

2015

# Development Activities REPORT



PUBLISHED BY THE WAKE FOREST PLANNING DEPARTMENT

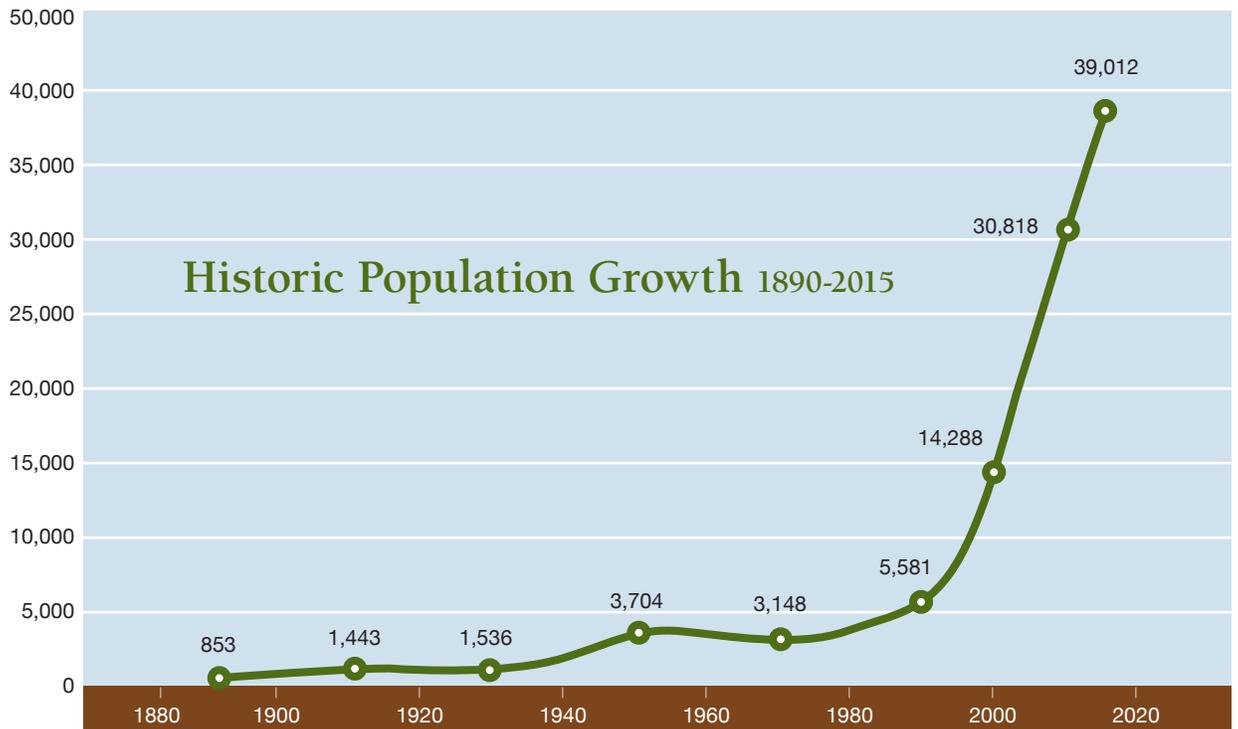
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TOWN of  
WAKE FOREST

