TOWN of
WAKE FOREST

Wake Forest Board of Adjustment
Meeting Agenda
July 17, 2025 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 Ella Dowtin at 919-435-9432 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Board of Adjustment Meetings

All Board of Adjustment meetings are broadcast live on WFTV 10 beginning at 6 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 Adjustment 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 three 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 represen the view, each speaker will be allowed three minutes each to express his/her comments, ideas, concerns, expressions, and desires. Only comments on a Public Hearing will be allowed during this time.

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. 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 three minutes to speak. Thank you for your cooperation.

1. Call to Order

2. Adoption of Agenda

3. Approval of Minutes

3.A Approval of Minutes

DraftBOA minutes 4-17-2025.pdf

4. Old Business

5. New Business

5.A Evidentiary Hearing and Consideration of QUASI-JUDICIAL ITEM BOA-25-05 Wake Union Villas Variance Requests
BOA-25-05 STAFF REPORT V3.pdf
Exhibit A - Applicant's Variance Justifications and Exhibits.pdf
Exhibit B - Variance Application and Agent Authorizations.pdf
Exhibit C - Aerial and Zoning Maps.pdf
Exhibit D - Ordinance 2018-14.pdf
Exhibit E - UDO Section 15.13.pdf
Exhibit F - UDO Section 2.4.3.pdf
Exhibit G - UDO Section 9.4-A.pdf
Exhibit H - Wake Union Villas Site Plan.pdf
Exhibit I - Survey Exerpt from Subdivision Master Plan Application.pdf
Exhibit J - Excerpt from 2021 Northeast Area Study.pdf

6. Staff Comments

7. Board of Adjustment Comments

8. Adjournment

BOARD OF ADJUSTMENT AGENDA ITEM REPORT

Agenda Item No.: 2025-512-
Submitted by: Ella Dowtin,Planning
Submitting Department: Planning
Meeting Date:July 17, 2025

Subject
Approval of Minutes

Recommendation:

item Summary:

ATTACHMENTS:
- DraftBOA minutes 4-17-2025.pdf

Wake Forest Board of Adjustment
Minutes

The Wake Forest Board of Adjustment met on **Thursday, April 17, 2025,** at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Board of Adjustment Members present: Joseph Longoria, Rick Porter, William Hedrick, Ken Christie, Mark Williams, and Scott Fultonberg (Alternate).

Board of Adjustment Members absent: None

Staff Members present: Planning Director Jennifer Currin, Senior Planner Patrick Reidy, Attorney Sam Slater, Town Attorney Nathan McKinney, Town Clerk Evelyn Wright, and Deputy Town Clerk Ella Dowtin

1. Call to Order

Chair Hedrick called the meeting to order at 6:00 p.m.
A quorum was established.

2. Adoption of Agenda

ACTION:
Mover: Ken Christie moved to adopt the agenda as presented.
Seconder: Rick Porter.
Vote: Motion carried 5-0.

3. Approval of Minutes

ACTION:
Mover: Rick Porter moved to approve the January 16, 2025, minutes as presented.
Seconder: Ken Christie

Vote: Motion carried 5-0

ACTION:
Mover: Rick Porter moved to approve the March 20, 2025, minutes as presented.
Seconder: Joseph Longoria
Vote: Motion carried 5-0

4. Old Business

None at the time.

5. New Business

5.A. Board of Adjustment Training
Attorney Sam Slater provided Quasi-Judicial training to the Board of Adjustment.

6. Staff Comments

Planning Director Jennifer Currin introduced the new Town Attorney, Nathan McKinney, and Town Clerk Evelyn Wright to the Board.

Planning Director Currin gave thanks to Attorney Sam Slater for serving as interim Town Attorney.

7. Board of Adjustment Comments

No comments.

8. Adjournment

ACTION:
Chair Hedrick moved to adjourn at 7:05 p.m.

Duly approved in open session this 17th day of July 2025.

Ella F. Dowtin Deputy Town Clerk	William Hedrick Board of Adjustment Chair

BOARD OF ADJUSTMENT AGENDA ITEM REPORT

Agenda Item No.: 2025-494-
Submitted by: Tim Richards,Planning
Submitting Department: Planning
Meeting Date:July 17, 2025

Subject
Evidentiary Hearing and Consideration of QUASI-JUDICIAL ITEM BOA-25-05 Wake Union Villas Variance Requests

Recommendation:

item Summary:

ATTACHMENTS:

- BOA-25-05 STAFF REPORT V3.pdf
- Exhibit A - Applicant's Variance Justifications and Exhibits.pdf
- Exhibit B - Variance Application and Agent Authorizations.pdf
- Exhibit C - Aerial and Zoning Maps.pdf
- Exhibit D - Ordinance 2018-14.pdf
- Exhibit E - UDO Section 15.13.pdf
- Exhibit F - UDO Section 2.4.3.pdf
- Exhibit G - UDO Section 9.4-A.pdf
- Exhibit H - Wake Union Villas Site Plan.pdf
- Exhibit I - Survey Exerpt from Subdivision Master Plan Application.pdf
- Exhibit J - Excerpt from 2021 Northeast Area Study.pdf

Staff Report
Case BOA-25-05: Wake Union Villas

Meeting Date	July 17, 2025
Requested Actions	Consideration of the following item related to Variance application for 12737, 12739, and 12753 Wake Union Church Road (PINs 1831869237, 1831868329, and 1831961456): 1. Request to reduce the minimum building setback from the front property line required by UDO Section 2.4.3.D.1 from 100 feet to 48 feet. 2. Request to reduce the required minimum vehicular parking spaces from 116 spaces (1.8 spaces per unit x 64 units) to 74 spaces.
Case Manager	Tim Richards, Senior Planner-Development Services

CASE INFORMATION

Applicant	Traci Tate, Managing Member The Villas at Wake Forest Crossing, LLC 1980 Rocky Ford Road Powhatan, VA 23139
Property Owners	Sarah G. Bridges 12737 Wake Union Church Road Wake Forest, NC 27587 Donna Rollins Pace and Linda Rollins Roberts-Betsch 855 Longwood Lane Alpharetta, GA 30004
Location	Intersection of Capital Boulevard and Jenkins Road
Addresses	12737, 12739, and 12753 Wake Union Church Road
Wake County Tax PIN(s)	1831869237, 1831868329, and 1831961456
Acreage	4.57 acres
Zoning	Residential Mixed-Use Conditional District (RMX CD) RZ-18-07 (See Exhibit D)
Land Use	Dwelling-Multifamily (proposed)

Community Plan (2022)	Designated Neighborhood Commercial (12737 and 12739 Wake Union Church Road) and Conventional Residential (12753 Wake Union Church Road); Located within an Activity Center	
Corporate Limits	The subject property is in the Town of Wake Forest's corporate limits (12753 Wake Union Church Road) and Extraterritorial Jurisdiction (12737 and 12739 Wake Union Church Road)	
Setbacks	**Front**	100 feet minimum (SH1-O District standard)
	Street Side/ Secondary	12 feet maximum (RMX District standard)
	Side	0 feet minimum (RMX District standard)
	Rear	0 feet minimum (RMX District standard)

See Exhibit B for a copy of the application and Exhibit C for aerial and zoning maps.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling-Single Family	General Residential 3 (GR3)
South	Bank, Credit Union, Financial Services	Conditional Use Neighborhood Business (CU NB) RZ-02-16
East	Wake Union Church Road right-of-way	N/A
West	Dwelling-Single Family	General Residential 3 (GR3)

See Exhibit C for aerial and zoning maps.

VARIANCE REQUEST – MINIMUM FRONT SETBACK

The applicant is requesting relief from Section 2.4.3.D.1 of the Wake Forest Unified Development Ordinance (UDO), which requires buildings to be set back a minimum of 100' from the property line abutting the right-of-way. The requested variance is to allow placement of a multifamily building 48' from the property line as shown on the Wake Union Villas Site Plan (see Exhibit H).

VARIANCE REQUEST – MINIMUM PARKING SPACES

The applicant is requesting relief from the minimum vehicular parking spaces required by Section 9.4.A, as may be modified by Section 8.4.2.E. The minimum number of parking spaces is based on the proposed Dwelling-Multifamily use, which requires at least 1.8 parking spaces for every dwelling unit. The proposed 64-unit multifamily development would be required to provide 116 parking spaces based on that standard. UDO Section 8.4.2.E allows for a reduction of up to 20 percent of the minimum parking spaces required where tree save area is established, at a rate of a reduction of one required space for every 200 square feet of tree save area provided. The applicant states that 10,610 square feet of tree save area will be provided, so the minimum parking spaces would be reduced by 20 percent under UDO Section 8.4.2.E, with a resulting 93 minimum parking spaces required. Since the site master plan has not yet been approved, the actual tree save area to be provided is not yet

finalized. The applicant is requesting a variance from the minimum parking requirement so that a minimum of 74 vehicular parking spaces would be required.

FINDINGS REQUIRED TO GRANT VARIANCE

In granting any variance, the Board of Adjustment must have a concurring vote of four-fifths of its members in accordance with Section 15.13.3 of the UDO and N.C.G.S. § 160D-406. The board shall not grant a variance unless and until written findings are made based on all the following conclusions and findings of fact in Section 15.13.3.B of the UDO. Staff analysis is provided for each finding below.

15.13.3.B.1	Finding of Fact:	Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
	Staff Analysis:	UDO Section 2.4.3.D.1 requires that all buildings in the SH1-O District be set back at least 100' from the property line abutting the US 1 Corridor. This site is impacted by NCDOT's U-5307 project, as shown on the project map in Exhibit A and the site plan in Exhibit H. The Capital Area Metropolitan Planning Organization (CAMPO) conducted a Northeast Area Study Update in 2021 that included a concept design for a potential interchange at Capital Boulevard and Stadium Drive (see Exhibit J), which would potentially have significant impacts to this site. The applicant states that right-of-way dedication for NCDOT's project U-5307, a riparian buffer, and steep slopes limit the developability of rear portions of the site, such that requiring a 100' building setback at the front of the site creates a hardship (see Exhibits A and I). UDO Section 9.4.A requires that at least 1.8 parking spaces be provided for every multifamily dwelling unit (this standard may be modified by the tree save incentive discussed above). The proposed 64-unit multifamily development would be required to provide 116 parking spaces based on that standard. The applicant states that, based on observation, the actual parking utilization for four affordable senior housing developments that were developed in Wake Forest and Raleigh is less than what the applicant's proposed parking would accommodate (see Exhibit A). The applicant states that complying with the UDO standard would require the clearing of additional trees and result in a less visually appealing development. In similar situations, other applicants have chosen to use underground stormwater control measures in order to provide the required minimum parking, landscaping, etc.

15.13.3.B.2	Finding of Fact:	The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
	Staff Analysis:	The applicant states that right-of-way dedication for NCDOT project U-5307, a riparian buffer, and steep slopes limit the developability of rear portions of the site. Exhibit A includes a map showing the topography, wetlands, intermittent stream, and Neuse River Buffers on the site. Exhibit I also shows the topography, intermittent stream, and riparian buffer. Based on those exhibits, the steepest slopes are mainly on the northwestern quarter of the site, with approximately 30' of elevation drop over the rear third of 12753 Wake Union Church Road.
15.13.3.B.3	Finding of Fact:	The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
	Staff Analysis:	The applicant states that there is not a self-created hardship (see Exhibit A).
15.13.3.B.4	Finding of Fact:	The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved.
	Staff Analysis:	As stated in UDO Section 2.4.1.B, the intent of the Special Highway Overlay District is as follows: "…to protect and to preserve the natural scenic beauty along major access corridors located in the Town of Wake Forest's zoning jurisdiction; and, to protect the carrying capacity of these major thoroughfares by reducing the hazards arising from unnecessary points of ingress and egress and cluttered roadside development; and, to reduce the costs of future highway expansions by protecting the associated highway corridors at the time of development. This will be achieved by requiring buildings and structures to be sufficiently set back from future rights-of-way to provide adequate storage for vehicles until they can safely enter the highway as well as additional lanes, if necessary. It is the intent of this district to ensure that development occurring in the special highway overlay district shall be in harmony with and shall preserve the natural beauty and character of the existing landscape as well as be consistent with the adopted corridor plans for US 1 and the NC-98/Dr. Calvin Jones Highway Bypass accordingly." The proposed site plan takes into account NCDOT's planned improvements for the U-5307 project (see Exhibits A and H), which shows Wake Union Church Road as a dead-end road providing

		access to the site but terminating short of Jenkins Road. The proposed frontage road is shown cutting through the northeast corner of the site, outside of where buildings and parking are proposed (see Exhibits A and H). The applicant states that Wake Union Church Road is within the Capital Boulevard right-of-way in this location, resulting in a wider right-of-way than is typical for Capital Boulevard in other locations in Wake Forest, and that the proposed 48' building setback from the property line would provide a 159' setback from the edge of Capital Boulevard. U-5307 does not show any extension of Wake Union Church Road/Capital Boulevard right-of-way along this site's frontage. A review of the Capital Boulevard corridor in Wake Forest shows many locations where frontage roads are located in the same right-of-way as Capital Boulevard, resulting in similarly wide right-of-way. As stated in UDO Section 9.1, the purpose of the parking and driveway standards in Chapter 9 of the UDO is "…to ensure the adequate provision of parking in Wake Forest without degrading the urban or natural environment." The applicant states that, based on observation, the actual parking utilization for four affordable senior housing developments that were developed in Wake Forest and Raleigh is less than what the applicant's proposed parking would accommodate (see Exhibit A). The applicant states that complying with the UDO standard would require clearing additional trees, adding impervious area that could increase stormwater runoff in the Falls Lake Water Supply Watershed, and result in a less visually appealing development (see Exhibit A). As noted above, NCDOT's U-5307 project maps show a service road on the northeast of the site that would require clearing trees and adding impervious area (see Exhibits A and H).

STAFF RECOMMENDATION

Staff recommends that the Board of Adjustment conduct an evidentiary hearing in accordance with Section 15.13.3 of the UDO and grant a variance if all of the required findings in Section 15.13.3 (see Exhibit E) are met, or not grant a variance if all the findings are not met. If the Board of Adjustment does not grant a variance, the motion shall state the specific finding(s) that were not met.

