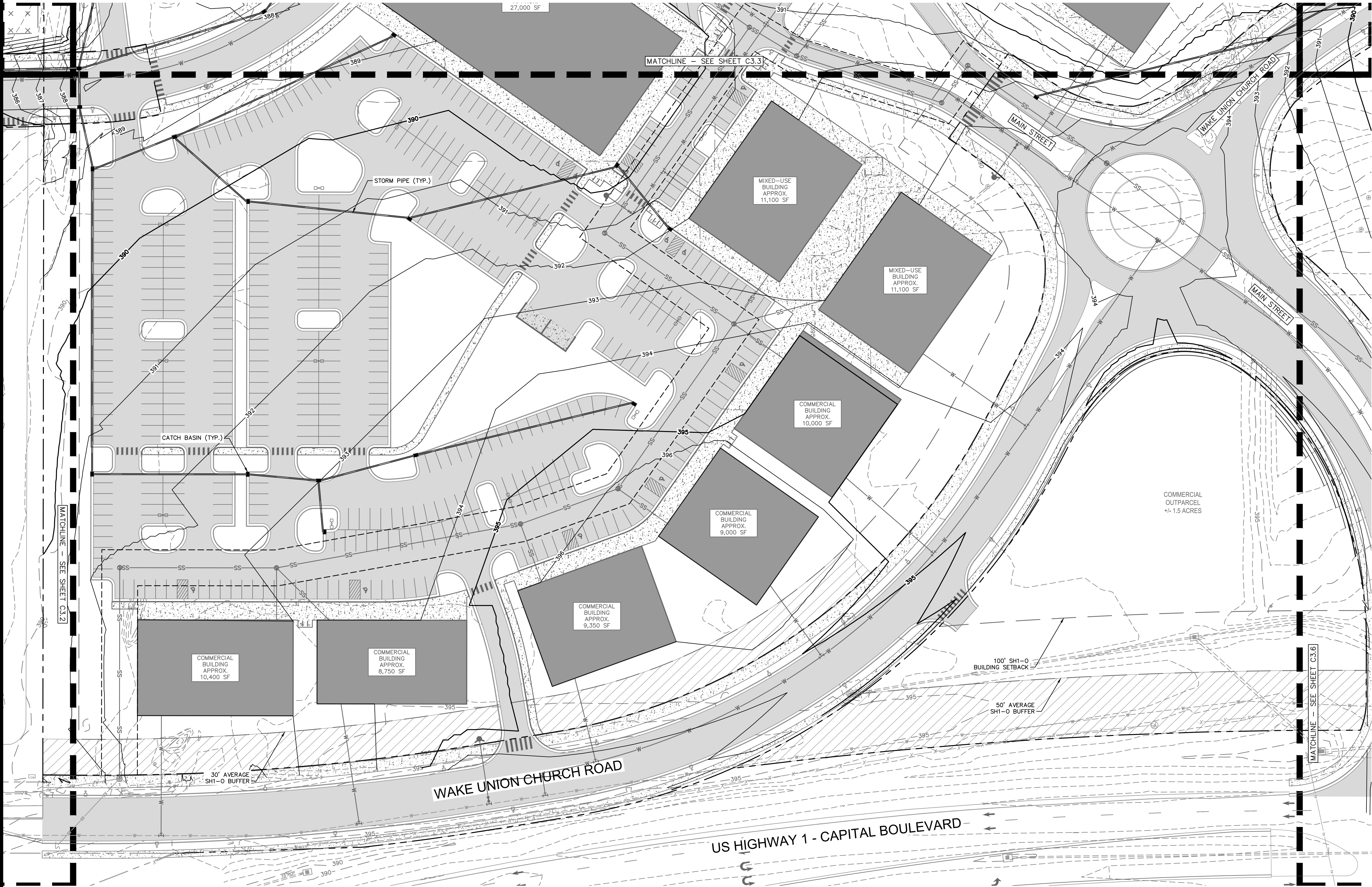
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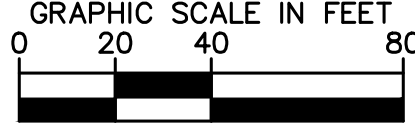
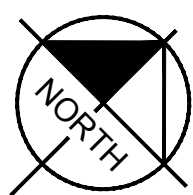
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GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
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	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
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	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER



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SURVEY NOTE:
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21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED GRADING &
DRAINAGE PLAN

DATE:

05/03/22

HORIZONTAL SCALE:

AS SHOWN

VERTICAL SCALE:

N/A

DRAWN BY:

QAS

DESIGNED BY:

KLW

CHECKED BY:

WJB

PROJECT:

WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

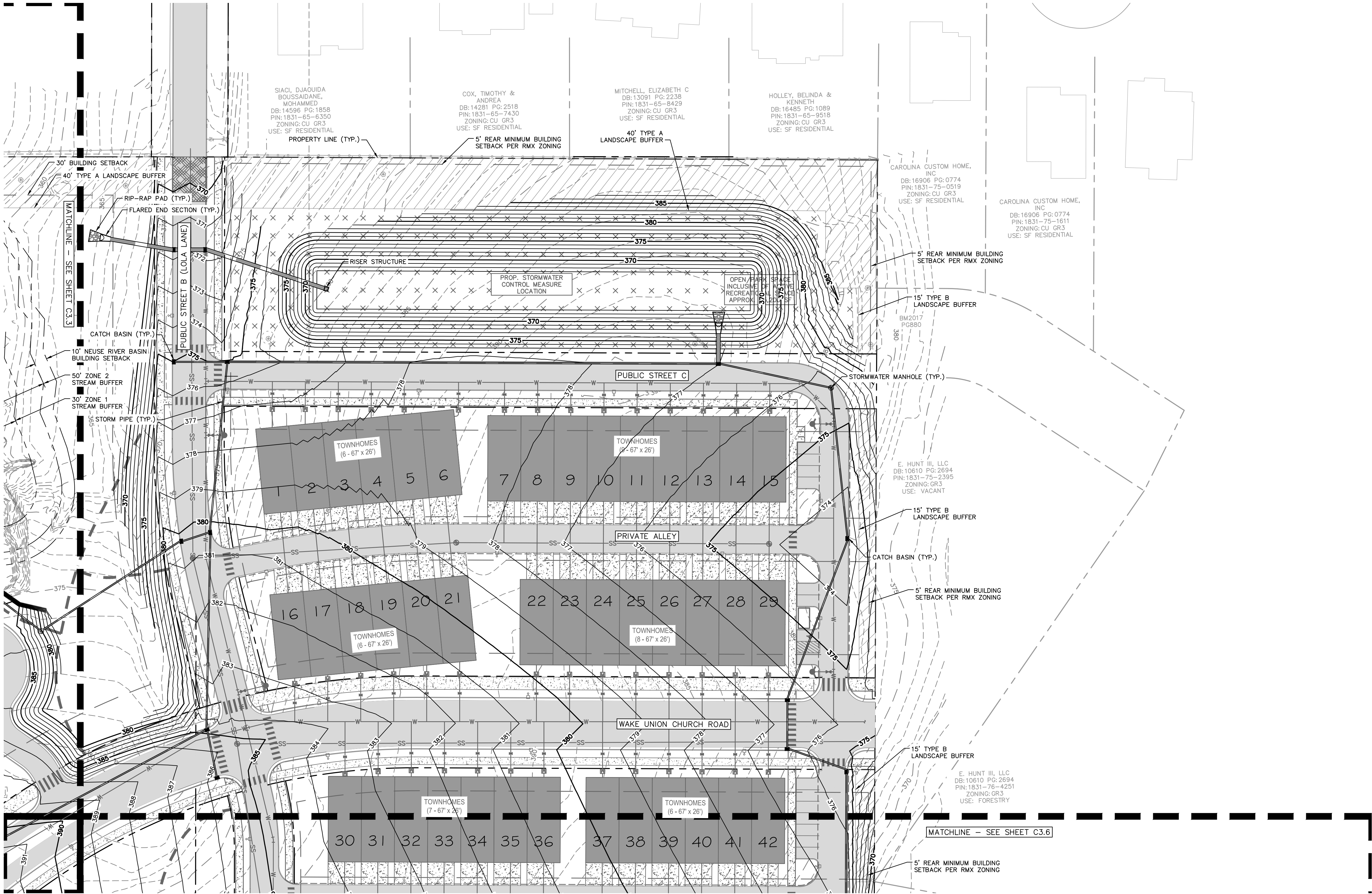
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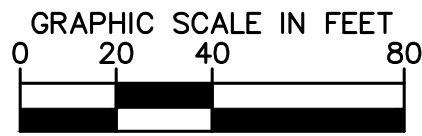
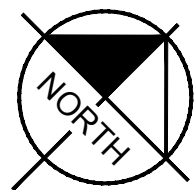
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GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER



PRELIMINARY
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SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED GRADING &
DRAINAGE PLAN

DATE:

05/03/22

HORIZONTAL SCALE:

AS SHOWN

VERTICAL SCALE:

N/A

DRAWN BY:

QAS

DESIGNED BY:

KLW

CHECKED BY:

WJB

PROJECT:

WAKE UNION
WAKE FOREST, NC

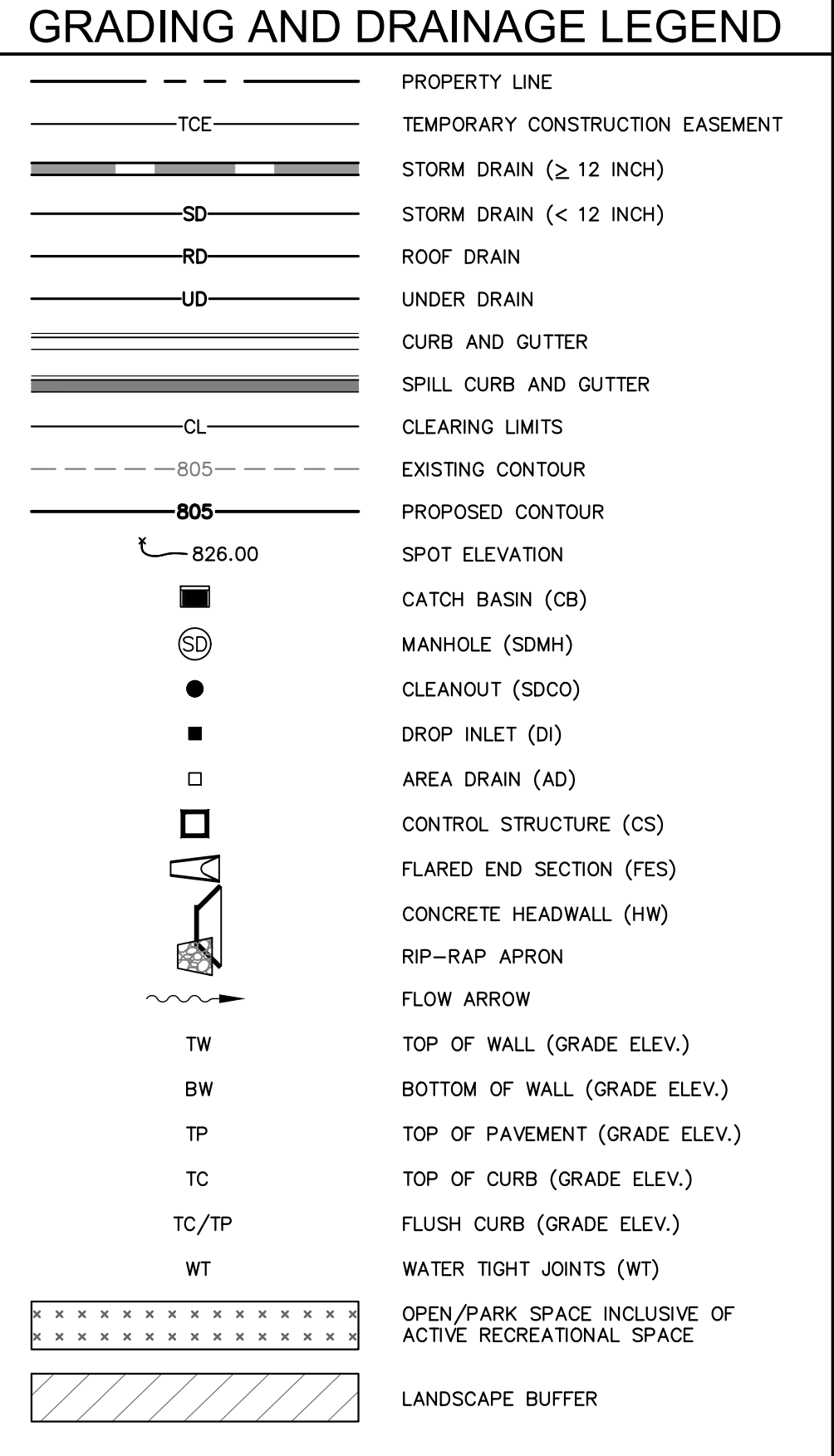
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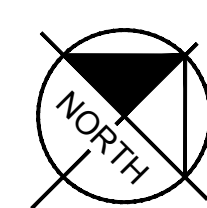
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SHEET NUMBER:

C3.5



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TITLE:	ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22 HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A DRAWN BY: QAS DESIGNED BY: KJW CHECKED BY: WJB	PROJECT:		
	WAKE UNION WAKE FOREST, NC		
	ATTACHED REFERENCE FILES:	JOB NUMBER: 013875000	SHEET NUMBER: C3.6

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LEGEND

WATER LINE

SEWER LINE

REMOTE FDC

FIRE HYDRANT

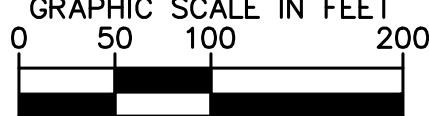
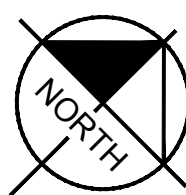
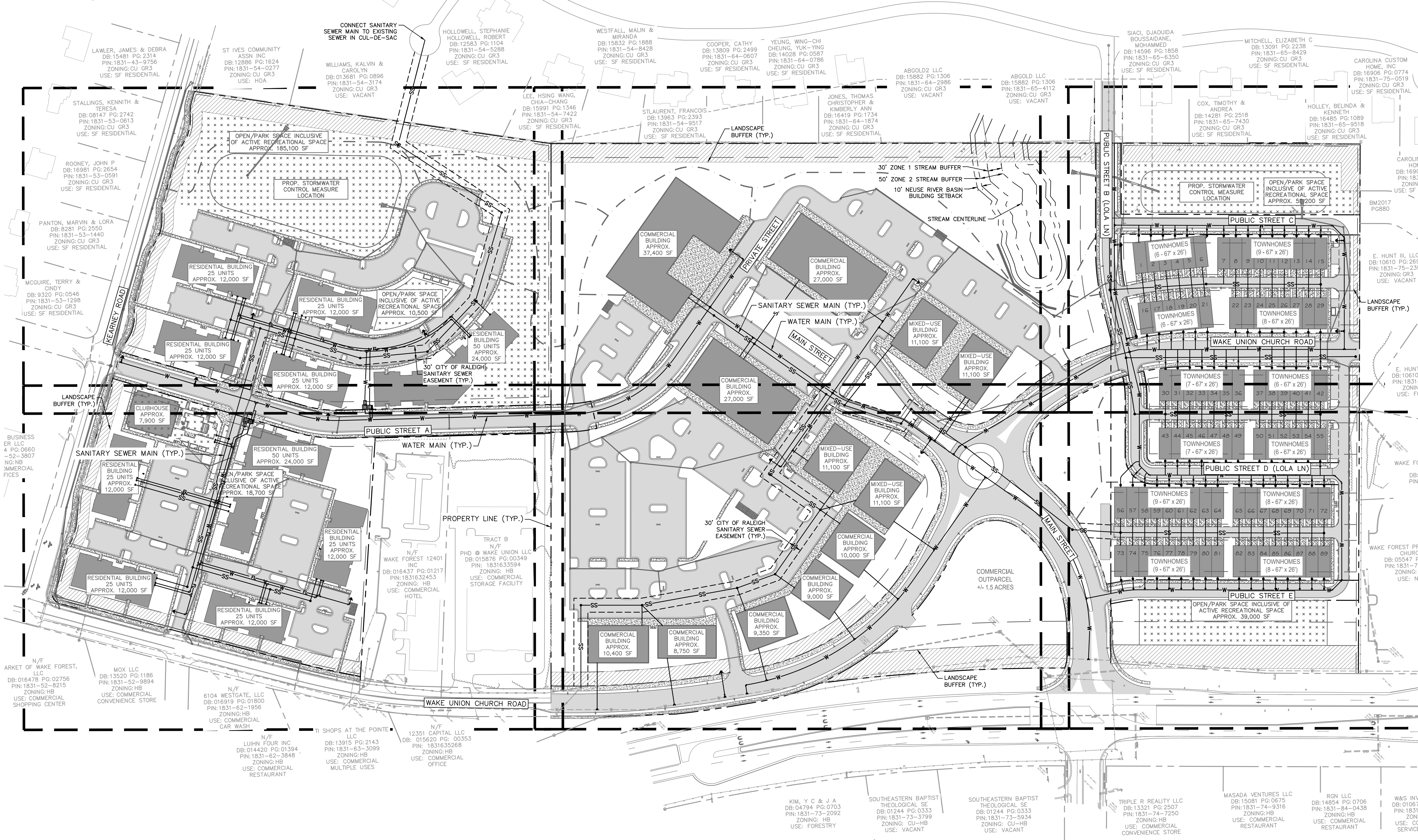
WATER VALVE

TEE

SANITARY MANHOLE

OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

LANDSCAPE BUFFER



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:
VCP ACQUISITIONS LLC

TITLE:
UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.W.
CHECKED BY: WJB

PROJECT:
WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.0

Plotted By: Stegner, Quinn Sheet: Set: Wake Union, Merrett Layout: C4.1 ENLARGED UTILITY PLAN July 08, 2022 02:30:08pm \\kimley-horn.com\SE_PAL\RAL\DE\013875000_WakeUnion_Merrett\07_CAD_Files\PlanSheets\C4.1 ENLARGED UTILITY PLAN-MF.dwg

STALLINGS, KENNITH & TERESA
DB: 08147 PG: 2742
PIN: 1831-53-0613
ZONING: CU GR3
USE: SF RESIDENTIAL

ROONEY, JOHN P
DB: 16981 PG: 2654
PIN: 1831-53-0591
ZONING: CU GR3
USE: SF RESIDENTIAL

PANTON, MARVIN & LORA
DB: 8281 PG: 2550
PIN: 1831-53-1440
ZONING: CU GR3
USE: SF RESIDENTIAL

MCQUIRE, TERRY & CINDY
DB: 9320 PG: 0546
PIN: 1831-53-1298
ZONING: CU GR3
USE: SF RESIDENTIAL

CONNECT TO EXISTING
SANITARY SEWER IN
CUL-DE-SAC

HOLLOWELL, STEPHANIE
HOLLOWELL, ROBERT
DB: 12583 PG: 1104
PIN: 1831-54-5288
ZONING: CU GR3
USE: SF RESIDENTIAL

LEE, HSING WANG,
CHIA-CHANG
DB: 15991 PG: 1346
PIN: 1831-54-7422
ZONING: CU GR3
USE: SF RESIDENTIAL

UTILITY LEGEND

— W —

— FW —

— SS —

— E —

— FO —

— G —

— P —

— T —

— TV —

PROPERTY LINE

WATER LINE

FIRE LINE

SANITARY SEWER LINE

ELECTRIC

FIBER OPTIC

GAS

POWER

TELECOMMUNICATION

CABLE

WATER METER

GATE VALVE

POINT OF CONNECTION

BACKFLOW PREVENTOR

PIPE TEE/BENDS

REDUCER

FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

SANITARY SEWER CLEANOUT (SSCO)

SANITARY SEWER MANHOLE (SSMH)

SANITARY SEWER GREASE TRAP

OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE

LANDSCAPE BUFFER

25' TYPE B
LANDSCAPE BUFFER

KEARNEY ROAD

PUBLIC STREET A

RESIDENTIAL BUILDING
25 UNITS
APPROX. 12,000 SF

PROP. FIRE HYDRANT
PROP. FDC

RESIDENTIAL BUILDING
25 UNITS
APPROX. 12,000 SF

PROP. FDC

RESIDENTIAL BUILDING
25 UNITS
APPROX. 12,000 SF

PROP. FDC

PROP. FIRE HYDRANT

RESIDENTIAL BUILDING
25 UNITS
APPROX. 12,000 SF

PROP. FDC

DOMESTIC MASTER METER AND
MASTER BACKFLOW PREVENTER.
METER TO BE LOCATED IN CITY
OF RALEIGH WATER EASEMENT

OPEN/PARK SPACE
INCLUSIVE OF ACTIVE
RECREATIONAL SPACE
APPROX. 10,500 SF

8" PRIVATE DOMESTIC
WATER LINE (TYP.)

PROP. FIRE HYDRANT

RESIDENTIAL BUILDING
50 UNITS
APPROX. 24,000 SF

PROP. FDC

SANITARY SEWER MANHOLE (TYP.)
30' CITY OF RALEIGH
SANITARY SEWER
EASEMENT (TYP.)

MATCHLINE - SEE SHEET C4.2

MATCHLINE - SEE SHEET C4.3

NOTES:

1. SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.

2. EACH MULTIFAMILY BUILDING TO HAVE SEPARATE FIRE AND DOMESTIC BACKFLOW PREVENTER.

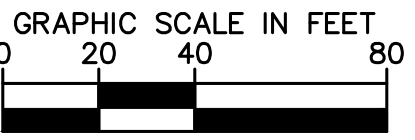
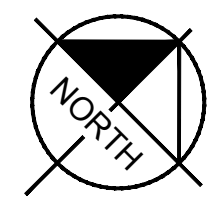
3. AS SHOWN, MULTIFAMILY SANITARY SEWER DRAINS NORTHEAST AND CONNECTS TO EXISTING GRAVITY SEWER IN ST. IVES SUBDIVISION CUL-DE-SAC.

4. WATER METERS AND CLEANOUTS ARE TO BE KEPT OUT OF DRIVEWAYS.

ALL LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO: BUILDING SIZE AND LOCATION, ROADWAY LAYOUT, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.



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2					
1					

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421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KJW
CHECKED BY: WJB

PROJECT:

WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000

SHEET NUMBER: C4.1

Plotted By: Stegner, Quinn Sheet Set: Wake Union, Merrett Layout: C4.2 ENLARGED UTILITY PLAN July 08, 2022 02:30:14pm \\kimley-horn.com\SE_PAL\RAL\DE\013875000_WakeUnion_Merrett\07_CAD_Files\PlanSheets\C4.1 ENLARGED UTILITY PLAN-MF.dwg



UTILITY LEGEND	
	PROPERTY LINE
	WATER LINE
	FIRE LINE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

- NOTES:
- SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.
 - EACH MULTIFAMILY BUILDING TO HAVE SEPARATE FIRE AND DOMESTIC BACKFLOW PREVENTER.
 - AS SHOWN, MULTIFAMILY SANITARY SEWER DRAINS NORTHEAST AND CONNECTS TO EXISTING GRAVITY SEWER IN ST. IVES SUBDIVISION CUL-DE-SAC.
 - WATER METERS AND CLEANOUTS ARE TO BE KEPT OUT OF DRIVEWAYS.

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PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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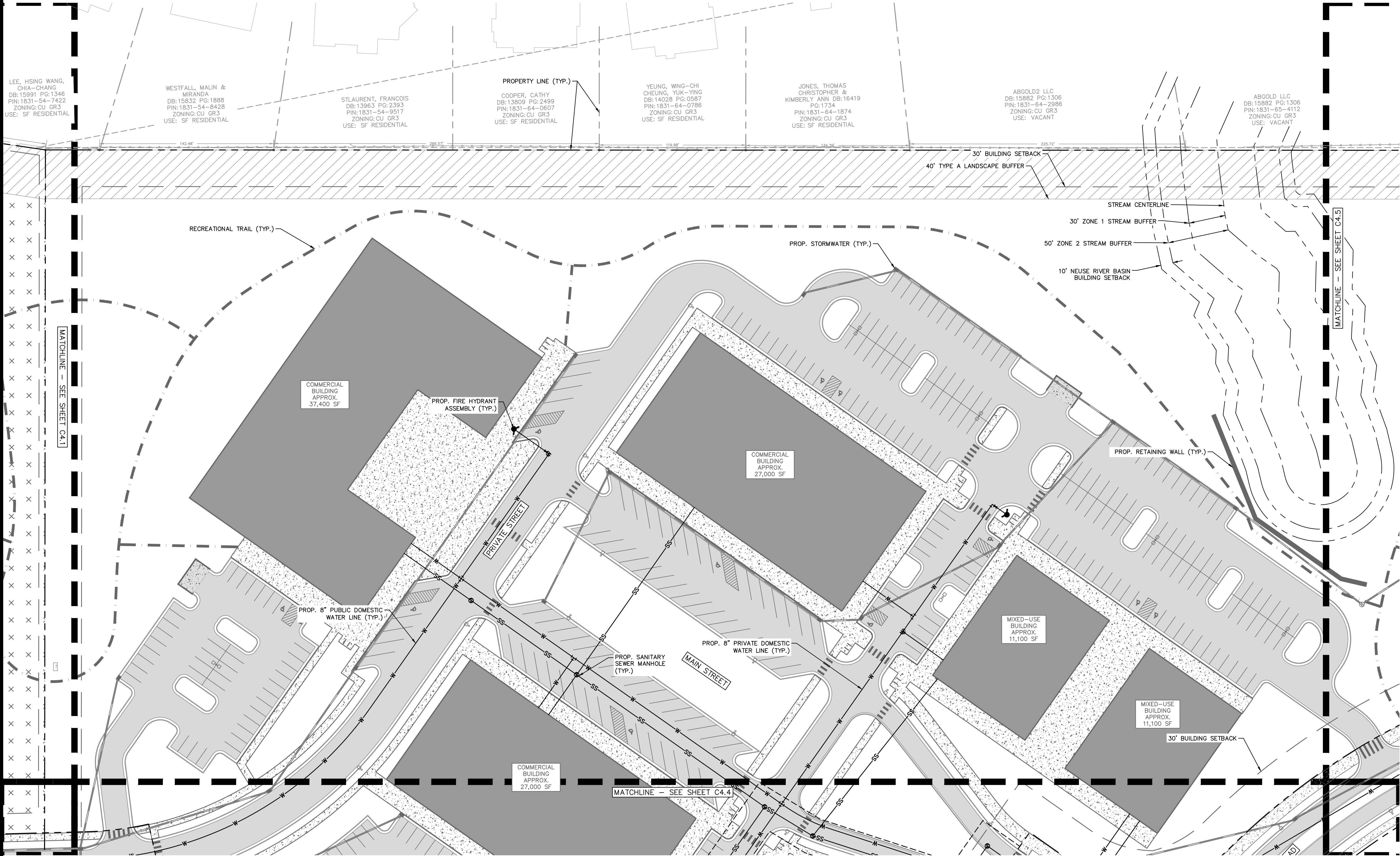
PREPARED IN THE OFFICE OF:
Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:
VCP ACQUISITIONS LLC
TITLE:
ENLARGED UTILITY PLAN

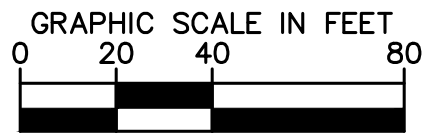
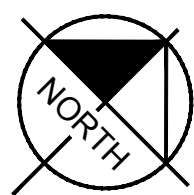
DATE:
05/03/22
HORIZONTAL SCALE:
AS SHOWN
VERTICAL SCALE:
N/A
DRAWN BY:
QAS
DESIGNED BY:
KLW
CHECKED BY:
WJB

PROJECT:
WAKE UNION
WAKE FOREST, NC
ATTACHED REFERENCE FILES:
JOB NUMBER:
013875000
SHEET NUMBER:
C4.2

Plotted By: Stegner, Quinn Sheet Set: Wake Union Merrett Layout: C4.3 ENLARGED UTILITY PLAN July 08, 2022 02:30:35pm \\kimley-horn.com\SE_RALY_PAL_LDE\013875000_WakeUnion_Merrett\07_CAD_Files\Plansheets\C4.3 ENLARGED UTILITY PLAN - COMM.dwg



UTILITY LEGEND	
	PROPERTY LINE
	WATER LINE
	FIRE LINE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.L.W.
CHECKED BY: W.J.B.

