



## Wake Forest Board of Commissioners Work Session Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, March 5, 2024**, at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

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

**Commissioners Present:** Mayor Vivian A. Jones, Commissioner Ben Clapsaddle, Commissioner Faith Cross, Commissioner Keith Shackelford, Commissioner Nick Sliwinski, and Commissioner Adam Wright.

**Commissioners Absent:** None.

### **Staff Members Present:**

Town Manager Kip Padgett  
Assistant Town Manager Candace Davis  
Assistant Town Manager Allison Snyder  
Town Attorney Hassan Kingsberry  
Town Clerk Theresa Savary  
Planning Director Courtney Tanner  
Assistant Planning Director Jennifer Currin

Senior Planner Patrick Reidy  
Finance Director Samantha Sanchez  
CIP Manager Steve Meyers  
Fire Chief Ron Early  
Captain Brandon High  
Captain Julius Jefferson

## **1. Presentations**

- 1.1. Presentation of LEGISLATIVE CASE RZ-23-06, Star Road Tech Center, a rezoning filed by St. John Properties to rezone 30.35 acres located at 0 Star Road, being Wake County Tax PINs 1739-65-3709, 1739-55-8441, and 1739-65-4232 from Highway Business (HB) and Special Highway Overlay (SH1-O) to Highway Business Conditional District (HB-CD) and Special Highway Overlay (SH1-O).

Senior Planner Patrick Reidy provided an overview of Case RZ-23-06, Star Road Tech Center.

Mr. Reidy stated that the Planning Board recommended denial by a vote of 7-0 at their February 13, 2024 Planning Board Meeting. The Board found it inconsistent with the Comprehensive Plans and not in the best public interest, the applicant has chosen not to make any changes to Master Plan or rezoning conditions.

Mr. Reidy stated that staff recommends disapproval of the proposed conditional rezoning and finds it to be inconsistent with the Comprehensive Plan and in the public interest for the following reasons:

1. The proposed rezoning is inconsistent with the Future Land Use Plan in the Community Plan.
2. The proposed rezoning does not provide the construction of the CTP's backage road.
3. The proposed rezoning is inconsistent with the Commercial Development section in the Community Plan.
4. The proposed rezoning is inconsistent with the Community Character section in the Community Plan.
5. The proposed rezoning is inconsistent with the Commercial and Industrial Areas Plan for Capital Boulevard section in the Community Plan.

Commissioners Sliwinski, Clapsaddle, and Cross asked several questions regarding the uses of Light Industrial (LI) zoning, traffic, the U-5307 plan, proposed conditions, road connections and widening, traffic study, the traffic flow heading north and south, road improvements on Star Rd., thoroughfare classification, the property located at Via Fortunata Plaza, and the language used in relation to conditions such as open space and public art.

Commissioner Clapsaddle asked if there had been any discussions with the developer regarding the recommendation made after the initial review and briefing to the Planning Board. Mr. Reidy responded that the developer was aware of the issues raised by staff and the request was made to take it to the Planning Board and Board of Commissioners. However, staff acknowledged that there were still some outstanding issues that needed to be resolved.

Mayor Jones expressed that she did not find it problematic to have Light Industrial zoning in that area. Additionally, she asked Mr. Reidy about the road that leads to South

Forest Business Park, inquiring if it is considered a thoroughfare. In response, Mr. Reidy explained that Burlington Mills Rd. is a thoroughfare, whereas One World Way is not, as the park fronts on Burlington Mills Rd. Mayor Jones then asked if there was a thoroughfare going into Merritt Business Park, to which Mr. Reidy responded that Ligon Mill Rd. is the thoroughfare it fronts on, and the road on which Merritt Park is located is the driveway and not a thoroughfare.

Mayor Jones also asked if there was any artwork in Merritt Business Park, to which Mr. Reidy replied that there was none. She then inquired if the water lab on the City of Raleigh property near Star Rd. was being built, to which Mr. Reidy informed her that it was almost complete and that it did not require a rezoning as it was approved on a staff level on where and how it was built.

Mayor Jones inquired as to why a nightclub was not allowed. Mr. Reidy explained that most of the uses in the area were daytime uses and staff did not feel that a nightclub would be a good fit with the other proposed uses.

Commissioner Clapsaddle found it interesting that a nightclub was not allowed, but an indoor shooting range was allowed in an area that is adjacent to a church, school, and homes, which struck him as being a bit odd.

Commissioner Clapsaddle also noted that while he understands that other properties were zoned before the town's Comprehensive Plan or Unified Development Ordinance, it is not a reason to not take advantage and follow the guidance that's been laid out.

Mayor Jones asked if the Board had any other questions. No further questions were heard.

1.2. Presentation of the Toms Creek Watershed Study Ms. Kreiser provided an overview and results of the 2024 revaluation.

CIP Manager Steve Meyer introduced consultants Neal Bannerjee, Amy Black, and Cindy Lancaster with LJB Engineering.

