



TOWN of WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

July 1, 2020

Dear Glen Royall Mill Village Resident and/or Property Owner:

Thank you for your patience as Town Staff has researched potential options for additional protection to preserve the character of the Glen Royall Mill Village. As a reminder of why we are doing this: Town staff received a number of emails and phone calls regarding new construction in the Mill Village. In response, we sent out a survey to over 100 property owners with the following questions and received over 30 responses:

SURVEY RESULTS				
1. Are you concerned about the preservation of your neighborhood?	<u>Yes</u>	22	<u>No</u>	6
2. Would you be interested in a public information meeting to learn about becoming a local historic district?	<u>Yes</u>	25	<u>No</u>	7
3. Are you aware of the historic tax credit program for National Register properties?	<u>Yes</u>	14	<u>No</u>	19
4. Would you be interested in learning more about the historic tax credit program?	<u>Yes</u>	19	<u>No</u>	2
5. Is there anything else you would like to add or questions you would like answered? <i>Various detailed responses.</i>	<u>Yes</u>	15	<u>No</u>	16

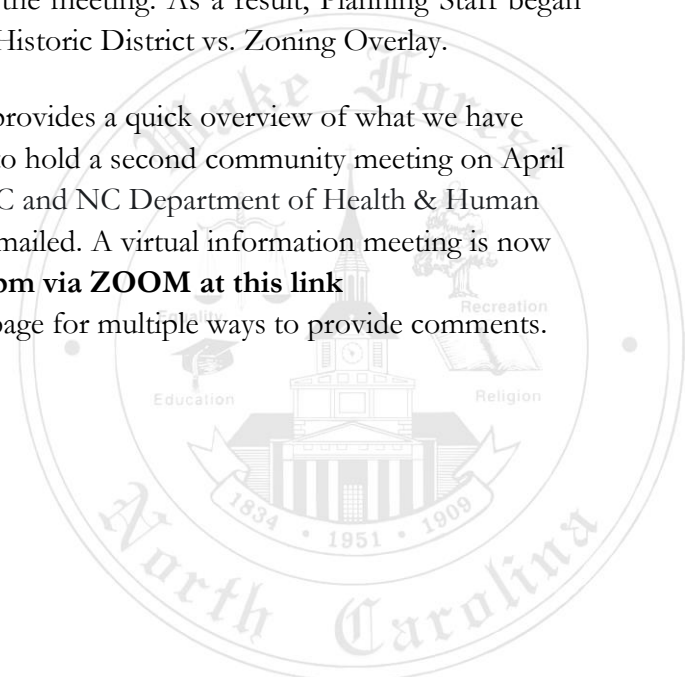
The Town of Wake Forest and the Historic Preservation Commission held an informational meeting for the Mill Village on June 13, 2019. The meeting focused on the difference between local historic district designation and a National Register Historic District, as well as responding to residents' questions and concerns. There were approximately 30 citizens present at the meeting. As a result, Planning Staff began researching different levels of protection specifically, Local Historic District vs. Zoning Overlay.

The information included on the second page of this letter provides a quick overview of what we have been working on since the meeting last June. We intended to hold a second community meeting on April 2. However, due to COVID-19 and guidance from the CDC and NC Department of Health & Human Services, that meeting was cancelled before the letters were mailed. A virtual information meeting is now planned for **Tuesday, July 28, 2020 from 7:00pm to 9:00 pm via ZOOM at this link** <https://zoom.us/j/94409336422>. Please see the back of this page for multiple ways to provide comments.

Sincerely,

Michelle Michael

Michelle Michael
Senior Planner, Historic Preservation
Town of Wake Forest
mmichael@wakeforestnc.gov



How to Participate in the Meeting

What? Mill Village Virtual Information Meeting

When? Tuesday, July 28, 2020 from 7:00pm to 9:00 pm

Where? via ZOOM at this link <https://zoom.us/j/94409336422> **Webinar ID:** 944 0933 6422

Or iPhone one-tap: US: +19292056099,,94409336422# or +13017158592,,94409336422#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 International numbers available: <https://zoom.us/u/aeJfrcujMo>

Other ways to ask questions or raise concerns:

1) Email or call a staff person in the Planning Department

Jennifer Currin, Assistant Planning Director – jcurrin@wakeforestnc.gov or 435-9517

Michelle Michael, Historic Preservation – mmichael@wakeforestnc.gov or 435-9516

Kari Grace, Senior Planner – kgrace@wakeforestnc.gov or 435-9511

Patrick Reidy, Senior Planner – preidy@wakeforestnc.gov or 435-9515

2) Complete an online form at <https://www.surveymonkey.com/r/2020MillVillageSurvey>

3) Complete the comment form below and return it in the self-addressed stamped envelope

Please cut along the dotted line and return the completed questionnaire in the enclosed envelope

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Mill Village Meeting Comment form

Planning staff is seeking input in a variety of ways including participation in a virtual information meeting, online comments or by completing this form and returning it in the enclosed self-addressed envelope. Attach additional sheets if needed. THANK YOU!

