



# Land Development Plan

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**Town of Wake Forest  
Wake County, North Carolina**

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## STATEMENT

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The Land Development Plan is designed to guide those involved in growth management in the Town of Wake Forest. The goals and policies are general in nature but should provide guidelines (framework) on which to base decisions for urban growth. This document intends to encourage orderly urban growth in areas where all services can be provided adequately and efficiently.

This document is divided into two (2) sections:

- I. a general introduction and background information on the Town
- II. the land development plan - outlining urban growth policies

Specific regulations, policies and detailed plans are outlined in the Town ordinances and the appropriate departmental plans/documents. However, when referring to minor and major thoroughfares, these terms specifically relate to said thoroughfares defined and outlined on the approved Wake Forest Thoroughfare Plan.

# TABLE OF CONTENTS

<b><u>SECTION I. BACKGROUND INFORMATION.....</u></b>	<b><u>1</u></b>
<b><u>I. INTRODUCTION .....</u></b>	<b><u>1</u></b>
<b><u>II. POPULATION AND ECONOMY .....</u></b>	<b><u>1</u></b>
A. POPULATION .....	2
B. ECONOMY .....	4
<b><u>III. LAND USE SURVEY AND ANALYSIS .....</u></b>	<b><u>4</u></b>
A. NATURAL FEATURES .....	4
B. TOPOGRAPHY .....	4
C. SOILS .....	5
D. WATER SYSTEM.....	5
E. SEWER SYSTEM.....	6
F. URBAN SERVICE POLICIES.....	7
G. EXISTING LAND USES .....	8
1. RESIDENTIAL.....	8
2. COMMERCIAL.....	8
3. PUBLIC AND SEMI-PUBLIC .....	9
4. INDUSTRIAL .....	10
H. HISTORIC AREAS AND PROPERTIES.....	10
<b><u>SECTION II. THE LAND DEVELOPMENT PLAN.....</u></b>	<b><u>13</u></b>
<b><u>LAND DEVELOPMENT PLAN: GOALS AND POLICIES.....</u></b>	<b><u>14</u></b>
<b><u>1. GENERAL GOALS AND POLICIES.....</u></b>	<b><u>14</u></b>
A. BROAD GOALS .....	14
B. GENERAL DEVELOPMENT POLICIES.....	14
<b><u>2. SPECIFIC GOALS AND POLICIES.....</u></b>	<b><u>15</u></b>
A. RESIDENTIAL NEIGHBORHOODS.....	15
GOALS .....	15
POLICIES .....	15
B. COMMERCIAL AREAS .....	17
GOALS .....	17
POLICIES .....	17
C. OFFICE AND INSTITUTIONAL .....	18
GOALS .....	18
POLICIES .....	18
D. INDUSTRIAL AREAS.....	18
GOALS .....	18
POLICIES .....	19
E. PARKS .....	19
GOALS .....	19

POLICIES .....	19
<b>F. TRANSPORTATION.....</b>	<b>20</b>
GOALS .....	20
POLICIES .....	20
<b>G. UTILITIES.....</b>	<b>21</b>
GOALS .....	21
POLICIES .....	21
<b>H. CONSERVATION AREAS.....</b>	<b>21</b>
GOALS .....	21
POLICIES .....	22
<b>I. RURAL AREAS.....</b>	<b>22</b>
GOALS .....	22
POLICIES .....	22
 <b>SUMMARY .....</b>	 <b>23</b>
 <b>LONG RANGE PLANNING .....</b>	 <b>23</b>
 1985-1986 .....	 23
1986-1987 .....	23
1987-1988 .....	23

# **Section I. BACKGROUND INFORMATION**

## **I. Introduction**

The first Land Development Plan for the Town of Wake Forest was prepared in 1979 and updated in 1981. Since early 1984, there has been a surge of development in Wake Forest which is having and will have a substantial impact on several factors such as population, level of services, development policies, and the like. This plan is, therefore, not only an update, but should reflect this impact and the changes in goals and policies which have taken place in land development in Wake Forest.

The Land Development Plan is a combination of objective data, projections or forecasts, subjective policies and prescriptive policies to achieve those goals. It must be used continuously in all land development decisions in conjunction with other planning tools, such as the Master Land Use Plan, the Community Facilities Plan, the Recreation Plan, and the like, which are all a part of the comprehensive plan for the development of Wake Forest.

The Land Development Plan focuses on development within the existing city limits and within the extraterritorial jurisdiction which lies approximately one mile outside the city limits. Although the town has no planning authority outside this area, attention should be given to the surrounding areas since development close to our jurisdiction will affect our growth and our future provision of services.

The Land Development Plan should be considered as a guiding tool in all land development policies. The goals and policies are of a very general nature. The more specific policies officially adopted as Ordinances such as the Water and Sewer Extension Policy, Street Paving Policy, Zoning and Subdivision Regulations, Recreation Plans, etc. are not included in this document but should be consulted at all times when making land development decisions.

