

# 2009 ANNUAL DEVELOPMENT REPORT



Town of  
**Wake Forest**  
North Carolina

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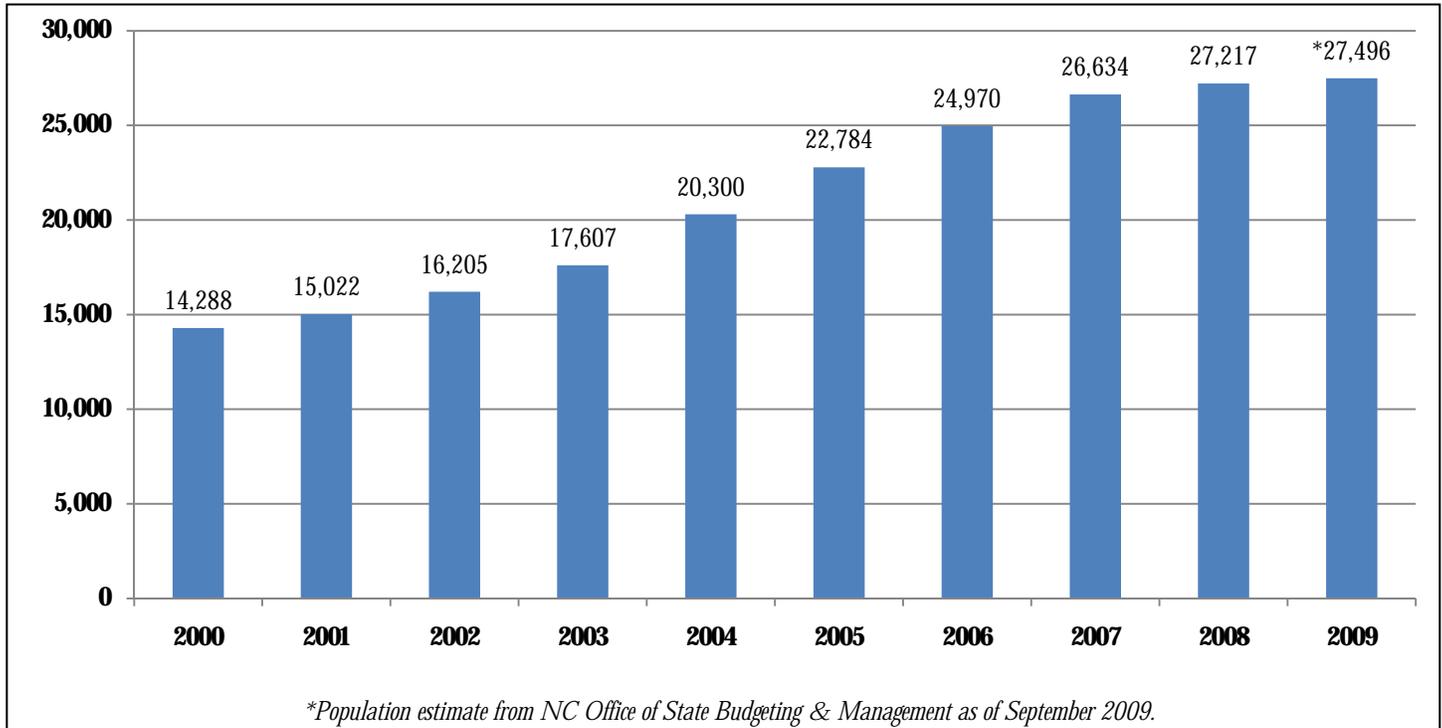
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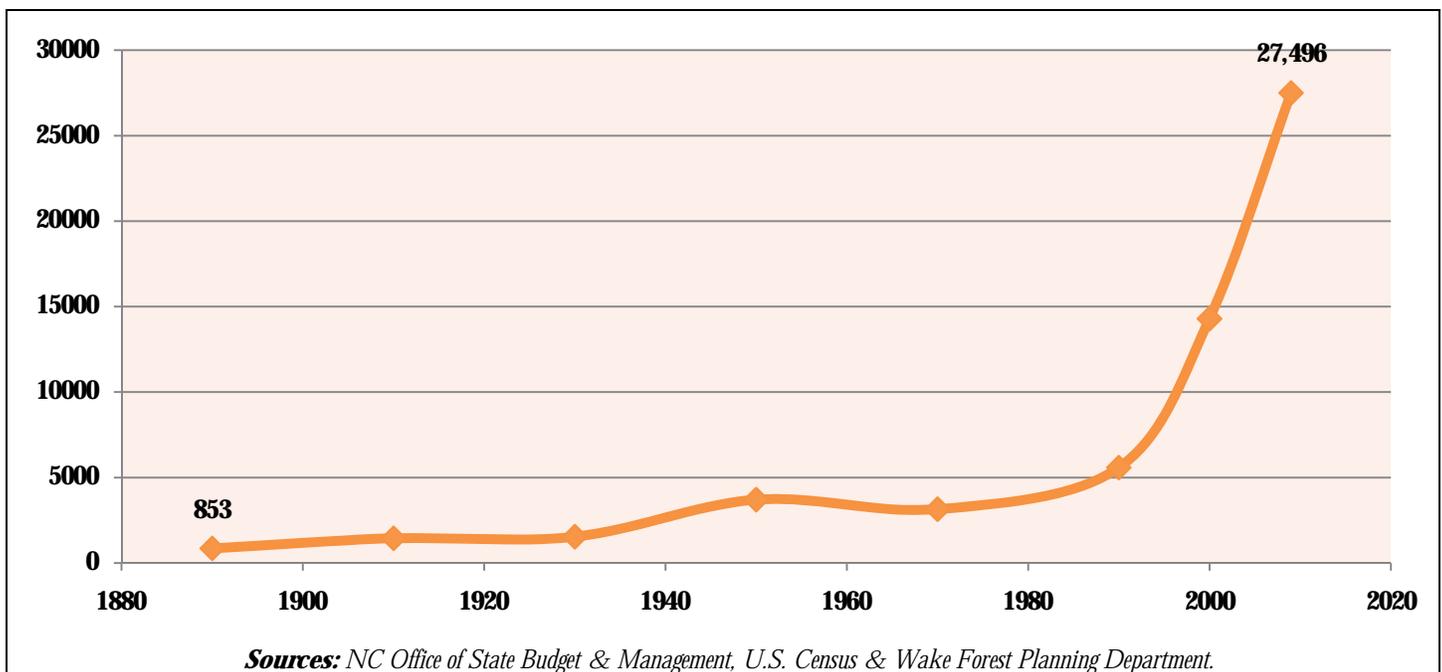
Report Prepared By:  
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Wake Forest Planning & Inspections Dept.  
Development Services Section

## **POPULATION:**

According to the United States Census Bureau, Wake Forest has the 29<sup>th</sup> largest population in North Carolina, an increase from last year's 32<sup>nd</sup> ranking.