PROJECT:

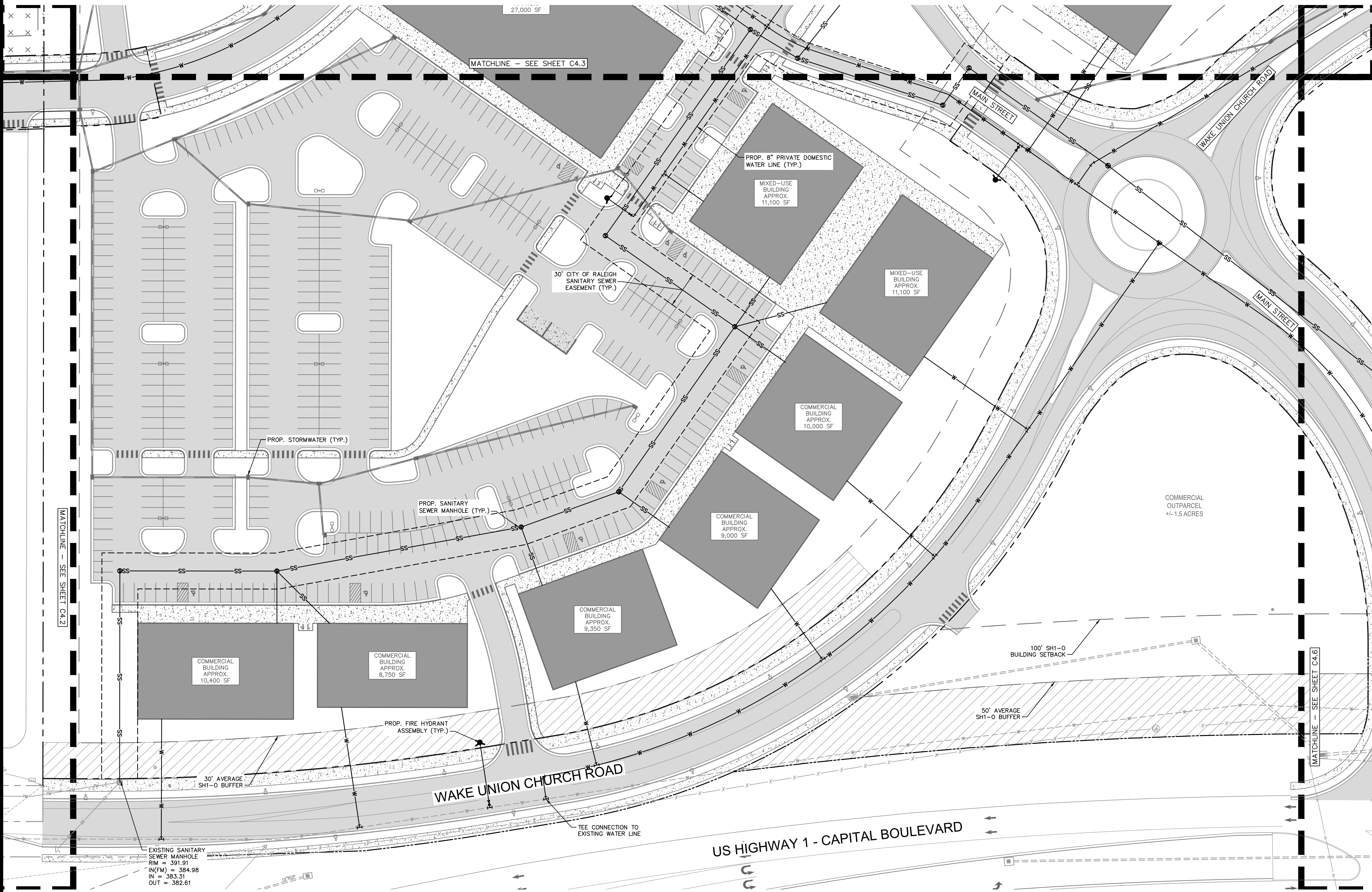
WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000

SHEET NUMBER: C4.3

Plotted By: Stegner, Quinn Sheet Set: Wake Union, Merrett Layout: C4.4 ENLARGED UTILITY PLAN July 08, 2022 02:30:39pm \\kimley-horn.com\SE_PAL\PAL_LDE\013875000_WakeUnion_Merrett\07_CAD_Files\Plansheets\C4.3 ENLARGED UTILITY PLAN - COMM.dwg



UTILITY LEGEND

W

FW

SS

E

FO

G

P

T

TV

M

S S

P P P P P

R

FH

FDC

SSCO

SSMH

SSGT

PROPERTY LINE

WATER LINE

FIRE LINE

SANITARY SEWER LINE

ELECTRIC

FIBER OPTIC

GAS

POWER

TELECOMMUNICATION

CABLE

WATER METER

GATE VALVE

POINT OF CONNECTION

BACKFLOW PREVENTOR

PIPE TEE/BENDS

REDUCER

FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

SANITARY SEWER CLEANOUT (SSCO)

SANITARY SEWER MANHOLE (SSMH)

SANITARY SEWER GREASE TRAP

OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE

LANDSCAPE BUFFER

PRELIMINARY

NOT FOR CONSTRUCTION

SURVEY NOTE:

EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED UTILITY PLAN

DATE: 05/03/22

HORIZONTAL SCALE: AS SHOWN

VERTICAL SCALE: N/A

DRAWN BY: QAS

DESIGNED BY: KLW

CHECKED BY: WJB

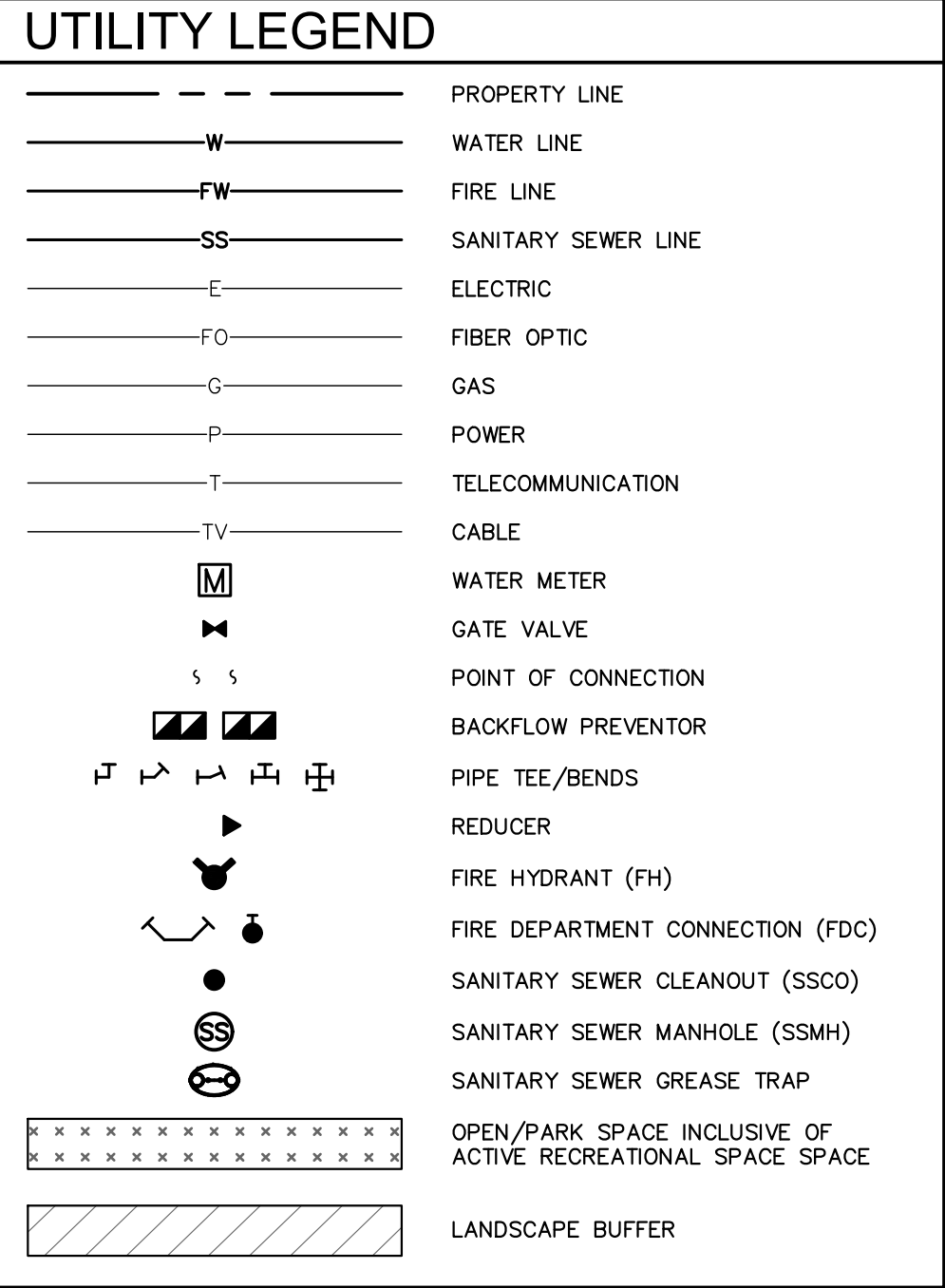
PROJECT:

WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000

SHEET NUMBER: C4.4



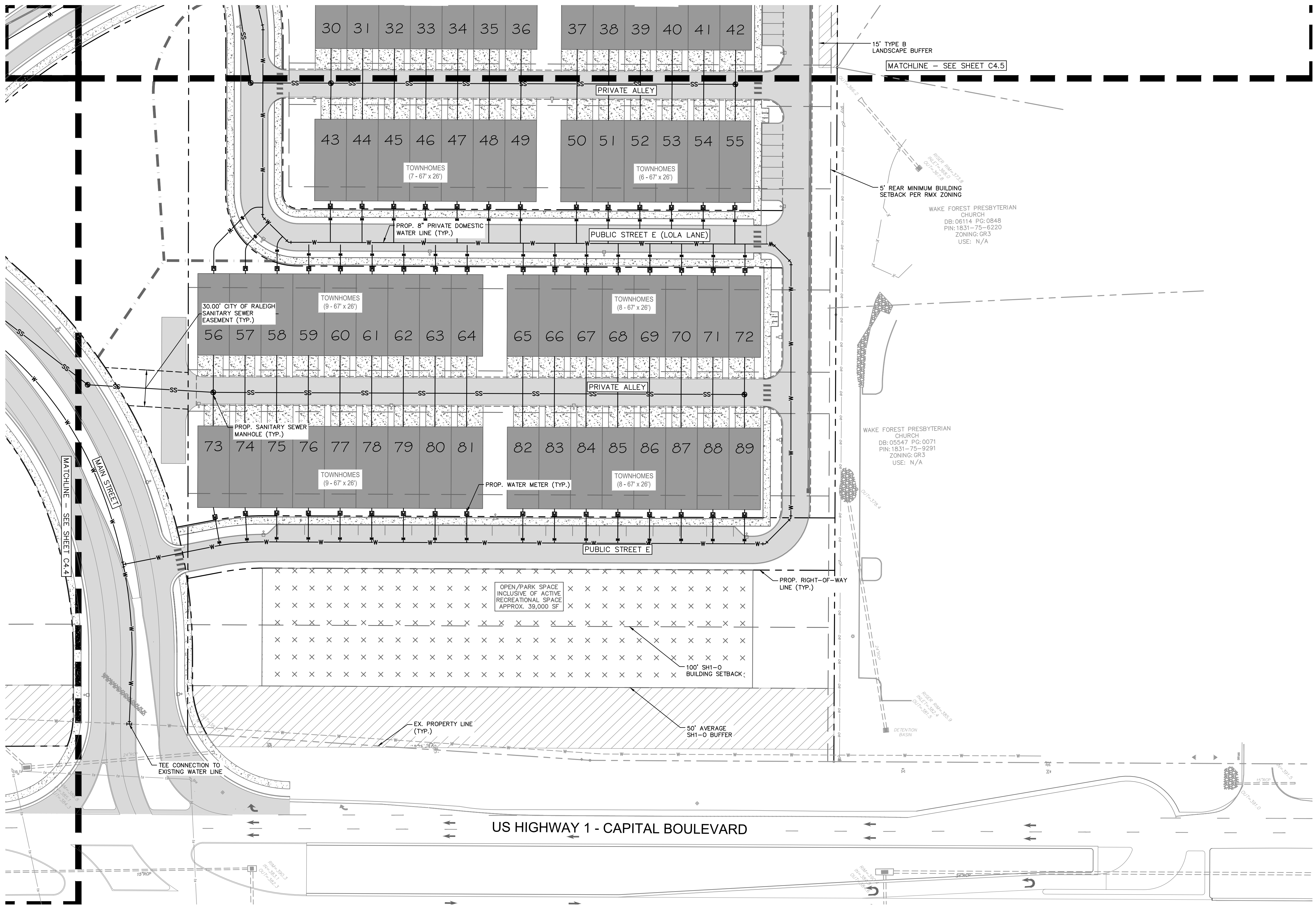
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SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

SHEET NUMBER: C4.5

ENLARGED UTILITY PLAN

Plotted By: Stegner, Quinn Sheet Set: Wake Union Merrett Layout: C4.6 ENLARGED UTILITY PLAN July 08, 2022 02:30:54pm \\kimley-horn.com\SE_PAL\PAL_LDE\013875000_WakeUnion_Merrett\07_CAD_Files\Plansheets\C4.5 ENLARGED UTILITY PLAN-Th.dwg



UTILITY LEGEND

W

FW

SS

E

FO

G

P

T

TV

WATER METER

GATE VALVE

POINT OF CONNECTION

BACKFLOW PREVENTOR

PIPE TEE/BENDS

REDUCER

FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

SANITARY SEWER CLEANOUT (SSCO)

SANITARY SEWER MANHOLE (SSMH)

SANITARY SEWER GREASE TRAP

OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

LANDSCAPE BUFFER

PROPERTY LINE

WATER LINE

FIRE LINE

SANITARY SEWER LINE

ELECTRIC

FIBER OPTIC

GAS

POWER

TELECOMMUNICATION

CABLE

- NOTES:
1. SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.

2. EACH TOWNHOME BUILDING TO HAVE INDIVIDUAL WATER METER, SANITARY SEWER SERVICE, AND WATER SERVICE.

3. WATER METERS AND CLEANOUTS ARE TO BE KEPT OUT OF DRIVEWAYS.

4. DOWNSTREAM SANITARY SEWER ANALYSIS TO BE CONDUCTED CONCURRENT WITH CONSTRUCTION PLAN DEVELOPMENT.

ALL LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, ROADWAY LAYOUT, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PRELIMINARY

NOT FOR CONSTRUCTION

SURVEY NOTE:

EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050

NC LICENSE # F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ENLARGED UTILITY PLAN

DATE: 05/03/22

HORIZONTAL SCALE: AS SHOWN

VERTICAL SCALE: N/A

DRAWN BY: QAS

DESIGNED BY: K.L.W.

CHECKED BY: W.J.B.

PROJECT:

WAKE UNION

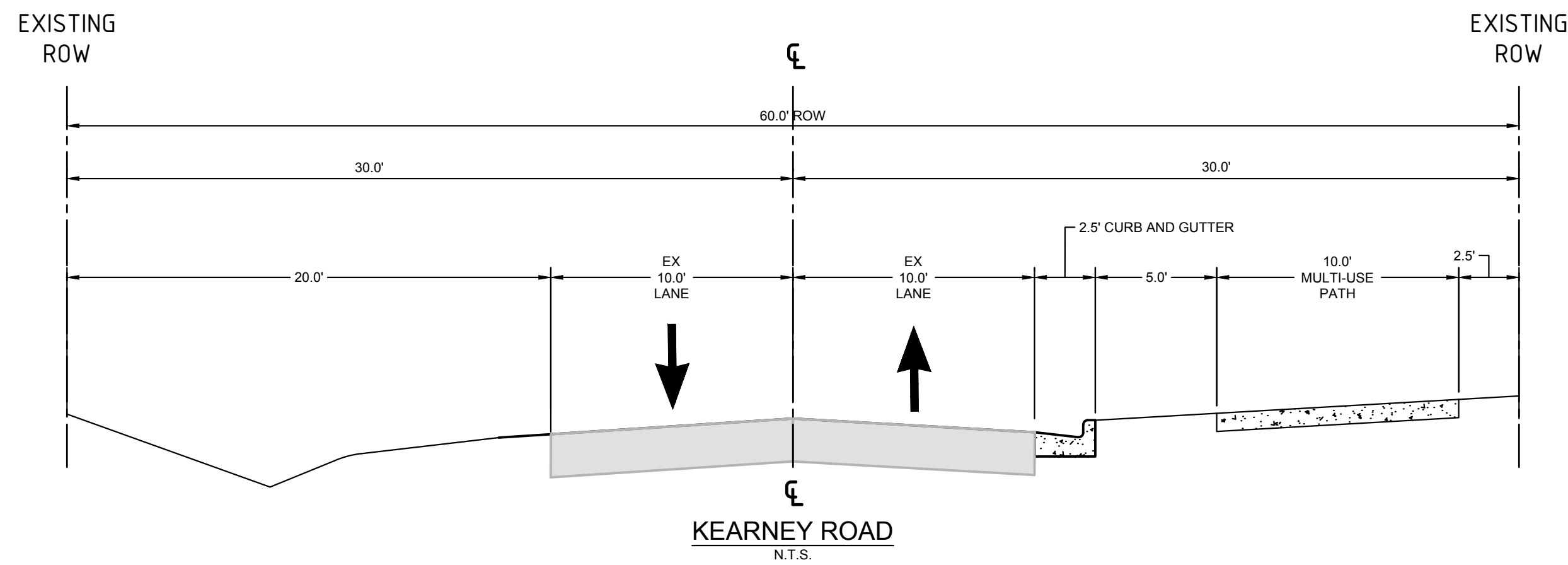
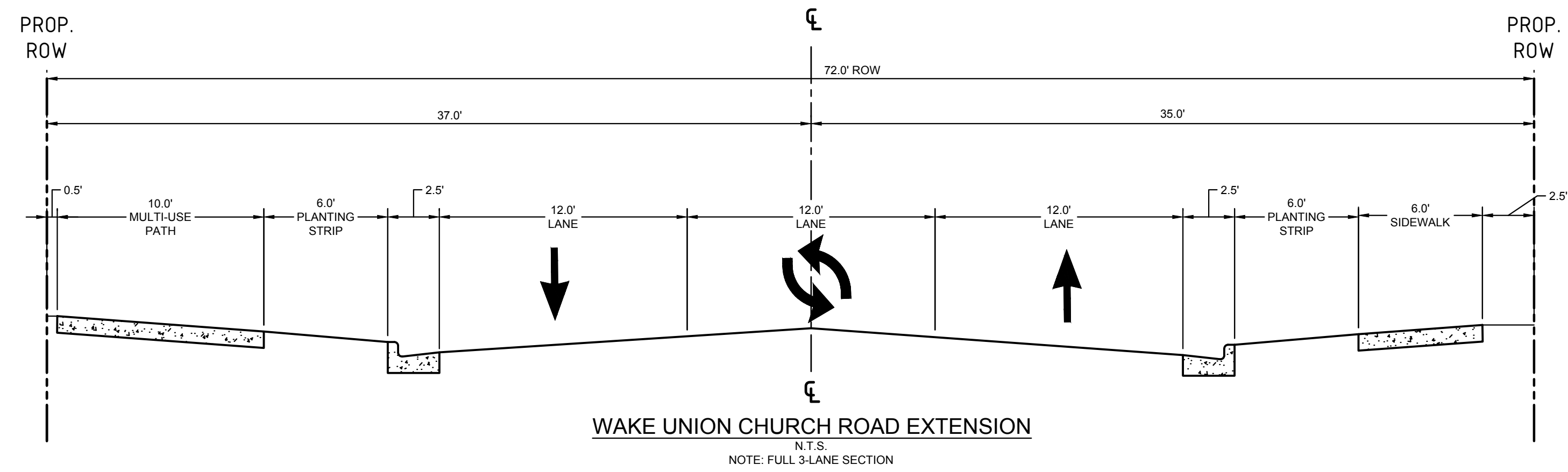
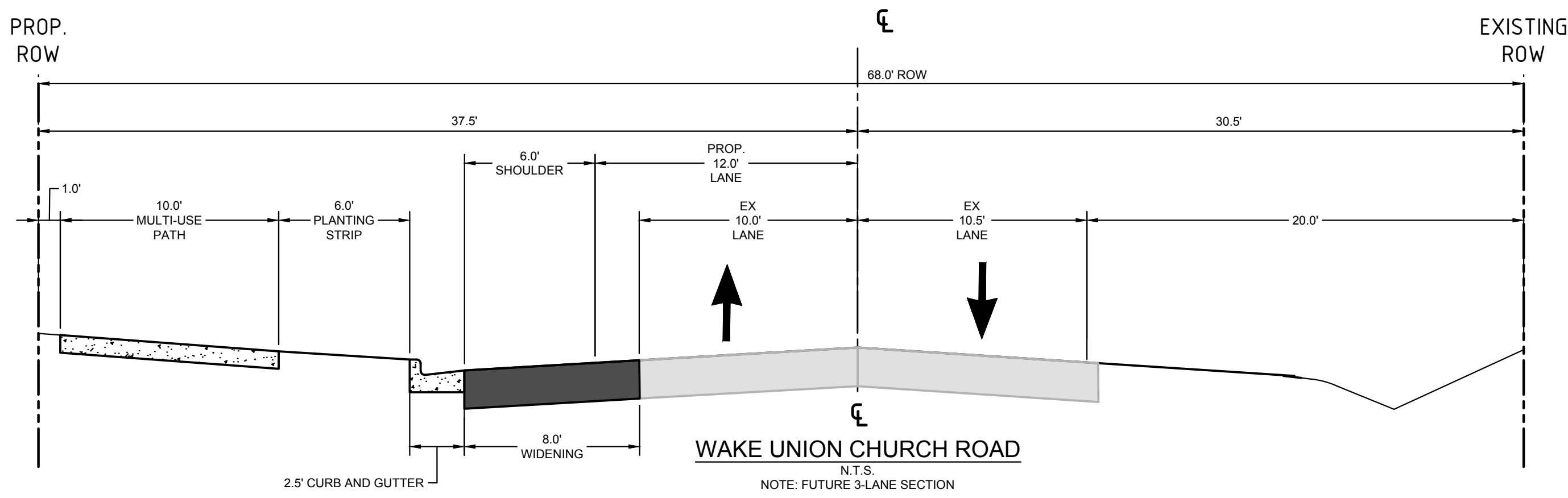
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER: 013875000

SHEET NUMBER: C4.6

Plotted By: Stegner, Quinn Sheet Set: Wake Union Merrett Layout: C5.0 ROADWAY CROSS SECTIONS - MF July 08, 2022 02:30:59pm \\kimley-horn.com\SE\RAL\RAL-LDEV\013875000_WakeUnion_Merrett\07_CAD_Files\Plansheets\C5.2_CROSS_SECTIONS.dwg



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PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
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NC LICENSE # F-0102

CLIENT:

