



Wake County Planning Board

Meeting Agenda

Wednesday, October 1, 2025, 1:30 p.m.
Wake County Justice Center, Room 2700
301 S. McDowell St. – Raleigh, N.C.

-
1. Call to Order – Ms. Brenna Booker-Williams, Chair
 2. Pledge of Allegiance
 3. Petitions and Amendments
 4. Approval of Minutes from September 3, 2025
 5. Wake County Affordable Housing & Community Revitalization Update (Mark Perlman, Deputy Director)
 6. Comprehensive Plan Amendment #01-25 - Eastern Wake Area Plan – Draft Plan (Akul Nishawala, Planner III)
 7. Reports
 - Committee Reports
 - Staff Reports
 8. Chairman's Report
 9. Adjournment



Planning, Development & Inspections

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

MINUTES OF REGULAR PLANNING BOARD - September 3, 2025

LOCATION: Wake County Justice Center, 301 S. Salisbury St., Room 2700, Raleigh, NC

MEMBERS PRESENT:

1. Ms. Brenna Booker-Williams (Chair)
2. Mr. Ted Van Dyk (Vice Chair)
3. Mr. David Adams
4. Mr. Amos Clark
5. Mr. Asa Fleming
6. Mr. Bill Jenkins
7. Ms. Suzanne Prince
8. Mr. Thomas Wells

MEMBERS ABSENT:

1. Dr. Kamal Kolappa
2. Ms. Sally Rice

COUNTY STAFF:

1. Ms. Leila Coe
2. Mr. Steven Finn
3. Mr. Timothy Maloney
4. Mr. Josh McClellan
5. Ms. Betsy Pearce

COUNTY ATTORNEY:

- Mr. Kenneth Murphy, Deputy County Attorney

-
1. **Meeting Called to Order:** Ms. Booker-Williams called the meeting to order at 1:34 p.m.
 2. **Pledge of Allegiance**
 3. **Petitions and Amendments:** Mr. Maloney requested that the Eastern Wake Area Plan be removed from the agenda, pending discussions with the Town of Wendell. Mr. Adams made a motion to remove the agenda item, with a second from Ms. Prince. The Eastern Wake Area Plan was unanimously removed from the September 2025 agenda.
 4. **Approval of June 4, 2025, Minutes:** Mr. Jenkins made a motion to approve the April 2, 2025, minutes with corrections. Mr. Wells seconded the motion, and the Board adopted it unanimously.

5. Raleigh-Durham International Airport Update – Delia Chi, RDU VP of Planning and Sustainability

Ms. Chi, Vice President of Planning and Sustainability for Raleigh-Durham International Airport, began her presentation by explaining that the Raleigh-Durham Airport Authority (RDUAA) is a governmental entity that acts like a business, and is responsible for the development, operations, and maintenance of the RDU International Airport. The RDUAA is governed by a Board of Directors comprised of 8 members divided equally between the counties of Wake and Durham, and the cities of Durham and Raleigh (the Authorities owning stakeholders). There are approximately 600 employees supporting the board, the majority of which are full-time.

According to the North Carolina Department of Transportation State of Aviation Report, RDU was responsible for \$24 Billion in annual economic output, supporting 140,000 jobs, and accounting for \$9.8 billion in personal income and \$1.3 billion in State and Local taxes. The airport's growth has continued to improve, post-pandemic, to 15.5 million passengers in 2024. Partner airlines have increased to nineteen, with eighty-one nonstop destinations (including fourteen international). Ms. Chi noted that based on current projections, the Research Triangle Region is anticipated to reach 2.7 million residents, with a broader catchment area of 4.4 million using RDU.

Ms. Chi explained that RDU's major capital project, Vision 2040, is divided into four components over the next ten years: a new runway project, Terminal Two's Landside expansion, the John Brantley Boulevard extension, and the Park Economy 3 expansion. The total cost is expected to be \$2.5 billion dollars, and Phase One of Vision 2040 will not include adding gate capacity. The new runway (5L/23R) is a relocation of the longest runway 537 feet northwest, along with a conversion of the existing runway into a parallel taxiway, with expected completion in 2029. Ms. Chi presented a video of the "20 Hour Closures" process in timelapse, which extend the useful life of the runways until the new one is completed. If everything is completed according to schedule, RDU hopes to begin adding gates in 2031.

The Terminal Two Landside Expansion will increase the size of the ticketing area, security checkpoints, and international arrivals area, as well as add a new baggage handling system by 2031. Expansion will allow Terminal Two to increase the capacity for passengers from 400 to 1,000 per hour. Ms. Chi provided the Board with a video showing a simulated walkthrough of the completed expansion. The most visible construction will come from the John Brantley Boulevard Extension project, designed to alleviate congestion between Terminal One and Terminal Two. Ms. Chi also explained it would resolve safety issues with visitors accessing International Boulevard. The primary component is the development of "Bridge B," which will allow better division between the two terminals, as well as shift departures to the Ground Transportation Center upon completion. The Ground Transportation Center will use one of the existing parking garage floors to allow passengers to access from either terminal, connected via a tunnel. The "Bridge A" project will separate traffic and extend the curb length for arriving passengers.

Ms. Chi explained that the Park Economy 3 Expansion will be near the Sheetz and National Guard Road. The existing lot is designed for long-term, economy parking, with a current capacity of 4,000 spaces. The Expansion will increase the size of the lot to 11,000 spaces and will install a Customer Amenity building to address security concerns. The amenities building will also house RDU's ground transportation, parking, and partial law enforcement departments. For customers, the center will include dining areas, restrooms, and heat / air conditioning. Ms. Chi also noted that RDU had received platinum verification for InVision, a flatwork projects sustainability framework. Their stormwater control measures include submerged gravel wetland, designed in conjunction with NC State and other agencies, to better filter out pollutants within the stormwater control area. Along with the Park

Economy 3 Expansion, RDU is proposing a new service road to help shuttle passengers from the lot to the terminals.

Mr. Jenkins asked if the expanded lot was all surface, and Ms. Chi confirmed that was correct – there were no plans for structured parking. Mr. Van Dyk asked about tree canopy mitigation relative to the parking expansion, and Ms. Chi responded that it was not possible for the demands of the lot, but that they had been able to reduce the canopy loss during runway project construction.

Mr. Clark asked if RDU had plans for Terminal One, and Mr. Bill Sandifer, Executive Vice President and Chief Development Officer, approached the lectern and explained that Terminal One was built in the early 1980s, originally as a hangar. It presented some unique challenges for expansion, but he and Ms. Chi had been working on a program definition for Vision 2040. The current plans include increasing Terminal One from 180,000 square feet to close to 750,000 square feet, expanding from 9 gates to 23. It also includes the possibility of an international arrival facility, contingent on staffing and support from the Federal Government. If the plans are viable, the RDUAA would begin construction no earlier than 2028. Mr. Sandifer also added that the decision not to replant trees in the Park Economy 3 Expansion was related to security issues – the Authority felt that the ability to monitor the lot for safety concerns would be hampered by decreased vision. Converting the lot to a structure would be cost prohibitive.

Ms. Chi resumed her presentation, highlighting the RDUAA's outreach to local government agencies, both the municipalities and Wake County. She explained that it helped RDU develop their sustainability goals and compare their capital improvement projects with neighboring agencies. It shines a light on potential areas of alignment and development opportunities. FAA grant assurances require the Airport Authority to ensure compatibility between the airport and development in the region surrounding the airport. RDUAA also meets with developers to discuss their zoning height ordinance, which ensures buildings are not built in a way that obstructs air navigation. This also applies to crane heights, which can impact flights arriving and departing. Other points of discussion include noise contour disclosures for subdivision developers – Ms. Chi noted that RDU has seen an increase in noise complaints since the pandemic.

Mr. Wells asked what relationship the Airport Authority had with the proposed Mass Transit Center over I-40, and Ms. Chi responded that the Regional Transportation Alliance has been working on the project, and RDUAA supports it. The site is in the preliminary stages, with a location currently being discussed. Mr. Wells asked if the RDUAA had considered planting trees to offset the loss of tree canopy in the Park Economy 3 Expansion, and Mr. Sandifer responded that they have not made any decisions regarding the preservation of existing forest space. They do have a forestry management plan, and during the design process of the runway project, they realized that an original 480-acre tree removal plan was unnecessary.

Mr. Fleming asked if there were any additional developments to the airport infrastructure, relative to general aviation, and Mr. Sandifer noted that there is interest in a general aviation hangar to the northeast of the airport, that would need to be financed entirely by private funds. Ms. Booker-Williams asked how the airport deals with noise complaints, and Ms. Chi explained that they are received either by phone or through RDU's website. Mr. Sandifer added that the goal with noise complaints is to help educate the public and to explain their CASPER system, which is a noise monitoring system that provides data analysis about flight zones and affected areas. Mr. Adams asked for clarification regarding air traffic controllers, and Mr. Sandifer explained that they are fully staffed by the Federal Government.

6. Proposed Ordinance Amendment OA-04-25 – Timothy Maloney, Director, Wake County Planning Development & Inspections

Mr. Maloney explained that this item is an ordinance amendment covered at last month's Committee meeting. The purpose of the amendment is to 1) extend the validity of Preliminary Subdivision Plans and Special Use Permits, 2) amend the definition of Building and Structure to help differentiate between the two, and 3) 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.

The Wake County UDO requires certain permits to be completed within a specified time frame to avoid changes in standards and requirements. Preliminary Subdivision Plans are currently valid for two years with a one-time option for one-year extension (3-years total). During this period, the developer constructs the subdivision roads, stormwater devices and community utilities (water and sewer). Mr. Maloney noted that staff is seeing more situations where developers are not able to meet these time limitations, and they are proposing extending the validity from 2 years to 3 years and retain the option for a one-year extension, increasing the total time frame to 4 years.

Mr. Maloney explained that a Special Use Permit is required for certain types of developments or facilities that may have specific impacts on the community, like a childcare center or church in a residential zone. Special Use Permits require a public hearing and approval from the Board of Adjustment. They are currently valid for two years with an option for a six-month extension (2.5-years total). 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. Similar to Preliminary Subdivision Plans, staff indicate some developers are having difficulty meeting these limitations. Accordingly, staff propose extending the validity from 2 years to 3 years, and increase the option for a one-time extension from six months to one year, increasing the total time frame to 4 years.

The UDO provides a definition for both "Building" and "Structure". However, the two definitions need minor amendments regarding open air buildings and structures. A Building is defined as "any structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind." A Structure is defined as "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." Current definitions lack clarity on what "enclosure" means.

Staff proposes an amendment to the definitions clarifying that the definitions read as follows:

- Building: "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: "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, parking lots, garages, carports, flagpoles, **patios, and** stoops. All buildings are structures, but not all structures are buildings."

The new definition of structure would remove references to buildings. This would remove ambiguities surrounding carports and lean-to's, and would align better with the North Carolina Building Code's definitions.

Staff is recommending the revision of the Family Care Homes definitions and standards to remove the requirement that operators provide documentation on the closest licensed family care home and its proximity to the proposed family care home. The requirement no longer needs to be codified since staff conduct this search during submittal. Mr. Maloney explained the proposed change to Group Homes: removing the requirement that Group Homes must have a minimum land area equal to or greater than that required under the applicable zoning district. This will allow Group Homes to locate in Open Space Subdivisions that have smaller lots than the designated zoning district.

Staff also propose 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 means a public or private healthy facility, establishment, or institution, however styled, where nonrelated individuals under the age of 18 reside to receive care under adult supervision."

Youth Care Facilities with 1-6 youths will be permitted by right in all residential districts. Seven or more youths will require a Special Use Permit in residential districts. Youth Care Homes may not be located within a one-half mile radius of an existing care home. Staff has met with the Homebuilders Association for feedback, along with Wake County's Behavioral Health Department, and both support the proposed land use category.

Staff Findings are that the proposed amendment 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, and that 5) the amendments are consistent with the Wake County Comprehensive Plan and the Wake County Unified Development Ordinance. Staff recommends 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 that Board of Commissioners adopt Ordinance Amendment 04-25 as presented.

Mr. Jenkins asked why Youth Care Homes may not be located within a one-half mile radius of an existing care home, and Mr. Maloney explained it was from an older study that aligned with types of uses in other jurisdictions. Ms. Coe and Mr. Finn confirmed that this regulation mirrors State Statute.

Public Hearing

Ms. Booker-Williams opened the floor for public comment and hearing none, closed the floor at 2:47 p.m.

Board Motion for Consistency OA-04-25

Mr. Van Dyk made the motion that, in the matter of OA-04-25, 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 the Wake County UDO, as seen in Article 1-22, is to provide guide for the physical development of the county, preserve and enhance the overall quality of life for 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.

The motion was seconded by Ms. Prince and was approved unanimously.

Board Motion for Approval on OA-04-25

Mr. Jenkins made a motion that, in the matter of OA-04-25, 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.

The motion was seconded by Mr. Clark and was approved unanimously.

7. Proposed Ordinance Amendment OA-05-25 – Betsy Pearce, Assistance Program Manager, Post Construction Stormwater

Ms. Pearce explained that this amendment proposed to clarify County authority, align regulations with State law, provide consistent definition of a common measurement, and to clarify where stormwater ponds may be installed.

Staff are requesting that five minor changes be considered:

- 1) Section 11 Part 2 Water Supply Watershed Buffers – *amended 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.*

Ms. Pearce explained that buffers are currently measured from the centerline of the stream, but State mandated riparian buffers and water supply buffers are measured at the drainageway starting at the top of the bank for a stream or at the normal water level of the pond, lake or reservoir. Ms. Pearce explained that the proposed amendment would make the definition consistent with State rule 15A NCAC 02B.0714 8(a).

- 2) Section 11-10 Applicability of Neuse Riparian Buffer Protection Rules – *to add text stating the County administers the Jordan Lake Buffer Rules.*

Ms. Pearce explained that the County administers Jordan Lake Buffer rules in addition to the Neuse River Buffer Rules, and the amendment of the definition of buffer should be changed to be consistent throughout the UDO and with State definition. The added text would clarify that the County administers the program by reference to State Rule 15A NCAC 02B.0267 15(b).

- 3) 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.*

The purpose of 10-30-2(B)(2)(b) is to ensure that there is a financially responsible party on record to receive notices of compliance or non-compliance with the erosion and sedimentation control plan. Ms. Pearce noted that currently, the party or designated agent must be a Wake County resident, which is at times burdensome for non-local parties. The amendment expands the residency requirement from the County to the State of North Carolina. The 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.

- 4) Section 10-42-3(B) Notice of Civil Penalty Assessment – *corrects the time to request remission of the penalty from 60 days to 30 days.*
- 5) Section 10-42-4(B) Appeal of Civil Penalties - *corrects the time to request remission of the penalty from 60 days to 30 days.*

Ms. Pearce explained that the changes to 10-42-3(B) and 10-42-4(B) adjust the deadlines from 60 days to 30 days to be consistent with State regulations. Staff reached out the Homebuilders Association of Raleigh-Wake County and addressed their questions regarding the proposed amendments.

Staff find that the amendments will have no impact on development rights, that they provide clear, consistent definitions of common terms, are consistent with State Statute, and are consistent with the intent and purpose of the Wake County Unified Development Ordinance.

Staff recommend 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 05-25 as presented.

Mr. Fleming asked what the general feedback from the Homebuilders Association was, and Ms. Pearce clarified that they had been meeting these regulations for years. The buffer regulations are also consistent with Federal regulations regarding water quality.

Public Hearing

Ms. Booker-Williams opened the floor for public comment and, hearing none, closed the floor at 2:56 p.m.

Board Motion for Consistency OA-05-25

Mr. Clark made a motion that, in the matter of OA-05-25, 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 for 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.

Ms. Prince seconded the motion, and it was approved unanimously.

Board Motion for Approval on OA-05-25

Ms. Prince made a motion that, in the matter of OA-05-25, 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.

Mr. Adams seconded the motion, and it was approved unanimously.

8. Little River Update – Timothy Maloney, Director, Wake County Planning Development & Inspections

Mr. Maloney explained that during last month's Committee meetings, more information about the Little River Reservoir was requested in the Eastern Wake Plan update. The Little River Reservoir was first contemplated as a future water supply in the early 1990s, and Wake County began purchasing land for the reservoir shortly after. The County also purchased parkland alongside of the reservoir area, and all land is now in public ownership. The full reservoir pool totals approximately 1,133 acres, with the public land purchased to accommodate a future loop trail and several parks.

Pursuant to an interlocal agreement (ILA) between Wake County, Raleigh, Wake Forest, Wendell, and Zebulon, it was established that the critical (R-40W) and non-critical (R-80W) areas surrounding the reservoir be low density development. The ILA also implements land use regulations that protect water quality, limits commercial uses, prohibits municipal water and sewer extensions into the watershed, prevents municipal annexation, imposes strict impervious surface limitations, all which increases the ability to obtain permits for the future reservoir.

Raleigh continues to identify the reservoir as a viable future water supply for the City and merger towns, but does not anticipate the need for more water supply until 2045-2060. At that point, the reservoir could be the primary option. Pursuant to the ILA, the City's future utility plans do not contemplate any extensions into the watershed. The County concurs with this strategy.

Mr. Maloney provided a slide of the proposed Little River Reservoir, noting that its long and narrow shape differs from the wider Jordan and Falls lake areas. He added that the Sandy Pines preserve is currently open and operated by Wake County, with additional areas being considered for trails, and parks (active or passive). He offered to answer any questions from the Board.

Mr. Van Dyk asked about the land currently being used, and Mr. Maloney noted that the County has agreements with the original owners of the property, and it is currently being leased back to them for farming. He added that the City continues looking for additional solutions and weighs them against the Little River Reservoir as a first option.

9. Committee Reports

Mr. Adams and Mr. Jenkins noted that their respective committee meetings had been covered by today's presentations by Mr. Maloney and Ms. Pearce.

10. Planning, Development, and Inspections Report

Mr. Finn reported that in the last Fiscal Year, staff reported a 9% increase in applications for ministerial review. The gap between zoning and subdivision reviews has continued to grow, with roughly 65% for zoning and 35% subdivision over FY25. Mr. Finn noted that is the most appreciable difference he has seen in a Fiscal Year in his 19 years with the County. Zoning Enforcement is up 24%, all received

from external communication (Wake County remains a passive code enforcement program). Pre-Submittal meetings are up 25%, which Mr. Finn indicated he supported, because 95% of pre-submittals develop and are submitted for approval.

Mr. Finn noted that of the non-residential projects in the submission stage, he sees minor commercial projects like telecommunication tower adjustments. The County's tower ordinance encourages co-location. Additionally, utility stations continue to be a strong driver of non-residential development, extending electricity throughout the County. To that end, Mr. Finn indicated he expected several Special Use Permits to come before the Board of Adjustment over the course of this Fiscal Year. He thanked Mr. Maloney and Ms. Coe for their assistance during the meeting today.

Mr. Maloney informed the Board that there would be an October 1st meeting to discuss the Eastern Wake Area Plan and to receive an update from Affordable Housing. The two ordinance amendments heard today will go before the Board of Commissioners on October 20th, and that he will need either the Chair or Vice Chair to be present.

Mr. Maloney introduced Mr. Tim Gardiner to the Board in his new capacity as the Long-Range Planning Administrator.

Mr. Adams asked if there were any updates on the ETJ expansion moratorium or the Town of Garner, and Mr. Maloney responded that the Town had indicated they would not pursue long-range planning for the time being. The legislation is currently unclear, and they have not received any guidance from the State at present.

11. Chairman's Report

None.

12. Adjournment

The meeting was adjourned at 3:20 p.m.

=====

REGULAR MEETING
WAKE COUNTY PLANNING BOARD
September 3, 2025

Chair Brenna Booker-Williams declared the regular meeting
of the Wake County Planning Board for
Wednesday, September 3, 2025, adjourned at 3:20 p.m.

Respectfully Submitted:

Brenna Booker-Williams
Wake County Planning Board

=====

Housing Affordability and HACR Overview

Wake County Planning Board

Mark Perlman, Deputy Director of Housing

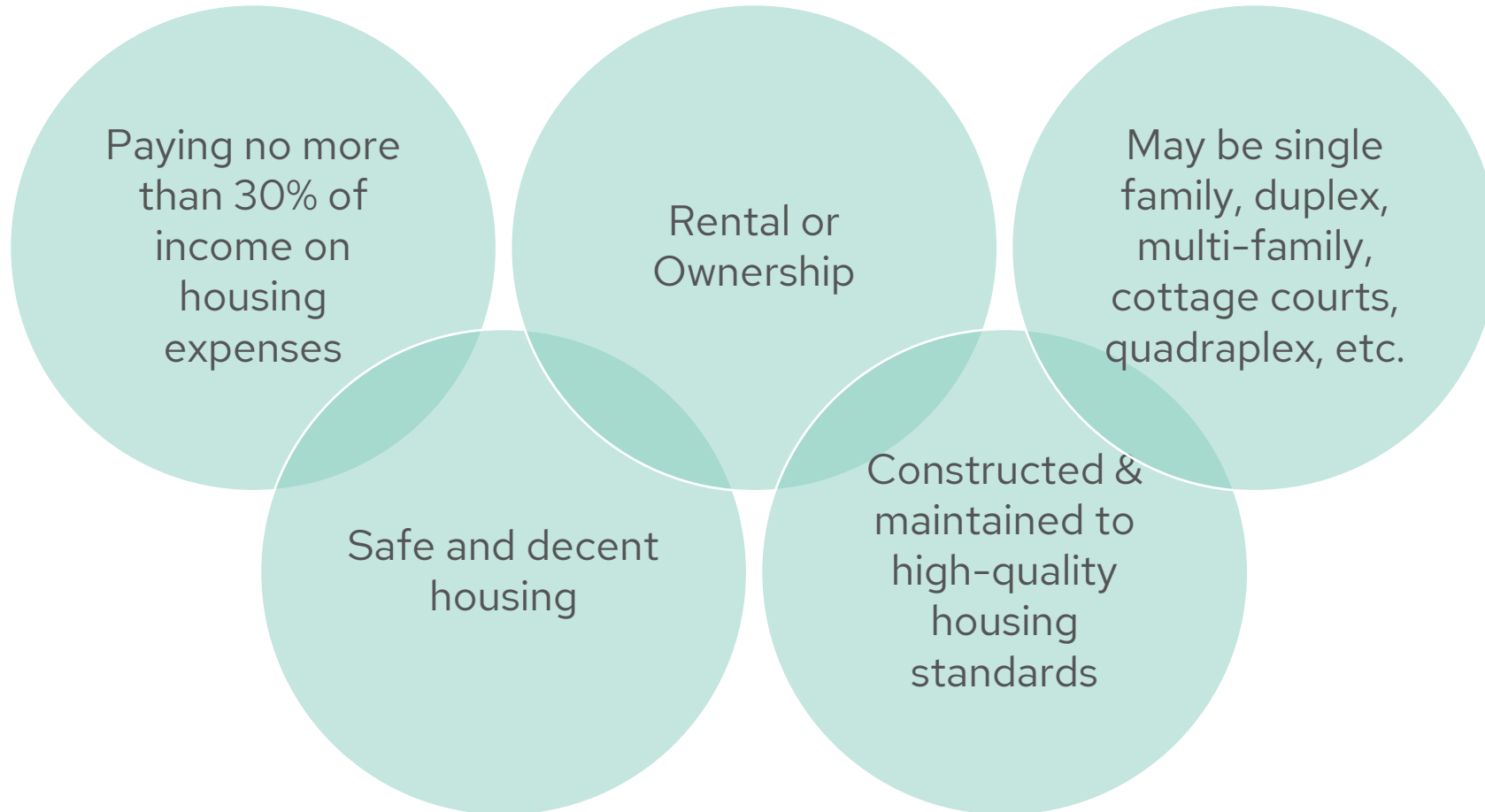
October 1, 2025



@wakegov    

wake.gov

What Is Housing Affordability?



Who does it serve?



