

# RDU: Building for the Future

Wake County Planning Board Meeting

Delia Chi, C.M., VP of Planning & Sustainability  
Raleigh-Durham Airport Authority

September 4, 2025



# Topics



- Raleigh-Durham Airport Authority
- Economic Impact and Growth
- Air Service
- Major Capital Projects
- Land Use Compatibility
- Questions and Discussion





Raleigh-Durham  
Airport Authority

# Raleigh-Durham Airport Authority



# About the Raleigh-Durham Airport Authority

Four Owing Bodies: City of Raleigh, City of Durham, Wake County, Durham County

Eight members of the Board of Directors: Two appointed from each of the owning bodies

Governmental entity that operates like a business





# Team RDU

- 425 Full-Time Employees
  - Fire Fighters, Police Officers, Attorneys, Project Managers, Environmental Specialists, Planners, Engineers, Mechanics, Heavy Equipment Operators, Electricians, Plumbers, Concession Management, Ground Transportation
- 185 Contract Positions
  - Contract out Janitorial, Baggage Handling, Landscaping, Ramp Controllers

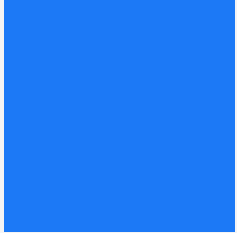







Raleigh-Durham  
Airport Authority

# Economic Impact and Growth



# RDU's Economic Impact

2025 North Carolina  
Department of Transportation  
State of Aviation Report



\$24 Billion Annual Economic Output



140,000 Jobs Supported



\$9.8 Billion in Personal Income



\$1.3 Billion in State and Local Taxes



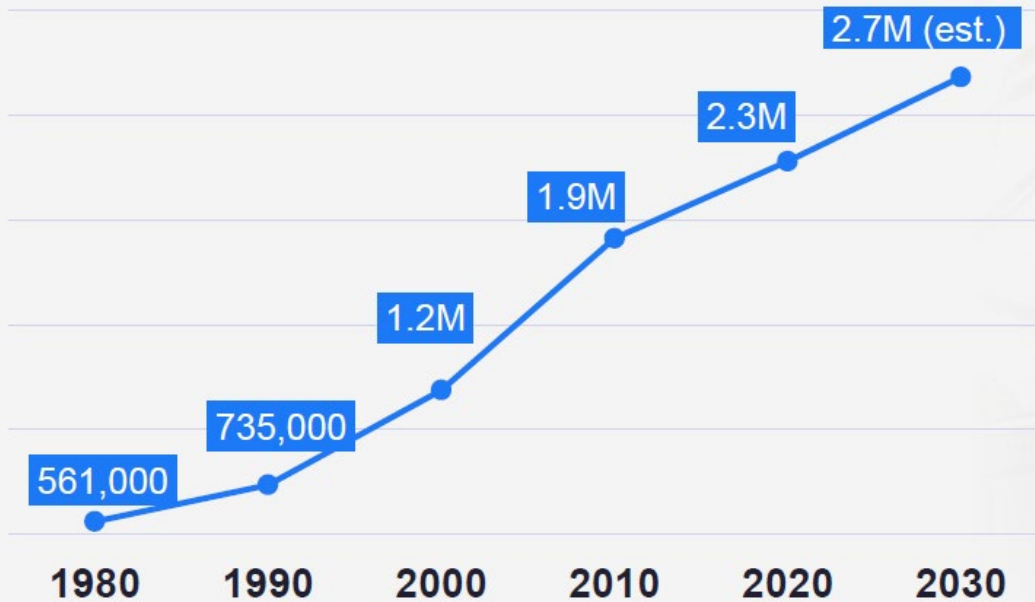
## Record-Setting Growth at RDU

- Record 15.5 million passengers in 2024
- More destinations and airlines than ever before
- 19 airline partners
- 81 nonstop destinations,  
including 14 international destinations

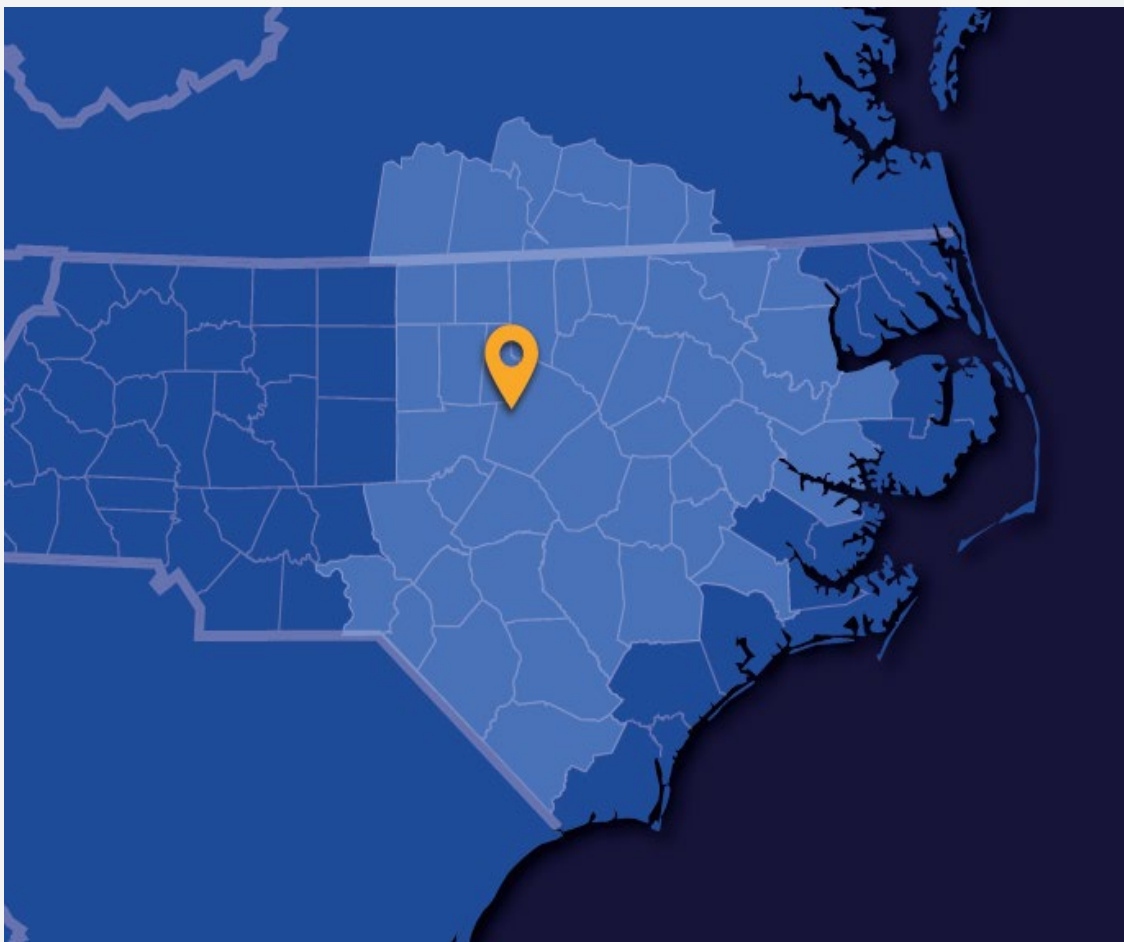


# Located in North Carolina's Growing Research Triangle Region

2M+ Residents, 7000 Companies, 700+ International Companies



## Catchment Area of 4.4 Million People



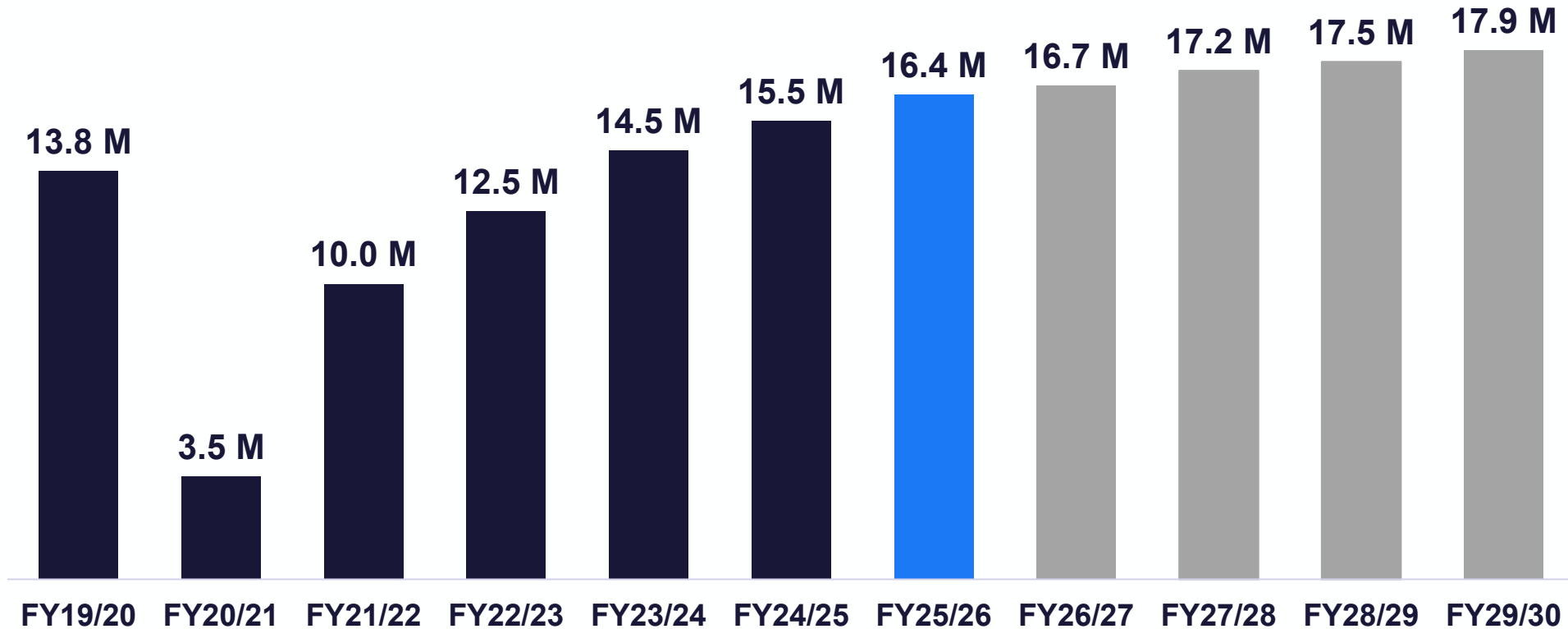


# Air Service



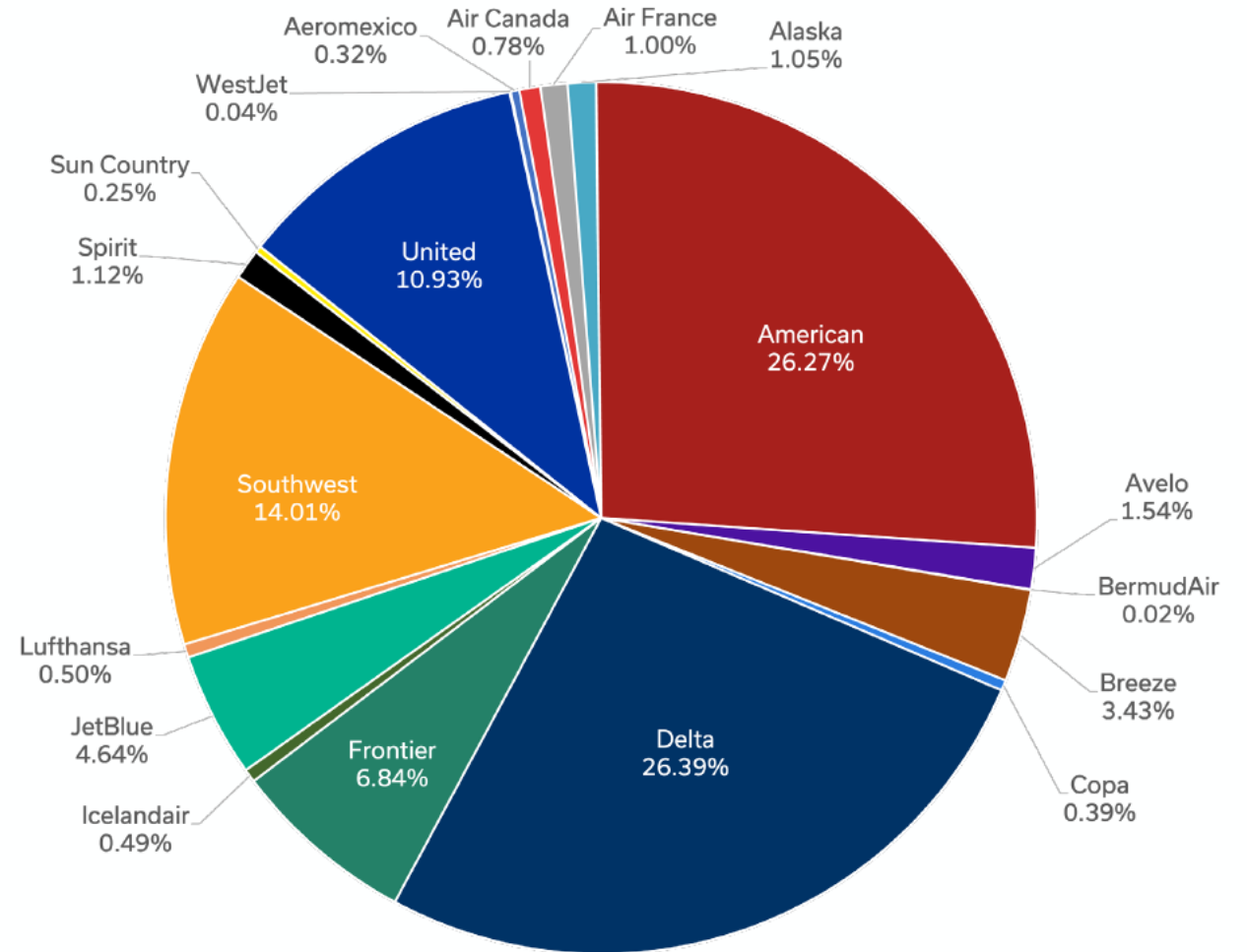


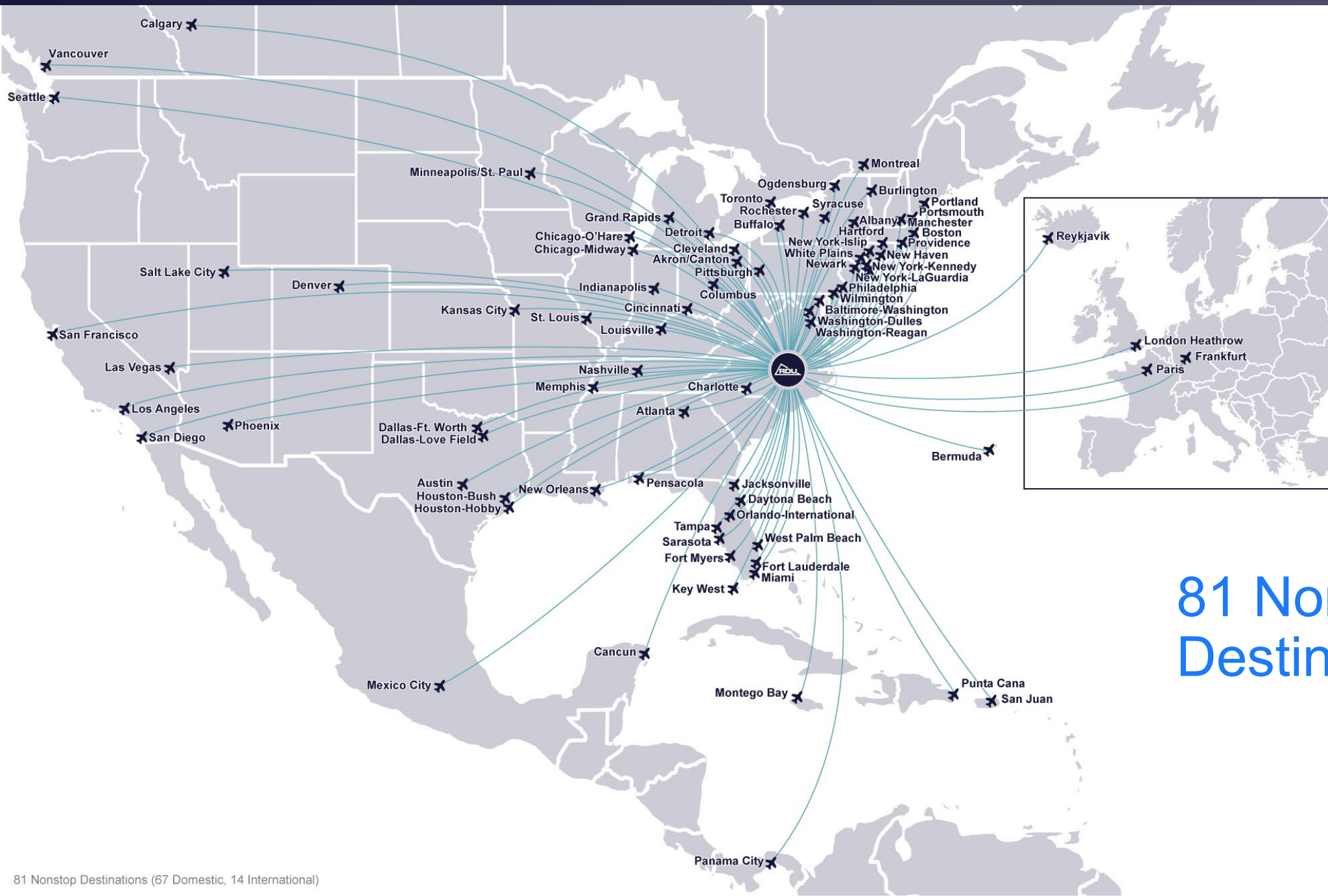
# Passenger Forecast by Fiscal Year



# Airline Market Share

As of June 2025





# 81 Nonstop Destinations



# Air Service Recruitment

- Initiating service to unserved markets and attracting new carriers
- International Focus: Central/South America, additional transatlantic service, enhanced connectivity to India





Raleigh-Durham  
Airport Authority

# ■ Major Capital Projects



## Vision 2040 Phase 1

- Four major projects planned for the next 10 years
- Total cost: \$2.5 billion
- Phase 1 does not include adding gate capacity



**New Runway**



**Terminal 2 Landside Expansion**



**John Brantley Blvd. Extension**



**Park Economy 3 Expansion**



# New Runway 5L/23R

New Primary Runway

Current Primary Runway

Relocating longest runway 537 feet northwest and converting current runway into a parallel taxiway. Expected runway completion 2029.









# Terminal 2 Landside Expansion

More Security Lanes

Bigger Ticketing Hall

Expanding the ticketing area, security checkpoint and international arrivals area, and adding a new baggage handling system. Expected completion 2031.

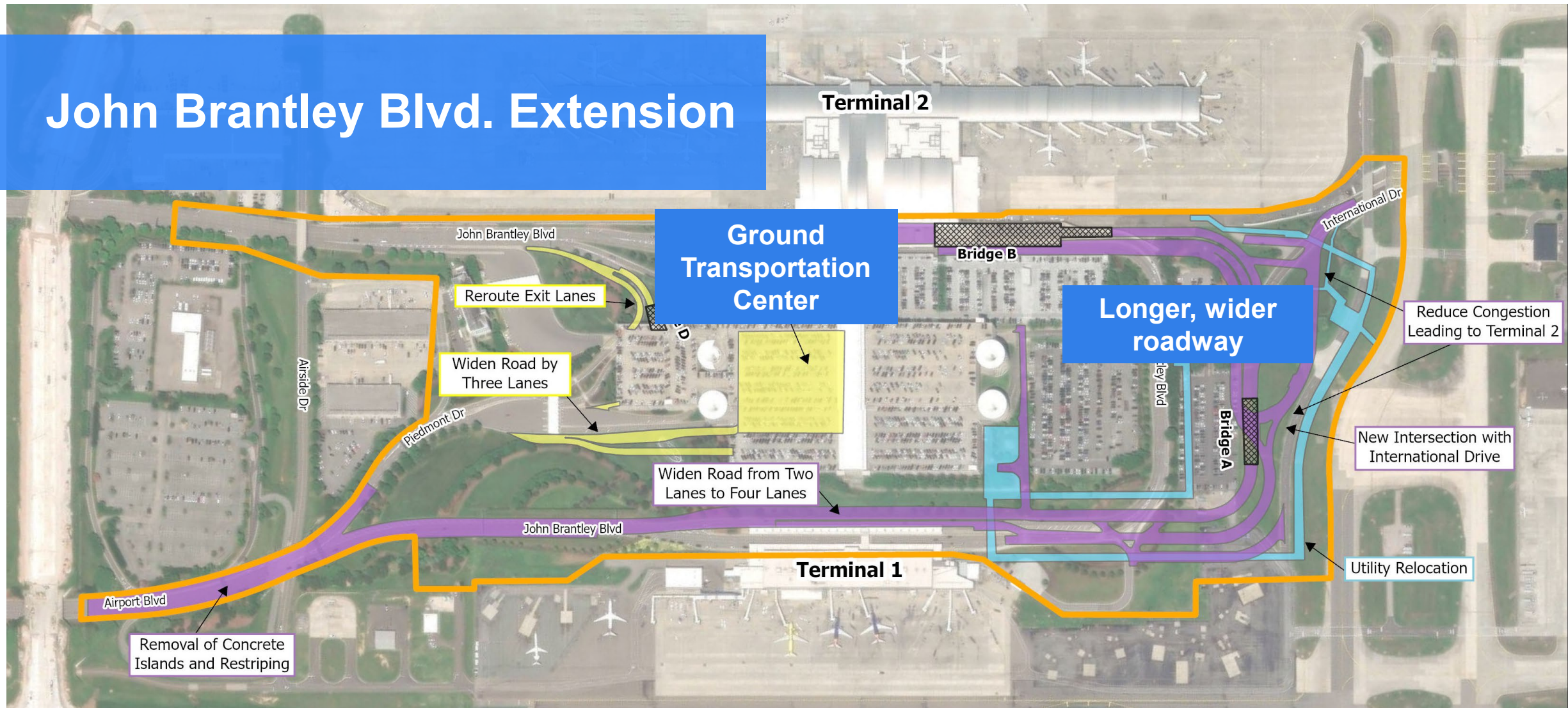








# John Brantley Blvd. Extension



Extending and widening John Brantley Blvd. with additional lanes, reconfiguring intersection with International Drive and developing a Ground Transportation Center. Expected completion 2030.



# Interim Ground Transportation Center





# Bridge A





# Bridge B





# Park Economy 3 Expansion

**Customer Amenity Building**

**7,000 More Parking Spaces**

Adding 7,000 spaces, Customer Amenity Building, covered walkways, solar panels, EV chargers.  
Expected completion spring 2026.





# Aviation Parkway / National Guard Road Interchange Improvement Project



Adding new roadway between PE3 and terminals, including bridge, roundabout, and expanded ramp to John Brantley Blvd. Currently in environmental and design.







Raleigh-Durham  
Airport Authority

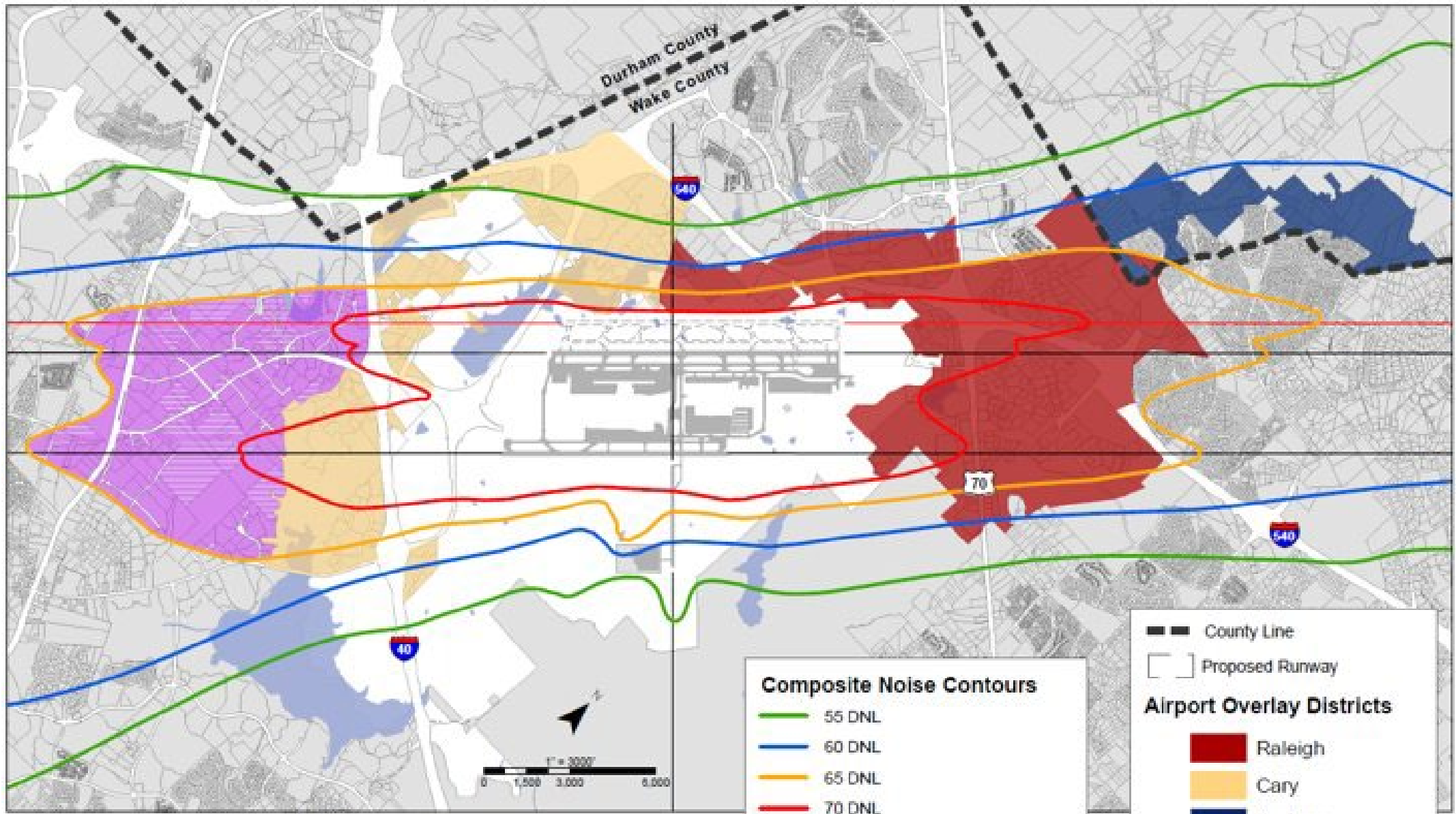
# Land Use Compatibility



# Outreach Efforts

- Meet with local government agencies
  - Provide information on RDUAA capital projects
  - Address potential topics of interest
    - Planning & sustainability
    - Regional transportation issues
    - Advanced Air Mobility
- Meet with developers on potential development
  - Building and crane heights
    - RDUAA Height Zoning Ordinance
  - Aircraft noise
  - Avigation easements & noise disclosure statements
- Meet with real estate offices on noise program





# Airport Overlay Districts with Composite Noise Contours Raleigh-Durham International Airport

Map Document: (\\RDU\GIS\Overlay\_Map\with\_65\_DNL\_642908.mxd)  
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## Composite Noise Contours

- 55 DNL
- 60 DNL
- 65 DNL
- 70 DNL

## Extended Runway Center Lines

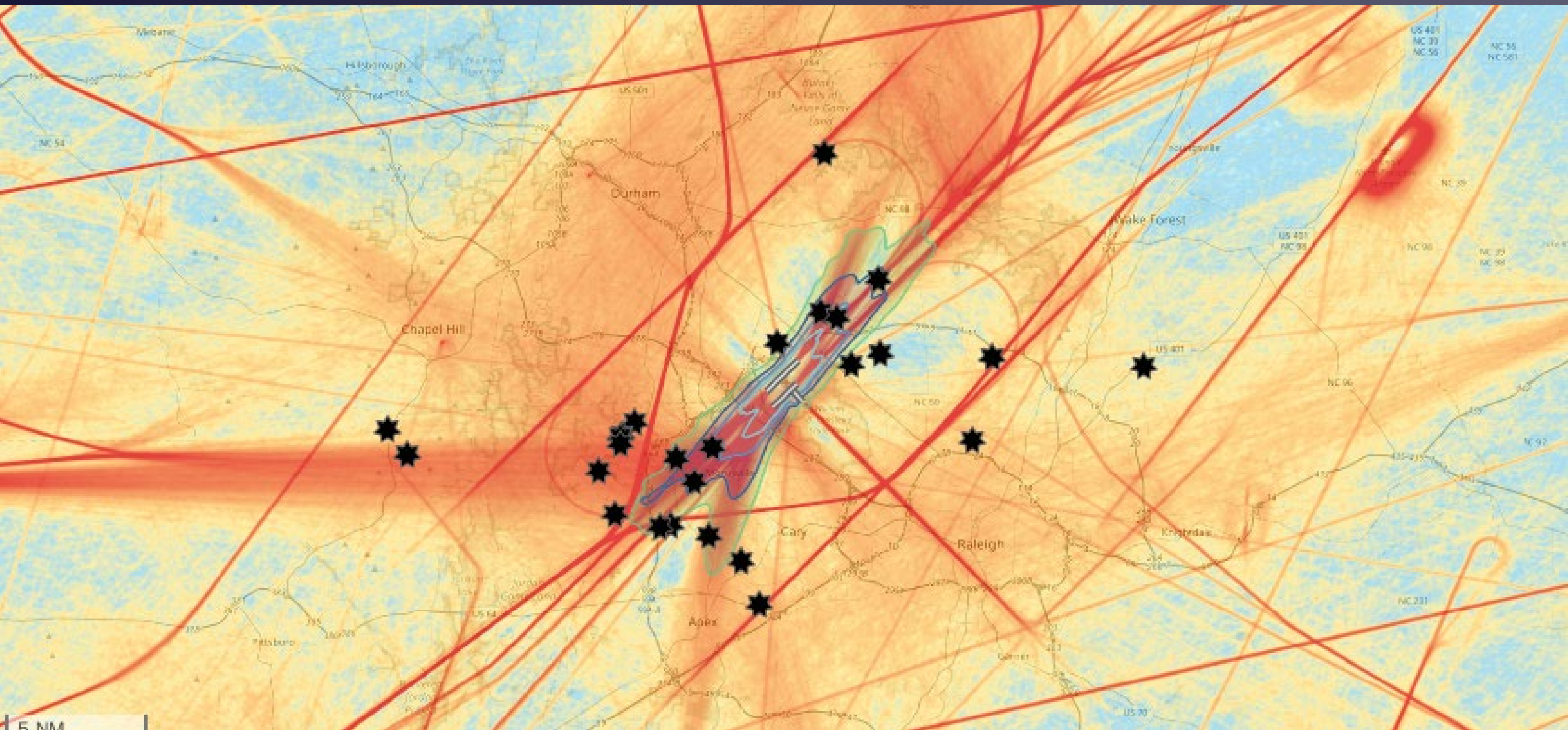
- Existing
- Future

County Line

Proposed Runway

## Airport Overlay Districts

- Raleigh
- Cary
- Durham
- Morrisville
- Wake County Parcels within Morrisville ETJ



All flights May - June 2025  
250 noise complaints





# Questions and Discussion



# Thank You!





## Planning, Development & Inspections

(Planning) ☎ 919 856 6310  
(Inspections) ☎ 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
wake.gov

### Staff Report

**To:** Wake County Planning Board  
**From:** Tim Maloney, Director  
**Subject:** Unified Development Ordinance Text Amendment OA-04-25  
**Date:** September 3, 2025

#### Request

That the Planning Board recommend approval to the Wake County Board of Commissioners the following amendments to the Wake County Unified Development Ordinance (UDO):

1. Amend Section 19-34-6 *Effect of Preliminary Plan Approval; Lapse of Approval* to extend the period for which a preliminary subdivision plan is valid from two years to three years; and clarify that only one twelve-month extension may be granted.
2. Amend Section 19-23-14 *Validity of Permit* to extend the period for which a Special Use permit is valid from two years to three years; increase the period for an extension from six months to twelve months; clarify that only one extension may be granted; and that all remaining phases of a phased development are completed within seven years.
3. Amend Section 21-11 *Definitions* to amend the definition of *Structure* and *Building* that clarifies the difference between the two. More specifically, that a building constitutes an enclosure that is more than 50% enclosed.
4. Amend Article 4 *Use Regulations* as follows:
  - a. Remove the requirement from Section 4-38 *Family Care Homes* that the owner or operator must provide documentation of the closest licensed family care home and its proximity to the proposed family care home.
  - b. Remove the following requirements from Section 4-43 *Group Homes*: 1) that the lot has a minimum land area equal to or greater than that required under the applicable zoning district; and 2) the home fronts upon a road, street, or highway that meets or exceeds minimum standards for roads established by this ordinance.
  - c. Add a new use in Section 4-66 for *Youth Care Home* to address current trends and community needs for youth care facilities.

#### Applicant

Wake County Planning Development and Inspections

## **Background/Analysis**

### *Section 19-34-6 Effect of Preliminary Plan Approval; Lapse of Approval and Section 19-23-14 Validity of Permit*

The Wake County UDO requires certain permits to be completed within a specified time frame. The reason for this is that if development related to a permit lingers indefinitely, the standards and requirements may change, rendering the development out of compliance. However, in the case of Preliminary Subdivision Plans and Special Use Permits, staff recognize that the UDO does not allow enough time given the trend that developments are bumping up against the time limitations. Therefore, staff proposes to extend the time period for executing Preliminary Subdivision Plans and Special Use Permits as follows: 1) extend the period for which a Preliminary Subdivision Plan is valid from two years to three years; and clarify that only one twelve-month extension may be granted; and 2) extend the period for which a Special Use permit is valid from two years to three years; increase the period for an extension from six months to twelve months; clarify that only one extension may be granted; and that all remaining phases of a phased development are completed within seven years.

### *Section 21-11 Definitions*

The UDO provides a definition for both “Building” and “Structure”. However, the two definitions need minor amendments regarding open air buildings/structures. For example, a carport may or may not have walls. If it does, is it a building or structure? Staff proposes to amend each definition by adding language that says a building constitutes an enclosure that is more than 50% enclosed. This aligns with the NC State Building Code, specifically pertaining to carports. Additionally, this distinction between a building and structure is important because residential lots are limited to three accessory buildings whereas the number of structures are unlimited (walls, fences, etc.).

### *Article 4 Use Regulations*

The UDO provides regulations and standards for a variety of care homes including Family Care Homes and Group Homes. These homes provide temporary or permanent care for adults that suffer from physical or mental disability, or developmental disability. Staff recognize that several permitting requirements for these uses are no longer relevant and proposed to eliminate them. The requirements proposed to be eliminated include the following:

- 1) Section 4-38 *Family Care Homes*: “the owner or operator must provide documentation of the closest licensed family care home and its proximity to the proposed family care home.” This requirement no longer needs to be codified since staff are doing the search for family care homes in the vicinity of the proposed family care home.
- 2) Section 4-43 *Group Homes*: “the lot has a minimum land area equal to or greater than that required under the applicable zoning district; and the home fronts upon a road, street, or highway that meets or exceeds minimum standards for roads established by this ordinance.” Eliminating the minimum land area allows Group Homes to be located in an Open Space subdivision where the lot size can be reduced up to 50%. The requirement regarding the home front a road that meets minimum UDO standards does not need to be codified here. This requirement is codified in other parts of the UDO and addressed through other review processes.

Lastly, staff are proposing to add a new land use, Section 4-66 *Youth Care Home*. The new use will address current trends and community needs for youth care facilities that the current care homes do not. The proposed definition of Youth Care Homes shall be as follows: “Youth Care



Homes may not be located within a half-mile radius of an existing Family Care Home, Group Home, Youth Care Home, or other such care facility. It shall be defined as a public or private health facility, establishment, or institution, however styled, where non-related individuals under the age of 18 reside to receive care under adult supervision.” When located in a residential district, establishments that house 1-6 youths will only require staff approval. Those with 7 or more youths will require a special use permit from the Board of Adjustment.

These proposed amendments do not impact any permits currently under review or any existing land use.

### **Staff Findings**

The proposed amendment:

1. Removes development requirements for care homes that are no longer relevant.
2. Provides more time and flexibility to developers/builders as it relates to the subdivision process and Special Use Permits.
3. Incorporates a new use that addresses a trend and community need for youth care facilities.
4. It is consistent with the intent and purpose of the Wake County Unified Development Ordinance.

### **Staff Recommendation**

Staff recommend that, in the matter of OA-04-25, the Planning Board finds that the adoption of these proposed text amendments are consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and are reasonable and in the public interest and hereby make a motion to recommend approval to the Wake County Board of Commissioners.

# Wake County Unified Development Ordinance Amendment OA-04-25

**Tim Maloney, Planning Development & Inspections**

September 3, 2025



@wakegov    

wake.gov



# Purpose/Overview

1. To extend the validity of Preliminary Subdivision Plans and Special Use Permits.
2. To amend the definition of *Building* and *Structure* to help differentiate between the two.
3. To amend various standards for care homes (Family Care Homes, Group Homes) and add a new use for residential Youth Care Home that aligns with current trends and community needs.

# Preliminary Subdivision Plan

A Preliminary Subdivision Plan is the first of three steps in the process to subdivide land.

## 1. Preliminary Subdivision Plan

A detailed plan for the development of a subdivision, which must be reviewed and approved before any construction can begin.

## 2. Construction Plan

Authorizes development of roads, utilities, stormwater facilities, erosion and sedimentation control devices, consistent with the preliminary plan.

## 3. Record Plat

Authorizes recording of the record plat with the Register of Deeds, an action that effectuates the creation of lots and parcels.



# Preliminary Subdivision Plan

1. Preliminary Subdivision Plans are currently valid for two years with a one-time option for one-year extension (3-years total).
2. During this period, the developer constructs the subdivision roads, stormwater devices and community utilities (water/sewer).
3. We are seeing more situations where developers are bumping up against these time limitations.
4. Staff is proposing to extend the validity from 2 years to 3 years and retain the option for a one-year extension (4-years total).

# Special Use Permit

1. A Special Use Permit is required for certain types of developments or facilities that may have specific impacts on the community.
2. Examples include a childcare center or church in a residential zone.
3. Special Use Permits require a public hearing and approval from the Board of Adjustment.



# Special Use Permit

1. Permits are currently valid for two years with an option for six-month extension (2.5-years total).
2. During this period, the applicant must obtain necessary building permits and/or proceed with due diligence and good faith to start the authorized use or development.
3. We are seeing more situations where developers are bumping up against these time limitations.
4. Staff is proposing to extend the validity from 2 years to 3 years and increase the option for a one-time extension from six months to one year (4-years total).

# Building vs Structure

Building	Structure
<ul style="list-style-type: none"><li>Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.</li></ul>	<ul style="list-style-type: none"><li>Any object anchored to the ground, constructed or installed by humankind, including signs, buildings, parking lots, garages, carports, flagpoles, stoops and utility buildings. All buildings are structures, but not all structures are buildings.</li></ul>

*Problem:*

The current definitions lack clarity on what “enclosure” means.



# Building vs Structure

## Proposed Amendment

Building	Structure
<ul style="list-style-type: none"><li>Any structure having a roof supported by columns or walls, <u>where more than 50% of the building is enclosed</u> and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.</li></ul>	<ul style="list-style-type: none"><li>Any object anchored to the ground, <u>where 50% or less of the structure is enclosed, and</u> constructed or installed by humankind, including, <u>but not limited to:</u> signs, <del>buildings,</del> parking lots, garages, carports, flagpoles, <u>patios, and</u> stoops <del>and utility buildings</del>. All buildings are structures, but not all structures are buildings.</li></ul>

# Family Care Homes

1. Remove the requirement that Family Care Home operators provide documentation of the closest licensed family care home and its proximity to the proposed family care home.



# Group Homes

1. Remove the requirement that Group Homes must have a minimum land area equal to or greater than that required under the applicable zoning district.
2. Removal of this requirement allows Groups Homes to be located in Open Space Subdivisions that have smaller lots than the designated zoning district.

# Youth Care Homes

1. The UDO currently defines/regulates several group living situations (family care home, group care facility, group home, etc.)
2. However, none specifically address homes/facilities for youth.
3. There is a growing trend for residential youth care homes/facilities.



# Youth Care Homes

## Proposed Amendment

Establish a new use called “Youth Care Homes”.

*Youth care homes* means a public or private health facility, establishment, or institution, however styled, where nonrelated individuals under the age of 18 reside to receive care under adult supervision.

# Youth Care Homes

## Standards

1. 1-6 youths permitted by right in all residential districts.
2. 7 or more youths requires Special Use Permit in residential districts.
3. May not be located within a one-half mile radius of an existing care home.



# Stakeholder Engagement

1. Wake County Department of Behavioral Health supports the Youth Services land use category and development standards.
2. Staff has reached out to the Homebuilders Association of Raleigh-Wake County.

# Staff Findings

1. Introduces more flexibility to the preliminary subdivision and special use permit processes.
2. Provides clarification between what is a building and what is a structure.
3. Introduces a new use for youth care homes that aligns with recent trends and community needs.
4. Removes unnecessary requirements for Group Homes and Family Care Homes.
5. The amendments are consistent with the Wake County Comprehensive Plan and the Wake County Unified Development Ordinance.



# Staff Recommendation

That the Wake County Planning Board:

1. Recommend that the Board of Commissioners adopt the statement of consistency for Ordinance Amendment 04-25 as presented;  
  
and by separate motion
2. Recommend that the Board of Commissioners adopt Ordinance Amendment 04-25 as presented.



# Public Comment

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## 19-34 Regular Subdivision—Preliminary Plan.

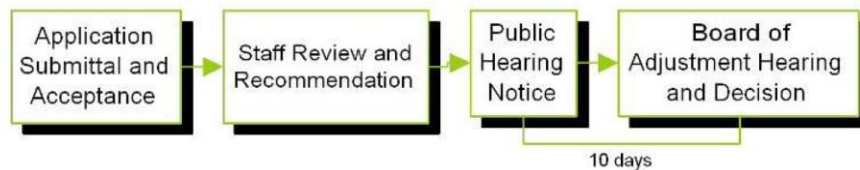
### 19-34-6 Effect of Preliminary Plan Approval; Lapse of Approval.

- (A) Approval of a preliminary plan does not authorize any development, but rather authorizes the applicant to apply for approval of construction plans and record plats for the subdivision or for an approved phase of the subdivision.
- (B) A valid, approved preliminary plan confers upon an applicant the right to have the construction plan and record plat for the subject subdivision reviewed in accordance with the standards in effect at the time of approval and insulates development of the subdivision from any subsequent changes to this ordinance or other county regulations incorporated by provisions of this ordinance.
- (C) Within ~~two~~three years of the date of preliminary plan approval, applications for construction plan and record plat approval must be submitted and recorded for the entire subdivision or the first phase of a phased subdivision. Construction plans and record plats must be submitted and approved for all remaining phases of a phased subdivision within seven years of the date of preliminary plan approval.
- (D) On request by the applicant or owner of the parcel proposed to be subdivided, the Planning Director may grant an extension up to twelve months extend the date on which of the preliminary plan approval ~~would otherwise expire by up to 12 months~~ if the Planning Director determines that:
  - (1) The preliminary plan approval has not yet expired;
  - (2) The applicant or owner of the parcel proposed to be subdivided has proceeded with due diligence and good faith to prepare a construction plan and record plat for the subdivision, or approved phases thereof; and
  - (3) Conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare.

(4) No previous extension of approval has been granted on the preliminary plan approval.
- (E) Preliminary plan approval will lapse and become void if complete applications for both construction plan approval and the recordation of the record plat approval for the subdivision have not been submitted to the Planning Director within the time period required by this subsection (19-34-6). If applications for construction plan approval and record plat approval are submitted for only part of the approved subdivision within the required time period, preliminary plan approval for remaining parts of the subdivision will automatically lapse and become void and applications for construction plan approval or record plat approval for development of the remaining parts of the subdivision site may be submitted only pursuant to a new preliminary plan approval granted in accordance with this section.



## 19-23 Special Use.



### 19-23-14 Validity of Permit.

- (A) **Special Use Permit Binding on Land.** A Special Use Permit runs with the land covered by the Special Use Permit and is binding on the original applicant as well as any subsequent successor, heir, or assign of the property to which it applies. Once the Special Use Permit is recorded with the Register of Deeds, no use or development other than that authorized by the Special Use Permit must be approved on that land unless the Special Use Permit is first voided or revoked in accordance with this subsection.

