



Wake County Planning Board

Meeting Agenda

Wednesday, September 2, 2026, 1:30 p.m.
Wake County Justice Center, Room 2700
301 S. McDowell St. – Raleigh, N.C.

-
1. Call to Order – Mr. Ted Van Dyk, Chair
 2. Pledge of Allegiance
 3. Petitions and Amendments
 4. Approval of Minutes from August 5, 2026
 5. Neuse North Area Plan – Draft Plan Proposal (Akul Nishawala, Wake County Planning and Development Services)
 6. Reports
 - Committee Reports
 - Staff Reports
 7. Chairman's Report
 8. Adjournment



Planning and Development Services

(Planning) ☎ 919-856-6310
(Permits and Inspections) ☎ 919-856-6222
(Watershed Management) ☎ 919-856-7436

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P.O. Box 550 • Raleigh, NC 27602

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MINUTES OF REGULAR PLANNING BOARD – August 5, 2026

LOCATION: Wake County Office Building, 337 S. Salisbury St., Room G103, Raleigh, NC

MEMBERS PRESENT:

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

MEMBERS ABSENT:

1. Mr. Amos Clark
2. Dr. Kamal Kolappa

COUNTY STAFF:

1. Ms. Angie Arzon
2. Mr. Seamus Blake
3. Mr. Adam Cook
4. Mr. Steven Finn
5. Dr. Caroline Loop
6. Mr. Josh McClellan
7. Ms. Terry Nolan
8. Ms. Becca Truluck

COUNTY ATTORNEY:

- Mr. Kenneth Murphy, Deputy County Attorney

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1. **Meeting Called to Order:** Mr. Van Dyk called the meeting to order at 1:31 p.m.
 2. **Petitions and Amendments:** None.
 3. **Approval of June 3, 2026, Minutes:** Ms. Prince made a motion to approve the June 3, 2026, minutes as submitted. Mr. Fleming seconded the motion, and the Board adopted the minutes unanimously.
 4. **Proposed Zoning Map Amendment PLG-005868-2025 – Adam Cook, Planner II**
Request to rezone one parcel consisting of approximately 10.42 acres from Residential-30 (R-30) to Conditional Zoning Industrial-1 (CZ-I-1).

Presentation by staff: Adam Cook, Planner II

Mr. Cook explained that this is a continued request to rezone one parcel consisting of approximately 10.42 acres from Residential-30 (R-30) to Conditional Zoning Industrial-1 (CZ-I-1). The parcel is located at 4605 Windy Knoll Road with frontage on Watkins Town Road. The conditions proposed by the applicant are as follows:

1. The property shall be used solely for a tree service business and customary accessory uses, including equipment and vehicle storage.
2. No retail sales, commercial customer traffic, or customer pick-up/drop-off activities shall occur on the property.
3. Operations shall be limited to equipment storage, dispatch, loading, unloading and routine maintenance.
4. Chipping, grinding, or mulching shall be limited to vegetative material generated on the property. No vegetative material generated from off-site tree service operations shall be brought onto the property for chipping, grinding, or mulching.
5. Regular business operations shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. Emergency operations in response to natural disasters or other emergencies shall be permitted at any time.
6. Outdoor storage shall be limited to designated areas screened by existing and supplemental landscaping.
7. All future structures shall maintain a minimum setback of 60 feet from all property lines.
8. A minimum 60-foot Type B landscaped buffer shall be maintained along all property boundaries to provide visual screening and noise reduction, except where existing or approved driveways, structures, or other site improvements reasonably preclude compliance. Temporary grading and erosion and sediment control measures associated with permitted construction or maintenance activities may occur within the buffer.
9. Fuel storage shall remain at its current location or no closer than 100 feet from any riparian buffer. Fuel storage shall utilize secondary containment and spill prevention measures consistent with applicable industry standards.
10. No additional principal structures shall be constructed without approval of a subsequent rezoning or amendment to these conditions.

In 2025, a complaint was received about the operation of a tree removal business. In 2026, a Notice of Violation for the unlawful operation of a commercial tree and landscaping contracting business was issued, along with a separate Notice of Violation for land-disturbing activity. The subject property is located in the Community Area on the Wake County Development Framework Map. The East Raleigh / Knightdale Area Plan identifies the subject parcel as residential.

The parcel is designated Community on the Development Framework Map. Community areas are described as lands already in municipal corporate limits, municipal extra territorial jurisdiction (ETJ), or lands on the fringe of these areas for the municipality to expand and grow into. PLANWake policy recommends supporting municipal utility service and municipal annexation of the subject parcel. The subject parcel is shown as low-density residential according to Raleigh's Comprehensive Plan Future Land Use Map.

Wake County is currently updating the area plan in this vicinity. Until that process is completed, the East Raleigh / Knightdale Plan is currently in effect, and the plan designates the subject parcel as Residential 1.5 to 4 units per acre. In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance (UDO), any proposed rezoning should be consistent with the Comprehensive Plan.

The subject property is currently developed with individual on-site well and septic disposal systems. New non-residential developments located in the Community Area of the County's Development Framework Map are required to contact the jurisdictional municipality regarding a potential utility connection. The applicant was instructed to reach out to the City of Raleigh to discuss potential connections to water and sewer. A portion of the subject properties contain Wake County flood hazard soils and United States Geological Survey (USGS) blue line streams. Various provisions of the Wake County UDO restrict or prohibit development within these environmentally sensitive areas. The site previously had an active Notice of Violation for land-disturbing activity from the Watershed Management Division of Wake County Planning and Development Services. Since the last Planning Board meeting, a site visit was held on July 13th, and the Notice of Violation for land-disturbing activity was removed.

The subject property has frontage on Watkins Town Road and is served by a 60-foot private access easement (Windy Knoll Road). The segment of Watkins Road that serves as frontage of the subject site is currently a 60-foot public right-of-way. Any future redevelopment on the property will be required to comply with the requirements of the Wake County UDO related to the provision of transportation facilities identified on the Wake County Transportation Plan. Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by the North Carolina Department of Transportation (NCDOT).

A public hearing sign was posted on the property prior to the June meeting. The owner of the parcel and adjacent owners within 500 feet were notified by mail about a proposed rezoning. Mr. Cook indicated he had not heard any additional comments since the June meeting.

Staff finds that the proposed Conditional Zoning Industrial-1 rezoning is not compatible with the surrounding residential development and that the proposed Conditional rezoning is not consistent with the Community Area of the Comprehensive Plan's Development Framework Map. The subject parcel is shown as low-density residential according to Raleigh's Comprehensive Plan Future Land Use Map. The proposed Conditional Industrial-1 rezoning is not consistent with the East Raleigh / Knightdale area plan. The East Raleigh / Knightdale area plan designates the subject parcel as residential.

Staff does not recommend approval of the requested zoning map amendment PLG-RZ-005868-2025 as presented as the request is not consistent with the Comprehensive Plan and does not otherwise advance public health, safety, and welfare.

Public Hearing

Mr. Van Dyk opened the floor for public comment at 1:42 p.m.

Citizens in Opposition

An adjoining property owner provided aerial photos. They also provided a photo of a decibel meter reading from their driveway indicating the noise level to be above 60 decibels.

Presentation by Petitioner: S. Adam Stallings, Martin & Gifford, PLLC

Mr. Stallings reintroduced himself as the representative for petitioner Usman Ahmad of SOKO Enterprises, LLC. Mr. Stallings stated that the petitioner held a neighborhood meeting but that no one attended, although a couple of people had reached out. Mr. Stallings stated that the property surrounding the subject area is owned by Mr. Ahmad and provides an ample buffer area. He stated

that the site would no longer be in violation if the rezoning is approved. Mr. Stallings stated that the petitioner has ceased all grinding onsite and would only resume under limited circumstances. He also stated that the hours would be strictly observed as listed in the conditions.

Mr. Stallings introduced George Ziller, safety manager with DPR Construction, who conducted a noise monitoring study throughout the month of July 2026 for the petitioner. Mr. Ziller stated that North Carolina's maximum allowable continuous noise level in a residentially zoned area is 55 decibels. The highest noise recorded was 65 decibels on the main road, attributable to residential road traffic. Mr. Ziller tested the residential areas close to the property and the decibels ranges between 39 and 41, Mr. Ziller explained the range was between 39 and 41 decibels, with the exception of a leaf blower that registered at 65 decibels. He stated that morning traffic did not exceed 38 decibels during the study.

Mr. Wells asked if any readings were taken while the grinder was operating and Mr. Ziller stated that the equipment was not in use during July. Mr. Fleming asked Mr. Ziller if he conducted a decibel reading from the complainant's driveway. Mr. Ziller responded that a 32 decibel reading was recorded from the neighborhood end of the street. Mr. Fleming asked how many machines were in operation when decibel readings were taken, and Mr. Ziller stated that seven pieces of equipment were in operation during the readings, which is representative of the trucks and equipment that leaves the property and returns each day. Mr. Ziller submitted his report into the record, and Mr. Van Dyk accepted it.

Mr. Ahmad stated that not all the equipment is running consistently, and he believes that the primary source of the complaint is the chipper or grinder. He noted that the proposed conditions prohibit using the chipper and grinder on the property except for materials generated from the property. Mr. Ahmad stated that they will limit the hours of operation, maintenance will not take place outside of work hours, and the business will not operate on Sundays.

Ms. Booker-Williams asked Mr. Ahmad to describe what operations take place on the property. Mr. Ahmad stated that his equipment repair crew works on equipment repair between 7 a.m. to 6 p.m. and this work occurs both in and outside the garage. Mr. Fleming asked if Mr. Ahmad had tested how much noise the repair of equipment generates. Mr. Ahmad stated that Mr. Ziller's noise decibel readings were only conducted when there was activity on the property. Mr. Fleming asked about the discrepancy between Mr. Ziller's report and the 60 decibel reading in the photo presented earlier by a citizen in opposition. Mr. Stallings attributed the difference to the noise generated by the grinder.

Mr. Adams asked how Mr. Ahmad planned to proceed if the rezoning was approved and the residential dwelling was noncompliant. Mr. Stallings stated that they plan to work through steps to become compliant.

Citizens in Favor

One citizen expressed that wildlife on the property does not appear impacted by the noise level. They also mentioned that they have noticed other businesses operating in what they believe to be residential zoning and that they are concerned for Mr. Ahmad's ability to support his family if the rezoning is not approved. Another citizen expressed that Mr. Ahmad's willingness to comply with the County should be considered by the Board.

With no further comment from the public, Mr. Van Dyk closed the floor at 2:23 and opened discussion among the Board members.

Board Discussion

Mr. Wells asked staff about the definition of “compatible,” and Mr. Cook responded that the Industrial use is not allowed in Residential Zoning. Ms. Booker-Williams asked about future land use, and Mr. Cook responded R-30 had some limited uses, but was primarily residential. Ms. Prince and Mr. Wells noted if the rezoning was approved, the property would be limited strictly to the conditions proposed by the petitioner. Mr. Cook added that the dwelling would also need to be rezoned back to residential, as it would be a legally nonconforming use on the property. Mr. Finn noted that nonconforming uses provide strict conditions on expansions. Ms. Prince asked about the impact of the rezoning to the surrounding area, and Mr. Cook explained that the adjacent zoning would remain residential. A Comprehensive Plan amendment would be necessary to make additional changes.

Ms. Booker-Williams stated that the decibel readings in the noise monitoring report provided by Mr. Ziller were higher than what he stated today. She stated the highest recorded reading in the report was 66.3 decibels which is higher than what is allowed.

Mr. Van Dyk reopened the floor at 2:32 p.m.

Mr. Ziegler and Mr. Stallings explained that the 66.3 decibel reading was taken next to the shop and is attributable to a leaf blower.

Mr. Van Dyk closed the floor at 2:34 p.m.

Mr. Fleming asked if it was possible to create a rezoning that also causes a nonconforming feature. Mr. Murphy responded it was possible, noting that this Board was responsible for sending a recommendation to the Board of Commissioners, either for or against.

Mr. Adams echoed concerns about creating a rezoning that would be both out of compliance and inconsistent with the Land Use Plan. Mr. Stallings and Mr. Fleming expressed similar concerns. Mr. Wells disagreed and indicated he would support the petition.

Board Motion for Consistency on PLG-RZ-005868-2025

Mr. Adams made a motion that the Planning Board offers the following statement of consistency, reasonableness, and public interest:

- 1) The Planning Board finds that the requested rezoning to CZ-I-1 is:
 - a) Not compatible with the surrounding residential development;
 - b) Not consistent with the Community Area of the Comprehensive Plan’s Development Framework Map and will not protect the public health, safety and general welfare;
 - c) Not consistent with municipal future land use planning. The subject parcel is shown as low-density residential according to Raleigh’s Comprehensive Plan Future Land Use Map;
 - d) Not consistent with the East Raleigh/Knightdale area plan. The East Raleigh/Knightdale area plan designates the subject parcel as residential.

Mr. Murphy asked if Mr. Adams wished to amend the motion to clarify that this is a Statement of Consistency, Reasonableness, and Public Interest. Mr. Adams moved to amend the motion to clarify that it is a Statement of Consistency, Reasonableness, and Public Interest. The motion and amendment were seconded by Mr. Fleming and was approved by the majority. Mr. Wells and Ms. Booker-Williams voted against the motion.

Board Motion to Deny PLG-RZ-005868-2025

Mr. Adams made a motion that the Planning Board hereby recommends that the Board of Commissioners deny the rezoning request as presented. Ms. Prince seconded the motion and it was approved by the majority. Mr. Wells and Ms. Booker-Williams voted against the motion.

5. Committee Reports

None.

6. Planning and Development Services Report

Mr. Finn shared that code enforcement is currently involved in 60 cases, which points at an upward trend over the previous fiscal year. Dr. Loop informed the Board that she will continue to serve as Interim Director until the Planning and Development Services Director position is filled. Ms. Nolan informed the Board of a virtual Land Use Committee meeting on August 19th to discuss the Neuse North Area Plan. She relayed information from Mr. Gardiner regarding the tree canopy efforts and data centers.

7. Chairperson's Report

Mr. Van Dyk thanked the Board for their fair hearing of conflicting testimony and the ability of both parties to remain civil. He indicated that the rate of growth in the County will result in tough decisions regarding land use moving forward.

8. Adjournment

The meeting was adjourned at 3:10 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
August 5, 2026

Chair Ted Van Dyk declared the regular meeting
of the Wake County Planning Board for
Wednesday, August 5, 2026, adjourned at 3:10 p.m.

Respectfully Submitted:

Ted Van Dyk
Wake County Planning Board

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Planning and Development Services

(Planning) ☎ 919-856-6310
(Permits and Inspections) ☎ 919-856-6222
(Watershed Management) ☎ 919-856-7436

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To: Wake County Planning Board
From: Akul Nishawala, AICP - Planner III
Subject: Comprehensive Plan Amendment #01-26
Date: September 2, 2026

Requests

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

Applicant

Wake County

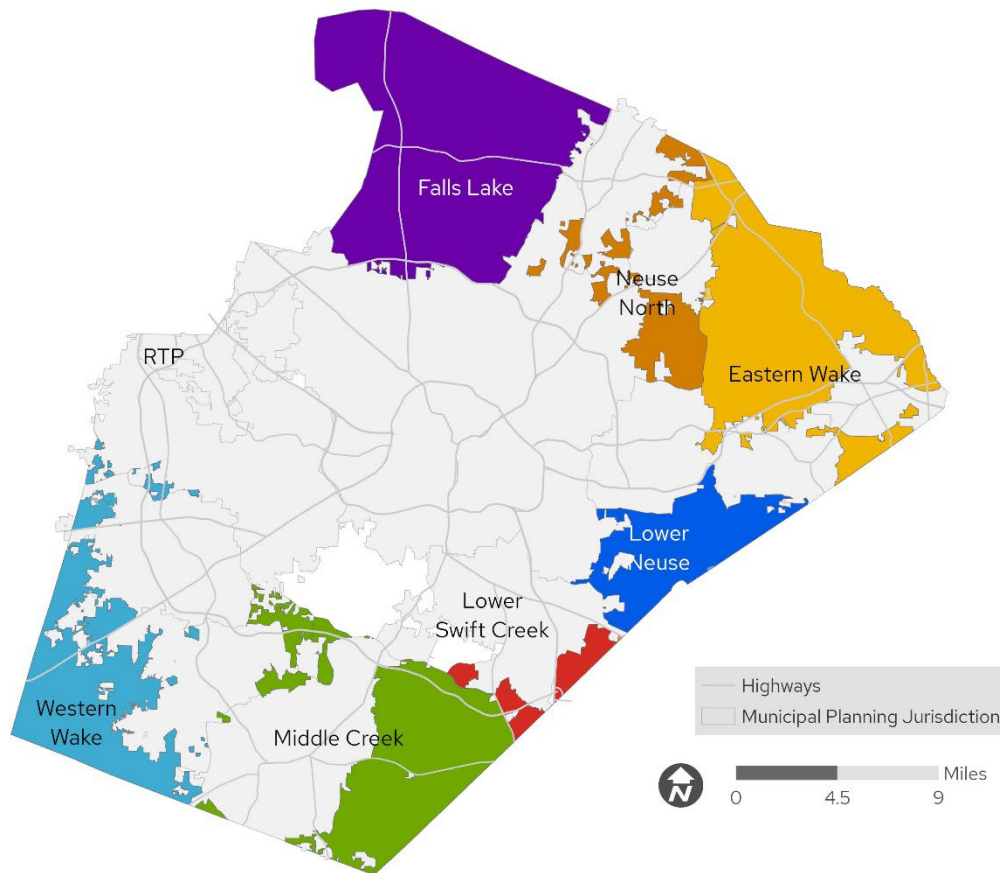
Location

The Neuse North (NN) Area Plan comprises 17 square miles or 10,890 acres in northeastern Wake County. The area is bounded by the Town of Wake Forest, the Town of Rolesville and the Franklin County line on its northern edge, by the City of Raleigh on its western edge, by the Town of Knightdale on its southern edge and the Little River Watershed (area covered in the Eastern Wake Area Plan) on its eastern edge.

Background

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.

To meet the goals set forth in PLANWake, numerous Wake County policies and documents should 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 Neuse North (NN) Area Plan is the sixth of seven area plans that will replace the current area land use plans.



Analysis

Neuse North Area Plan

The Neuse North 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.

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. This online engagement resulted in 166 map comments and 115 survey responses.

Staff held one virtual and two in-person meetings within the study area. The virtual meeting was held on March 6, 2025 with an attendance of over 60 people. The in-person meetings were held at the Raleigh Family Moose Center on March 12, 2026, and at the New Hope Fire Station #2 on June 26, 2026. The information and conversations during these events directly contributed to Neuse North's content and overall direction.

An important aspect of the Neuse North 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. Despite its relative size to other area plans, the Neuse North area contains 4% of the county's farming property and 15% 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 Neuse North Area Plan, staff recommend two amendments to the PLANWake Development Framework map.

1. **Amend 580 acres bounded by Mitchell Mill Rd, Watkins, Rd, and Peebles Rd from Community to Rural.** Staff has identified several large agricultural parcels with present-use value (PUV) with property owners who have expressed a desire to continue farming. Further, based on conversations with the City of Raleigh, there is little likelihood that public utilities will be extended into this area.
2. **Amend a 250-acre parcel bounded by the Franklin County line, Gilcrest Farm Rd, and Oak Grove Church Rd from Rural to Community.** Through conversations with the property owner and the Town of Wake Forest, staff has determined that there is a strong likelihood that this property will be annexed in the near future. This is also consistent with the Town's land use plans.

Staff included municipal planning staff (Rolesville, Wake Forest, and Raleigh) in the updates and development of the Neuse North Area Plan throughout the process.

Findings

1. **The Neuse North Area Plan is consistent with the goals and visions set forth in PLANWake.**
2. **The Neuse North Area Plan received input from residents, municipal partners, and stakeholders.**
3. **The Neuse North 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 Neuse North Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake.

Attachments:

- Neuse North Area Plan
- CPA-01-26 Staff Presentation



NEUSE NORTH AREA PLAN

Table of Contents

Section 1: Study Overview	2	Section 4:	
Purpose of the Plan Update	2	Neuse North Future Land Use Map	26
Wake County Area Plans	2	Section 5:	
Neuse North Study Area	5	Additional Planning Elements	28
Neuse North and PLANWake	5	Municipal Planning Jurisdictions	28
		Municipal Transitions Standards	29
Section 2:		Multi-Use Districts	29
Existing Conditions and Plans	7	Neuse North Multi-Use	
Population and Housing	7	District Recommendations	30
Affordable Housing	9	Neuse North Multi-Use Districts	32
Wake County Community View Atlas	9	PLANWake Development Framework Map	
Community Vulnerability Index	10	Amendment Recommendations	41
Economic Health Index	13	Commercial Location Strategy	43
Current Land Use	16	Greenway / Walkability Network	44
Agricultural and Farmland Preservation	19	Section 6: Conclusion and Next Steps	46
Prime Soils	20	Next Steps	46
Neuse North Farmland and Agriculture	21	Section 7: Appendix	47
Historic Properties and Landmarks	23		
Section 3: Community Engagement			
and Outreach	24		
Online / Virtual Engagement	24		
In-Person Community Meetings	25		
Community Meeting #1 –			
Raleigh Family Moose Center	25		
Community Meeting #2 –			
New Hope Fire Station #2	25		

SECTION 1

Study Overview

While PLANWake will continue to serve as the overarching vision for the county, the Neuse North (NN) Area Plan will provide more localized land use and development goals. The study process will also specifically create opportunities for localized public input and engagement.

Purpose of the Plan Update

The county is working with its partners and the public to update the Neuse North Area Plan to:

- **Modernize the plan.**
Previous planning studies were completed as part of the Northeast Land Use Plan (2001) and the E. Raleigh/Knightdale Land Use Plan (2003). This area plan will replace the portions of those plans covered by the NN study area. With this plan's adoption, all of the former land use plans will be replaced.
- **Align with the Wake County Comprehensive Plan, PLANWake.**
Adopted in 2019, PLANWake established notable new goals for the Neuse North study area and county at large.
- **Align with municipal plans.**
The City of Raleigh and the Towns of Knightdale, Rolesville and Wake Forest have all updated their municipal plans multiple times since 2004.
- **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 NN study area.

- **Set the groundwork for next steps.**
Issues identified by the NN 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.

The Neuse North (NN) Area Plan encompasses 18.67 square miles or 11,948 acres of unincorporated land in northeastern Wake County. The area is bounded by the Town of Wake Forest, the Town of Rolesville and the Franklin County line on its northern edge, by the City of Raleigh on its western edge, by the Town of Knightdale on its southern edge and the Little River Watershed (area covered in the Eastern Wake Area Plan) on its eastern edge. The Neuse North Area is fragmented into 20 pieces with the smallest at just 0.9 acres.