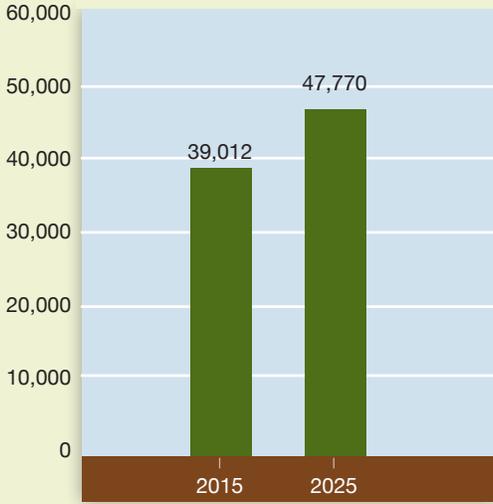


Source: Wake Forest Planning Department



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

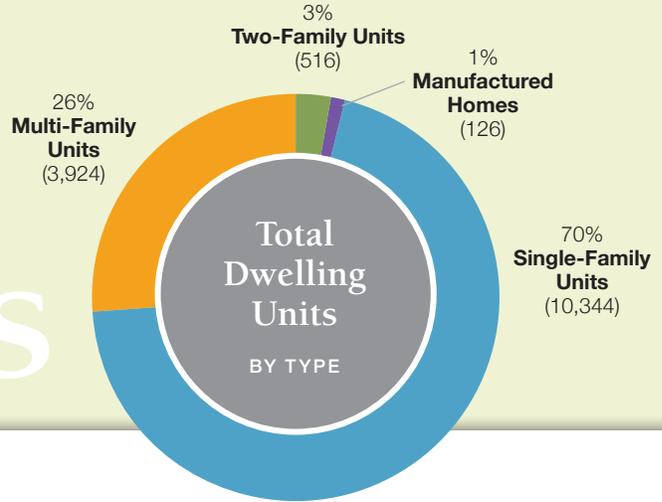
population



Source: Wake Forest Planning Department

## Population Projections

Wake Forest is projected to grow steadily over the next 10-15 years. Based on approved projects, potential undeveloped land and recent population growth trends, the estimated population for Wake Forest in 2025 is 47,770.



