



Wake Forest Board of Commissioners Work Session Meeting Minutes

The Wake Forest Board of Commissioners met on **Thursday, November 6, 2025**, 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 Keith Shackleford, Commissioner Ben Clapsaddle, Commissioner Adam Wright and Commissioner Nick Sliwinski.

Commissioners Absent: Commissioner Faith Cross

Staff Members Present:

Town Manager Kip Padgett
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Attorney Nathan McKinney
Fire Chief Ron Early
Police Captain Brandon High

Police Lieutenant Patrick Misko
Finance Director Samantha Sanchez
Planning Director Jennifer Currin
Development Services Manager Patrick Reidy

Mayor Jones advised that a closed session needs to be added to the agenda and requested a motion to be made to approve the agenda with the change.

ACTION:

Mover: Commissioner Wright moved to approve the agenda with the added closed session.

Seconder: Commissioner Sliwinski

Vote: Motion carried 4-0

Presentations

1.1 Proclamation Celebrating the 100th Birthday of Mary M. Williams

2. Discussion of Monthly Financial Report

2.1 Discussion of September Financial Summaries

Monthly Financial Report Received.

Mayor Jones asked if there were any questions or comments. No questions were heard.

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1 Draft Agenda for BOC Regular Meeting November 18, 2025

Mayor Jones asked if there were any questions or comments. No questions were heard.

4. Other Business

4.1 Public Hearing of LEGISLATIVE CASE RZ-24-07, Star Road Condos, a rezoning filed by SJP Raleigh-Durham LLC to rezone 14.12 acres located at 0 Star Road, being Wake County Tax PIN 1739659784 from Highway Business (HB) to General Residential 10-Conditional District (GR10-CD).

Development Services Manager Patrick Reidy gave an update as the item was continued from the September agenda due to a requested study conducted on the backage road. Mr. Reidy advised that WSP analyzed if the CTP backage road is needed. The analysis determined that the backage road is not needed and a recommendation will be made to remove the backage road from the next CTP update. Mr. Reidy advised the staff's recommendation to deny the rezoning remains as it is inconsistent with the Comprehensive Plan and not in the public interest.

Mayor Jones inquired if the new UDO included multifamily zoning. Mr. Reidy deferred to Planning Director Jennifer Currin. Ms. Currin advised the intent is that upper story residential use be permitted to allow for commercial use corridor/highway business zoning district to get the desired commercial use/nonresidential activity on the ground level.

Commissioner Clapsaddle inquired if any of the 108 units have been designated for senior housing or workforce housing. Mr. Reidy advised there has not been a

designation for senior housing or workforce housing of the units. Commissioner Clapsaddle inquired about disregarding the CAMPO note regarding the CTP backage road. Mr. Reidy advised it has not gone back to CAMPO/US 1 Council Planning Board and the recommendation is driven by the Town's CTP. Commissioner Clapsaddle inquired about the original building plan including an indoor firing range and whether that is still being included in the plan and distance between the range and 108 residential units. Mr. Reidy advised there have been no plans received for the permitting of that use; however, he will consult with the applicant to determine if the range is still being considered.

Mayor Jones opened the floor for public comments.

Public Comment:

Janice Davis – 1009 Lightfoot Court – Wake Forest, NC 27587

Margaret Watkins – 407 Belmellen Court – Wake Forest, NC 27587

Mayor Jones declared the public hearing closed.

Town Clerk Evelyn Wright read the comment of Commissioner Faith Cross into the record in her absence as follows:

"-The back road that is on the map behind the proposed development will be removed from the CTP
-Topography was not taken into account when that road was plotted
-Topographical changes are significant on that sight
-It is not ideal for business
-Connect to the Hawthorne at the existing road makes the most sense
-I would like to see sidewalks or multi-use paths that match between the communities.
-Newest traffic study confirm no need for that backroad.
-It will be the best and highest use of that site to build the developers proposed housing, and it matches what is directly next to it."

4.2 Consideration of LEGISLATIVE CASE RZ-24-07, Star Road Condos, a rezoning filed by SJP Raleigh-Durham LLC to rezone 14.12 acres located at 0 Star Road, being Wake County Tax PIN 1739659784 from Highway Business (HB) to General Residential 10-Conditional District (GR10-CD).

Commissioner Wright advised that this is the best use of the land and trusts the applicant will make the best use of the land.

ACTION:

Mover: Commissioner Wright moved to approve with the consistency statement.

Seconder: Commissioner Sliwinski

Vote: Motion carried 3-1

Commissioner Clapsaddle opposed the motion.

Commissioner Clapsaddle advised that Commissioner Cross made good points regarding the backage road. Commissioner Clapsaddle voiced agreement with the citizen's comment regarding inconsistent TIAs and has concerns about the ramification of cost, the lack of designation for senior and workforce housing, and compliance with the Town's infrastructure.

5. Commissioner Reports

5.1 Commissioner Wright congratulated the candidates for their hard-fought victories during the election. Commissioner Wright commended the Tri-Area Ministry Food Pantry for their contribution to the community as they had a line for blocks in response to the suspension of SNAP benefits. Commissioner Wright acknowledged citizens for their donations, including Jean Scott Nelson for her husband's 57th B-Day donation to the pantry. Commissioner Wright encouraged all who can to donate to the Tri-Area Ministry Food Pantry. Mayor Jones advised that 200 citizens were served at Hope House on Monday night.

Commissioner Shackleford advised no report.