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 Neuse North Area Plan is the sixth of seven area plans to be conducted for unincorporated lands around the County. As

they are adopted, they replace the older plans, but the County jurisdiction has changed over time. The Neuse North Area Plan addresses the last remaining geographies covered by the older plans, i.e. the East Raleigh/Knightdale and Northeast Area Land Use Plans. Its adoption marks the complete replacement of these older plans. Municipalities have grown significantly over the past 20 years, either through annexation or expansions of extraterritorial 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

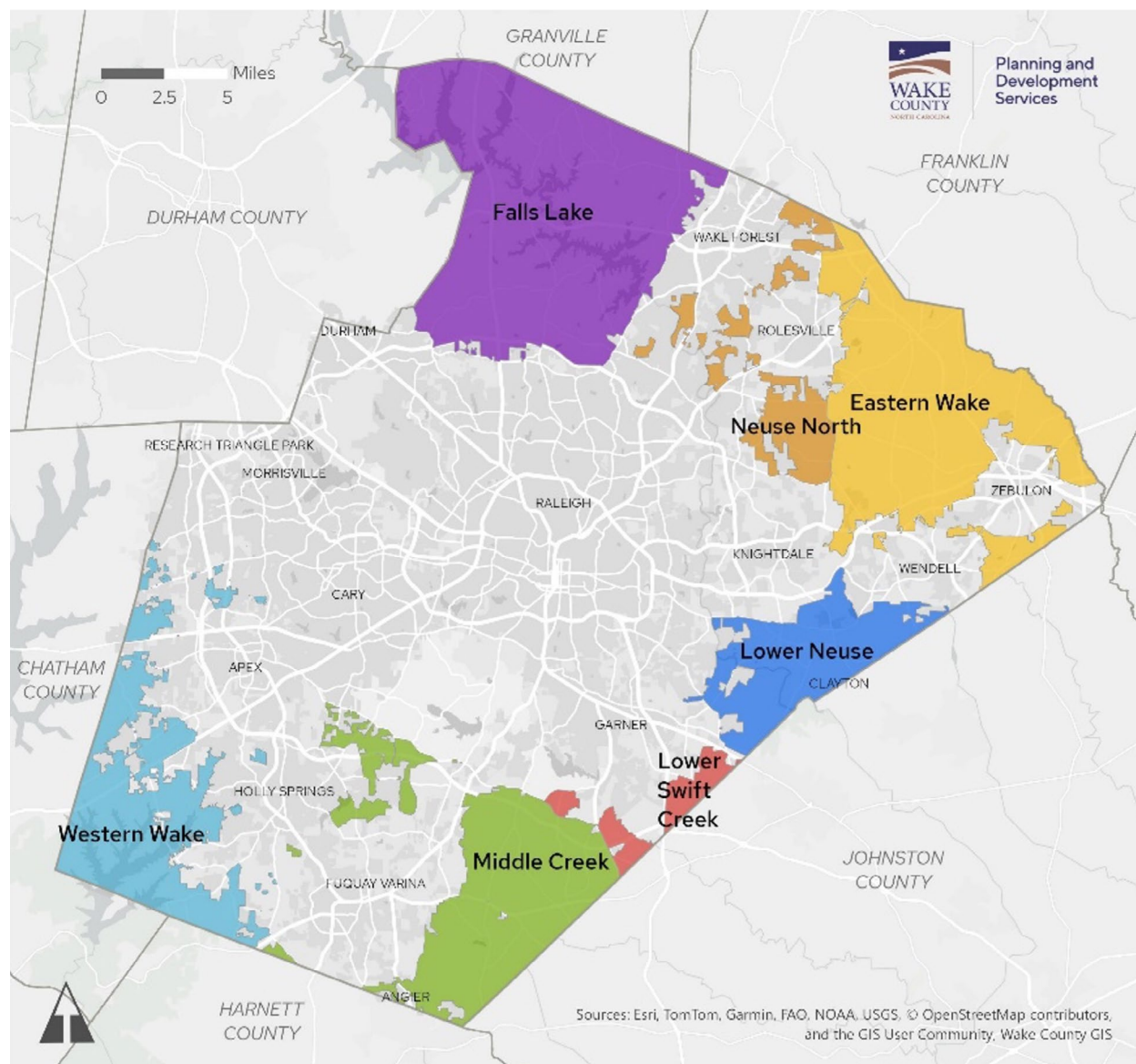
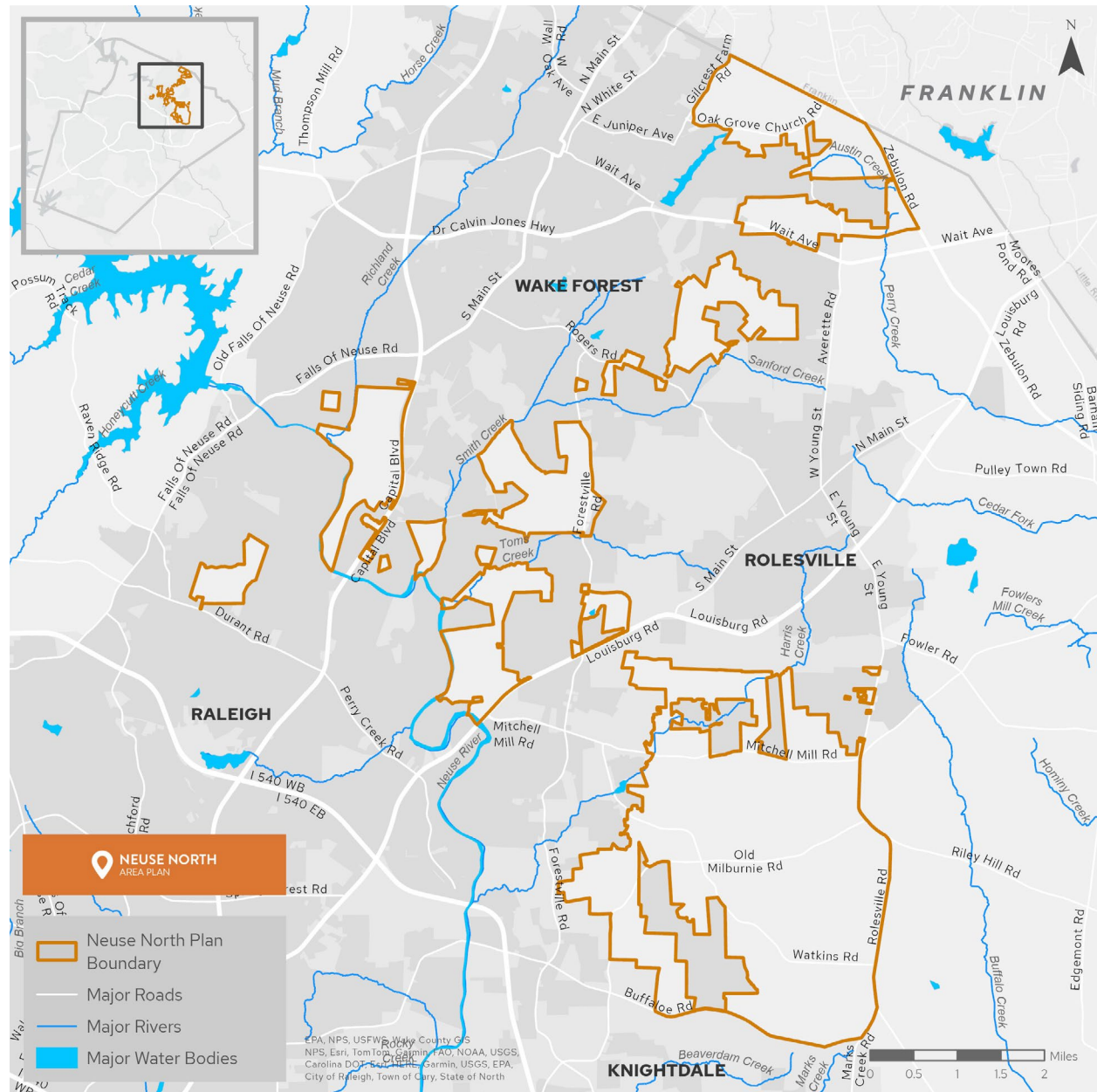


Figure 2: Neuse North Area Plan Study Area



Neuse North Study Area

The Neuse North (NN) Area Plan comprises 17 square miles or 10,890 acres in northeastern Wake County. The area is bounded by the Town of Wake Forest, the Town of Rolesville and the Franklin County line on its northern edge, by the City of Raleigh on its western edge, by the Town of Knightdale on its southern edge and the Little River Watershed (area covered in the Eastern Wake Area Plan) on its eastern edge.

Given the confluence of multiple municipal growth areas and decades of incremental annexation driven largely by property owners seeking access to water,

sewer and other municipal services, the study area has become highly fragmented. Today, the Neuse North Area is divided into 20 separate pieces, with the smallest measuring just 0.9 acres. The entire study area and the surrounding municipalities, however, are adjacent to two of the largest remaining continuous unincorporated areas in Wake County, centered on Falls Lake on the west side and Little River on the east side. The largest piece of the Neuse North Area is directly contiguous to the Little River watershed protection area on its eastern edge.

Neuse North 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. From 2000 to 2024, Wake County added nearly 106,400 residents (9.4% increase) and, from 2023 to 2024, nearly 30,000 residents (2.5% increase).¹ 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, making how Wake County plans for that growth now more important than ever.

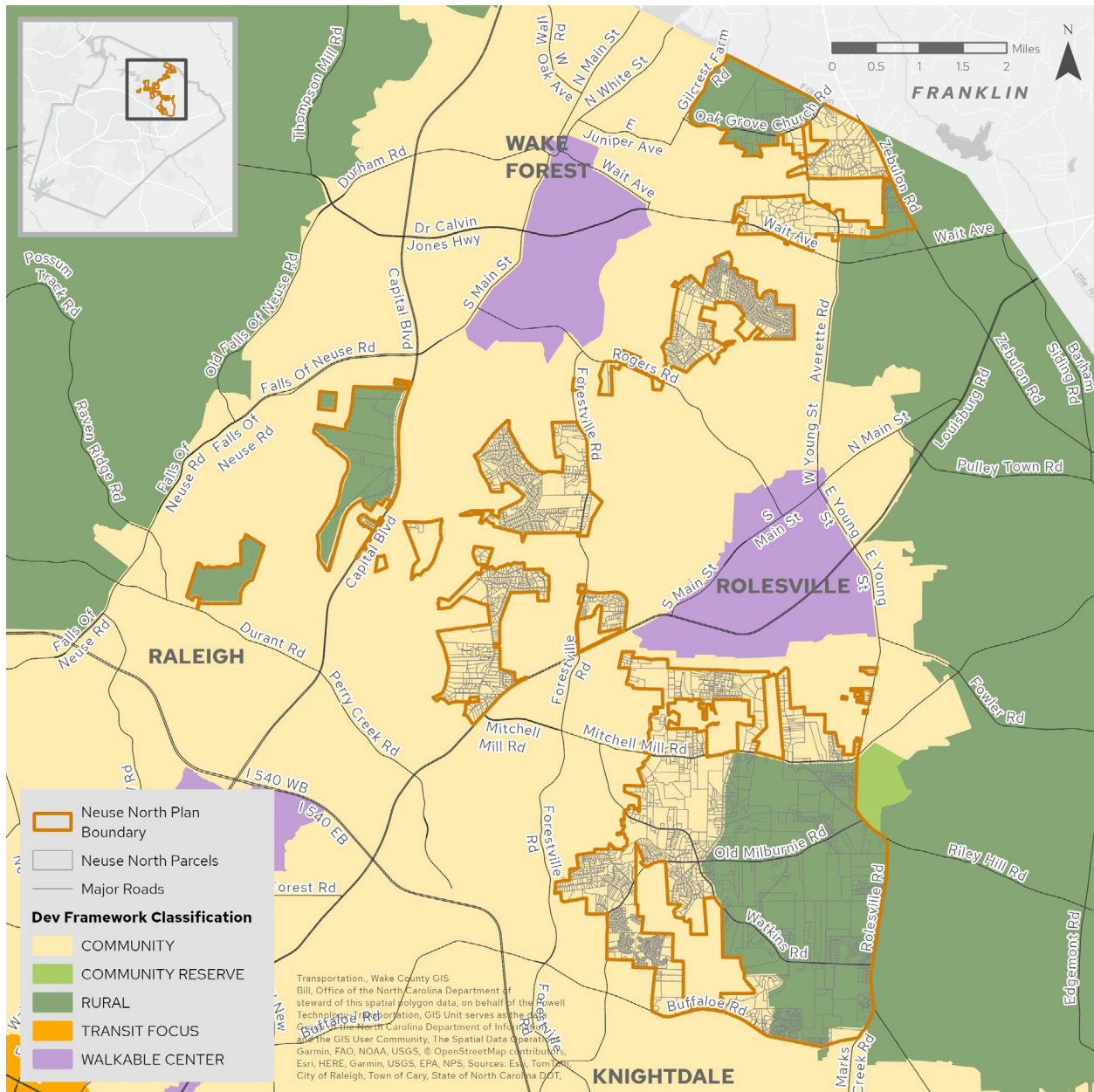
PLANWake articulates the vision for how the greater Wake County community should account for the next wave of growth in a manner that enhances quality of life for all residents. This vision directs new growth to existing towns, supports the development of connected and walkable transit-supportive centers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

PLANWake's Development Framework Map (Figure 3) shows how the overarching goals of the plan are applied in the Neuse North study area.

The majority of the Neuse North study area is within the Community designation, which 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. For county subdivisions in the NN area that are not expected to annex for development purposes, the designation merely indicates that public utilities like water and sewer may be available should their current methods fail. For some property owners, annexation has been the most logical solution for a failed well or septic tank, and that is the intent here. Of course, for other property owners, annexation is a way forward if they wish to develop or redevelop their property.

1 North Carolina Office of State Budget and Management (NC OSBM) County Population Change Estimates 2000-2024

Figure 3: PLANWake Development Framework



SECTION 2

Existing Conditions and Plans

Population and Housing

Wake County has experienced rapid growth over the past 20+ years, and the area around the Neuse North boundary is certainly no exception. But what about the Neuse North area itself? To get a sense of how this area has changed, staff analyzed parcel data from 2015 to 2025. Over these 10 years, the estimated number of total residential units grew by 166 and the estimated total population only grew by 81 people.

Many of the residential subdivisions located within the Neuse North area were built 20+ years ago and are established neighborhoods (see Figure 6: Residential

Parcels by Built Year). Changes to the lots and/or number of homes within these developments are extremely rare. This is also the case for homes that are not within a subdivision but are just residential parcels.

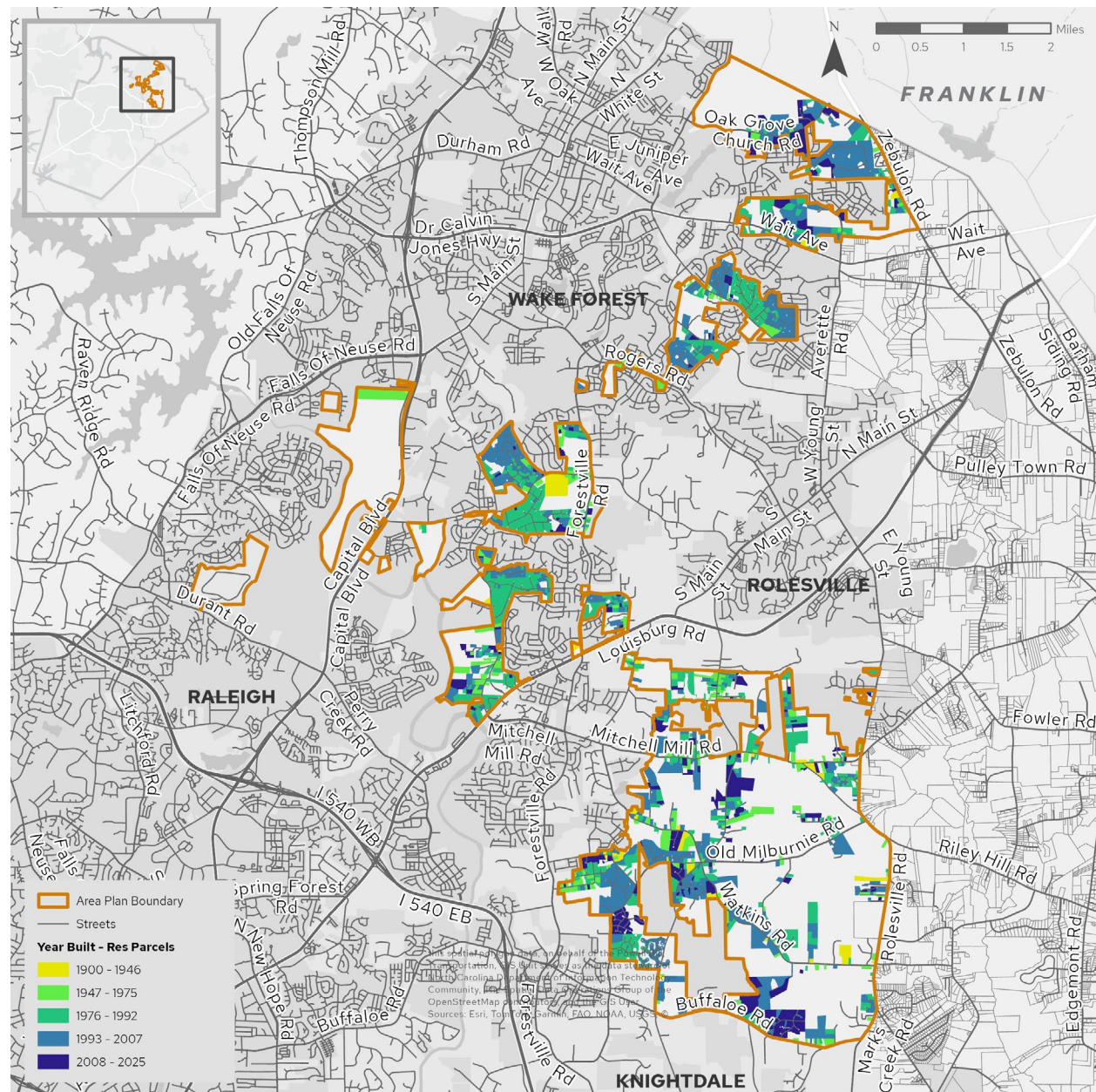
Another way of looking at this is that the county’s jurisdiction has not changed all that much over the last 10 years. Municipal growth tends to occur in areas where new development is proposed, so areas that have already been developed are excluded from this.

Figure 4: Population and Housing

Neuse North Area Plan Housing Estimate 2015-2025			
	Total Occupied Units	Total Units	Estimated Total Population
2015	2,749	2,916	7,600
2025	2,965	3,082	7,681
DIFFERENCE (% change)	216 (7.8%)	166 (5.7%)	81 (0.8%)

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

Figure 5: Residential Parcels by Built Year



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

According to Wake County parcel data, there are 216 properties in Neuse North that are identified as containing at least one manufactured home. The median year built is 1993 and the median sales price is \$76,000. 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.

Staff recommends a much more nuanced analysis of these neighborhoods and homes, which is outside the scope of this plan. Partnership opportunities should include, but not be limited to, appropriate county departments, local stakeholders, neighboring municipalities, the residents and other interested institutions.

Wake County Community View Atlas

The Wake County Community View Atlas 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 Community View Atlas that combines these factors to indicate populations with varying degrees of vulnerability. Community Vulnerability and Economic Health are two key indices that the Community View Atlas uses to identify and measure the 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.

The Neuse North study area is within 23 Census Block Groups. For context, there are 597 total

block groups in Wake County. While the study area and the block groups do not align perfectly, it is still useful to understand which factors affect the various communities and to what extent.

The numbers on each map indicate each block group's overall ranking in the county. The charts are separated into the highest-, median- and lowest-ranking block groups within the Neuse North Area. Additional factors such as total population and median household income are important to consider as they can skew the metrics somewhat. The full tables for all 23 block groups are in the appendix.

For the most up-to-date information, refer to Wake County's Community View 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 range of community vulnerability within the NN's population underscores the vastly different issues and challenges that residents face within a small geographic area. The study area has all five levels of

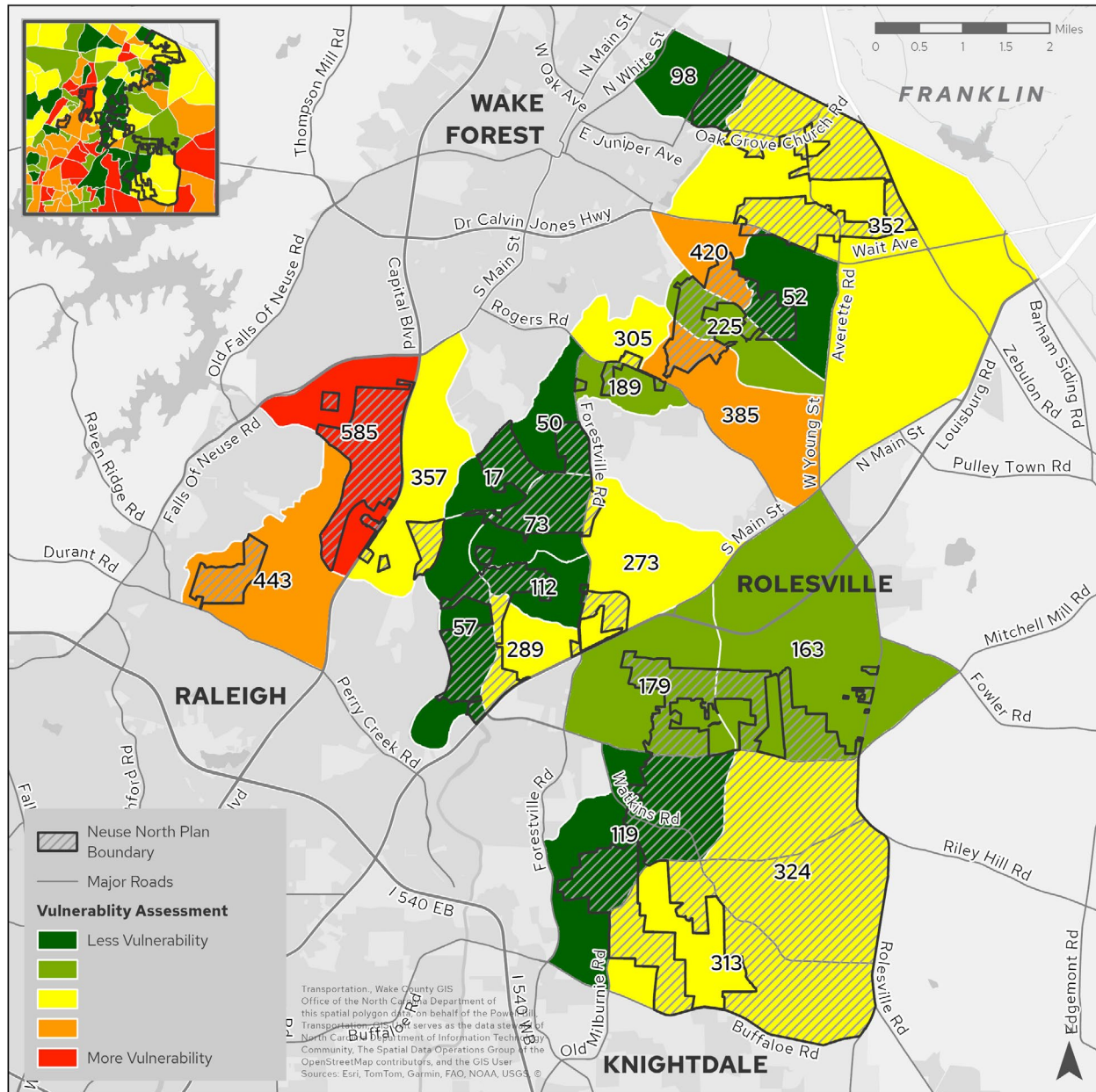
vulnerability (Figure 6) with the most vulnerable at 585 and the least vulnerable at 17 (out of a total of 597).

While certain indicators vary between the block groups, age dependency has the highest percentage in all of them. In fact, this is a universal trend in nearly the entire county. Included in the charts are the breakdowns of how much of the population is either under 18 or over 65, and these vary by block group.

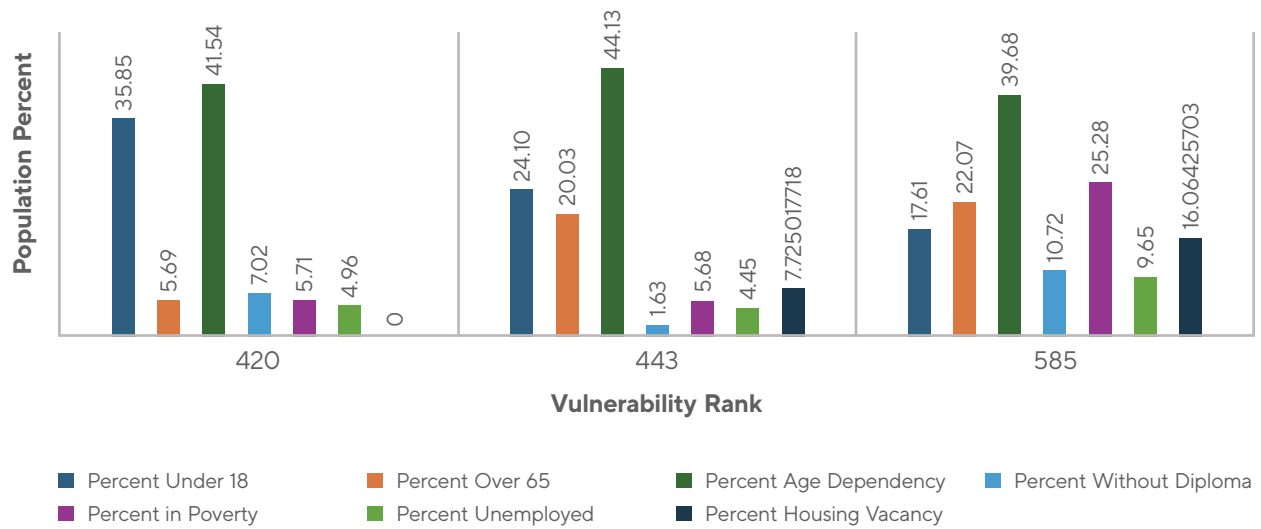
When comparing the most vulnerable block group (585) and the least vulnerable (17), one can see exactly how much disparity exists between them. The former experiences unemployment, housing vacancies, poverty and a lack of a high school diploma, while the latter experiences only mild unemployment and age dependency. There are no portions of its population experiencing unemployment or housing vacancy, and everyone has at least a high school diploma.

The full Community Vulnerability table for the Neuse North block groups can be found in the Appendix.

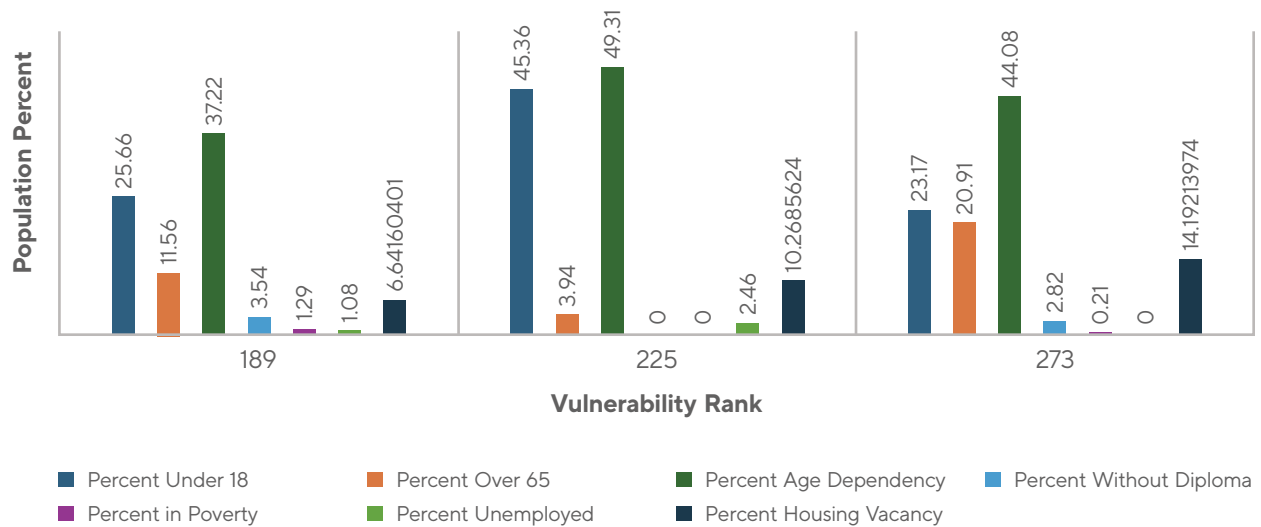
Figure 6: Community Vulnerability Index



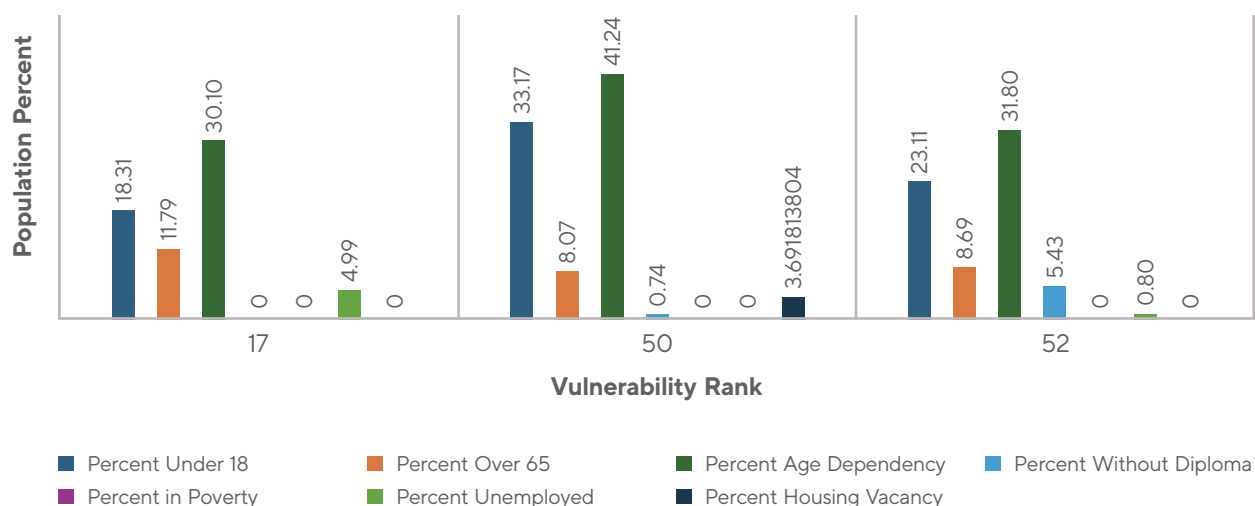
MOST VULNERABLE BLOCK GROUPS



MEDIAN VULNERABLE BLOCK GROUPS



LEAST VULNERABLE BLOCK GROUPS



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 (HUD), 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%.

