

# WAKE FOREST GREENWAY ADVISORY BOARD

## MINUTES

February 10, 2009

**Members Present:** Joe Seigler (Chairman), Jeff Poupart, Jan Ammons, Timothy Nau, Lauri Arntsen, Greg Hoit, Emalie Levine, Bob Johnson, Jeremy Wrenn and Pete Thibodeau (ex-officio)

**Members Absent:** n/a

**Staff Present:** Candace Davis, Ann Ayers, and Holly Spring

**Visitors:** Harry Mitchell, Bass, Nixon, & Kennedy, Inc. (BNK)

### CALL TO ORDER

Joe Seigler called the regular meeting of the Wake Forest Greenways Advisory Board (GAB) to order at 7:33 a.m. – The Forks Cafeteria 339 S. Brooks Street, Wake Forest, NC 27587.

### APPROVAL OF MINUTES

**ACTION:** Greg Hoit made a motion to approve the minutes from the January 13th ~ Regular Business Meeting. The motion was seconded by Bob Johnson and carried unanimously.

### APPROVAL OF AGENDA

**ACTION:** Bob Johnson made a motion to approve the agenda. The motion was seconded by Emalie Levine and carried unanimously.

### ANNOUNCEMENTS/UPDATES

- **St. Ives Trail** – Millridge Co. has hired a land consultant to generate drawings and an application to DWQ for impacts to the riparian buffers. They have also received a reply from DWQ requesting a slight alteration their plan. The requested modification has been made and they anticipate a reply from DWQ any day now. Millridge Co. anticipates this plan will be approved and they will start work as spring weather permits. Once they receive approval they will coordinate with staff to work out details for signage.
- **Walgreens at S Main/NC 98 Bypass** –GAB comments to construct a 10' wide trail all the way to the intersection rather than tapering to 5' were submitted at TRC. This project is currently on hold due to current economic conditions.
- **Triangle Transit Market Study** – *Get Up & Go!* Wake Forest will offer customized information packets of maps, brochures, and other resources to just over 1,000 area

households. In March and April, the program will also host a series of special events in Wake Forest. These events will take you to fun and interesting destinations and provide you with the knowledge and tools to explore our area by transit and bicycle, and on foot.

- **2009 State of the Town Address & Dinner**– Monday, Feb. 16 at 6pm, Forks Cafeteria. The public is invited to attend and tickets are only \$12/each.
- **Earth Day/Herb Fest Volunteers** – Wake Forest Herb Fest ([www.herbfest.net](http://www.herbfest.net)) will occur April 17, 2009 - April 26, 2009. Holly Spring suggested adding an environmental component to the GAB activities tent for this year's Herb Fest. Holly and Joe will discuss the details of this project and report back to the GAB at the March 10th meeting.

### **OLD BUSINESS**

a. Goals for 2009

This item will be discussed at the GAB Special Meeting on Tuesday, February 17<sup>th</sup> at 7:30am – 205 S. Brooks Street – Planning Department Annex

**Motion:** none

**Action:** All GAB members that have not emailed their top 5 priorities to Joe should do so prior to the meeting on the 17<sup>th</sup>.

b. Nominating Committee Report

Jan Ammons, Emalie Levine, and Jeremy Wrenn met to select potential candidates to serve as Chairman and Vice Chairman of the GAB. Joe Seigler was nominated as Chairman and Greg Hoit was nominated as Vice Chair.

**Motion:** Jan made a motion to open the floor for additional nominations. There being none, Bob seconded the motion to accept the proposed candidates for Chairman and Vice Chairman. The motion carried unanimously in favor of accepting the nominees.

**Action:** none

c. Open Space & Greenway Plan Update

Greenways, Inc. will provide the link to download revised report on 02.13.09.

**Motion:** none

**Action:** The GAB requested the Open Space & Greenway Plan Update as an agenda item for the March 10<sup>th</sup> meeting. The GAB would like to take a position on the Plan and forward to the Planning Board/Board of Commissioners.

## NEW BUSINESS

- a. Proposed Sanford Creek Greenway Connection  
Harry Mitchell with Bass, Nixon, & Kennedy, Inc. (BNK) provide information about a greenway connection into Rolesville's jurisdiction across Sanford Creek from Heritage South/Wildflower (*see attached*). The greenway would be a 10' paved walkway or boardwalk in some areas.

**Motion:** Bob Johnson made a motion that included the items listed below in 1-5. The motion was seconded by Greg Hoit and carried unanimously.

1. Public access easements should be obtained.
2. Sign a Memorandum of Understanding (MOU)/Interlocal Agreement (ILA) regarding trail and bridge maintenance.
3. Regional connections consistent with WF Plans (Transportation, Open Space & Greenway, Bicycle, Pedestrian, etc.).
4. Recommend interconnection of trails behind lots.
5. GAB will send a Letter of Support to Rolesville.

