



TOWN *of* WAKE FOREST

DEVELOPMENT ACTIVITIES REPORT: 2012

Planning Department

Report Includes:

Population Information
Population Projections, Spatial Statics & Dwelling Unit Count
Dwelling Units & Residential Building Permit Information
Other Residential Zoning/Dev. Permits & Non-Residential Permits
Approved Development Plans
Zoning & Annexation Activities

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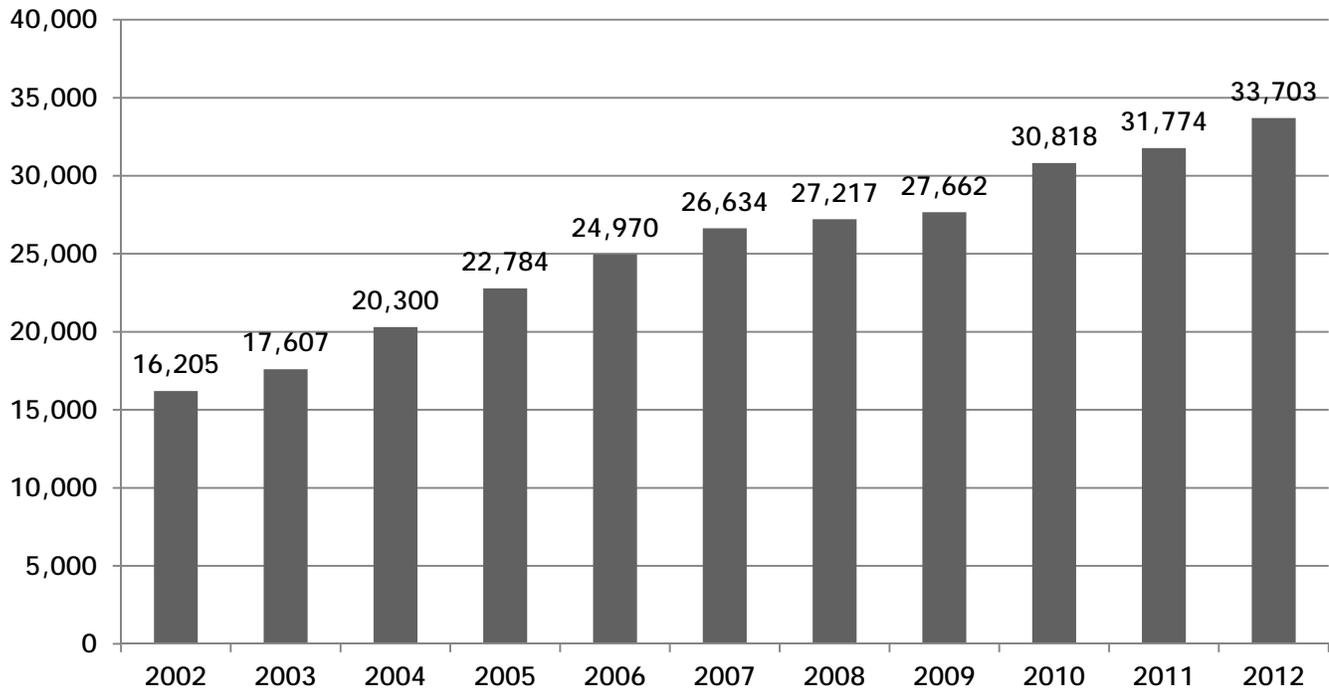
**Data in this report is current as of December 31, 2012, unless otherwise noted.*