Home Health Aide
Single parent,
3 children

Salary: \$26,435

<30% AMI

Rent: \$495



Retail Associate
Single person,
0 children

Salary: \$30,150

30-50% AMI

Rent: \$565



Preschool Teacher
Single parent,
1 child

Salary: \$38,105

30-50% AMI

Rent: \$715



Firefighter
Two parents,
2 children

Salary: \$57,000

50-60% AMI

Rent: \$1,070



Wake County Trends

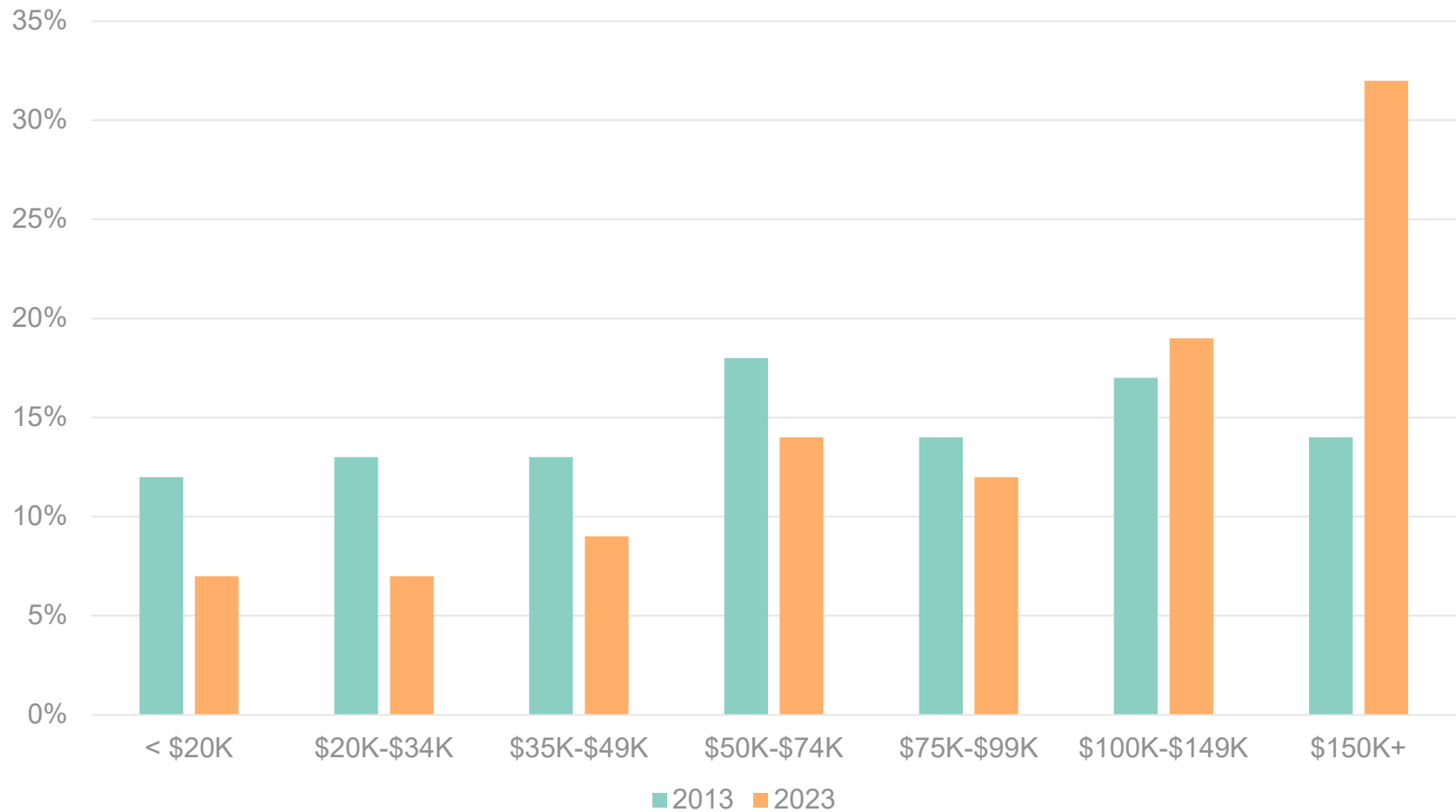
Growing by
**66 PEOPLE
A DAY**



County Net Increase Per Day, April 2020 – July 2024

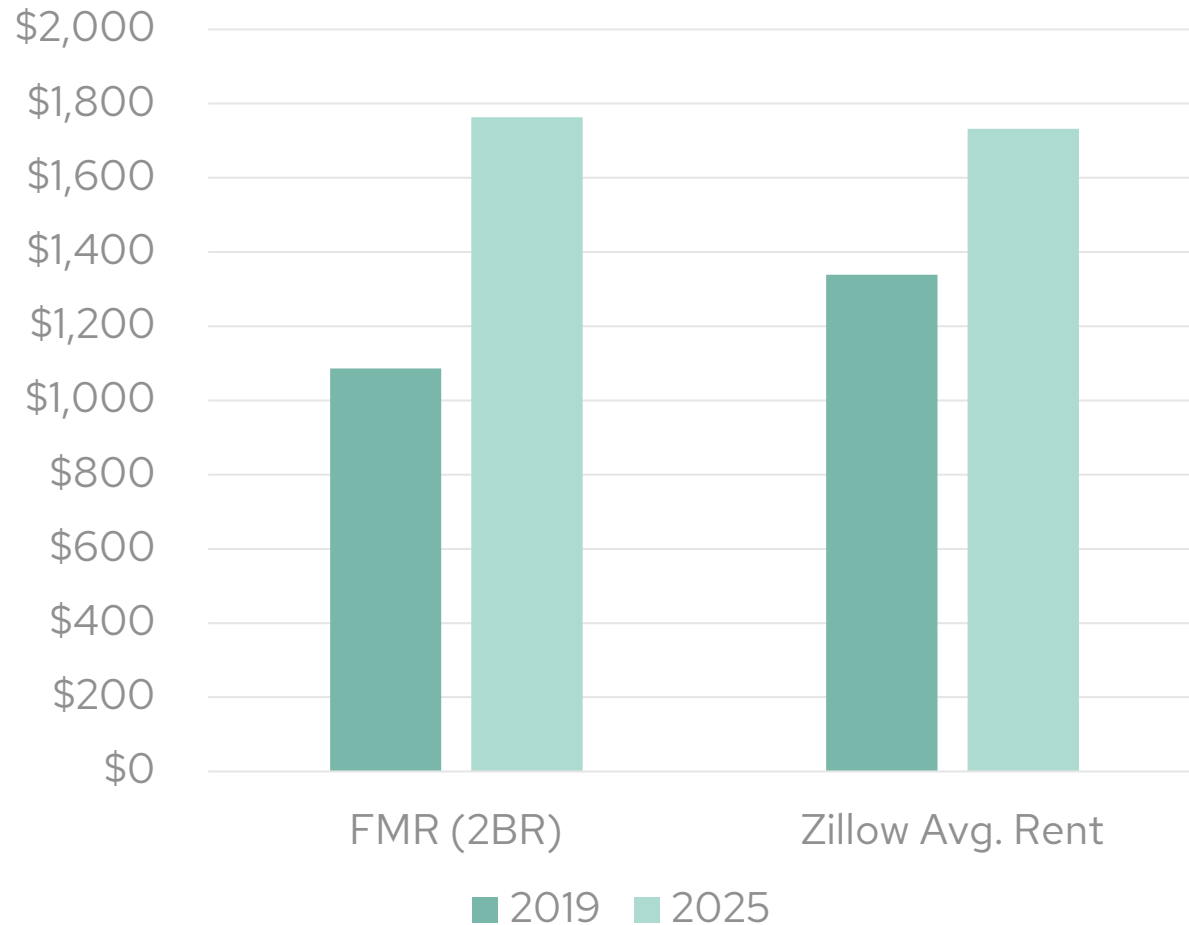
Income Distribution Shift

% of Population by Income, Wake County

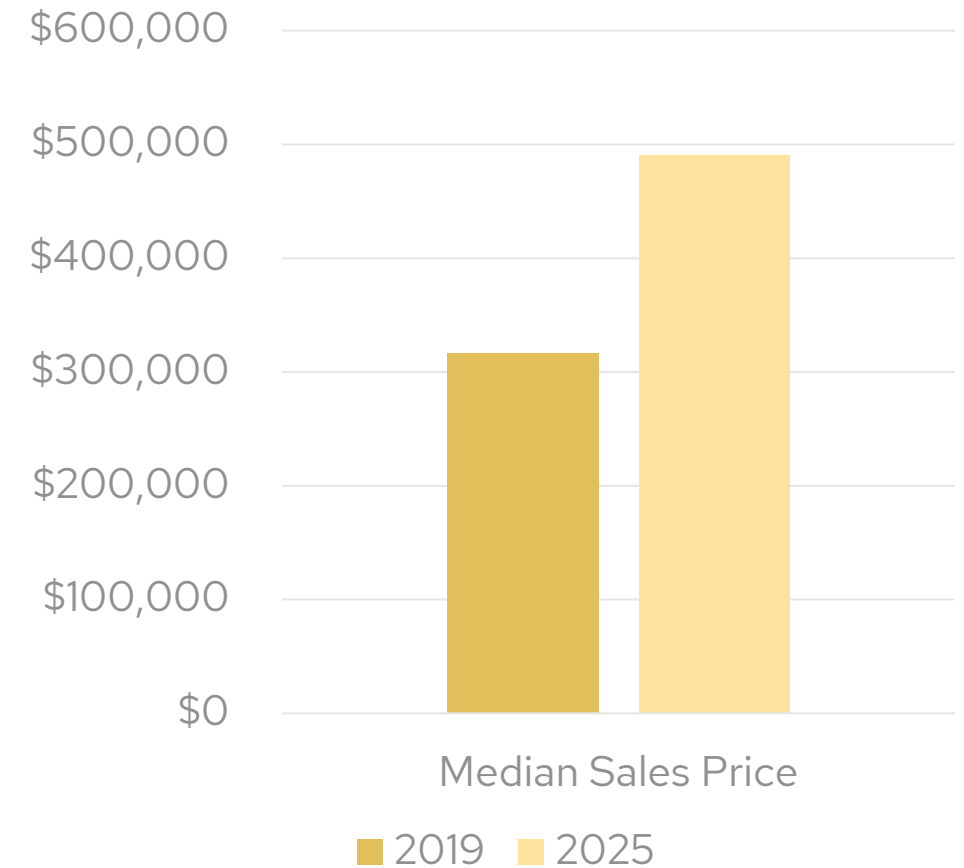


Increased Housing Costs

Rents 2019 - 2025

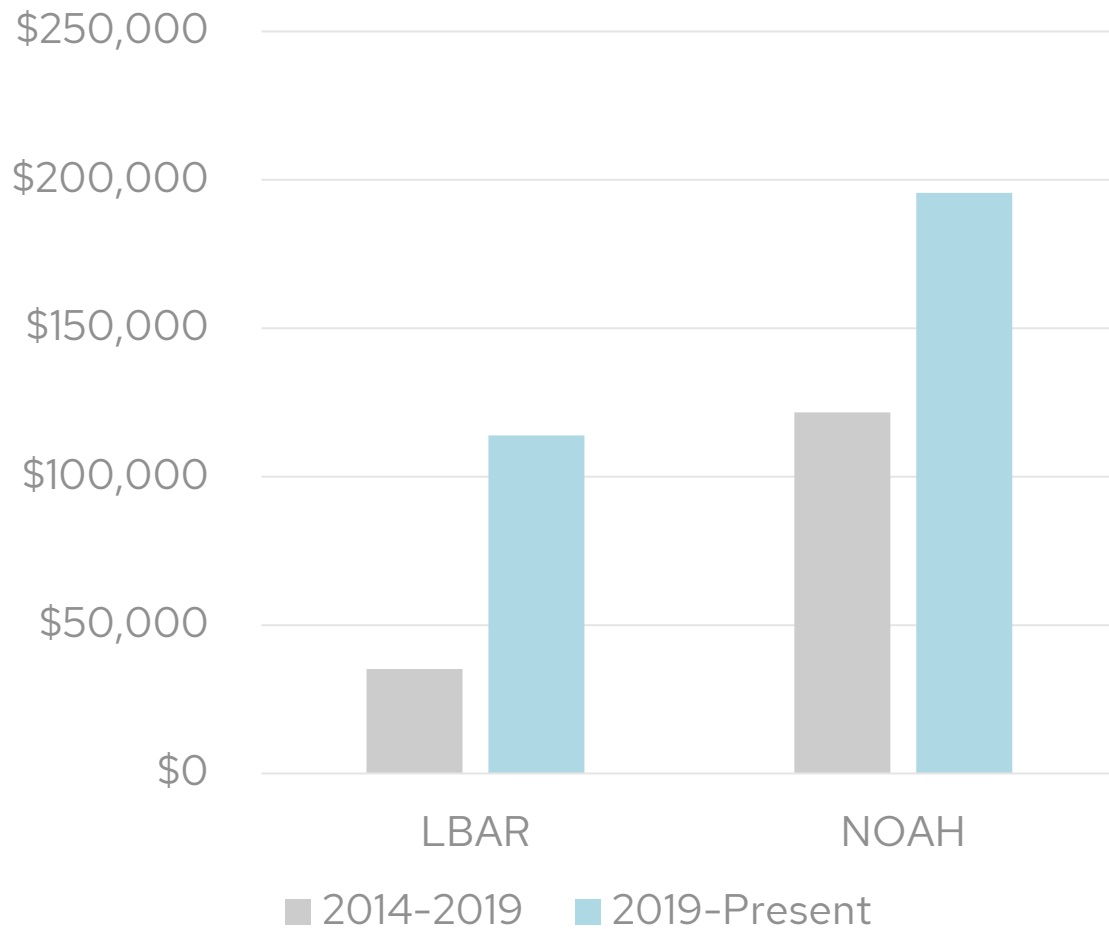


Median Home Sale Price 2019 - 2025

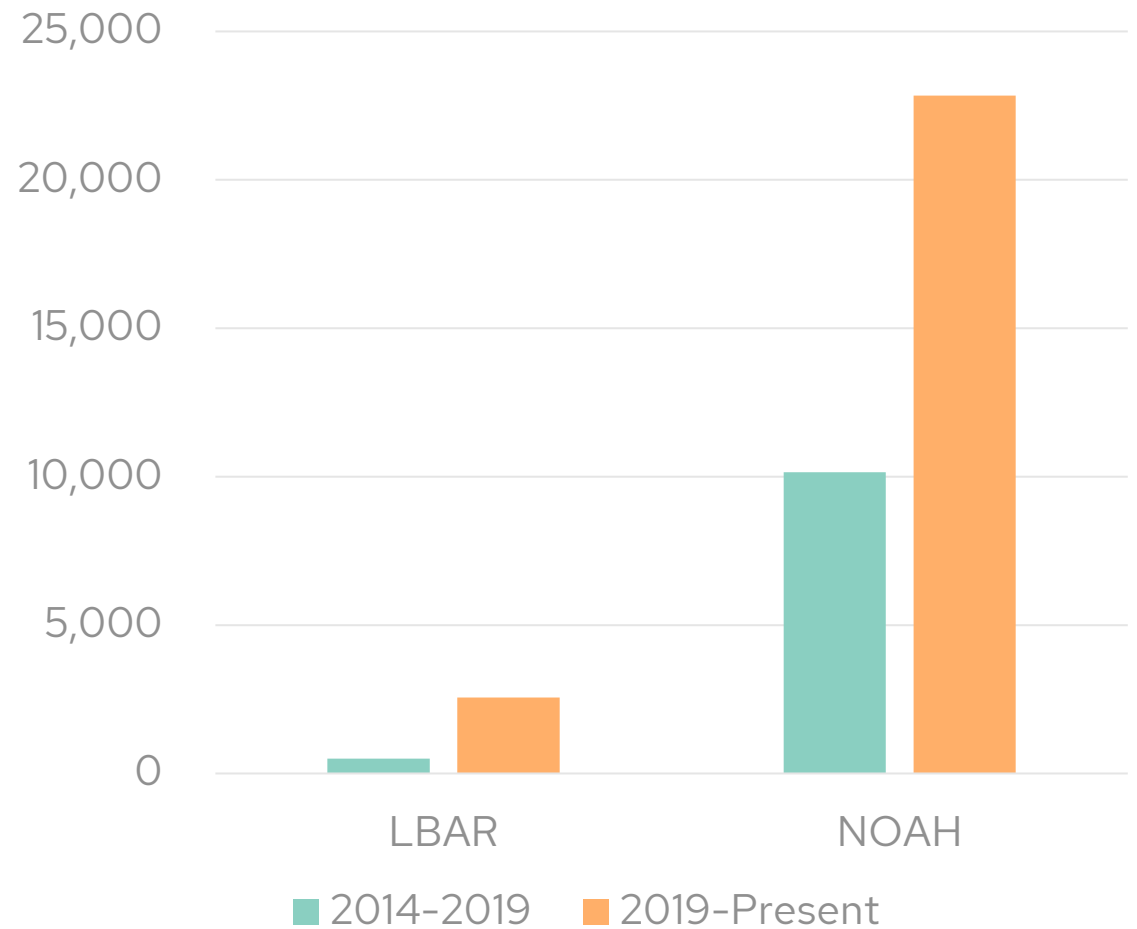


Multifamily Sales Activity

Average Sales Price Per Unit



Multifamily Units Sold

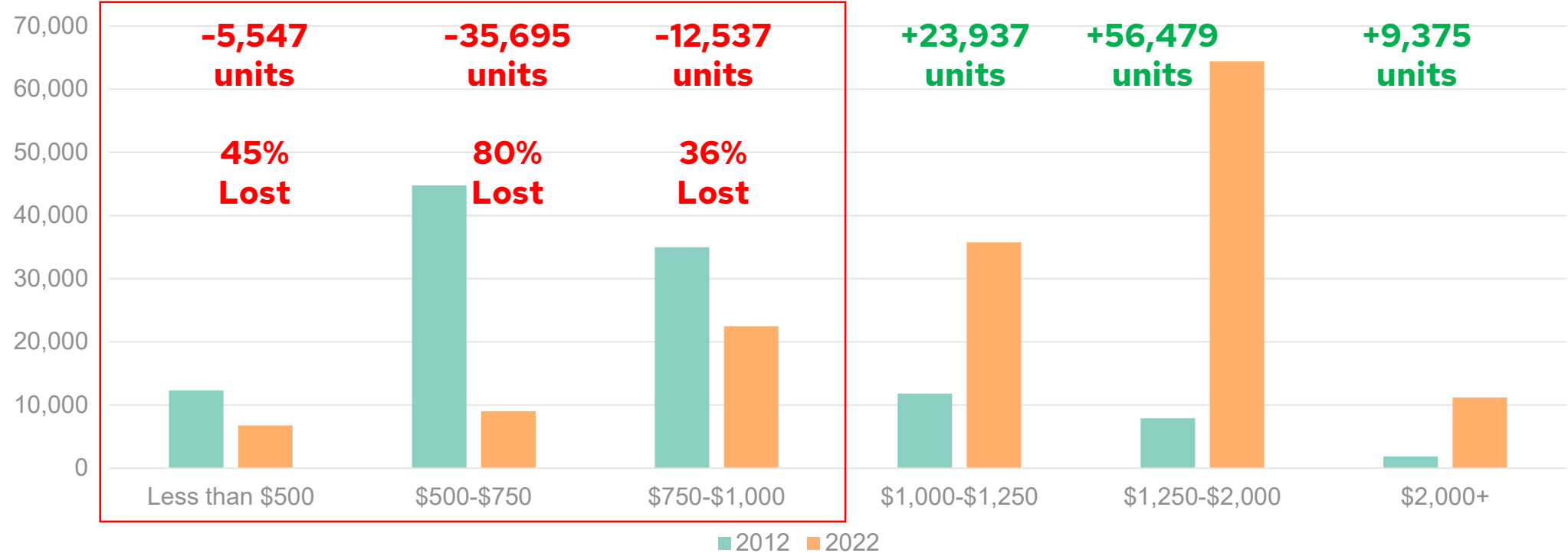


Loss of Affordability

Wake County, 2012 and 2022

53,779 Units Lost

From 2012 to 2022 Wake County **lost 72%** of its stock of rental units priced below \$750 a month and **lost 58%** of units priced below \$1,000.





Housing Programs and Services

Housing Department Structure

Department Leadership, Business Management & Compliance

Equitable
Housing &
Community
Development

Affordable
Housing
Development

Home
Ownership &
Rehabilitation

Strategic
Community
Investments

Homeless &
Prevention
Services

Wake
Prevent!

South
Wilmington
Street Center

Housing
Service
Grants

Permanent
Housing &
Support
Services

Rental
Assistance

Housing
Services

Permanent
Supportive
Housing

Veterans
Services

Benefits &
Care

Education &
Training

VA Loans &
Documentation

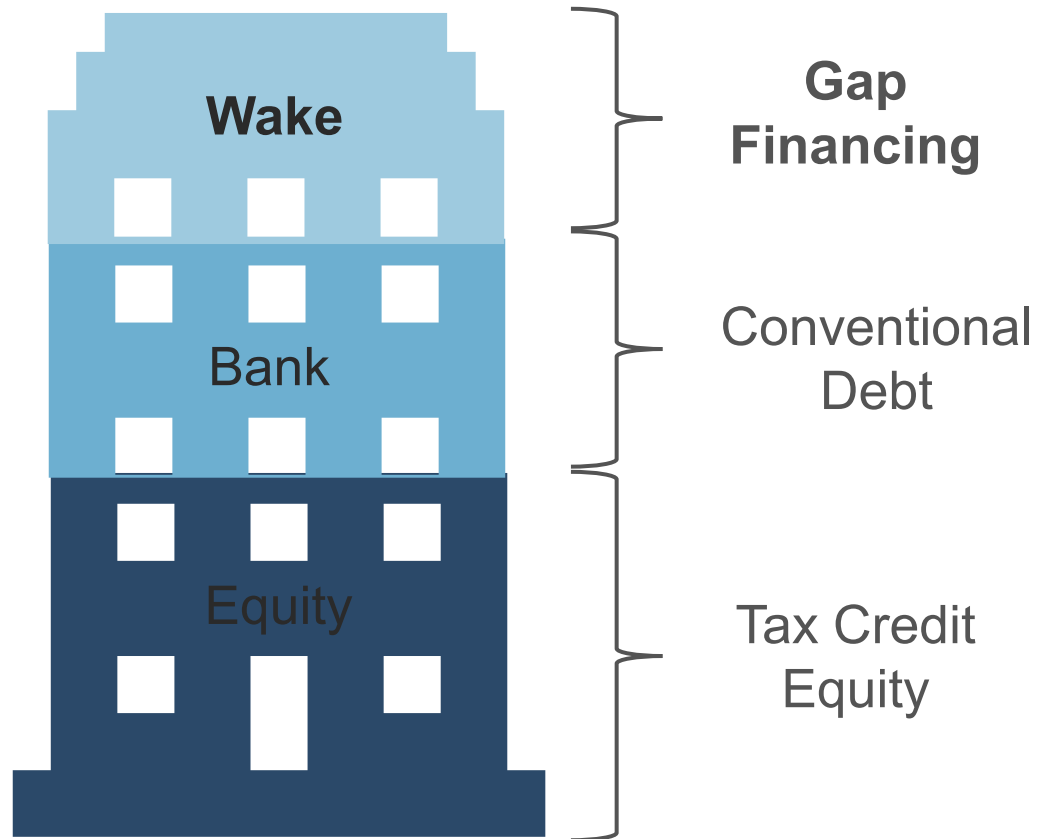
Research, Data,
& Systems

Data Analysis
& Research

Landlord
Engagement
Team

Bridge 2 Home

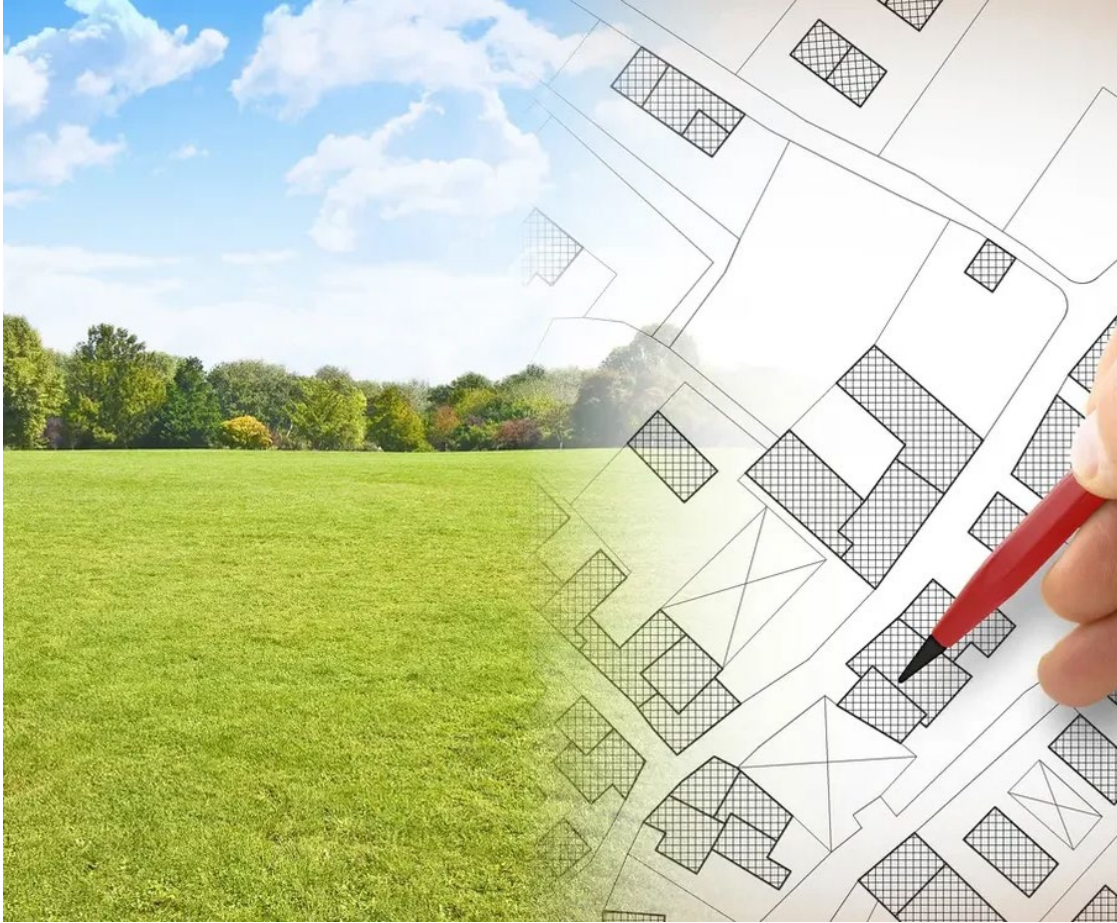
Gap Financing to Support Affordable Housing



Wake County provides financing to fill gaps in affordable housing capital stacks and to achieve deeper affordability where possible.

Majority of gap financing projects are Low Income Housing Tax Credit developments, but Wake County also supports non-tax credit developments, including homeownership development.

Public Land Disposition



- County-owned parcels are evaluated for affordable housing use before disposition
- Qualifying sites dispositioned through competitive RFP process

Wake Affordable Housing Preservation Fund

Acquisition Financing

Purchase LBAR or NOAH and hold to assemble preservation financing



Mezzanine Financing

Purchase and rehabilitate LBAR or NOAH



Over 5,000 Units Created and Preserved



Funding Year	# Units
2019	593
2020	820
2021	908
2022	263
2023	823
2024	1,398
2025	644
Total	5,449
Exceeding Goal = Min. 500 Units Annually	

Portfolio Status

The current rental portfolio contains 5,220 active units with 2,398 in or pending construction.



1,468 units are under construction, with **1,168** anticipated to be delivered in the next 12 months

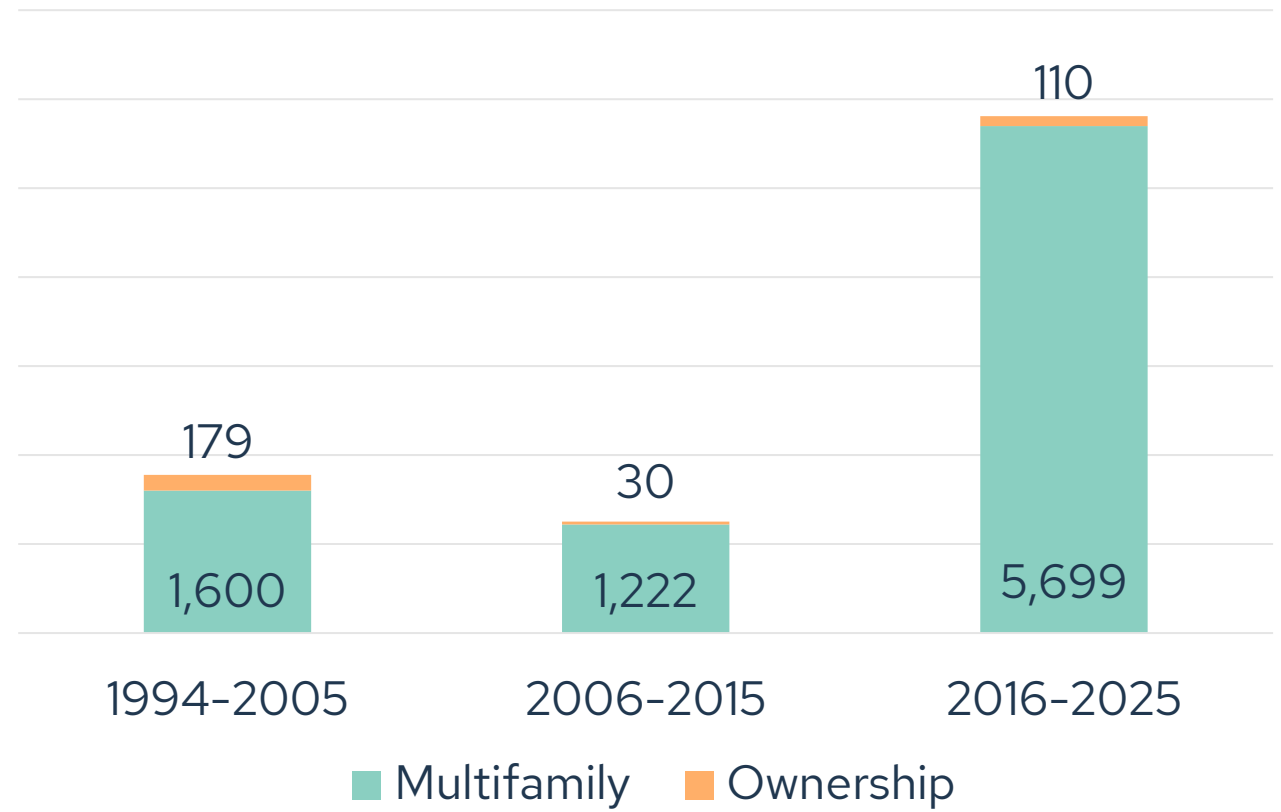


1,704 units are in pre-construction, with **1,099** units scheduled to begin construction by Q1 2026

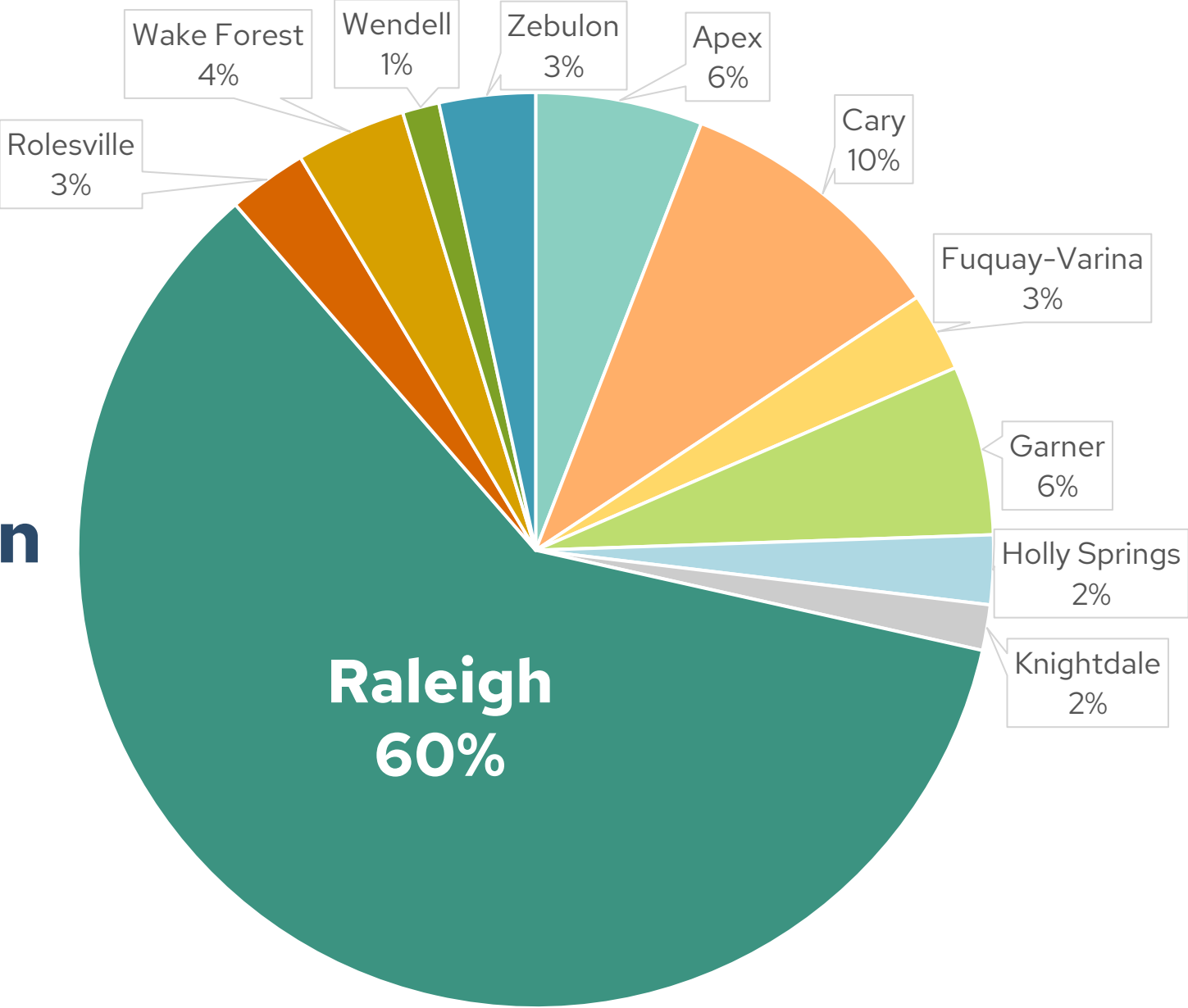


225 units have been preserved through the Wake Affordable Housing Preservation Fund

Multifamily & Ownership Development 1994-2025



Geographic Distribution of AHDP Units



COMING SOON: Opportunity Fund

Location

- Areas of economic opportunity:
 - Areas that have lower poverty concentrations, higher educational and employment access
 - Transit-oriented areas and areas undergoing or likely to undergo change

Property Type

- Vacant sites for development of affordable housing
- Improved sites for demolition and redevelopment with affordable housing OR adaptive reuse (potential)

Project Type

- New Construction or Adaptive Reuse
- Rental or Homeownership
- 100% Affordable
 - LIHTC
 - Non-LIHTC
- Mixed-Income

NEW: Municipal Impact Fund (MIF)



Technical Assistance

- Housing plan development
- Affordability + land use planning
- Staff & Elected capacity building

Capital Assistance

- Projects that create, preserve, and support affordability
- Investments in underserved neighborhoods



Affordable Homeownership Program (AHP)

Home purchase assistance loans up to \$40,000 for first-time homebuyers earning up to 80% of the AMI purchasing a home in Wake County outside of Raleigh or Cary



