



**Wake Forest Board of Commissioners Work Session
Meeting Agenda
June 04, 2024 at 6:00 PM**

1. Presentations

- 1.1. Presentation of LEGISLATIVE CASE RZ-23-10, 306 S. Allen Road, a rezoning filed by GWP Developers LLC to rezone 2.75 acres located at 306 S. Allen Road, being Wake County Tax PIN 1840-68-8987 from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD).
[BOC Agenda Summary RZ-23-10.pdf](#)
[RZ-23-10 Staff Report v1.pdf](#)
[Attachment A - Neighborhood Meeting Information.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
[Attachment E - RZ-21-06 Ordinance and Staff Report.pdf](#)
[Exhibit 1 - Proposed Conditional District Plan.pdf](#)
- 1.2. Presentation of an Ordinance Amending the Code of Ordinances Chapter 14, Article II, Section 14-31 – 14-38 - Nuisances
[Agenda Summary.pdf](#)
[Attachment A - Proposed Chapter 14 Article II Nuisances.pdf](#)
[Attachment B - Adopted Chapter 14 Article II Nuisances.pdf](#)
- 1.3. Discussion of FY 2024-2025 Proposed Annual Operating Budget
[Discussion of 2024-2025 Annual Operating Budget_summary.pdf](#)

2. Discussion of Monthly Financial Report

- 2.1. Review of April Financial Summaries
[Monthly Financial Report_summary.pdf](#)
[April 30, 2024 Financial Summaries.pdf](#)

3. Review of Draft Agenda for Upcoming Regular Meeting

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting
[DraftBOCAgenda_Jun202418.pdf](#)

4. Other Business

- 4.1. Consideration of Second Reading of an Ordinance Amending Chapter 10, Article V, Section 20-131 - Curfew, of the Code of Ordinances for the Town of Wake Forest, NC
[Item Summary 2024 Ordinance Amendment to Consider Curfew for Friday Night on White.docx](#)
[Attachment A - Current Curfew Ordinance Sec.20_131.docx](#)
[Attachment B - Curfew Ordinance Amendment with FNOW curfew.docx](#)
[Attachment C - FNOW Venue Map.pdf](#)
[Attachment D - Designated Curfew Boundaries FNOW.pdf](#)

5. Commissioner Reports

6. Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-166-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 4, 2024

SUBJECT

Presentation of LEGISLATIVE CASE RZ-23-10, 306 S. Allen Road, a rezoning filed by GWP Developers LLC to rezone 2.75 acres located at 306 S. Allen Road, being Wake County Tax PIN 1840-68-8987 from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [BOC Agenda Summary RZ-23-10.pdf](#)
- [RZ-23-10 Staff Report v1.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Attachment E - RZ-21-06 Ordinance and Staff Report.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)

Agenda Item: Presentation of LEGISLATIVE CASE RZ-23-10, 306 S. Allen Road, a rezoning filed by GWP Developers LLC to rezone 2.75 acres located at 306 S. Allen Road, being Wake County Tax PIN 1840-68-8987 from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD).

Summary: A public comment session was held at the May 14, 2024 Planning Board meeting. The Planning Board voted 7-0 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning).

The Planning Board made the following suggestions for the applicant to consider:

- Revised the percentage of age restricted units from 20% to 80%
- Revise the age for the age restricted units from 55 years and older to 62 years and older
- Add a condition that a minimum of 3 month leases will be provided
- Add a condition that any violations are on a per unit basis

Since the Planning Board meeting, the applicant has modified the proposed conditions as follows:

- Condition #3: Revised to provide 100% of the units as age restricted
- Condition #3: Revised from 55 years and older to 62 years and older as the age restriction
- Condition #8: A new condition requiring leases shall have a minimum contract of 3 months and violations are on a per unit basis that are not in compliance with rezoning conditions.

Attachments: See Staff Report



Staff Report

Case RZ-23-10: 306 S. Allen Rd Conditional District

Meeting Date	June 4, 2024
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 306 S. Allen Road: 1. Act on Plan Consistency Statement 2. Rezone 2.75 acres on the Town of Wake Forest Zoning Map from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended approval by a vote of 7-0 of the zoning map amendment request. The Planning Board made the following suggestions for the applicant to consider: • Revised the percentage of age restricted units from 20% to 80% • Revise the age for the age restricted units from 55 years and older to 62 years and older • Add a condition that a minimum of 3 month leases will be provided • Add a condition that any violations are on a per unit basis Since the Planning Board meeting, the applicant has modified the proposed conditions as follows: • Condition #3: Revised to provide 100% of the units as age restricted • Condition #3: Revised from 55 years and older to 62 years and older as the age restriction • Condition #8: A new condition requiring leases shall have a minimum contract of 3 months and violations are on a per unit basis that are not in compliance with rezoning conditions.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
September 28, 2023 <i>(See Attachment A)</i>	May 14, 2024	June 18, 2024

CASE INFORMATION

Applicant	GWP Developers LLC C/O Stacy Woodhouse PO Box 111 Warrenton, NC 27589
Developer	GWP Developers LLC C/O Stacy Woodhouse PO Box 111 Warrenton, NC 27589
Property Owner	Robinhouse LLC Hurt LLC PO Box 113 Bath, NC 27808
Location	Frontage along S. Allen Road, at the intersection of S. Allen Road and Quail Ave
Addresses	306 S. Allen Road
Wake County Tax PIN	1840688987
Acreage	2.75 acres
Zoning	Existing: General Residential 5 (GR5) (RZ-21-06) Proposed: Residential Mixed-Use Conditional District (RMX-CD)
Land Use	Existing: Vacant Residential Care Facility (Discontinued Use and Non-conforming structure) Proposed: Dwellings - Multifamily
Community Plan Designation	Mixed Residential; Residential Areas Plan (Area #6 – 306 S. Allen Road)
Corporate Limits	This application is within the Town's corporate limits.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 38](#) for a description of Mixed Residential and [page 52](#) for a description of 306 S. Allen Road Areas Plan and map.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Professional Services (Church Initiative)	Neighborhood Mixed-Use Conditional District (NMX-CD)
South	Single-Family Dwellings	Conditional Use General Residential 3 (CU GR3) and General Residential 3 (GR3)
East	Single-Family Dwellings	General Residential 3 (GR3)
West	Single-Family Dwellings	Conditional Use General Residential 3 (CU GR3)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. <i>See Attachment C for associated maps.</i>		

ZONING HISTORY

The property is currently zoned General Residential 5 (GR5). When the UDO was adopted in 2013, the subject parcel was rezoned as Neighborhood Mixed-Use (NMX).

At the April 20, 2021, Board of Commissioners meeting, the Board directed the Planning Department to research rezoning this parcel and the two parcels north from NMX as requested through a petition signed by 35 members of the Cardinal Hills community.

At the June 15, 2021, Board of Commissioners meeting, the Planning Department presented multiple options to move forward. The Board directed the Planning Department to begin rezoning the three parcels.

At the October 5, 2021 Board of Commissioners meeting, the subject property was rezoned to General Residential 5 and the commercial parcels were rezoned to Neighborhood Mixed-Use Conditional District (NMX-CD). See Attachment E.

MASTER PLAN ANALYSIS

Parking	Required: Per UDO Chapter 9.4, the parking requirement for dwelling – multifamily is 1.8 spaces per unit or 56 parking spaces. The bike parking requirement for dwelling – multifamily is 2 per 40 auto spaces or 4 bicycle spaces. Proposed: The Master Plan shows 57 parking spaces provided and 4 bicycle parking spaces. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.
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Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This property is served by a 12" water line located along S. Allen Road. It is also served by an 8" sewer line located along the western property boundary.
	Summary:	The proposed Master Plan complies with the public utility requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan requires a 2A cross section for S. Allen Road. The 55' cross section includes 2-12' travel lanes, and 2.5' curb and gutters, 6' verges, and 6' sidewalks.
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet C-3) complies with the 2A cross-section for the required improvements.
	Summary:	The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.

PROPOSED MODIFICATIONS OF BASE RESIDENTIAL MIXED-USE ZONING DISTRICT STANDARDS

Article 2.2.3.D.1 Principal Front Setback (max)	
Required:	18 feet max
Proposed:	76 feet max
<i>See Attachment B for proposed zoning conditions.</i>	

COMPREHENSIVE PLAN CONSISTENCY

Community Plan	The proposed zoning map amendment request is generally consistent with the adopted Community Plan. - Land Use Plan (pages 38 and 47): The Land Use Plan calls for Mixed Residential for the property. Mixed Residential contains a wide variety of housing types, ranging from single-family homes to multifamily development. This development only provides multifamily units, rather than a wide range of housing types. The Mixed Residential designation is for only the subject 2.75 acres in this area, so providing a wide range of uses while trying to provide an adaptive reuse of the building is not feasible. - Residential Areas Plan – 306 S. Allen Road (page 52): This property currently holds a residential care family that was built in 1958 and has been vacant for over 10 years. Leveraging its proximity to Downtown, and to help address the need for senior housing, this property should be redeveloped into new housing targeted to seniors that matches the scale of the surrounding single-family neighborhood. This could include a new residential care facility or age-targeted single-family detached housing,
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	such as a cottage home court. Multifamily development should be avoided to maintain existing character. Rather than proposing to tear down the existing building and building a new multifamily development, the applicant is proposing to renovate the existing building for multifamily units and upgrade the landscaping and parking. This would keep the height limited to one story, which is in keeping with the heights of the neighborhood. They have also provided a rezoning condition (see Attachment B) that requires all of the units be age restricted to 62 years and older. • Residential Character (page 64): Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties. Redevelopment using the existing structure is being proposed to provide 31 multifamily units with the established neighborhood. • Senior Housing (page 65): Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities. The developer provided a rezoning condition that provides age restricted units for 100% of the units and the development is within a quarter mile of Downtown. • Parking Lots (page 68): Require off-street parking to be located to the side or rear of the primary building. Although the proposed development is re-using the existing building, the applicant has configured their parking lot improvements so that all parking is to the side and rear of the building. • Sustainable Development (page 84): Promote adaptive reuse over redevelopment for structures that are structurally sound. The proposed development is providing adaptive reuse by taking the vacant residential care facility and renovating the interior to create 31 multifamily dwelling units.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment is generally consistent with the Comprehensive Transportation Plan (see roads discussion under Master Plan Analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Housing Affordability Plan (2022)	The Housing Affordability Plan is not applicable to the zoning map amendment request.

Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.</i>	

STAFF RECOMMENDATION

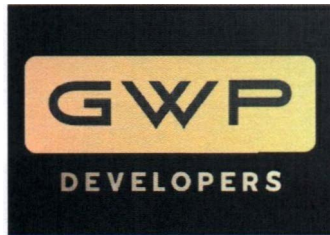
The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

Attachment A: Neighborhood Meeting Information
Attachment B: Application
Attachment C: Maps
Attachment D: Planning Board Recommendation and Plan Consistency Analysis
Attachment E: RZ-21-06 Ordinance and Staff Report

EXHIBITS

Exhibit 1: Proposed Conditional District Plan



Michael J. Hurt
252.714.3710
michaeljhurt@hurtorg.com

September 14th 2023

Re: Notice of Neighborhood Meeting for Proposed Rezoning-306 South Allen Street and 302 South Allen Street, Wake Forest (Wake County PIN: 0018046)

Dear Neighboring Property Owners:

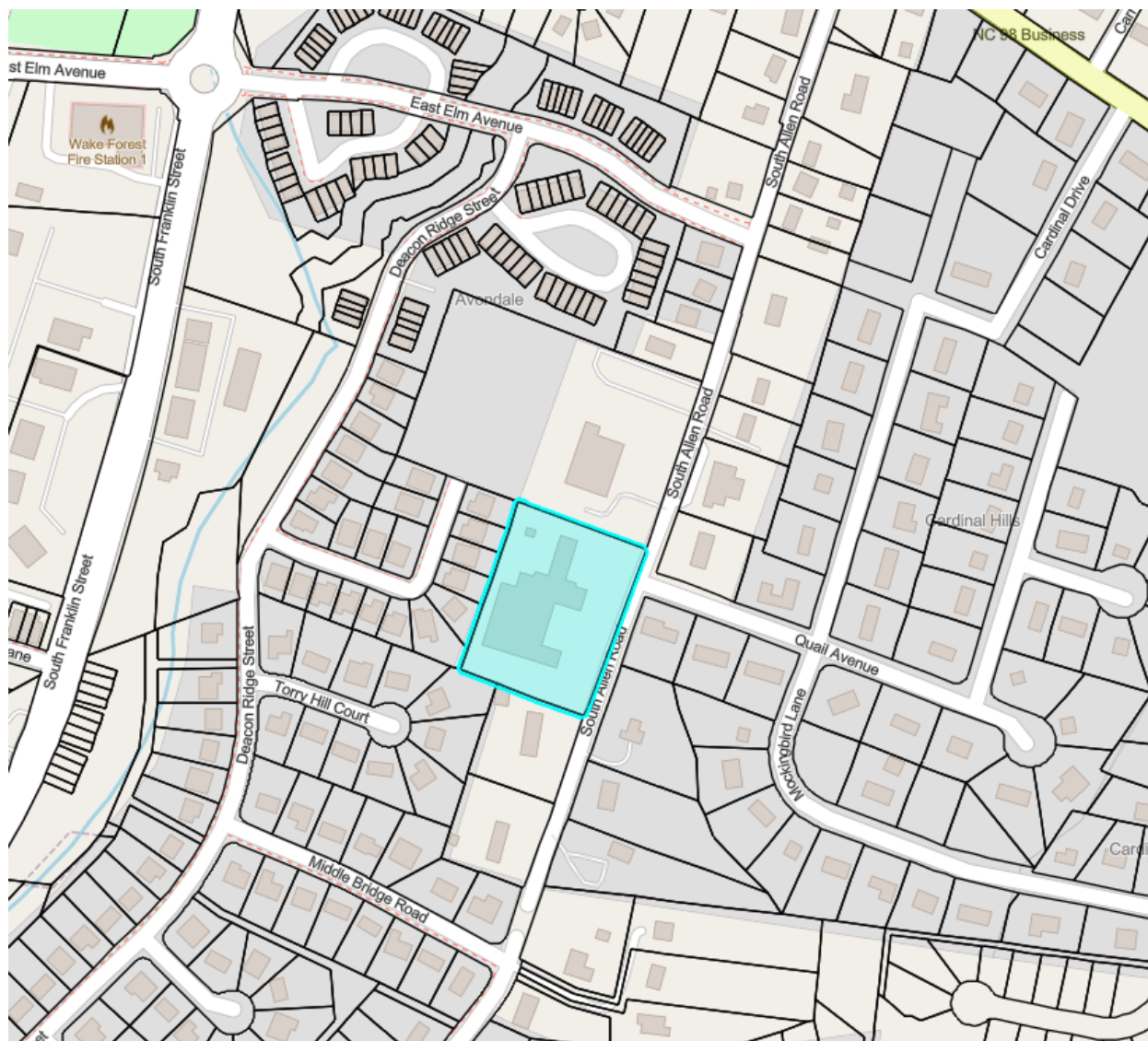
You are invited to attend an informational neighborhood meeting to learn about a proposed rezoning for a 2.75-acre property located at 306 South Allen Street, outlined, and shaded in teal shown on the enclosed vicinity map. The meeting will be held on Thursday, September 28, 2023 from 6:00 pm until 7:00 pm at Life Church located at 247 South Allen Street Wake Forest, NC. The Applicant is proposing to rezone the property from GR5 (General Residential 5) to RMX (Residential Mixed-Use), allowing for the renovation of the existing building structure and existing building footprint, to be converted into a 31-unit multifamily apartment building. In accordance with the Town of Wake Forest neighborhood meeting procedures, applicants are required after filing a rezoning application with the Town to notify owners of properties within 500 feet of the property that is the subject of the proposed rezoning and invite them to attend a neighborhood meeting. This meeting allows the applicant to inform surrounding property owners about the proposed project and master plan and provide neighbors an opportunity to ask questions of the applicant and discuss any potential concerns they may have about the project before rezoning is presented to the Planning Board and Board of Commissioners. The purpose of the neighborhood meeting is informational, and formal public meetings on the request with the Town's Planning Board and Board of Commissioners will occur later in the rezoning process. I represent GWP Developers, LLC, the applicant for the rezoning application described above. If you have any questions about this proposed rezoning, please contact me at 252.714.3710 or michaeljhurt@hurtorg.com. Information about the Town of Wake Forest's rezoning process can be found at <https://www.wakeforestnc.gov/planning> and search "rezoning process", or by contacting Patrick Reidy with the Wake Forest Planning Department at 919.435.9515.

Take care,

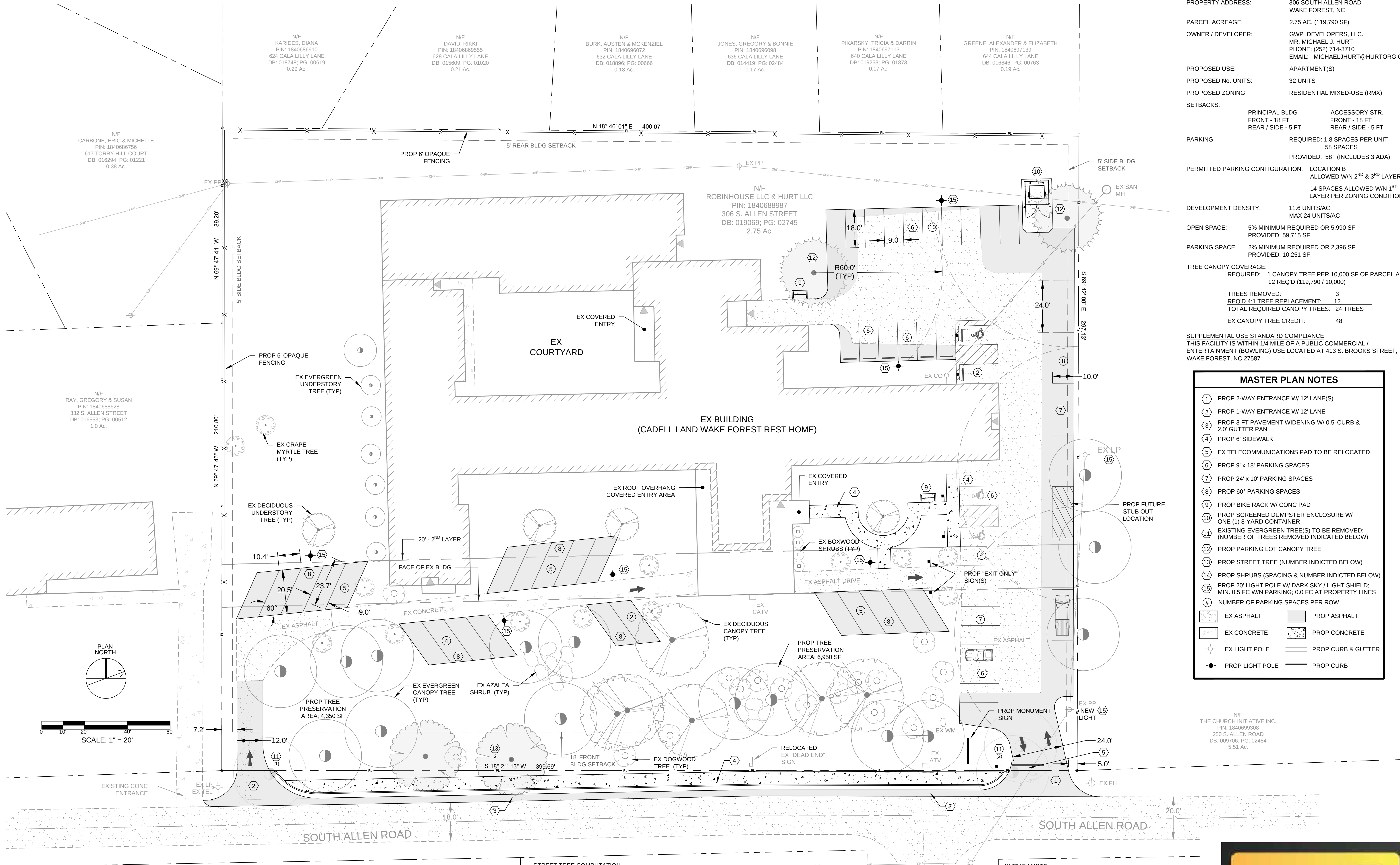
A handwritten signature in black ink, appearing to be "Michael J. Hurt", written over a horizontal line.

Michael J. Hurt
GWP Developers, LLC

VINCINITY MAP



306 SOUTH ALLEN ROAD
MASTER PLAN



SITE SUMMARY	
PROPERTY IDENTIFICATION No.:	1840688987
PROPERTY ADDRESS:	306 SOUTH ALLEN ROAD WAKE FOREST, NC
PARCEL ACREAGE:	2.75 AC. (119,790 SF)
OWNER / DEVELOPER:	GWP DEVELOPERS, LLC. MR. MICHAEL J. HURT PHONE: (252) 714-3710 EMAIL: MICHAELJHURT@HURTORG.COM
PROPOSED USE:	APARTMENT(S)
PROPOSED No. UNITS:	32 UNITS
PROPOSED ZONING	RESIDENTIAL MIXED-USE (RMX)
SETBACKS:	PRINCIPAL BLDG FRONT - 18 FT REAR / SIDE - 5 FT ACCESSORY STR. FRONT - 18 FT REAR / SIDE - 5 FT
PARKING:	REQUIRED: 1.8 SPACES PER UNIT 58 SPACES PROVIDED: 58 (INCLUDES 3 ADA)
PERMITTED PARKING CONFIGURATION:	LOCATION B ALLOWED W/N 2 ND & 3 RD LAYERS 14 SPACES ALLOWED W/N 1 ST LAYER PER ZONING CONDITION
DEVELOPMENT DENSITY:	11.6 UNITS/AC MAX 24 UNITS/AC
OPEN SPACE:	5% MINIMUM REQUIRED OR 5,990 SF PROVIDED: 59,715 SF
PARKING SPACE:	2% MINIMUM REQUIRED OR 2,396 SF PROVIDED: 10,251 SF
TREE CANOPY COVERAGE:	REQUIRED: 1 CANOPY TREE PER 10,000 SF OF PARCEL AREA 12 REQ'D (119,790 / 10,000)
TREES REMOVED:	3
REQ'D 4:1 TREE REPLACEMENT:	12
TOTAL REQUIRED CANOPY TREES:	24 TREES
EX CANOPY TREE CREDIT:	48
SUPPLEMENTAL USE STANDARD COMPLIANCE THIS FACILITY IS WITHIN 1/4 MILE OF A PUBLIC COMMERCIAL / ENTERTAINMENT (BOWLING) USE LOCATED AT 413 S. BROOKS STREET, WAKE FOREST, NC 27587	

MASTER PLAN NOTES

- PROP 2-WAY ENTRANCE W/ 12' LANE(S)
 - PROP 1-WAY ENTRANCE W/ 12' LANE
 - PROP 3 FT PAVEMENT WIDENING W/ 0.5' CURB & 2.0' GUTTER PAN
 - PROP 6' SIDEWALK
 - EX TELECOMMUNICATIONS PAD TO BE RELOCATED
 - PROP 9' x 18' PARKING SPACES
 - PROP 24' x 10' PARKING SPACES
 - PROP 60" PARKING SPACES
 - PROP BIKE RACK W/ CONC PAD
 - PROP SCREENED DUMPSTER ENCLOSURE W/ ONE (1) 8-YARD CONTAINER
 - EXISTING EVERGREEN TREE(S) TO BE REMOVED; (NUMBER OF TREES REMOVED INDICATED BELOW)
 - PROP PARKING LOT CANOPY TREE
 - PROP STREET TREE (NUMBER INDICTED BELOW)
 - PROP SHRUBS (SPACING & NUMBER INDICTED BELOW)
 - PROP 20' LIGHT POLE W/ DARK SKY / LIGHT SHIELD; MIN. 0.5 FC W/N PARKING; 0.0 FC AT PROPERTY LINES
 - NUMBER OF PARKING SPACES PER ROW
- | | |
|-----------------|--------------------|
| EX ASPHALT | PROP ASPHALT |
| EX CONCRETE | PROP CONCRETE |
| EX LIGHT POLE | PROP CURB & GUTTER |
| PROP LIGHT POLE | PROP CURB |

N/F
THE CHURCH INITIATIVE INC.
PIN: 1840699308
250 S. ALLEN ROAD
DB: 009706; PG: 02484
5.51 Ac.