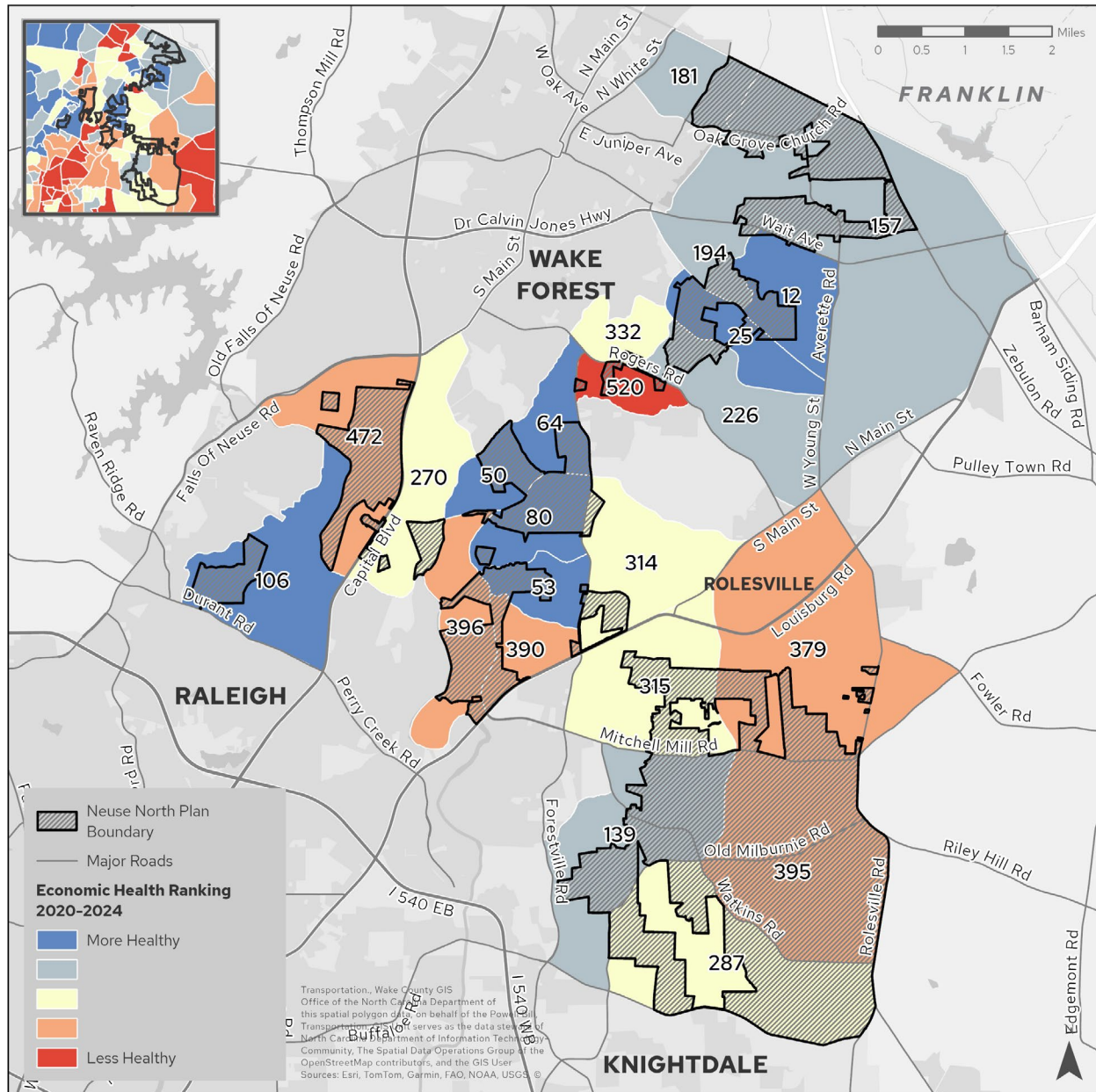
Similar to the Community Vulnerability metrics, the Neuse North's Economic Health index sheds light on the varying degrees of financial hurdles that residents must face on a daily basis.

When one looks at the Neuse North's three lowest ranked, the three median ranked and the three highest ranked block groups in terms of economic health, the two most prevalent factors are Rent as Greater than 30% of Income and Home Mortgage as Greater than 30% of Income.

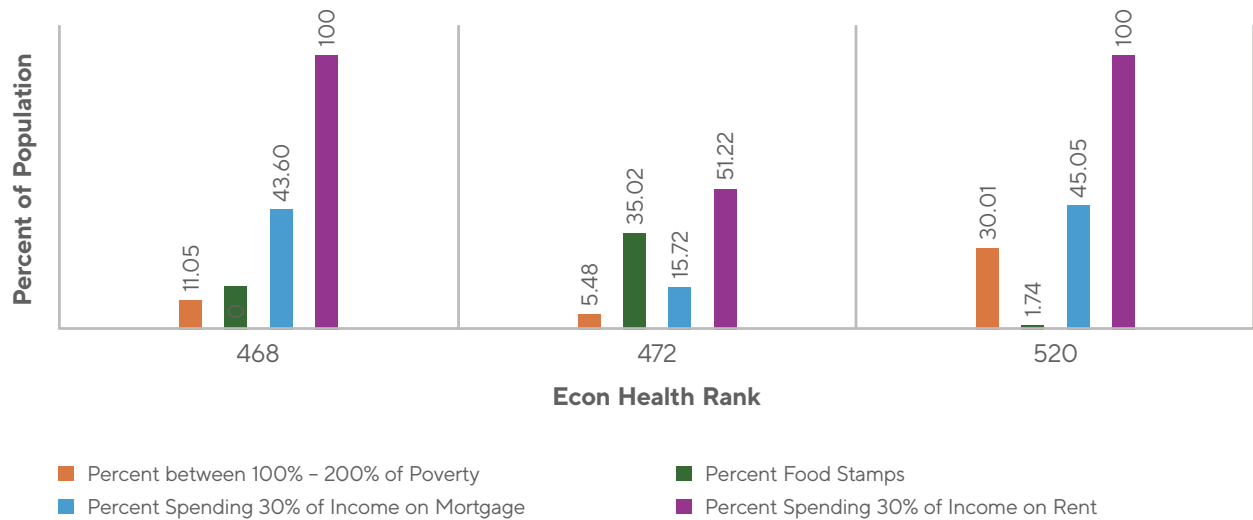
Of course, the difference between the two numbers depends on how many residents within each block group either rent or own their homes, but the takeaway is the same: more households are spending a disproportionate amount of their income on where they live. This results in less of their total income being spent on food, education, transportation, medical care or other essential facets of life. Even in the economically healthiest block groups in the Neuse North area, housing affordability is a real and tangible issue facing households.

The full Economic Health table for the Neuse North block groups can be found in the Appendix.

Figure 7: Economic Health Index



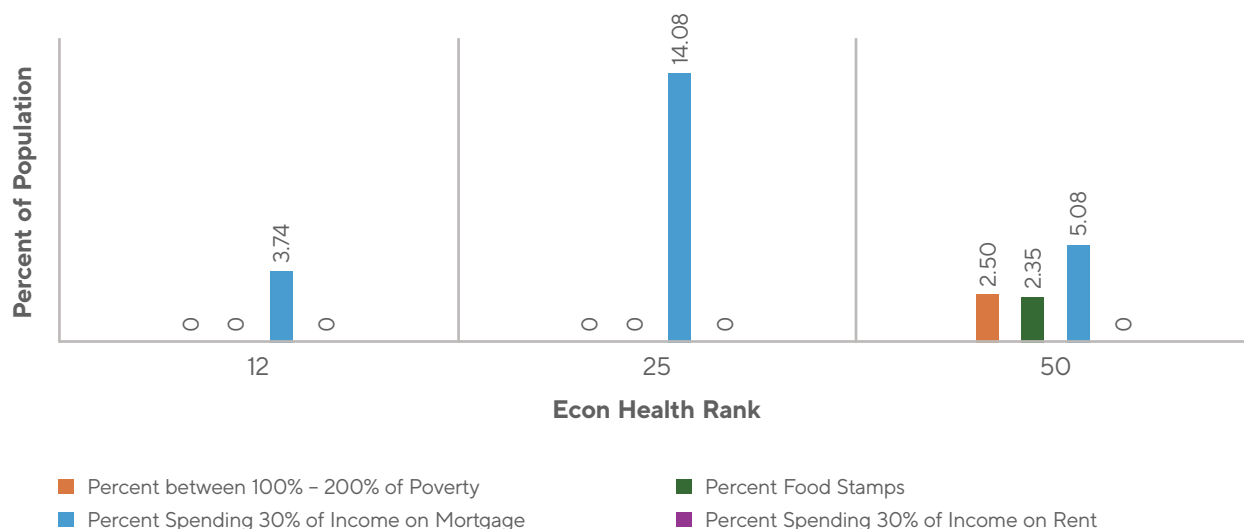
LOWEST RANKED BLOCK GROUPS



MEDIAN VULNERABLE BLOCK GROUPS



HIGHEST RANKED BLOCK GROUPS



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 8). For other area plans, staff has only considered land use in the county's jurisdiction but given the NN study area's unique geography and proximity to municipal growth, staff applied the same symbology to parcels outside of the study area. This additional context is important when considering the larger context of growth and how surrounding land uses can impact the study area.

For the Neuse North study area, the most prevalent land use is residential with an approximately 4,447 acres across 3,040 parcels. Much like the rest of the county's jurisdiction, these areas are mostly zoned Residential-30 (R-30), which requires a minimum lot size of 30,000 sf (0.68 acre). Many of the residential subdivisions in the study area are established neighborhoods that have seen rapid growth occur around them.

The second most predominant land use is agricultural, which comprises parcels that are designated as present-use value due to their agricultural, forestry,

or horticultural uses. Based on Wake County property records, the NN study area contains 101 parcels over approximately 3,500 acres. If we zoom out to the county-level, there are more than 3,000 agricultural parcels totaling approximately 82,000 acres. This means that the NN study area contains over 4% and nearly 15% of the county's agricultural parcels and acreage, respectively.

Vacant properties rank third in the NN study area in terms of acreage (1,721) but second in the number of parcels (527). Further, that the vacant land takes up more than 16% of the study area is significant, especially when taking into account the relative size of the area and the rate of municipal growth surrounding it.

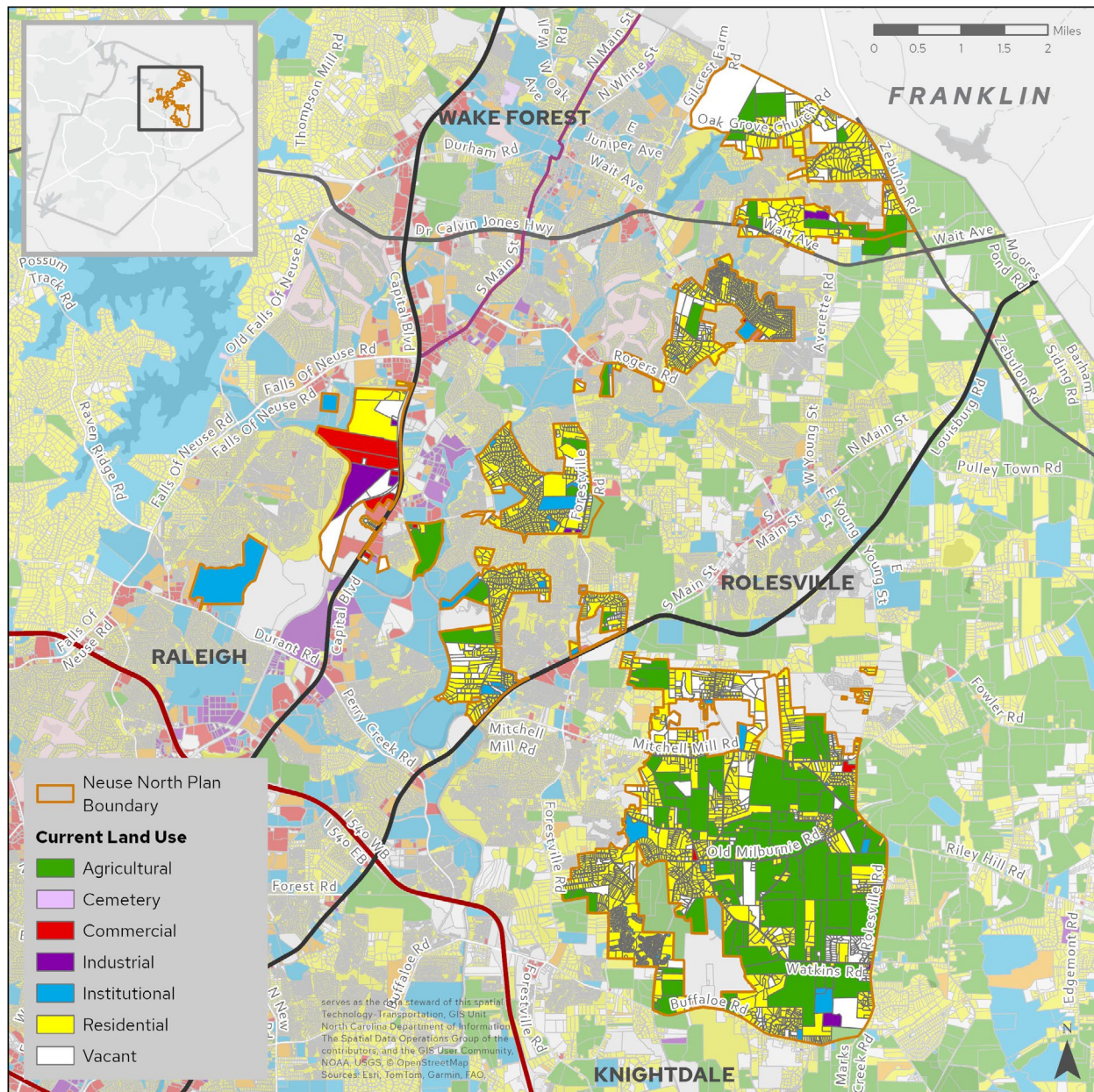
NOTE: While this analysis can be useful in observing overall land use trends, some of the land uses displayed may not be completely reflective of how the land is presently being used. This could be due to a discrepancy in the tax code, or it has not been updated as of this writing. As some residents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

Table 1: Neuse North Current Land Use

Current Land Use	# of Parcels	Total Acres	Percentage
Agricultural	101	3,494.32	33.01%
Cemetery	9	0.76	0.01%
Commercial	12	219.07	2.07%
Industrial	8	159.50	1.51%
Institutional	66	514.37	4.86%
Residential	3,040	4,477.29	42.29%
Vacant	527	1,720.77	16.26%
TOTAL	3,763	10,586.08*	100.00%

* This total is less than the overall study area acreage as it does not take rights-of-way into account.

Figure 8: 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 (p. 23). Wake County, specifically, is projected to lose 46,600 acres between 2016 and 2040 at its current rate (p. 59).

In 2026, Wake County adopted the Farmland Preservation Plan, which outlines a 10-year strategy to protect farmland, support agriculture and preserve the resources that sustain farming.

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.

Neuse North Farmland and Agriculture

According to Wake County property data, Wake County contains more than 3,000 parcels that are classified as agriculture, forestry or horticulture, which total approximately 82,000 acres. These classifications qualify the properties for enrollment in the State of North Carolina's Present Use Value program. In the Neuse North area, there are 71 such parcels that total approximately 2,500 acres. This means that 2.4% of the county's farming property and 3% of the county's farming acreage are within the Neuse North area.

The Wake Soil and Water Conservation District (SWCD) oversees three programs created in 2002 (Wake County Voluntary Agricultural District Ordinance), updated in 2016 and replaced in 2022 with the Farmland Preservation Program Ordinance. They are the Voluntary Agricultural District (VAD) Program, the Enhanced Voluntary Agricultural District (EVAD) Program and the Agricultural Conservation Easement Program. These 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

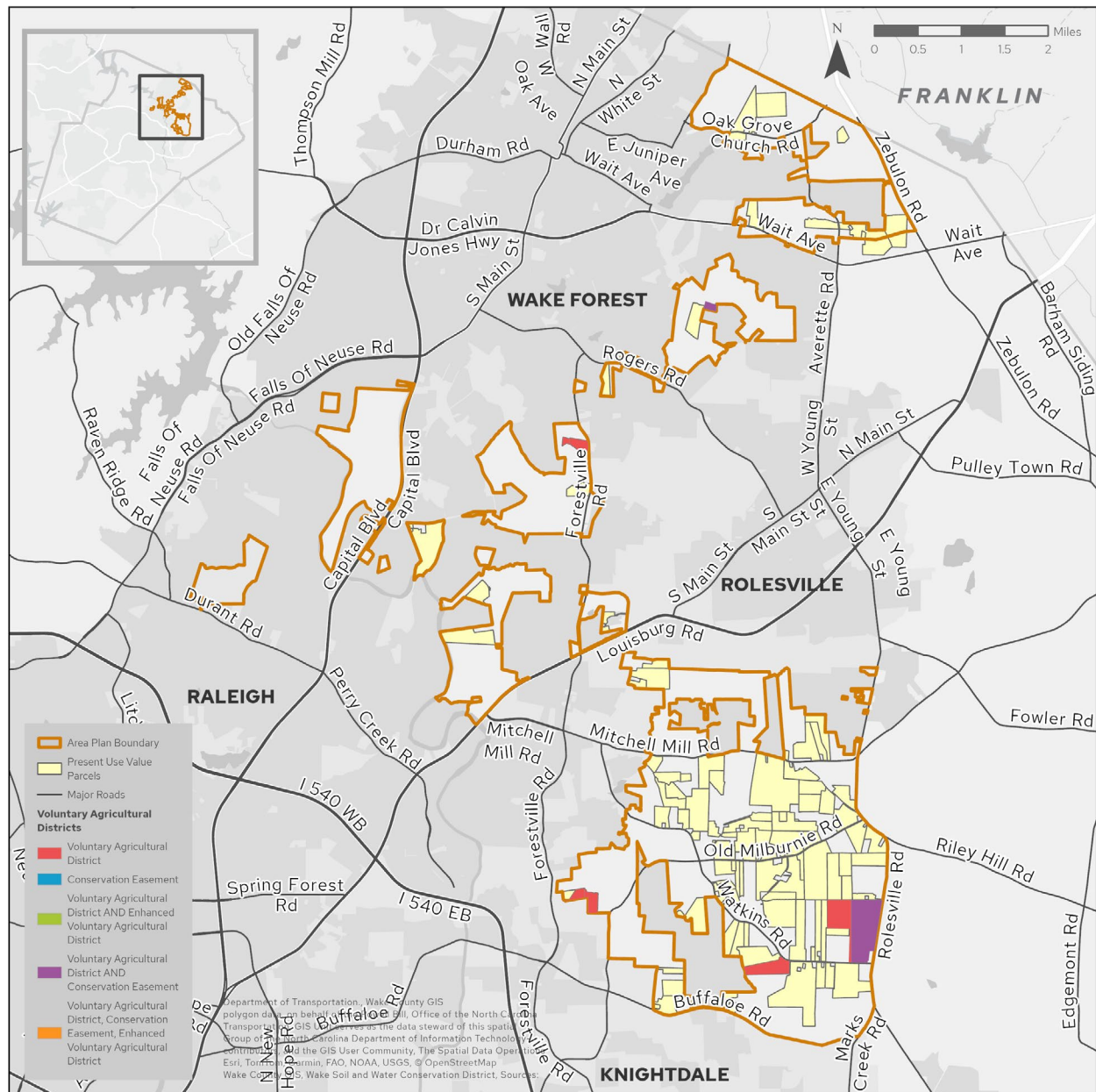
users. In this program, farms can opt out of the program before the 10 years are up. This is SWCD's longest running program, which explains why there are more VAD properties than any other.

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 to sell 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 ownership in the future.

Presently within the Neuse North study area, there are eight properties totaling approximately 500 acres that are enrolled in one or a combination of the VAD, EVAD or Conservation Easement programs (Figure 10). To put this in perspective, only 11% of the Neuse North's eligible properties are enrolled in these programs.

Figure 10: Farmland and Voluntary Agricultural Districts

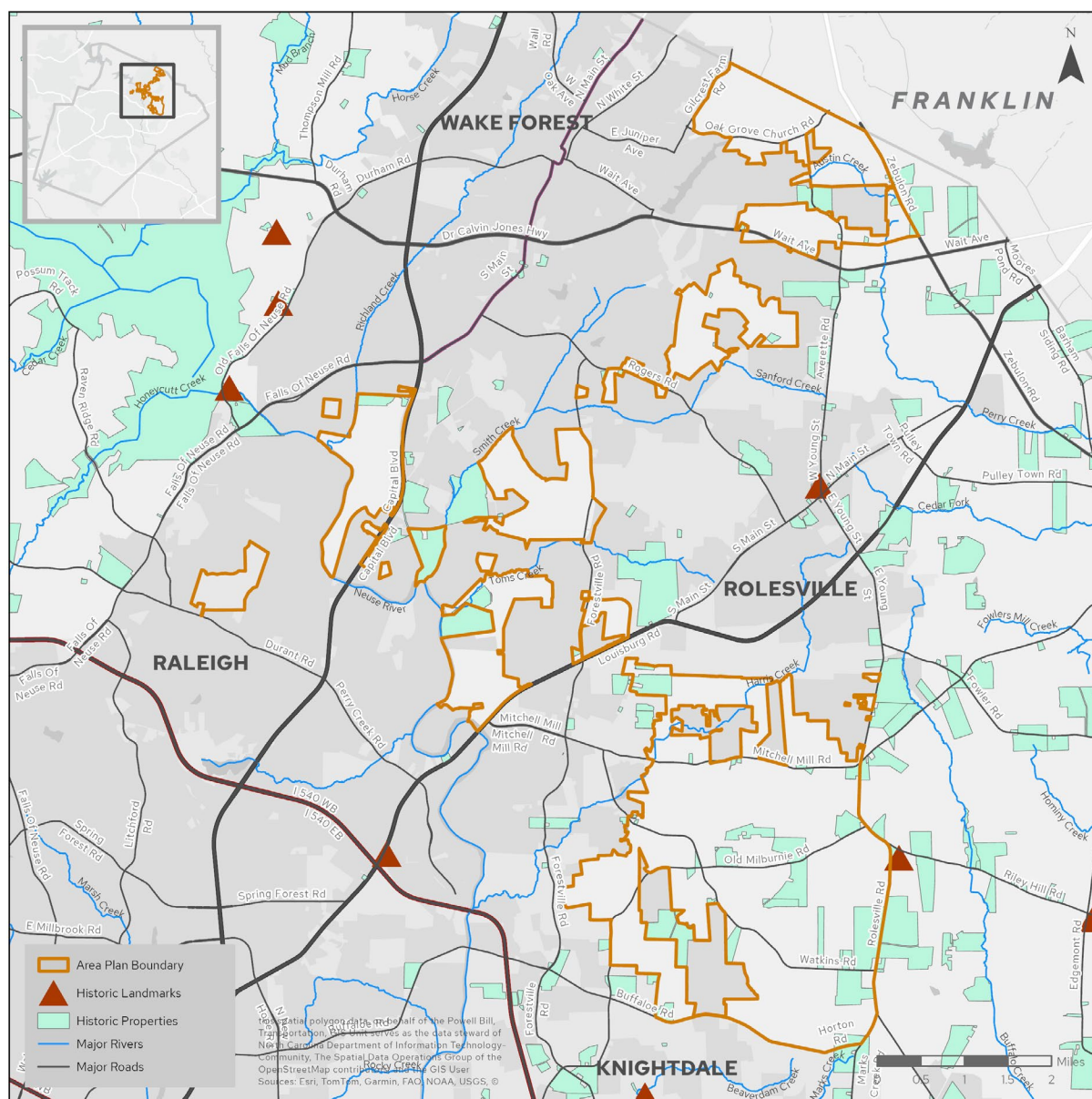


Historic Properties and Landmarks

According to Wake County's non-profit historic preservation organization, Capital Area Preservation (CAP), 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.

Figure 11: Historic Properties and Landmarks



Within the Neuse North area, there are no historic landmarks; however, there are several historic

properties that have been identified but further study is needed to determine landmark eligibility.

SECTION 3

Community Engagement and Outreach

Online / Virtual Engagement

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

The virtual community meeting took place on February 4, 2026, 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.