EXHIBITS

Exhibit A: Applicant's Variance Justifications and Exhibits
Exhibit B: Variance Application and Agent Authorizations
Exhibit C: Aerial and Zoning Maps
Exhibit D: Ordinance 2018-14
Exhibit E: UDO Section 15.13
Exhibit F: UDO Section 2.4.3
Exhibit G: UDO Section 9.4.A
Exhibit H: Wake Union Villas Site Plan
Exhibit I: Survey Excerpt from Subdivision Master Plan Application
Exhibit J: Excerpt from 2021 Northeast Area Study

Bowman

4006 Barrett Drive, Suite 104
Raleigh, North Carolina 27609
(919) 553-6570

Project: **Wake Union Villas (SP-25-05)**
Variance Request

Date: **June 26, 2025**

Reduction of required building setback:

Wake Union Villas requests a reduction in the required building setback. Per Section 2.4.3.D.1, Special Highway Overlay (SH1-O and SH2-O), of the Town of Wake Forest's Unified Development Ordinance, the required building setback is 100 feet from property line abutting a major access corridor. We request a reduction to 48 feet based on the following facts:

1. Future NCDOT project U-5307, for the US-1 (Capital Boulevard) corridor, may require right-of-way dedication in the north corner of the site, as reflected on the Wake Union Villas site plan. The proposed building location minimizes the usage of the north corner, and leaves room for NCDOT's improvements.
2. The Wake Union Villas site is located in the Falls Lake Water Supply Watershed. In this watershed it is important to protect hydrological features. In the northwest corner of the site there is an intermittent stream with a 50' Riparian Stream Buffer. The proposed building location, and corresponding parking lot, will minimize stream impacts.
3. The north corner of the site also has the most challenging topography. The areas of the site that the Wake Union Villas project is proposing to develop has slopes between 2 and 6%. The north corner is much steeper, with slopes up to 20 and 30%. The proposed building setback of 48' keeps the building footprint away from this challenging north corner.
4. The US-1 right-of-way is typically 200' wide through Wake Forest. At the Wake Union Villas site, the right-of-way is 270' wide to accommodate Wake Union Church Road. This service road runs parallel to US-1 and will be extended along the site frontage. The proposed 48' building setback provides 159' from the building to the edge of US-1.
5. The other Special Highway Overlay District (SH1-O) requirements are met by the proposed site design. There is a 30' street bufferyard that will preserve 15 existing trees and gain an additional 27 canopy trees, at the required rate of 3 trees per 50 feet of SH-O yard. There are also proposed street trees provided every 50 feet on Wake Union Church Road, providing an additional buffer between US-1 and the building. The proposed site is also able to accommodate the required 50 foot off-street parking setback, as shown on the site plan.

In summary, a 48' building setback is favorable for this site because the north corner of the lot may need to be dedicated as NCDOT right-of-way and has hydrological and topographical challenges. The proposed site is still able to provide an abundant buffer between US-1 and the building.

Bowman

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Project: **Wake Union Villas (SP-25-05)**
Variance Request

Date: **June 26, 2025**

Reduction of required parking:

Wake Union Villas requests a reduction in the required minimum number of parking spaces. Per Section 9.4.A of the Town of Wake Forest's Unified Development Ordinance, 1.8 spaces/unit are required for Dwelling - Multifamily developments. For this project of 64 senior apartments, that requirement would be 116 spaces. We request a reduction to 1.15 spaces/unit (74 parking spaces) based on the following facts:

1. Section 8.4.2.F of the Town of Wake Forest Unified Development Ordinance allows for a reduction of up to 20% of the minimum parking requirement at the rate of one less parking space for each 200 square feet of Tree Save Area (hereinafter referred to as "TSA") established. At 1.8 spaces/unit, the required parking would be 116 spaces. A 20% reduction in the required parking spaces would be 23 spaces. To reduce the requirement by 23 spaces, we would need to provide 4,600sf of TSA. The project, as proposed, would provide approximately 10,610 sf of TSA, which significantly exceeds the requirement for a 20% reduction in parking. Therefore, the required parking, as adjusted, would total 93 spaces. We are requesting further reduction of that requirement by 19 spaces, to a result of 74 parking spaces.
2. Wake Union Villas is an affordable housing development, with the majority of its financing administered by the North Carolina Housing Finance Agency (NCHFA). NCHFA administers senior affordable housing throughout the state and has determined that a minimum of 1.0 parking spaces/unit is an appropriate standard. (NCHFA Qualified Allocation Plan Exhibit B, Section IV.F.2.)
3. There is precedent in the area for affordable senior housing developments requiring less than 1.8 parking spaces/unit. Four such projects have been developed in the last 20 years within 5 miles of Wake Union Villas. Two of those projects are in the Town of Wake Forest. All have parking requirements less than 1.8 spaces/unit. The lowest parking ratio is 0.75 spaces/unit, the highest is 1.21 spaces/unit. The average is 0.93 spaces/unit. Three of the four projects have less than the 1.15 spaces/unit that we are proposing.

Project	*Address*	*City*	*Year Built*	*# of Units*	*# of Parking*	*Parking/Unit*
Wakefield Spring	2701 Wakefield Pines Dr	Raleigh	2016	80	63	0.7875
Huntington Spring	1887 S. Franklin	Wake Forest	2015	84	63	0.7500
Wakefield Manor	10710 Nickelby Way	Raleigh	2007	96	94	0.9792
Crossing at Heritage	3134 Branch Ferry Ct	Wake Forest	2005	120	145	1.2083

4. The Wake Union Villas development team observed the four projects above on multiple dates and different times of day to track actual parking usage. Per the table below, the average number of spaces utilized per unit was 0.5769. The median was 0.5750. The highest utilization was .6905 spaces/unit. The proposed 1.15 spaces/unit at Wake Union Villas is 99% higher than the average utilization and 66.5% higher than the highest utilization.

Project	*Date*	*Time*	*Occupied*	*# of Units*	*Occupied/Unit*
Huntington Spring	14-Aug-19	2:08pm	31	84	0.3690
Crossing at Heritage	14-Aug-19	2:26pm	66	120	0.5500
Wakefield Manor	14-Aug-19	2:45pm	51	96	0.5313
Huntington Spring	20-Aug-19	7:20pm	52	84	0.6190
Crossing at Heritage	20-Aug-19	7:30pm	70	120	0.5833
Wakefield Manor	20-Aug-19	7:48pm	55	96	0.5729
Huntington Spring	23-Sep-19	3:12pm	52	84	0.6190
Crossing at Heritage	23-Sep-19	3:24pm	69	120	0.5750
Wakefield Manor	23-Sep-19	4:13pm	53	96	0.5521
Wakefield Spring	23-Sep-19	4:24pm	46	80	0.5750
Huntington Spring	24-Sep-19	7:04am	58	84	0.6905
Crossing at Heritage	24-Sep-19	7:13am	74	120	0.6167
Wakefield Manor	24-Sep-19	7:29am	55	96	0.5729
Wakefield Spring	24-Sep-19	7:45am	52	80	0.6500

5. The Town of Wake Forest Unified Development Ordinance does not contemplate a lower parking requirement for elderly multifamily. Other municipalities contemplate the lower parking utilization for elderly multifamily and have lower requirements for these types of developments. For example, the City of Charlotte requires only 0.25 parking spaces/unit for elderly multifamily projects while requiring 1.5 spaces/unit for general occupancy multifamily projects (Charlotte Zoning Ordinance Table 12.202).
6. The higher parking requirement would require the construction of an additional 42 parking spaces. Each parking space is 9'wide by 18' deep, for an area of 162 square feet. Providing the 42 extra parking spaces, and associated drive aisle, required by the Unified Development Ordinance, would require paving an additional 11,340 square feet (more than 1/4 of an acre of additional paving) on the site. The additional clearing of trees and green space is not environmentally sound and would increase impervious area, likely leading to an increase in storm runoff. This is especially undesirable because the site is in the Falls Lake Water Supply Watershed.

In summary, providing 42 extra parking spaces is unnecessary for this project. As has been demonstrated above, the spaces will go unused. The additional clearing that would be required is not only bad environmental policy, it will detract from the natural landscape of the site, making it less visually appealing to residents, neighbors, and the community.

Bowman

4006 Barrett Drive, Suite 104
Raleigh, North Carolina 27609
(919) 553-6570

Project: **Wake Union Villas (SP-25-05)**
Variance Findings

Date: **June 26, 2025**

Carrying out the strict letter of the ordinance would result in unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property:

Per Section 9.4.A of the Town of Wake Forest's Unified Development Ordinance, 1.8 spaces/unit are required for Dwelling - Multifamily developments. For this project of 64 senior apartments, that requirement would be 116 spaces. This requirement results in unnecessary hardship because the UDO does not contemplate a lower parking requirement for elderly multifamily. The North Carolina Housing Finance Agency (NCHFA), which will administer the majority of funding for this project, requires only 1.0 spaces/unit. There is precedent in the area for affordable senior housing developments requiring less than 1.8 parking spaces/unit. We request a reduction to 1.15 spaces/unit (74 parking spaces).

Per Section 2.4.3.D.1, Special Highway Overlay (SH1-O and SH2-O), of the Town of Wake Forest's Unified Development Ordinance, the required building setback is 100 feet from property line abutting a major access corridor. This requirement results in unnecessary hardship because it would not allow for the north corner of the site to be avoided. The north corner includes a stream buffer, the most challenging topography, and potentially the future NCDOT project U-5307 right-of-way.

Please see the Wake Union Villas SH1-O Setback Reduction Request and Wake Union Villas Parking Reduction Request for more information.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance:

The topography and corresponding stream in the north corner of the site create hardships we are hoping to avoid with these variance requests. Both the 100' setback, and the requirement of 116 parking spaces, would require the north corner of the site to be developed.

Please see the Wake Union Villas SH1-O Setback Reduction Request and Wake Union Villas Parking Reduction Request for more information.

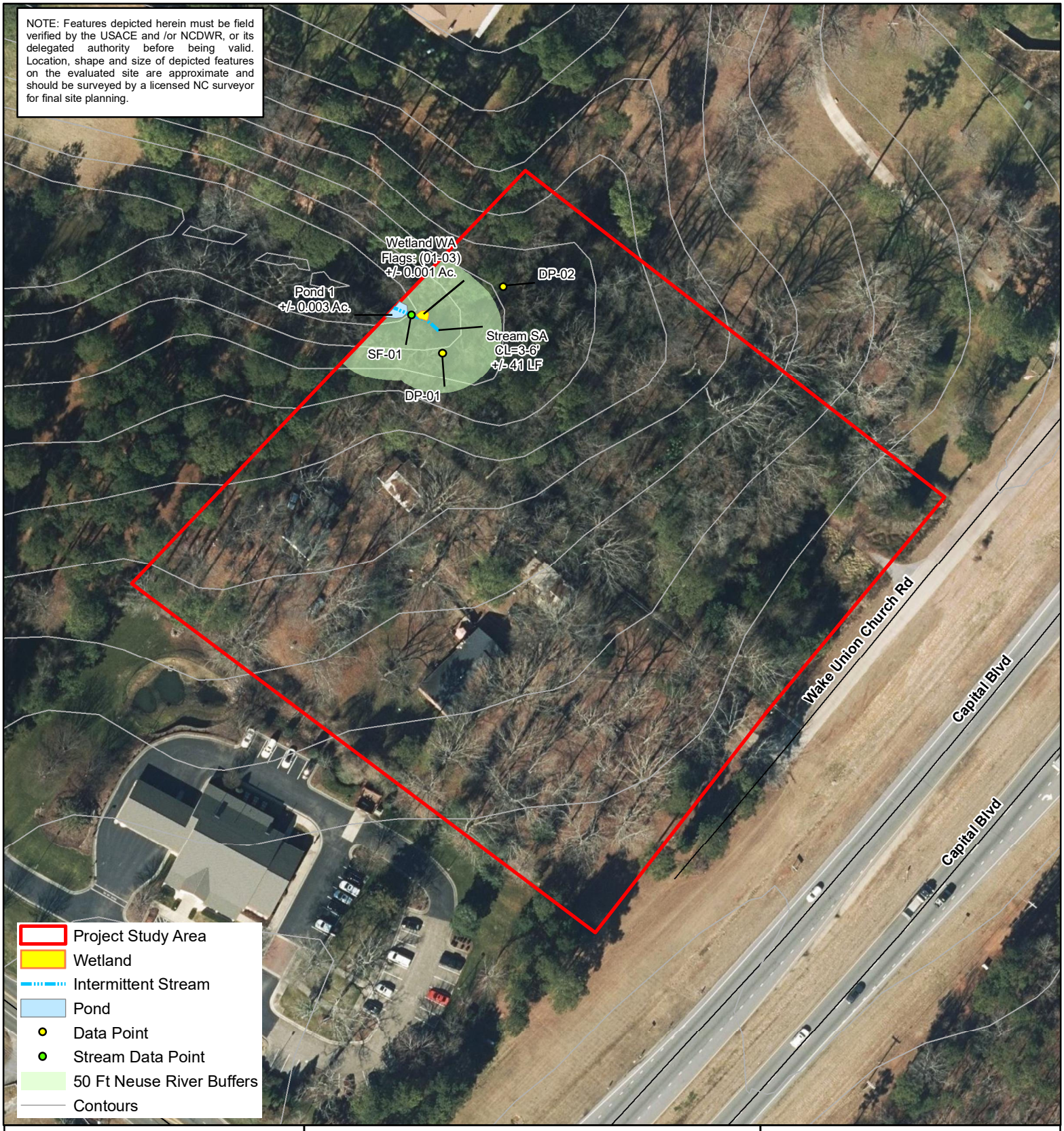
The hardship did not result from actions taken by the applicant of the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship:

The property has not been purchased, and is not a self-created hardship.

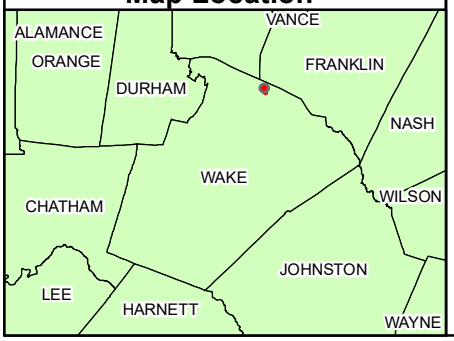
The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved:

The requested variances are consistent with the intent of the Town of Wake Forest's Unified Development Ordinance. The proposed site meets the conditions of RZ-18-07. The site's two access points are on Jenkins Road and Wake Union Church Road, rather than US Highway 1. This feature will secure public safety.

NOTE: Features depicted herein must be field verified by the USACE and /or NCDWR, or its delegated authority before being valid. Location, shape and size of depicted features on the evaluated site are approximate and should be surveyed by a licensed NC surveyor for final site planning.