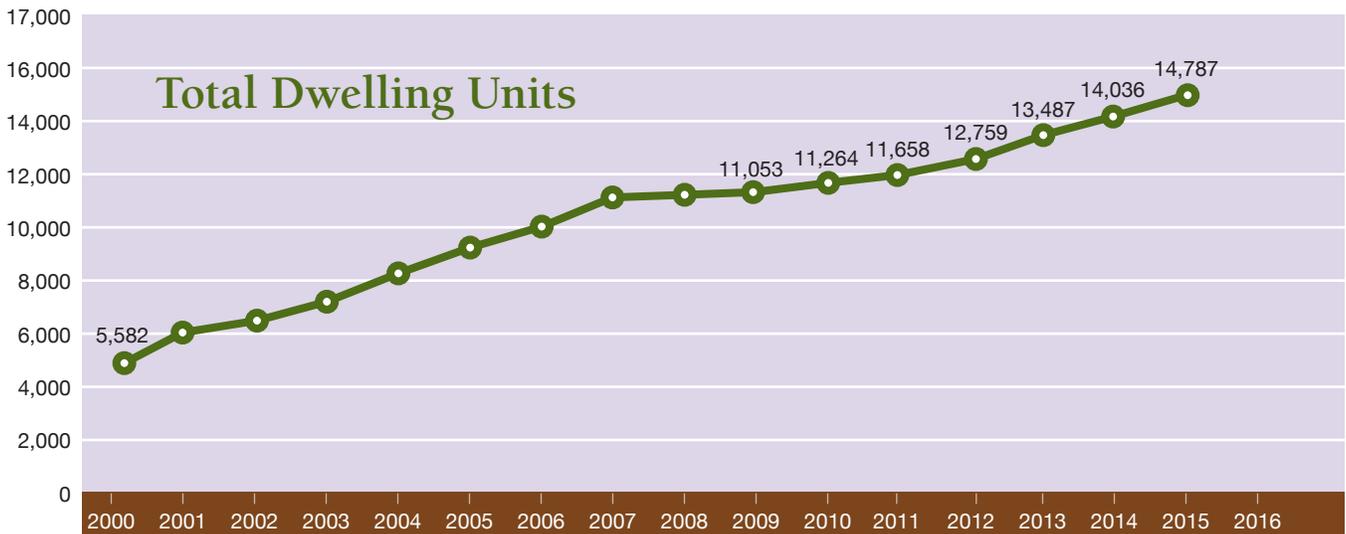
# dwellings

## Spatial Statistics

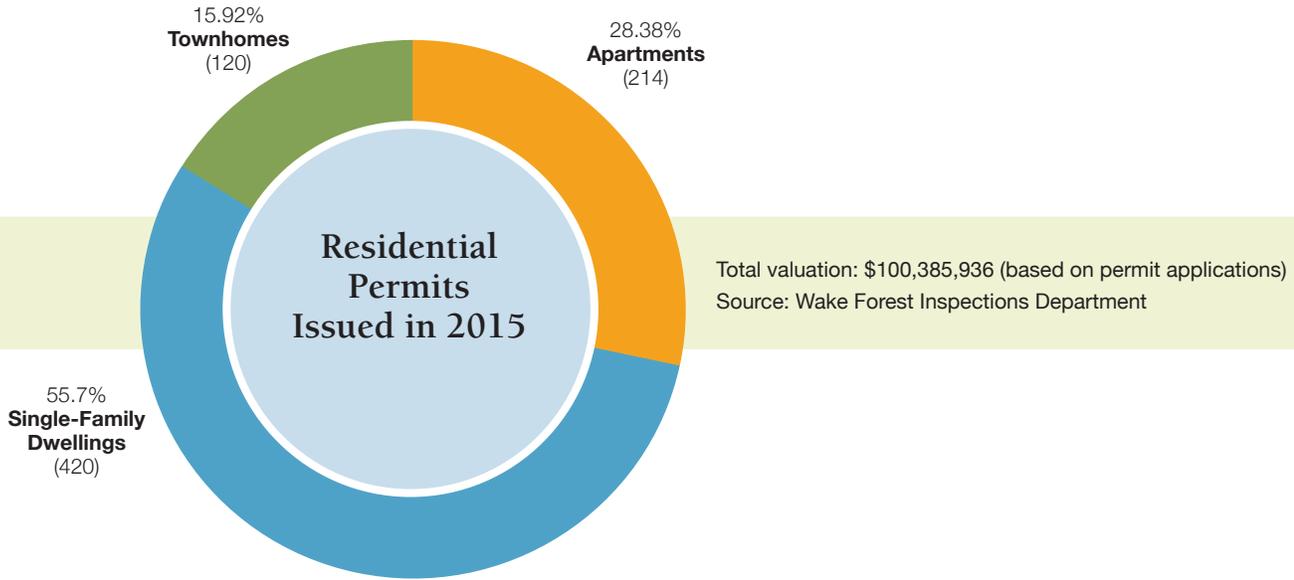
Acreage within Town Limits: 10,968 acres (17.13 sq. miles)  
 Contiguous Acreage: 9,272 acres  
 Non-Contiguous Acreage: 1,696 acres  
 Acreage within the ETJ\*: 3,362 acres

Density (Persons per Acre): 3.56  
 Dwelling Units per Acre: 1.35  
 Estimated Persons per Dwelling Unit: 2.83\*\*  
 Estimated Occupancy Rate: 92.5%\*\*

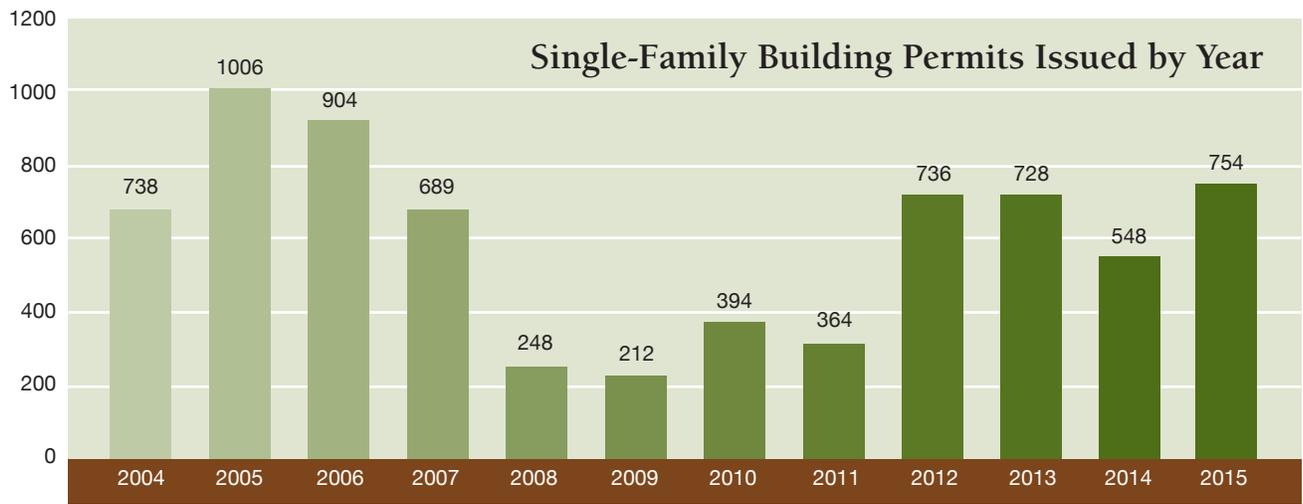
\* Extraterritorial Planning Jurisdiction    \*\* Census 2010