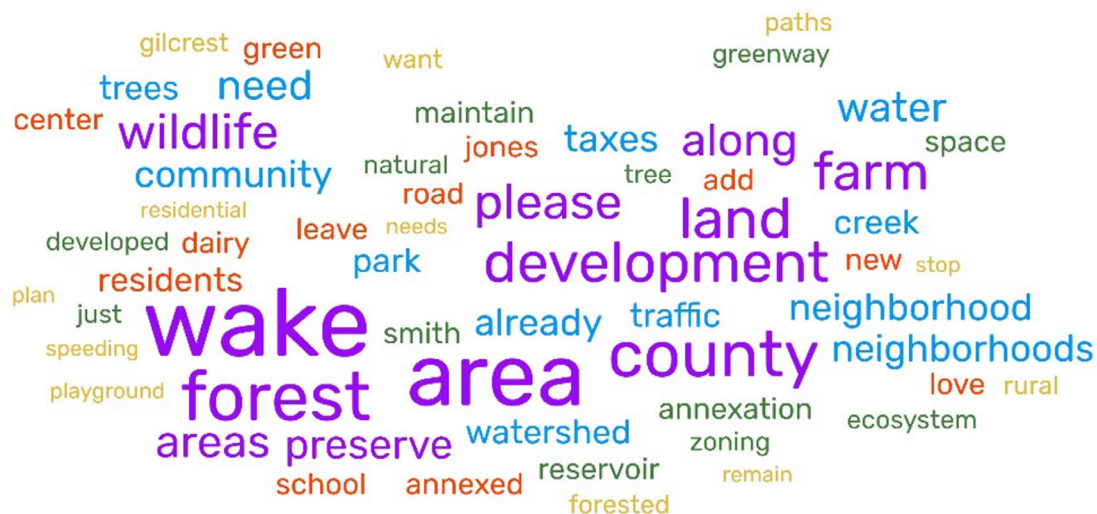
For the Neuse North Area Plan, county staff employed a new online engagement platform that provided similar avenues for residents to

voice their concerns, opinions and feedback via interactive maps and online surveys.

Staff used the interactive map platform for two separate rounds: the first to gather initial thoughts and comments about the study area, and the second to receive comments on the draft area plan document and proposed land use map. The second round went live in July 2026.

For the first round of the online engagement, the interactive map received a total of 166 comments, and the two surveys, the Community Survey and the Proximity and Access Survey, received 115 and 55 responses, respectively. The second round's interactive map showing the future draft land uses did not receive any comments.

Figure 11: Most Common Words from Map Comments



In-Person Community Meetings

Wake County staff held two in-person meetings, the first at the Raleigh Family Moose Center and the second at the New Hope Fire Station #2. These meetings provided 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's two-hour duration.

Community Meeting #1 – Raleigh Family Moose Center

The first in-person meeting was held at the Raleigh Family Moose Center on March 12, 2026. Following previous area plan formats, planning staff set up four information stations and one feedback station. Staff designed the informational stations to provide residents with planning-related context and insight into how different factors can create issues or solutions related to their neighborhoods. Finally, at the feedback station, residents were given the opportunity to share their concerns, comments or feedback to staff about the Neuse North study area.

The majority of residents were interested in the plan because they have concerns about growth, development and transportation issues. Others were worried about potential annexation from neighboring municipalities.

Along with Wake County Planning staff, other county and non-county partner agencies attended and set up information tables to promote and answer questions about the various services they provide. These 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 – New Hope Fire Station #2

The second in-person meeting was held at the New Hope Fire Station #2 on June 26, 2026, and used the format used in previous community meetings: information stations with maps followed by a feedback station for the draft future land uses.

Residents who attended asked about the planning process, what it means to have an agricultural land use

and how the plan was helping to maintain the current scale and character of their neighborhoods.

County partner agencies were present for this meeting as well to promote and highlight the work they do in the community.

Neuse North Future Land Use Map

should be amended and updated as necessary. Amendments can be requested by individual property owners, which undergo 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 12).

Figure 12: Neuse North Future Land Use

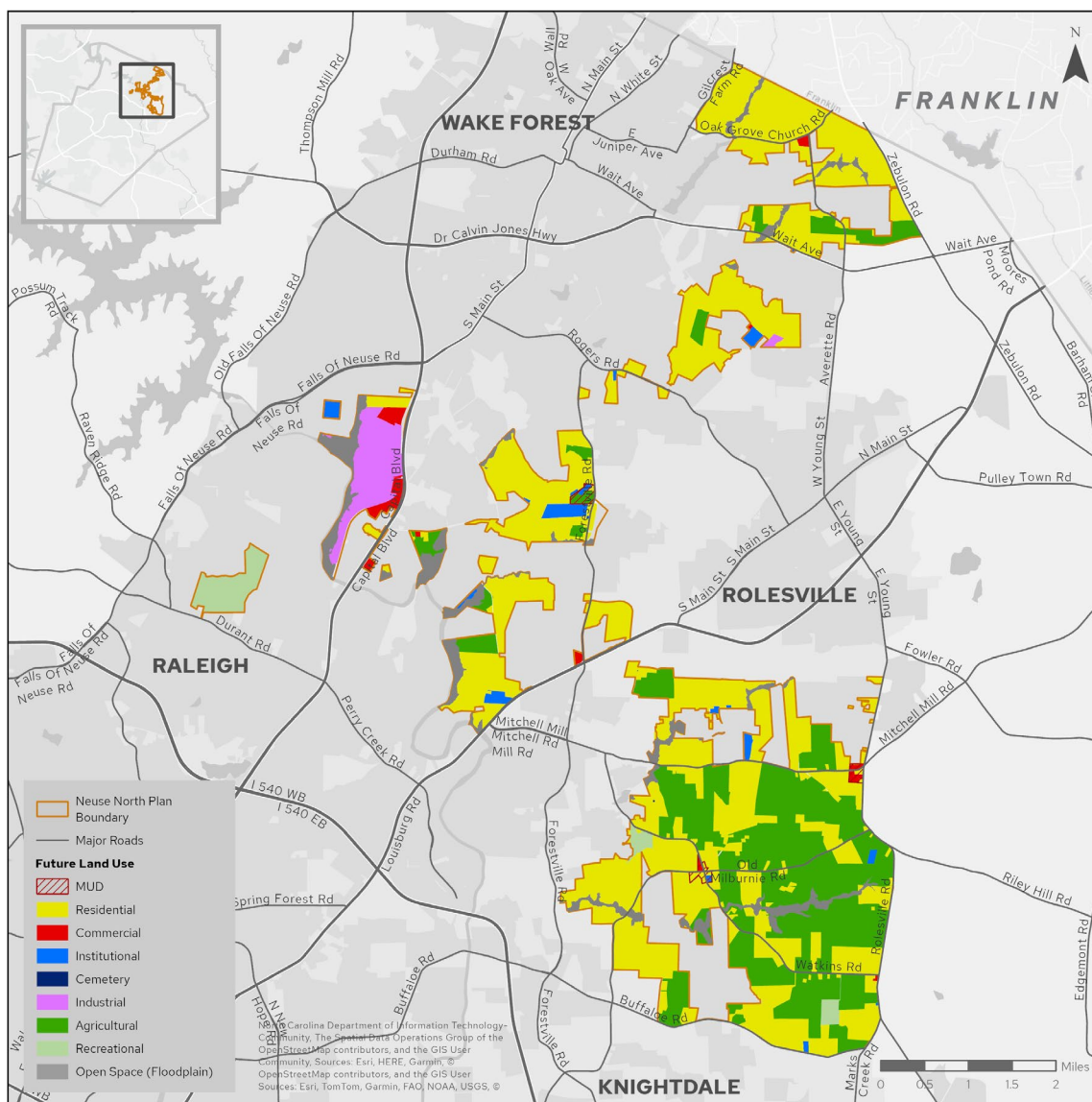


Table 2: Future Land Use Descriptions

Land Use Classification	Description
Residential	The Residential classification indicates areas for any current or future 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 currently existing commercial uses outside of MUDs.
Institutional	The 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 MUDs.
Industrial	The Industrial classification indicates areas with existing or future industrial operations.
Agricultural	The Agricultural classification identifies areas where agricultural, horticultural, or forestry uses are expected to continue.
Recreational	The Recreational classification indicates public recreation areas that are maintained by a public entity such as a town, the county, or the state.
Open Space (Floodplain)	The Open Space (Floodplain) classification identifies 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

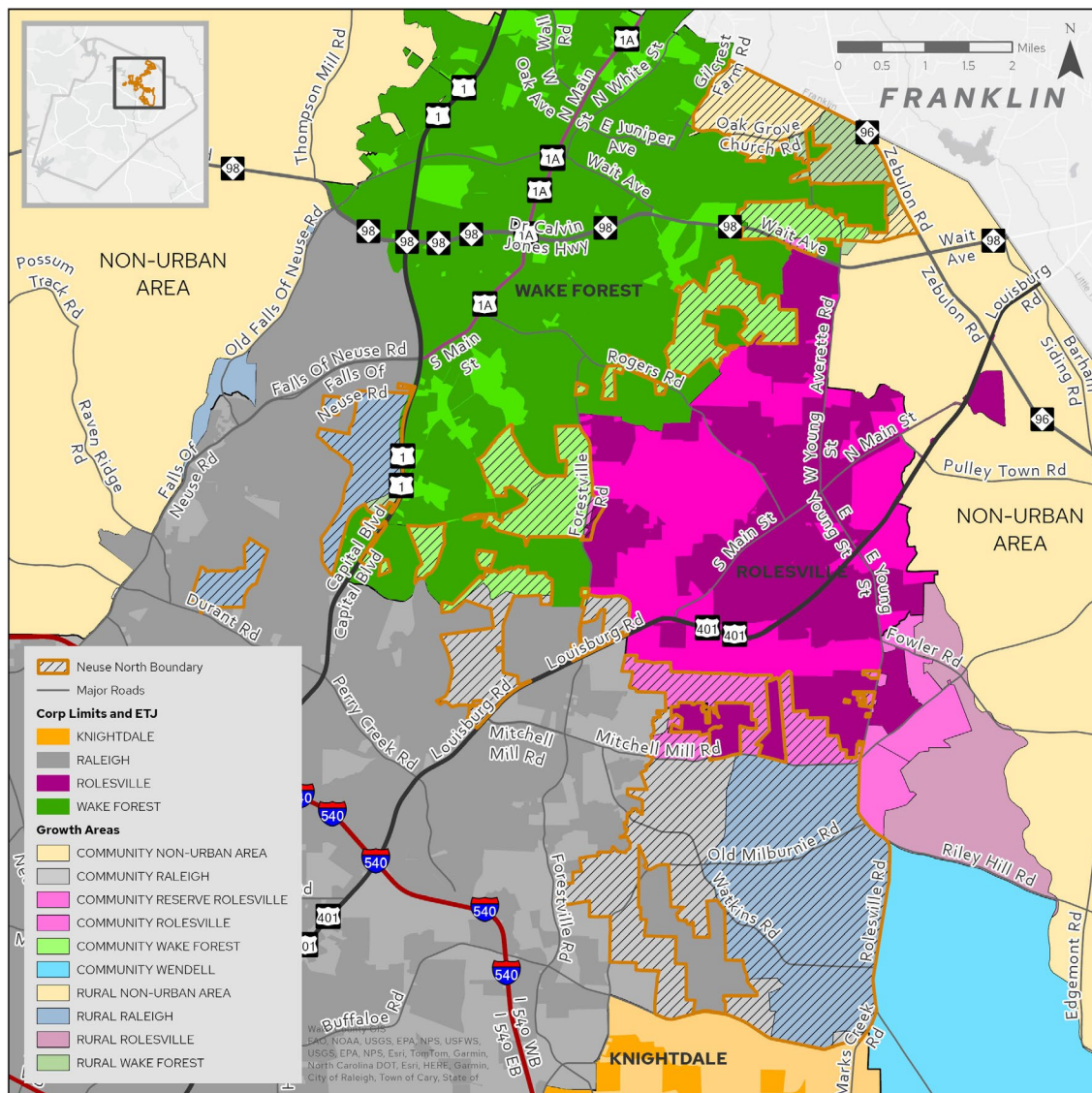
Additional Planning Elements

Municipal Planning Jurisdictions

A municipality's planning jurisdiction comprises the land within its corporate limits plus the land within its extraterritorial jurisdiction (ETJ) (Figure 13). 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 13: Municipal Planning Jurisdictions



Municipal Transition Standards

In 2022, to better align policies with the goals of PLANWake, Wake County adopted its Municipal Transition Standards (MTS) policy. This policy builds off and expands the requirements of the Transitional Urban Development Standards (TUDS) that were put in place around the time the area plans were originally adopted, 2000–2004.

The older TUDS policy applied to residential developments proposed in Wake County's jurisdiction that were located less than 2,500 feet from 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.

The MTS policy expanded applicability of the policy to commercial as well as residential developments. It included all properties designated as Community, Walkable Center, or Community Reserve on the PLANWake Development Framework Map as well as those within proximity to an existing utility. The policy requires any potential developer in these areas to talk with the municipality before talking 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

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.

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 MUDs 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 MUDs 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.

Neuse North Multi-Use District Recommendations

The NN study area contains six MUDs—four Future Municipal and two Rural (Figure 14). Similar to PLANWake’s Development Framework map, these classifications indicate the likelihood that a particular MUD develops within either the county or municipality’s jurisdiction.

For the NN study area, staff recommends removing three MUD designations and slightly shifting one’s

location. One of the former MUDs is located on the study area’s border with the Eastern Wake Area Plan. Only the portion within the NN (16.3 acres) will be removed as it is currently being developed as a residential subdivision. The Eastern Wake portion (13.5 acres) will remain as it is.

Location	Type	Acres	Action	Reason
Jonesville Rd & Mitchell Mill Rd	Future Municipal	157	Remove	No longer in county jurisdiction
US 401 & Forestville Rd	Future Municipal	4.9	Remove	Developed as non-residential
Rolesville Rd & Watkins Rd	Rural	16.3	Remove portion in NN area	Developing as residential
Rolesville Rd & Fixit Shop Rd	Rural	25.2	Move north to Mitchell Mill Rd	New location is more appropriate for non-residential development

Figure 14: Neuse North Multi-Use Districts

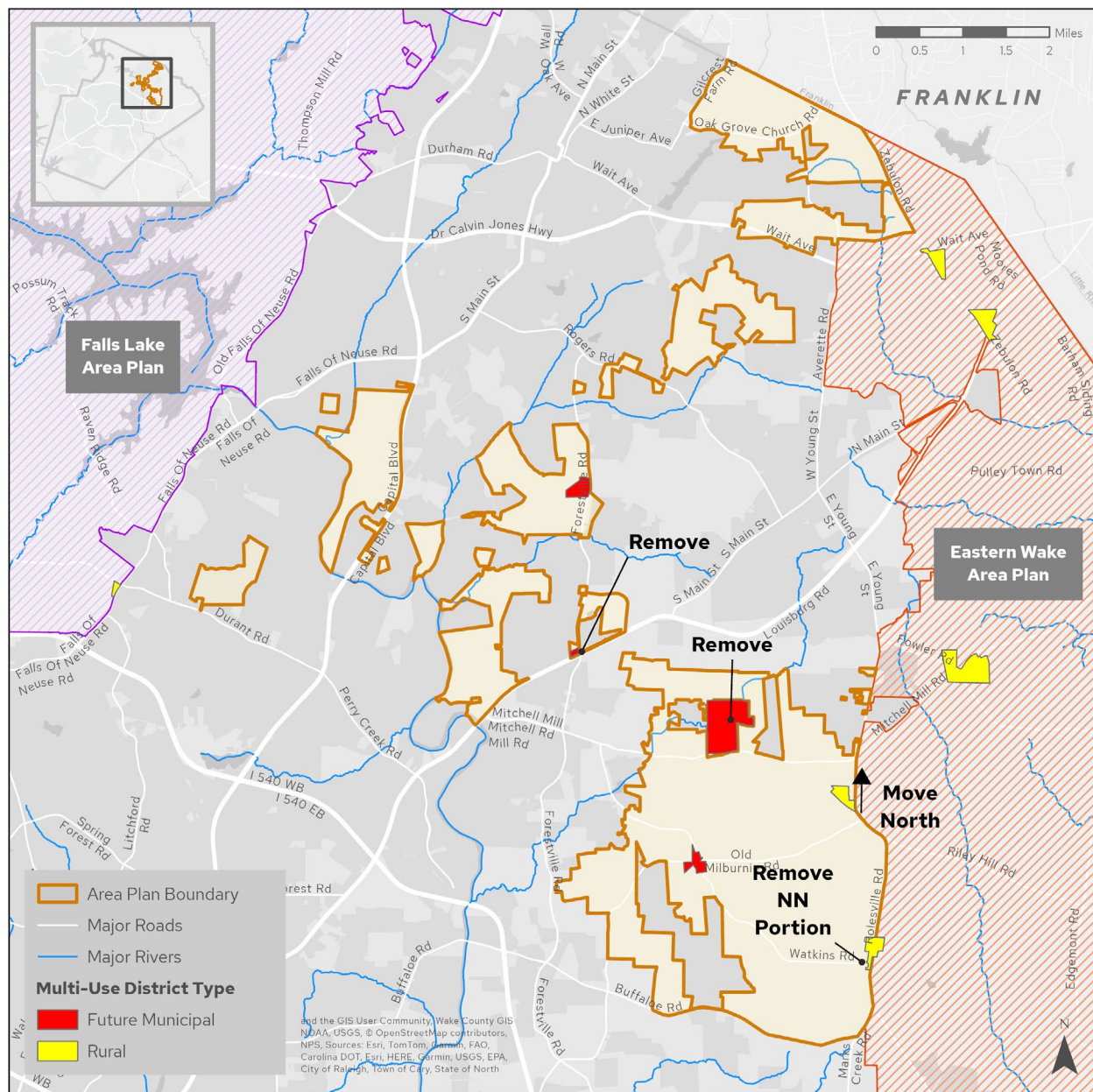


Figure 16:
Current Land Use

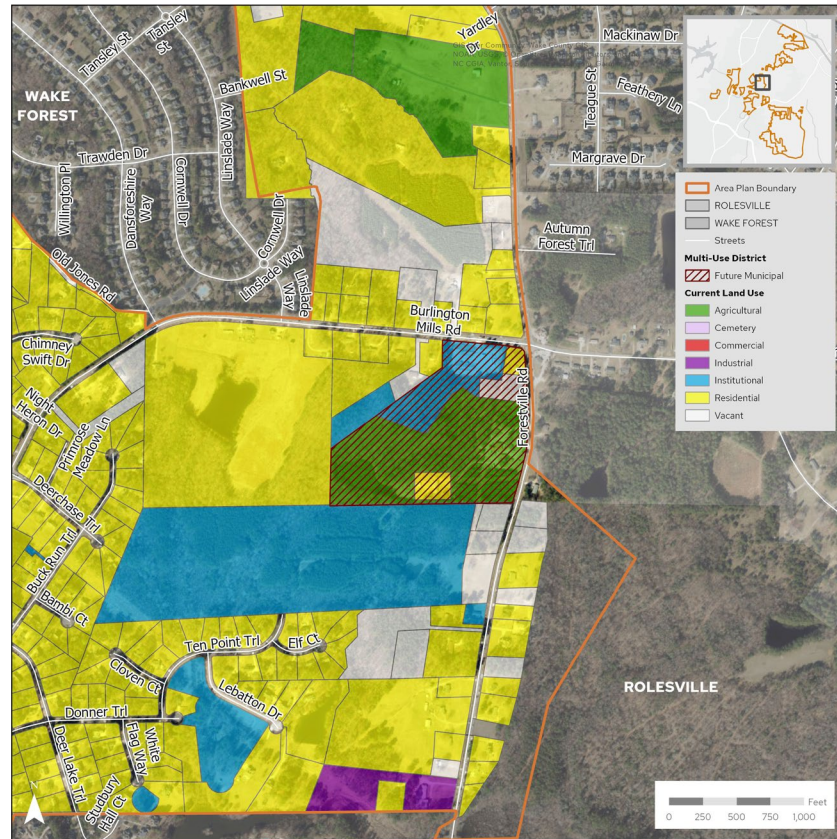


Figure 17:
Development Framework

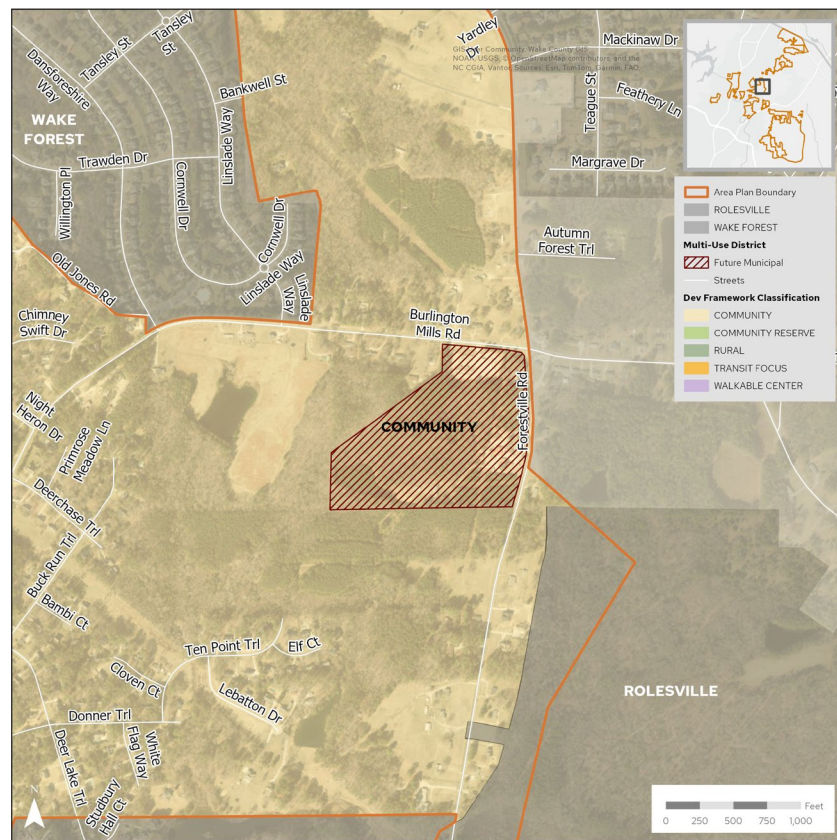
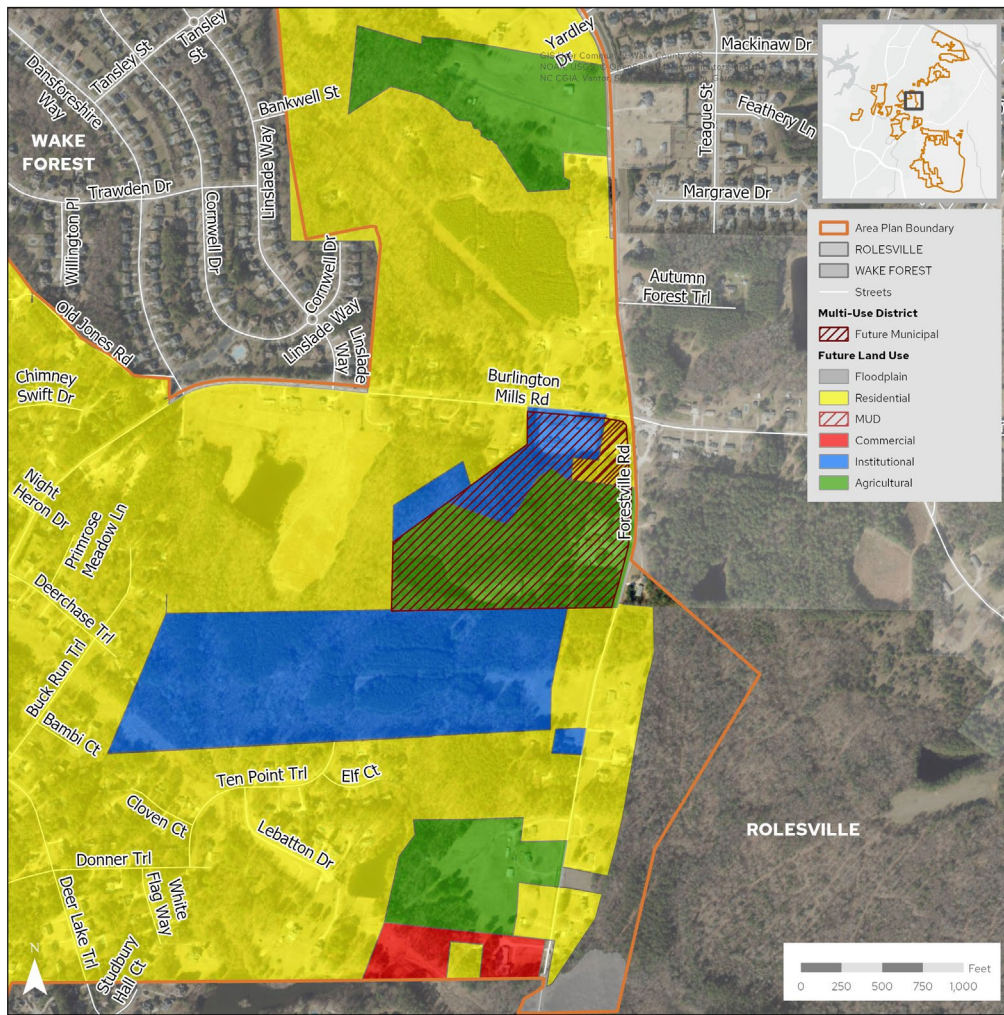


Figure 18: Future Land Use



Old Milburnie Rd & Watkins Rd MUD

The MUD at Old Milburnie Rd and Watkins Rd is located where Old Crews Rd and Peebles Rd also make crossings, making for an almost six-point intersection. The MUD designation approximately comprises 24 acres and encompasses 11 complete properties. PLANWake has designated this MUD as Future Municipal or expected to develop under a municipality's jurisdiction in the future.