## **II. Population and Economy**

Wake Forest was born a college town and in its early development was closely tied to Wake Forest College originally established in 1832 as the Wake Forest Manual Labor Institute. The Institute was established on the farm owned by Dr. Calvin Jones just north of Forestville, the older established community. The core of the town began as the college campus with the college laying off streets and lots surrounding the central campus square. The college gave the Raleigh and Gaston Railroad a right of way on the eastern boundary in 1837. However, Forestville was the area stationed for the railroad from the time it was completed in 1840 until 1874 when the station was moved to Wake Forest.

The business district developed east of the railroad tracks following the move of the station to Wake Forest in 1874.

Wake Forest remained a small college town until the late 1880s when Royal Cotton Mill was established. The town gradually developed into a small regional trade center serving both the college and the surrounding agricultural area.

Wake Forest College moved to Winston Salem in 1956, leaving Southeastern Baptist Theological Seminary to take its place. Although the seminary has maintained the campus and expanded both facilities and student body, the character of the institution is different from that of the college. Seminary students are older than the former college students with the majority being married and having children. The change in the type of student has had as much effect on the business community as the actual changes in the number of students and faculty.

Industrial development began to diversify employment in the Wake Forest area with the construction of the Burlington Plant in 1948 south of Wake Forest. In the 1960's Scovill, Athey, Neuse Plastic, Mallinckrodt and Diazit all built plants in the Wake Forest area. The Walter Kidde and AGA Gas Plants were established in the Wake Forest area in the early 1980's and several other industries have also been developed extensively in the north Raleigh area.

## **A. *Population***

The growth of Wake Forest since 1960 has been an integral part of the growth of the Raleigh/Wake County area. Several factors have influenced growth. The Southeastern Baptist Theological Seminary has had a major impact since 1970.

Falls Lake is expected to be a major regional recreation resource, attracting a substantial number of visitors and permanent residents. Wake Forest will be the closest retail center for those living on the northeast side of the lake. The proposed improvements to NC 98 and US-1 are also likely to encourage development in the Wake Forest region. Table I shows the projected population trends for Wake Forest and its planning area.

The corporate town area is not considered to be static but is assumed to change as the town annexes developed area. It is also likely that as the City Limits expand through annexation, the planning area will also expand.

Since 1984, there has been a rapid influx of residential developments in the Wake Forest area (Map 1). Since 1984, new projects proposing over 1500 dwelling units have been approved for construction. Such developments will have an enormous impact on the population. A fifty-two (52) office condominium project is under construction and a proposal for a twenty-four (24) acre shopping center has been approved. Proposals for the development of a 900 acre tract

are also under preliminary discussion. The development of these will take a number of years and will depend on the level of services the town is able to provide. To date, Wake Forest has been in a good position to provide utilities; however, with the rapid growth in the last few years, the Town's sewer capacity is reaching its limits. If growth is to continue at this pace, it should be a major priority to expand the existing sewer facilities.

**TABLE I**

**WAKE FOREST POPULATION TRENDS AND PROJECTIONS**

<b><u>TOWN OF WAKE FOREST</u></b>			<b><u>TOTAL PLANNING AREA</u></b>		<b><u>WAKE COUNTY</u></b>
Year	Population	(% of County)	Population	(% of County)	Population
1950	3074	(2.71%)	N/A	N/A	136,450
1960	2664	(1.58%)	N/A	N/A	169,082
% change	28.1%		N/A		+23.9%
1970	3148	(1.4%)	4526	(2.0%)	229,006
% change	+ 18.2%		N/A		+35.7%
1980 <sup>1</sup>	3780	(1.2%)	6000	(1.9%)	307,705
% change	+ 20.1%		+32.6%		+35%
1990 <sup>2</sup>	6180	(1.7%)	7800	(2.1%)	371,700 <sup>3</sup>
% change	+ 63.5%		+30%		+20.8%
2000 <sup>3</sup>	8000	(1.7%)	9500	(2.1%)	457,400 <sup>3</sup>
% change	+ 29.4%		+21.8%		+23.7%

<sup>1</sup> The 1980 population figures were derived from the 1980 U. S. Census Bureau Statistics.

<sup>2</sup> The 1990 population figure for the Town of Wake Forest is based on the completion of the Southside Annexation and the anticipated development from recently approved large-scale residential and commercial rezoning.

<sup>3</sup> The County population projections for 1990 and 2000 are from the N.C. Census.

## **B. Economy**

Future growth in the Wake Forest planning area will be determined primarily by factors determining growth within the Raleigh-Wake County region. Wake Forest will continue to grow as major industries and office facilities locate north of Raleigh and as the employees of these facilities decide to live in the Wake Forest area.