Rehabilitation Programs

Elderly & Disabled Home Rehab Program

Grants up to \$20,000

Emergency Home Rehab Program

Grants up to \$5,000

Major Repair Program

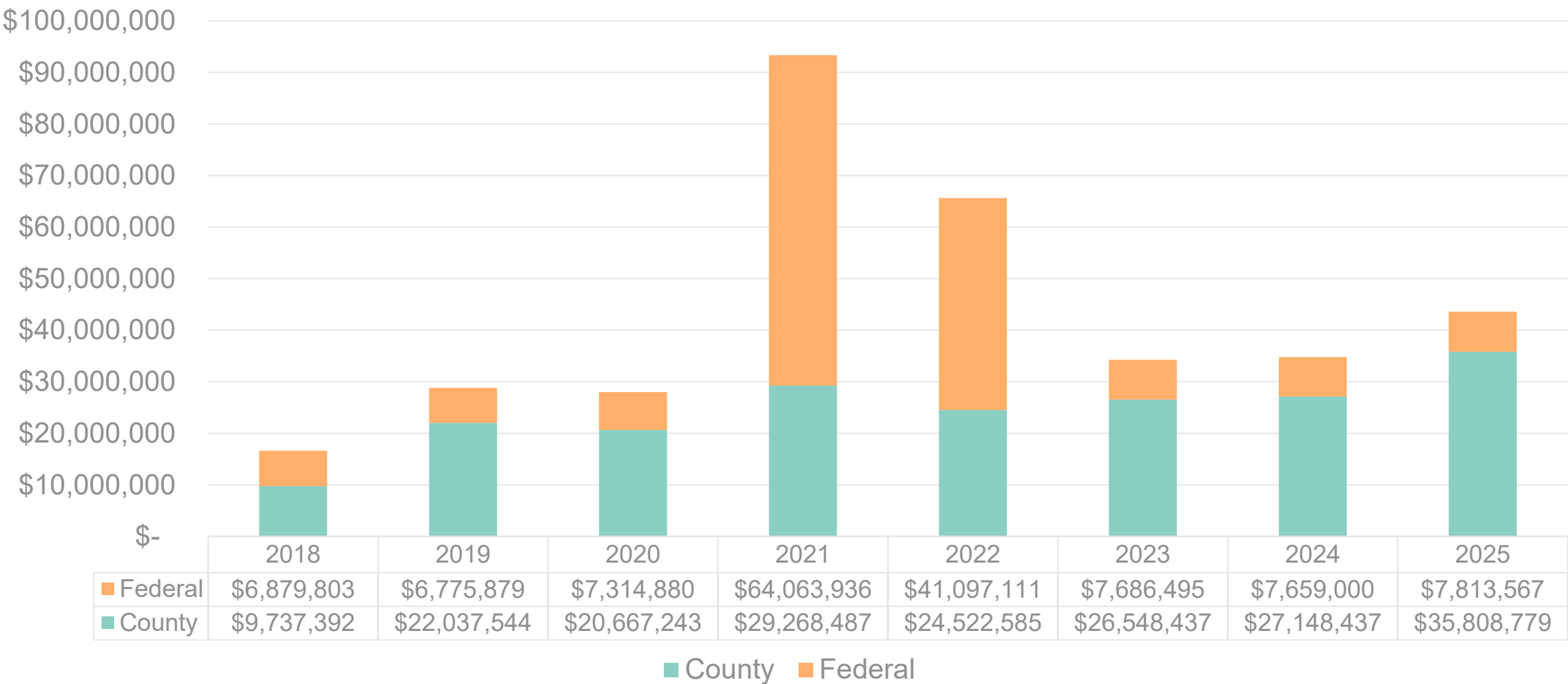
Loans up to \$90,000



Housing Department Services & Prevention Programs

- **Veteran Services**
- **Wake Prevent!**
- **South Wilmington Street Center**
- **Homeless Prevention Partnership Programs**
- **Cornerstone Center**
- **Rental Assistance Vouchers**
- **Drop in Shelter**
- **Oak City Center**
- **Landlord Engagement Unit**

County Investment in affordable housing continues to grow





Collaboration Opportunities

Collaboration Opportunities



Incorporating
affordability into County
land use planning



Collaborating on ETJ
requests and other
processes



Relationship building
and advocacy



WAKE.GOV



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

To: Wake County Planning Board
From: Akul Nishawala, AICP - Planner III
Subject: Comprehensive Plan Amendment #01-25
Date: October 1, 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

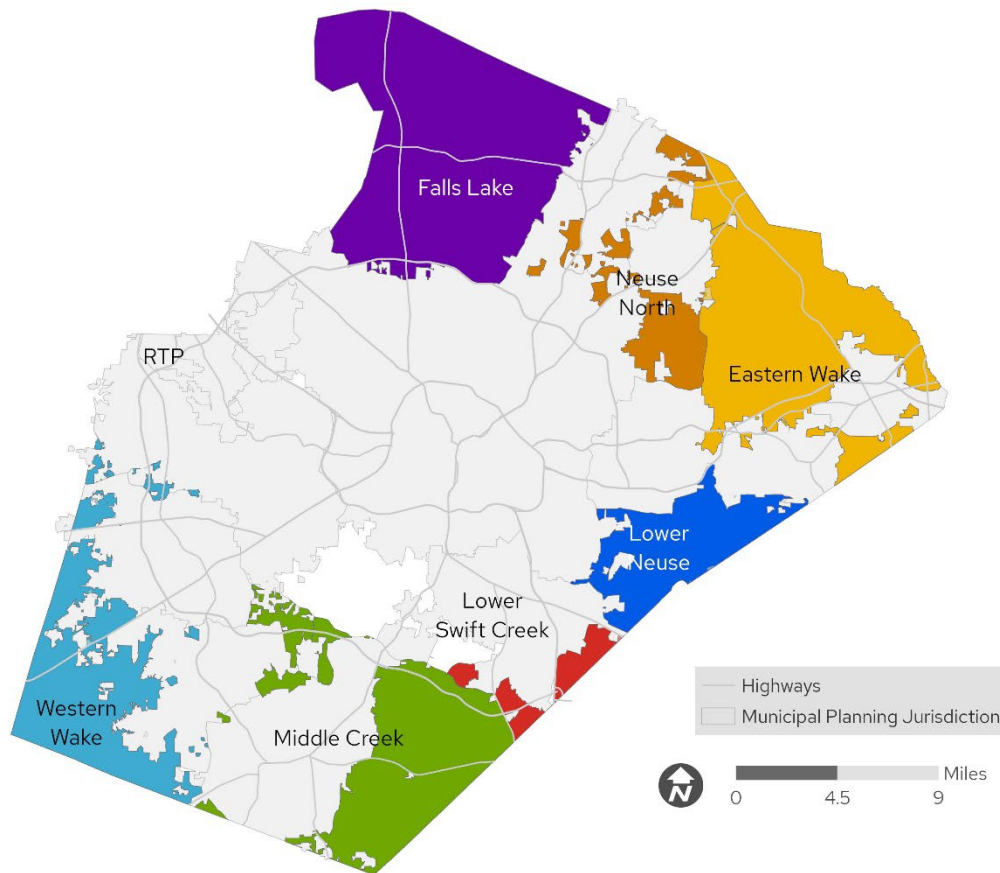
Location

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

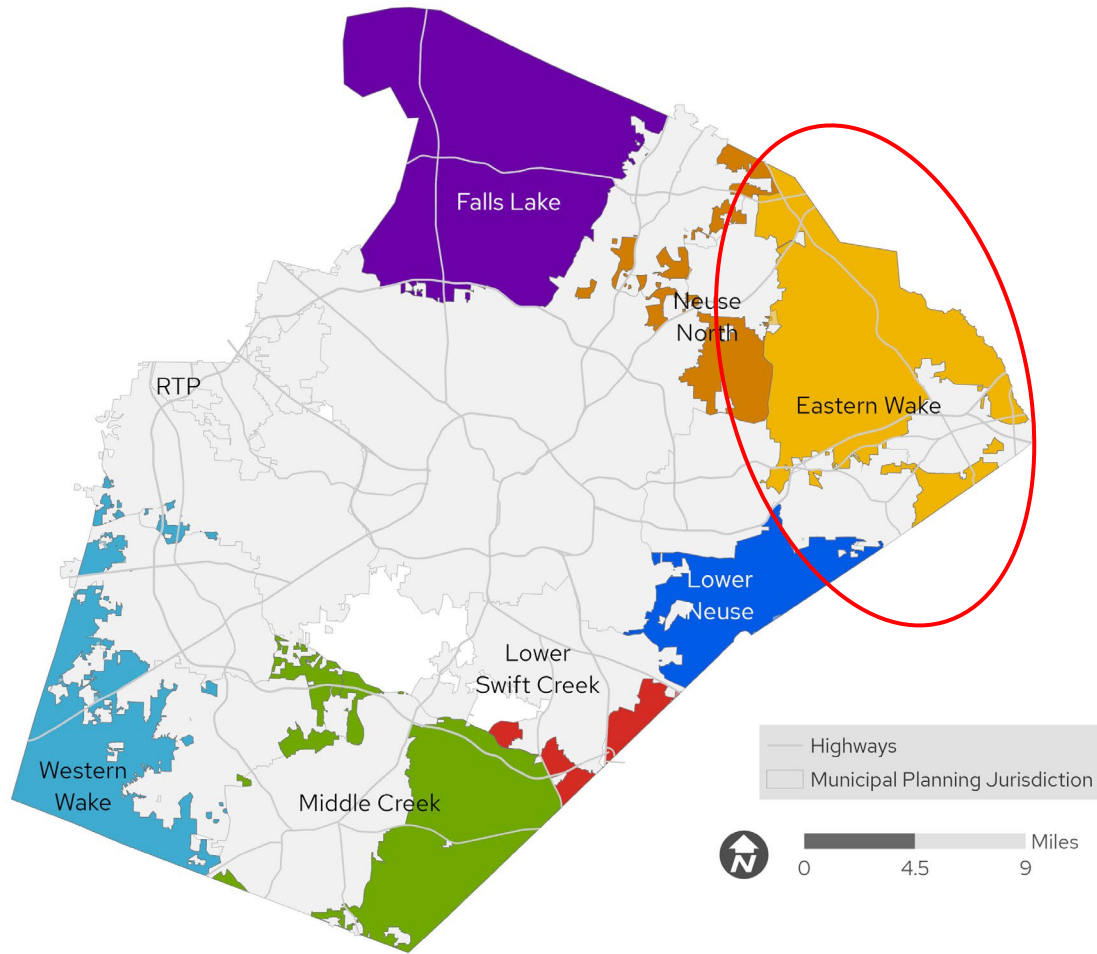
October 1, 2025



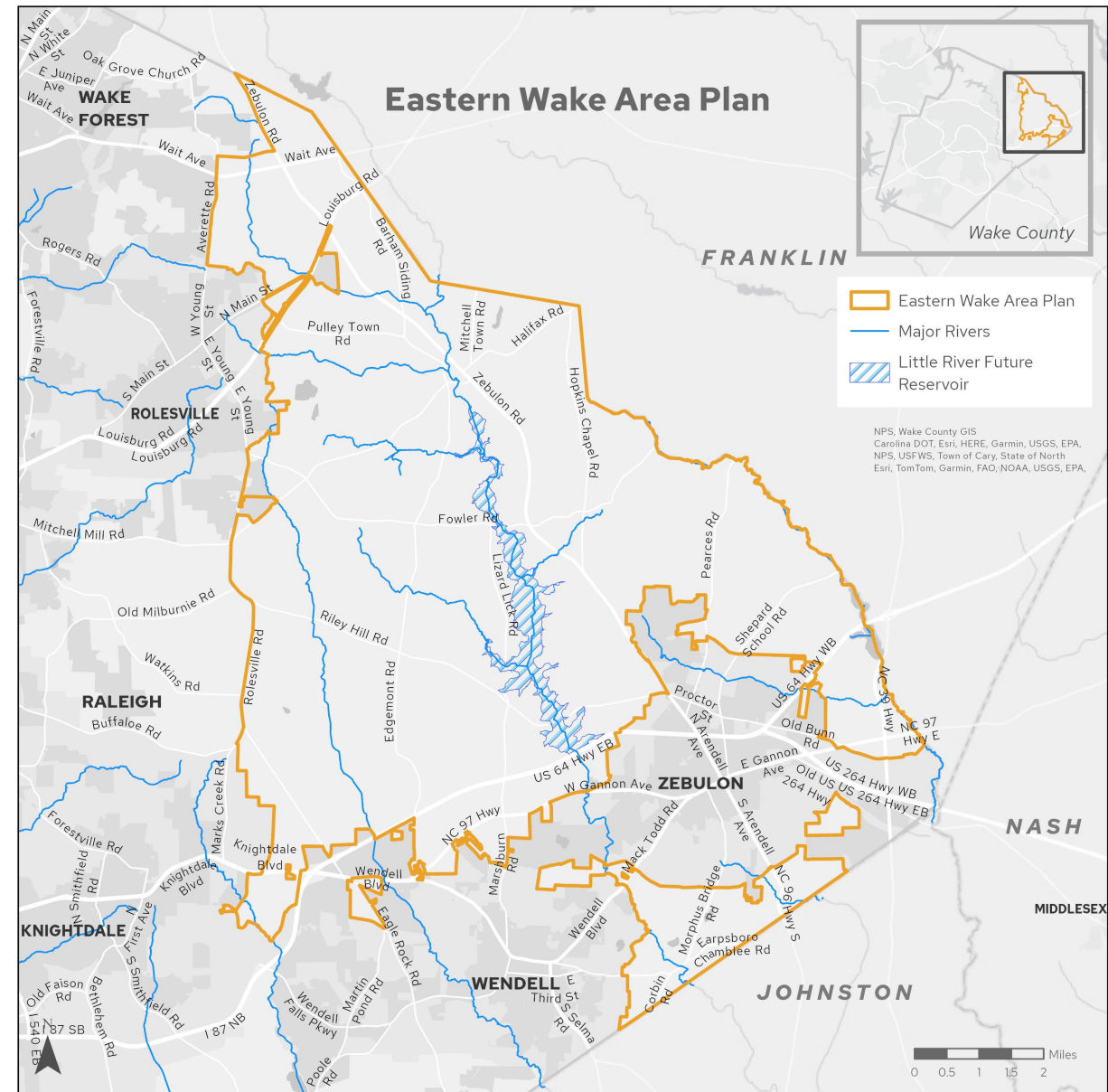
@wakegov    

wake.gov

Location

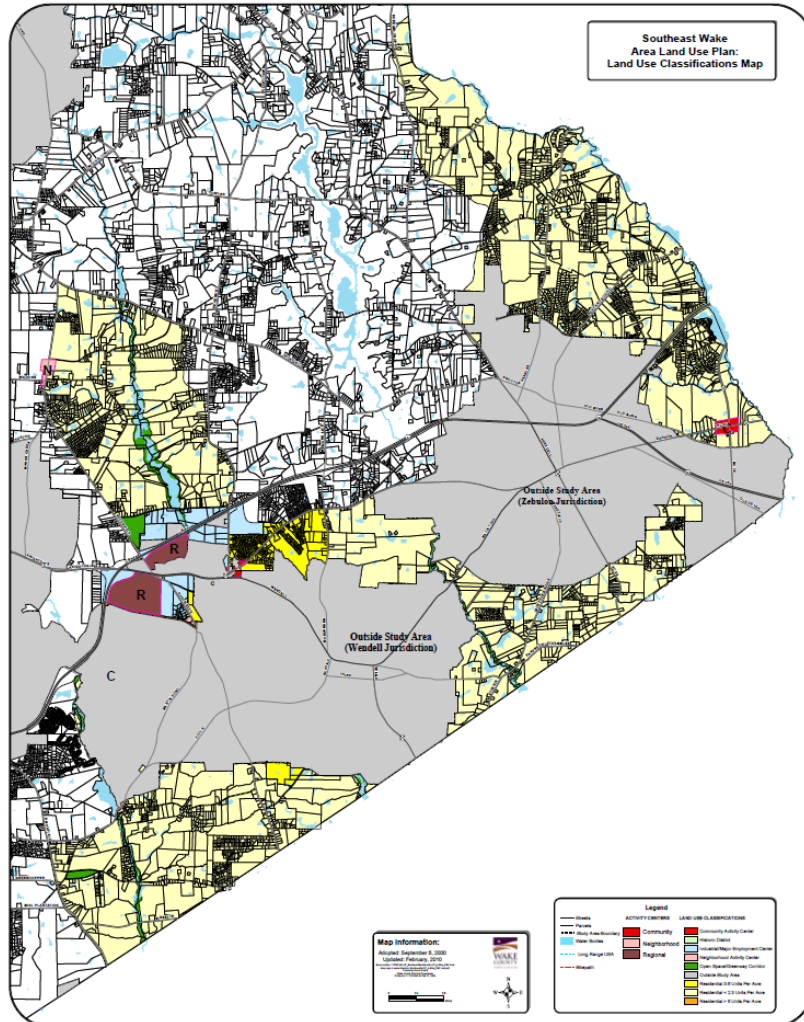


72 sq. mi. (46,132 acres)

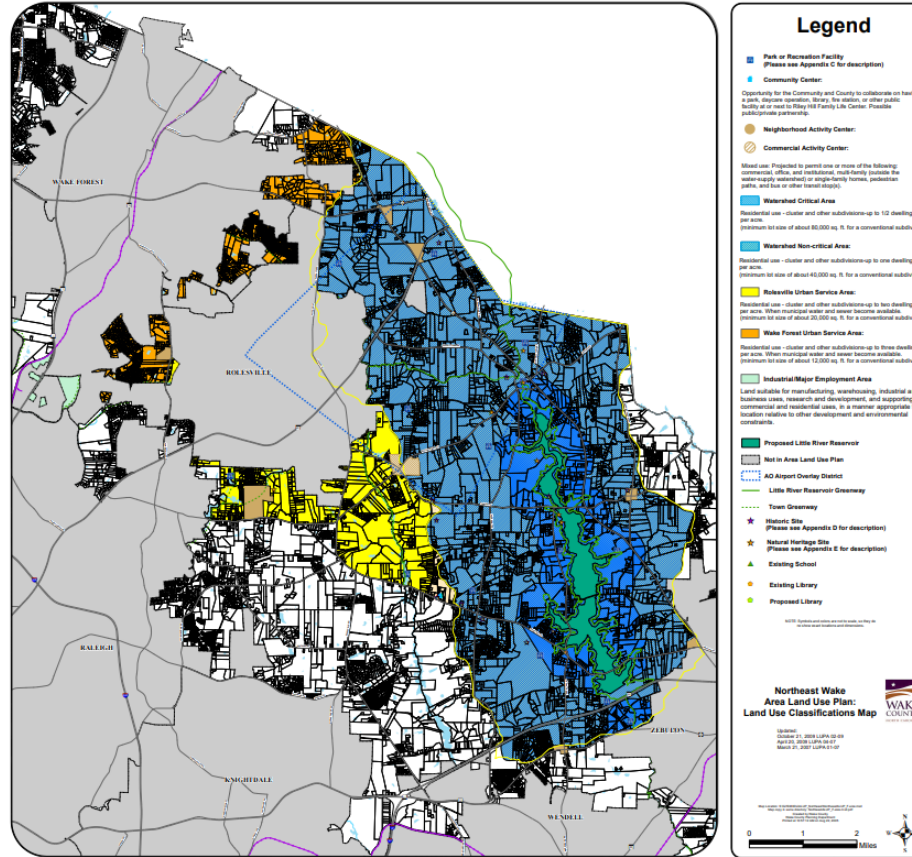


Current Area Land Use Plans

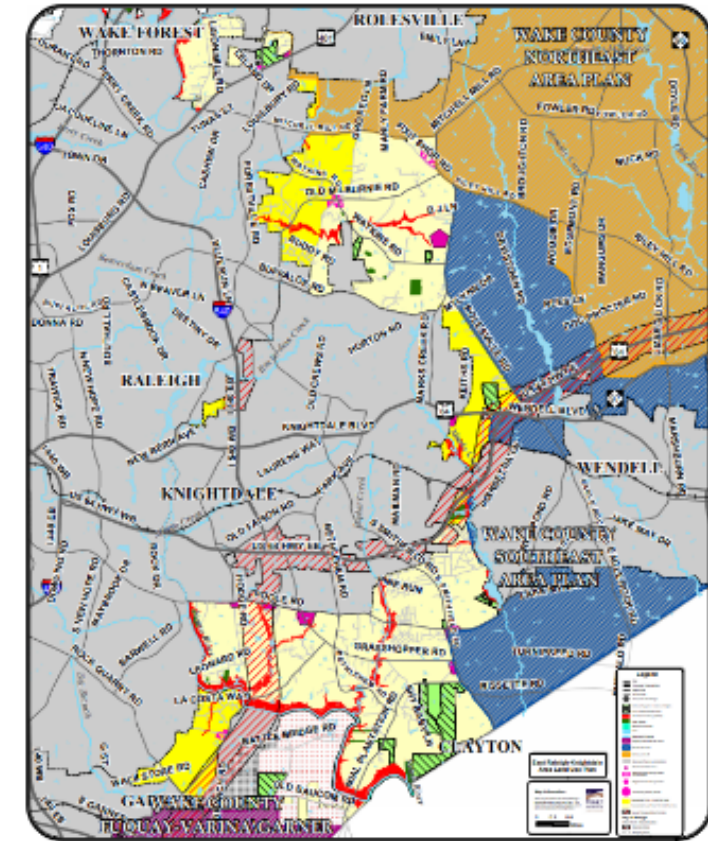
Southeast Wake Area Land Use Plan
(2000; updated 2010)



Northeast Land Use Plan (2001)



E. Raleigh/Knightdale Land Use Plan (2003)

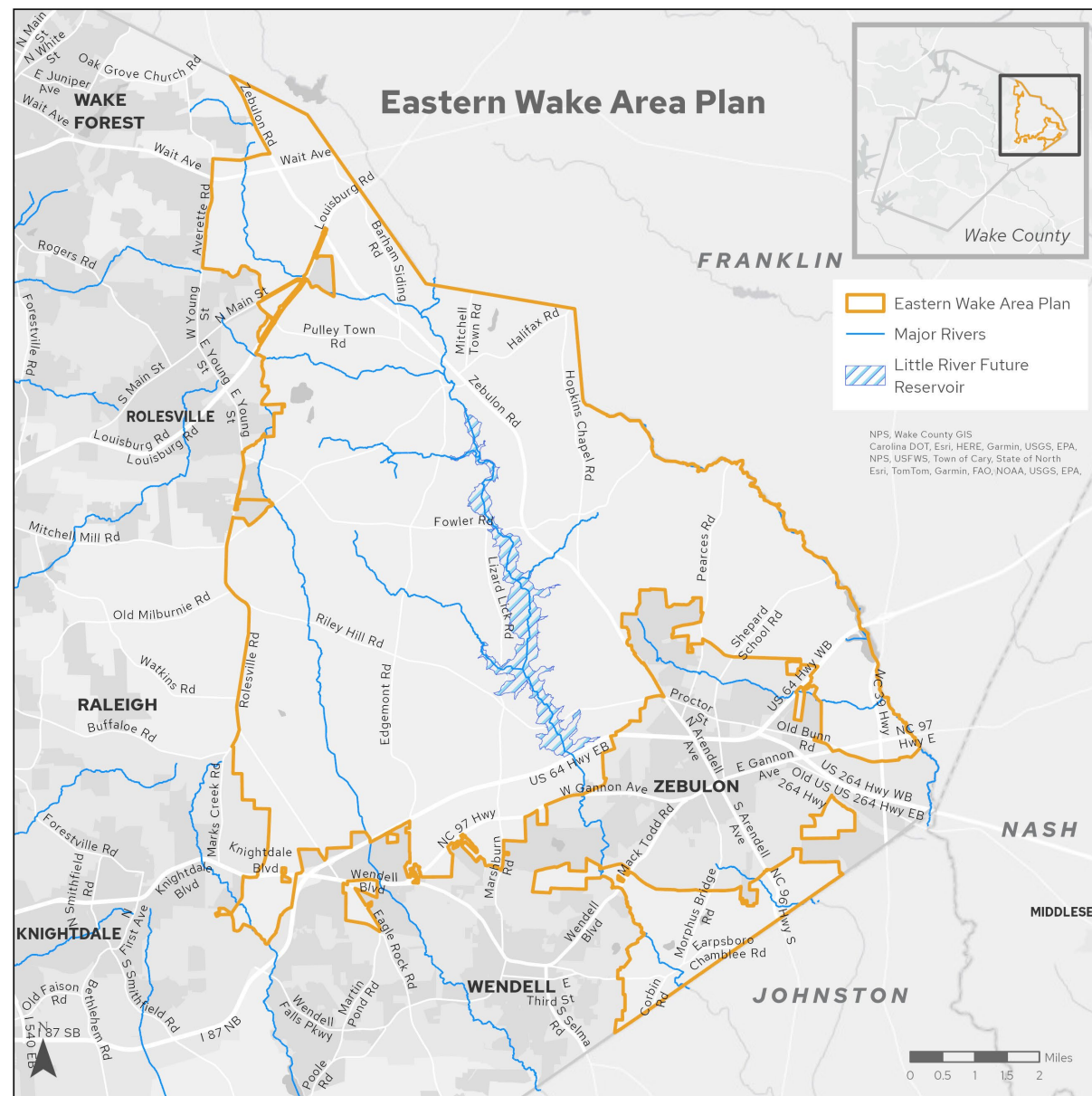




EASTERN WAKE AREA PLAN

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

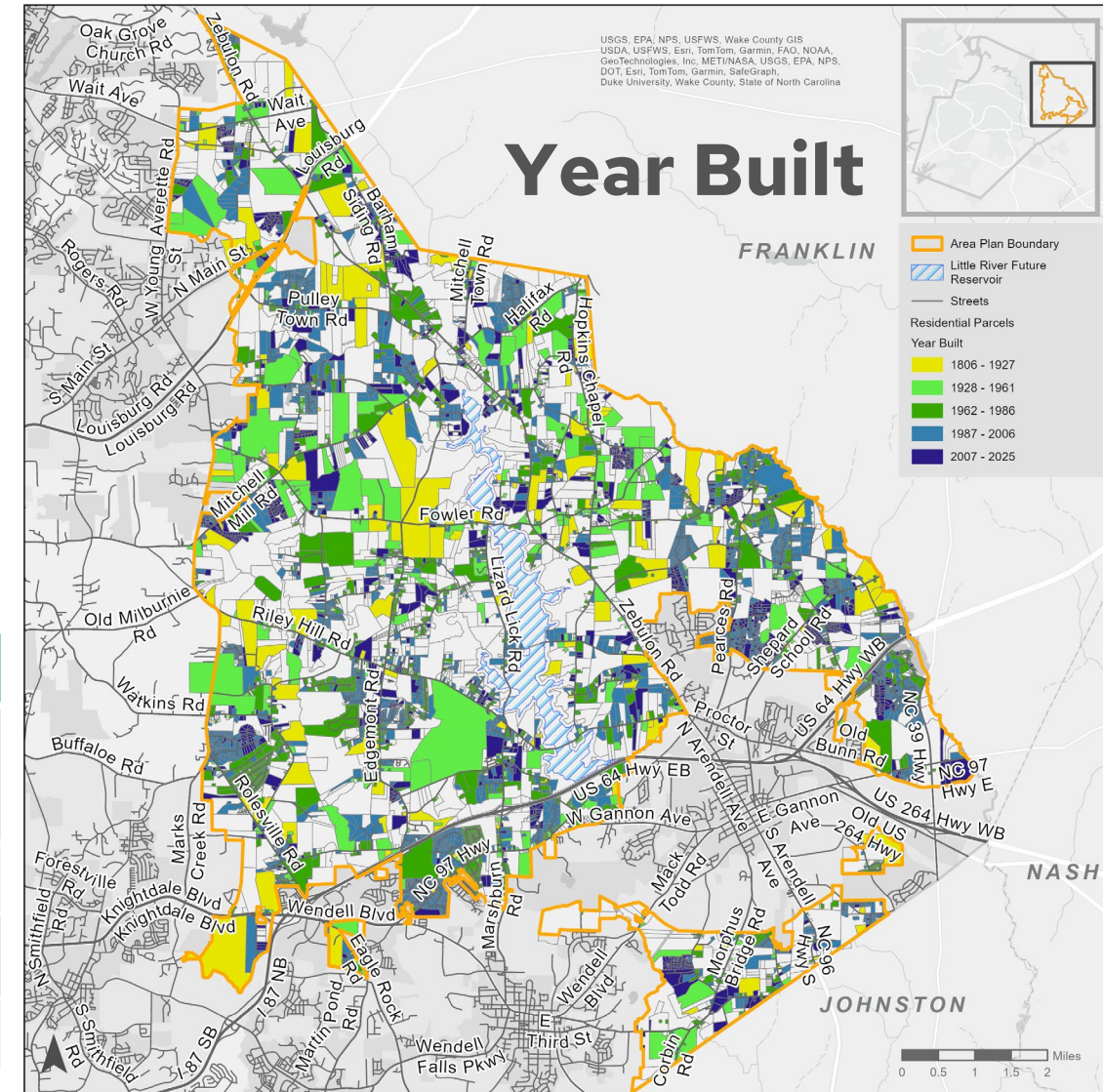
Eastern Wake Area Plan Housing Estimate 2014-2024

	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

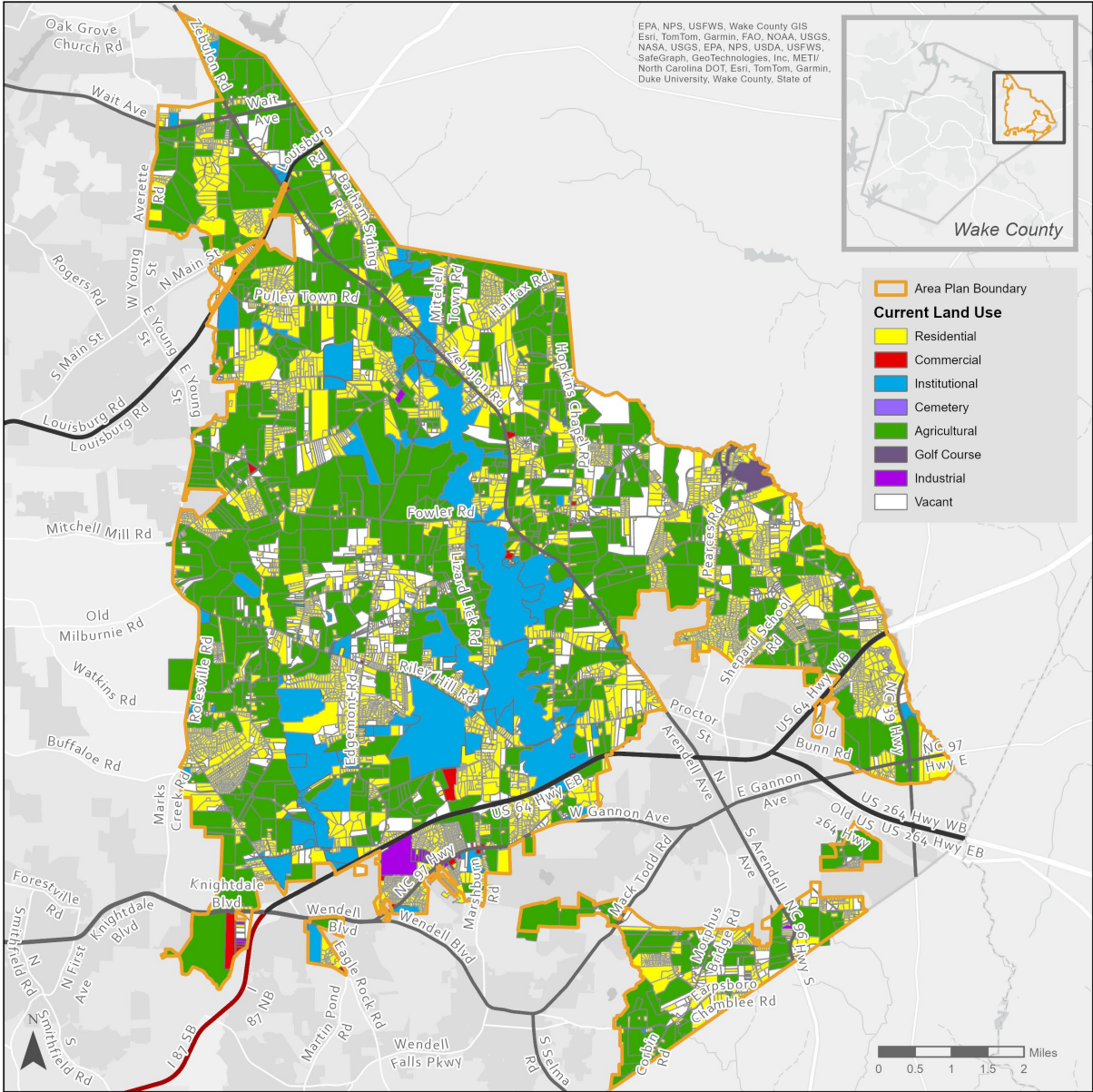
	Household Population	Group Quarters Population	Population Estimate
2014	14,206	80	14,286
2024	15,800	47	15,847
% Change	11%	-41%	11%