In terms of zoning, the majority of the MUD is Residential-30 (R-30), with one parcel zoned as General Business (GB) and one zoned Industrial-1 (I-1). The GB-zoned parcel is a gas station/convenience store, and the Industrial-zoned parcel appears to be a residence with some farm uses. R-30 is the county's most widely used zoning district that allows one dwelling unit per 30,000 square-foot lots. GB is a commercial district intended to allow neighborhood- or community-oriented activities such as offices, retail or vehicle services. I-1 allows a range of industrial uses like warehousing, manufacturing and wholesale while minimizing impacts to the environment and adjacent properties.

The current land use map does not shed any new information with the gas station/convenience store showing as Commercial, but the New Hope Fire Station #2 located at the southern portion of the MUD on Watkins Rd is represented as Institutional given its exempt status.

The Development Framework map has the Community and Rural designations for the MUD split down Peebles Rd and Watkins Rd with the former on the west and the latter on the east. The Community designation indicates areas that are expected to become part of a municipality's jurisdiction in the next 5 to 10 years. Rural, on the other hand, is expected to remain part of the county's jurisdiction for the foreseeable future.

The future land use map does not propose any changes to the MUD parcels' current uses.

Figure 19: Zoning

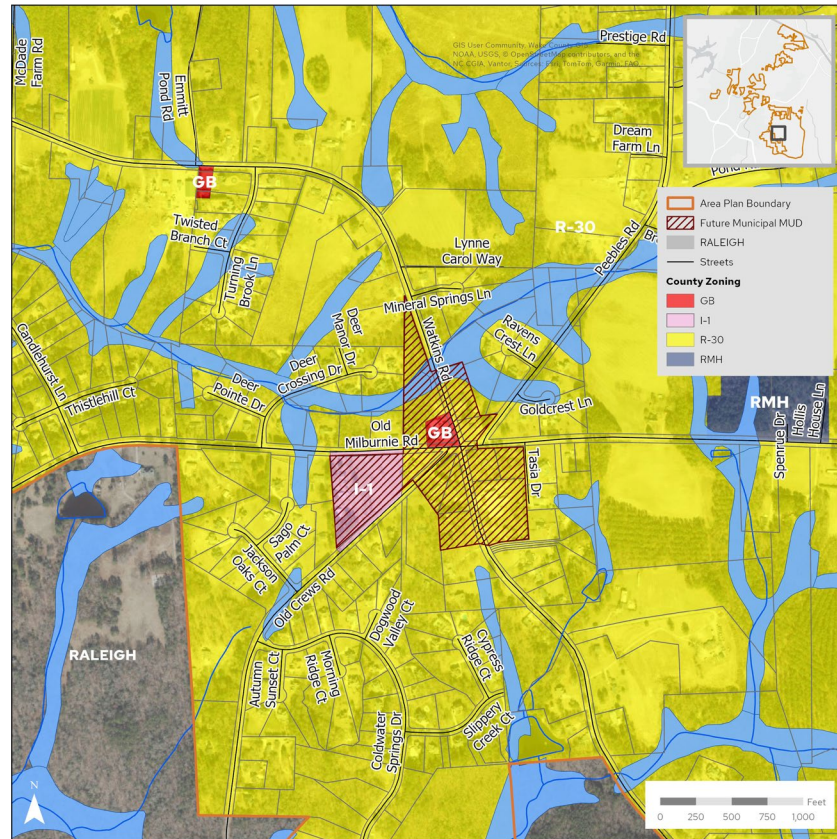
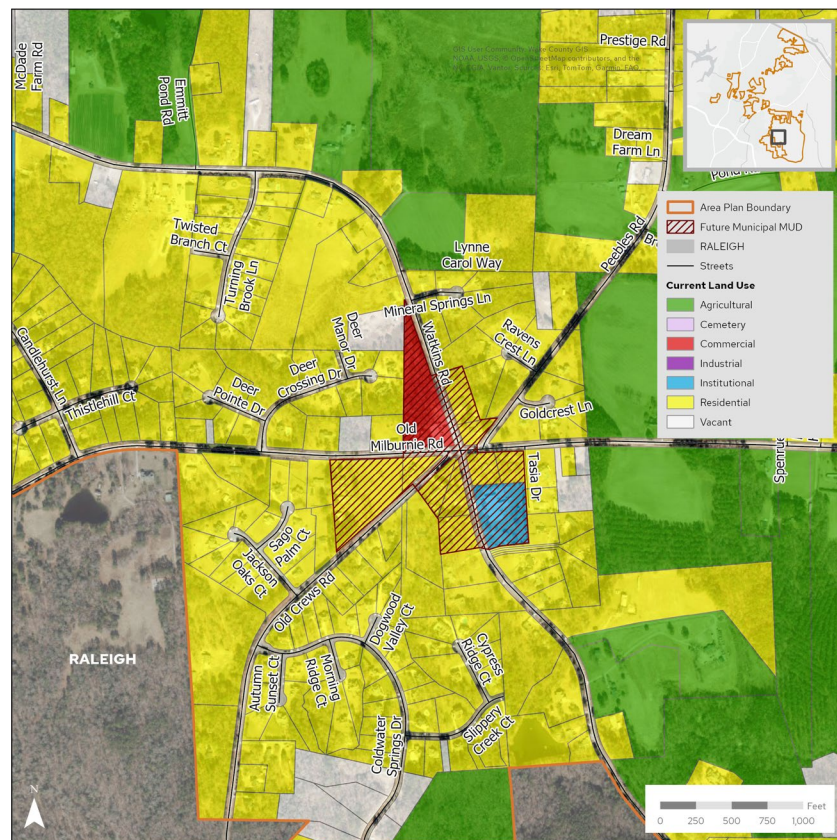
Figure 20:
Current Land Use

Figure 21:
Development Framework

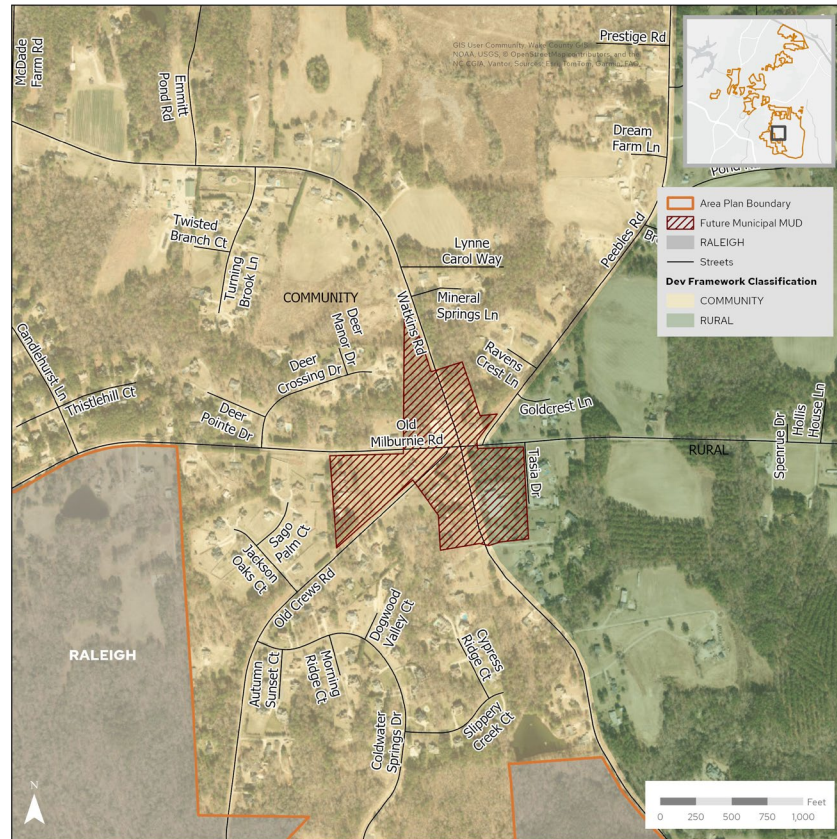
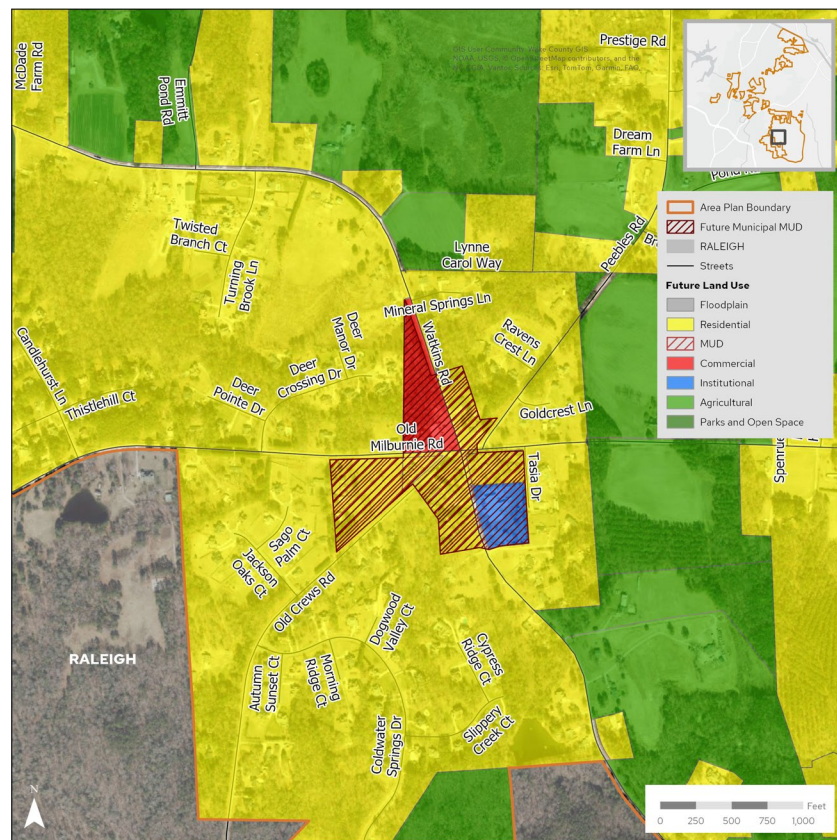


Figure 22:
Future Land Use



Mitchell Mill Rd & Rolesville Rd (NEW) MUD

The newly designated MUD at Mitchell Mill Rd and Rolesville Rd consists of five parcels on just over 21 acres. It was moved to this location after planning staff felt it was a more appropriate location for non-residential development to serve the community than the previous location on Fixit Shop Rd. There is a mix of vacant, commercial and residential uses and includes a veterinary clinic and two single-family homes. One of the homes is an early 1900s bungalow recommended for further study in the historic architecture survey database maintained by the North Carolina State Historic Preservation Office (NCSHPO).

In support of this move, three of the parcels are already zoned with non-residential districts—two CU-General-Business (CU-GB) and one Conditional Use-Office and Institutional (CU-O&I). The former is a commercial district intended to allow neighborhood- or community-oriented activities such as offices, retail

or vehicle services. The O&I district accommodates office, institutional and certain less intensive commercial activities. Conditional Use means that certain conditions specific to these parcels were agreed to when the rezoning was approved. The MUD's previous location was zoned Residential-30 (R-30). There are considerable flood-prone soils in the recommended MUD's southern portion.

PLANWake's Development Framework designates the entire area as Rural as it is intended to remain in the county's jurisdiction. In other words, the scale and character of this area is expected to stay rural in nature for the foreseeable future.

The Future Land Use map has the three non-residential parcels in the new MUD designated as Commercial and the two residential parcels to stay as they are

Figure 23: Zoning

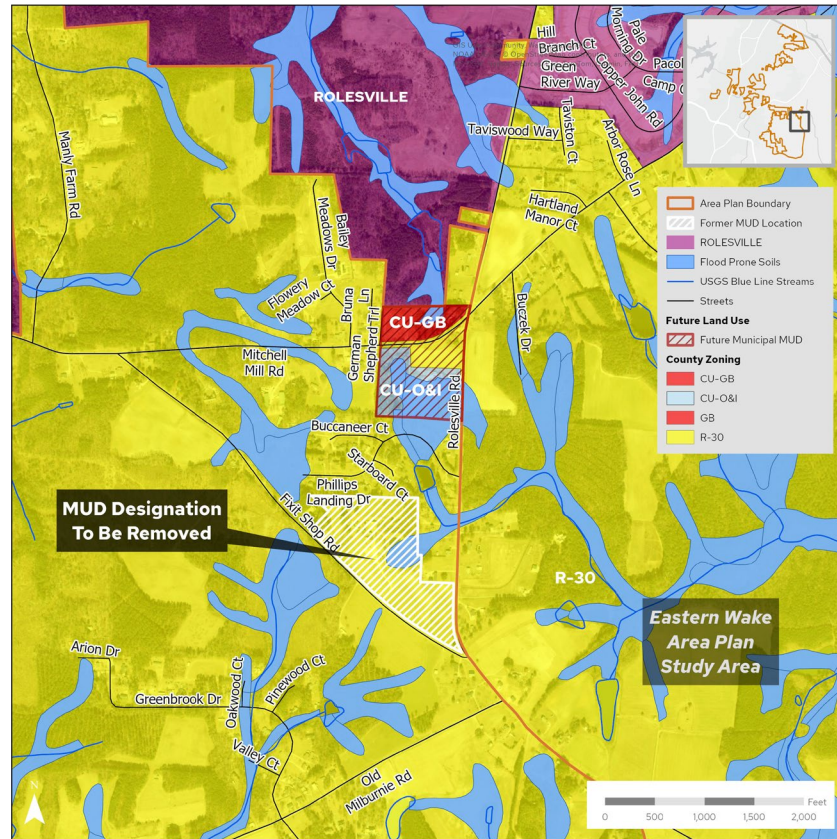
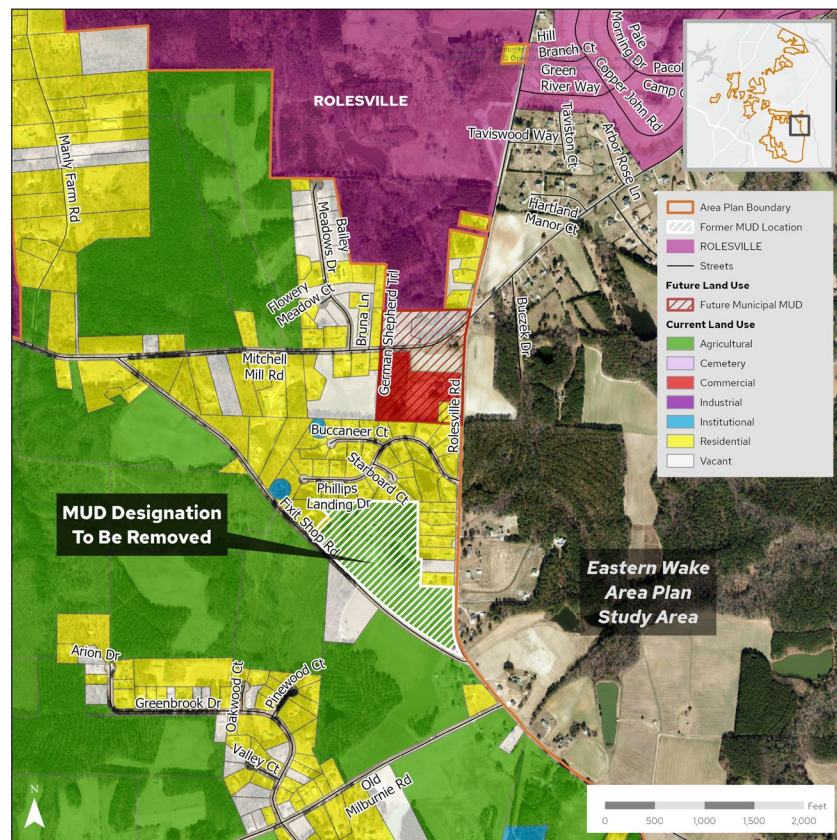
Figure 24:
Current Land Use

Figure 25:
Development Framework

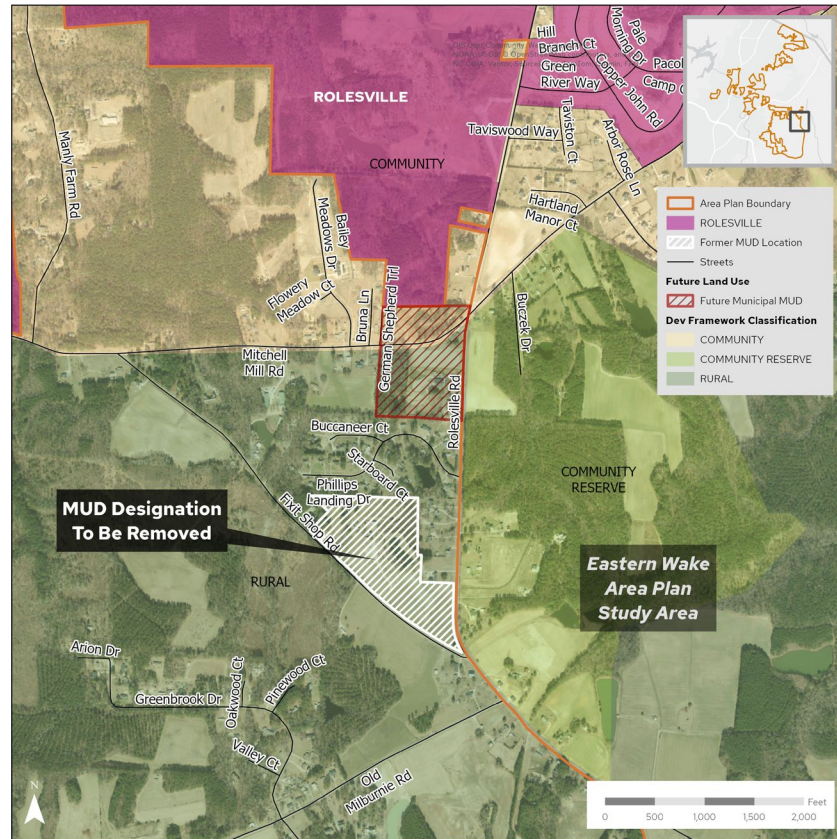
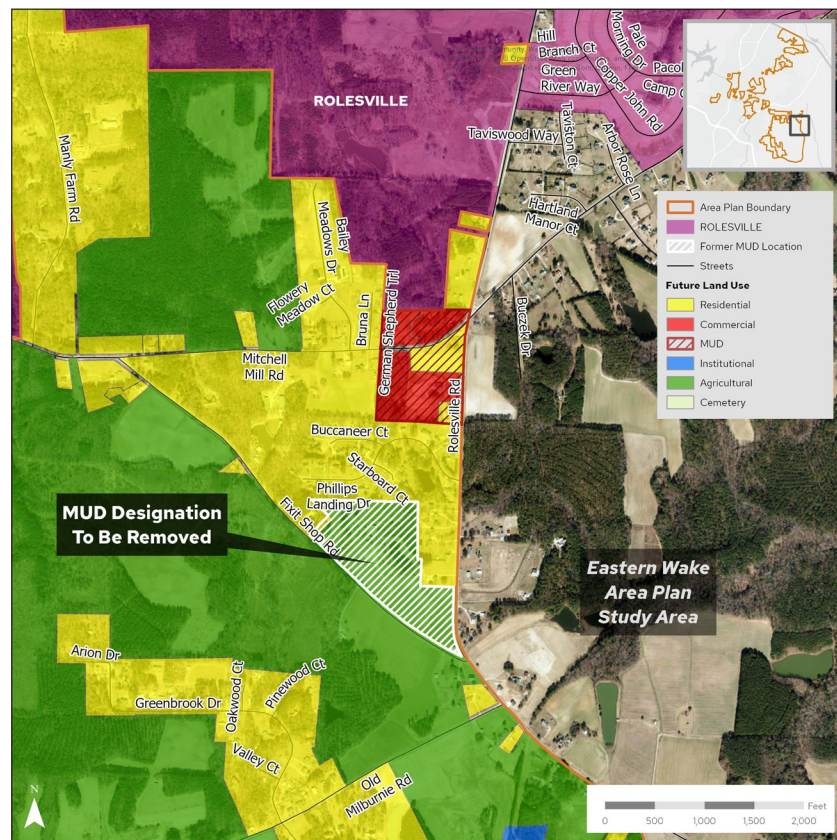


Figure 26:
Future Land Use



PLANWake Development Framework Map Amendment Recommendations

The PLANWake Development Framework is expected to conceptually stay the same for the foreseeable future. The map takes a big-picture perspective as it considers resiliency as its guiding principle. This prevents any one development from changing or altering it in a meaningful way. However, it was never expected to remain as it was when the plan was adopted. Adjustments and minor amendments based on new information or real-world scenarios are a standard part of any planning process and are built into the area plans' objectives.

For the NN study area, the majority of the Development Framework map remains appropriate given the unique geography and the confluence of municipal jurisdictions. An integral aspect of PLANWake's engagement was to identify and confirm when and where municipalities believed their growth was to occur. Five years after the plan's adoption, this is still overwhelmingly true.

Planning staff does recommend two areas where amendments to the Development Framework map would be appropriate (Figure 27). The first is an approximately 580-acre Community-designated area in the Neuse North's southern portion bounded by Mitchell Mill Rd, Watkins Rd and Peebles Rd to the north, south and east, respectively. The western boundary is the City of Raleigh's planning jurisdiction just west of Watkins Rd.

Through the planning process and community engagement, planning staff has identified several large agricultural parcels with present-use value (PUV) and property owners who have expressed a desire to continue farming for the foreseeable future. Additionally, through conversations with municipal staff, there is little likelihood for public utilities to be extended in this area, and with it, the likelihood of the future annexation is also diminished.

As a result, planning staff recommend that the Community designation is no longer appropriate and that it be amended to the Rural designation.

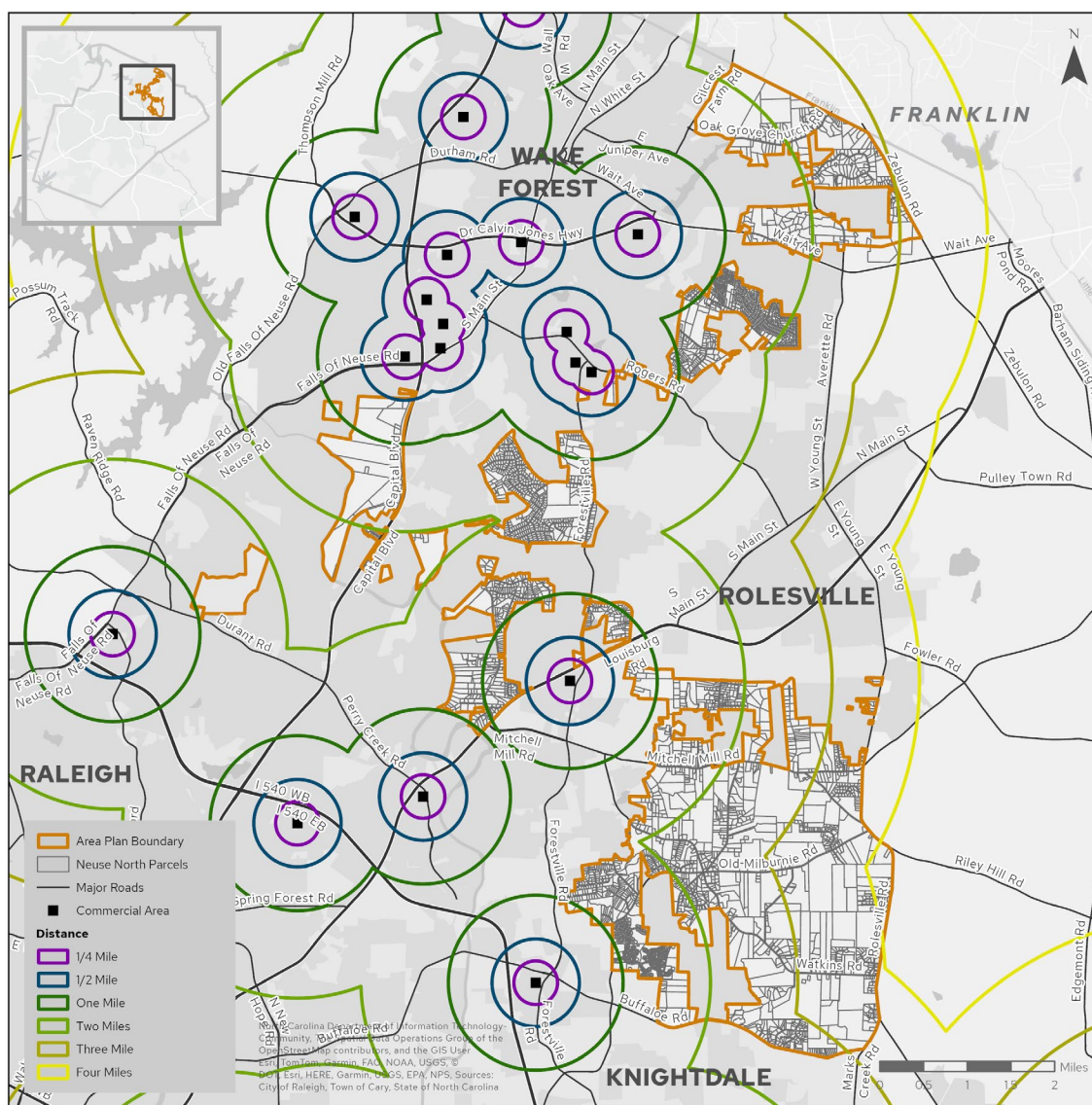
The second amendment that staff recommends is in the northern portion of the NN study area. Currently designated as Rural and totaling approximately 250 acres, the area is bounded by Franklin County to the north, Gilcrest Farm Rd to the west and Oak Grove Church Rd to the south.

Commercial Location Strategy

For residents who reside in unincorporated Wake County, a major concern is finding the right balance between maintaining the rural character that appeals to them and having convenient and accessible services and retail. For those living in the Neuse North area, a byproduct of having so much municipal growth around their neighborhoods has been just that. Their neighborhoods continue to retain their character, and residents have greater access to commercial areas that are a result of municipal development nearby. The MUD section of this plan details current non-residential opportunities for commercial development within the study area, but it is worth looking at existing commercial areas that are outside the study area.