Source: Wake Forest Planning Department



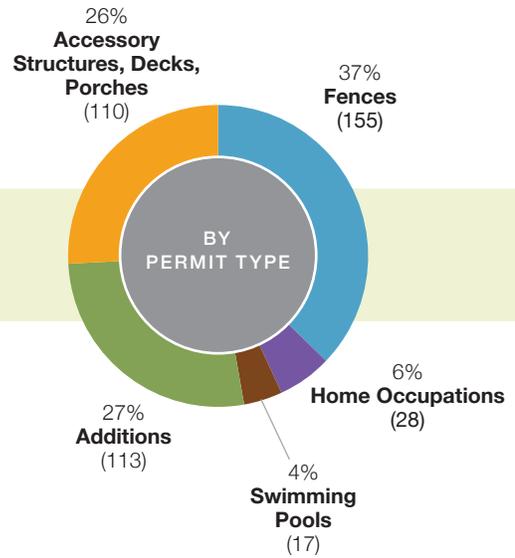
# building permits



Sources: Wake Forest Planning Department and Inspections Department

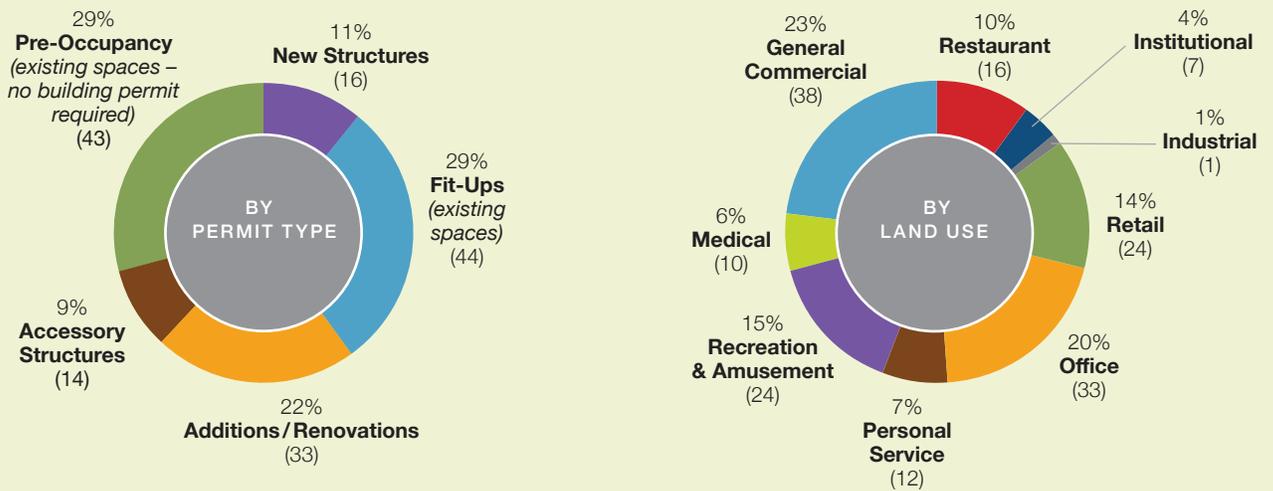
### Other Residential Permits Issued in 2015

Total valuation: \$5,140,774 (based on permit applications)  
 Source: Wake Forest Inspections Department