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%
Total	7,564	42,768	100%





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



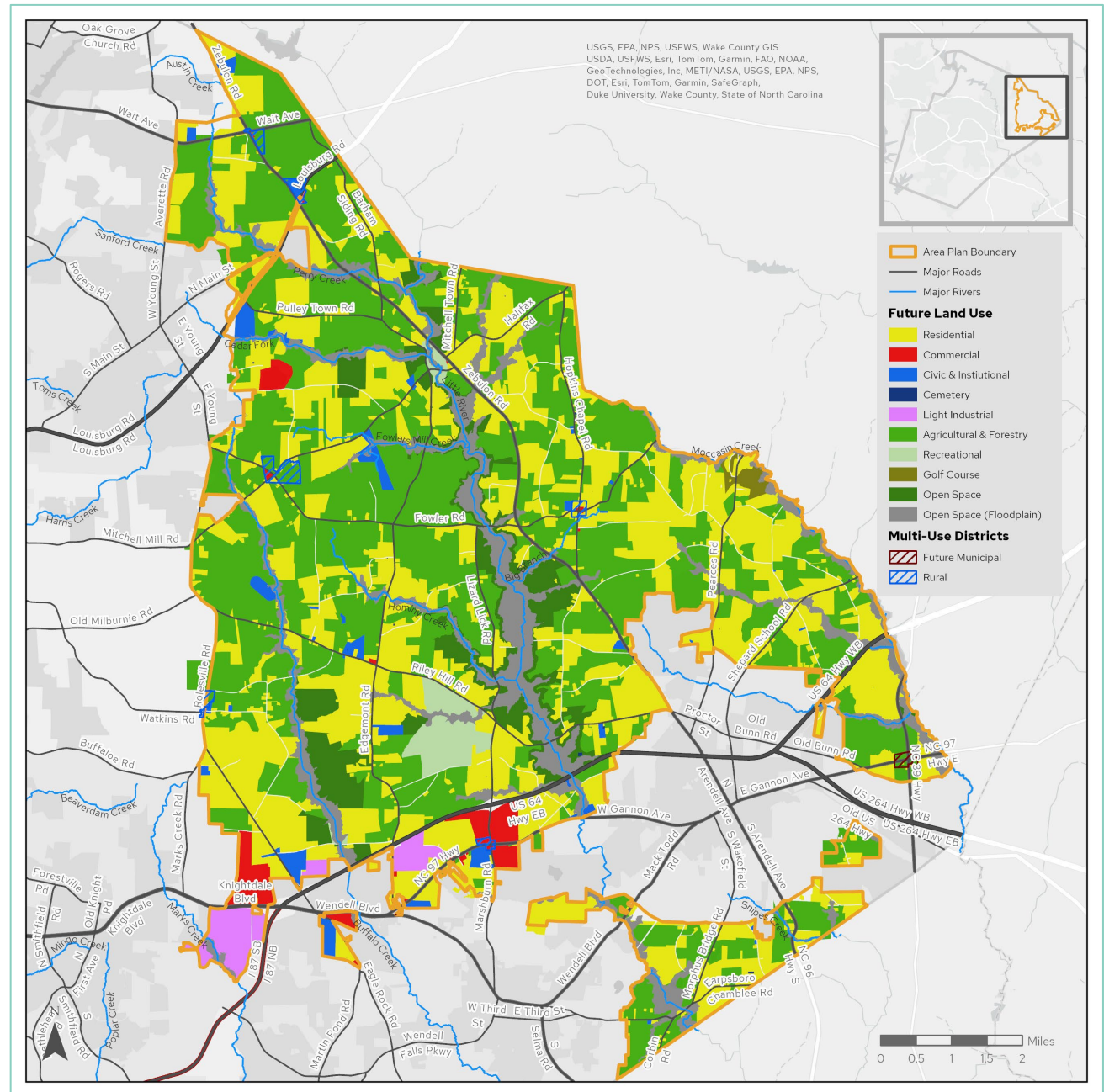
Future Land Use

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





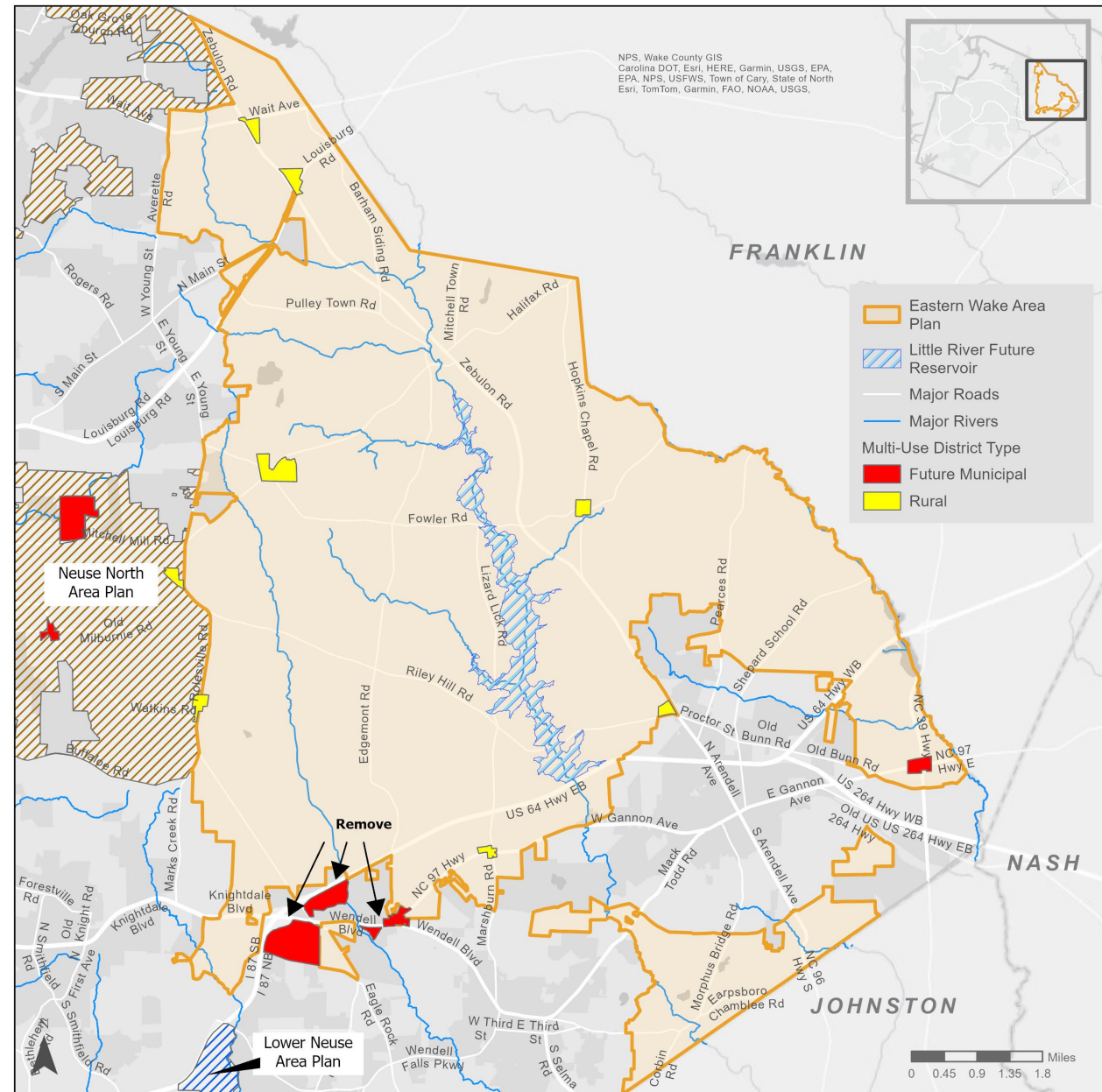
Additional Planning Elements

Eastern Wake Area Plan

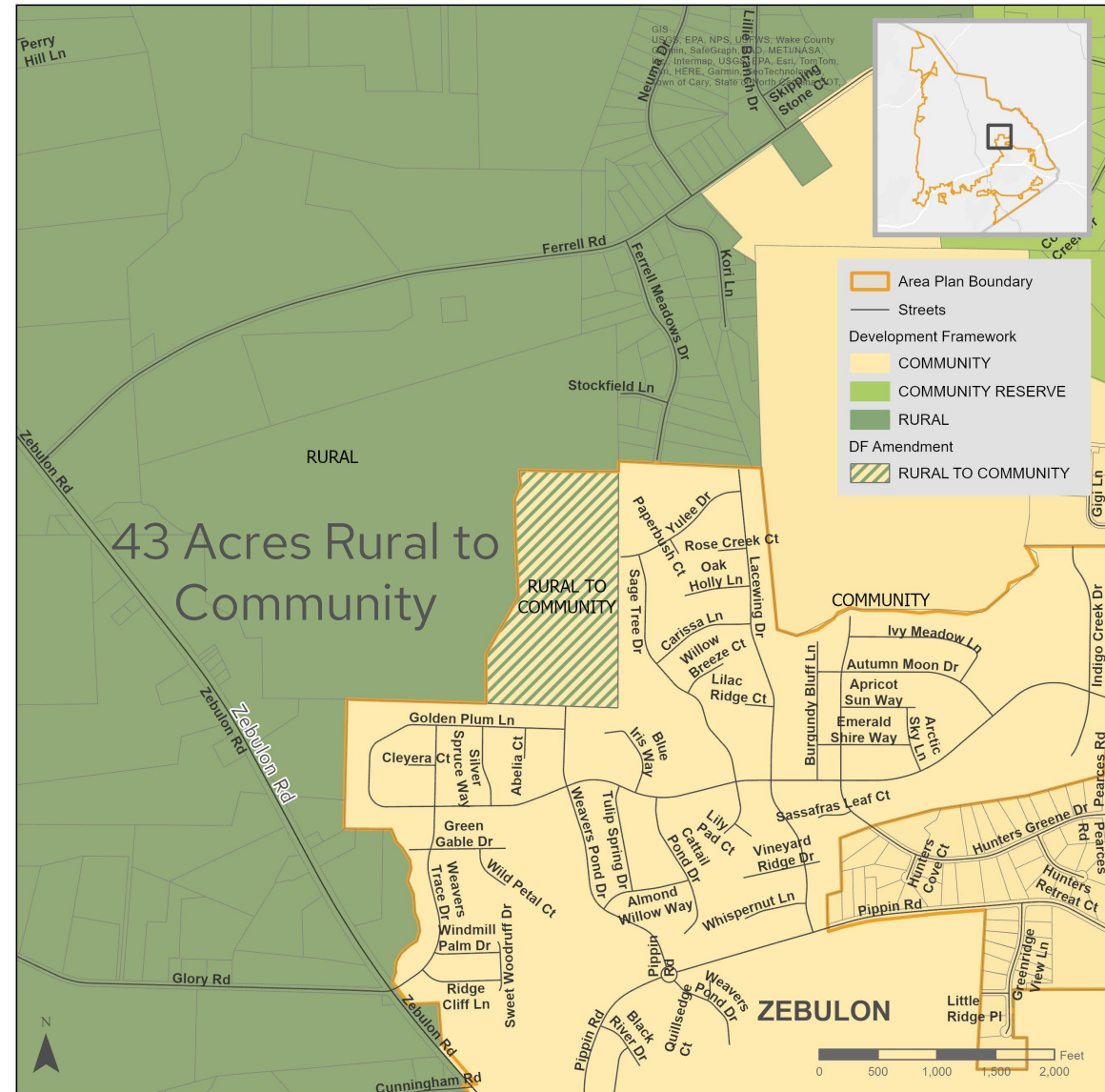
Multi-Use Districts

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

Section 1: Study Overview	2	Section 5: Additional Planning Elements	28
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
Section 2: Existing Conditions	7	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
Section 3: Community Engagement and Outreach	22	Section 6: Conclusion and Next Steps	60
Online / Virtual Engagement	22	Next Steps	60
In-Person Community Meetings	24	Section 7: Appendix	61
Section 4: Eastern Wake Future Land Use Map	26		

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.

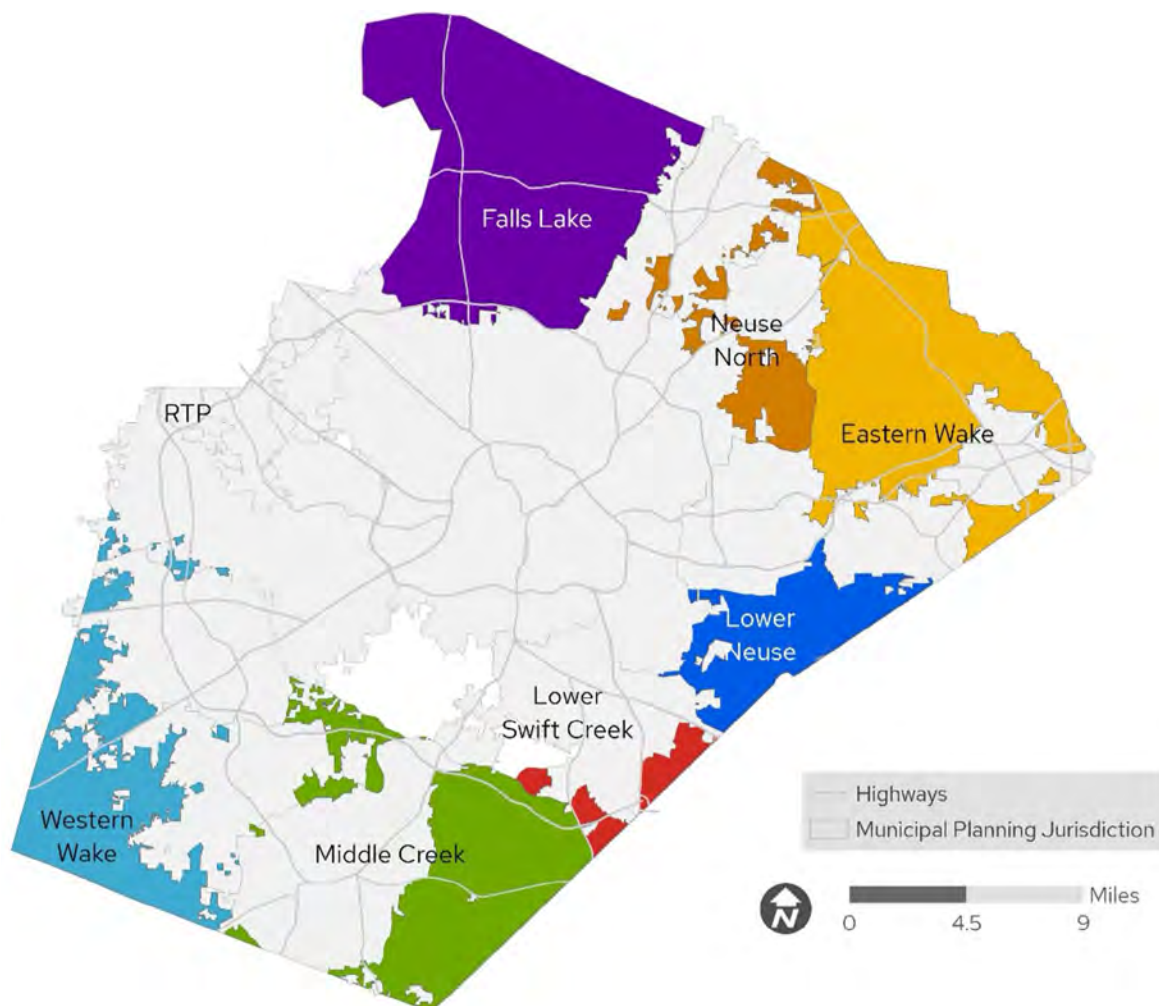
Area Plans

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

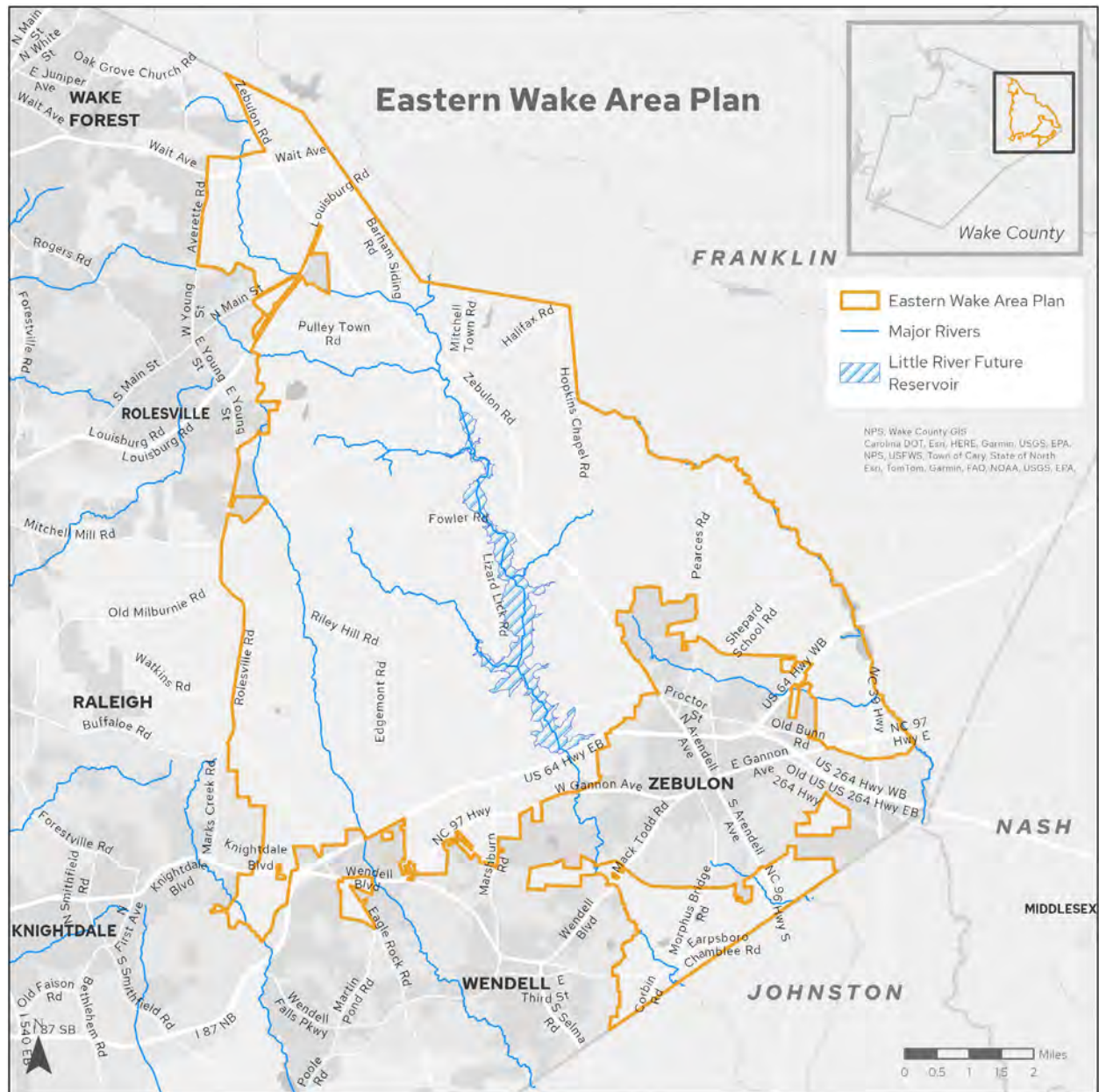
The Eastern Wake Area Plan is just over 46,000 acres or 72 square miles. It is located in the northeast part of Wake County and borders Nash, Franklin and Johnston counties to the northeast and southeast.

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.

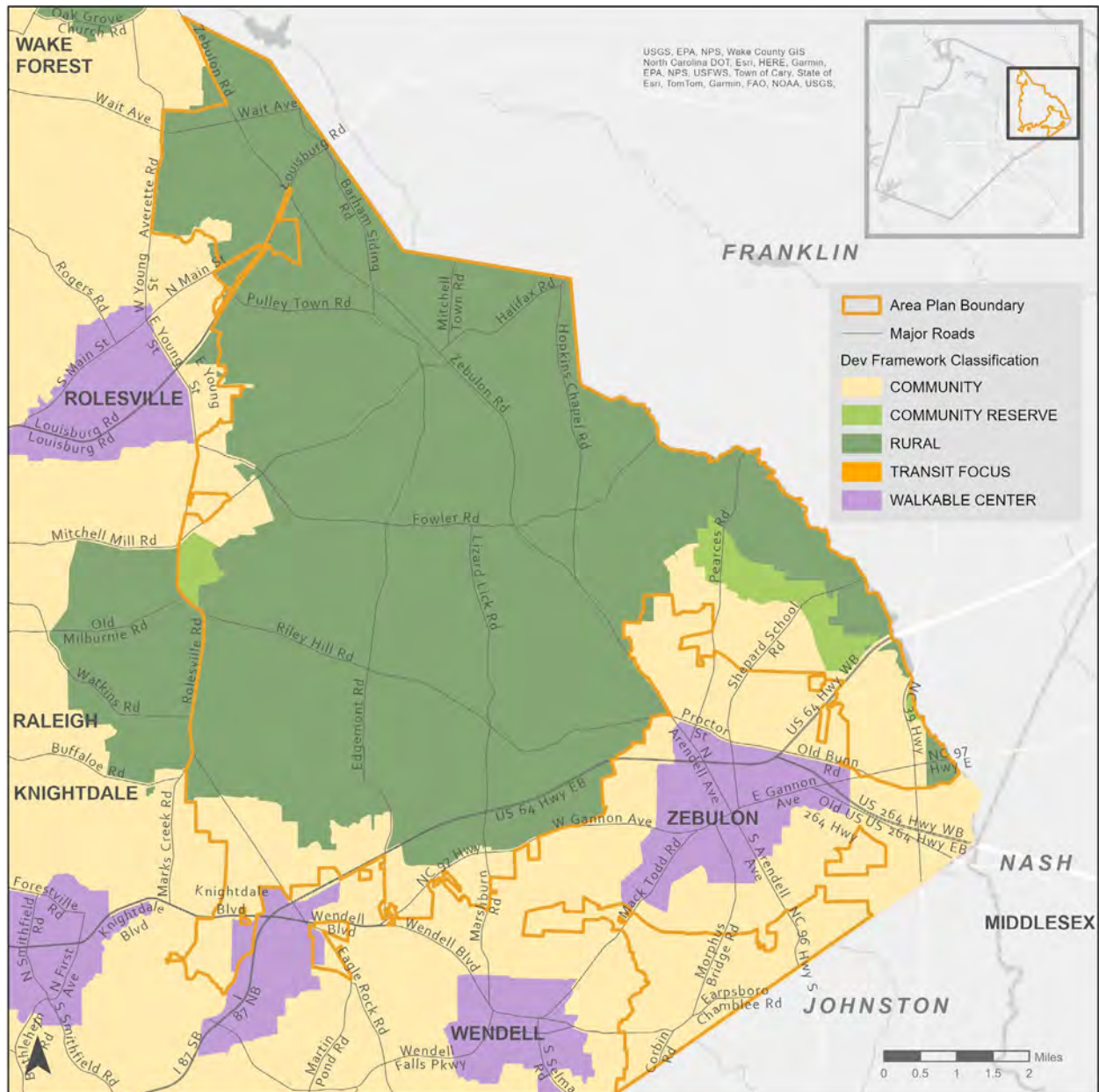
To put it another way, the municipalities are not expected to expand utilities into these areas, which determines where they might grow into. Given the location of the future Little River Reservoir within the Eastern Wake study area and restrictions on development and density, this is not at all surprising.

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 2008¹. 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)².

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.

¹ 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.

² 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 quarters³ 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
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

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

³ 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

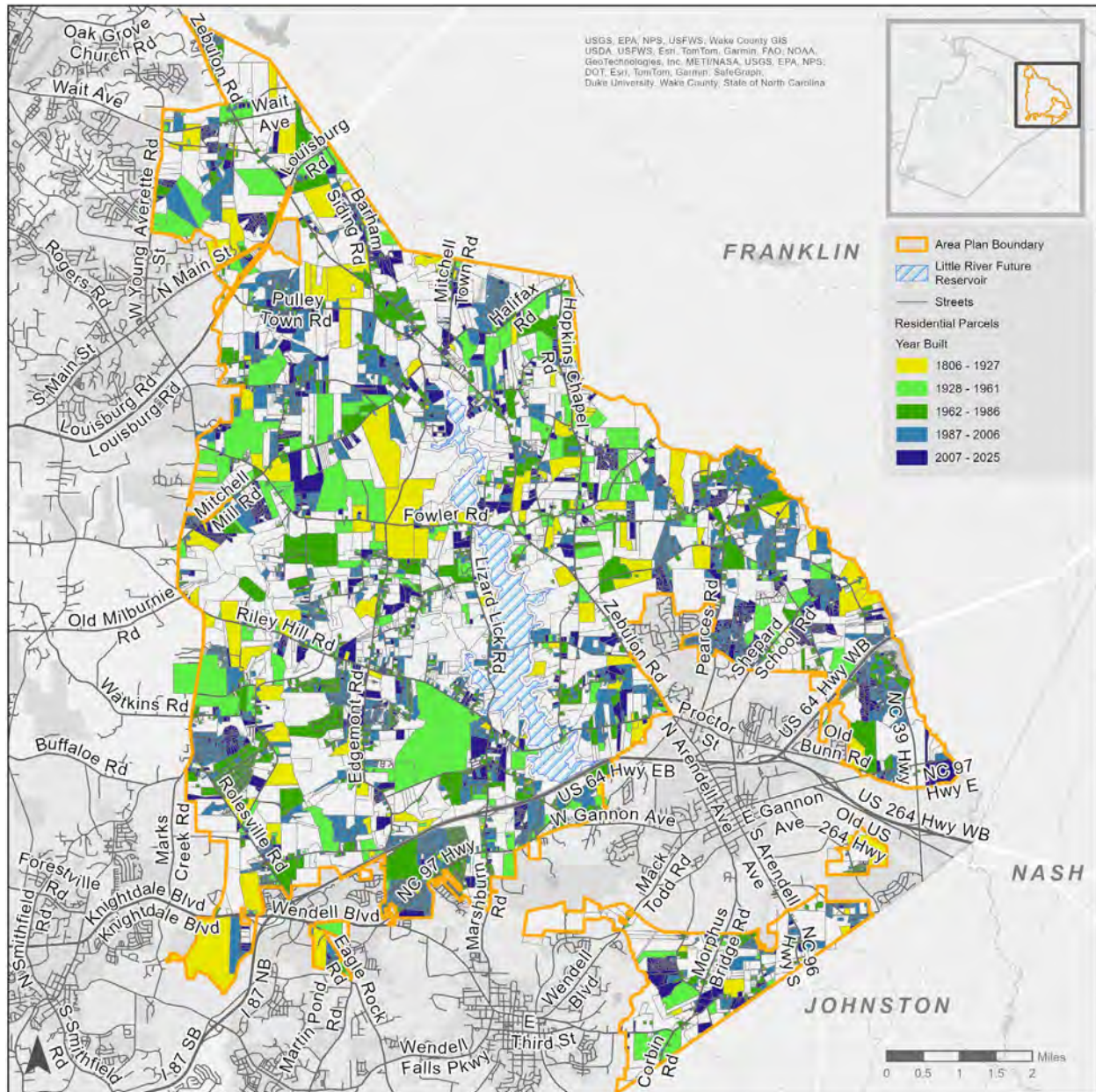
stock that is being built in the Eastern Wake study area is out of reach for low-income households.

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%
TOTAL	13,836	100%	17,029	100%	23%

(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](#).