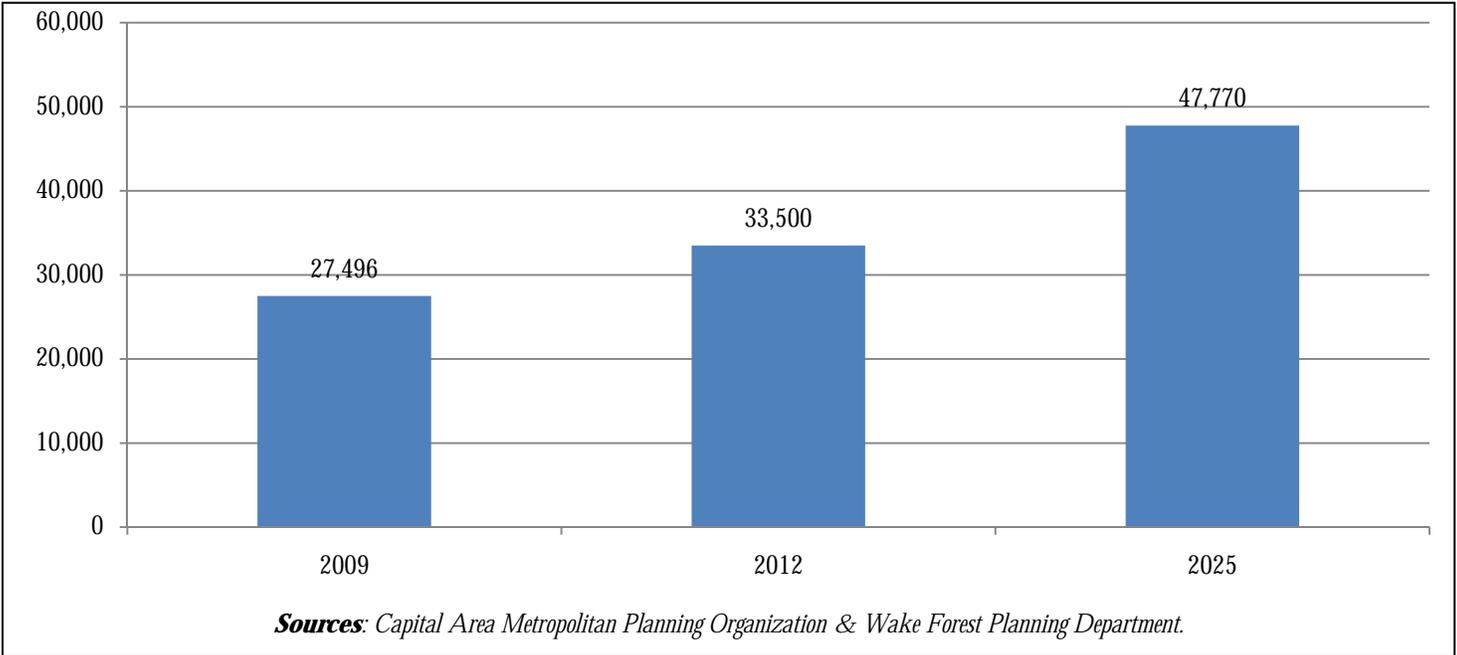


## **HISTORIC POPULATION:**



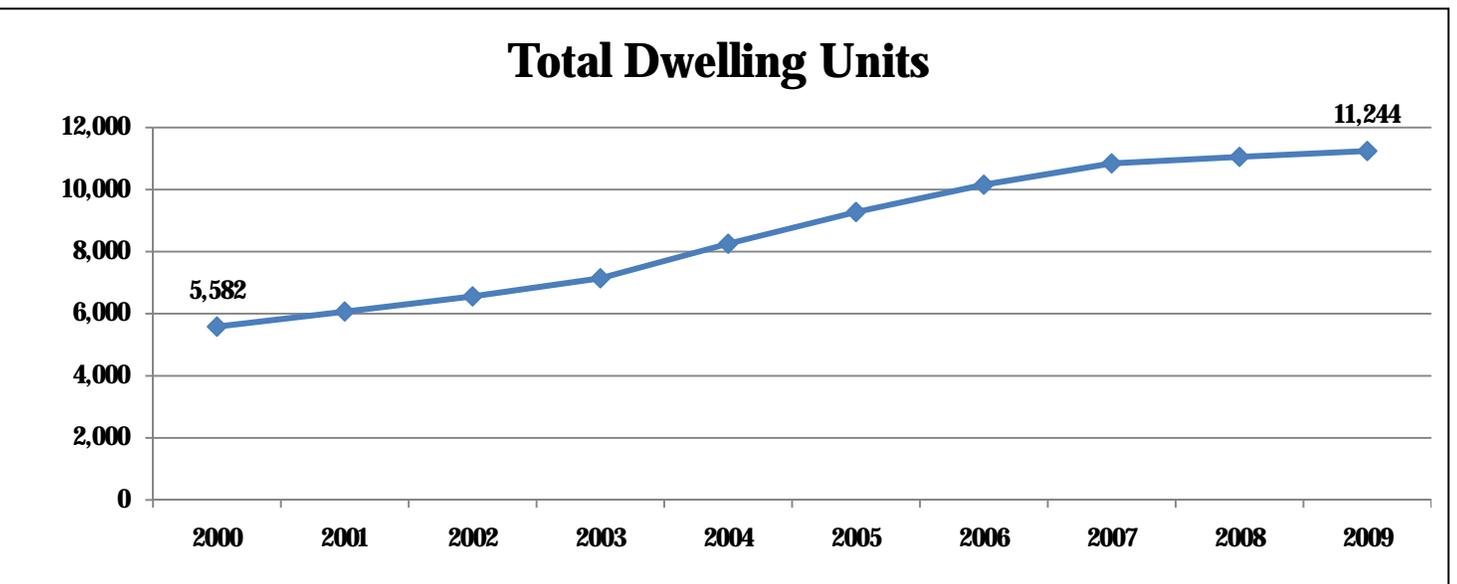
## **POPULATION PROJECTIONS:**

Wake Forest is projected to grow steadily over the next 20 years. Based on approved projects and potential undeveloped land, the estimated population for 2012 is 33,500 and 47,770 in 2025.