Map Location



Wetland Sketch Map

Villas at Wake Forest
Sage Project # 2024.107

Prepared by: C. Darnell
October 15, 2024

N

0 60 120 Feet

Figure 3

Sage Ecological Services, Inc.
Office: 919-335-6757
Cell: 919-559-1537

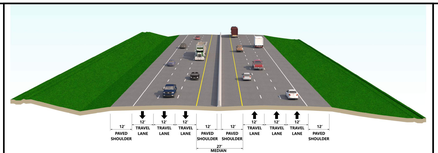
DESIGN PUBLIC HEARING MAP

TIP NO. U-5307
WBS: 47027.1.1 F.A: NHS-0001(138)
WAKE COUNTY
US 1
FROM INTERSTATE 540 TO
PURNELL RD. (SR 1909) /HARRIS RD. (SR 1931)
UPGRADE ROADWAY TO CONTROLLED ACCESS FACILITY
SHEET 9 OF 10

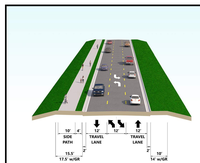
June 2023

-L- US 1 CAPITAL BOULEVARD
NC 98 BYP. TO HARRIS ROAD/PURNELL ROAD

-Y7- JENKINS ROAD / STADIUM DRIVE



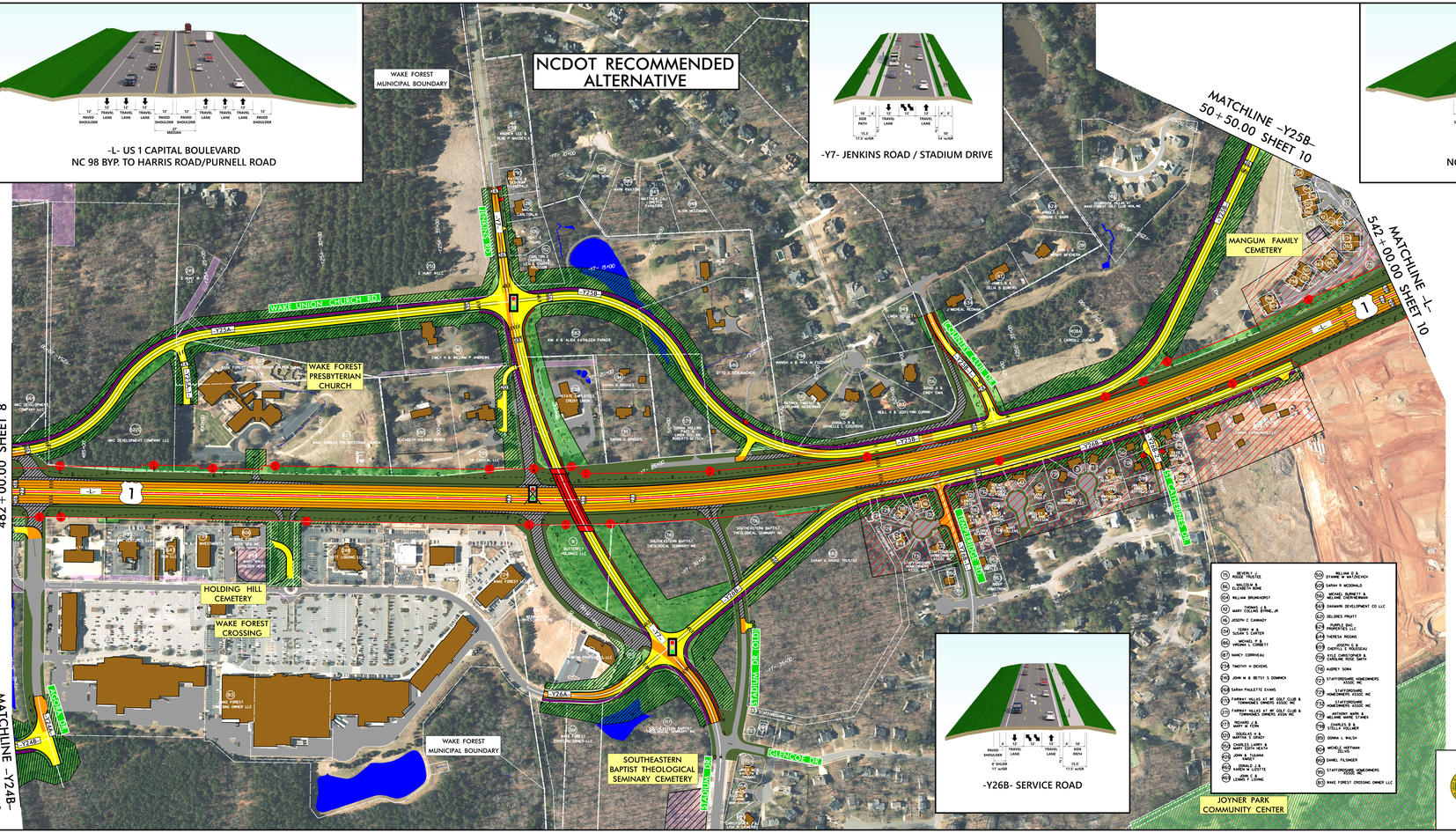
-L- US 1 CAPITAL BOULEVARD
NC 98 BYP. TO HARRIS ROAD/PURNELL ROAD



-Y25A- SERVICE ROAD

-Y25B- SERVICE ROAD

-Y26B- SERVICE ROAD


NCDOT RECOMMENDED ALTERNATIVE
WAKE FOREST MUNICIPAL BOUNDARY
WAKE UNION CHURCH RD
WAKE FOREST PRESBYTERIAN CHURCH
HOLDING HILL CEMETERY
WAKE FOREST CROSSING
SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY CEMETERY
MANGUM FAMILY CEMETERY
JOYNER PARK COMMUNITY CENTER
MATCHLINE -L- 482+00.00 SHEET 8
MATCHLINE -Y24B- 29+50.00 SHEET 8
MATCHLINE -Y25B- 50+50.00 SHEET 10
MATCHLINE -L- 542+00.00 SHEET 10
Y25A
Y25B
Y26A
Y26B
Y7
L
1
CAPITAL BLVD
ESCOTT DR
STADIUM DR
GREENCOE DR
SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY INC
WAKE FOREST CROSSING OWNER LLC
MARY HALL HOUSE HPR
MARY HALL HOUSE LLC
MARY HALL HOUSE LLC
WAKE FOREST CROSSING OWNER LLC
WAKE FOREST CROSSING OWNER LLC
WAKE FOREST CROSSING OWNER

Variance Request Application

(Variance - BOA 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 #1715578

Project Title: Wake Union Villas Variance
Application Type: Variance Request
Workflow: Variance - BOA
Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Checklist - Variance

Please review the checklist below, which identifies what must be submitted with this application. You will be asked to upload the required documents after you have finished entering your application information. A complete application must be submitted in order for the application to be deemed complete and routed for review. Missing items will result in the application being declined and returned to you for revision.

VIEW VARIANCE SUBMITTAL CHECKLIST

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 01/07/2025
Staff Member Met With: Tim Richards & Kathryn Salisbury
Pre-application Conference Project Number: 1569229

Address & Basic Site Information

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

Project Address or PIN:

- 12737 Wake Union Church Rd (1831869237)
- 12739 Wake Union Church Rd (1831868329)
- 12753 Wake Union Church Rd (1831961456)

Tax PIN:

- 1831869237
- 1831868329
- 1831961456

Acreage: 4.6

Name of Existing Development/Subdivision (if applicable--for reference only): n/a

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

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

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

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

Parcel Area: GIS Acreage

- 12737 Wake Union Church Rd: 1.74
- 12739 Wake Union Church Rd: 0.77
- 12753 Wake Union Church Rd: 2.37

Current Use: Land Use Development

- 12737 Wake Union Church Rd: Residential
- 12739 Wake Union Church Rd: Residential
- 12753 Wake Union Church Rd: Residential

Wake Forest (WF): Town Limits

- 12753 Wake Union Church Rd: WF

Planning and Zoning: Jurisdiction

- 12737 Wake Union Church Rd: WAKE FOREST
- 12739 Wake Union Church Rd: WAKE FOREST
- 12753 Wake Union Church Rd: WAKE FOREST

Base District: Zoning

- 12737 Wake Union Church Rd: RMX CD
- 12739 Wake Union Church Rd: RMX CD
- 12753 Wake Union Church Rd: RMX CD

In SH1-O Overlay: Special Highway Overlay - US 1

- 12737 Wake Union Church Rd: yes
- 12739 Wake Union Church Rd: yes
- 12753 Wake Union Church Rd: yes

In SH2-O Overlay:

In Water Supply Watershed Protection Overlay: Watershed Protection Overlay

- 12737 Wake Union Church Rd: yes (FL-WMA)
- 12739 Wake Union Church Rd: yes (FL-WMA)
- 12753 Wake Union Church Rd: yes (FL-WMA)

In TND Overlay:

In SF Overlay:

In HL-O Overlay:

In MVCP-O Overlay:

In National Register of Historic Places:

In Flood Hazard Area:

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

Traci Tate
The Villas at Wake Forest Crossing, LLC
1980 Rocky Ford Road
Powhatan, VA 23139
P:9197419328
traci@halconcompanies.com

Project Contact - Property Owner

Donna and Linda Rollins Pace and Rollins Roberts-Betsch

855 Longwood Lane
Alpharetta, GA 30004
P:404-272-7788
lrobertsbe@comcast.net

Variance

Description of Request:
Reduction of required parking and building setback.

Lot Number(s): n/a

Subdivision : n/a

Name of Existing Development/Subdivision (if applicable--for reference only): n/a

Deed Book: 14-E and 014760

Page: 1764 and 02385

Number of Variance Requests: 2

UDO Section(s) From Which Applicant is Requesting Relief:
9.4

Description of Request:
Reduction of required parking.

UDO Section(s) From Which Applicant is Requesting Relief:
2.4.3

Description of Request:
Reduction of required SH1-O building setback.

UDO Section(s) From Which Applicant is Requesting Relief:

Description of Request:

UDO Section(s) From Which Applicant is Requesting Relief:

Description of Request:

Variance Findings

The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings. **Please address compliance with the Findings of Fact:**

Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property:
See requests in uploaded files.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance:
See requests in uploaded files.

The hardship did not result from actions taken by the applicant of the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship:
See requests in uploaded files.

The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved:
See requests in uploaded files.

Variance Findings for Floodplain, Watershed and Stormwater Regulation

Is the variance request related to standards for Floodplain, Watershed and Stormwater Regulation?: No

Variances from the standards set forth in this ordinance for flood damage prevention, watershed protection and stormwater regulation may be granted subject to the following additional provisions. **Please address compliance with the Findings of Fact:**

Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state or local laws:

Variances shall only be issued upon:

a. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief:

b. A showing of good and sufficient cause:

c. A determination that failure to grant the variance would result in exceptional hardship; and:

d. A determination that the granting of a variance will not result in a substantial increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances:

In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:

a. The danger that material may be swept onto other lands to the injury of others:

b. The danger to life and property due to flooding or erosion damage:

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner:

d. The importance of the services provided by the proposed facility to the community:

e.The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use:

f. The compatibility of the proposed use with existing and anticipated development:

g.The relationship of the proposed use to the land development plan and flood damage prevention program for that area:

h. The safety of access to the property in times of flood for ordinary and emergency vehicles:

i. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site:

j. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges:

Agent Authortization Form

TOWN of WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 12737 Wake Union Church Road (1831-86-9237)
12739 Wake Union Church Road (1831-86-8329)

Landowner's name*: Sarah G Bridges

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Variance

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: The Villas at Wake Forest Crossing, LLC

Landowner's Signature: Sarah G. Bridges

Date: 5/1/2025

Please provide below the name, address, and other information of the person signing this form.

Name: Sarah G Bridges

Address: 12737 Wake Union Church Road, Wake Forest, NC 27587

Telephone number: 919-614-5200

Email address:

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*:

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

Docusign Envelope ID: AE54BD3E-43F8-4515-9BC9-C78E28C5C5E1

Agent Authortization Form

TOWN *of* WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 12753 Wake Union Church Road (1831-96-1456)

Landowner's name*: Donna Rollins Pace and Linda Rollins Roberts-Betsch

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Variance

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: The Villas at Wake Forest Crossing, LLC

Landowner's Signature: DocuSigned by: Linda Rollins Roberts Betsch 0DA663CE55FB4AE... DocuSigned by: Donna Rollins Pace 0DA663CE55FB4AE...

Date: 5/2/2025 5/2/2025

Please provide below the name, address, and other information of the person signing this form.

Name: Donna Rollins Pace and Linda Rollins Roberts-Betsch

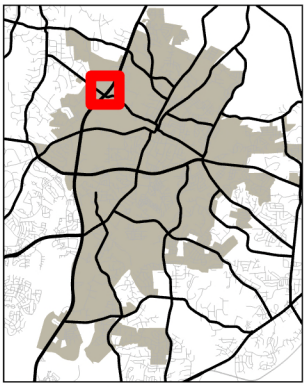
Address: 855 Longwood Lane, Alpharetta, GA 30004

Telephone number: 404-272-7788

Email address: lrobertsbe@comcast.net

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*:

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

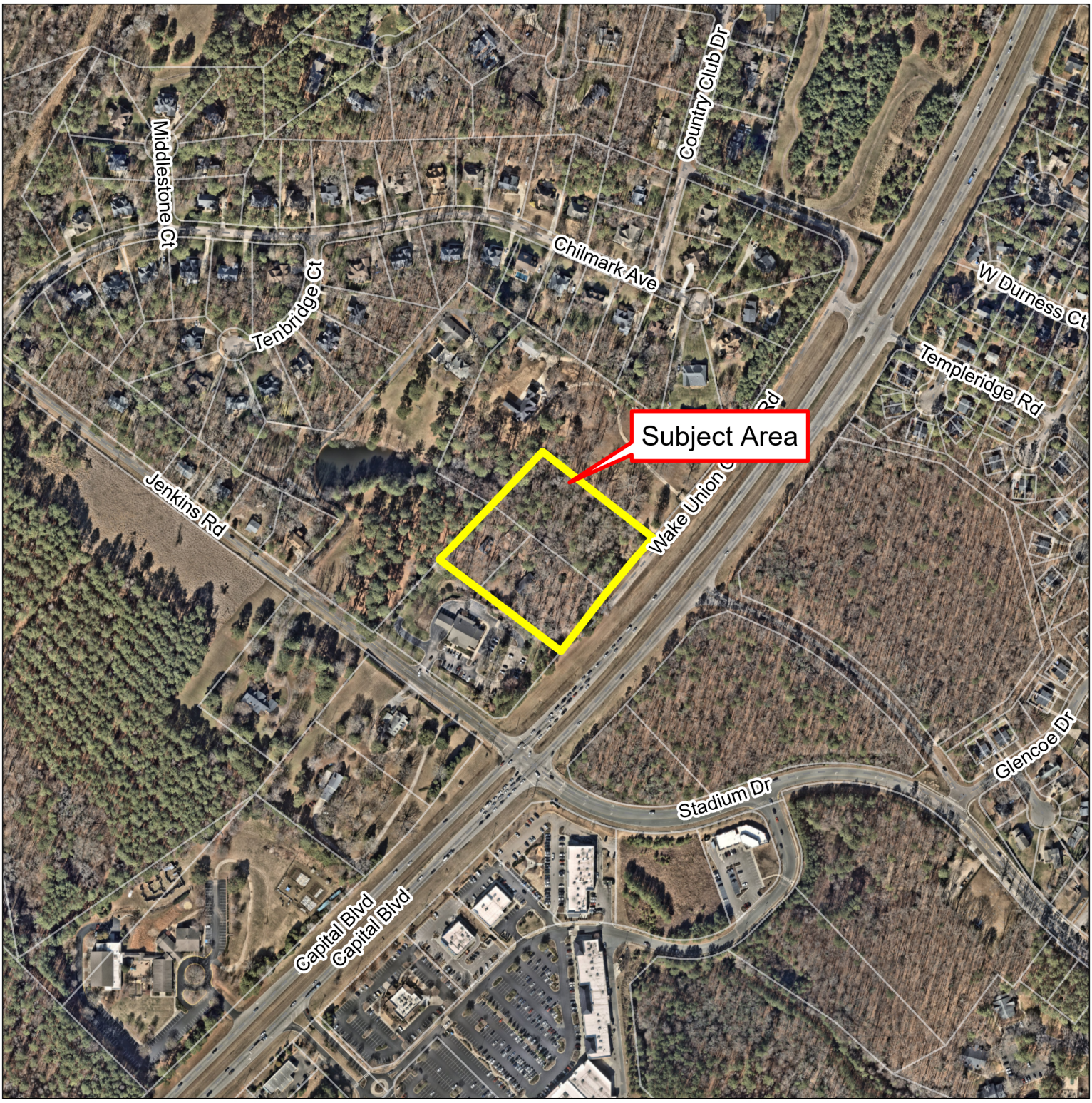


Aerials

TOWN of WAKE FOREST

BOA-25-05
Wake Union Villas Variance
PIN: 1831869237, 1831868329, and 1831961456

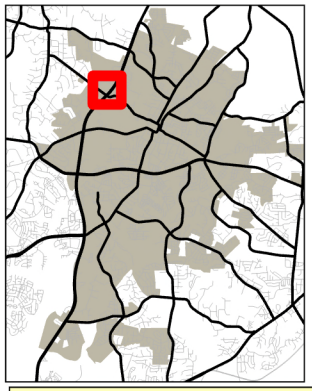
6/16/2025



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

0 500 1,000 1,500 US Feet

N W E

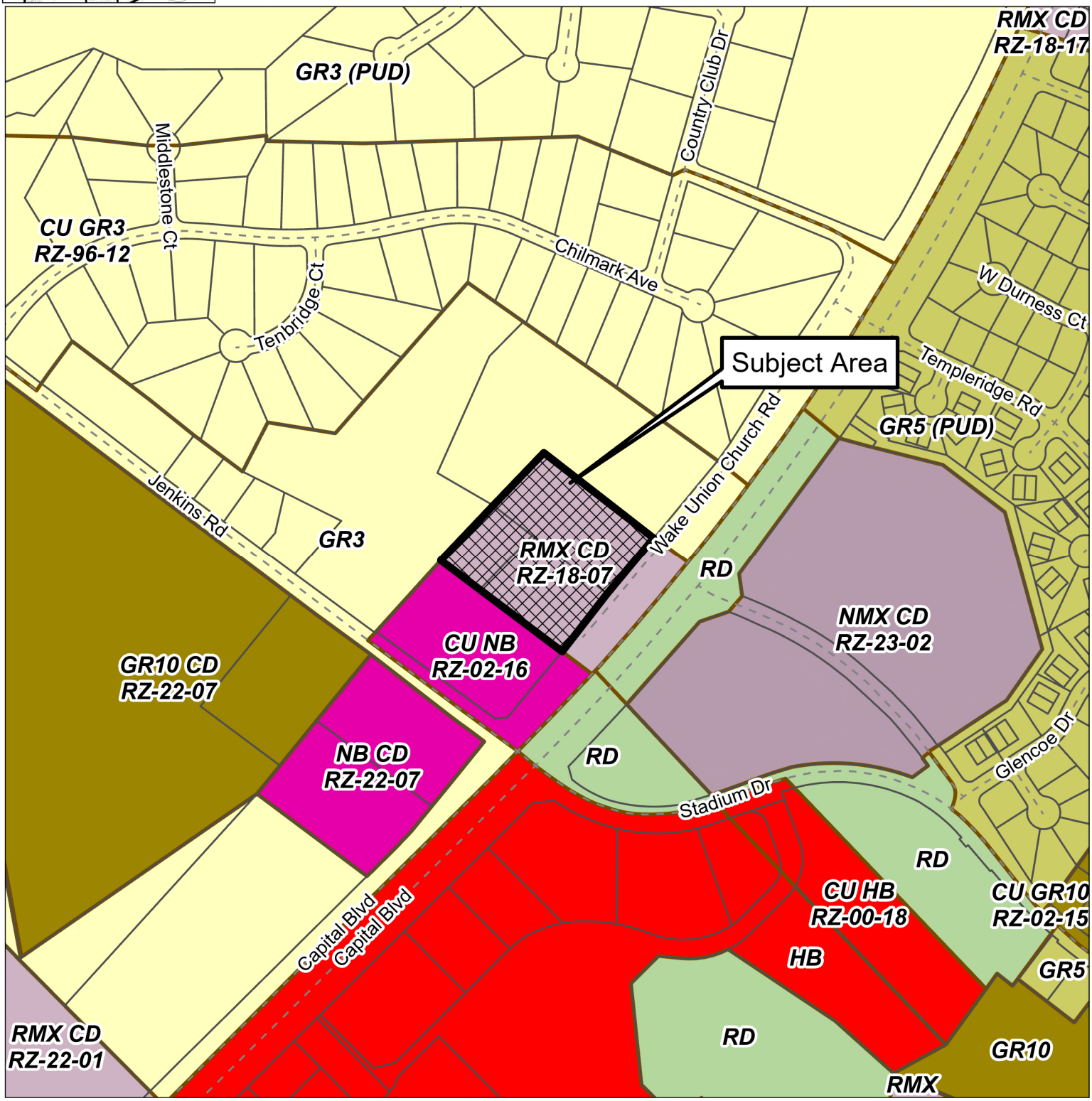


Current Zoning

TOWN of WAKE FOREST

BOA-25-05
Wake Union Villas Variance
PIN: 1831869237, 1831868329, and 1831961456

6/16/2025



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

0 500 1,000 1,500 Feet

ORDINANCE 2018-14

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 4.88 ACRES LOCATED AT 12737, 12739 AND 12753 WAKE UNION CHURCH ROAD FROM CONDITIONAL USE NEIGHBORHOOD BUSINESS (CU NB) TO RESIDENTIAL MIXED USE CONDITIONAL DISTRICT (RMX CD)

RZ-18-07, BRIDGES & PACE PROPERTY

WHEREAS, the application submitted by Donna Pace and Sarah Bridges for the rezoning of lands hereinafter described was duly filed with the Planning Department and thereafter a public hearing was held hereon on the 3rd day of April, 2018 before the Planning Board and the Board of Commissioners, pursuant to due notice mailed, the property posted and notice published pursuant to G.S. § 160A-384. Thereafter, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160A, Article 19, 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 Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The parcel identified by the Wake County Tax Parcel Identification Numbers, 1831-86-8329, 1831-86-9237 and 1831-96-1456, and described in Attachment "A", are located within the Town of Wake Forest's planning jurisdiction and/or 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 Neighborhood Business (CU NB) to Residential Mixed Use Conditional District (RMX CD), subject to the conditions stated herein.

Section 4: 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 5: 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 adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

Section 6: The "Rezoned Lands" are subject to all of the following conditions which are imposed as part of this rezoning:

1. To remove the following permitted uses from the RMX zoning district: Dwelling-Single Family; Dwelling-Duplex; Dwelling-Townhome; Family Care Homes; Residential Care Facilities; Bed and Breakfast Homes; Boarding or Rooming House; Dry Cleaning &

Laundry Services; Funeral Homes/Crematoria; Open Air Retail; or Vehicle Rental/Moving Trucks.

2. Master plan review and approval shall be required by the Board of Commissioners.

3. If the property is developed with a multifamily use, the multifamily units will be designated as housing for older persons, according to the following formula: Eighty percent (80%) of the units will be reserved for elderly households. Twenty percent (20%) of the units will be reserved for either elderly households, or households in which all household members are forty-five (45) years of age or older. "Elderly household" means a household that meets the following criteria: (i) one member of the household is fifty-five (55) years of age or older, and (ii) all other household members are forty-five (45) years of age or older."

Section 7: 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 8: 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 rezoning request reasonable and consistent with the Community Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

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

This the 17 day of April 2018.

Motion by: Brian Pate

Second by: Greg Harrington

Mayor: Vivian Jones

APPROVED AS TO FORM:

Eric A. Vernon
Town Attorney

ATTEST:

Deeda W. Harris
Town Clerk

RZ-18-07: Bridges & Pace Property

Consistency Statement

The rezoning request is consistent with the Wake Forest Community Plan and Unified Development Ordinance in that:

1. The subject property is located in the Sub-Urban Zone per the Growth Strategy Map. The policy emphasis in this area is similar to the General Urban Zone.

2. The proposed development will provide a mixture of housing types, sizes and prices within the bounds of the neighborhood planning area.

3. The proposed development will contribute in building a full service neighborhood by allowing residentially scaled services close at hand. It will also permit for the varying of types and price-points of housing to encourage social and economic diversity in the planning area.

4. The proposed development will locate higher density projects adjacent to work and shopping. The access for any higher density housing will not be located through a lower density housing area. Any higher density housing would act as a transition between Capital Blvd/US-1 and the existing lower density development to the west.

5. The proposed residential development continues to provide for funding to help meet the demand for open space and recreation created by the development by paying Recreation Fees at building permit.

D. **Required Appeal Application Information:** Such relevant information as may reasonably allow the Board of Adjustment to understand the basis for the applicant's appeal. The Administrator shall similarly prepare a report detailing the regulations and interpretation behind the matter being appealed and their reason for their decision.

E. **Public Notification:** Level 1 & 2 required.

15.12.3. Formal Review

A. Upon receiving the application, the Board of Adjustment shall conduct an evidentiary public hearing on the appeal. Any party may appear in person or be represented by an agent at the evidentiary hearing.

B. After conducting the evidentiary public hearing, the Board of Adjustment shall adopt an order reversing or affirming, wholly or in part, or modifying the order requirements, decision, or determination in question. It shall take a 4/5ths vote of the Board of Adjustment to reverse or modify the contested action.

C. The Board of Adjustment, in making its ruling, shall have all the powers of the Administrator from whom the appeal is taken, and may issue or direct the issuance of a permit.

D. The decision of the Board of Adjustment must be in writing and permanently filed in the minutes of that reviewing body as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board of Adjustment, which must be delivered to parties of interest by certified mail.

15.12.4. Appeals

A. Any appeal from a decision of the Board of Adjustment may be made by an aggrieved party and shall be made to the Superior Court of Wake County in the nature of certiorari. Any such petition shall be filed with the clerk of the superior court within 30 days after the decision of the Board is filed with the Town Clerk, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or chairman of the Board at the time of its hearing of the case, whichever is later. The decision of the Board may be delivered to the aggrieved party either by personal service or by registered mail or certified mail return receipt requested.

B. Any appeal from a decision relating to sedimentation and erosion control shall be made to the North Carolina Sedimentation Control Commission.

15.13. Variances

15.13.1. Applicability

A. **Purpose:** The variance process administered by the Board of Adjustment is intended to provide limited relief from the requirements of this ordinance in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of the land in a manner otherwise allowed under this ordinance.

B. **Sufficient Grounds for Variance:** It is not intended that variances be granted solely to remove inconveniences or financial burdens that the requirements of this ordinance may impose on property owners in general or to increase the profitability of a proposed development, although such factors can be taken into consideration.

C. **Use Variances Not Permitted:** In no event shall the Board of Adjustment grant a variance which would allow the establishment of a use which is not otherwise allowed

in a land development district or which would change the land development district classification or the district boundary of the property in question.

D. **Authority Limited to this Ordinance/Conflicts with other Laws Prohibited:** In no event shall the Board of Adjustment grant a variance which would conflict with any state code unless otherwise authorized by laws and regulations.

15.13.2. Filing Procedures

A. **Process Types:** Quasi-Judicial (See also 15.5)

B. **Pre-Application Procedure:** Every applicant for a variance is strongly encouraged to meet with the planning department in a pre-application conference prior to the submittal of a request for a variance. The purpose of this conference is to provide additional information regarding the review process and assistance in the preparation of the application.

C. **Filing Procedure:** An application for a variance may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application.

D. **Required Application Information:** All information relevant to describing the applicant's request to the Board of Adjustment.

E. **Public Notification:** Level 1, 2 & 4 required.

F. **Determination of Compliance:** Staff shall review an application for a variance to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Board of Adjustment. The Administrator shall prepare a staff report regarding the submitted variance application.

15.13.3. Formal Review

A. Action by the Board of Adjustment

1. Upon receipt of the request for a variance from the Administrator, the Board of Adjustment shall hold a quasi-judicial evidentiary hearing on the request.
2. After conducting the evidentiary hearing, the Board of Adjustment may: deny the application; conduct an additional evidentiary public hearing on the application; approve the application; or approve the application with additional conditions. A concurring vote of four-fifths of the members of the Board of Adjustment shall be necessary to grant a variance.
3. A decision by the Board of Adjustment shall be made within 45 days of the date of the evidentiary hearing.
4. Any approval or denial of the request shall be accompanied by written findings of fact supporting the conclusion that the variance meets or does not meet each of the standards set forth below.

B. Standard of Review: The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings:

1. Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant of the property owner. The act of purchasing property with knowledge that circumstances exist

that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved.

C. **Additional Standards for Floodplain, Watershed and Stormwater Regulation Variance Requests**: Variances from the standards set forth in this ordinance for flood damage prevention, watershed protection and stormwater regulation may be granted subject to the following additional provisions:

1. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state, or local laws.
2. Variances shall only be issued upon:
   a. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
   b. A showing of good and sufficient cause;
   c. A determination that failure to grant the variance would result in exceptional hardship; and,
   d. A determination that the granting of a variance will not result in a substantial increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
3. In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:
   a. The danger that material may be swept onto other lands to the injury of others.
   b. The danger to life and property due to flooding or erosion damage.
   c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
   d. The importance of the services provided by the proposed facility to the community.
   e. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
   f. The compatibility of the proposed use with existing and anticipated development.
   g. The relationship of the proposed use to the land development plan and flood damage prevention program for that area.
   h. The safety of access to the property in times of flood for ordinary and emergency vehicles.
   i. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
   j. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
4. Any applicant to whom a variance from the floodplain development regulations is granted shall be given written notice. This notice shall specify the difference

between the base flood elevation and the elevation to which the structure is to be built and contain a written statement that such construction below the Base Flood Elevation increases risks to life and property, and that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance up to $25 per $100 of insurance coverage. Such notification shall be maintained with a record of all variance actions. Variances records shall be provided to the Federal Emergency Management Agency upon request.

D. **Additional Conditions**: In granting any variance, the Board of Adjustment may attach such conditions to the approval as it deems necessary and appropriate to satisfy the purposes and objectives of this ordinance. The Board of Adjustment may also attach conditions in order to reduce or minimize any injurious effect of such variance upon other property in the neighborhood and to ensure compliance with other terms of this ordinance. Such conditions and safeguards must be reasonably related to the condition or circumstance that gives rise to the need for a variance.

