



## Wake Forest Board of Commissioners Work Session Meeting Minutes

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

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

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

**Council Members Absent:** Commissioner Chad Sary

**Staff Members Present:**

Town Manager Kip Padgett  
Town Attorney Hassan Kingsberry  
Paralegal Shiekell Richardson  
Assistant Town Manager Candace Davis  
Assistant Town Manager Allison Snyder  
Town Clerk Theresa Savary  
Chief Financial Officer Aileen Staples  
Planning Director Courtney Tanner

Long Range Planning Manager Brad West  
Senior Planner Patrick Reidy  
Police Captain Brian Mote  
Police Chief Jeff Leonard  
Captain Julius Jefferson

### 1. Presentations

#### 1.1 Proclamation Recognizing September 28, 2022 as "Good Neighbor Day"

Mayor Jones stated the Proclamation recognizing Good Neighbor Day would be read Saturday, September 17, 2022 during the Good Neighbor Day event.

## **GOOD NEIGHBOR DAY PROCLAMATION**

*Whereas, the Human Relations Council was established to encourage understanding and good will between all citizens regardless of race, sex, religion, creed, family status, disability, nationality or economic status and thus promote the general welfare of the Town of Wake Forest; and*

*Whereas, the Human Relations Council holds its meetings at various locations to promote good relations in all areas and to afford as many citizens as possible the opportunity to attend such meetings; and*

*Whereas, the Human Relations Council wishes to sponsor meetings and forums intended to lead all citizens to a clearer understanding of the true meaning of responsible citizenship in the Town of Wake Forest, of the obligation inherent in being a good citizens and of the need for mutual understanding and respect by all citizens for each other.*

*Now, Therefore, I, Vivian A. Jones, Mayor of the Town of Wake Forest do hereby proclaim September 28, 2022 as "Good Neighbor Day" in Wake Forest and urge all citizens of Wake Forest to actively support and take pride in the worthwhile efforts of this organization and in the work of the Human Relations Council.*

### 1.2 Presentation on CPA-22-02, Draft Town of Wake Forest Housing Affordability Plan:

Long Range Planning Manager Brad West provided the following background:

- Wake Forest's rapid growth has led to a significant increase in housing costs, affecting both existing and prospective residents.
- In 2020, the Wake Forest Board of Commissioners approved a .5 cent property tax increase to fund affordable housing initiatives in town.
- The Housing Affordability Plan is the first initiative supported by the proceeds of the .5 cent property tax increase.

Phillip Kash with HR&A Advisors provided an overview on the Housing Affordability Plan:

- Introduction & Planning Process
- Existing Conditions: Population Demographics
- Existing Conditions: Housing
- Community Engagement
- Taking Action (Implementation)

Commissioner Wright asked if there are any grants or non-profits that partner with towns. Mr. Kash suggested the following federal programs: Choice Neighborhoods Initiative, Rental Assistance Demonstration (RAD), and other programs through the State Housing Finance Agency.

Commissioner Sliwinski asked what's a typical reduction in price when there's a Community Land Trust. Mr. Kash responded you'd generally see about 100,000 to \$140,000 in public subsidy come into the deal.

Commissioner Dyer asked what source was used in the data received on the \$50,000 annual income disparity between new folks coming into town and residents currently residing there. Mr. Kash responded they get information from census data and the housing data comes from sources such as Zillow.

Mayor Jones asked about expanding and preserving home ownership. She said the easiest and least financially restrictive for the town would be to add land use policy changes. Mr. Kash said the land use piece will do the most for expanding access to home ownership. He said where it can't reach, as easy, is where there is disparity on access to mortgage financings or deeper levels of affordability.

Mayor Jones said the town will have infill development as time goes on. Mr. Kash remarked as long as you have a good design standard, they don't hurt a neighborhood.

Commissioner Shackelford stated he liked the implementation part of the program but thinks the issue is going to have to be multifaceted in the approach. How do you stop people from coming in and buying at a low price and turning them into rental homes. Commissioner Shackelford said it's going to have to be a conscious effort to balance the strategies to get to the goal.

A public hearing on the Housing Affordability Plan is scheduled for Tuesday, September 20, 2022.

A hardcopy of the Draft Housing Affordability Plan Presentation is filed in the Clerk's Office with the September 6, 2022 minutes.

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

### 2.1 Monthly Financial Report

Received.

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

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

The draft agenda was reviewed.