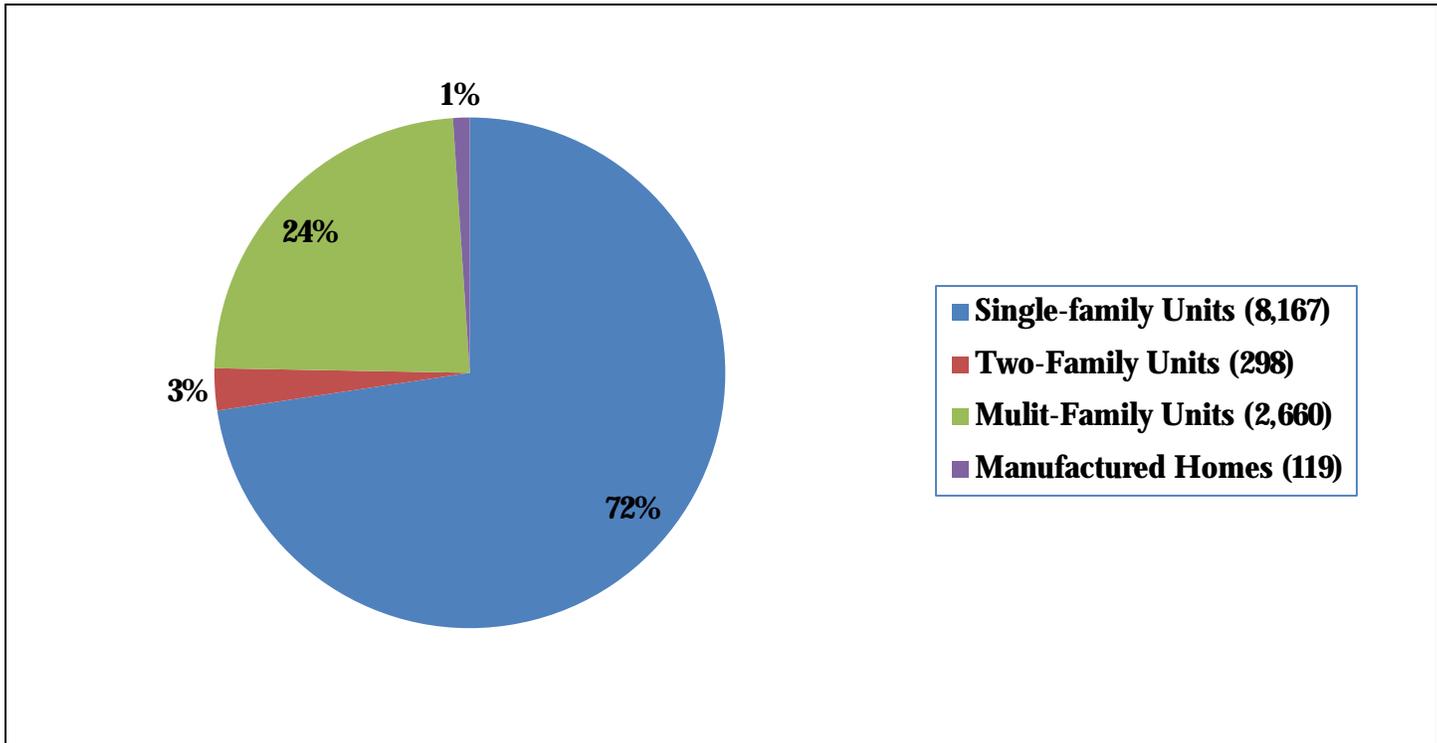


## **SPATIAL STATISTICS:**

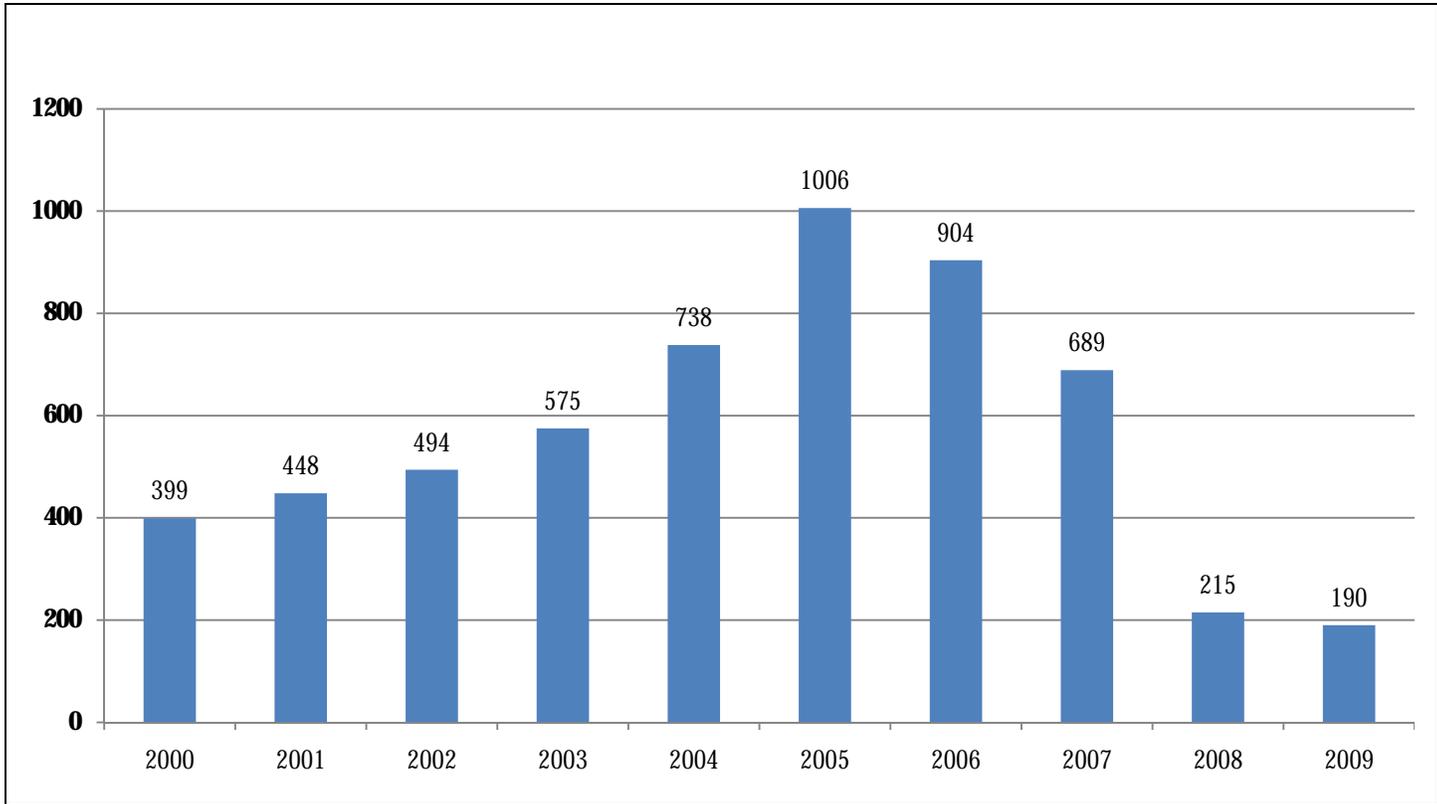
Acreage within Town Limits:	10,020 acres or 15.66 square miles
Contiguous Acreage:	8,410 acres
Satellite Acreage:	1,610 acres
Acreage within the Extraterritorial Planning Jurisdiction:	3,850 acres
Density (Persons Per Dwelling Unit)	2.67
Dwelling Units Per Acre:	1.12