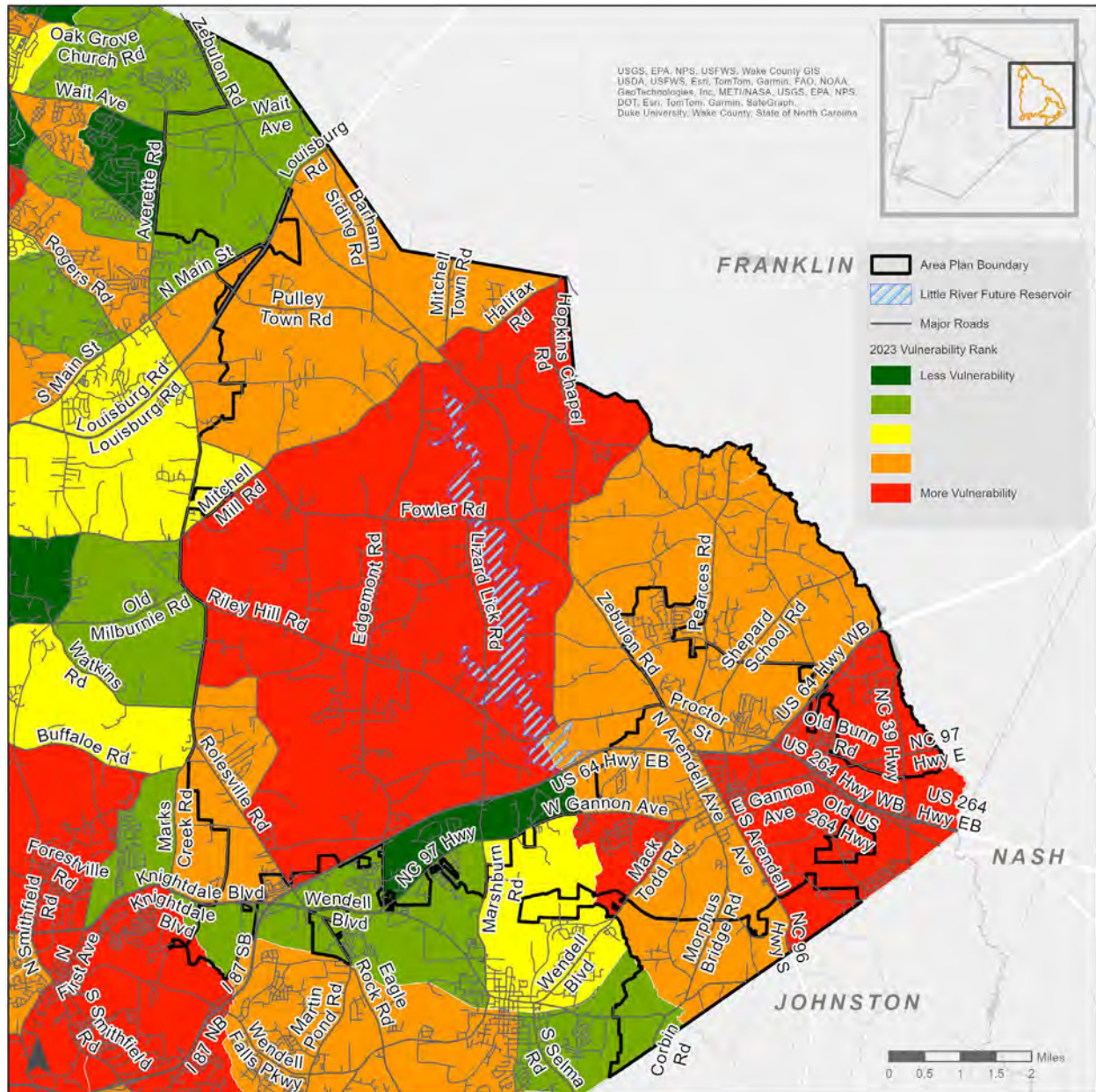
COMMUNITY VULNERABILITY INDEX

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



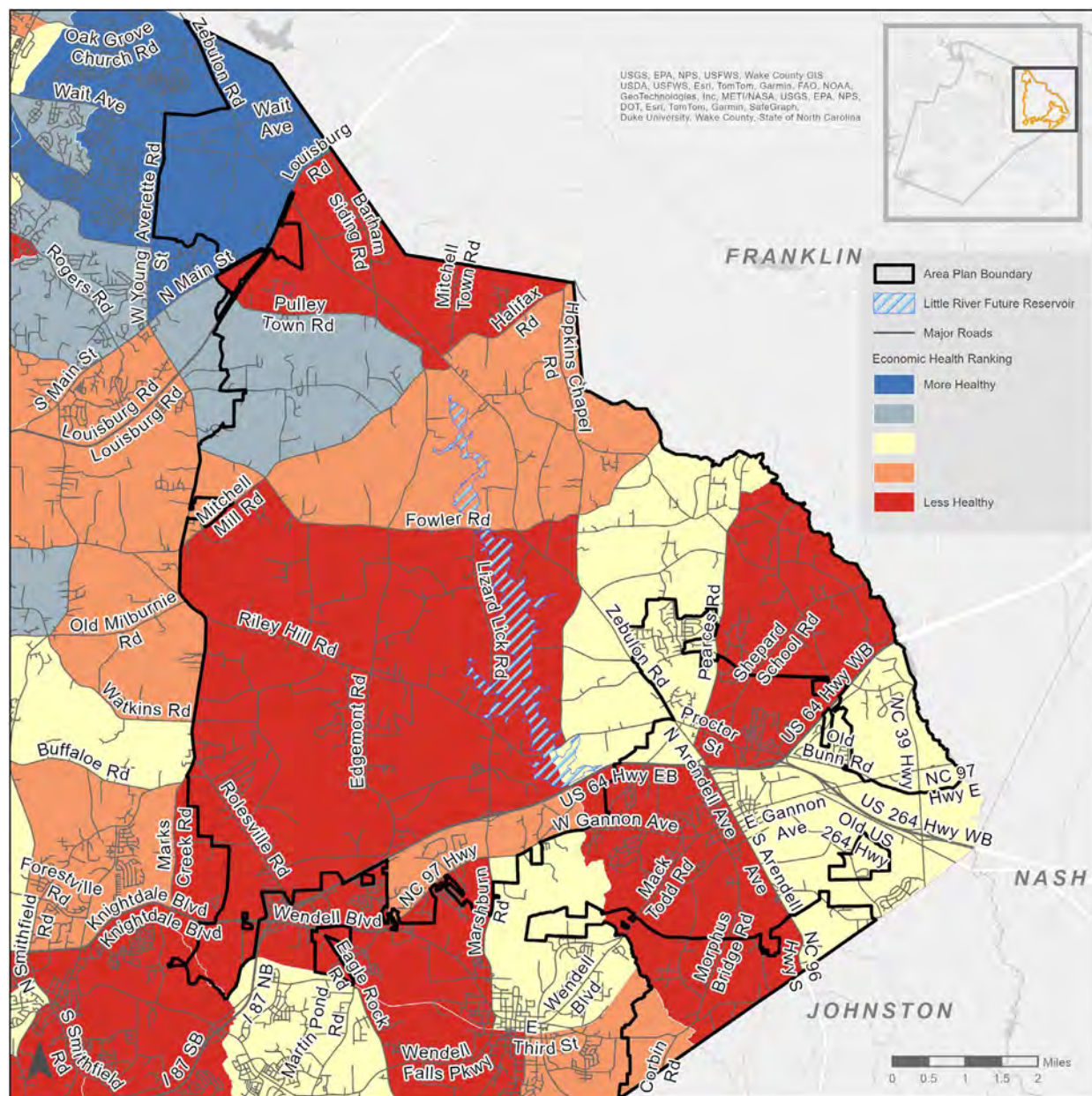
ECONOMIC HEALTH INDEX

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

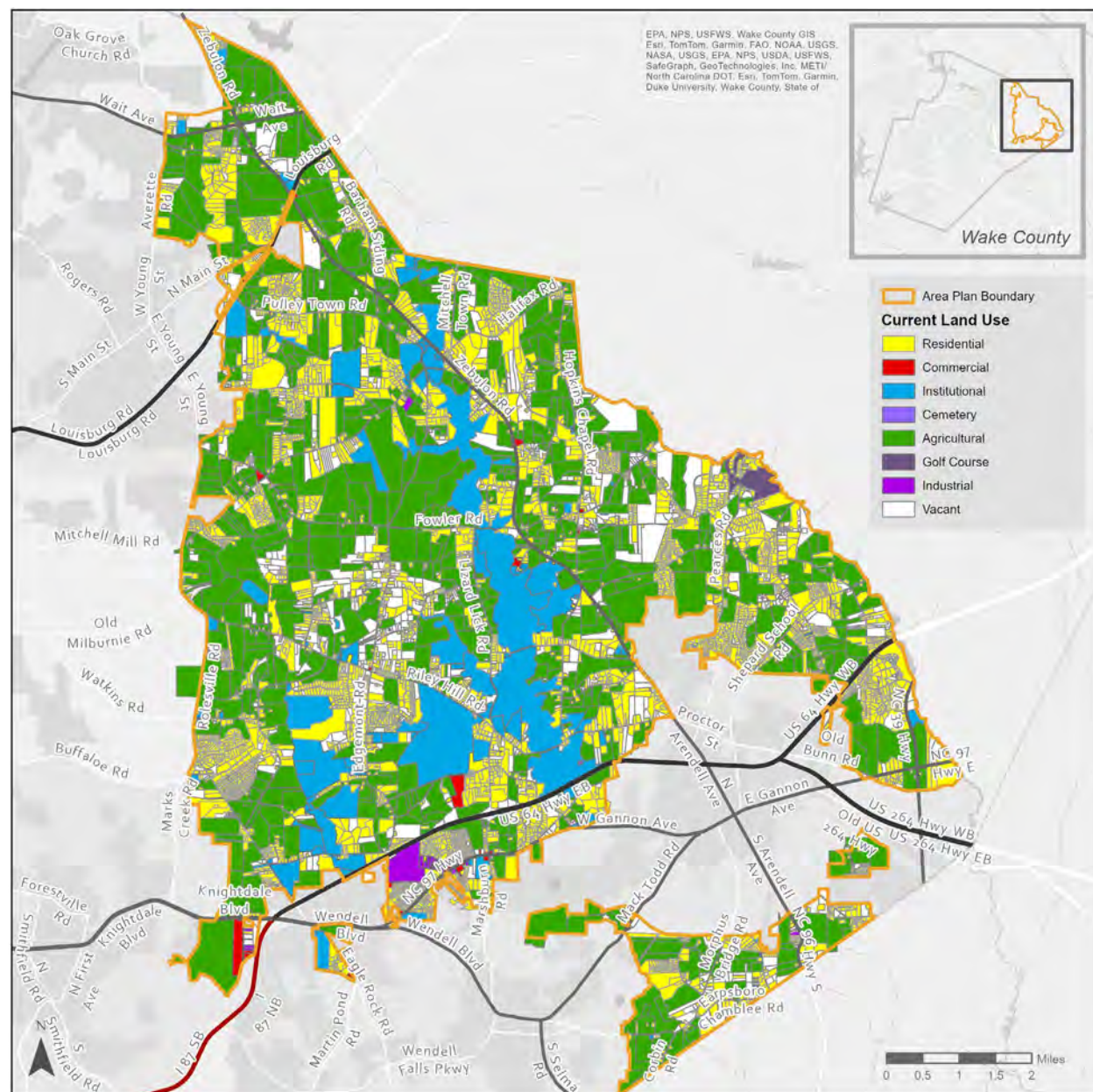
to limit development and impervious surfaces to minimize runoff that can adversely affect the watershed of the future Little River Reservoir.

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
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	115	5,160	12.07%
Residential	5,446	11,928	27.89%
Vacant	1,243	4,806	11.24%
TOTAL	7,564	42,768	100%

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.

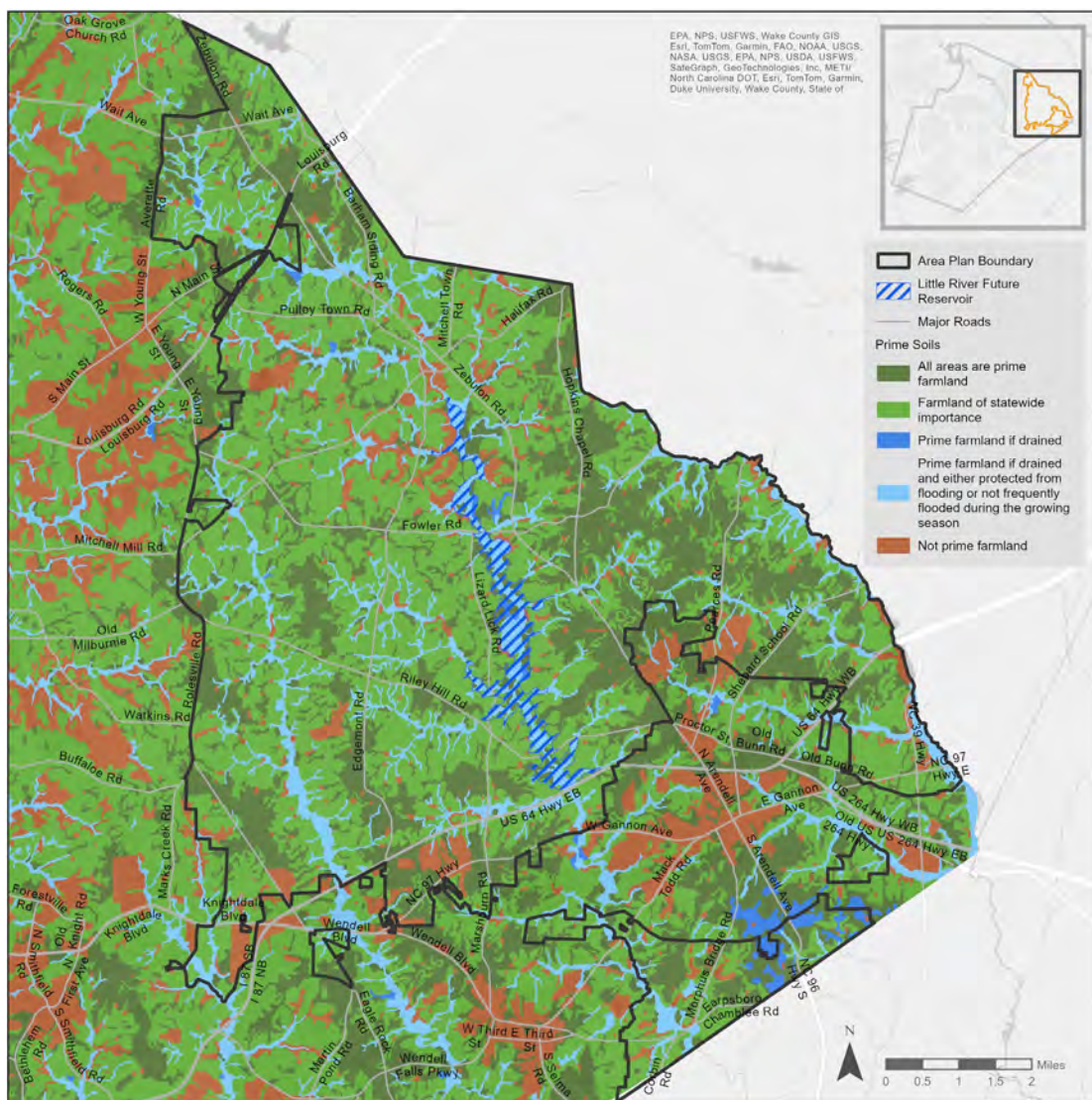
The prospect of the future Little River Reservoir has created a buffer to the typical development patterns that the county has seen over the past 20 years, and this has resulted in the Eastern Wake study area becoming home to a quarter of the county's total agricultural lands.

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

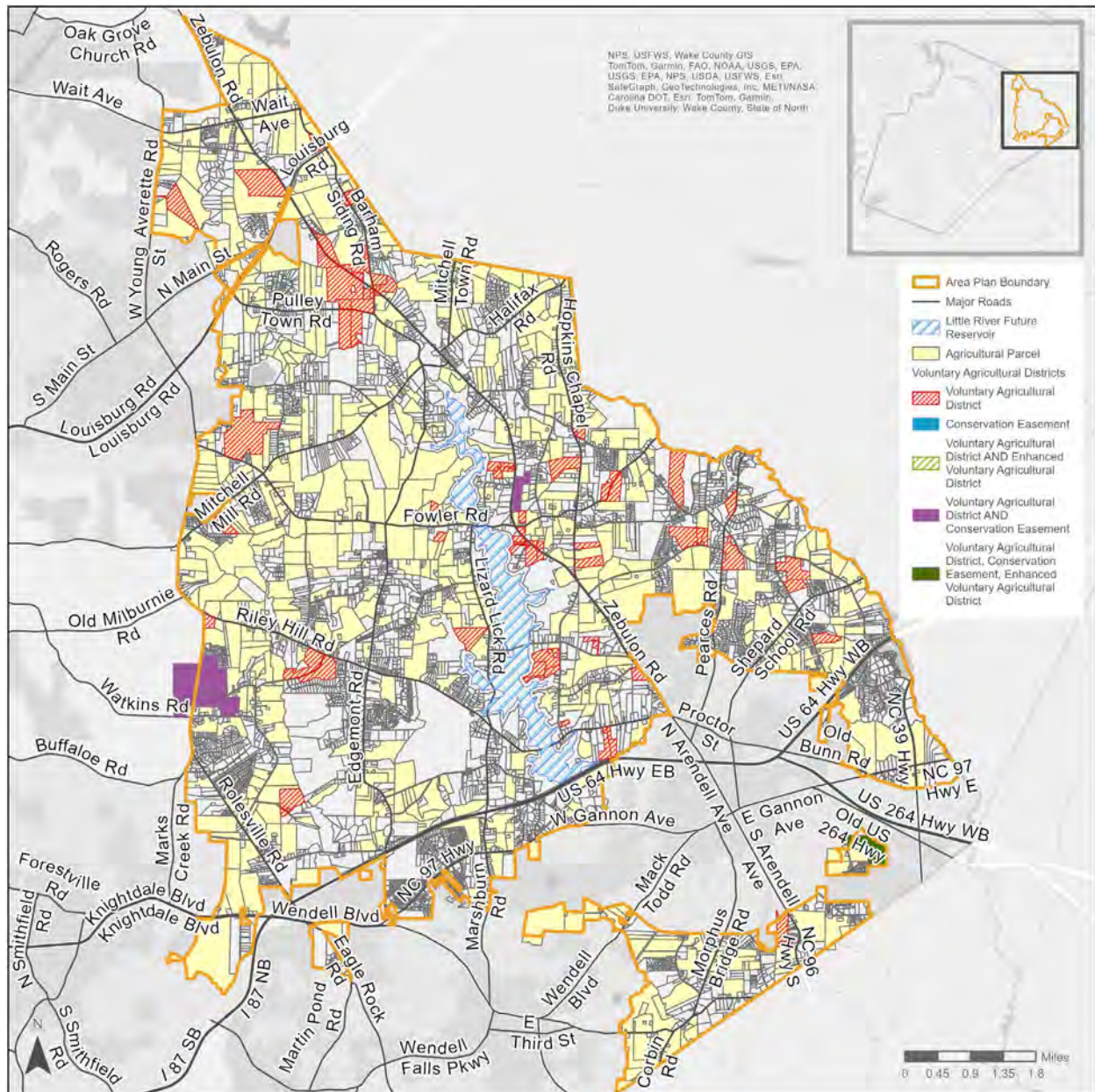
users. In this program, farms can opt out of the program before the 10 years are up. This is SWCD's longest running program, which explains why there are more VAD properties than any other.

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.

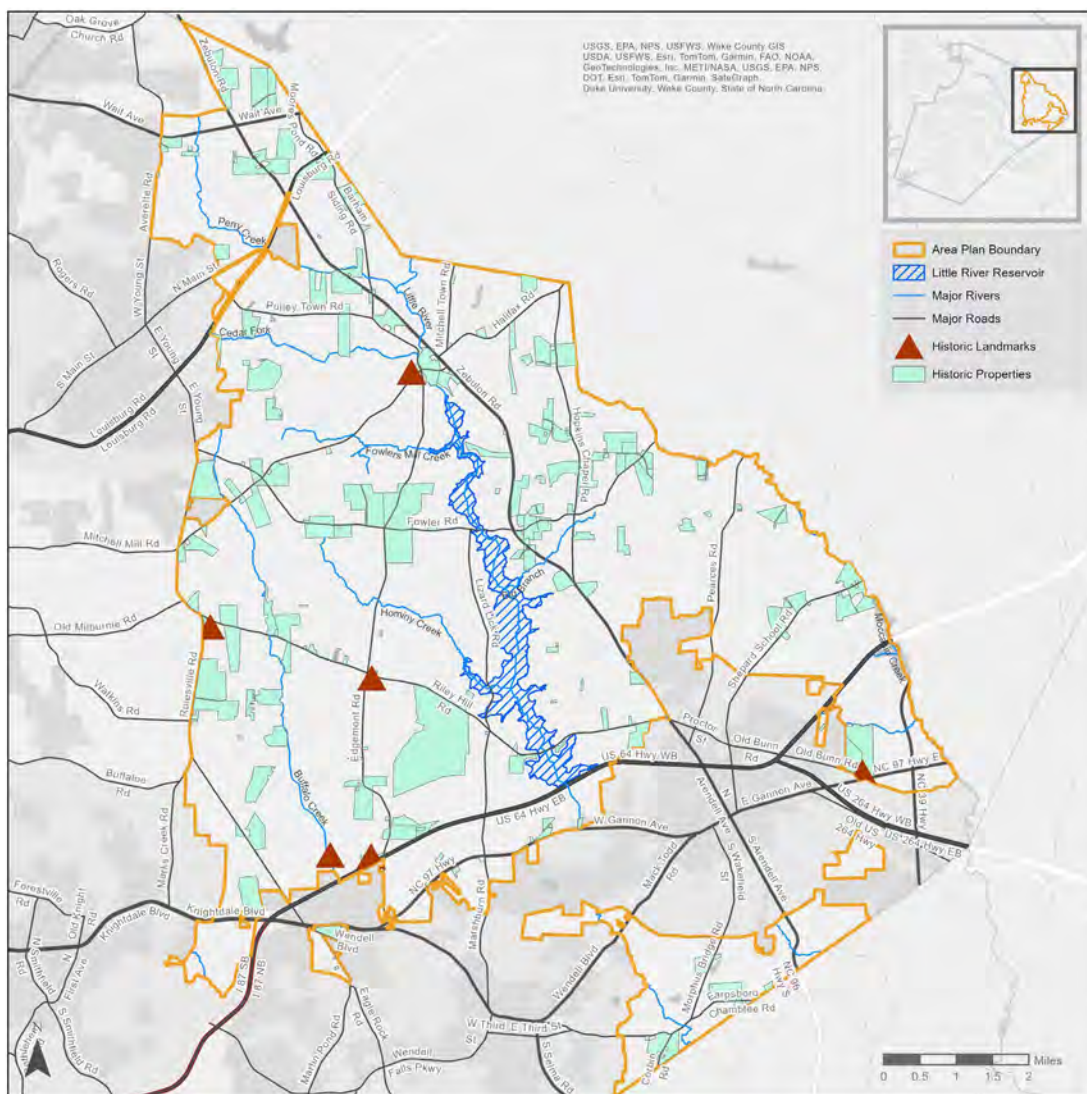
Within the Eastern Wake Area, there are six historic landmarks that meet these criteria (Figure 10):

- 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



Community Engagement and Outreach

Online / Virtual Engagement

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.

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.

- 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.

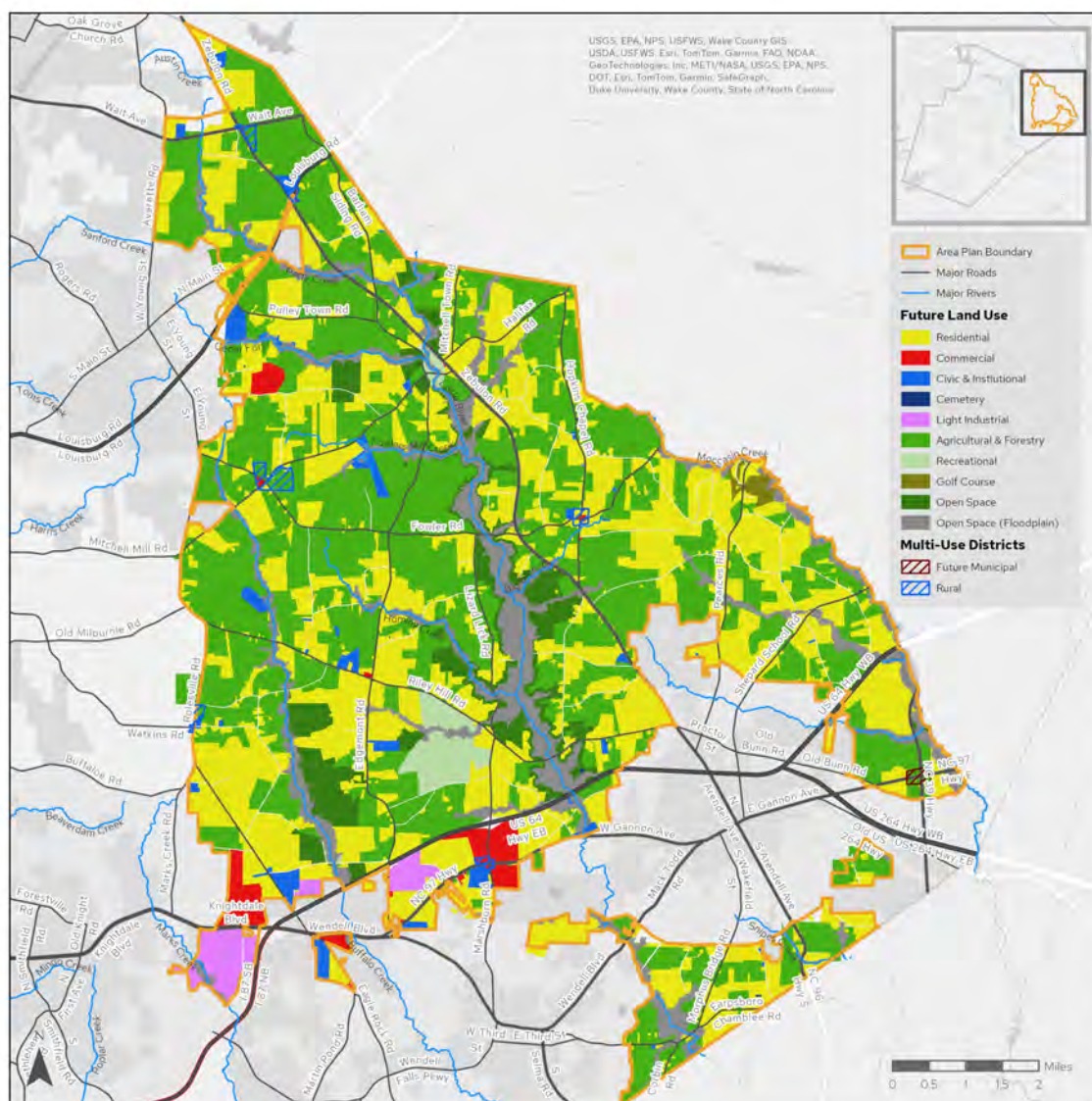
County partner agencies were once again present to promote and highlight the work they do in the community.

- 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
Residential – 1-4 DU/Acre	The Residential classification indicates future areas for any residential land uses with a maximum density of four dwelling units per acre. The maximum density cannot exceed that of the existing zoning district.
Commercial	The Commercial classification indicates commercial uses outside of Multi-Use Districts (MUDs) that are currently in existence.
Civic & Institutional	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.
Light Industrial	The Light Industrial classification indicates areas with existing or future industrial operations.
Agriculture & Forestry	The Agriculture & Forestry classification identifies areas where agricultural, horticultural, or forestry uses are expected to continue.
Recreational	The Recreation classification indicates public recreation areas that are maintained by either county or state.
Golf Course	The Golf Course classification indicates existing golf course locations.
Open Space	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.
Open Space (Floodplain)	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.
Multi-Use District	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

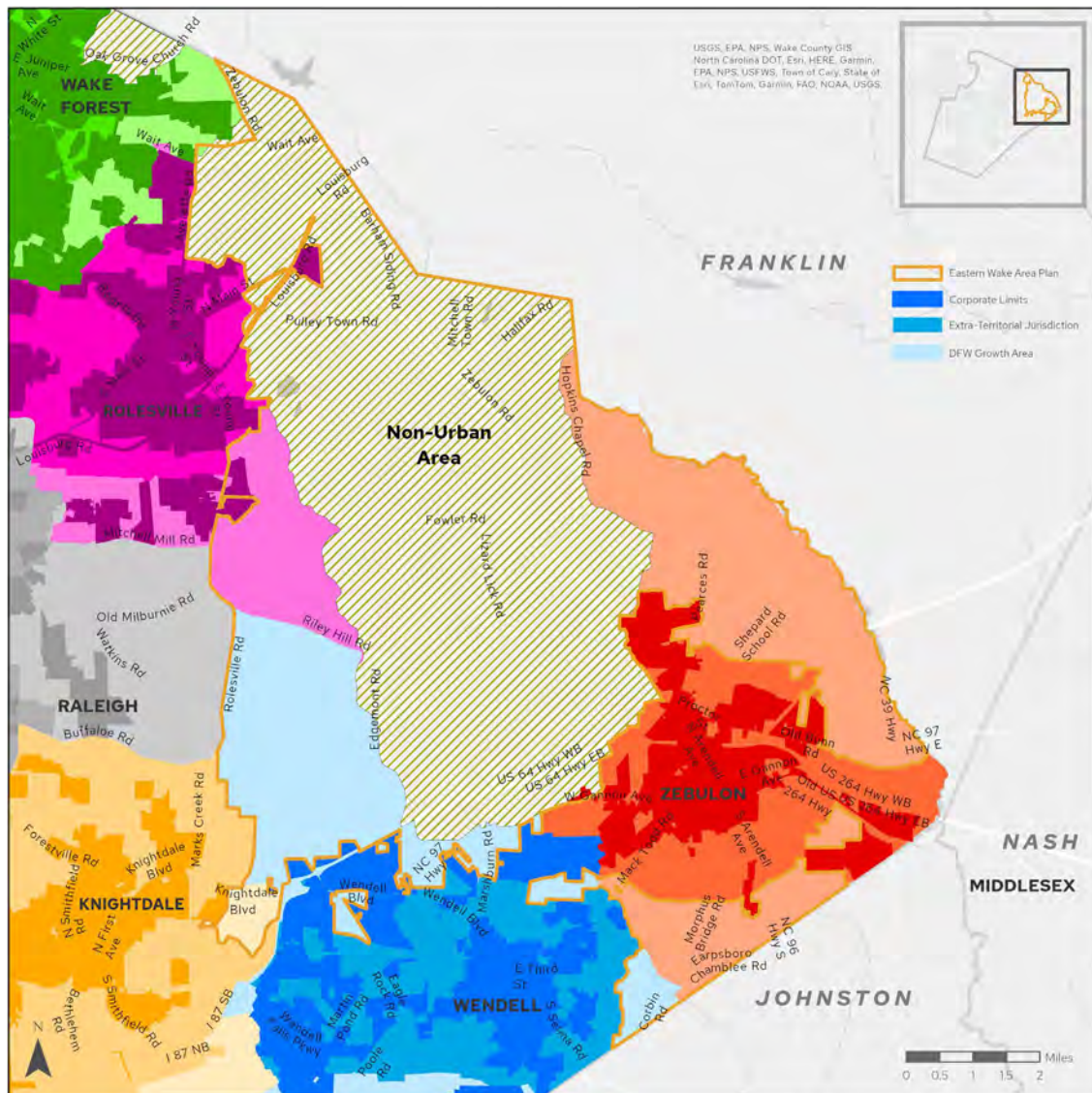
Additional Planning Elements

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.