15.13.4. Appeals

An appeal from the decision of the Board of Adjustment regarding a variance request may be made by an aggrieved party and shall be made to the Superior Court of Wake County in the nature of certiorari. Any such petition shall be filed with the clerk of the superior court within 30 days after the decision of the Board is filed with the Town Clerk, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or chairman of the Board at the time of its hearing of the case, whichever is later. The decision of the Board may be delivered to the aggrieved party either by personal service or by registered mail or certified mail return receipt requested.

15.14. Text Amendments And Map Amendments (Rezonings)

The Board of Commissioners may from time to time amend any part of the text of this ordinance or amend the Zoning Map of the town.

15.14.1. Application Procedures

A. **Process** Types: Legislative

B. **Applicants**:

1. Map amendments (rezonings) may be submitted by any of the following:
   a. The Board of Commissioners,
   b. The Planning Board,
   c. The Planning Department, and/or
   d. Any resident or property owner within the land use jurisdiction of the town, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner, provided that any rezoning or text amendment requests that down zone property, thereby reducing allowable density or reducing the number of allowable uses, shall obtain written consent by all property owners of such impacted property.
2. Text amendments may be submitted by any of the following:
   a. The Board of Commissioners,
   b. The Planning Board, and/or
   c. The Planning Department.

property owner and any other parties in an effort to find a means of preserving the building, structure or site.

9. **Properties of Statewide Significance**: The Commission may deny an application for a Certificate of Appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Office to have statewide significance, as defined in the criteria of the National Register of Historic Places, unless the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

E. **Demolition by Neglect**: Demolition by neglect of any designated historic landmark or property located within a district shall constitute a violation of this ordinance. For the purposes of this ordinance "demolition by neglect" shall generally mean the failure to properly maintain a structure, whether intentionally or not, such that it falls into such disrepair that it may become uninhabitable. The local governing body may take appropriate actions to prevent demolition by neglect, as outlined in Section 16.2.8, provided such actions include appropriate safeguards to protect the property owner from undue economic hardship.

F. **Permitted Uses**: All uses permitted in the applicable land development district underlying a historic overlay district are permitted in the HL-O.

2.4.3. Special Highway Overlay (SH1-O and SH2-O)

A. **Applicability**: The Special Highway Overlay Districts (SH-O) shall apply to all properties located on either side of a major access corridor (as noted below) beginning at the centerline of the existing right-of-way. The depth of the district is 1,000 feet and shall follow identifiable boundaries whenever possible measured on either side of the right-of-way of the major access corridor. All such locations shall be noted on the official zoning map.

1. Highway US-1 (SH1-O)
2. Dr. Calvin Jones Highway (SH2-O)

B. **Exceptions**: Exceptions to the district depth, location, landscaping, and buffering can be applied in the following instances:

1. Where identifiable conditions exist to screen the visibility of motorists, or
2. At an intersection targeted for shopping center development.
3. A PUD district may propose acceptable alternative standards within an SH-O district, as it speaks to minimum bufferyard dimensions and supplemental planting standards so long as they are in keeping with the overall intent of this ordinance.

C. **Landscaping and Buffering**: It is the intent of this section that the frontage along the designated thoroughfares to the extent practical be left in an undisturbed or enhanced state of vegetation, and that sufficient areas of natural buffer remain so that the proposed use will be visually in harmony with the natural wooded character of the area. Removing or denuding of natural forest vegetation along major access corridors is strongly discouraged; however, it is understood that conditions may exist as stated in Section 2.2.3.F - Section 2.2.3G, which may warrant removing of natural forest vegetation. (Exemption: Existing lots of record that are developed for single-family detached or duplex dwelling units)

Yard Type/Lot Condition in the SH-O Districts	Required Street Bufferyard to Preserve Natural Vegetation or its Planted Equivalent	Supplement Plantings if Limited or No Vegetation Exists in SH-O Yard
Frontage of the existing or proposed right-of-way	*50 ft average	5 trees per 50 feet of SH-O yard
Frontage of the existing or proposed right-of-way of any access/frontage road adjacent to any major access corridor	*30 ft average	3 trees per 50 feet of SH-O yard

Yard Type/Lot Condition in the SH-O Districts	Required Street Bufferyard to Preserve Natural Vegetation or its Planted Equivalent	Supplement Plantings if Limited or No Vegetation Exists in SH-O Yard
Street frontages of streets that intersect with a major access corridor for a distance of 200 feet	*30 ft average	3 trees per 50 feet of SH-O yard
Those portions of front, rear or side yards that are not adjacent to a major access corridor or not part of the 50 foot SH-O yard and are not devoted to the uses, buildings and structures of a permitted use	Preservation of all existing vegetation	See Section 8.3
*May use existing vegetation within right-of-way to meet street yard width requirement.		

D. **Dimensional Requirements**:

1. Building Setback: 100 feet from property line abutting major access corridor
2. Off-Street Parking Setback: 50 feet from property line abutting major access corridor

E. **Maximum Number of Driveways**:

1. One combined entrance and exit shall be permitted for each lot with frontage along a major access corridor;
2. For lots with 500 feet or more of frontage along a major access corridor 2 combined entrances and exits shall be permitted;
3. For lots with frontage on an access/frontage road adjacent to a major access corridor, the number of entrances shall be determined as provided in Section 9.8 of this ordinance.
4. For projects with an associated Traffic Impact Analysis (TIA), the maximum number of driveways shall be determined though TIA requirements as well as Town and NCDOT approvals.

F. **Modification of Standards (Minor)**: The administrator, in reviewing a development application, may adjust specific SH-O yards and setback requirements for yards adjacent to the major access corridor or intersecting streets provided the average depth of a required yard or setback for the entire parcel is maintained. In permitting site-specific variations the Administrator shall find that the requested modification:

1. Is consistent with the overall purpose and intent of these requirements;
2. Is necessitated by the configuration and/or topography of the land, which makes it impractical to comply with the yard and setback requirements of this section for specific areas of the parcel;
3. Does not reduce the required yard or setback by more than 50%.

G. **Modification of Standards (Major)**: The Board of Commissioners, in reviewing a development application, may adjust (either reduce or increase) minimum SH-O yards and setback requirements for yards adjacent to the major access corridor or intersecting streets upon making a finding that the proposed adjustment of those requirements:

1. Is consistent with the overall purpose and intent of these requirements;
2. Is necessitated by the configuration and/or topography of the land, which makes it impractical to comply with the yard and setback requirements of this section;
3. Is no greater than is necessary to allow for reasonable development of the tract;
4. Will not adversely affect the value of adjoining or abutting property, or that the use is a public necessity; and

5. Is necessitated to preserve existing natural vegetation considered to be a landmark or in an advanced stage of growth, removal of which would visually affect the natural wooded character of the area.

H. **Expansions and Changes of Use**: For properties which have expansions or additions which singularly or collectively exceed 25% of the gross floor area and/floor surface area, or change use which requires additional off-street parking made after application of this section, the SH-O yard requirements are as follows:

1. Where adjacent to a major access corridor, provide SH-O yard of 25 feet of natural vegetation or planted equivalent. Screening shall be provided at a rate of 3 trees per 50 linear feet of SH-O yard.
2. Where adjacent to a street intersecting a major access corridor, provide a SH-O yard of 15 feet of natural vegetation or planted equivalent. Screening shall be provided at a rate of 2 trees per 50 linear feet of SH-O yard.

2.4.4. Required Shopfront (SF)

A. **Intent**: While retail/restaurant uses are not required uses, the intent of the Required Shopfront Overlay is to provide a building frontage that would not preclude those uses at some point in the future through the depth of the first and second layer.

B. **Permitted Frontages**: If a block face is designated on the Zoning Map as "Required Shopfront," then all new development along that designated street frontage must provide one of the following Private Frontages (per Section 5.3) at sidewalk level along the entire length of the frontage:

1. Shopfront & Awning,
2. Gallery, or
3. Arcade.

2.4.5. Water Supply Watershed Protection Overlay Districts

Development standards for state designated water supply watershed protection areas apply within the following districts as outlined in Section 12.6.

A. FL-CA (Falls Lake Critical Area) District;

B. FL-WMA (Falls Lake Watershed Management Area) District;

C. RC-CA (Richland Creek Critical Area) District;

D. RC-WMA (Richland Creek Watershed Management Area) District;

E. SC-CA (Smith Creek Critical Area) District;

F. SC-WMA (Smith Creek Watershed Management Area) District; and

G. LR-WMA (Little River Watershed Management Area) District

2.4.6. Glen Royall Mill Village Character Preservation Overlay (MVCP-O) District

A. **Purpose**: The Glen Royall Mill Village Character Preservation Overlay District is a zoning overlay district dedicated to the protection of traditional development patterns and neighborhood character specifically in this National Register Historic District. Regulations promote the continuity of the streetscape, the reduction of conflict between new construction and existing development, and the integrity of the rich history of the Town of Wake Forest. The Glen Royall Mill Village Character Preservation Overlay District is comprised of the properties shown within the MVCP-O area on the zoning overlay map. These properties are in the Glen Royall Mill Village National Register Historic District. It is an area made up primarily of single-family detached homes. Originally constructed as housing for the mill workers, many of the structures remain well-kept with minor exterior alterations. This overlay district seeks to protect the special character and charm of this significant historic district.

9.4. Parking Requirements

Permanent off-street parking (including on-street parking in accordance with the requirements below) is required subject to the table below. If required, parking shall be provided at the time of erection, alteration, enlargement, establishment or change of use of any building or open use of land which require additional off-street parking. Mixed use developments or lots containing more than one use shall determine the total number of required parking spaces by adding together the required number of spaces for each of the proposed uses as if they were separate.

A. OFF-STREET PARKING SCHEDULE "A"

Use Category	Minimum Required Auto Spaces	Minimum Required Bicycle Parking Spaces[1]
Residential		
Dwelling-Single Family & Two Family	1 per unit, or 2 per unit if parking is provided in an enclosed garage	No requirement
Dwelling-Townhome & Multifamily	1.8 per unit	2 per 40 auto spaces
Dwelling-Accessory	1 per unit	No requirement
Live-Work Units	1 per 600 sf	2 per 40 auto spaces
Residential Care Facilities	1 per 2 resident rooms	2 per 40 auto spaces
All Other Residential Uses	No requirement	No requirement
Cluster Mailbox Unit	2 spaces per location, one space must meet ADA accessibility requirements	No requirement
Recreation facility, private (single-family dwellings or townhomes)	Subdivisions with 100 or more dwelling units shall provide: • 1 per 300 sf of clubhouse with interior gathering space • 1 per 100 sf of surface area of the pool (water area) • 2 per sports amenity (e.g., court, field, playground, park, etc.) Subdivisions with less than 100 dwelling units shall provide: • 1 per 300 sf of clubhouse with interior gathering space • 1 per 200 sf of surface area of the pool (water area) • 2 per sports amenity (e.g., court, field, playground, park, etc.)	4 spaces or 1 space per 30 dwelling units, whichever is greater
Recreation facility, private (multi-family)	No requirement	4 spaces or 1 space per 30 dwelling units, whichever is greater
Lodging – All Lodging Uses	1 per room	2 per 50 auto spaces
Office/Service		
Child/Adult Day Care Centers (More than 8 persons)	1 per 6-person capacity	2 per 50 auto spaces
Funeral Home	1 per 5 seats in chapel	2 per 50 auto spaces
Medical Clinic	1 per 250 sf	2 per 50 auto spaces
Office	1 per 300 sf	2 per 50 auto spaces
Veterinary Services	Schedule B	2 per 50 auto spaces

Use Category	Minimum Required Auto Spaces	Minimum Required Bicycle Parking Spaces[1]
All Other Office/Service Uses	1 per 500 sf	2 per 50 auto spaces
Commercial		
Restaurant Bar/Tavern Nightclub	1per 200 sf (minimum of 8)	2 per 50 auto spaces
General Commercial	1 per 350 sf	2 per 40 auto spaces
General Commercial – Greater than 100,000 sf	1 per 300 sf	2 per 40 auto spaces
Shooting range, outdoor	1 space per target and 1 space for every 300 sf of office area	2 per 50 auto spaces
All Other Commercial Uses	1 per 400 sf	2 per 40 auto spaces
Automotive	Schedule B	2 per 50 auto spaces
Entertainment/Recreation		
Amusements (Indoor)	1 per 4 persons permitted	2 per 40 auto spaces
Amusements (Outdoor)	1 per 4 persons permitted	2 per 40 auto spaces
Recreational Facility (Indoor)	1 per 4 persons permitted	2 per 40 auto spaces (minimum of 4 racks)
Recreational Facility (Outdoor)	Schedule C	4 spaces or a minimum of 2 per 40 auto spaces (minimum of 4 racks)
Sports Arena/ Stadium	Schedule C	2 per 40 auto spaces
Theater (Indoor & Outdoor)	1 per 5 seats	2 per 40 auto spaces
All Other Entertainment/Recreation Uses	Schedule C	2 per 40 auto spaces
Civic/Educational/Institutional		
Civic Meeting Facilities	1 per 100 sf	2 per 50 auto spaces
Community or Cultural Facility	1 per 300 sf	
Hospital	1 per 2 beds plus 1 per employee	2 per 50 auto spaces
Religious Institution (RA-HC, NMX, UMX)	No requirement	2 per 50 seats
Religious Institution (All Other Districts)	1 per 4 seats in the main assembly hall	2 per 50 seats
Schools – Elementary & Secondary	1 per 4 seats in the main assembly hall or gymnasium*	2 per 50 students
Studio – Art, dance, martial arts, music	1 per 400 sf	2 per 20 auto spaces
Vocational School/Technical	Schedule C	2 per 50 auto spaces
All Other Civic/Educational/Institutional Uses	Schedule C	2 per 40 auto spaces
Industry/Wholesale/Storage		
All Industry/Wholesale/Storage Uses	Schedule B	2 per 50 auto spaces
Agricultural		
Garden or Nursery	1 per 1,000 sf of open-air sales plus space for retail sales per Schedule B	2 per 50 auto spaces
Kennel, Outdoor	Schedule B	2 per 50 auto spaces
All Other Agricultural Uses	Schedule C	No requirement
Infrastructure – All Infrastructure Uses	Schedule C	No requirement

[1] Bicycle parking minimums are based on the number of automobile parking spaces provided on site, not the minimum number of automobile parking spaces required.