(B) **Time Limits and Extensions.**

(1) **Starting Time Limits.**

- (a) Approval of a Special Use permit will automatically expire within three years after the date of the Special Use Approval, and as well as any county-associated permits or approvals granted pursuant to that Special Use approval, will automatically become void, if the applicable land use and/or building permits has not been obtained and completed for the entire development or the first phase of a phased development. All remaining phases of a phased development must be completed within seven years of the approved Special Use permit approval.
- ~~(a) Approval of a Special Use Permit application, as well as any county permit or approval granted pursuant to that approval, will automatically become void if:~~
- ~~i. The approval authorizes development that requires a building permit, and the building permit is not been issued within two years after the application's approval date; or~~
- ~~ii. The approval authorizes a use or development that does not require a building permit, and such use or development is not substantially started within two years after the application's approval date.~~
- ~~(b) If the Special Use Permit has already been recorded when the approval expires, the Planning Director must record an instrument noting the voiding of the Special Use Permit in the office of Wake County Register of Deeds.~~

(2) **Extension of Starting and Completion Time Limits.**

- (a) On request by the holder of a Special Use Permit, the Planning Director may extend the date on which the Special Use Permit would otherwise expire under Sec. 19-23-14(B)(1)(a) by up to ~~six~~ twelve months on determining that:
- i. The Special Use Permit has not yet expired;
- ii. The holder of the Special Use Permit has proceeded with due diligence and good faith to start or continue the authorized use or development; and

- 
- iii. Conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed use or development with respect to the public health, safety, and general welfare.

~~iii. No previous extension of approval has been granted for the Special Use Permit.~~

~~(b) If a Special Use Permit application is approved subject to a condition specifying a time limit for completion of authorized development, the Planning Director may grant a single extension to that time limit for a period of up to 12 months, provided that:~~

~~i. The holder of the Special Use Permit requests such extension within 60 days of the completion date;~~

~~ii. The holder of the Special Use Permit has proceeded with due diligence and good faith to complete the authorized development by the completion date; and~~

~~iii. Conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed use or development with respect to the public health, safety, and general welfare.~~

**(C) Abandonment of Permit.**

- (1) On request of the holder of a Special Use Permit, the Planning Director must approve the abandonment of the Special Use Permit on determining that the starting time limit established in Sec. 19-23-14(B) has not expired, or that the use or development authorized by the Special Use Permit no longer requires a Special Use Permit.
- (2) On approving the abandonment of a Special Use Permit, the Planning Director must issue the holder of the Special Use Permit a certification of Special Use Permit abandonment. The abandonment will not become effective until the holder of the Special Use Permit records that certification in the office of the Register of Deeds.

**(D) Cessation of Use.** If the use authorized by a Special Use Permit is started, but ceases for a continuous period of 12 months, the Special Use Permit will automatically become void. The Planning Director must then record an instrument noting the voiding of the Special Use Permit in the office of Wake County Register of Deeds.

**(E) Revocation of Permit.**

- (1) In accordance with Sec. 19-42-1(E) the Planning Director may revoke a Special Use Permit for failure to comply with the requirements of this section or the terms and conditions of the Special Use Permit. The Planning Director may also revoke a Special Use Permit in response to a request by the holder of the Special Use Permit on determining that:
  - (a) The Special Use Permit is still valid and any completion time limit has not yet expired;
  - (b) The request is made in conjunction with an application for approval of development other than that authorized by the Special Use Permit; and
  - (c) The proposed design of the new development incorporates adequate consideration of the site's already-disturbed land area and previous commitments made as part of the Special Use Permit review process.
- (2) On revoking a Special Use Permit, the Planning Director must record an instrument noting the voiding of the Special Use Permit in the office of Wake County Register of Deeds.

[Amended by OA 06-13 on 3/17/2014; Amended on 9/15/2014 by OA 02-14; Amended by OA 01-18 on 7/23/2018; Amended 6/7/2021 by OA-01-21]

## Article 21. - Definitions and Measurement

### 21-11 - Definitions.

**Building** means ~~building means~~ any structure having a roof supported by columns or walls, where more than 50% of the building is enclosed and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

**Structure** means ~~structure means~~ any object anchored to the ground, where 50% or less of the structure is enclosed, and constructed or installed by humankind, including, but not limited to: signs, ~~buildings~~, parking lots, garages, carports, flagpoles, patios, and stoops ~~and utility buildings~~ (Note: All buildings are structures, but not all structures are buildings).



#### **4-38 - Family Care Homes.**

Family care homes are permitted, provided no proposed family care home will be located within a one-half mile radius of an existing family care home, group home, youth care home, or other such care facility. ~~The owner or operator must provide documentation of the closest licensed family care home and its proximity to the proposed family care home.~~

#### **4-43 - Group Homes.**

The proposed Group Home is no less than one-half mile radius from an existing group home, family care home, youth care home, or other such care facility.

~~Group homes are subject to the following standards:~~

~~4-43-1 — Each home is located on a lot which has as minimum land area equal to or greater than that required under the applicable zoning district;~~

~~4-43-2 — The home fronts upon a road, street, or highway that meets or exceeds minimum standards for roads established by this ordinance;~~

~~4-43-3 — The proposed home is no less than one-half mile radius from an existing family care home or group home.~~

#### **4-66 – Youth Care Homes.**

Youth Care Homes are permitted, provided no proposed youth care home will be located within a one-half mile radius of an existing family care home, group home, youth care home, or other such care facility.

#### **21-11 - Definitions.**

Youth care home means a public or private health facility, establishment, or institution, however styled, where nonrelated individuals under the age of 18 reside to receive care under adult supervision.

## Text Amendment OA-04-25

#### 4-11 - Use Table.

[illegible]

### **MOTION FOR CONSISTENCY (1<sup>ST</sup> MOTION)**

#### **MOTION IF TEXT AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND UDO**

In the matter of OA-04-25, I move that the Planning Board adopt and offer to the Board of Commissioners the following recommended statements finding that the proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance (UDO). The purpose of the Wake County Comprehensive Plan and the Wake County UDO, as seen in Article 1-22, is to provide a guide for the physical development of the county, preserve and enhance the overall quality of life of residents, and establish clear and efficient development review procedures. The text amendment included herein accomplishes this as described in the following statements.

1. Removes development requirements for care homes that are no longer relevant.
2. Provides more time and flexibility to developers/builders as it relates to the subdivision process and Special Use Permits.
3. Incorporates a new use that addresses a trend and community need for youth care facilities.
4. It is consistent with the intent and purpose of the Wake County Unified Development Ordinance.

### **MOTION FOR APPROVAL (2<sup>ND</sup> MOTION)**

In the matter of OA-04-25, I move that the Board finds that the adoption of this proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and hereby make a motion to recommend approval of this proposed text amendment to the Wake County Board of Commissioners.





## Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
[www.wakegov.com](http://www.wakegov.com)

**To:** Wake County Planning Board  
**From:** Betsy Pearce, Assistant Program Manager – Post Construction Stormwater  
**Subject:** Unified Development Ordinance Text Amendment OA-05-25  
**Date:** September 3, 2025

### Introduction

The proposed amendments clarify county authority, align regulations with State law, provide a consistent definition of a common measurement, and clarify where stormwater ponds may be installed. Community stakeholders were given the opportunity to provide feedback.

### Request

That the Planning Board recommend approval to the Wake County Board of Commissioners the following amendments to the Wake County UDO:

1. Amend Section 11 Part 2 *Water Supply Watershed Buffers* to consistently define a stream buffer width as measuring from the top of the stream bank and a pond buffer width as measuring from edge of the normal water level.
2. Amend Section 11-10 *Applicability of Neuse Riparian Buffer Protection Rules* to **add** text stating the County administers the Jordan Lake Buffer Rules.
3. Amend Section 10-30-2(B)(2)(b) *Financial Responsibility and Ownership* changes the residency requirement from a resident of Wake County to a resident of North Carolina.
4. Amend Section 10-42-3(B) *Notice of Civil Penalty Assessment* and 10-42-4(B) *Appeal of Civil Penalties* to correct the time to request remission of the penalty from 60 days to 30 days.

### Background/Analysis

#### Definitions

Section 11 Part 2 *Water Supply Watershed Buffers* refers to how the buffer is measured. The current County water supply buffers are measured from the centerline of the stream. State mandated riparian buffers and water supply buffers are measured at the drainageway starting at the top of bank for a stream or at the normal water level of the pond, lake, or reservoir. The proposed amendment would make the definition consistent with the State rule 15A NCAC 02B .0714 8(a).

### *Jordan Lake*

The State adopted Jordan Lake buffer rules in September 2011 and delegated authority to local governments to develop and implement programs to meet the buffer rules. Wake County staff carry out regulation of Jordan Lake buffers, including field verification and processing of requests for buffer impacts. The added text clarifies that the County administers the program by reference to the State rule 15A NCAC 02B .0267 15(b).

### *Financial Responsibility and Ownership Changes*

The purpose of 10-30-2(B)(2)(b) is to ensure there is a financially responsible party on record to receive notices of compliance or non-compliance with the erosion and sedimentation control plan. Currently, the party or designated agent must be a Wake County resident. The amendment expands the residency requirement from the county to the State of North Carolina. This change is in response to a 2024 State Audit of the county Erosion Control Program that identified the need to make the language consistent with State regulations.

### *Civil Penalty*

10-42-3(B) and 10-42-4(B) describe the process for civil penalties imposed in the event of a violation of erosion and sedimentation control regulations. The amendment changes deadlines from 60 days to 30 days in order to be consistent with State regulations.

### **Staff Findings**

1. No impact on development rights.
2. The amendments provide clear, consistent definition of common terms.
3. The changes are consistent with State Statute.
4. It is consistent with the intent and purpose of the Wake County Unified Development Ordinance.

### **Staff Recommendation**

Staff recommend that, in the matter of OA-05-25, the Planning Board recommend approval to the Board of Commissioners.

### **Attachments**

1. OA-05-25 Text Amendment
2. Motions Page
3. Presentation

# Wake County Unified Development Ordinance Amendment OA-05-25

**Betsy Pearce, Assistant Program Manager**

September 3, 2025



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# Requested amendments

The proposed amendments clarify buffer language and incorporate changes to state law.

1. Section 11 Part 2 Water Supply Watershed Buffers
2. Section 11-10 Applicability of Neuse Riparian Buffer Protection Rules
3. Section 10-30-2(B)(2)(b) Financial Responsibility and Ownership
4. Section 10-42-3(B) Notice of Civil Penalty Assessment
5. Section 10-42-4(B) Appeal of Civil Penalties



# UDO Section 11

## Environmental Standards

Part 1- Neuse Riparian Buffers

Part 2 – Water Supply Watershed Buffers

# Purpose

1. To clarify that the County administers the Jordan Lake Buffer rules in addition to the Neuse Buffer rules.
2. To amend the definition of buffer to be consistent throughout the UDO and with the State definition.
3. To make regulatory requirements regarding fiscal responsibility and civil penalties consistent with State regulation.



# Background – Jordan Lake Buffers

- **The State adopted the Jordan Lake Buffer Rules September 2011**
  - 15A NCAC 02B .0267 JORDAN WATER SUPPLY NUTRIENT STRATEGY: PROTECTION OF EXISTING RIPARIAN BUFFERS
- **Delegated to Local Governments**
  - Local governments shall establish programs to meet or exceed the minimum requirements of this Rule.

# Analysis – Jordan Lake Buffers

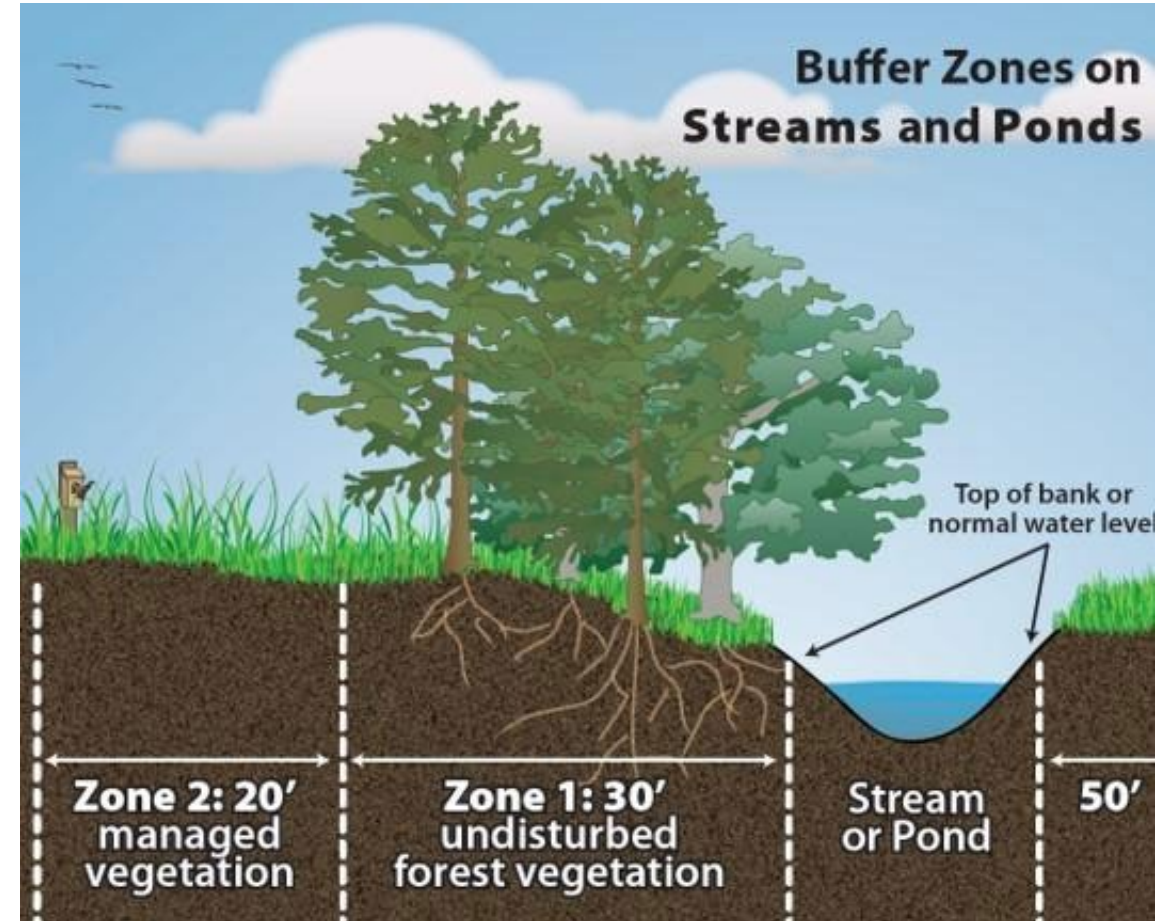
- **The County has been enforcing the Jordan Lake Buffer rule since 2012.**
  - Require protected riparian areas around Jordan Lake.
  - County staff field verifies buffer locations.
  - County staff processes requests for buffer impacts.
- **The text change clarifies that the County administers the rule by reference to the State rule.**

# Background – Water Supply Buffers

Mandatory local program per NCGS 143-214.5

State mandated riparian buffers and water supply buffers are measured at the drainageway starting at the top of bank for a stream or normal water level for a pond.

The current County water supply buffers are measured from the centerline of the stream.





# Analysis

- Staff proposes to modify our ordinance for consistency with State language.





# UDO Section 10

## Erosion and Sedimentation Control

### Part 4- Enforcement and Penalties

# Purpose

1. To amend Section 10-30-2(B)(2)(b) to be consistent with the State regulation.
  - To change the residency requirement for financially responsible party from Wake County to a resident of North Carolina.
2. To amend Section 10-42-3(B) to be consistent with the State regulation.
  - Changing the requirements for remission of a civil penalty from 60 days to 30 days.
3. To amend Section 10-42-4(B) to be consistent with the State regulation.
  - Changing the requirements for remission of a civil penalty from 60 days to 30 days.



# Analysis

Response to 2024 State Audit of our Erosion Control Program

- Requires consistency with State regulations

# Stakeholder Engagement

- Staff has reached out to the Homebuilders Association of Raleigh-Wake County.
- Members of the Homebuilders Association had questions and comments about the proposed amendments.

# Staff Findings

- No impact on development rights.
- The amendments provide clear, consistent definition of common terms.
- The changes are consistent with State Statute.
- It is consistent with the intent and purpose of the Wake County Unified Development Ordinance.



# Staff Recommendation

That the Wake County Planning Board:

1. Recommend that the Board of Commissioners adopt the statement of consistency for Ordinance Amendment 05-25 as presented;

and by separate motion

2. Recommend that the Board of Commissioners adopt Ordinance Amendment 05-25 as presented.



# Public Comment

### ***Part 3 Review and Approval Procedures***

#### **10-30 Erosion and Sedimentation Control Plan and Land Disturbance Permit.**

##### **10-30-1 Applicability.**

- (A) Except as provided in Sec. 10-13, it is unlawful to conduct any land disturbing activity that will result in the disturbance of land equal to or greater than one acre, or that will result in the land disturbance of less than one acre if part of a larger common plan of development or sale, including without limitation a subdivision, until both an approved erosion and sedimentation control plan and a land disturbance permit issued by the County have been obtained.
- (B) The County may require preparation and approval of an erosion and sedimentation control plan for land-disturbing activities that disturb less than one acre and that are not part of a larger common plan of development or sale when sediment control measures are needed to protect against off-site damages.
- (C) A project may be developed in phases with separate erosion and sedimentation control plans and land disturbing permits for each phase.

##### **10-30-2 Application Submittal and Acceptance of Erosion and Sedimentation Control Plan.**

- (A) **Submittal.** A complete erosion and sedimentation control plan must be filed with the Wake County Department of Environmental Services at least 30 days prior to the anticipated start of the land-disturbing activity.
- (B) **Contents.** The erosion and sedimentation control plan application submittal must include all of the following, with sufficient copies for necessary referrals and records, those forms, maps, plans, sets of calculations and other documents as prescribed by the Director of Environmental Services as necessary to determine compliance with applicable regulations or to address the required conclusions:
  - (1) **Erosion and Sedimentation Control Checklist.** The erosion and sedimentation control plan must contain at least all of the items specified on the Wake County Erosion and Sedimentation Control Checklist, including an application, administrative fees; architectural and engineering drawings; maps; assumptions; calculations; and narrative statements as needed to adequately describe the proposed development of the tract and the measures planned to comply with the erosion and sedimentation control regulations of this Article. Detailed guidelines for plan preparation may be obtained from the Wake County Department of Environmental Services upon request.
  - (2) **Financial Responsibility and Ownership.** The erosion and sedimentation control plan must include an authorized statement of financial responsibility and ownership that complies with the following:
    - (a) Is signed by the financially responsible party for the land-disturbing activity or their Attorney in Fact, including the mailing and street addresses of the principal place of business of the financially responsible party the owner of the land; and any registered agents. A post office box is not an acceptable mailing address;

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- (b) If the financially responsible party is not a resident of North Carolina, a resident North Carolina agent must be designated for the purpose of receiving notices of compliance or non-compliance with the erosion and sedimentation control plan, this Article, the North Carolina Sedimentation Pollution Control Act or any other applicable erosion and sedimentation control regulations;
  - (c) If the applicant is not the owner of the land to be disturbed, the erosion and sedimentation control plan must include the owner's written consent for the applicant to submit an erosion and sedimentation control plan and to conduct the anticipated land-disturbing activity.
- (3) The Director of Environmental Services may waive one or more application requirements by certifying in writing that such information is unnecessary in the particular case to determine compliance with the applicable regulations.
- (C) **Acceptance.**
- (1) The Director of Environmental Services must review a submitted plan and determine whether it complies with submittal requirements.
  - (2) If the erosion and sedimentation control plan does not comply with submittal requirements, the Director of Environmental Services must notify the applicant of the submittal deficiencies and invite the applicant to revise the erosion and sedimentation control plan to correct the deficiencies.
  - (3) No further processing of incomplete plans will occur until the deficiencies are corrected.
  - (4) If or when the erosion and sedimentation control plan complies with all submittal requirements, the Director of Environmental Services must accept the application as complete.
  - (5) An erosion and sedimentation control plan will be considered complete and ready for processing only if submitted according to the application completeness requirements of this Article. The Director of Environmental Services must promptly notify the person submitting the erosion and sedimentation control plan that the 30-day time limit for review will not begin until the plan is deemed complete.

#### 10-30-3 Review and Decision.

- (A) The County must forward a copy of each erosion and sedimentation control plan for a land-disturbing activity that involves the utilization of ditches for the purpose of de-watering or lowering the water table of the tract to the Director of the North Carolina Division of Water Resources.
- (B) After accepting an erosion and sedimentation control plan as complete, the Director of Environmental Services must refer it to appropriate staff for review.
- (C) The review staff must review the erosion and sedimentation control plan, determine whether the proposed activity complies with all applicable regulations, identify any noncompliant features, and whenever feasible, suggest modifications to correct the noncompliant features.
- (D) Within 30 days of receipt of a complete initial plan submittal, and within 15 days of receipt of each revised plan, the Wake County Department of Environmental Services must notify the applicant that the plan has been approved, approved with modifications, approved with performance reservations, or disapproved.
- (E) Failure to approve, approve with modifications, approve with performance reservations or disapprove a complete initial erosion and sedimentation control plan within 30 days of receipt constitutes an action of approval.



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- (F) Failure to approve, approve with modifications, approve with performance reservations or disapprove a resubmission of an erosion and sedimentation control plan within 15 days of receipt constitutes an action of approval.
  - (G) No plan shall be approved unless it complies with all applicable state and County regulations for soil erosion and sedimentation control. Plan approval shall be conditioned upon the applicant's compliance with federal and state water quality laws, regulations, and rules.
  - (H) Applicant shall provide documentation, when requested, of compliance with federal, state and local laws, regulations and rules.
  - (I) Denial of the erosion and sedimentation control plan must specifically state in writing the reasons for denial.
  - (J) If an erosion and sedimentation control plan has been disapproved, the applicant has 12 months to submit revised plans addressing the reasons for disapproval or the erosion and sedimentation control plan is deemed null and void.

#### 10-30-4 Decision-making Criteria.

- (A) An erosion and sedimentation control plan may be disapproved if the erosion and sedimentation control plan fails to adequately address the following control objectives:
  - (1) **Identify Critical Areas.** On-site areas that are subject to severe erosion, and off-site areas that are especially vulnerable to damage from erosion and/or sedimentation, must be identified and receive special attention.
  - (2) **Limit Time of Exposure.** All land-disturbing activities must be planned and conducted to limit exposure to the shortest feasible time.
  - (3) **Limit Exposed Areas.** All land-disturbing activity must be planned and conducted to minimize the size of the area to be exposed at any one time.
  - (4) **Control Surface Water.** Surface water runoff originating updrain of exposed areas must be controlled to reduce erosion and sediment loss during the period of exposure.
  - (5) **Control Sedimentation.** All land-disturbing activity must be planned and conducted to prevent off-site sedimentation damage.
  - (6) **Manage Stormwater Runoff.** When the increase in the velocity of stormwater runoff resulting from a land-disturbing activity is sufficient to cause accelerated erosion of the receiving watercourse, plans must include measures to control the velocity at the point of discharge to minimize accelerated erosion of the site and increased sedimentation of the stream.
- (B) The County must disapprove an erosion and sedimentation control plan or draft plans if implementation of the erosion and sedimentation control plan would result in a violation of the rules adopted by the Environmental Management Commission to protect riparian buffers along surface waters.
- (C) The County may disapprove an erosion and sedimentation control plan upon finding that an applicant, or a parent, subsidiary, or other affiliate of the applicant, within the two years prior to the application date:
  - (1) Is conducting or has conducted land-disturbing activity without an approved plan, or has received a notice of violation on a previously approved erosion and sedimentation control plan and has not complied with the notice within the time specified;

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- (2) Has failed to pay a civil penalty assessed pursuant to the North Carolina Sedimentation Pollution Control Act or a local ordinance adopted pursuant to the North Carolina Sedimentation Pollution Control Act by the time the payment is due;
  - (3) Has been convicted of a misdemeanor pursuant to G.S. 113A-64(b) or any criminal provision of a local ordinance adopted pursuant to the North Carolina Sedimentation Pollution Control Act; or
  - (4) Has failed to substantially comply with state rules or local ordinances and regulations adopted pursuant to the North Carolina Sedimentation Pollution Control Act.
  - (5) When an erosion and sedimentation control plan is disapproved under the provisions of this subsection, the County must notify the Director of the North Carolina State Division of Energy, Mineral and Land Resources of such disapproval within ten days. The County must advise the applicant and the North Carolina State Division of Energy, Mineral and Land Resources in writing as to the specific reasons that the erosion and sedimentation control plan was disapproved.

**10-30-5 Amendment of Plans.**

- (A) Application for amendment of an erosion and sedimentation control plan in written and/or graphic form may be made at any time under the same conditions as the original application. Until the County approves the amendment, the land-disturbing activity shall not proceed except in accordance with the erosion and sedimentation control plan as originally approved.
- (B) The County must require a revised plan if it determines, upon review of an erosion and sedimentation control plan or inspection of the job site, that a significant risk of accelerated erosion or off-site sedimentation exists, and the erosion and sedimentation control plan is inadequate to meet the requirements of this Article. Pending the preparation of the revised plan, work must stop or continue only under conditions outlined by the appropriate authority.

**10-30-6 Validity of Plan, Lapse of Approval.** An approved erosion and sedimentation control plan is valid for two calendar years from the date of approval. If a land disturbance permit has not been obtained within the two-year period, the erosion and sedimentation control plan approval becomes null and void.

**10-30-7 Land Disturbance Permit Requirements.** Land disturbance permits may be obtained upon satisfaction of the following items:

- (A) **Application.** The applicant must provide to the Wake County Department of Environmental Services the number of copies of the approved erosion and sedimentation control plan as prescribed by the Director of Environmental Services.
- (B) **Fees.** Payment of fees established by the Wake County Board of Commissioners for administration of these erosion and sedimentation control regulations must be made at the pre-construction conference.
- (C) **Pre-Construction Conference.** A pre-construction conference with County staff is required prior to issuance of the land disturbance permit.
- (D) **Certificate of Compliance.** A certificate of compliance for preliminary soil erosion and sedimentation control must be issued confirming that initial soil erosion and sedimentation controls have been installed in accordance to the approved plan.
  - (1) Grading, other than for installation of soil erosion and sedimentation control measures, is prohibited prior to the issuance of a certificate of compliance.
  - (2) The certificate of compliance must be issued prior to the approval by the County of an application for building construction in the County, in any of the incorporated areas of the County, or extraterritorial jurisdictional areas of the municipalities of the County subject to the erosion and sedimentation control regulations of this Article.

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(E) **Additional Requirements.**

- (1) No land disturbance permit may be issued until the County is assured that the proposed land-disturbing activity will be carried out in accordance with the proposed soil erosion and sedimentation control plan;
- (2) No land disturbance permit will be issued on property owned by the same individual, corporation, etc. that is in violation of the erosion and sedimentation control regulations of this Article until that violation is corrected.

**10-30-8 Actions Required Prior to Land Disturbance.**

- (A) **Onsite Plan and Permit.** An erosion and sedimentation control plan approval and land disturbance permit issued under this Article must be prominently displayed until all construction is complete, all permanent sedimentation and erosion control measures are installed and the site has been stabilized. A copy of the approved plan must be kept on file at the job site.
- (B) **Notice of Activity Initiation.** No person shall initiate a land-disturbing activity until notifying the agency that issued the erosion and sedimentation control plan approval of the date that the land-disturbing activity will begin.

**10-30-9 Effect of Permit Issuance; Lapse of Approval.**

- (A) The initial land disturbance permit is valid for two calendar years except as otherwise noted in Sec. 10-20-11 Standards for Landfills. If no construction activity has begun within the two-year period, the land disturbance permit becomes null and void. If construction activity has begun, but the certificate of completion has not been issued within the two years, the land disturbance permit must be renewed.
- (B) The land disturbance permit may be renewed in one or two year increments by submitting a request for a permit extension and payment of applicable land disturbance fees. Permit renewal fees for a one-year extension will be prorated at 50 percent of the two-year renewal fee. Any change of ownership must be reflected in a revised financial responsibility form.
- (C) Projects may be phased using multiple permits. The phasing of a project under a single permit is not allowed. Each project phase requires a separate and independent plan submittal, review fees, permit approval and payment of applicable land disturbance fees.
- (D) Failure to renew the land disturbance permit, in accordance with this section, is the same as failure to submit an erosion and sedimentation control plan in accordance with this Article and may be subject to a civil penalty of up to \$5,000.00 per day. Any person who is subject to civil penalty under this subsection may be subject to additional civil penalties for violation of any other provisions of this Article, or rules or orders adopted or issued pursuant to the erosion and sedimentation control regulations of this Article.
- (E) All site improvements, as shown on the approved plan, must be completed by the end of the one-year renewal period and before the certificate of completion is issued, if the land disturbance permit is not renewed for an additional one-year period as allowed by this section. Any person who fails to meet the conditions of the renewal will be subject to a civil penalty as set forth in Part 4 of this Article.
- (F) If the property associated with the approved plan is sold in whole or in part before all conditions of the approved plan are met, the land disturbance permit holder must provide notice to the new owner of conditions of the land disturbance permit and provide Wake County Environmental Services with revised financial responsibility forms.

[Amended on 11/17/2008 by OA 07-08; Amended on 10/21/2019 by OA-01-19]

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## **10-31 Inspections.**

### **10-31-1 Authority.**

- (A) The County has the power to conduct investigations as it reasonably deems necessary to carry out its duties as prescribed in this Article. For this purpose, County officials may enter any property, public or private, at reasonable times for the purpose of investigating and inspecting the sites of any land-disturbing activity. No person shall refuse entry or access to any authorized representative or agent for the County who requests entry for purposes of inspections, and presents appropriate credentials, nor shall any person obstruct, hamper, or interfere with any such representatives while in the process of carrying out their official duties.
- (B) Agents and officials of the County will periodically inspect land-disturbing activities to ensure compliance with the North Carolina Sedimentation Pollution Control Act, this Article, or rules or orders adopted or issued pursuant to this Article, and to determine whether the measures required in the erosion and sedimentation control plan are effective in controlling erosion and sedimentation resulting from land-disturbing activity. Notice of right to inspect must be included in the certificate of approval of each plan.
- (C) Any land-disturbing activity will be the responsibility of the person(s) conducting the land disturbing activity, including the property owners. Failure to prevent off site sedimentation will be deemed a violation of the erosion and sedimentation control regulations of this Article.
- (D) The County may require written statements, or the filing of reports under oath, with respect to pertinent questions relating to land-disturbing activity.
- (E) If through inspections the County determines that significant erosion or sedimentation is occurring as a result of land-disturbing activity, despite application and maintenance of protective practices, the person conducting the land-disturbing activity will be required by the Director of Environmental Services or authorized representative to take additional protective action.

### **10-31-2 Certificate of Completion.**

- (A) A certificate of completion must be issued when inspections indicate that:
  - (1) All conditions of the approved land disturbance permit are met;
  - (2) All soil disturbing activity is completed and exposed soils have been stabilized with a vegetative cover with a density of at least 80 percent or covered with a structural stabilization method. Permanent perennial vegetation may include the use of sod, shrubs, and ground cover plants mixed with mulching, aggregate or other landscaping techniques. Structural methods include concrete, retaining wall or other stabilization techniques;
  - (3) All proposed roads, utilities, permanent erosion control devices, and other infrastructure has been installed according to approved plans;
  - (4) All requirements of the approved stormwater plan are met; and
  - (5) All temporary sediment control devices required by the approved erosion and sedimentation control plan are removed or are converted to permanent stormwater devices pursuant to an approved stormwater plan.
- (B) For approved plans involving a proposed public road dedication:
  - (1) Once a certificate of completion is issued and a petition for North Carolina Department of Transportation acceptance is submitted to the Wake County Department of Environmental



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Services, notification must be mailed to the North Carolina Division of Highways District 1 Office; and

- (2) The notification must state that the project has been issued a certificate of completion and must describe the project in detail with publicly dedicated streets described by name and approximate length.

[Amended on 10/21/2019 by OA-01-19]

## **10-32 Appeals.**

### **10-32-1 Local Appeal of Plan Disapproval or Modification.**

- (A) **Authority.** If any proposed erosion and sedimentation control plan is disapproved or modified by the County, the person submitting the erosion and sedimentation control plan is entitled to a public hearing before the Director of Environmental Services.
- (B) **Filing.** The person who submitted the erosion and sedimentation control plan must submit a written request for a hearing within 15 days after receipt of the written notice of the disapproval or modification.
- (C) **Hearing.**
- (1) A hearing before the Director of Environmental Services must be conducted within 30 days after receipt of the request.
- (2) At least seven days prior to the hearing, the Director of Environmental Services must publish a notice of the hearing, at least once, in a newspaper of general circulation in the County.
- (3) The Director of Environmental Services must render a decision in writing within seven days of the public hearing.
- (D) **Notice of Decision.**
- (1) In the event that the appeal is not granted, the Director of Environmental Services must notify the Director of the North Carolina Division of Energy, Mineral and Land Resources of the disapproval within ten days.
- (2) The Director of Environmental Services must advise the applicant and the Director of the North Carolina Division of Energy, Mineral and Land Resources in writing as to the specific reasons that the request was disapproved.
- (E) **Subsequent Appeals.** If the Director of Environmental Services does not grant the appeal, the person submitting the erosion and sedimentation control plan has 15 days following the denial to appeal the County's decision to the North Carolina Sedimentation Control Commission as provided in G.S. 113A-61(c) and 15A NCAC 4B.0118(d).

**10-32-2 Direct Appeal to State Agency.** If any proposed erosion and sedimentation control plan is disapproved, the applicant may appeal the Director of Environmental Service's decision directly to the North Carolina Sedimentation Control Commission.

[Amended on 10/21/2019 by OA-01-19]

## **10-33—10-39 Reserved for future use.**

## ***Part 4 Enforcement and Penalties***

### **10-40 Violations.**

Unless lawfully exempted, the following actions constitute a violation of this Article and will be deemed in violation of this Article and subject to the enforcement and penalty provisions of this Article and Article 20 of the UDO:

- 10-40-1 To engage in land-disturbing activity without filing an erosion and sedimentation control plan in accordance with the regulations of this Article;
- 10-40-2 To conduct a land-disturbing activity except in accordance with provisions of an approved plan and the land disturbance permit requirements of this Article;
- 10-40-3 To fail to protect against off-site sedimentation damage when conducting any land-disturbing activity;
- 10-40-4 To leave dirt, mud or other material on any travel way in a manner that is determined to be a hazard to public safety or deemed detrimental to the waters of the State;
- 10-40-5 To violate or continue to violate any other provisions of this Article, the North Carolina Sedimentation Pollution Control Act, or rules or orders adopted pursuant to this Article.

[Amended on 10/21/2019 by OA-01-19]

### **10-41 Notice of Violation.**

10-41-1 If the Director of Environmental Services determines that a person conducting a land-disturbing activity has violated this Article, a notice of violation shall be served upon that person. The notice may be served by any means authorized under G.S. 1A-1, Rule 4. The notice must:

- (A) Specify a date by which the person must come into compliance with the applicable standards; and
- (B) Inform the person of the actions that need to be taken to be brought into compliance.

10-41-2 Any person who fails to comply within the time specified is subject to additional civil and criminal penalties for a continuing violation as provided in G.S. 113A-64 and this ordinance.

[Amended on 10/21/2019 by OA-01-19]

### **10-42 Civil Penalties.**

10-42-1 **Maximum Penalty.** Any person who commits a violation according to Sec. 10-40 is subject to a maximum civil penalty of up to \$5,000.00 per violation per day. A civil penalty may be assessed from the date of the violation. Each day of a continuing violation constitutes a separate violation.

10-42-2 **Civil Penalty Assessment Factors.** The Director of Environmental Services is authorized to assess the penalty. Fines will be determined by considering the following:

- (A) The degree and extent of harm caused by the violation;
- (B) The cost of rectifying the damage;

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- (C) The money saved by the violator by non-compliance;
  - (D) Whether the violation was willful; and
  - (E) The prior record of the violator.

**10-42-3 Notice of Civil Penalty Assessment.**

- (A) The governing body of the County must provide notice of the civil penalty amount and the basis for assessment to the person assessed. The notice of assessment must be served by any means authorized under G.S. 1A-1, Rule 4; and
- (B) The notice must direct the violator to either pay the assessment, appeal the assessment within 30 days after receipt of the notice of assessment, or request a remission of the penalty within 30 days after the receipt of the notice of assessment.

**10-42-4 Appeal of Civil Penalties.**

- (A) **Local Appeal.** The person conducting the land-disturbing activity may appeal the assessment of civil penalties to the Director of Environmental Services within 30 days of receipt of the notice of assessment. The Director of Environmental Services must consider any and all extenuating or mitigating circumstances in determining whether to uphold, reduce, or waive the civil penalty.
- (B) **State Remission of Civil Penalties.** A request for remission of a civil penalty imposed under G.S. 113A-64 may be filed with the Commission within 30 days of receipt of the notice of assessment. Any such remission request must comply in all respects with the requirements set forth in G.S. 113A-64.2, including the requirement that any such remission request must be accompanied by a waiver of the right to a contested case hearing pursuant to Chapter 150B of the General Statutes, and a stipulation of the facts on which the assessment was based.

**10-42-5 Demand for Payment.**

- (A) The Director of Environmental Services must make a written demand, by registered or certified mail, return receipt requested, or other means provided in GS 1A-1, Rule 4 for payment upon the person in violation, and must set forth, in detail, a description of the violation for which the penalty has been imposed.
- (B) If the payment is not received or equitable settlement reached within 30 days after demand for payment is made, the matter must be referred to the County Attorney for institution of a civil action in the name of the County, in the appropriate division of the General Court of Justice in Wake County for recovery of the penalty.

**10-42-6 Payment of Penalties.** Civil penalties collected pursuant to this ordinance must be credited to the Civil Penalty and Forfeiture Fund in accordance with G.S. 115C-457.2.

[Amended on 10/21/2019 by OA-01-19]

**10-43 Stop Work Order.**

If the County, upon site inspection determines that due care for plan implementation is inadequate to meet the requirements of this Article the County may issue a stop work order in accordance with the decision-making criteria of Sec. 10-30-4. Upon the issuance of a stop work order, the Director of Environmental Services must require that all provisions of this Article be met.

[Amended on 10/21/2019 by OA-01-19]

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## **10-44 Road Cleaning.**

Any person or companies determined in violation of Sec. 10-23 will be charged for road cleaning at the rate of \$300.00 per hour for the first hour or part of hour and \$200.00 per hour or part of hour thereafter until work is completed as specified by the County's authorized agent.

## **10-45 Criminal Penalties.**

Any person who knowingly or willfully violates or continues to violate any provision of this Article according to Sec. 10-40 is guilty of a class 2 misdemeanor which may include a fine not to exceed \$5,000.00 per violation per day as provided in G.S. § 113A-64.

[Amended on 10/21/2019 by OA-01-19]

## **10-46 Injunctive Relief.**

### **10-46-1 Initiation.**

- (A) Whenever the Director of Environmental Services has reasonable cause to believe that a person is violating or threatening to violate this Article, a rule or order adopted or issued pursuant to this Article, or any term, condition, or provision of an approved erosion and sedimentation control plan, the Director may institute a civil action in the name of the County for injunctive relief to restrain the violation or threatened violation.
- (B) The action must be brought in the Superior Court of Wake County, either before or after the institution of any other action or proceeding authorized by the erosion and sedimentation control regulations of this Article.

### **10-46-2 Court Action.**

- (A) Upon determination by a court that an alleged violation is occurring or is threatened, the court must enter orders or judgments as are necessary to abate the violation, to ensure that restoration is performed, or to prevent the threatened violation.
- (B) The institution of an action for injunctive relief under this section does not relieve any party to the proceeding from any civil or criminal penalty prescribed for violations of the erosion and sedimentation control regulations of this Article.

[Amended on 10/21/2019 by OA-01-19]

## **10-47 Civil Relief.**

10-47-1 Any person injured by a violation of this Article, or of any rule, regulation, or order duly adopted by the Wake County Board of Commissioners, or by the initiation or continuation of a land-disturbing activity for which an erosion and sedimentation control plan is required other than in accordance with the terms, conditions, and provisions of an approved plan, may bring a civil action against the person alleged to be in violation. The action may seek:

- (A) Injunctive relief;
- (B) An order enforcing the erosion and sedimentation control regulations of this Article or rule, regulation, order or erosion and sedimentation control plan violated;
- (C) Damages caused by the violation;



- 
- (D) Both damages and injunctive relief; or
  - (E) Both damages and enforcement order.

10-47-2 Civil action under this section may be brought in the Superior Court of Wake County. The court, in issuing any final order in any action brought pursuant to this section may award costs of litigation (including reasonable attorney and expert witness fees) to any party, whenever it determines that such an award is appropriate. The court may, if a temporary restraining order or preliminary injunction is sought, require the filing of a bond or equivalent security with the amount of the bond or security to be determined by the court.

10-47-3 Nothing in this section restricts any right that any person (or class of persons) may have under any statute or common law to seek injunctive or other relief.

[Amended on 10/21/2019 by OA-01-19]

### **10-48 Restoration After Non-Compliance.**

The County may require a person who engaged in a land-disturbing activity and failed to retain sediment generated by the activity, as required by this Article and G.S. 113A-57(3), to restore the affected waters and land to minimize the detrimental effects of the resulting pollution by sedimentation. This authority is in addition to any other civil or criminal penalty or injunctive relief authorized under this ordinance.

[Amended 11/19/2007 by OA 02-07; 10/21/2019 by OA-01-19]

## **Article 11. Environmental Standards**

### ***Part 1 Neuse Riparian Buffers***

**11-1—11-9 Reserved for future use.**

#### **11-10 Applicability of Neuse Riparian Buffer Protection Rules.**

The riparian buffer protection rules of 15 A NCAC 2B.0233 (Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Existing Riparian Buffers) apply to all lands within the Neuse River and Cape Fear River basins. The County administers the Jordan Lake Buffer Rules on behalf of the State of NC per 15A NCAC 02B .0267 JORDAN WATER SUPPLY NUTRIENT STRATEGY: PROTECTION OF EXISTING RIPARIAN BUFFERS

**11-11—11-19 Reserved for future use.**

### ***Part 2 Water Supply Watershed Buffers***

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## **11-20 Purpose.**

Water supply watershed buffers provide strips of natural vegetation that remove pollutants from stormwater runoff before they reach a water supply source or a watercourse that drains to a water supply source. They do so by allowing infiltration of runoff and filtration of pollutants through the ground and soil, slowing runoff flow to allow settling and deposition of pollutants, and providing vegetation that absorbs pollutants through root systems. The provision of vegetated, undisturbed buffers within water supply watersheds, therefore, is an important and effective means of maintaining the quality of public water supply sources and protecting those sources from potential polluting activities associated with development.

## **11-21 Buffer Location and Width.**

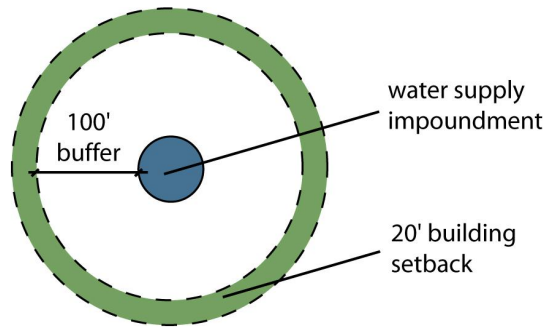
Water supply watershed buffers and building setbacks from such buffers must be provided in accordance with the following requirements.

### **11-21-1 General.**

- (A) The United States Geologic Survey (USGS) 1:24,000 scale (7.5 minute) quadrangle topographic maps (also referred to as the historic quadrangle topographic maps) or the most recent paper-bound version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture (USDA) shall be used to identify surface water subject to the requirements of this section. If any surface water is depicted differently on the above referenced maps, the most restrictive depiction shall apply except as otherwise provided in paragraph 11-21-1(B).
- (B) A landowner or other affected party who believes that one or more maps inaccurately depict or omit existing surface water(s), based on site-specific evidence, may submit for review and approval an on-site determination prepared by a qualified professional. The professional must have successfully completed the North Carolina Division of Water Resources' Surface Water Identification Training Certification course, its successor, or other equivalent training curriculum approved by the State for the purposes of determining stream classifications. All on-site determinations shall be subject to review and approval by the County and shall be valid for five years from the date of the determination unless a shorter time is specified otherwise therein.
- (C) Buffers described in Sec. 11-21-6 and Sec. 11-21-3 were previously identified and platted as "drainageway buffers." Because they serve the same function and are subject to the same limitations as water supply watershed buffers, they have been re-designated as "water supply watershed buffers."
- (D) Some streams may require both water supply watershed buffers and Neuse River riparian buffers.
- (E) All limits of disturbance within watershed buffers apply to each side of the water body.

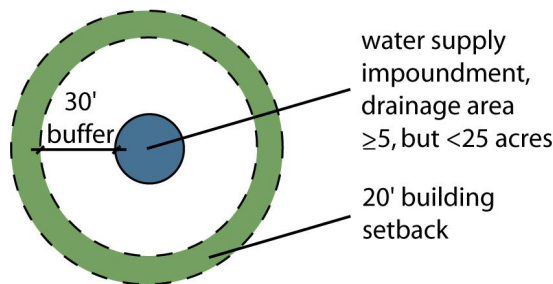
### **11-21-2 Water Supply Impoundments, 25 Acres or More.**

- (A) A water supply watershed buffer with a minimum width of 100 feet must be provided around all water supply impoundments with a drainage area of 25 acres or more that are located inside the water supply watershed draining into the water supply water impoundment.
- (B) The buffer width is to be measured perpendicular to the shoreline starting at the flood pool elevation of the water supply impoundment.
- (C) Buildings must be setback at least 20 feet from the outer boundary of the required buffer area.