TREE SURVEY
PROP TREE PRESERVATION AREA = 11,300 S.F.

EX DBH TREES	EX TREES ONSITE	TREE CREDITS	TOTAL CREDITS
8" - UNDERSTORY	10	1	10
20" - 30" CANOPY	16	3	48
			58

STREET TREE COMPUTATION

CANOPY TREE REQUIREMENT: ONE (1) CANOPY TREE FOR EVERY 50 LINEAR FEET OF PLANTING AREA OR FACTION THERE OF.

ROAD FRONTAGE: 400 LINEAR FEET

REQUIRE NUMBER CANOPY TREES: 8

EX CANOPY TREE FRONTING S. ALLEN STREET: 8

PROPOSED STREET TREES: 2

TOTAL STREET TREES PROVIDED: 10

SURVEY NOTE
PROPERTY BOUNDARY INFORMATION DEPICTED HEREIN
TAKEN FROM 1998 MASTER PLAN BY HALE ARCHITECTURE AS
SURVEYED BY W. GRAHAM CAWTHORNE, JR. (REGISTERED
LAND SURVEYOR) NORTH ARROW DIRECTION SHOWN IS
NC GRID NAD 83'

OBJECTID	PARCEL_PN	REID	PIN_NUM	PIN_EXT	LAND_VAL	BLDG_VAL	DEED Acres	CITY	CITY_DECODE	TOWNSHIP_DECODE	OWNER	ADDR1	ADDR2	ADDR3	DEED BOOK	DEED PAGE	BILLING_CLASS	PROPOSED	STNAME	STTYPE	STPRE	STNUM	SITE_ADDRESS	FULL_STREET_NAME	ZIPNUM	
19857	2145	1	14152	184079340	0	5000	187929	0.4	WAK	WAKE FOREST	WAKE FOREST	PITTMAN, ROBERT PITTMAN, SHARA L	238 S ALLEN RD	WAKE FOREST NC 2787-2687		238	175	Individual		LO1 SUB DIV ALLEN RD	RD	S	238	238 S ALLEN RD	S ALLEN RD	27587
14098	239889	1	19488	184078261	0	5000	157468	0.47	WAK	WAKE FOREST	WAKE FOREST	MARENGO, BARBARA J	303 MOONINGBRD LN	WAKE FOREST NC 2787-913		12196	2119	Individual		LO12 CARDINAL MOONINGBRD LN	LN		302	302 MOONINGBRD LN	MOONINGBRD LN	27587
17371	284201	1	12755	184078081	0	6000	288757	1.15	WAK	WAKE FOREST	WAKE FOREST	CARROLL, ROBERT RAY TRUSTEE CARROLL, MARY GILES TRUSTEE	333 ALLEN RD	WAKE FOREST NC 2787-2609		13269	1982	Individual		LO31 CARDINAL ALLEN RD	RD	S	333	333 S ALLEN RD	S ALLEN RD	27587
18971	370242	0	30751	184080472	0	4000	286240	0.18	WAK	WAKE FOREST	WAKE FOREST	HOLLET, ANDREW MICHAEL JOHN, KENN	609 CALA LILY LN	WAKE FOREST NC 2787-2786		13773	1255	Individual		LO18 AVONDALE CALA LILY LN	LN		609	609 CALA LILY LN	CALA LILY LN	27587
10024	414204	0	37026	184089640	0	3000	136665	0.03	WAK	WAKE FOREST	WAKE FOREST	CHARRON, WILLACE N CHARRON, JOAN M	807 DEACON RIDGE ST	WAKE FOREST NC 2787-2879		13772	1654	Individual		LO108 AVONDALE DEACON RIDGE ST	ST		807	807 DEACON RIDGE ST	DEACON RIDGE ST	27587
21735	137322	0	281239	1840868636	0	8000	216643	0.37	WAK	WAKE FOREST	WAKE FOREST	SANDERS, GREG	621 TORRY HILL CT	WAKE FOREST NC 2787-2682		15592	221	Individual		LO22 DEACONT TORRY HILL CT	CT		621	621 TORRY HILL CT	TORRY HILL CT	27587
35837	370544	0	35753	184089301	0	4000	228441	0.19	WAK	WAKE FOREST	WAKE FOREST	IN6 PROPERTY NORTH CAROLINA, LP	1717 MAIN ST SITE 200	DALLAS TX 75201-4857		16126	113	Business		LO18 AVONDALE CALA LILY LN	LN		601	601 CALA LILY LN	CALA LILY LN	27587
36851	370549	0	35759	184089302	0	4000	281585	0.17	WAK	WAKE FOREST	WAKE FOREST	JONES, GREGORY ALLEN JONES, RONAN MARIE	638 CALA LILY LN	WAKE FOREST NC 2787-2787		14419	2484	Individual		LO14 AVONDALE CALA LILY LN	LN		638	638 CALA LILY LN	CALA LILY LN	27587
41285	268177	0	26847	184078272	0	63750	222641	1.28	WAK	WAKE FOREST	WAKE FOREST	LINLEY, ETHAN ALLEN JR LINLEY, STELLA H	375 S ALLEN RD	WAKE FOREST NC 2787-2671		14532	2375	Individual		LO2 WELLESLE ALLEN RD	RD		375	375 S ALLEN RD	S ALLEN RD	27587
44121	370530	0	35759	1840884917	0	4000	295035	0.13	WAK	WAKE FOREST	WAKE FOREST	PIPER, ROBERT F PIPER, REGINA A	612 CALA LILY LN	WAKE FOREST NC 2787-2784		15032	1270	Individual		LO4 AVONDALE CALA LILY LN	LN		612	612 CALA LILY LN	CALA LILY LN	27587
45263	142424	0	74673	184089301	0	6000	253312	0.54	WAK	WAKE FOREST	WAKE FOREST	BURKH, JAMES S BURKH, LYLE E	248 MOONINGBRD LN	WAKE FOREST NC 2787-7623		14342	220	Individual		LO28 CARDINAL MOONINGBRD LN	LN		248	248 MOONINGBRD LN	MOONINGBRD LN	27587
69017	56478	0	3383	184079638	0	5500	250323	0.44	WAK	WAKE FOREST	WAKE FOREST	TILLEY, MARK S TILLEY, DENISE A	237 MOONINGBRD LN	WAKE FOREST NC 2787-7624		16392	2340	Individual		LO37 CARDINAL MOONINGBRD LN	LN		237	237 MOONINGBRD LN	MOONINGBRD LN	27587
74622	370528	0	35757	184089301	0	4000	278466	0.13	WAK	WAKE FOREST	WAKE FOREST	MULDER, ANDREW A MULDER, KATHLEEN E	604 CALA LILY LN	WAKE FOREST NC 2787-2784		16014	2154	Individual		LO2 AVONDALE CALA LILY LN	LN		604	604 CALA LILY LN	CALA LILY LN	27587
82128	19128	0	34761	1840796179	0	5000	174360	0.4	WAK	WAKE FOREST	WAKE FOREST	EDWARDS, JUSTIN RAY TRUSTEE EDWARDS, LEE K TRUSTEE	227 MOONINGBRD LN	WAKE FOREST NC 2787-2784		16170	991	Individual		LO28 CARDINAL MOONINGBRD LN	LN		227	227 MOONINGBRD LN	MOONINGBRD LN	27587
84003	17235	1032	184078366	0	5000	172465	0.47	WAK	WAKE FOREST	WAKE FOREST	EDWARDS, MARVIN D EDWARDS, RITA C	722 QUALA AVE	WAKE FOREST NC 2787-9339		7633	50	Individual		LO31 CARDINAL QUALA AVE	AVE		722	722 QUALA AVE	QUALA AVE	27587	
88520	4232	184141	1840792110	0	5500	118506	0.68	WAK	WAKE FOREST	WAKE FOREST	HILL, CLOYCE K HILL, DEBORAH S	257 S ALLEN RD	WAKE FOREST NC 2787-2607		4470	840	Individual		PT LOTS 17 S ALLEN RD	RD	S	257	257 S ALLEN RD	S ALLEN RD	27587	
90652	123717	102452	1840693038	0	74449	803388	5.51	WAK	WAKE FOREST	WAKE FOREST	CHURCH INITIATIVE INC THE	PO BOX 1739	WAKE FOREST NC 2786-1739		970	284	Exempt		NORTHERN WAKE ALLEN RD	RD	S	250	250 S ALLEN RD	S ALLEN RD	27587	
90652	123728	281234	1840693050	0	6000	184532	0.35	WAK	WAKE FOREST	WAKE FOREST	CARROLL, CHARLES W	601 TORRY HILL CT	WAKE FOREST NC 2787-2682		11503	2553	Individual		LO17 DEACONT TORRY HILL CT	CT		601	601 TORRY HILL CT	TORRY HILL CT	27587	
101887	378362	384348	1840898745	0	0	184532	2.9	WAK	WAKE FOREST	WAKE FOREST	AVONDALE TOWNHOMES ASSN INC	PPM NC OF RALEIGH	11010 RALEIGH RD	RALEIGH NC 27614-8837		12851	1408	HOME ASSOC		COMMON AREA EM	AVE		0	ELAM AVE	ELAM AVE	27587
102693	137338	281240	1840898517	0	8000	231749	0.39	WAK	WAKE FOREST	WAKE FOREST	PALMER, YOLANDA SABATINO, MICHAEL V	616 TORRY HILL CT	WAKE FOREST NC 2787-2682		12918	2654	Individual		LO22 DEACONT TORRY HILL CT	CT		616	616 TORRY HILL CT	TORRY HILL CT	27587	
108101	137663	41254	1840794256	0	5000	174960	0.43	WAK	WAKE FOREST	WAKE FOREST	WILKINS, ZACHARY KETH LUFER, JENNY C	238 MOONINGBRD LN	WAKE FOREST NC 2787-7623		15593	1432	Individual		LO28 GET PT O MOONINGBRD LN	LN		238	238 MOONINGBRD LN	MOONINGBRD LN	27587	
120704	137400	281243	1840883636	0	6000	211890	0.28	WAK	WAKE FOREST	WAKE FOREST	WEAVER, MARGARET LYNNE WEAVER, RUSSELL HUNTER	604 TORRY HILL CT	WAKE FOREST NC 2787-2682		9593	1	Individual		LO28 DEACONT TORRY HILL CT	CT		604	604 TORRY HILL CT	TORRY HILL CT	27587	
120705	137481	281247	1840883488	0	8000	220126	0.29	WAK	WAKE FOREST	WAKE FOREST	JAICO, DEEKA R JAICO, THERESAL	MIIDDLE BRIDGE	WAKE FOREST NC 2787-2670		10012	2072	Individual		LO10 DEACONT MIIDDLE BRIDGE RD	RD		609	609 MIIDDLE BRIDGE RD	MIIDDLE BRIDGE RD	27587	
134353	410328	281248	1840899780	0	2000	142624	0.04	WAK	WAKE FOREST	WAKE FOREST	GREGORIS, DONNA MARIE CUNACCA, JOANNE	7815 MELCOWIE WAY	WAKE FOREST NC 2787-9334		12446	2017	Individual		LO18 AVONDALE DEACON RIDGE ST	ST		151	151 DEACON RIDGE ST	DEACON RIDGE ST	27587	
136067	137533	281249	1840886462	0	6000	218650	0.38	WAK	WAKE FOREST	WAKE FOREST	SAVASTIO, MICHAEL SAVASTIO, JANEY	617 MIIDDLE BRIDGE RD	WAKE FOREST NC 2787-2670		14618	1371	Individual		LO32 DEACONT MIIDDLE BRIDGE RD	RD		617	617 MIIDDLE BRIDGE RD	MIIDDLE BRIDGE RD	27587	
140324	137461	281246	1840883510	0	8000	245881	0.1	WAK	WAKE FOREST	WAKE FOREST	HOLLANDY, BENJAMIN HOLLANDY, SARAH	248 CALA LILY LN	CREEDMOOR NC 27522-8740		15733	740	Individual		LO32 DEACONT MIIDDLE BRIDGE RD	RD		605	605 MIIDDLE BRIDGE RD	MIIDDLE BRIDGE RD	27587	
141252	370540	0	35759	1840893040	0	4000	268959	0.19	WAK	WAKE FOREST	WAKE FOREST	WAKE FOREST	2127 HAYES RD	CREEDMOOR NC 27522-8740		15733	740	Individual		LO17 CALA LILY LN	LN		617	617 CALA LILY LN	CALA LILY LN	27587
144230	239810	118447	1840785622	0	5000	203828	0.42	WAK	WAKE FOREST	WAKE FOREST	STERN, THOMAS A DOYLE, KATHERINE	301 MOONINGBRD LN	WAKE FOREST NC 2787-7625		19209	1147	Individual		LO1 CARDINAL MOONINGBRD LN	LN		301	301 MOONINGBRD LN	MOONINGBRD LN	27587	
168492	105106	50895	1840887467	0	61200	187939	1	WAK	WAKE FOREST	WAKE FOREST	WARREN, TRIVET	1289 GILCREST FARM RD	WAKE FOREST NC 2787-7000	13-E	1707	1707	Individual		CADELLS LD ALLEN RD	RD	S	352	352 S ALLEN RD	S ALLEN RD	27587	
178174	18982	44015	1840784133	0	5000	193495	0.43	WAK	WAKE FOREST	WAKE FOREST	WHITE, RICHARD J WHITE, BARBARA M	248 MOONINGBRD LN	WAKE FOREST NC 2787-7623		5048	887	Individual		LO28 CARDINAL MOONINGBRD LN	LN		248	248 MOONINGBRD LN	MOONINGBRD LN	27587	
191439	370581	30780	1840892387	0	4000	268480	0.98	WAK	WAKE FOREST	WAKE FOREST	WAKE FOREST	221 BROOKS ST	WAKE FOREST NC 2787-2793		12818	1250	Exempt		OPEN SPACE AT DEACON RIDGE ST	ST		400	400 DEACON RIDGE ST	DEACON RIDGE ST	27587	
194125	370531	35760	1840886485	0	4000	264840	0.13	WAK	WAKE FOREST	WAKE FOREST	FITZSIMMONS, JOHN FITZSIMMONS, PATRICIA	616 CALA LILY LN	WAKE FOREST NC 2787-2784		13567	494	Individual		LO18 AVONDALE CALA LILY LN	LN		616	616 CALA LILY LN	CALA LILY LN	27587	
194617	412345	376988	1840898704	0	3000	147888	0.04	WAK	WAKE FOREST	WAKE FOREST	KING, MARY ELLEN	167 DEACON RIDGE ST	WAKE FOREST NC 2787-2873		13713	41	Individual		LO18 AVONDALE DEACON RIDGE ST	ST		167	167 DEACON RIDGE ST	DEACON RIDGE ST	27587	
195862	414201	37733	1840895865	0	3000	147750	0.04	WAK	WAKE FOREST	WAKE FOREST	THIMROCK, PAUL D THIMROCK, ANITA L	601 DEACON RIDGE ST	WAKE FOREST NC 2787-2879		13965	428	Individual		LO17 AVONDALE DEACON RIDGE ST	ST		301	301 DEACON RIDGE ST	DEACON RIDGE ST	27587	
196208	370541	35760	1840895140	0	4000	263311	0.22	WAK	WAKE FOREST	WAKE FOREST	BUCKLIN, DANIEL J BUCKLIN, AMY S	613 CALA LILY LN	WAKE FOREST NC 2787-2785		14268	205	Individual		LO15 AVONDALE CALA LILY LN	LN		613	613 CALA LILY LN	CALA LILY LN	27587	
196208	370539	357588	1840895865	0	4000	266619	0.18	WAK	WAKE FOREST	WAKE FOREST	RUMPH, STACEY R RUMPH, CARLA G	624 CALA LILY LN	WAKE FOREST NC 2787-2785		14278	2301	Individual		LO13 AVONDALE CALA LILY LN	LN		621	621 CALA LILY LN	CALA LILY LN	27587	
197322	370523	357515	1840895865	0	4000	267857	0.17	WAK	WAKE FOREST	WAKE FOREST	PO BOX 4008	SCOTTSDALE AZ 85263-4008		15609	1020	Individual		LO28 CARDINAL QUALA AVE	AVE		715	715 QUALA AVE	QUALA AVE	27587		
197478	370534	357588	1840895865	0	47250	242033	0.21	WAK	WAKE FOREST	WAKE FOREST	DAVIS, RIKKO W	628 CALA LILY LN	WAKE FOREST NC 2787-2784		15609	1020	Individual		LO18 AVONDALE CALA LILY LN	LN		628	628 CALA LILY LN	CALA LILY LN	27587	
202099	410837	374307	1840898899	0	3000	197945	0.04	WAK	WAKE FOREST	WAKE FOREST	BLACKMAN, HOPE	119 DEACON RIDGE ST	WAKE FOREST NC 2787-2873		15053	2769	Individual		LO83 AVONDALE DEACON RIDGE ST	ST		159	159 DEACON RIDGE ST	DEACON RIDGE ST	27587	
202797	268882	102623	1840779483	0	4000	200740	0.23	WAK	WAKE FOREST	WAKE FOREST	BERKMAN, EDLINE	217 WERETTE RD	WAKE FOREST NC 2787-8230		15878	2184	Individual		LO3 AVONDALE ALLEN RD	RD	S	268	268 S ALLEN RD	S ALLEN RD	27587	
207663	370537	357574	1840779386	0	4000	219738	0.28	WAK	WAKE FOREST	WAKE FOREST	BERKMAN, EDLINE	217 WERETTE RD	WAKE FOREST NC 2787-8230		15883	2184	Individual		LO1 MAVIS DEVALLEN RD	RD	S	238	238 S ALLEN RD	S ALLEN RD	27587	
210047	370550	357579	1840895429	0	4000	257620	0.16	WAK	WAKE FOREST	WAKE FOREST	CHIMA, NASHEETA GRAHAM, STEPHEN MARTIN	208 LOWERY FARM LN	RALEIGH NC 27614-7892		16097	362	Individual		LO24 AVONDALE DEACON RIDGE ST	ST		401	401 DEACON RIDGE ST	DEACON RIDGE ST	27587	
214234	208155	12000	1840888628	0	8000	201818	1	WAK	WAKE FOREST	WAKE FOREST	WAKE FOREST	332 S ALLEN RD	WAKE FOREST NC 2787-2610		16553	512	Individual		CADELLS LAND ALLEN RD	RD	S	332	332 S ALLEN RD	S ALLEN RD	27587	
216279	370542	357574	1840893251	0	4000	255033	0.16	WAK	WAKE FOREST	WAKE FOREST	AMH NC PROPRIETES LP	PROPERTY TAX DEPT	30601 ADOURA RD SITE 200PT	ADOURA HILLS CA 91301-2150		16564	410	Business		LO18 AVONDALE DEACON RIDGE ST	ST		421	421 DEACON RIDGE ST	DEACON RIDGE ST	27587
217012	370548	357577	1840894377	0	4000	281460	0.22	WAK	WAKE FOREST	WAKE FOREST	SULLIVAN, RAMOND HENRY	409 DEACON RIDGE ST	WAKE FOREST NC 2787-2787		16777	1518	Individual		LO31 AVONDALE DEACON RIDGE ST	ST		409	409 DEACON RIDGE ST	DEACON RIDGE ST	27587	
230681	239676	118457	1840782680	0	5000	255240	0.46	WAK	WAKE FOREST	WAKE FOREST	BEASLEY, DAVID F BEASLEY, LAUREN	304 MOONINGBRD LN	WAKE FOREST NC 2787-9113		19079	1786	Individual		LO11 CARDINAL MOONINGBRD LN	LN		304	304 MOONINGBRD LN	MOONINGBRD LN	27587	
231980	137513	281248	1840846445	0	6000	232971	0.32	WAK	WAKE FOREST																	

Questions, Comments, and Concerns from the September 28th, 2023,
Community Meeting on 302 South Allen Street Wake Forest, NC Rezoning
Questions from community in black, answers are in red.

1. What will the size of units be, the cost, and if background checks would be required? Units are roughly 550-750 sqft, several are efficiency units, that will lease between \$1,200.00-\$2,000.00 furnished. All tenants will be required to go through a nondiscriminatory credit and background check and provide proof of employment.
2. What about light pollution from the parking lot lighting? We will install shades on the pole lights to direct the light straight down, minimizing light pollution.
3. Will there be designated pet areas? Yes, in the rear of the property.
4. What's the address of the property? 302 South Allen Street.
5. Will there be a gym? We currently have no gym shown in the current layout, but we may upfit a room in facility in the future.
6. Will there be grilling allowed? Common areas around the back will have areas that could be used for grilling.
7. Dumpster location, size, and will there be weekly pick up? The dumpster location will be on the Northwest corner of the property, enclosed by a dumpster corral. Typically (2) trash and (1) recycle bin will be required. Weekly pickups will be determined based off the usage. If needed, then yes to maintain a clean and professional service.
8. Will there be assigned parking and will the parking be monitored by a towing company? There won't be assigned parking, however there will be permitted parking. Nonpermitted vehicles parked outside of designated visitor parking spaces will be towed at the owner's expense.
9. There was concern about the way this was being approved. This was a statement, insinuating that this was already a done deal.
10. What about road width and road conditions? This initial comment from road width immediately pivoted to several citizens passionately speaking about the completion of Allen Street to Middle Bridge Road, and how they felt like it would never happen. People in the community made comments stating the City of Wake Forest forgot about them. Some of the citizens talked about a plan that they had contributed some monetary amount years ago to contribute to the construction. This would be allocated to see that the tie in of Allen Street to Middle Bridge Road would be completed, including curb and gutter, sidewalks, and streetscapes. I told them that

we will do our best to help support the community and the completion of this street project.

11. Will no parking signs be installed? During Fridays on White specifically, the citizens talked about how cars are usually lined up throughout the community on the road. There is no current street parking, so vehicles are pulling off the road and parking on the side of the road and in people's yards (right away). We wouldn't be opposed to No Parking Signs being installed and our contracted towing company could also patrol this area as well if necessary. I believe this would have to be approved by the town if no parking signs are installed in the right away along South Allen Street.
12. Will you have Security Cameras? Yes.
13. What about the storm water? We're not increasing impervious soils surface, other than a few additional parking spaces. This will not constitute additional storm water measures.
14. What about water usage? You'll be damaging the road and our water system by installing all the water meters and sewer taps. Our plan is to have one master water meter for all the residence and will reuse the existing sewer tap.
15. When would the construction hours and days we'd be working? Monday-Friday, 8-5pm.