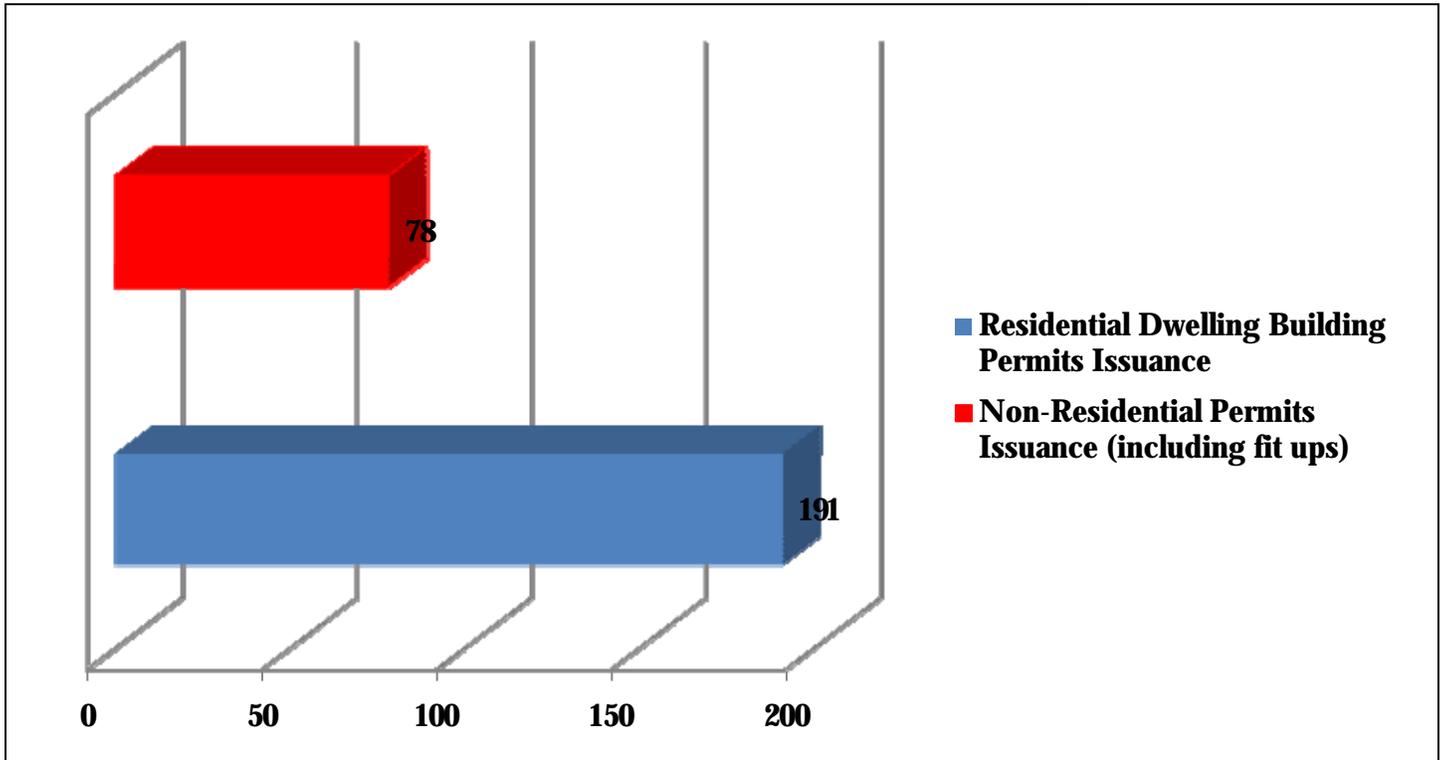
**DWELLING UNITS BY PERCENTAGE:**



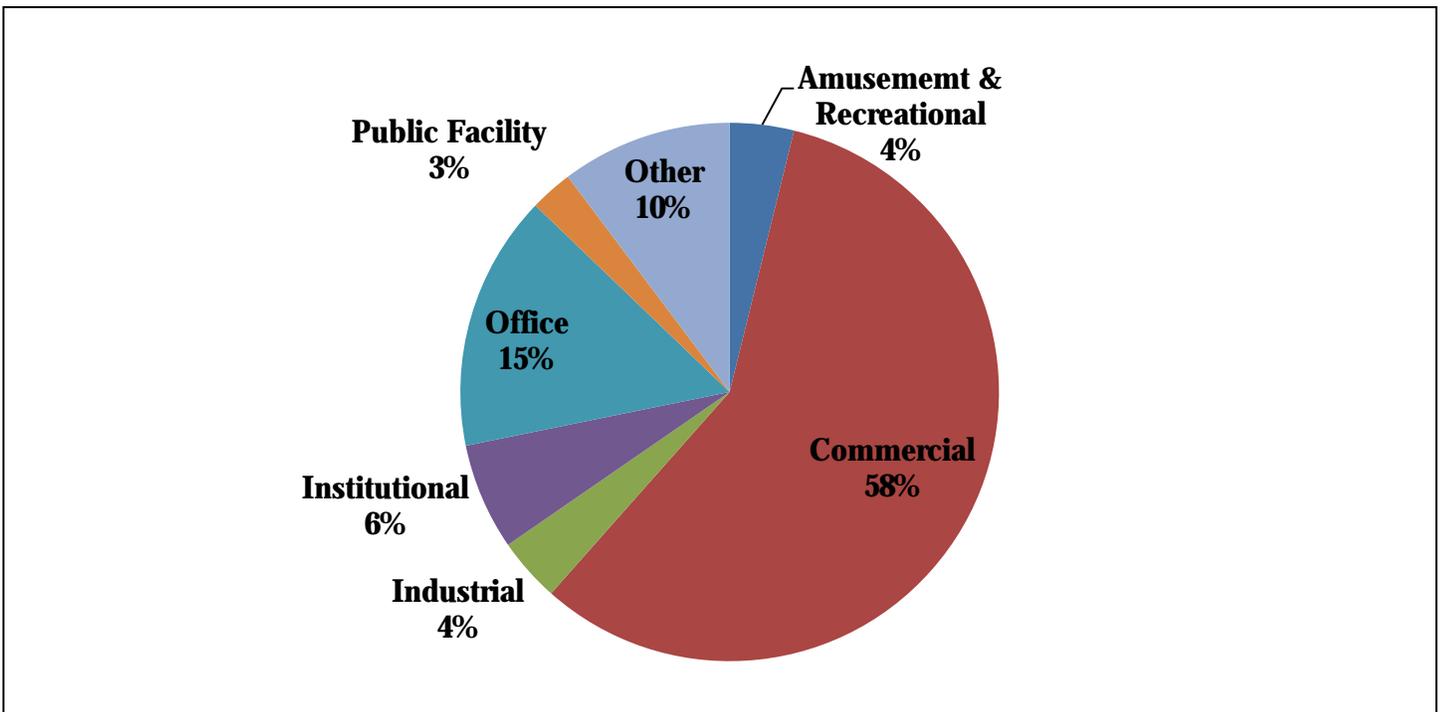
**SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS ISSUED:**



### **2009 NEW RESIDENTIAL PERMITS VS. NEW NON-RESIDENTIAL PERMITS ISSUED:**



### **2009 NEW NON-RESIDENTIAL PERMITS ISSUED BY TYPE:**



## 2009 APPROVED RESIDENTIAL & SUBDIVISION DEVELOPMENTS

Project Name	Location	Land Use	Developer Contact Information	Acreage	Number of Lots / Units / Structures	Approval Date
Crossroads Nissan Subdivision	S. Main Street	Commercial Subdivision	Crossroads Holdings, LLC (919) 851-4422	22.85	4 lots	Construction Plans – November 2009.
Flaherty Farms Subdivision, Phase 5	Flaherty Farms Ave.	Single-Family Residential Subdivision	Millridge Company (919) 556-5418	5.19	12 lots	Master Plans – May 2009. Construction Plans – November 2009.
Garden Homes Subdivision	Forest Road	Single-Family Residential Subdivision	Aiken & Yelle Associates (919) 877-9992	N/A	1 lot	Construction Plans - September 2009.
Traditions Retirement Community Multi-Family Development	NW vicinity of future Traditions Development	Multi-Family Residential Development	Ammons Building Corporation (919) 453-0175	15.36	63 Townhome / 90 Apartment units	Master Plans - September 2009.

## 2009 APPROVED COMMERCIAL & NON-RESIDENTIAL DEVELOPMENTS

Project Name	Location	Land Use	Contact Information	Acres	Number of Lots / Units / Structures	Building Square Footage	Approval Date
Barrett's Produce	S. Main Street	Produce Stand	Ben Hudson	0.65	1 building	1,200 sf	Development Plan - January 2009.
CADCO Office Park	304 Capcom Ave.	Office Park	CE Group (919) 367-8791	4.55	3 buildings	39,700 sf	Construction Plans - March 2009
Candlewood Suites	12500 Retail Drive	Hotel	Chanpaklal Patel (252) 767-2525	2.176	1 building	44,000 sf	Development Plan - January 2009. Construction Plans - November 2009.
Forestville Commons	S. Main Street	Retail / Convenience Store / Flex Space	Phil Grant (919) 778-0810	1.49	1 building	9,873 sf	Construction Plans - April 2009.
Franklin Academy V	Flaherty Ave.	School	Keith Gettle (919) 453-2386	14.1	1 building	N/A	Construction Plans - March 2009.
H.D. Supply Company	5301 Unicon Drive	Utility Plans	Bass, Nixon & Kennedy (919) 851-4422	3.39	1 building	N/A	Construction Plans - December 2009.
Haddock Collision Center	10112 Capital Blvd.	Auto Repair Facility	Bass, Nixon & Kennedy (919) 851-4422	3.73	2 buildings	23,412 sf	Development Plan - May 2009.
Hillside Nursing Center	936 Wait Ave.	Nursing Home Expansion	Hale Architecture (919) 554-4000	5.46	1 building	4,106 sf	Construction Plans - May 2009.
Hope Lutheran Church	3525 Rogers Road	Church Expansion	Hope Lutheran Church (919) 554-8109	12.708	2 buildings	30,608 sf	Construction Plans - April 2009.
Landmark Office Building	231 Capcom Ave.	Office	Landmark Construction (919) 556-5155	2.017	1 building	21,360 sf	Development Plan - March 2009. Construction Plans - June 2009.
Mellow Mushroom Parking Lot Expansion	2129 S Main St	Restaurant/Parking Lot	NCMM Properties, LLC (919) 255-4848	1.525	N/A	N/A	Construction Plans - October 2009.
Mobile Units at Wake Forest-Rolesville Middle-School	1800 S. Main Street	School	Chandler Engineering (919) 552-4845	36.36	4 units	3,732 sf	Construction Plans - July 2009.
Neuse Industrial Park - Lot 12	Leeland Ridge Drive	Office / Warehouse	Bobbitt Design (919) 851-1980	1.55	1 building	12,722 sf	Construction Plans - March 2009.

Northern Wake Senior Center	235 E. Holding Ave.	Public Facility	Bass, Nixon & Kennedy (919) 851-4422	2	1 building	9,720 sf	Construction Plans – May 2009.
Northside Loop	Flaherty Farms Subdivision / N. White Street	Road Construction	Keith Gettle (919) 453-2386	N/A	N/A	N/A	Construction Plans – August 2009.
Precision Tune	Rogers Rd & Forestville RD	Auto Repair Service	Precision Tune Franchising (704) 662-7039	0.99	1 building	4,380 sf.	Construction Plans – July 2009.
Smith Creek Waste Water Treatment Plant	Ligon Mill Road	Water Treatment Plant	Appian (252) 972-7703	101	1 building	N/A	Construction Plans – April 2009.
Sonic	S. Main Street	Restaurant	Jormomi Properties LLC	1.09	1 building	N/A	Construction Plans – April 2009.
Starner Property, Phases 1-3	2623 Leighton Ridge Drive	Office / Warehouse	Jim Chandler (919) 552-4845	1.49	2 buildings	24,125 sf	Construction Plans – July 2009.
The Learning Experience	Heritage Links Drive	Day Care	Cavaliere Companies (586) 563-1500	2.03	1 building	14,960 sf	Development Plan – July 2009.
Traditions Retirement Community Amenities Center	Oak Grove Church Road (Future Traditions Development)	Amenities Center	Ammons Building Corporation (919) 453-0715	4.79	1 building	15,000 sf	Development Plan – July 2009.
Verizon Wireless	10804 Galaxy Drive	Wireless Phone Retail	Concord Properties (704) 405-9400	1.55	1 building	4,500 sf	Development Plan – April 2009. Construction Plans – July 2009.
Wake Forest United Methodist Church	903 S. Main Street	Church Expansion	Wake Forest United Methodist Church (919) 556-2239	6.55	2 buildings	22,741 sf	Development Plan – January 2009. Construction Plans – November 2009.
Wake Forest-Rolesville High School	420 Stadium Drive	High School	CLH Design (919) 856-6353	54.6	4 buildings	255,077 sf	Construction Plans – September 2009.

## **2009 NEW COMMERCIAL & NON-RESIDENTIAL STRUCTURES:**

### **January**

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Wake Forest Town Hall – South Brooks Street  
Puryear Trucking – Neuse Industrial Park

### **February**

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Corporate Chaplains of America – Siena Drive

### **March**

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Lowes Fuel Station – Gateway Commons Shopping Center (NC-98 Bypass)  
900 Franklin Building – Franklin Street

### **April**

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Heritage Center – Rogers Road  
CADCO Office Park – Capital Commerce Center (CapCom Ave.)  
Shell Building at Neuse Industrial Park (Leighton Ridge Road)

### **May**

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No new structures.