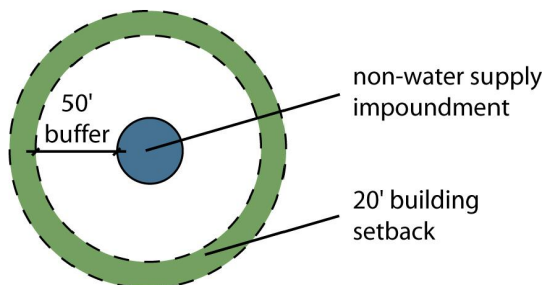
**11-21-3 Water Supply Impoundments, At Least Five But Less Than 25 Acres.**

- (A) A water supply watershed buffer with a minimum width of 30 feet must be provided around all water impoundments with a drainage area of at least five acres, but less than 25 acres, located inside the watershed draining into the water supply impoundment.
- (B) Required buffers are to be measured perpendicular to the shoreline starting at the normal pool elevation of the water impoundment.
- (C) Buildings must be setback at least 20 feet from the outer boundary of the required buffer area.



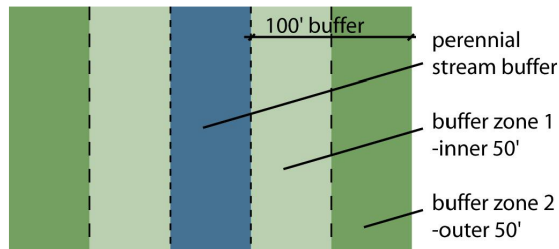
**11-21-4 Non-Water Supply Impoundments, 25 Acres or More.**

- (A) A water supply watershed buffer with a minimum width of 50 feet must be provided around all non-water supply impoundments with a drainage area of 25 acres or more that are located inside the watershed draining into the non-water supply impoundment.
- (B) The buffer width is to be measured perpendicular to the shoreline starting at the normal pool elevation of the non-water supply impoundment.
- (C) Buildings must be setback at least 20 feet from the outer boundary of the required buffer area.



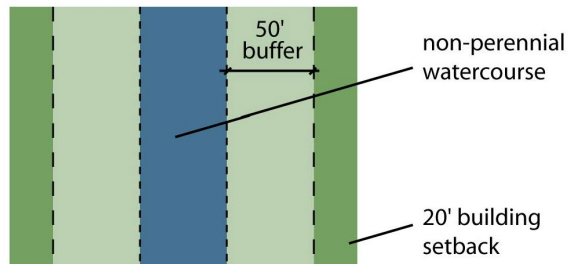
**11-21-5 Perennial Streams.**

- (A) A water supply watershed buffer with a minimum width of 100 feet must be provided along each side of a perennial stream.
- (B) The buffer width is to be measured perpendicular to the river or stream bank starting at the top of the stream bank.
- (C) The area of the required buffer that begins at the stream bank and extends landward 50 feet is subject to the Zone 1 standards of Sec. Section 11-22-1(A).
- (D) The area of the required buffer that begins at the outer edge of Zone 1 and extends landward 50 feet is subject to the Zone 2 standards of Sec. Section 11-22-1(B).
- (E) There is no minimum building setback from the required buffer.



**11-21-6 Non-Perennial Watercourses, 25 Acres or More.**

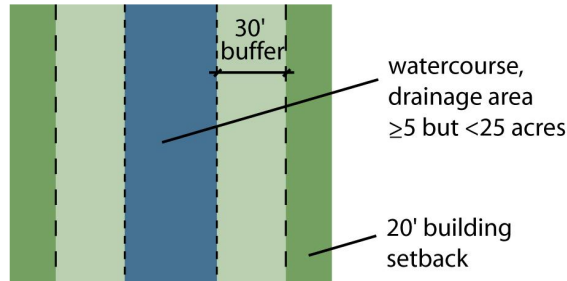
- (A) A water supply watershed buffer with a minimum width of 50 feet must be provided along each side of non-perennial watercourses, channels, ditches or similar physiographic features with a drainage area of 25 acres or more that are located inside the watershed draining into the stream.
- (B) The buffer width is to be measured perpendicular to the river or stream bank starting at the top of the stream bank.
- (C) Buildings must be setback at least 20 feet from the outer boundary of the required buffer area.



**11-21-7 Watercourses and Channels, At Least Five But Less Than 25 Acres.**

- (A) A water supply watershed buffer with a minimum width of 30 feet must be provided along each side of a watercourse, channel, ditch, non-water supply impoundment or similar physiographic feature with a drainage area of at least five acres, but less than 25 acres, located inside the drainage area of the drainageway.
- (B) Required buffers are to be measured perpendicular to the river or stream bank starting at the top of the stream bank.
- (C) Buildings must be setback at least 20 feet from the outer boundary of the required buffer area.





[Amended by OA 02-15 on 7/6/2015]

## 11-22 Activities Allowed Within Buffers.

### 11-22-1 General.

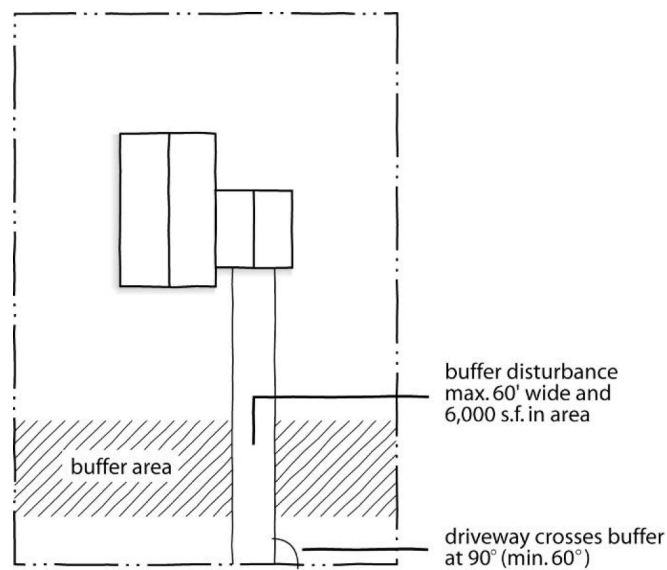
- (A) The inner 50 feet ("Zone 1") of required 100-foot buffers along perennial streams and all other water supply watershed buffers must consist of a vegetated area that is undisturbed except for the activities expressly allowed to occur within water supply watershed buffers pursuant to subsection 11-22-2.
- (B) The outer 50 feet ("Zone 2") of required 100-foot buffers along perennial streams must consist of a stable vegetated area that is undisturbed except as necessary to accommodate the activities expressly allowed to occur within water supply watershed buffers pursuant to subsection 11-22-2. Grading and revegetation, as well as lawns and landscaping, are allowed within Zone 2 of the perennial stream buffer.
- (C) Any allowed disturbance that occurs as a result of the activities expressly permitted in subsection 11-22-2 must be designed, constructed, and maintained to:
  - (1) Minimize impervious or partially impervious surface coverage;
  - (2) Diffuse the flow of stormwater runoff, encourage sheet flow and avoid concentrated discharge of stormwater into surface waters;
  - (3) Maximize the use of Best Management Practices (BMPs) to minimize adverse water quality impacts; and
  - (4) Comply with all applicable standards and conditions of subsection 11-22-2.

### 11-22-2 Activities Allowed within Buffers. Only the activities listed below are allowed within required water supply watershed buffer areas:

- (A) Archeological activities, provided any vegetation removed is restored with vegetation of a comparable assimilative capacity;
- (B) Bridges, provided no alternative to their location in the buffer exists;
- (C) Dam maintenance activities;
- (D) Drainage ditches, roadside ditches, and stormwater outfalls, provided:
  - (1) No alternative to their location in the buffer exists; and
  - (2) A stormwater management facility is installed to control nitrogen and attenuate flow before the conveyance discharges through the buffer.
- (E) Drainage of a pond, provided a new vegetated water supply watershed buffer meeting the purpose and requirements of this section is established along the new drainageway;

(F) Driveway crossings that access single-family dwellings, provided:

- (1) No alternative to their location in the buffer (including opportunity for shared driveways) exists;
- (2) Buffer disturbance is no more than 60 feet wide;
- (3) Buffer disturbance is no more than 6,000 square feet in area (this area of disturbance may occur on "both" sides of the buffer);
- (4) The driveway crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
- (5) Side slopes do not exceed a 2:1 (horizontal to vertical) ratio (bridging and/or retaining walls may be used to meet this and the disturbance width standard); and
- (6) All culverts are designed and constructed for the 25-year storm event or as otherwise required by the Department of Environmental Services.



(G) Utility lines, provided:

- (1) No alternative to their location in the buffer exists;
- (2) A line crossing the buffer is combined with other permitted buffer crossings where practicable;
- (3) Buffer disturbance is not more than 40 feet wide;
- (4) Woody vegetation is removed by hand (no land grubbing or grading);
- (5) Vegetative root systems and stumps from cut trees are retained;
- (6) No rip rap is used unless necessary to stabilize a pole or tower;
- (7) Active measures are taken after construction and during routine maintenance to ensure diffuse flow of stormwater through the buffer;
- (8) Mats are used to minimize soil disturbance (in wetlands);
- (9) Poles or towers are not installed within ten feet of the lake, pond, river, stream, or drainageway;

- 
- (10) The area within ten feet of the lake, pond, river, stream, or drainageway is managed so that only vegetation posing a hazard or with a potential to grow tall enough to interfere with the line is removed;
  - (11) Construction activities minimize removal of woody vegetation, the extent of disturbed area, and the time during which areas remain in a disturbed state;
  - (12) Cables are installed by vibratory plow or trenching; and
  - (13) Trenches are backfilled with the excavated material immediately following line installation.
  - (H) Pedestrian, bikeway, equestrian, golf cart, and other recreation trails (public or private), provided:
    - (1) No alternative to their location in the buffers exists;
    - (2) A trail crossing the buffer is combined with other permitted buffer crossings where practicable;
    - (3) Buffer disturbance is no more than 20 feet wide (unless otherwise approved by the Department of Environmental Services);
    - (4) The trail is no more than 12 feet wide;
    - (5) A trail crossing the buffer does so at an angle as close to 90 degrees as possible (and not less than 60 degrees); and
    - (6) A trail running linearly within the buffer must be located, where possible, in the outer 20 feet of the buffer and in no instances may such trail be closer than ten feet to the edge of the lake, pond, river, stream or drainageway.
  - (I) Railroad crossings, provided:
    - (1) No alternative to their location in the buffer exists;
    - (2) Buffer disturbance is not more than 60 feet wide; and
    - (3) Buffer disturbance is no more than 6,000 square feet in area (this area of disturbance may occur on "both" sides of the buffer).
  - (J) Removal of previous fill or debris, provided:
    - (1) Diffuse flow is maintained; and
    - (2) Any vegetation removed is restored with vegetation of comparable assimilative capacity.
  - (K) Road crossings (public or private roads), provided:
    - (1) No alternative to their location in the buffer exists;
    - (2) Buffer disturbance does not extend beyond the required right-of-way or easement width, or in no case is more than 90 feet wide;
    - (3) Buffer disturbance is no more than 9,000 square feet in area (this area of disturbance may occur on "both" sides of the buffer);
    - (4) The road crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
    - (5) Side slopes do not exceed a 2:1 horizontal: vertical ratio (bridging and/or retaining walls may be used to meet this and the disturbance width standard); and
    - (6) All culverts are designed and constructed for the 25-year storm event or as otherwise required by the Department of Environmental Services.

- 
- (L) Scientific studies and stream gauging;
  - (M) On-site sewage disposal systems and irrigation of reclaimed water meeting the standards set forth in 15A NCAC 02H .0219 (k) of the North Carolina Administrative Code, provided that such facilities may be located only within areas of water supply watershed buffers that are subject to Zone 2 standards as specified in Sec. 11-21;
  - (N) Stormwater management ponds, provided:
    - (1) No alternative to their location in the buffer exists; and
    - (2) A new vegetated water supply watershed buffer meeting the purpose and requirements of this Paragraph is established around the new pond.
  - (O) Stream restoration;
  - (P) Stream bank stabilization;
  - (Q) Temporary in-stream sediment and erosion control measures for work within a stream channel;
  - (R) Vegetation management, including:
    - (1) Emergency fire control measures, provided topography is restored;
    - (2) Planting vegetation to enhance the buffer's function;
    - (3) Pruning forest vegetation, provided the health and function of the vegetation is not compromised;
    - (4) Removing individual trees that are in danger of causing damage to dwellings, other structures, or human life;
    - (5) Removing poison ivy; and other noxious growth; and
    - (6) Removing understory nuisance vegetation as defined in Exotic Plant Guidelines (Guideline #30, NC DENR, Div. of Parks and Recreation, 1998).
  - (S) Water-dependent structures;
  - (T) Wetland restoration.

### **11-23 Building Setbacks from Buffers.**

Buildings must be setback at least 20 feet from the outer edge of water supply watershed buffers. In the event of conflict between this buffer setback standard and other applicable standards, the more restrictive standard (the one requiring the greater setback) governs.

### **11-24 Platting of Lots.**

**11-24-1 Options.** The inner 50 feet ("Zone 1") of required 100-foot buffers along perennial streams must either be: (1) platted as part of a development lot and included within a conservation easement or (2) set-aside as a reserved conservation parcel, in accordance with the standards of this section.

#### **11-24-2 Development Lots and Reserve Parcels.**

- (A) **Development Lots.** For purposes of this section, "development lots," are lots that are used or intended to be used for principal uses allowed by the underlying zoning district.



- 
- (B) **Reserved Conservation Parcels.** For purposes of this section, "reserved conservation parcels" are parcels of land that are not used and are not intended to be used for principal uses allowed by the underlying zoning district, but are set-aside to conserve and protect natural areas in perpetuity.

**11-24-3 Conservation Easement Option.** Under the conservation easement option, the inner 50 feet ("Zone 1") of required 100-foot buffers along perennial streams must be covered by a perpetual conservation easement in accordance with the following standards.

- (A) The inner 50 feet ("Zone 1") of required 100-foot buffers along perennial streams may be platted in development lots only if a perpetual conservation easement is dedicated covering the entire inner 50 feet.
- (B) Conservation easements must run in favor of the Wake County Soil and Water Conservation District or any other recognized land conservation agency approved by the Planning Director.
- (C) The easement grantee must grant permission to authorized employees and agents of Wake County to enter upon the property, inspect, maintain or repair the required buffer whenever the county deems necessary. This provision is not to be interpreted as an express or implicit obligation for the county to maintain or repair buffer areas.
- (D) The grantee of a conservation easement is responsible for ensuring conservation and stewardship of the water supply watershed buffer and for carrying out conservation-related activities. Easement grantees are authorized to assign all or a portion of their conservation and stewardship duties to another appropriate entity approved by the Planning Director.
- (E) A conservation easement and any related access easements must be shown on the record plat, noting the purpose of the easement as well as the names of the grantees and grantors.

**11-24-4 Reserve Parcel Option.** Under the reserve parcel option, the inner 50 feet ("Zone 1") of required 100-foot buffers along perennial streams must be set aside as reserved conservation parcels in accordance with the following standards.

- (A) The inner 50 feet ("Zone 1") of required 100-foot buffers along perennial streams that is not covered by a conservation easement must be labeled on the plat as a "reserved conservation parcel" and restricted from future use or conveyance as a development lot. Reserved conservation parcels must be dedicated to a property owners' association or recognized land conservation agency.
- (B) Reserved conservation parcels and remnants are exempt from the lot area and width standards of the underlying zoning district and from UDO standards requiring frontage on a public or private road, provided that a pedestrian access easement is provided to the parcel, with a minimum width of ten feet.
- (C) Under the reserve parcel option, development lots may not be platted within the inner 50 feet of required 100-foot buffers along perennial streams.

## **11-25 Density and Impervious Surface Calculations.**

**11-25-1** The land area included within conservation easements and reserved conservation parcels will be included in calculating the allowable density for an open space subdivision.

[Amended on 11/21/2022 by OA-02-22]

**11-25-2** The land area included within conservation easements and reserved conservation parcels will be included in calculating the allowable impervious surface coverage within a subdivision.

## **11-26—11-29 Reserved for future use.**

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### **MOTION FOR CONSISTENCY (1<sup>ST</sup> MOTION)**

#### **MOTION IF TEXT AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND UDO**

In the matter of OA-05-25, I move that the Planning Board adopt and offer to the Board of Commissioners the following recommended statements finding that the proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance (UDO). The purpose of the Wake County Comprehensive Plan and the Wake County UDO, as seen in Article 1-22, is to provide a guide for the physical development of the county, preserve and enhance the overall quality of life of residents, and establish clear and efficient development review procedures. The text amendment included herein accomplishes this as described in the following statements.

1. No impact on development rights.
2. The amendments provide clear, consistent definition of common terms.
3. The changes are consistent with State Statute.
4. It is consistent with the intent and purpose of the Wake County Unified Development Ordinance.

### **MOTION FOR APPROVAL (2<sup>ND</sup> MOTION)**

In the matter of OA-05-25, I move that the Board finds that the adoption of this proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and hereby make a motion to recommend approval of this proposed text amendment to the Wake County Board of Commissioners.



## Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
[www.wakegov.com](http://www.wakegov.com)

**To:** Wake County Planning Board  
**From:** Akul Nishawala, AICP - Planner III  
**Subject:** Comprehensive Plan Amendment #01-25  
**Date:** September 3, 2025

### Requests

Recommend adoption of the Eastern Wake Area Plan as an amendment to PLANWake, the Wake County Comprehensive Plan; and recommend amending the PLANWake Development Framework.

### Applicant

Wake County

### Location

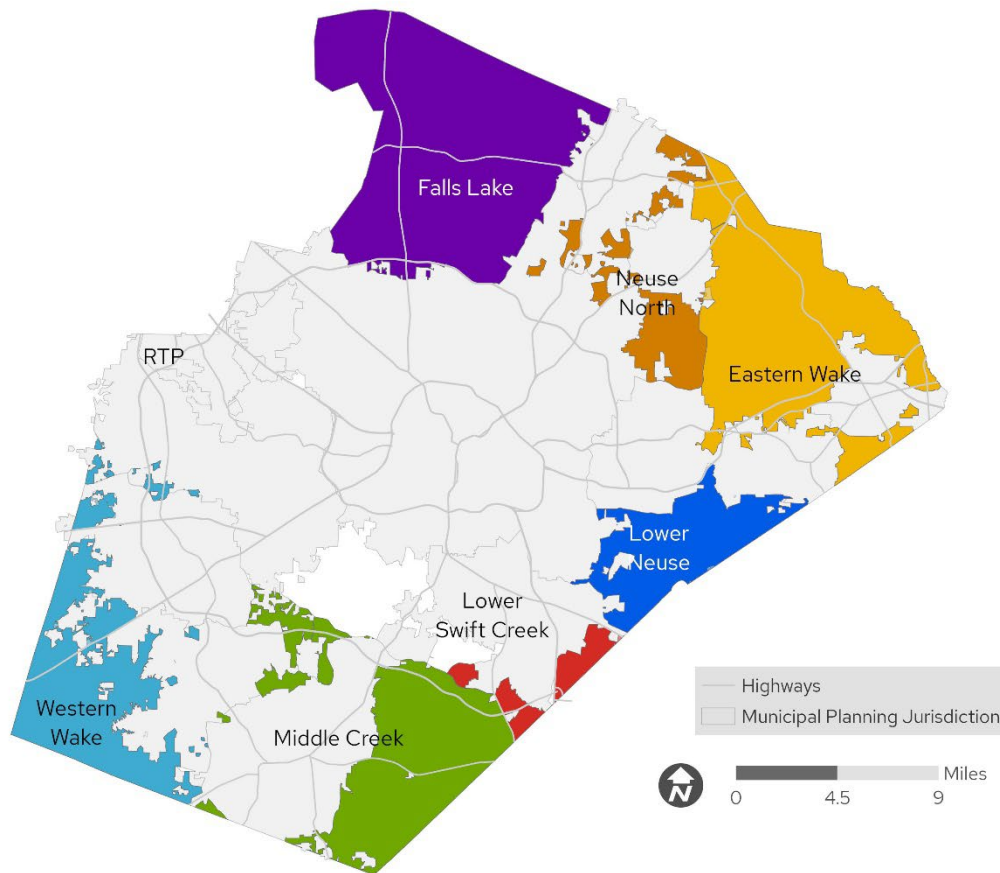
The Eastern Wake planning area is in the northeastern portion of Wake County and borders Nash, Franklin, and Johnston Counties. Additionally, the area borders five of Wake County's 12 municipalities: the Town of Wake Forest, the Town of Rolesville, the City of Raleigh, the Town of Wendell, and the Town of Zebulon. Featured prominently in this area plan is the future Little River Reservoir and watershed.

### Background

Wake County's comprehensive plan, PLANWake, was adopted in 2021 as a tool to manage the substantial growth that the county has and will continue to experience. The plan articulates the new vision for the greater Wake County community—one that will build off recent planning advancements made through the Wake Transit Plan, the Wake County Affordable Housing Plan, the Wake County Greenway System Plan and others to account for the next wave of growth in a manner that enhances quality of life for all residents. This new course directs growth to existing towns, supports the development of connected and walkable transit-supportive centers and works with rural landowners to protect important open spaces, farms and forests.

To meet the goals set forth in PLANWake, numerous Wake County policies and documents had to be updated or overhauled as part of the implementation process. One such example is the adoption of area plans encompassing the unincorporated areas of Wake County. These area plans are designed to provide more localized land use decisions, analysis, and public engagement. The Eastern Wake (EW) Area Plan is the fifth of seven area plans that will replace the current area land use plans.





## Analysis

### Eastern Wake Area Plan

Municipalities have grown significantly over the past 20 years, either through annexation or expansions of extra-territorial jurisdictions. This growth has resulted in the considerable reduction of Wake County's planning jurisdiction, which rendered the former area land use plan geographies obsolete, and its policies outdated. The new boundaries for the area plans represent the logical and updated geographic groupings of the remaining area. Additional considerations such as watersheds, rights-of-way and U.S. Census block groups contributed to the updated area plan boundaries.

While PLANWake will continue to serve as the overarching vision for the county, the area plans can and should be used as an opportunity for local land use planning decisions, identify needs for an area, and adjustments to the growth development framework map.

The Eastern Wake Area Plan is the culmination of a months-long process to conduct research, analysis, and outreach to implement the vision and goals of PLANWake in a localized manner. Wake County planning staff took this opportunity to reassess its past policies and methods and employed new tactics and avenues to create a long-term planning document.

Carrying on the lessons learned during the COVID-19 pandemic, planning staff harnessed virtual or online methods to interact with the community and garner feedback throughout the process. Along with a central website and social media posts, staff utilized an online platform that was able to capture feedback from the public in an engaging and interactive way. Since February 2025, 1,040 unique users visited the plan's online engagement platform and 189 of them interacted with it, meaning they either commented or completed a survey. Additionally, the site received 1,633 total visits, 162 survey responses and 62 comments.

Staff held one virtual and two in-person meetings within the study area. The virtual meeting was held on March 6, 2025, and the in-person meetings were both held at Eastern Regional Center in Zebulon on April 16, 2025 and June 26, 2025. The information and conversations during these events directly contributed to Eastern Wake's content and overall direction.

An important aspect of the Eastern Wake Area Plan is the Agriculture land use classification. This designation was first introduced in the previously adopted Lower Swift Creek Area Plan. The Agriculture & Forestry designation is unique in that it specifically calls out farming practices as the primary and intended long-range use instead of utilizing a passive term like rural to describe the area. This is especially important in the Eastern Wake area since it contains 21% of the county's farming property and 25% of the county's farming acreage. Much of the feedback staff received was from the agricultural community who expressed their desire to continue farming their land into the future and not converting it to development. This is underscored by the Voluntary Agricultural Districts (VADs), Enhanced Voluntary Agricultural Districts (EVADs), and conservation easements in the area as well as the overall interest and support of these programs by local landowners.

#### PLANWake Development Framework

Along with the adoption of the Eastern Wake Area Plan, staff recommend an amendment to the PLANWake Development Framework map: amend a 43-acre parcel on Page Road from Community to Rural in order to reflect its annexation by the Town of Zebulon. As it is no longer in the county's jurisdiction, the parcel's Rural classification is inappropriate.

Staff included municipal planning staff (Rolesville, Knightdale, Wendell, Zebulon and Raleigh) in the updates and development of the Eastern Wake Area Plan throughout the process.

#### **Findings**

- 1. The Eastern Wake Area Plan is consistent with the goals and visions set forth in PLANWake.**
- 2. The Eastern Wake Area Plan received input from residents, municipal partners, and stakeholders.**
- 3. The Eastern Wake Area Plan provides an update to the existing area land plan policies, development framework map, and land use designations.**

#### **Staff Recommendation**

That the Planning Board recommends that the Board of Commissioners adopt the Eastern Wake Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake.

**Attachments:**

- Eastern Wake Area Plan
- CPA-01-25 Staff Presentation

# Eastern Wake Area Plan

## Wake County Planning Board

**Akul Nishawala, AICP**  
September 3, 2025

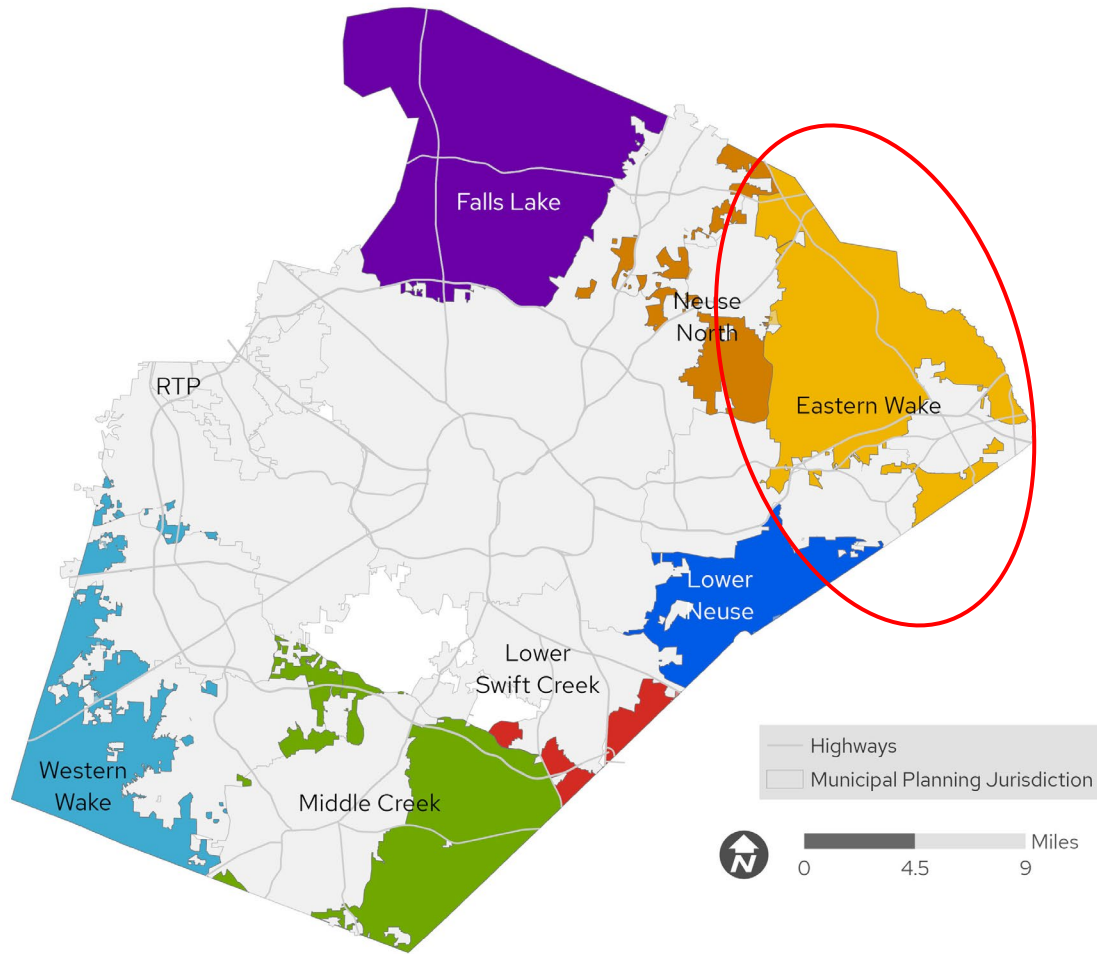


@wakegov    

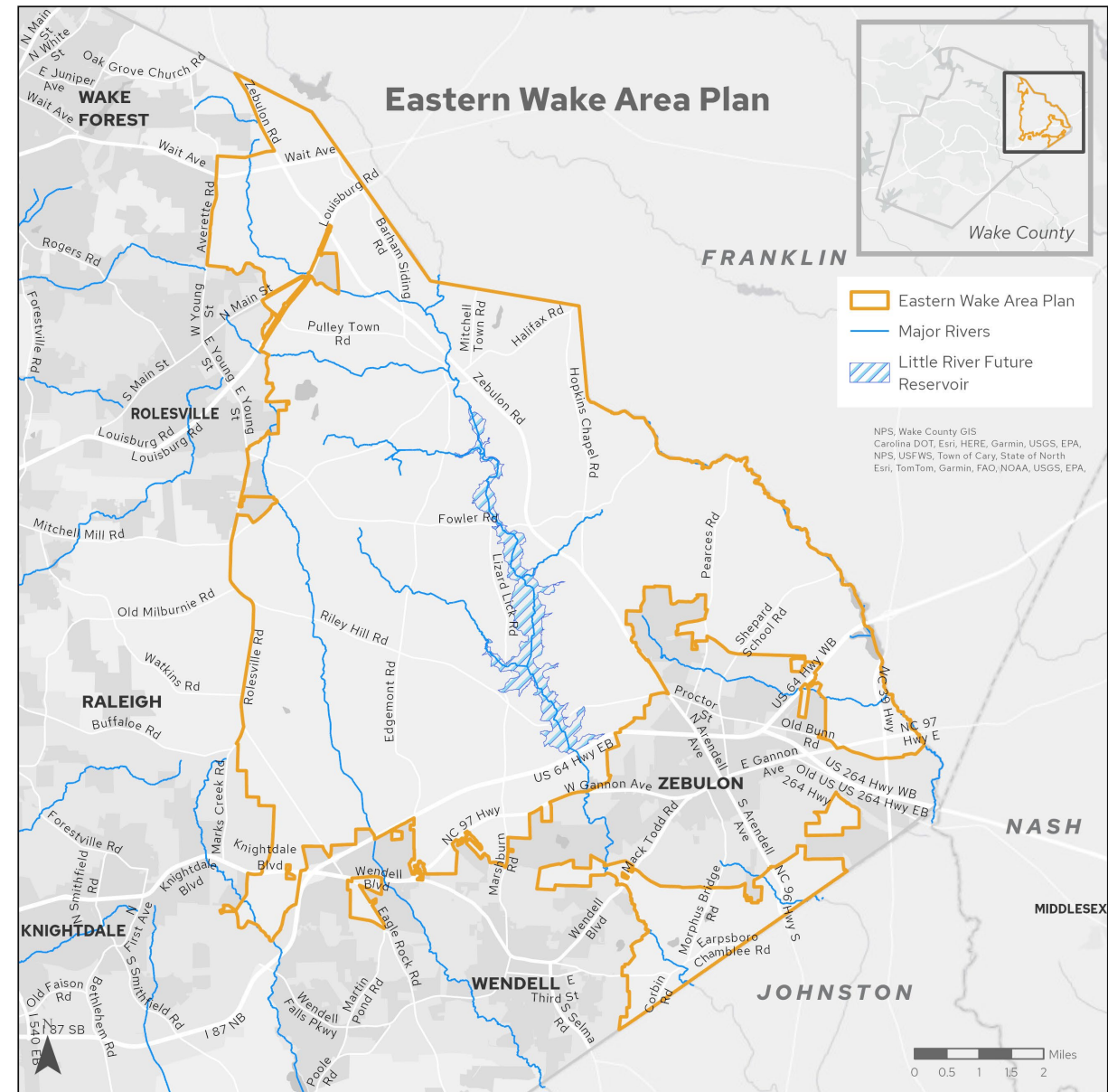
wake.gov



# Location

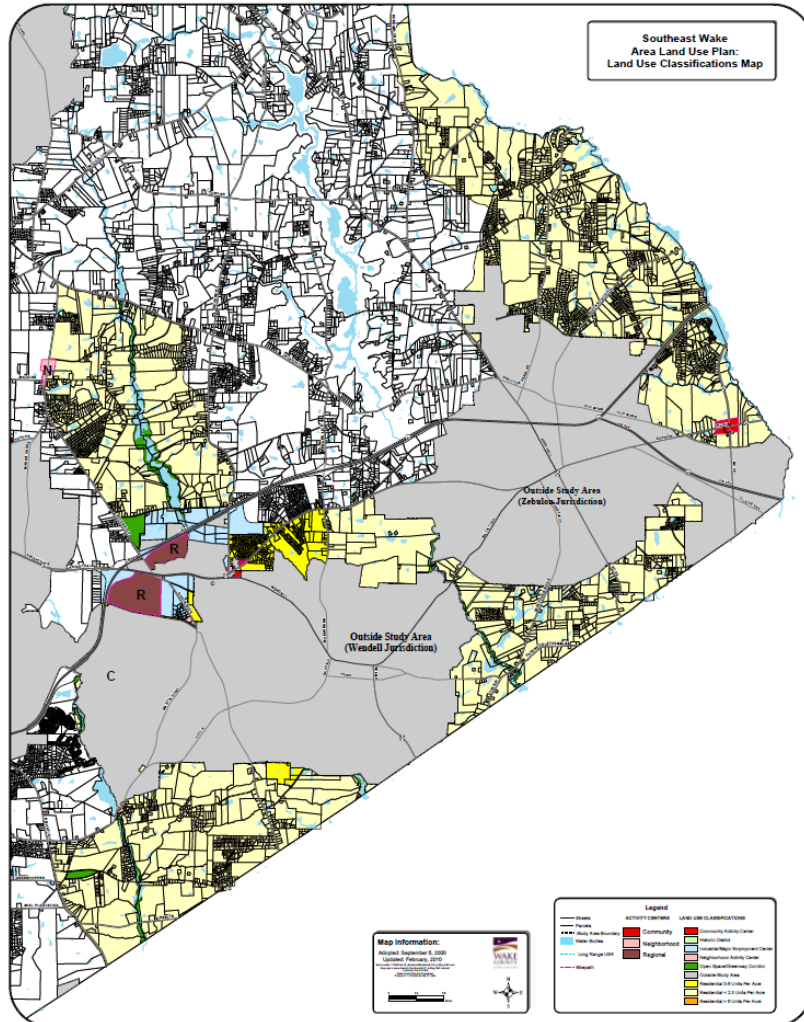


72 sq. mi. (46,132 acres)

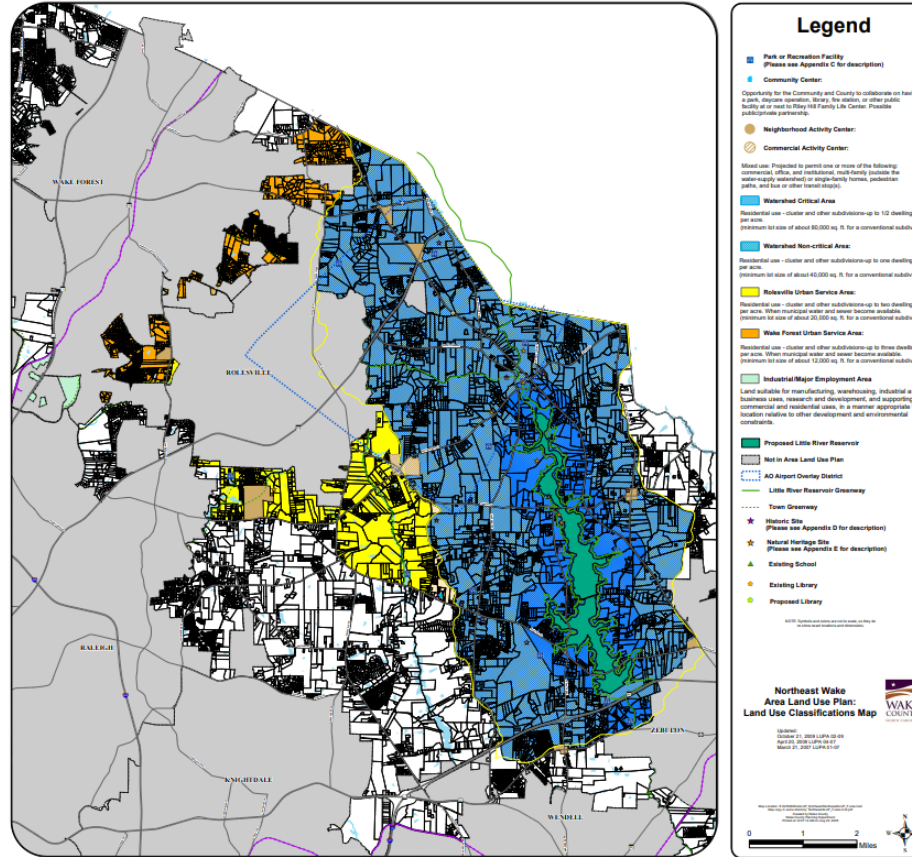


# Current Area Land Use Plans

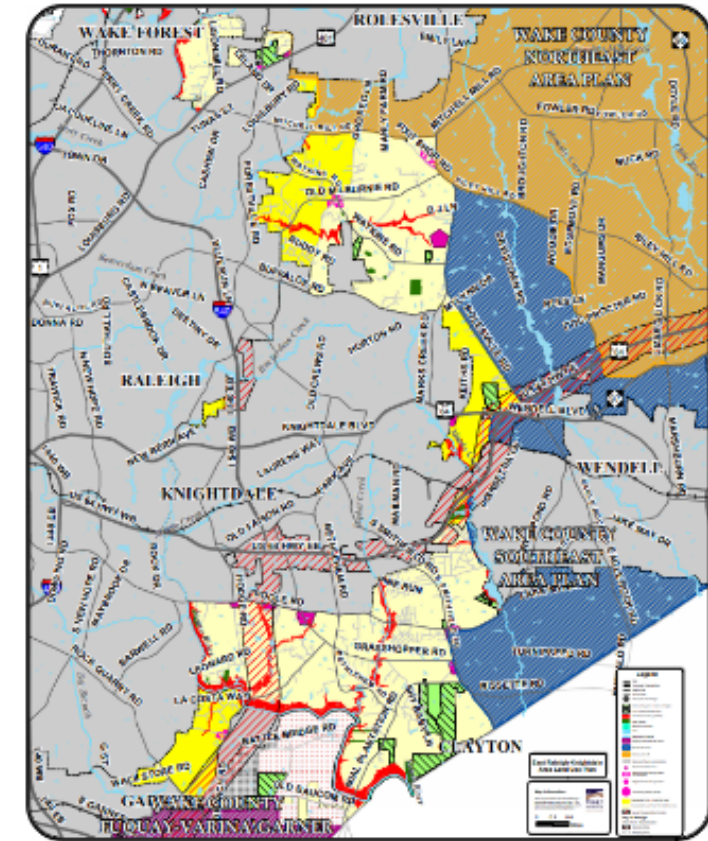
Southeast Wake Area Land Use Plan  
(2000; updated 2010)



Northeast Land Use Plan (2001)



E. Raleigh/Knightdale  
Land Use Plan (2003)



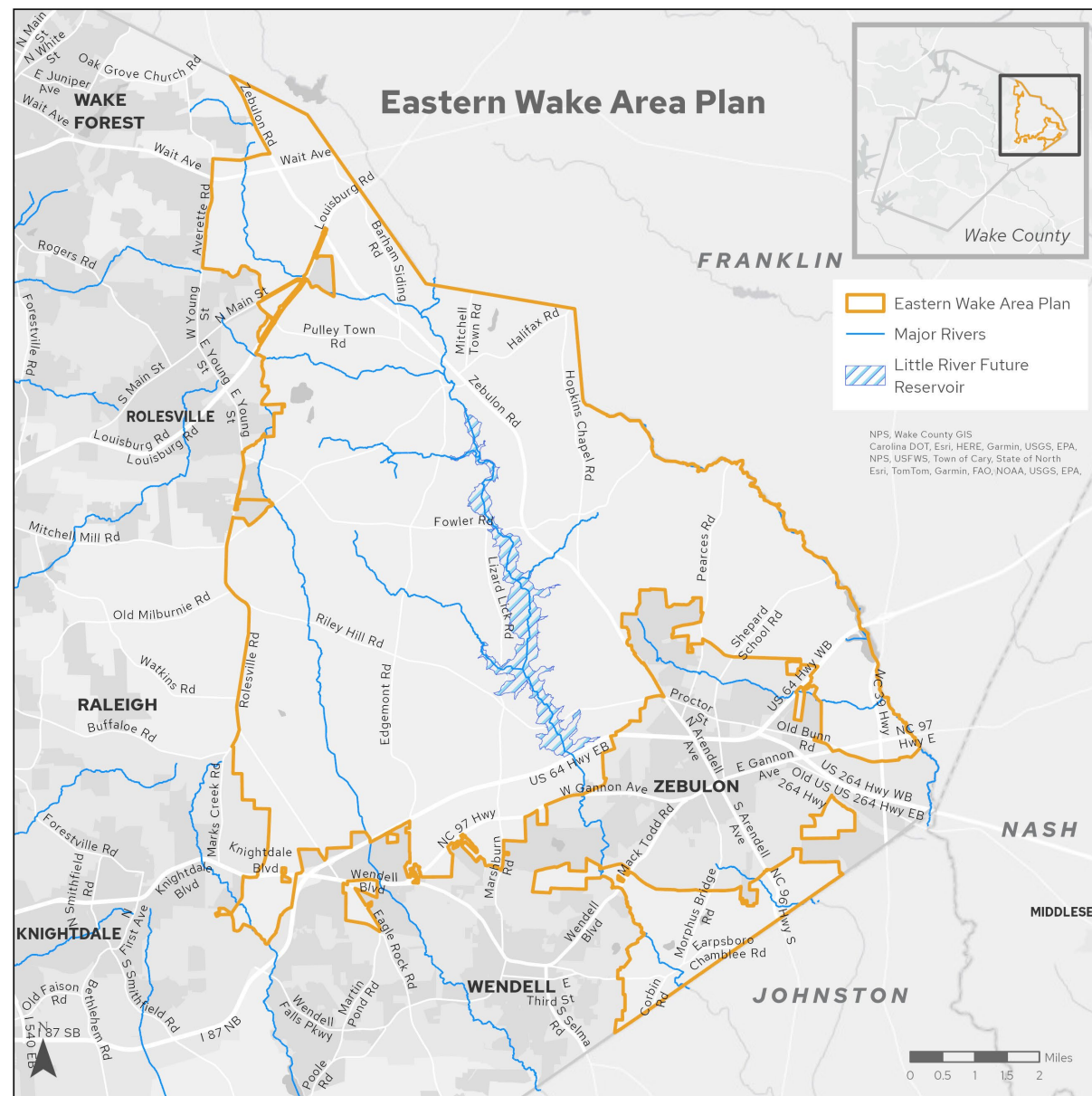




## EASTERN WAKE AREA PLAN

### Overview

Population	Approx. 15,827
Area	72 sq. miles / 46,132 acres
Subdivisions	278
Voluntary Agricultural Districts (VADs)	59
Multi-Use Districts	8
Historic Properties / Landmarks	167 / 6





# Existing Conditions

## Eastern Wake Area Plan

# Population & Housing

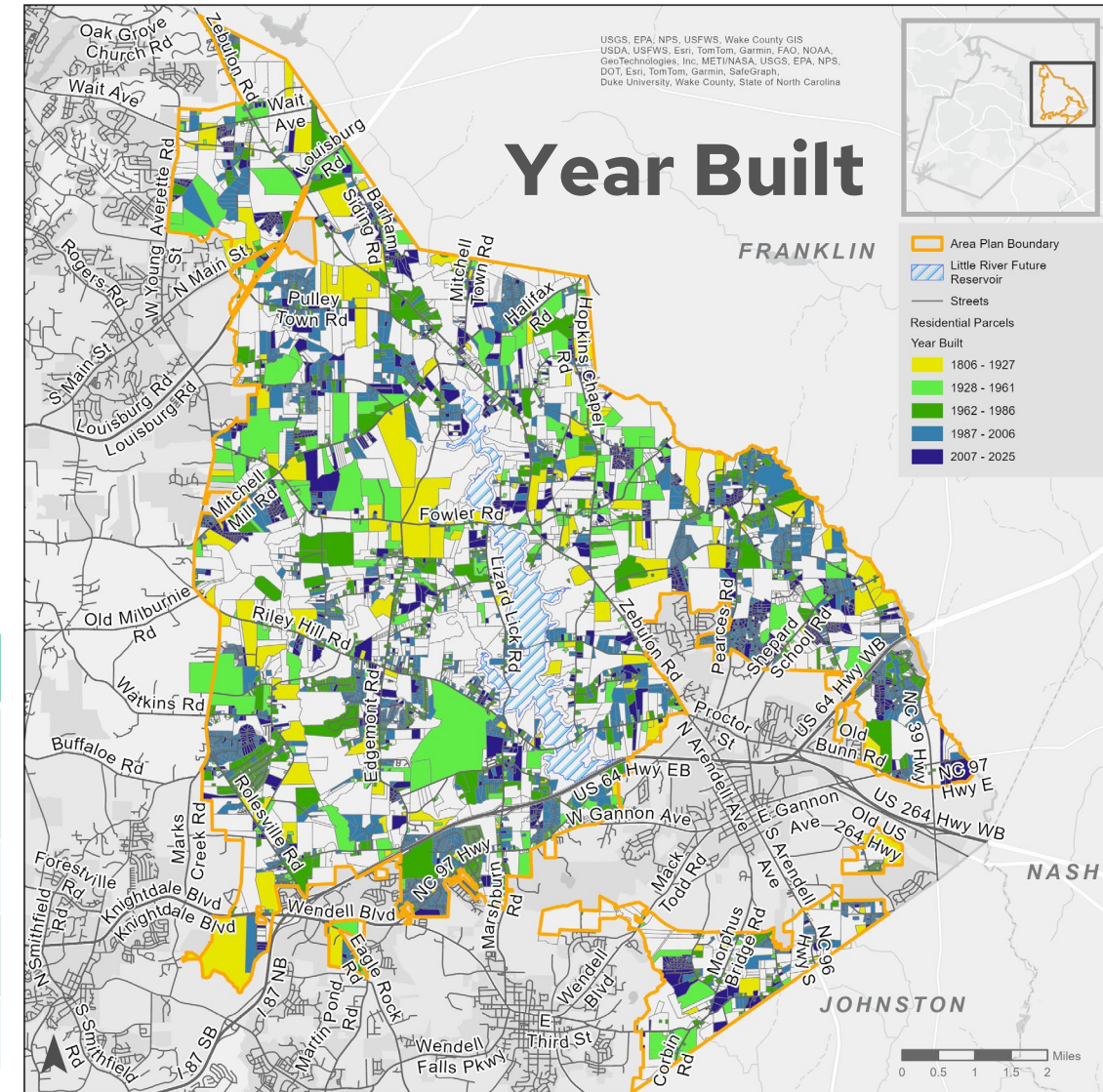
## Eastern Wake Area Plan Housing Estimate 2014-2024

