

# Glen Royall Mill Village Rezoning and Text Amendment

Neighborhood Meeting October 22, 2020

PRESENTED BY

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# OVERVIEW

- Background
- National Register Historic District
- Proposed Rezoning
- Proposed Text Amendment and Overlay District
- Next Steps
- Questions



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*Glen Royal Baptist Church and Wake Forest Church of God  
have historically served the Mill Village Community*

# BACKGROUND

- Desire of residents and the Town to preserve and protect the special character of the Glen Royall Mill Village
- Staff received emails and calls regarding construction in Mill Village
- Conducted survey and informational meeting in July 2019
  - 30% response rate
  - Interest in preservation options
- Performed research on zoning and overlay options
- Second mailing and public information meeting in July 2020



*Brick Street is indicative of the quintessential mill village streetscape*



# NATIONAL REGISTER OF HISTORIC PLACES

- Glen Royall Mill Village was listed in the National Register of Historic Places in 1999
- One of the most intact mill villages in Wake County
- Limited Protection for Federal Projects (like DOT)
- Demolition of Historic Structures Ordinance
- Eligible for Federal and State Tax Credits



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# FINDINGS

- The setbacks, porch locations, and height are uniform in the Mill Village and contribute to the cohesive streetscape and character.
- Proposed rezoning
- Proposed text amendment



# PROPOSED REZONING

- Classification assigned to land regulating what is built and how it is built.
- Districts typically cover multiple properties with similar uses and development characteristics.
- Ordinances regulate what uses are allowed and how the land is developed— setbacks, height, density, buffers, etc.



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*This Pyramidal Cottage and Triple-A Cottage share a similar height and setback that add a layer of cohesiveness to the streetscape*

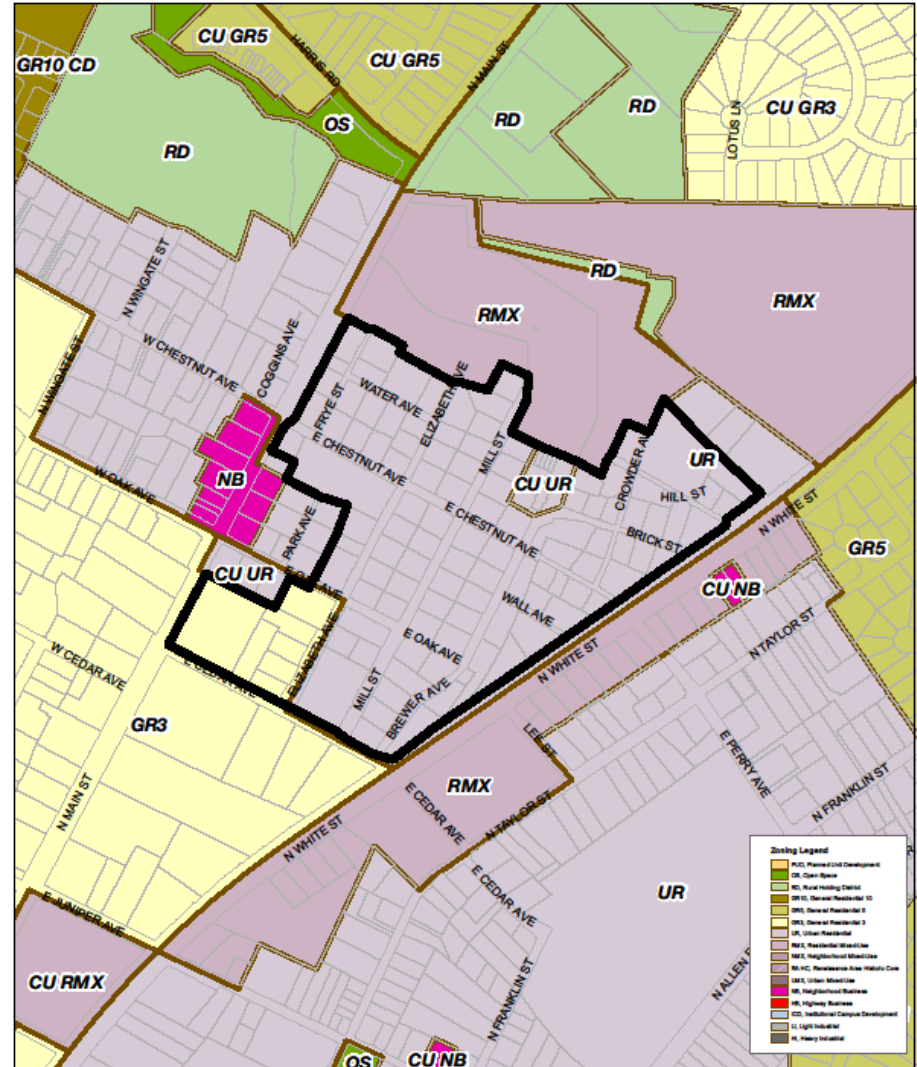
# PROPOSED REZONING

- Current zoning: **Mostly UR, Urban Residential** and GR3, General Residential 3
- Urban Residential: Permits most residential (single-family, townhouses, multi-family) and civic uses
- General Residential 3: Uses limited to mostly single-family residential and civic uses
  - Density, lot size, lot width
  - Setbacks, parking



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## Glen Royal Mill Village Historic District



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding data displayed here, contact the Wake Forest Planning Department at 919-455-6510.