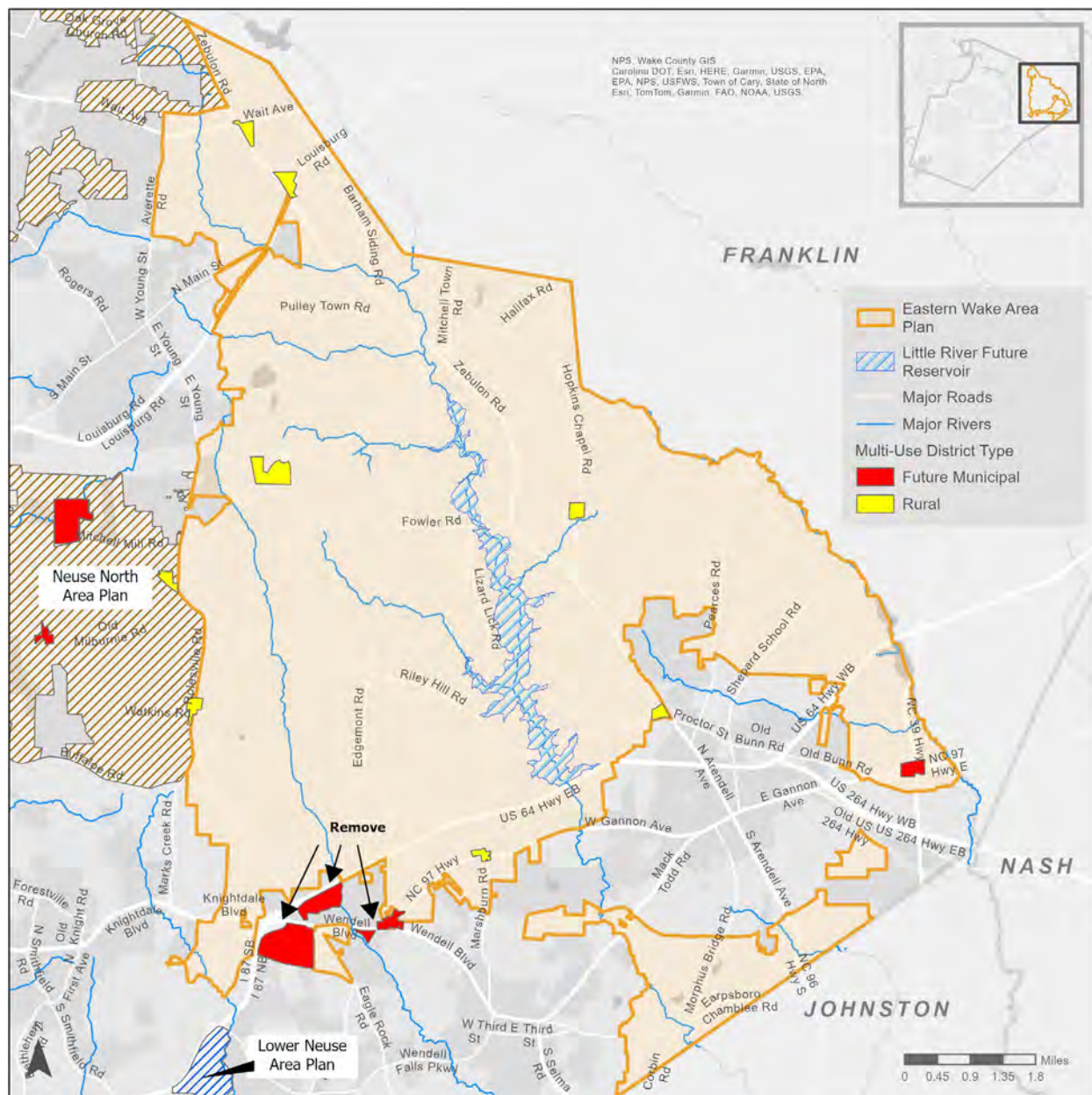
The Eastern Wake Area Plan is making the following recommendations:

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

Location	Acres	Parcels
Interstate 87 and US 64	226	6
Rolesville Road and US 64	95	2
Old Battle Bridge Road and US 64	15	3
NC 97 and US 64⁴	38	15

⁴ 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.

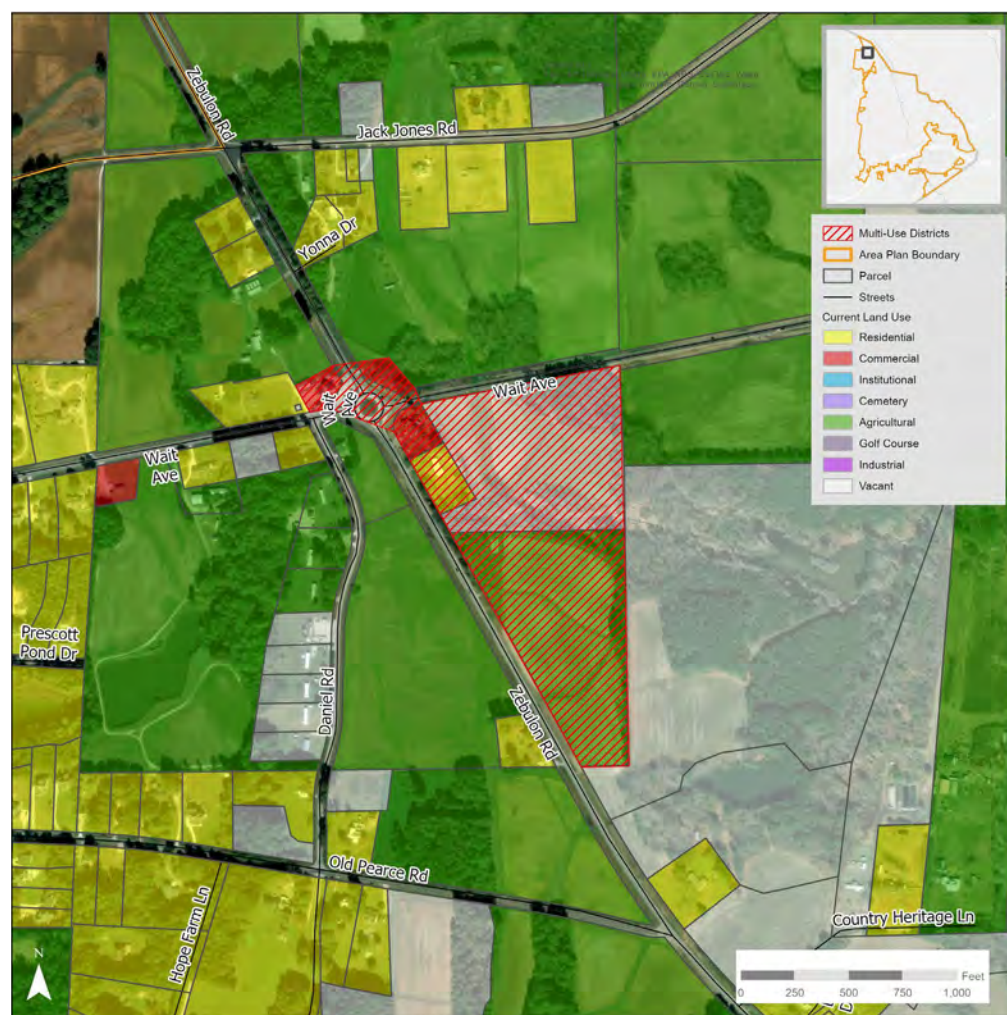
Regarding the PLANWake Development Framework, the MUD is within the Rural designation and is intended to remain within the County's jurisdiction. This means the scale and character of this area is expected to remain rural for the foreseeable future.

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

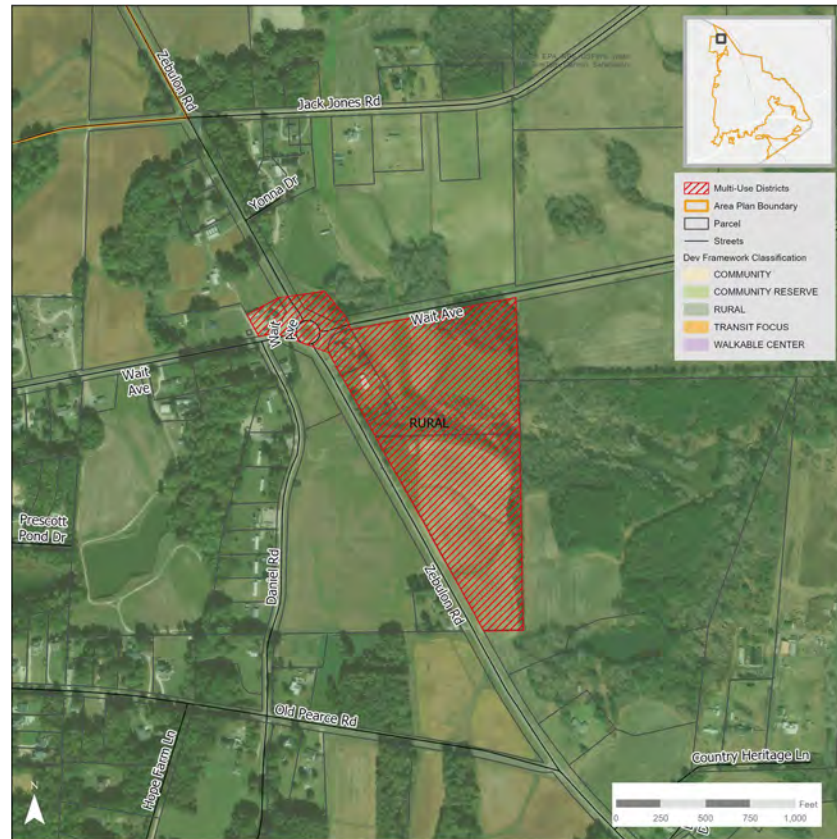
Business (GB), which is the parcel with the auto repair shop. R-40W is a residential watershed district that allows very low-density residential development such as single-family homes. GB is a commercial district intended to allow neighborhood or community oriented activities such as offices, retail 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



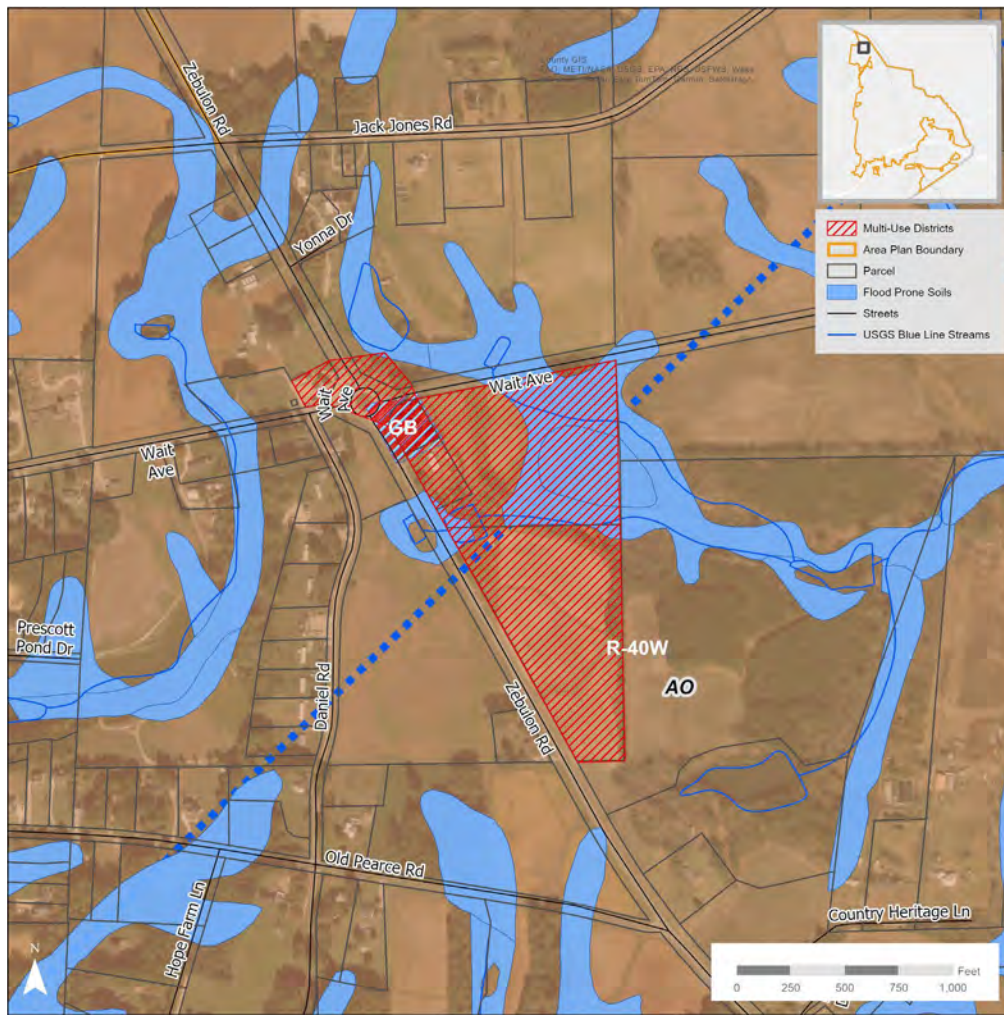
Development Framework



Future Land Use



Zoning



Louisburg Road and Zebulon Road Multi-Use District

The MUD at Louisburg Road and Zebulon Road comprises seven parcels totaling just under 40 acres and is located north and east of the intersection.

This MUD's current land uses are residential, institutional, commercial and agricultural. More specifically, the MUD contains a landscape supply store, a gas station/convenience store, a church and two single-family residences.

The PLANWake Development Framework map shows this MUD within the Rural designation, which indicates that it is expected to remain in the County's jurisdiction long term.

The entire MUD is within the Residential-40 Watershed (R-40W) Zoning District and the Airport Overlay (AO) District.

The Future Land Use Map stays relatively consistent with this MUD's current uses. However, it makes the recommendation to change one residential parcel along Louisburg Road from Residential to Commercial.

Current Land Use



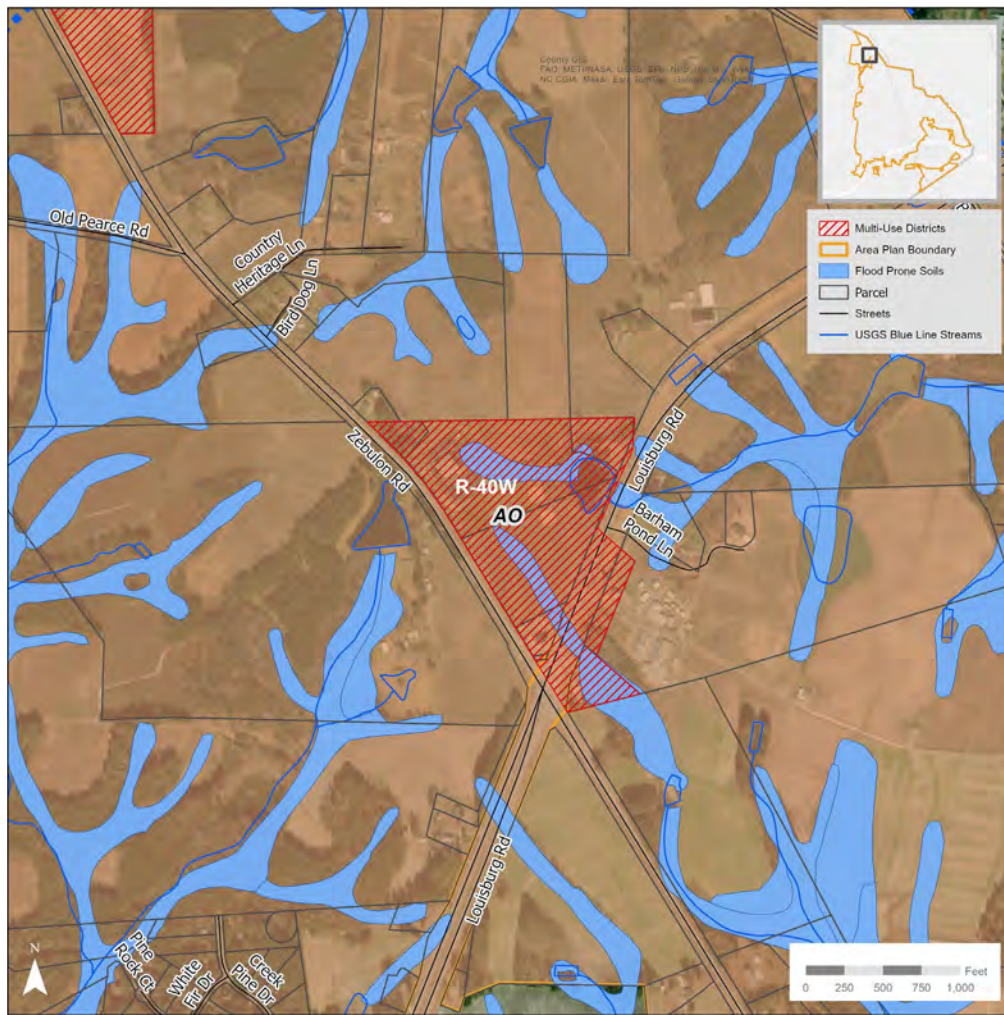
Development Framework



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.

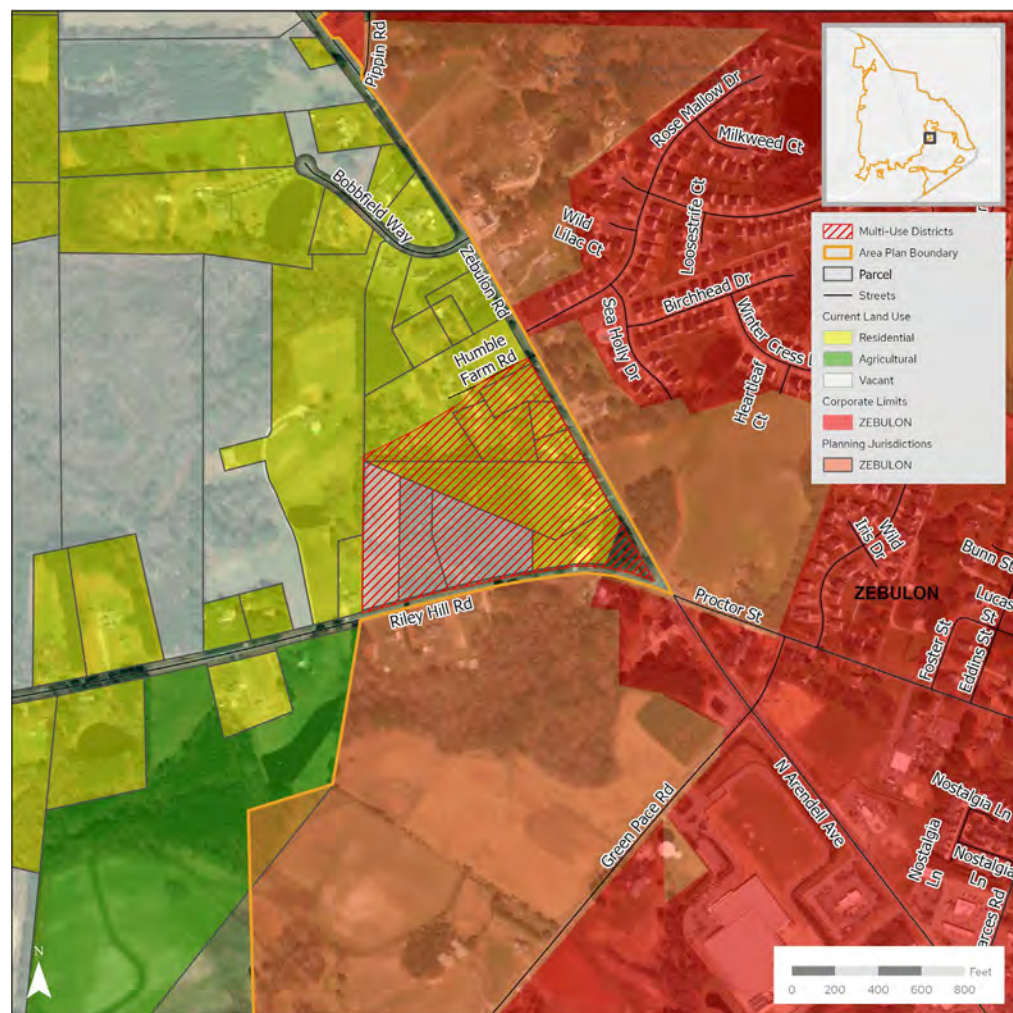
PLANWake's Development Framework Map has this MUD within the Rural designation. However, it is on the border with Zebulon's jurisdiction, and it is adjacent to the Community designation and slightly

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.

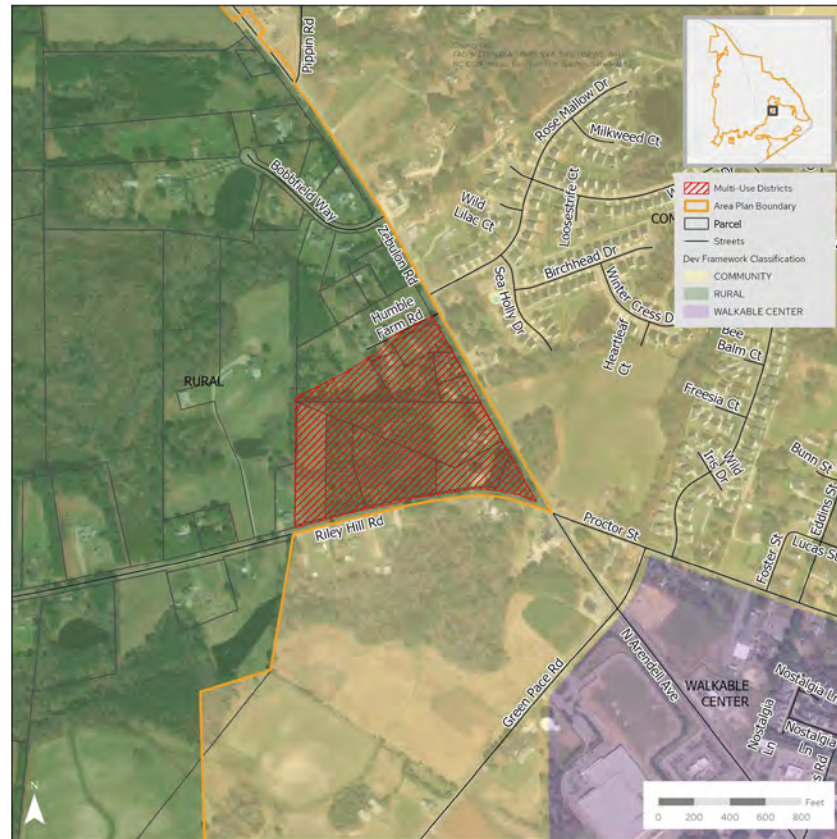
This MUD is currently zoned Residential-40 Watershed (R-40W) with a significant area of flood-prone soils. R-40W is a residential watershed district that allows very low-density residential development.

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

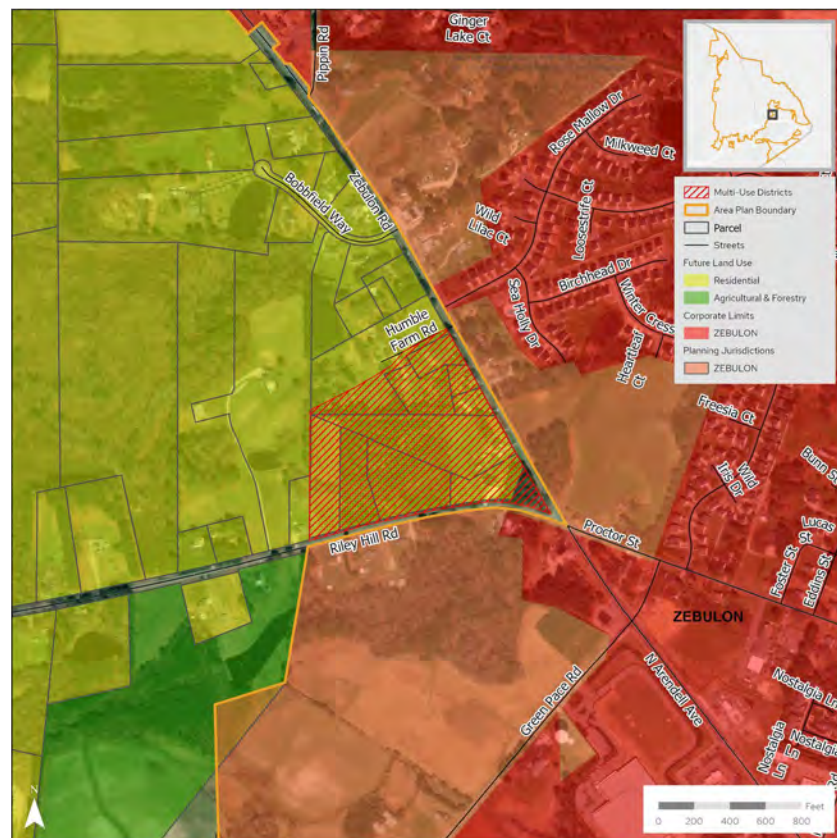
Current Land Use



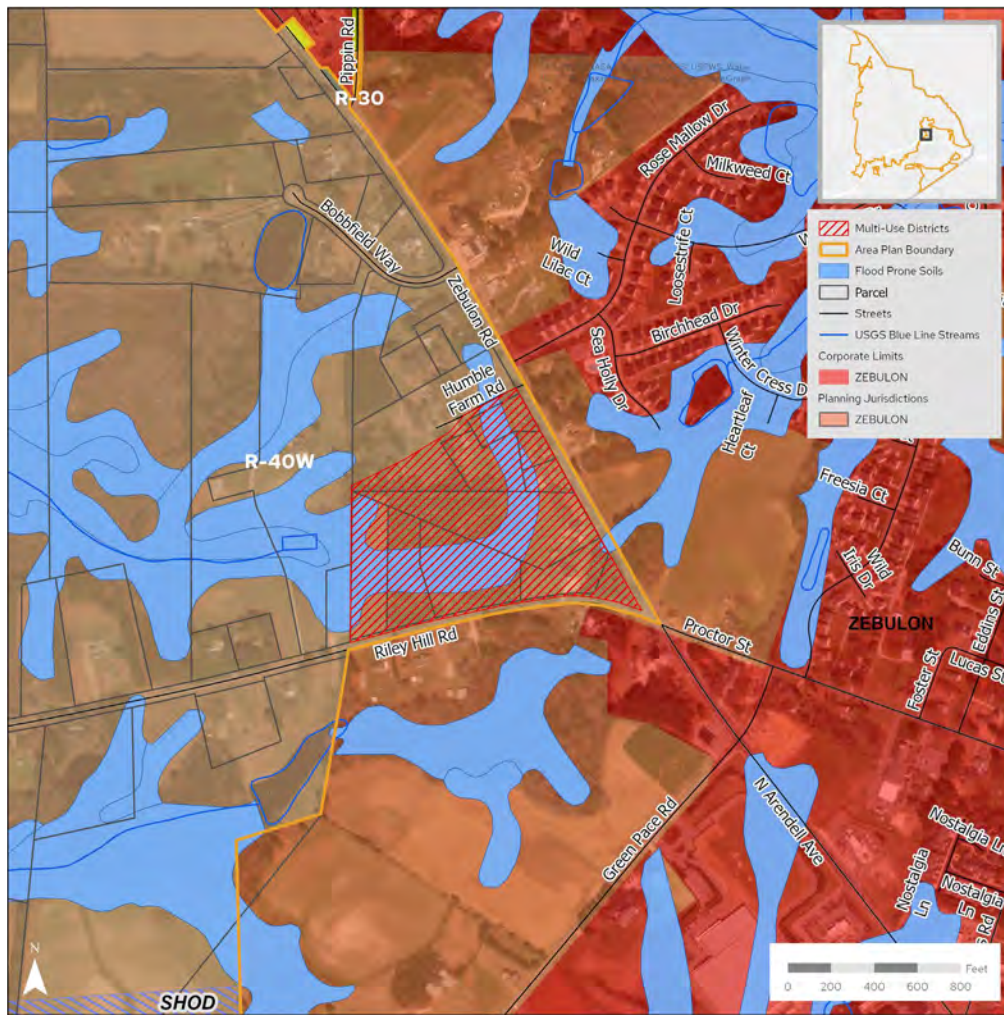
Development Framework



Future Land Use



Zoning



Rolesville Road and Davistown Road Multi-Use District

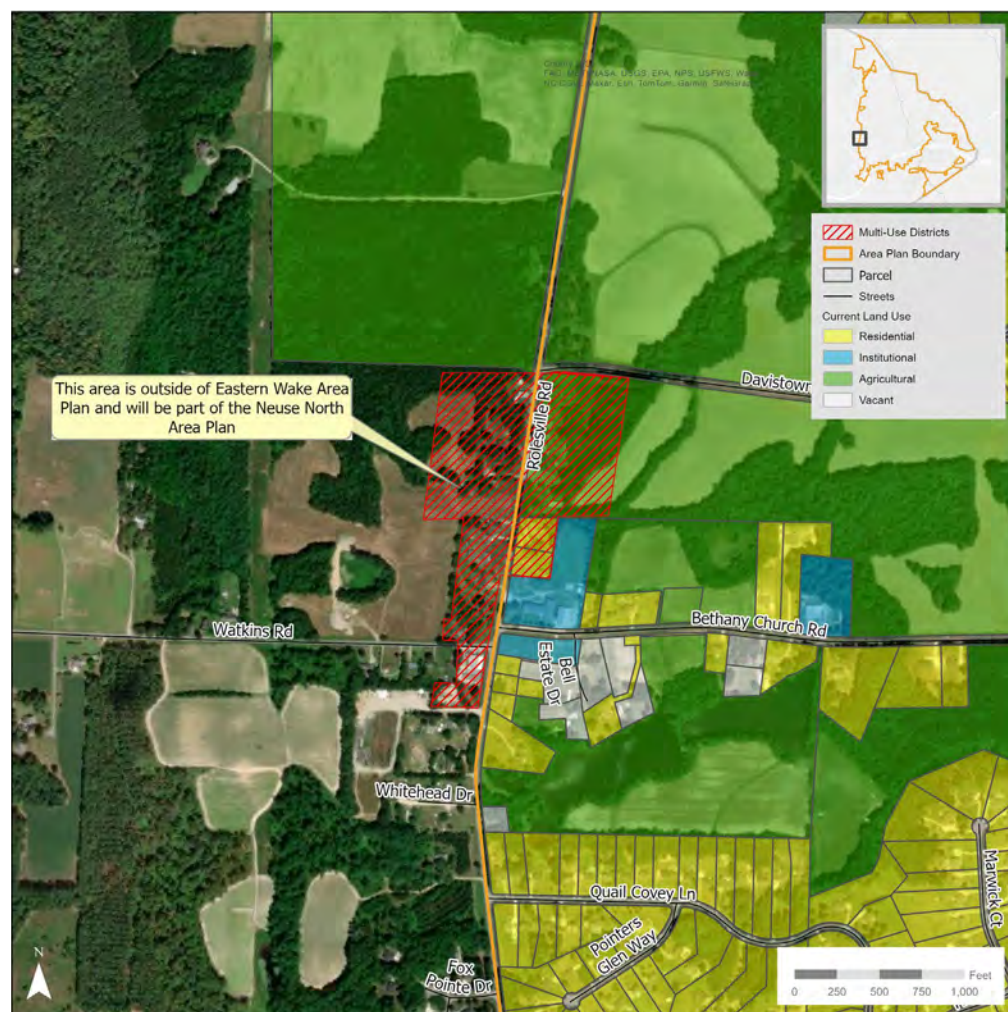
The MUD at Rolesville Road and Davistown Road is along the Eastern Wake study area's western border with the Wake County Neuse North Area Plan. The entire MUD comprises 18 parcels and totals just under 30 acres, but only three parcels (11.5 acres) of that are within the Eastern Wake study area.