**Action:** Staff will pass this information along to Susan Simpson, Director – WF Parks & Recreation Department and to Bryan Hicks, Director – Rolesville Planning Department. Staff will also coordinate with Chad Sary, Assistant Director – WF Planning & Inspections Department to see if the Powell Property Subdivision plans need to be reviewed by the Technical Review Committee (TRC). GAB will draft a letter of support to send to Rolesville.

- b. Creekwood Townhomes Conservation Dedication  
Olde Mill Stream (OMS) may be interested in giving approximately 2 acres of property to the Town for conservation purposes. The property, currently zoned for townhouses, is located on Harris Road, off N. Main Street and adjacent to existing townhouses. The property borders existing property previously donated to the Town by OMS years ago.

**Motion:** Jeff made a motion to accept the conservation dedication. The motion was seconded by Bob and carried unanimously.

**Action:** none

- c. Technical Review Committee (TRC)  
The next TRC will be held on Thursday, February 19<sup>th</sup> at 10am, Town Hall Board Room. The February TRC agenda had not distributed before the Feb. 10<sup>th</sup> GAB meeting. The agenda will be forwarded to GAB members as soon as staff receives it. GAB members are welcome to attend TRC meetings held on the 3<sup>rd</sup> Thursday of each month.

**Motion:** none

**Action:** Candace will email the February TRC agenda to GAB members.

- d. Develop a Take-A-Hike Schedule for 2009  
The next Take-A-Hike will be held on Friday, March 13<sup>th</sup> at 3:30pm – Joyner Park.  
GAB members were asked to email Jan their top 3 picks for future Take-A-Hikes.

***Motion:*** Bob made a motion to have future GAB Take-A-Hike outings quarterly on Friday's with a 3:30pm start time. The motion was seconded by Greg and carried unanimously.

***Action:*** none

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:34a.m.

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Joe Seigler, Chairman

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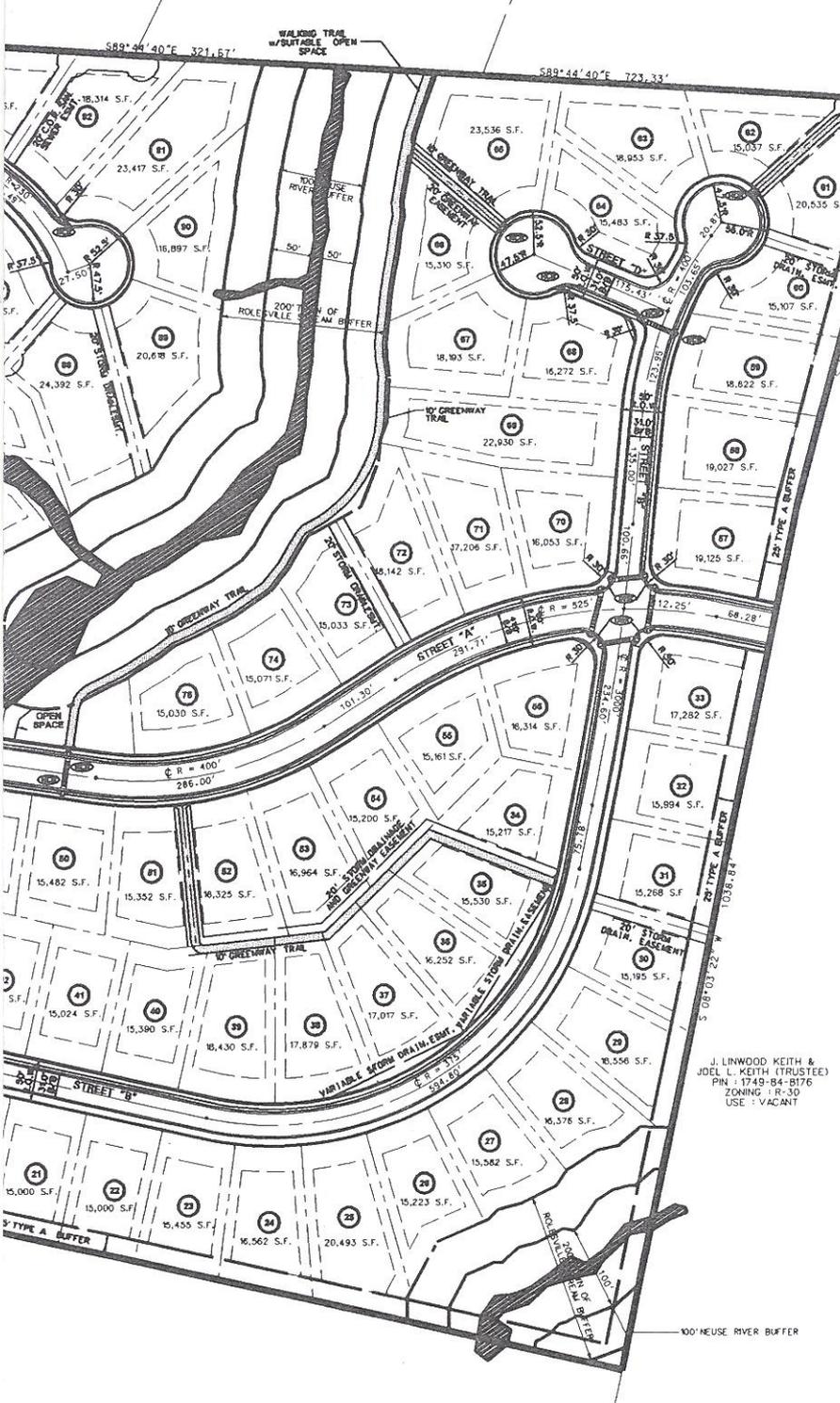
Candace R. Davis, Secretary