Glen Royal Mill Village Historic District (NR) Property

Not to Scale





# PROPOSED OVERLAY DISTRICT

- Map amendment to establish a character overlay district
- A planning tool
- Creates a zoning district to establish different or stricter standards in addition to the those of the existing zoning
- Used in Wake Forest to preserve local historic properties, regulate highway development, and protect watershed areas.

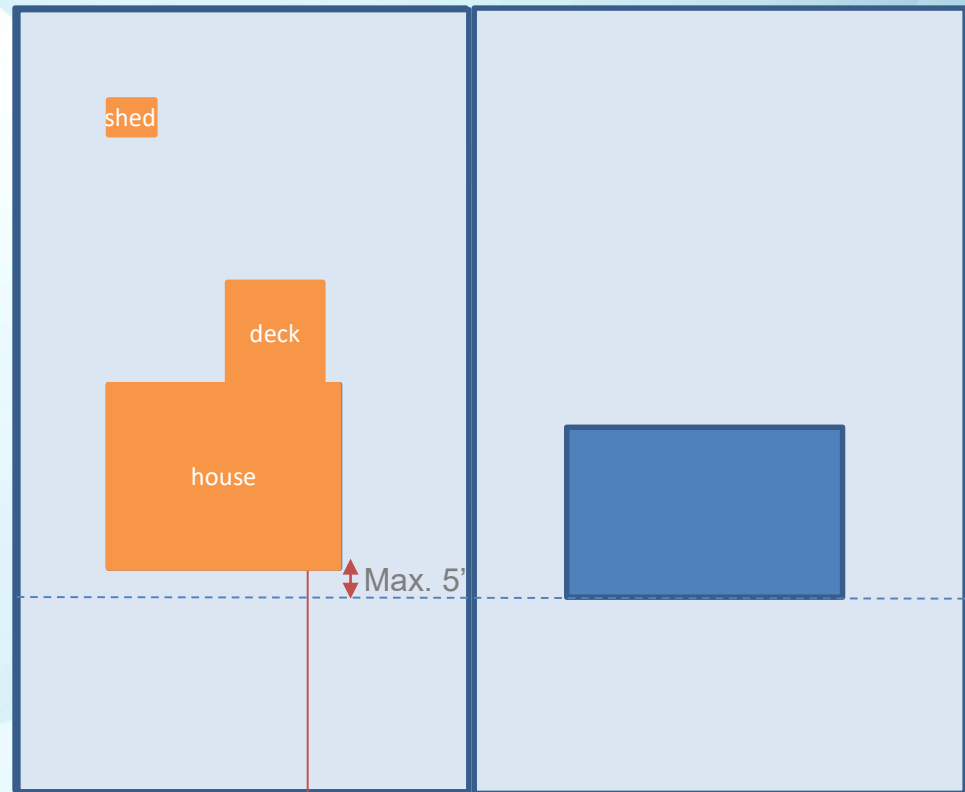


*The mill village houses were built as duplexes illustrated by the two front doors shown here.*



# PROPOSED OVERLAY DISTRICT - DIMENSIONS

- Lot Area
  - Min. 6,500 SF
  - Max. 20,000 SF  
(residential) 2 acres  
(non-residential)
- Front Setback
  - $\pm$  5 ft. neighboring  
within 300 ft.
- Building Coverage
  - Max. 25%



# PROPOSED OVERLAY DISTRICT – HEIGHT & SIZE

- Max. one story or average height within 300’
- Accessory structures: max. 80% of principal structure height
- Additions
  - Cannot increase or exceed height of the primary structure
  - Cannot exceed floor area by more than 100%



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*Example of insensitive addition, height should not exceed the primary building*



*Example of insensitive addition, addition is larger than historic house*

# PROPOSED CHARACTER PRESERVATION OVERLAY - DESIGN

- Porches
  - Not enclosed or screened
  - Included for new development
  - Symmetrical and min. 50% of front width
- Roof type
  - Side-gable, pyramidal, Triple-A gable, gable-front
- Building materials
  - Wood or fiber cement material
  - Shingle or horizontal board style
- Foundation
  - Brick, min. finished floor elevation
- Utilities
  - Located to rear or side of house, screened



*Triple-A Houses, Glen Royall  
Mill Village*

# NEXT STEPS

Joint Planning Commission & Board of Commissioners  
Public Hearing

**Tuesday, November 3, 2020 at 7:30pm**

ZOOM | Phone | In-person | Online Comment

Board of Commissioners Meeting

**Tuesday, November 17, 2020 at 7pm**



# QUESTIONS?



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