	Residential Units	Manufactured Homes	Total Units	Total Occupied Units
2014	4,169	1,406	5,575	5,184
2024	4,887	1,510	6,397	6,077
% Change	17%	7%	15%	17%

## Eastern Wake Area Plan Population Estimate 2014-2024

	Household Population	Group Quarters Population	Population Estimate
2014	14,206	80	14,286
2024	15,800	47	15,847
% Change	11%	-41%	11%

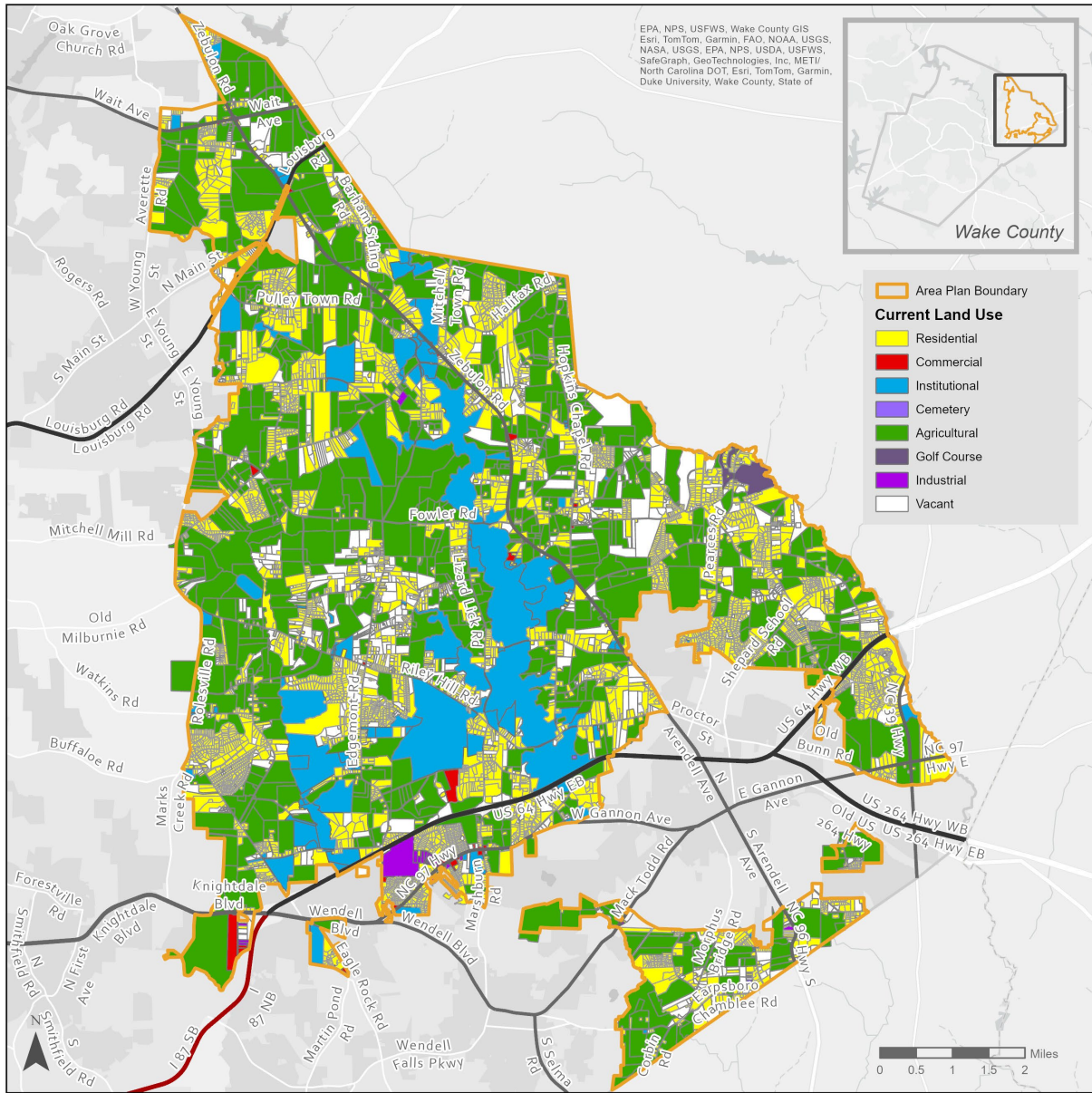
Sources: Wake County Property Data, U.S. Census





# Current Land Use

Current Land Use	# Parcels	Acres	Percent Acres
Agricultural	674	20,338	47.55%
Cemetery	34	9.8	0.02%
Commercial	30	180	0.42%
Golf Course	1	144	0.34%
Industrial	21	200	0.47%
Institutional	109	5,172	12.09%
Residential	5,446	11,928	27.89%
Vacant	1,243	4,806	11.24%
<b>Total</b>	<b>7,564</b>	<b>42,768</b>	<b>100%</b>





# Community Engagement

## Eastern Wake Area Plan

# Engagement Summary

- Webpage
- Social Media
- ArcGIS StoryMap
- Interactive Maps
  - General Comments
  - Draft Land Uses
- Online Surveys
  - Community
  - Proximity and Access
- Road Signs
- Email Listservs
- Virtual Community Meeting
  - March 6, 2025
- Two In-Person Community Meetings
  - Eastern Wake Regional Center (Zebulon)
- Stakeholder Meetings



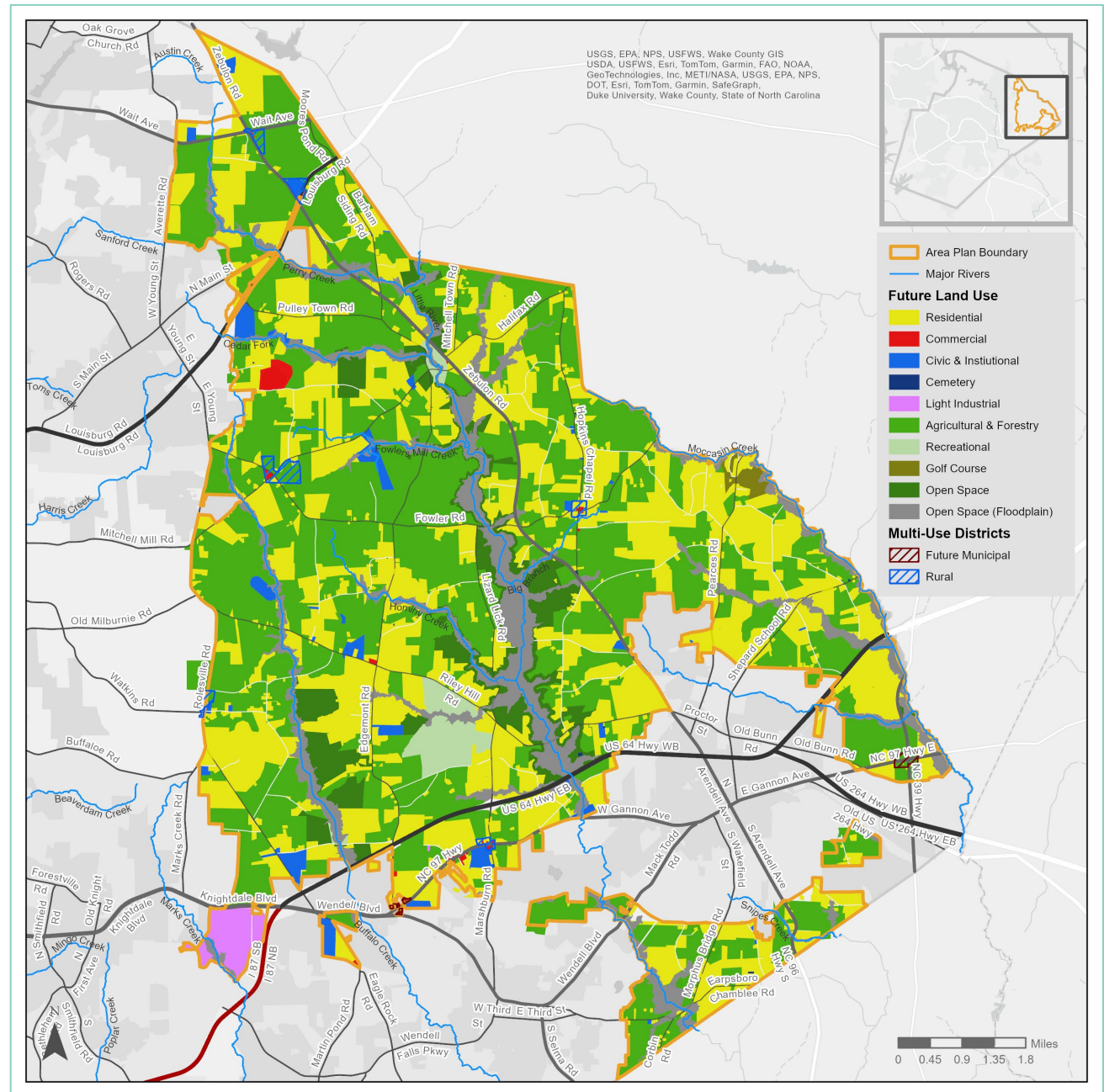
# **Future Land Use**

## **Eastern Wake Area Plan**

# Future Land Uses

## Overview

- Agricultural & Forestry
  - Intent to continue farming
- Light Industrial
  - Airport (former landfill)
- Eight MUDs
  - Municipal growth
  - Removed four MUDs
    - 95, 15, 38, and 227 acres







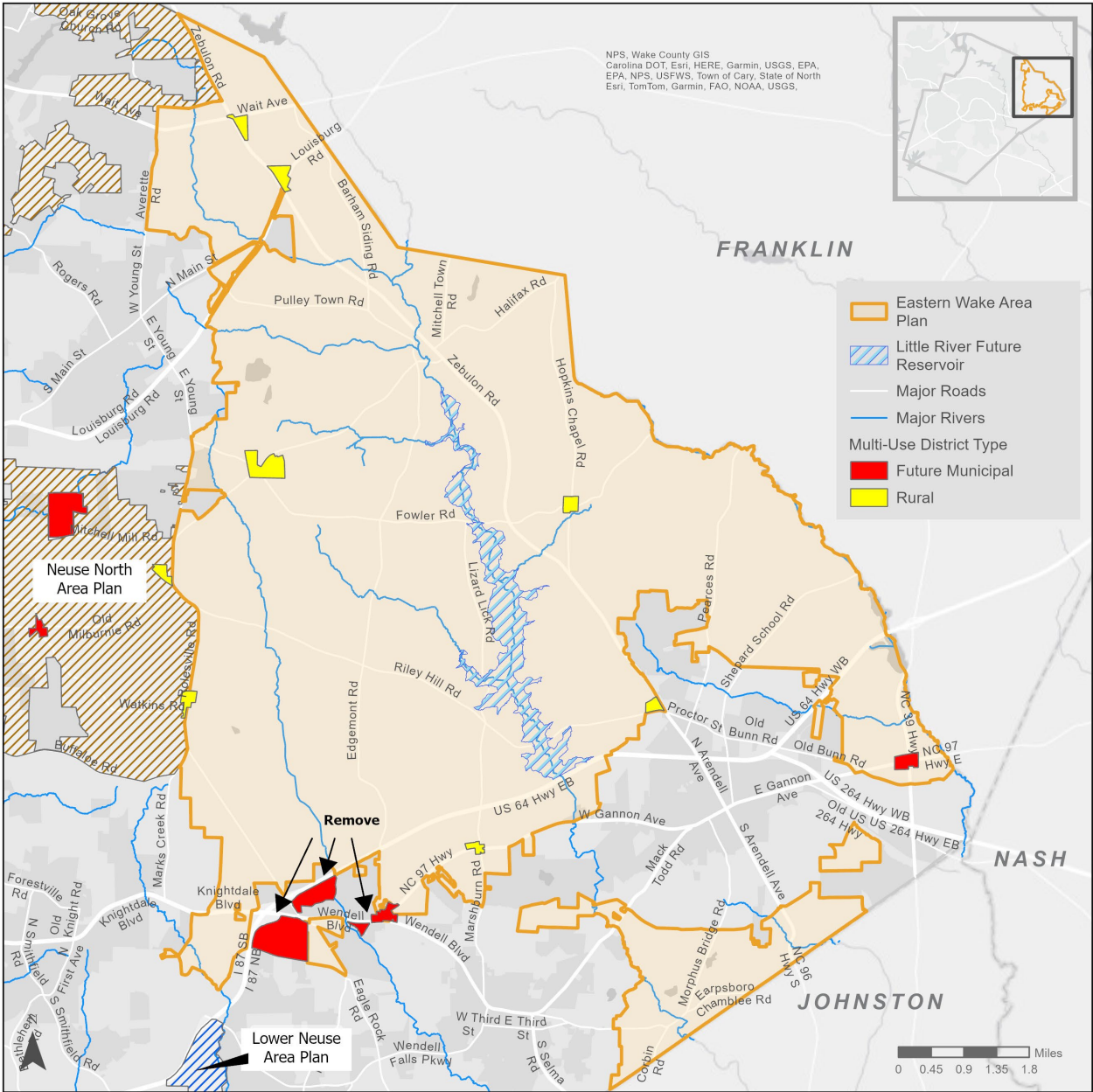
# **Additional Planning Elements**

## **Eastern Wake Area Plan**

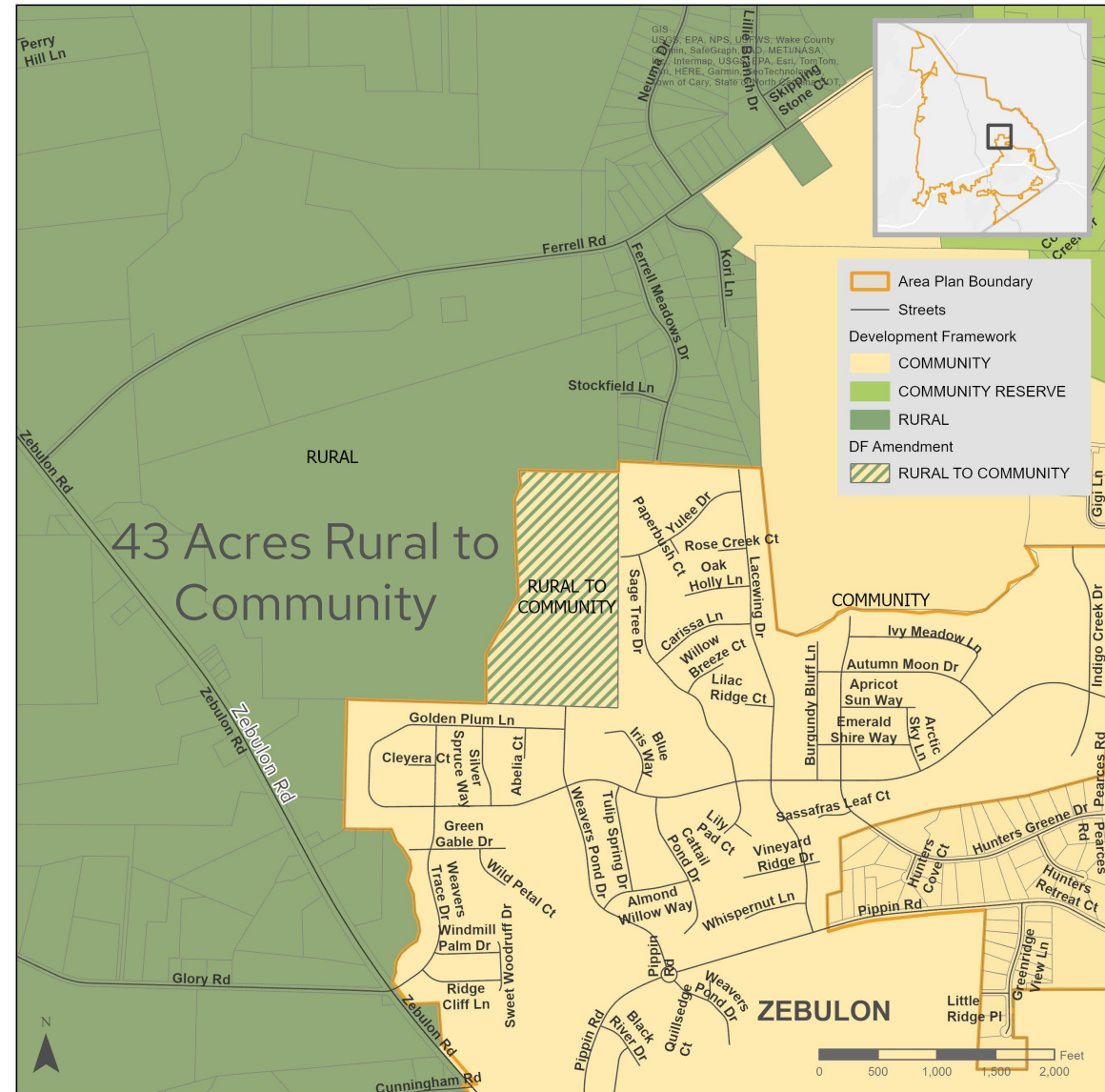
# Multi-Use Districts

Location	Acres	# Parcels
Interstate 87 And US 64	226	6
Rolesville Rd And US 64	95	2
Old Battle Bridge Rd And US 64	15	3
NC 97 And US 64*	38	15

\* While the majority of this MUD is now within the Town of Wendell’s jurisdiction, there are six parcels totaling 8.34 acres that are still within Wake County’s jurisdiction. However, given the unlikelihood of these parcels redeveloping under the county, staff is recommending removing the MUD designation from these parcels but assigning them a Commercial designation in the future land use map.



# Development Framework Amendment



# Staff Findings

1. The Eastern Wake Area Plan is consistent with the goals and visions set forth in PLANWake.
2. The Eastern Wake Area Plan received input from residents, municipal partners, and stakeholders.
3. The Eastern Wake Area Plan provides an update to the existing area land plan policies, development framework map, and land use designations.



# Staff Recommendation

That the Planning Board recommend that the Board of Commissioners adopt the Eastern Wake Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake, and amend the Development Framework Map.



# Public Comment

## Eastern Wake Area Plan



**WAKE.GOV**



## EASTERN WAKE AREA PLAN

# Table of Contents

<b>Section 1: Study Overview</b>	<b>2</b>	<b>Section 5: Additional Planning Elements</b>	<b>28</b>
Purpose of the Plan Update	2	Municipal Planning Jurisdictions	28
Area Plans	2	Municipal Transitions Standards	29
Eastern Wake Study Area	3	Multi-Use Districts	29
Eastern Wake and PLANWake	5	Multi-Use District Amendment Recommendations	30
<b>Section 2: Existing Conditions</b>	<b>7</b>	Wait Avenue and Zebulon Road Multi-Use District	32
Little River Reservoir Water Supply Watershed Inter-Local Agreement	7	Louisburg Road and Zebulon Road Multi-Use District	35
Population and Housing	7	Riley Hill Road and Zebulon Road Multi-Use District	38
Affordable Housing	8	Rolesville Road and Davistown Road Multi-Use District	41
Race and Ethnicity	11	Mitchell Mill Road and Fowler Road Multi-Use District	44
Social Equity	12	NC 97 Highway and NC 39 Highway Multi-Use District	47
Current Land Use	16	Hopkins Chapel Road and Fowler Road Multi-Use District	50
Agriculture and Farmland Preservation	17	Lizard Lick Road and NC 97 Highway Multi-Use District	53
Prime Farmland	18	PLANWake Development Framework Map Amendment Recommendations	56
Eastern Wake Farmland and Agriculture	19	Commercial Location Strategy	57
Historic Properties & Landmarks	21	Greenway / Walkability Network	58
<b>Section 3: Community Engagement and Outreach</b>	<b>22</b>	<b>Section 6: Conclusion and Next Steps</b>	<b>60</b>
Online / Virtual Engagement	22	Next Steps	60
In-Person Community Meetings	24	<b>Section 7: Appendix</b>	<b>61</b>
<b>Section 4: Eastern Wake Future Land Use Map</b>	<b>26</b>		



## SECTION 1

# Study Overview

Wake County's comprehensive plan, PLANWake, continues to serve as the overarching vision for Wake County; however, the Eastern Wake Area Plan will provide more localized land use and development goals for the northeast part of the county.

## Purpose of the Plan Update

The County is working with its partners and the public to update the Eastern Wake (EW) Area Plan to:

- **Modernize the plan.**  
Previous planning studies were completed as part of the Northeast, Southeast and East Raleigh/Knightdale area land use plans adopted in 2001, 2010 and 2003, respectively. This area plan will replace and supplant the portions of those plans covered by the EW study area.
- **Align with the Wake County Comprehensive Plan, PLANWake.**  
Adopted in 2021, PLANWake established notable new goals for the Eastern Wake study area and county at large.
- **Align with municipal plans.**  
The City of Raleigh and the towns of Wake Forest, Rolesville, Wendell and Zebulon have all updated their municipal plans multiple times since 2010.
- **Address resident and stakeholder concerns.**  
This study will build off the community-wide engagement efforts conducted as part of PLANWake and will focus on resident and stakeholder concerns within the EW study area.
- **Set the groundwork for next steps.**  
Issues identified by the EW study will be programmed for follow-up activities. For example, recommendations from this plan will be considered for inclusion in county-wide updates to related plans, i.e., transportation, housing affordability and preservation.

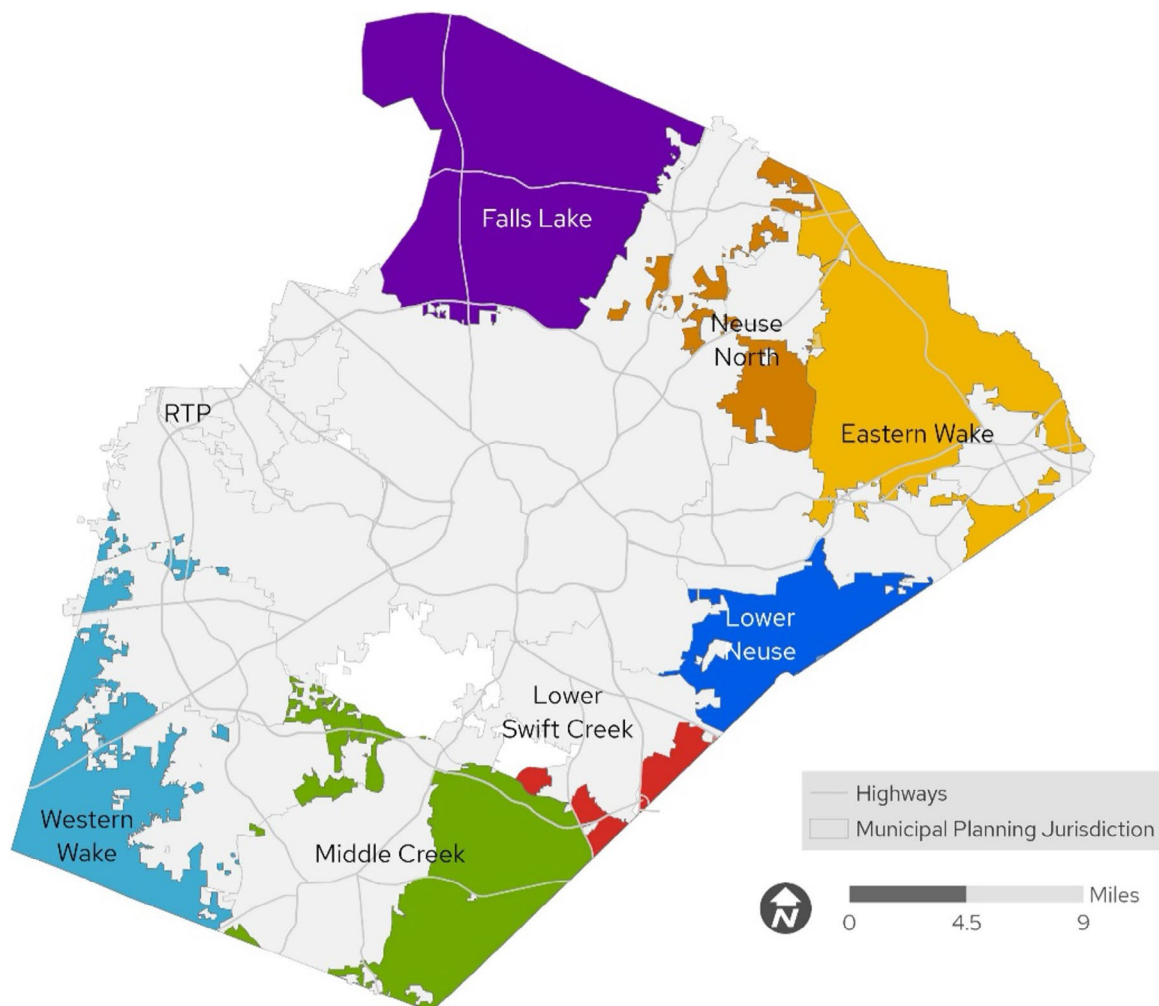
## Area Plans

To meet the goals set forth in PLANWake, numerous Wake County policies and documents had to be updated or overhauled as part of the implementation process. One such example is adoption of area plans encompassing the unincorporated areas of Wake County. These area plans are designed to provide more localized land use (applications) analysis and public engagement. The Eastern Wake Area Plan is the fifth of seven area plans that will replace the existing area land use plans. In this case, Eastern Wake will replace and update portions of the East-Raleigh / Knightdale, Northeast and Southeast area land use plans.

Municipalities have grown significantly over the past 20 years, either through annexation or expansions

of extra-territorial jurisdictions. This growth has resulted in the considerable reduction of Wake County's planning jurisdiction, which rendered the former area land use plan geographies obsolete and their policies outdated. The new boundaries for the area plans represent the logical and updated geographic groupings of the remaining area. Additional considerations such as watersheds, rights-of-way and U.S. Census block groups contributed to the updated boundaries.

While PLANWake will continue to serve as the overarching vision for the county, the area plans can and should be used as an opportunity for certain elements — i.e., the development framework — to be modified, updated or amended as necessary.

**Figure 1: Wake County Area Plans**

## Eastern Wake Study Area

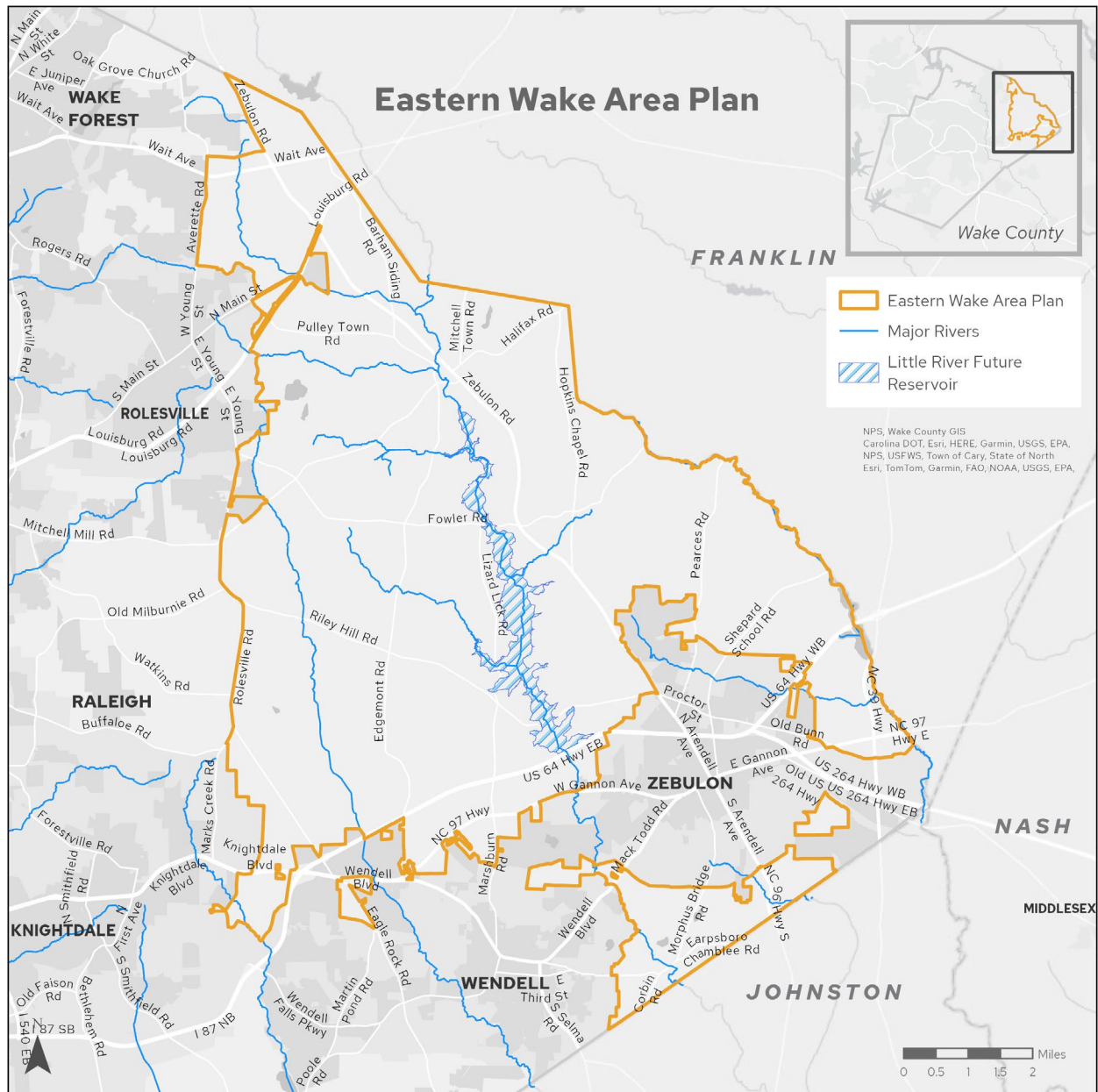
The Eastern Wake Area Plan is just over 46,000 acres or 72 square miles. It is located in the northeast part of Wake County and borders Nash, Franklin and Johnston counties to the northeast and southeast.

The area plan borders five of the county's 12 municipalities: the Town of Wake Forest, the Town of Rolesville, the City of Raleigh, the

Town of Wendell and the Town of Zebulon. In fact, the study area completely surrounds the Town of Zebulon's planning jurisdiction.

This part of the county has not experienced the same level of growth as others, which can be attributed somewhat to the restrictions on development for the future Little River Reservoir.

Figure 2: Eastern Wake Area Plan Study Area



## Eastern Wake and PLANWake

Based on current trends and expected projections, every community plan completed in Wake County must have a strategy for allocating continued job and population growth. As of July 1, 2024, **Wake County's estimated population is 1,232,444.**

We frequently use the people-per-day metric to describe growth — now **66 people per day.**

This is due to a variety of reasons, namely thriving industries, education and live/work/play opportunities around 12 municipalities. Over the next decade, these population growth trends are expected to continue, and another 225,000 new residents will likely call Wake County home.

PLANWake articulates the vision for how the greater Wake County community should account for the next wave of growth in a manner that enhances quality of life for all residents. This vision directs new growth to existing towns, supports the development of connected and walkable transit-supportive centers and works with rural landowners to protect important open spaces, farms, forests and historic resources.

PLANWake's Development Framework map (Figure 3) designates almost the entirety of the Eastern Wake area as Rural. These are the least developed areas with the lowest-density residential areas, marked with forest coverage and agricultural activity. The expectation is that these areas will remain the County's jurisdiction for the foreseeable future.

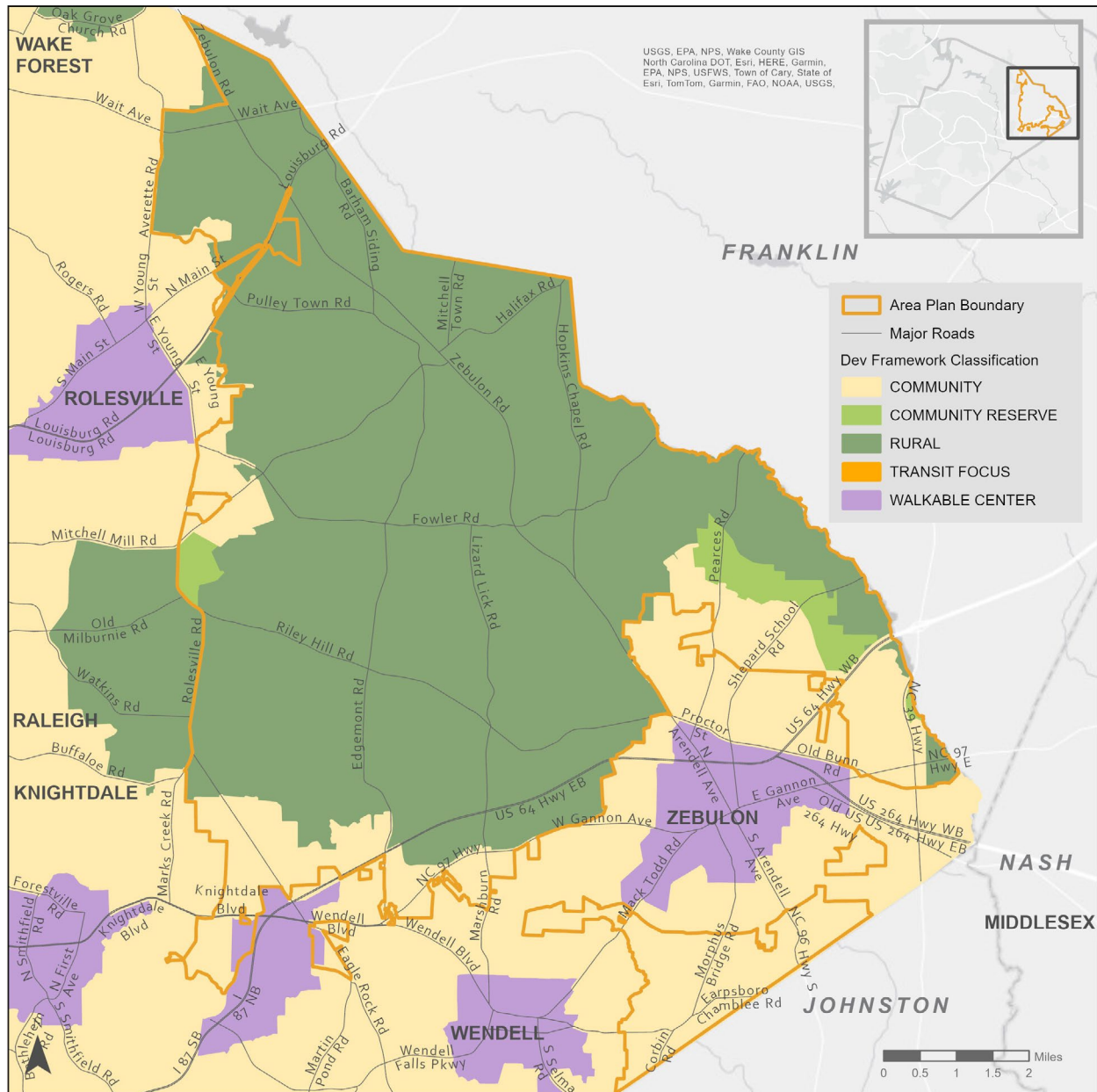
To put it another way, the municipalities are not expected to expand utilities into these areas, which determines where they might grow into. Given the location of the future Little River Reservoir within the Eastern Wake study area and restrictions on development and density, this is not at all surprising.

The two smaller areas of Community Reserve indicate low-density areas not currently served by public utilities but that are proximate to municipal boundaries. It is expected that development within these areas will be served by community wells and septic systems. The main difference between Community Reserve and Rural is the expectation of development, but that will still stay in the county's jurisdiction.

Areas within the study area designated Community are where municipalities are expected to extend public utilities and grow into. While the timing varies overall, the expectation is that this will occur over the next five to 10 years. The County's coordination with the municipalities and their development priorities is paramount and underscores the importance of these area plans.

Lastly, Walkable Centers are where dense, walkable development is expected soon. These areas should have urban amenities that are proximate to jobs, schools and transportation corridors.

Figure 3: PLANWake Development Framework





## SECTION 2

# Existing Conditions

## Little River Reservoir Water Supply Watershed Inter-Local Agreement

Over 30 years ago, Wake County was beginning to experience the type of growth that residents are very familiar with today, and planners began to take steps to plan for this growth into the future. A vital component of this planning effort was to consider how to provide enough clean drinking water for the growing population, and it was from this effort that the Little River Water Supply Watershed and future reservoir were identified. This is one of several potential drinking water resources that the City of Raleigh has identified for itself and its municipal partners for the next 50 years.

In order to protect this resource, Wake County, the City of Raleigh and the Towns of Wake Forest, Wendell and Zebulon entered into the Little River Reservoir Water Supply Watershed Inter-Local Agreement in 2008<sup>1</sup>. Per the ILA, the City of Raleigh became the lead agency in obtaining permits for the watershed area as the reservoir will become part of the city's public utility system.

As the ILA's primary intent is to protect the water quality of the future reservoir, it restricts the type and intensity of development within the watershed. When the ILA was first adopted in 2008, it prohibited any non-residential (commercial) development to occur unless it is within PLANWake-designated Multi-Use District, or MUD. MUDs allow for a mix of residential and non-residential

uses that serve as a focal point for meeting the neighborhood's shopping, social and civic needs.

After some time, there was the sense that, while the intentions of the ILA were valid, the absolute prohibition of any non-residential development outside of MUDs was too restrictive. After extensive discussions, in 2016, Wake County and the municipal partners agreed to reasonably amend the ILA restrictions, allowing certain civic uses to expand and accommodating public safety/utility uses (e.g. parks, fire stations, solar farms)<sup>2</sup>.

Overall, the restrictions have spared the Eastern Wake area from much of the fast-paced growth that's occurring in the county and preserved the county's last vestiges of its former agricultural past.

The City of Raleigh, as the regional water authority, and the ILA partners recognize that new sources of water will be required in the future and are committed to retaining this section of Little River as a water supply option. The partners are coordinating with the State of North Carolina, which manages all of the different ways water authorities can access new water supply locations, to ensure adequate future water supply. The exact timing of construction of the reservoir will be impacted by overall demand for water and the cost of reservoir construction versus other potential increased supply alternatives.

## Population and Housing

Given Wake County's considerable growth over the past 20+ years, it would be easy to assume that this trend is universal across the county. The Eastern Wake area, however, with the Little River Interlocal Agreement in place, has experienced limited

development. The majority of the development that has occurred in the Eastern Wake area has been focused outside of the projected watershed and adjacent to the existing municipal areas.

<sup>1</sup> While the Town of Rolesville opted not to enter the ILA, it continues to be involved in discussions pertaining to the Little River Water Supply Watershed.

<sup>2</sup> Public/civic uses that are located outside of a MUD and were lawfully established prior to the effective date of the ILA are allowed to expand.

To get a sense of how Eastern Wake's housing scenario has changed, staff analyzed parcel data from 2014 to 2024. Over those 10 years, it is estimated the number of total residential units increased by 822 and the total occupied units increased by 893. This includes an increase in manufactured homes of just over 100. The study area's population has also increased by an estimated 1,561 but saw

its group quarters<sup>3</sup> population decrease by 33, which is most likely due to municipal growth.

The County's comprehensive plan, PLANWake, identified the areas that were expected to remain rural in scale and character (and conversely where municipalities were expected to grow into), and these growth trends have largely stayed consistent so far.

#### Eastern Wake Area Plan Housing Estimate 2014–2024

	Residential Units	Mobile Homes	Total Units	Total Occupied Units
<b>2014</b>	4,169	1,406	5,575	5,184
<b>2024</b>	4,887	1,510	6,397	6,077
<b>% CHANGE</b>	<b>17%</b>	<b>7%</b>	<b>15%</b>	<b>17%</b>

#### Eastern Wake Area Plan Population Estimate 2014–2024

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<b>2014</b>	14,206	80	14,286
<b>2024</b>	15,800	47	15,847
<b>% CHANGE</b>	<b>11%</b>	<b>-41%</b>	<b>11%</b>

Sources: Wake County Property Data, U.S. Census

## Affordable Housing

The Triangle continues to attract new residents to the area and, in the face of such high demand for housing, the issue of safe and accessible affordable housing will remain on the forefront.

[The Wake County Affordable Housing Plan](#), adopted in 2017, identifies challenges to housing affordability in the county, namely population growth, incommensurate household income-to-cost ratio, lack of affordable housing options among new residential

development and loss of existing affordable housing to redevelopment or market conversion (p. 17).

To put these trends into a real-world context, there is a current shortage of nearly 64,000 homes in Wake County that are affordable to households earning less than 50% of the county's Area Median Income, \$61,650 annually for a four-person household. Housing market challenges are directly correlated with homelessness; in 2023, 3,748 individuals

<sup>3</sup> The Census Bureau classifies those not living in housing units (e.g. house, apartment, mobile home, rented room) as living in group quarters. There are two types: Institutional (e.g. nursing homes, correctional facilities) and Non-Institutional (e.g. college dormitories, military barracks, shelters, group homes). (U.S. Census Bureau)

experiencing homelessness were counted in the County's Homeless Management Information System, a significant increase from the prior year.

The housing plan looks to ensure that quality affordable housing is available for all Wake County residents. Housing that is close to transit, employment centers and other amenities is crucial to improving equity across the county. It also goes far in reducing affordability challenges to low-income households and improving health, community connectivity and mobility to jobs and necessary services. While the Eastern Wake area in the County's planning jurisdiction may not offer all of these amenities, increasing housing supply in all areas of the County is integral to rebalancing supply and demand to increase overall market affordability and provide a variety of housing choices for residents.

According to Wake County parcel data, 72 percent of the parcels in Eastern Wake are residential, with a median sales price of \$167,000 and an average sale price of \$214,600. In contrast, the median residential sales price for homes in the entire county was \$500,000 in June 2025. While homes in the study area are relatively more affordable than the county overall, the leading cause for financial distress in the study area is that residents are spending at least 30% of their income on either their mortgage or rent (see Economic Health section below). Just under 30% of all homes were built in the last 25 years, and these have a median sales price of \$310,000 and an average of \$333,000, a significant increase.