**PROPERTY SUBDIVISION - PROPOSED ZONING CONDITIONS**

- 1. SKYLIGHTS ARE NOT ALLOWED ON THE MAIN ROOF STREET ELEVATION BUT ARE ALLOWED ON SECONDARY ROOFS AND THE BACK SIDE OF THE MAIN ROOF.
- 2. ALL HOMES ARE TO HAVE A MIXTURE OF PORCHES, COVERED ENTRANCES, AND OTHER ARCHITECTURAL DESIGNS TO MINIMIZE THE VISUAL IMPACT OF FRONT LOADING GARAGES.
- 3. ALL OF THE HOMES WITH FRONT LOADING TWO (OR MORE) CAR GARAGES SHALL HAVE SEPARATE SINGLE GARAGE DOORS.
- 4. ALL OF THE HOMES WILL HAVE A CRAWL SPACE TYPE FOUNDATION.
- 5. ALL HOMES SHALL HAVE SHEATHING THAT IS 1/2" INCH OR GREATER OSB, DENSGLASS OR OTHER SIMILAR MATERIALS. NO "THERMOPLY" OR NARROW WALL PANEL STRUCTURAL SHEATHING WILL BE PERMITTED.

DARKE FREY  
PIN : 1759-75-9814  
ZONING : R-30  
USE : VACANT

STEPHEN E. BURNETT &  
DIANE J. BURNETT  
PIN : 1749-85-3857  
ZONING : R-30  
USE : MOBILE HOME



**SITE DATA**

PIN : 1749-74-6542 & 1749-64-6537

EXISTING ZONING : R-30

PROPOSED ZONING : R-II CZ

SITE AREA : 61.18 AC.

OPEN SPACE (10% TOTAL / 5% SUITABLE REQ'D) : 6.12 AC.

REQUIRED OPEN SPACE : 6.12 AC.

PROVIDED SUITABLE OPEN SPACE (Includes 10' Greenway Trail) : 1.31 AC.

UNSUITABLE OPEN SPACE (Includes Buffers, Landscape Easements) : 4.83 AC.

FEE-IN-LIEU TO BE PAID FOR REMAINING 1.75 ACRES OF USEABLE OPEN SPACE

R.O.W. DEDICATION : 10.40 AC.

NET SITE AREA : 44.62 AC.

NUMBER OF LOTS : 117

AVERAGE LOT SIZE : 0.3781 Ac/16,472 S.F.

MINIMUM LOT SIZE : 0.3444 Ac/15,000 S.F.

SETBACKS :

- FRONT - 30 Ft.
- SIDE - 12 Ft.
- SIDE CORNER - 22 Ft.
- REAR - 25 Ft.

**OWNER :**  
HBP PROPERTIES, LLC  
P.O. BOX 5365  
CARY, NC 27512  
Telephone : (919)851-2929  
Fax : (919)854-5427

**ENGINEER :**  
BASS, NIXON and KENNEDY, INC.  
3319 HERITAGE TRADE DRIVE  
SUITE 201  
WAKE FOREST, NC 27587  
Telephone : (919)951-4422  
Contact : WILLIAM H. MITCHELL, Jr. P.E.

**NOTE :**  
LOT LAYOUT, OPEN SPACE, AVERAGE LOT SIZE, AND TOTAL NUMBER OF LOTS IS SUBJECT TO CHANGE BASED UPON FINAL CONSTRUCTION PLANS AND OTHER ENVIRONMENTAL CONSTRAINTS.



**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
4810 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607  
3210 HERITAGE TRADE DRIVE, SUITE 201, WAKE FOREST, NC 27587  
TELEPHONE : (919)951-4422  
FAX : (919)851-8888 (RALEIGH), (919)970-1882 (WAKE FOREST)

NO.	DATE	DESCRIPTION	BY
1	1-12-09	GREENWAY REVISION AND UPDATE	J-L
2	02/06/09	PER TOWN COMMENTS	

REVISIONS

**PRELIMINARY SUBDIVISION PLAN**

SCALE: 1" = 100'

**POWELL PROPERTY SUBDIVISION**

**DEVELOPER: BRANTLEY POWELL**

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

**NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION**