RZ-18-07
ORDINANCE 2018-14 DATED APRIL 17, 2018
REZONING CONDITIONS

1. TO REMOVE THE FOLLOWING PERMITTED USES FROM THE RMX ZONING DISTRICT: DWELLING-SINGLE FAMILY; DWELLING-DUPLEX; DWELLING-TOWNHOME; FAMILY CARE HOMES; RESIDENTIAL CARE FACILITIES; BED AND BREAKFAST HOMES; BOARDING OR ROOMING HOUSE; DRY CLEANING & LAUNDRY SERVICES; FUNERAL HOMES/CREMATORIA; OPEN AIR RETAIL; OR VEHICLE RENTAL/MOVING TRUCKS.
2. MASTER PLAN REVIEW AND APPROVAL SHALL BE REQUIRED BY THE BOARD OF COMMISSIONERS.
3. IF THE PROPERTY IS DEVELOPED WITH A MULTIFAMILY USE, THE MULTIFAMILY UNITS WILL BE DESIGNATED AS HOUSING FOR OLDER PERSONS, ACCORDING TO THE FOLLOWING FORMULA: EIGHTY PERCENT (80%) OF THE UNITS WILL BE RESERVED FOR ELDERLY HOUSEHOLDS. TWENTY PERCENT (20%) OF THE UNITS WILL BE RESERVED FOR EITHER ELDERLY HOUSEHOLDS, OR HOUSEHOLDS IN WHICH ALL HOUSEHOLD MEMBERS ARE FORTY-FIVE (45) YEARS OF AGE OR OLDER. "ELDERLY HOUSEHOLD" MEANS A HOUSEHOLD THAT MEETS THE FOLLOWING CRITERIA: (i) ONE MEMBER OF THE HOUSEHOLD IS FIFTY-FIVE (55) YEARS OF AGE OR OLDER, AND (ii) ALL OTHER HOUSEHOLD MEMBERS ARE FORTY-FIVE (45) YEARS OF AGE OR OLDER."

TREE PRESERVATION

CANOPY COVERAGE REQUIREMENT (RMX)			
1 CANOPY TREE PER 10,000 SF OF PARCEL AREA			
20,210 SF WATERCOURSE BUFFER AND FUTURE R/W AREA			
199,265 SF OF PARCEL AREA\ - 20,210 SF WATERCOURSE BUFFER=179,055 SF			
179,055 SF / 10,000 = 18 CANOPY TREES REQUIRED			
TREES TO BE REMOVED			
TREE SIZE	QUANTITY	REPLACEMENT TREES PER TREE	
UNDERSTORY (8"-19" DBH)	106		
CANOPY (20"+ DBH)	70	4	
TOTAL REPLACEMENT TREES REQUIRED	280		
TREES TO REMAIN			
TREE SIZE	QUANTITY	CREDIT	TOTAL CREDITS
UNDERSTORY TREES (8"-19" DBH)	22	2	44
20"-30" DBH	10	3	30
31"-41" DBH	4	4	16
42"+ DBH	1	5	5
TREE SAVE AREA (SF)	10,610 SF	1/700 SF	15
TOTAL RETAINED SPECIMEN TREES			110
REPLACEMENT TREES REQUIRED	170		
CANOPY TREES REQUIRED	18		
TOTAL CANOPY TREES REQUIRED	188		
TOTAL CANOPY TREES PROVIDED	188		

IMPERVIOUS SUMMARY TABLE

TOTAL SITE AREA = 199,265 SF (4.574 AC) (AFTER PROPERTY RECOMBINATION)			
EXISTING IMPERVIOUS AREA	15,405 SF	0.35 ACRES	7.73 % OF AREA
BUILDINGS	26,455 SF	0.61 ACRES	13.28 % OF AREA
PAVEMENT	47,795 SF	1.10 ACRES	23.99 % OF AREA
SIDEWALK	10,080 SF	0.23 ACRES	5.06 % OF AREA
TOTAL IMPERVIOUS AREA	84,330 SF	1.94 ACRES	42.32 % OF AREA
WOODED SPACE (INCLUDES TSA)	51,820 SF	1.19 ACRES	26.01 % OF AREA
TREE SAVE AREA	10,610 SF	0.66 ACRES	14.39 % OF AREA
OPEN SPACE	63,115 SF	1.45 ACRES	31.67 % OF AREA
INCREASE IN IMPERVIOUS AREA	68,925 SF	1.58 ACRES	
INCREASE IN OFFSITE IMPERVIOUS AREA	14,270 SF	0.33 ACRES	

EROSION CONTROL NOTES:
AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE REQUIRED BY TOWN OF WAKE FOREST PRIOR TO START OF CONSTRUCTION.

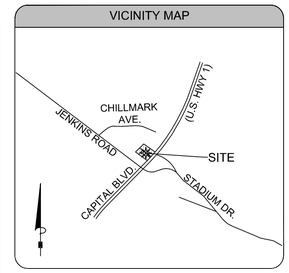
SURVEY NOTE:
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: BOWMAN NORTH CAROLINA, LTD.

STREAM/WETLAND NOTE:
THERE ARE EXISTING STREAM AND/OR WETLAND FEATURES ON THE PROPOSED PARCEL. THERE ARE NO PROPOSED IMPACTS TO THE EXISTING STREAM AND/OR WETLAND FEATURES.

FLOOD ZONE NOTE:
THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD PANEL 3720183100K, DATED JULY 19, 2022. MAPS SUBJECT TO CHANGE BY FEMA.

WATERSHED NOTE:
THIS PROPERTY IS LOCATED IN THE FALLS LAKE (WS-IV NSW) WATER SUPPLY WATERSHED

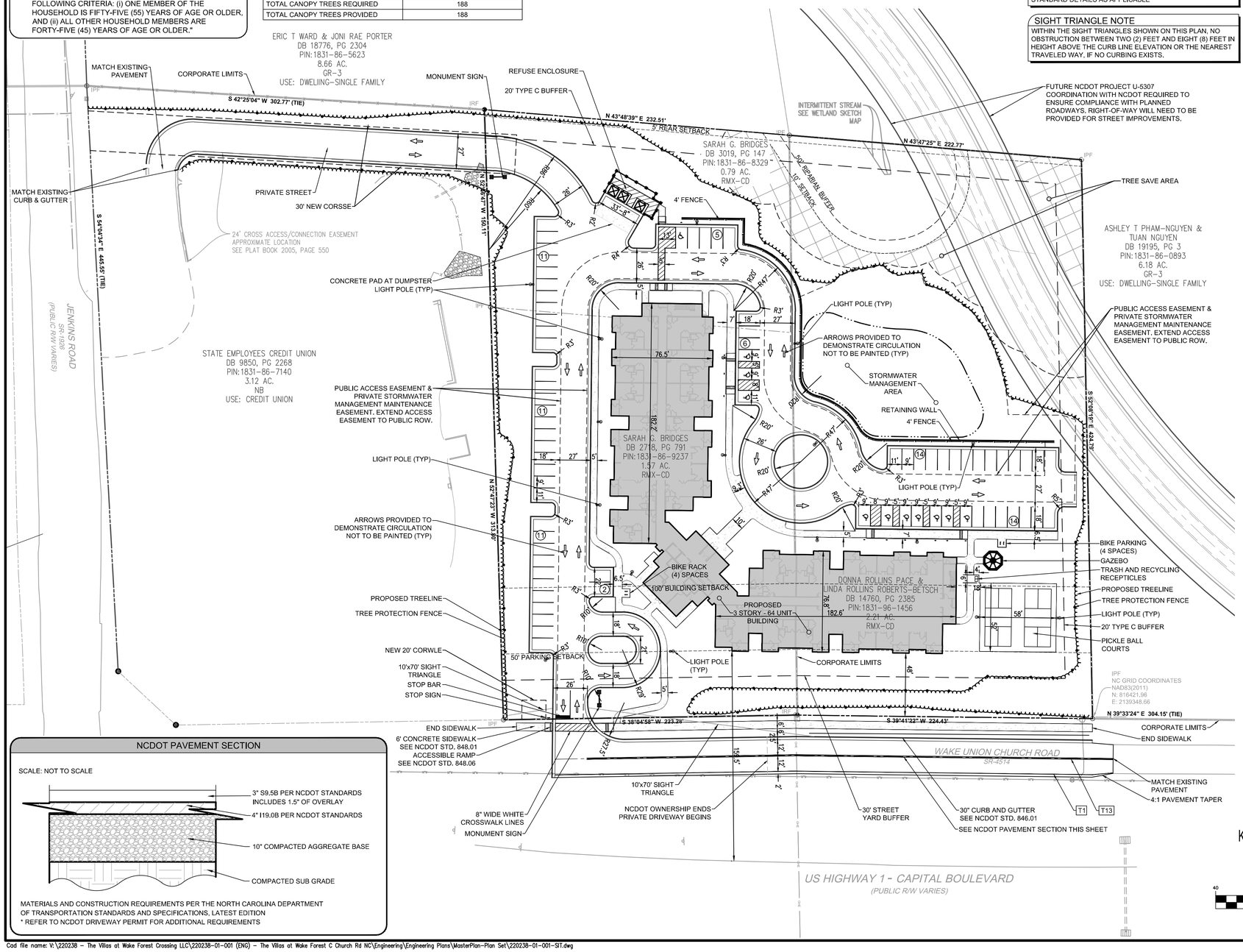
VICINITY MAP



CONSTRUCTION NOTE
ALL MATERIALS AND CONSTRUCTION METHODS PER THE LATEST EDITION OF THE TOWN OF WAKE FOREST, CITY OF RALEIGH, WAKE COUNTY AND NCDOT SPECIFICATIONS AND STANDARD DETAILS AS APPLICABLE

SIGHT TRIANGLE NOTE
WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

GENERAL NOTES:
1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF WAKE FOREST AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
7. EXISTING SITE CONDITIONS, GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM A SURVEY PREPARED BY BOWMAN NORTH CAROLINA, LTD.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE TOWN OF WAKE FOREST CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
12. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
18. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER OF ANY UNACCEPTABLE AREAS.
19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORM DRAINAGE) TO OWNER PRIOR TO COMPLETION OF CONSTRUCTION.



NCDOT PAVEMENT SECTION

SCALE: NOT TO SCALE

MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION
* REFER TO NCDOT DRIVEWAY PERMIT FOR ADDITIONAL REQUIREMENTS

DEVELOPMENT DATA

DEVELOPMENT NAME:	WAKE UNION VILLAS
STREET ADDRESS:	WAKE UNION CHURCH ROAD WAKE FOREST, NC 27587
PROPERTY IDENTIFICATION (PIN)	1831-86-9237, 1831-86-8329 & 1831-96-1456
REID:	0110214, 0025349 & 0067511
DEED:	BOOK 14-E, PG 1764 & BOOK 014760, PG 02385
PLAT:	BOOK 2003, PG 985
CURRENT NUMBER OF LOTS:	3
PROPOSED NUMBER OF LOTS:	1
CURRENT PROPERTY OWNERS:	SARAH G BRIDGES DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH
DEVELOPER:	THE VILLAS AT WAKE FOREST CROSSING, LLC
ZONING:	RMX CD (RZ-18-07) (CONDITIONAL DISTRICT-RESIDENTIAL MIXED USE) (FL-WMA) FALLS LAKE WATERSHED MANAGEMENT AREA DISTRICT (SH1-0) US 1 SPECIAL HIGHWAY OVERLAY
RIVER BASIN:	NEUSE (LOWER FALLS LAKE)
WATERSHED:	FALLS LAKE WATER SUPPLY WATERSHED PROTECTED AREA
RECEIVING STREAM:	HORSE CREEK
STREAM INDEX:	27-17-(0.7)
STREAM CLASSIFICATION:	WS-IV; NSW
FLOOD ZONE:	NONE (FEMA MAP 3720183100K, DATED 7/19/22)
SITE AREA:	199,265 SF (4.575 ACRES) (AFTER PROPERTY RECOMBINATION)
DISTURBED AREA:	5.5 ACRES
INSIDE TOWN LIMITS:	YES
EXISTING USE:	SINGLE FAMILY
PROPOSED BUILDING USE:	64-UNIT SENIOR APARTMENTS
TOTAL BUILDING AREA:	26,350 SF
BUILDING COVERAGE	13.28 %
MAX BUILDING HEIGHT:	6 STORIES, 84 FT
PROPOSED BUILDING HEIGHT:	56'-0" (3 STORIES)
BUILDING SQUARE FOOTAGE:	77,000 SF
MAX DENSITY:	24 DU/AC
PROPOSED DENSITY:	64 UNITS/4.575 ACRES = 14.4 DU/AC
WATERSHED REQUIREMENT:	70% BUA MAX
MIN BUILDING SETBACK:	100 FT CAPITAL BOULEVARD SETBACK *REQUEST VARIANCE
MIN PARKING SETBACK	50 FT CAPITAL BOULEVARD SETBACK
MIN SIDE SETBACK:	0 FT
MIN REAR SETBACK:	5 FT
LOT WIDTH AT ROAD FRONTAGE:	448 FT
OPEN SPACE/RECREATION REQUIREMENTS:	
MIN OPEN SPACE REQUIRED:	5% OF SITE AREA
OPEN SPACE PROVIDED:	114,935 SF (57.68% OF SITE)
OPEN SPACE AFTER R/W DEDICATION:	199,265 SF - 14,150 (FUTURE R/W) = 185,115 SF (4.25 ACRES) OPEN SPACE: 100,785 SF (54.44% OF SITE)
MIN PARK SPACE REQIRED:	2% OF SITE AREA
PARK SPACE PROVIDED:	6,000 SF (3.01% OF SITE)
TREE CANOPY REQUIRED:	18 TREES (1 CANOPY TREE PER 10,000 SQ FT OF PARCEL AREA)
TREE CANOPY PROVIDED:	18 TREES
PARKING REQUIREMENTS:	
PARKING SPACE REQUIREMENTS:	1.8 PER UNIT 64 PROPOSED UNITS = 116 SPACES REQUIRED
TREE SAVE AREA INCENTIVE	20% REDUCTION = 93 SPACES REQUIRED
PARKING SPACES PROPOSED:	74 SPACES *REQUEST VARIANCE
ACCESSIBLE SPACES PROPOSED:	11 SPACES
PARKING SPACE DIMENSIONS:	9 FT X 18 FT (11 FT END STALL)
BICYCLE PARKING SPACES:	2 PER 40 VEHICLE PARKING SPACES = 6 BICYCLE SPACES PROVIDED
BUFFER REQUIREMENTS:	
ADJACENT ZONING DISTRICTS:	CU NB & GR3
REQUIRED BUFFERS:	20 FT TYPE C BUFFER (ADJACENT GR3) NO BUFFER REQUIRED ADJACENT TO CU NB SH-O STREET YARD BUFFER (3 CANOPY TREES/50 FT)
NEUSE RIPARIAN BUFFER:	50FT ZONE 1 BUFFER (INTERMITTENT STREAM)

Know what's below. Call before you dig.

BEFORE YOU DIG STOP CALL 1 800 632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE

PLANNING:_____ DATE:_____
ENGINEERING:_____ DATE:_____

Subject to addressing outstanding conditions of approval within the issued comment letter. Plans are not released for construction. Approval is valid for two years from the date above.