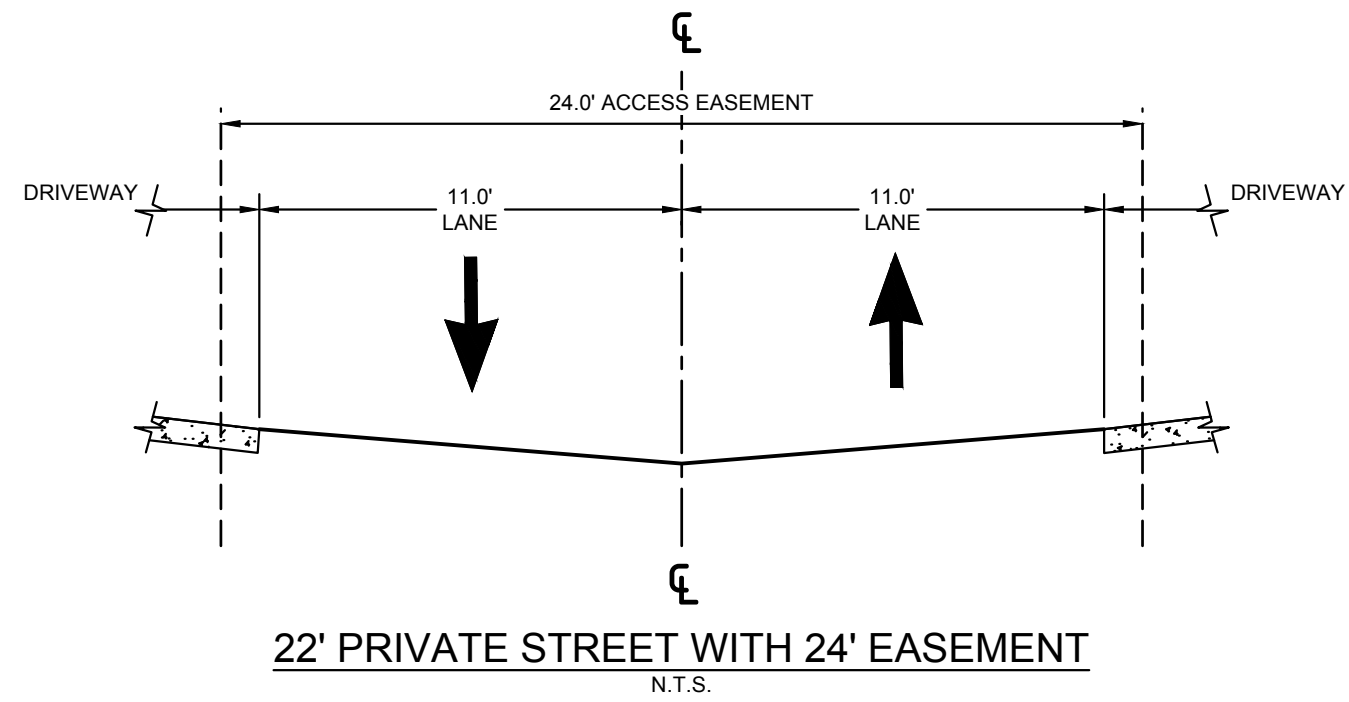
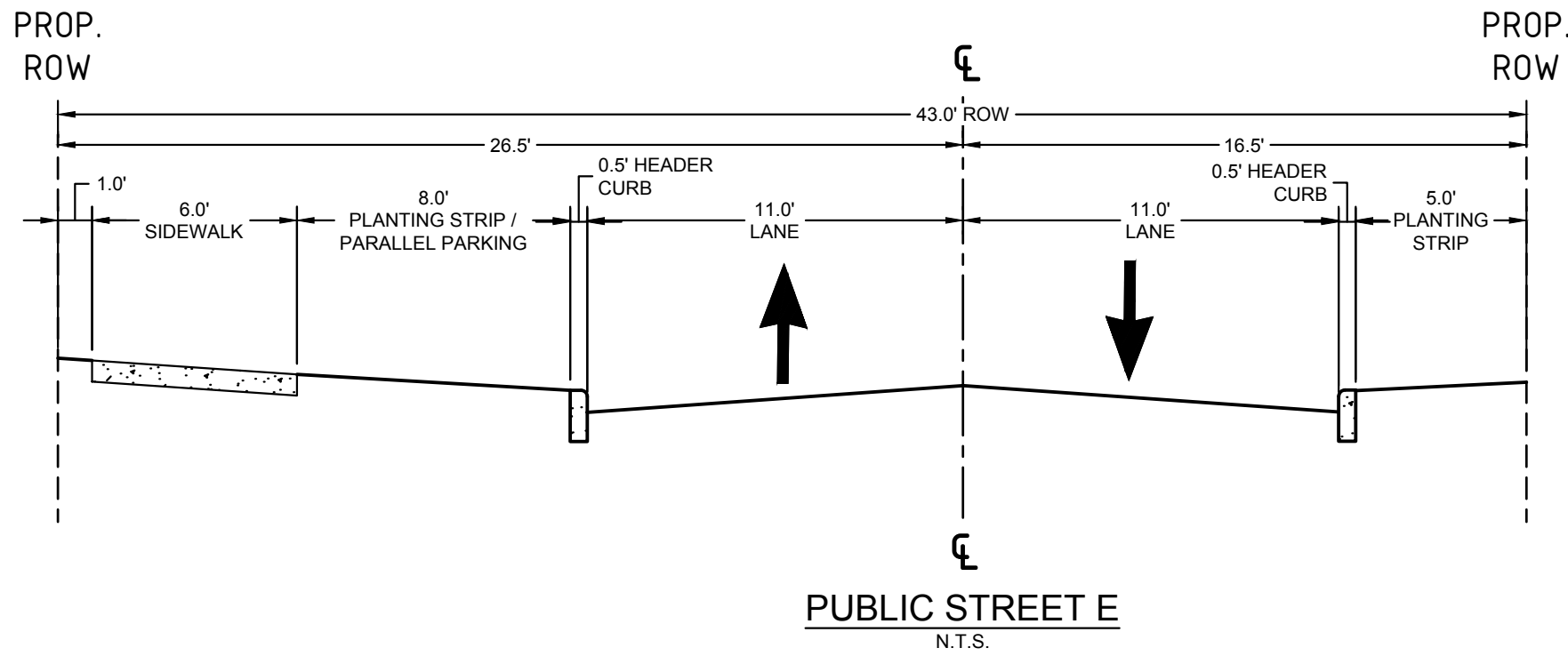
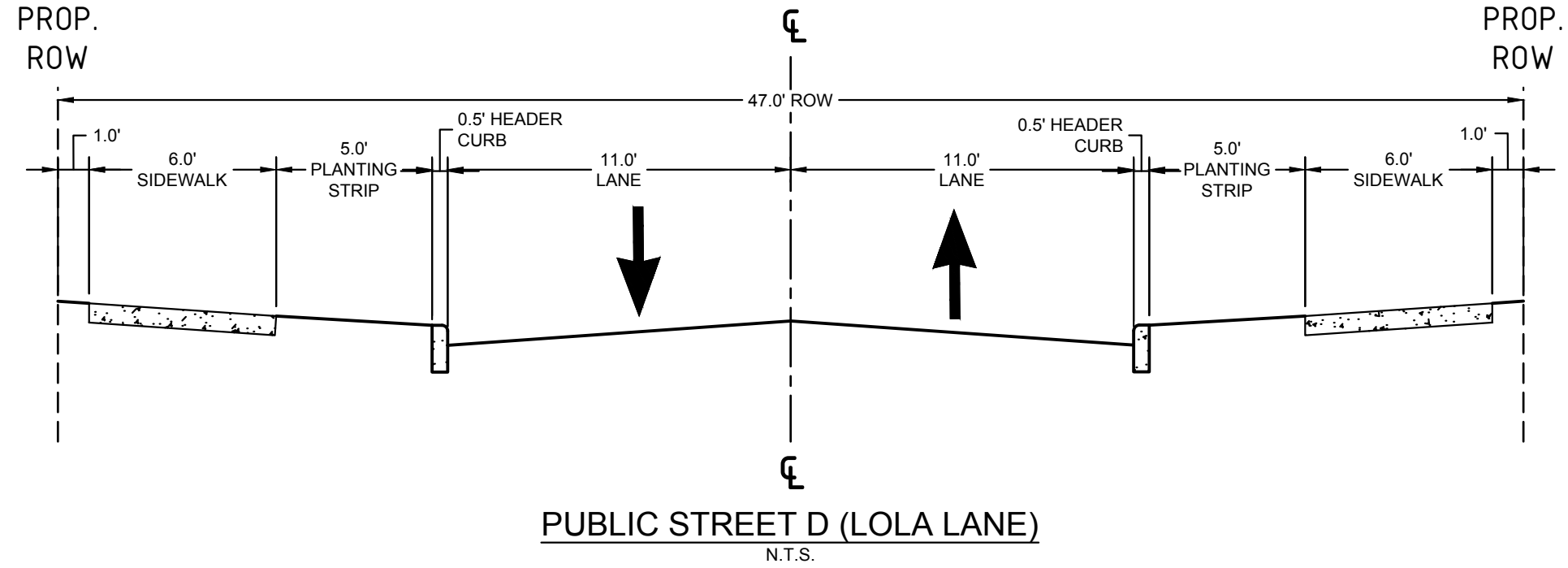
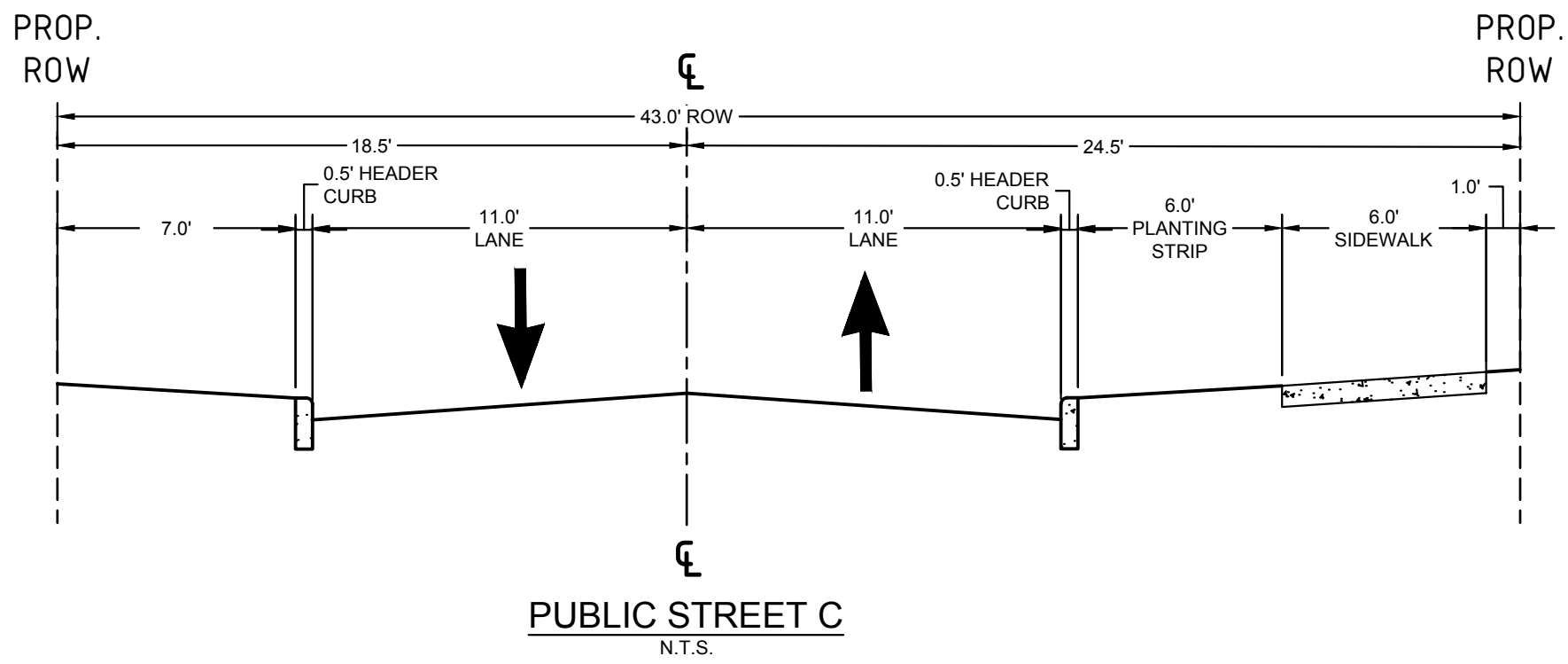
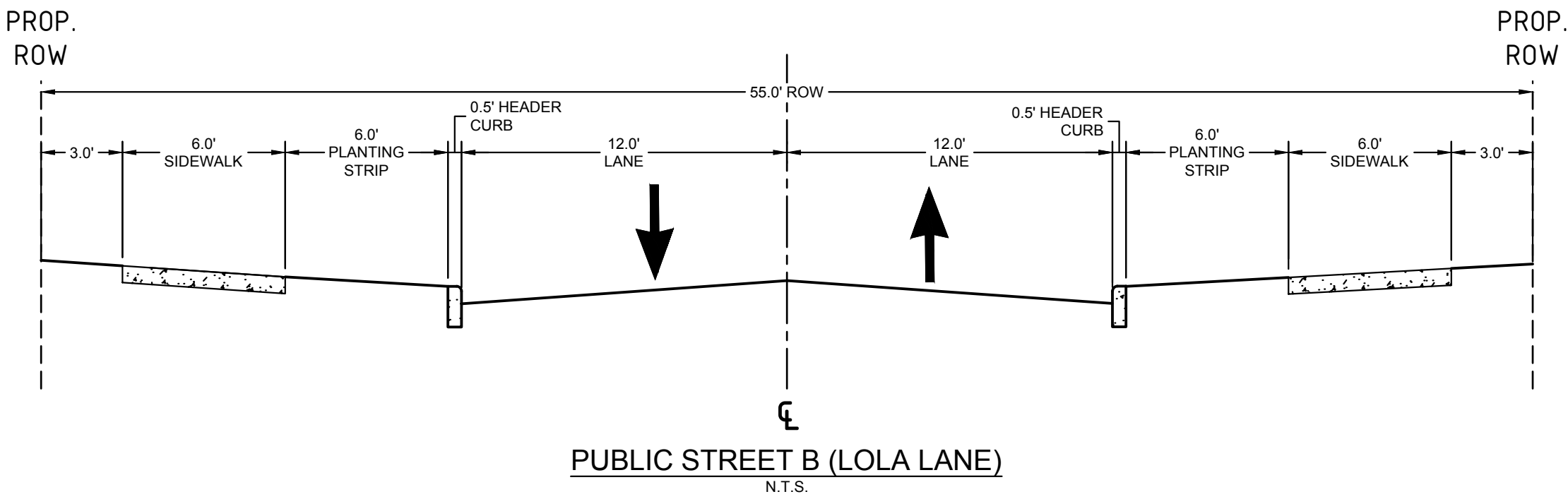
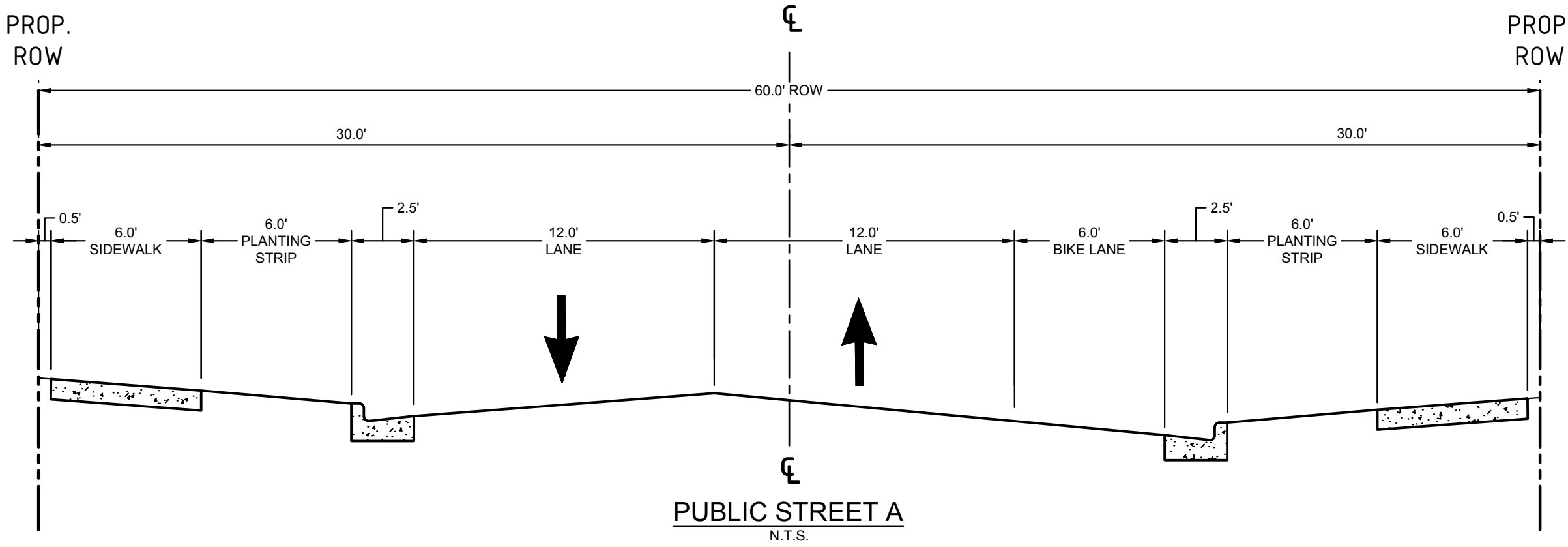
VCP ACQUISITIONS LLC

TITLE:

ROADWAY CROSS SECTIONS

DATE: 05/03/22	PROJECT:		
HORIZONTAL SCALE: AS SHOWN	WAKE UNION WAKE FOREST, NC		
VERTICAL SCALE: N/A			
DRAWN BY: QAS			
DESIGNED BY: KLW	ATTACHED REFERENCE FILES:	JOB NUMBER: 013875000	SHEET NUMBER: C5.0
CHECKED BY: WJB			

Plotted By: Stegner, Quinn Sheet Set: Wake Union Merrett Layout: C5.1 ROADWAY CROSS SECTIONS - TH July 08, 2022 02:31:01pm \\Vimley-horn.com\SE_PAL\PAL_LDEV\013875000_WakeUnion_Merrett\07_CAD_Files\Plansheets\C5.2_CROSS_SECTIONS.dwg



PRELIMINARY
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SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA
PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT:

VCP ACQUISITIONS LLC

TITLE:

ROADWAY CROSS SECTIONS

DATE:	05/03/22
HORIZONTAL SCALE:	AS SHOWN
VERTICAL SCALE:	N/A
DRAWN BY:	QAS
DESIGNED BY:	KLW
CHECKED BY:	WJB

PROJECT:

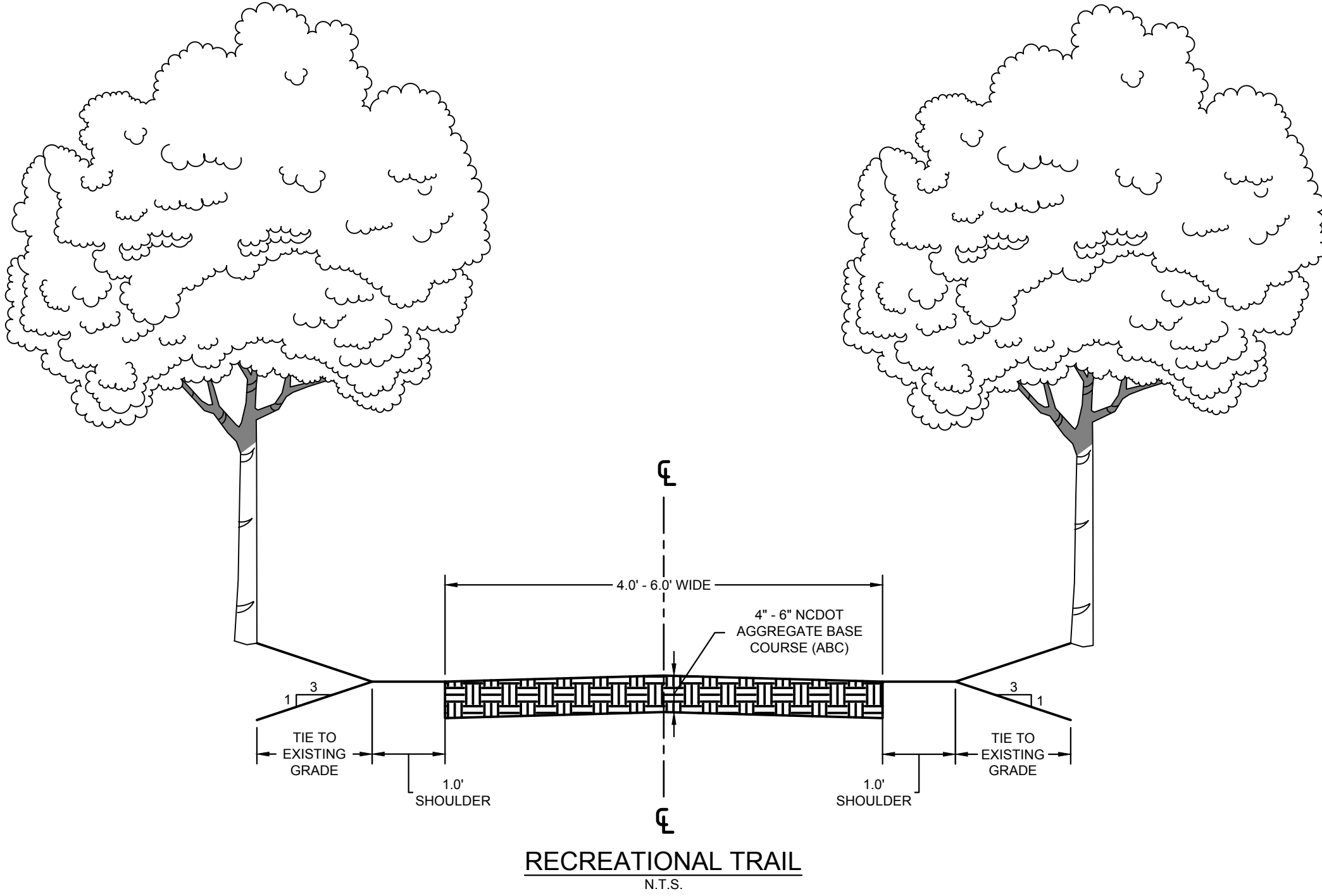
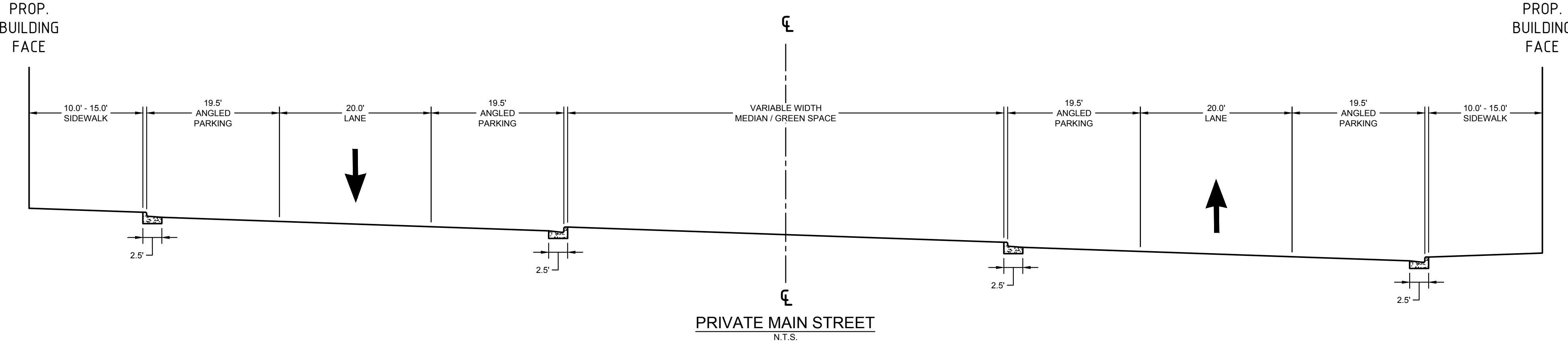
WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:

JOB NUMBER:
013875000

SHEET NUMBER:
C5.1

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SURVEY NOTE:
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PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER
21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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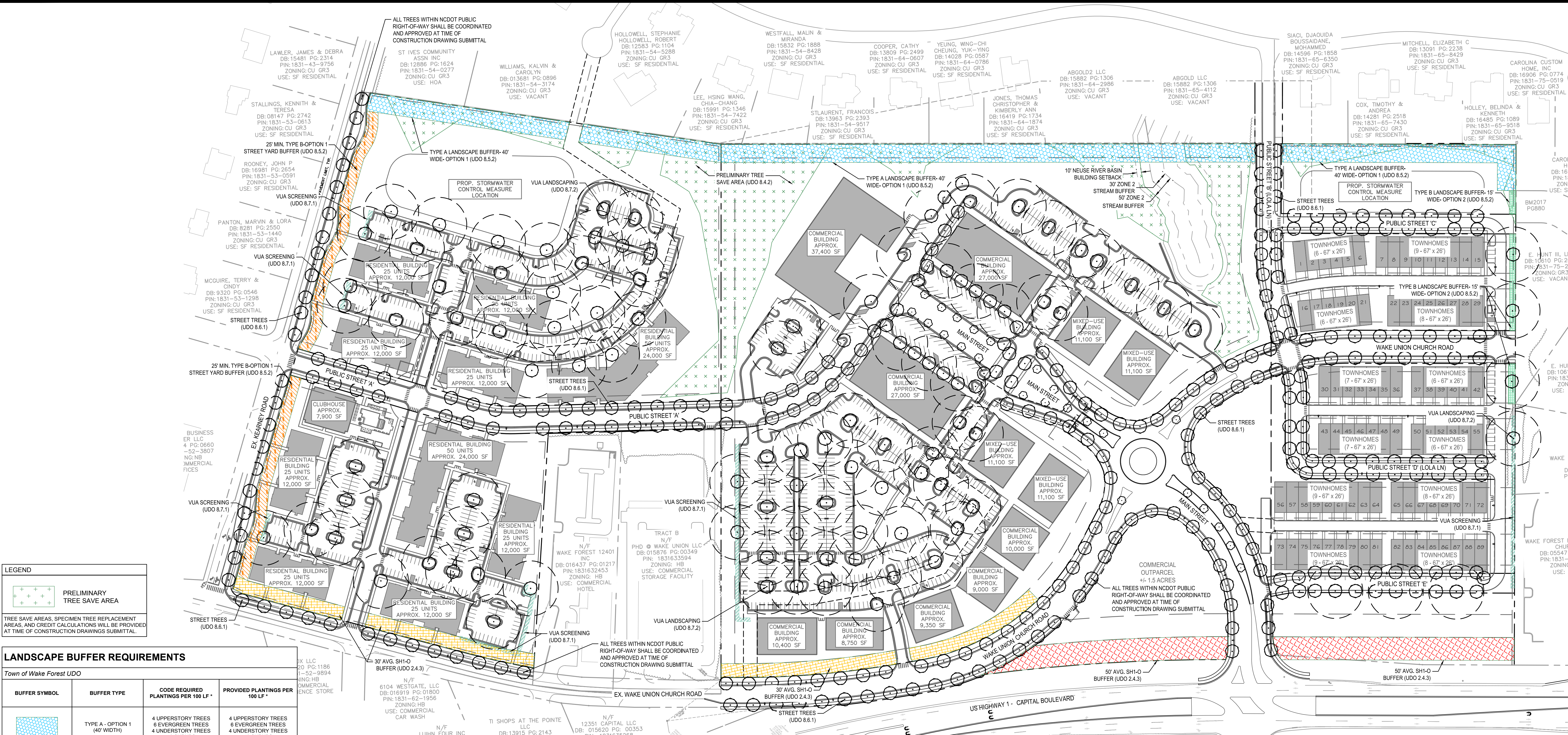
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: CROSS SECTIONS

DATE: 05/03/22 HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A DRAWN BY: QAS DESIGNED BY: KLV CHECKED BY: WJB	PROJECT: WAKE UNION WAKE FOREST, NC	ATTACHED REFERENCE FILES:	JOB NUMBER: 013875000	SHEET NUMBER: C5.2
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Plotter: By: Steiner, Quinn
Sheet: Set: Wake Union Merrett
Layout: 11.0 LANDSCAPE PLAN
July 08, 2022 02:31:11pm



LEGEND

PRELIMINARY TREE SAVE AREA

TREE SAVE AREAS, SPECIMEN TREE REPLACEMENT AREAS, AND CREDIT CALCULATIONS WILL BE PROVIDED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.

LANDSCAPE BUFFER REQUIREMENTS

Town of Wake Forest UDO			
BUFFER SYMBOL	BUFFER TYPE	CODE REQUIRED PLANTINGS PER 100 LF *	PROVIDED PLANTINGS PER 100 LF *
	TYPE A - OPTION 1 (40' WIDTH)	4 UPPERSTORY TREES 6 EVERGREEN TREES 4 UNDERSTORY TREES 48 SHRUBS	4 UPPERSTORY TREES 6 EVERGREEN TREES 4 UNDERSTORY TREES 48 SHRUBS
	TYPE B - OPTION 1 (25' WIDTH)	2 UPPERSTORY TREES 2 EVERGREEN TREES 2 UNDERSTORY TREES 24 SHRUBS	2 UPPERSTORY TREES 2 EVERGREEN TREES 2 UNDERSTORY TREES 24 SHRUBS
	TYPE B - OPTION 2 (15' WIDTH)	2 UPPERSTORY TREES 2 EVERGREEN TREES 3 UNDERSTORY TREES 12 SHRUBS	2 UPPERSTORY TREES 2 EVERGREEN TREES 3 UNDERSTORY TREES 12 SHRUBS
	SH-1-O BUFFER (30' AVERAGE WIDTH)	6 TREES	6 TREES
	SH-1-O BUFFER (50' AVERAGE WIDTH)	10 TREES	10 TREES
	VUA SCREENING (8' WIDTH)	EVERGREEN SHRUBS LOCATED EVERY 5' O.C. SPACING	EVERGREEN SHRUBS LOCATED EVERY 5' O.C. SPACING

* EXISTING PLANT MATERIAL SHALL COUNT TOWARDS BUFFER REQUIREMENTS. SUPPLEMENTAL PLANT MATERIAL SHALL BE PROVIDED WHERE EXISTING PLANT MATERIAL DOES NOT MEET CODE INTENT. TOTAL REQUIRED / PROVIDED PLANTING QUANTITIES BASED ON LINEAR FOOTAGE WILL BE PROVIDED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.

STREET TREES REQUIREMENTS

Town of Wake Forest UDO Section 8.6			
PUBLIC STREET NAME	PLANTING STRIP LENGTH (LF)	REQUIRED STREET TREES (LF / 50 LF)	PROVIDED STREET TREES *
PUBLIC STREET 'A'	±2080 LF	42	42
PUBLIC STREET 'B' (LOLA LN)	±900 LF	18	18
PUBLIC STREET 'C'	±1000 LF	20	20
PUBLIC STREET 'D' (LOLA LN)	±1300 LF	26	26
PUBLIC STREET 'E'	±1100 LF	22	22
PUBLIC MAIN STREET	±1060 LF	21	21
KEARNEY ROAD	±1050 LF	21	21
WAKE UNION CHURCH ROAD	±3640 LF	73	73

* STREET TREES AS SHOWN ARE PRELIMINARY. REQUIRED STREET TREES SHALL BE SELECTED AND PLACED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL. ALL TREES WITHIN NCDOT PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED AND APPROVED AT TIME OF CONSTRUCTION DRAWING SUBMITTAL.

CANOPY COVERAGE REQUIREMENTS

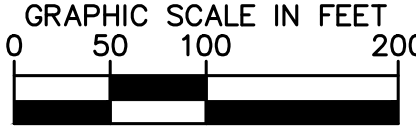
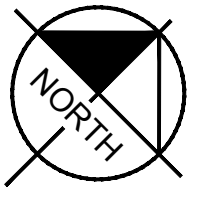
Town of Wake Forest UDO Section 8.3			
PARCEL	CANOPY COVERAGE RATIO	REQUIRED CANOPY COVERAGE	PROVIDED CANOPY COVERAGE *
MULTIFAMILY (RMX-CD)	1 CANOPY TREE / 10,000 SF PARCEL AREA	88	88
COMMERCIAL (MX-CD)	1 CANOPY TREE / 10,000 SF PARCEL AREA**	130	130
TOWNHOME (RMX-CD)	1 CANOPY TREE / 10,000 SF PARCEL AREA	60	60

* TREES SHALL BE SELECTED AND PLACED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL. ** PER UDO 8.4.1.A, 33,024 SF OF WATERCOURSE BUFFER AREA IS EXEMPT FROM THE BASELINE TREE COVERAGE REQUIREMENTS.

SPECIMEN TREE REPLACEMENT REQUIREMENTS

Town of Wake Forest UDO Section 8.4	
SPECIMEN TREES REMOVED	REPLACEMENT TREES REQUIRED* (4 / SPECIMEN TREE REMOVED)*
554 **	2216

* PER UDO 8.4.3.D, REMOVED SPECIMEN TREES SHALL BE REPLACED WITH AN AMOUNT OF TREES AND/OR LANDSCAPING OF EQUAL VALUE. IT IS THE INTENT OF THESE PLANS TO PROVIDE REPLACEMENT TREES TO THE MAXIMUM EXTENT POSSIBLE. REPLACEMENT TREES WILL BE PLACED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL. IF IT IS DETERMINED THAT NOT ALL OF THE REQUIRED REPLACEMENTS CAN BE PLACED, A MONETARY SUM EQUAL TO THE REMAINING VALUE OF TREES REMOVED SHALL BE PAID TO A TREE PLANTING FUND MAINTAINED BY THE TOWN OF WAKE FOREST. ALL REPLACEMENT TREES SHALL COMPLY WITH ALL APPLICABLE TOWN OF WAKE FOREST REQUIREMENTS. ** ALL SPECIMEN TREES SHALL BE CONFIRMED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.



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NOT FOR CONSTRUCTION**

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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Kimley»Horn

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: LANDSCAPE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: K.L.W.
CHECKED BY: W.J.B.

PROJECT: WAKE UNION WAKE FOREST, NC

ATTACHED REFERENCE FILES: JOB NUMBER: 013875000 SHEET NUMBER: L1.0



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-585-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: July 19, 2022

SUBJECT

Public Hearing on TA-22-03: Unified Development Ordinance Text Amendment to update Chapters 1 and 8

Recommendation:

Item Summary:

ATTACHMENTS

- [TA-22-03 Summary.pdf](#)
- [TA-22-03 Staff Report.pdf](#)
- [TA-22-03 Ordinance.docx](#)
- [Attachment A - TA-22-03 Application.pdf](#)
- [Attachment B - Proposed Changes.pdf](#)
- [Attachment C - Plan Consistency Analysis.pdf](#)
- [Attachment D - Planning Board Recommendation.pdf](#)
- [Exhibit 1 - UDO Chapter 1.pdf](#)
- [Exhibit 2 - UDO Sections 8.6 - 8.9.pdf](#)
- [Exhibit 3 - Consistency Statement.pdf](#)

Agenda Item: Public hearing on LEGISLATIVE ITEM TA-22-03 Text Amendment to the Unified Development Ordinance to update Chapters 1 and 8

Summary: A public comment session was held at the June 14, 2022, Planning Board meeting. The Planning Board voted 6-0 to find the request consistent with the Comprehensive Plan and recommend approval of the text amendment request.

The Board of Commissioners received a staff presentation on the proposed text amendment at its July 5, 2022, work session.

Attachments: See staff report



Staff Report

TA-22-03: Unified Development Ordinance (UDO) Text Amendment

Meeting Date	July 19, 2022
Requested Actions	Consideration of the following items related to a Unified Development Ordinance (UDO) Text Amendment: 1. Plan Consistency Statement. 2. Amendment to Chapters 1 and 8 of the UDO.
Case Manager	Tim Richards, Senior Planner
Planning Board Recommendation	A public comment session was held at the June 14, 2022, Planning Board meeting. The Planning Board voted 6-0 to find the request consistent with the Comprehensive Plan and recommend approval of the text amendment request. <i>See Attachment D for Planning Board Recommendation.</i>

PUBLIC MEETINGS

Public Comment Session	Public Hearing
June 14, 2022	July 19, 2022

CASE INFORMATION

Applicant	Town of Wake Forest 301 S Brooks Street Wake Forest, NC 27587
<i>See Attachment A for copy of the Application.</i>	

CASE SUMMARY

The Unified Development Ordinance (UDO) was adopted on July 16, 2013, and has been amended many times since by the Board of Commissioners. It consolidates all of the Town's regulations for zoning, subdivision and land development, flood damage prevention, erosion and sedimentation control, and stormwater management into one ordinance. The Wake Forest Community Plan was adopted in April of this year and replaces the 2009 Community Plan. Because the UDO includes three specific references to the 2009 Community Plan, Town Planning Staff has prepared the proposed UDO amendment to update those three references.