### Non-Residential Permits Issued in 2015

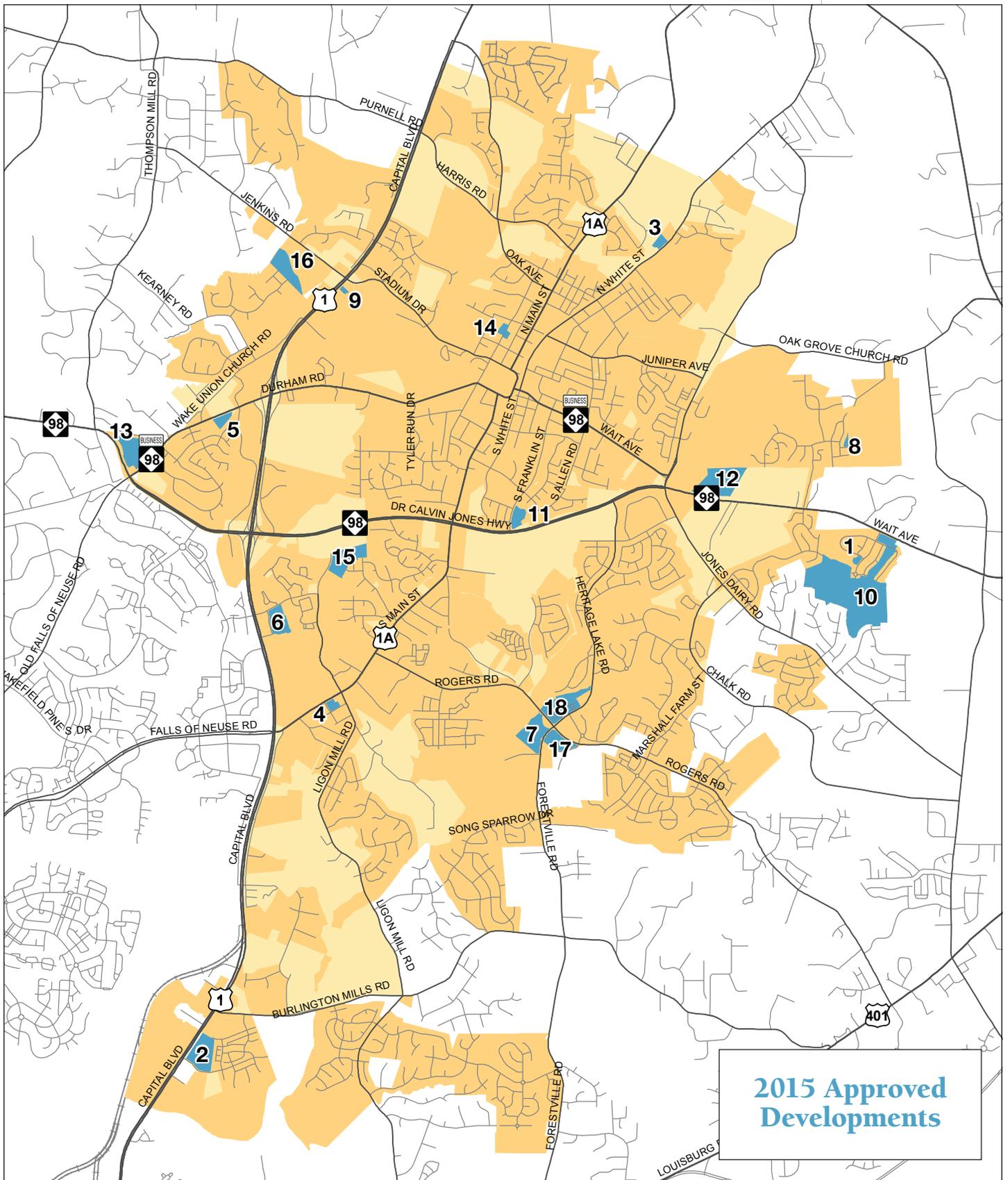
165 TOTAL



Total valuation: \$28,543,584 (based on permit applications)  
 Source: Wake Forest Inspections Department