Except for a few parcels in the Neuse North's southeast corner, most of the study area is within a five-mile radius of an existing commercial center. There are many either commercially zoned or used properties within the Neuse North area, and these tend to be within a MUD. However, MUDs are not being utilized to their full potential as certain commercial uses tend to be better served by water and sewer, not well and septic. This means that they end up being developed within town limits and not in county MUDs. This sort of underutilization is common throughout the county. Further examination is needed as to how the county can encourage more small-scale businesses within MUDs to serve residents better.

Figure 28: Commercial Locations

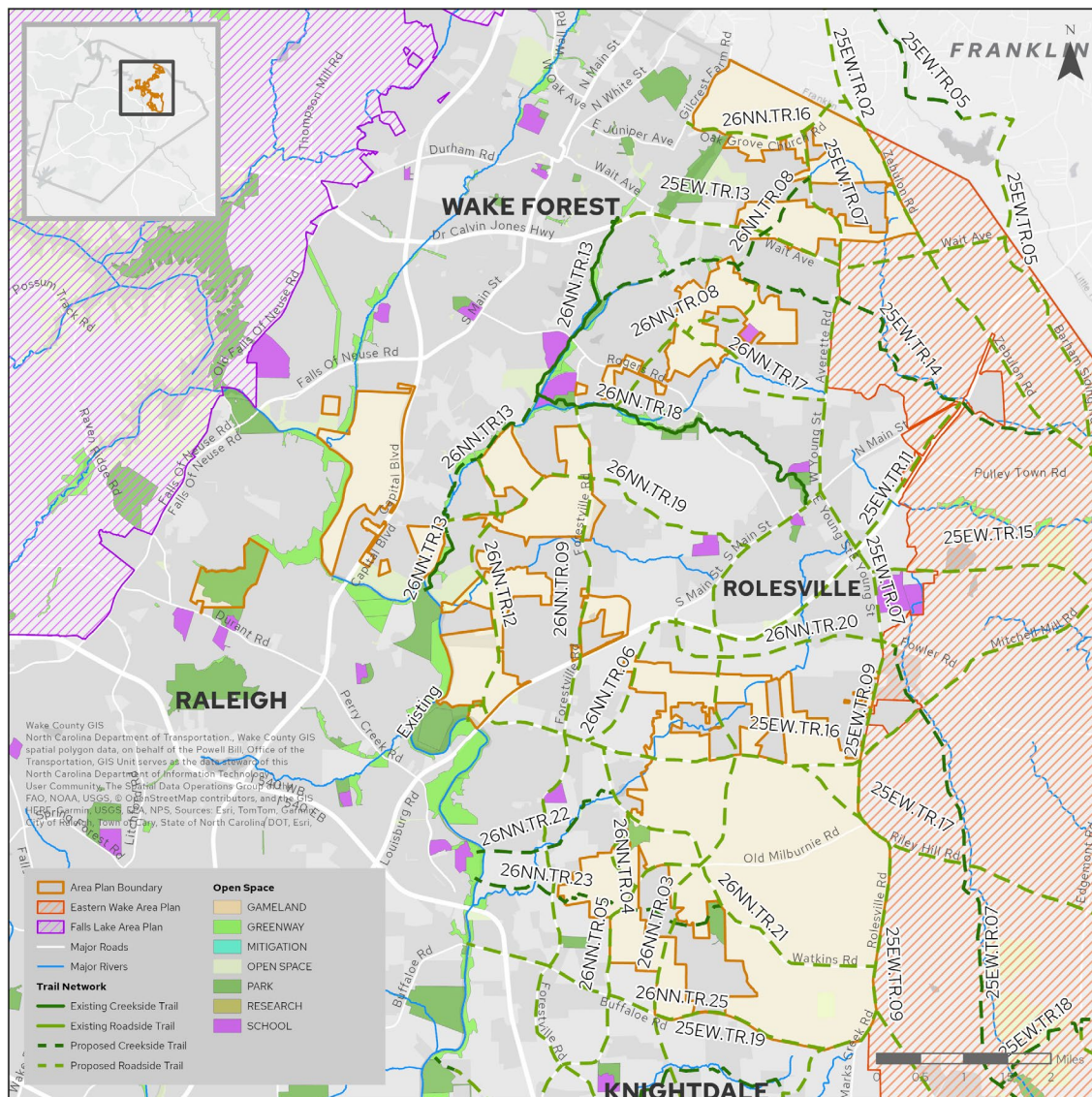


Greenway / Walkability Network

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 enough to be able to offer residents different solutions for its diverse landscapes, such as creekside trails, roadside trails and through-trails across new development, parkland and open space. This is a result of collaboration and long-term planning that sometimes takes years to come to fruition.

The Neuse North's relative location among four municipalities has created a multitude of opportunities for greenways and trails to connect residents in the area. Further, its proximity to larger unincorporated lands to the east provided connections to a number of open space and recreational areas. Using resources like [2017 Wake County Greenway System Plan \(Updated 2018\)](#) as a baseline, Planning staff assessed these opportunity nodes with greenways in mind and the regional trail network at large (Figure 28). This extended beyond the county line to give residents greater options for recreation and/or alternative transportation options.

Figure 29: Greenway / Walkability Network



Trail Segment	Common Name	Notes
26NN.TR.01	Poplar Creek	From Poole Rd to Knightdale
26NN.TR.02	Old Knight Rd, Horton Rd	From Knightdale to Buffalo Rd
26NN.TR.03	Old Crews, Peebles Rd	From Forestville Rd to Rolesville
26NN.TR.04	Watkins Town Rd	From Old Milburnie Rd to Watkins Rd
26NN.TR.05	Old Milburne	From Raleigh to Watkins Rd
26NN.TR.06	US 1, Cokesbury Ln	From Mitchell Mill Rd to Rolesville
26NN.TR.07	Hinton Oaks Blvd	From Mingo Creek to Beaverdam Creek
26NN.TR.08	Marshall Farm, Chalk Rd, Jones Farm Rd, Austin Creek	From Sanford Creek to Averette Rd
26NN.TR.09	Forestville Rd	From Forestville Rd to Sanford Creek
26NN.TR.10	Hodge Rd	From Mingo Creek to Beaverdam Creek
26NN.TR.11	Tarheel Club Rd, Destiny Dr	From Old Milburne Rd to Neuse River
26NN.TR.12	Ligon Mill Rd	From Old Ligon Mill Rd to Smith Creek
26NN.TR.13	Smith Creek, Hatters Branch Creek	From Neuse River to Cardinal Crest
26NN.TR.16	Oak Grove Church Rd	From Traditions Grande Blvd to NC 96
26NN.TR.17	Chalk Rd	From Chalk Rd to Averette Rd
26NN.TR.18	Sanford Creek	From Smith Creek to S Main St
26NN.TR.19	Burlington Mills Rd	From Smith Creek to S Main St
26NN.TR.20	Rolesville Fowler Rd Extension	From Louisville Rd to Rolesville Rd
26NN.TR.21	Watkins Rd	From Mitchell Mill Rd to Rolesville Rd
26NN.TR.22	Harris Creek	From Neuse River to Watkins Rd
26NN.TR.23	Hodges Mill Creek	From Neuse River to Watkins Rd
26NN.TR.24	Buffalo Rd	From Neuse River to Rolesville Rd
26NN.TR.25	Business 64 / Knightdale Blvd	From I-440 to Rolesville Rd/Wendell Blvd
26NN.TR.26	Mingo Creek	From Neuse River to Marks Creek Road
26NN.TR.27	Old Nowell, Hollybrook Rd, US 231, Mudham Rd	From Eagle Rock Rd to NC 96
26NN.TR.28	Lake Wendell Rd	From Buffalo Creek to NC 96

SECTION 6

Conclusion and Next Steps

The Neuse North 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 Neuse North Area Plan every five years and give the community a chance to revisit its goals and visions.

Next Steps

The Neuse North Area Plan identified the following next steps:

- Create a profile and analysis of the naturally occurring affordable housing (NOAH) in the area to gain a better understanding of how these resources can be maintained or encouraged either through policy changes or outright UDO updates. Collaborate with Wake County Housing Affordability & Community Revitalization, municipal partners and other stakeholders.
- Update regional transportation plans for consistency with the Neuse North Area Plan.
- 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 Vulnerability Series

Below is the full table showing the Community Vulnerability Series percentages for all of the Block Groups within the Neuse North Area Plan.

Table 3: Neuse North Community Vulnerability

Vulnerability Rank	GEOID	Percent Under 18	Percent Over 65	Percent Age Dependency	Percent Without Diploma	Percent in Poverty	Percent Unemployed	Percent Housing Vacancy	Total Population
17	371830542172	18.31	11.79	30.10	0.00	0.00	4.99	0	721
50	371830542173	33.17	8.07	41.24	0.74	0.00	0.00	3.69	2665
52	371830542213	23.11	8.69	31.80	5.43	0.00	0.80	0	2198
57	371830542183	24.25	10.98	35.23	3.63	2.44	0.00	0	738
73	371830542171	29.58	12.64	42.22	0.50	0.51	0.98	1.27	2769
98	371830542232	4.18	26.00	30.18	0.00	1.68	2.57	10.22	2273
112	371830542184	35.77	3.79	39.55	2.62	0.03	2.87	0	2958
119	371830541201	15.82	15.89	31.71	2.15	3.52	1.89	0.95	1536
163	371830542152	26.72	12.58	39.30	0.47	4.82	0.82	4.02	3608
179	371830542151	15.59	15.26	30.85	0.00	9.37	1.92	6.44	1206
189	371830542162	25.66	11.56	37.22	3.54	1.29	1.08	6.64	2093

Vulnerability Rank	GEOID	Percent Under 18	Percent Over 65	Percent Age Dependency	Percent Without Diploma	Percent in Poverty	Percent Unemployed	Percent Housing Vacancy	Total Population
225	371830542222	45.36	3.94	49.31	0.00	0.00	2.46	10.27	2028
273	371830542161	23.17	20.91	44.08	2.82	0.21	0.00	14.19	971
289	371830542181	26.17	10.63	36.80	13.35	1.13	2.13	5.036	3791
305	371830542221	18.26	25.58	43.84	4.37	3.34	2.94	0	1079
313	371830541111	15.92	13.26	29.18	7.27	5.76	2.56	5.94	1388
324	371830541112	12.19	18.34	30.53	14.33	5.07	3.93	0	927
352	371830542211	29.52	16.13	45.65	1.13	11.08	1.41	3.28	4079
357	371830542202	44.03	3.48	47.51	5.63	15.41	0.00	0	1726
385	371830542223	27.21	15.22	42.42	3.46	1.02	11.17	2.37	4297
420	371830542212	35.85	5.69	41.54	7.02	5.71	4.96	0	2198
443	371830540202	24.10	20.03	44.13	1.63	5.68	4.45	7.72	2996
585	371830542203	17.61	22.07	39.68	10.72	25.28	9.65	16.06	2152

Economic Health Series

Below is the full table showing the Economic Health Series percentages for all of the Block Groups within the Neuse North Area Plan.

Table 4: Neuse North Economic Health

Economic Health Rank	GEOID	Medium Household Income	Percent between 100%-200% of Poverty	Percent Food Stamps	Percent Spending 30% of Income on Mortgage	Percent Spending 30% of Income on Rent
12	371830542213	\$159,157	0.00	0.00	3.74	0.00
25	371830542222	\$176,319	0.00	0.00	14.08	0.00
50	371830542172	\$163,795	2.50	2.35	5.08	0.00
53	371830542184	\$179,839	0.54	3.08	11.07	0.00
64	371830542173	\$146,466	1.01	6.00	5.61	0.00
80	371830542171	\$200,923	3.90	1.53	16.30	0.00
106	371830540202	\$144,524	3.19	0.00	8.22	44.16
139	371830541201	\$31,369	6.64	3.36	4.20	13.68
157	371830542211	\$146,625	3.60	2.64	18.39	13.86
181	371830542232	\$102,813	7.52	0.00	12.86	23.60
194	371830542212	\$163,221	6.63	12.03	15.20	0.00
226	371830542223	\$163,295	10.61	1.60	30.01	0.00
270	371830542202	\$117,697	0.00	9.38	40.99	10.06
287	371830541111	\$111,293	7.85	4.95	21.98	9.09

Economic Health Rank	GEOID	Medium Household Income	Percent between 100%-200% of Poverty	Percent Food Stamps	Percent Spending 30% of Income on Mortgage	Percent Spending 30% of Income on Rent
314	371830542161	\$147,792	18.02	4.83	27.49	0.00
315	371830542151	\$131,818	3.98	4.59	12.33	100.00
332	371830542221	\$99,091	4.26	2.56	12.86	75.68
379	371830542152	\$112,115	14.86	5.36	26.70	30.32
390	371830542181	\$110,300	10.82	2.55	16.60	77.95
395	371830541112	\$111,250	31.39	9.93	14.05	33.33
396	371830542183	\$83,074	0.00	0.00	47.89	100.00
472	371830542203	\$50,739	5.48	35.02	15.72	51.22
520	371830542162	\$106,719	30.10	1.74	45.05	100.00

Neuse North Area Plan

Wake County Planning Board

Akul Nishawala, AICP – Planner III
September 2, 2026



@wakegov    

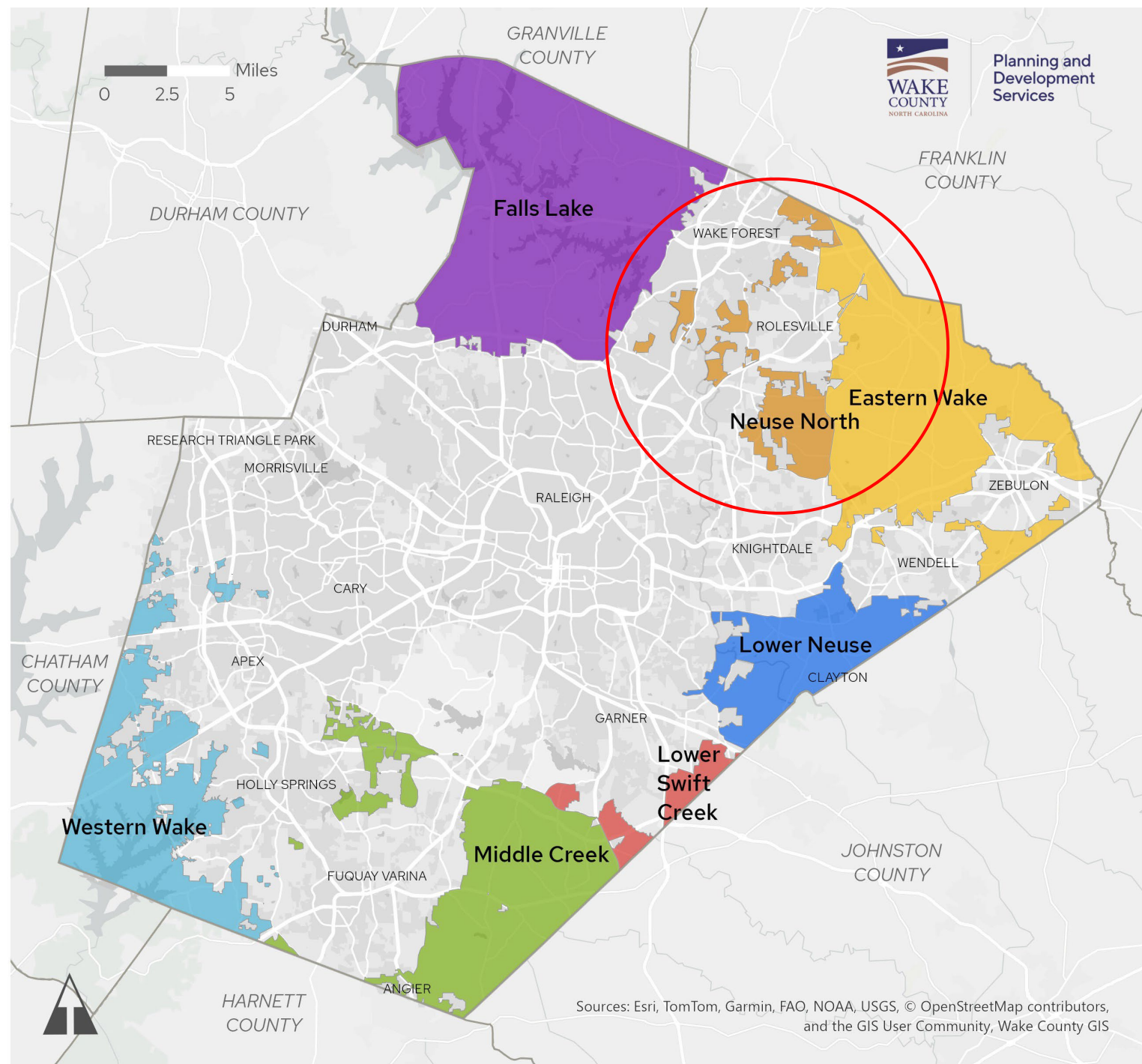
wake.gov



Overview

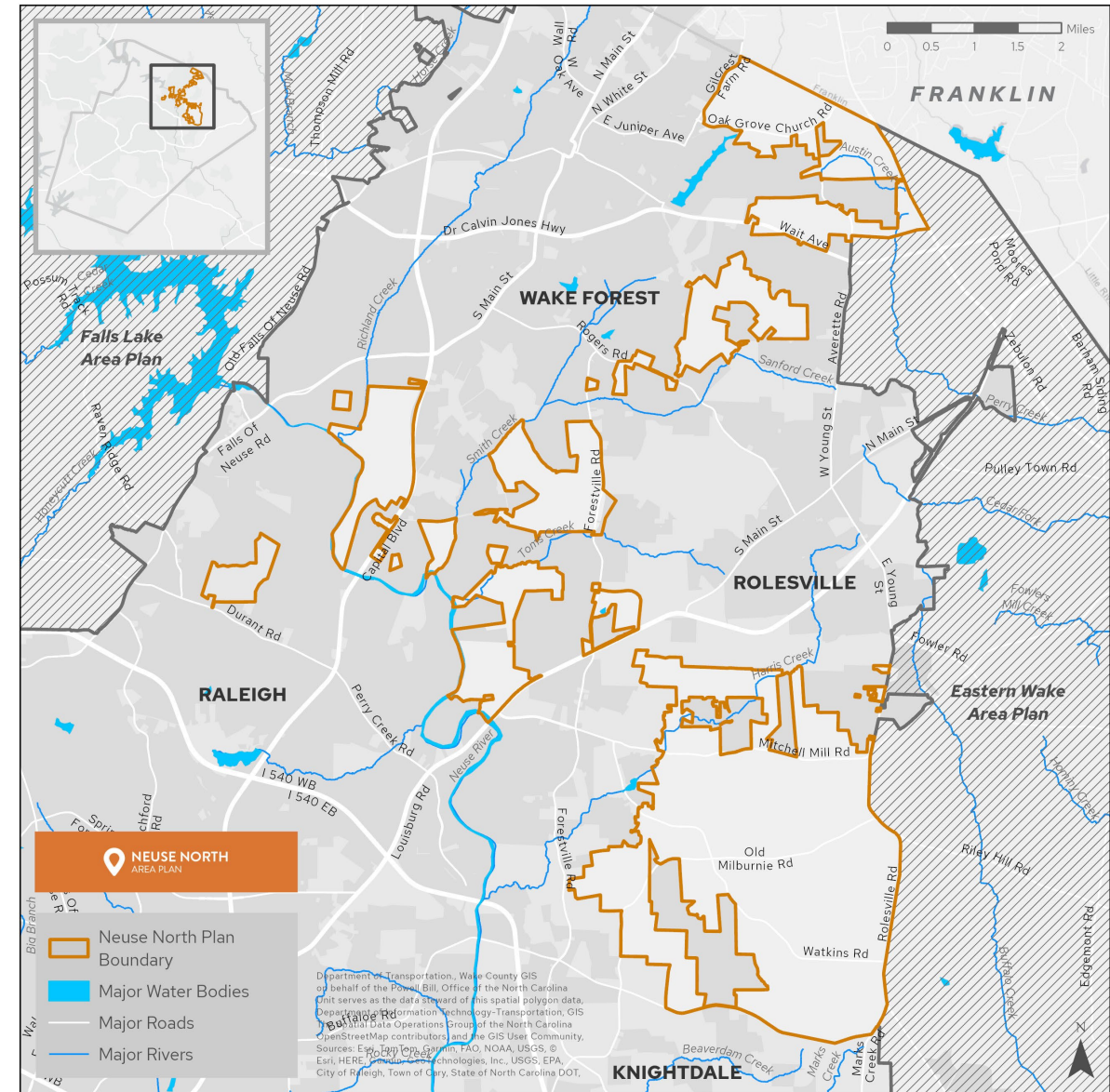
Neuse North Area Plan

Location



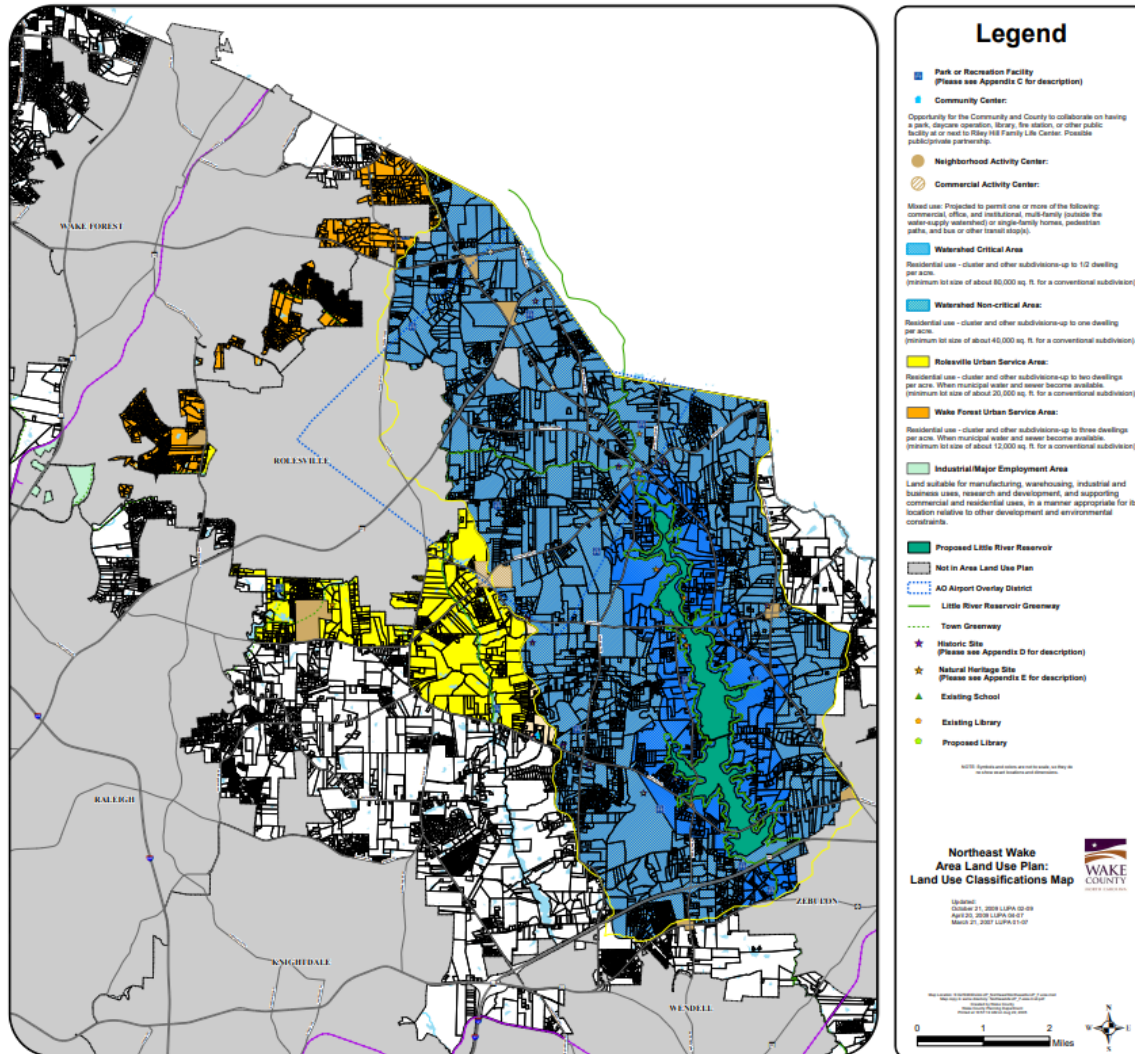
Overview

- 17 sq. mi or 10,890 acres
- Approx. 8,123 residents
- 110 residential subdivisions
- Six multi-use districts (MUDs)