Mr. Bannerjee and Ms. Lancaster provided an overview of the presentation on the Toms Creek Watershed Study that included the project background, watershed characteristics, study evaluation, study recommendations, and next steps.

Commissioner Cross asked whether infrastructure versus stream stabilization was done in a particular order and if doing that improved water quality. Mr. Bannerjee replied that sometimes they are intertwined and there's not necessarily an order.

Commissioner Cross asked if Brown Lake Dam was privately owned and whether the owner participates in repairs. Mr. Bannerjee replied it was still owned by the developer and the owner participates in repairs.

Commissioner Cross asked if the Deer Chase Wastewater Treatment Plant is affecting aquatic life. Ms. Lancaster replied that it may or may not affect aquatic habitat but what the state requires them to do is of public interest.

Mayor Jones asked if the Board had any other questions. No further questions were heard.

## **2. Discussion of Monthly Financial Report**

### **2.1 Monthly Financial Report**

Received.

## **3. Review of Draft Agenda for Upcoming Regular Meeting**

### **3.1 Review of Draft Agenda for Upcoming Regular Meeting**

The draft agenda was reviewed.

## **4. Other Business**

No Other Business was presented.

## **5. Commissioner Reports**

Commissioner Wright attended the Technology Advisory Board Meeting and shared that the STEM Event will be held on Saturday, April 27, 2024, from 10am to 2pm at Joyner Park Community Center.

Commissioner Shackelford attended the Holding Park Inclusive Playground Soft Opening and he'll attend the Wake Forest Downtown Business Meeting on Wednesday, March 6<sup>th</sup>.

Commissioner Cross attended the Holding Park Inclusive Playground Soft Opening, the Jackie Robinson: A Game Apart event at the Alston-Massenburg Center, and the Urban Forestry Board Meeting. She shared that the Forest Fest Event is scheduled on Saturday, April 20, 2024, from 9am to 2pm in Downtown Wake Forest.

Commissioner Clapsaddle attended the Holding Park Inclusive Playground Soft Opening and praised everyone who had a part in it. He also attended the Wake Forest

Film Festival and expressed his gratitude to the Renaissance Centre staff. He shared that there will be a Call for Artists for the mural in the Northeast Community at the Alston-Massenburg Center, and a Minority & Women-Owned Business Expo on Saturday, March 16, 2024, at Joyner Park, from 1pm to 4pm.

Commissioner Sliwinski attended the following events: the Holding Park Inclusive Playground Soft Opening and appreciated the staff's hard work for the park, the Wake Forest Film Festival, and congratulated staff at the Renaissance Centre for a successful event, the second public input session for the skate park. He shared that residents are invited to complete a brief skate park survey on the Town of Wake Forest website until March 10<sup>th</sup>. Community Outreach Manager Drew Brown is collecting applications for vendor advocates for the Mental Wellness Fair through mid-May. The fair will be held in September 2024. Commissioner Sliwinski shared that there is a free resource for people suffering from a mental health crisis, call 988 24/7.

Mayor Jones shared that NCDOT reported to CAMPO that they would conduct a study with the Toll Authority to determine if it would be feasible to develop Capital Blvd. as a freeway with toll funding. She said the study will begin later this month and will be finished this fall. If it's determined that it's feasible CAMPO and NCDOT will begin a public outreach. Chuck Lattuca with GoTriangle sent a letter to Secretary Buttigieg in support of the RAISE Grant that NCDOT is seeking for the mobility hub in Wake Forest. Mayor Jones toured WakeMed in Raleigh and shared that the WakeMed Office in Wake Forest is anticipated to open in the fall. She attended the Holding Park Inclusive Playground Soft Opening and the Wake Forest Film Festival. Mayor Jones shared she was interviewed by three college students who are taking a public policy class. She attended the Salute to Service Woman at the American Legion. Mayor Jones and Commissioner Clapsaddle went to a neighborhood gathering where they were celebrating the veterans that live in their neighborhood. She is serving on the Legislative Policy Committee for the NCLM and was asked to serve on the nominating committee.

Town Manager Padgett requested an update regarding Glen Royal Baptist Church from Planning Director Courtney Tanner. Ms. Tanner informed the board that Zoning Enforcement Officer Ben Coleman has been in communication with the church to reach an agreement regarding the noise level of the bell chimes. The church has agreed to reduce the volume, aiming to keep the noise under 70 decibels. Mayor Jones asked if the bells chime every hour. Ms. Tanner replied she didn't have an answer for that.

**6. Adjournment**

The Board of Commissioners adjourned the meeting at 7:28 p.m.

Duly approved in open session this 16<sup>th</sup> day of April 2024.

(ATTEST)

*Theresa Savary*  
Theresa Savary, Town Clerk



*Vivian A. Jones*  
Vivian A. Jones, Mayor