PROPOSED CHANGES

Chapter	Section and Proposed Change
Chapter 1	Section 1.5.1 Implementation of Plan Replace the reference to the Community Plan adopted September 15, 2009, with a more general reference to the Town's comprehensive plan.
Chapter 8	Section 8.6.1 Street Tree Requirements Replace the reference to a specific 2009 Community Plan policy on street tree species diversity with a reference to the street tree species diversity recommendations in the Wake Forest Urban Forest Management Plan. Delete the reference to major subdivisions, which are no longer defined in the UDO. Section 8.9.1 Installation Standards for New Plantings Delete the reference to the same specific 2009 Community Plan policy on street tree species diversity. The reference to the Wake Forest Urban Forest Management Plan in this section is proposed to be carried forward.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed request is generally consistent with the Community Plan.
Comprehensive Transportation Plan (2019)	The Comprehensive Transportation Plan is not applicable to the request.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the request.
Northeast Community Plan (2021)	The Northeast Community Plan is not applicable to the request.
Parks, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the request.
<i>See Attachment C for detailed Plan Consistency Analysis and each adopted Plan for full policy guidance.</i>	

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the UDO. The request is generally consistent with the relevant policies in the Comprehensive Plan, and approval of the text amendment request is reasonable and in the public interest.

ATTACHMENTS

- Attachment A: Application
- Attachment B: Proposed Changes
- Attachment C: Plan Consistency Analysis
- Attachment D: Planning Board Recommendation

EXHIBITS

- Exhibit 1: UDO Chapter 1
- Exhibit 2: UDO Sections 8.6 – 8.9
- Exhibit 3: Consistency Statement

ORDINANCE 2022-XX

ORDINANCE AMENDING CHAPTERS 1 AND 8 OF THE UNIFIED DEVELOPMENT ORDINANCE

TA-22-03

WHEREAS, the application submitted by the Town of Wake Forest to amend the Unified Development Ordinance hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on the proposed amendment on June 14, 2022; and

WHEREAS, pursuant to state law, the Board of Commissioners held a public hearing on the proposed amendment on July 19, 2022; and

WHEREAS, newspaper notice publications were carried out for the public hearing pursuant to G.S. § 160D-601 and the notice requirements in the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST:

Section 1: The Town of Wake Forest Unified Development Ordinance Chapters 1 and 8 are hereby amended as identified in Exhibits 1 and 2. Additions are shown as red underlined text and deletions are shown as red strike-through text.

Section 2: The Administrator is hereby authorized and directed to cause the said Official Unified Development Ordinance for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the changes ordained by this Ordinance.

Section 3: After reviewing all the information presented, the Wake Forest Board of Commissioners finds the text amendment request generally consistent with the Comprehensive Plan, and reasonable and in the public interest (Exhibit 3).

Section 4: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, paragraph, subdivision, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause, or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

Section 5: This ordinance shall be effective upon adoption.

This the ____ day of _____ 2022.

TOWN OF WAKE FOREST

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:



UDO Amendment

idtPlans LLC

P.O. Box 13086 | Tucson, AZ 85732

P: (520) 319-0988 | F: (520) 319-1430 | E: info@idtplans.com

Project Overview

#776491

Project Title: Planning Department Initiated UDO Text Amendment

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: UDO Amendment

State: NC

Workflow: UDO Amendment

County: Wake

Checklist - Comprehensive Plan & UDO Amendment

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

[VIEW COMPREHENSIVE PLAN & UDO AMENDMENT
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 05/19/2022

Staff Member Met With: Jennifer Currin

Project Tracking ID: TA-22-03

Project Contact - Applicant

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

Tim Richards

Town of Wake Forest

401 Elm Avenue

UDO Text Amendment

Description of Request:

The UDO includes three specific references to the town's 2009 Community Plan. The proposed amendment deletes those references or modifies them to refer to appropriate plans.

Applicant Proposed Language:

- UDO Sec. 1.5.1 is proposed to be amended to refer to the town's comprehensive plan, which is defined in the UDO, rather than the Community Plan adopted September 15, 2009.
- UDO Sec. 8.6.1.E.3 is proposed to be amended to replace the reference to Policy ST-3 of the repealed plan with a reference to the tree diversity recommendations in the Wake Forest Urban Forestry Management Plan, or with standards for diversity of street tree species.
- UDO Sec. 8.9.1.B is proposed to be amended to delete the sentence referencing Policy ST-3 of the repealed plan.

Justification of Amendments:

The town recently updated its policies around land development and growth, adopting the 2022 Community Plan and repealing the 2009 Community Plan. The proposed amendment updates or removes specific references to the repealed plan.

UDO Section	Section Title	Staff Comment
1. Text proposed to be added to the UDO are shown with red, underlined text. 2. Text proposed to be removed from the UDO are shown with red, strikethrough text.		
1.5.1	Implementation of Plan	1. The proposed text amendment replaces the reference to the 2009 Community Plan with a reference to the comprehensive plan.
1.5.1. Implementation of Plan This ordinance is intended to implement the vision statements, policies, and actions of the Community Plan for the Town of Wake Forest as adopted on September 15, 2009 <u>comprehensive plan</u>.		
8.6.1	Street Tree Requirements	2. The proposed text amendment replaces the reference to Policy ST-3 of the 2009 Community Plan with a reference to the recommendations for street tree species, genus, and family diversity in the Town of Wake Forest Urban Forest Management Plan.
8.6.1. Street Tree Requirements A. Location: Street trees should be planted in the location specified for the corresponding street classification in Section 6.7. However, where not practical due to the location of utilities or other site constraints, street trees may be planted on private property upon dedication of a tree easement. Tree easements should be of a sufficient size to allow access by maintenance equipment to the entirety of the expected mature tree canopy. B. Minimum Number of Trees: Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways): 1. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or 2. Only when planting of canopy trees is not practical due to the location of utilities, 1 understory tree for every 35 linear feet of planting area, or fraction thereof equal to or greater than 18 feet; or C. Minimum Spacing: Arrangement of and distance between trees is at the owner's option, except that the minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than: 1. 30 feet between canopy trees, 2. 20 feet between canopy trees and understory trees, and 3. 15 feet between understory trees. D. Conflict with Street Lighting: Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than: 1. 15 feet to canopy trees, and 2. 8 feet to understory trees. E. General Standards 1. The location, species, and approximate planting date of any tree in the public right-of-way or tree easement must be approved by the Administrator prior to planting.		

2. Street trees shall be installed according to the standards in the Wake Forest Manual of Specifications, Standards and Design (MSSD). 3. Trees species in major subdivisions should vary from street to street in accordance with Policy ST-3 from the Wake Forest Community Plan <u>the recommendations for species, genus, and family diversity in the Town of Wake Forest Urban Forest Management Plan.</u> F. Additional Requirements for Special Highway Overlay (SH-O) Districts: Additional requirements for the preservation and planting of trees in streetyards in the SH-O Districts can be found in Section 2.4.3		
8.9.1	Installation standards For New Plantings	3. The proposed text amendment deletes the reference to Policy ST-3 of the 2009 Community Plan while retaining the reference to the Town of Wake Forest Urban Forest Management Plan.
8.9.1. Installation standards For New Plantings A. Plant Species: Plantings installed to meet the baseline vegetation requirement and other requirements of this section shall be chosen from the Official Planting List maintained by the Town of Wake Forest Urban Forestry Board. Substitutions may be made only by advance approval of the Urban Forestry Board. B. Variety: When selecting species for planting, the applicant shall reference the Town of Wake Forest Urban Forest Management Plan as a guide to promote tree diversity. Trees species in major subdivisions shall vary from street to street in accordance with Policy ST-3 from the Wake Forest Community Plan. C. Canopy (Large Shade) Trees: Canopy trees must be a native or locally-adapted species with an expected mature height of 40 feet or greater and an expected mature crown spread of 30 feet or greater. When planted, canopy trees must have a minimum caliper of 1.5 inches as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks with a minimum 1.5 inch diameter at breast height (DBH), or approximately 4.5 feet above grade, and must be at least 8 feet in height when planted. D. Understory (Small) Trees: Understory trees have an expected mature height between 20 and 40 feet. When planted, understory trees must be a minimum of 1 inch as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks and must be at least 6 feet in height when planted. E. Shrubs: At the time of planting, all shrubs except for shrubs planted as part of a buffer requirement shall be a minimum of 18 inches in height or spread and reach a minimum height of 36 inches and a minimum spread of 30 inches at maturity. Shrubs required in buffers shall be a minimum of 3 feet in height at time of installation measured above grade and reach a minimum of 6 feet in height at maturity and shall be spaced a minimum of 5 feet on-center. F. Timing of Plantings: Any tree planted to satisfy the requirements of this chapter must be planted after October 1st and before March 31st. Any tree planted after April 1st and before September 30th will not count toward the landscape requirements of this chapter. If the project timing is such that trees to be counted toward the requirements of this chapter cannot reasonably be planted within the required October 1st to March 31st timeframe before the applicant requests a Certificate of Compliance, the Administrator may grant the applicant one additional year from the date of application for a Certificate of Compliance in which to plant such trees. In order to ensure that all such trees are planted within this one year period, the applicant shall provide the town with an improvement guarantee in accordance with the provisions of Section 6.12.		

- G. Plantings near Parking and Vehicular Use Areas:** All planting areas that are adjacent to parking or vehicular use areas shall be protected from vehicular intrusion or damage from excessive vehicular lubricants or fuels.
- H. Motorist Obstruction Prohibited:** Landscaping shall not obstruct the view of motorists using any street, parking aisle, private driveway, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to public safety.
- I. Conformance with Nursery Stock Standards:** Plant materials used in conformance with the provisions of this section shall conform to standards promulgated by the American Association of Nurseryman in "American Standards for Nursery Stock" (ANSI Z60.1-2004), as amended from time to time hereafter. All plant material shall be free of disease and pests; have good structure and branching form; be free from constricting ties; have a healthy root system without girdling roots; have a visible root collar at the time of planting; and be in vigorous health.
- J. Planting in Utility Easements:** The planting of required trees and shrubs in utility easements is discouraged but may be permitted with written approval of the easement owner.
- K. Ground Treatment:** All tree plantings shall be mulched with 3 inches of shredded bark or 4 inches of pine straw in a 3-foot radius around the tree, or to the dripline, whichever is greater. The mulch shall be free of trash and maintained weed free thereafter. The mulch shall not cover the root collar.
- L. Trimming and Pruning:** All required plantings shall be allowed to reach their mature size and shall be maintained at their mature size. Trimming and pruning shall be done in strict accordance with the ANSI A300 standards, as amended from time to time hereafter. Topping is not an acceptable pruning practice. The Administrator may require the removal and replacement of any tree(s) that have been topped or excessively trimmed.
- M. Staking:** Staking is required only when a plant is unable to support itself with its existing root system. Examples of this are: bare rooted plants, a strong wind situation, loose soil, wet conditions, steep slopes, and large size plant material. Tree ties are to be a soft, wide (minimum, 1 inch) polymer material. No knots are to be tied around the trunk that may restrict growth. Ties are to be removed after one year following installation.
- N. Soil Modification:** Soil modifications shall be required on sites where the soil is poor in quality and structure. Soil modifications may include tilling, deep ripping, addition of nutrition/fertilizer or other organic compounds, conditioning additives to effect a change in the water holding capacity of the soil, soil structure, soil texture, and Ph, such as gypsum, sand, lime, dolomite, chemicals, mulches, otherwise.

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

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

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

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

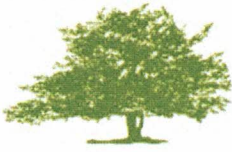
Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic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

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

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

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			

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



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: Town of Wake Forest

Owner: N/A

Requested Action: Amendment to Chapters 1 and 8 of the UDO.

Existing Zoning: N/A

Location: N/A

Size: N/A

Tax PINs: N/A

Existing Land Use: N/A

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and approval of the proposed amendment is reasonable and in the public interest. See Attachment C for a detailed Plan Consistency Analysis.

This report reflects the recommendation of the Planning Board, this the 14th day of June 2022.

Introduced by Planning Board member: Kuropas

Seconded by Planning Board member: Hickey

Attest:


Joe Kimray
Planning Board Chair


Courtney Tanner
Planning Director

Planning Board Report to Board of Commissioners

1. Purpose & Applicability

1.1. Title

This ordinance shall be known and may be cited as the Unified Development Ordinance for the Town of Wake Forest, North Carolina. This ordinance may also be known and may be referred to as the "UDO."

1.2. Authority

1.2.1. General

The development regulations contained in this ordinance have been adopted pursuant to the authority conferred by the North Carolina General Statutes. Specifically, principal authorization comes in the North Carolina General Statutes in Chapters §160A and §160D (Local Planning and Development Regulation). The Unified Development Ordinance of Wake Forest, North Carolina also uses powers granted in other sections of the North Carolina General Statutes relating to particular types of development or particular development issues.

1.2.2. References To North Carolina Laws

Whenever any provision of this Ordinance refers to or cites a section of the North Carolina General Statutes or (N.C.G.S.) and that section is later amended or superseded, this Ordinance shall be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

1.3. Jurisdiction

All provisions of this ordinance shall apply within the corporate limits of the Town of Wake Forest, North Carolina and within the town's extraterritorial jurisdiction, as identified on the Zoning Map of the Town of Wake Forest, except that property in the extraterritorial jurisdiction which is used for bona fide farm purposes is exempt from the requirements of this ordinance, pursuant to NC General Statutes. The Zoning Map is on file with the Town Clerk and with the Administrator of this ordinance. The map and its boundaries shall be incorporated and made a part of this ordinance.

1.4. Purpose and Intent

The regulations contained in this ordinance have been adopted in accordance with the Community Plan for the Town of Wake Forest, North Carolina, as adopted, in order to:

- Maintain the small town character and attractive appearance of the community while continuing to encourage growth.
- Promote a vibrant, revitalized downtown with a unique mix of land uses and historical character.
- Provide well planned infrastructure to serve the community in a more comprehensive, environmentally responsible, and timely manner.
- Encourage growth that pays for itself through efficient development patterns that support the sustainable fiscal management of municipal services.
- Create a balanced and efficient multi-modal transportation system
- Facilitate walking and biking in the community by providing a well-integrated network of streets, sidewalks, bikeways, walking trails, and greenway trails.
- Preserve valuable open space and the environmental quality of the community
- Expand the community's parks and recreation system
- Promote excellent educational opportunity and lifelong learning through neighborhood schools that serve as civic anchors to the diverse communities that surround them.

- Ensure that commercial development is balanced and compatible with surrounding neighborhoods and provides enduring value to the community.
- Promote quality, walkable, mixed-use neighborhoods with a wide variety of housing types, including affordable housing.
- Support the continued development of the community as a destination for arts and culture, beginning with value placed upon the unique historic character of the town.
- Support the development of the community's business sector and strengthen the local tax base.
- Protect public safety.
- Encourage civic pride and community involvement and provide a means of meaningful cooperation between the community and town government.

1.5. Consistency With All Adopted Plans and Policies

All development plans, master plans and rezonings shall be in conformance with all adopted plans and policies (including comprehensive plans, transportation plans, small area plans, open space and greenway plans, or any other plan adopted by the Wake Forest Board of Commissioners).

1.5.1. Implementation of Plan

This ordinance is intended to implement the ~~vision statements, policies, and actions of the Community Plan for the Town of Wake Forest as adopted on September 15, 2009~~ comprehensive plan.

1.5.2. Amendments To UDO and Community Plan

- A. The Unified Development Ordinance of Wake Forest, North Carolina also uses powers granted in other sections of the North Carolina General Statutes relating to particular types of development or particular development issues. Any amendments to or actions pursuant to this ordinance shall be consistent with the Community Plan.
- B. The Community Plan for the Town of Wake Forest may be amended, and this Unified Development Ordinance and the incorporated Zoning Map shall reflect those changes through appropriate amendments in accordance with processes outlined in Chapter 15.

1.5.3. Adopted Small Area Plans

All development plans shall be consistent with any adopted small area plans. Small area plans may contain any of the following elements:

- Multi-Modal Circulation Network (pedestrian, bicycle, automobile, and public transit networks)
- Green Infrastructure Network (floodplains, wetlands, lakes, streams, parks, squares, and other public open spaces)
- Location of sites reserved for Civic & Institutional buildings and uses
- General Massing and Development Intensity Pattern
- Specific Design Guidelines (in addition to those contained in this ordinance)

1.5.4. Variations To Adopted Plans

Specific alignments, locations, or areas of public facilities noted in any adopted plan may be varied on a site by site basis as requested by the developer or the Administrator, provided the integrity of the proposed network and connections, location, or area shown in the plan are maintained.

1.5.5. Conflicts With Adopted Plans

In the event of a conflict or inconsistency between this ordinance and any adopted plans the requirements of this ordinance shall take precedence.

1.6. Required Conformance With This Ordinance**1.6.1. Required Conformance**

No land or structure shall be used or occupied, and no structure or parts shall be constructed, erected, altered, or moved, unless in conformity with all of the regulations herein specified for the zoning district in which it is located subject to the provisions of Section 13.1.1 Every building erected, moved, or structurally altered shall be located on a lot conforming to the requirements of the district.

From and after the adoption of the UDO, no real property lying within the jurisdiction of the UDO shall be subdivided except in conformance with all applicable provisions of the UDO. In addition, after the effective date of the UDO, no plat for subdivision of land within the jurisdiction of the UDO shall be certified for recording by the Administrator, nor shall the Clerk of Superior Court order the recording of a plat until it has been submitted and approved in accordance with the provisions of the UDO.

1.6.2. Conformance To Subdivision Standards and Required Improvements Upon Development

All existing lots of record, platted prior to the adoption of this ordinance and upon which no buildings have been erected, shall be considered legal, nonconforming lots upon the date of adoption of this ordinance and shall not be subject to the new lot standards herein. However, buildings upon such lots shall be subject to standards in this ordinance including all related site improvements.

1.7. Transitional Provisions

The following transitional provisions shall apply to various activities, actions and other matters pending or occurring as of the effective date of this ordinance.

1.7.1. Violations Continue

Any violation of any previous ordinance of the Town of Wake Forest shall continue to be a violation under this ordinance and shall be subject to the penalties set forth at the time of the violation, unless the use, development, construction, or other activity is clearly consistent with the express terms of this ordinance.

1.7.2. Completion of Current Development Plans Under Previous Ordinances**A. Permit Issued**

Any building or development for which a permit or plan approval was issued prior to the effective date of this ordinance or any amendment thereto, may be completed in conformance with the issued permit or plan approval and other applicable permits and conditions.

B. Application Filed

1. Any type of land development application which has been officially filed with the appropriate town official prior to the effective date of this ordinance or any amendment thereto, may continue to be processed under the land use rules and regulations in effect prior to said date.
2. The application must remain active. An application is considered active if revisions are resubmitted within six months of receiving review comments.
3. If the application is not resubmitted within six months of receiving review comments, then the application process may be completed only in strict compliance with the requirements of this ordinance.
4. The specified time may be extended at the discretion of the Administrator due to delays in approvals from agencies external to the Town of Wake Forest.
5. In accordance with NCGS §160D-108(b) and NCGS §143-755, an application submitted for one development permit may trigger permit choice for other associated development permits. The applicant must request that the permit choice rule be applied in order for permit choice to be in effect.

1.8. Conflict Resolution and Interpretation**1.8.1. Conflict Resolution and Internal Consistency**

This ordinance is not intended to abrogate any other law, ordinance, or regulation. However, whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or that imposing the higher standards shall govern.

Except as hereinafter provided, these regulations shall not be deemed to interfere with, abrogate, annul, or otherwise affect in any manner whatsoever any easement, covenants, or other agreements between parties.

In any event, wherever the requirements of this ordinance are in conflict with other requirements of laws of the United States or the State of North Carolina, or with lawfully adopted town rules, regulations, ordinances, and policies, or with development-imposed deed restrictions or covenants, the most restrictive, or that imposing the highest standards, shall govern.

In the event of a conflict or inconsistency between the text of this ordinance and any caption, figure, illustration, or map contained herein, the text shall control.

This ordinance is not intended to abrogate any easement, covenant, or other private agreement. However, where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this ordinance shall govern. Unless deed restrictions, covenants or other contracts directly involve the Town of Wake Forest as a party in interest, the town shall have no administrative responsibility for enforcing such deed restrictions or covenants.

Should the courts declare any section or provisions of this ordinance invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

1.8.2. Interpretation

In interpreting and applying these regulations, the requirements contained herein are declared to be the minimum requirements necessary to carry out the purpose of these regulations and are adopted for the promotion of the public health, safety, and general welfare.

1.9. Effective Date

All other provisions of this ordinance shall become effective July 16, 2013.

8.5.5. Berms: Earthen berms may be required in combination with plant material and fencing for the purposes of screening. Berms shall be tapered appropriately to allow for practical maintenance.

1. The slope of all berms shall not exceed a 2:1 ratio (horizontal to vertical), shall have a top width at least one-half the berm height, and a maximum height of 6 feet above the toe of the berm.
2. All berms regardless of size, shall be stabilized. Topsoils brought in for mounds are to be mixed with native soil to avoid interfacing problems.
3. Berms shall be constructed as to provide adequate sight distances at intersections and along all roads.
4. Berms proposed to satisfy the screening requirements of this section shall be vegetated as required by this section. Use of berms as a substitute for existing healthy vegetation is strongly discouraged.

8.5.6. Watercourse (Riparian) Buffer Areas

All protected drainageways and surface waters shall maintain riparian buffers directly adjacent to such surface waters in accordance with the standards outlined in Section 12.7.

8.6. Street Trees

It is the intent of this section to ensure that Wake Forest remains a community of tree-lined streets in order to reduce excessive noise, glare, and heat, and to ensure the aesthetic quality of the town.

8.6.1. Street Tree Requirements

- A. Location:** Street trees should be planted in the location specified for the corresponding street classification in Section 6.7. However, where not practical due to the location of utilities or other site constraints, street trees may be planted on private property upon dedication of a tree easement. Tree easements should be of a sufficient size to allow access by maintenance equipment to the entirety of the expected mature tree canopy.
- B. Minimum Number of Trees:** Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):
 1. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
 2. Only when planting of canopy trees is not practical due to the location of utilities, 1 understory tree for every 35 linear feet of planting area, or fraction thereof equal to or greater than 18 feet; or
- C. Minimum Spacing:** Arrangement of and distance between trees is at the owner's option, except that the minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:
 1. 30 feet between canopy trees,
 2. 20 feet between canopy trees and understory trees, and
 3. 15 feet between understory trees.
- D. Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than:
 1. 15 feet to canopy trees, and
 2. 8 feet to understory trees.
- E. General Standards**
 1. The location, species, and approximate planting date of any tree in the public right-of-way or tree easement must be approved by the Administrator prior to planting.

2. Street trees shall be installed according to the standards in the Wake Forest Manual of Specifications, Standards and Design (MSSD).
3. Trees species ~~in major subdivisions~~ should vary ~~from street to street~~ in accordance with ~~Policy ST-3 from the Wake Forest Community Plan~~ the recommendations for species, genus, and family diversity in the Town of Wake Forest Urban Forest Management Plan.

- F. Additional Requirements for Special Highway Overlay (SH-O) Districts:** Additional requirements for the preservation and planting of trees in streetyards in the SH-O Districts can be found in Section 2.4.3

8.7. Vehicular Use Area Screening & Landscaping

8.7.1. Screening

All off-street parking, loading areas, and service areas adjacent to and/or visible from a public right-of-way and adjacent properties shall be screened from view by use of one or more of the following:

- A. A building or buildings;
- B. A change in topography;
- C. A planting area a minimum of 8 feet wide planted with evergreen shrubbery placed a maximum of 5 feet on center. All shrubs shall achieve a height of 4 feet within 3 years.
- D. Fencing, walls, or berms.

8.7.2. Landscaping

In addition to screening requirements, canopy trees shall be installed in planting areas within parking lots to provide shade coverage for all parking spaces within vehicle service areas. Such planting areas shall meet the following requirements:

- A. Planting Area Size:** The minimum size of a planting area is dependent upon the number of canopy trees planted within it, as described below.

Number of Canopy Trees in Planting Area	Minimum Size of Planting Area
1	400 square feet
2	700 square feet
3 or more	300 square feet per tree

- B. Planting Area Width:** A minimum horizontal dimension of 9 feet measured from back of curb, pavement, sidewalk, or other separating structure is required for all planting areas.

- C. **Planting Strip Location:** A continuous linear planting strip shall be provided between each 2 parking bays.

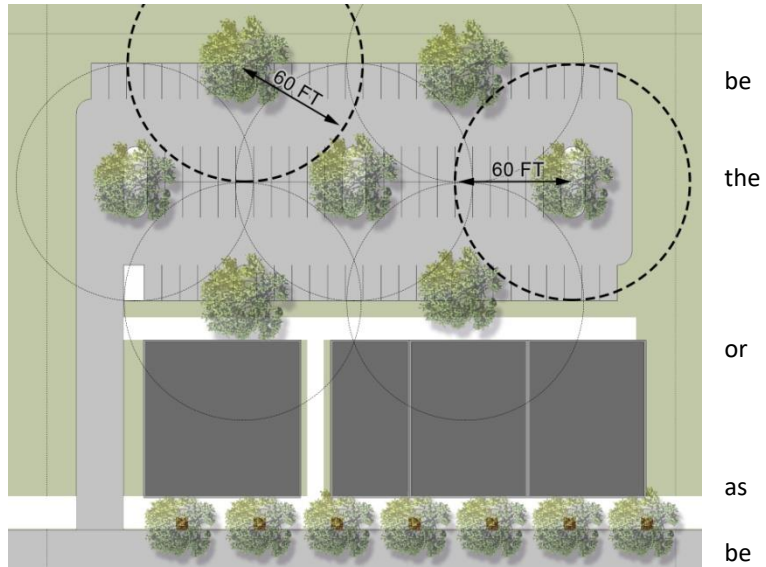
- D. **Minimum Spacing:** All parking spaces, or portions thereof, shall within 60 feet of a planted canopy tree trunk as illustrated in diagram at right.

- E. **Groundcover:** Each planting area shall be landscaped with mulch, groundcover, shrubs to protect against soil erosion.

- F. **Barriers or Wheel Stops:** Barriers, such wheel stops or 6-inch standard curbs, must be provided between vehicular use areas and landscaped areas.

- G. **Conflict with Parking Lot Lighting:** Trees shall be located and planted so as not to diminish the effectiveness of required parking lot lighting, and in no instance shall lighting be located closer than:

1. 15 feet to canopy trees, and
2. 8 feet to understory trees.



8.8. Dumpsters and Mechanical Utilities Screening

8.8.1. Required Screening

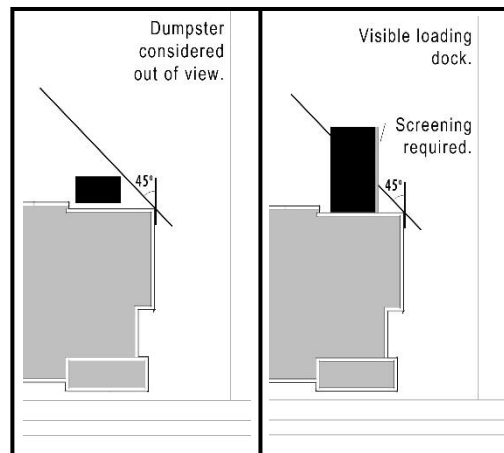
- A. All dumpsters, loading docks, storage areas and utility structures, which are visible from street or adjacent property line, screened unless already screened intervening buffer yard. Such equipment shall be considered view if it is within the 45 degree projected from the building

- B. Screening shall consist of shrubs, fencing, walls, or berms, comply with all other standards section.

- C. All screening of utilities shall comply with the requirements of the utility provider.

- D. Enclosures for dumpsters shall be constructed with materials that are compatible with the design and materials of the principal building and in accordance with the following.

1. **Material:** Allowable materials include painted or stained solid-wood, composite wood, fabricated metal, brick, split face block, decorative block, and stone.
2. **Shrubs:** Evergreen shrub plantings shall be placed around the enclosure.



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3. **Gates:** All enclosures shall be constructed with an opaque gate with a metal frame. Chain link gates with slates shall not be permitted, except for industrial uses. All gates shall be provided with wheels and drop pins or rods for securing gates when open and closed.
- E. Non-residential loading docks adjacent to the right-of-way, without any intervening buildings, shall be screened with a masonry wall a minimum of four feet in height.

8.8.2. Above Ground Utility Screening

- A. Ground equipment such as hotboxes, transformers, generators, and HVAC units shall be screened from view from streets, on-site sidewalk, greenways, and adjacent properties.
- B. All screening methods utilized to screen utilities shall meet the requirements of the utility provided and be approved by the Administrator
- C. Above ground utilities shall be of an earth-tone or muted color, where possible, to blend in with a vegetative screen.
- D. An opaque, planted screen shall be provided, reaching a height equal to or greater than that of the above-ground utility within two (2) years. The height of the screen shall be approved by the Administrator where heights of the utility exceed eight (8) feet. Alternatively, screen walls incorporated into the building design may be utilized for utility screen when the wall materials are consistent with those the principal building.

8.9. General Installation and Maintenance Standards

It is the intent of this section to ensure that the planting and preservation areas established to meet the requirements of this section are maintained. Minimum spacing requirements are located in Sections 8.6.1.C and 8.7.2.D.