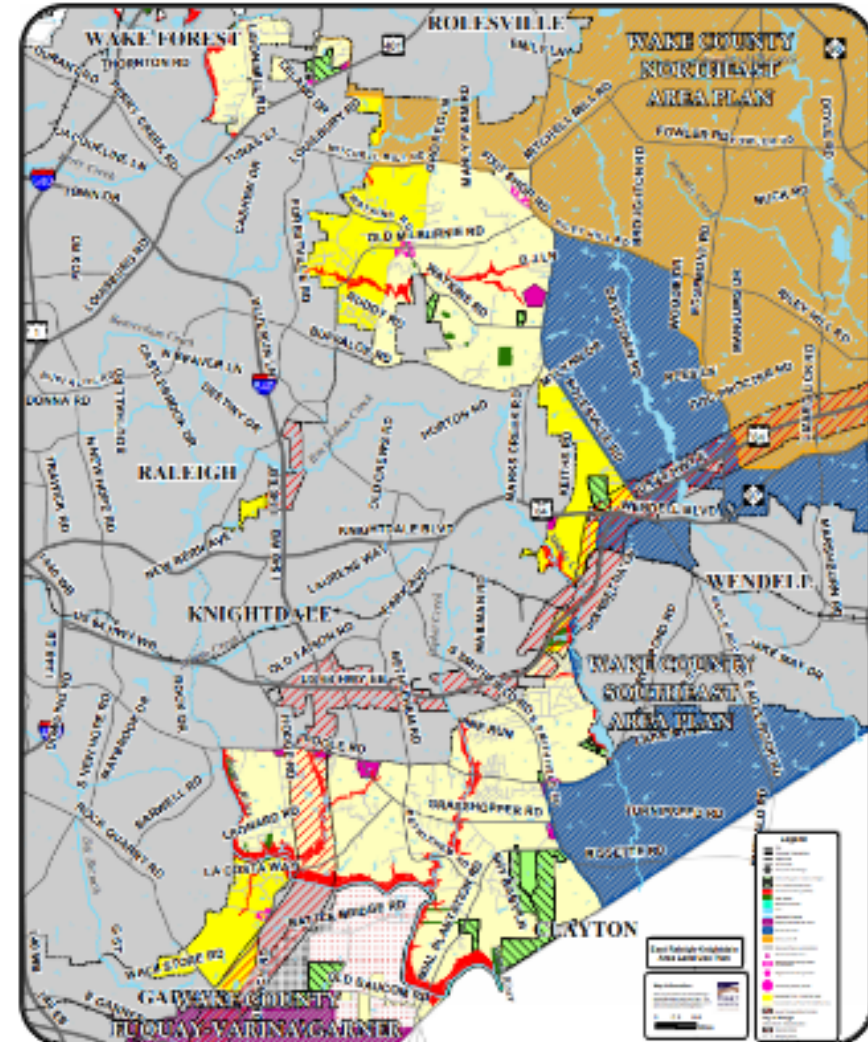


Current Area Land Use Plans

Northeast Land Use Plan (2001)



E. Raleigh/Knightdale
Land Use Plan (2003)





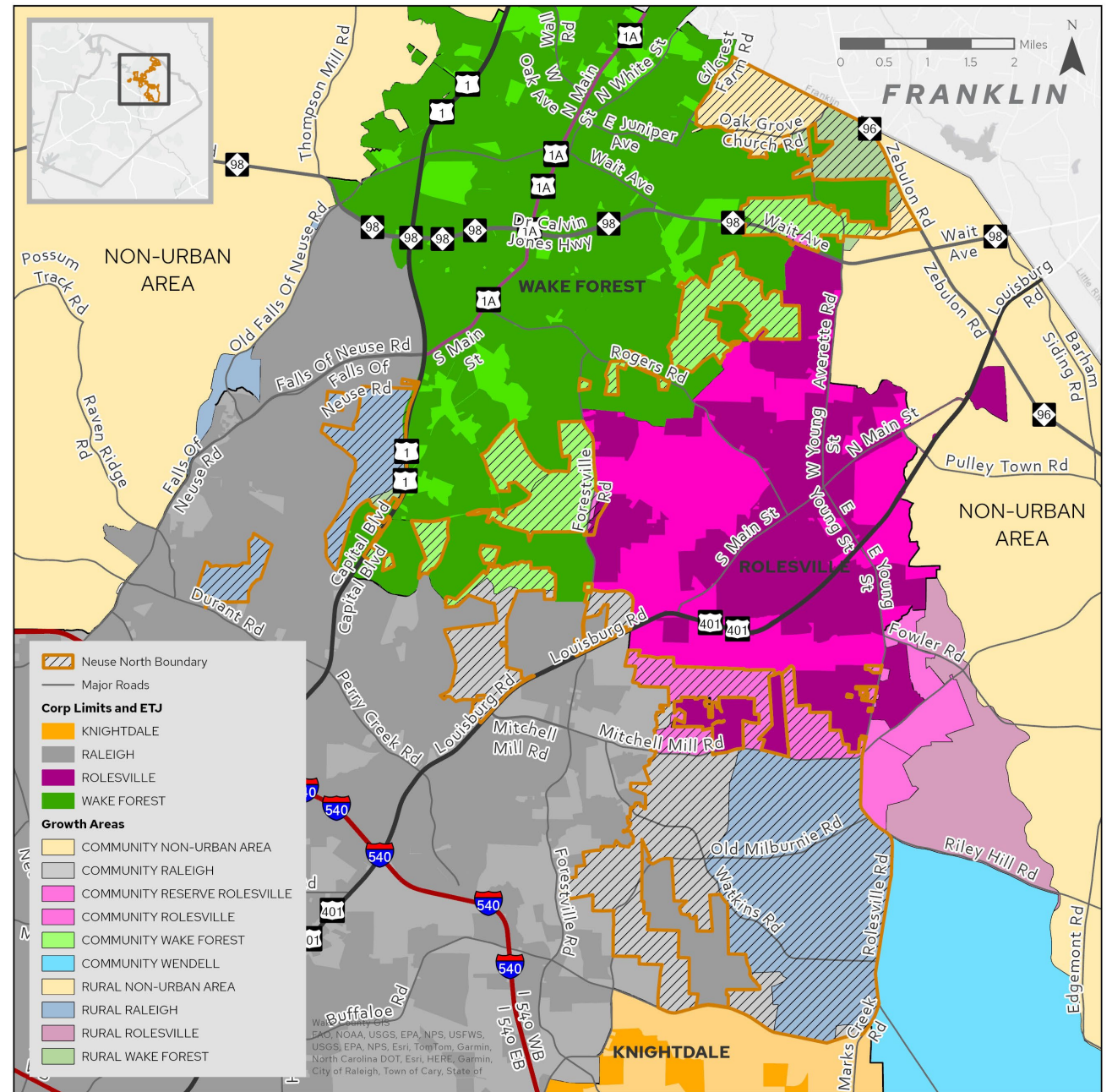
Existing Conditions

Neuse North Area Plan

Jurisdictions

Municipalities

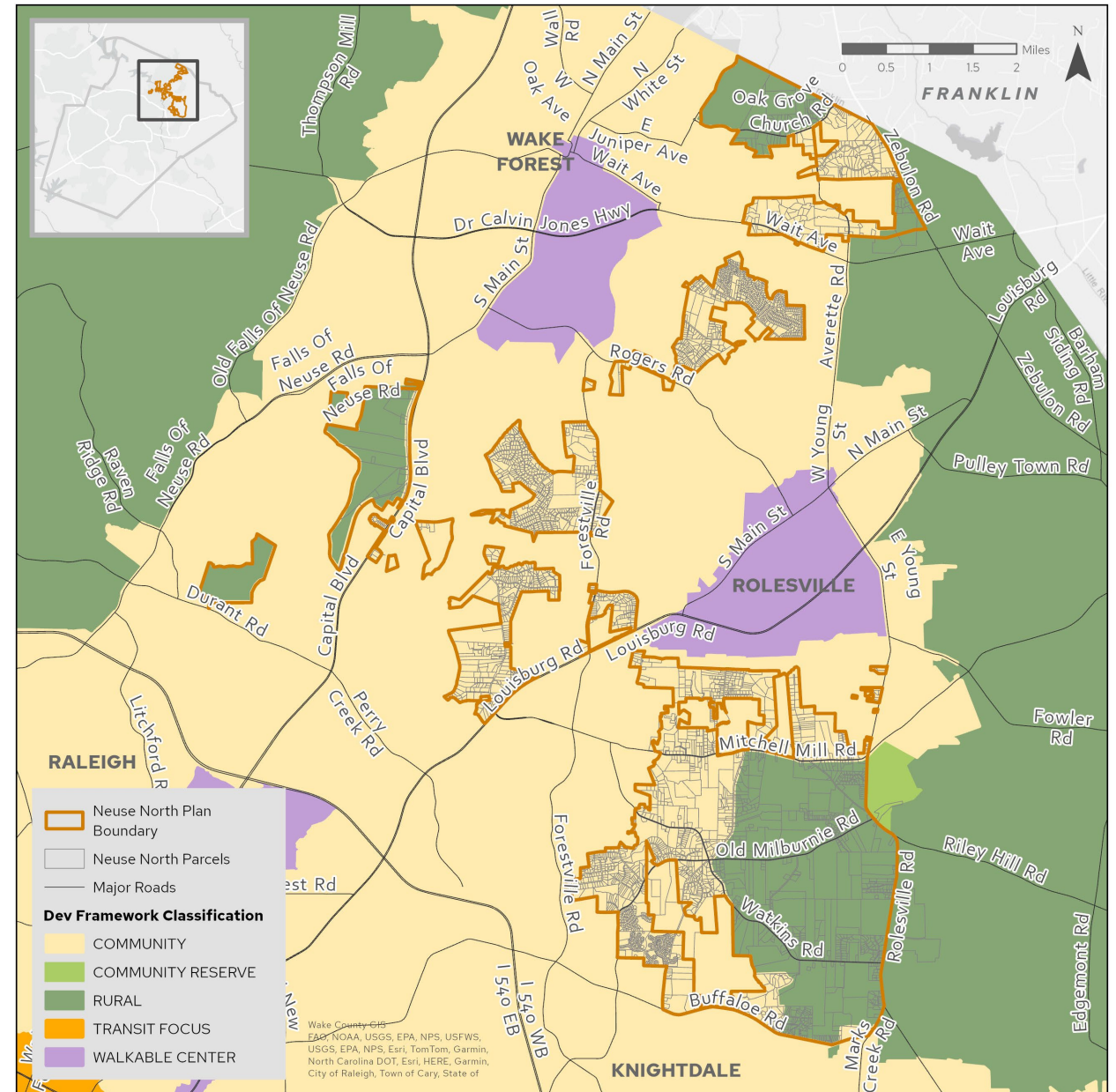
- Wake Forest
- Raleigh
- Rolesville
- Adjacent
 - Knightdale
 - Franklin County



Development Framework

Classifications

- **Rural** Least developed; lowest density
 - Ag, forestry, natural state
 - To remain for foreseeable future
- **Community Reserve**
 - Partially developed; low density
 - 10-20-year timeframe
- **Community**
 - New developments should be served by municipal water/sewer
- **Walkable Center**
 - Pedestrian oriented and transit ready
 - Higher density development

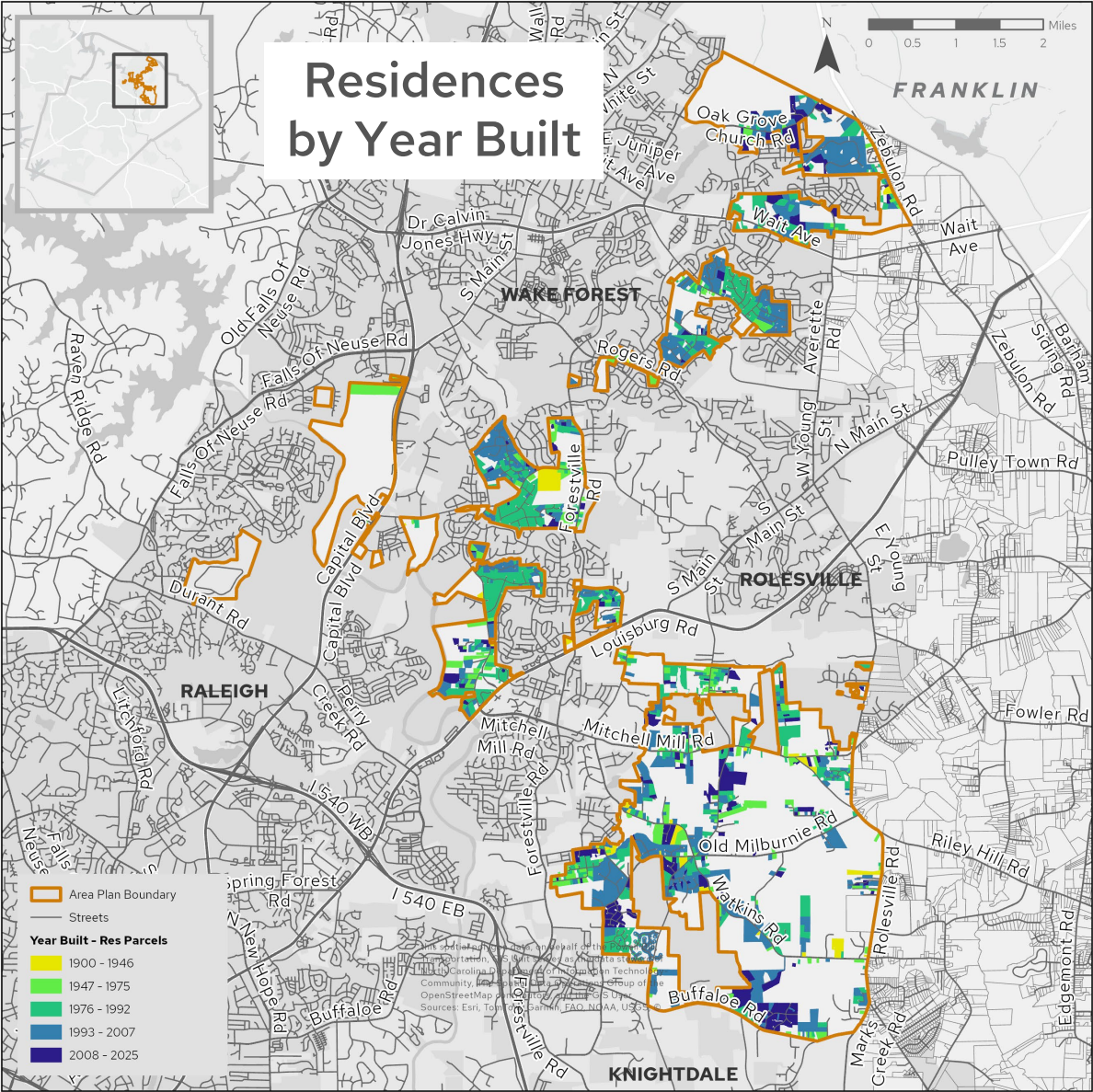


Population & Housing

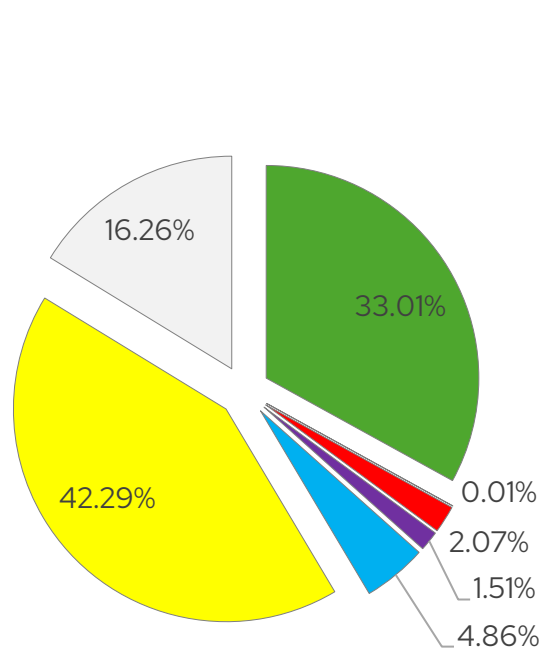
Neuse North Area Plan
Housing Estimate 2015-2025

	Total Occupied Units	Total Units	Estimated Total Population
2015	2,749	2,916	7,600
2025	2,965	3,082	7,681
Difference (% Change)	216 (7.8%)	166 (5.7%)	81 (0.8%)

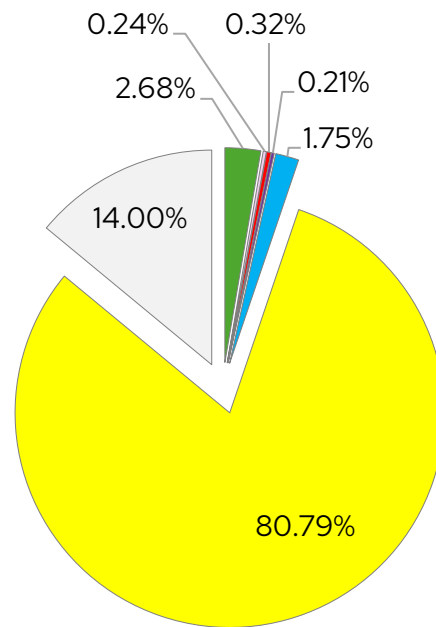
Sources: Wake County Property Data, U.S. Census



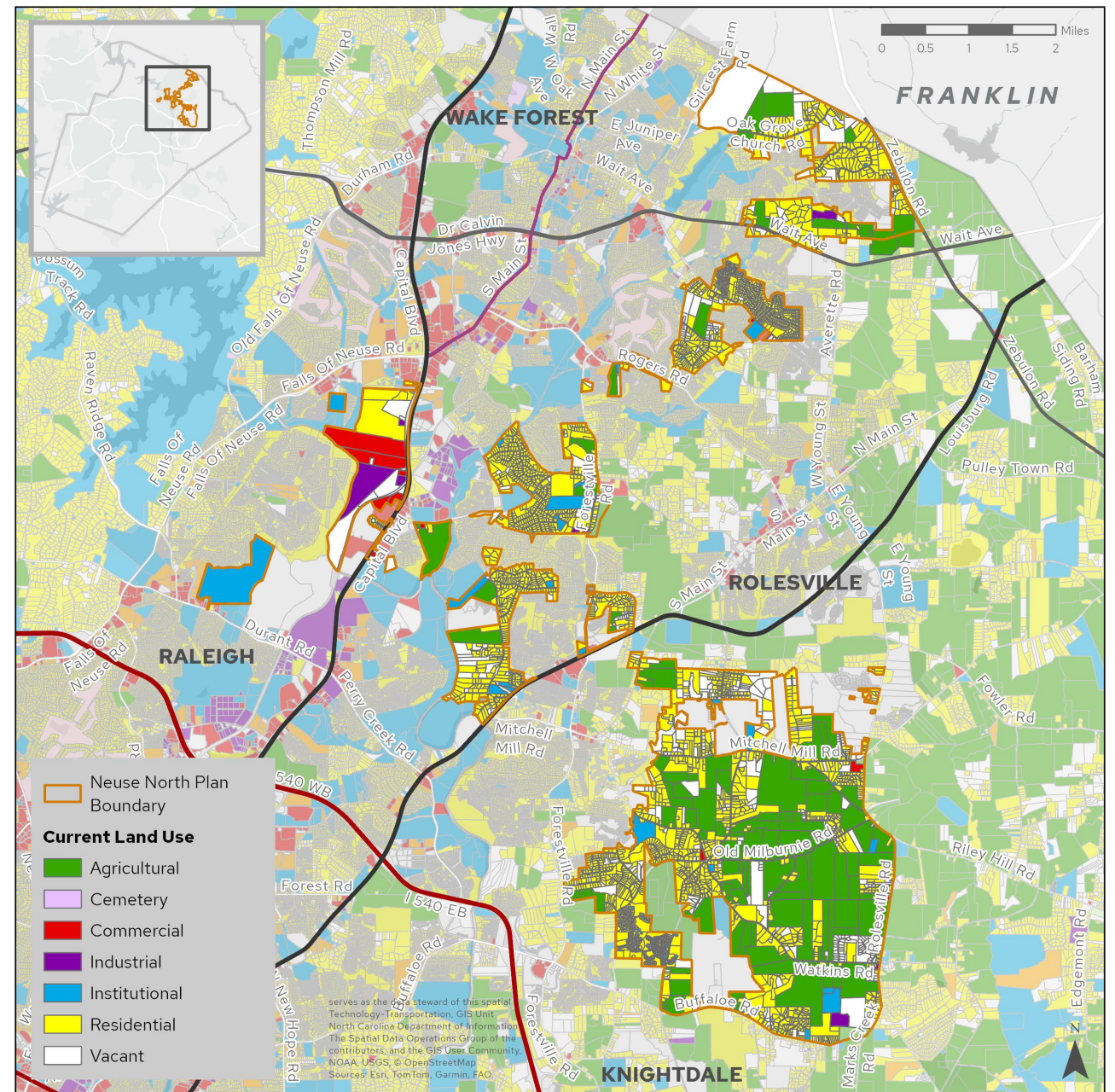
Current Land Use



% of Total Acres
(10,586)



% of Total Parcels
(3,763)





Community Engagement

Neuse North Area Plan

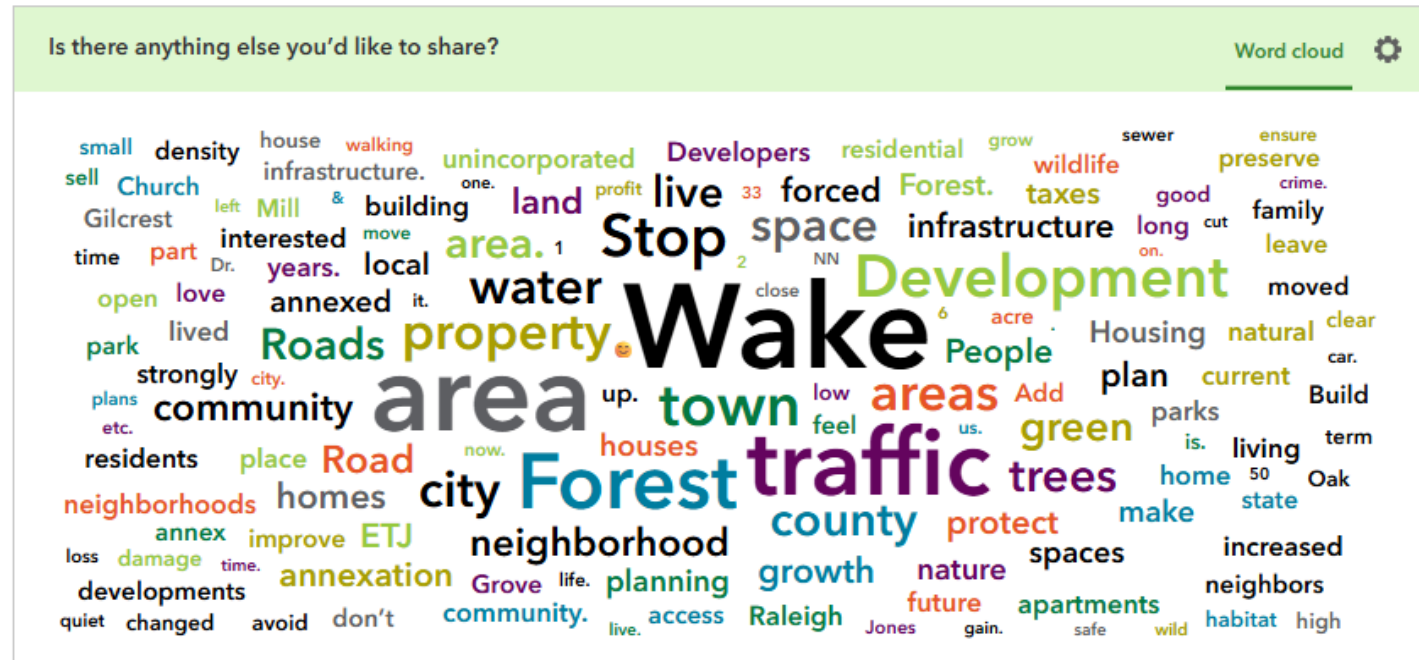
Engagement Summary

- Webpage
- Social Media
- ArcGIS StoryMap
- Interactive Maps
 - General Comments
 - Draft Land Uses
- Two Online Surveys
 - Community
 - Proximity and Access
- Road Signs
- Email Listservs
- Virtual Community Meeting
 - February 4, 2026
- Two In-Person Community Meetings
 - Raleigh Family Moose Center
 - March 12, 2026
 - New Hope Fire Station #2
 - June 24, 2026
- Stakeholder Meetings

Online Engagement - Survey

General Thoughts

- Want to pause or reduce development
- Protect natural/rural assets
- Fix traffic/infrastructure issues first
- Avoid annexation
- Adding thoughtful, low-impact amenities like parks and greenways.



