

Ligon Park

How did it get approved?

BOC Meeting
March 21, 2023
Item 4C

**Were nearby residents advised of a 10 lot subdivision?
I ask because nobody showed up to speak; neither for nor against.
This only looked like simple annexation of 3 lots zoned residential.**

4.C. Public hearing on and consideration of a petition requesting contiguous annexation submitted by Site Investments, LLC for property associated with Ligon Park Subdivision located at 0 Ligon Mill Road, 9606 Ligon Mill Road, 9602 Ligon Mill Road, and 9604 Ligon Mill Road being Wake County PINs 1739-86-8083, 1739-85-7729, 1739-85-8765 and 1739-85-9634 being approximately 7.093 acres.

[032123 BOC Agenda Summary AN-22-09.pdf](#)

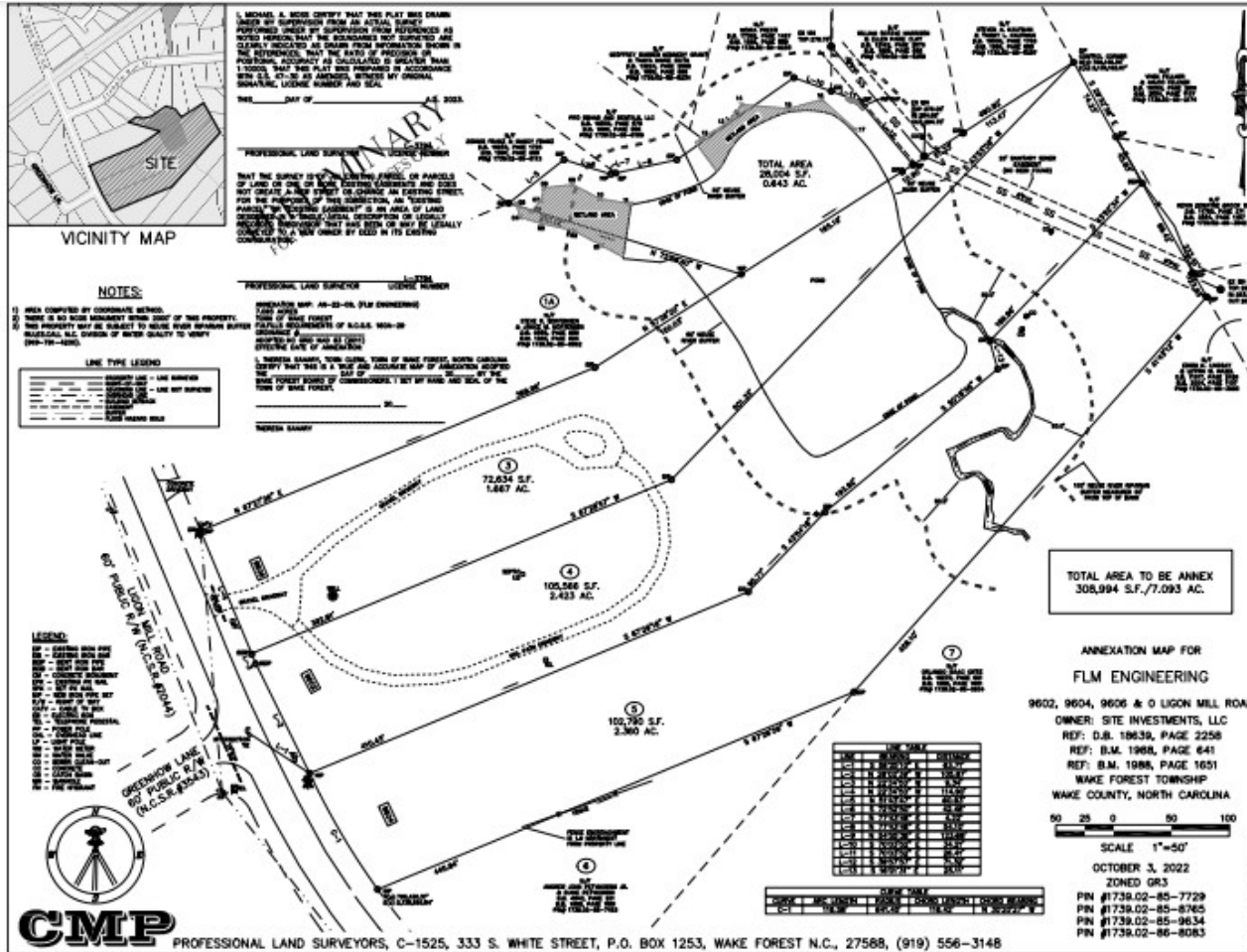
[Attachment A Legal Description AN-22-09.pdf](#)

[Attachment B Annexation Map AN-22-09.pdf](#)

[Attachment C Contiguous Annexation Petition AN-22-09.pdf](#)

[DRAFT ORDINANCE AN-22-09.docx](#)