At current interest rates, a family of four earning 60% of the area median income would be able to afford to purchase an approximately \$217,000 home without additional subsidy. Just under one third of all homes were built in the last 25 years and have a median sales price of \$310,000 and an average sale price of \$333,000. The newer ownership

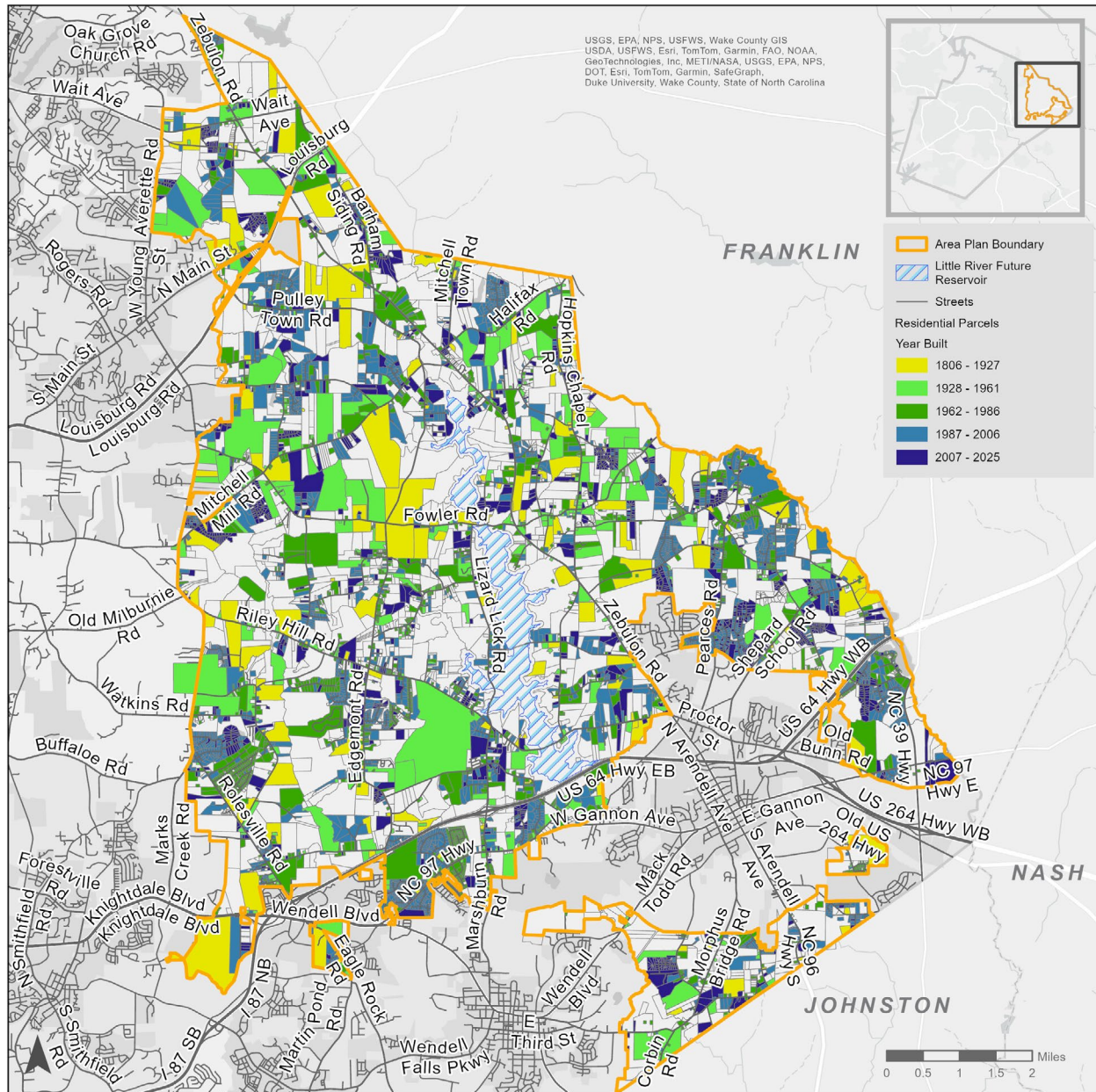
stock that is being built in the Eastern Wake study area is out of reach for low-income households.

There are 740 properties in Eastern Wake that are identified as containing at least one manufactured home. The median year built is 1997 and the median sales price is \$90,000. Manufactured housing in Wake County tends to serve very low-income households, and the data indicate that manufactured homes in the study area may face more prevalent age and quality issues than conventional or "stick-built" homes. Climate resiliency, a concern for all residential construction, is of particular concern for older manufactured housing. Addressing necessary repairs can be a burden for low-income households, which threatens manufactured housing residents' ability to safely and stably remain in their homes.

Additionally, manufactured housing communities are increasingly sought out for investment and redevelopment, putting residents at risk of displacement. Wake County Housing offers funding and programs, such as the Wake Affordable Housing Preservation Fund and the upcoming Opportunity Fund, that may be leveraged to preserve and enhance manufactured housing communities with a focus on affordability.

The Little River ILA has and will continue to be a major factor in this area's future, but more active measures must be taken to ensure that safe and adequate housing is available to all. An example may include allowing greater flexibility for small-scale multi-family units, such as cottage courts or duplexes. These currently exist in unincorporated Wake County but were built before modern zoning ordinances and would not be permitted if they were proposed today. Allowing limited higher-density development can help address housing supply shortages without significantly impacting the desired rural character of the Plan area.

Figure 4: Residential Parcels by Built Year



## Race and Ethnicity

The Eastern Wake Area's population has grown, but its diversity has stayed relatively consistent. From 2010 to 2020, the largest increase by percent was the area's Asian population, which doubled during this time.

Eastern Wake Race and Ethnicity					
	2010 Total	2010 Percent	2020 Total	2020 Percent	2010-2020 Percent Change
Asian	100	1%	201	1%	101%
Black	3,017	22%	3,334	20%	11%
White	8,652	63%	9,838	58%	14%
Hispanic	1,804	13%	2,800	16%	55%
All Other Races	263	2%	135	1%	-49%
<b>TOTAL</b>	<b>13,836</b>	<b>100%</b>	<b>17,029</b>	<b>100%</b>	<b>23%</b>

(Differing population totals are due to census block group geography overlap)

When compared to Wake County at large, the Eastern Wake area shows very similar growth patterns in almost every category. The percentage changes between the county and the Eastern Wake area only differ by a few points.

Wake County		
	Total Percent	Total Percent Change
	2020	2010-2020
Asian	9%	100%
Black	18%	12%
White	57%	15%
Hispanic	11%	46%
All Other Races	5%	22%
	100%	



## Social Equity

Social Equity identifies the health and well-being characteristics of the community by analyzing socioeconomic statistics (U.S. Census) including housing, education, food security, poverty levels and income, among others.

Wake County has created a Social Equity Atlas that combines these factors to indicate populations with varying degrees of vulnerability. Community Vulnerability and Economic Health are two key indices

that the Social Equity Atlas uses to identify and measure our communities' socioeconomic conditions. The main source of these data is the most recent five-year estimates of U.S. Census Bureau's American Community Survey at the Block Group level.

For the most up-to-date information, refer to [Wake County's Social Equity Atlas webpage](#).

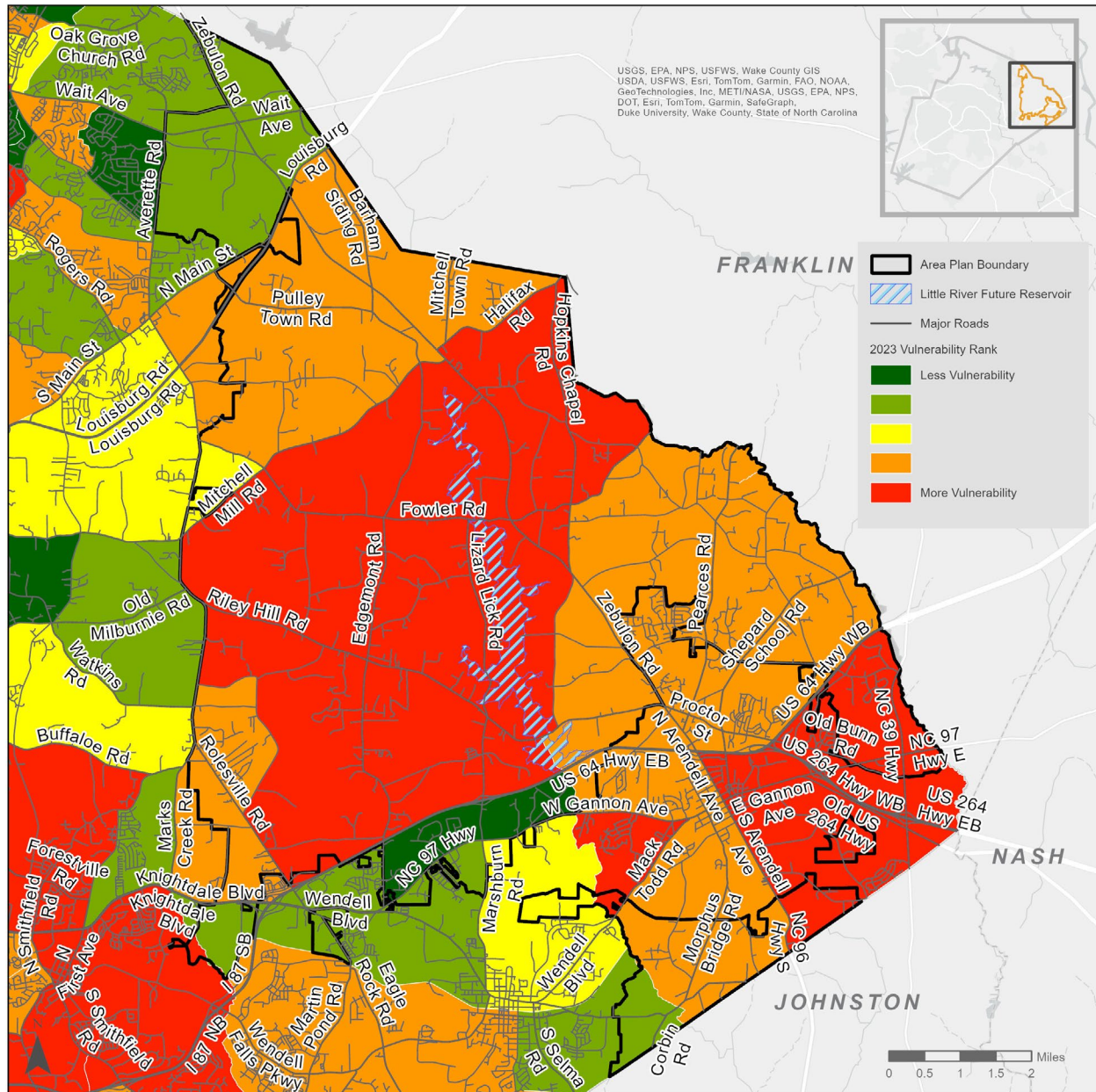
### COMMUNITY VULNERABILITY INDEX

The Community Vulnerability Index helps determine where resources and initiatives are lacking by using a combination of the following factors.

- **Unemployment** – The population age 16 and older who are unemployed in the civilian labor force.
- **Age Dependency** – The population younger than the age of 18 and older than the age of 64 combined.
- **Low Educational Attainment** – The population of ages 25 and older who have less than a high school diploma.
- **Housing Vacancy** – The total number of vacant or unoccupied housing units in a block group.
- **Below Poverty Level** – The population living below the federal poverty threshold in Wake County.

The Eastern Wake Area's community vulnerability (Figure 5) spans the range of the index meaning that the population ranges from least vulnerable to the most vulnerable depending on geography. However, regardless of the overall score, the age dependency factor is the leading indicator in all but two of the block groups that fall within the Eastern Wake Study Area. This means that there are a higher percentage in this area that are either younger than the age of 18 or older than the age of 65 than any factor. A closer look reveals that there tend to be more of the former than the latter. In other words, in an area where age dependency is the leading factor in determining vulnerability, it tends to be children rather than seniors.

Figure 5: 2023 Community Vulnerability Index



## ECONOMIC HEALTH INDEX

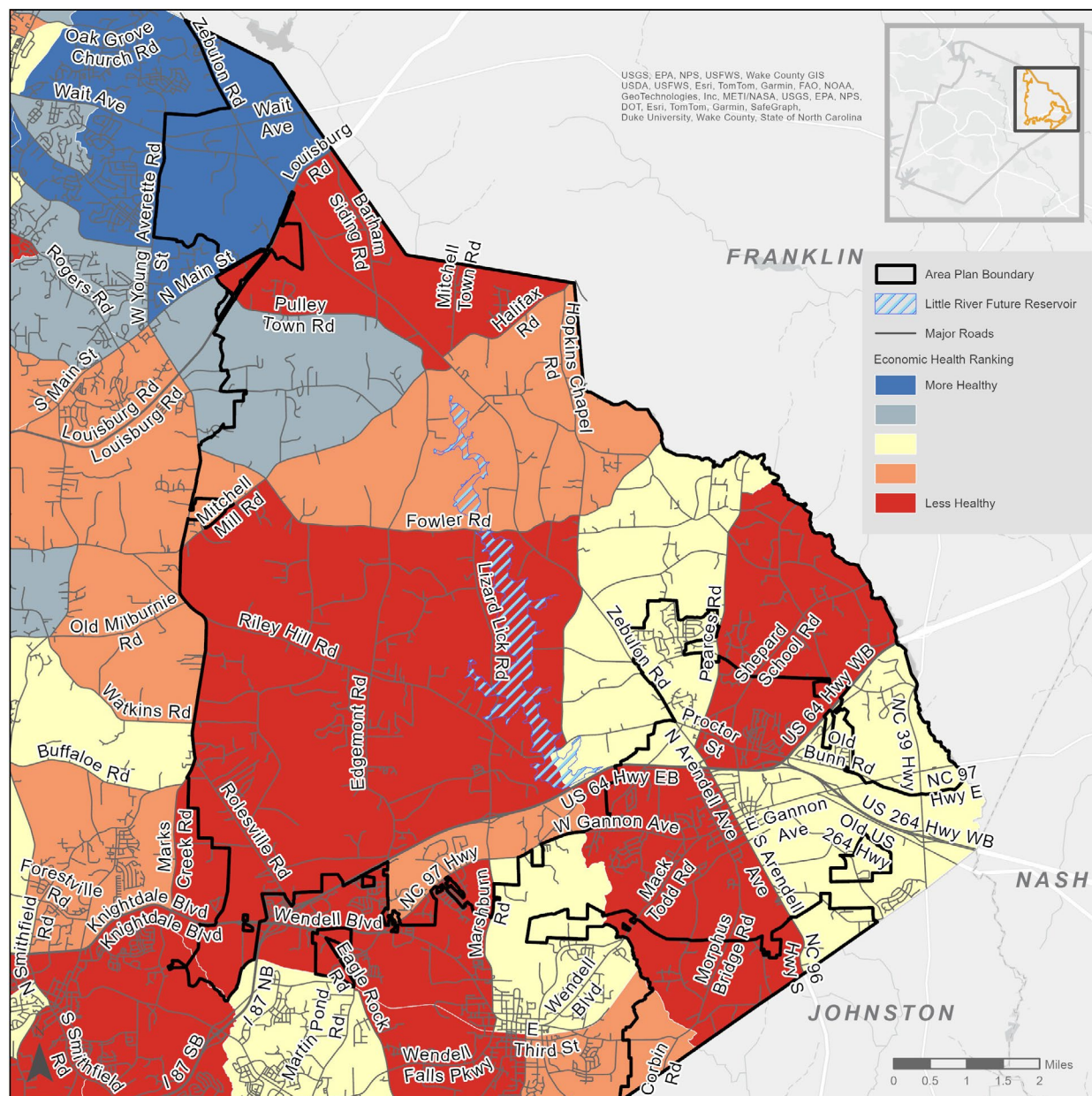
The Economic Health Index uses the following factors to compare the conditions within each community to better understand what type of financial constraints residents within that community may be facing. Federal initiatives, such as the U.S. Department of Agriculture Food Program and the U.S. Department of Housing and Urban Development, utilize similar factors to identify low-income neighborhoods and household types, respectively.

- **Median Household Income** – The median household income in the past 12 months.
- **Food Stamps** – Measured as a percentage of households in each block group.
- **Rent as Greater than 30% of Income** – Gross rent as a percentage of household income.
- **Home Mortgage as Greater than 30% of Income** – Mortgage status by owner cost as a percentage of household income.
- **Persons Living 100%–200% of Federal Poverty Level** – Ratio of income to poverty level for whom poverty status is determined between 100% and 200%.

The Eastern Wake area's wide range of economic health highlights the varying degrees of financial issues facing the residents today. Similar to the Community Vulnerability metrics, there is one factor connecting all of the areas in Eastern Wake: Rent as Greater than 30% of Income. In almost all of the block groups located within the area, this factor is the leading cause of residents being economically unhealthy (Figure 6). This underscores the need for more affordable housing in rural areas and not just urbanized areas. It is important to note that when this is not a significant factor to economic health, the Home Mortgage as Greater than 30% of income is. So, whether residents own or rent their home, a significant portion of their income is paying for it, leaving less for everything else.



### Figure 6: Economic Health Index



## Current Land Use

In order to get a better understanding of how land in the study area is being utilized (instead of how it is zoned), staff grouped and analyzed the current land use via property data and how it is being taxed (Figure 7).

For the Eastern Wake study area, the agricultural land use, which includes horticulture and forestry, is the most prevalent by a considerable amount. Based on Wake County property records, there are 674 total agricultural parcels covering approximately 20,400 acres in the Eastern Wake area. To put this in perspective, there are more than 3,000 agricultural parcels totaling approximately 82,000 acres in all of Wake County, which means that the Eastern Wake study area has 21% of the county's agricultural properties and 25% of the county's total agricultural acreage.

The second most predominant land use is residential with an approximate area of 11,900 acres over 5,446 parcels. This results in an average lot size of just over two acres. It is important to note that much of the study area is zoned the county's lowest density, R-40W or R-80W (one unit per acre and one unit per two acres respectively). These are the county's watershed zoning districts and are designed

to limit development and impervious surfaces to minimize runoff that can adversely affect the watershed of the future Little River Reservoir.

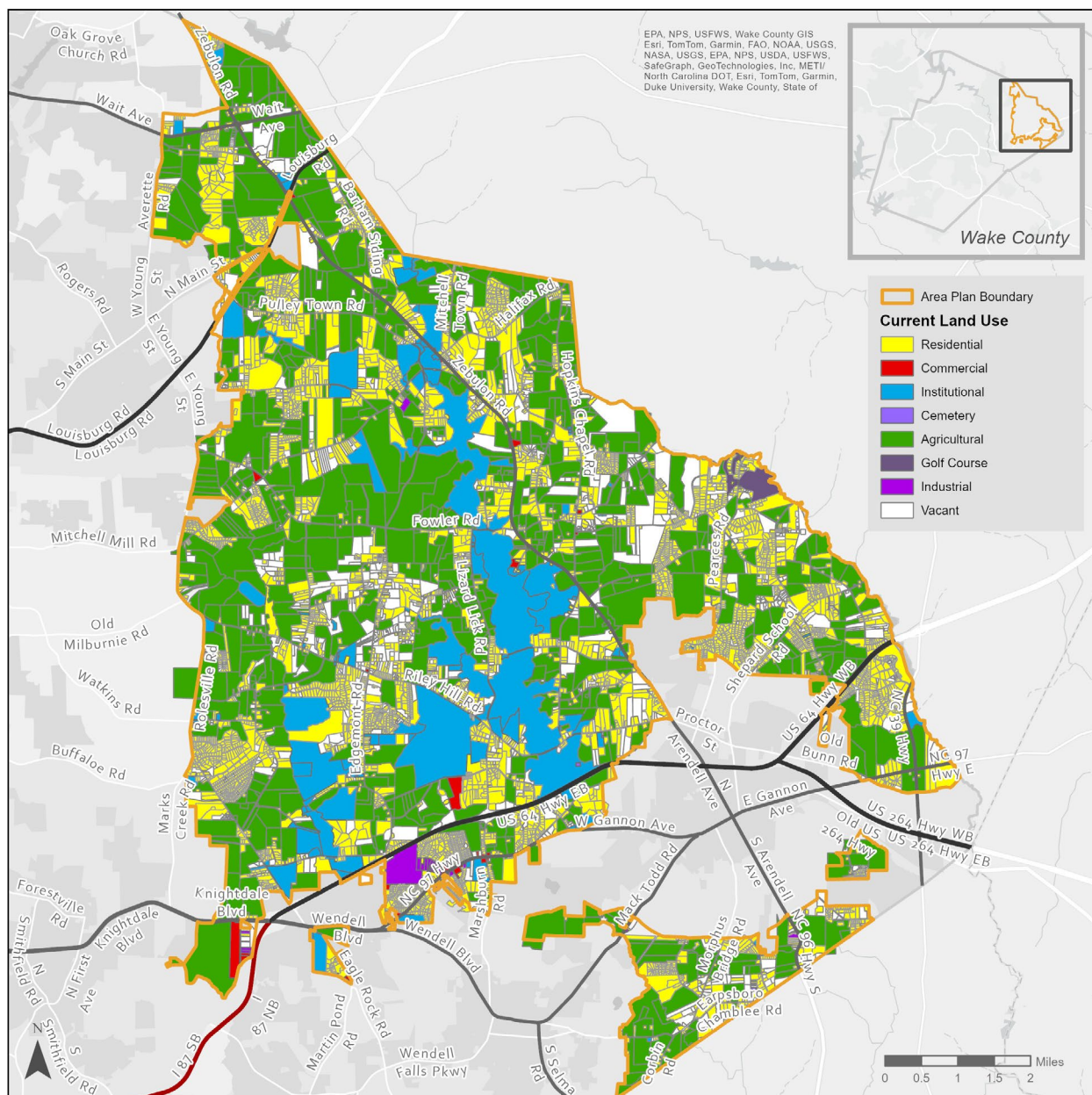
The land class marked institutional is the third-ranked land use in the Eastern Wake study area at approximately 5,100 acres over 109 parcels. This land class denotes property that is owned either by a government or religious entity. While there are some of the former present in the study area, many of these properties are owned by local governments, specifically Wake County. Again, this is due to the ILA agreement that went into effect to set aside land for the future reservoir. The vast natural areas of this part of the county have contributed to the creation of two of the county's outdoor recreation areas in Robertson Millpond Preserve and Sandy Pines Preserve, and the Mitchell Mill State Natural Area maintained by the State of North Carolina.

**NOTE:** While this analysis can be useful in observing overall land use trends, some of the land uses displayed may not be completely reflective of how the land is presently being used. This could be due to a discrepancy in the tax code, or it has not been updated as of this writing. As some residents have made staff aware, some of the coding on this is incorrect and that has been considered by staff.

Current Land Use	Parcels	Acres	Percentage
<b>Agricultural</b>	674	20,338	47.55%
<b>Cemetery</b>	34	9.8	0.02%
<b>Commercial</b>	30	180	0.42%
<b>Golf course</b>	1	144	0.34%
<b>Industrial</b>	21	200	0.47%
<b>Institutional</b>	115	5,160	12.07%
<b>Residential</b>	5,446	11,928	27.89%
<b>Vacant</b>	1,243	4,806	11.24%
<b>TOTAL</b>	<b>7,564</b>	<b>42,768</b>	<b>100%</b>



Figure 7: Current Land Use



## Agriculture and Farmland Preservation

The 2040 Farms Under Threat Report is a multi-year initiative conducted by the American Farmland Trust to document the country's farmland status. The report projected that, at the current rate of development, North Carolina will have lost nearly 1.2 million acres or 11.6% to development between

2016 and 2040, which ranks No. 2 and No. 6 nationally. Wake County, specifically, is projected to lose 46,600 acres between 2016 and 2040.

PLANWake has a goal to help preserve rural areas by easing the development pressures that they face. This is inherent in its policies to direct

more dense development to the municipalities as opposed to low density development that takes up more land, which contributes to a loss of natural resources and increases roadway congestion. The process to develop PLANWake included in-depth discussions and planning exercises about where growth should be directed and where land should be prioritized for protection.

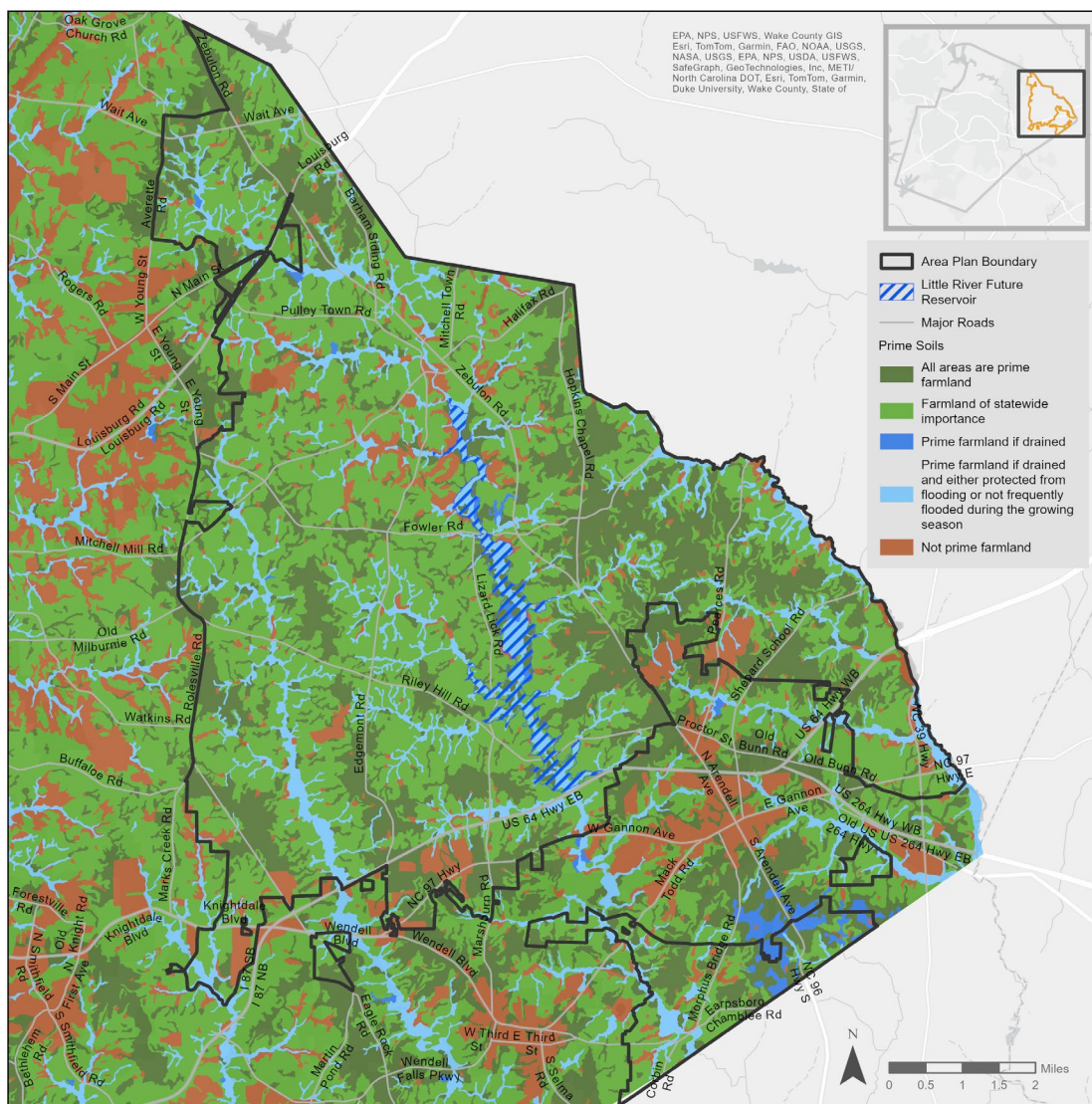
The prospect of the future Little River Reservoir has created a buffer to the typical development patterns that the county has seen over the past 20 years, and this has resulted in the Eastern Wake study area becoming home to a quarter of the county's total agricultural lands.

## Prime Farmland

The Prime Farmland map shows varying types of soils in the Eastern Wake area that are or are not considered prime farmland (Figure 8). In addition, that map shows areas where there is the potential

for farmland if the land is drained, or if the land is drained and either protected from flooding or doesn't frequently flood during the growing season.

### Figure 8: Prime Farmland



## Eastern Wake Farmland and Agriculture

According to Wake County property data, there are more than 3,000 parcels that are classified as agriculture, forestry or horticulture that total approximately 82,000 acres. In the Eastern Wake area, there are 674 such parcels that total approximately 20,300 acres. This means that 21% of the county's farming property and 25% of the county's farming acreage is within the Eastern Wake study area.

The Wake Soil and Water Conservation District (SWCD) oversees programs created in 2002 (Wake County Voluntary Agricultural District Ordinance), updated in 2016, and replaced in 2022 with the [Farmland Preservation Program Ordinance](#). The three programs are the Voluntary Agricultural District (VAD) Program, the Enhanced Voluntary Agricultural District (EVAD) Program and the Agricultural Conservation Easement Program. These programs provide varying degrees of support based on the level of commitment by the farm owner.

Farm owners can choose to enroll in the VAD program for a period of 10 years in order to help promote the visibility of farms in the county, encourage the economic and financial health of agriculture and reduce conflicts between them and non-farmland

users. In this program, farms can opt out of the program before the 10 years are up. This is SWCD's longest running program, which explains why there are more VAD properties than any other.

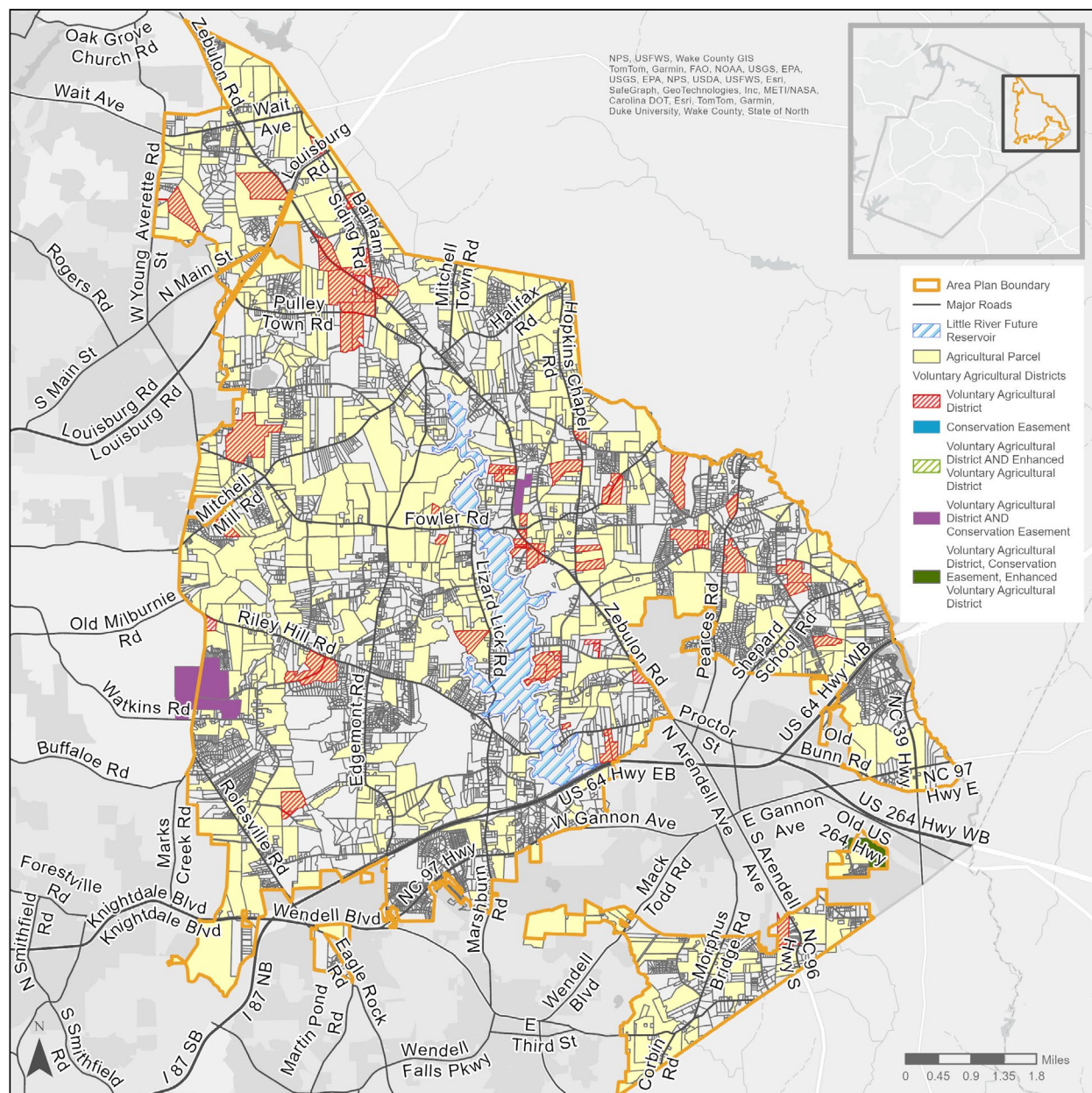
The EVAD program builds on the VAD program by increasing the requirements to enroll and requires an irrevocable 10-year commitment recorded on the deed. In return, landowners are allowed sale of non-farm products, participate in a cost share program and receive priority consideration for farm grants.

Finally, the Agricultural Conservation Easement Program is the highest protection a farm can receive. Enrollment permanently protects the land for agricultural use, and the easement is a recorded deed between the owner and the SWCD. Any non-farm development is prohibited even if the land changes owners in the future.

Presently, there are 71 properties within the Eastern Wake study area totaling approximately 2,500 acres that are enrolled in one or a combination of the VAD, EVAD or Conservation Easement programs (Figure 9). To put this in perspective, only 10% of the eligible properties are enrolled in these programs.



### Figure 9: Farmland and Voluntary Agricultural Districts



## Historic Properties and Landmarks

According to Capital Area Preservation, in order for a building, structure, site or object to be considered a historic local landmark, it must have “historical, architectural, archaeological or cultural significance and integrity and has been recognized by official designation for its importance.” This is a different designation than the National Register of Historic Places, which is a federal program administered by the state.

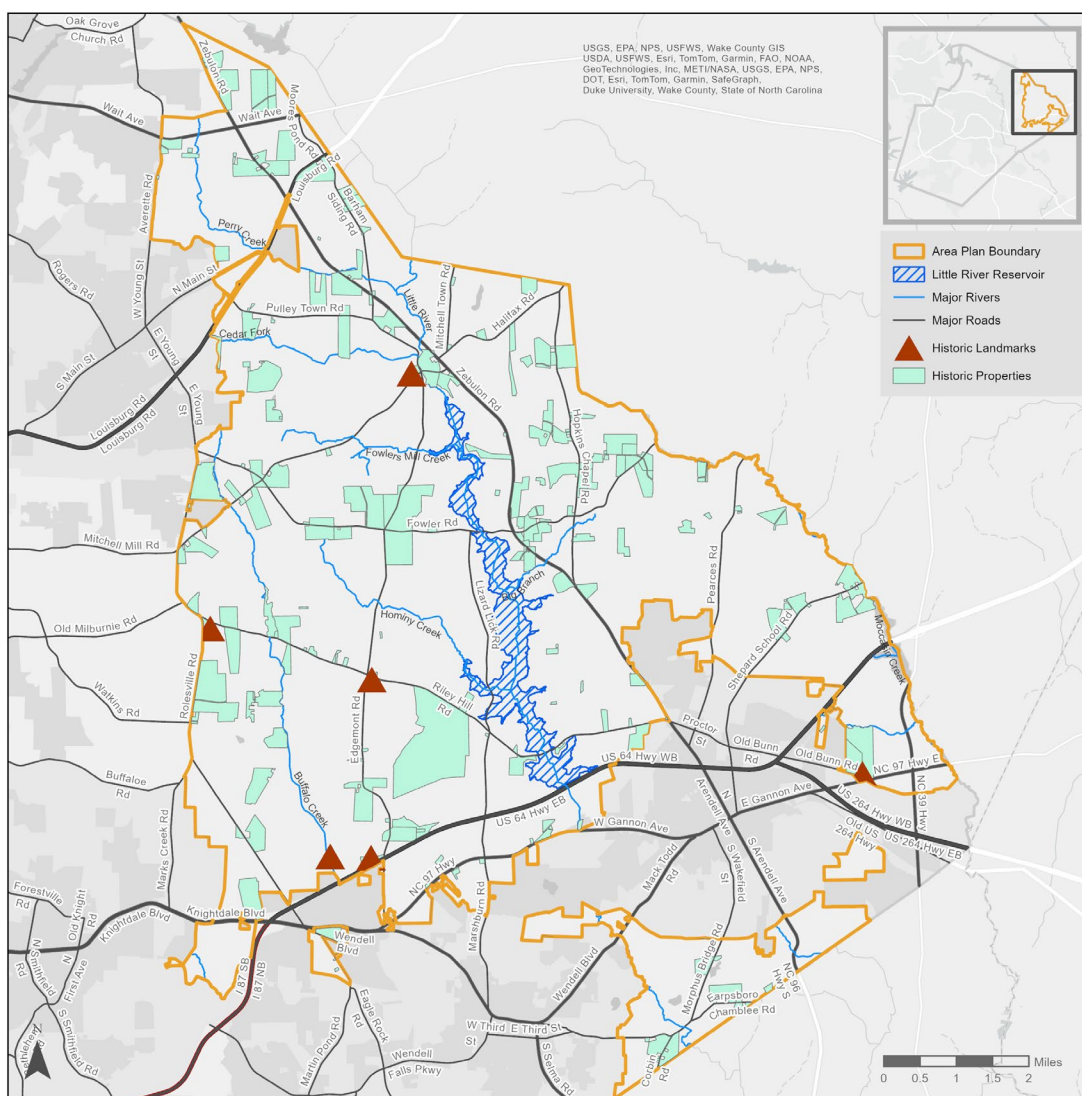
Within the Eastern Wake Area, there are six historic landmarks that meet these criteria (Figure 10):

- Dr. Thomas H. Avera House
- Perry Farm

- Harmony Plantation
- Heartsfield-Perry Farm
- Bennett Bunn Plantation
- Robertson Mill Dam

The Eastern Wake area contains 167 historic properties, but they were deemed either not significant to achieve landmark status or they lost their historic significance over time for various reasons.

**Figure 10: Historic Properties & Landmarks**





## SECTION 3

# Community Engagement and Outreach

## Online / Virtual Engagement

Wake County staff began its engagement with the public using various online and virtual methods as it did in previous area plans. Interactive maps, email listservs, online surveys and a virtual community meeting were all tools to help staff gather a better understanding of the issues affecting the Eastern Wake area or important to its residents.

The virtual community meeting took place on March 6, 2025, and formally kicked off the public engagement portion of the plan. In the meeting, staff provided background information about planning in Wake County, the goals of the area plan and ways to participate in the process.

The online engagement platform was the same used by staff in the previous four area plans, which provided residents opportunities to make their voices heard via the interactive maps and the online surveys.

Staff used the interactive map platform for two separate rounds: the first to gather initial thoughts and comments about the study area, and the second to receive comments on the proposed draft land uses. The draft land use map went live at the end of May 2025.

Below is a summary of the first round of online engagement:

- 1,246 total visits
- 779 unique users (number of unique visitors to the site)
- 186 unique stakeholders (number of visitors who submitted a survey response/map comment)
- 59 comments
- 162 survey responses

Figure 11: Word Cloud of Most Common Words in First Round of Online Engagement





## Leave a Comment

I believe this should be left in agriculture to better serve the land and the community. Agriculture is a vital piece that is quickly being eliminated in our county



## Leave a Comment

If we wanted our area developed, we would move to the city or a housing development. We want to be left with land that suits our community in farming and agriculture- not parks, recreation or development. Without farmers, there is no food to eat!



## Ideas and Suggestions

A grocery store and gas station here to support all of the new residents.



## Ideas and Suggestions

Please stop tearing all the trees down. Take some tips from Wake Forest. They're taking the Forest away! Leave it there. Create nature pathways, similar to Joyner park! Create walkable space! This has added benefits, fitness, another activity for parents to get their kids outside, a little bit away from downtown! Jogging trails. Pet friendly areas! Kids kids kids, stop building homes before you put the desired infrastructure in place to even handle this surge of homeowners.



## Ideas and Suggestions

Please protect this whole area. There is not enough road infrastructure as it is. This area is so beautiful. Please no more homes! Make this a nature preserve for people and children to enjoy. Please, none of us want this developed. Listen to your voting citizens please!

Below is a summary of the second round of online engagement for the draft future land uses:

- 387 total visits
- 261 unique users (number of unique visitors to the site)
- 3 unique stakeholders (number of visitors who submitted a survey response/map comment)
- 3 comments

**Figure 12: Comments from Second Round of Online Engagement**



## Leave a Comment

My property on Rolesville Road shows up in green. I would like for you to change it to yellow. I plan on developing the the property in the near future. The surrounding property is already colored yellow. The property owner is Watson family II LLC. Thank you very much.



## Leave a Comment

You are denoting part of Wendell and Knightdale's innovation district (coordinated through wake county ED) as 'Ag/Forestry' in this draft plan map.

## In-Person Community Meetings

Wake County staff held two in-person meetings, both at the Eastern Regional Center in Zebulon, to provide residents with opportunities to receive information, ask questions and have face-to-face conversations about

the issues that they felt most strongly about. Both meetings were drop-in style to allow residents to come in at any time during the meeting.

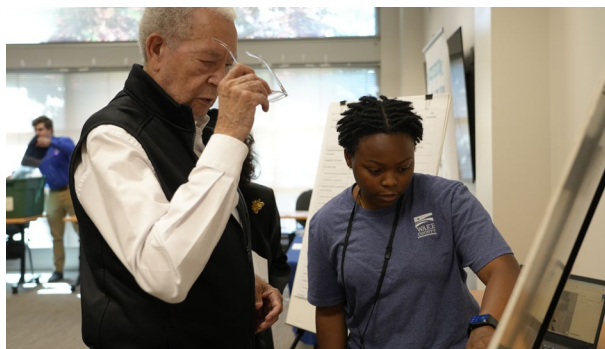
### Community Meeting #1

The first in-person meeting was held on April 16, 2025. Following a format created for the previous area plan, Western Wake, staff set up four information stations and one feedback station. The information stations were designed to provide residents with planning-related context and insight into how different factors can create issues or solutions related to their neighborhoods. Finally, residents were then given the opportunity to share their concerns, comments or feedback to staff about the Eastern Wake study area at the feedback station.

Overall, residents were keenly aware of the area's uniqueness. The lack of development here compared to other parts of the county is not unnoticed, and there are concerns that that will change. However, there is a need for more services and retail, but they must be at the appropriate scale and character.

Along with Wake County Planning staff, partner agencies were invited to set up information tables to promote and answer questions about the various services they provide. The agencies included:

- Soil & Water Conservation District
- Onsite Water Protection
- Wastewater
- Parks, Recreation and Open Space
- Housing Affordability & Community Revitalization
- GoWake Access
- Triangle Land Conservancy





## Community Meeting #2

The second in-person community meeting was held on June 26, 2025. The format was similar to the first meeting in that staff manned four information stations with planning-related information and a fifth feedback station. However, the fifth station solicited feedback for the draft future land use and the greenway/walkability maps.

Residents asked staff questions about the planning process, such as how comments and feedback given earlier in the process contributed to the future land use map, and made comments or corrections to the maps.

County partner agencies were once again present to promote and highlight the work they do in the community.

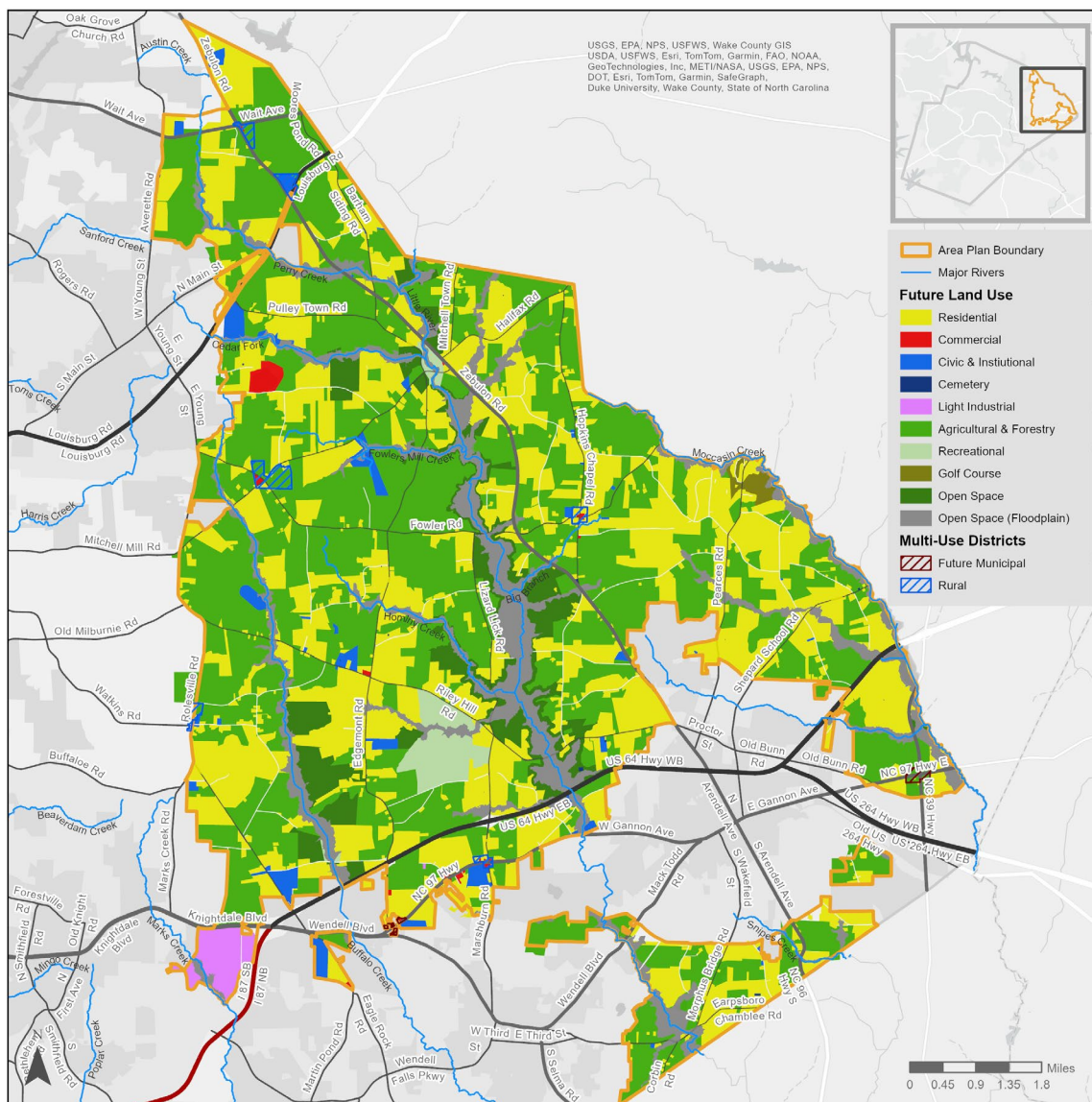
- Soil & Water Conservation District
- Onsite Water Protection
- Wastewater
- Parks, Recreation and Open Space





# Eastern Wake Future Land Use Map

and updated as necessary. Amendments can be requested by individual property owners, which undergoes a public hearing process, and updates are typically conducted by planning staff every five years or so to ensure the data and information are still accurate and relevant. The future land use map is based on the most recent and up-to-date information (Figure 13).