Commissioner Clapsaddle extended appreciation to the staff for all that they do. Commissioner Clapsaddle advised of all the great upcoming community events that staff members have volunteered their time to: Wake Forest Cares Holiday Kick-off, "Shop with a Cop," Calls with Santa, and turkey giveaways.

Commissioner Sliwinski advised he attended the Seminary Preservation Workshop at Olive Branch Church and expressed appreciation for the grant received as the ground penetrating radar uncovered over 200 potential unmarked grave sites. Commissioner Sliwinski advised, after discussing with Michele Michael, Senior Planner- Historic Preservation, the information will be used to assist the church with their records and identify the remains. Commissioner Sliwinski advised he attended the Diwali

Celebration and it was amazing. Commissioner Sliwinski advised there was a group of young ladies from UNC Chapel Hill at the celebration collecting donations for women undergoing chemotherapy treatment. Commissioner Sliwinski advised that Wake Forest Cares on November 16th is a fantastic event and invited everyone to attend. Commissioner Sliwinski advised he provided a packet to the Board regarding the delegation trip with Wake Forest Area Chamber to Washington D.C. Commissioner Sliwinski advised he had discussions with Senator Budd's staff and Senator Tillis and Representative Knott's staff that proved to be productive. Commissioner Sliwinski advised they were also able to speak with the Transportation and Infrastructure Committee and was able to further Wake Forest's cause but also regionally making note of the delay of Capital Boulevard and what further delays would mean to the region. Commissioner Sliwinski presented the Board with a draft resolution in support of a letter to the federal delegation in support of continued efforts to ensure US-1 is built by North Carolina's Department of Transportation (DOT). Commissioner Sliwinski conferred with Town Attorney Nathan McKinney if there can be a vote. Mr. McKinney advised that a motion needs to be made to add the action to the agenda.

ACTION:

Mover: Commissioner Sliwinski moved to have a vote to pass the resolution.

Seconder: Commissioner Wright

Vote: Motion carried 4-0

ACTION:

Mover: Commissioner Sliwinski moved to approve the resolution of support for Capital Boulevard to become a statewide priority.

Seconder: Commissioner Wright

Vote: Motion carried 4-0

Mayor Jones advised she attended the Diwali Celebration and it was a wonderful event. Mayor Jones advised she attended the JROTC Activation Ceremony and during the review of the troops the Charlie Company presented her with a beautiful bracelet that has "C Co." on it for the Charlie Company. Mayor Jones advised she attended the Occoneechee Council of Friends of Scouting Celebration at the Raleigh Convention Center and extended appreciation to Jim Crawford for the work he does with the scouts in the area. Mayor Jones was honored to be invited to the celebration. Mayor Jones advised she attended the Business Advisory Reception at Envision Science Academy where they have great opportunities for students. Also, Mayor Jones advised she visited

the Endeavor Charter School, which does a great job teaching the students, and she met with the second-grade students. Mayor Jones advised the Scouts visited Town Hall and she gave the group a tour of her office. Mayor Jones advised CAMPO/Triangle West MPO had a joint meeting to discuss the MTP Planning process and she received an email that the public comments section of the Long Range MTP is now open. Mayor Jones advised the Plan is called "Destination 2055" and the two MPOs are working together to develop the plan. The public comments section is open until November 18th. Mayor Jones advised the draft plan is posted and encourage all to go to destination2055@publicinput.com to provide feedback. Mayor Jones advised she had a meeting with Wake County Commissioner Sophia Jackson as she is interested in learning about all of the communities in Wake County. Mayor Jones advised the Comic Book Toy Expo was well attended and an enjoyable event. Mayor Jones advised she and Commissioner Sliwinski enjoyed attending the Cimarron Neighborhood Costume Contest where they were judges. Mayor Jones also attended the Costume Parade at Heritage High School and had a great time. Mayor Jones advised she attended the B.W. Wells Annual Meeting, which continues to lobby the Wake County Commissioners to take over the park as a County Park to make it more accessible. Mayor Jones encouraged anyone that hears about it to consider supporting the effort. Also, Mayor Jones advised a bench was dedicated to former Mayor Jimmy Ray. Mayor Jones advised she attended a GoTriangle Special Board meeting last week and advised WRX, a GoTriangle bus, will change the schedule on November 9th to all day hourly service with additional stops. Mayor Jones advised she and Commissioner Cross had a meeting with members from WFCAA to address complaints received called "The Mayor's Roundtable." They will continue to meet to discuss survey feedback. Mayor Jones advised all enjoyed having the Moldovan Delegation visit at Town Hall. Mayor Jones advised she received letters of appreciation and an interest to form a partnership with the Town from one Moldovan Delegate, Mayor Nicolai.

ACTION:

Mover: Commissioner Wright moved to go into closed session with N.C.G.S 143-318.11 Article 3 and N.C.G.S. 143-318.11 Article 5.

Seconder: Commissioner Sliwinski

Vote: Motion carried 4-0 at 6:34 p.m.

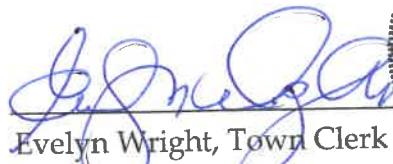
Reconvened at 6:50 p.m.

6. Adjournment

The Board of Commissioners adjourned the meeting at 6:51 p.m.

Duly approved in open session this 16th day of December 2025.

(ATTEST)


Evelyn Wright, Town Clerk




Vivian A. Jones

Vivian A. Jones, Mayor