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.

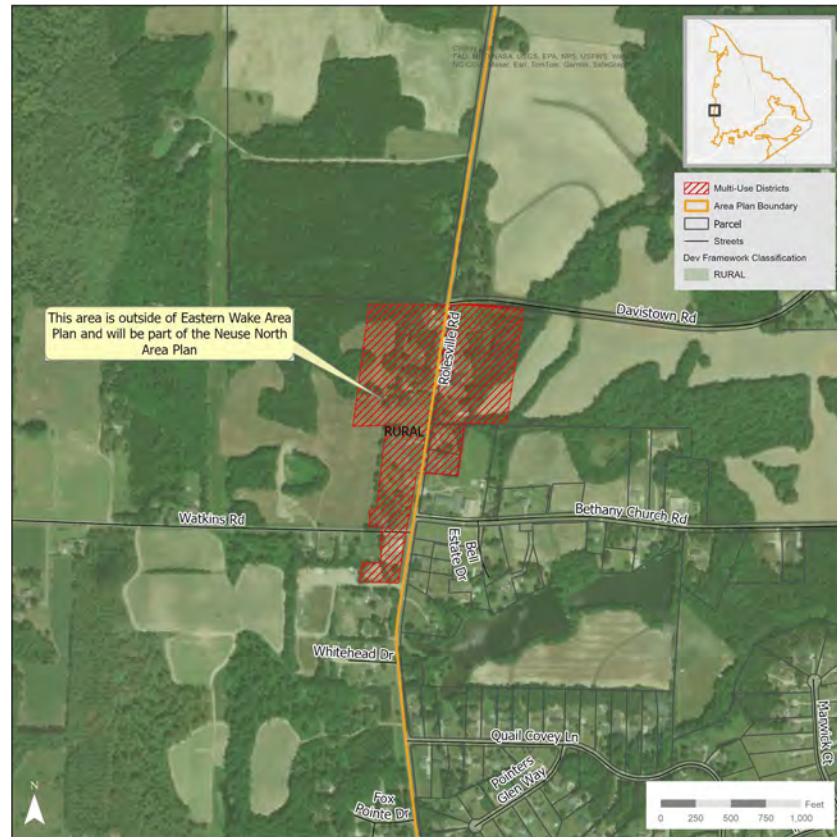
The MUD, along with the surrounding area, is within the Rural designation in PLANWake's Development Framework.

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

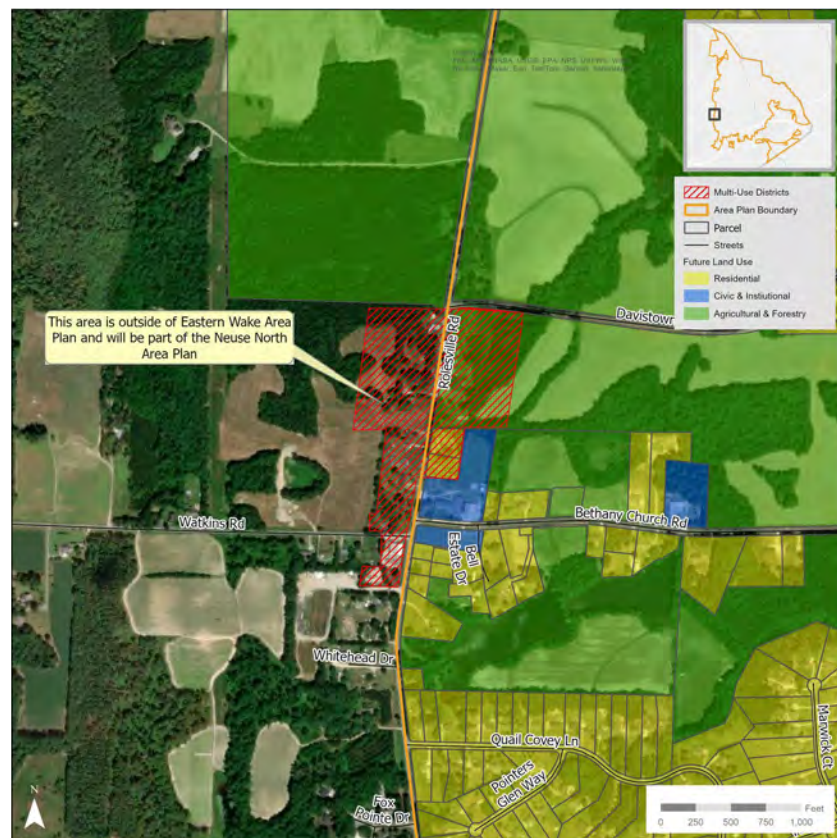
Current Land Use



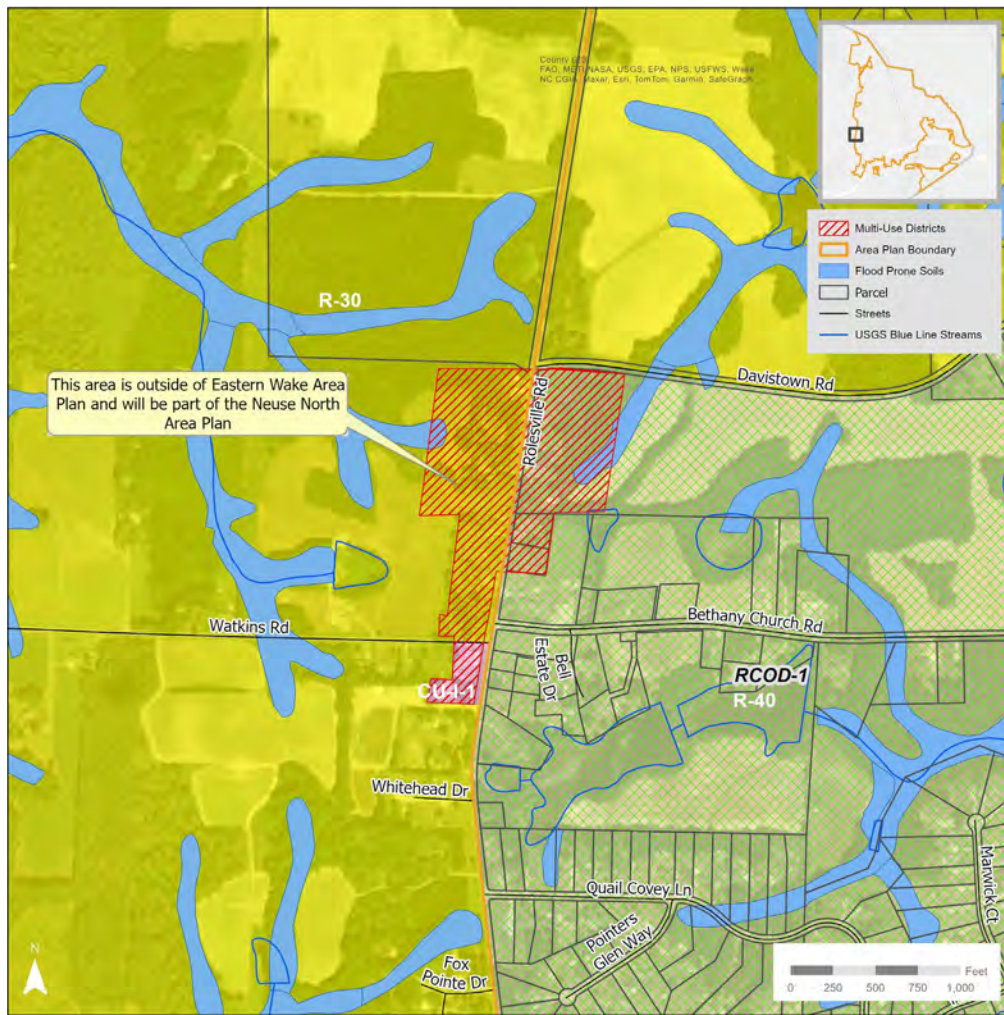
Development Framework



Future Land Use



Zoning



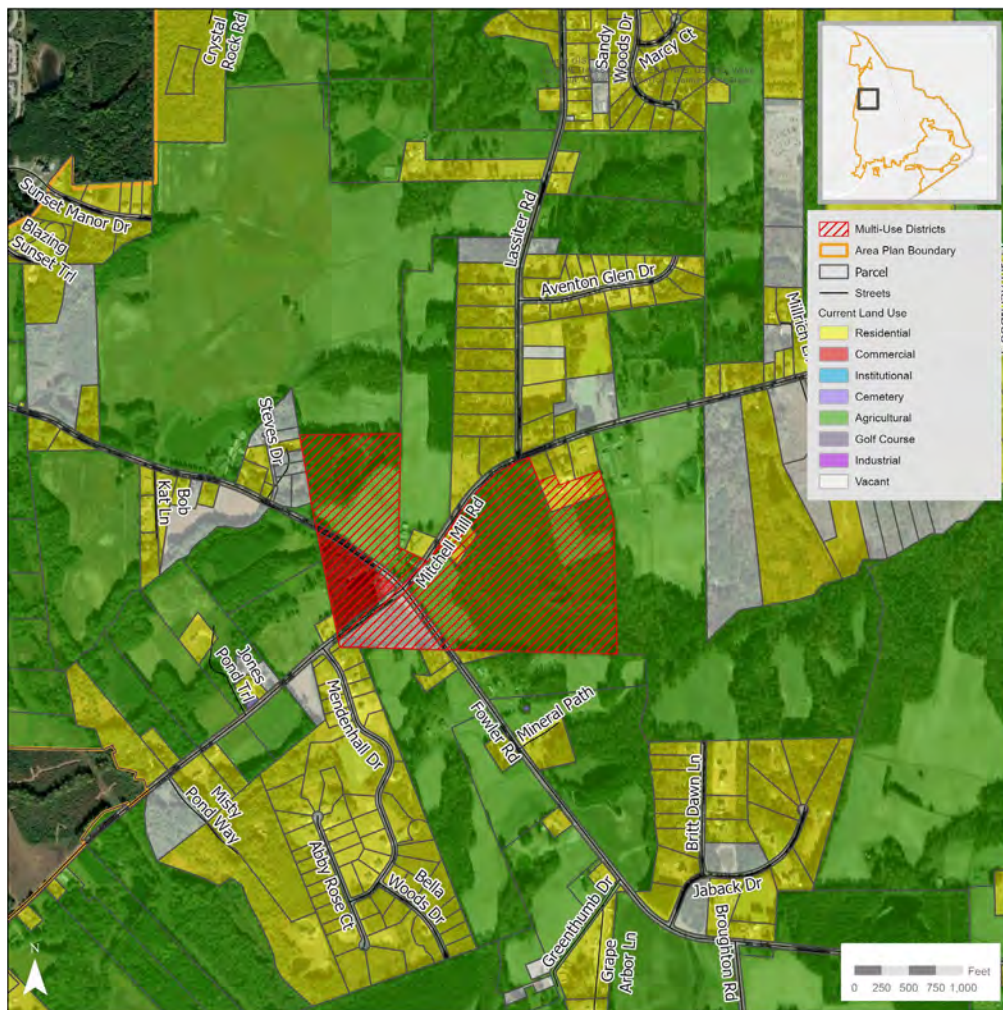
Mitchell Mill Road and Fowler Road Multi-Use District

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.

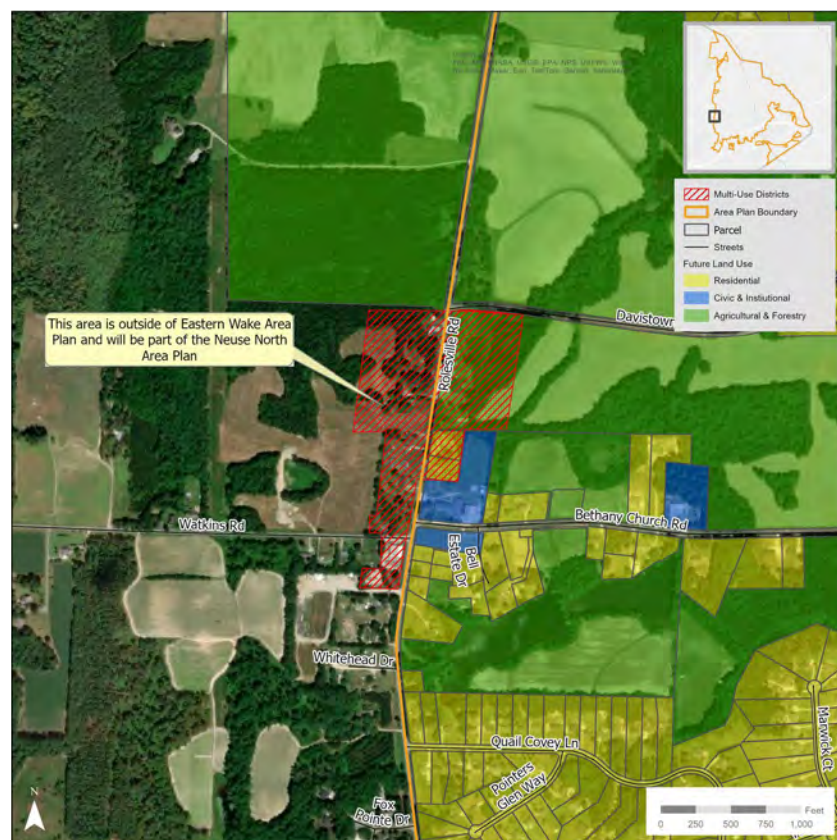
Current Land Use



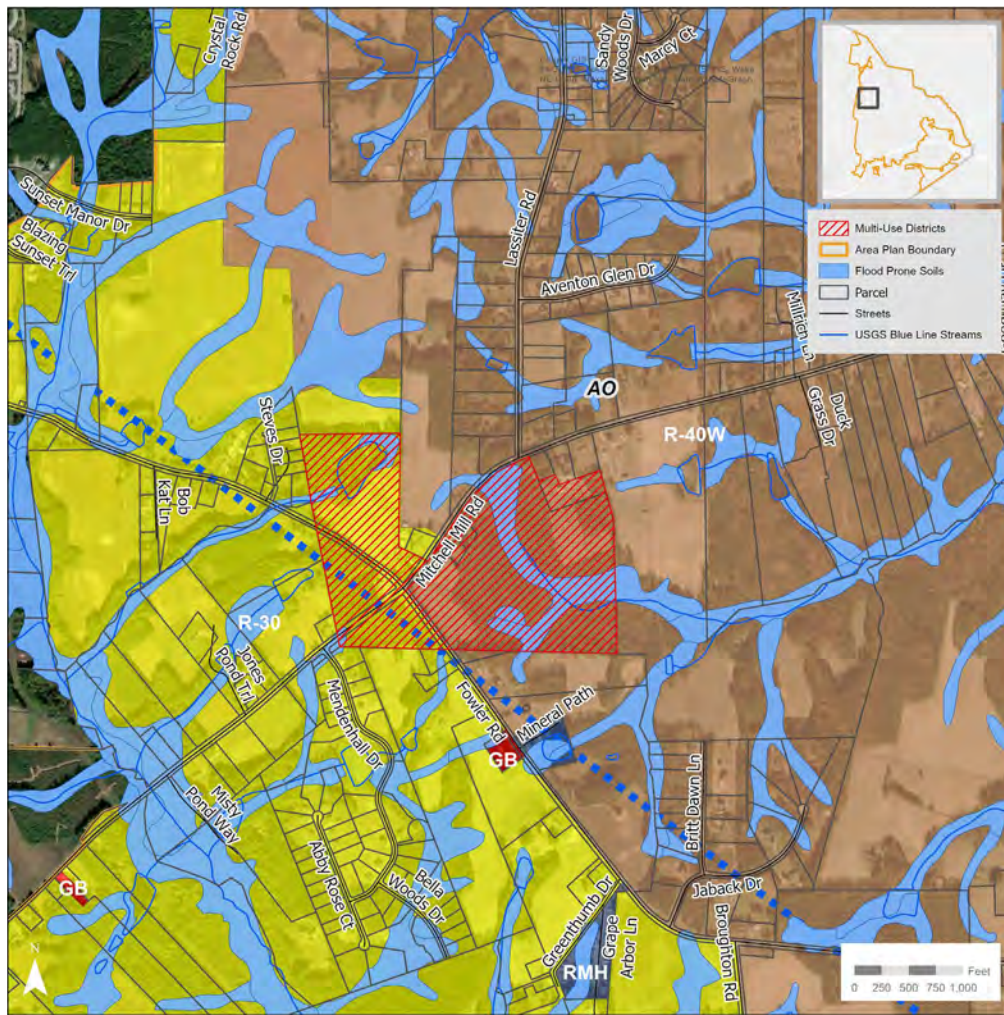
Development Framework



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.

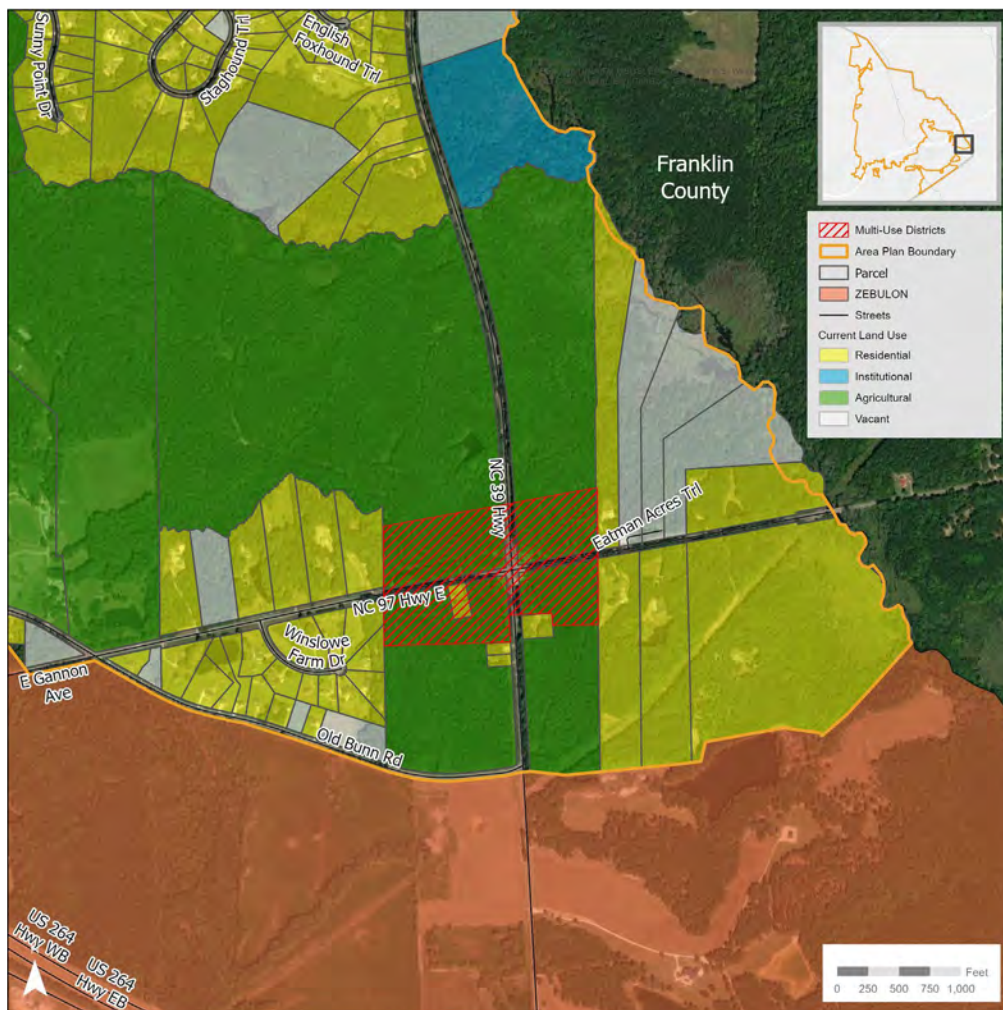
PLANWake has designated this as a Municipal MUD, as opposed to a Rural MUD, meaning that the County expects it to develop in the municipality's jurisdiction through annexation. This is underscored by its Community designation in PLANWake's Development

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

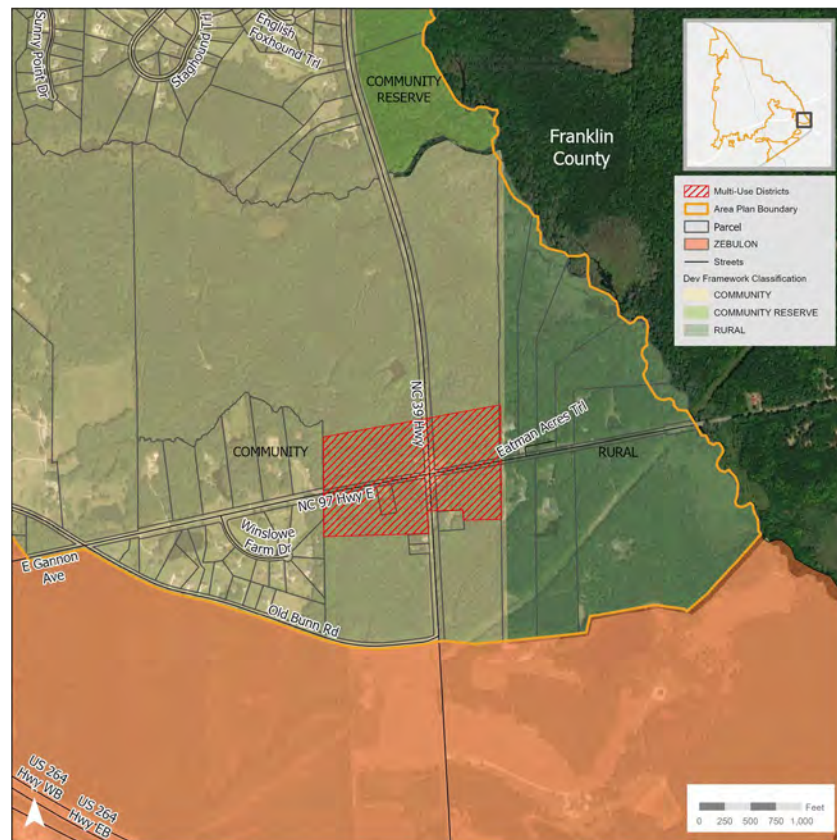
The MUD's current zoning is Highway District (HD), and this district runs the length of NC 39 Highway to the county line. The HD District is primarily a residential zoning district that allows several types of nonresidential development through special use permits approved by the Wake County Board of 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.

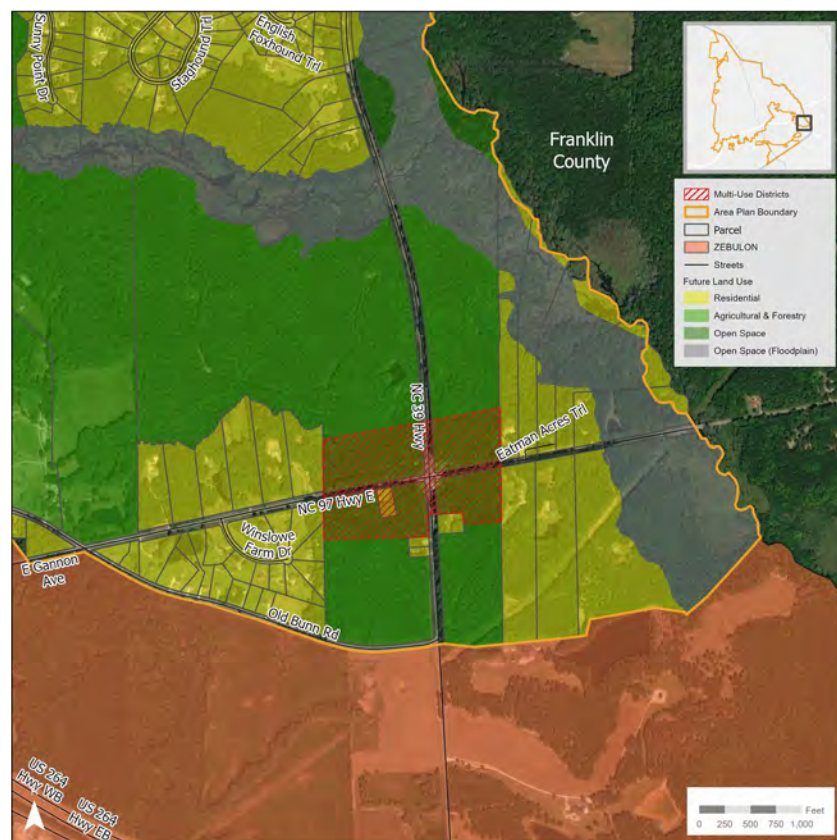
Current Land Use



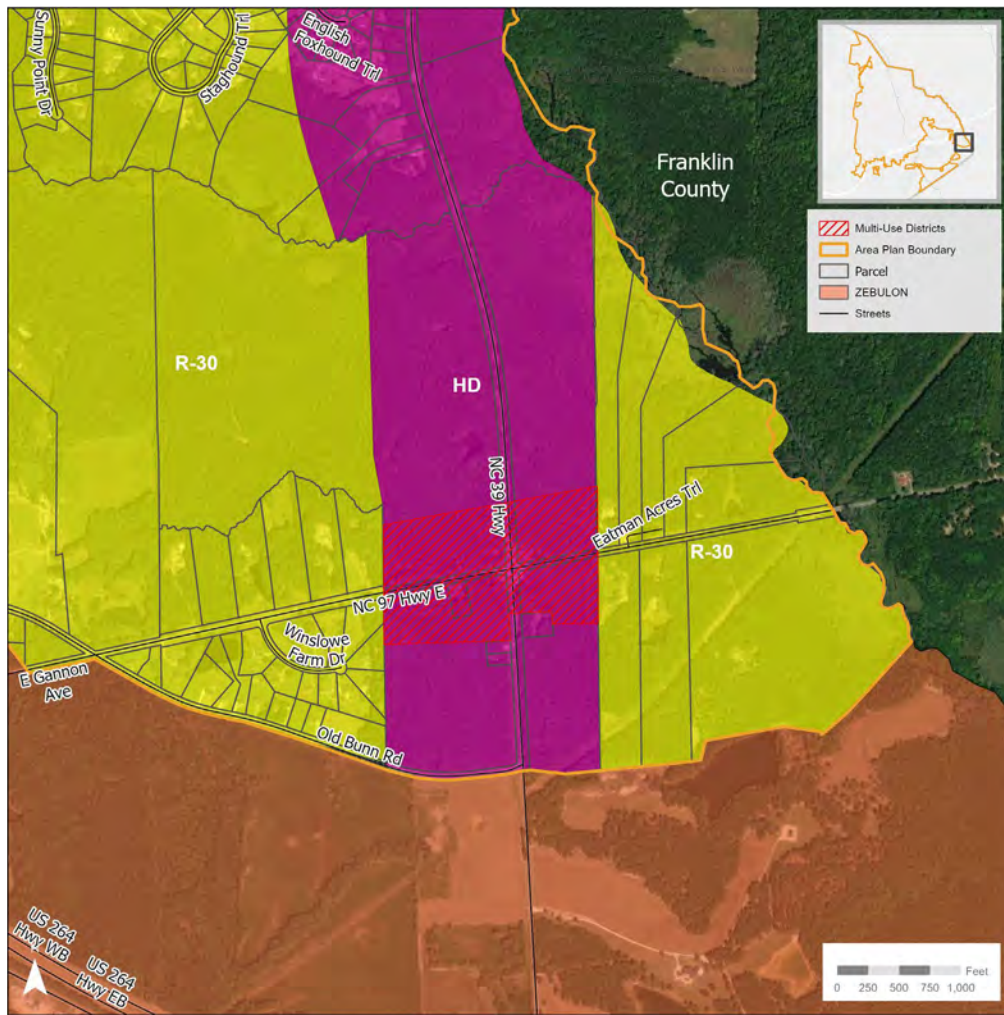
Development Framework



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.

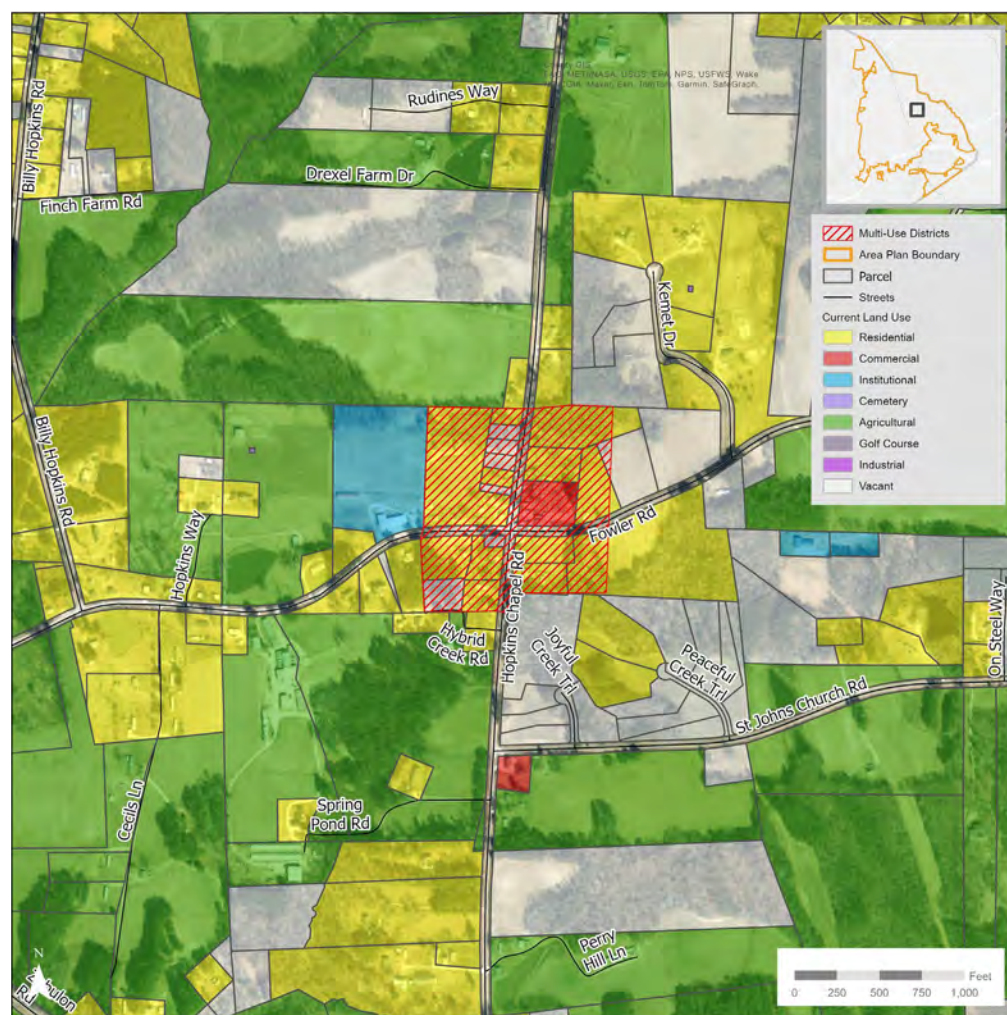
Currently, the MUD is a mix of commercial, residential and vacant uses. The former service station is the commercial use with the remaining parcels making up single-family homes and vacant lots.