Interactive Map - Takeaways

- **166 Comments**
- **Residents overwhelmingly favor preservation over growth, prioritizing:**
 - Environmental protection
 - Rural character
 - Lower density living
 - Avoidance of annexation and additional taxes
- **While there is support for parks, greenways, and safety improvements, there is strong resistance to further residential expansion and municipal expansion into these areas.**



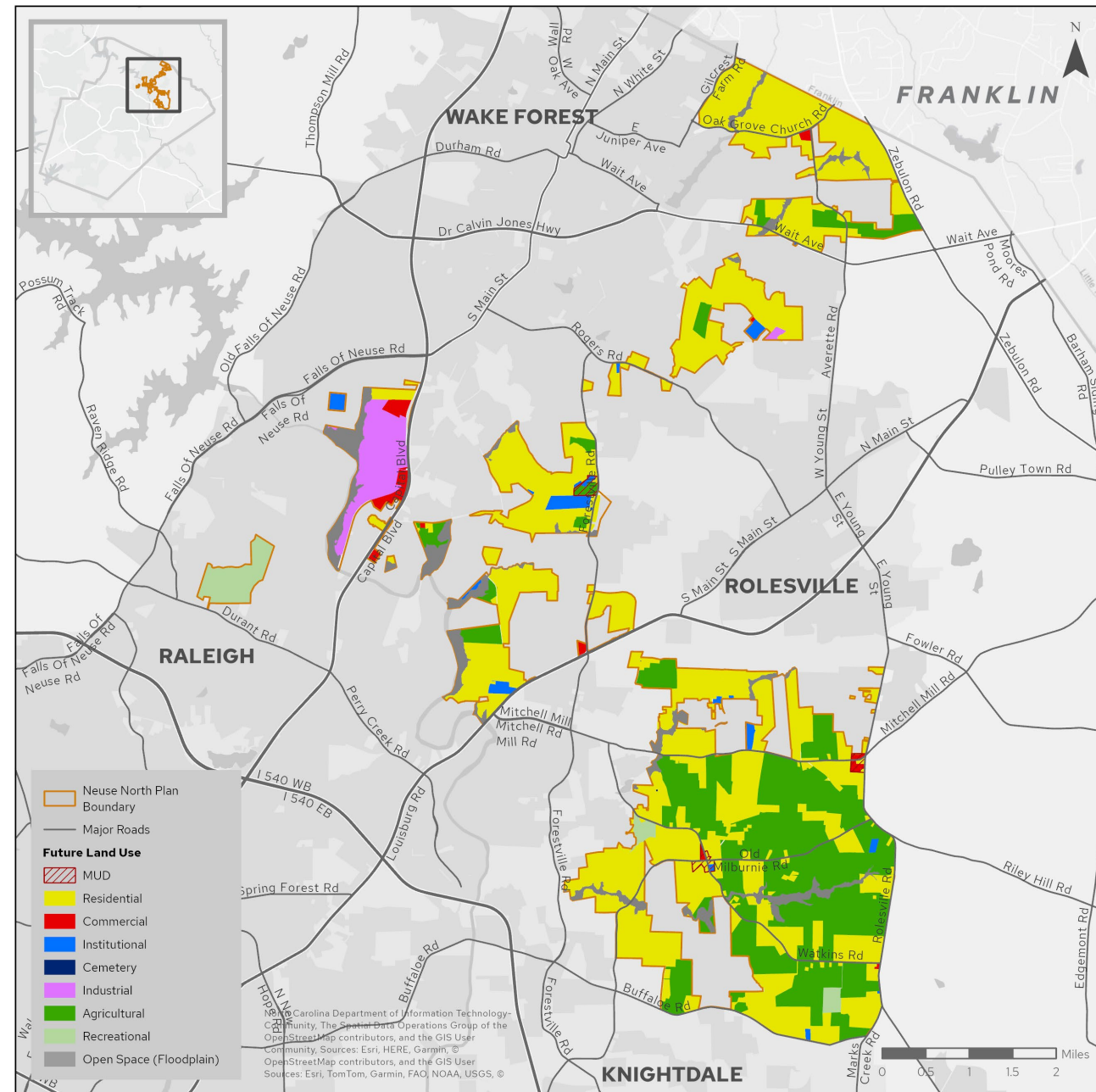
Future Land Use & Additional Planning Elements

Neuse North Area Plan

Future Land Use

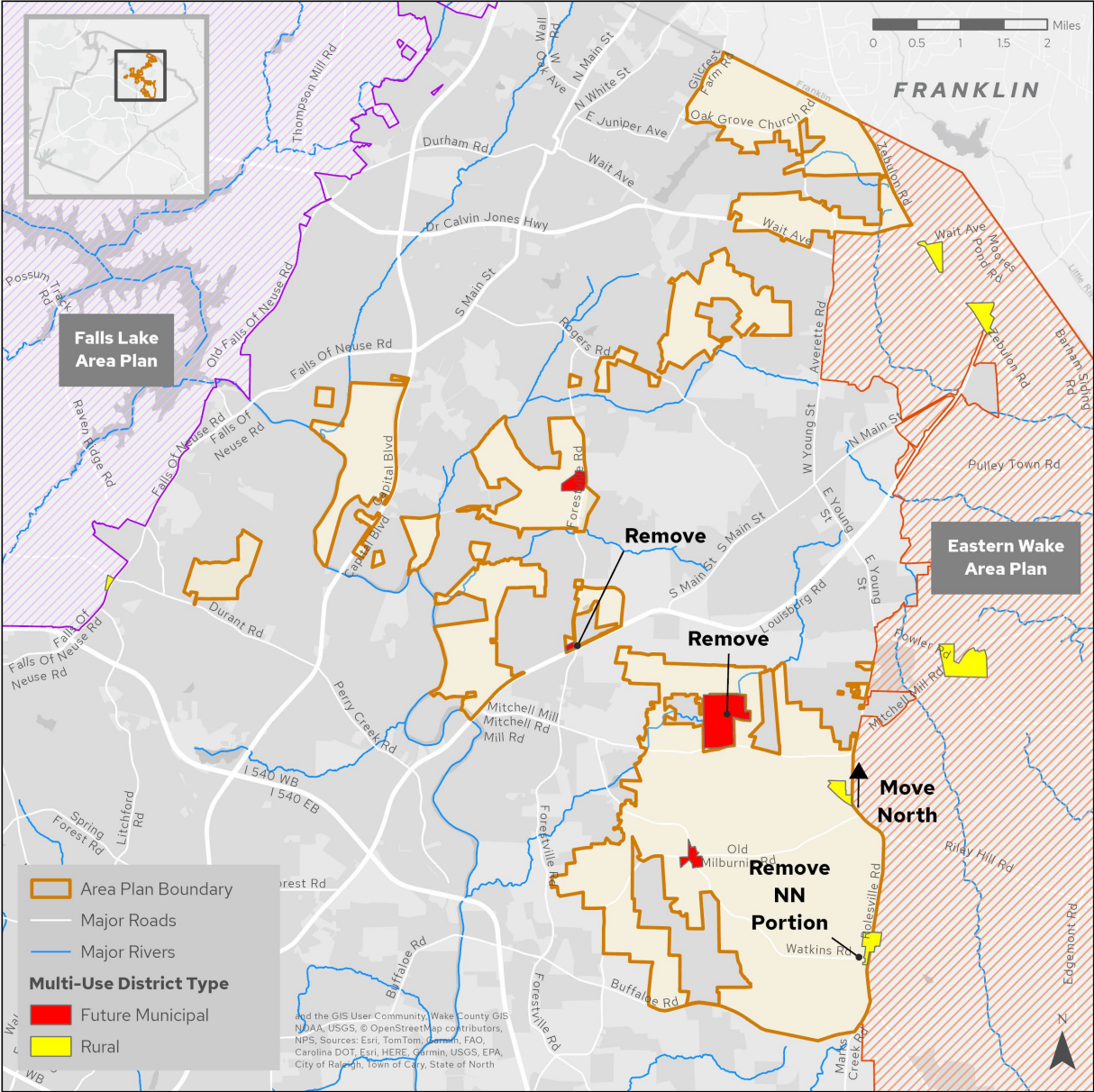
Overview

- Agricultural
 - Intent to continue farming
- Industrial
 - Quarry
- Residential
 - Established County subdivisions
- Three MUDs
 - Removed three; relocated one

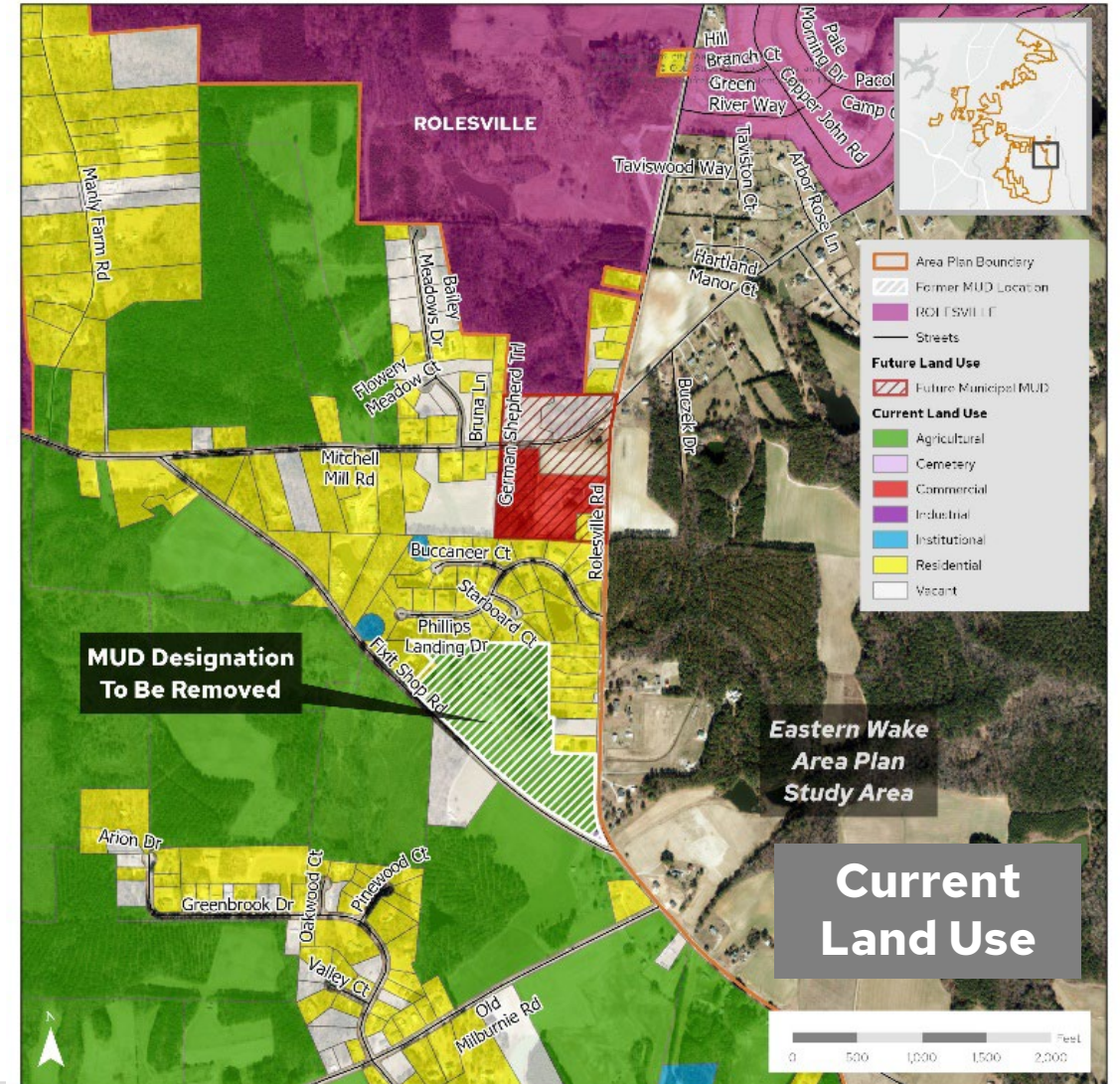
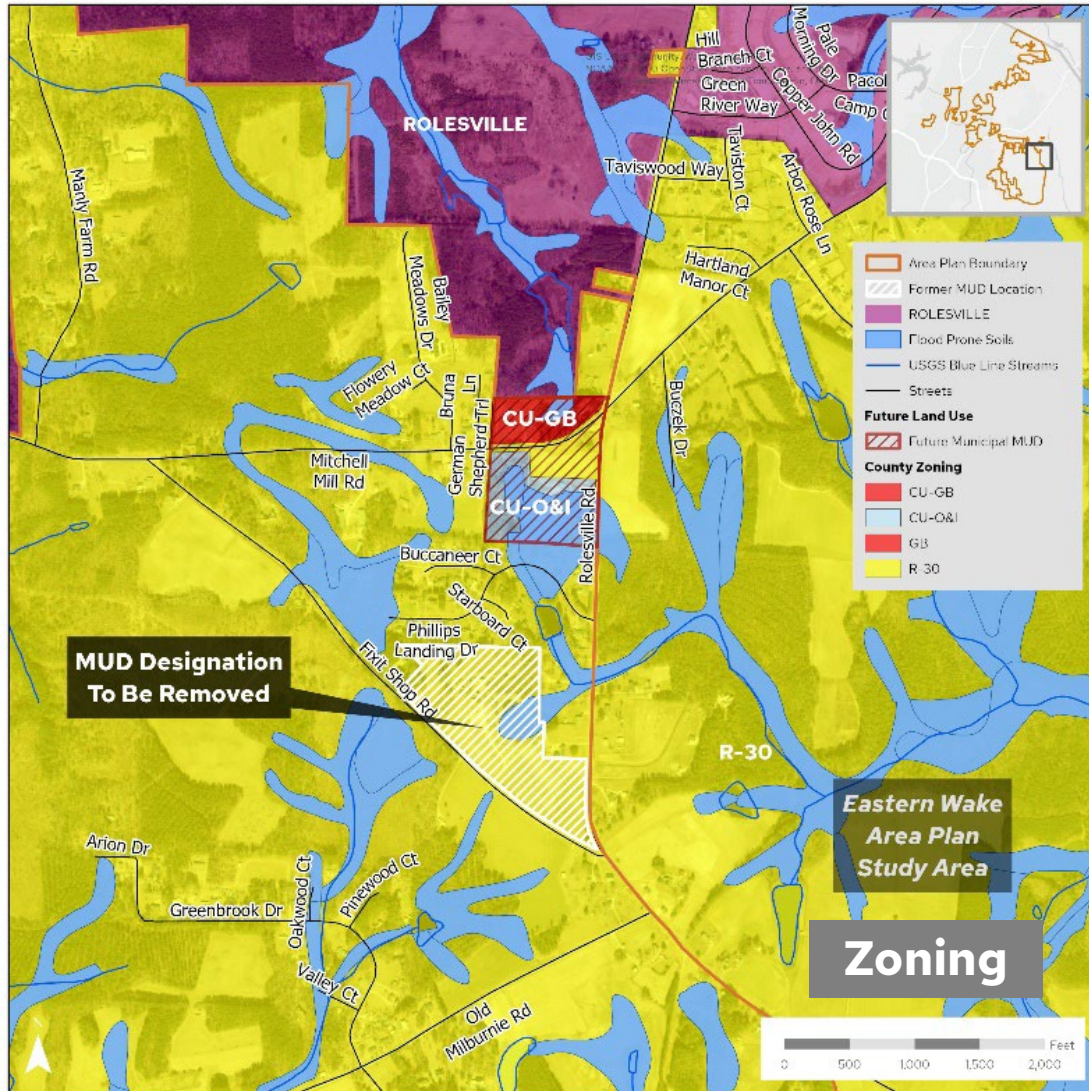


Multi-Use Districts

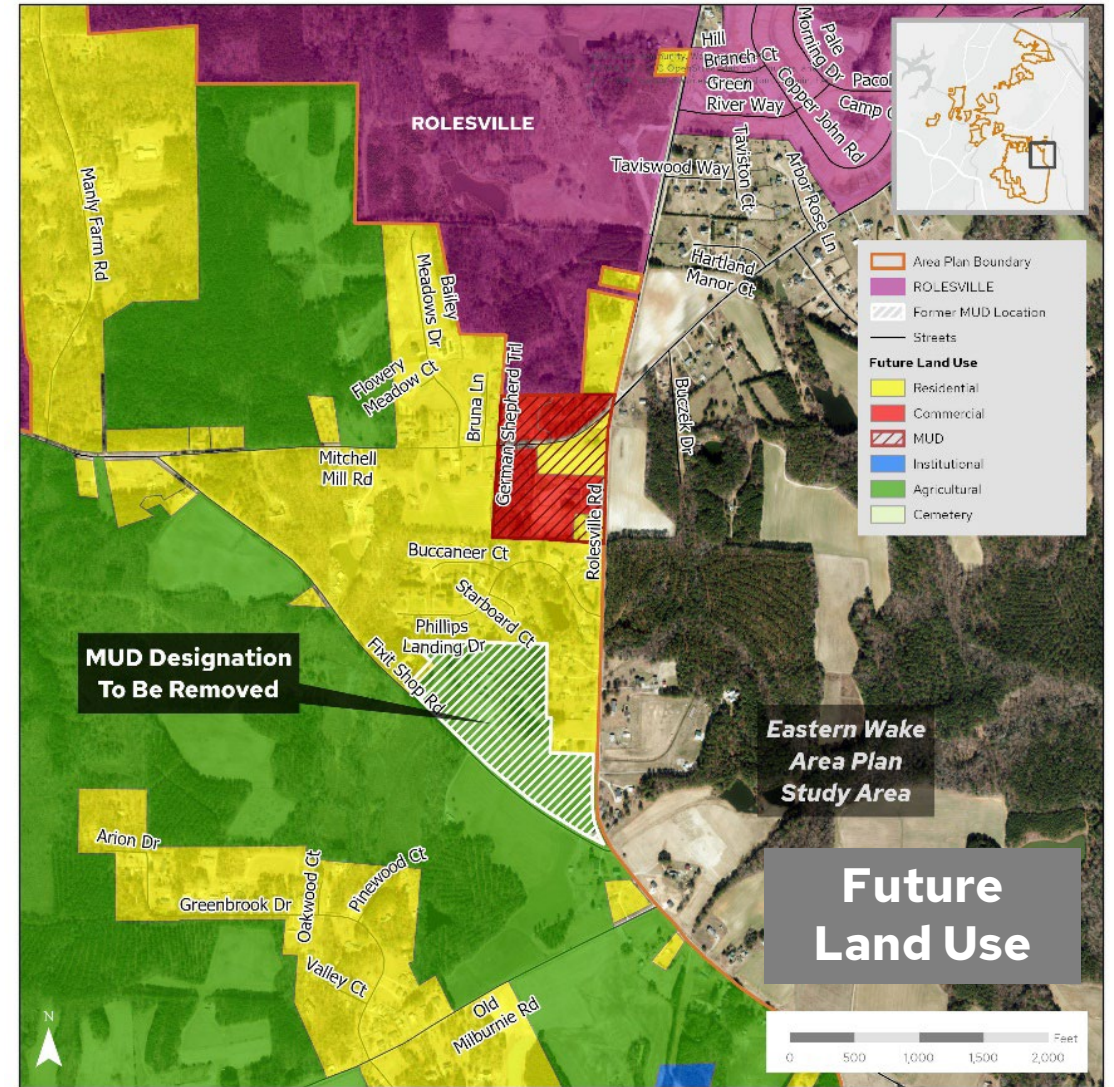
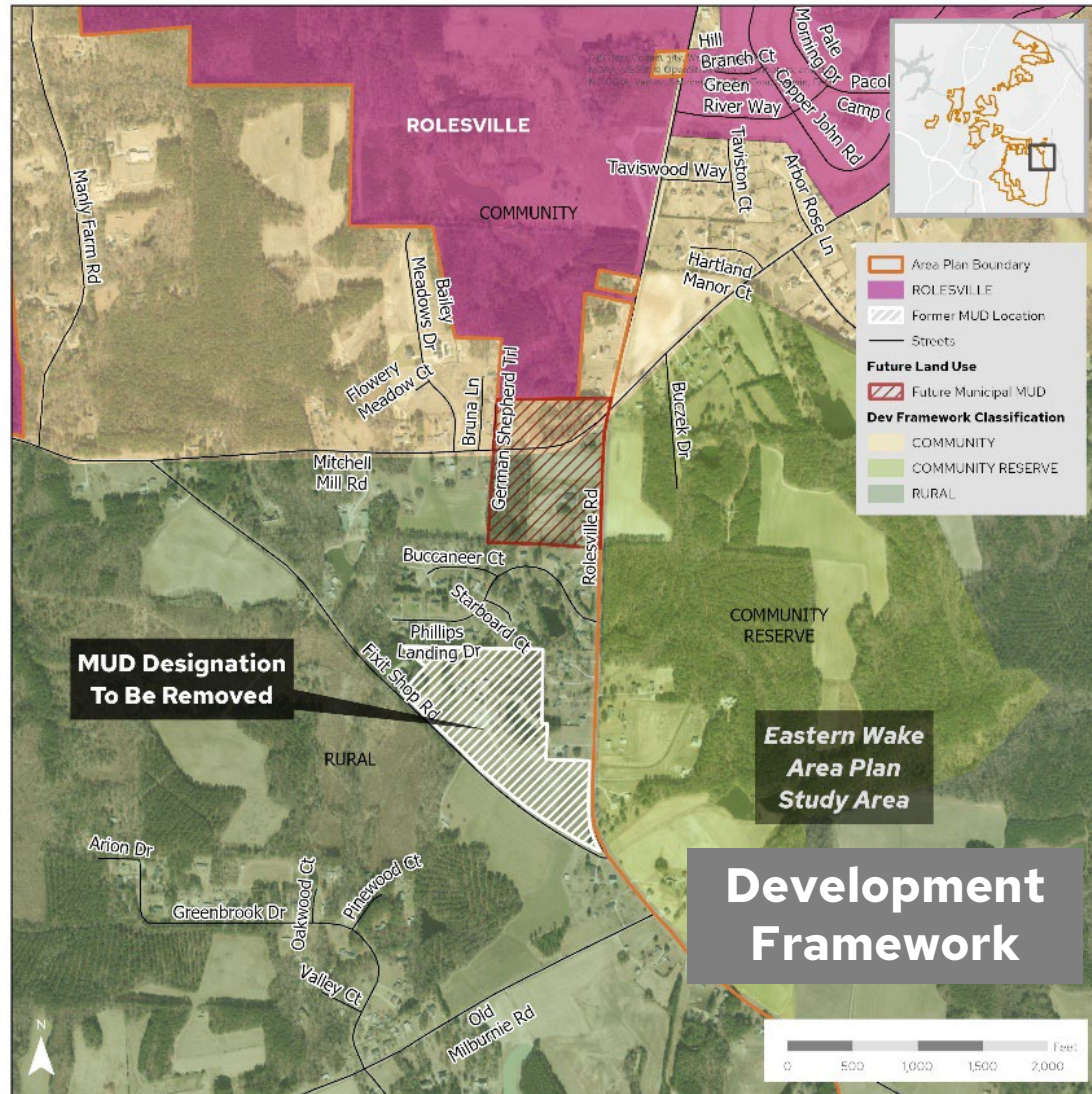
Location	Acres	Action	Reason
Jonesville Rd & Mitchell Mill Rd	157	Remove	No longer in county jurisdiction
US 401 & Forestville Rd	4.9	Remove	Developed as non-residential
Rolesville Rd & Watkins Rd	16.3	Remove portion in NN area	Developing as residential
Rolesville Rd & Fixit Shop Rd	25.2	Move north to Mitchell Mill Rd	New location is more appropriate for non-residential development



New MUD – Mitchell Mill & Rolesville



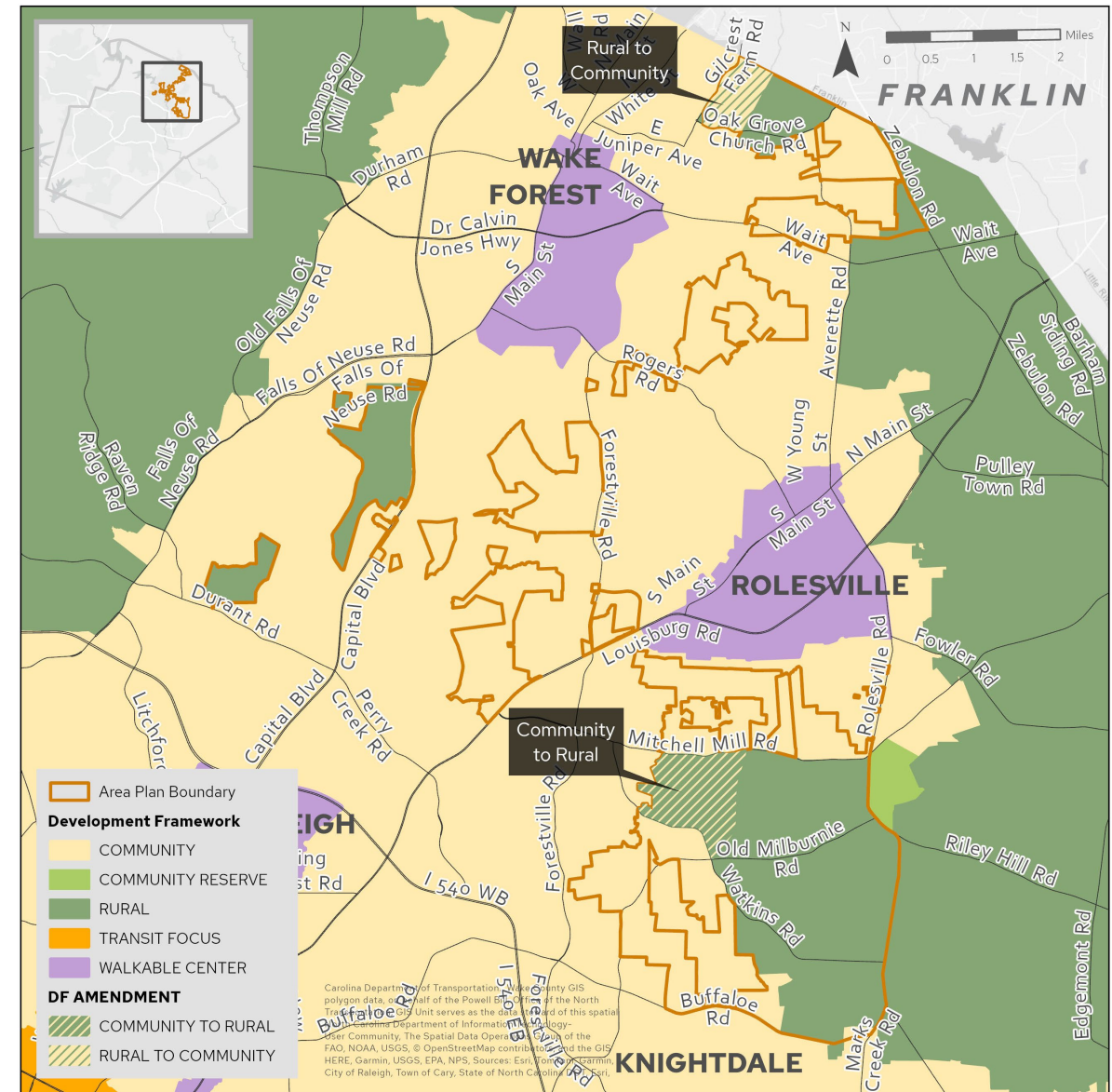
New MUD – Mitchell Mill & Rolesville



DF Amendments

Overview

- Community to Rural
 - 580 acres
 - Large Ag parcels
 - COR utility extensions unlikely
- Rural to Community
 - 250 acres
 - Town of Wake Forest



Beyond the Neuse North Area Plan

- **Water Monitoring**
 - One Water Plan / WC Water Partnership
 - Fall Lake Area Plan
- **Housing Affordability Analysis**
 - Naturally Occurring Affordable Housing (NOAH)
 - Housing Affordability & Community Revitalization
- **Overall MUD Efficacy**

Staff Findings

1. The Neuse North Area Plan is consistent with the goals and visions set forth in PLANWake.
2. The Neuse North Area Plan received input from residents, municipal partners, and stakeholders.
3. The Neuse North 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 Neuse North Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake, and amend the Development Framework Map.



Public Comment

Neuse North Area Plan



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