8.9.1. Installation standards For New Plantings

- A. **Plant Species:** Plantings installed to meet the baseline vegetation requirement and other requirements of this section shall be chosen from the Official Planting List maintained by the Town of Wake Forest Urban Forestry Board. Substitutions may be made only by advance approval of the Urban Forestry Board.
- B. **Variety:** When selecting species for planting, the applicant shall reference the Town of Wake Forest Urban Forest Management Plan as a guide to promote tree diversity.
~~Trees species in major subdivisions shall vary from street to street in accordance with Policy ST-3 from the Wake Forest Community Plan.~~
- C. **Canopy (Large Shade) Trees:** Canopy trees must be a native or locally-adapted species with an expected mature height of 40 feet or greater and an expected mature crown spread of 30 feet or greater. When planted, canopy trees must have a minimum caliper of 1.5 inches as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks with a minimum 1.5 inch diameter at breast height (DBH), or approximately 4.5 feet above grade, and must be at least 8 feet in height when planted.
- D. **Understory (Small) Trees:** Understory trees have an expected mature height between 20 and 40 feet. When planted, understory trees must be a minimum of 1 inch as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks and must be at least 6 feet in height when planted.
- E. **Shrubs:** At the time of planting, all shrubs except for shrubs planted as part of a buffer requirement shall be a minimum of 18 inches in height or spread and reach a minimum height of 36 inches and a minimum spread of 30 inches at maturity. Shrubs required in buffers shall be a minimum of 3 feet in height at time of installation measured above grade and reach a minimum of 6 feet in height at maturity and shall be spaced a minimum of 5 feet on-center.
- F. **Timing of Plantings:** Any tree planted to satisfy the requirements of this chapter must be planted after October 1st and before March 31st. Any tree planted after April 1st and before

September 30th will not count toward the landscape requirements of this chapter. If the project timing is such that trees to be counted toward the requirements of this chapter cannot reasonably be planted within the required October 1st to March 31st timeframe before the applicant requests a Certificate of Compliance, the Administrator may grant the applicant one additional year from the date of application for a Certificate of Compliance in which to plant such trees. In order to ensure that all such trees are planted within this one year period, the applicant shall provide the town with an improvement guarantee in accordance with the provisions of Section 6.12.

- G. Plantings near Parking and Vehicular Use Areas:** All planting areas that are adjacent to parking or vehicular use areas shall be protected from vehicular intrusion or damage from excessive vehicular lubricants or fuels.
- H. Motorist Obstruction Prohibited:** Landscaping shall not obstruct the view of motorists using any street, parking aisle, private driveway, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to public safety.
- I. Conformance with Nursery Stock Standards:** Plant materials used in conformance with the provisions of this section shall conform to standards promulgated by the American Association of Nurseryman in "American Standards for Nursery Stock" (ANSI Z60.1-2004), as amended from time to time hereafter. All plant material shall be free of disease and pests; have good structure and branching form; be free from constricting ties; have a healthy root system without girdling roots; have a visible root collar at the time of planting; and be in vigorous health.
- J. Planting in Utility Easements:** The planting of required trees and shrubs in utility easements is discouraged but may be permitted with written approval of the easement owner.
- K. Ground Treatment:** All tree plantings shall be mulched with 3 inches of shredded bark or 4 inches of pine straw in a 3-foot radius around the tree, or to the dripline, whichever is greater. The mulch shall be free of trash and maintained weed free thereafter. The mulch shall not cover the root collar.
- L. Trimming and Pruning:** All required plantings shall be allowed to reach their mature size and shall be maintained at their mature size. Trimming and pruning shall be done in strict accordance with the ANSI A300 standards, as amended from time to time hereafter. Topping is not an acceptable pruning practice. The Administrator may require the removal and replacement of any tree(s) that have been topped or excessively trimmed.
- M. Staking:** Staking is required only when a plant is unable to support itself with its existing root system. Examples of this are: bare rooted plants, a strong wind situation, loose soil, wet conditions, steep slopes, and large size plant material. Tree ties are to be a soft, wide (minimum, 1 inch) polymer material. No knots are to be tied around the trunk that may restrict growth. Ties are to be removed after one year following installation.
- N. Soil Modification:** Soil modifications shall be required on sites where the soil is poor in quality and structure. Soil modifications may include tilling, deep ripping, addition of nutrition/fertilizer or other organic compounds, conditioning additives to effect a change in the water holding capacity of the soil, soil structure, soil texture, and Ph, such as gypsum, sand, lime, dolomite, chemicals, mulches, otherwise.

8.9.2. Maintenance

It shall be the responsibility of the property owner(s) or assigned caretakers to ensure that all regulated landscaped areas, buffers, fencing, and tree save areas are installed, preserved, and maintained in good growing conditions, appearance, and usefulness. Damage and disturbances to these areas shall result in vegetation replacement and/or fines and other penalties. Preservation and maintenance shall include:

- A.** Any dead, unhealthy, or missing vegetation, shall be replaced with vegetation that conforms to the standards of this section and the approved site and/or subdivision plan.

- B.** All required buffers, streetyards, vehicular use areas, tree save areas and other landscaped areas shall be free of refuse and debris, shall be treated for pest/diseases in accordance with the approved site and/or subdivision plan, and shall be maintained as to prevent mulch, straw, dirt, or other materials from washing onto streets and sidewalks.
- C.** The owner(s) shall take actions to protect all plant material from damage during all facility and site maintenance operations. All plant material must be maintained in a way that does not obstruct sight distances at roadways and intersections, obstruct traffic signs or devices, and interfere with the use of sidewalks or pedestrian trails. Plant material, whether located within buffers, tree save areas, or within planted areas (required by the site and/or subdivision plan) shall not be removed, damaged, cut or severely pruned so that their intended form is impaired. Shrubs within vehicular use areas, streetyards, and street fronts may be pruned, but must maintain at least 3 feet in height.
- D.** In the event that existing required vegetation located within any buffers, tree save areas, streetyards, vehicular use or other landscape areas poses an immediate or imminent threat to improved structures on private property or public property, excessive pruning or removal of the vegetation may be allowable provided authorization is obtained from the Administrator, and the performance standard of the landscape area is maintained consistent with this section. Replacement vegetation may be required as a condition of the permit.
- E.** In the event that any vegetation or physical element functioning to meet the standards of this section is severely damaged due to an unusual weather occurrence or natural catastrophe, or other natural occurrence, the owner may be required to replant if the requirements of the section are not being met. Replacement vegetation shall conform to the standards of this section and the approved site and/or subdivision plan.

**Consistency Statement of the Wake Forest Board of Commissioners
Pursuant to G.S. 160D-605 Addressing Action on Case TA-22-03:
Consideration of Text Amendment to the Unified Development Ordinance**

The Wake Forest Board of Commissioners finds that TA-22-03 is generally consistent with the relevant policies of the Community Plan, and that approval of the text amendment to the Unified Development Ordinance is reasonable and in the public interest for the following reasons:

1. **Community Plan**

- a. The text amendment updates or removes specific references to the 2009 Community Plan, which was repealed by this Board when it adopted the 2022 Community Plan.
- b. Policy TC-1: Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way.
- c. Policy TC-2: Explore updates to the UDO that could further promote tree preservation and replacement in new developments



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-616-
Submitted by: Aileen Staples
Submitting Department: Finance
Meeting Date: July 19, 2022

SUBJECT

Public Hearing to receive public comment on the proposed bond orders authorizing \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds

Recommendation:

Adopt bond orders and approve resolution calling for bond referendum

Item Summary:

ATTACHMENTS

- [Public Hearing_Bond Referendum_summary.pdf](#)
- [Adopted Order_Notice of Referendum-Wake Forest 2022 Referendum.DOC](#)
- [Public Hearing_Call Referendum-Wake Forest 2022 Referendum.DOC](#)
- [Form of Ballot Question-Wake Forest 2022 Referendum.DOCX](#)

Public Hearing to receive public comment on the proposed bond orders authorizing \$23,720,000 Roadway and Transportation Bonds, \$24,430,000 Parks and Recreation Bonds, \$14,350,000 Greenway Improvement Bonds and \$12,500,000 Parking Facilities Bonds

Four (4) bond orders totaling \$75 million were introduced at the July 5 meeting. This public hearing is to enable the Board of Commissioners to hear anyone that wishes to speak on the validity of said bond orders or issuing bonds. Upon closing the public hearing, the Board will consider adopting bond orders and resolution calling for referendum in November.

Attachments: Proceedings; Resolution; Form of Ballot Question

TO THE PUBLISHERS OF THE WAKE WEEKLY:

Please publish the following once in the Wake Weekly on Friday July 22, 2022:

**ORDER AUTHORIZING
\$23,720,000 ROADWAY AND TRANSPORTATION BONDS**

BE IT ORDERED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

1. That, pursuant to The Local Government Bond Act, as amended, the Town of Wake Forest, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said Town may now or hereafter have power or authority to contract, and in evidence thereof to issue Roadway and Transportation Bonds in an aggregate principal amount not exceeding \$23,720,000 for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements.

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of the debt of said Town has been filed with the Town Clerk and is open to public inspection.

4. That this order shall take effect when approved by the voters of said Town at a referendum as provided in said Act.

**ORDER AUTHORIZING
\$24,430,000 PARKS AND RECREATION BONDS**

BE IT ORDERED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

1. That, pursuant to The Local Government Bond Act, as amended, the Town of Wake Forest, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said Town may now or hereafter have power or authority to contract, and in evidence thereof to issue Parks and Recreation Bonds in an aggregate principal amount not exceeding \$24,430,000 for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements.

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of the debt of said Town has been filed with the Town Clerk and is open to public inspection.

4. That this order shall take effect when approved by the voters of said Town at a referendum as provided in said Act.

**ORDER AUTHORIZING
\$14,350,000 GREENWAY IMPROVEMENT BONDS**

BE IT ORDERED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

1. That, pursuant to The Local Government Bond Act, as amended, the Town of Wake Forest, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said Town may now or hereafter have power or authority to contract, and in evidence thereof to issue Greenway Improvement Bonds in an aggregate principal amount not exceeding \$14,350,000 for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way.

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of the debt of said Town has been filed with the Town Clerk and is open to public inspection.

4. That this order shall take effect when approved by the voters of said Town at a referendum as provided in said Act.

**ORDER AUTHORIZING
\$12,500,000 PARKING FACILITIES BONDS**

BE IT ORDERED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

1. That, pursuant to The Local Government Bond Act, as amended, the Town of Wake Forest, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said Town may now or hereafter have power or authority to contract, and in evidence thereof to issue Parking Facilities Bonds in an aggregate principal amount not exceeding \$12,500,000 for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way.

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of the debt of said Town has been filed with the Town Clerk and is open to public inspection.

4. That this order shall take effect when approved by the voters of said Town at a referendum as provided in said Act.

The foregoing orders were adopted on the 19th day of July, 2022, and are hereby published this 22nd day of July, 2022. Any action or proceeding questioning the validity of the orders must be begun within 30 days after the date of publication of this notice. The Chief Financial Officer of said Town has filed a statement estimating that the total amount of interest that will be paid on the proposed bonds over the expected term of the bonds, if issued, is \$39,375,000. The estimate is preliminary, is for general informational purposes only, and may differ from the actual interest paid on such bonds. Such statement of estimated interest includes certain assumptions upon which such estimate is based, and there is no assurance that the circumstances included in such assumptions will occur. The validity of the proposed bonds is not subject to challenge on the grounds that the actual interest cost on the bonds when issued is different than the estimated interest amount set forth above.

By: Terry Savary
Town Clerk
Town of Wake Forest, North Carolina

TO THE PUBLISHER OF THE WAKE WEEKLY:

Please publish the following twice in the Wake Weekly on Friday, July 22, 2022 and Friday, July 29, 2022:

**NOTICE OF BOND REFERENDUM
in the
TOWN OF WAKE FOREST, NORTH CAROLINA**

A bond referendum will be held in the Town of Wake Forest, North Carolina on Tuesday, November 8, 2022, regarding the approval of the following:

1. Not to exceed \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of said Town. The proceeds of said Roadway and Transportation Bonds would be used to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Roadway and Transportation Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

2. Not to exceed \$24,430,000 PARKS AND RECREATION BONDS of said Town. The proceeds of said Parks and Recreation Bonds would be used to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Parks and Recreation Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

3. Not to exceed \$14,350,000 GREENWAY IMPROVEMENT BONDS of said Town. The proceeds of said Greenway Improvement Bonds would be used to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Greenway Improvement Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

4. Not to exceed \$12,500,000 PARKING FACILITIES BONDS of said Town. The proceeds of said Parking Facilities Bonds would be used to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Parking Facilities Bonds are issued,

taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

The referendum will be conducted in the areas of said Town in Wake County by the Wake County Board of Elections. The referendum will be conducted in the areas of said Town in Franklin County by the Franklin County Board of Elections. The last day for new registration of those not now registered to vote is Friday, October 14, 2022. For further information and questions regarding said referendum, voter registration, procedures for those residents who have changed residences from the date of the last election, voting by absentee ballot, one stop voting and polling places, please contact the Wake County Board of Elections, 1200 N. New Hope Road, Raleigh, North Carolina 27610, (919) 404-4040 or the Franklin County Board of Elections, 279 S. Bickett Boulevard, Suite 300, Louisburg, North Carolina 27549, (919) 496-3898, as applicable.

The Wake County Board of Elections' website is <https://www.wakegov.com/departments-government/board-elections>. The Franklin County Board of Elections' website is https://www.franklincountync.gov/county_services/board_of_elections/index.php.

Erica Porter
Chair, Wake County Board of Elections

Sonravea Privette
Chair, Franklin County Board of Elections

Terry Savary
Town Clerk, Town of Wake Forest, North
Carolina

The Board of Commissioners of the Town of Wake Forest, North Carolina met in a regular meeting in the Board Room of the Town Hall located at 301 S. Brooks Street in Wake Forest, North Carolina, the regular place of meeting, at 6:00 p.m. on July 19, 2022.

Present: Mayor Vivian A. Jones, presiding, and Commissioners

Absent: Commissioners

Also present: _____

* * * * *

_____ announced that this was the hour and day fixed by the Board of Commissioners for the public hearing upon the four orders entitled “ORDER AUTHORIZING \$23,720,000 ROADWAY AND TRANSPORTATION BONDS,” “ORDER AUTHORIZING \$24,430,000 PARKS AND RECREATION BONDS,” “ORDER AUTHORIZING \$14,350,000 GREENWAY IMPROVEMENT BONDS” and “ORDER \$12,500,000 PARKING FACILITIES BONDS” and that the Board of Commissioners would immediately hear anyone who might wish to be heard on the questions of the validity of said orders or the advisability of issuing said bonds.

A list of persons that appeared, either in person or by attorney, to be heard on the questions of the validity of said orders or the advisability of issuing said bonds and a summary of the comments is set forth in Exhibit A attached hereto.

Thereupon, upon motion of Commissioner _____, seconded by Commissioner _____, the order introduced and adopted on first reading on July 5, 2022 entitled “ORDER AUTHORIZING \$23,720,000 ROADWAY AND

TRANSPORTATION BONDS” was read a second time and placed upon its final adoption. The vote upon the final adoption of said order was:

Ayes: _____

Noes: _____

Thereupon, upon motion of Commissioner _____, seconded by Commissioner _____, the order introduced and adopted on first reading on July 5, 2022 entitled “ORDER AUTHORIZING \$24,430,000 PARKS AND RECREATION BONDS” was read a second time and placed upon its final adoption. The vote upon the final adoption of said order was:

Ayes: _____

Noes: _____

Thereupon, upon motion of Commissioner _____, seconded by Commissioner _____, the order introduced and adopted on first reading on July 5, 2022 entitled “ORDER AUTHORIZING \$14,350,000 GREENWAY IMPROVEMENT BONDS” was read a second time and placed upon its final adoption. The vote upon the final adoption of said order was:

Ayes: _____

Noes: _____

Thereupon, upon motion of Commissioner _____, seconded by Commissioner _____, the order introduced and adopted on first reading on July 5, 2022 entitled “ORDER AUTHORIZING \$12,500,000 PARKING FACILITIES BONDS” was read a second time and placed upon its final adoption. The vote upon the final adoption of said order was:

Ayes: _____

Noes: _____

Thereupon, _____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Commissioner:

RESOLUTION CALLING FOR A BOND REFERENDUM

BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina (the “Town”):

Section 1. A bond referendum is hereby called at the election to be held on Tuesday, November 8, 2022, at which there shall be submitted to the qualified voters of the Town the questions stated in the form of ballot set forth in Section 4 of this resolution.

Section 2. For said referendum, (i) the registration records for elections in the Town shall be used, and the registration records shall be open for the registration of qualified persons and for public inspection in the manner, under the conditions and at the times and places provided by the Wake County Board of Elections and the Franklin County Board of Elections, (ii) the chief judges, judges and assistants appointed by the Wake County Board of Elections and the Franklin County Board of Elections for the several precincts and voting places in the Town shall be the precinct officers for such precincts and voting places and (iii) the precincts and voting places

shall be those fixed by the Wake County Board of Elections and the Franklin County Board of Elections, subject to change as provided by law. The Wake County Board of Elections and the Franklin County Board of Elections are each hereby requested to conduct said referendum in the areas of the Town covered by their respective territories and to take all necessary steps to that end in accordance with the provisions of this section.

Section 3. The Town Clerk is hereby directed to publish the orders authorizing the roadway and transportation bonds, parks and recreation bonds, greenway improvement bonds and parking facilities bonds, together with the appended statement as required by The Local Government Bond Act, as amended, once in the Wake Weekly.

In addition, the Town Clerk shall cause a notice of bond referendum to be published in the Wake Weekly once at least fourteen days before the last day on which voters may register for the referendum (being the 25th day prior to said referendum) and once again not less than seven days before said day, such notice to read substantially as follows:

**NOTICE OF BOND REFERENDUM
in the
TOWN OF WAKE FOREST, NORTH CAROLINA**

A bond referendum will be held in the Town of Wake Forest, North Carolina on Tuesday, November 8, 2022, regarding the approval of the following:

1. Not to exceed \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of said Town. The proceeds of said Roadway and Transportation Bonds would be used to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Roadway and

Transportation Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

2. Not to exceed \$24,430,000 PARKS AND RECREATION BONDS of said Town. The proceeds of said Parks and Recreation Bonds would be used to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Parks and Recreation Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

3. Not to exceed \$14,350,000 GREENWAY IMPROVEMENT BONDS of said Town. The proceeds of said Greenway Improvement Bonds would be used to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, all as set forth in the bond order adopted by the Board of Commissioners for said Town on July 19, 2022. If said Greenway Improvement Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

4. Not to exceed \$12,500,000 PARKING FACILITIES BONDS of said Town. The proceeds of said Parking Facilities Bonds would be used to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, all as set forth in the bond order adopted by the Board of

Commissioners for said Town on July 19, 2022. If said Parking Facilities Bonds are issued, taxes in an amount sufficient to pay the principal of and interest on said bonds shall be levied upon all taxable property in the Town of Wake Forest, North Carolina.

The referendum will be conducted in the areas of said Town in Wake County by the Wake County Board of Elections. The referendum will be conducted in the areas of said Town in Franklin County by the Franklin County Board of Elections. The last day for new registration of those not now registered to vote is Friday, October 14, 2022. For further information and questions regarding said referendum, voter registration, procedures for those residents who have changed residences from the date of the last election, voting by absentee ballot, one stop voting and polling places, please contact the Wake County Board of Elections, 1200 N. New Hope Road, Raleigh, North Carolina 27610, (919) 404-4040 or the Franklin County Board of Elections, 279 S. Bickett Boulevard, Suite 300, Louisburg, North Carolina 27549, (919) 496-3898, as applicable.

The Wake County Board of Elections' website is <https://www.wakegov.com/departments-government/board-elections>. The Franklin County Board of Elections' website is https://www.franklincountync.gov/county_services/board_of_elections/index.php.

Erica Porter
Chair, Wake County Board of Elections

Sonravea Privette
Chair, Franklin County Board of Elections

Terry Savary
Town Clerk, Town of Wake Forest, North
Carolina

Section 4. The form of the ballot questions to be used at said referendum shall be substantially as follows:

Shall the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐

Shall the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 PARKS AND RECREATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐

Shall the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 GREENWAY IMPROVEMENT BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐

Shall the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 PARKING FACILITIES BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of

way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES []

NO []

Section 5. The Town Clerk is hereby directed to mail or deliver a certified copy of this resolution to the Wake County Board of Elections and the Franklin County Board of Elections within three days after the adoption hereof.

Section 6. This resolution shall take effect upon its adoption.

Thereupon, upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing resolution entitled "RESOLUTION CALLING A BOND REFERENDUM" was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

I, Terry Savary, Town Clerk of the Town of Wake Forest, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Board of Commissioners of said Town at a regular meeting held on July 19, 2022, as it relates in any way to the holding of a public hearing on four orders authorizing general obligation bonds of said Town, the adoption of said orders and the calling of a bond referendum upon said orders and that said proceedings are to be recorded in the minutes of said Board of Commissioners.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

I DO HEREBY FURTHER CERTIFY that I will mail or deliver a certified copy of the resolution adopted on July 19, 2022 entitled “RESOLUTION CALLING A BOND REFERENDUM” to the Wake County Board of Elections and the Franklin County Board of Elections on or before the third day following the adoption of said resolution.

WITNESS my hand and official seal of said Town this 19th day of July, 2022.

Town Clerk

[SEAL]

EXHIBIT A

[A list of any persons making comments and a summary of such comments to be attached. If no comments are made, please insert "None".]

BOND REFERENDUM
TOWN OF WAKE FOREST, NORTH CAROLINA

November 8, 2022

Form of Ballot Questions

Shall the order adopted on July 19, 2022, authorizing not exceeding \$23,720,000 ROADWAY AND TRANSPORTATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to construct, extend, widen, resurface, install and improve streets and sidewalks inside and outside the corporate limits of said Town, including, without limitation, bridges, grade separations, traffic and pedestrian signals, bus shelters, street lighting and other streetscape improvements and any related land, easements, rights of way and utility improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐

Shall the order adopted on July 19, 2022, authorizing not exceeding \$24,430,000 PARKS AND RECREATION BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various parks and recreational facilities inside and outside the corporate limits of said Town, including, without limitation, athletic fields, courts, restrooms, shelters, lighting and any related land, easements, rights of way and dam and reservoir improvements, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐

Shall the order adopted on July 19, 2022, authorizing not exceeding \$14,350,000 GREENWAY IMPROVEMENT BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct, improve and equip various greenways inside and outside the corporate limits of said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐

Shall the order adopted on July 19, 2022, authorizing not exceeding \$12,500,000 PARKING FACILITIES BONDS of the Town of Wake Forest, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, to acquire, construct and equip public parking and appurtenant facilities for said Town, including, without limitation, any related land, easements and rights of way, and providing that additional taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds, be approved?

YES ☐

NO ☐



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-417-

Submitted by:

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-619-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Approval of Appointments to Citizen Advisory Boards

Recommendation:

Item Summary:

ATTACHMENTS

- [Resolution2022-34AdvisoryBoardAppointmentsPRCJul202219.pdf](#)

RESOLUTION 2022 - 34

**ADVISORY BOARD/COMMISSION APPOINTMENTS
FOR THE TOWN OF WAKE FOREST, NORTH CAROLINA**

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that the following persons be appointed to the following citizen advisory boards:

Parks, Recreation & Cultural Resources Advisory Board

Kristen Hamill

(Partial Term; July 19, 2022 – December 31, 2023)

Latika Vick

(Partial Term; July 19, 2022 – December 31, 2023)

Luke Kemp

(Partial Term; July 19, 2022 – December 31, 2023)

Duly resolved this 19th day of July 2022.

ATTEST:

Vivian A. Jones
Mayor

Theresa Savary
Town Clerk



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-621-

Submitted by: Elisabeth Palermo

Submitting Department: Engineering

Meeting Date: July 19, 2022

SUBJECT

Approval of an NCDOT Municipal Concurrence Package to enact a speed ordinance on a section of SR 2044 (Ligon Mill Road) between SR 4428 (Song Sparrow Dr.) and US 1 (S. Main St).

Recommendation:

The Town currently does not have a speed limit ordinance for Ligon Mill Road. In addition, the current posted speed limit on Ligon Mill Rd between SR 4428 (Song Sparrow Dr.) and US 1 (S. Main St.) is 45 mph and NCDOT has determined it appropriate to reduce the speed to 35 mph. NCDOT is requesting the Town enact a speed limit ordinance for this section of Ligon mill Rd and execute the Municipal Concurrence Package. This ordinance will concur with NCDOT's request.

Item Summary:

ATTACHMENTS

- [Attachment_A_Summary_Ligon_Mill_Ordinance.docx](#)
- [Attachment_B_Resolution_Ligon_Mill_Concur_Speed_Change.docx](#)
- [Attachment_C_Ordinance_Ligon_Mill_Speed_Change.docx](#)
- [Attachment_D_SR 2044 \(Ligon Mill Rd\) Municipal Concurrence Package.pdf](#)

Agenda Item: Approval of an NCDOT Municipal Concurrence Package to enact a speed limit ordinance to reduce the posted speed limit on a section of SR 2044 (Ligon Mill Road) from 45 mph to 35 mph between SR 4428 (Song Sparrow Dr.) and US 1 (S. Main St.).

Summary: The Town currently does not have a speed limit ordinance for Ligon Mill Road. In addition, the current posted speed limit on Ligon Mill Rd between SR 4428 (Song Sparrow Dr.) and US 1 (S. Main St.) is 45 mph and NCDOT has determined it appropriate to reduce the speed to 35 mph. NCDOT is requesting the Town enact a speed limit ordinance for this section of Ligon mill Rd and execute the Municipal Concurrence Package. This ordinance will concur with NCDOT's request.

Attachments: Resolution, Ordinance, NCDOT Municipal Concurrence Package

RESOLUTION 2022-XX

**RESOLUTION AMENDING THE CODE OF ORDINANCES SEC. 30-263. - SCHEDULE XVII, ADD SPEED LIMIT
LIGON MILL ROAD SPEED LIMIT 35 MPH**

WHEREAS, The North Carolina Department of Transportation has determined that the speed limit on SR 2044 should be 35 mph in the section of SR 2044 beginning at SR 4428 (Song Sparrow Dr.) traveling northeast to the intersection of US 1 (S. Main St.).

WHEREAS, The North Carolina Department of Transportation requires the completion of a Municipal Concurrence package in order to enact a speed limit ordinance within the Town's boundaries.

WHEREAS, it was found that there is not currently a speed limit ordinance for SR 2044 (Ligon Mill Rd).

WHEREAS, the 35 mph Town Ordinance speed limit request will coincide with North Carolina Department of Transportation Ordinance # 1082083.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest to concur with the request of North Carolina Department of Transportation to enact a speed limit ordinance of 35 mph on the portion of SR 2044 (Ligon Mill Rd.) beginning at SR 4428 (Song Sparrow Dr.) traveling northeast to the intersection of US 1 (S. Main St.).

Duly adopted this 19th day of July 2022.

TOWN OF WAKE FOREST

Mayor:

Vivian A. Jones,
Mayor

Approved as to form:

Hassan Kingsberry,
Town Attorney

ATTEST:

Terry Savary, CMC, Town Clerk

ORDINANCE 2020 – x ORDINANCE AMENDING CHAPTER 30; ARTICLE VI. TRAFFIC SCHEDULES; SEC. 30-263. - SCHEDULE XVII, SPEED LIMITS OF THE CODE OF ORDINANCES FOR THE TOWN OF WAKE FOREST, NORTH CAROLINA

WHEREAS, the Town concurs by resolution with the request of the NCDOT to enact the speed limit ordinance to reduce the posted speed limit on SR 2044 (Ligon Mill Rd.) from 45 mph to 35 mph between SR 4428 (Song Sparrow) and US 1 (S. Main St.) a section approximately 1.68 miles in length.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, to amend the Code of Ordinances as follows:

Add:

35 miles per hour:
Ligon Mill Road (SR2044) from the intersection of SR 4428 (Song Sparrow Drive)
traveling northeast to the intersection of US 1 (S. Main Street) a length of
approximately 1.68 miles.

Duly adopted this 19th day of July 2022.