SP-25-05

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
F-1445

SITE PLAN
WAKE UNION VILLAS
WAKE UNION CHURCH ROAD
WAKE FOREST, WAKE COUNTY, NORTH CAROLINA
SP-25-05

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24494 5/29/25 MATTHEW E. LOWDER

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN STATUS	
1/24/2025	MASTER SITE PLAN #1
4/30/2025	MASTER SITE PLAN #2
5/29/2025	MASTER SITE PLAN #3

DATE	DESCRIPTION

MEL	MCB	MEL
DESIGN	DRAWN	CHKD

SCALE H: 1" = 40' V:

JOB No. 220238-01-001

DATE JANUARY 24, 2025

FILE No.

SHEET C3.0

Cad file name: V:\220238 - The Villas at Wake Forest Crossing LLC\220238-01-001 (ENG) - The Villas at Wake Forest C Church Rd NC\Engineering\Engineering Plans\MasterPlan-Plan Set\220238-01-001-ST.dwg

TITLE COMMITMENT SCHEDULE B-PART II REVIEW

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STERLING TITLE COMPANY, COMMITMENT NUMBER STA25-0302, EFFECTIVE DATE JANUARY 25, 2025 AT 9:00 AM, WERE REVIEWED AND ADDRESSED AS FOLLOWS WITH REGARD TO THEIR CONNECTION TO THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SAID COMMITMENT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
   - REPONSE: NOT A SURVEY MATTER.
2. TAXES OR ASSESSMENTS DUE FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
   - RESPONSE: NOT A SURVEY MATTER.
3. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UN/RECORDED LEASES.
   - RESPONSE: NOT A SURVEY MATTER.
4. EASEMENT RESERVED IN DEED RECORDED IN BOOK 2718, PAGE 791, BENEFITTING GRANTOR (WILLIAM L. GLOVER AND WIFE, GLENN B. GLOVER) AND THEIR HEIRS AND ASSIGNS, 15 FEET IN WIDTH. (PARCEL 1)
   - RESPONSE: SAID EXCEPTION EASEMENT DOCUMENT DESCRIBES A 15' WIDE EASEMENT ACROSS A AN EXISTIG PATH OR ROADWAY FROM OLD RALIEGH-OXFORD ROAD (NOW KNOWN AS WAKE UNION CHURCH ROAD) IN A NORTHWESTERLY DIRECTION THROUGH PARCEL ONE. ONLY FOUND PATH OR ROADWAY FOUND IS SHOWN HEREON.
5. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF OLD RALEIGH-OXFORD ROAD. (PARCEL 1)
   - RESPONSE: PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF OLD RALIEGH-OXFORD ROAD (NOW KNOWN AS WAKE UNION CHURCH ROAD) SHOWN HEREON.
6. DISCREPANCY IN LEGAL DESCRIPTION OF DEED RECORDED IN BOOK 2718, PAGE 791. (TO BE UPDATED/REMOVED UPON RECEIPT OF SURVEY). (PARCEL 1 & 2)
   - RESPONSE: AFFECTS THE SUBJECT PROPERTY - TO BE UPDATED/REMOVED UPON RECEIPT OF SURVEY.
7. DEED FOR RIGHT OF WAY TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4950, PAGE 408. (PARCEL 1 & 2)
   - RESPONSE: SAID EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN APPROXIMATELY HEREON. DOCUMENT DESCRIBES A TEMPORARY EASEMENT WHICH EXPIRED UPON COMPLETION OF DOT RIGHT-OF-WAY PROJECT
8. EASEMENT RESERVED IN DEED RECORDED IN BOOK 3019, PAGE 147. (PARCEL 2)
   - RESPONSE: SAID EXCEPTION DESCRIBES SAME EASEMENT DOCUMENT IN EXCEPTION 4, BOOK 2718, PAGE 791
9. RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5083, PAGE 342. (PARCEL 3)
   - RESPONSE: SAID EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN APPOXIMATELY HEREON. DOCUMENT DESCRIBES A TEMPORARY EASEMENT WHICH EXPIRED UPON COMPLETION OF DOT RIGHT-OF-WAY PROJECT.
10. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCES AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 2003, PAGE 985; BOOK OF MAPS 2005, PAGE 550. (PARCEL 3)
    - RESPONSE: ALL MATTERS OF SURVEY ARE SHOWN HEREON.
11. ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBERANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE SURVEY OF THE LAND.
    - RESPONSE: ALL MATTERS OF SURVEY ARE SHOWN HEREON.
12. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
    - RESPONSE: NOT A SURVEY MATTER.

NOTES

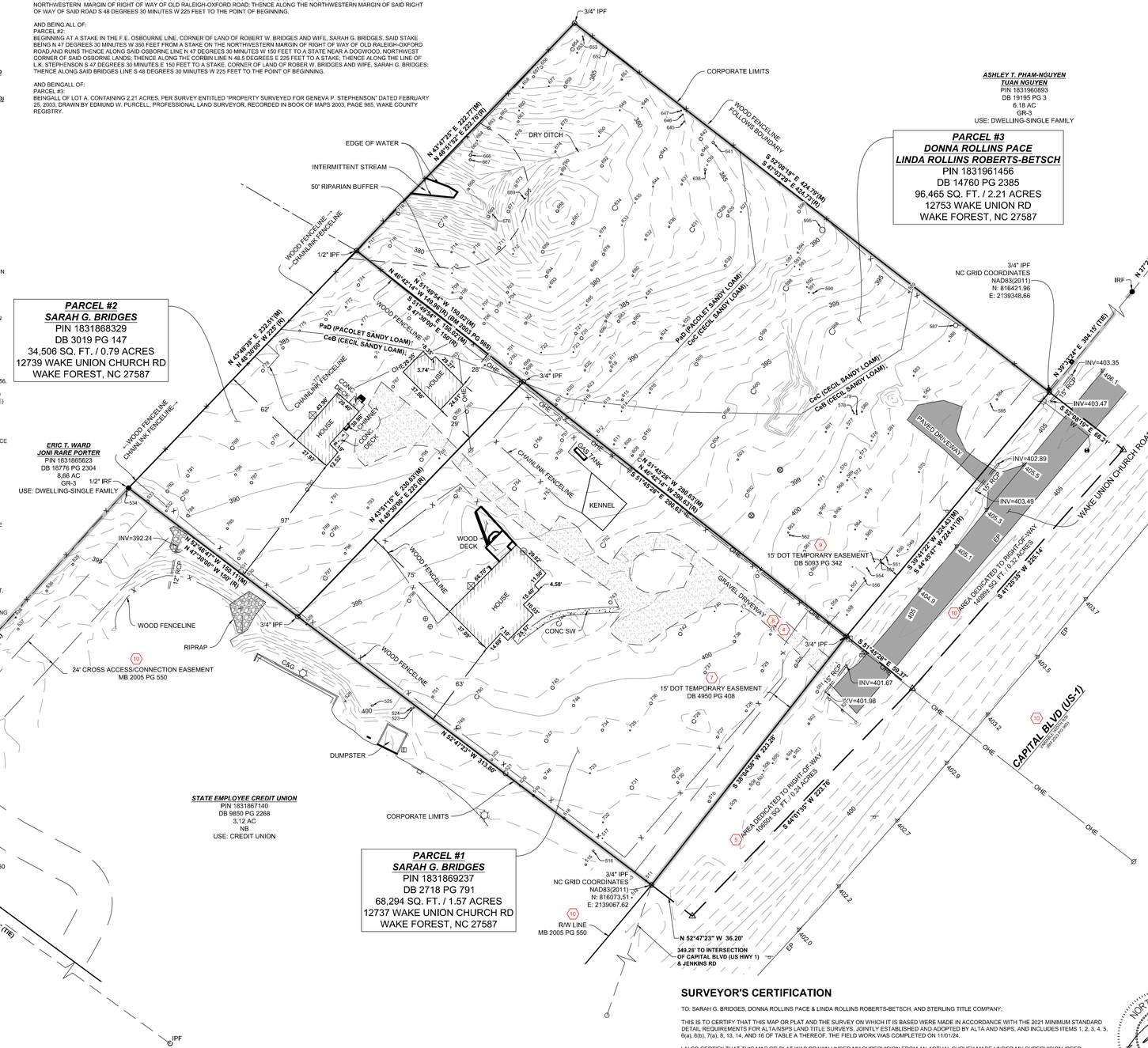
1. THE SURVEYED PROPERTIES DELINEATED HEREON IS LOCATED IN WAKE COUNTY, NORTH CAROLINA AS PIN #1831869237, #1831868329 & #1831961456.
2. THE SURVEYED PROPERTIES ARE CURRENTLY IN THE NAME OF SARAH G. BRIDGES, RECORDED IN DEED BOOK 2718 PAGE 791 (PARCEL ONE), DEED BOOK 3019 PAGE 147 (PARCEL TWO), & DONNA ROLLINS PACE AND LINDA ROLLINS ROBERTS-BETSCH, DEED BOOK 14760 PAGE 2385 (PARCEL THREE) IN THE ROD OFFICE OF WAKE COUNTY, NORTH CAROLINA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON 10/11/24-11/01/24. SURVEY REPRESENTS A SURVEY OF OCCUPATION USING EVIDENCE FOUND AND REFERENCES SHOWN.
4. NO SUBSURFACE INVESTIGATION WAS REQUESTED AT THE TIME OF THIS SURVEY, THEREFORE THIS DOCUMENT DOES NOT REFLECT THE EXISTANCE OR NONEXISTANCE OF NONVISABLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY EXCEPT AS SHOWN HEREON.
5. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED WITH A COPY OF STERLING TITLE COMPANY TITLE INSURANCE COMPANY, COMMITMENT NUMBER STA25-0302, EFFECTIVE JANUARY 25, 2025, AT 9:00 AM, FOR TITLE INSURANCE, AND SCHEDULE B - SECTION II EXCEPTIONS ARE ADDRESSED IN THE TITLE COMMITMENT REVIEW.
6. THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X (MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR WAKE COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3720183100K, EFFECTIVE DATE 07/19/2022.
7. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, ARE CORRECTLY SHOWN AT THE TIME OF THE SURVEY.
8. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
9. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
10. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 US SURVEY FOOT, DISTANCES SHOWN ARE HORIZONTAL "GRID DISTANCES".
11. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE REMAINING SUBJECT PROPERTIES.
12. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLAND DELINEATION WITHIN THE PROPERTY.
13. AS OF THE DATE OF THE SURVEY, A ZONING REPORT HAS NOT BEEN PROVIDED.
14. NO NCGS MONUMENT RECOVERED WITHIN 2000'.

LEGAL DESCRIPTION PER TITLE COMMITMENT STA25-0302

BEING ALL OF THE FOLLOWING REAL PROPERTY SITUATED IN WAKE COUNTY, NORTH CAROLINA:
PARCEL #1:
BEGINNING AT A STAKE ON THE NORTHWESTERN MARGIN OF RIGHT OF WAY OF OLD RALEIGH-OXFORD ROAD (NOW POSSIBLY INCLUDED IN RIGHT OF WAY OF U.S. HIGHWAY NO. 1), CORNER OF LAND OF P.E. OSBORNE, SAID STAKE BEING W 48 DEGREES 30 MINUTES E 300 FEET FROM THE NORTHWEST CORNER OF THE INTERSECTION OF SAID OLD RALEIGH-OXFORD ROAD AND THE JENKINS ROAD, THENCE WITH THE OSBORNE LINE W. 47 DEGREES 30 MINUTES W 350 FEE TO A STAKE; THENCE ALONG THE GLOVER LINE W 48 DEGREES 30 MINUTES E 225 FEET TO A STAKE IN THE LINE OF L.K. STEPHENSON; THENCE ALONG THE STEPHENSON LINE S 47 DEGREES 30 MINUTES E 350 FEET TO A STAKE ON THE NORTHWESTERN MARGIN OF RIGHT OF WAY OF OLD RALEIGH-OXFORD ROAD; THENCE ALONG THE NORTHWESTERN MARGIN OF SAID RIGHT OF WAY OF SAID ROAD S 48 DEGREES 30 MINUTES W 225 FEET TO THE POINT OF BEGINNING.

AND BEING ALL OF:
PARCEL #2:
BEGINNING AT A STAKE IN THE F.E. OSBOURNE LINE, CORNER OF LAND OF ROBERT W. BRIDGES AND WIFE, SARAH G. BRIDGES, SAID STAKE BEING N 47 DEGREES 30 MINUTES W 350 FEET FROM A STAKE ON THE NORTHWESTERN MARGIN OF RIGHT OF WAY OF OLD RALEIGH-OXFORD ROAD,AND RUNS THENCE ALONG SAID OSBORNE LINE N 47 DEGREES 30 MINUTES W 150 FEET TO A STATE NEAR A DOGWOOD, NORTHWEST CORNER OF SAID OSBORNE LANDS; THENCE ALONG THE CORBIN LINE N 48.5 DEGREES E 225 FEET TO A STAKE; THENCE ALONG THE LINE OF L.K. STEPHENSON S 47 DEGREES 30 MINUTES E 150 FEET TO A STAKE, CORNER OF LAND OF ROBER W. BRIDGES AND WIFE, SARAH G. BRIDGES; THENCE ALONG SAID BRIDGES LINE S 48 DEGREES 30 MINUTES W 225 FEET TO THE POINT OF BEGINNING.

AND BEINGALL OF:
PARCEL #3:
BEINGALL OF LOT A, CONTANING 2.21 ACRES, PER SURVEY ENTITLED "PROPERTY SURVEYED FOR GENEVA P. STEPHENSON" DATED FEBRUARY 25, 2003, DRAWN BY EDMUND W. PURCELL, PROFESSIONAL LAND SURVEYOR, RECORDED IN BOOK OF MAPS 2003, PAGE 985, WAKE COUNTY REGISTRY.