Town of Wake Forest
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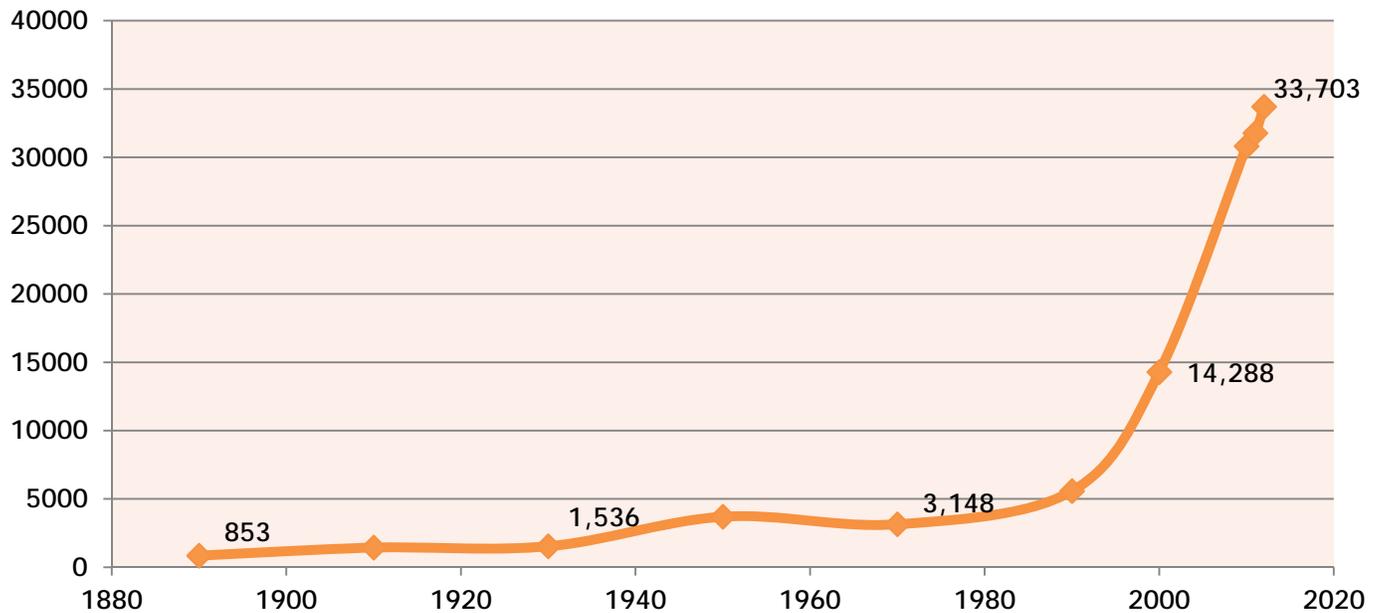
POPULATION INFORMATION:

Wake Forest has the 4th largest population in Wake County and the 28th largest population in North Carolina.



Source: Wake Forest Planning Department

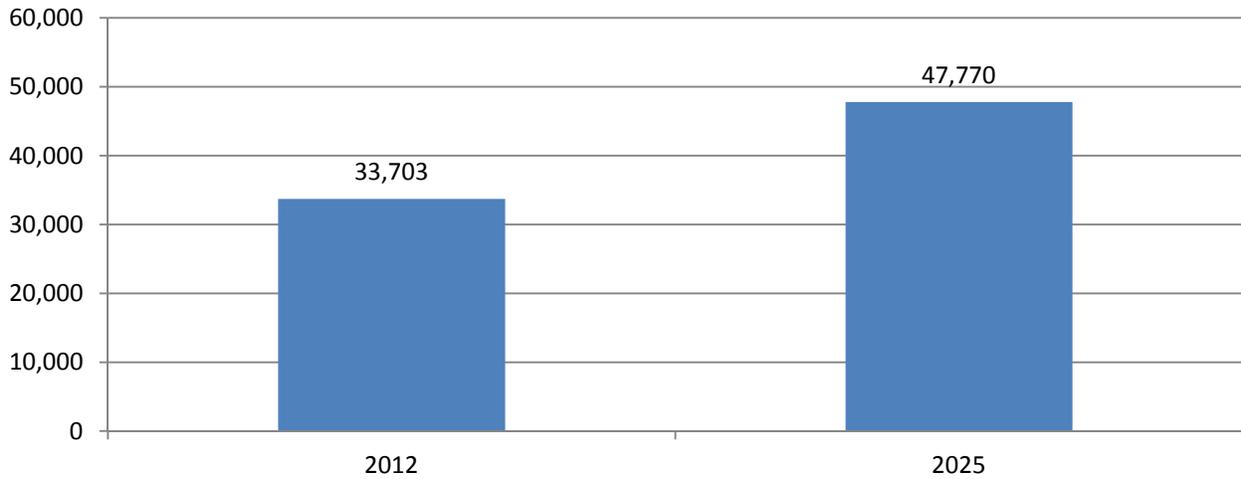
HISTORIC POPULATION:



Sources: NC Office of State Budget & Management, US Census & Wake Forest Planning Department

POPULATION PROJECTIONS:

Wake Forest is projected to grow steadily over the next 15 years. Based on approved projects, potential undeveloped land, and recent population growth trends, the estimated population for Wake Forest in 2025 is 47,770.

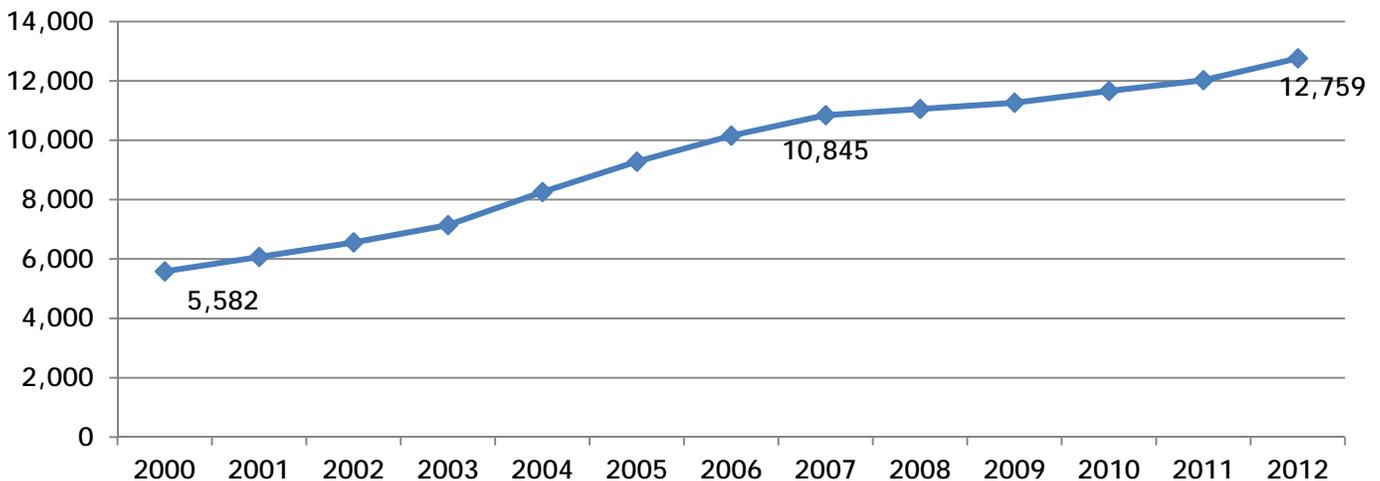


Sources: Wake Forest Planning Department

SPATIAL STATISTICS:

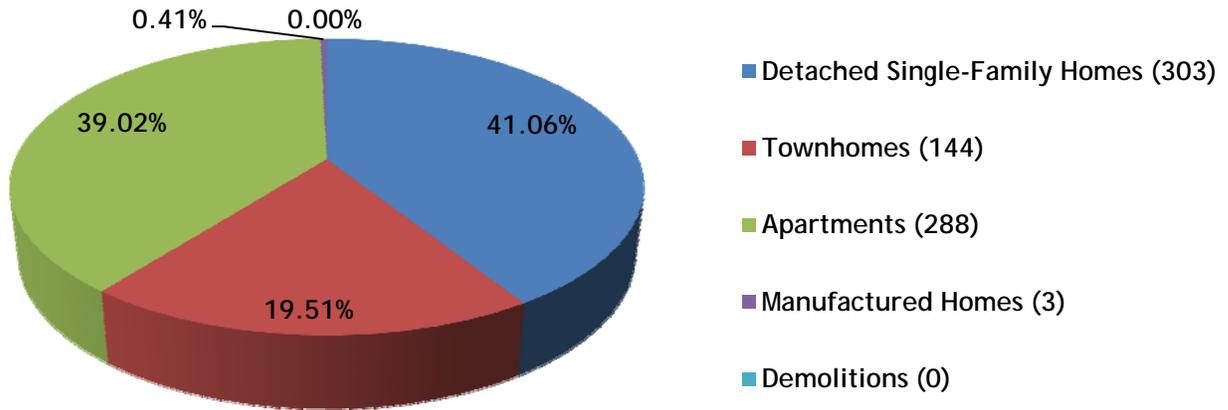
Acreage within Town Limits:	10,202 acres or 15.9 square miles
Contiguous Acreage:	8,584 acres
Non-Contiguous Acreage:	1,618 acres
Acreage within the Extraterritorial Planning Jurisdiction:	3,743 acres
Density (Persons Per Acre)	3.3
Dwelling Units Per Acre:	1.25

Dwelling Units



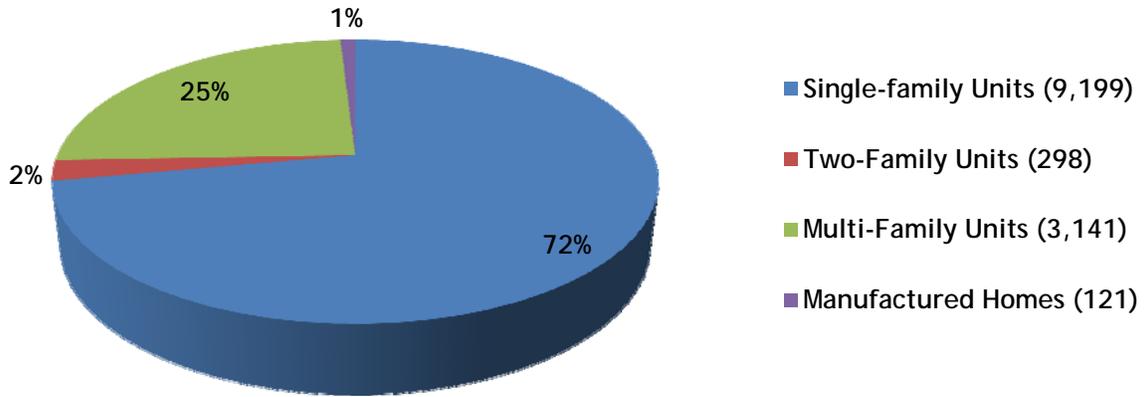
Sources: Wake Forest Planning Department

RESIDENTIAL PERMITS (NEW HOUSING STARTS) ISSUED IN 2012:

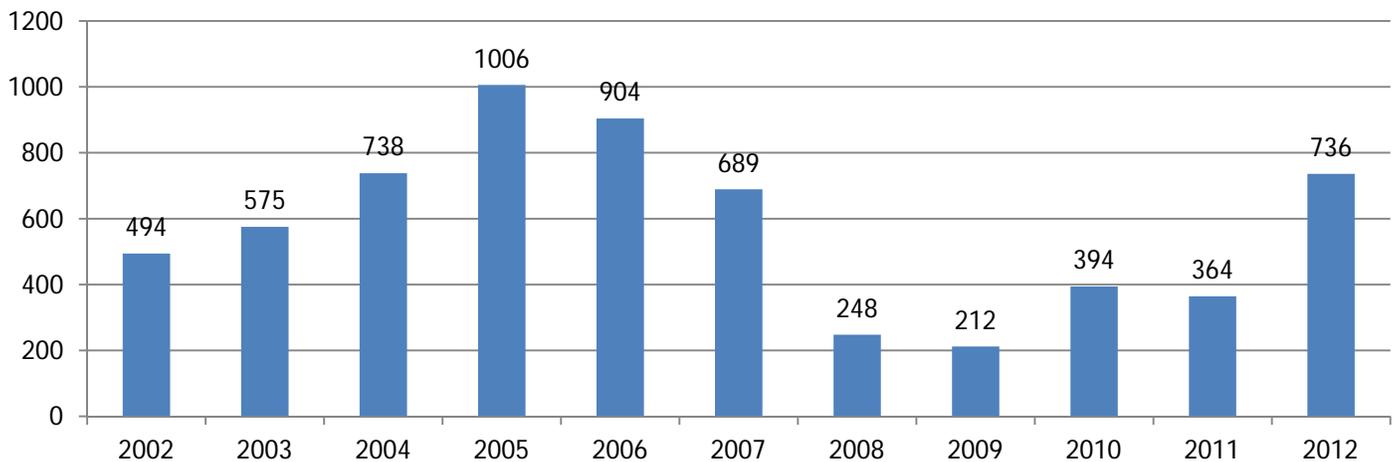


**Total valuation: \$93,268,008.03 (based on permit applications).
Source: Wake Forest Inspections Department*

DWELLING UNITS BY PERCENTAGE (OVERALL):

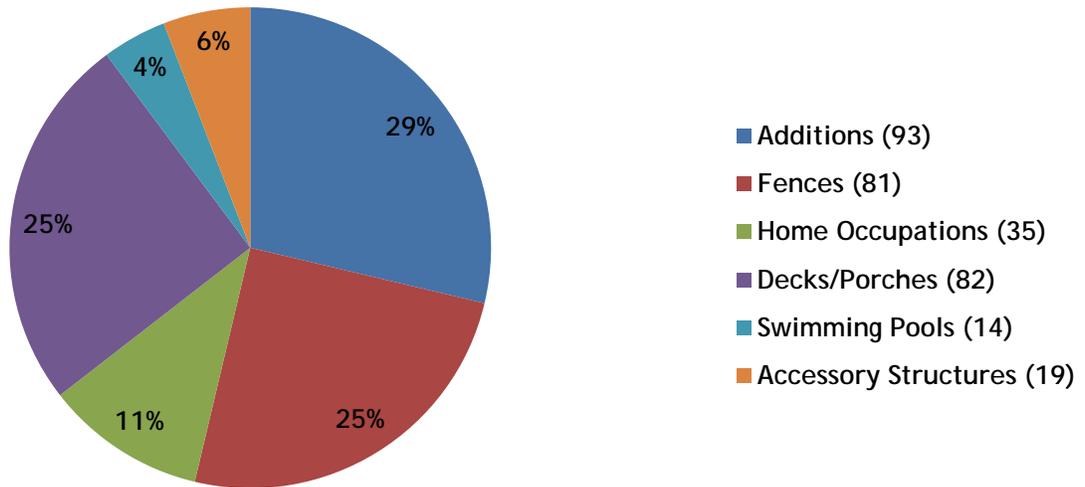


RESIDENTIAL BUILDING PERMITS (NEW HOUSING STARTS) BY YEAR:



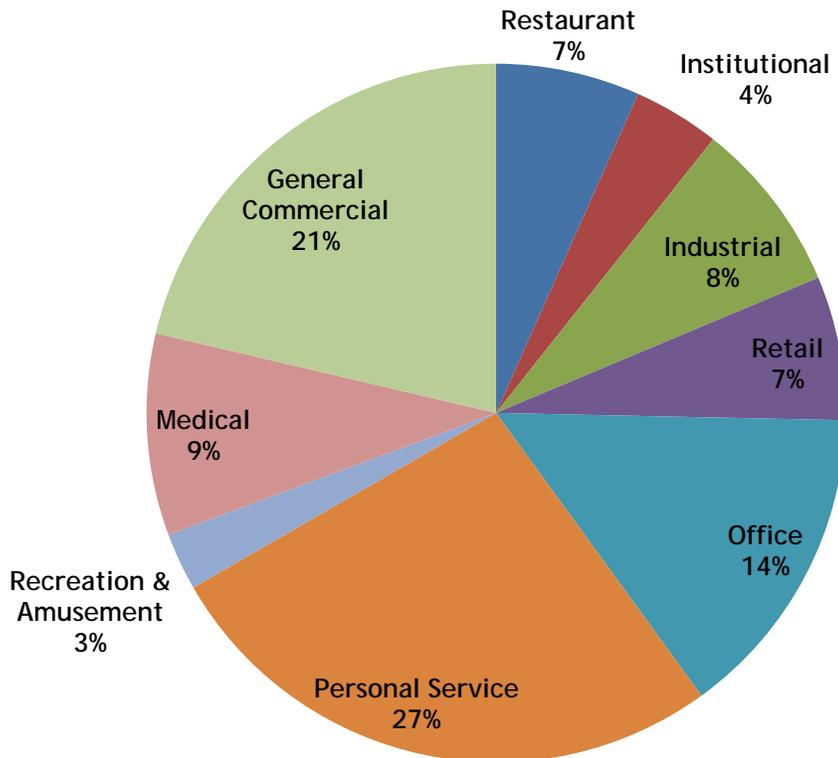
Sources: Wake Forest Planning Department & Inspections Department

OTHER RESIDENTIAL ZONING/DEVELOPMENT PERMITS ISSUED IN 2012:



**Total valuation: \$3,216,868.00 (based on permit applications).
Source: Wake Forest Inspections Department*

NON-RESIDENTIAL PERMITS ISSUED IN 2012 (76 Total):



**Total valuation: \$20,338,482.00 (based on permit applications).
Source: Wake Forest Inspections Department*

2012 APPROVED DEVELOPMENTS:

Project Name	Location	Land Use	Acreage	Number of Lots / Units / Structures	Building Square Footage	Approval Date
401 Inc. Office Building	Ligon Mill Road	Offices	3.05	1 building	23,236	March 2012.
AAA Auto Care	US-1	Auto Service	0.99	1 building	7,743	March 2012.
Capital Creek Apartments	Rogers Road	Apartments	21.79	315 units	N/A	September 2012.
Carillon Assisted Living	Heritage Trade Drive	Nursing Home	4.43	1 building	42,340	October 2012.
Crossroads Automotive Office Building	US-1	Offices	2.13	1 building	16,516	October 2012.
Heritage Garden Apartments	Rogers Road	Apartments	17.34	260 units	N/A	October 2012.
Home Garden Subdivision	Forest Drive	Single-family Subdivision	2.02	6 lots	N/A	September 2012.
Life Church	S. Allen Road	Church	0.79	1 building	6,069	October 2012.
Ligon Mill Road Extension	Ligon Mill Road	Road Construction	N/A	N/A	N/A	March 2012.
PDQ Restaurant	North park Drive	Restaurant	1.4	1 building	3,776	May 2012.
Pep boys	Gateway Commons Drive	Auto Service	0.67	1 building	4,988	October 2012.
Quicklanes at Crossroad Ford	US-1	Auto Service	1.44	1 building	7,893	January 2012.
Richland Creek Elementary School	Wall Ridge Road	School	27.98	1 building	N/A	August 2012.
Richland Creek Plaza Revisions	Durham Road	Flex Space, Office, Convenience Store	2.9	3 buildings	18,127	April 2012.
Southridge at Austin Creek	Austin Creek S/D	Single-family Subdivision	8.52	40 lots	N/A	May 2012.
St. Catherine's of Siena Catholic Church	W. Holding Ave.	Church	36.69	1 building	32,260	January 2012.
Superior Tooling Addition	Superior Drive	Warehouse	3.04	1 building	9,000	November 2012.
Sweere Warehouse Addition	Crusher Run	Warehouse	N/A	1 building	4,900	November 2012.