Changes made to the drawings based off the feedback we received from our previous voluntary community meeting we held early in 23':

1. The primary entrance will be on the South side of the building and will be turned into a one-way road to prevent headlights from shining into the windows of the adjacent property owners.
2. We're proposing widening the entrance and exit on the North side of the property. This would prevent vehicle lights from shining into adjacent property windows.
3. 6' OPEC fence installed with an additional tree buffer on North, South, and West side of property.
4. Discussed widening the road and installing sidewalks on the East side of property.
5. Exterior lighting to receive shades installed to direct the areal lighting down.
6. Target market is 55 and up, also young professionals and professional in general.

Overall, the meeting went well. There were definitely some of the same people we met with originally that were opposed, but we had a lot more support this time around. We had already made a series of changes from previous meetings that showed a good faith effort to

work with the community. Those changes were well received, and actually had several people show up that were happy to see something being done with the building. As someone who grew up in the Youngsville and the Wake Forest community (Preschool at the seminary, arcade games at shorty's, and swimming at holden park when they had the wooden high dive), we're not some fly by night group. We want to revitalize this property into something the community can take advantage of, that's desperately needed. With its proximity to downtown, we know this repurposed building will be a huge success for the tenants, downtown, and everyone in the community.

Sign in sheet

Name	Address	Contact info
Trivet Warren	352 S. Allen	(919) 761-0917
DAVID EDWARDS	722 Quail Ave	(919) 608-9902
Martha Loftin	121 Cardinal Dr.	(919) 556-7774
MATTHEW Burch	605 Calahilly Ln	252.725.4920
Ray Sullivan	409 Deacon Ridge	
Collin Eads	902 Quail Ave	314-753-1507
bern2502@gmail.com Bernadette McIntosh	218 Sparrow Dr.	949-378-7619
Karina Patricio	214 Sparrow Dr.	714-955-8569
Julia Massey	600 Torrey Hill Ct	301-404-9232
Jana. L. Rose	223 Sparrow Dr.	919-201-2749
Susan Ray	332 South Allen Rd	
George Mayr + Monica Tusca	712 Quail Ave	518-729-7939
Grace + Austin OVERSTREET	600 Calahilly Ln.	919-437-0797
Jane + Bill Smith	500 S. Allen Rd	
Lauren + Fulton Bensley		919-916-0125
Steven Stinson	318 Mockingbird Ln	919 906 9956
Tahlia Kenn	915 Quail Ave	910 571 8065
Jessica Hendricks	774 Durham Rd	919 810 7404
Kelly Lloyd	327 Mockingbird Lane	919-260-9030 → kellylloyd10@gmail.com
Ray Carroll		
GREG SANDERS	421 Torrey Hill Ct	
Greg Ray	332 South Allen	
Daniel Rose	223 Sparrow Dr	aceprinting@nc.rr.com
Thomas Stern	301 Mockingbird Ln	Capitolbackflow@gmail.com
SAM HORRIS	250 S. ALLEN RD	
Debra Sanders	621 Torrey Hill	Andeb2587@gmail.com

AUSTIN OVERSTREET
CMSN.COM

18

Michelle Carbone
ALEX GREENE

→ michelle.derosa@gmail
617 Torry Hill Ct.
a 644 CAA 424

Austen Burke

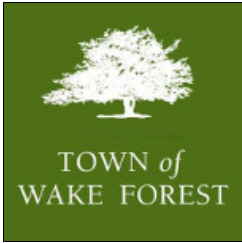
burkavsten@gmail.com

Rebecca Davenport

rbdavenport@gmail.com

JEFFREY FROUNFELDER

jeffrounfelker@gmail.com



Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

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

Project Overview

#1008235

Project Title: 306 S Allen Rd Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning - Planning Board

County: Wake

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 1/30/2023

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number:

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: 306 SOUTH ALLEN ROAD
(Unverified)

Tax PIN:

Acreage: 2.8

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

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

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

GR5

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

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

Parcel Area:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use:

Planning and Zoning:

In SH1-O Overlay:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: Yes

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Case Number of related site plan (if applicable):** SP-23-18

Case Numbers of other related approvals (if applicable):
931574

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

Stacy Woodhouse
GWP Developers LLC
PO Box 111
Warrenton, NC 27589
P:8436966703
woodhousestacy@yahoo.com

Project Contact - Developer

Stacy Woodhouse
GWP Developers LLC
PO Box 111
Warrenton, NC 27589
P:8436966703
woodhousestacy@yahoo.com

Project Contact - Other

Project Contact - Property Owner

Michael Hurt
Robinhouse LLC Hurt LLC
PO Box 113
Bath, NC 27808
P:252-714-3710

Project Contact - Engineer

Gerald Hooton
B & B Consultants
212 East Ferrall Street
South Hill, VA 23970
P:434.447.7621
ghooton@bandbcons.com

Stacy Woodhouse
GWP Developers LLC
PO Box 111
Warrenton, NC 27589
P:8436966703
woodhousestacy@yahoo.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: No
Project Number:

Was the TIA reviewed in a separate permit prior to this application?:

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

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

Proposed Conditional Zoning District: RMX-CD, Residential Mixed-Use
Proposed Land Use: Multifamily
Proposed Number of Lots: 1
Number of Buildings: 1
Number of Single-Family Lots: 0
Number of Townhome Lots: 0
Number of Multi-Family Units: 31
Number of Stories: 1
Square Footage of All Buildings (non-residential): 0

Plan Information - Conditional Rezoning

Description of Request:
Rezoning property to previous zone, such that existing building can be used for multifamily apartment housing.

Initial Proposed Conditions Offered by Applicant:
Develop within existing building foot print and structure.

Justification of Consistency with Comprehensive Plan:
We are consistant.



Patrick Reidy, AICP, CZO
Senior Planner

301 S. Brooks Street
Wake Forest, NC 27587

Dear Mr. Patrick Reidy,

Please see the below final rezoning conditions update per the recommendations of the planning board for property PIN 0018046:

1. SITE MASTER PLAN (SP-23-18) IS A CONDITION OF THE REZONING. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION(S) TO BE MINOR AND IN KEEPING WITH THE INTENT OF THE ADOPTED SUBDIVISION MASTER PLAN.
2. ONLY THE PROPOSED USE, MULTI-FAMILY, SHALL BE PERMITTED.
3. ONCE COMPLETE, THE OWNER SHALL PROVIDE, AS PART OF THE PROJECT, 100% OF THE DWELLING UNITS AS AGE RESTRICTED. AN AGE RESTRICTED DWELLING UNIT IS ANY DWELLING UNIT AT THE PROJECT DESIGNATED BY THE OWNER, IN THE OWNER'S DISCRETION, TO BE OFFERED FOR RENT TO RESIDENTS 62 YEARS AND OLDER. BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING THE OWNER'S RECEIPT OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE OWNER OF RECORD SHALL PROVIDE, NO LATER THAN DECEMBER 31ST OF EACH YEAR, AN ANNUAL CERTIFICATE OF COMPLIANCE WITH THIS ZONING CONDITION TO THE TOWN OF WAKE FOREST PLANNING DEPARTMENT WHICH CONFIRMS THAT ALL UNITS ARE BEING RENTED AS AGE RESTRICTED.
4. MAXIMUM DENSITY SHALL BE LIMITED TO 13.2 UNITS PER ACRE.
5. AMENDMENT TO DISTRICT PROVISION 2.2.3., TABLE OF URBAN DISTRICT DEVELOPMENT STANDARD, D.1, PRINCIPAL BUILDING FRONT SETBACK, INCREASING THE MAXIMUM ALLOWABLE SET BACK TO +/- 76 FT FOR RMX ZONING.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AN EIGHT (8) FOOT OPAQUE COMPOSITE FENCING (SCREENING) SHALL BE PROVIDED ALONG THE SOUTHERN & WESTERN PROPERTY LINES AS DEPICTED ON THE MASTER PLAN.
7. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SIX (6) FOOT OPAQUE COMPOSITE FENCING (SCREENING) SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS DEPICTED ON THE MASTER PLAN.
8. ALL UNITS WILL HAVE A MINIMUM CONTRACT OF 3 MONTHS. VIOLATIONS WILL BE ASSESSED PER UNIT NOT IN COMPLIANCE.

Stacy Woodhouse



OWNER
GWP DEVELOPERS

GWP DEVELOPERS PO BOX 113 BATH, NC 27808



Agent Authorization Form

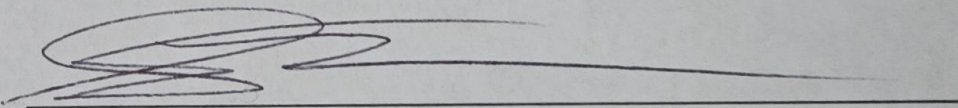
The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization 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: 0018046

Landowner's name*: RobinHouse LLC Hurt LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): RZ-23-10

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): GWP Developers LLC

Landowner's Signature: 

Date: 4/28/24

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

Name: Stacy Woodhouse

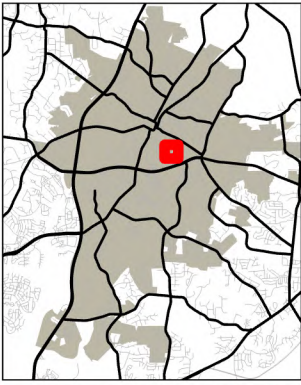
Address: PO BOX 113 Bath NC 27808

Telephone number: 843 696 6703

Email address: woodhousestacy@yahoo.com

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

*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).



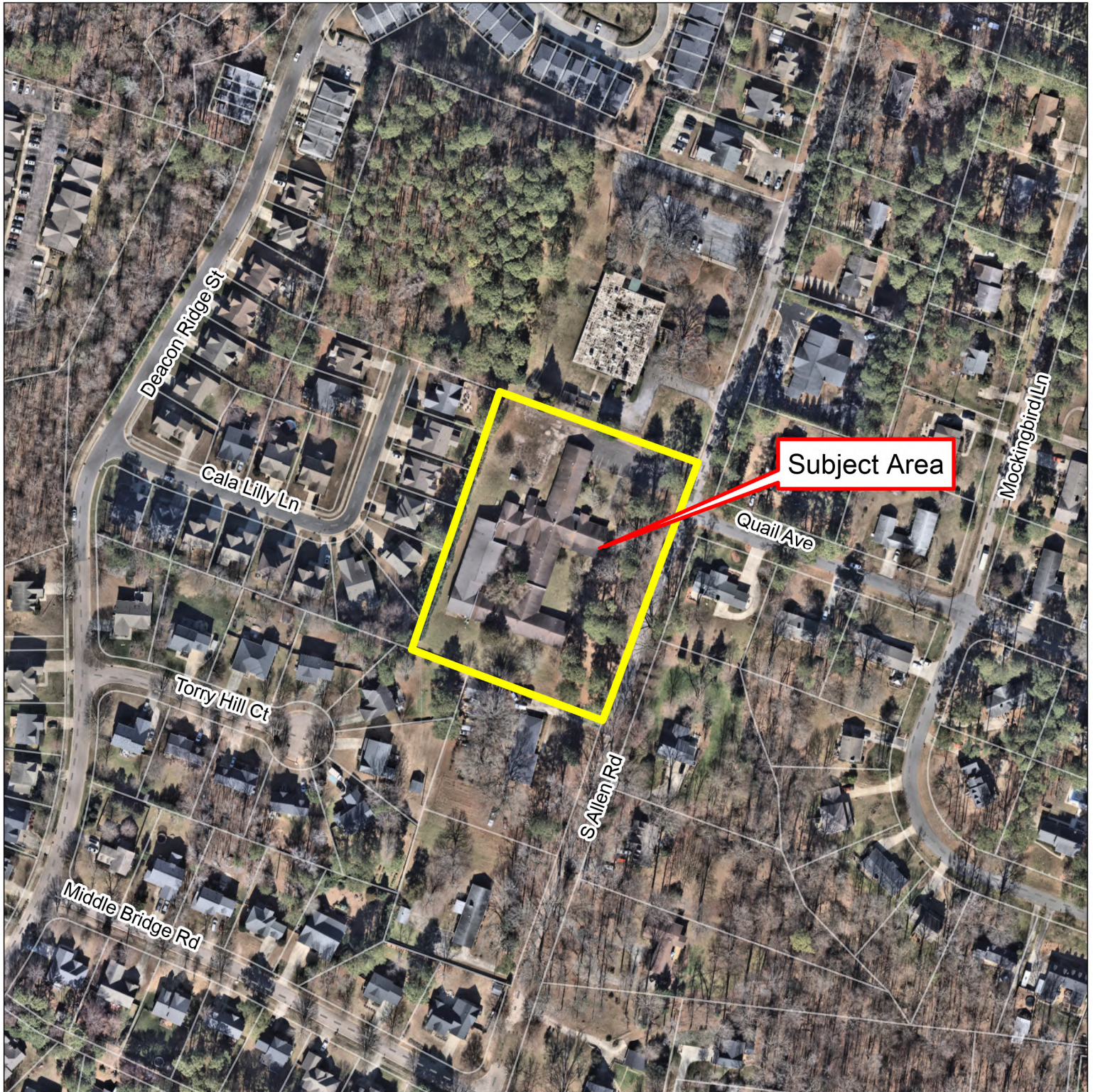
TOWN of
WAKE FOREST

RZ-23-10

306 S Allen Rd Rezoning

Wake County PIN: 1840-68-8987

5/7/2024



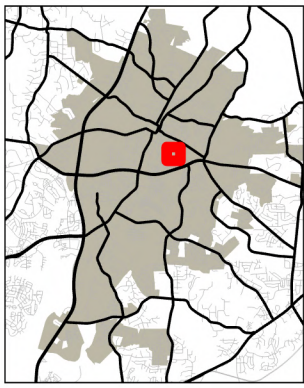
Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

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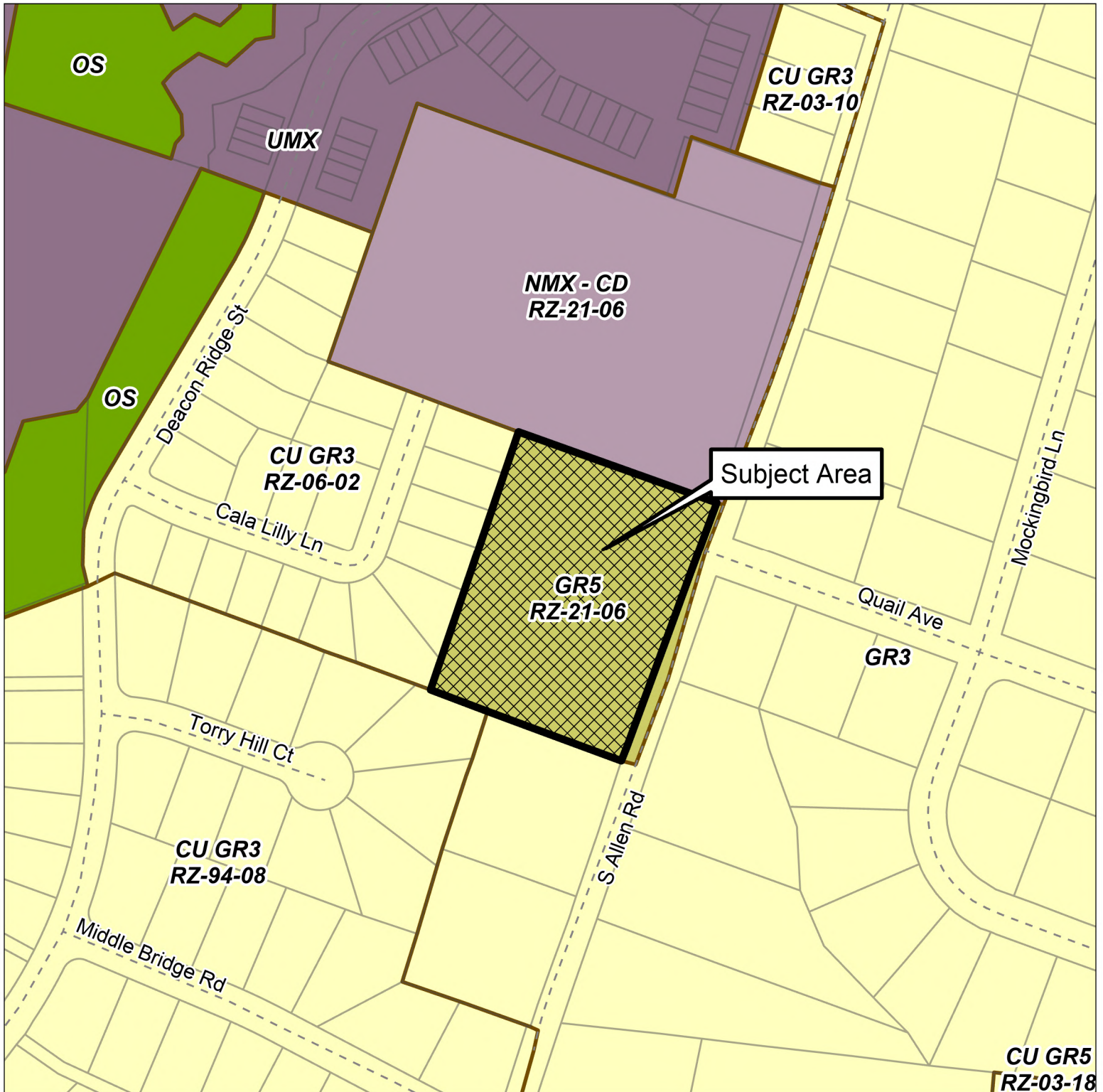
TOWN of
WAKE FOREST

RZ-23-10

306 S Allen Rd Rezoning

Wake County PIN: 1840-68-8987

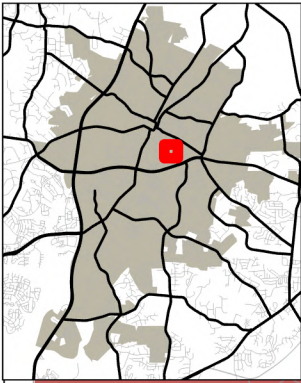
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Land Use Plan



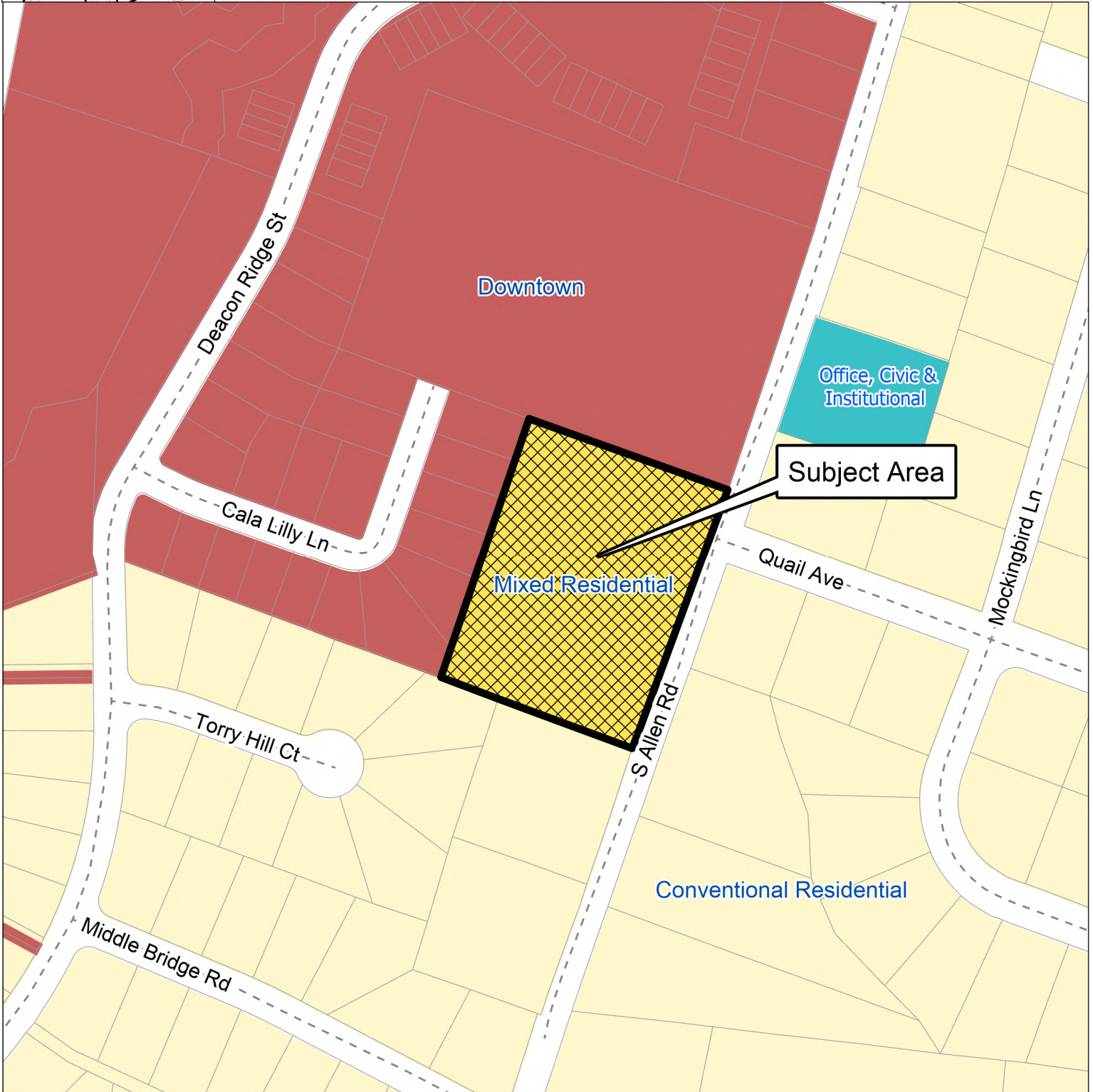
TOWN of
WAKE FOREST

RZ-23-10

306 S Allen Rd Rezoning

Wake County PIN: 1840-68-8987

4/19/2024



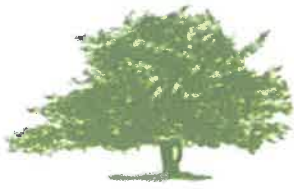
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TOWN of WAKE FOREST

Report Requirements:

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

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

GENERAL INFORMATION

Applicant GWP Developers LLC

Owner: Robinhouse LLC Hurt LLC

Requested Action: Rezone 2.75 acres located at 306 S. Allen Road, being Wake County Tax PIN 1840688987, from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD)

Existing Zoning: General Residential 5 (GR5)

Location: 306 S. Allen Road

Size: 2.75 acres

Tax PIN: 1840688987

Existing Land Use: Vacant Residential Care Facility (Discontinued Use and Non-conforming structure)

Applicable Officially Adopted Plans:

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

This report reflects the recommendation of the Planning Board, this the 14th day of May 2024.