## 2015 Approved Developments

Map #	Project Name	Location	Land Use	Acreage	Number of Lots/Units/Structures	Building Square Footage	Approval Date
1	<b>Austin Creek Amenity Center</b>	Longmont Drive	Amenity Center	1.63 acres	N/A	N/A	April 2015
2	<b>Bobby Murray Chevrolet</b>	Shearon Farms Avenue & Capital Blvd	Auto Sales	20 acres	3 buildings	93,500 sf	June 2015
3	<b>Electric Motor Shop Additions</b>	1225 N. White Street	Light Industry	4.57 acres	Building Addition	6,510 sf	April 2015
4	<b>Main Street Retail</b>	S. Main Street & Carter Street	Restaurant / Commercial	2.95 acres	2 buildings	10,100 sf	September 2015
5	<b>Nexus Global</b>	Durham Road	Office	4.20 acres	1 building	36,000 sf	June 2015
6	<b>Sam's Club</b>	Caveness Farms Avenue	Retail	12.95 acres	1 building	139,036 sf	March 2015
7	<b>Shoppes @ Heritage Village</b>	Rogers Road & Forestville Road	Shopping Center	19.06 acres	4 buildings	70,742 sf	September 2015
8	<b>Kings Glen Amenity Center</b>	Armor Crest Lane	Amenity Center	1.22 acres	1 building	N/A	November 2015
9	<b>Wake Forest Crossing Outparcel 8</b>	12616 Capital Blvd	Commercial	1.11 acres	1 building	7,100 sf	October 2015
10	<b>Austin Creek Revisions</b>	Wait Avenue	Single-Family Residential & Townhomes	191.81 acres	396 single-family, 65 townhomes	N/A	June 2015
11	<b>Franklin Street Townhomes</b>	S. Franklin Street & Dr. Calvin Jones Highway	Townhomes	6.63 acres	62 townhomes	N/A	November 2015
12	<b>Lakestone Subdivision</b>	Wait Avenue	Single-Family Residential	73 acres	212 single-family lots	N/A	August 2015
13	<b>Legacy Wake Forest</b>	Debarmore Street & Dr. Calvin Jones Highway	Multi-Family Apartments	26.68 acres	298 units	N/A	September 2015
14	<b>Olde Wake Forest</b>	N. Wingate Street	Single-Family Residential	3.866 acres	10 single-family lots	N/A	April 2015
15	<b>Reynolds Mill Phase 3</b>	Forbes Road & Ligon Mill Road Extension	Single-Family Residential	19.72 acres	66 lots	N/A	October 2015
16	<b>St. Ives Phase 3</b>	Capellan Street	Single-Family Residential	16.69 acres	16 lots	N/A	October 2015
17	<b>Heritage Station Shopping Center</b>	Rogers Road & Forestville Road	Commercial Shopping Center	10.88 acres	1 building, 3 outparcels	73,317 sf	August 2015
18	<b>Bexley at Heritage Apartments</b>	916 Sugar Gap Road	Amenity Center	22.73 acres	N/A	N/A	March 2015



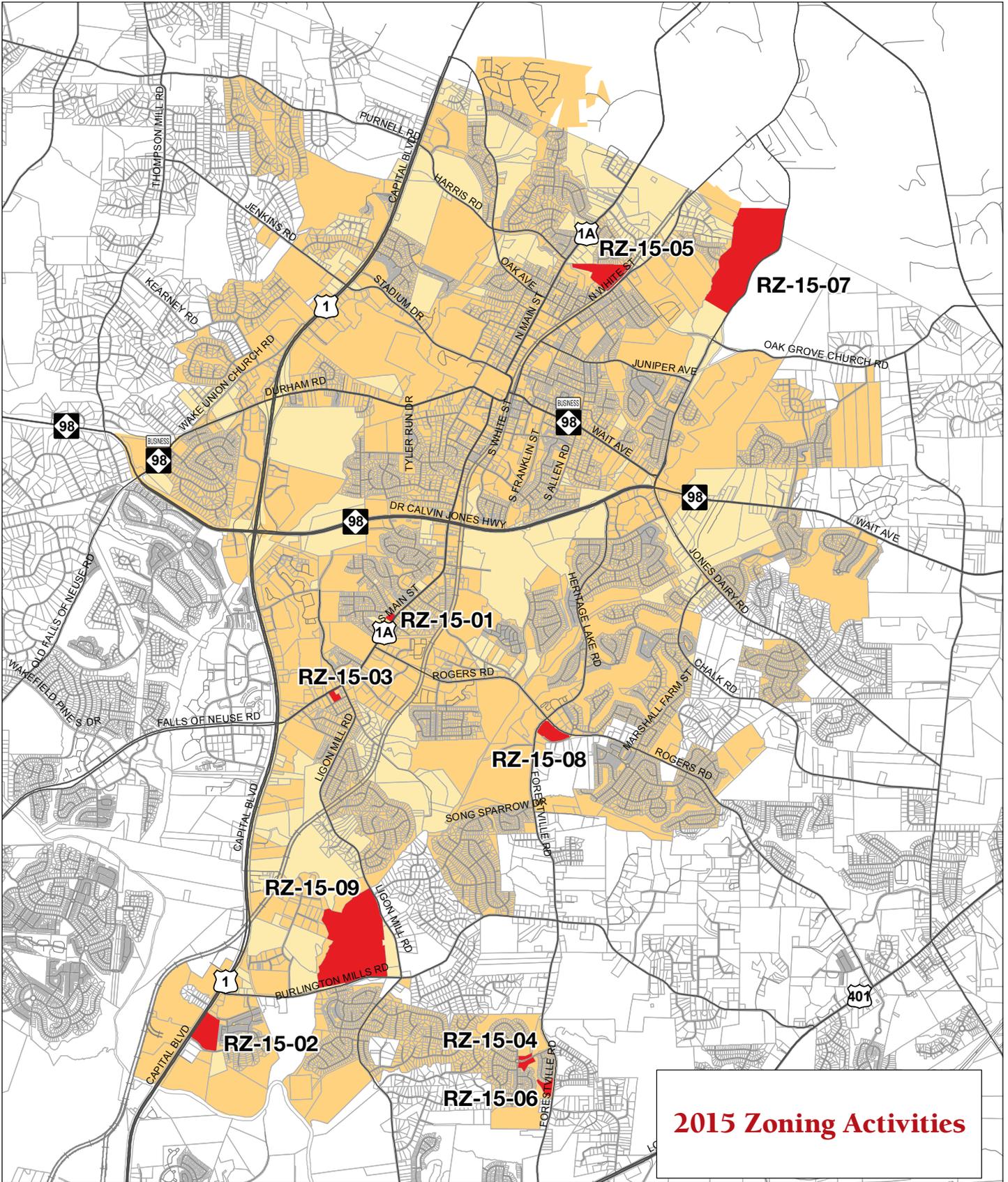
Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Wake Forest Department of Planning & Inspections at 919-435-9510.