Traditions Infrastructure for Phases 1-8	Wait Ave. / Oak Grove Church Road	Roadway & Utilities	N/A	N/A	N/A	March 2012.
Traditions Southwest, Phase 1	Wait Ave. / Oak Grove Church Road	Single-family Subdivision	126.24	268 lots	N/A	March 2012.
Villagio at LaScala	Star Road	Apartments	28.48	248 units	N/A	June 2012.
Wake EMC Substation	Heritage Trade Drive	Electrical Substation	1.5	N/A	N/A	June 2012.
Woodfield Creek Apartments	Ligon Mill Road / Caveness Farms Ave.	Apartments	33.07	288 units	N/A	June 2012.

2012 ZONING ACTIVITIES:**SPECIAL USE PERMIT CASES:**

Case #	Acreage	Zoning	Project Name / Location	Tax Pin Number	Applicant Information	Proposed Land Use	Site Info.	Status
SU-12-01	29.13	C.U. O-I	Siena Drive Townhomes / Siena Drive & 98 Bypass	1840-07-6486 & 1840-07-0859	Bass, Nixon & Kennedy	Townhomes	101 units	Denied August 2012.

REZONING CASES:

Case Number	Location / Acreage	Petitioner	Tax Pin Number	Old Zoning	Proposed New Zoning	Status	Proposed Land Use
RZ-12-01	Forestville Road/ 2.154 acres	Phillip & Linda Stroud	1749-59-8301	R-30 (WC)	O-I	Approved February 2012.	N/A
RZ-12-02	Debramore & NC-98 Bypass / 26.68 acres	Joe Lyle	1830-19-4587	O-I	MF	Approved June 2012.	N/A
RZ-12-03	Forest Drive / 5 acres	Joe Procopio	1739-89-1266	R-15	C.U. R-10	Approved August 2012.	5 Lot Single-family Subdivision
RZ-12-04	Wall Ridge Road & US-1 / 27.98 acres	Wake Co. Public School System	1842-31-0461	C.U. HB & HB	C.U. O-I	Approved August 2012.	Elementary School.

RZ-12-05	Star Road / 20.953 acres	LaScala Associates	1739-67- 1143	HB	C.U. MF	Approved June 2012.	Apartment Complex.
RZ-12-06	S. Main Street / 0.8 acres	Bass, Nixon & Kennedy	N/A	R-15	C.U. NB	Withdrawn	N/A
RZ-12-07	Rogers Road / 21.79 acres	TWO Capital Partners	1840-20- 6781	O-I	C.U. MF	Approved September 2012.	Apartment Complex.
RZ-12-08	S. Main Street / 0.7 acres	Larry Ray	1840-03- 4236	R-15	C.U. NB	Approved September 2012.	N/A
RZ-12-09	Wait Ave. & Oak Grove Church Road / 1.5 acres	JPM South Development	1851-00- 4203	C.U. R- 10 & R-5	C.U. R-10 & R-5	Approved October 2012.	Zoning Line Correction.
RZ-12-10	Wake Drive / 1.12 acres	Johnny & Dora Johnson	1739-79- 7830	C.U. HB	R-15	Approved December 2012.	N/A

ANNEXATIONS:

Type	Owner/Land Use	Size	Location	Status
Contiguous	Wake Forest Reservoir Properties / Traditions SW Subdivision	122.49 acres	Oak Grove Church Road / Traditions Grande Blvd. (NE area of Town)	Approved April 2012.
Non-Contiguous	John Rich / Single- Family Residential	5.95 acres	1421 Jenkins Road	Approved May 2012.
Contiguous	St. Catherine of Siena Catholic Church	19.14 acres	600 W. Holding Avenue	Approved July 2012.
Contiguous	Sam Watkins Jr. / Richland Creek Plaza	2.917 acres	1009 Durham Road	Approved November 2012.
Contiguous	Sheetz Convenience Store	4.07 acres	1895 South Franklin Street	Approved December 2012.