### **June**

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3 Shell Buildings at Quail Crossing Shopping Center (Jones Dairy Road)  
1 Shell Building at Heritage Pointe Shoppes (Rogers Road)  
Bloom Grocery Store – Jones Dairy Road  
Sonic Restaurant – S. Main Street

### **July**

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No new structures.

### **August**

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Austin Creek Amenities Center – Austin Creek Subdivision (Austin View Blvd.)  
Landmark Office Building – Capital Commerce Center (CapCom Ave.)

### **September**

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Verizon Wireless – Galaxy Drive

### **October**

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Precision Tune – Rogers Road

### **November**

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No new structures.

### **December**

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Franklin Academy 5 – Flaherty Ave.

## 2009 SPECIAL USE PERMIT CASES

Case #	Acreage	Zoning	Project Name / Location	Tax Pin Number	Applicant / Contact Information	Proposed Land Use	Site / Building Data	Status
SU-09-01	2.017	I	Landmark Office Building / 231 Capcom Ave.	1840-00-5412	Landmark Investors, LLC / (919) 556-5155 / <a href="mailto:landmarkconst@aol.com">landmarkconst@aol.com</a>	Flex/Office Building	1 Building / 1 parcel / 21,360 Square Feet	Approved 3/17/2009
SU-09-02	5.08	I	Crescent Park / 214 Capcom Ave.	1830-90-8259 & 1830-90-7402	Barton Development Group / (919) 427-9360 / <a href="mailto:dexterdc@nc.rr.com">dexterdc@nc.rr.com</a>	Flex/Office Building	5 buildings / 2 parcels / 40,300 square feet	Approved 4/21/2009
SU-09-03	4.79	R-10	Traditions Retirement Community Amenities Center / Gilcrest Farm Road	1851-44-1044	Wake Forest Reservoir Properties, LLC / (919) 562-1322 / <a href="mailto:andy@ammons dg.com">andy@ammons dg.com</a>	Amenities Center	1 building / 15,000 square feet	Approved 9/15/2009
SU-09-04	15.36	R-5	Traditions Retirement Community Townhomes & Apartments / Gilcrest Farm Road	1851-44-1044	Wake Forest Reservoir Properties, LLC / (919) 562-1322 / <a href="mailto:andy@ammons dg.com">andy@ammons dg.com</a>	Retirement Community Townhomes & Apartments	63 Townhomes / 90 apartment/condos	Approved 9/15/2009

**2009 REZONING CASES**

<b>Case Number</b>	<b>Project Name / Location / Acreage</b>	<b>Petitioner / Contact Information</b>	<b>Tax Pin Number</b>	<b>Old Zoning</b>	<b>Proposed New Zoning</b>	<b>Status</b>	<b>Proposed Land Use</b>
RZ-09-01	Growing Child Pediatrics / 11130 Capital Blvd. / 2.496 acres	James Poole / (919) 880-3679 / <a href="mailto:poolejm@pol.net">poolejm@pol.net</a>	1830-61-6189	O&I	C.U. HB	Approved 4/21/2009	Pediatrics Office
RZ-09-02	Crossroads Nissan Subdivision / Capital Blvd. & S. Main Street / 22.855 acres	Crossroads Holdings LLC / (919) 460-5620	1830-70-0765	I	C.U. HB	Approved 10/20/2009	N/A
RZ-09-03	Mellow Mushroom Parking Lot Expansion / 1636 Wake Drive / 1.105 acres	Bass, Nixon & Kennedy / (919) 851-4422 / <a href="mailto:Harry.Mitchell@bnkin.com">Harry.Mitchell@bnkin.com</a>	1739-79-7830	R-15	C.U. HB	Approved 10/20/2009	Restaurant Parking Lot Expansion

**2009 TEXT AMENDMENTS**

<b>Case Number</b>	<b>Zoning Ordinance Section</b>	<b>Petitioner /Applicant</b>	<b>Description of change</b>	<b>Status</b>
ZA-09-01	Article III, Section 2, Definitions of Specific Terms and Words; Article VIII, Section 12.1. Planned Unit Developments	Planning Staff	Revisions to the Planned Unit Development regulations and the Definitions section which address the provision and use of open space.	Approved 8/18/2009
ZA-09-02	Amend Article III, Section 2. Definitions of Specific Words and Terms; and Article IX, Section 2. Development Permits.	Planning Staff	Amendments to the Development Permits and Definitions sections to address the permitting process and requirements for Temporary Uses.	Approved 10/20/2009

**2009 ANNEXATIONS**

<b>Ordinance Number</b>	<b>Owners Name</b>	<b>Location</b>	<b>Effective Date</b>	<b>Acreage</b>	<b>Type</b>	<b>Land Use</b>
2009-03	Crossroads Holding LLC	US-1 & S. Main Street	2/17/2009	0.16	Contiguous	Remnant Tract of Crossroads Nissan Automobile Dealership
2009-10	Holding Village LLC	Holding Village Development (Future Franklin Street Extension)	7/21/2009	15.44	Contiguous	Holding Village, Phase 1A
2009-15	Town of Wake Forest	Jones Dairy Road	9/15/2009	1.6	Contiguous	Town Owned Property
2009-16	Town of Wake Forest	Smith Creek	9/15/2009	3.32	Contiguous	Town Owned Property
2009-17	Town of Wake Forest	Old Crawford Road	9/15/2009	80.45	Contiguous	Town Owned Property
2009-18	Town of Wake Forest	Dunn Creek	9/15/2009	4.087	Contiguous	Town Owned Property
2009-19	Town of Wake Forest	Richland Creek/Durham Road	9/15/2009	1.869	Contiguous	Town Owned Property
2009-20	Town of Wake Forest	Harris Road	9/15/2009	118.978	Contiguous	Joyner Park
2009-21	Town of Wake Forest	Friendship Chapel Road	9/15/2009	3.72	Contiguous	Public Works Operation Center
2009-22	Town of Wake Forest	NC-98 Bypass	9/15/2009	2.844	Contiguous	Town Owned Property
2009-23	Town of Wake Forest	Wall Road	9/15/2009	0.198	Contiguous	Town Owned Property
2009-24	Town of Wake Forest	Richland Creek/Wall Road	9/15/2009	12.31	Contiguous	Town Owned Property
2009-25	Town of Wake Forest	Smith Creek/Ligon Mill Road	9/15/2009	17.44	Contiguous	Town Owned Property
2009-26	Town of Wake Forest	Smith Creek/Old Crawford Road	9/15/2009	3.68	Contiguous	Town Owned Property
2009-27	Town of Wake Forest	Jones Dairy Road	9/15/2009	1.63	Contiguous	Town Owned Property
2009-28	Town of Wake Forest	Smith Creek/One World Way	9/15/2009	6.58	Non-contiguous	Town Owned Property
2009-29	Town of Wake Forest	Neuse River/Shearon Farms	9/15/2009	68.162	Non-contiguous	Town Owned Property
2009-30	James Adams	NC-98 Bypass	9/15/2009	1.956	Contiguous	Siena Crossing
2009-31	Jeff Hillis	NC-98 Bypass	9/15/2009	5.813	Contiguous	Corporate Chaplins of America
2009-32	Jeff & Agnes Goldston	Amherst Creek Drive	9/15/2009	4.537	Contiguous	Siena Crossing
2009-33	Jeff & Agnes Goldston	Miracle Drive	9/15/2009	9.86	Contiguous	Siena Crossing
2009-36	Meenah Hospitality LLC	12050 Retail Drive	10/20/2009	2.18	Contiguous	Candlewood Suites Hotel

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2009-41	JKW Enterprises	5031 Unicon Drive	11/17/2009	3.39	Non-contiguous	HD Supply Company
2009-N/A	Shawkat Jabr	8800-8804 Ligon Mill Road	12/15/2009	2.63	Contiguous	Single-Family Homes