Introduced by Planning Board member: Michael Almquist

Seconded by Planning Board member: Matt Davis

Attest:


Karin Kuropas, Planning Board Chair


Courtney Tanner, Planning Director

Community Plan Consistency Grid: RZ 23-10				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			
POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			

Community Plan Consistency Grid: RZ 23-10				
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			

Community Plan Consistency Grid: RZ 23-10				
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			
POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			

Community Plan Consistency Grid: RZ 23-10				
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			

Community Plan Consistency Grid: RZ 23-10				
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation			
CF-13	Regularly update the Town Pavement Management System program			
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			

Community Plan Consistency Grid: RZ 23-10				
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			

Community Plan Consistency Grid: RZ 23-10				
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			

Community Plan Consistency Grid: RZ 23-10				
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			

Community Plan Consistency Grid: RZ 23-10				
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

ORDINANCE 2021-41

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 8.68 ACRES LOCATED AT 238, 250 & 306 SOUTH ALLEN ROAD (WAKE COUNTY TAX PINS 1840-79-1536, 1840-69-9308, AND 1840-68-8987) FROM NEIGHBORHOOD MIXED-USE (NMX) TO NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD) AND GENERAL RESIDENTIAL 5 (GR5)

RZ-21-06, SOUTH ALLEN REZONING

WHEREAS, the application submitted by the Town of Wake Forest for the rezoning of lands hereinafter described was duly filed with the Planning Department and thereafter a public comment meeting was held hereon on the 14th day of September, 2021, before the Planning Board and a public hearing was held hereon on the 5th day of October, 2021 before the Board of Commissioners, pursuant to due notice mailed, the property posted, and notice published pursuant to G.S. § 160D-602. Thereafter, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application with the removal of 238 and 250 S. Allen Road, 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 160D, Article 6, of the North Carolina General Statutes; **NOW, THEREFORE**,

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

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

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers (PINs) 1840-79-1536, 1840-69-9308, and 1840-68-8987, and described in Attachment "A", are located within the Town's Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Neighborhood Mixed-Use (NMX) to Neighborhood Mixed-Use Conditional District (NMX-CD) (PINs 1840-79-1536 and 1840-69-9308) and General Residential 5 (GR5) (PIN 1840-68-8987).

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 in the public interest, but inconsistent with the Community Plan and Renaissance Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

Section 6: The "Rezoned Lands" for PIN 1840-79-1536 (238 S. Allen Road) are subject to the following conditions which are imposed as part of this rezoning:

1. Only the following uses shall be permitted, subject to accessory use, supplemental use or special use permit requirements, as specified in the UDO:

- Dwelling-Townhome
- Dwelling-Accessory
- Bed and Breakfast Home (Up to 8 Rooms)
- Bank, Credit Union, and Financial Services
- Business Support Services
- Home Occupation
- Medical Clinic
- Personal Services
- Post Office
- Professional Services
- Small Equipment Repair/Rental
- General Commercial
- Open Air Retail
- Outdoor Seating
- Outside or Display Sales
- Restaurant
- Civic Meeting Facility
- Community or Cultural Facility
- Public Safety Station
- Religious Institution
- Child/Adult Day Care Center (8 or fewer persons)
- Child/Adult Day Care Center (More than 8 persons)
- School-Vocational/Technical
- Studio-Art, dance, martial arts, music
- Parking Lot Structure-Principal Use
- Light Manufacturing Workshop
- Garden (Community and Private)
- Produce Stand
- Wireless Telecommunications Facility (Non-tower)
- Wireless Telecommunications Facility (Tower)
- Utilities- Class 1
- Utilities- Class 2

2. Height shall be limited to 3 above grade stories and 55 feet.

Section 7: The “Rezoned Lands” for PIN 1840-69-9308 (250 S. Allen Road) are subject to the following conditions which are imposed as part of this rezoning:

1. Only the following uses shall be permitted, subject to accessory use, supplemental use or special use permit requirements, as specified in the UDO:
 - Dwelling-Townhome
 - Dwelling-Accessory
 - Bed and Breakfast Home (Up to 8 Rooms)
 - Bank, Credit Union, and Financial Services
 - Business Support Services
 - Home Occupation
 - Medical Clinic
 - Personal Services
 - Post Office
 - Professional Services
 - Small Equipment Repair/Rental
 - General Commercial
 - Open Air Retail
 - Outdoor Seating
 - Outside or Display Sales
 - Restaurant
 - Civic Meeting Facility
 - Community or Cultural Facility
 - Public Safety Station
 - Religious Institution
 - Child/Adult Day Care Center (8 or fewer persons)
 - Child/Adult Day Care Center (More than 8 persons)
 - School-Vocational/Technical
 - Studio-Art, dance, martial arts, music
 - Parking Lot Structure-Principal Use
 - Light Manufacturing Workshop
 - Garden (Community and Private)
 - Produce Stand
 - Wireless Telecommunications Facility (Non-tower)
 - Wireless Telecommunications Facility (Tower)
 - Utilities- Class 1
 - Utilities- Class 2

2. Height shall be limited to 3 above grade stories and 55 feet.
3. A minimum 25-foot wide Type A vegetated buffer shall be maintained adjacent to the following properties: (i) Greene, PIN 1840697139, DB 16846, Page 713; (ii) Rumph, PIN 1840695266, DB 14278, Page 2301; (iii) Sullivan, PIN 1840694377, DB 16777, Page 1518; (iv) Vaughn, PIN 1840695403, DB 16751, Page 2753; (v) Dhima/Graham, PIN 1840695429, DB 16697, Page 362; and (vi) Avondale Townhomes POA, PIN 1840698745, DB 12851, Page 1406, provided that Tree Save Areas meeting the requirements of the UDO, of the same minimum width may be maintained adjacent to the above listed properties in lieu of a Type A buffers.

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

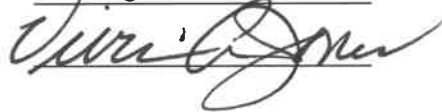
Section 9: This ordinance shall be in full force and effect from and after its adoption.

This the 5th day of October 2021.

Moved by: Chad Sary

Seconded: Bridget Wall-Lennon

Mayor:



APPROVED AS TO FORM:

Eric A. Vernon
Town Attorney

ATTEST:

Deeda W. Ham, Town Clerk

NMX Conditional Use-

Proposed Rezoning Conditions

Case No. RZ-21-06

Church Initiative

250 S. Allen Road

1. Only the following uses shall be permitted, subject to accessory use, supplemental use or special use permit requirements, as specified in the UDO:
 - a. Dwelling-Townhome
 - b. Dwelling-Accessory
 - c. Bed and Breakfast Home (Up to 8 Rooms)
 - d. Bank, Credit Union, and Financial Services
 - e. Business Support Services
 - f. Home Occupation
 - g. Medical Clinic
 - h. Personal Services
 - i. Post Office
 - j. Professional Services
 - k. Small Equipment Repair/Rental
 - l. General Commercial
 - m. Open Air Retail
 - n. Outdoor Seating
 - o. Outside or Display Sales
 - p. Restaurant
 - q. Civic Meeting Facility
 - r. Community or Cultural Facility
 - s. Public Safety Station
 - t. Religious Institution
 - u. Child/Adult Day Care Center (8 or fewer persons)
 - v. Child/Adult Day Care Center (More than 8 persons)
 - w. School-Vocational/Technical
 - x. Studio-Art, dance, martial arts, music
 - y. Parking Lot Structure-Principal Use
 - z. Light Manufacturing Workshop
 - aa. Garden (Community and Private)
 - bb. Produce Stand
 - cc. Wireless Telecommunications Facility (Non-tower)

dd. Wireless Telecommunications Facility (Tower)

ee. Utilities- Class 1

ff. Utilities- Class 2

2. Height shall be limited to 3 above grade stories and 55 feet.
3. A minimum 25-foot wide Type A vegetated buffer shall be maintained adjacent to the following properties: (i) Greene, PIN 1840697139, DB 16846, Page 713; (ii) Rumph, PIN 1840695266, DB 14278, Page 2301; (iii) Sullivan, PIN 1840694377, DB 16777, Page 1518; (iv) Vaughn, PIN 1840695403, DB 16751, Page 2753; (v) Dhima/Graham, PIN 1840695429, DB 16697, Page 362; and (vi) Avondale Townhomes POA, PIN 1840698745, DB 12851, Page 1406, provided that Tree Save Areas meeting the requirements of the UDO, of the same minimum width may be maintained adjacent to the above listed properties in lieu of a Type A buffers.

The foregoing conditions are submitted voluntarily by the undersigned property owner as conditions for a rezoning of 250 S. Allen Road, Wake Forest, NC to NMX-Conditional Use as of the 1st day of October, 2021.

THE CHURCH INITIATIVE, INC. a North Carolina non-profit corporation

By: 
Steve Grissom

Title: President

NMX Conditional Use-

Proposed Rezoning Conditions

Case No. RZ-21-06

Jade Elizabeth Salons

238 S. Allen Road

1. Only the following uses shall be permitted, subject to accessory use, supplemental use or special use permit requirements, as specified in the UDO:
 - a. Dwelling-Townhome
 - b. Dwelling-Accessory
 - c. Bed and Breakfast Home (Up to 8 Rooms)
 - d. Bank, Credit Union, and Financial Services
 - e. Business Support Services
 - f. Home Occupation
 - g. Medical Clinic
 - h. Personal Services
 - i. Post Office
 - j. Professional Services
 - k. Small Equipment Repair/Rental
 - l. General Commercial
 - m. Open Air Retail
 - n. Outdoor Seating
 - o. Outside or Display Sales
 - p. Restaurant
 - q. Civic Meeting Facility
 - r. Community or Cultural Facility
 - s. Public Safety Station
 - t. Religious Institution
 - u. Child/Adult Day Care Center (8 or fewer persons)
 - v. Child/Adult Day Care Center (More than 8 persons)
 - w. School-Vocational/Technical
 - x. Studio-Art, dance, martial arts, music
 - y. Parking Lot Structure-Principal Use
 - z. Light Manufacturing Workshop
 - aa. Garden (Community and Private)
 - bb. Produce Stand
 - cc. Wireless Telecommunications Facility (Non-tower)

dd. Wireless Telecommunications Facility (Tower)

ee. Utilities- Class 1

ff. Utilities- Class 2

2. Height shall be limited to 3 above grade stories and 55 feet.

The foregoing conditions are submitted voluntarily by the undersigned property owner as conditions for a rezoning of 238 S. Allen Road, Wake Forest, NC to NMX-Conditional Use as of the 11th day of October 2021.

Jade Elizabeth, LLC. a North Carolina limited liability company

By: 
Celline Bercik

Title: 

STAFF REPORT

TO: Board of Commissioners
DATE: October 5, 2021
CASE: RZ-21-06 238, 250 & 306 South Allen Road
PREPARED BY: Patrick Reidy, Senior Planner

GENERAL INFORMATION (Attachment A)

Applicant: Town of Wake Forest
301 South Brooks St
Wake Forest, NC 27587

Owners: Jade Elizabethpoo LLC
238 South Allen Road
Wake Forest, NC 27587

The Church Initiative Inc.
PO Box 1739
Wake Forest, NC 27587

Life Church PCCF Inc.
PO Box 12400
Wake Forest, NC 27587

Requested Action: Rezone property to General Residential 5 (GR5)

Existing Zoning: NMX (Neighborhood Mixed-Use)

Location: 238, 250 & 306 South Allen Road

Size: 8.68 ± acres

Tax Pin Nos.: 1840-79-1536, 1840-69-9308, and 1840-68-8987

Existing Land Use: Personal Services (238 S. Allen Road), Professional Services (250 S. Allen Road), Vacant Residential Care Facility (306 S. Allen Road) (Discontinued Use and Non-conforming Structure)

Surrounding Land Use and Zoning (Attachment B):

	Zoning(s)	Land Use(s)
North:	Urban Mixed Use (UMX) Conditional General Residential 3 (CU GR3)	Townhomes and Single-Family Dwellings
South:	Conditional General Residential 3 (CU GR3) General Residential 3 (GR3)	Single-Family Dwellings
East:	General Residential 3 (GR3)	Single-Family Dwellings

West:	Conditional General Residential 3 (CU GR3) Urban Mixed Use (UMX)	Single-Family Dwellings and Townhomes
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Zoning History:

The property is currently zoned NMX (Neighborhood Mixed-Use). When the UDO was adopted in 2013, the three subject parcels were rezoned as NMX (Neighborhood Mixed-Use), likely to ensure the existing uses did not become non-conforming as most residential districts do not permit personal or professional services.

At the April 20, 2021, Board of Commissioners Meeting, the Board directed the Planning Department to research rezoning the three parcels from NMX as requested through a petition signed by 35 members of the Cardinal Hills community.

At the June 15, 2021, Board of Commissioners Meeting, the Planning Department presented multiple compatible districts for consideration (UR, GR3, GR5, GR10). Staff also presented the option of allowing the properties to remain zoned NMX; initiate a rezoning to GR5; and an option to allow the Community Plan to be completed and proceed with a rezoning at that time, if appropriate. The Board directed the Planning Department to begin rezoning the three parcels to General Residential 5 (GR5). See Attachment E for a copy of the June 15, 2021, presentation and accompanying staff report.

After the June 15th meeting, the Planning Department met with or spoke to each of the subject property owners to hear their concerns about the rezoning. The salon owner of 238 S. Allen worried about their property becoming legally non-conforming. The owner of Church Initiative at 250 S. Allen has objected to the rezoning. Their concern is that their existing operation occupies less than half of the site and that if the property is rezoned, they would not be able to expand their operation in the future and if the building were destroyed by more than 50% of the value, they would no longer be able to operate on their property.

The owner of the vacant nursing home at 306 S. Allen Road has been actively trying to sell the property for redevelopment. Their concern that rezoning the GR5 would prevent redevelopment of the site due to the cost to demolish the existing structure not being offset by a higher return of investment with more lot yield allowed by the NMX zone.

At the August 3, 2021, Board of Commissioners Meeting, the Planning Department presented these concerns from each of the subject property owner and presented additional options for the Board of Commissioners to consider. Those options included leaving the properties zoned NMX; initiate the rezoning to GR5; complete the Community Plan; and to direct staff to develop a rezoning solution for all three parcels such as creating a Conditional District. The Board directed the Planning Department to expediate the rezoning of the three parcels to General Residential 5 (GR5). See Attachment F for a copy of the August 3, 2021, presentation and accompanying staff report.

Per Section 15.14 of the UDO, and in accordance with NCGS, the only process to change the official zoning map is to rezone the parcels again.

Applicable Adopted Plans

Wake Forest Community Plan:

The subject property is in the Historic Town Core Zone per the Growth Strategy Map (Attachment A). Per the Community Plan, the Historic Town Core Zone includes properties that were once developed and are now vacant, as well as intervening properties that have never been developed. The policy emphasis of the plan is to retain the urban, pedestrian-oriented character of the Historic Town Core Zone. One of the policy approaches in the Town Center Zone is for new residential development to be at a truly urban density, with the objective of placing a greater number of households within walking distance of the downtown commercial district or nearby neighborhood services. The parcel is also located in neighborhood planning area #28.

The following policies are applicable to the review of the rezoning request RZ-21-06:

Principles for Neighborhood Planning Areas:

- Principle 5: Rather than building large, single use subdivisions, build full-service neighborhoods, with residentially scaled services close at hand. Vary the types and price-points of housing to encourage social and economic diversity in each planning area.

Principles for Older Neighborhoods:

- Principle ON-4: New infill development should be architecturally compatible with existing structures, site layout and the streetscape within its vicinity. Efforts by neighborhood associations to establish their own standards for development compatibility should be encouraged. Performance based standards (checklist) rather than discretionary review (opinion) should be employed whenever possible.

Policies for Future Neighborhoods:

- Policy FN-7: As new neighborhoods are developed, a mixtures of housing types, sizes and prices shall be encouraged within the bounds of each neighborhood planning area.

Renaissance Plan for Downtown Wake Forest

The Renaissance Plan for Downtown Wake Forest update was adopted in 2017 to provide policy and programmatic recommendations for the revitalization of the historic downtown. Additionally, it proposed a number of realistic development opportunities for the heart of the Wake Forest community with the goal of creating a more vibrant community for all who visit, work, and live in Wake Forest. Two of the subject parcels (238 and 250 S. Allen) are within the eastern boundary of the Renaissance Area (Attachment F).

The Renaissance Plan provides general policies opportunities for new housing; designs streetscape improvements; develops mobility strategies that prioritize bicyclists, pedestrians, and transit; provides parking strategies; and identifies private development and redevelopment opportunities that are all applicable to the subject parcels if additional development were to occur in the future. No specific recommendations are made for either of the subject parcels.

The following policies are applicable to the review of the rezoning request RZ-21-06:

Principles for Successful Downtowns:

- SD-11: Attract businesses and other uses that provide daytime employment.
- SD-19: Attract diverse residential and employment centers within a 5 to 10-minute walk of downtown.

Neighborhood Meeting: A neighborhood meeting was held by the applicant on August 25, 2021, in accordance with the Section 15.3.5 of the UDO. A copy of the meeting notice, sign in sheet, and meeting summary can be found in Attachment C.

ANALYSIS

238 S. Allen Road

The salon is located on 0.42 acres and the site has little room for expansion of the building or parking area. This property does not present much opportunity for redevelopment or expansion of the current use. Rezoning the property to GR5 would make the existing use legally nonconforming, which allows the current use to continue subject to the standards within Section 13.5 of the UDO. In the event the property was vacant for more than a year, it would lose its non-conforming status, initiating redevelopment in alignment with the district standards.

250 S. Allen Road

The office is located on 5.51 acres, with a secondary access stub built from Cala Lily Lane to the rear, has significant development potential. Rezoning the property to GR5 would make the existing use legally nonconforming, which allows the current use to continue subject to the standards within Section 13.5 of the UDO. In the event the property was vacant for more than a year, it would lose its non-conforming status, initiating redevelopment in alignment with the district standards.

306 S. Allen Road

There is no established use for this property. Since the nursing home has been vacant for more than 365 days, the non-conforming rights have been lost per Section 13.2.2 of the UDO. If a nursing home were to operate at this location, it would be limited to 16 units since it does not have access on a Collector of higher classified street.

The site is 2.75 acres and also has significant development potential since there is no established use. The existing structure would likely need to be demolished as part of the redevelopment.

Overall Analysis

The NMX district is a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. The existing NMX zoning permits some commercial and automotive uses that are inconsistent with the adjacent properties. These uses can generate higher traffic volumes than the existing 20' wide South Allen Rd may be able to support, and any redevelopment would limit road improvements to the property frontage.

The GR5 district maintains previously developed suburban residential subdivisions for their existing or approved low-to-medium density single-family dwellings and related recreational, religious, and educational facilities. It is intended to act as a transitional zoning district between rural development in the county and the urban development of the town. The GR5 zone is further intended to

discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

The GR5 district is consistent with the parcels to the north, south, west, and east of the subject parcels that are zoned GR3 and the allowed uses in the UDO for the GR5 zone.

The rezoning request is generally inconsistent with the Wake Forest Community Plan and Renaissance Plan in that:

1. It does not encourage pedestrian-oriented, designed and scaled stores and services providing basic necessities to residents of the town's older neighborhoods.
2. It does not encourage a mixture of housing types, sizes, and prices for each neighborhood planning area.
3. It does not encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area.
4. It does not attract diverse residential and employment centers within a 5 to 10-minute walk of downtown.

PUBLIC COMMENT SUMMARY

At the September 14, 2021 Planning Board meeting, a public comment session was held for the proposed rezoning. Isabell Mattox, Pastor Sam Hodges, and Tom Worth spoke on behalf of the property owner at 250 S. Allen and voiced opposition to being included with the rezoning. They were concerned that the rezoning would create a legally non-conforming use and cause issues for future expansion or selling the property. They offered to create their own conditional district for the property to limit uses and development potential, but still maintain flexibility for business.

Kate Jones spoke on behalf of approximately 35 nearby residents that petitioned the rezoning. She stated that the initial concern was specific to the redevelopment potential for 306 S. Allen Road. She could not speak for all residents, but she was not as concerned about the other two properties since they had businesses that currently operate on site and would not be as likely to redevelop the site.

Debbie Hill also spoke in favor of the rezoning.

PLANNING BOARD RECOMMENDATION

At their September 14, 2021 meeting, the Planning Board recommended by a vote of 4-3 to rezone 306 S. Allen Road to General Residential 5 (GR5) and that 238 and 250 S. Allen remain zoned at Neighborhood Mixed-Use (NMU). By removing 238 and 250 S. Allen Road, the Planning Board found that the zoning map amendment request is consistent with the relevant policies in the Renaissance Plan and inconsistent with the relevant policies in the Comprehensive Plan. However, they found the rezoning request is reasonable and in the public interest.

STAFF RECOMMENDATION

Based upon the information provided, Staff advises that the Board of Commissioners find that the zoning map amendment request is inconsistent with the relevant policies in the Comprehensive Plan and Renaissance Plan, however, the Board of Commissioners may recommend approval if they find the rezoning request is reasonable and in the public interest.