LEGEND

10	INDEX CONTOUR
	INTERMEDIATE CONTOUR
EP	EDGE OF PAVEMENT
C&G	CURB AND GUTTER
	PROPERTY LINE
	ADJOINER PROPERTY LINE (NOT SURVEYED)
X	FENCE LINE
	SWALE / DITCH LINE
S	SANITARY SEWER
	STORM SEWER
W	UNDERGROUND WATER LINE
C	UNDERGROUND COMMUNICATION SERVICE
G	UNDERGROUND GAS SERVICE
E	UNDERGROUND ELECTRIC SERVICE
OHE	OVERHEAD ELECTRIC
	GUARD RAIL
	BUILDING
	CONCRETE
	RIP-RAP
●IRF	IRON REBAR FOUND (SIZE NOTED)
○IPF	IRON PIPE FOUND (SIZE NOTED)
○IRS	#5 IRON REBAR SET
⊗PKF	PK NAIL FOUND
■MONF	CONCRETE MONUMENT FOUND
△	CALCULATED POINT (NO MONUMENT SET)
	BENCHMARK
	MAILBOX
	MISCELLANEOUS ITEM (AS NOTED)
	SIGN
	HVAC UNIT
	TRAFFIC CONTROL BOX
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	GAS METER
	GAS VALVE
	TRAFFIC SIGNAL
	POWER / UTILITY POLE
	GUY ANCHOR WIRE
	ELECTRIC BOX
	ELECTRIC METER
	STREET LIGHT / LAMP
	GROUND LIGHT
	ELECTRIC VAULT
	GUY POLE
	ELECTRIC MANHOLE
	DRAIN INLET (DI)
	SANITARY SEWER MANHOLE (SMH)
	SANITARY SEWER CLEAN-OUT
	SEPTIC TANK
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WELL
	WATER MANHOLE
10	SCHEDULE B-2 EXCEPTION MARKER

LEGAL DESCRIPTION AS NOW SURVEYED

PARCEL 1 (PIN 1831869237)
BEGINNING AT A ½" IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL BLVD - US-1 (VARIABLE WIDTH R/W), BEING THE EASTERLY CORNER OF STATE EMPLOYEE CREDIT UNION (DEED BOOK 9850, PAGE 2268), AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 816,073.51 ; E: 2,139,067.62; THENCE WITH THE LINE OF STATE EMPLOYEE CREDIT UNION (DEED BOOK 9850 PAGE 2268) A BEARING OF NORTH 52 DEG. 47 MIN. 23 SEC. WEST FOR 313.80 FEET TO A ½" IRON PIPE, SAID IRON PIPE BEING THE SOUTHERLY CORNER OF SARAH G. BRIDGES (DEED BOOK 3019 PAGE 147); THENCE WITH THE LINE OF BRIDGES (DEED BOOK 3019 PAGE 147) A BEARING OF NORTH 43 DEG. 51 MIN. 15 SEC. EAST FOR 230.03 FEET TO A ½" IRON PIPE, BEING A COMMON CORNER WITH DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH (DEED BOOK 14760 PAGE 2385). THENCE WITH THE LINE OF DONNA ROLLINS & LINDA ROLLINS-BETSCH (DEED BOOK 14760 PAGE 2385) A BEARING OF SOUTH 51 DEG. 45 MIN. 28 SEC. EAST FOR 290.63 FEET TO A ½" IRON PIPE FOUND, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF US-1 (VARIABLE WIDTH); THENCE WITH THE RIGHT-OF-WAY LINE A BEARING OF SOUTH 38 DEG. 04 MIN. 58 SEC. WEST FOR 223.28 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 68,294 SQUARE FEET OR 1.57 ACRES OF LAND, MORE OR LESS.

PARCEL 2 (PIN 1831868329)
COMMENCING AT A ½" IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL BLVD (US-1) (VARIABLE WIDTH R/W), BEING THE SOUTHEASTERLY CORNER OF SARAH BRIDGES (DEED BOOK 2718 PAGE 791) & THE EASTERLY CORNER OF STATE EMPLOYEE CREDIT UNION (DEED BOOK 9850, PAGE 2268), AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 816,073.51; E: 2,139,067.62; THENCE WITH THE LINE OF SARAH BRIDGES (DEED BOOK 2718 PAGE 791) & STATE EMPLOYEE CREDIT UNION (DEED BOOK 9850 PAGE 2268) A BEARING OF NORTH 52 DEG. 47 MIN. 23 SEC. WEST FOR 313.80 FEET TO A ½" IRON PIPE, BEING THE POINT OF BEGINNING. THENCE CONTINUING WITH THE LINE OF STATE EMPLOYEES CREDIT UNION (DEED BOOK 9850 PAGE 2268) A BEARING OF NORTH 52 DEG. 46 MIN. 47 SEC. WEST FOR 150.11 FEET TO A ½" IRON ROD FOUND, SAID POINT BEING A COMMON CORNER WITH ERIC T. WARD & JONI RARE PORTER (DEED BOOK 18776 PAGE 2304); THENCE WITH THE LINE OF ERIC T. WARD & JONI RARE PORTER (DEED BOOK 18776 PAGE 2304) FOR A BEARING OF NORTH 43 DEG. 48 MIN. 39 SEC. EAST FOR 232.51 FEET TO A ½" IRON PIPE, SAID POINT BEING A COMMON CORNER OF DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH (DEED BOOK 14760 PAGE 2385) & ASHLEY T. PHAM-NGUYEN & TUAN NGUYEN (DEED BOOK 19195 PAGE 3); THENCE WITH THE LINE OF DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH (DEED BOOK 14760 PAGE 2385) FOR A BEARING OF SOUTH 51 DEG. 49 MIN. 54 SEC. EAST FOR 150.02 FEET TO TO A ½" IRON PIPE FOUND, SAID POINT BEING A COMMON CORNER OF DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH (DEED BOOK 14760 PAGE 2385) & SARAH G. BRIDGES (DEED BOOK 2718 PAGE 791); THENCE WITH THE LINE OF SARAH G. BRIDGES (DEED BOOK 2718 PAGE 791) A BEARING OF SOUTH 43 DEG. 51 MIN. 15 SEC. WEST FOR 230.03 TO THE POINT AND PLACE OF BEGINNING. CONTAINING 34,506 SQUARE FEET OR 0.79 ACRES OF LAND, MORE OR LESS.

PARCEL 3 (PIN 1831961456)
BEGINNING AT A ½" IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL BLVD (US-1) (VARIABLE WIDTH R/W), BEING THE SOUTHERLY CORNER OF ASHLEY T. PHAM-NGUYEN & TUAN NGUYEN (DEED BOOK 19195, PAGE 3), AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 816,421.96; E: 2,139,348.66; THENCE WITH THE SAID RIGHT-OF-WAY OF US-1 SOUTH 39 DEG. 41 MIN. 22 SEC WEST FOR 224.43 FEET TO AN ½" IRON PIPE, BEING THE SOUTHERLY CORNER OF SARAH G. BRIDGES (DEED BOOK 2718, PAGE 791); THENCE DEPARTING SAID RIGHT-OF-WAY OF US-1 AND WITH THE LINE OF SARAH G. BRIDGES (DEED BOOK 2718 PAGE 791) A BEARING OF NORTH 51 DEG. 45 MIN. 28 SEC. 290.63 FEET TO A ½" IRON PIPE FOUND, SAID POINT BEING A COMMON CORNER OF SARAH G. BRIDGES (DEED BOOK 2718 PAGE 791) & SARAH G. BRIDGES (DEED BOOK 3019 PAGE 147); THENCE WITH THE LINE OF SARAH G. BRIDGES (DEED BOOK 3019 PAGE 147) FOR A BEARING OF NORTH 51 DEG. 49 MIN. 54 SEC. WEST FOR 150.02 FEET TO A ½" IRON PIPE FOUND, SAID POINT BEING A COMMON CORNER WITH ERIC T. WARD & JONI RARE PORTER (DEED BOOK 18776 PAGE 2304) & ASHLEY T. PHAM-NGUYEN & TUAN NGUYEN (DEED BOOK 19195, PAGE 3); THENCE WITH THE LINE OF ASHLEY T. PHAM-NGUYEN & TUAN NGUYEN (DEED BOOK 19195, PAGE 3) THE FOLLOWING TWO COURSES:
1. NORTH 43 DEG. 47 MIN. 25 SEC. EAST FOR 222.77 FEET TO A ½" IRON PIPE FOUND; THENCE
2. SOUTH 52 DEG. 08 MIN. 19 SEC. EAST FOR 424.79 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 96,465 SQUARE FEET OR 2.21 ACRES, MORE OR LESS.

REFERENCES

PLAT PREPARED BY EDMUND W. PURCELL L-4335
RECORDED 06/13/2003 AT 09:33:10
BM 2003 PG 985

PLAT PREPARED BY DERWARD W. BAKER L-1515
RECORDED 11/13/1991
BM1991 PG 1171

PLAT PREPARED BY RANDY S. RAMBEAU L-2520
RECORDED 03/24/2005
BM2005 PG 550

DEED BOOK 2718 PAGE 791

DEED BOOK 3019 PAGE 147

DEED BOOK 14760 PAGE 2385

SURVEYOR'S CERTIFICATION

TO: SARAH G. BRIDGES, DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH, AND STERLING TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/01/24.

I ALSO CERTIFY THAT THIS MAP OR PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2718, DEED PAGE 791 & DEED BOOK 14760, DEED PAGE 2385), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 +. THAT THIS MAP OR PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED FOR A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.07' HZ 0.07' VERTICAL
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 10/11/24-11/01/24
DATUM/EPOCH: NAD83(2011)/2010
GEOID MODEL: 18
PUBLISHED/FIXED CONTROL USE: VRS
COMBINED GRID FACTOR: 0.99994175

I FURTHER CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS 1ST DAY OF NOVEMBER, 2024.

MATTHEW C. SMITH
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-5507

NORTH CAROLINA PROFESSIONAL SEAL L-5507 LAND SURVEYOR MATTHEW C. SMITH

ALTA / NSPS SURVEY OF
PROPERTY OWNED BY
DONNA ROLLINS
ROBERTS-BETCH PACE, LINDA ROLLINS & SARAH G. BRIDGES
PIN #1831961456, 1831869237, & 1831868329
TOWN OF WAKE FOREST, CITY OF WAKE FOREST,
WAKE COUNTY, NORTH CAROLINA

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

SCALE: 1" = 40'
DATE: 11/01/2024

	REVISION
5/1/25	ADD SOILS AND BUFFER

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Bowman

Bowman North Carolina LTD.
4008 Barrett Drive, Suite 104
Raleigh, NC 27609
Phone: (919) 553-6570
F-1445
www.bowman.com

DWG: V:\220238 - The Villas at Wake Forest Crossing LLC\220238-01-001 (SUR) - Villas at Wake Forest Crossing\Survey\Plat\ALTA\220238-01-001 - ALTA | BY: JLC | CHK: MS | QC:

BCG PROJECT NO: 220238-01-001 | TASK: ALTA | SURVEY DATE: 10/11/24-11/01/24 | SHEET 1 OF 2

Stadium Drive @ US 1 in Wake Forest

Concept Overview

The US 1 Corridor project (U-5307D) plans to convert the Stadium Drive @ US 1 into a grade-separated freeway. However, access to the Wake Forest Crossing shopping center and the future Wake Forest Business and Technology Park would be eliminated, and was therefore not desirable by local stakeholders.

The project team was asked to mitigate the potential impact from this future project by addressing the access issues and improving connectivity to and across the future US 1 upgrades. The concept design involves incorporating a "square loop" interchange, allowing full access to US 1 with connections to future service roads. This would help move traffic efficiently off and on US 1 and to service roads that will provide direct access to adjacent commercial and retail development.

The future Ligon Mill Road extension is planned to connect along the South side of the Wake Forest Crossing shopping center.

Design Considerations
2035 MTP Project (F11-1e1) US 1 Freeway Conversion
2025 MTP Project grade separation intersection at Stadium Drive
Recently completed TIP project (U-5515) along Stadium Drive
Connect with existing shared use path
Future development opportunities
Existing transit service (WFL) through shopping center

Recommendations
Square-loop interchange design utilizing service roads
Limiting access of existing service roads connecting to US 1
Deceleration (500') and Acceleration (1200') lanes providing access to US 1
High-quality intersections at Stadium Drive/Wake Forest Crossing and Jenkins Road/Future Service Road

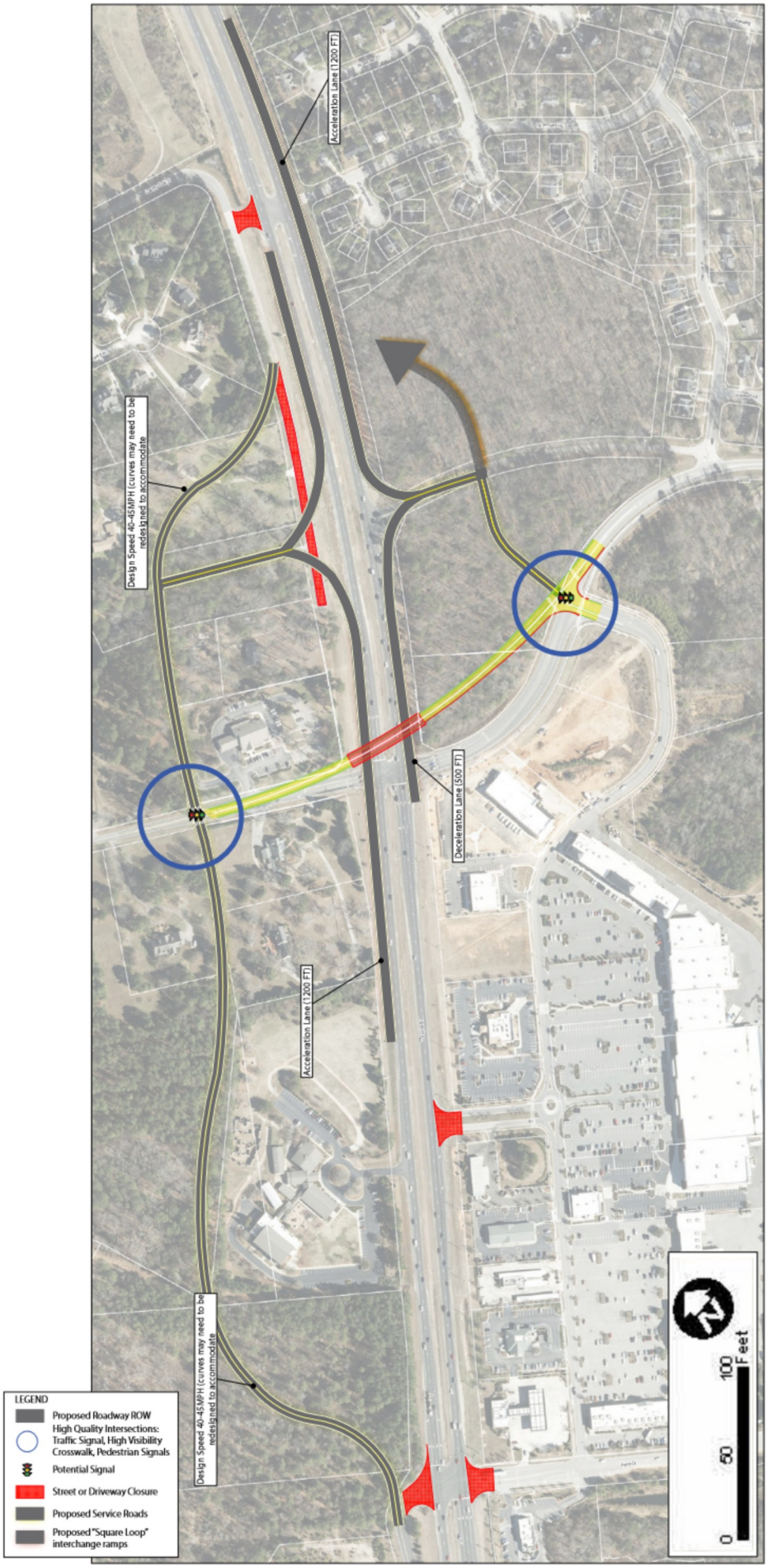

Figure 5.5: Concept Design for Stadium Drive @ US 1 in Wake Forest.