## ACTIVE RESIDENTIAL DEVELOPMENTS

Project Name	Location	Development Type / Land Use	Contact Info	Acreage	Number of Lots / Units	Status
Alexan at Ligon Mill	Caveness Farms / Ligon Mill Road Ext.	Multi-family Residential (Apartments)	TCR Carolinas Properties, Inc. (919) 571-7533	33.07	288 units	Approved 2007. No construction activities.
Austin Creek	Wait Avenue (NC-98 East)	Single-family & Multi-Family Residential Subdivision	Villages of Austin Creek, LLC (919) 255-2354	191.81	427 Single-family lots & 196 Townhome units	Approved 2004. Phases 1, greenway trails & amenities center under construction. Approximate Percentage Built – 4%
Avondale	Elm Ave.	Single-family & Multi-family (Townhomes) Residential Subdivision	Pittman Korbin LLC (919)562-7400	23.45	25 Single-family lots & 106 Townhome units	Approved 2003, 2006. Phase 1, 2, & 3 under construction. Approximate Percentage Built – 85%
Bennett Park	West Holding Avenue	Single-Family Residential Subdivision	Bennett Pointe Developers LLC (336) 584-4448	35.95	64 lots	Approved 2002. Approximate Percentage Built – 94%
Bishop's Grant	Wait Avenue (NC-98 East)	Single-Family & Multi-Family Residential Subdivision	Contentnea Creek Development Company (919) 848-0606	117.66	172 Single-family lots & 48 Townhome Units	Approved 2006. Phase 1, 2, Townhomes & Amenities Center under construction. Approximate Percentage Built – 51%
Bowling Green	Wait Avenue (NC-98 East) & Jones Dairy Road	Single-Family & Multi-Family Residential Subdivision	Gould Construction (919) 556-2030	119.34	283 Single-family lots & 94 Townhome units	Approved 2004. All Phases Under Construction. Approximate Percentage Built – 53%
Caveness Farms, Phase 3 (Villas of Wake Forest)	Capital Boulevard	Multi-Family Residential (Apartments & Condominiums)	Cornerstone Homes LLC	51.74	144 Condominium Units	Approved 2004. Under Construction. Approximate Percentage Built – 27%
Flaherty Farms, Phase 5	North White Street	Single-Family Residential Subdivision	Millridge Companies	5.18	12 lots	Approved 2009. Under Construction. Approximate Percentage Built – 0%
Garden Homes Subdivision	Forest Road	Single-Family Residential Subdivision	Aiken & Yelle Associates (919) 877-9992	N/A	1 lot	Approved 2009. Under construction.

Heritage North	Heritage Lake Road	Single-Family Residential Subdivision	Ammons Development Group (919) 562-1322	161.86	387 lots	Approved 2004. Under Construction. Approximate Percentage Built – 52%
Heritage North - The Landings	Heritage Hills Way	Multi-Family Residential (Townhomes)	Centex Homes (919) 760-1129	13.88	70 units	Approved 2006. Approximate Percentage Built – 50%
Heritage South	Rogers Road	Single-Family Residential Subdivision	Heritage Wake Forest, Inc. (919) 562-1322	180.54	444 lots	Approved 2004. Under Construction. Approximate Percentage Built – 25%
Heritage Spring Townhomes @ Wildflower S/D	Rogers Road	Multi-family Residential (Townhomes)	Heritage Spring, LLC (770) 814-4245	7.7	48 units	Approved 2005. Approximate Percentage Built – 42%
Heritage Wake Forest - Heritage Crest	Heritage Lake Road	Multi-Family Residential (Townhomes)	Legacy Custom Homes (919) 781-3800	10.65	81 units	Approved 2004. Approximate Percentage Built – 85%
Heritage Wake Forest - Heritage Heights	Heritage Lake Road	Single-Family Residential Subdivision	Ammons Development Group (919) 562-1322	30	75 lots	Approved 2005. Approximate Percentage Built – 90%
Heritage Wake Forest - Heritage Links	Heritage Lake Road	Multi-Family Residential (Townhomes)	Ammons Development Group (919) 562-1322	2.08	18 units	Approved 2004. Approximate Percentage Built – 70%
Heritage Wake Forest - Heritage Overlook	Heritage Glen Drive	Single-family Residential Subdivision	Ammons Building Corporation (919) 453-0175	15.56	65 lots	Approved 2006. Approximate Percentage Built – 18%
Heritage Wake Forest - Heritage Reserve	Colonial Club Road	Subdivision Master Plan	Heritage Wake Forest, Inc. (919) 562-1322	8.57	21 lots	Approved 2006. Approximate Percentage Built – 15%
Heritage Wake Forest (Phases 1-4)	Forestville Road & Rogers Road	Single-Family Residential Subdivision & Golf Course	Ammons Development Group (919) 562-1322	N/A	799 lots	Approved 2000. Approximate Percentage Built – 99%
Holding Village	NC-98 Bypass / Franklin Street	Traditional Neighborhood Development - Master Plan	E. Hunt, LLC (919) 556-1361	256	305 TH, Duplexes, Live/Work Units, 583 MF, 462 SF, 25,000 SF Civic, Church, Club, 48,000 SF Shopfront & Retail, 40,000 SF Business & Office	Approved 2007. Phase 1A under construction Approximate Percentage Built – 0%.

Kings Glen	Strategy Way / Copper Beach Road	Master Plan / Single-family Residential Subdivision	ECI Development (919) 250-9256	34.28	93 lots	Approved 2008. No construction activities.
Magnolia Woods	Durham Road (NC-98 West)	Multi-Family Residential Subdivision	Affordable Homes of Wake Forest	4.59	26 units	Approved 2004. Under Construction. Approximate Percentage Built – 62%
Majestic Oaks	Rogers Road	Single-Family Residential Subdivision	Willfair Properties, LLC	18.76	59 lots	Approved 2006. Under Construction. Approximate Percentage Built – 8%
Northampton	Jones Dairy Road	Single-Family Residential Subdivision	St. Lawrence Homes (919) 676-8988	N/A	284 lots	Approved 2001. All phases under construction. Approximate Percentage Built – 74%
Olde Chestnut Townes	Chestnut Street	Townhouse Master Plan	Bark Development LLC (919) 554-9579	4.01	33 units	Approved 2008. No construction activities.
Olde Mill Stream	Harris Road	Single-Family & Multi-Family Residential Subdivision	Mill Creek Partners (919) 556-2519	N/A	268 Single-family lots & 35 Townhome units	Approved 1993. Approximate Percentage Built – 95%
Olde Wake Forest	N. College Street / N. Wingate Street	Single-Family Residential Subdivision Master Plan	NRGC, LLC (919) 556-8348	6.75	8 lots	Approved 2008. No construction activities.
Porto Fino	Ligon Mill Road	Single-Family Residential Subdivision	Cady Construction (919) 562-0000	48.57	121 lots	Approved 2004. Approximate Percentage Built – 74%
Prestwicke	Wake Union Church Road	Single-Family Residential Subdivision	N/A	N/A	84 lots	Approved 1996. Approximate Percentage Built – 98%
Reynolds Mill	Forbes Road & Ligon Mill Road Extension	Single-Family Residential Subdivision	Parker & Orleans Home Builders Corp. (919) 380-7223	69.36	125 lots	Approved 2005. Under construction. Approximate Percentage Built – 31%
Richland Hills	Wall Road	Single-Family & Multi-Family Residential Subdivision	Richland Hills Associates LLC / Tillett Development Company (919) 676-1857	N/A	369 Single-family lots, 30 duplex units, 81 townhome units	Approved 2001. Approximate Percentage Built – 70%
Saddle Run	Chalk Road	Single-family residential subdivision	Chalks Road Developers (919) 562-1322	12.07	34 lots	Approved 2005. Approximate Percentage Built – 44%

Sedgefield Park North	North White Street	Single-Family Residential Subdivision	Millridge Investments (919) 556-5418	30.51	63 lots	Approved 2005. No construction activities.
Shearon Farms	Burlington Mills Road & Capital Boulevard	Mixed Use Development	Community Development Solutions (919) 838-8484	125.4	208 Condominiums , 188 Townhomes, 72 Single-family, 177,000 S.F. Retail Space and 64,000 S.F. Office Space	Approved 1998. Under construction. Approximate Percentage Built – 37%
St. Ives	Kearny Road	Single-Family Residential Subdivision	Millridge Investment Corp. (919) 556-5418	N/A	97 lots	Approved 2001. Approximate Percentage Built – 82%
Stonegate @ St. Andrews	Forestville Road (Stonegate @ St. Andrews Subdivision)	Single-family & Multi-Family Residential (Townhomes) Subdivision	Stonegate Partners, LLC (919) 787-5577	28.8	474 Single-family lots & 217 townhome units	Approved 2004. Under construction. Approximate Percentage Built – 39%
The Meadows	N. Main Street	Single-Family Residential Subdivision	1st American (919) 303-8525	38	109 lots	Approved 2007. Under Construction. Approximate Percentage Built – 0%
The Registry at Bennett Park	W. Holding Avenue	Subdivision Master Plan	Bennett Properties, LLC (919) 795-7425	12.25	31 lots	Approved 2007. Under Construction. Approximate Percentage Built – 0%
The Reserve	Oak Grove Church Road / NC-98	PUD for Single-Family Residential Cluster Subdivision / Master Plan	The Weisgerber Group (919) 570-0360	74.05	37 lots	Approved 2008. No construction activities.
Traditions West & Traditions Retirement Community	Gilcrest Farm Road / East of Reservoir	Master Plan / Single-family (typical & senior) residential subdivision	Ammons Development Group (919) 562-1322	376	439 single-family typical, 193 single-family senior, 63 senior Townhomes / 90 apartment/con dos	Approved 2008, 2009. No construction activities.
Vernon Park	South Wingate Street	Single-Family Residential Subdivision	John Rich (919) 556-3007	8.52	18 lots	Approved 2001. Approximate Percentage Built – 90%
Wake Forest G.C. Club House Villas	Capital Boulevard	Multi-Family Residential (Townhomes)	N/A	N/A	10 units	Approved 2004. Approximate Percentage Built – 20%