Attachments:

- Attachment A - Rezoning Application
- Attachment B - Maps
- Attachment C - Neighborhood Meeting Documents
- Attachment D - Renaissance Area Boundary
- Attachment E - June 15, 2021, Presentation and Staff Report
- Attachment F - August 3, 2021, Presentation and Staff Report
- Proposed Consistency Statement – Application Version
- Proposed Consistency Statement – Planning Board Recommendation Version
- Proposed Ordinance – Application Version
 - Ord. Attachment A – Legal Description – Application Version
 - Ord. Attachment B – RZ-21-06 Application
- Proposed Ordinance – Planning Board Recommendation Version
 - Ord. Attachment A – Legal Description – Planning Board Recommendation Version
 - Ord. Attachment B – RZ-21-06 Application
- Planning Board Written Recommendation

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

TOWN OF WAKE FOREST, NORTH CAROLINA

RZ-23-10
SP-23-18



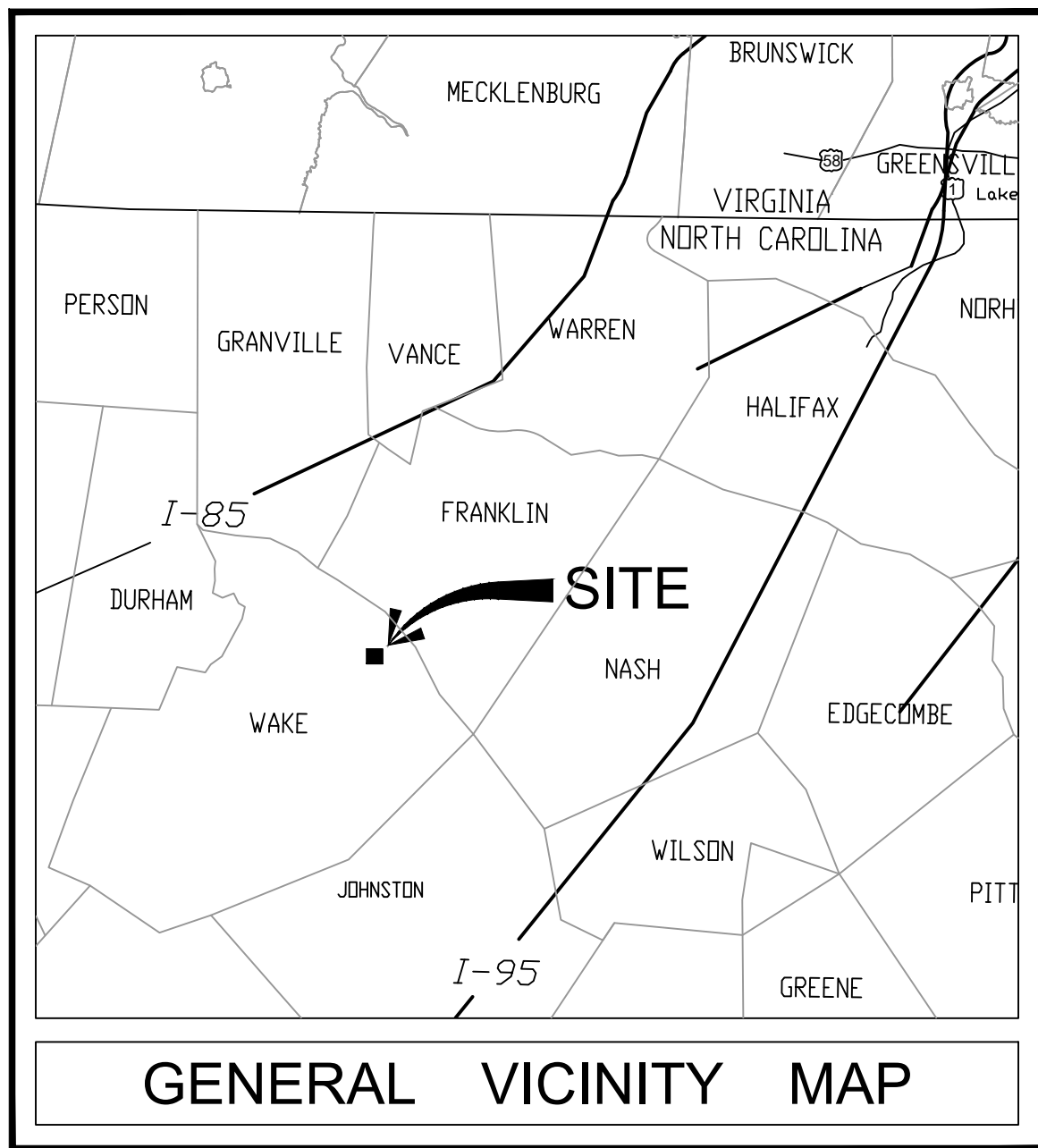
REZONING CONDITIONS:

1. SITE MASTER PLAN (SP-23-18) IS A CONDITION OF THE REZONING. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION(S) TO BE MINOR AND IN KEEPING WITH THE INTENT OF THE ADOPTED SUBDIVISION MASTER PLAN.
2. ONLY THE PROPOSED USE, MULTI-FAMILY, SHALL BE PERMITTED.
3. ONCE COMPLETE, THE OWNER SHALL PROVIDE, AS PART OF THE PROJECT, 100% OF THE DWELLING UNITS AS AGE RESTRICTED. AN AGE RESTRICTED DWELLING UNIT IS ANY DWELLING UNIT AT THE PROJECT DESIGNATED BY THE OWNER, IN THE OWNER'S DISCRETION, TO BE OFFERED FOR RENT TO RESIDENTS 62 YEARS AND OLDER. BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING THE OWNER'S RECEIPT OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE OWNER OF RECORD SHALL PROVIDE, NO LATER THAN DECEMBER 31ST OF EACH YEAR, AN ANNUAL CERTIFICATE OF COMPLIANCE WITH THIS ZONING CONDITION TO THE TOWN OF WAKE FOREST PLANNING DEPARTMENT, WHICH CONFIRMS THAT AT LEAST SEVEN (7) UNITS ARE BEING RENTED AS AGE RESTRICTED.
4. MAXIMUM DENSITY SHALL BE LIMITED TO 13.2 UNITS PER ACRE.
5. AMENDMENT TO DISTRICT PROVISION 2.2.3, TABLE OF URBAN DISTRICT DEVELOPMENT STANDARD, D.1, PRINCIPAL BUILDING FRONT SETBACK, INCREASING THE MAXIMUM ALLOWABLE SET BACK TO +/- 76 FT FOR RMX ZONING.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AN EIGHT (8) FOOT OPAQUE COMPOSITE FENCING (SCREENING) SHALL BE PROVIDED ALONG THE SOUTHERN & WESTERN PROPERTY LINES AS DEPICTED ON THE MASTER PLAN.
7. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SIX (6) FOOT OPAQUE COMPOSITE FENCING (SCREENING) SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS DEPICTED ON THE MASTER PLAN.
8. ALL UNITS WILL HAVE A MINIMUM CONTACT OF 3 MONTHS. VIOLATIONS WILL BE ASSESSED PER UNIT NOT IN COMPLIANCE.

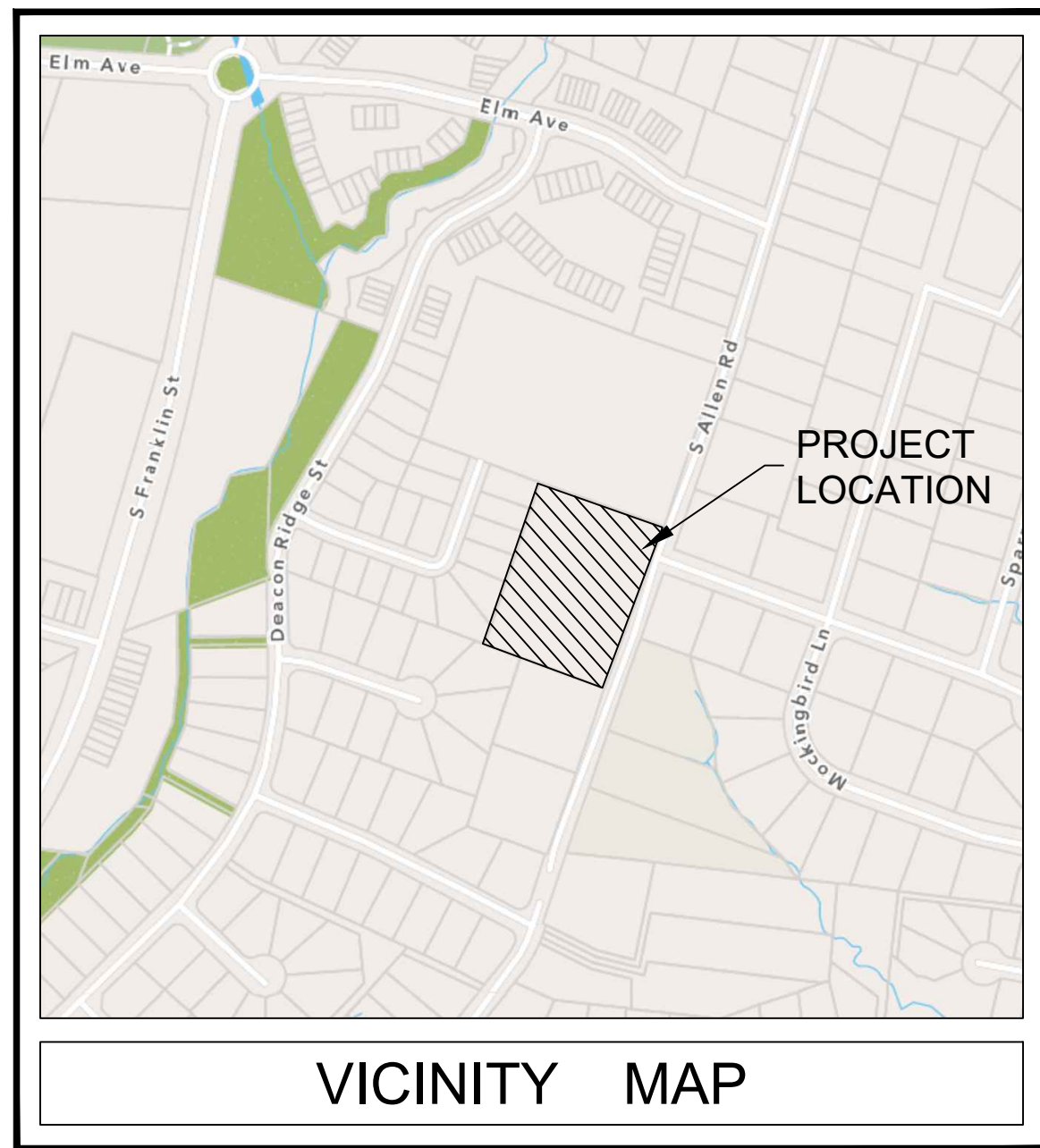
PREVIOUS LIST OF REQUESTS - WF REST HOME

DATA PRESENTED HEREIN OBTAINED FROM WAKE COUNTY, NC REAL ESTATE.
REAL ESTATE ID: 0018046
PIN #: 1840688987
LOCATION ADDRESS: 306 S ALLEN RD
PROPERTY DESCRIPTION: CADELL LAND WAKE FOREST REST HOME

DATE	NOTE(S)
09-01-2022	REBATE BILL TV #298,150 F22/LAND REZONED AND REPRICED F22/JDC
08-30-2022	ZONING CHANGE FROM NMX TO GR5 FOR 2022 PER WF ORD RZ-21-06
06-30-2016	EXEMPT REMOVED
10-27-2016	FULL REBATE F110/EXEMPT APPLICATION APPROVED FOR 2016-SUBMITTED JANUARY 4,2016/IGWV
10-27-2016	FULL EXEMPT APPLICATION APPROVED FOR 2016/ADDITIONAL DOCUMENTATION OF USE SUBMITTED
04-01-2016	EXEMPT APPLICATION DENIED FOR 2016 - NOT IN USE ON 1/1/2016, STATUTE RELIGIOUS
01-04-2016	EXEMPT PROPERTY V3 (01-16-1) APPLICATION CREATED/01-04-2016/LIFE CHURCH PCCF INC, PO BOX 12400, WAKE FOREST NC 27587
12-22-2015	EXEMPT PROPERTY (01-15-1) APPLICATION CREATED/12-22-2015/LIFE CHURCH PCCF INC, PO BOX 12400, WAKE FOREST NC 27587
12-01-2015	EXEMPT PROPERTY (01-15-1) APPLICATION CREATED/12-01-2015/LIFE CHURCH PCCF INC, PO BOX 12400, WAKE FOREST NC 27587
04-06-2015	BOE CONSENT VALUE PENDING BOARD APPROVAL
03-20-2000	MEW/RUN COMP (CD3) F2000 (NCIV)
01-26-1999	1-19-99/FWP/CD3/ADDITION INC F99
01-26-1999	1-19-99/FWP/CD3/ADDITION INC F99
08-28-1998	BLDG PERMIT #6706 ISSUE DATE 08-24-98 CONST TYPE B \$138,400
03-12-1998	BLDG PERMIT #6252 ISSUE DATE 12-22-97 CONST TYPE B \$300,000
09-11-1996	8/96SP=907,500/F/REAL ESTATE ONLY(QUAL) PER JAS HUFF JR-ATTORNEY
09-10-1996	896 SP=\$1,635,000 INCL FF&E AND GOODWILL - DISO SALE BASED ON REVENUE STAMPS PER ATTORNEY'S OFFICE - MARY IRLAND
09-06-1994	WJAS HUFF ATTORNEY'S OFFICE PH#831-2261
06-03-1991	9-6-94/ROR60 BEDS PER PHONE CALL/NOIV WAKE FOREST REST HOME



SCALE: N.T.S.



SCALE: 1" = 400'

GENERAL NOTES & PROJECT DATA:

- I. NAME: ADDITION & RENOVATIONS TO THE WAKE FOREST CARE CENTER
ADDRESS: 306 SOUTH ALLEN ROAD
WAKE FOREST, NC 27587
PARCEL ID: 1840688987
- II. PREPARER: GWP DEVELOPERS, LLC.
CALEB CORUM
201 SOUTH MAIN STREET
WARRENTON, NC 27589
PHONE: (434) 774-8082
EMAIL: GWPCALEBC@GMAIL.COM
- III. OWNER: ROBINHOUSE LLC. & HURT LLC.
116 OLD MILL ROAD
MACON, NC 27804
PHONE: (919) 632-4274
EMAIL: RANDALLELLISROBINSON@GMAIL.COM
- IV. DEVELOPER: HURT & SONS, LLC.
P.O. BOX 9038
ROCKY MOUNT, NC 27804
PHONE: (252) 714-3710
EMAIL: MICHAEL.HURT@HURTORD.COM
- V. ENGINEER: B&B CONSULTANTS, INC.
GERALD HOOTON
212 EAST FERRELL STREET
SOUTH HILL, VA 23970
PHONE: (434) 447-7621
EMAIL: GHOOTON@BANDBCONS.COM
- VI. ANNEXATION ORDINANCE #: N/A
- VII. ZONING: CURRENT: GR5-CD (GENERAL RESIDENTIAL 5 - CONDITIONAL DISTRICT)
PROPOSED: RMX-CD (RESIDENTIAL MIXED-USE - CONDITIONAL DISTRICT)
- VIII. COMMUNITY PLAN - GROWTH STRATEGIES MAP DESIGNATION: MIXED RESIDENTIAL
- IX. AREA OF TRACT: 119,790 S.F. (2.75 Ac.)
- X. REQUIRED / PROPOSED SETBACKS / DIMENSIONAL REQUIREMENTS:
RECD PROPOSED
FRONT: 18 FT (MAX) +/- 76 FT (MAX)
REAR & SIDE: 5 FT 5 FT
SECONDARY: 5 FT 5 FT
- XI. DEVELOPMENT CALCULATIONS ON GROSS & NET DENSITY:
24 UNITS / Ac. MAX ALLOWED BY ZONING
GROSS DENSITY: 11.3 UNITS / Ac. (31 / 2.75)
NET DENSITY: 13.2 UNITS / Ac. (31 / 2.34) (MAX. DENSITY ALLOWED BY REZONING)
(LESS 17,825 SF. OF IMPROVED AREA)
- XII. EXISTING USE: VACANT
PROPOSED USE: DWELLINGS - MULTIFAMILY
- XIII. EX BLDG GROSS SQUARE FOOTAGE: 23,438 SF
PROPOSED GROSS SQUARE FOOTAGE: 23,438 SF
- XIV. PROPOSED GROSS SQUARE FOOTAGE OF STORY AREA BY USE: 23,438 SF
- XV. NUMBER OF MF UNITS: 31
- XVI. NUMBER OF LOTS: 1
- XVII. NUMBER OF LOTS PER PHASE: 1
- XVIII. PROPOSED /EXISTING HEIGHT: 18 FT
NUMBER OF STORIES: 1
- XIX. NUMBER OF VEHICLES & BICYCLES PARKING SPACES:
REQUIRED PARKING SPACES: 56 (1.8 SPACES PER UNIT)
PROPOSED PARKING SPACES: 57 (3 ADA)
REQUIRED BICYCLE SPACES: 4 (2 PER 40 AUTO SPACES)
PROPOSE BICYCLE SPACES: 4
PARKING CONFIGURATION: LOCATION B
PARKING ALLOWED W/IN 2ND & 3RD LAYERS ONLY
- XX. FRONTAGE BUILD-OUT REQUIREMENT: N/A
- XXI. WATER SUPPLY WATERSHED PROTECTION OVERLAY DISTRICT INDICATION: N/A
- XXII. SPECIAL FLOOD HAZARD AREAS: N/A
- XXIII. OPEN SPACE (UNIMPROVED): REQUIRED: 5% OR 5,990 S.F. (0.13 Ac.)
PROVIDED: 6.5% OR 7,887 S.F. (0.18 Ac.) (PERIMETER BUFFER AREA)
- XXIV. PARK SPACE (IMPROVED): REQUIRED: 2% OR 2,396 S.F. (0.05 Ac.)
PROVIDED: 3.7% OR 4,525 S.F. (0.10 Ac.)
3,843 S.F. (0.08 Ac.) - ACTIVE RECREATION
WIN EX COURT YARD & REAR OF FACILITY
(BADMINTON COURT, SHUFFLE BOARD, PICKLE BALL, EXERCISE EQUIP., ETC.)
84.9% OF PROVIDED PARK SPACE
682 S.F. (0.01 Ac.) - PASSIVE RECREATION
WIN PROPERTY FRONTAGE
(RELAXATION BENCH(S), WALKING PATH, GARDEN AREA W/ BENCH SEATING, ETC.)
15.0% OF PROVIDED PARK SPACE
- XXV. IMPERVIOUS SURFACE: EXISTING: 45,288 SF (1.03 AC)
EXISTING PERCENT IMPERVIOUS: 37.8%
PROPOSED IMPERVIOUS: 55,479 SF (1.27 AC)
PROPOSED PERCENTAGE IMPERVIOUS: 46.3%

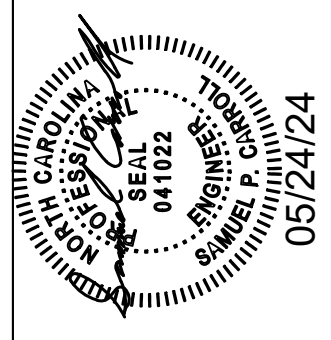
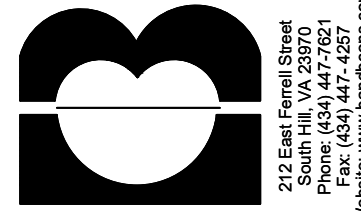
RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE: _____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

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.



CERTIFICATION
05/24/24

NO.	DATE	REVISIONS
4	05/24/2024	PER TOWN OF WAKE FOREST COMMENTS
3	03/25/2024	PER TOWN OF WAKE FOREST COMMENTS
2	02/28/2024	PER TOWN OF WAKE FOREST COMMENTS
1	12/11/2023	PER TOWN OF WAKE FOREST COMMENTS

COVER SHEET

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

TOWN OF WAKE FOREST, NORTH CAROLINA

B & B Consultants, Inc.
Engineers - Surveyors - Planners - Land Architects
Chapel Hill, South Hill, & South Boston, Virginia

COMMISSION NO:

23017

DESIGNED BY

CARROLL

DRAWN BY

HOOTON

CHECKED BY

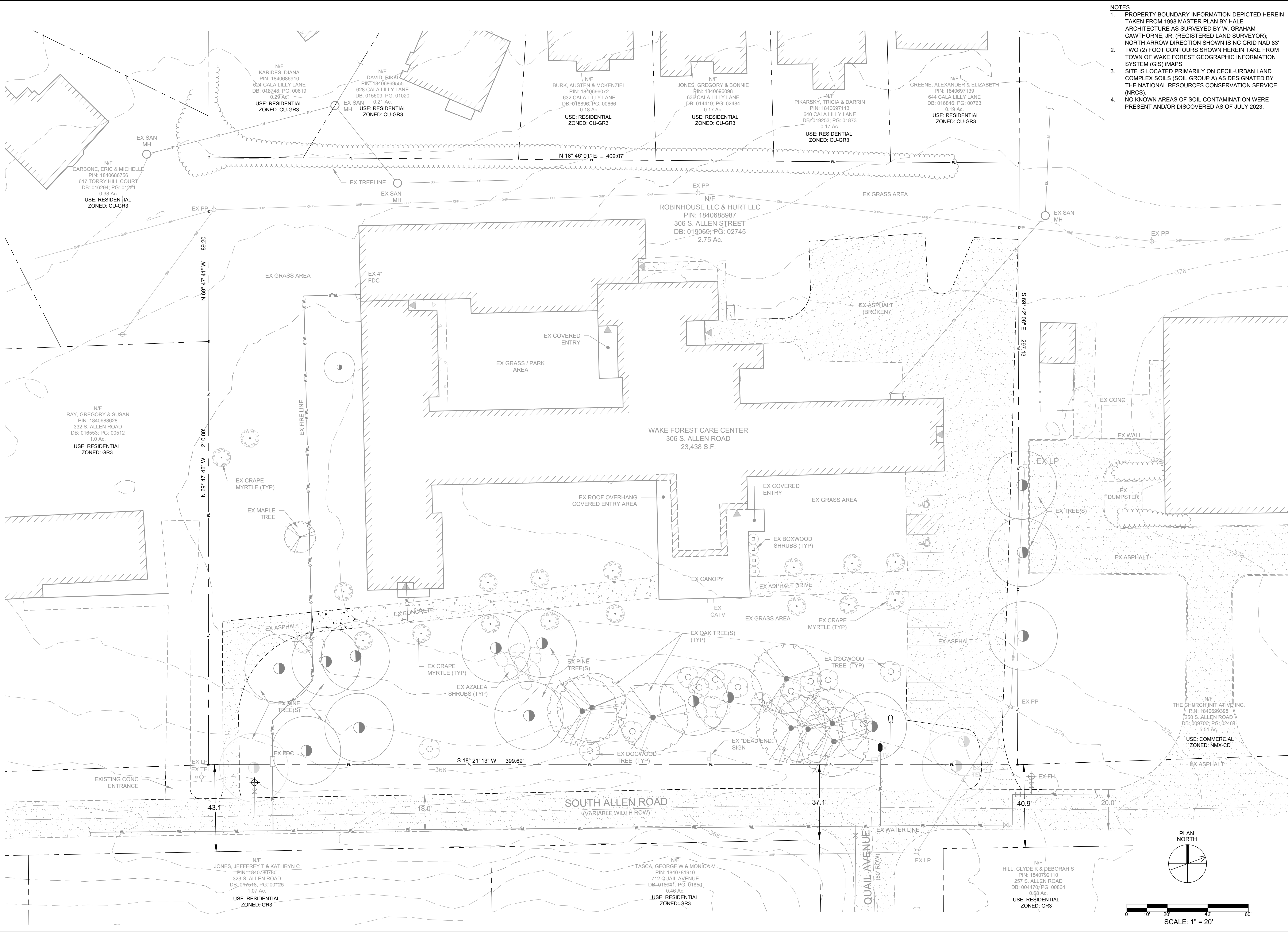
CARROLL

ISSUE DATE

07/18/2023

SHEET NO.

C-0



EXISTING CONDITIONS

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

TOWN OF WAKE FOREST, NORTH CAROLINA

B & B Consultants, Inc.

Engineers: Surveys, Planning, Land Analysis

Commission No. 23017

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DRAWN BY HOOTON

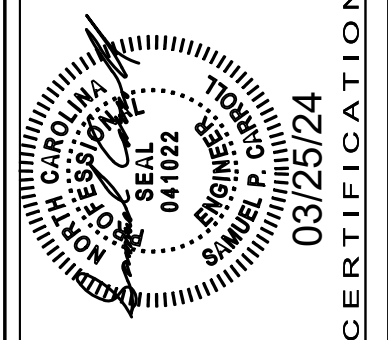
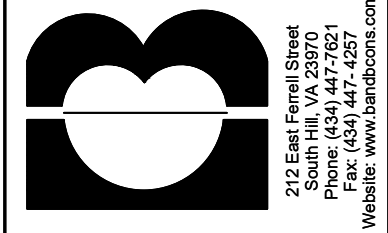
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ISSUE DATE 07/18/2023

SHEET NO. C-1

REVISIONS

NO.	DATE	REVISIONS
1	12/11/2023	PER TOWN OF WAKE FOREST COMMENTS
2	02/28/2024	PER TOWN OF WAKE FOREST COMMENTS
3	03/25/2024	PER TOWN OF WAKE FOREST COMMENTS



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NO.	DATE	REVISIONS
1	12/11/2023	PER TOWN OF WAKE FOREST COMMENTS
2	02/28/2024	PER TOWN OF WAKE FOREST COMMENTS
3	03/25/2024	PER TOWN OF WAKE FOREST COMMENTS

EXISTING CONDITIONS

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

TOWN OF WAKE FOREST, NORTH CAROLINA

B & B Consultants, Inc.