## 2015 Zoning Activities

### REZONING CASES

Case #	Size	Location/Project Name	Tax Pin Number	Proposed Land Use	Existing Zoning	Proposed Zoning	Status
<b>RZ-15-01</b>	1.35 acres	1628 S. Main Street	1840-03-5842	N/A	CU-NB	CU-NB	Approved 5/19/15
<b>RZ-15-02</b>	20 acres	Bobby Murray Chevrolet – Shearon Farms Avenue & Capital Blvd	1738-37-8929	Auto Sales	HD, I-1, CU-I-1	HB (CD)	Approved 5/19/15
<b>RZ-15-03</b>	2.95 acres	Main Street Retail – S. Main Street & Carter Street	1830-80-4446, 1830-80-4680, 1830-80-5474, 1830-80-6469, 1830-80-3461	General Commercial	HB, GR3	HB (CD)	Approved 9/15/15
<b>RZ-15-04</b>	1.45 acres	Stonegate Tract 3 Townhomes – Coach Lantern Avenue	1748-57-5079, 1748-56-6804	Townhomes	CU-NB	RMX (CD)	Withdrawn
<b>RZ-15-05</b>	23.07 acres	Presidential Investors – N. White Street	1841-86-3145	N/A	RD	RMX	Approved 8/18/15
<b>RZ-15-06</b>	4.83 acres	Stonegate Fairstone	1748-65-3978	N/A	NB	GR5 (CD)	Withdrawn
<b>RZ-15-07</b>	128 acres	Traditions North	1851-35-6014, 1851-67-5805	Single- Family Residential	RA, GR5, GR10	UR (CD)	Under Review
<b>RZ-15-08</b>	10.88 acres	Heritage Station Shopping Center	1749-69-5135, 1749-69-3445, 1749-69-1260, 1749-79-0051	Commercial Shopping Center	NB	NB (CD)	Approved 12/15/15
<b>RZ-15-09</b>	148.59 acres	Kitchin Farms Subdivision	1739-91-4760	Single- Family Residential	RD	GR10 (CD)	Under Review