Land Use Classification	Description
<b>Residential – 1-4 DU/Acre</b>	The Residential classification indicates future areas for any residential land uses with a maximum density of <b>four</b> dwelling units per acre. The maximum density cannot exceed that of the existing zoning district.
<b>Commercial</b>	The Commercial classification indicates commercial uses outside of Multi-Use Districts (MUDs) that are currently in existence.
<b>Civic &amp; Institutional</b>	The Civic & Institutional classification indicates areas intended for neighborhood-oriented non-residential development including schools, religious institutions or community centers. This classification is intended to be less intensive than other non-residential areas such as Multi-Use Districts.
<b>Light Industrial</b>	The Light Industrial classification indicates areas with existing or future industrial operations.
<b>Agriculture &amp; Forestry</b>	The Agriculture & Forestry classification identifies areas where agricultural, horticultural, or forestry uses are expected to continue.
<b>Recreational</b>	The Recreation classification indicates public recreation areas that are maintained by either county or state.
<b>Golf Course</b>	The Golf Course classification indicates existing golf course locations.
<b>Open Space</b>	The Open Space classification indicates properties that have been purchased by Wake County or the State of North Carolina specifically to preserve open space. These properties may be used for appropriate active or passive recreation or agricultural operations.
<b>Open Space (Floodplain)</b>	The Open Space (Floodplain) classification indicates areas that are restricted from development or redevelopment to reduce impacts from regular flooding. These areas can be used for appropriate active or passive recreation, including greenways.
<b>Multi-Use District</b>	Formerly known as Activity Centers, Multi-Use Districts (MUDs) are areas near transportation corridors where non-residential development is envisioned to serve the community.

## SECTION 5

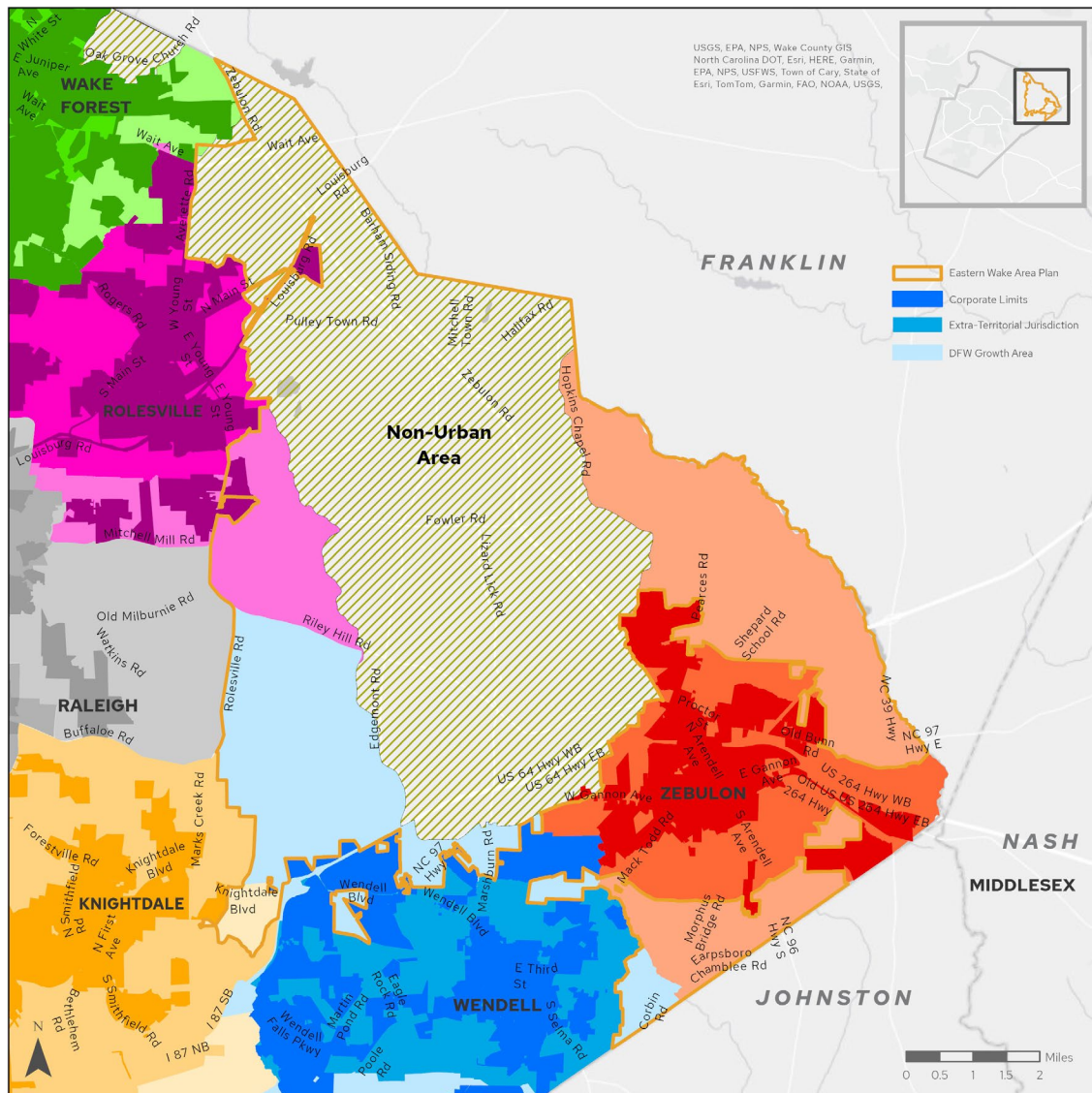
# Additional Planning Elements

## Municipal Planning Jurisdictions

A municipality's planning jurisdiction comprises the land within its corporate limits plus the land within its extraterritorial jurisdiction (ETJ) (Figure 14). North Carolina state statutes have authorized municipalities to regulate development in their ETJs through their zoning laws and development ordinance since

it is expected that they will become part of the corporate limits in the future. Wake County does not provide water and sewer services — this allows municipalities to better ensure development patterns and associated infrastructure will allow the efficient provision of urban services.

**Figure 14: Municipal Planning Jurisdictions**



## Municipal Transitions Standards (MTS)

In 2022, to better align policies with the goals of PLANWake, Wake County adopted its MTS policy. This policy builds off and expands the requirements of the Transitional Urban Development Policy (TUDS) that was put in place around the time the area plans were originally adopted in 2000 to 2004. The older TUDS policy applied to residential developments proposed in Wake County's jurisdiction that were located less than 2,500 feet to an existing public water or sewer line (utilities). The TUDS policy required the developments to either connect to utilities and become municipal or to justify why a connection was not feasible.

Building off the TUDS policy that applied to developments within a certain distance of an existing utility service, the MTS policy includes commercial developments and all properties designated as Community, Walkable Center or Community Reserve on the PLANWake Development Framework Map. It requires any potential developer in these areas to talk with the municipality before applying to the county. The MTS tool, combined with many of the other planning elements listed, will better link municipal and developer efforts to achieve important goals set forth in PLANWake.

## Multi-Use Districts (MUDs)

Formerly known as Activity Centers, Multi-Use Districts (MUDs) are the places stakeholders have felt are most appropriate for commercial and mixed-use development to occur. Typically, these are located at the intersections of major or moderate-sized roadways. In many instances, the district is centered around a location that is or has historically been a commercial use. A good example of this would be a gas station or community store that historically served the needs of the area's population. The County uses MUDs to guide decisions on rezoning requests and development permits.

MUDs are intended to play two primary roles. The first is to identify the most appropriate location for commercial development to help serve the daily needs of the surrounding neighborhoods. In this role, the County uses Multi-Use Districts to guide decisions on rezoning requests and development permits. The County is also interested in how a proposed use fits and serves the existing population. The second role of the Multi-Use District is to preserve opportunity areas for commercial development to occur as the municipal areas expand to accommodate continued population growth. The Multi-Use District policy provides guidance on the intended maximum size of each MUD category. In this role, the County's interest is in how a proposed use would serve the needs of a future population.

To align Multi-Use Districts with the intentional growth framework set out in PLANWake, the County will take a two-tiered approach:

- **Rural Multi-Use Districts** are Multi-Use Districts designated as Community Reserve or Rural on the PLANWake Development Framework Map. These areas are intended to either remain in County jurisdiction in perpetuity or are not intended to become municipal in the foreseeable future. Non-residential development will occur on well and septic or private utility and will be small-scale in nature, especially within water supply watershed areas.
- **Municipal Multi-Use Districts** are multi-use districts designated as Community or Walkable Center on the PLANWake Development Framework Map. These areas are intended to be annexed and served with municipal public utilities in the future. Multi-Use Districts in these areas generally align with municipal plans for development. The goal of development that occurs in the County jurisdiction is to harmonize with future expected municipal development.



## Multi-Use District Amendment Recommendations

There are eight Multi-Use Districts within the Eastern Wake study area and four just outside the area (Figure 15). Of the former, seven are classified as rural MUDs and one is classified as municipal. Similar to PLANWake's Development Framework map, these classifications indicate the likelihood of the MUDs either developing within the County's jurisdiction or eventually under the associated municipality's. One of

the latter is completely outside the boundary area and will be addressed in the Neuse North Area Plan.

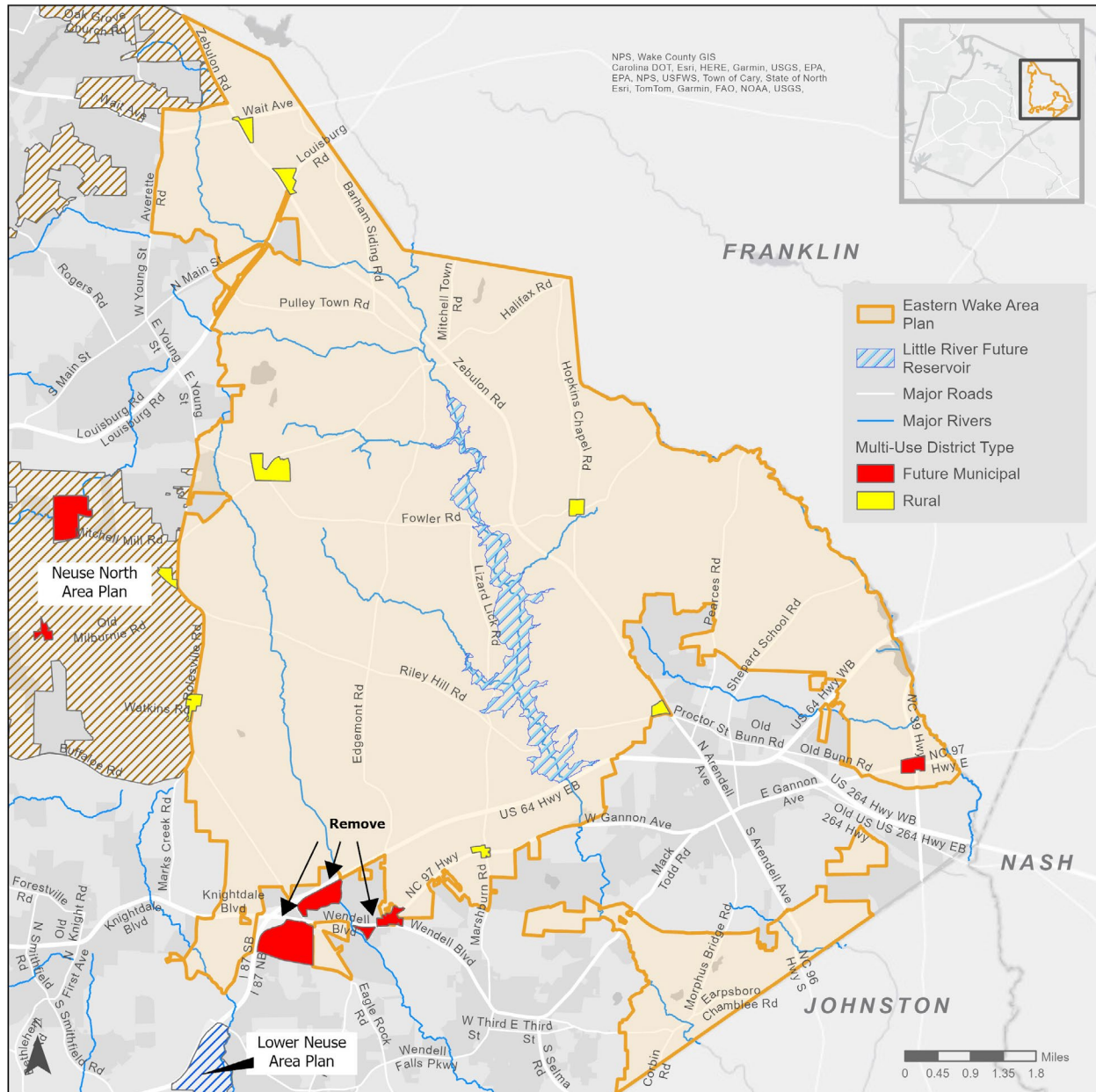
The Eastern Wake Area Plan is making the following recommendations:

- Remove four MUDs located outside of the study area, and by extension, outside of the county's jurisdiction.

Location	Acres	Parcels
<b>Interstate 87 and US 64</b>	226	6
<b>Rolesville Road and US 64</b>	95	2
<b>Old Battle Bridge Road and US 64</b>	15	3
<b>NC 97 and US 64<sup>4</sup></b>	38	15

<sup>4</sup> While the majority of this MUD is now within the Town of Wendell's jurisdiction, there are six parcels totaling 8.34 acres that are still within Wake County's jurisdiction. However, given the unlikelihood of these parcels redeveloping under the County, staff is recommending removing the MUD designation from these parcels but assigning them a Commercial designation in the future land use map.

Figure 15: Eastern Wake Multi-Use Districts



## Wait Avenue and Zebulon Road Multi-Use District

This MUD is located mostly at the southeastern corner of the new traffic circle at Wait Avenue and Zebulon Road. It extends to a small, bisected parcel northeast and northwest of the intersection.

The MUD is just over 30 acres in size. It currently comprises five parcels that are a mix of agricultural, residential, commercial and vacant uses. This includes a small gas station/convenience store, an auto repair shop, a single-family home and farmland.

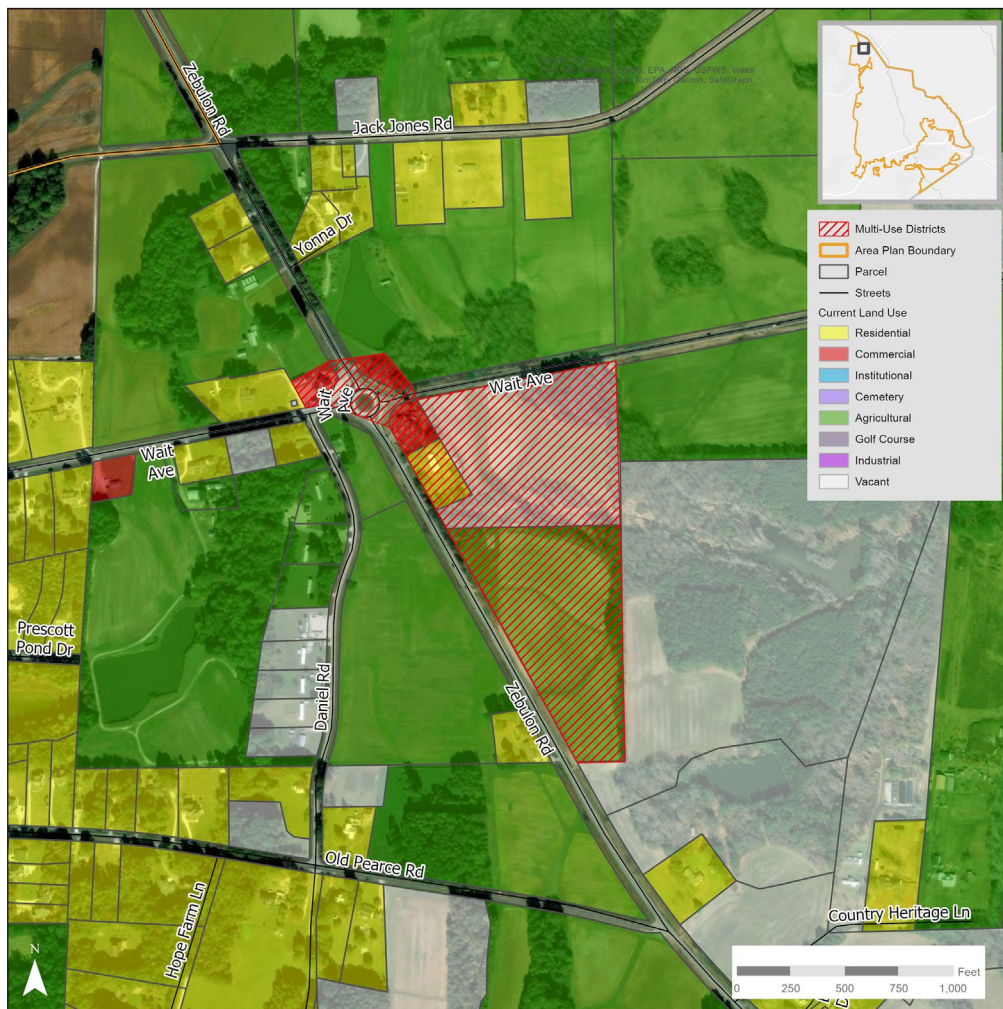
Regarding the PLANWake Development Framework, the MUD is within the Rural designation and is intended to remain within the County's jurisdiction. This means the scale and character of this area is expected to remain rural for the foreseeable future.

The majority of this MUD is zoned Residential-40 Watershed (R-40W) with one parcel zoned General

Business (GB), which is the parcel with the auto repair shop. R-40W is a residential watershed district that allows very low-density residential development such as single-family homes. GB is a commercial district intended to allow neighborhood or community oriented activities such as offices, retail or vehicle services. The southern portion of the MUD is within the Airport Overlay (AO) District. AO is an overlay district that protects the environs of the Triangle North Business Airport, located in Louisburg, Franklin County. The overlay places a height restriction of 1,050 feet to not interfere with aircraft operation and prevent conflicts with land development.

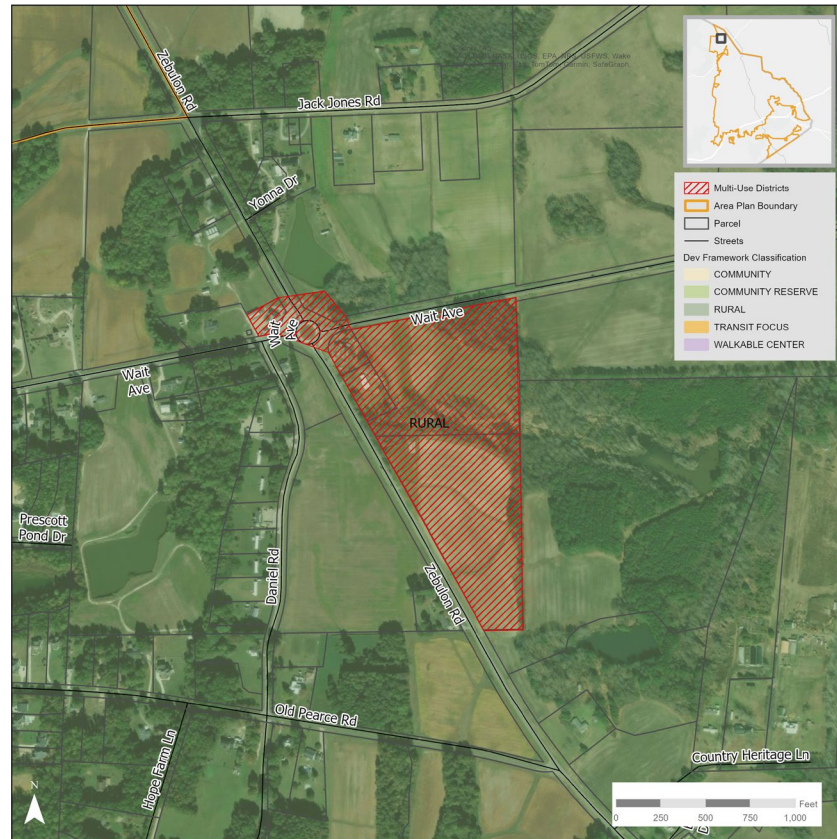
The Future Land Use map has the smaller parcels in this MUD designated as commercial with the larger parcels designated as Agricultural & Forestry.

### Current Land Use

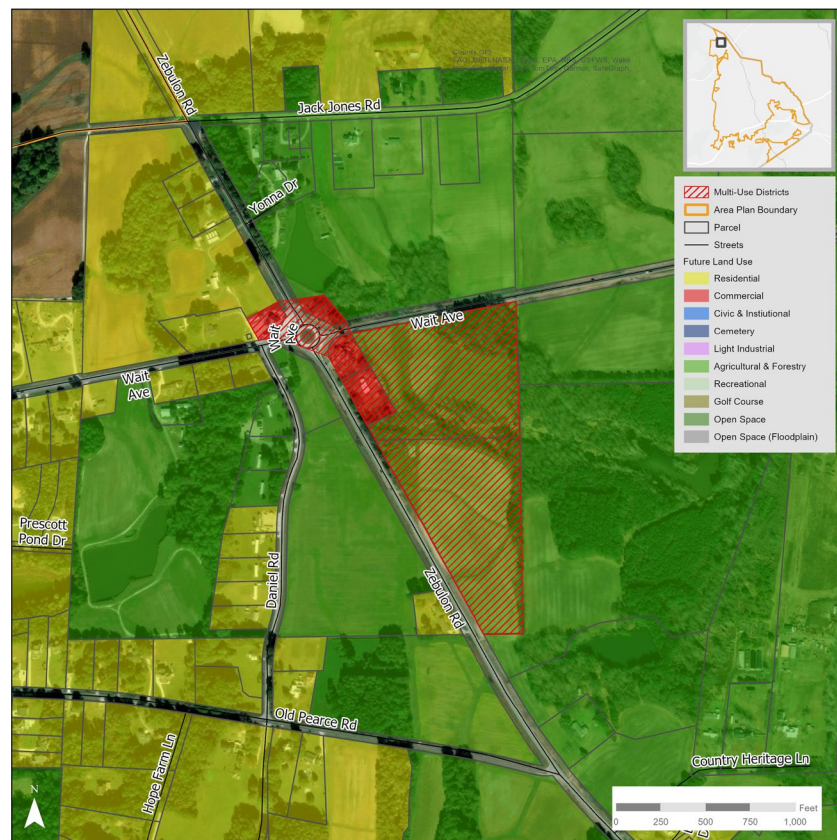




## Development Framework

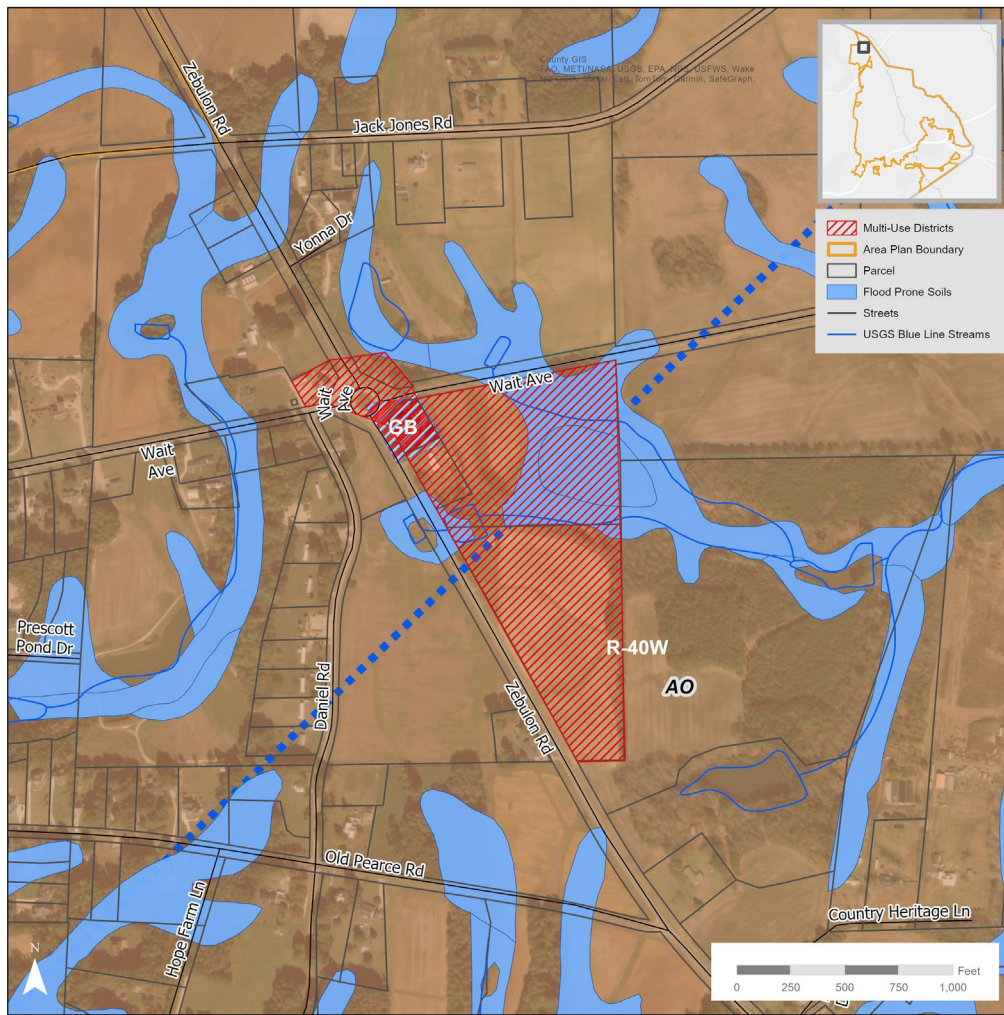


## Future Land Use





## Zoning



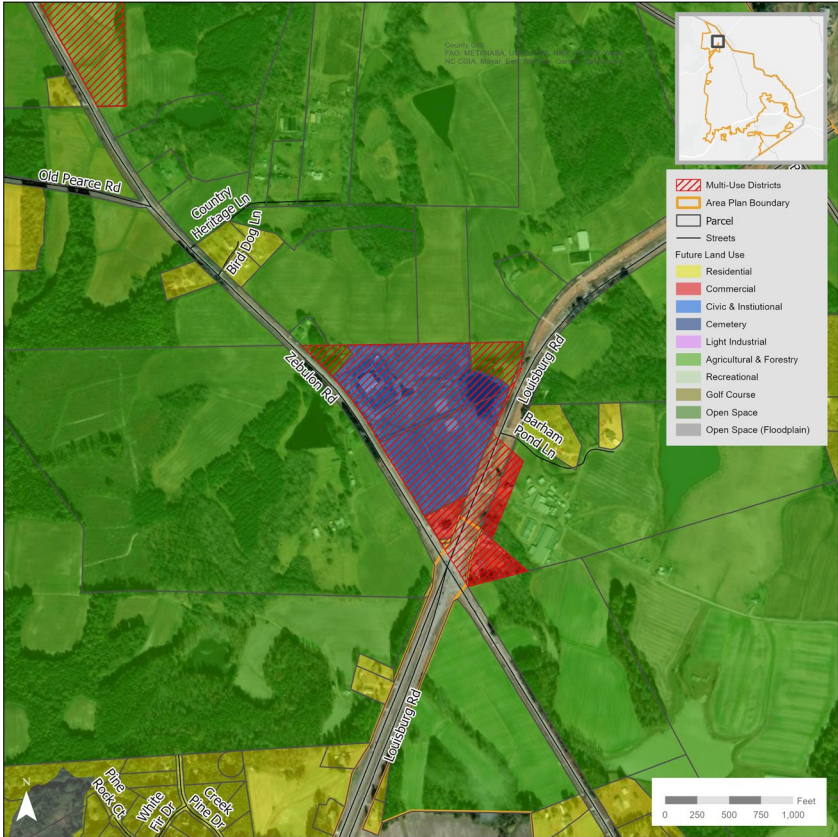




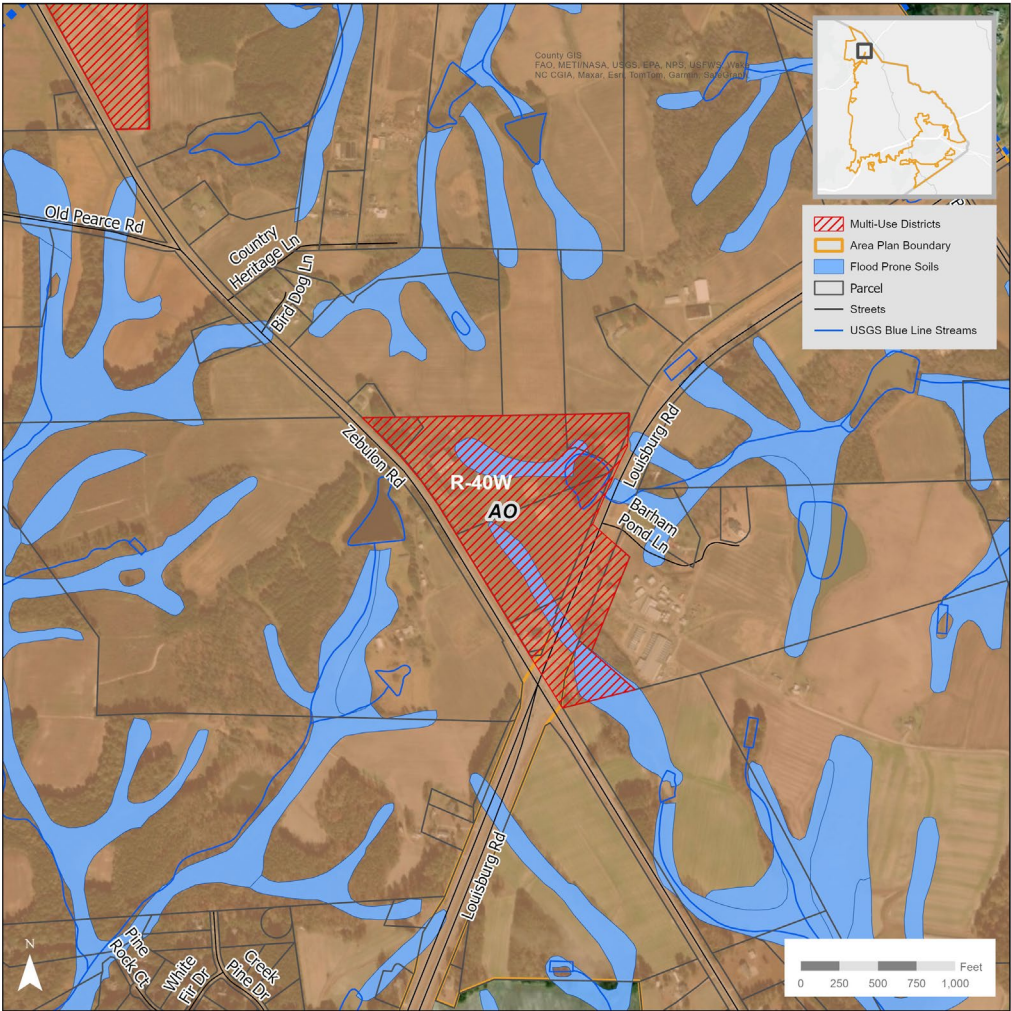
Development Framework



Future Land Use



Zoning





## Riley Hill Road and Zebulon Road Multi-Use District

The MUD at Riley Hill Road and Zebulon Road comprises 11 parcels and totals 21 acres. It is in the northwest corner of the intersection and on the Eastern Wake area's border with the Town of Zebulon's jurisdiction.

Currently, the MUD is a mix of agricultural, vacant and residential uses, which include four single-family homes.

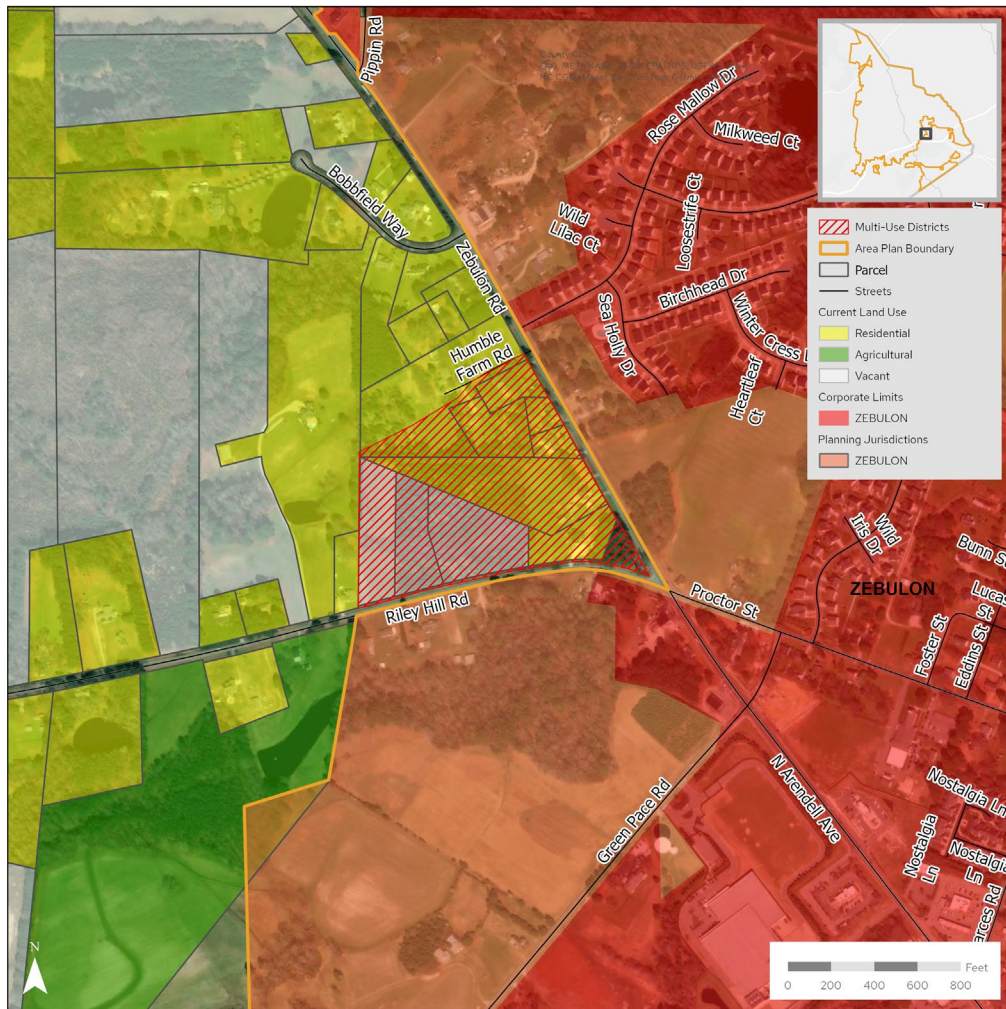
PLANWake's Development Framework Map has this MUD within the Rural designation. However, it is on the border with Zebulon's jurisdiction, and it is adjacent to the Community designation and slightly

removed from an area showing Walkable Center. The MUD's proximity to these areas makes a good location for serving the public in the event that non-residential development does occur.

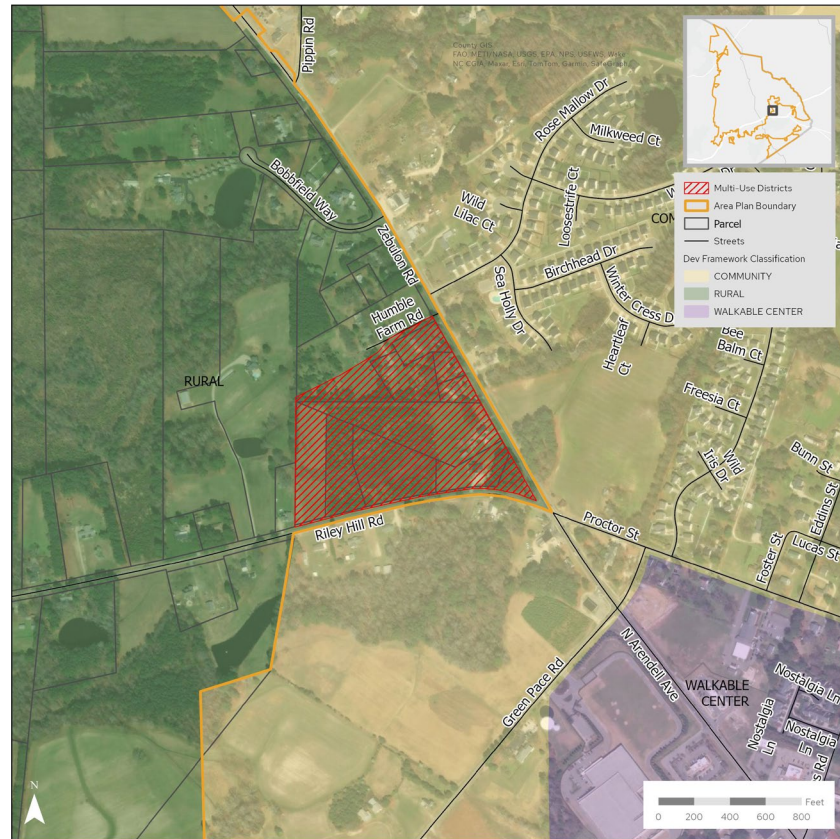
This MUD is currently zoned Residential-40 Watershed (R-40W) with a significant area of flood-prone soils. R-40W is a residential watershed district that allows very low-density residential development.

The Future Land Use map shows this MUD remaining in place and its parcels designated as Residential and Agricultural.

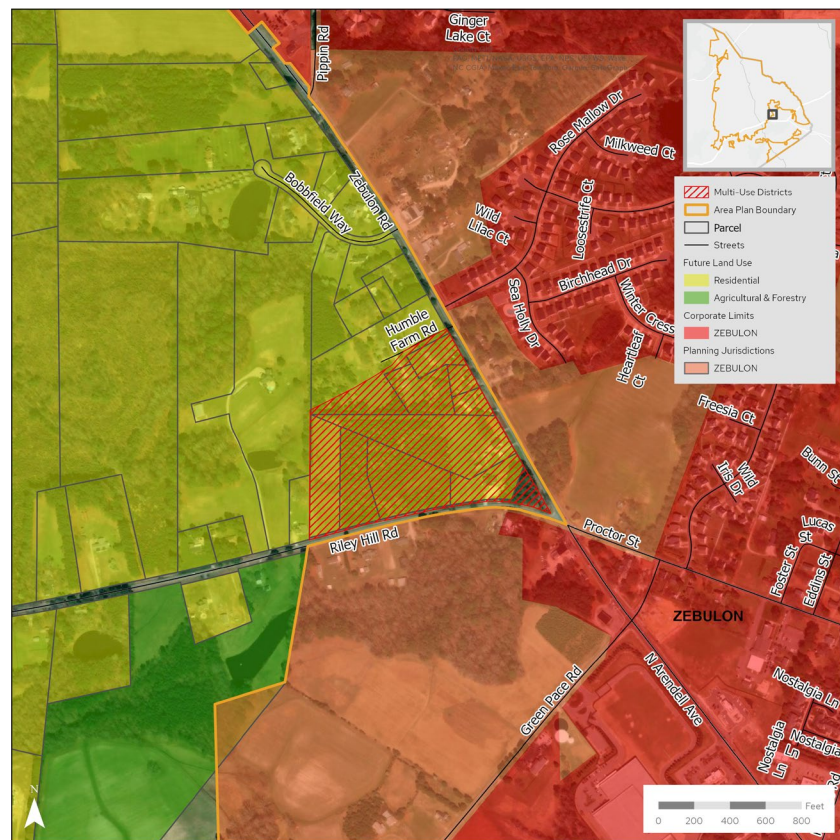
### Current Land Use



## Development Framework

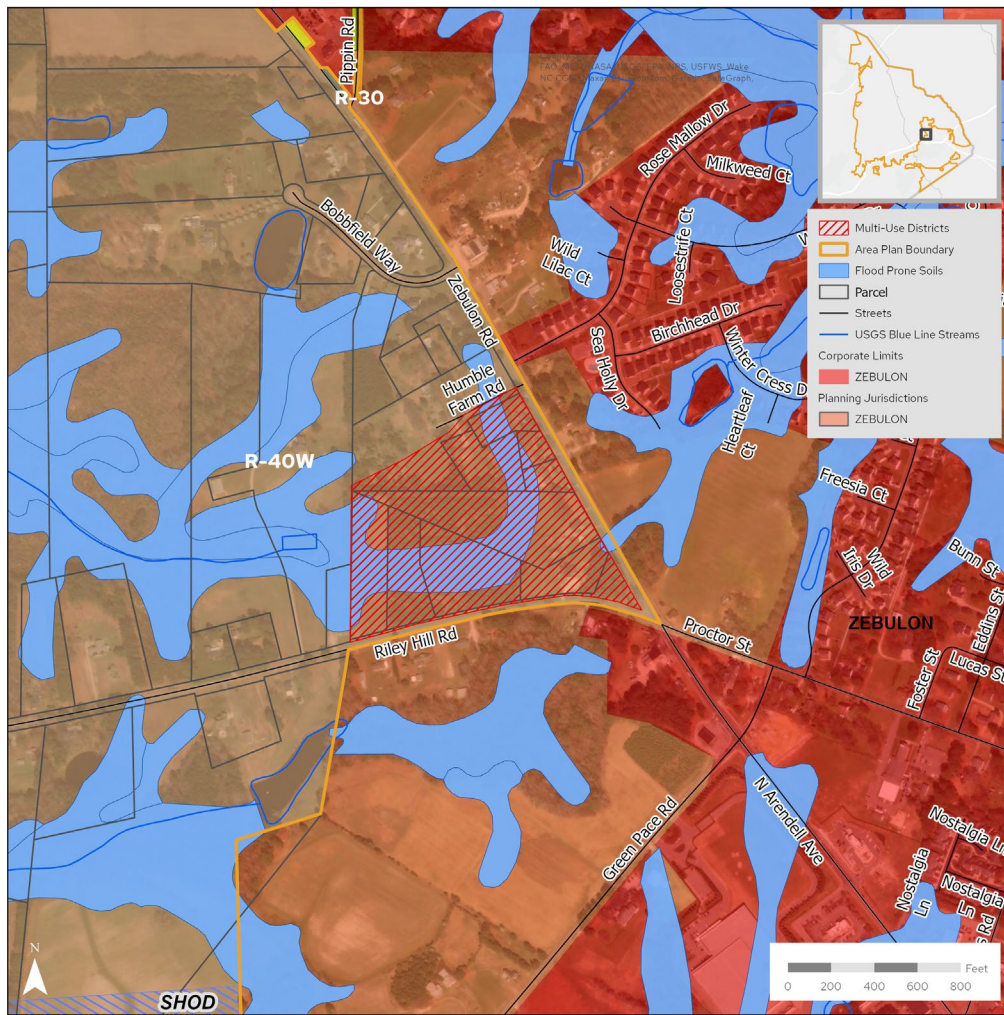


## Future Land Use





## Zoning



## Rolesville Road and Davistown Road Multi-Use District

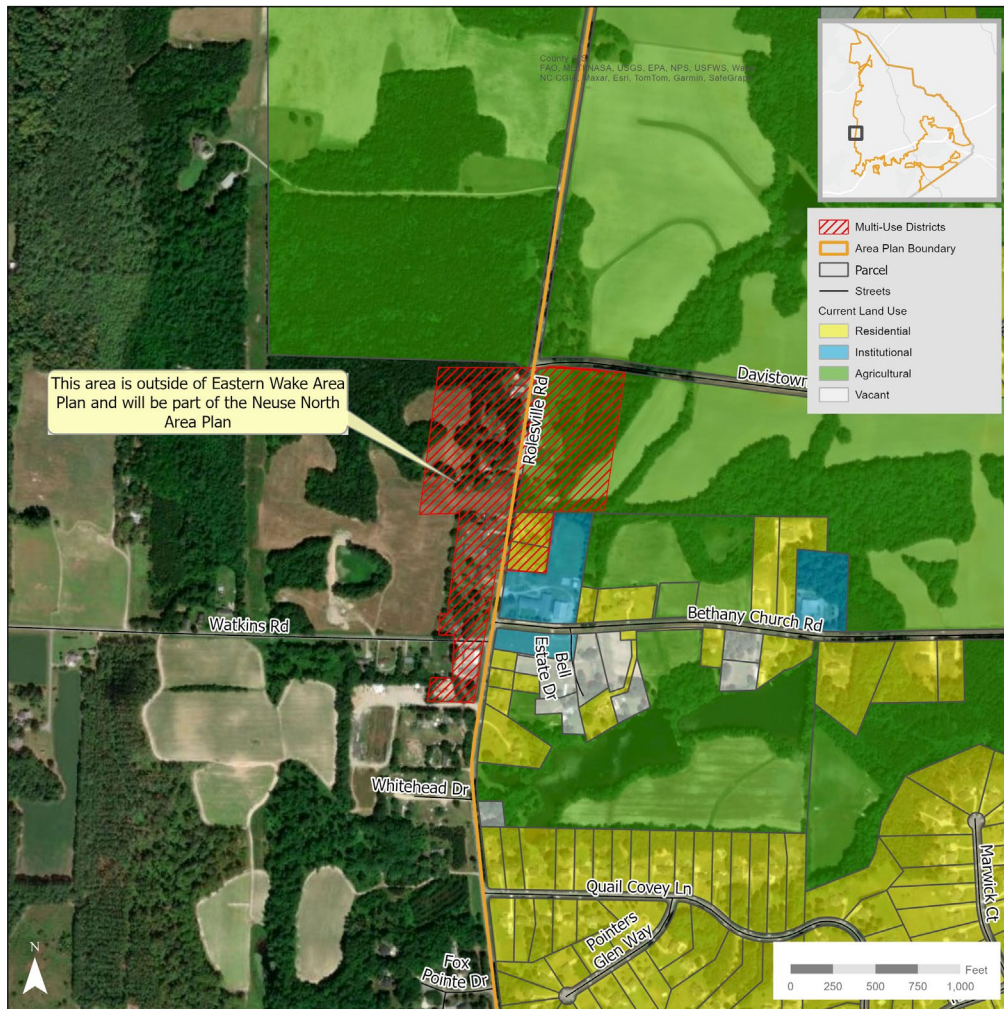
The MUD at Rolesville Road and Davistown Road is along the Eastern Wake study area's western border with the Wake County Neuse North Area Plan. The entire MUD comprises 18 parcels and totals just under 30 acres, but only three parcels (11.5 acres) of that are within the Eastern Wake study area.