1. **What is your main concern regarding the preservation of the Mill village? (e.g. New construction, additions, yards, neighborhood character, etc.)**

2. **What is your main concern regarding additional regulations to preserve the mill village?**

3. **What else would you like for us to know regarding the Mill Village and its preservation?**

4. **Your name and contact information:**

Protecting the Character of the Glen Royall Mill Village

The Town is considering potential options to protect the character and integrity of the Mill Village. The following information is an overview of the planning process and options that have been considered.

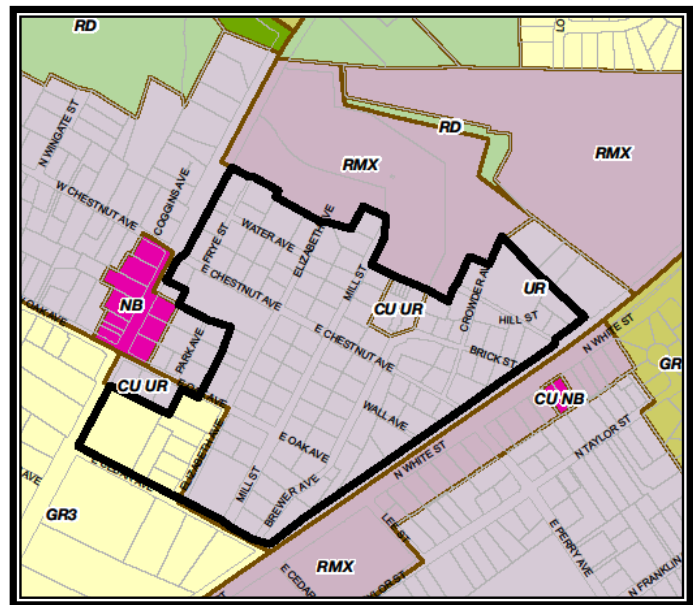
BACKGROUND

Planning staff studied the features which make the Mill Village unique and of special character. This includes lot size, building size, architectural features (porches/entranceways, roofs), building materials, setbacks, driveways, and fences. We determined averages and typical lot designs and have researched options to most effectively protect those special features.

THE BASICS

An important factor in all the options we are considering is ZONING. Zoning is a classification given to each property in the Town of Wake Forest that designates what can be built on a specific piece of land and how it can be built. Zoning is the tool used by the Town to create certain patterns of development and protect existing uses.

The picture to the right is a portion of the Town of Wake Forest's Zoning Map. The Mill Village is primarily zoned UR, Urban Residential and is shown in light purple with a black border. A small area of GR3, General Residential 3, shown in yellow, is located at the corner of Cedar and Main Streets and is also within the Mill Village.



Glen Royall Mill Village, Wake Forest Zoning Map

OVERLAY ZONING

Overlay zoning is a tool that layers different regulations over the base zoning district. This is done primarily in areas of special interest, such as historic districts or natural areas. The regulations in the overlay may be stricter or more relaxed depending on the specific need(s) of the area.

What is Regulated?

BASE ZONING

UR / GR3

- Minimum Lot Size
- Setbacks
- Parking
- Building Height
- Use

OVERLAY ZONING

In Addition to Base Zoning

- Maximum Lot Size
- Building Coverage
- Additions
- Accessory Structures
- Architectural Features

PUTTING IT TOGETHER

Utilizing the correct tools to protect and preserve the Mill Village is an essential and continuous process. The Planning staff recommended methods may include one or more of the following:

- Rezoning
- Creation of an Overlay Zoning District
- Creation of a Local Historic District

It is important to realize that these options are simply under consideration and public input into this process is a critical step to implementation.

ADDITIONAL INFORMATION

Visit the Town of Wake Forest web site at www.wakeforestnc.gov and search “Mill Village”, call or email Michelle Michael, Senior Planner for Historic Preservation at 919-435-9516, mmichael@wakeforestnc.gov.

PROVIDE FEEDBACK

Please provide your comments and suggestions by:

Joining us via ZOOM on July 28, 2020 at 7:00 pm at this link <https://zoom.us/j/94409336422> **Webinar ID: 944 0933 6422**

Or iPhone one-tap: US: +19292056099,,94409336422# or +13017158592,,94409336422#

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Or Complete an online form at <https://www.surveymonkey.com/r/2020MillVillageSurvey>

Or Complete the comment form on the back of the cover letter and return it in the self-addressed stamped envelope.

Thank you for your time and consideration!