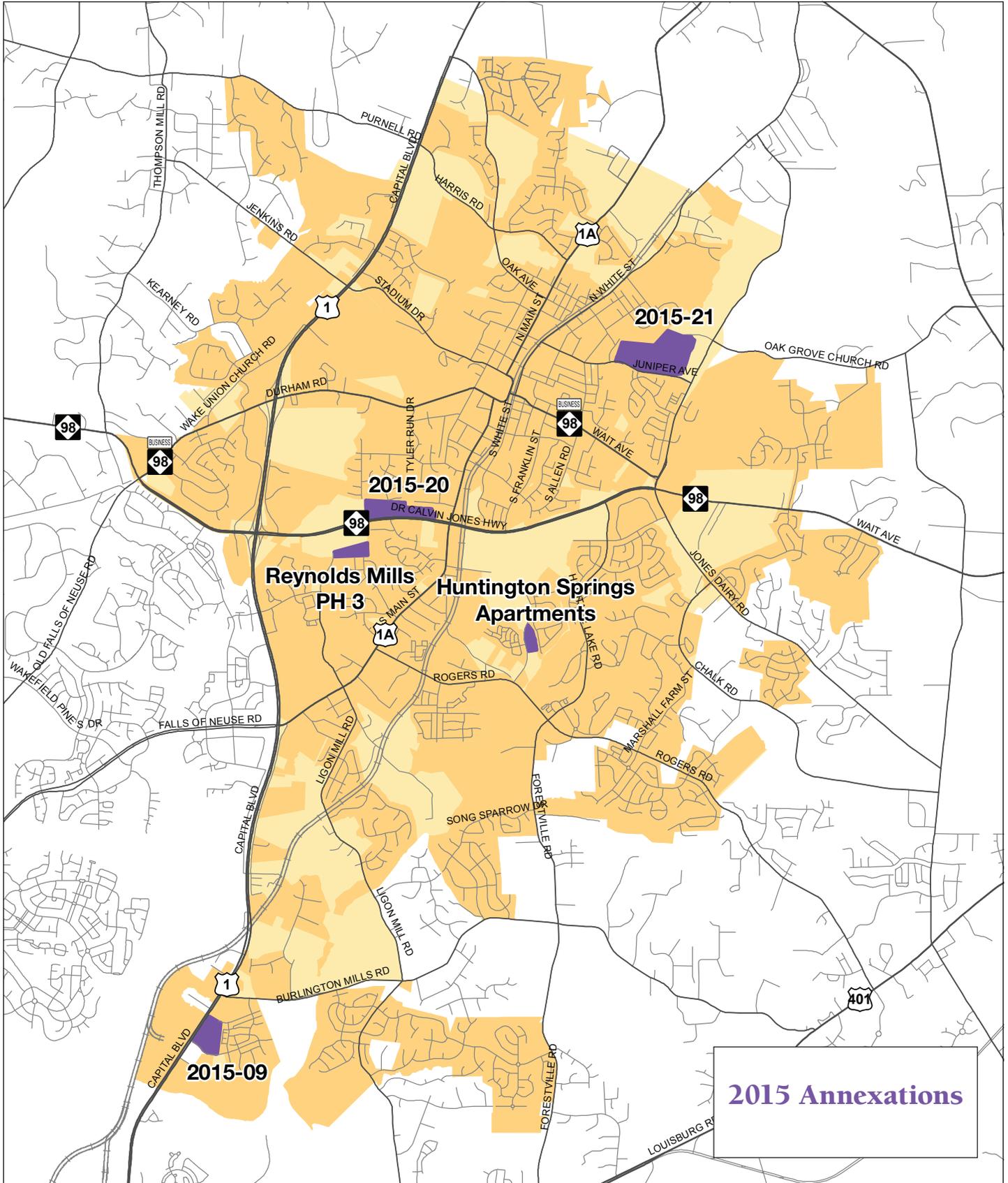
**2015 Zoning Activities**

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## 2015 Annexations

#	Type	Owner/Land Use	Size	Location	Status
2015-##	Contiguous	Huntington Spring Housing Associates LLC/Apartments	6.13 acres	1800 block of S. Franklin Street	Approved January 2015
2015-09	Non-Contiguous	Carolina Capital Ventures, LTD/Car Dealership	19.99 acres	9820 Capital Blvd.	Approved June 2015
2015-20	Contiguous	Russell Gay/Siena Drive Townhomes	26.29 acres	600 block of Dr. Calvin Jones Highway	Approved August 2015
2015-21	Contiguous	John Myers/Traditions Phase 2	67.97 acres	800 block of E. Juniper Avenue	Approved August 2015
2015-##	Contiguous	Parker & Orleans Homes / Reynolds Mill, Phase 3	9.144 acres	Forbes Road/Reezy Lane	Approved October 2015



**2015 Annexations**

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*\*Data in this report is current as of January 6, 2016 unless otherwise noted.*