TOWN OF WAKE FOREST

Mayor:

Vivian A. Jones,
Mayor

Approved as to form:

Hassan Kingsberry,
Town Attorney

ATTEST:

Terry Savary, CMC, Town Clerk

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1082083

Division: 5 **County:** WAKE

Municipality: WAKE FOREST

Type: Municipal Speed Zones

Road: SR 2044

Car: 35 MPH

Truck: 35 MPH

Description: From the intersection of SR 4428 (Song Sparrow Dr) at SR 2044 (Ligon Mill Rd) traveling northeast to the intersection of US 1 (S Main St) at SR 2044 (Ligon Mill Rd).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
 Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Municipal Speed Zones									
County	WAKE	Division	5	Old Ordinance Number					
Municipality	WAKE FOREST	Ordinance Number	1082083	Effective Date	Repealed Date				
Route	SR 2044	Car Speed Limit	35	Truck Speed Limit	35	Approval Status	D	Repeal Status	D
Construction Project Number		Begin Milepost	3.197	End Milepost	4.873				
Intersecting Route / Begin Reference Feature	SR 4428	End Reference Feature	US 1						
Justification									
Description	From the intersection of SR 4428 (Song Sparrow Dr) at SR 2044 (Ligon Mill Rd) traveling northeast to the intersection of US 1 (S Main St) at SR 2044 (Ligon Mill Rd).								
Long Description									





Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-593-
Submitted by: Emma Linn
Submitting Department: Planning
Meeting Date: July 19, 2022

SUBJECT

Consideration of a petition requesting contiguous annexation submitted by RP HV Lakeside LLC and Tri Point Homes Holdings INC for property associated with Holding Village Phase 10 located at 0 Dr. Calvin Jones Hwy and 0 Friendship Chapel Road being Wake County PINs 1840-46-5430 and 1840-36-9255 and adjacent right-of-way being approximately 29.16 acres (AN-22-03)

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-598-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: July 19, 2022

SUBJECT

Consideration of LEGISLATIVE CASE RZ-22-01, Wake Union, a rezoning filed by Kimley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-585-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: July 19, 2022

SUBJECT

Consideration of TA-22-03: Unified Development Ordinance Text Amendment to update Chapters 1 and 8

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-441-

Submitted by:

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Department Monthly Report

Recommendation:

Item Summary:

ATTACHMENTS

- [June 2022 Monthly Report.pdf](#)

June 2022 | Department Monthly Report



Administration

- The 2022 Strategic Plan was rolled out to staff through interactive meetings with each department.
- Title VI training was provided to the Senior Leadership Team and the Departmental Liaisons. Departmental Liaisons then reviewed the information with their respective teams.
- A FEMA application was completed and submitted through the NC Department of Public Safety as part of the process to receive the funds granted through the Community Project Funding for the Wake Forest Reservoir. Funds anticipated to be received in Fall 2022.
- Staff involved with planning and logistics for the July 3rd Fireworks Spectacular as well as providing planning assistance to the Optimist Club for the July 4th Children's Parade.

Communications

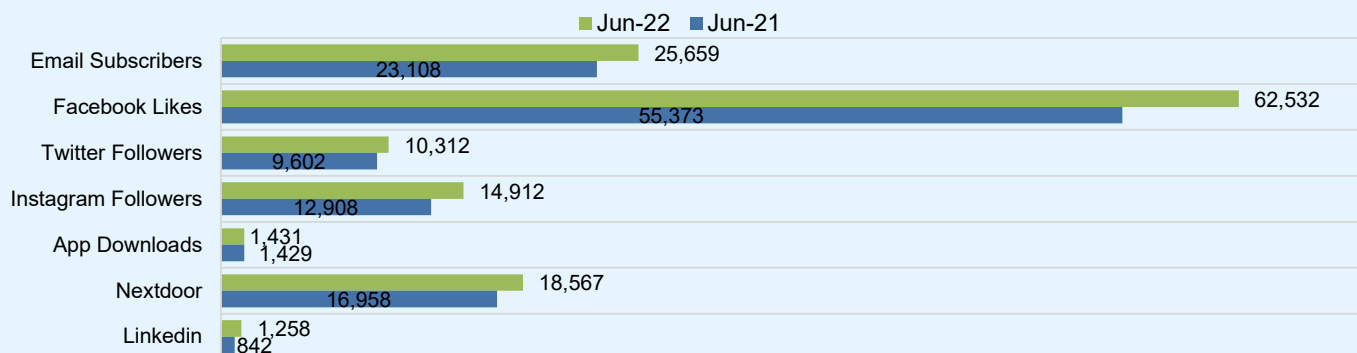
ANNOUNCEMENTS

Media Releases	33
Email Announcements	20
Town-to-Resident Phone Calls/Texts	1

TOP 5 VIEWED PAGES ON WEBSITE

RANK	PAGE	IEWS
1	Holding Park Aquatic Center	11,076
2	Home	10,460
3	Friday Night on White	6,284
4	Bill Payment Options	2,559
5	Sprayground	2,559

SUBSCRIBERS



Downtown Development

UPDATES PROVIDED QUARTERLY

OCCUPANCY

	JAN- MAR 2022	APR - JUNE 2022
Occupancy Rate in Percentage	90%	90%

NEW BUSINESSES

	JUNE 2022	FISCAL YEAR-TO- DATE
Number of New Businesses	0	12
Number of Businesses Closed	0	12

UPDATES PROVIDED QUARTERLY

EVENTS

FOURTH QUARTER EVENTS (APR - JUNE)	ATTENDANCE IN 2022	ATTENDANCE IN 2021
FNOW (April)	10,000	N/A due to Covid
Forest Fest (April)	3,500	N/A due to Covid
FNOW (June)	12,000	N/A due to Covid

- Wake Forest was designated as a 2022 Accredited Main Street America program for the 12th consecutive year.
- Poll was sent out to business and property owners to seek feedback on social districts.
- Friday Night on White in June was a huge success with approximately 12000 attendees. Temperatures were mild for June, and this contributed to the large turnout.
- Wake Forest Downtown (WFD) held annual elections and Joanna Trotter, owner of Next Consignment, and Addison Harmon, owner of The Corner, will be joining the board effective July 1, 2022. Scott Poole, Wake Electric, termed off the board, after 6 years of service.
- Downtown Development Manager and staff attended S-Line Workshop to review potential impact to downtown. Downtown business and property owners, as well as WFD Board Members, were also encouraged to attend and provide feedback.
- Merchant social was hosted by Wake Forest Downtown and sponsored by Fidelity Bank at Freddy's Bottle Shop on June 2, 2022. Approximately 25 downtown businesses were represented at the event. The WFD Board recognized Scott Poole his six years of service to the board and Lisa Hayes was presented with her Main Street Champion certificate and medal.

Economic Development

WFBIP MONTHLY NEWSLETTER

[VIEW](#)

The Wake Forest Business & Industry Partnership's Quarterly Report is updated at the end of each quarter.

Use Chrome, Firefox, Safari or Edge to view the newsletter and/or the report.

REQUESTS FOR INFORMATION (RFIs)

	MAY 2022	JUNE 2022
Number of responses to RFIs	1	0

BUSINESS RETENTION & EXPANSION (BRE)

NAMES OF BUSINESSES VISITED THIS MONTH

Wake Weekly
Atlas Stark
AGNC
Spiral Sun Ventures
Blue Force Technologies

Engineering

ENGINEERING PROJECTS Public Infrastructure, Environmental Engineering & Construction

PROJECT	CODE	UPDATE
Stormwater Infrastructure Assessment		The Engineering Department released a "Stormwater Services Survey" with the help of the Communications Department on Engage Wake Forest. Results of the survey will help the stormwater staff understand our resident's opinions and awareness of stormwater issues. (Project Manager – Monica Sarna)

Wake Forest Reservoir

The construction contract between Credence, Inc and the Town has been submitted for execution. The construction of the project is anticipated to start in August 2022. The Town and NC Department of Public Safety worked closely to complete the grant application for the Community Project Funding. In the next few months, the Town will select an engineering consulting firm to begin working on improvement design plans. (Project Manager – Carrie Mitchell)

Finance

FINANCIAL TASKS COMPLETED

TAX RETURNS & REPORTS	COMPLETION DATE
NC Sales and Use Tax Form E500	June 15
941/NC-5Q Quarterly Payroll Tax Returns	N/A
ORBIT/LGERS Report – NC State Treasurer	June 1
Utility Sales Tax Return – E500 E	June 10
Wake County Prepared Food and Beverage	June 15
ACCOUNTING/FINANCE	AMOUNT
Total Accounts Payable Disbursement	\$ 701,852
Total ePayables Disbursement	821,226
Total Number of Invoices Paid	269
Total Amount of Invoices Paid with credit card	350,491
GENERAL TASKS AND OTHER ITEMS	COMPLETION DATE
Staff preparing for year end and audit Work continues with bond referendum prep Application submitted to LGC - \$75 million GO Bond Referendum	On going On going June 24
FY 2022–2023 Budget	COMPLETION DATE
Work session to discuss budget with Board of Commissioners	June 7
Budget Adopted	June 21

PURCHASING / WAREHOUSE

New Vendors Set Up	7
Purchase Orders Processed	23
Informal Quotes	12
Surplus Items	Sold 6 items – \$8,008
HUBSCO	One (1) submitted

NORTHERN WAKE FOOD SECURITY TEAM

Staff Hours	16 hours per week (Corey Johnson– 10/Drew Brown – 6)
Updates	Funding for NCFST extended through June 2023 Looking into other locations and strategies to maintain permanent sustainable food plan Weekly food pickup in Raleigh for Hope House

Fire

KEY STATS

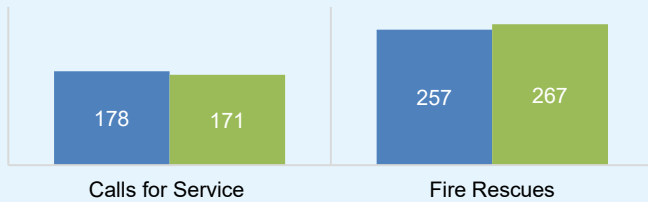
	MAY 2022	JUNE 2022
Calls for Service	463	469
Average Response Time	4:19	4:16

TYPES OF CALLS

	MAY 2022	JUNE 2022
Fire	178	171
Medical	257	267
Motor Vehicle Accidents (MVA)	28	31

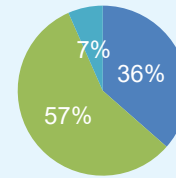
FIRE-KEY STATS

■ May-22 ■ Jun-22



TYPES OF CALLS

■ Fire ■ Medical ■ MVAs



Human Resources

PROMOTIONS / TRANSFERS

EMPLOYEE NAME	DEPARTMENT	POSITION	DATE
Lawrence Diaz	Public Works	Promotion to Construction Worker III	6.27.2022
Joseph Medlin	Public Works	Promotion to Streets Maintenance Manager	6.13.2022

EMPLOYMENT

Positions Filled	375.00
Vacancies	24.00
Total Authorized Positions FY 2021-22	399.00

Information Technology

SERVICE STATS

	MAY 2022	JUNE 2022
Service Requests Completed	348	406
Network Uptime Percentage	99%	100%

FIBER INFRASTRUCTURE DASHBOARD

[VIEW](#)

The Fiber Infrastructure Dashboard can be used to monitor the progress of the Fiber Installation Project.

Use Chrome, Firefox, Safari, or Edge when viewing the dashboard.

Inspections & Public Facilities

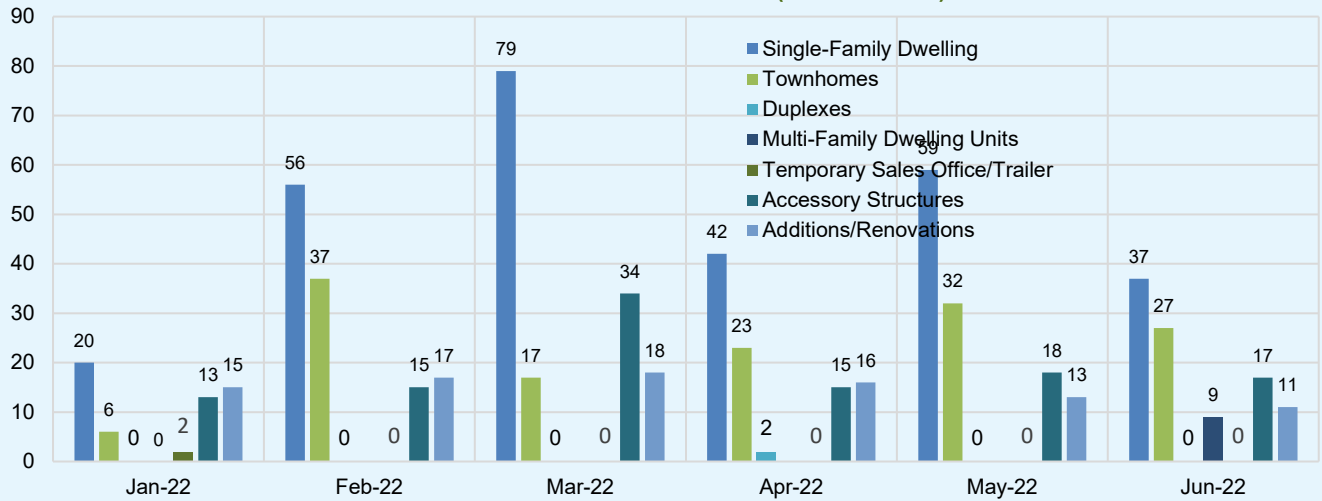
RESIDENTIAL PERMITS

	JUNE 2022	JUNE 2021
Single-Family Dwelling	37	39
Townhomes	38	10
Duplexes	00	00
Multi-Family Dwelling Units	09	00
Other	156	125
Total	289	207

NON-RESIDENTIAL PERMITS

	JUNE 2022	JUNE 2021
New Commercial	03	01
Fit-Ups	02	01
Other	55	38
Total	60	40

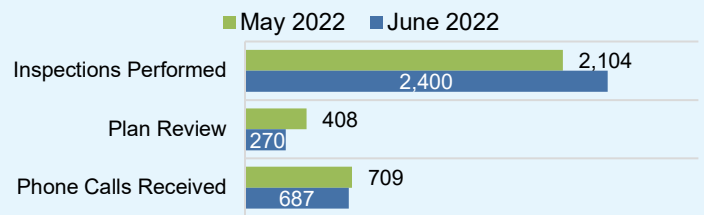
RESIDENTIAL BUILDING PERMITS (last 6 months)



PUBLIC FACILITIES

	MAY 2022	JUNE 2022
Preventative Maintenance Completed	483	462
Reactive Work Orders	95	123

DEPARTMENTAL PRODUCTIVITY



BUSINESSES

NEW COMMERCIAL BUSINESSES

Patronies Pizza	131 Crenshaw Corners Dr
Grove 98 Apts Clubhouse	521 Granite Grove Loop
City Of Raleigh Water Labv	10700 Star Rd

FIT-UPS

White Street Market	412 S White St
Jerimiah's Italian Ice	3600 Rogers Branch Rd105

PRE-OCCUPANCY

Myers Five Inc	744 Merritt Capital Dr 115
Danielle Nicole Hair Salon	12520 Capital Blvd 501
Pure Allure Aesthetics PLLC	12335 Wake Union Church Rd 203

Parks, Recreation & Cultural Resources

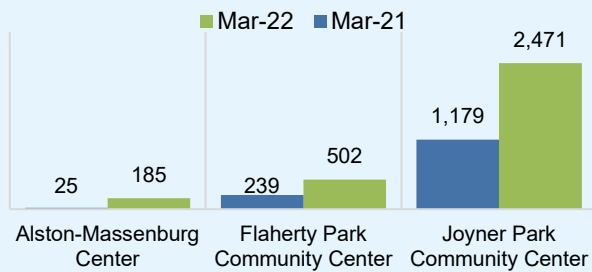
ATHLETICS

	JUNE 2022	JUNE 2021
Registrations Received – Youth	561	324
Registrations Received – Adult	0	6 TEAMS
Games Held	298	0 COVID
Revenue	\$39,980	\$10,340

PROGRAMS

	JUNE 2022	JUNE 2021
Registrations Received – Youth	278	267
Registrations Received – Adult	2090	720
Classes/Programs Held	41	32
Revenue	\$17,156.55	\$5,901.95

VISITORS TO COMMUNITY CENTERS



RECONNECT PROGRAM GUIDE [VIEW](#)

The program guide is updated twice per year in January and July.

PARK MAINTENANCE

TYPE OF MAINTENANCE	QUANTITY
Vandalism	5
Reactive Maintenance	1
PM Inspections and services	73
Evening and Weekend Park Services	4

FACILITY RENTALS

	JUNE 2022	JUNE 2021
Athletic Fields	31	52
Joyner Park Outdoor / Open Space	7	10
General Outdoor / Open Space	2	0
Picnic Shelters	5	2
Wake Forest Community House	4	4
Joyner Park Community Center	5	0
Flaherty Park Community Center	1	0
Alston-Massenburg Community Center	3	3

VISITORS TO AQUATIC CENTER & SPRAYGROUND

	JUNE 2022	JUNE 2021
Aquatic Center	7138	4604
Taylor Street Sprayground	3017	2306

Planning

DEVELOPMENT SERVICES MONTHLY REPORT

[VIEW](#)

ZONING VIOLATIONS DASHBOARD

[VIEW](#)

Use Chrome, Firefox, Safari or Edge when viewing the dashboard.

CERTIFICATES OF APPROPRIATENESS

	JUNE 2022	JUNE 2021
COAs Received	3	0
COAs Approved	2	1

Police

KEY STATS

	JUNE 2022	JUNE 2021
Calls for Service	4645	5348
Vehicle Crashes	166	174

Public Works

Solid Waste

- Heavy storms on 6/17/22 left much tree debris the following week to be cleaned up. Solid Waste worked closely with Urban Forestry, Streets and WF Power to get the debris cleaned up from both common areas and residents throughout the Town of Wake Forest.
- Staffing was fairly consistent throughout the month with a few new employees working well and a few not.
- As a follow up to the paper bag mandate, there are much less plastic bags throughout the Town on a consistent basis as residents have accepted the new policy well.
- 1 SW collector new employee 6/13
- Surveyor surveyed landfill but is waiting for cell tower lease

Streets

- Joe Medlin promoted to Street Maintenance Manager
- Lawrence Diaz promoted to Construction Worker III
- Streets worked with Urban Forestry and Solid Waste to get the debris cleaned up from both common areas and residents throughout the Town of Wake Forest.
- Certified 2 employees in flagging traffic
- Assisted Urban Forestry in storm clean up
- Replaced 405 ft of concrete sidewalks and 2 ADA ramps
- Repaired 101 tons of asphalt throughout town
- Cleaned and graded 450 ft of ditches
- 22 Sign upgrades

Admin

- Strategic meeting in Fleet for new Core Values presented by HR 6/2
- Citizen Rick Kvitko recognized at Board meeting 6/21

Urban Forestry

- Responded safely to storm event with the help of Solid Waste and Streets
- Completed Northhampton Street pruning
- Began heritage south street pruning

Fleet

- Fleet Mechanics completed over 31 hours in technical training. Fleet completed 369 work orders with a productivity rating of 85% of billable hours. We took delivery of our new 6 column wireless mobile lifts on 6/29 and received 2 hours of training on lift operation.

SOLID WASTE

	JUNE 2022	JUNE 2021
New Construction Homes Added	49	70
New Cart Sets	49	70

RECYCLING

	JUNE 2022	JUNE 2021
Volunteer Collected Litter	50	102
Volunteer Collected Recycling	0	0
Volunteer Hours	6	2
Volunteer Miles of Streets	0	3
Sections of Roads Cleaned (not miles)	0	1
Number of Creeks Cleaned	1	0
Number of Litter Kits Issued/Returned	3	1

CEMETERY

	JUNE 2022	JUNE 2021
Number of Plots Sold	3	4
Number of Niches Sold	0	2
Total Plots Available	61	460

Renaissance Centre for the Arts

EVENT & PROGRAM ATTENDANCE

	JUNE 2022	JUNE 2021
Monthly In-Person Attendance	1431	212
Virtual Views	247	261
Ticketed Events Held	3	0
Free Events Held	2	0

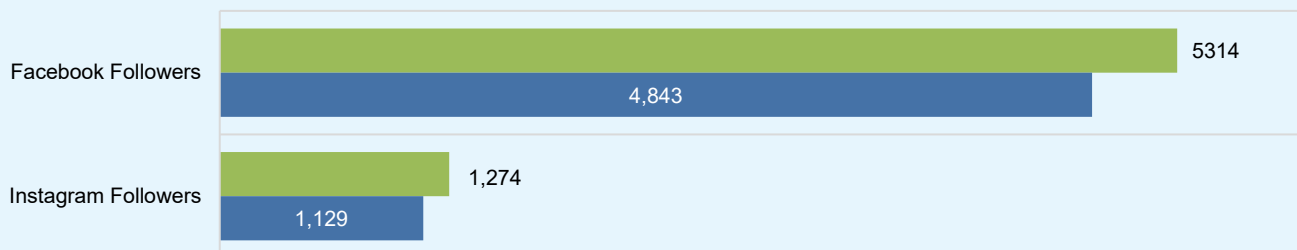
RENAISSANCE CENTRE PROGRAM GUIDE

[VIEW](#)

- The Renaissance Centre welcomes our newest Sapphire partner to the Partners' Circle, Warren, Shackleford, & Thomas Attorneys, P.L.L.C.
- The Centre has been awarded a \$5,000 non-matching grant from the United Arts Council of Raleigh and Wake County. The funds from the grant will be used to continue the Arts For All series offering free art experiences for our community.
- RC staff attended the North Carolina Presenters Consortium Annual meeting and professional development conference on June 20 – 22.
- Centre Director, Debbie Dunn, has been appointed to the North Carolina Presenters Consortium board of directors.
- The Centre is filled with music, acting, dancing and Legos this month. It's summer camp time and the musical theater camp culminated with a live performance of Moana Jr. Campers delighted parents, friends, and theater goers to a sold-out audience on June 24.

SOCIAL ENGAGEMENT

■ Jun-22 ■ Jun-21



Wake Forest Power

CUSTOMER SUMMARY

	JUNE 2022	JUNE 2021
Electric Meters/Customers	6,721	6,567
Pre-Pay Power Customers	454	447
H.O.P.E. Participants	45	43
N.C. GreenPower Participants	17	17

POWER OUTAGES

	JUNE 2022	JUNE 2021
Total Number of Customers Affected by Outages this Month	163	202
Average Number of Customers Affected per Outage	18.11	28.85

PAYMENTS RECEIVED

	MAY 2022	JUNE 2022
eSuite Credit Card Payments	\$339,644	\$353,201
eSuite Credit Card Payments (Pre-Pay)	3,092	2,711
Paymentus CC Payments	517,993	562,498
Paymentus CC Payments (Pre-Pay)	44,765	53,425

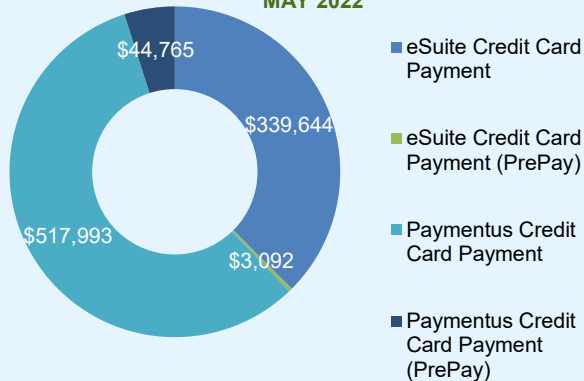
NUMBER OF TRANSACTIONS

	MAY 2022	JUNE 2022
eSuite Credit Card Payments	761	790
eSuite Credit Card Payments (Pre-Pay)	79	73
Paymentus CC Payments	3,811	3,792
Paymentus CC Payments (Pre-Pay)	1,201	1,374

Note: Transitioning to Paymentus

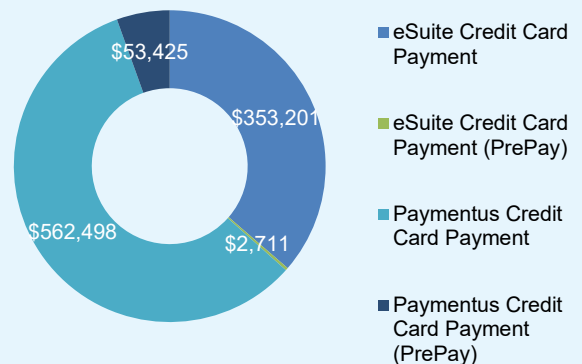
PAYMENTS RECEIVED

MAY 2022



PAYMENTS RECEIVED

JUNE 2022



Advisory Boards

Historic Preservation Commission

MEETINGS

Most recent meeting held	06/8/2022
Number of members in attendance	5 of 9 total

Staff provided an update on the Historic Preservation Plan. Urban Forestry Coordinator, Luke Devores, provided an overview of the Urban Forestry Program and answered questions from the members. The HPC discussed the Historic Home Tour, approved Minor Work COAs, the Ailey Young House, Juneteenth, and the upcoming UDO update.

Human Relations Council

MEETINGS

Most recent meeting held	06/23/2022
Number of members in attendance	7 of 13 total

Juneteenth Event was held on June 18. Planning continues for Good Neighbor Day

Public Art Commission

MEETINGS

Most recent meeting held	06/23/2022
Number of members in attendance	6 of 10 total

Discussions of work to do on Art Vision Plan, UDO input, and Celebration of the Arts

Parks, Recreation & Cultural Resources Advisory Board

MEETINGS

Most recent meeting held	06/27/2022
Number of members in attendance	8 of 9 total

Art Event – Alex Druar: Art class for children and adults. August 27th, out of town and local artist to teach class. Class is being advertised. There are currently have 22 people registered. Mostly in the younger group. Budget has been approved. Materials to be purchased the first week of July. Wake Forest residents, outdoors. Ages 6-11 morning and afternoon 12 & up. Using acrylic paint. Geared towards beginners. Only space for 60 people.

National Trails Day – Christi Spencer (5k Race) Feedback: Was June 4th. 196 sign up, 152 actually ran. There are a few medals left over, we can reuse the left over medals next year. Things to improve: Didn't have lead bike, some runners got confused and ran off course. Do not announce time for presenting rewards. Just say following the race. Volunteer shirts and walkie talkies. Directional spray paint on green way and larger map to show the course.

Unplugged Event – Sandy Thomason: Event started in 2010. At Joyner Park, old fashion games in conjunction with the concert. Food trucks. Sandy will send email to Suja for games. This year it will be on Sept. 11th.

Technology Advisory Board

MEETINGS

Most recent meeting held	06/27/2022
Number of members in attendance	5 of 9 total

More discussions on Smart City needs for the town. No new items were discussed.

Urban Forestry Board

MEETINGS

Most recent meeting held	06/28/2022
Number of members in attendance	0 of 11 total

Meeting cancelled due to lack of agenda items.



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-486-

Submitted by: Shana Shallenberg

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

CIP Project Tracker

Recommendation:

Item Summary:

ATTACHMENTS

- [CIP Project Tracker Q4_FY2021-2022.pdf](#)

PROJECT TITLE	PHASE	TOTAL PROJECT COST	PROJECT DESCRIPTION	DEPT & PROJECT MANAGER	COMPLETED YES / NO	EXPECTED COMPLETION	PROJECT UPDATE: Q4: April-June 2022
General Government							
Ailey Young House Rehabilitation	Construction	\$303,500	Preservation of the building Will provide an African American historical resource	Planning Michelle Michael	No	FYE 2023	The acquisition of the adjacent property has been delayed. The Town Attorney's Office has the lead on the property acquisition. Exterior painting of the Ailey Young House has been completed.
Information Technology							
Information Technology - No active projects this Quarter							
Public Facilities							
Town Hall - Carpet Replacement/Renovations/Office Upfits		\$277,300	Carpet Replacement and office upfits for Town Hall to be completed in FY 21-22	Public Facilities – Mickey Rochelle	No	6/30/2022	Progress continues. The project should be approximately 90% complete by July 1 2022. Carpet scheduled to ship on June 24 with install scheduled to begin first week of July 23.
Greenway, Transportation & Pedestrian Access							
Traffic Pedestrian Signals	In Progress	\$135,000	Traffic signals design and installation at several intersections: Heritage Lake Road and Friendship Chapel Road Forestville Road and Song Sparrow Road Wait Avenue and Middlegame	Public Works – Engineering Joe Guckavan	No	Ongoing	The agreement with NCDOT for the Song Sparrow/Forestville Road intersection has been executed and NCDOT has rescheduled construction. The current anticipated schedule is to begin construction in mid/late July, with several weeks for completion. It is further anticipated that energizing the signal may take an additional 30 to 60 days.
Dunn Creek Greenway, Phase 3	Right-of-way	\$40,000	Construction of greenway (Town property to NC 98 Business to Oak Grove Church Road) 1.9 mile trail connection to Ailey Young Park	Planning Kari Grace	No	12/31/2021	Easement acquisition still ongoing.
Smith Creek Greenway, Phase 2	Design, Right-of-Way	\$406,700	1.1 miles of greenway trail and trailhead with parking providing connection between existing trails. This segment will provide a connection from Ligon Mill Road to Burlington Mills Road and ultimately to Raleigh's Neuse River Greenway via the Wake Forest Connector bridge	Planning Kari Grace	No	12/31/2022	Property acquisition still ongoing. Planning continues to work on justification needed for State to approve parking lot location. Tentatively scheduled for December 2022.

Dunn Creek Greenway, Phase 4	Design	\$157,600	0.55 miles of greenway trail within Flaherty Park. The section provides connection to the existing Del Webb section of Dunn Creek, the existing Orchards at Traditions section of Dunn Creek, and Flaherty Farms apartments for the seminary.	Planning - Dylan Bruchhaus	No	10/31/2022	Kimley-Horn submitted 60% design plans for staff review.
Smith Creek Greenway, Phase 3	Design, Right-of-Way	\$24,000	0.8 miles of greenway trail, Provides connection between existing trails. The section will provide a connection from the Smith/Sanford Creek Greenway junction to Ligon Mill Road.	Planning Kari Grace	No	12/31/2021	Only one parcel left which is in the condemnation process.
Ligon Mill Road Operational Improvements	Construction	3781500	Construction of Complete Streets and Operational Improvements along Ligon Mill Road from S. Main Street to the Walmart Driveway. This project consists of widening to a 4-lane, median-divided roadway with bike lanes, extra large sidewalks, curb and gutter and intersection improvements at S. Main Street.	Engineering-Joe Guckavan	No	44561	Still working to closeout documents--the process may extend into July. Received final billing from Progress Energy for utility relocation.
Bus Shelter Installation	Construction	\$105,000	Installation of three bus shelters and amenities at stops along the Wake Forest Loop.	Planning - Dylan Bruchhaus	No	Ongoing	Installation on hold until Bond Referendum. Staff has developed policies for bench and shelter installation based on ridership levels and planning continues on the first three shelter locations.
Ligon Mill Road Underpass	Design	\$325,000	Project B-5318 replaces the bridge over smith creek and realigns and widens part of Ligon Mill road. The project constructs the Smith Creek Greenway underpass.	Engineering - Joe Guckavan	No	45823	The NCDOT agreement has been executed-- Current anticipated LET date by NCDOT is November 2022. NCDOT is concerned with right of way acquisition from Merritt Properties-- but is working to resolve.