Wildflower	Rogers Road	Single-family & Multi-Family Residential Subdivision	Rogers Road Developers (919) 562-1322	77	111 Single-family lots & 47 Townhome units	Approved 2004. Under Construction. Approximate Percentage Built – 67%
Wildflower Townes at Heritage South	Rogers Road	Multi-Family Residential (Townhomes)	CAMCO Properties (919) 556-6842	11.89	87 units	Approved 2005. Under Construction. Approximate Percentage Built – 34%

## ACTIVE COMMERCIAL & NON-RESIDENTIAL DEVELOPMENTS

Project Name	Location	Development Type / Land Use	Contact Information	Acreage	Number of Lots / Units / Square Footage	Status
Aaron Rents	Capital Blvd.	Rentals	Aaron Rents (678) 402-3718	0.96	1 lot / 1 building / 7,000 sf	Approved 2008. Approved but no construction activities.
Barrett's Produce	S. Main Street	Produce Market	Ben Hudson	0.65	1 lot / 1 building / 1,200 sf	Approved 2009. Approved but no construction activities.
Bell Professional Park	Capcom Dr	Office	Kevin Bell (919) 556-1909	3.37	1 lot / 2 buildings / 33,940 sf	Approved 2004. Phase 1 complete. Phase 2 pending construction.
CADCO Office Park	304 Capcom Ave.	CADCO Office Park	CE Group (919) 367-8791	4.55	3 buildings / 39,700 sf	Approved 2008. Phase 1 is under construction.
Candlewood Suites	12500 Retail Drive	Hotel	Chanpaklal Patel (919) 767-2525	2.176	1 building / 44,000 sf	Approved 2008. Approved but no construction activities.
Capital Boulevard Business Center	Capital Boulevard	Commercial Subdivision	The Wright People LLC (919) 556-5188	28.4	12 lots	Approved 2005. No construction activities.
Capital Commerce Center	South Main Street	Commercial / Industrial Subdivision	N/A	N/A	14 lots	Approved 1998. 3 lots remain undeveloped.
Corporate Chaplains	NC 98 Bypass and Sienna Dr	Office	Sienna Crossings, LLC	17.863	1 lot / 2 buildings / 48,000 sf	Approved 2008. Phase 1 complete. Phase 2 pending construction.
Crescent Pointe	Galaxy Drive	Commercial Subdivision	Mountaineer Group I (919) 369-3254	8.31	6 lots	Approved 2004. 5 lots remain undeveloped.
Crossroads Nissan Subdivision	S. Main Street	Commercial Subdivision Master Plan	Crossroads Holdings, LLC (919) 851-4422	22.85	4 lots	Approved 2008. No construction activities.
Dunn Creek Greenway Trail	Dunn Creek / Heritage Wake Forest Area	Greenway Trail	Town of Wake Forest	N/A	N/A	Approved 2009. Under construction.
Ellington Storage Yard	Lot 25 C – South Forest Business Park	Outdoor Storage Area	Cawthorne Moss & Panciera (919) 556-3148	2	N/A	Approved 2009. Under construction.

Forestville Commons	S. Main Street	Retail / Convenience Store / Flex Space	Phil Grant (919) 778-0810	1.49	1 building / 9,873 sf	Approved 2009. Under construction.
Franklin Academy V	Flaherty Ave.	School	Keith Gettle (919) 453-2386	14.1	1 building	Approved 2009. Under construction.
Gateway Commons Shopping Center	NC-98 Bypass / Jones Dairy Road	Commercial Shopping Center	Starmount Company	40.51	1 building / 14 out parcels / 102,200 sf (not including outparcels)	Approved 2007. Main structure complete. 13 outparcels remain undeveloped.
H.D. Supply Company	5301 Unicon Drive	Utility Plans	Bass, Nixon & Kennedy (919) 851-4422	3.39	1 building	Approved 2009. Under construction.
Haddock Collision Center	10112 Capital Blvd.	Auto Repair Facility	Bass, Nixon & Kennedy (919) 851-4422	3.73	2 buildings / 23,412 sf	Approved 2009. No construction activities.
Hampton Commons	Wake Union Church Road	Commercial / Office Subdivision	Hampton Commons, LLC (919) 570-1100	5.36	5 lots	Approved 2005. 3 lots remain undeveloped
Harris Crossing	US-1 / Harris Road	Retail	Regency Center (919) 831-4900	17.7	7 lots / 3 buildings / 79,800 sf (not including out parcels)	Approved 2007. Site work under construction.
Heritage Business Park	Rogers Road	Commercial Subdivision	Franklin Village LLC (919) 562-1322	49.05	21 lots	Approved 2007. Under construction.
Heritage Commons	Heritage Trade Drive	Office	Ammons Development Group (919) 562-1322	1.01	1 building / 11,080 sf	Approved 2007. Under construction.
Heritage Office Center	Heritage Center Dr	Office	Hawkeye Building Company (919) 562-1322	6.25	13 buildings / 85,800 sf	Approved 2007. Under construction.
Heritage Pointe Shoppes	Rogers Road	Office / Bank Space	Heritage Pointes Shoppes, LLC (919)863-8881	3.52	8,208 sf	Approved 2007. Under construction.
Heritage Professional Park West	Rogers Rd	Office	H&C Holdings, LLC (919)848-6050	5.069	6 buildings / 48,000 sf	Approved 2008. Under construction.
Hillside Nursing Center	936 Wait Ave.	Nursing Home Expansion	Hale Architecture (919) 554-4000	5.46	1 building / 4,106 sf	Approved 2009. Under construction.

Hope Lutheran Church	3525 Rogers Road	Church Expansion	Hope Lutheran Church (919) 554-8109	12.708	2 buildings / 30,608 sf	Approved 2009. Under construction.
La Scala	Star Road	Commercial Subdivision	Cady Construction	7.47	5 lots	Approved 2007. Site work complete. 5 lots remain undeveloped.
Landmark Office Building	231 Capcom Ave.	Office	Landmark Construction (919) 556-5155	2.017	1 building / 21,360 sf	Approved 2009. Approved but no construction activities.
Ligon Mill III	Ligon Mill Road	Office	Llomell, LLC (919) 554-8775	4.7	5 buildings / 36,000 sf	Approved 2007. Under construction.
Mellow Mushroom	2129 S Main St	Restaurant	NCMM Properties, LLC (919) 255-4848	1.525	1 building /5,400 sf	Approved 2008, 2009. Main building complete. Parking lot expanding
Mobile Units at Wake Forest-Rolesville Middle-School	1800 S. Main Street	School	Chandler Engineering (919) 552-4845	36.36	4 units / 3,732 sf	Approved 2009. Under construction.
Neuse Industrial Park	Unicon Drive	Industrial Subdivision	FMD, Inc. (919) 570-0646	23.2	15 lots	Approved 2007. Approx. 6 lots remain undeveloped.
Neuse Industrial Park – Lot 12	Leeland Ridge Drive	Office / Warehouse	Bobbitt Design (919) 851-1980	1.55	1 building / 12,722 sf	Approved 2009. Under construction.
North Wake Business Park	Star Road	Commercial Subdivision	Dr. William Way (919) 876-9915	7.93	6 lots	Approved 2005. No construction activities.
Northern Wake Senior Center	235 E. Holding Ave.	Public Facility	Bass, Nixon & Kennedy (919) 851-4422	N/A	1 building / 9,720 sf	Approved 2009. Under construction.
Northside Loop	Flaherty Farms Subdivision / N. White Street	Road Construction	Keith Gettle (919) 453-2386	N/A	N/A	Approved 2009. Under construction.
Precision Tune	Rogers Rd & Forestville RD	Auto Repair Service	Precision Tune Franchising (704) 662-7039	0.99	1 building / 4,380 sf	Approved 2008. No construction activities.
Quail Crossing Shopping Center	Jones Dairy Road	Shopping Center	JDH Capital, LLC	13.34	5 buildings / 1 out parcel / 67,020 sf	Approved 2008. Under construction.
Renaissance Place/Music City	Brooks Street & Elm Ave.	Shopping Center / Dance Hall	Craig Briner	7.02	1 building	Approved 2008. Near completion.
Reynolds Mill Amenity Center	Forbes Road	Amenities Center	Orleans Homebuilders (919) 380-7223	2.34	1 building	Approved 2008. No construction activities.