Of the three parcels, two are currently residential and one is a large agricultural parcel. The former are single-family homes, and the latter has a now-closed community grocery store and gas station.

The MUD, along with the surrounding area, is within the Rural designation in PLANWake's Development Framework.

The Future Land Use map continues the existing residential and agricultural land uses.

### Current Land Use

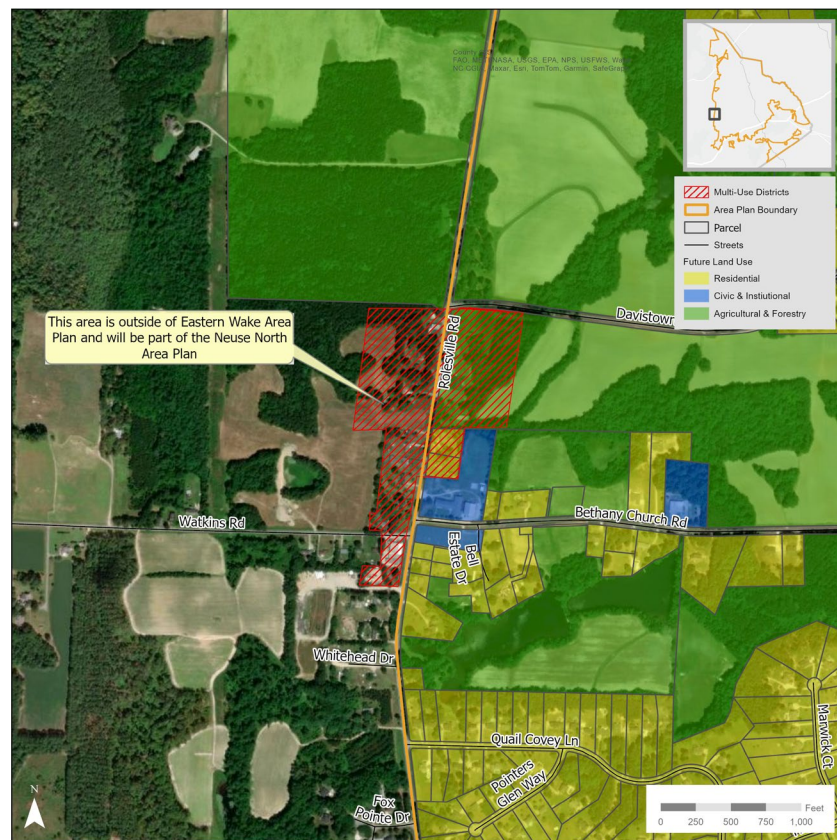




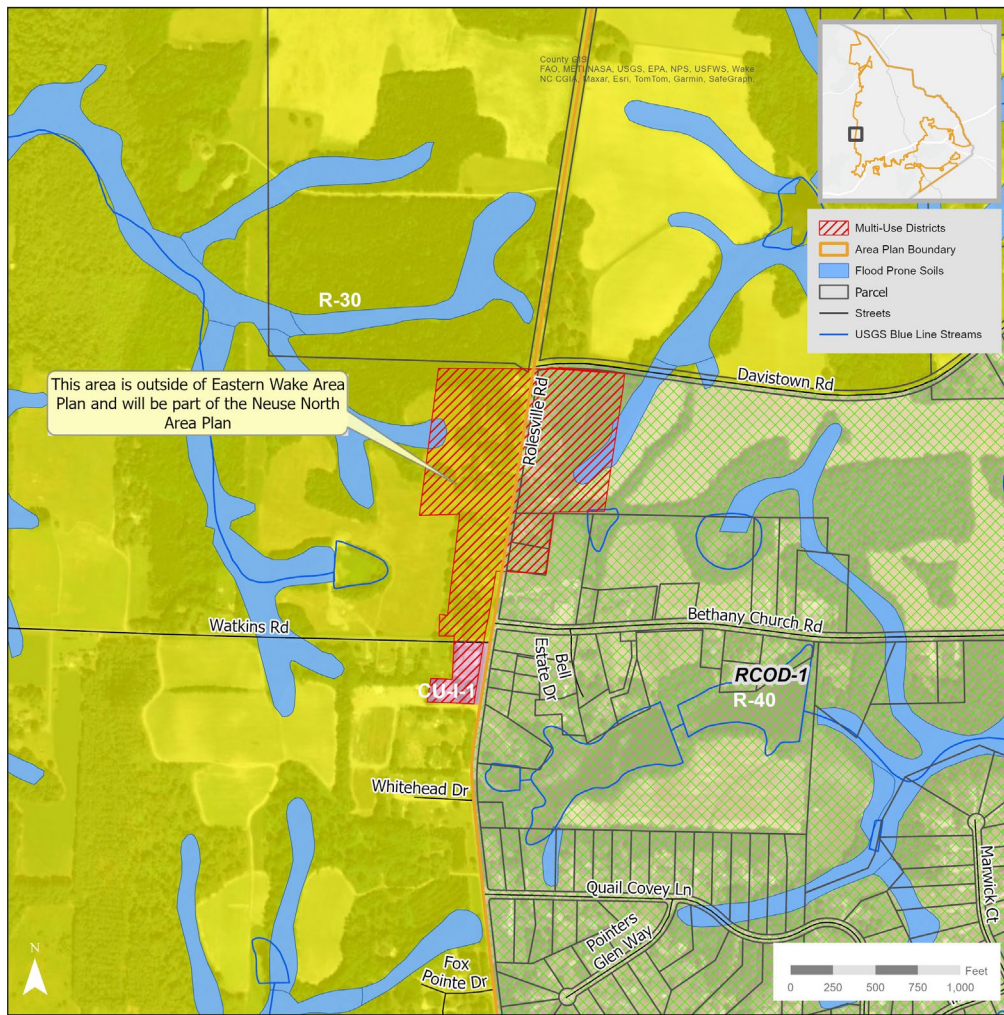
## Development Framework



## Future Land Use



## Zoning





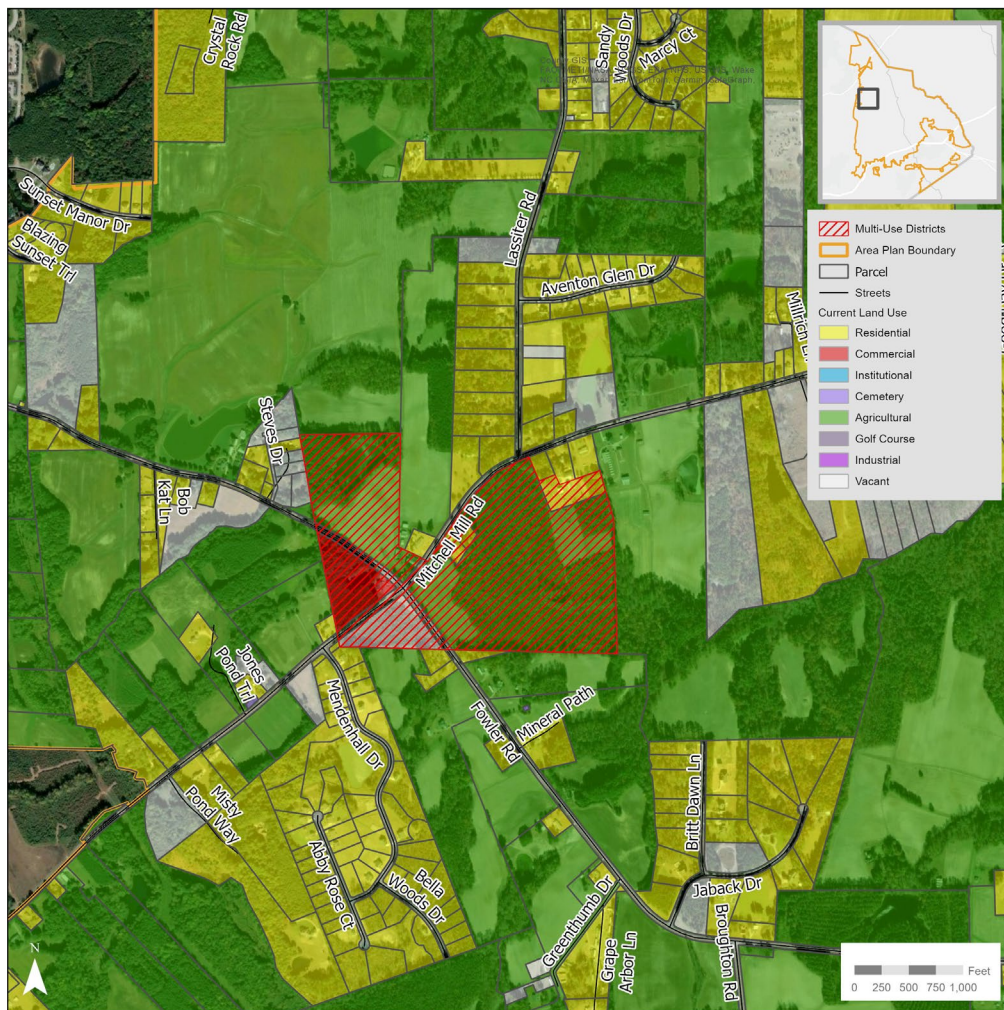
## Mitchell Mill Road and Fowler Road Multi-Use District

The MUD at Mitchell Mill Road and Fowler Road covers six parcels and totals 97 acres, and it is located in the northwest section of the Eastern Wake area.

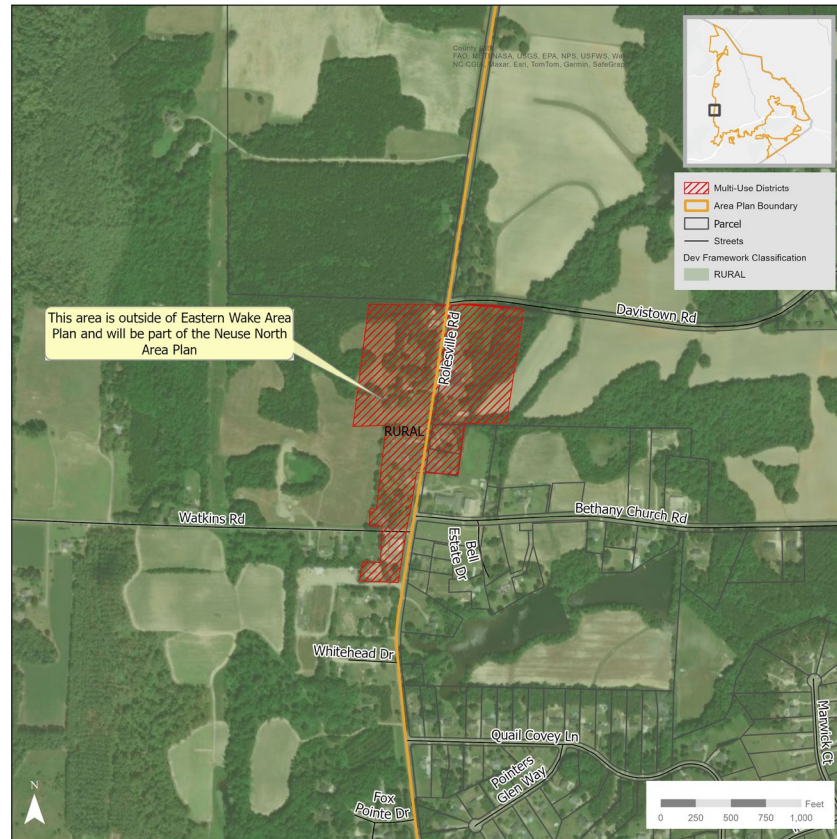
It is currently a mix of commercial, vacant, residential and agricultural parcels. There is a gas station/convenience store east of the intersection, two large agricultural parcels to the north and east, and the vacant lot to the south. The three residences are along Mitchell Mill Road northeast of the intersection.

The Development Framework map shows this MUD within the Rural designation; however, the Community designation is present just to the south and west, indicating where municipal development is expected to occur in the next five to 10 years.

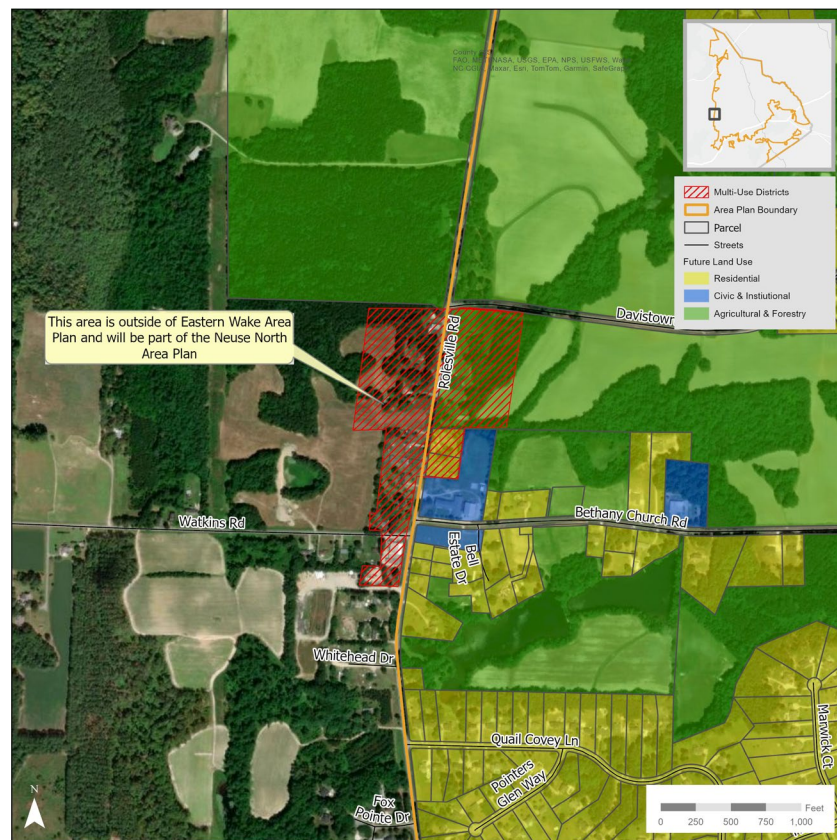
### Current Land Use



## Development Framework

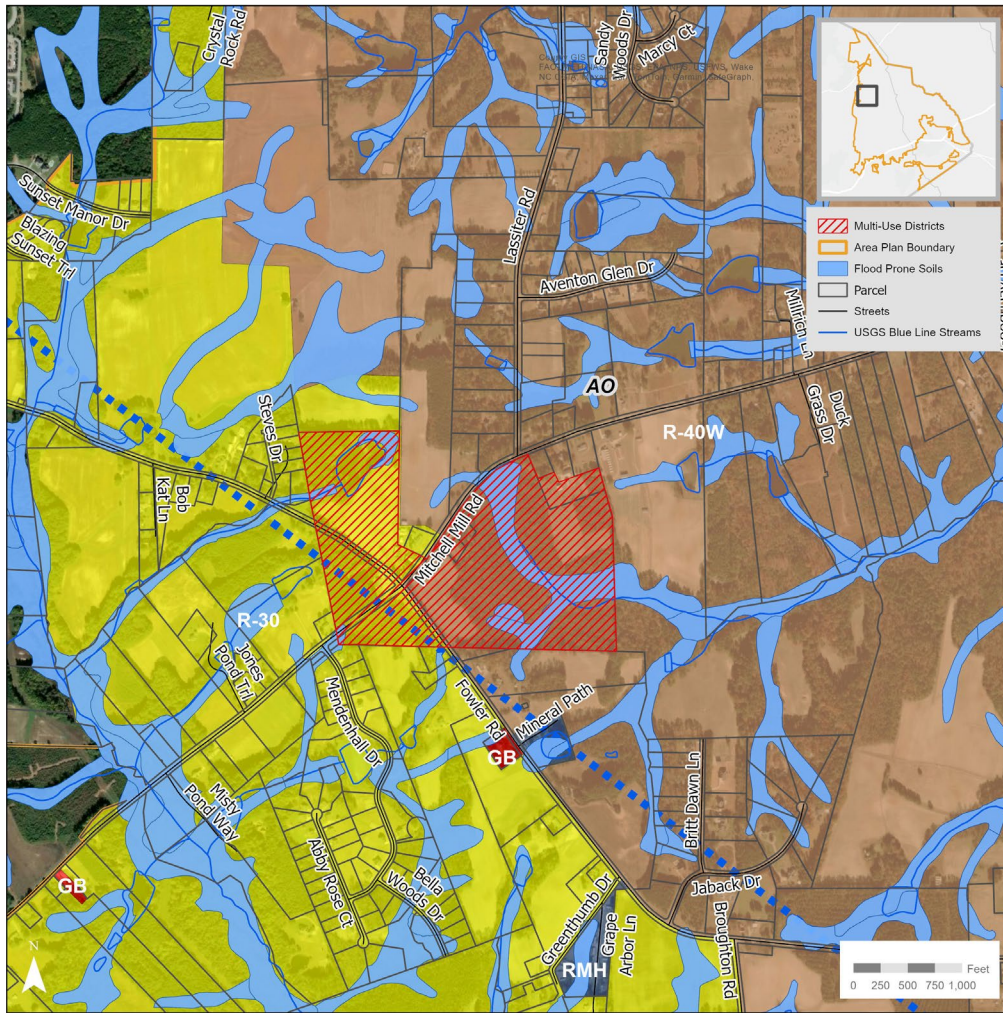


## Future Land Use





## Zoning



## NC 97 Highway and NC 39 Highway Multi-Use District

The MUD located at NC 97 and NC 39 Highway is located in the eastern portion of the study area and is just north of the Town of Zebulon's current planning jurisdiction. Downtown Zebulon is just to the west past US 264 Highway. The MUD itself is 40 acres in size and consists of two parcels. The first is entirely within the MUD designation, and the second, which is much larger and spread across the four quadrants of the intersection, is only partially within the designation. The smaller parcel is currently a single-family home, and the larger parcel is currently operating as a forestry use.

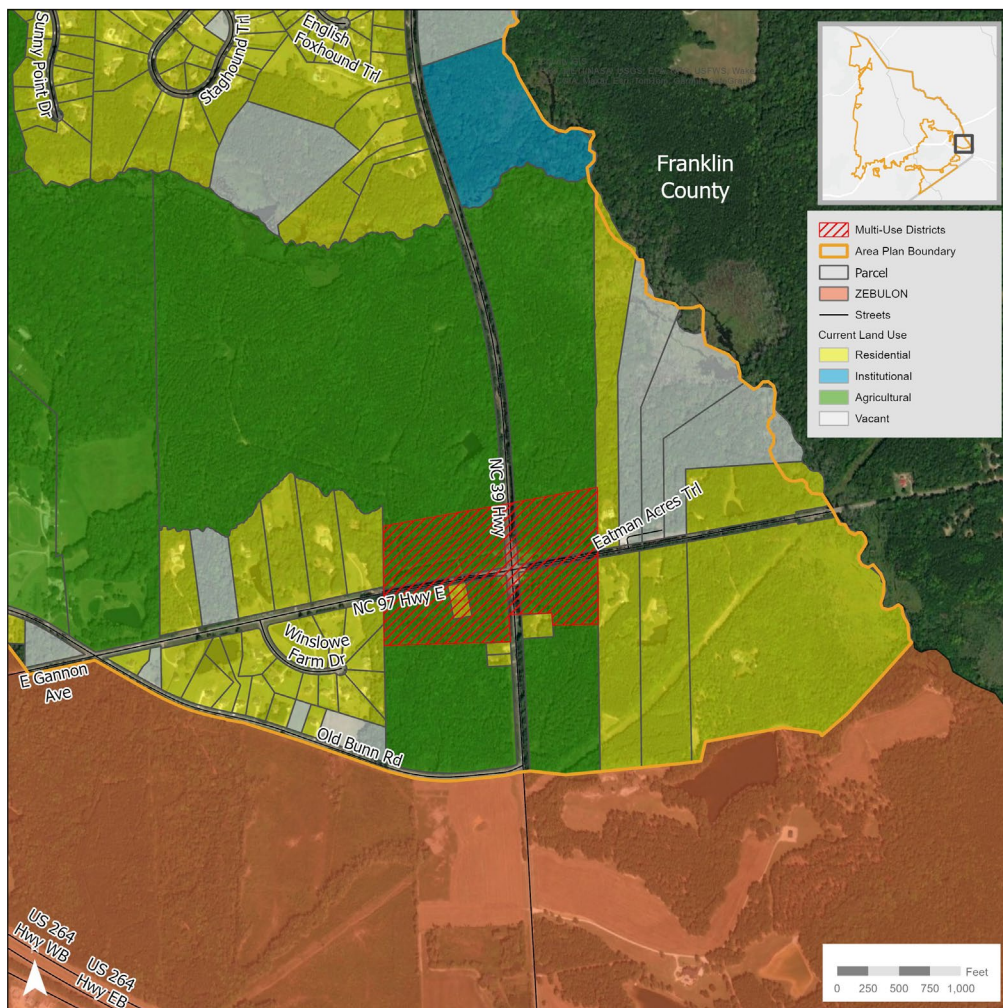
PLANWake has designated this as a Municipal MUD, as opposed to a Rural MUD, meaning that the County expects it to develop in the municipality's jurisdiction through annexation. This is underscored by its Community designation in PLANWake's Development

Framework Map. Additionally, the Town of Zebulon has this area designated as Suburban Commercial (SC), which is consistent with PLANWake.

The MUD's current zoning is Highway District (HD), and this district runs the length of NC 39 Highway to the county line. The HD District is primarily a residential zoning district that allows several types of nonresidential development through special use permits approved by the Wake County Board of Adjustment. This allows for flexibility while still maintaining oversight over any use that may be disruptive to residences.

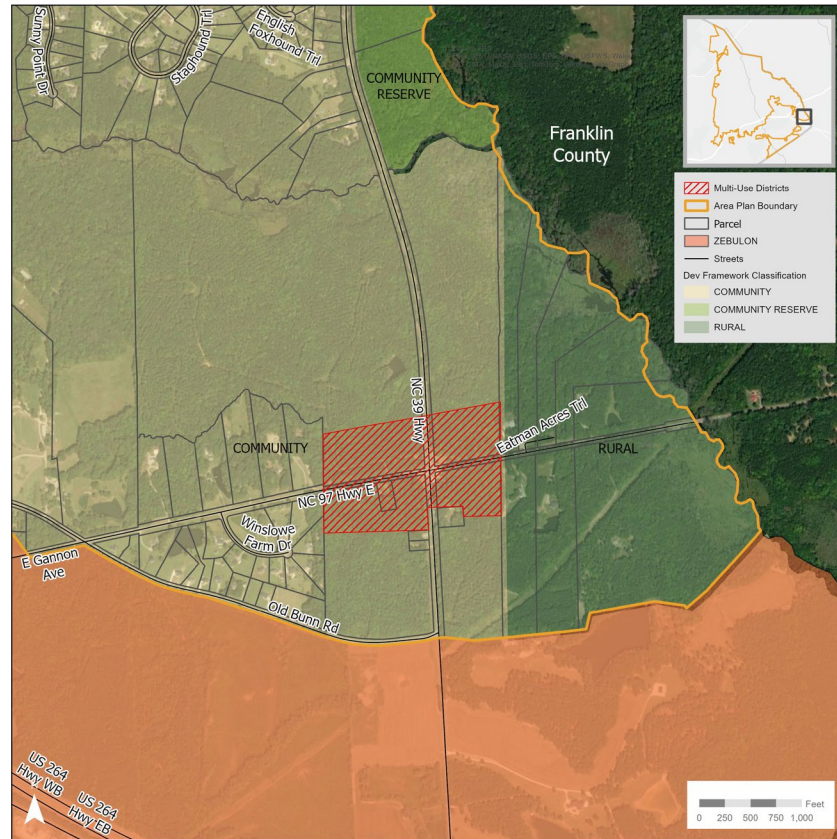
The Future Land Use Map is continuing the agricultural use of the forestry operations and the residential use of the single-family home.

### Current Land Use

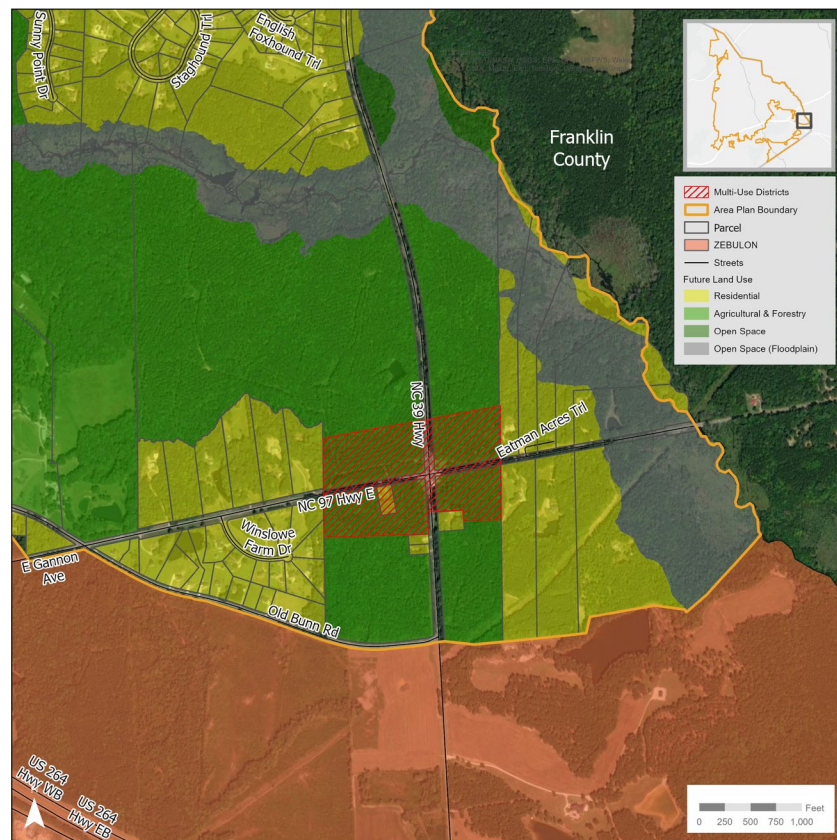




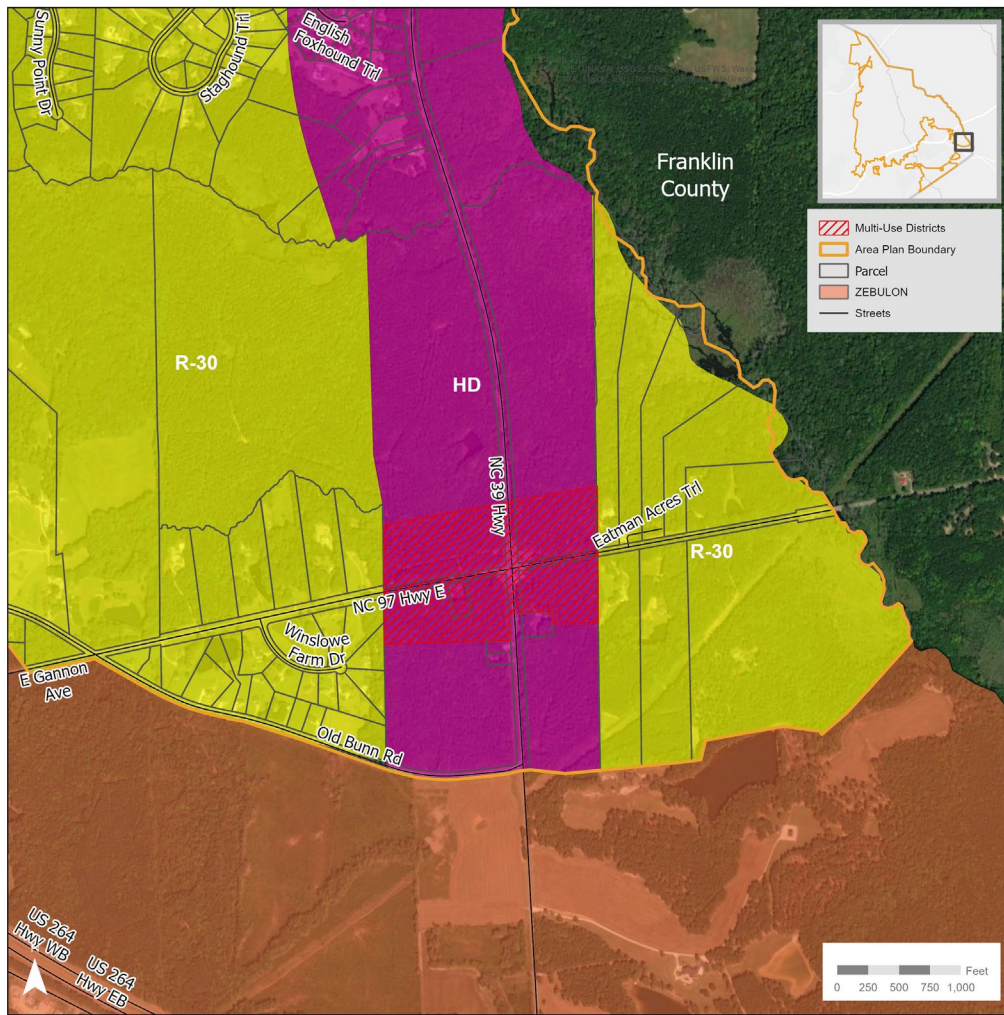
## Development Framework



## Future Land Use



## Zoning





## Hopkins Chapel Road and Fowler Road Multi-Use District

The MUD at Hopkins Chapel Road and Fowler Road encompasses 20 parcels and is 26.6 acres in size. This MUD is located squarely within the Eastern Wake study area. It is about one mile east of the future Little River Reservoir and 1.5 miles west of the county line. This intersection shows remnants of former commercial intersection typical of the area with corner stores and a service station.

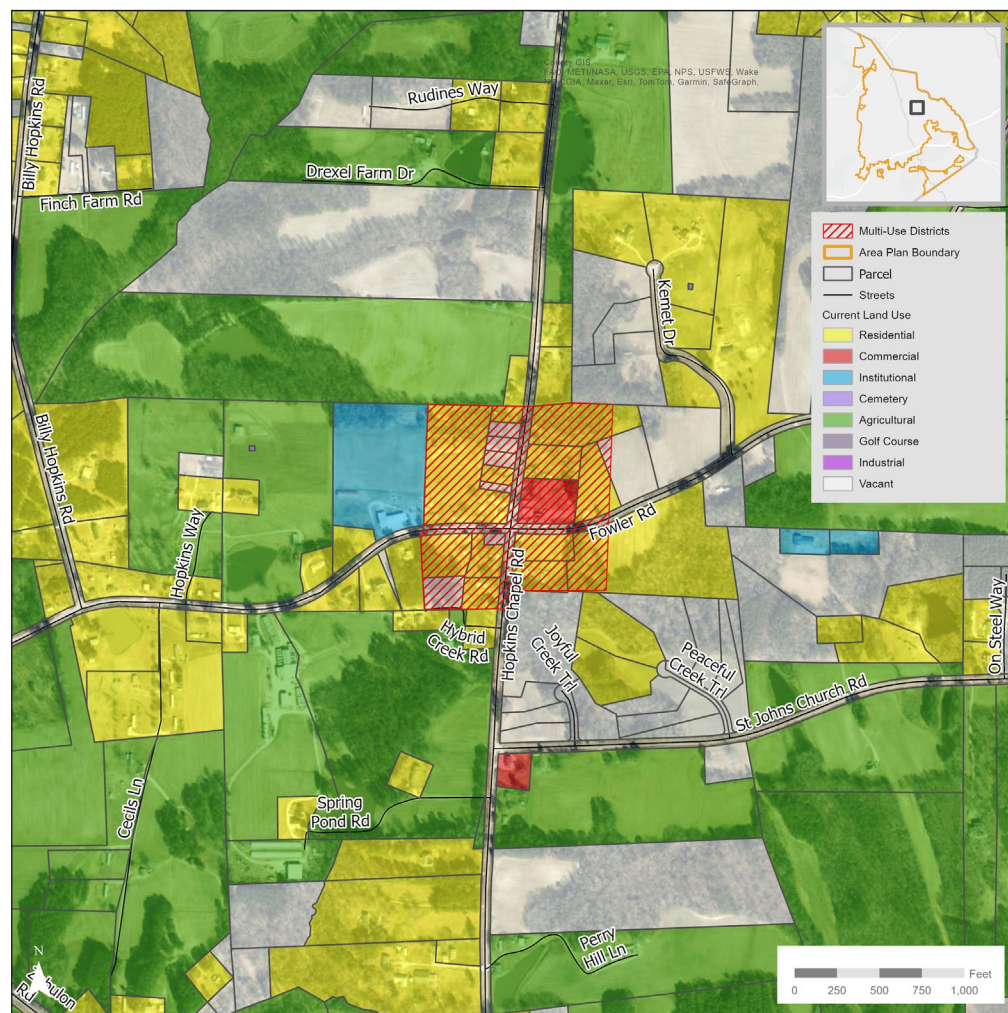
Currently, the MUD is a mix of commercial, residential and vacant uses. The former service station is the commercial use with the remaining parcels making up single-family homes and vacant lots.

Given the MUD's proximity within the study area, the Rural designation applies to it and the surrounding area. These areas are expected to remain within the County's jurisdiction and for any development to maintain this character and scale.

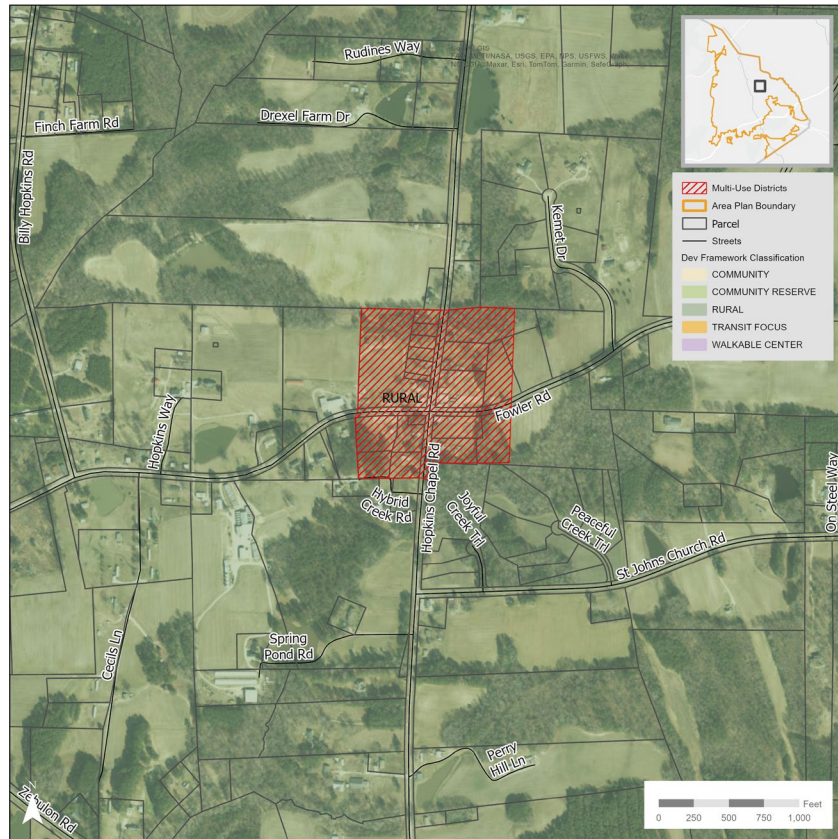
Most of the parcels in this MUD are zoned Residential-40 Watershed (R-40W) except for three, which are partially zoned General Business (GB) with a Water Supply Watershed II (Non-Critical Area) (WSO-2NC) Overlay District. The GB District is intended to support a wide variety of neighborhood-oriented commercial activities. The WSO, in conjunction with the base zoning district, ensures the quality of public water supplies is protected while allowing for limited development. The different classifications are consistent with those used by the North Carolina Department of Environment and Natural Resources.

The Future Land Use Map continues the Commercial designation for the GB-zoned properties and the Residential designation for the remaining ones.

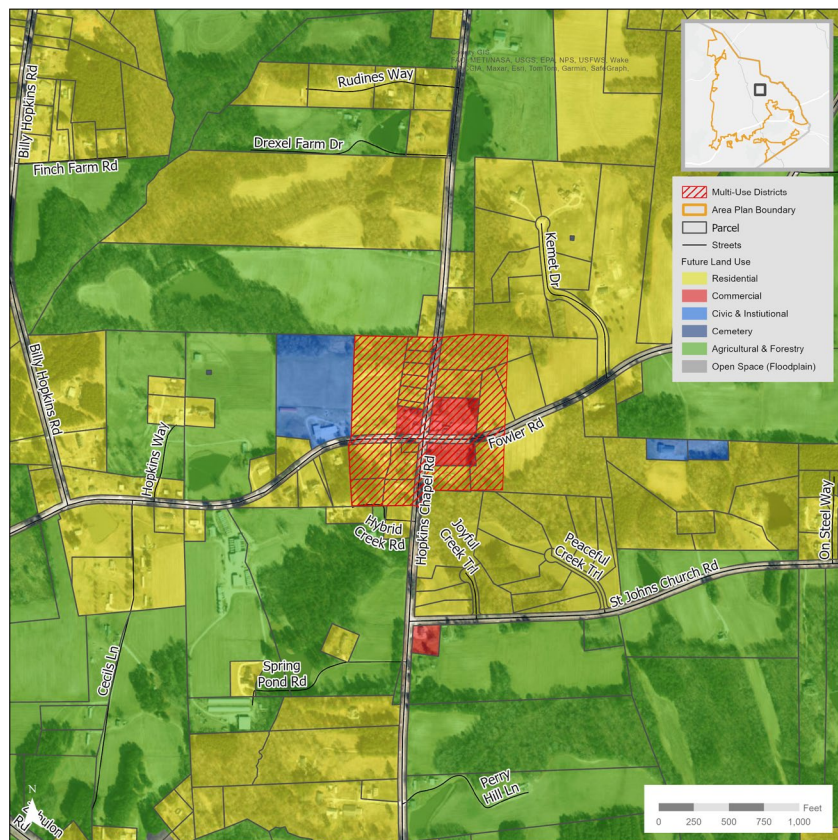
### Current Land Use



## Development Framework

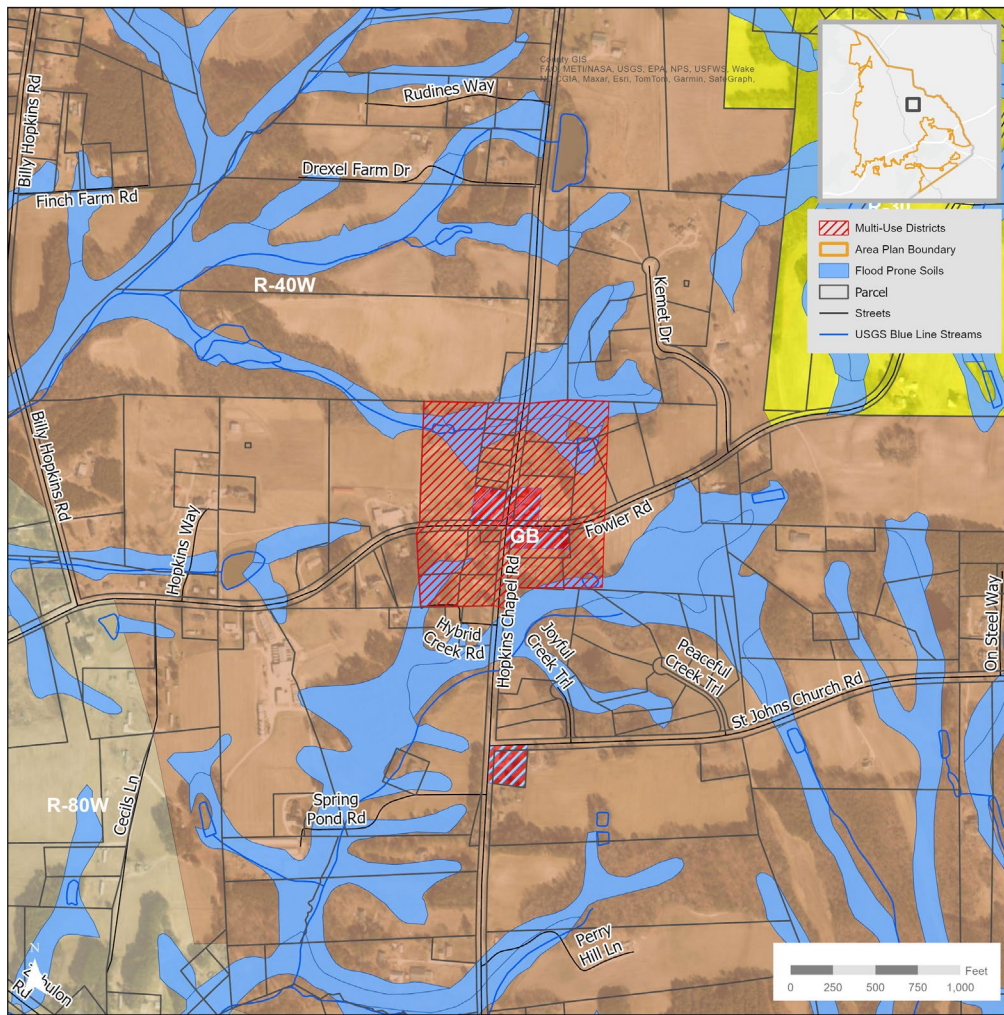


## Future Land Use





## Zoning



## Lizard Lick Road and NC 97 Highway Multi-Use District

The Lizard Lick Road and NC 97 Highway MUD is 18 acres and comprises 12 parcels on all four sides of the intersection. It is located south of US 64 Highway and 1.7 miles north of downtown Wendell. Of all the MUDs within the Eastern Wake area, this one is in the most developed area.

In terms of current use, the MUD is a mix of residential, commercial and vacant lots. The four parcels at the intersection are non-residential uses and include a gas station/convenience store, a Dollar General, medical offices and a towing/auto recovery shop. The other commercial lot contains a retail building comprising a barber shop and florist, and one of the vacant lots is used as a landscape supply area.

The PLANWake Development Framework Plan has this MUD within both the Rural and Community

designations. This divide, which continues along NC 97 Highway, indicates in which jurisdiction development is expected to occur: either in the county or the Town of Wendell. This MUD is also located within the Town of Wendell's Innovation District as indicated in its Land Use Plan.