Parks, Recreation and Cultural Resources

Parks, Recreation and Cultural Resources- No active projects this Fiscal Year

Asset Maintenance

Flaherty Park Dam Maintenance and Repair	Design	\$1,010,200	Remove pond dam and repair stream	Engineering Carrie Mitchell	No	TBD	no update
Wake Forest Reservoir Improvements	Design	\$4,478,500	Dam upfits, Dam inspections, Spillway upfits, Lagoon Decommissioning, Park Improvements: Parking lot, boat ramp, and dock. New Bridges.	Engineering Carrie Mitchell	No	6/30/2023	The Lagoon Closure Project has been awarded to Credence, Inc. Construction is anticipated to start in August 2022. Completed application for FEMA as part of the Community Project Funding. Funding expected in October 2022.

Sidewalk Replacement	In Progress	\$100,000	Replace deteriorated, broken and/or uneven sidewalks	Public Works - Streets Tim Bailey	No	6/30/2022	Staff has replaced roughly 600 LF of sidewalk- Wait Ave and S. Main and Heritage subdivision.
Street Maintenance and Resurfacing	In Progress	\$100,000	Staff is recommending to allocate a portion of 2022 Bond referendum for additional street resurfacing and maintenance. Contracting of planning and rehabilitation is scheduled for FY19/20, completion in FY20/21 and then work to begin in FY21/22. (Includes Procurement, installation, and data management of pedestrian and bicycle counters along Town Greenways as well as pavement markings for seven street bicycle lanes and sharrows segments in Downtown.)	Engineering Joe Guckavan	No	Ongoing	No Updates
Stormwater Infrastructure Maintenance and Funding	In Progress	\$325,000	Continual maintenance of Town owned and maintained stormwater infrastructure by the Town of Wake Forest. Work to be conducted by both Town staff and outside contractor. Specific areas will be identified as operating budget is prepared.	Engineering Monica Sarna	No	Ongoing	Staff meetings were held to begin discussions regarding task 3--Stormwater Utility Fee. Currently working with Freese and Nichols to include Town input.
Wake Forest Power							
Line Construction/ System Improvements	In Progress	\$700,000	*Extend and upgrade the Electrical Distribution System	Wake Forest Power Chris Terrell	No	Annual	Legacy Heritage in progress . Devon Square in Progress. Holding Village started.
LED Conversion	In Progress	\$125,000	Convert every light to LED over next 3-5 years	Wake Forest Power Chris Terrell	No	Annual	24 LED Lights installed
Electric Building Improvements - 5301 Unicon Dr.		\$250,000	Electric Department Building including building remodel and construction retrofitting	Public Facilities- Mickey Rochelle	No		Waiting on asphalt. All conduit for gates installed.
Public Works							
Transportation New Sidewalk Projects	In Progress	\$100,000	Streets to install missing sidewalk as identified by Town staff or through the CTP.	Public Works- Streets Tim Bailey	No	Ongoing	Replacing 300 Lf of sidewalk and 3 ADA ramps on W. Sycamore street.

Transportation Roadway Lighting		\$50,000	Lighting Town roadways according to NCDOT and Association of State Highways and Transportation (ASHTO) standards	Public Works- Streets Tim Bailey	No	Ongoing	Continuing to ensure neighborhoods are being lit to proper standards.
Major Capital Projects							
Community Plan	In Progress	\$206,760	Update to the 2009 Community Plan	Planning Jennifer Currin	No	Spring 2022	The Community Plan was adopted on April 19, 2022. The consultant is updating the Plan to reflect changes adopted by the Board of Commissioners.
Completed Projects							
W. Oak Avenue Pedestrian Underpass	Complete	\$168,000	*Pedestrian connections along W. Oak Ave: N. Wingate to N. Main Street	Administration Candace Davis	Yes	6/30/2016	
Rogers Road Widening & Pedestrian Underpass	Complete	\$1,755,500	*Pedestrian underpass to connect Smith Creek Greenway and sidewalk on Rogers Rd	Administration Candace Davis	Yes	11/8/2016	
Athletic Fields Lighting System Replacement/ Installation*	Complete	\$1,279,000	*Replacement plan for lighting at athletic fields	Parks, Recreation & Cultural Resources Ed Austin	Yes	1/31/2017	
Public Safety OSSI System Refresh	Complete	\$40,000	*Upgrade existing OSSI hardware and operating systems	IT Tom LaBarge	Yes	2/15/2017	
Renaissance Centre Renovations Phase 1	Complete	\$1,237,000	*upgrade and renovate areas to improve ability to satisfy the needs of different users	Public Facilities Mickey Rochelle	Yes	3/10/2017	
Hedrick Property Purchase	Complete	\$595,515	N/A	Public Works	Yes	9/5/2017	
Spraygrounds/ Water Features*	Complete	\$411,268	*New sprayground water features at Smith Creek, Flaherty Park, and Future Center	Parks, Recreation & Cultural Resources Ruben Wall	Yes	9/8/2017	
Installation of Irrigation and Sod at Flaherty Park Baseball/ Softball Fields*	Complete	\$138,000	*Building sand-based grass infield *Grading of entire field *Installation of hybrid sod on Field 2	Parks, Recreation & Cultural Resources Ruben Wall	Yes	11/30/2017	
Renaissance Centre Renovations Phase 2	Complete	\$995,800	*upgrade and renovate areas to improve ability to satisfy the needs of different users	Public Facilities Mickey Rochelle	Yes	4/21/2018	
Communication Center Hardware Upgrade/ Vista 911	Complete	\$180,000	*Upgrade current hardware to receive 911 transfers and landline/cellular information, provide analytics	IT Jeff Leonard	Yes	6/30/2018	

Security systems for Flaherty Community Center, Holding Community House, and Parks and Recreation	Complete	\$137,500	*Security alarms and cameras *Install card access at remaining buildings	Public Facilities Mickey Rochelle	Yes	6/30/2018	
Equipment/Materials Storage Building	Complete	TBD	Add Storage Building at Heritage Park / Reduce Time Transporting Equipment from Maintenance Shop	Parks, Recreation & Cultural Resources Ruben Wall	Yes	6/30/2018	
Smith Creek Stream Bank Repair	Complete	\$200,000	* Repair of approximately 200 LF of stream bank due to damage from Hurricane Matthew. *Working with FEMA on 404/406 funding	Public Works - Engineering Carrie Mitchell	Yes	7/18/2018	
Athletic Court Reconstruction*	Complete	\$62,500	*Reconstruction of Tyler Run and Ailey Young basketball courts	Parks, Recreation & Cultural Resources Ruben Wall/Josh Glover	Yes	9/4/2018	
Holding Park Pool and Playground Renovation	Complete	\$2,929,000	*Renovation of Holding Park pool *Improved /more accessible playground with improved drainage system	Parks, Recreation & Cultural Resources Ruben Wall	Yes	9/15/2018	
Dunn Creek Greenway - Downtown Connector	Complete	\$1,491,500	*Construction of a 10' wide greenway (approximately .36 miles) from the NC 98 (Dr. Calvin Jones Highway) pedestrian culvert (approximately 9 feet wide, 8 feet high) north to town property	Administration Candace Davis	Yes	10/31/2018	
Smith and Sanford Creek Greenway	Complete	\$6,054,935	*Construction of a continuous pedestrian facility consisting of approximately 2.4 miles of greenway	Administration Candace Davis	Yes	10/31/2018	
Road Connections	Complete	\$8,286,000	*Street Connections Project includes: Forest Rd, Royal Mill, Police Parking Lot, Curb and Gutter in SFBP, striping on Retail Dr.	Community Development	Yes	11/17/2018	
Road Connections	Complete	\$8,286,000	Roadway connections: Forest Road, Royal Mill connection in Traditions, Heritage Branch and Rogers Road	Public Works – Engineering - Jonathan Jacobs	Yes	1/31/2019	
North Main Stormwater Repair and Roadway Rehabilitation	Complete	TBD	Relocate and replace failing stormwater pipe and box between North Main St., N. College St. and N. Wingate St. Upgrade existing boxes on North Main Street (US1A) to current standards with hood and grade, re-granite curb as needed, and resurface street to minimize flooding.	Public Works – Engineering - Jonathan Jacobs	Yes	4/30/2019	
Richland Creek Stream Restoration, phase 2 (The Cottage)	Complete	\$100,000	Repair of approx. 150 LF of stream bank and greenway undercut due to Hurricane Matthew. FEMA approved \$16,000 for reimbursement	Public Works – Engineering Carrie Mitchell	Yes	7/31/2019	
Joyner Park Phase 2	Complete	\$11,880,930	Master Plan for Joyner Park Community Center and other improvements to the park	Parks, Recreation & Cultural Resources Ruben Wall	Yes	8/31/2019	

Comprehensive Transportation Plan	Complete	\$199,363	*Multimodal Transportation Plan	Planning	Yes	11/30/2019	
Downtown Improvements Phase 3	Complete	\$5,600,000	Continue implementing the Renaissance Plan for the Downtown section of Wake Forest; improvements to streets and landscaping within the downtown area. Phase 3 of the project	Administration Candace Davis	Yes	12/6/2019	
Richland Creek Stream Repair 2017	Complete	\$116,950	Repair of approximately 150 LF of stream bank and greenway undercut due to Hurricane Matthew. FEMA approved \$16,000 for reimbursement	Public Works – Engineering Carrie Mitchell	Yes	1/31/2020	
Senior Center Expansion	Complete	\$4,861,300	Exercise room addition Roof replacement for existing facility Multipurpose room addition HVAC Replacement	Public Facilities Mickey Rochelle	Yes	2/3/2020	
Board Chambers A/V Camera System	Complete	TBD	Update existing audio visual, camera and sound system in the Board Chambers for televising meetings	Administration Aileen Staples	Yes	3/1/2020	
Dog Park Upgrades	Complete	\$155,000	New configuration, shade structures, fencing, water fountains, and ADA access	Parks, Recreation, & Cultural Resources Josh Glover	Yes	3/20/2020	
Installation of Irrigation and Sod Flaherty Park Field #3	Complete	\$60,000	Grading and sod installation in the outfield portion.	Parks, Recreation, & Cultural Resources Josh Glover	Yes	7/30/2020	
North White Street Landfill - Cap Construction	Complete	\$565,000	In July 2017, the town received a notice of violation (from NCDEQ - Solid Waste Section) of minimal levels of contaminants and was directed to put together a corrective action plan (CAP).	Public Works- Magda Holloway/Jeanette Johnson	Yes	7/30/2020	
Priority Pedestrian Corridors: Wait & West Oak Avenue	Complete	\$3,800,000	Construction of pedestrian connections along Wait Avenue and West Oak Avenue. This project consists of sidewalk on Wait Avenue from S. Allen Drive to east of Dunn Creek connecting to existing sidewalk, upgrading the intersection of S. Allen and Wait Ave with Pedestrian Signals, installation of sidewalk and multi-use path on West Oak Avenue, with a new connection to Joyner Park.	Public Works – Engineering Jonathan Jacobs	Yes	12/31/2020	
Stadium Drive Complete Street	Complete	\$10,643,800	Construction of Complete Streets and widening along Stadium Drive from Capital Blvd to Wingate Street. This project consists of turn lanes, curbs/gutters, wider shoulders, improved pedestrian access, new transit stops, benches, and a bus shelter.	Public Works – Engineering Jonathan Jacobs	Yes	12/31/2020	

Forestville Road Pedestrian Underpass	Complete	\$349,000	*Pedestrian underpass to connect Sanford Creek Greenway and sidewalk on Forestville Road *Bridge Replacement	Administration Candace Davis	Yes	6/30/2021	
Fiber Infrastructure Project	Complete	\$2,496,158	Interconnect Town sites with a fiber network infrastructure	IT Adam Oates	Yes	9/1/2021	
Endeavor Charter School	Complete	\$750,000	Offsite infrastructure Improvements related to the Traffic Impact Analysis submitted in June 2020 and providing safe ingress and egress to the newly expanded school. (Intersection of Burlington Mills Road and One World	Engineering - Joe Guckavan	n/a	11/30/2021	
Ailey Young Dam Removal & Stream Repair	Complete	\$817,105	Remove pond dam Repair stream	Engineering Carrie Mitchell	No	12/31/2021	
Greenway and Park Signage, Phase 1	Complete	\$1,082,500	*Wayfinding, phase 1- Sign implementation across greenways and parks	Public Works	Yes	9/30/2022	
Public Works Operations Center (Renovation/Upgrade)	Complete	\$16,110,000	Expansion of the Operations Center	Public Facilities Mickey Rochelle	No	TBD	
Rogers Branch Installment	Complete	\$759,900	Extension of Rogers Branch Road from its current dead end to the intersection of Foundation Drive and Forestville Road	Engineering - Joe Guckavan	n/a	TBD	
Northeast Community Plan	Complete	\$93,715	Update to the 2007 Northeast Neighborhood Plan	Planning Michelle Michael	No	Winter 2021	



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-485-

Submitted by: Shana Shallenberg

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Strategic Plan

Recommendation:

Item Summary:

ATTACHMENTS

- [Strategic Plan Working Document_Q4 April-June 2022.pdf](#)

GOAL 1: Economic Development



STRATEGY: Foster environment that supports growth and expansion

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
Partner with various organizations to develop an entrepreneur program	- Working with two regional technology incubators and local tech partners to develop programs. (COMPLETED) - Anticipate agreements to be executed this summer for a site in Downtown Wake Forest. (COMPLETED) - Grow WRAL TechWire community spotlight partnerships with technology focused businesses. (ONGOING)	Loading Dock Wake Forest (LDWF) is currently scheduled to welcome members in Fall 2021. Supply chain issues have caused ongoing delays. Wake Forest Business and Industry Partnership (WFBIP) is partnering with CoWorking NC to develop a curriculum of programming gleaned from surveys and interviews with Wake Forest entrepreneurs designed to meet the needs of the local entrepreneurial ecosystem. This programming will be coordinated with and offered at LDWF upon its opening. 3 articles/news features remain in the existing partnership with WRAL TechWire and will be published in the coming months.	Loading Dock Wake Forest (LDWF) opened for business and held their launch party on 12.4.21. Membership sales and office space rentals are off to a strong start. Wake Forest Business & Industry Partnership (WFBIP), in partnership with CoWorking NC, has finalized a curriculum of programming specifically designed to address the growth and development needs of Wake Forest’s local small businesses and entrepreneurs. The programming will be launched by LDWF, most likely in Q4, and integrated into the other programming it offers to its members. However, all programming developed/designed by WFBIP will be to all Wake Forest businesses. One article – 5 New Developments Coming to Downtown Wake Forest - was published this quarter in	The Loading Dock Wake Forest (LDWF) reports strong membership growth and continuing interest through its first quarter of operations. As previously noted, a curriculum of programming to support Wake Forest small businesses and entrepreneurs has been prepared by the Wake Forest Business & Industry Partnership (WFBIP) and is awaiting implementation. The programming will be launched and facilitated by LDWF in Q4 and integrated into the other programming it offers to its members. However, all programming developed/designed by WFBIP will be available to all Wake Forest businesses and entrepreneurs. Two articles remain in the partnership with WRAL TechWire. Discussions on how to optimize marketing on the remaining pieces are underway.	The Loading Dock Wake Forest (LDWF) continues to see strong growth and progress. Membership totals now surpass 200 and two-thirds of the new facility’s private office spaces are leased. The first two events of the curriculum programming WFBIP designed for local small businesses and entrepreneurs has been hosted in partnership with LDWF. Both were successful and well-attended focusing on the importance of mentorship and legal structures for new businesses respectively. One of the two remaining articles with WRAL TechWire was published this quarter. The article focused on the strong workforce/labor shed Wake Forest boasts as it seeks to attract bio/life/pharma/research & development (R&D) opportunities to the Wake Forest Business & Technology Park (WFBTP).

			WFBIP's WRAL TechWire Content Partnership. Two articles remain in the partnership, with one each expected to be published in Q3 & Q4.		
<i>Advance the development of a Live-Work-Play Technology Park</i>	- Currently going through Electricities site certification program. (COMPLETED) - DFI performing market analysis. (COMPLETED) - RFQ released for site engineering and architectural services. (COMPLETED)	Our partners at UNC's Development Finance Initiative (DFI) performed a refreshed market analysis last quarter. The effects of COVID have significantly changed the current demand for office space as well as lingering uncertainty in future demand. In response, WFBIP has commissioned an analysis by economist Ted Abernathy, Principal of Economic Leadership. He has been tasked to examine the "Tech Sector" industry assets Wake Forest holds within the Triangle and region. The results of this analysis are expected by the end of October 2021 and will spearhead an effort to pivot the "work" component of the Wake Forest Business & Technology Park (WFBTP) from office to respond to the growing and more consistent demand for life science, R&D, & Bio/Pharma opportunities. A targeted recruitment strategy will need to be developed as WFBIP pursues this new direction to advance the development of the WFBTP.	The "Tech Sector Analysis" commissioned by the Wake Forest Business & Industry Partnership (WFBIP) with Ted Abernathy of Economic Leadership was completed this quarter and is under initial review by stakeholders.	A February 25, 2022 presentation on the Tech Sector Analysis to the major stakeholders for the Wake Forest Business & Technology Park (WFBTP) Site was provided by Ted Abernathy of Economic Leadership, including recommendations for next steps. Presentation included valuation projections of the WFBTP property transitioned to a Life Science-anchored mixed-use park. Developer interest remains strong. This process will culminate – forecasted in Q1 of FY 22-23 – in a Request for Proposals to the development community to produce the concept as re-envisioned.	During this quarter, an Economic Impact Analysis (EIA) was initiated for economic projections on the revisions to the WFBTP from an office-based live-WORK-play development to one with life sciences/bio/pharma/R&D as the major industry focus and job creator. Results of that analysis are expected in late Q1 of FY22-23. Despite growing economic headwinds, the property continues to see strong interest from the development community.

<i>Maintain an active and effective Main Street program</i>	- Utilize the four-point strategies: 1) Economic Vitality, 2) Marketing & Promotions, 3) Organization, 4) Design & Appearance - Program the remainder of the side streets improvement projects into the CIP (COMPLETED) - Retain National Main Street Accreditation (COMPLETED)	Wake Forest Downtown, Inc. (WFD) held their annual retreat on 8.23.21 to focus on the annual plan of work. The four-point strategy is incorporated, with each committee having key action items. Diversifying income outside of events is a key area of focus for the board. Downtown Development Manager attended Main Street Directors meeting as required for accreditation.	Plan of Work for Wake Forest Downtown, Inc. (WFD) was voted and approved 11.3.21 and all sub committees have held quarterly meetings during this period. Downtown Development Manager attended regional NC Main Street meeting 11.1.21.	Annual assessment packet was submitted January 2022. Downtown Development Manager attended NC Main Street Conference March 2022. Committees have been actively meeting. Board Chair and Downtown Development Manager are working on internal changes to help align board member strengths with committee positions. Current focus is to strengthen committees through additional community volunteers.	Wake Forest was designated as a 2022 Accredited Main Street America program for the 12th consecutive year. Downtown Development Manager attended Main Street Now, National Main Street America Conference, in Richmond, Virginia in May 2022. Wake Forest Downtown continues to meet monthly, and committees are exploring ways to support downtown through the 4-point approach.
<i>Continue to monitor and evaluate downtown parking capacity</i>	- DFI will perform a parking study as part of their market analysis on the old SunTrust property. (COMPLETED) - Additional future studies will be done on an as needed basis as Downtown continues to grow.	DFI has worked closely with applicable staff for some feasible solutions. Staff recommendations will be presented to the WF Board of Commissioners (BOC or Board) in October.	The Suntrust redevelopment project's request for proposals is anticipated to be released to the development community in February 2022 after meetings with WFD, Downtown Business Alliance, public information sessions and Board of Commissioner consideration in January 2022.	Information sessions for Redevelopment at 353 South White Street were held with Wake Forest Downtown Inc., Downtown Business Alliance, and the general public in January 2022. BOC voted to proceed with redevelopment project with goal of private/public partnership for parking deck. RFP went live early February and proposals are due 4.29.22.	Two proposals have been received for redevelopment at 353 S. White Street that will include a parking deck. Staff has reviewed submissions and interviews will be held in July.
<i>Continue to explore initiatives that provide expedient and seamless customer service</i>	Increase review fees for Express plan reviews; site and master plan. Have staff stay after hours to complete reviews. (COMPLETED)	Site and master plan review fees were increased effective July 1. The Planning Department does not offer express plan review and does not recommend providing that service due to the complexity of the review and staff capacities.	Completed next day inspections 99% of the time.	Completed next day inspections 99% of the time.	Completed next day inspections 99% of the time.

	Inspections Department to maintain next day building inspections policy.	Completed next day inspections 99% of the time.			
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<i>Develop strategies to reach as many residential communities as possible with fiber.</i>	- Currently designing middle mile fiber network. - Working with Ting and exploring other partnerships for reaching neighborhoods from the middle mile. - Ting is currently installing fiber within a section of Heritage.	Ting continues to install fiber throughout the town for residential use. Ting has also brought services to downtown for commercial access to high speed fiber.	Ting continues to install fiber throughout the town for residential use.	Ting has completed the installation of fiber on all major thoroughfares. They are continuing to install fiber access to residences and businesses.	Ting has completed the installation of fiber on all major thoroughfares. They are continuing to install fiber access to residences and businesses.
<i>Provide programming and events as an economic driver to promote a sense of place, provide quality of life programming and attract new visitors and investment.</i>	- Promote the new Joyner Park Community Center as a regional facility for athletics, health & wellness, meetings and special events. - Bring in tournaments, pickleball – partner with the Factory and Greater Raleigh Convention and Visitors Bureau (GRCVB) -	Friday Night On White was held 9.10.21 and it was a great turnout with over 8,000 people. Downtown is consistently seeing over 100 events downtown each month between Farmers Market, Renaissance Centre, WF Chamber, and merchant sponsored events. This number is expected to continue to increase with the continued development downtown.	The Renaissance Centre (RC) presented 11 ticketed events this quarter. Seven of the performances were SOLD OUT! The Renaissance Centre is reaching new audience members by providing audio description for low vision guests during one of the performances of “The Odd Couple.” Audio description is a narrative service that describes to the visually	In this quarter, the Renaissance Centre hosted 11 performances, over 100 classes, 5 rentals, 10 meetings and 3 expos attracting over 4200 people to the downtown area. In addition, the 2022 Wake Forest Film Festival’s attendance was the largest ever, attracting filmmakers and film enthusiast from several states. PRCR Dept: basketball season concluded with no disruptions.	SOLE Defined, a BIPOC led company, took the Renaissance Centre stage and delighted the audience with their percussive dance, using the body as an instrument to create musical expression. PRCR Dept: Hosted another successful Six Sundays in Spring Concert Series. Approximately 7,250 attended throughout the series.

	Develop a public/private partnership and get restrooms. Continue to offer and expand the diversity of programs offered at the Renaissance Centre and by the Parks, Recreation & Cultural Resources Department.	Wake Forest Downtown, Inc. Is hosting Spirits of Wake Forest again and 600 tickets sold out in less than two weeks. This prompted the committee to add an additional tour Saturday nights (100 more tickets) to help meet the demand. The Renaissance Centre presented two SOLD-OUT shows for the community during the 1st quarter. The Malpass Brothers and the Legacy Motown each brought fist-time visitors to Wake Forest as well as provided quality programming for the Town’s citizens.	impaired what a sighted patron is experiencing. Wake Forest Cares Holiday Kickoff event had a great turnout with approximately 8,000 in attendance throughout the day. It was an inclusive event with something for everyone and the merchants had extremely positive feedback. Lighting of Wake Forest was well attended with perhaps the largest crowd ever. PRCR Dept. Hosted the first outdoor <i>Halloween Boo Bash</i>. The event was held on Thursday, Oct. 21st, at E. Carroll Joyner Park, for children ages 12 and younger. Over 4000 citizens attended the event in 2021. In the past we averaged about 1000 for our indoor Halloween event. PRCR Dept: fall outdoor athletic leagues concluded with no disruptions Planning/PRCR Dept. Hosted Make a Difference Day at Taylor Street Park (October 23, 2021). PRCR Dept: Basketball leagues returned for the first time since COVID. There are 648 participants enrolled this year.	PRCR Dept. Partnered with the Wake Forest Pickleball Club to host the “Luck of the Green” Pickleball Benefit Tournament Friday-Sunday, March 11-13, at the Flaherty Park Pickleball Courts. Tournament proceeds will be used to make improvements to the Flaherty Park Pickleball Courts. 237 players registered for the tournament. PRCR Dept. Spring Leagues Registrations: Youth baseball/softball - 925 youth league registrants (we have returned to our pre-COVID average of over 900), we also have 14 adult softball teams and 7 adult kickball teams registered. Downtown Development did not host any events first quarter of 2022 but is gearing up for the return of Friday Night on White series beginning in April.	PRCR Dept. Hosted annual egg hunt in April and movie nights on May 21st (moved indoors due to rain 100 in attendance) & June 18th (approximately 400 in attendance). Holding Park Aquatic Center and Taylor Street Park Sprayground opened on time for the season. PRCR Dept. New Outdoor Fitness Court at Flaherty Park opened on June 25th Friday Night on White returned in April and June (weather cancellation May). Both events were well attended with over 20,000 in attendance at both events. Wake Forest Downtown introduced a new event, Forest Fest, on April 23, 2022. This event replaced Dirt Day and provided the opportunity to partner with Arts Wake Forest, Wake Forest Farmers Market, and Wake Forest Historical Museum. The event had approximately 3500 in attendance and was a huge hit with people of all ages.
Convert Owen Avenue to a shared festival street (PROJECT COMPLETED)					

Complete White Street Streetscape Expansion (Elm Avenue to Holding Avenue) (PROJECT COMPLETED)					
Continual evaluation of the effectiveness of individual programming and events as an economic driver and quality of life initiative	Continued fine tuning of events such as FNOW, Parade, Car Show, Mardi Gras, Dirt Day etc. to provide the optimal visitor experience and largest economic impact -Ongoing	The Charity Car Show was canceled in 2020 and 2021 due to COVID and in August 2021 WFD made the decision to not proceed with hosting again. Majority of merchants indicated that this was not a good sales day for them and that street closures made it difficult. WFD will continue to host Dirt Day, but hopes to explore partnerships with other events, such as a spring artisan market, to strengthen the overall event and spread it out throughout downtown. WFD is bringing back Spirits of Wake Forest, which is a great event that allows us to share the history of downtown. Patrons are encouraged to eat/shop/drink before and/or after their tours. Downtown Business Alliance is helping to tie into the event with a window decorating contest.	Wake Forest Cares Holiday Kickoff and Lighting of Wake Forest were both successful events that brought people downtown and had a positive economic impact. Feedback is being gathered from stakeholders, elected officials and visitors to be considered when planning begins for 2022. Plaid Friday, Small Business Saturday, and Holiday Open House were merchant focused events to help promote shopping local. A scratch off ticket was given away with any purchase and merchant discounts, mystery prizes and Downtown Dollars were offered as prizes. This type of marketing is working as our merchants are reporting increased sales and new customers.	No events were held first quarter 2022, however WFD has been hard at work planning a new event, Forest Fest. This event will incorporate some elements from Dirt Day, but also introduce historical components. This event will be held in partnership with the Town's Arbor Day Seedling Giveaway and the WF Guild of Artists' Spring Art Market.	PRCR Advisory Board hosted a 5k race at Joyer Park on June 4th National Trails Day.
Promote quality of life characteristics to attract and retain businesses and their employees	Maintain Parks, Recreation, and Cultural Resources Department national accreditation for the Commission for Accreditation	Greenway construction plan design complete for Smith Creek Phase 2 and 3, as well as Dunn Creek Phase 4.	Police Department (PD) held National Night Out event. PD assisted with Halloween Boo Bash and patrolled neighborhoods during Halloween.	WF Inspections Department is gearing up for its annual Building Safety Month Kickoff on April 30th at the Town and Country Hardware	WF Inspections Department held its annual Building Safety Month (BSM) kickoff on April 30th. Over 200 hundred people attended and enjoyed free hotdogs and give aways promoting

	of Park and Recreation Agencies (CAPRA). • Maintain Wake Forest Police Department as Commission international accreditation for Law Enforcement Agencies (CALEA). • Wake Forest Inspections Department to promote safety of houses and inspection standards during Building Safety month. (ONGOING) • Provide examples of diverse programming events and initiatives • Maintain and continue to expand park and greenway system.	Police Department (PD) continues to review and update policies for CALEA compliance. PD provided security for FNOW. PD increasing traffic patrols due to uptick in seriousness of traffic crashes. PD patrolling greenways on bicycle and ATV. PD directed traffic at area High Schools for the first week. PD has met with area children during routine patrol. Officers have let them see the functions of the patrol car and taken photos. PD staff is being featured on social media to introduce them to the public.	PD worked security for WF Cares Holiday Kickoff. PD No Shave November fundraiser for the family of Knightdale Officer Cody Hagler PD Turkey Giveaway with over 628 turkeys given away. PD Shop with a Cop event.	located in the Gateway Commons Shopping Center. PD hired Community Resource Officers that are now working in the community. PD installed speed signs in areas where complaints were received.	BSM. WFFD also set up their bouncy house for the kids, which was a big hit! PD and FD hosted a two-day Public Safety Camp at Joyner Park which included 21 participants. PD continues to patrol Greenways and hand out water. PD moved speed signs to new areas due to residential speeding complaints PD attended NECC meetings.
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GOAL 2: Safe & Connected Community

STRATEGY: Provide opportunities for residents to become more involved in Town government

TASKS	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
Develop a Citizens Academy.	- Recommended ending the current Planning Board Academy; April 2020 was the last session and a session in being held in September/October 2021. Communications Department to take the lead on developing and implementing the Academy (virtual and in-person sessions). Work with Planning and other departments. Anticipated launch; fall 2019. - Planning academy would tie in well with citizens academy, great to recruit for ABs, present projects to the board that are issues for them gives ideas for better service.	The Planning Department hosted a Planning Academy during the month of September. A Citizen’s Academy citizen survey was completed in Quarter 4 of 2021. The academy is currently in development and will be offered in the Spring of 2022	Planning is underway for a Citizen’s Academy to be rolled out in Spring 2022.	Spring rollout was postponed due to COVID. Rollout targeted for Fall 2022.	Citizen’s Academy - Dates and curriculum set for fall 2022 rollout. Planning Academy to continue in Spring 2023.