### **4. Other Business**

#### 4.1 Public Hearing on LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

Tonya Powell at 4141 Parklake Ave., Suite 200, Raleigh, NC 27612 stated it's a unique piece of property sandwiched between the apartment complex that's currently under construction and the City of Raleigh property. Ms. Powell presented aerial photographs of the site. Ms. Powell realizes it's not consistent with the Community Plan but believes it's a reasonable request. She stated, based on the buffers, only about 3-acres are useable and is unlikely to be a commercial development. She stated it may not be consistent with the plan but it's consistent with the neighboring use.

Traffic Engineer Patrick Perez with NV5 Engineer Consultants, 3103 Whitehart Ln, Apex, NC 27539 provided information about the connectivity, amenities, and open space of the proposed site. Mr. Perez indicated the location would be very tough for commercial use due to limited access of the building and visibility.

Jeff Weller with Stantec Consulting Services, 801 Jones Franklin Rd., Raleigh, NC 27606 spoke about the current access from US 1 to Star Rd. He stated with the NCDOT project the quick access will go away and become difficult to navigate.

Commissioner Dyer asked how many additional families from Phase 2 will be using the amenities in Phase 1. Mr. Perez responded there's a total of 56 units for Phase 2.

Ms. Powell stated when the amenities were designed and built, they were designed oversized in anticipation that the project would be built. Ms. Powell stated the proposed project is consistent with the adjoining property and will encourage pedestrians and bicyclists in moving around the neighborhood, which could be a problem if it were commercial use. Ms. Powell said it promotes walkability and sidewalk use.

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

4.2 Consideration of LEGISLATIVE CASE RZ-21-09, Hawthorne Wake Forest Phase 2, a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

**ACTION:**

Mover: Commissioner Wright moved to deny Case RZ-21-09, Hawthorne Wake Forest Phase 2 as presented.

Secunder: Commissioner Sliwinski.

Vote: Motion failed 2-3.

Aye

Adam Wright

Nick Sliwinski

Nay

James Dyer

Keith Shackelford

Mayor Vivian Jones (*tie breaker*)

**ACTION:**

Mover: Commissioner Dyer made a motion to approve Case RZ-21-09, Hawthorne Wake Forest Phase 2 as presented.

Secunder: Keith Shackelford.

Vote: Motion approved 3-2.

Aye

James Dyer

Keith Shackelford

Mayor Vivian Jones (*tie breaker*)

Nay

Adam Wright

Nick Sliwinski

**5. Commissioner Reports**

Commissioner Dyer mentioned Friday Night on White (FNOW) is scheduled for September 9, 2022, he'll attend the celebration for Dr. Enoch Holloway on Saturday, September 10, 2022, Wake Forest-Unplugged is scheduled for Sunday, September 11, 2022, Veterans Coffee and the Memorial Flag-Raising Ceremony is scheduled on September 12, 2022, he attended the Human Relations Council in preparation for the Good Neighbor Day event on September 17, 2022. Commissioner Dyer thanked Dr. Fisher and Dr. Baker for contributing to the North Carolina Friends of Santa.

Commissioner Wright will emcee with Commissioner Dyer at FNOW, he attended the Raleigh Convention and Business Group, attended the Technology Advisory Board meeting.

Commissioner Sliwinski mentioned the Memorial Flag-Raising Ceremony is scheduled on Monday, September 12, 2022, the Unplugged Event is scheduled on Sunday, September 11, 2022, he reminded everyone school is back in session and drive safe and stay vigilant.

Commissioner Shackelford attending the Wake Forest Downtown Business Meeting on September 7, 2022.

Mayor Jones attended some of the Dubois Alumni events over the weekend, Trentini Foundation honored some of the men who played for Coach Trentini, she attended the Wake Forest Comic-Con at the Renaissance Centre, attended NCDOT industry Day for the S-Line at the Renaissance Centre, Mayor Jones reported on the Electricities Conference she attended.

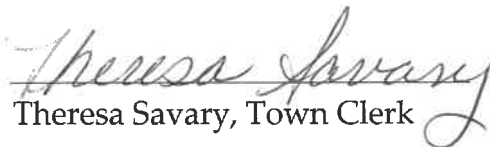
Town Manager Kip Padgett had no updates.

## 6. Adjournment

The Board of Commissioners adjourned the meeting at 7:17 p.m.

Duly approved in open session this 18<sup>th</sup> day of October 2022.

(ATTEST)

  
Theresa Savary, Town Clerk