Engineers: Surveys, Planning, Land Analysis

COMMISSION NO. 23017

DESIGNED BY CARROLL

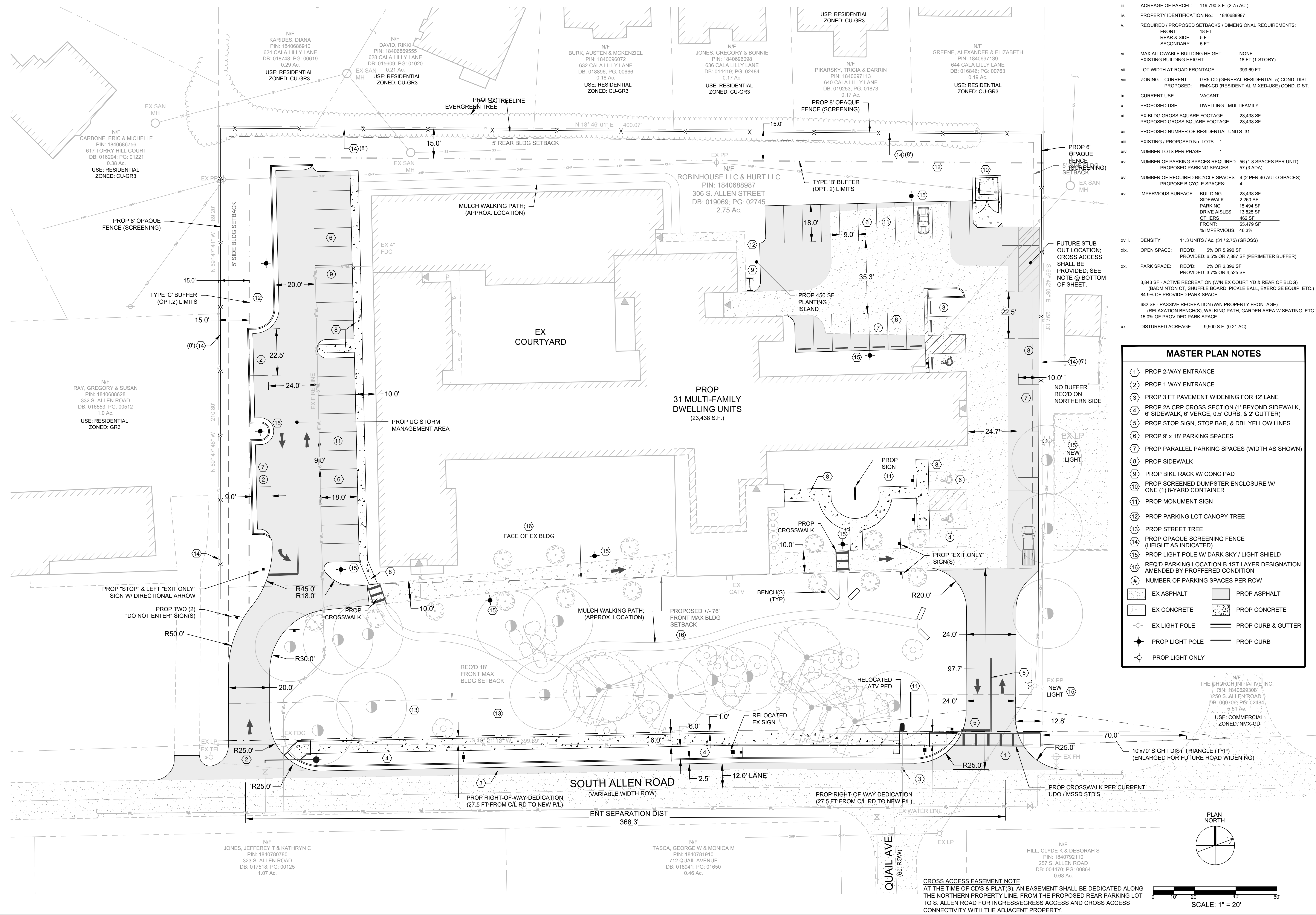
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ISSUE DATE 07/18/2023

SHEET NO. C-1

SUPPLEMENTAL USE STANDARD COMPLIANCE
THIS FACILITY IS WITHIN 1/4 MILE OF A PUBLIC COMMERCIAL /
ENTERTAINMENT (BOWLING) USE LOCATED AT 413 S. BROOKS STREET,
WAKE FOREST, NC 27587



SITE DATA:	
i.	OWNER: ROBINHOUSE LLC & HRT LLC.
ii.	DEVELOPER: HURT & SONS, LLC.
iii.	ACREAGE OF PARCEL: 119,790 S.F. (2.75 AC.)
iv.	PROPERTY IDENTIFICATION No.: 1840688897
v.	REQUIRED / PROPOSED SETBACKS / DIMENSIONAL REQUIREMENTS:
	FRONT: 18 FT
	REAR & SIDE: 5 FT
	SECONDARY: 5 FT
vi.	MAX ALLOWABLE BUILDING HEIGHT: NONE
	EXISTING BUILDING HEIGHT: 18 FT (1-STORY)
vii.	LOT WIDTH AT ROAD FRONTAGE: 399.69 FT
viii.	ZONING: CURRENT: GR5-CD (GENERAL RESIDENTIAL 5) COND. DIST.
	PROPOSED: RMX-CD (RESIDENTIAL MIXED-USE) COND. DIST.
ix.	CURRENT USE: VACANT
x.	PROPOSED USE: DWELLING - MULTIFAMILY
xi.	EX BLDG GROSS SQUARE FOOTAGE: 23,438 SF
	PROPOSED GROSS SQUARE FOOTAGE: 23,438 SF
xii.	PROPOSED NUMBER OF RESIDENTIAL UNITS: 31
xiii.	EXISTING / PROPOSED No. LOTS: 1
xiv.	NUMBER LOTS PER PHASE: 1
xv.	NUMBER OF PARKING SPACES REQUIRED: 56 (1.8 SPACES PER UNIT)
	PROPOSED PARKING SPACES: 57 (3 ADA)
xvi.	NUMBER OF REQUIRED BICYCLE SPACES: 4 (2 PER 40 AUTO SPACES)
	PROPOSED BICYCLE SPACES: 4
xvii.	IMPERVIOUS SURFACE: BUILDING 23,438 SF
	SIDEWALK 2,260 SF
	PARKING 15,494 SF
	DRIVE AISLES 13,525 SF
	OTHERS 492 SF
	FRONT: 56,479 SF
	% IMPERVIOUS: 46.3%
xviii.	DENSITY: 11.3 UNITS / AC. (31 / 2.75) (GROSS)
xix.	OPEN SPACE: REQ'D: 5% OR 5,990 SF
	PROVIDED: 6.5% OR 7,887 SF (PERIMETER BUFFER)
xx.	PARK SPACE: REQ'D: 2% OR 2,396 SF
	PROVIDED: 3.7% OR 4,525 SF
	3,843 SF - ACTIVE RECREATION (W/IN EX COURT YD & REAR OF BLDG)
	(BADMINTON CT, SHUFFLE BOARD, PICKLE BALL, EXERCISE EQUIP. ETC.)
	84.9% OF PROVIDED PARK SPACE
	682 SF - PASSIVE RECREATION (W/IN PROPERTY FRONTAGE)
	(RELAXATION BENCHES), WALKING PATH, GARDEN AREA W SEATING, ETC.
	15.0% OF PROVIDED PARK SPACE
xxi.	DISTURBED ACREAGE: 9.500 S.F. (0.21 AC)

MASTER PLAN NOTES

- | | | |
|---|---|--|
| ① | PROP 2-WAY ENTRANCE | |
| ② | PROP 1-WAY ENTRANCE | |
| ③ | PROP 3 FT PAVEMENT WIDENING FOR 12' LANE | |
| ④ | PROP 2A CRP CROSS-SECTION (1' BEYOND SIDEWALK, 6' SIDEWALK, 6" VERGE, 0.5' CURB, & 2' GUTTER) | |
| ⑤ | PROP STOP SIGN, STOP BAR, & DBL YELLOW LINES | |
| ⑥ | PROP 9' x 18' PARKING SPACES | |
| ⑦ | PROP PARALLEL PARKING SPACES (WIDTH AS SHOWN) | |
| ⑧ | PROP SIDEWALK | |
| ⑨ | PROP BIKE RACK W/ CONC PAD | |
| ⑩ | PROP SCREENED DUMPSTER ENCLOSURE W/ ONE (1) 8-YARD CONTAINER | |
| ⑪ | PROP MONUMENT SIGN | |
| ⑫ | PROP PARKING LOT CANOPY TREE | |
| ⑬ | PROP STREET TREE | |
| ⑭ | PROP OPAQUE SCREENING FENCE (HEIGHT AS INDICATED) | |
| ⑮ | PROP LIGHT POLE W/ DARK SKY / LIGHT SHIELD | |
| ⑯ | REQ'D PARKING LOCATION B 1ST LAYER DESIGNATION AMENDED BY PROFFERED CONDITION | |
| ⑰ | NUMBER OF PARKING SPACES PER ROW | |
|  | EX ASPHALT |  PROP ASPHALT |
|  | EX CONCRETE |  PROP CONCRETE |
|  | EX LIGHT POLE |  PROP CURB & GUTTER |
|  | PROP LIGHT POLE |  PROP CURB |
|  | PROP LIGHT ONLY | |

MASTER PLAN

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

TOWN OF WAKE FOREST, NORTH CAROLINA

COMMISSION NO.
23017

DESIGNED BY
CARROLL

DRAWN BY
HOOTON

CHECKED BY
CARROLL

ISSUE DATE
07/18/2023

07/18/2023

B & B Consultants, Inc.

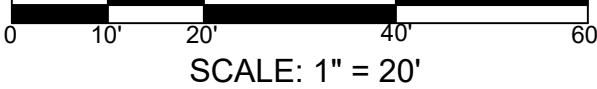
Chapel Hill, NC & South Boston, Virginia

Engineers - Surveyors - Planners - Lab Analysts

SHEET NO.

C-3

07/18/2023



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South Hill, VA 23970
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Website: www.bandbconns.com

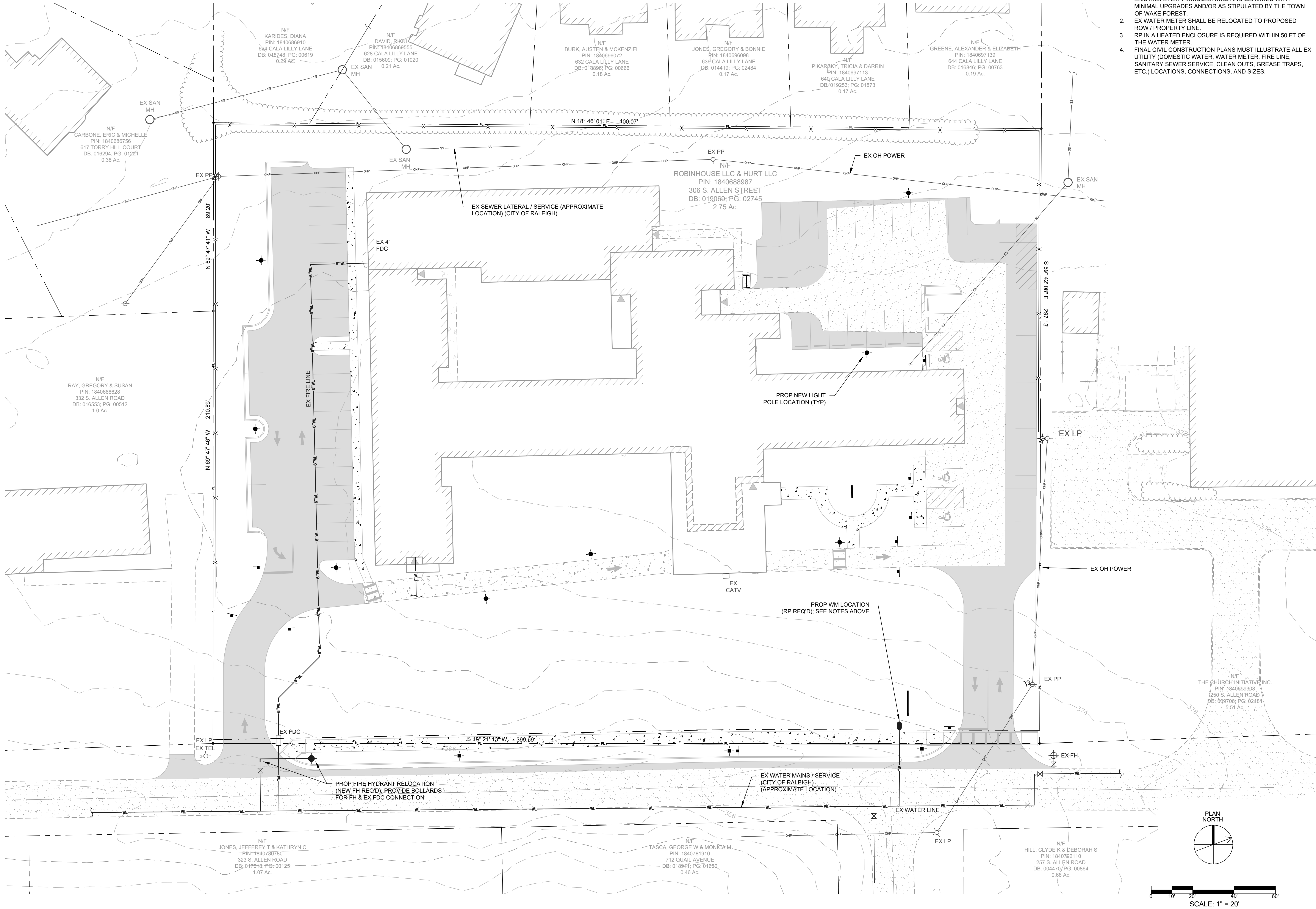


REVISIONS

Engineers • Surveyors • Planners • Lab Analysts

C-4

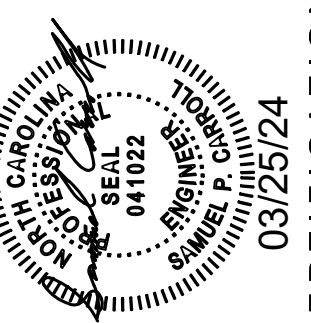
J:\Projects\Wake Forest, NC\Private\23017 - Allen Rd Master Plan, Wake Forest, NC\DWG\Site.dwg Mar 25, 2024 - 4:16pm



- UTILITY NOTES:
1. THE PROPOSED DEVELOPMENT INTENDS TO UTILIZE ALL EXISTING UTILITY CONNECTIONS AND SERVICES WITH MINIMAL UPGRADES AND/OR AS STIPULATED BY THE TOWN OF WAKE FOREST.
 2. EX WATER METER SHALL BE RELOCATED TO PROPOSED ROW / PROPERTY LINE.
 3. RP IN A HEATED ENCLOSURE IS REQUIRED WITHIN 50 FT OF THE WATER METER.
 4. FINAL CIVIL CONSTRUCTION PLANS MUST ILLUSTRATE ALL EX UTILITY (DOMESTIC WATER, WATER METER, FIRE LINE, SANITARY SEWER SERVICE, CLEAN OUTS, GREASE TRAPS, ETC.) LOCATIONS, CONNECTIONS, AND SIZES.



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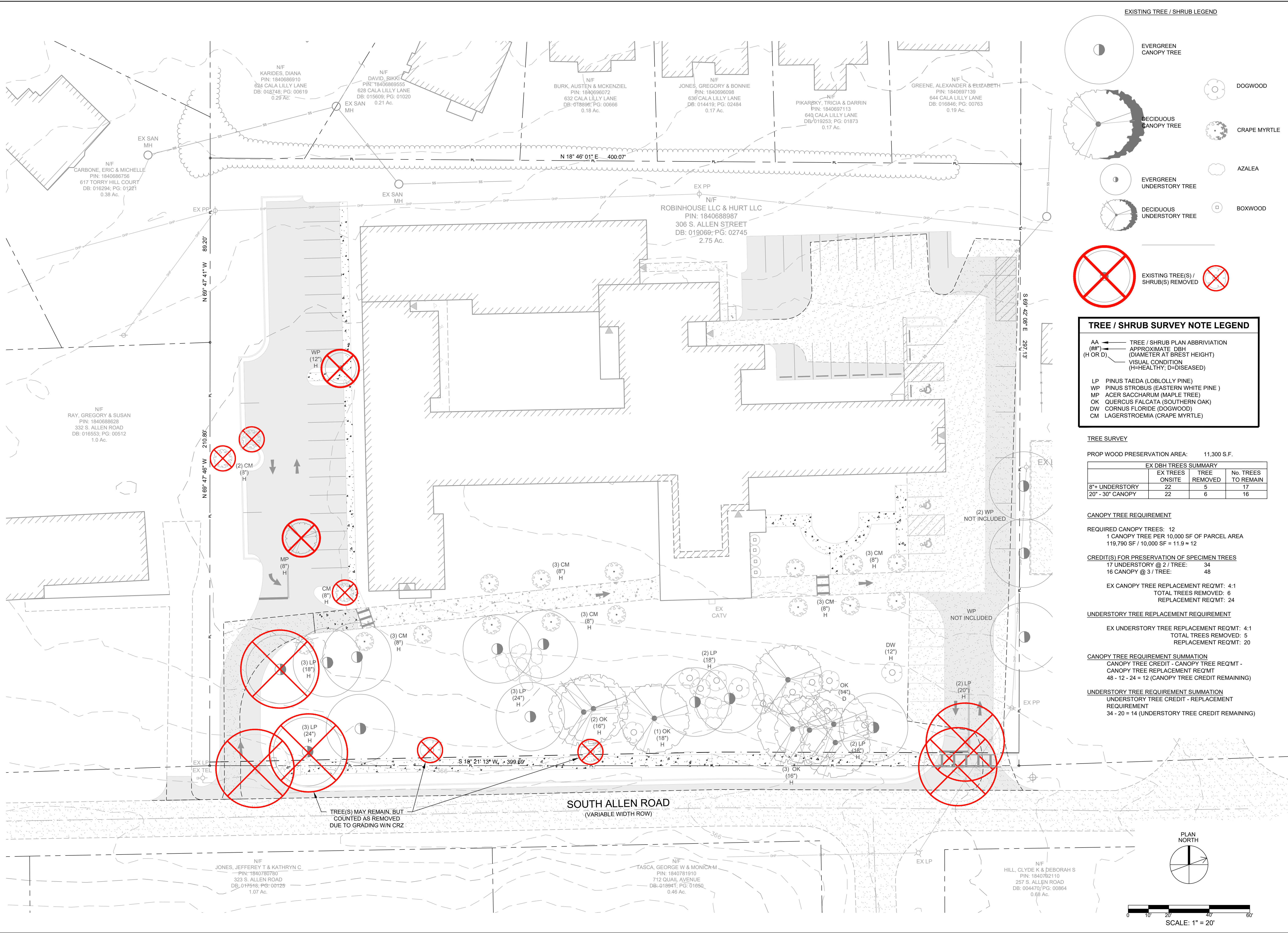
CERTIFICATION
03/25/24

NO.	DATE	REVISIONS
3	03/25/2024	PER TOWN OF WAKE FOREST COMMENTS
2	02/28/2024	PER TOWN OF WAKE FOREST COMMENTS
1	12/11/2023	PER TOWN OF WAKE FOREST COMMENTS

UTILITY PLAN
SITE MASTER PLAN
306 SOUTH ALLEN ROAD
TOWN OF WAKE FOREST, NORTH CAROLINA
B & B Consultants, Inc.
Engineers - Surveyors - Planners - Land Architects
Chapel Hill, South Hill, & South Boston, Virginia

COMMISSION NO.	23017
DESIGNED BY	CARROLL
DRAWN BY	HOOTON
CHECKED BY	CARROLL
ISSUE DATE	07/18/2023

SHEET NO.
C-5



212 East Foothill Street
Rochester Hills, MI 48306
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www.bnbconsultants.com

CERTIFICATION

03/25/24

REVISIONS	
NO.	DATE
3	03/25/2024
2	02/28/2024
1	12/11/2023

TREE SURVEY

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

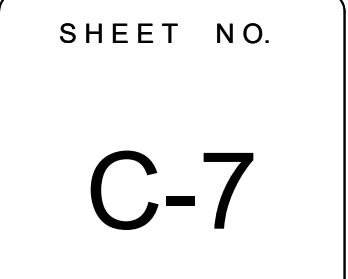
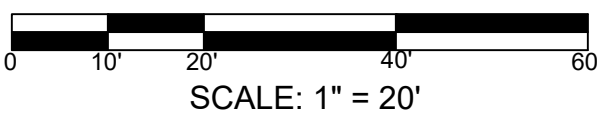
TOWN OF WAKE FOREST, NORTH CAROLINA

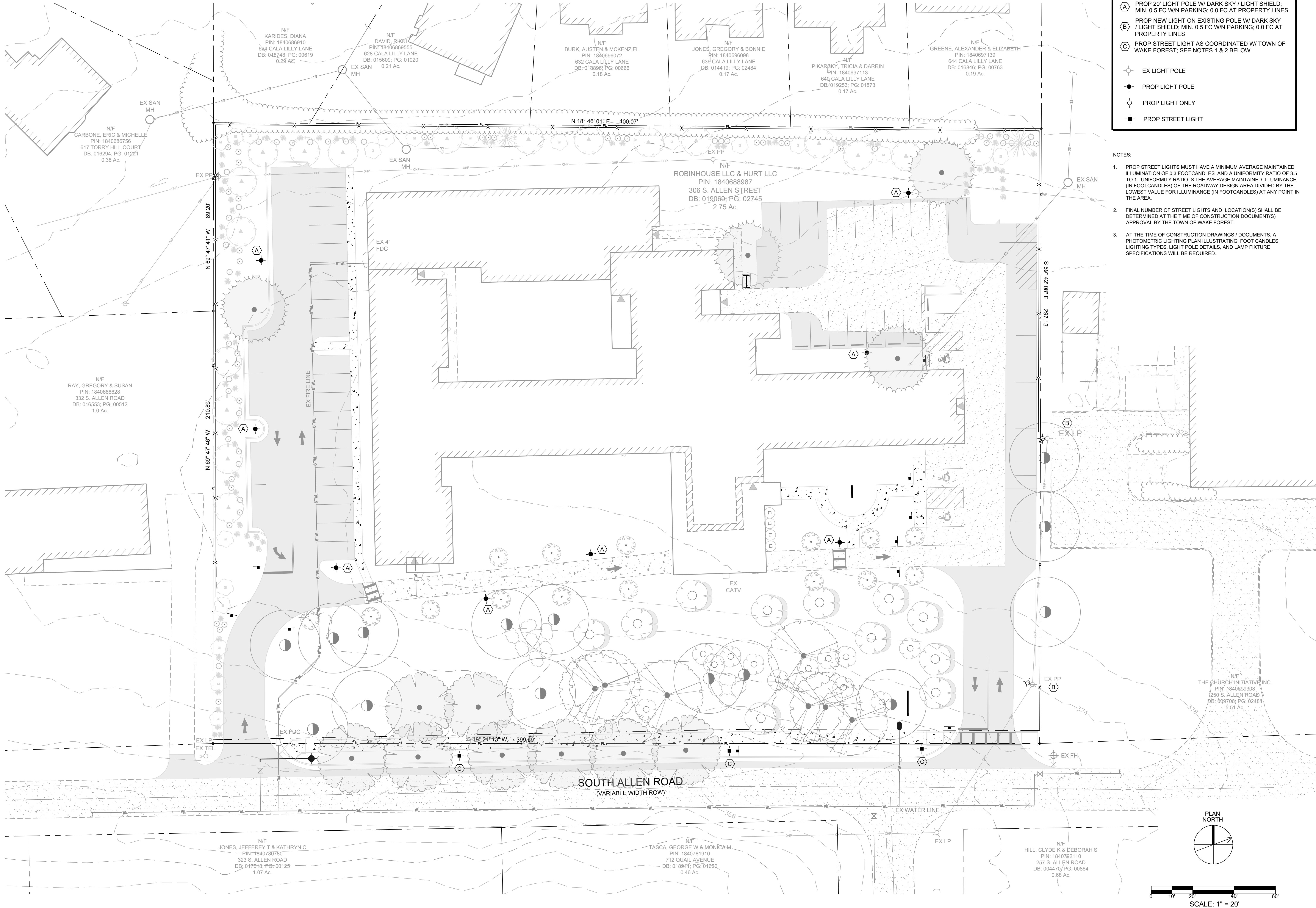
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Chapel Hill, South Hill, & South Boston, Virginia

Engineers - Surveys - Planning - Land Analysis

COMMISSION NO. 23017	
DESIGNED BY CARROLL	
DRAWN BY HOOTON	
CHECKED BY CARROLL	
ISSUE DATE 07/18/2023	
SHEET NO. C-6	





PRELIM LIGHTING PLAN NOTES / LEGEND

(A) PROP 20' LIGHT POLE W/ DARK SKY / LIGHT SHIELD; MIN. 0.5 FC W/N PARKING; 0.0 FC AT PROPERTY LINES

(B) PROP NEW LIGHT ON EXISTING POLE W/ DARK SKY / LIGHT SHIELD; MIN. 0.5 FC W/N PARKING; 0.0 FC AT PROPERTY LINES

(C) PROP STREET LIGHT AS COORDINATED W/ TOWN OF WAKE FOREST; SEE NOTES 1 & 2 BELOW

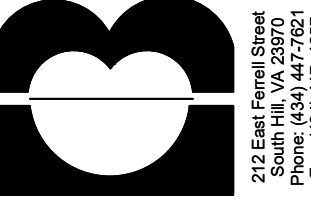
EX LIGHT POLE

PROP LIGHT POLE

PROP LIGHT ONLY

PROP STREET LIGHT

- NOTES:
- PROP STREET LIGHTS MUST HAVE A MINIMUM AVERAGE MAINTAINED ILLUMINATION OF 0.3 FOOTCANDLES AND A UNIFORMITY RATIO OF 3.5 TO 1. UNIFORMITY RATIO IS THE AVERAGE MAINTAINED ILLUMINANCE (IN FOOTCANDLES) OF THE ROADWAY DESIGN AREA DIVIDED BY THE LOWEST VALUE FOR ILLUMINANCE (IN FOOTCANDLES) AT ANY POINT IN THE AREA.
 - FINAL NUMBER OF STREET LIGHTS AND LOCATION(S) SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT(S) APPROVAL BY THE TOWN OF WAKE FOREST.
 - AT THE TIME OF CONSTRUCTION DRAWINGS / DOCUMENTS, A PHOTOMETRIC LIGHTING PLAN ILLUSTRATING FOOT CANDLES, LIGHTING TYPES, LIGHT POLE DETAILS, AND LAMP FIXTURE SPECIFICATIONS WILL BE REQUIRED.