Map on March 21, 2023



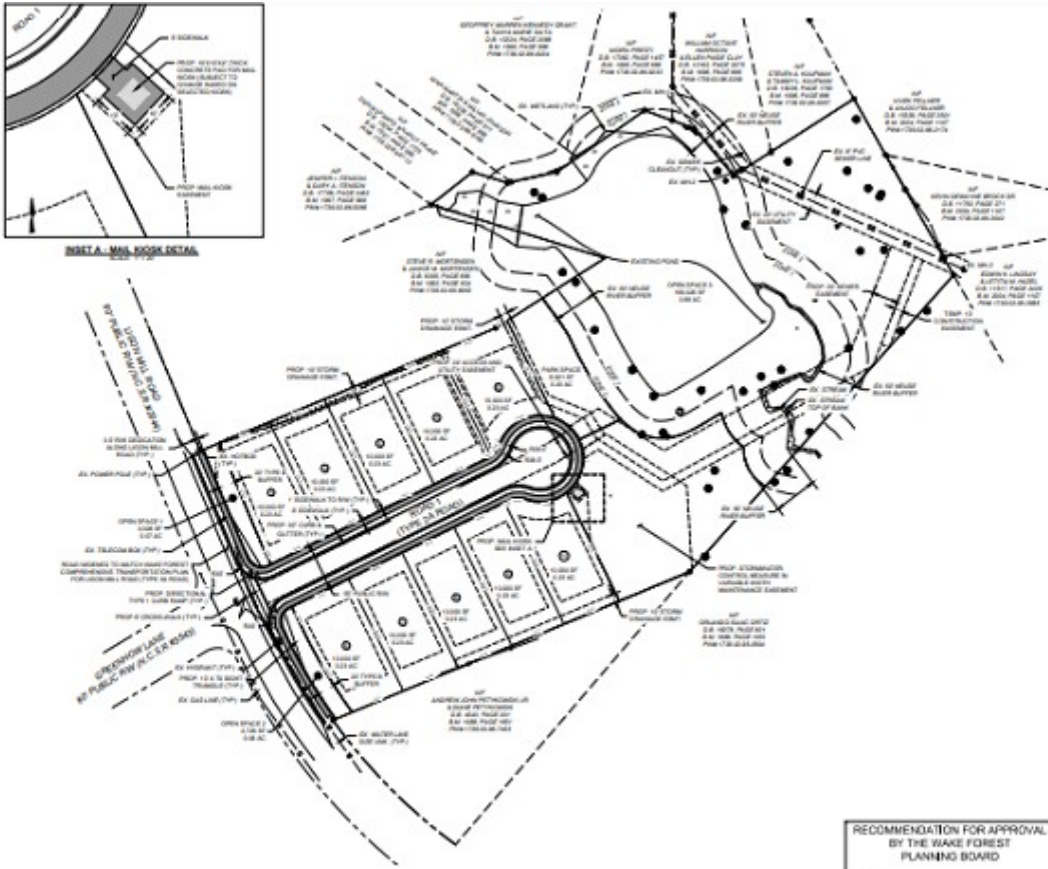
Master Plan found on TOWF Development Map

SUMMARY INFORMATION

DEVELOPMENT NAME: UJON PARK SUBDIVISION
 PROJECT ADDRESS: 888 UJON PARK DRIVE
 CITY: WAKE FOREST, NC 27707
 COUNTY: WAKE COUNTY, NC
 ZONING: R-100 (RESIDENTIAL SINGLE-FAMILY)
 PROJECT AREA: 11.5 AC
 TOTAL AREA: 11.5 AC
 PROPOSED LOTS: 10
 PROPOSED LOTS PER ACRE: 0.87

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY
- EX. CHANGELINE
- EX. DRIVEWAY
- EX. DRIVEWAY BUFFER
- EX. FENCE
- EX. WALKWAY
- EX. SIDEWALK
- EX. TRAIL
- EX. HETTING
- EX. SIGNAGE
- EX. TREE
- PROF. RIGHT-OF-WAY
- PROF. LOT LINE
- PROF. SUBMITTAL
- PROF. METEOROLOGICAL
- EX. 10' BUFFER
- EX. 20' BUFFER
- EX. 30' BUFFER
- EX. 40' BUFFER
- EX. 50' BUFFER
- EX. 60' BUFFER
- EX. 70' BUFFER
- EX. 80' BUFFER
- EX. 90' BUFFER
- EX. 100' BUFFER
- EX. 120' BUFFER
- EX. 150' BUFFER
- EX. 200' BUFFER
- EX. 250' BUFFER
- EX. 300' BUFFER
- EX. 400' BUFFER
- EX. 500' BUFFER
- EX. 600' BUFFER
- EX. 700' BUFFER
- EX. 800' BUFFER
- EX. 900' BUFFER
- EX. 1000' BUFFER



FLM ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 EX. NO. 123456789

PRELIMINARY PLANS
 SHEET NO. C-3 OF 3

MASTER PLANS
 UJON PARK SUBDIVISION
 888 UJON MILL ROAD WAKE FOREST, NC 27707

SITE INVESTMENTS, LLC

DATE	11/12/2021
BY	123456789
CHECKED BY	123456789
APPROVED BY	123456789
DATE	11/12/2021

SITE PLAN

C-3
 SHEET 1 OF 3

THIS MAP WAS NOT INCLUDED MARCH 21, 2023

This Site Plan Map is dated 11/12/2021 !



RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE

- NOTES**
- ALL DIMENSIONS TO BE CONTRACTED IN ACCORDANCE WITH CITY OF WAKE FOREST DEVELOPMENT REGULATIONS.
 - ALL LOTS TO HAVE CITY OF WAKE FOREST WATER AND SEWER SERVICES.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

Approved Administratively

Even the Commissioners had no idea what was going on by looking at the 3 lot annexation map

"I'm looking at the map and I have no idea what is going on at this location. "

Commissioners had to ask planning staff.

The explanation from Planning Staff

"On Ligon Rd, with the associated annexation, there is a 10 lot subdivision that's proposed for single family detached dwelling units that are permitted to be

APPROVED ADMINISTRATIVELY

under the ordinance."

That is How!

- 3 residential lots became a 10 lot subdivision
- On a bad corner of a narrow road with speeding traffic
- With nobody speaking either for or against
- To existing residents, this agenda item appeared low impact
- Even the commissioners were confused by the 3 lot map

”Approved Administratively” under the ordinance.