<i>Educate citizens on volunteer opportunities (Expand 411 videos to include advisory board/commissions).</i>	- Develop a video providing an overview of each advisory board over the next two years to help with advisory board recruitment. - Promote the volunteer opportunities including the Adopt-a-Trail, environmental programs, and other town events.	Throughout September, Communications has used a variety of tools to encourage residents to apply for current advisory board openings. We have also repeatedly emphasized the “Show Some Love” campaign and the opportunity for individuals, families, churches and civic groups to pick up litter along roadways. We are heavily promoting the October 23 Make a Difference Day and the volunteer opportunities associated with this event. We are currently promoting the WF Film Festival and are soliciting volunteers to judge films. In July, we shared info with the community about the array of volunteer opportunities offered by the Town and directed interested individuals to the online volunteer registration form at http://bit.ly/WFVolunteerOpportunities. Also in July, we used all our resources to help recruit volunteers for the July 4 Children’s Parade.	The RC has increased its volunteer data base and communicates with the volunteers several times a month. Volunteers are utilized for all Main Stage performances. In addition, the data base was used by ARTS Wake Forest to encourage volunteers to help with the Artisans Market. Volunteer videos related to litter pickup, proper recycling, and other opportunities continue to be promoted.	Forty-two volunteers donated 142 hours of service to help the Renaissance Centre roll out the red carpet at 9 performances.	Communications has utilized a variety of tools to encourage residents to apply for openings on the Urban Forestry Board and PRCR Advisory Board. We have encouraged area civic clubs to volunteer for the July 4 Children’s Parade. We have repeatedly emphasized the “Show Some Love” campaign and the opportunity for individuals, families, churches and civic groups to pick up litter along roadways. In response, volunteers contributed 45 hours, cleaned 16 miles of streets and seven creeks.
<i>Create and promote programs and events that are multicultural and on the socioeconomic spectrum</i>	Survey citizens to gauge their interest and solicit their input concerning the kinds of	Parks, Recreation and Cultural Resources (PRCR) surveys each family at the completion of our program (including camps and athletic leagues) throughout the	The Public Art Commission partnered with the PRCR Department on October 9 with a Celebration of the Arts. The free event offered art displays and art	The Arts For All series hosted the performance “Jackie Robinson” to a standing room only crowd at Alston-Massenburg Center to celebrate Black History Month.	The Renaissance Centre’s ART FOR ALL series presented Joshua Lozoff to a capacity audience. This FREE performance ensures that everyone in Wake Forest has the

	programs and events in which they are interested. Based on results of survey, work to establish and refine programs and events.	year. This information is used by staff to address any issues or concerns and develop future programs. Downtown Development focuses on offering free programming that appeals to and attracts various demographics. The Public Art Commission (PAC) installed a new sculpture at the Alston-Massenburg Taylor Street Park. “Freedom: An Homage to Sojourner Truth.” This sculpture helps bring the neighborhood together and helps creates a sense of pride in the community. The RC was the host venue for the “How to Do Business” expo. The expo connected minority business owners with purchasing directors and project managers from area municipalities. The expo was designed to break down barriers that keep small business owners from reaching out to government agencies to do business.	projects at the Alston-Massenburg Center. Surveys utilized at WF Cares Holiday Kickoff and Lighting of Wake Forest provided valuable feedback, as well as praises. We continue to work hard to ensure that our programming offers something for everyone. PRCR Dept. hosted the following events for the holiday season: Calls from Santa” - Thursday, Dec. 2, from 6-8 p.m. 265 children received calls this year. Snowball Dance for individuals with disabilities – Friday, Dec. 3, 6:30pm – 8:30pm at the Wake Forest Community House, there were 25 participants and 20 volunteers this year Brunch with Santa: Sunday, Dec. 5, from 10:30am – 12noon at Joyner Park Community Center. We had 30 families register for the brunch this year. Cinema at the Center Saturday, Dec. 11, at the Joyner Park Community Center. The featured film will be “Frozen II” (PG). Admission was free. There were 97 attendees.	Gospel legend Pastor John P Kee delighted a full house at the Renaissance Centre at the Shades of Gospel Celebration in February. PRCR Dept. hosted a Black History Expo at the Alston Massenburg Center in February. There was a total of 195 participants for these events.	chance to experience the arts regardless of their socioeconomic status. PRCR Dept. Six Sundays in Spring Concerts are designed to cater to and attract a diverse, multicultural audience. This year’s performers included the following: <i>April 24 - Marcus Anderson Band</i> Smooth jazz performance featuring jazz saxophonist Marcus Anderson <i>May 1 - Big Bang Boom</i> Pop/rock music trio who will start concert with parent-friendly children's music and finish with adult pop/rock tunes. <i>May 8 – Orquesta GarDel</i> A high-energy Latin dance music experience <i>May 15 - Blue Cactus Band</i> Country/Americana, new-meets-old country blend <i>May 22 - Liquid Pleasure Band</i> Motown/Soul/Funk <i>May 29 - North Tower Band</i> Top 40, beach, funk and oldies Friday Night on White is a free public concert held downtown. This event attracts a diverse audience of all ages.
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<i>Foster public/private partnerships in an effort to encourage affordable/workforce housing.</i>	• Work with developers to identify possible areas for housing and any resulting public infrastructure needs. • Develop policy on fee waivers for affordable/workforce housing. • Review and possibly change zoning classifications in areas conducive to affordable/workforce housing.	The creation of the Town’s first Affordable Housing Plan is currently underway. This Plan will identify the most effective ways to implement affordable housing. Tentative adoption is winter/spring 2022.	The Northeast (NE) Area Plan was adopted in December 2021. During the draft stage, Planning ensured that affordable housing concerns or suggestions mentioned during NE Area Plan development were correlated into the plan. Planning staff is currently reviewing the draft community plan and ensuring the draft affordable housing plan correlates with any community plan recommendations.	The Town is currently preparing a Housing Affordability Plan that will outline steps to expand affordable/workforce housing.	The Town is currently preparing a Housing Affordability Plan that will outline steps to expand affordable/workforce housing.
<i>Reduce accumulation of litter along roadways throughout Wake Forest</i>	• Work with construction sites, large trucks, and residents to educate on the importance of tarping loads. • Proactively collect and track litter collection. • Develop and maintain an educational campaign to reduce litter.	PD patrol construction sites and routine patrols to enforce littering campaign Public Works pick up litter along town streets and NCDOT streets. PW is also working with Communications to educate residents on recycling contamination.	Town staff has continued to hold a 98 Bypass cleanup – about 54 bags picked up in August and November cleanups. Litter Kit rentals continue to go out and we have had several large groups do cleanups. Make a Difference Day removed approximately 4,000 lbs of litter from the Northeast area of Town. Group cleanups, Town cleanups, and litter kit rentals will continue.	Presented year one results of” Show Some Love” Litter campaign to BOC. 98 Bypass “Adopt a Highway” cleanup in February resulted in 22 bags of litter collected. In February, staff held quarterly cleanup along Highway 98.	Conducted 98 bypass (adopt a highway) litter and recycle pick up. Issued out multiple litter kits to volunteers for trash pickup along town streets. Added additional streets for recommended cleanup. Town helped sponsor cleanup related to Juneteenth in Northeast community.

STRATEGY: Facilitate the installation of development related infrastructure through the use of innovative technologies and streamlined processes

TASKS	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
Implement ‘Dig Once’ Program	- Add conduit during open trenching. - Update road specifications and details to include conduit for the Town	Electric Department continues to add conduit to any new subdivision’s road crossing.	Ongoing	Ongoing	Ongoing
Reduce recycling fees	- Develop a new residents guide to trash, recycling and yard waste pickup. (COMPLETED) - Work with current contractor to spot check possible violations of recycling guidelines. (ONGOING) - Provide volunteer opportunities for citizens in recycling and stormwater cleanup.	Working on an updated Solid Waste Guide to come out in Nov. Notification tags are left on recycling carts that are overfull or contain non-recyclable materials. Litter kits continue to get checked out. Residents are assigned streets or streams to clean up around Town.	Solid Waste Guide will be released in January 2022. Continuing recycle cart tagging/education. Upgrading residents to larger recycle carts if needed. Proper recycling 411 video continues to be promoted.	Solid Waste guides have been mailed to residents. Continuing tagging of recycle carts/educating residents and upgrading to larger carts.	Staff are spot checking recycle carts for contaminants. Tagging carts to educate residents. In the process of replacing the Bigbelly trash/recycle containers with a more up to date model.
Maintain Town tree canopy at 45% or greater	- Contract with non-profit organizations to plant trees on private property. - Revise Unified Development Ordinance (UDO) to encourage more tree save areas.	Non-profit partnerships for tree planting has been put on hold during pandemic. A new survey shows that the town is still in good standing with tree canopy at 46%.	Seasonal tree planting underway 220 trees being planted.	Included within the draft Community Plan are several action items related to the Town’s tree canopy, such as to ensure that the UDO update supports the Town’s established tree canopy goal.	Maintenance season - updating street tree inventory. Pruning, preventative maintenance operations and tree risk assessment being conducted. Partnered with “trees for the triangle” and planted 26 trees on town property. Urban Forestry Participated in the “Forest Fest” event and handed out 6000 bare root saplings.

	• Explore the use of grants to purchase forested areas within the town limits. • Increase the required Open Space for new development in the UDO • Provide development incentives for tree preservation above what is required • Create and market the tree memorial/honorary tree program				
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GOAL 3: Values-Based Organizational Culture

STRATEGY: Encourage employees to express ideas and collaborate across departments

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
Establish small focus groups of employees across departments.	- Survey Employees for feedback – employee input a unit component of strategic planning; Start/Stop/Continue survey a good way to see what employees would like their supervisors to start doing, stop doing and continue doing. - Utilize the Local Government Workplace Initiative (LBWI) at UNC Chapel Hill to facilitate employee empowerment and voice.	Informed staff that the Board of Commissioners is currently in the process of updating the Town’s Strategic Plan. Staff was also informed that part of the strategic plan framework includes developing an organizational mission statement and articulating organizational values that guide how employees work with each other and the community. The Strategic Plan: Employee Mission and Values Survey was launched on September 15, 2021, and staff were informed that the Board wants their input, which will be considered and incorporated into the final Strategic Plan to be adopted by the Board.	No activity this quarter.	Department Directors and Managers reviewed a draft Remote Work Policy in January and February 2022 and provided suggested changes. Remote Work Policy with a March 1, 2022, launched in PowerDMS for employees to review and sign acknowledgment of receipt. Training was provided for eligible staff. Board approved Strategic Plan shared with Town staff.	Employee Survey under development; will be rolled out in July 2022. Strategic Plan rollouts included meeting with staff from each department and gathering feedback on ideas for recognition, training, benefits, etc.

<i>Work to decentralize processes where applicable for greater efficiency and to create more employee voice.</i>	Review current practices to ensure empowered across the organization and at the appropriate levels to make decisions and take action in an effort to be timely and responsive to citizens.	All members of Building Inspections, Planning and Engineering will get to know each other and their respective positions over the next eight months to focus on efficiency.	Team building events happened within individual departments and across the leadership team this quarter. Coming together to articulate values is helping create opportunities for sharing employee feedback.	No activity this quarter.	In the process of converting process documents (special event applications, ARPA forms) into laserfiche for greater efficiency. Added links to sharepoint home page to make training and various pages more easily accessible to employees.
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STRATEGY: Provide skills and resources to all for employee upward mobility within this organization and professional growth

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
<i>Ensure succession plan prepares staff to take over at least one year in advance; Department Directors, Superintendents, and Division Line Managers.</i>	Each Department Director recommends a pool of internal candidates for succession planning purposes to the Town Manager. Human Resources and the Department Director would develop an assessment center to identify the top candidate(s) who demonstrates the ability to fill the position on a temporary and possibly permanent basis.	No activity this quarter.	Ongoing training opportunities were offered to staff including participation in Fundamentals of Supervision Certificate Program offered by Catapult.	Departments encouraged to continue opportunities for leadership training and development and cross training.	Departments encouraged to continue opportunities for leadership training and development of cross training. Career ladders developed across various Departments.
<i>Develop a Leadership Academy</i>	- Implement within the next two years. - Application driven.	The Leadership Academy Committee is looking at the North Carolina League of Municipalities On-Line Municipal Leadership Program as a training option.	No activity this quarter.	No activity this quarter.	No activity this quarter.

STRATEGY: Ensure Wake Forest is a competitive employer in the local government job market

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
Compensation studies and benefits review	- A third of the positions are studied annually. - Salary table adjustments are made based on the results of the study. - Benefits are reviewed annually by a third-party benefits consultant.	Human Resources Director is in the process of implementing the Town’s Pay and Classification Study. The Town remains an active client of the A.J. Gallagher and participant in the North Carolina Health Insurance Pool.	The annual Pay and Classification Study is underway and employee interviews are being scheduled for the first and second weeks in January 2022. Staff has begun the process of reviewing renewal plans and optional benefit plans for the 2022-23 benefits year. The Town remains an active client of the A.J. Gallagher and participant in the North Carolina Health Insurance Pool (NCHIP). The Town continues to build its reserve balance.	In January 2022, based on the Town’s responses from Gallagher’s 2021 Benefits Strategy & Benchmarking Survey, the Town of Wake Forest was selected as a 2021 Best-in-Class Employer. Over 4000 organizations across the U. S. participated in Gallagher’s 2021 Benefits Strategy & Benchmarking Survey. The Town was one of 439 organizations to be selected as a Best-in-Class Employer. Gallagher’s Best-in-Class awards recognize employers that excel in supporting their employees’ physical, emotional, career and financial wellbeing for better organizational outcomes. Annual Pay and Classification Study is complete. Recommendations will be shared with the Town Manger and Chief Financial Officer to help develop overall compensation plan for the upcoming FY 2022-23 budget. Staff has started planning for the Town’s annual Benefits Open Enrollment which will be held in May 2022.	Annual Pay and Classification study recommendations were included and approved in the FY2022-23 budget.

				Staff continues to participate in national and local pay and classifications surveys.	
<i>Enhance employee experience</i>	- Staff explores non-monetary incentives such as the wellness benefits, local discounts, and employee group competitions. - Provide classes on personal finances and home buying. - Family Planning; Wills, Life Coaching, etc. - Toastmasters - Add a photo montage of employees working/volunteering throughout the year during the annual Christmas luncheon.	Human Resources staff continue to look for incentives that will enhance the employee experience. During the month of September, the Wellness Committee launched a Wake Forest Stronger Virtual Wellness Challenge. Plans in place to hold a drive by Christmas Luncheon. Photos will be shared with staff leading up to and after the luncheon. An employee lunch was held on September 16th to show appreciation to town staff for the exemplary service to our community during the Covid-19 pandemic. A Covid-19 Vaccine Incentive Program was developed to encourage staff to obtain the COVID-19 vaccine. Incentives consist of \$500 for full-time employees and \$250 for part-time employees who receive the full doses of the vaccine.	October is the month that we set aside to highlight the Town's Strategic Plan Core Values. Each core value is important and reflects our dedication to fostering a collaborative organizational culture that promotes teamwork and celebrates the achievement of common goals. We highlighted a different core value each week throughout the month of October. An Employee Holiday Workspace Decorating Contest was held during the month of December. Winners were drawn and announced on Thursday, December 9, 2021. The Employee Holiday Christmas Luncheon was held on December 10, 2021. Box lunches were ordered for employees who picked them up in the Town Hall Ground Floor Meeting Room. Gifts were purchased for all Town staff. There will be a Blood Drive held in the Town Hall parking lot on Friday, December 17, 2021.	A Valentine's Blood Drive was held on February 14, 2022. A Winter Wellness Challenge was held throughout the month of February 2022. BWELL Bingo was the name of the challenge and employees had to towards completed the various wellness tasks on the BWELL bingo board. Biometric Screening Clinic held on March 23, 2022.	Meetings with each department to rollout Strategic Plan and ask for employee feedback were well received and appreciated by staff.

GOAL 4: Fiscal Strength



STRATEGY: Maintain and Improve the Town’s Bond Rating

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
Update debt issuance plan and model accordingly.	- Provide relevant data to financial advisors on current and planned debt. - Ensure budgets are within the model and debt policy.	Closed on rolling stock (\$798,510) IPA on September 15 with Truist Bank – 3 years - .89%	Once list is finalized for referendum, debt model will be updated later in 2022. No debt issued this quarter.	Meeting held with <i>our financial advisors in March. Updating the debt model has begun in preparation for FY2022 Bond Referendum.</i> Closed on <i>police vehicle IPA (\$964,750) on March 31 with Benchmark Community Bank – 3 years – 1.25%.</i>	Debt model (affordability analysis) including proposed \$75 million bond referendum was completed and presented to the Board at the May 3 work session. Options presented – one cent (\$.01) tax rate increase in FY 24 or three cents (\$.028) in FY 29 to cover debt service for respective referendum.
Assess upcoming bond needs and prepare for tentative referendums in November 2022 and 2024 respectively	- Departments have identified potential needs. - Preliminary list shared with BOC at their February work session - Refine list and receive further input from the BOC.	Meetings continue with project managers to finalize list of projects for November 2022 referendum. CIP update underway and requests due October 8. Plans to present list of projects to Board at a future work session or annual planning retreat to determine prioritization and funding amounts. Next steps will be to update debt model and determine affordability.	CIP document development underway and to be delivered to Board in January 2022. At the upcoming Board retreat, projects will be discussed with objective of receiving priorities for November 2022 referendum.	Financial advisors will come to the May work session to present debt capacity for the upcoming referendum. Preliminary conference with LGC scheduled for May 16.	First action has been taken by the Board to proceed with referendum in November 2022. Projected impact on tax rate was presented in May. Preliminary conference was held with LGC on May 16. Formal application for approval in September has been submitted tp the LGC.

	Gather cost estimates for final projects and enter into debt model.				
<i>Receive AAA from Moody's.</i> (PROJECT COMPLETED)	Ensure policies and practices are within the standards set by Moody's.	Complete! N/A	Completed. N/A	Complete.	Complete.
<i>Maintain adequate reserves in accordance with Local Government Commission guidelines and Board of Commissioners.</i>	- Policy has been adopted by BOC setting reserve levels. - Each budget is analyzed to ensure it is within policy threshold set by the BOC.	Finalizing FY 21 financial results and Annual Financial Report.	FYE results to be presented at December regular meeting. Fund balance and reserves are in accordance with policy guidelines.	Complete.	FYE 2022 underway and it is anticipated that fund balance and reserves will be in accordance with policy parameters.

STRATEGY:

Maintain Financial Stability of Town

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
<i>Meet the requirements for submission of annual budget, Annual Financial Report, and PAFR.</i>	- Review annual documents to ensure standards are being met before submission for annual review. - Budget has received GFOA award five consecutive years. - Comprehensive Annual Financial Report has received	FY 2021- 2022 Annual Operating Budget submitted in September for the Government Finance Officers Association award consideration.	FYE 2021 Annual Comprehensive Financial Report (ACFR) to be submitted to GFOA in December for award consideration. PAFR to be submitted in January.	PAFR submitted on schedule.	FY 2022-2023 Approved Budget will be submitted in the coming months for GFOA consideration. Pre-planning underway for FYE 2022 audit.

	GFOA award 31 consecutive years. PAFR has received four consecutive GFOA awards.				
<i>Update the Electric Rate Study.</i> (PROJECT COMPLETED)	- Update every three to five years. - Funds included in FY 20 budget for study update	Complete. Rate adjustments effective September 1, 2021.	Complete.	Complete.	Per the rate study, an adjustment (increase) to electric rates is planned for FY 2024.
<i>Conduct analysis of Wake Forest Fire Department (WFFD) becoming a Town Department. (PROJECT COMPLETED)</i>		Complete. Conducting follow up after one year to address certain items.	Review of follow up items completed and addressed. The Fire Department was awarded an ISO 1 designation in November 2021.	Complete.	Complete.

STRATEGY:

Assess Development Agreements for Public/Private Partnerships

TASK	NOTES	Q1 UPDATES JULY 2021 – SEPTEMBER 2021	Q2 UPDATES OCTOBER 2021 – DECEMBER 2021	Q3 UPDATES JANUARY 2022 – MARCH 2022	Q4 UPDATES APRIL 2022 – JUNE 2022
<i>Create policies for affordable/workforce housing funding.</i>	- Submit policies for review by BOC that address fee waivers and at what threshold. - Submit policies for review by BOC that address the threshold at which the Town will consider contributing to an	The Affordable Housing Plan process is underway. This Plan will identify housing needs as well as strategies to address. Winter 2022 adoption is anticipated. Project kicked off in July, stakeholder meeting held in August, and survey was released in September.	Affordable housing recommendations and needs mentioned in the Northeast Area Plan and Town-wide Community Plan were compiled and incorporated into the Affordable Housing Plan this quarter to ensure efficiency during implementation. Affordable Housing Plan is still on target to be adopted Winter 2022.	The Town is currently preparing a Housing Affordability Plan. Adoption is tentatively scheduled for Q4.	The Town is currently preparing a Housing Affordability Plan. Adoption is tentatively scheduled for Q1 of FY23.

	affordable housing project (and at what level of funding).		In November, National Make a Difference Day occurred as a kick-off event for our Housing Rehabilitation Grant Program. Porches were painted, and landscaping and other beautification projects occurred. Over 90 people participated. The program will help residents make repairs to homes in the northeast community.		
Create policies to partner with developers to meet long-term infrastructure goals in conjunction with the Comprehensive Transportation Plan (CTP).	- Allow the developers to build the infrastructure with the Town providing payment to the developer to help reduce the cost of new roads and/or improvements to infrastructure. - Helps keep cost down, they are already mobilized, set up development agreement for a maximum amount the Town will contribute.	The Board of Commissioners approved a resolution allowing the Town Manager to execute a reimbursement agreement with Endeavor Charter School. Offsite improvements expected to be completed November 2021.	Offsite improvements for Endeavor Charter School were completed in November 2021. Planning and Engineering staff are working on a public/private partnership to widen South Franklin. If successful, the work would begin next fiscal year.	Planning and Engineering staff continue to work on a public/private partnership to widen South Franklin. If successful, the work would begin next fiscal year. A formal evaluation to occur as part of the UDO update.	Planning and Engineering staff continue to work on a public/private partnership to widen South Franklin. A formal evaluation to occur as part of the UDO update.



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-452-

Submitted by:

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Wake County Tax Release

Recommendation:

Item Summary:

ATTACHMENTS

- [KP-TSAVARY-TXREP-WF-JULY2022-MTG.pdf](#)



Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

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JAMES WEST

July 12, 2022

Mr. Kip Padgett
Town Manager
Town of Wake Forest
301 S. Brooks Street
Wake Forest, North Carolina 27587

Dear Mr. Padgett:

The Wake County Board of Commissioners, in regular session on July 11, 2022, approved and accepted the enclosed tax report for the Town of Wake Forest.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in dark ink, appearing to read "Yvonne Gilyard", written over the printed name.

Yvonne Gilyard
Deputy Clerk to the Board
Wake County Board of Commissioners

Board Report

Date : 07/11/2022

TO : WAKE COUNTY BOARD OF COMMISSIONERS
RE: CONSIDERATION OF REFUND FOR TAXES, INTEREST AND PENALTIES FOR WAKE FOREST

Return

Approved By : *Kim Fabian*

No.	Name of Tax Payer	Account Number	Tax and Penalties	Total Rebate	Total Refund	Request Status
1	HUNGRY HILL ENTERPRISES PO BOX 554 GARNER NC, 27529	0006872626- 2020- 2020- 000000	City 359.78 County 436.10	795.88	795.88	Refund
2	HUNGRY HILL ENTERPRISES PO BOX 554 GARNER NC, 27529	0006872626- 2021- 2021- 000000	City 307.45 County 372.67	680.12	680.12	Refund
Marcus D. Kinrade						
Wake County Tax Administrator						
<i>M. D. Kinrade</i>						
Total City Rebated 667.23						
Total County Rebated 808.77						
Total Rebate/Refund 1,476.00						

CC:

*Refund amount may differ from rebated total due to released interest or application of payment to any balance due on the account.



WAKE COUNTY TAX ADMINISTRATION

Rebate details
5/1/2022 - 5/31/2022DATE
06/08/2022
TIME
11:48:15 AM
PAGE
1

WAKE FOREST

REBATE NUMBER	PROPERTY SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
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WAKE FOREST (Not In District)

BUSINESS ACCOUNTS

816025	327.07	0.00	0.00	32.71	0.00	359.78	05/17/2022	0006872626	2020	000000	HUNGRY HILL ENTERPRISES
814942	0.00	0.00	0.00	191.51	0.00	191.51	05/04/2022	0006944199	2021	000000	LLD LEASING
816026	279.50	0.00	0.00	27.95	0.00	307.45	05/17/2022	0006872626	2021	000000	HUNGRY HILL ENTERPRISES

Subtotal for

BUSINESS ACCOUNTS	606.57	0.00	0.00	252.17	0.00	858.74	3 Properties Rebated
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BUSINESS REAL ESTATE ACCOUNTS

815777	10.50	0.00	0.00	0.00	0.00	10.50	05/13/2022	0000076985	1994	000000	C Y HOLDEN & COMPANY
815778	10.50	0.00	0.00	0.00	0.00	10.50	05/13/2022	0000076985	1995	000000	C Y HOLDEN & COMPANY

Subtotal for

BUSINESS REAL ESTATE ACCOUNTS	21.00	0.00	0.00	0.00	0.00	21.00	2 Properties Rebated
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INDIVIDUAL PROPERTY ACCOUNTS

815298	68.88	0.00	25.00	0.00	0.00	93.88	05/09/2022	0006939821	2021	000000	LATONA, SALVATORE JR
816390	157.11	0.00	25.00	0.00	0.00	182.11	05/20/2022	0006966479	2022	000000	HICKMAN, MICHAEL THOMAS
816032	41.93	0.00	0.00	0.00	0.00	41.93	05/18/2022	0006927722	2021	000000	MARKIEWICZ, JAMES LINCOLN
816748	259.64	0.00	25.00	0.00	0.00	284.64	05/25/2022	0006947856	2022	000000	ZAEEM, AROONA

Subtotal for

INDIVIDUAL PROPERTY ACCOUNTS	527.56	0.00	75.00	0.00	0.00	602.56	4 Properties Rebated
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WAKE COUNTY TAX ADMINISTRATION

Rebate details
5/1/2022 - 5/31/2022

WAKE FOREST

DATE 06/08/2022
TIME 11:48:15 AM
PAGE 2

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
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WILDLIFE BOAT ACCOUNTS

815782	386.00	0.00	0.00	38.60	0.00	424.60	05/13/2022	0004193461	2021	2021	000000	DUVALL, DAVID GARRISON
814820	8.86	0.00	0.00	0.89	0.00	9.75	05/03/2022	0004169768	2021	2021	000000	HUSEBOE, JOHN DEREK
815781	141.93	0.00	0.00	0.00	0.00	141.93	05/13/2022	0004206315	2021	2021	000000	DEMORET, MICHAEL FOSTER
815416	57.92	0.00	0.00	5.79	0.00	63.71	05/10/2022	0004201394	2021	2021	000000	JACKSON, MICHAEL ALEXANDER

Subtotal for

WILDLIFE BOAT ACCOUNTS	594.71	0.00	0.00	45.28	0.00	639.99					4	Properties Rebated
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TOTAL WAKE FOREST (Not In District)	1,749.84	0.00	75.00	297.45	0.00	2,122.29					13	Properties Rebated for the District/City
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TOTAL FOR

CITY WAKE FOREST	1,749.84	0.00	75.00	297.45	0.00	2,122.29					13	Properties Rebated for the City
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WAKE COUNTY TAX ADMINISTRATION

Rebate details
5/1/2022 - 5/31/2022

WAKE FOREST

DATE 06/08/2022
TIME 11:48:15 AM
PAGE 1

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
Grand Total:	329,548,962.90	855.00	577.03	0.00	360,401.89	84	Properties Rebated for All Cities					



Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-467-

Submitted by:

Submitting Department: Administration

Meeting Date: July 19, 2022

SUBJECT

Commissioner Reports

Recommendation:

Item Summary:

ATTACHMENTS

-