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PRELIMINARY LIGHTING PLAN

SITE MASTER PLAN

306 SOUTH ALLEN ROAD

TOWN OF WAKE FOREST, NORTH CAROLINA

B & B Consultants, Inc.

Engineers - Surveyors - Planners - Lab Analysts

COMMISSION NO. 23017

DESIGNED BY CARROLL

DRAWN BY HOOTON

CHECKED BY CARROLL

ISSUE DATE 07/18/2023

SHEET NO. C-8

03/25/24

CERTIFICATION

NO.	DATE	REVISIONS
3	03/25/2024	PER TOWN OF WAKE FOREST COMMENTS
2	02/28/2024	PER TOWN OF WAKE FOREST COMMENTS
1	12/17/2023	PER TOWN OF WAKE FOREST COMMENTS

Agenda Item: Presentation of an Ordinance Amending the Code of Ordinances Chapter 14, Article II, Section 14-31 – 14-38 - Nuisances

Summary: The current Nuisance Ordinance was adopted in 1985 and was last amended in 2022 by updating penalties to align with North Carolina General Statute changes. Updates to Chapter 14, Article II, Section 14-31 - 14-38 Nuisances, of the Code of Ordinances for the Town of Wake Forest, North Carolina provide clarity by enumerating definitions, gathering nuisances into one section, and codifying the enforcement and appeal process. Specifically, this proposed amendment will:

- Increase ease of use and accessibility of the Town’s nuisance ordinance.
- Increase transparency of the nuisance enforcement process and educate residents on their ability to appeal nuisance-related determinations.
- Shorten the notice period and create a chronic violator process which allows the Town to address the violation in more timely manner.
- Allow the Engineering Department to abate nuisances including flooding caused by improper drainage and stormwater retention or impoundment devices that are operating improperly.
- Assist Public Works by codifying the maintenance responsibility for vegetation between private property and pavement, alley or curblin of a street.
- Provides a path for private property owners to reforest vacant parcels.

Attachments: Attachment A – Proposed Chapter 14 Article II
Attachment B – Adopted Chapter 14 Article II

Sec. 14-31. Purpose.

The purpose of this Article is to define, prohibit, regulate, and abate acts, omissions, or conditions, detrimental to the health, safety, or welfare of the Town's citizens and the peace and dignity of the Town, pursuant to the authority granted to the town under G.S. § 160A-174.

Sec. 14-32. Applicability.

All public nuisances originating within the corporate limits of the Town shall be subject to this article.

Sec. 14-33. Enforcing officer, designation.

The Town Manager, or designee, shall be responsible for all enforcement of this article.

State Law reference – Municipal authority to abate public health or public safety nuisances, G.S. § 160A-193.

Sec. 14-34. – Definitions.

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

Building materials. Lumber, brick, stone, carpet, plumbing materials, plaster, concrete, roofing, floor coverings, gutters or other materials or substances suitable for or commonly used in the construction or repair of houses, non-residential buildings, any structures, driveways, fences, decks, landings, patios, porches, or carports.

Building rubbish. Rubbish from construction, remodeling, and repair operations on houses, non-residential buildings, and other structures, including but not limited to stone, brick, plaster, lumber, concrete, and waste parts associated with installations and replacements.

Chronic violator. A person who owns property whereupon, in the previous 365 days, the Town gave notice of violation and correction order at least three times under any provision of the public nuisance ordinance.

Combustible refuse. Refuse, capable of incineration or burning, such as garbage, paper, rags, boxes, and wood.

Dwelling. Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

Dwelling unit. A single unit providing complete independent living facilities for one or more persons, including permanent provision for living, sleeping, eating, cooking, and sanitation.

Firewood. Parts of trees cut into logs suitable for use in fireplaces or for use in wood-burning heaters which are not rotten or decayed.

Garbage. Animal and vegetable refuse resulting from the handling, preparation, cooking, and consumption of food, including a minimum amount of liquid necessarily incident thereto.

Greenway property. Any interest in real property owned by the Town, leased to the Town, or any dedicated greenway easement to the Town which:

- (1) Is actually used as a linear park network and is primarily left in its natural state except for the introduction of a connector system of trails for use by pedestrians and bicyclists; and
- (2) Appears on the Town approved Comprehensive Transportation Plan.

Harmful insects. Mosquitoes, ticks, fleas and flies and other arthropods which can be living transporters and transmitters of a causative agent of a disease.

Heavily wooded lots. Any premises being densely wooded with trees, shrubs, and overgrowth where equipment cannot maneuver because of the density of the vegetation.

Junk. Any furniture, appliances, machinery, equipment, building fixture, automotive parts, tires, or other similar items which is either in a wholly or partially rusted, wrecked, dismantled, or inoperative condition.

Litter. Any discarded manmade materials, including, but not limited to, garbage, rubbish, trash, refuse, can, bottle, cigarette butt, box, container, wrapper, paper, paper product, tire, appliance, mechanical equipment or part, building rubbish, tool, machinery, wood, or motor vehicle part, solid waste material, industrial material and hazardous waste, or discarded material in any form resulting from domestic, industrial, non-residential, medical or agricultural operations.

Lot. A parcel of land having frontage on a public street or other officially approved means of access.

Noxious vegetation. Plants that cause dermatitis through direct or indirect contact including, but not limited to, poison sumac, poison ivy or poison oak.

Public nuisance. Any condition that is dangerous or prejudicial to public health or public safety.

Open place. A yard area, a vacant lot except for Heavily wooded lots; a deck, landing, patio, porch, or carport not totally enclosed by a roof, walls, screens, or glass windows; or the verge between the sidewalk and the street curb or pavement edge.

Ornamental grasses. True grasses (Gramineae) including close relatives such as sedges (Cyperaceae), rushes (Juncaceae), and others.

Pest. Any destructive or troublesome insect or small non-domesticated animal.

Rodents. Rats, mice, raccoons, possums, and other similar non-domesticated animals.

Rubbish. Refuse (exclusive of garbage) including but not limited to paper, rags, cartons, boxes, wood, packaging materials, tires, rubber, leather, tin cans, metals, mineral matter, glass, crockery and dust, except for dust incidental to excavated earth.

Stream. A natural or a modified natural water course with intermittent or perennial flow as evidenced by topographic alterations within the immediate watershed with the typical biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water.

Weed. Any undesired, uncultivated plant.

White goods. Refrigerators, ranges, water heaters, freezers, unit air conditioners, washing machines, dishwashers, clothes dryers, and other similar domestic and commercial large appliances.

Yard trimmings. Decomposable waste materials generated by general yard and lawn care and includes leaves, grass trimmings, brush, wood chips, and shrub and tree trimmings. Yard trimmings shall not include stumps that exceed 12 inches in diameter nor do yard trimmings include any materials resulting from land clearing or active development activities.

Sec. 14-35. Prohibited Public Nuisances.

Acts, omissions, or conditions, detrimental to the health, safety, or welfare of the Town's citizens and the peace and dignity of the Town are declared unlawful. In the absence of an exemption listed in Sec. 14-36, any of the following enumerated and described conditions occurring is found, deemed, and declared to constitute a public nuisance.

- (a) Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests.
- (b) Weeds or grasses, other than ornamental grasses, over 12 inches in height.
- (c) The failure to maintain the area between edge of pavement, alley or curb line of the street and the property line by the property owner with property

adjacent to or fronting on such street or right of way. Commonly referred to as a street verge or verge.

- (d) The failure to maintain three feet of the property adjacent to the street or right of way on a heavily wood lot.
- (e) A place of shrubs or other similar vegetation over 12 inches in height, a place of vines, including but not limited to honeysuckle or vegetation, a concentrated growth of kudzu, poison sumac (*Rhus vernix*), poison ivy (*Rhus radicans*), poison oak (*Rhus toxicodendron*), or other noxious vegetation, that is:
 - (1) Encroaching upon the sidewalk, the verge, or the curb or edge of the pavement of any abutting street, or
 - (2) A focal point for any other public nuisance enumerated in this ordinance.
- (f) Any tree or tree limb or any concentration of branches which have fallen due to an act of nature or have been cut, except in a heavily wooded lot or a maintained natural protective yard unless such tree or tree limb is within three feet of the street or right of way or becomes a focal point for any other public nuisance in this Ordinance.
- (g) A collection or ponding of stagnant water with conditions causing, or likely to cause, mosquitoes or other harmful insects to breed.
- (h) Any concentration of combustible refuse.
- (i) Any concentration of building materials or building rubbish which are not suitable for building construction, alteration or repair, or any concentration of building materials which becomes a focal point for any other public nuisance enumerated in this Ordinance.
- (j) Any concentration of collection of garbage, rubbish, animal waste, yard trimmings or any rotten or decaying matter of any kind which is not maintained for collection in accordance with Chapter 26, Article III Collection and Disposal;
- (k) Household or office furniture, any household fixtures, white goods or other appliances, metal products of any kind and similar items not designed to withstand the elements or for outdoor use. Any furniture, or metal products of any kind or nature openly kept which have jagged edges of metal, glass or other materials, or areas of confinement. This subsection shall not prevent:

- (1) The use of household furniture on a totally enclosed porch having a roof, walls, and screens or glass windows; or
- (2) The use of furniture in good condition which is designed for outdoor use such as patio or lawn furniture, on porches or landings or in yard areas or other open places.
- (l) Any junk or any concentration of litter.
- (m) Flooding caused by improper or inadequate drainage from private property which interferes with the use of, or endangers the streets, sidewalks, parks, or other Town owned property of any kind.
- (n) Any condition including, but not limited to stumps, brush, junk, litter, or other materials within or along the banks of any stream or drainage, which blocks or obstructs the natural flow of a stream, creek, or defined ditches or drains to the extent that impounded water is outside the banks of such stream or drainage.
- (o) Any stormwater retention or impoundment device determined to be operating improperly.
- (p) A concentration of unstacked firewood or logs.

Sec. 14-36. Exceptions.

The following acts and activities are exempt from the provisions of this article:

- (a) Any properly maintained compost pile sited in the side or rear yard area being used for fertilizer for lawns and gardens and for other agricultural or horticultural purposes and in accordance with Chapter 26, Article I Residential Trash, Recycling and Yard Trimmings, unless such concentration becomes a focal point for any other public nuisance enumerated in this Ordinance.
- (b) The natural conditions on greenway property and on other lands dedicated to and accepted by the Town as natural stream corridors, floodplain or open space, which dedications were established to preserve natural greenways, vegetative stream buffers, or natural connecting networks along floodways, streams, creeks, and natural resource buffer yards along streams within the Neuse River Basin.
- (c) Kudzu or noxious vegetation growing in a heavily wooded lot unless such growth from the heavily wooded lot is:
 - (1) Encroaching upon the sidewalk, the parkway, or the curb or edge of the pavement of any abutting street, or

- (2) A focal point for any other public nuisance enumerated in this ordinance.
- (d) Any property that with a valid Town Reforestation Permit, which adheres to required Town standards.

Sec. 14-37. Public Nuisance Abatement Procedures.

When any public nuisance as set out in this Ordinance is found to exist on any property, including rights-of-way and easements within the Town, the following procedures shall be followed:

(a) Notice of Violation and Correction Order

- (1) The Town shall provide written notice of violation and correction. Such notice of violation and correction order shall be served to the landowner of the property on which the violation exists and any known person causing or maintaining the violation in any manner permitted by North Carolina General Statute, including:
 - i. Personal delivery;
 - ii. Electronic delivery;
 - iii. First-class mail; or
 - iv. Posted on the property.
- (2) The person providing the notice of violation and correction order shall certify to the local government that the notice was provided, and the certificate shall be deemed conclusive in the absence of fraud.
- (3) A notice of violation and corrective order is deemed served the day of for personal delivery, electronic delivery, and posting on the property, and three days following deposit for first-class mailing with the United States Postal Service.
- (4) The notice of violation and correction order shall:
 - i. Describe the location and nature of the public nuisance;
 - ii. State the actions necessary to abate the public nuisance;
 - iii. Order that the public nuisance be corrected within a specified reasonable time period not to exceed 10 days after receipt of the notice of violation and correction order or after the notice if posted on the property; and

iv. State a notice of violation and correction order may be appealed to the Board of Adjustment.

1. The owner or other party has 30 days from receipt of the notice of violation, as defined in Sec. 14-37(a)(3), within which to file an appeal. Any other person with standing to appeal has 30 days from receipt from any source of actual or constructive notice of the determination within which to file an appeal.

(5) A final notice of violation and correction order, which may also be the initial notice of violation and correction order, shall state what course of action is intended if the violation is not corrected including abatement pursuant to Sec. 14-38. If the final notice of violation and correction order identifies the assessment of a civil penalty as a potential intended course of action, the notice of violation and correction order shall also serve as a warning citation. The final notice of violation and correction order shall also advise the violators of their rights to appeal to the Board of Adjustment in accordance with the above criteria.

(b) Extension of Time Limit to Correct Violation

(1) Extensions for public nuisance violations shall not be granted unless evidence of extenuating circumstances is presented, and the extension is approved by the Town.

(c) Emergency Enforcement without Notice

(1) If it is determined that delay in correcting the violation would be dangerous to public health or public safety, the Town may seek immediate enforcement without prior written notice by invoking any of the remedies authorized in Sec. 14-38(b).

Sec. 14-38. Application of Remedies and Penalties.

On determining that the violator has failed to correct the public nuisance by the time limit set forth in the notice of violation and correction order and has failed to appeal the notice of violation and correction order the Town shall take appropriate action, as provided in this Article to correct the public nuisance and to ensure compliance with this Ordinance.

(a) Repeat Violations

- (1) If a chronic violator is found to be in violation of the ordinance, the Town can, without further notice given, take action to remedy the violation, and the expense of the action shall become a lien upon the property and shall be collected as unpaid taxes. The notice shall be sent by registered or certified mail.

(b) Abatement

- (1) Unless the public nuisance is abated within the period of time stated in the notice of violation and correction order, the Town Manger may abate the conditions constituting a public nuisance.
- (2) The cost of abatement, including an administrative fee, the amount established in the Town of Wake Forest Fee Schedule, shall be charged by the Town to the owner, and shall constitute a lien upon the premises and shall be collected in the same manner as taxes upon real estate.

(c) Enforcement with Civil Penalties

- (1) In the event that an abatement cannot be completed or is deemed inappropriate by the Town, civil penalties may be issued in accordance with Sec. 1-12 of the Wake Forest Code of Ordinances.

(d) Issuance of a Stop Work Order

- (1) Whenever any development subject to this Ordinance, including a building or structure that is being constructed, demolished, renovated, altered, or repaired, is in violation of any applicable provision of this Ordinance, the Town may issue a Stop Work Order. The Stop Work Order shall be in writing, directed to the person doing the work, and shall state the specific work to be stopped, the specific reasons for cessation, and the action(s) necessary to lawfully resume work.

(e) Revocation of Permit or Approval

- (1) The Town may revoke any permit or approval granted under the Town of Wake Forest Unified Development Ordinance, by written notice to the permit or approval holder, when there has been a failure to comply with the requirements of this Ordinance.

(f) Denial or Withholding of Related Permits

- (1) The Town may deny or withhold a building permit, certificate of compliance or certificate of occupancy in accordance with the Building Code or deny or withhold any permit, approval, or other authorization

under the Town of Wake Forest Unified Development Ordinance to use or develop any land, structure, or improvements—until a violation related to such land, use, or development is corrected and any associated civil penalty is paid.

(g) Equitable Remedy

- (1) The Town may apply to the appropriate court for any appropriate equitable remedy to enforce the provisions of this Ordinance. The fact that other remedies are provided under general law or this Ordinance shall not be used by a violator as a defense to the Town's application for equitable relief.

Secs. 14-39—14-65. Reserved.

ARTICLE II. - NUISANCES

Footnotes:

--- (2) ---

Cross reference— *Officers and employees, § 2-96 et seq.; nuisance vehicle, § 30-199.***State Law reference**— *Abatement of health nuisances, G.S. 130A-19, 160A-193.*

Sec. 14-31. - Enforcing officer, designation; entry power; interference.

- (a) The enforcement of this chapter and other health regulations as specified shall be under the supervision of the county health director.
- (b) The health director, any of his assistants, the town manager or any person he may designate, shall have the right to enter at any reasonable time any premises for the purpose of making the inspection or investigation as required of him by this chapter.
- (c) It shall be unlawful for any person to hinder, obstruct or delay the health director, any of his assistants, the town manager or anyone he may designate, in the lawful discharge of their duties.

(Code 1985, §§ 11-1—11-3)

State Law reference— Powers of local health director, G.S. 130A-41.

Sec. 14-32. - Accumulations constituting fire hazard.

It shall be unlawful for any person to permit or allow rubbish, refuse or articles of a combustible or inflammable nature to accumulate or remain on any lot or premises. Any person who violates this section shall be guilty of a class 3 misdemeanor.

(Code 1985, § 11-4; Ord. No. 2022-30, § 10, 11-15-2022)

Sec. 14-33. - Trash, etc.; procedure for removal.

- (a) It shall be the duty of the town to make periodic inspections of all vacant and improved premises within the town limits to determine whether they are free from trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth, etc. If the town shall find the existence of trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth on any such vacant lot or improved premises in the town limits, due notice shall be given by the town to the owner of such property. Due notice shall be sent by first class mail to the address of the owner if the owner is living within the county, and by certified mail to the last

known address if the owner is residing out of the county. The notice shall direct such owner to remove such trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth within 15 days of the receipt of such letter.

(b) If the owner shall refuse to comply with the terms of the notice within the time specified in such notice, the owner shall be guilty of a class 3 misdemeanor.

(c) If the owner shall fail or refuse to comply with the terms of the notice, the town shall cause such trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth to be removed and the cost of such removal shall be charged by the town to the owner, and shall constitute a lien upon the premises and shall be collected in the same manner as taxes upon real estate.

(Code 1985, § 11-5; Ord. No. 2022-30, § 10, 11-15-2022)

Cross reference— Solid waste, ch. 26.

Sec. 14-34. - Human waste on streets, etc.

No person shall urinate or deposit any human waste of any kind on any street, lot or premises except in approved sanitary facilities. Any person who violates this section shall be guilty of a class 3 misdemeanor.

(Code 1985, § 11-6; Ord. No. 2022-30, § 10, 11-15-2022)

Cross reference— Solid waste, ch. 26; streets and sidewalks, ch. 28.

Sec. 14-35. - Stagnant water accumulations.

No person or occupant of any property shall allow stagnant water to accumulate or remain in cellars or anywhere on his property.

(Code 1985, § 11-7)

Secs. 14-36—14-65. - Reserved.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-183-

Submitted by: Aileen J. Staples

Submitting Department: Administration

Meeting Date: June 4, 2024

SUBJECT

Discussion of FY 2024-2025 Proposed Annual Operating Budget

Recommendation:

Item Summary:

ATTACHMENTS

- [Discussion of 2024-2025 Annual Operating Budget_summary.pdf](#)

Discussion of FY 2024-2025 Proposed Annual Operating Budget

There will be a power point presentation summarizing overview of proposed budget for upcoming fiscal year beginning July 1, 2024. Staff will be on hand to discuss and answer questions.



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-189-

Submitted by: Aileen J. Staples

Submitting Department: Administration

Meeting Date: June 4, 2024

SUBJECT

Review of April Financial Summaries

Recommendation:

N/A

Item Summary:

ATTACHMENTS

- [Monthly Financial Report_summary.pdf](#)
- [April 30, 2024 Financial Summaries.pdf](#)

Agenda Item: Monthly Financial Report

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

Attachments: Financial summaries

Town of Wake Forest

April 30, 2024

GENERAL FUND HIGHLIGHTS:

- Total year-to-date revenues are at 80.61% of annual budgeted amounts.
- Current year ad valorem taxes are ahead of prior YTD by over \$3 million.
- Seven distributions of sales tax received through **April - \$9.5 million**
 - This is **4.4% higher** than previous year currently.
- Due to current interest rate environment, investment income is higher than projected in all funds.
- Total year-to-date expenditures are at 82.55% of appropriations (includes encumbrances).
- Net increase YTD (*increase in fund balance*) is **\$4.9 million**.
 - **Please keep in mind that this will level out the remainder of the year.**
 - Capital purchases and debt service will occur in May and June.