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.

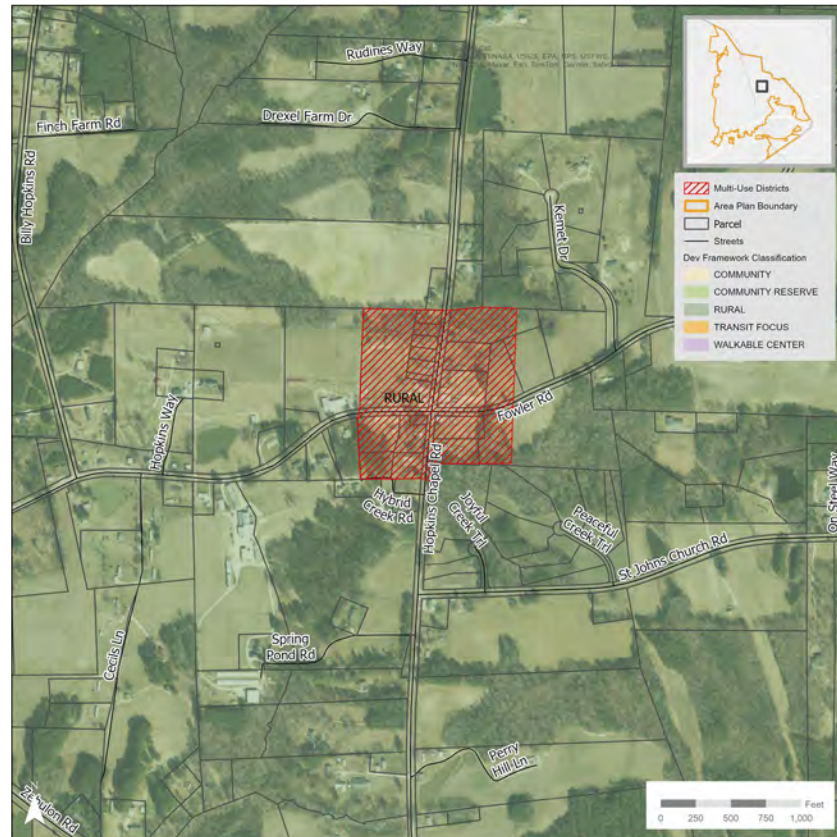
Most of the parcels in this MUD are zoned Residential-40 Watershed (R-40W) except for three, which are partially zoned General Business (GB) with a Water Supply Watershed II (Non-Critical Area) (WSO-2NC) Overlay District. The GB District is intended to support a wide variety of neighborhood-oriented 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.

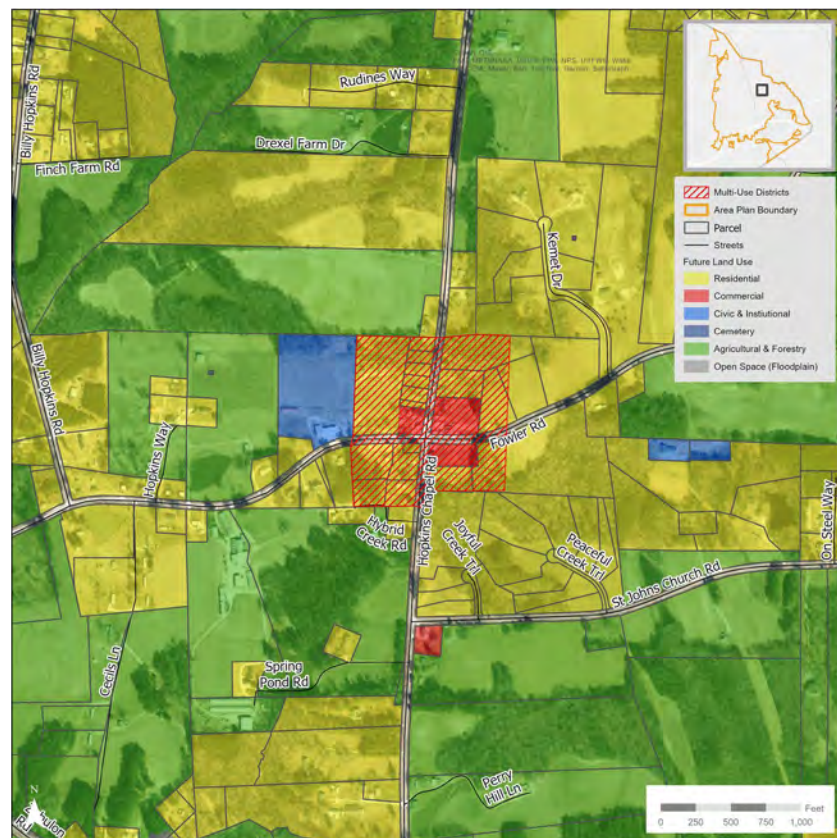
Current Land Use



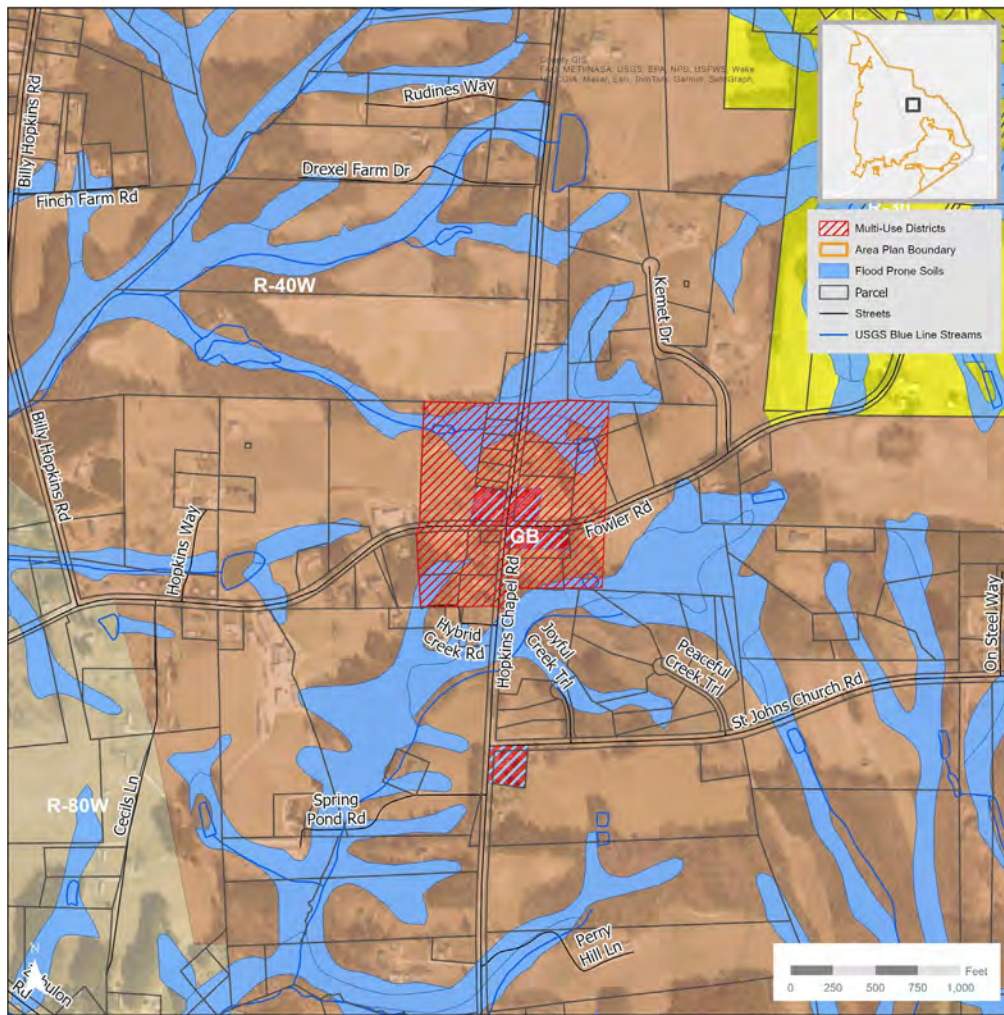
Development Framework



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

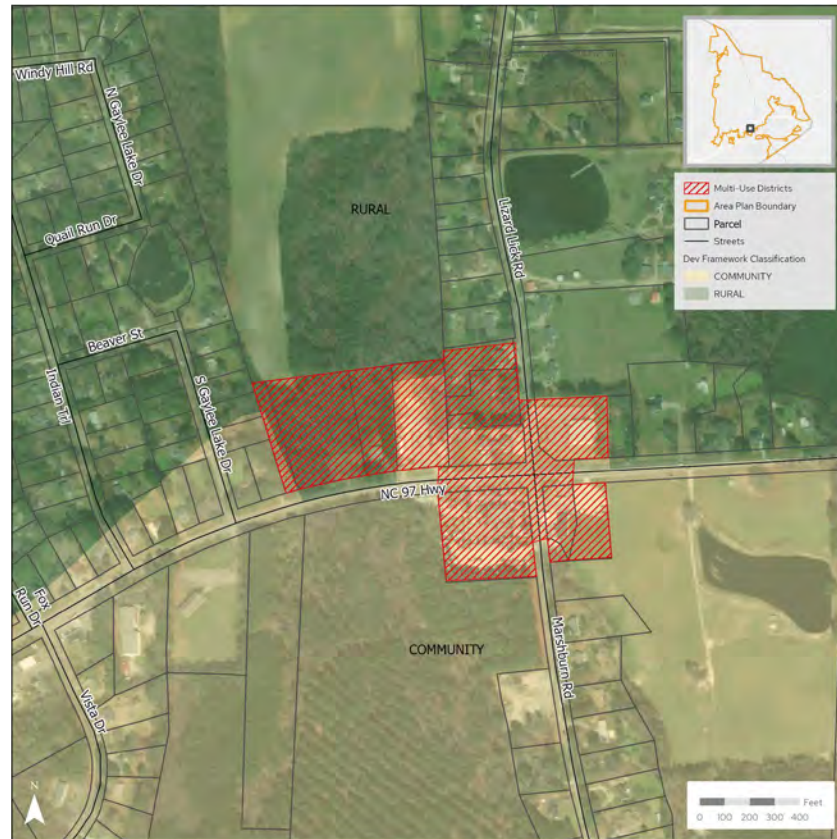
designations. This divide, which continues along NC 97 Highway, indicates in which jurisdiction development is expected to occur: either in the county or the Town of Wendell. This MUD is also located within the Town of Wendell's Innovation District as indicated in its Land Use Plan.

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.

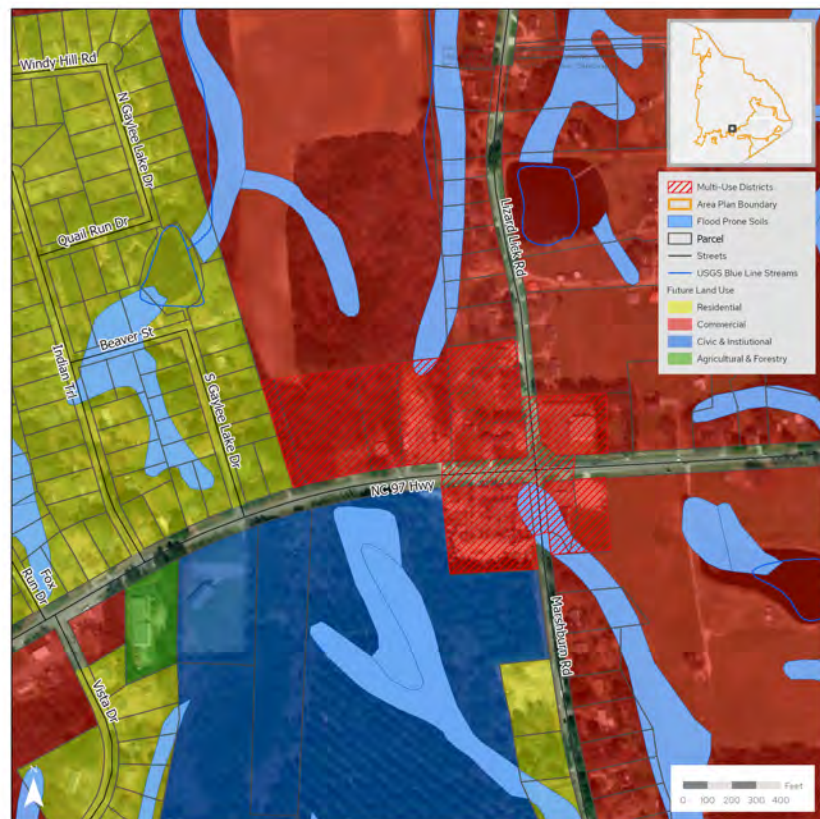
Current Land Use



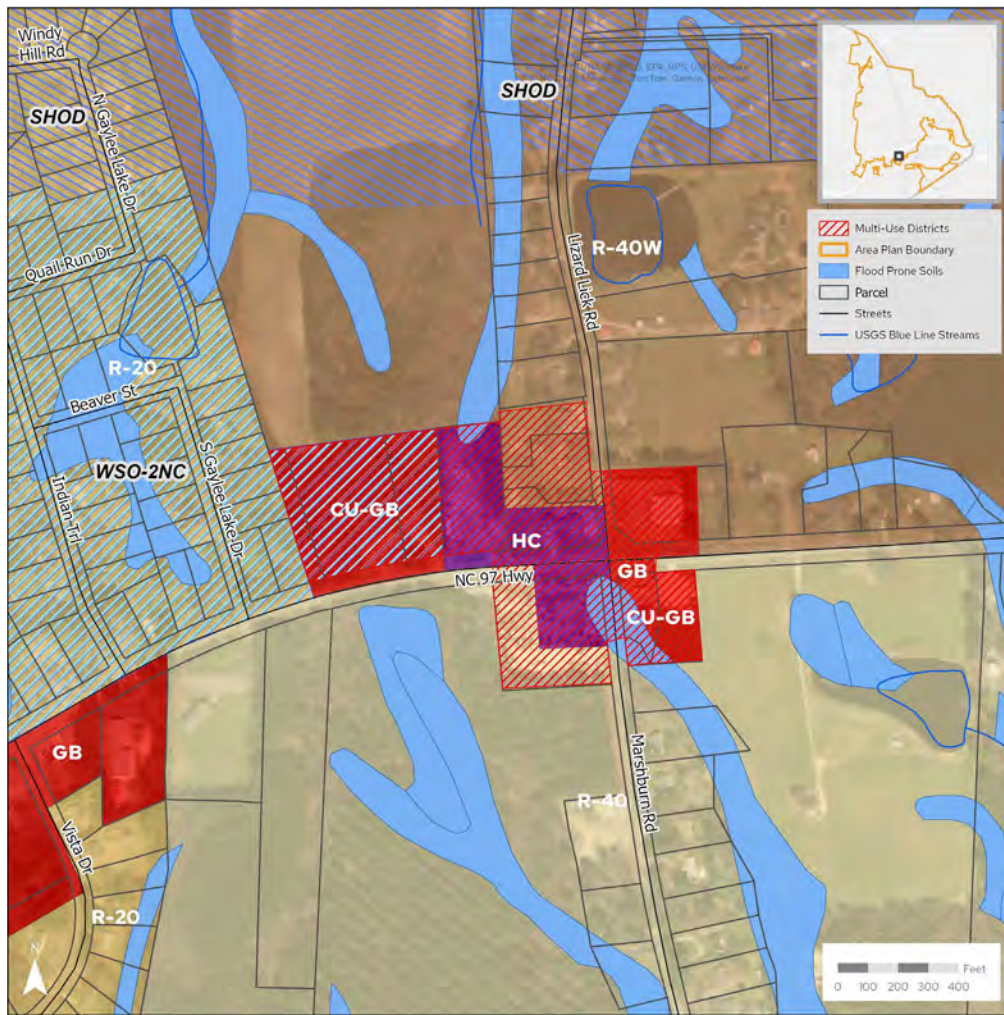
Development Framework



Future Land Use



Zoning



Commercial Location Strategy

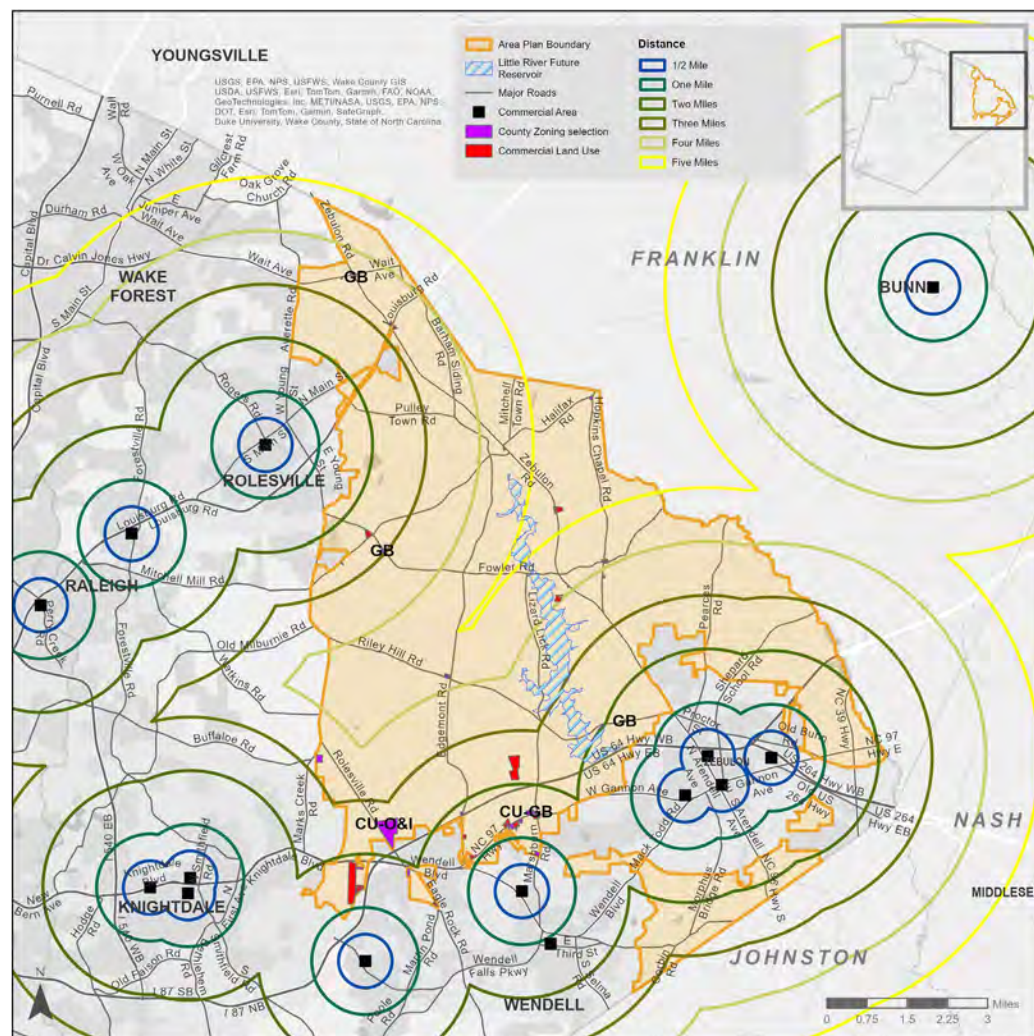
For residents who live in unincorporated Wake County, a major concern is finding the right balance between maintaining the rural character that appeals to so many and having convenient and accessible services and retail close by. Many residents have remarked that they are satisfied with driving a little 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

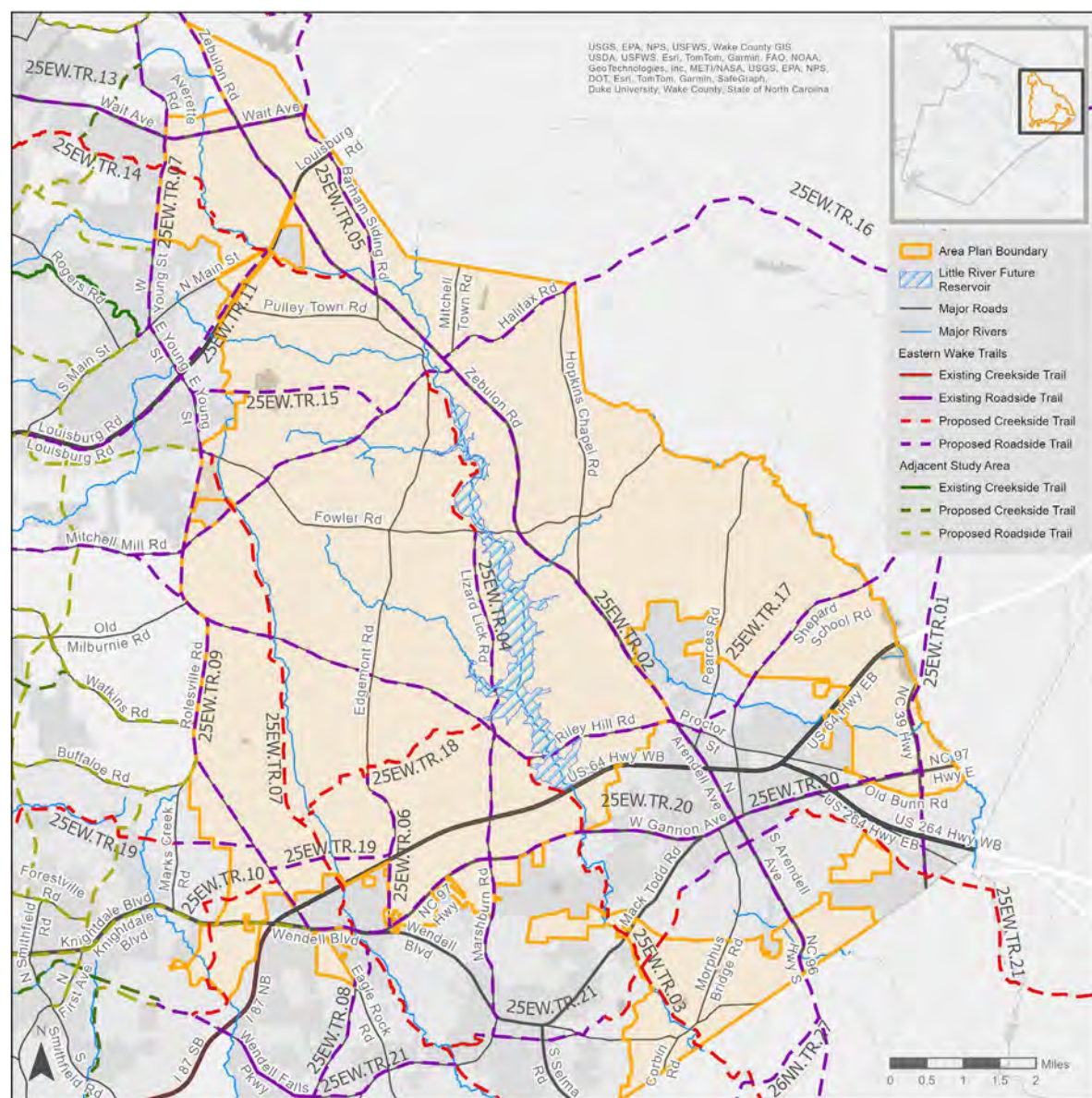


Greenway / Walkability Network

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

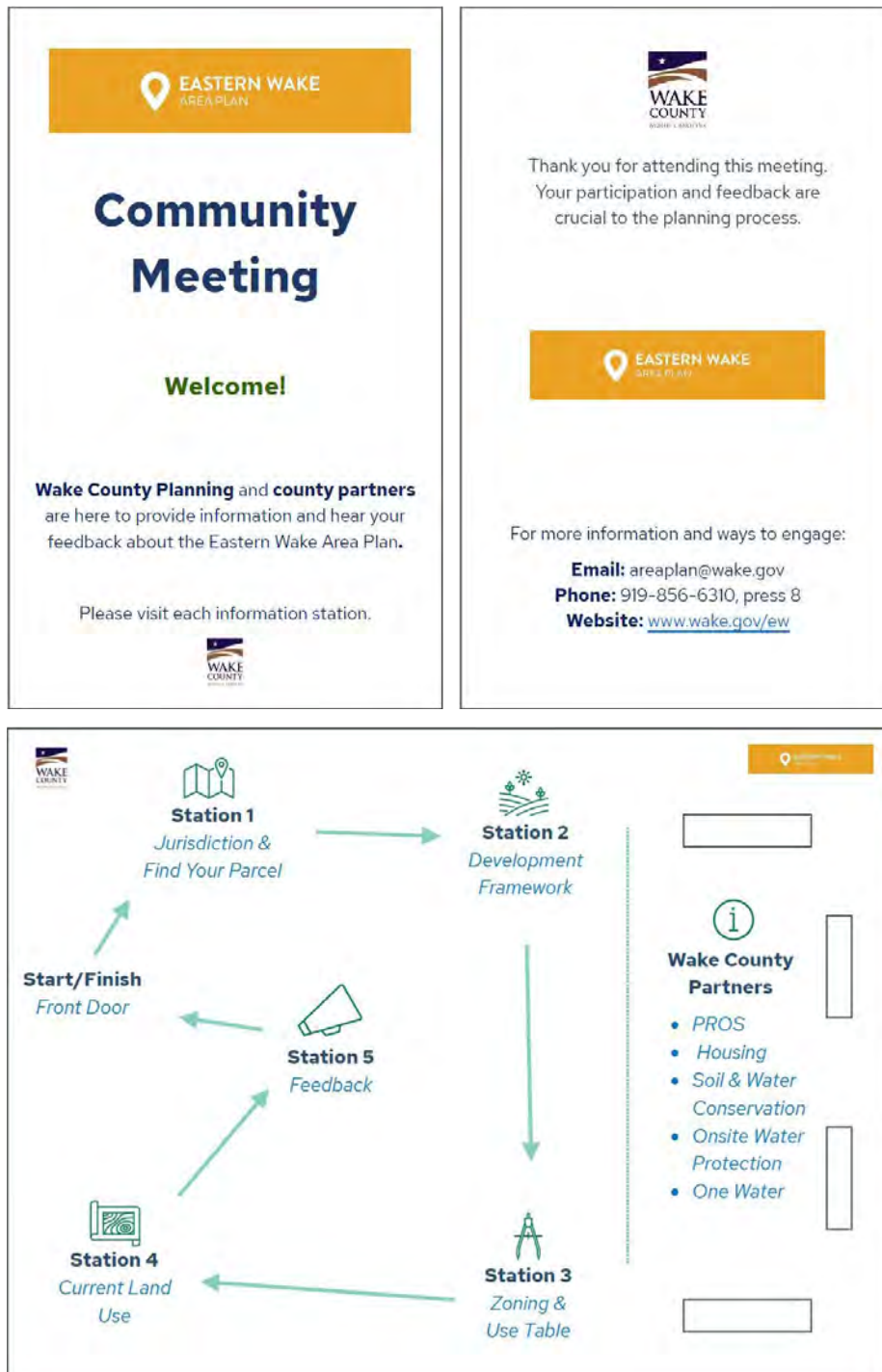
The Eastern Wake Area Plan identified the following next steps:


- 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







Community Meeting #2

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.



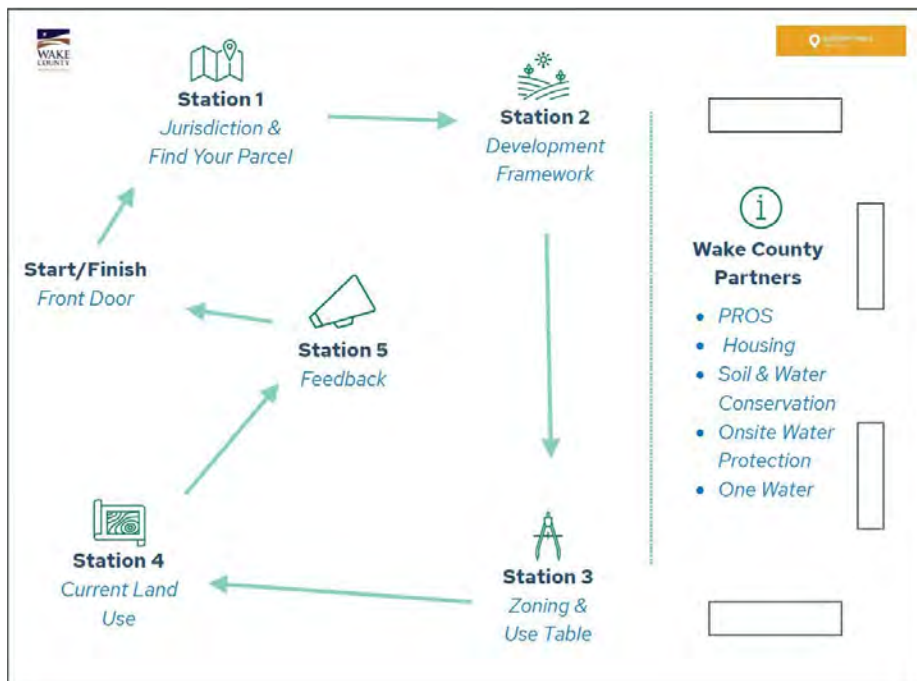


Thank you for attending this meeting. Your participation and feedback are crucial to the planning process.



For more information and ways to engage:

Email: areaplan@wake.gov
Phone: 919-856-6310, press 8
Website: 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

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 | E: 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

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 | Correo electrónico: 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

WHEN: Spring/summer 2025

WHY: Public participation is vital



MORE QUESTIONS?

w: www.wakegov.com/EW | e: areaplan@wakegov.com | p: 919-856-6310 press 8