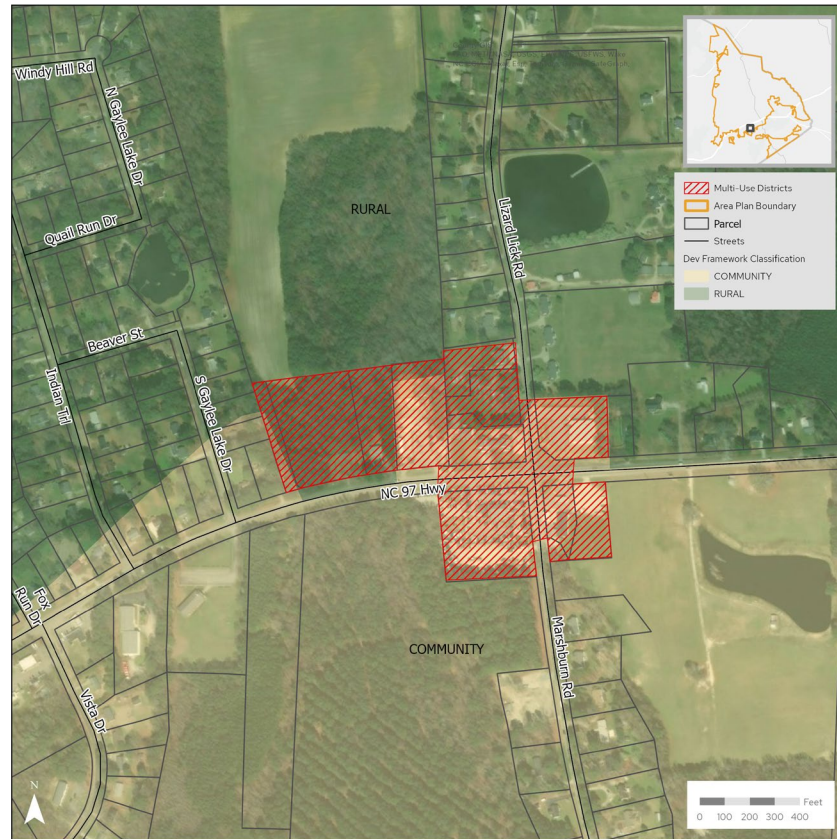
Given the amount of commercial use in the MUD, much of it has been zoned as such, with the exception of the residential parcels. Parcels in the MUD are zoned Conditional Use General Business (CU-GB), Highway Commercial (HC) and Residential-40 Watershed. The Water Supply Watershed II (Non-Critical Area) (WSO-2NC) Overlay District is also present over the westernmost two parcels in this MUD.

### Current Land Use

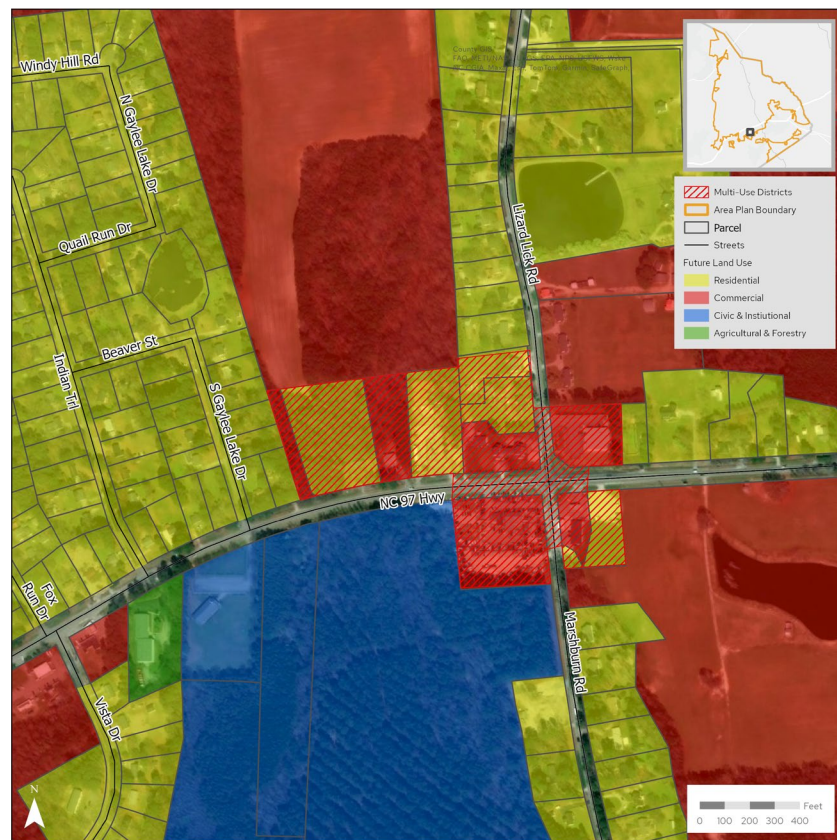




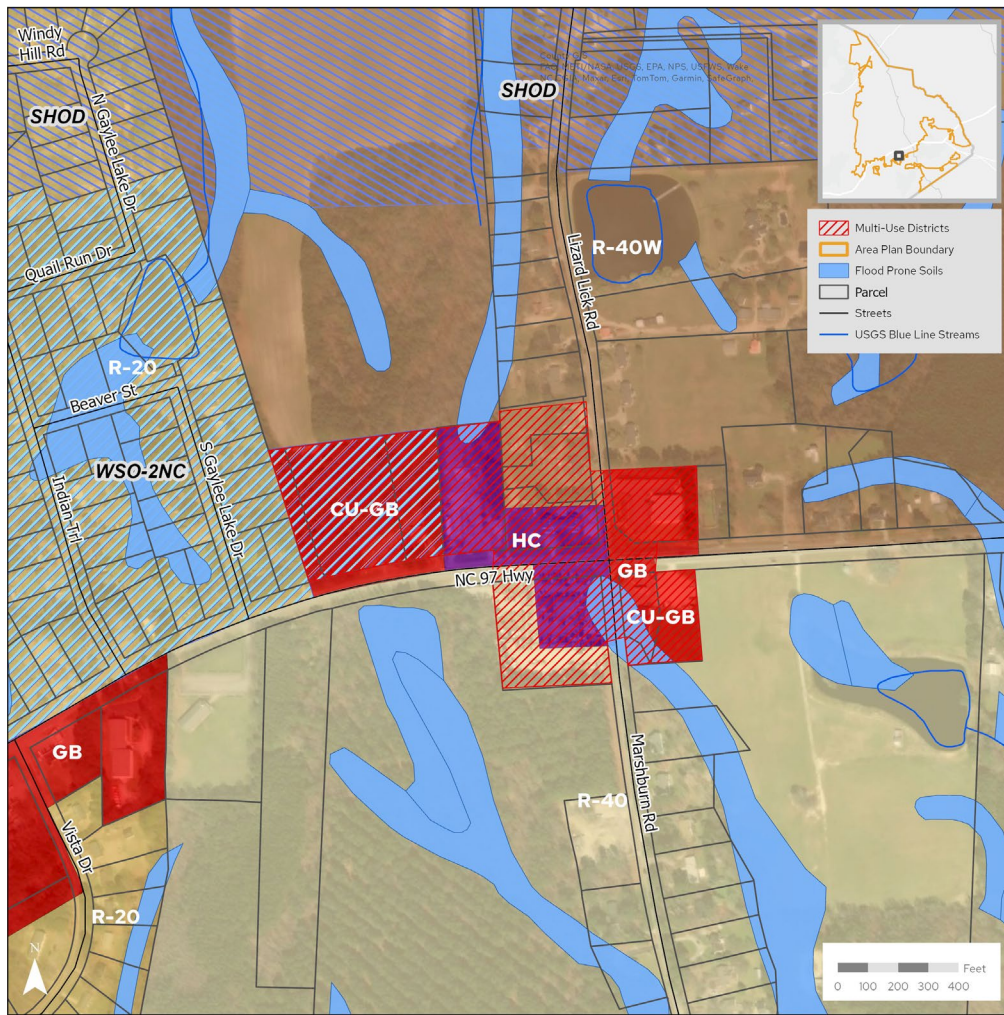
## Development Framework



## Future Land Use



## Zoning







## Commercial Location Strategy

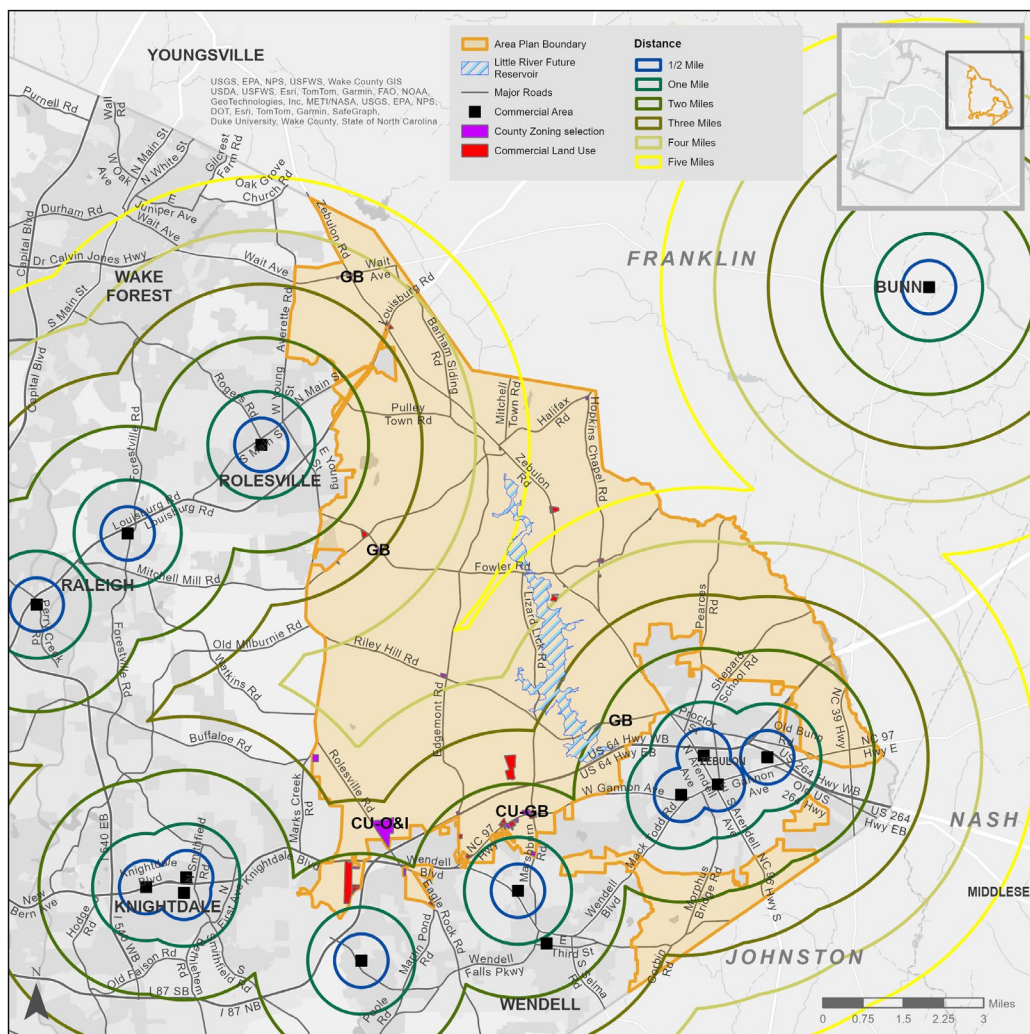
For residents who live in unincorporated Wake County, a major concern is finding the right balance between maintaining the rural character that appeals to so many and having convenient and accessible services and retail close by. Many residents have remarked that they are satisfied with driving a little bit longer for two reasons: 1) it is what they signed up for when they chose to live in such an area and 2) they are worried that any development that will lead to more congestion and/or urbanization. The section detailing MUDs profiled current opportunities for commercial development within the study area, but it is worth looking at existing commercial areas that are outside the study as well.

Most of the Eastern Wake area is within a five-mile radius of a current commercial center, whether it be in

Rolesville, Wendell, Zebulon or even Knightdale. The exception is a small corner in the northeast along the county line that includes Halifax, Hopkins Chapel and Zebulon roads.

There are various areas within the study area that are either zoned for a commercial use or are currently operating as a commercial use, and these tend to be in the MUDs. However, the MUDs are not being utilized for their full potential as certain commercial uses tend to be better served by water and sewer, not well and septic. It is recommended to understand how to encourage more small-scale businesses within MUDs to complement the commercial centers that residents have to currently drive to (Figure 17).

**Figure 17: Commercial Location Strategy**



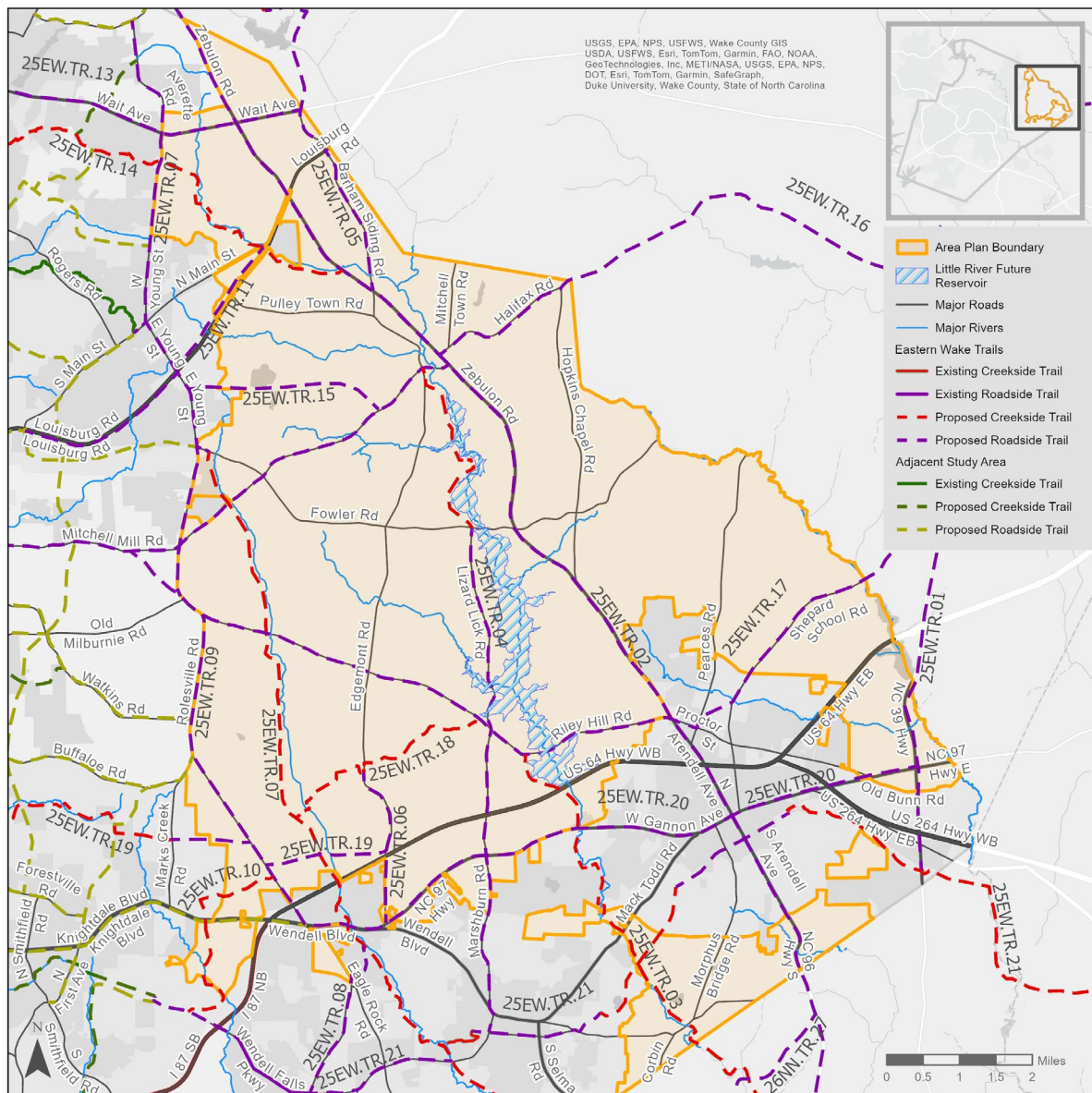


## Greenway / Walkability Network

The Wake County trail network is the result of a collective planning effort from the County, its municipalities, and other agencies to create a connected and thoughtful layout for all users. The County has been fortunate to be able to offer residents different solutions (creekside trails, roadside trails and through-trails across new development, parkland and open space) for its diverse landscapes. This is a result of collaboration and long-term planning that sometimes takes years to come to fruition.

However, the Eastern Wake area has a relative dearth of greenways/trails compared to other parts of the county despite the number of open space and public recreation areas. Planning staff looked to fill these gaps with a mix of trail types based on making connections to the larger trail network (including trails that are outside of Wake County) and providing more ways to serve the existing residents (Figure 18).

**Figure 18: Greenway / Walkability Network**



Trail Segment	Common Name	Notes
<b>25EW.TR.01</b>	NC 39	NC 39 on the East Side of Zebulon
<b>25EW.TR.02</b>	NC 98	NC 98 from Johnston County to Franklin County
<b>25EW.TR.03</b>	Little River South	Little River between Wendell and Zebulon
<b>25EW.TR.04</b>	Marshburn Road, Lizard Lick Road, Little River North	From Wendell to Mitchell Mill Road on Westside of Little River
<b>25EW.TR.05</b>	Barham Road, Little River, Tarboro Road (Franklin County)	From NC 39 to Youngsville
<b>25EW.TR.06</b>	Edgemont Road	From US 64 to Sandy Pines Connector
<b>25EW.TR.07</b>	Buffalo Creek, Fowler Road, Rolesville Road, Young Street	From Johnston County to Wake Forest
<b>25EW.TR.08</b>	Martin Pond	From Wendell Falls to Buffalo Creek
<b>25EW.TR.09</b>	Rolesville Road	From Wendell Falls to Fowler Road
<b>25EW.TR.10</b>	Marks Creek	From Knightdale Eagle Rock Road to Rolesville Road
<b>25EW.TR.11</b>	US 401 Bypass	
<b>25EW.TR.13</b>	NC 98, Wait Avenue	Hatters Branch Creek to Moores Pond Road
<b>25EW.TR.14</b>	Austin Creek, Perry Creek	From Wake Forest to Zebulon Road, NC 96
<b>25EW.TR.15</b>	Quarry Road	From Rolesville Road to Mitchell Mill Road
<b>25EW.TR.16</b>	Mitchell Mill Road, Old Halifax Road, Bunn Elementary School Road, NC 39, Baptist Church Road	From Neuse River to Tar River (Via Bunn)
<b>25EW.TR.17</b>	Riley Hill Road, Tippet Road, Shepard School Road (Old US 64)	From Mitchell Mill Road to NC 39
<b>25EW.TR.18</b>	Sandy Pines Connector	From Buffalo Creek to Riley Hill Road
<b>25EW.TR.19</b>	Beaverdam Creek, Puryear Road, Robertson Mill Pond Road	From Neuse River to Edgemont Road
<b>25EW.TR.20</b>	NC 97 Gannon Road	From Buffalo Creek to NC 39
<b>25EW.TR.21</b>	Wendell, Zebulon, Middlesex Rail Connector	From Buffalo Creek to Middlesex

## SECTION 6

# Conclusion and Next Steps

The Eastern Wake Area Plan is the product of a months-long process involving community input, staff research and stakeholder guidance; however, this process should not be considered over at its adoption by the Wake County Board of Commissioners. The plan is not a static document to be placed on a shelf upon its adoption but a living document — one that

can be amended based on the needs and vision of the community it serves. Along with these amendments, it is recommended that Wake County Planning staff take steps to update the Eastern Wake Area Plan every five years and give the community a chance to revisit its goals and visions.

## Next Steps


The Eastern Wake Area Plan identified the following next steps:

- Work with Housing and other Wake County departments to develop strategies to create more affordable housing opportunities.
- Create more recognition for the historic aspects of this area, namely, the landscape and the numerous historic properties.
- Update regional transportation plans for consistency with the Eastern Wake Area Plan.
- Continue to partner with the City of Raleigh to ensure the long-term feasibility of the future Little River Reservoir.
- Collaborate with municipal partners on commercial development that can serve residents' needs while maintaining the area's rural landscapes.
- Track commitments to agricultural preservation and open space and update the plan as needed.

## SECTION 7

# Appendix

### Community Meeting Booklets



**EASTERN WAKE**  
AREA PLAN


## Community Meeting

Welcome!


**Wake County Planning** and **county partners** are here to provide information and hear your feedback about the Eastern Wake Area Plan.

Please visit each information station.



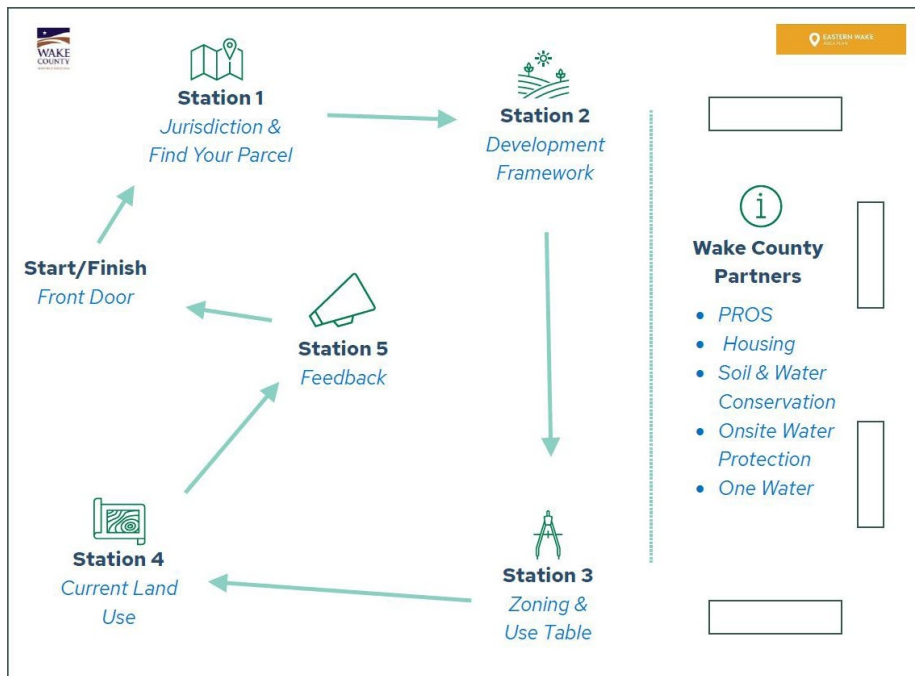


Thank you for attending this meeting.  
Your participation and feedback are crucial to the planning process.

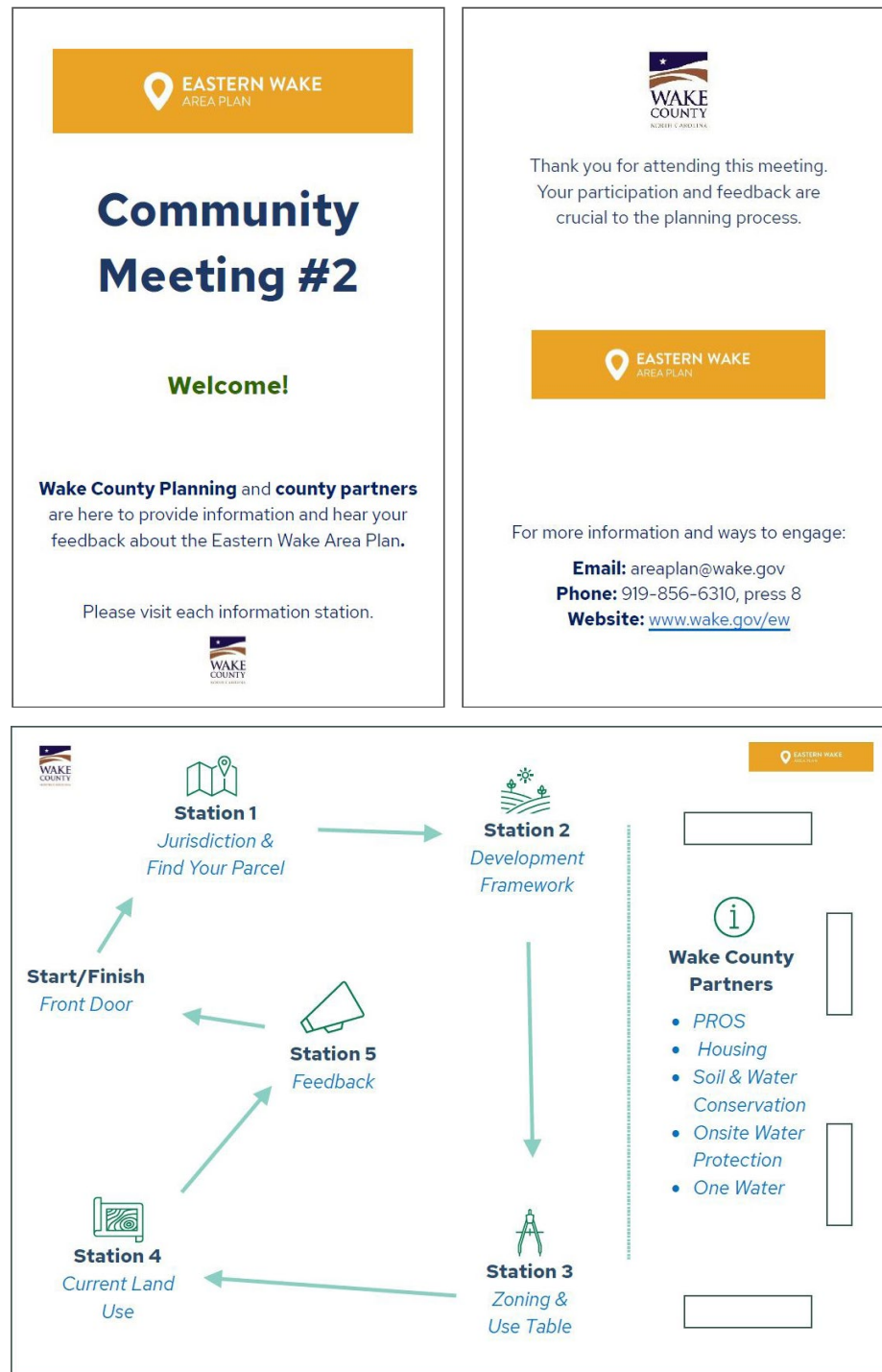

**EASTERN WAKE**  
AREA PLAN

For more information and ways to engage:

**Email:** [areaplan@wake.gov](mailto:areaplan@wake.gov)  
**Phone:** 919-856-6310, press 8  
**Website:** [www.wake.gov/ew](http://www.wake.gov/ew)







## Engagement Materials: Flyers (English and Spanish)



### EASTERN WAKE AREA PLAN

#### WHO: Community Members, Stakeholders, and Leaders

The Wake County Planning Department invites everyone and anyone who has an interest to participate in shaping their community for the future.

#### WHAT: The Eastern Wake Area Plan

The Eastern Wake (EW) Area Plan is a component of Wake County's new comprehensive plan, PLANWake, that was adopted in April 2021. The area plans separate the county into seven distinct areas for more localized planning with community input. The EW Area Plan is in the northeastern portion of the county bordering Franklin, Nash, and Johnston Counties. This area plan will be the fifth plan in the process to determine what type of built environment – the homes, buildings, streets, open spaces, farms, and infrastructure – is envisioned for the future at the local level.

#### WHERE: [wake.gov/EW](http://wake.gov/EW)

Our virtual engagement tools include an interactive map and surveys. Use the map to point out things you love about your community, where you'd like to see amenities (parks, greenways, sidewalks), or just share your thoughts. The survey will help staff understand your priorities for things like transportation and the types of development you'd like to see and where.

#### WHEN: Spring/Summer 2025

Public engagement is important throughout the entire area plan adoption process, and your input is needed now. You can help shape your community now to help determine where we want to be in the future.

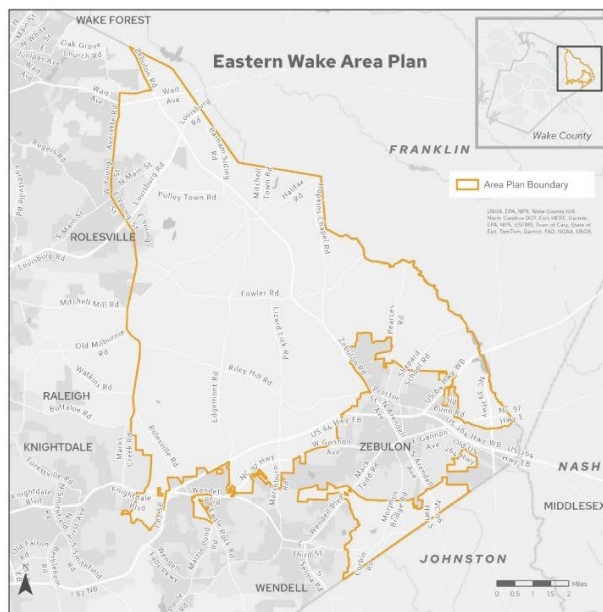
#### WHY: Public Participation is Vital

Input and participation from our diverse population are vital for any planning process to be considered successful. The unique and knowledgeable insight from those who live, work, and play in a certain area drive planning projects that are developed with the specific community's needs and desires as well as their vision for the future. Share experiences, stories, and memories to show why you love where you live and what you'd like to see more of.

#### MORE QUESTIONS?

w: [www.wake.gov/EW](http://www.wake.gov/EW) | e: [areaplan@wake.gov](mailto:areaplan@wake.gov) | p: 919-856-6310 press 8

## DO YOU LIVE/WORK HERE? We need your input



### EASTERN WAKE AREA PLAN

## ¿VIVE O TRABAJA AQUÍ? Necesitamos su opinión

#### ¿QUIÉN?: Miembros, partes interesadas y líderes de la comunidad

El Departamento de Planificación del Condado de Wake invita a todas las personas interesadas en participar en darle forma a su comunidad para el futuro.

#### ¿QUÉ?: Plan del Área Este de Wake

El Plan del Área Este de Wake es un componente del nuevo plan integral del condado de Wake (PLANWake) que se adoptó en abril del 2021 y separa al condado en siete áreas distintas para una planificación más localizada con la participación de la comunidad. El Plan del Área Este de Wake es para la parte noreste del condado que limita con los condados de Franklin, Nash y Johnston. Este plan del área será el quinto plan en el proceso para determinar el tipo de entorno construido (viviendas, edificios, calles, espacios abiertos, granjas e infraestructuras) que se visualiza a nivel local para el futuro.

#### ¿DONDE?: [wake.gov/EW?lang=es](http://wake.gov/EW?lang=es)

Nuestras herramientas de participación virtual incluyen un mapa interactivo y encuestas. Utilice el mapa para señalar las cosas que le gustan de su comunidad, los lugares donde le gustaría que hubiera servicios (parques, vías verdes, aceras) o simplemente comparta sus opiniones. Las encuestas nos ayudarán a comprender sus prioridades, en cuanto a cosas como el transporte, y los tipos de desarrollo que le gustaría ver y a dónde.

#### ¿CUÁNDO?: Primavera/verano del 2025

La participación pública es importante a lo largo de todo el proceso de adopción del plan del área y su aportación es necesaria ahora. Usted puede ayudar a darle forma a su comunidad ahora para determinar a dónde queremos estar en el futuro.

#### ¿POR QUÉ?: La participación pública es vital

Las aportaciones y la participación de nuestra diversa población son vitales para que cualquier proceso de planificación sea exitoso. La visión única y bien informada de quienes viven, trabajan y se divierten en una determinada zona impulsa proyectos de planificación que se desarrollan teniendo en cuenta las necesidades y deseos de la comunidad específica, así como su visión del futuro. Comparta sus experiencias, historias y recuerdos para demostrar por qué le gusta el área donde vive y de qué le gustaría ver más.

#### ¿TIENE MÁS PREGUNTAS?

Sitio web: [www.wake.gov/EW?lang=es](http://www.wake.gov/EW?lang=es) | Correo electrónico: [areaplan@wake.gov](mailto:areaplan@wake.gov) |  
Teléfono: 919-856-6310 (opción 8)



## Engagement Materials: Postcard



**DO YOU LIVE HERE?**  
**We need your input**

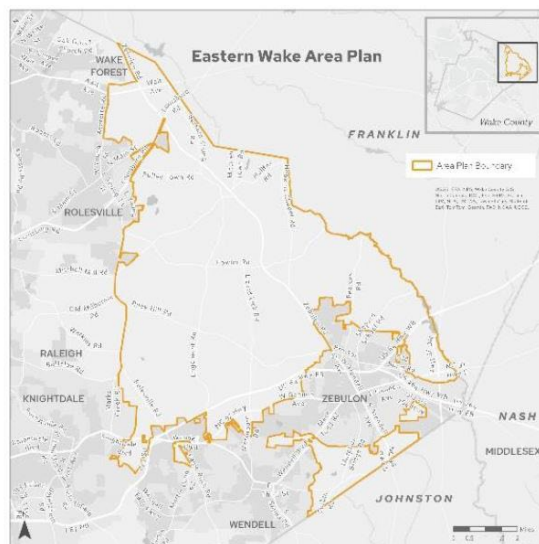
**WHO:** Community members,  
stakeholders, and leaders

**WHAT:** The Eastern Wake Area Plan

**WHERE:** [www.wakegov.com/EW](http://www.wakegov.com/EW)

**WHEN:** Spring/summer 2025

**WHY:** Public participation is vital



### MORE QUESTIONS?

w: [www.wakegov.com/EW](http://www.wakegov.com/EW) | e: [areaplan@wakegov.com](mailto:areaplan@wakegov.com) | p: 919-856-6310 press 8



# Little River Reservoir

**Tim Maloney, Planning Development & Inspections**

September 3, 2025



@wakegov    

wake.gov

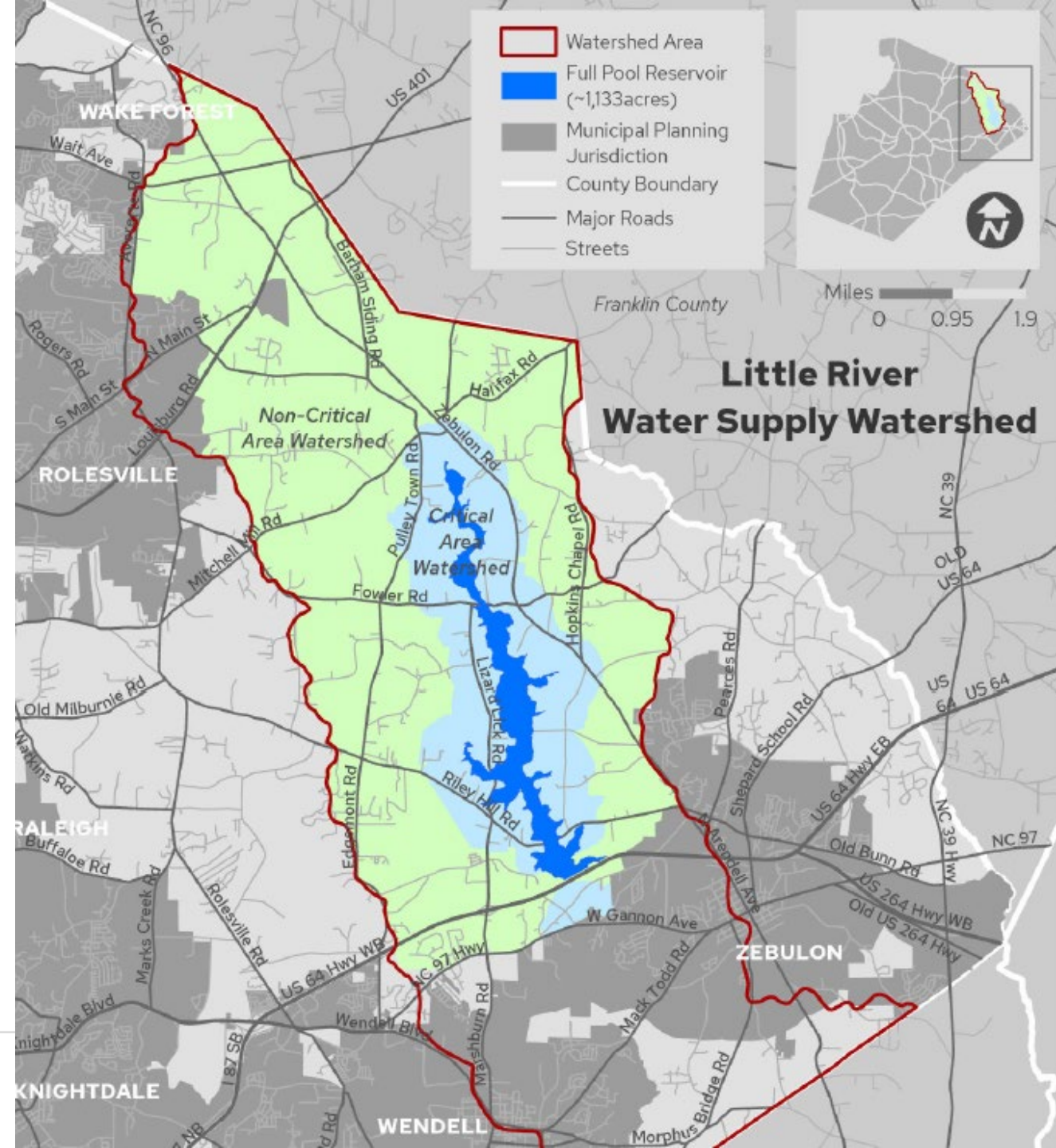


# Background

1. The Little River Reservoir was first contemplated as a future water supply in the early 1990's.
2. Wake County began purchasing land for the reservoir in the early 1990's.
3. The County also purchased parkland along-side the reservoir.
4. All land for the reservoir is now in public ownership.

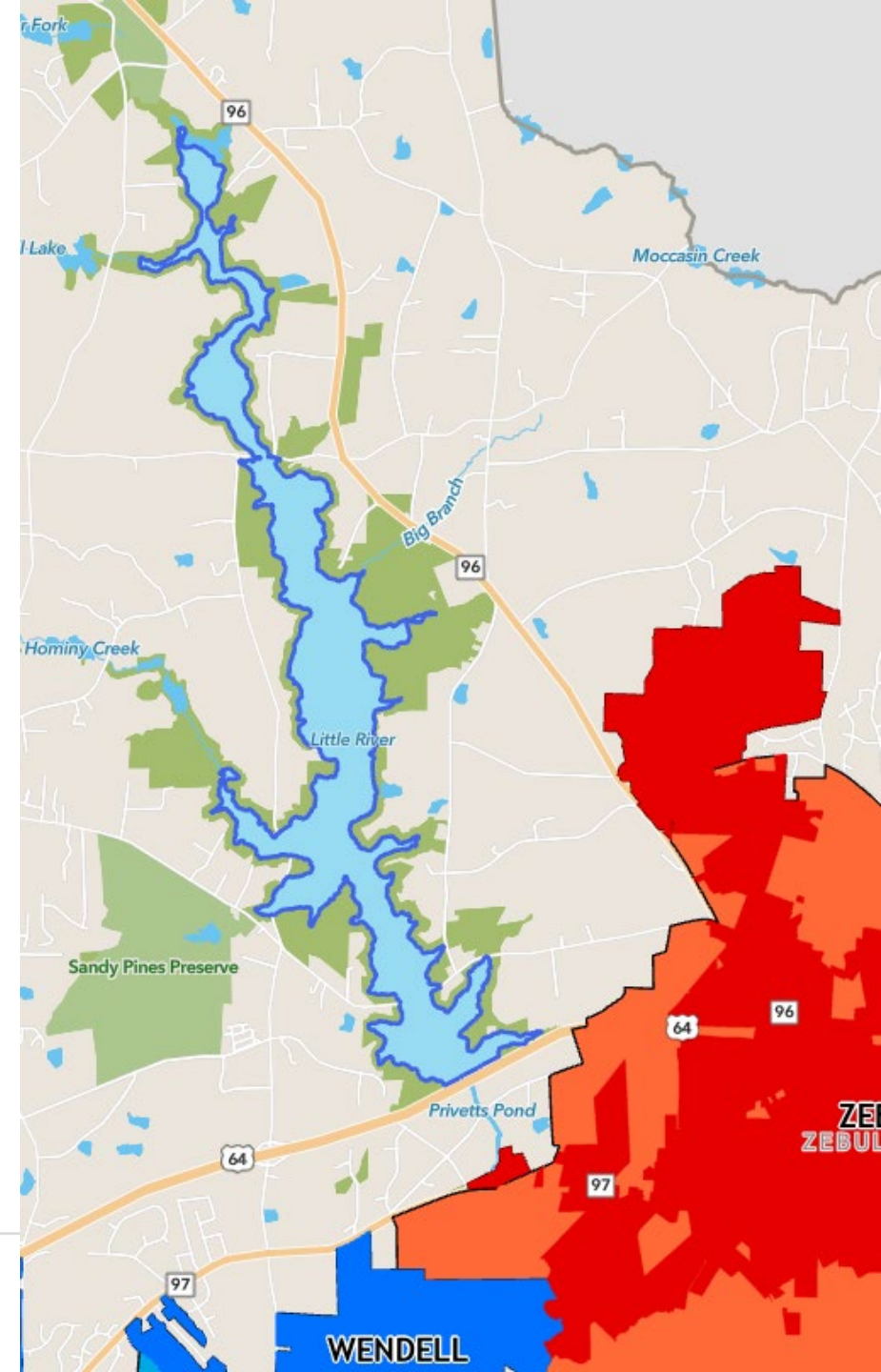
# Little River Reservoir

- Full pool reservoir totals approx. 1,133 acres.



# Property in Public Ownership

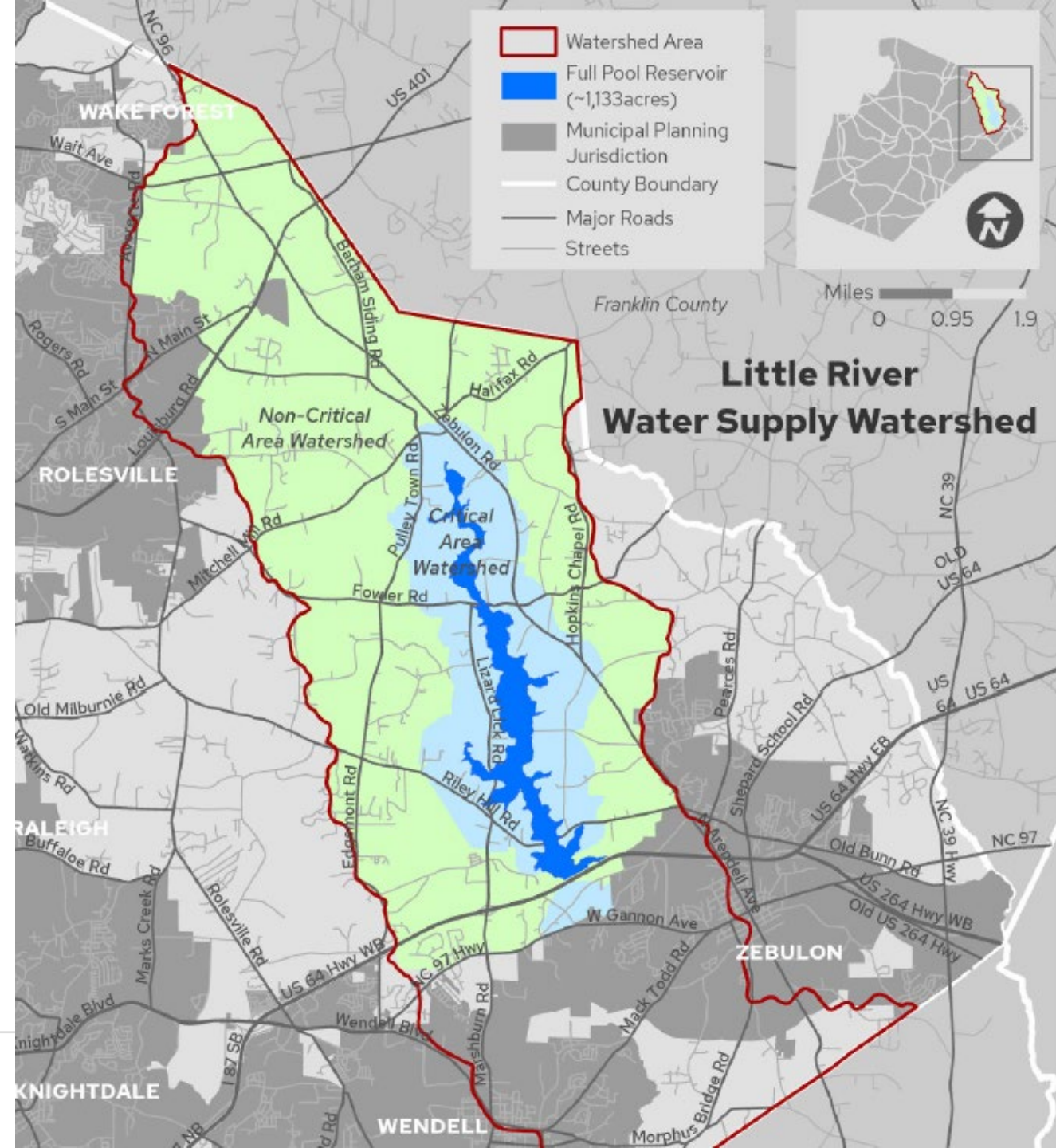
- Public land was purchased around the reservoir to accommodate a future loop trail and several parks.
- Properties shaded in green are publicly owned.





# Interlocal Agreement

- ILA was adopted in 2008 (Wake County, Raleigh, Wake Forest, Wendell, and Zebulon)
- ILA established the critical (R-40W) and non-critical (R-80W) areas surrounding the reservoir for low density development.





# Interlocal Agreement

- Implements land use regulations that protect water quality.
- Limits commercial uses.
- Prohibits municipal water and sewer extensions into the watershed.
- No municipal annexation.
- Strict impervious surface limitations.
  - Residential 30%, Non-residential 12% (R-40W) and 6% (R-80W)
- Increases the ability to obtain permits for the future reservoir.

# Status of the Reservoir

- The City continues to identify the reservoir as a viable future water supply for the City and merger towns.
- The City anticipates the need for more water supply by 2045-2060 and the reservoir will be a primary option.
- Pursuant to the ILA, the City's future utility plans do not contemplate any extensions into the watershed.
- Wake County concurs with this strategy.