DEBT SERVICE FUND HIGHLIGHTS:

- \$755,136 in debt service payments made in April.
- Net increase YTD (*increase in fund balance*) is **\$2,131,767**.

WF BIP:

- Other financing sources represents transfer from General Fund.
- Expenditures are below expected guideline (83%).

DMSD HIGHLIGHTS:

- Ad valorem taxes have exceeded budgeted amounts and are over \$9,700 ahead of prior YTD.
- Transfers to Debt Service fund and General Fund (façade improvements) made in December.
- Transfer to General Fund for downtown plan update made in March.

WFRF HIGHLIGHTS:

- Expenditures are at 74.71% which is below the guideline (83%).
- Other financing sources represents transfer from General Fund for personnel costs.

April 30, 2024 - Financial Summaries – page 2

ELECTRIC FUND HIGHLIGHTS:

- Total year-to-date revenues are at 88.78% of budgeted amounts.
- Total expenses are at 111.62% (includes encumbrances) – **without inventory/generator encumbrance – 85.4%.**
 - Purchase for resale – power for April (**\$1,038,862**) is paid in May and not reflected in the attached.
 - Purchase order for generator replacement (\$3,863,690) included in encumbrances.
 - Generators are expected to arrive in FY 25 and will be financed.
- Net gain YTD is **\$833,971**

NOTE – Per our cost of service and rate study update in 2023, rate adjustments will be needed in FY 2025 and FY 2026. Consensus of the Board at the 2023 planning retreat was to implement smaller more frequent increases. Projections for FY 25 and FY 26 are 2.5% increases to the residential energy charge.

AMERICAN RESCUE PLAN ACT (ARPA):

- Report is a “life to date” (LTD) meaning everything reported is cumulative from the beginning – July 2021.
- Due to reporting and accounting requirements, funds received to date are shown as “deferred revenue” and is recorded as revenue as we incur expenditures over the next few years. For monthly reporting purposes, it is shown that all funds have been received.
- Funds must be encumbered (or under contract/obligated) by December 31, 2024, and expended (paid) by December 31, 2026.

GENERAL FUND
April 30, 2024

Monthly Target Percentage

83.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 38,598,440	\$ 39,032,909	-	\$ (434,469)	101.13%	\$ 36,023,314
Other Taxes	55,000	46,791	-	8,209	85.07%	40,984
Unrestricted Intergovernmental	18,435,300	11,016,289	-	7,419,011	59.76%	10,661,418
Restricted Governmental	2,297,540	2,192,651	-	104,889	95.43%	1,603,270
Permits and Fees	2,614,675	2,402,854	-	211,822	91.90%	2,392,113
Other Revenue	1,903,470	1,577,023	-	326,447	82.85%	1,456,156
Sales and Services	5,107,250	3,487,211	-	1,620,039	68.28%	3,053,134
Investment Earnings	1,300,000	1,449,682	-	(149,682)	111.51%	837,046
Other Financing Sources	12,068,525	5,203,489	-	6,865,036	43.12%	657,100
General Fund Total	\$ 82,380,200	66,408,898	-	15,971,302	80.61%	\$ 56,724,535

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	\$ 470,885	\$ 341,761	\$ -	\$ 129,124	72.58%	\$ 212,390
412 Legal Services	472,600	321,083	-	151,517	67.94%	328,200
420 Town Manager's Office	1,034,650	768,461	75,094	191,095	81.53%	719,257
421 Town Clerk	250,500	199,189	-	51,311	79.52%	-
422 Organizational Performance	506,680	393,586	-	113,094	77.68%	-
423 Budget Management	232,785	117,930	-	114,855	50.66%	-
425 Communications	1,302,800	993,959	32,243	276,598	78.77%	917,724
430 Human Resources	1,226,410	943,204	11,806	271,400	77.87%	943,651
431 Risk Management	483,730	431,678	400	51,652	89.32%	-
435 Downtown Development	526,785	376,784	7,775	142,226	73.00%	304,654
440 Financial Services	1,319,185	1,148,300	400	170,485	87.08%	1,540,141
445 Information Technology	2,281,575	1,777,853	39,135	464,587	79.64%	1,392,075
480 Inspections	2,411,175	1,764,959	54,608	591,607	75.46%	1,585,840
490 Planning	4,509,425	2,627,076	546,327	1,336,022	70.37%	1,933,926
500 Public Facilities	4,553,085	2,510,016	1,593,595	449,475	90.13%	2,161,458
510 Police	16,369,175	13,478,499	293,197	2,597,479	84.13%	11,678,269
520 Fire	12,703,150	9,784,259	342,312	2,576,579	79.72%	8,624,160
530 Public Works Administration	354,565	236,802	41,445	76,317	78.48%	235,476
535 Urban Forestry	530,750	394,149	6,099	130,502	75.41%	338,821
540 Engineering	1,800,185	1,231,374	123,009	445,801	75.24%	1,276,735
545 Stormwater Management	646,560	323,022	34,504	289,034	55.30%	-
550 Fleet Maintenance	653,895	467,651	6,700	179,544	72.54%	411,971
560 Streets	3,902,780	2,479,113	882,726	540,940	86.14%	2,168,461
580 Solid Waste	5,986,800	4,019,056	500,800	1,466,944	75.50%	3,422,406
620 Parks and Recreation	9,340,780	7,178,269	1,927,590	234,921	97.48%	3,345,402
999 Transfers	8,509,290	7,175,689	-	1,333,601	84.33%	5,966,503
General Fund Total	\$ 82,380,200	61,483,724	6,519,765	14,376,711	82.55%	\$ 49,507,520

General Fund - Net Gain (Loss)

\$ 4,925,174

\$ 7,217,015

Debt Service Fund
April 30, 2024

Monthly Target Percentage

83.33%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	\$ 1,290,595	1,537,347	(246,752)	0.00%	1,286,484
Permits and Fees	707,610	579,299	128,311	0.00%	525,836
Investment Earnings	30,520	24,465	6,055	0.00%	29,824
Other Financing Sources	6,078,775	5,076,479	1,002,296	83.51%	4,329,442
General Fund Total	\$ 8,107,500	7,217,590	889,910	89.02%	\$ 6,171,585

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES					
440 Financial Services	\$ 762,870	\$ 8,380	\$ 754,490	-	\$ 1,536
445 Information Technology	397,135	393,604	3,532	99.11%	402,234
480 Building Inspections	54,455	50,920	3,535	93.51%	100,158
490 Planning	12,595	6,296	6,299	49.98%	-
500 Public Facilities	617,190	531,582	85,608	86.13%	859,267
510 Police	673,215	684,671	(11,456)	101.70%	728,895
520 Fire	290,355	279,712	10,643	96.33%	269,086
535 Urban Forestry Division	8,555	8,546	9	99.90%	8,546
540 Engineering	6,985	3,523	3,462	50.44%	3,523
550 Fleet Maintenance	20,715	14,621	6,094	0.00%	8,547
560 Streets	1,620,525	1,234,664	385,861	76.19%	1,613,621
570 Powell Bill	1,522,590	585,034	937,556	38.42%	436,034
580 Solid Waste	235,605	144,143	91,462	61.18%	80,311
620 Parks and Recreation	1,884,710	1,140,125	744,585	60.49%	968,762
General Fund Total	\$ 8,107,500	5,085,822	3,021,678	62.73%	\$ 5,480,519

Debt Service Fund - Net Gain (Loss)

\$ 2,131,767

\$ 691,066

Wake Forest Business and Industry Partnership Fund (BIP)
April 30, 2024

Monthly Target Percentage

83.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
Other Revenue	2,500	13,532	-	(11,032)	541.26%	-
Other Financing Sources	550,700	396,000	-	154,700	71.91%	304,388
WFRC Fund Total	\$ 553,200	409,532	-	143,668	74.03%	\$ 304,388

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	\$ 553,200	\$ 323,195	\$ -	\$ 230,005	58.42%	\$ 146,943
WFRC Fund Total	\$ 553,200	323,195	-	230,005	58.42%	\$ 146,943

WFBIP Fund - Net Gain (Loss) **\$ 86,336** **\$ 157,444**

DMSD Special Revenue Fund
April 30, 2024

Monthly Target Percentage

83.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	\$ 155,570	\$ 159,199	-	\$ (3,629)	102.33%	\$ 149,458
Investment Earnings	9,430	17,164	-	(7,734)	182.02%	8,854
Other Financing Sources	-	-	-	-	0.00%	-
DMSD Special Revenue Fund Total	\$ 165,000	176,363	-	(11,363)	106.89%	\$ 158,312

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
Transfers In (Out)	\$ 165,000	\$ 148,800	-	\$ 16,200	90.18%	\$ 65,000
DMSD Special Revenue Fund Total	\$ 165,000	148,800	-	16,200	90.18%	\$ 65,000

Downtown District - Net Gain (Loss)

27,563

93,312

Wake Forest Renaissance Centre
April 30, 2024

Monthly Target Percentage

83.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	\$ 249,710	\$ 163,304	\$ -	\$ 86,406	65.40%	\$ 131,590
Other Revenue	140,700	128,091	-	12,609	91.04%	99,117
Other Financing Sources	757,785	603,154	-	154,631	79.59%	483,866
WFRC Fund Total	\$ 1,148,195	894,549	-	253,646	77.91%	\$ 714,572

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
626 Wake Forest Renaissance Centre	\$ 1,148,195	\$ 853,812	\$ 4,054	\$ 290,329	74.71%	\$ 717,690
WFRC Fund Total	\$ 1,148,195	853,812	4,054	290,329	74.71%	\$ 717,690

WFRC Fund - Net Gain (Loss) **\$ 40,737** **\$ (3,118)**

WAKE FOREST POWER (ELECTRIC FUND)
April 30, 2024

Monthly Target Percentage

83.33%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	\$ 22,616,900	\$ 20,076,123	-	\$ 2,540,777	88.77%	\$ 17,324,234
Sales Tax - Utility	1,567,350	1,396,526	-	170,824	89.10%	1,199,534
Other Revenue	471,000	384,012	-	86,988	81.53%	302,097
Investment Earnings	49,750	44,326	-	5,424	89.10%	46,401
Other Financing Sources	250,925	254,017	-	(3,092)	0.00%	149,500
Electric Fund Total	\$ 24,955,925	22,155,004	-	2,800,921	88.78%	\$ 19,021,765

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
840 Electric - Billing & Collections	\$ 598,220	\$ 519,441	\$ -	\$ 78,779	86.83%	\$ -
850 Electric - Operations	\$ 23,739,160	20,348,462	6,533,774	(3,143,075)	113.24%	17,923,015
860 Electric - Tree Trimming	618,545	453,131	-	165,414	73.26%	235,315
Electric Fund Total	\$ 24,955,925	21,321,034	6,533,774	(2,898,882)	111.62%	\$ 18,158,331

Electric Fund - Net Gain (Loss) \$ - **833,971** **863,435**

AMERICAN RESCUE PLAN ACT (ARPA)
04/30/2024 (Cumulative - Life to Date)

Monthly Target Percentage

N/A

							N/A
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals	
REVENUES							
Restricted Governmental	\$ 14,541,000	14,541,846	-	(846)	100.01%	-	
Investment Earnings	-	761,874	-	(761,874)	0.00%	-	
Other Financing Sources	-	-	-	-	0.00%	-	
General Fund Total	\$ 14,541,000	15,303,719	-	(762,719)	105.25%	\$ -	
Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals	
EXPENDITURES							
445 Information Technology	\$ 1,030,000	\$ 184,930	\$ 298,998	\$ 546,072	46.98%	\$ -	
525 Public Safety (ARPA)	2,800,000	1,284,047	1,654,000	(138,047)	104.93%	-	
540 Engineering	6,325,000	993,477	429,458	4,902,064	22.50%	-	
638 Other Improvements	4,386,000	3,126,712	31,595	1,227,693	72.01%	-	
General Fund Total	\$ 14,541,000	5,589,166	2,414,051	6,537,782	55.04%	\$ -	
ARPA Fund - Net Gain (Loss)		\$ 9,714,553					
						\$ -	



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-201-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 4, 2024

SUBJECT

Review of Draft Agenda for Upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- [DraftBOCAgenda_Jun202418.pdf](#)



Wake Forest Board of Commissioners

Draft Meeting Agenda

June 18, 2024 at 6:00 PM

All items listed are for discussion and possible action.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

- 2.A. May 7, 2024 Work Session
May 21, 2024 Regular Meeting

3.Presentations

4.Public hearings / Public Comment

- 4.A. Public Hearing on LEGISLATIVE CASE RZ-23-10, 306 S. Allen Road, a rezoning filed by GWP Developers LLC to rezone 2.75 acres located at 306 S. Allen Road, being Wake County Tax PIN 1840-68-8987 from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD).

5.Consent Agenda

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

- 5.A. Approval of resolution authorizing Franklin County Tax Administrator to Levy and Collect Property Taxes and Stormwater Fees for FY 2024-2025 for the Town of Wake Forest
- 5.B. Approval of resolution authorizing Wake County Tax Administrator to Levy and Collect Property Taxes and Stormwater Fees for FY 2024-2025 for the Town of Wake Forest

5.C. Approval of Budget Ordinance Amendment # 5 - FY 2023-2024

5.D. Approval of Adoption of an Ordinance Amending the Code of Ordinances Chapter 14, Article II, Section 14-31 – 14-38 - Nuisances

6.Legislative Items

7.Planning Items

7.A. Consideration of LEGISLATIVE CASE RZ-23-10, 306 S. Allen Road, a rezoning filed by GWP Developers LLC to rezone 2.75 acres located at 306 S. Allen Road, being Wake County Tax PIN 1840-68-8987 from General Residential 5 (GR5) to Residential Mixed-Use Conditional District (RMX-CD).

8.Administration and Financial Items

8.A. Consideration of approval of FY 2024-2025 Budget Ordinance

8.B. Consideration of Approval of an Interlocal Agreement Regarding Enforcement of the Wake County Nondiscriminations Ordinance in Municipal Jurisdictions

9.Public Services Items

10.Parks and Recreation Items

11.Public Safety Items

12.Other Business

12.A. Closed Session: NCGS 143-318.11(a)(3) Consultation with the Town Attorney

12.B. Closed Session: NCGS 143-318.11(a)(6) Personnel

13.Adjournment



Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-198-

Submitted by: Jennifer Herbert

Submitting Department: Downtown Development

Meeting Date: June 4, 2024

SUBJECT

Consideration of Second Reading of an Ordinance Amending Chapter 10, Article V, Section 20-131 - Curfew, of the Code of

Ordinances for the Town of Wake Forest, NC

Recommendation:

Approval

Item Summary:

ATTACHMENTS

- [Item Summary 2024 Ordinance Amendment to Consider Curfew for Friday Night on White.docx](#)
- [Attachment A - Current Curfew Ordinance Sec.20_131.docx](#)
- [Attachment B - Curfew Ordinance Amendment with FNOW curfew.docx](#)
- [Attachment C - FNOW Venue Map.pdf](#)
- [Attachment D - Designated Curfew Boundaries FNOW.pdf](#)

Agenda Item: Consideration of Second Reading of an Ordinance Amending Chapter 10, Article V, Section 20-131 - Curfew, of the Code of Ordinances for the Town of Wake Forest, NC.

Item Summary: Approval of an ordinance amendment to add a curfew at Friday Night on White events starting Friday at 8pm during the event to 12am Saturday following the event. Proposed boundaries for Friday Night on White curfew are shown in Attachment D.

Attachments: Attachment A Current Curfew Ordinance – Chapter 10, Article V, Section 20-131
Attachment B Proposed Ordinance Amendment to add Friday Night on White Curfew
Attachment C Friday Night on White Venue Map
Attachment D Proposed Boundaries for Friday Night on White Curfew

Sec. 20-131. Curfew.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Minor means a person who has not reached his 18th birthday and is not married, emancipated or a member of the U.S. Armed Services. Note: In this section, the terms "minor" and "juvenile" are synonymous.

Parent, guardian or authorized adult means one who legally has the care and management of a minor.

Public place means areas such as, but not limited to, all common areas open for common use; alleys, streets or public places or places of business and amusement; public vehicular areas, highways and parks; or establishments open to the public for the conduct of business.

- (b) *Curfew.* A curfew applicable to minors is established and shall be enforced as follows:

- (1) *Time limits.* It is unlawful for any minor to be or remain upon any public place in the town between 11:00 p.m. on any Sunday, Monday, Tuesday, Wednesday and Thursday and 6:00 a.m. on the following day, and between 12:00 midnight on any Friday and Saturday and 6:00 a.m. on the following day.
- (2) *Exceptions.* The restrictions provided by subsection (b)(1) of this section shall not apply in the following instances:
 - a. The minor is accompanied by a parent, guardian or other authorized adult over 18 years of age;
 - b. The minor is traveling, using a direct route, between his home and a place of lawful employment and/or is engaged in his lawful employment;
 - c. The minor is traveling, using a direct route, between his home and the location of any school, religious or recreational activity which is supervised by adults and that accepts responsibility for the minor. The minor's parent or guardian must have knowledge of, and have granted approval for, the minor's participation in such activity;
 - d. Minors reacting or responding to an emergency;
 - e. Minors engaged in interstate travel.
- (3) *Responsibility of adults.* It is unlawful and a violation of this section for any parent, guardian or authorized adult charged with the care and custody of any minor to encourage or aid a minor to be in or upon, or remain in or upon a public place within the town within the curfew hours set by subsection (b)(1) of this section, except as otherwise provided in subsection (b)(2) of this section.
- (4) *Responsibility of business establishments.* It is unlawful for any person, firm or corporation operating a place of business or amusement to knowingly allow or permit any minor to be in or upon, or to remain in or upon, any place of business or amusement operated by such business establishment within the curfew hours set by subsection (b)(1) of this section, except as otherwise provided in subsection (b)(2) of this section. The owner, operator and/or manager of the business establishment will be in violation of this section if he has not reported or attempted to report to the police that a minor was present on the business premises in violation of this section and refused to leave.
- (5) *Enforcement.* All minors shall be returned to their parent or guardian, regardless of whether or not the minor, parent or guardian is to be cited for violation of this section.
- (6) *Refusal of parent or guardian to take custody of a minor.* If any parent or guardian refuses to take custody of his minor found in violation of this section, the officer with custody of such minor shall contact the county department of social services and release the minor to such agency for temporary placement in a foster home. The offending parent or guardian may be subject to a criminal citation pursuant to subsection (b)(3) of this section. The penalties for violation of this subsection or subsection

(b)(3) of this section shall be in addition to, and not in lieu of, any punishment the offending parent or guardian may be subject to for child neglect, abandonment, endangerment and/or abuse, or other similar violation.

- (7) *Punishment.* The punishment for violation of this section may be a fine not to exceed \$100.00 and/or imprisonment up to 30 days, in accordance with G.S. 14-4. The court may, in its discretion, adjudge a juvenile violator of this section as delinquent, and may impose any dispositional alternatives that are provided in the state juvenile code for any juvenile who is delinquent.

(Code 1985, § 13-5.1; Ord. No. 2020-22 , 6-16-20)

State law reference(s)—Authority to impose a curfew on persons less than 18 years of age, G.S. 160A-198.

ORDINANCE 2024-____

ORDINANCE AMENDING CHAPTER 10, ARTICLE V, SECTION 20-131—
CURFEW, OF THE CODE OF ORDINANCES FOR THE TOWN OF WAKE FOREST,
NORTH CAROLINA

WHEREAS, the current Curfew Ordinance was last updated in 2020 through Ordinance No. 2020-22, adopted June 16, 2020; and

WHEREAS, previous adoption occurred in 1985 through § 13-5.1; and

WHEREAS, Updates to Chapter 10, Article V, Section 20-131—Curfew, of the Code of Ordinances for the Town of Wake Forest, North Carolina provide clarity, update curfew hours for Friday Night on White, and update enforcement and penalties.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, to amend the Code of Ordinances as follows:

(7) *Punishment.* The punishment for violation of this section may be a fine not to exceed \$500.00, in accordance with G.S. 14-4. The 1st violation of this section shall be \$50 fine; the 2nd violation shall be \$100 fine; and the 3rd violation shall be a \$500 fine. The court may, in its discretion, adjudge a juvenile violator of this section as delinquent, and may impose any dispositional alternatives that are provided in the state juvenile code for any juvenile who is delinquent.

(c) *Friday Night on White.* Subject to the above provisions, except where in conflict as stated below:

(1) *Time limits.* It is unlawful for any unsupervised minor to be or remain in the designated area where Friday Night on White is held in the town between Friday at 8:00 p.m. and Saturday at 12:00 a.m. on the following Saturday.

(2) *Designated Area.* See attached diagram.

(3) *Miscellaneous.*

This ordinance shall take effect on June 4, 2024.

APPROVED AS TO FORM:

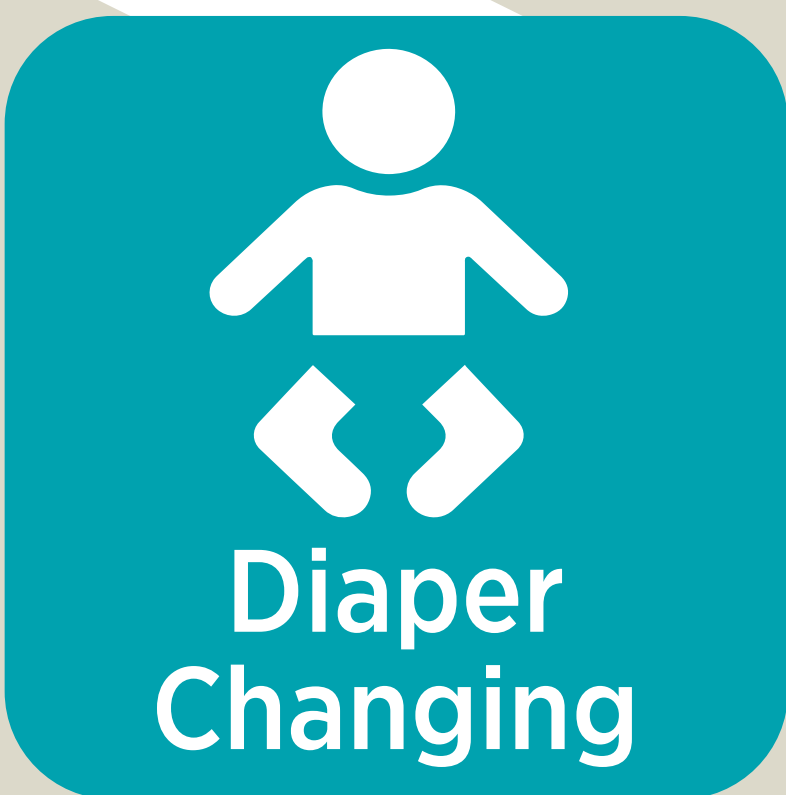
Hassan Kingsberry, Town Attorney

Vivian A. Jones, Mayor

ATTEST:

Theresa Savary, Town Clerk

SOUTHEASTERN BAPTIST
THEOLOGICAL SEMINARY



S Main St

Front St

E Roosevelt Ave

Wait Ave

E Jones Ave

S White St

FIDELITY
LOT

E Owen Ave

TOWN
HALL

CHAMBER OF
COMMERCE

Elm Ave

S White St

S Brooks St

S Taylor St

S Brooks St

Friday
Night
on **WHITE**



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

— FNOW Curfew Barrier Line