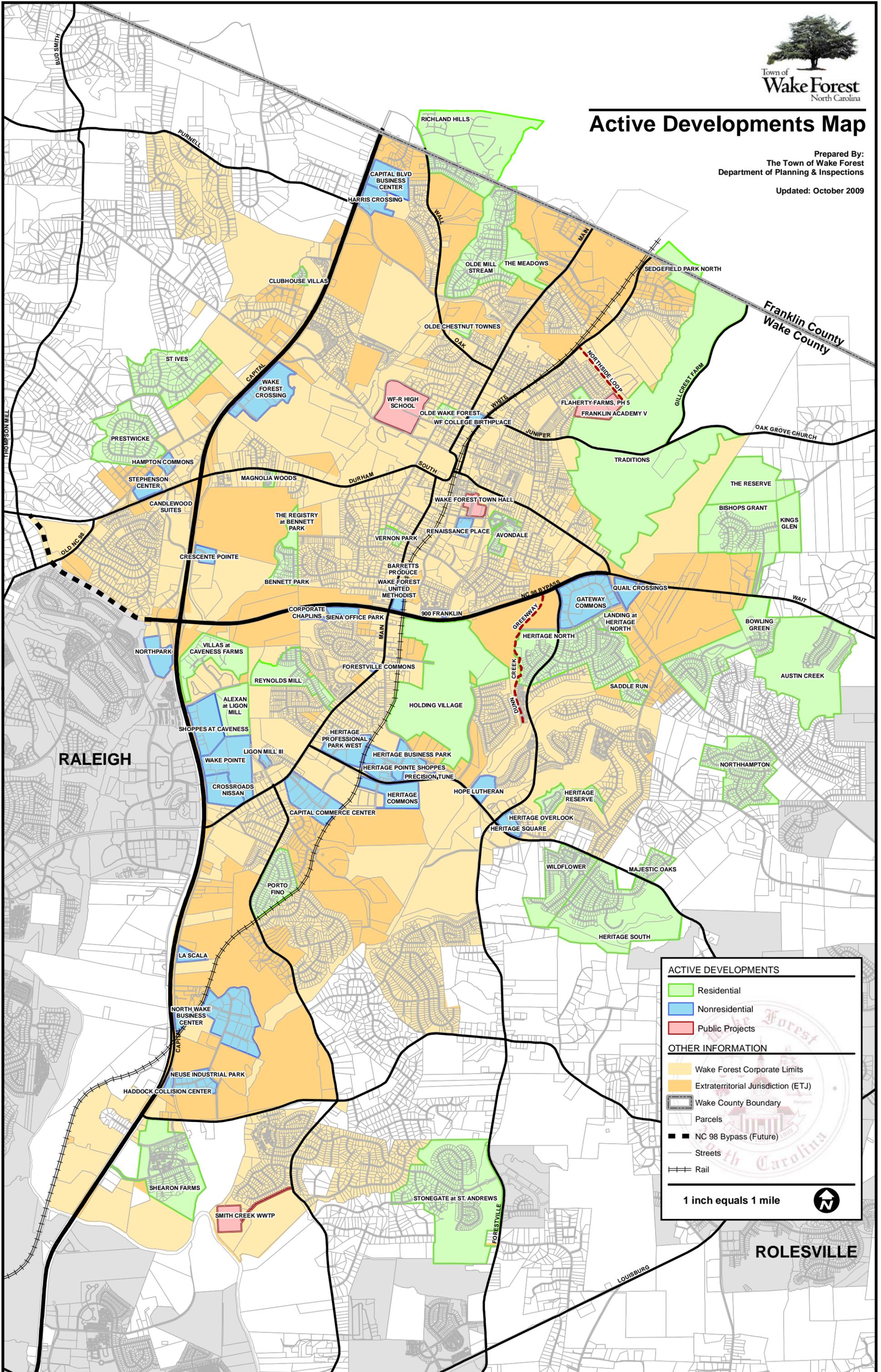
Shoppes at Caveness Shopping Center	Capital Boulevard	Commercial Shopping Center	Hughes Baran Development Partners	44.59	7 buildings / 260,134 sf / 5 out parcels.	Approved 2004. 1 out parcel remains undeveloped & main structure has no construction activities.
Siena Office Park	NC-98 Bypass	Office	Russell Gay	8.064	7 buildings / 12,000 sf Medical / 45,180 General Office	Approved 2008. 1 building complete.
Smith Creek Waste Water Treatment Plant	Ligon Mill Road	Water Treatment Plant	Appian (252) 972-7703	101	1 building	Approved 2009. Under construction.
South Forest Business Park	Unicon Drive	Industrial Subdivision	N/A	N/A	21 lots	Approved 1998. Near build out.
South Forest Business Park, Lot 36	Crusher Run	Office	Sappah Brother (919) 554-9111	1.46	1 building / 6,000 sf	Approved 2007. Under construction.
Starnar Property, Phases 1-3	2623 Leighton Ridge Drive	Office / Warehouse	Jim Chandler (919) 552-4845	1.49	2 buildings / 24,125 sf	Approved 2008. Under construction.
The Learning Experience	Heritage Links Dr	Day Care	Cavaliere Companies (586) 563-1500	2.03	1 building / 14,960 sf	Approved 2008. No construction activities.
The Stephenson Center	12120 Wake Union Church Rd	Church, Outdoor Recreation	Taylor Blakely (919) 870-1868	12.14	1 building / 44,586 sf	Approved 2008. No construction activities.
Traditions Retirement Community Amenities Center	Oak Grove Church Road (Future Traditions Development)	Amenities Center	Ammons Building Corporation (919) 453-0715	4.79	1 building / 15,000 sf	Approved 2009. No construction activities.
Wake Forest Crossing Shopping Center, Phase 2	Capital Boulevard	Shopping Center	Kahn Development Company (803) 277-1235	50.46	2 buildings / 6 out parcels / 190,655 sf (not including out parcels)	Approved 2001. Phase 1 complete. Phase 2 under construction. 6 out parcels remain undeveloped.
Wake Forest Town Hall	Elm Ave	Government Offices	Town of Wake Forest (919) 554-6100	9.03	1 building / 44,000 sf	Approved 2008. Under construction.
Wake Forest United Methodist Church	903 S. Main Street	Church Expansion	Wake Forest United Methodist Church (919) 556-2239	6.55	2 buildings / 22,741 sf	Approved 2009. Under construction.
Wake Forest-Rolesville High School Additions	420 Stadium Drive	High School	CLH Design (919) 856-6353	54.6	4 buildings / 255,077 sf	Approved 2009. Under construction.

Wake Pointe Shopping Center	Capital Boulevard / South Main Street	Shopping Center	WR of Wake Forest, LLC (803) 649-1411	54.6	6 buildings	Approved 2003. Near completion. 1 out parcel remains undeveloped.
Wake Forest College Birthplace	N. Main Street	Museum	Bass, Nixon & Kennedy (919) 851-4422	N/A	1 building / 7,010 sf.	Approved 2008. Under construction.

# Active Developments Map

Prepared By:  
The Town of Wake Forest  
Department of Planning & Inspections

Updated: October 2009



ACTIVE DEVELOPMENTS	
<span style="color: green;">■</span>	Residential
<span style="color: blue;">■</span>	Nonresidential
<span style="color: red;">■</span>	Public Projects
OTHER INFORMATION	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Wake Forest Corporate Limits
<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Extraterritorial Jurisdiction (ETJ)
<span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span>	Wake County Boundary
<span style="border-bottom: 1px solid gray; display: inline-block; width: 15px;"></span>	Parcels
<span style="border-bottom: 2px dashed black; display: inline-block; width: 15px;"></span>	NC 98 Bypass (Future)
<span style="border-bottom: 1px solid gray; display: inline-block; width: 15px;"></span>	Streets
<span style="border-bottom: 1px dashed gray; display: inline-block; width: 15px;"></span>	Rail
<b>1 inch equals 1 mile</b>	
	