The Town should continue to encourage both commercial and industrial development in its planning area. Suitable sites which can be provided with water and sewer services should be set aside to encourage such development.

## **III. LAND USE SURVEY AND ANALYSIS**

The survey and analysis of existing land use is essential to the planning process for several reasons. First, it provides a base of information concerning both developed and undeveloped land upon which to base planning decisions. Problems related to existing development can be identified and solutions suggested. Development trends can be recognized and either reinforced if desirable or discouraged if problems are occurring. The resources and assets of the community, natural and man-made, can be identified and methods suggested for conservation and protection of these assets.

### **A. Natural Features**

Wake Forest is situated on the divide between Richland Creek to the west and Smith Creek to the east. The original north-south road and the railroad both generally followed this divide from the Neuse River north to the Wake County line. The US-1 Bypass crosses Richland Creek southwest of Wake Forest and then follows the divide between Richland Creek and Horse Creek. Thus, Wake Forest lies within two drainage basins with some development in a third drainage basin to the west.

### **B. Topography**

The Wake Forest area is gently rolling with some steeply sloped areas bordering the creeks and their tributaries. Stream channels are well developed and only a few swamp-like areas exist. Most stream bottoms are subject to periodic flooding and these areas are shown on Map No. 4. Several areas with steep slopes as identified from topographic maps and the soil survey are also shown on Map No. 4. For specific locations of steep slopes, developers and officials should refer to detailed site surveys and the detailed Wake County Soil Survey.

The topography of the Wake Forest area does not generally present any difficult development problems if the topography is considered in the planning stages of development. Level or gently sloping sites with good access should be considered as a resource for industrial development if compatible with existing land use. Flood plains and steeply sloped areas along streams should be considered conservation areas and could be developed for an open space or greenway system within the planning area.

Current design practice for residential streets takes into account the natural topography, and therefore, the topography of the Wake Forest area is not a problem for well-planned residential development.

### **C. Soils**

Soils in the Wake Forest area are generally suitable for construction of buildings and roads. Steeply sloping soils are subject to erosion if disturbed and not adequately treated. Flood plain soils, found along the streams, are subject to flooding and may be unstable or have a low load bearing capacity. Flood plain soils should not be developed for urban use. Several soils in the Wake Forest area, primarily flood plain soils and soils with steep slopes, have severe limitations for the use of septic tanks. Map No. 4 shows flood plains and areas with steep slopes. All other soils in the planning area have moderate limitations for the use of septic tanks.

Wherever septic tanks and subsurface disposal fields are considered for wastewater disposal in the Wake Forest planning area, percolation tests are required to determine allowable loading rates based on permeability of the soil, slope and filtering capacity, level of the water table, and the degree of flooding potentials.

### **D. Water System**

Water for the Town of Wake Forest is supplied from a reservoir on Smith Creek. The reservoir has a total storage volume of 200 million gallons and provides an estimated allowable water supply withdrawal of 2.0 MGD with a 10 year, 7-day low flow supply of 2.0 MGD. Average daily withdrawal and treatment is currently about 0.53 MGD with a peak of 0.8 MGD. In addition, the town system is tied into the City of Raleigh system, providing up to 0.6 MGD.

The major distribution system (12" diameter) is connected to both the Raleigh and Rolesville systems. The distribution system is capable of providing water supply and fire protection to most development in the planning area. Extension of water lines to serve major additional development is not generally prohibitive in cost and is not, therefore, a limiting factor. The water system is shown on Map No. 2.

Town policies for water service may be used to manage growth in the area. Prohibition of service to areas may prevent development if other groundwater sources are inadequate. Higher costs for water outside the corporate limits will also affect the amount and location of growth. Conditions may also be attached to connection to the Town system such as petitioning for annexation and providing street paving.

**E. Sewer System**

The Town has completed the sewage collection system and treatment facilities recommended for the Wake Forest Planning Area.\*

The system, shown on Map No. 3, includes a gravity-type interceptor generally following Smith Creek, and an interceptor in upper Richland Creek with a pumping station and force main that discharges to the Smith Creek interceptor. An interceptor is anticipated by 1990 along Sanford Creek to serve the Town of Rolesville. The 1.2 MGD extended aeration wastewater treatment plant is located at the confluence of Smith Creek and Neuse River and discharges to the Neuse River.

The treatment facility and interceptors are designed to serve the 201 Study Area 20 year design period (1975-1995). The 201 Plan projected a planning area population of 12,829 by 1995 with about 10,500 being served by the facilities proposed in the plan. The 201 Plan was prepared before SEBTS plans for development were made available, and major development by SEBTS will severely curtail the Town's ability to provide service to the remaining areas projected to develop within the service area. The 201 planning area is co-terminus with Wake Forest Township and includes the Town of Rolesville. Wake Forest has reserved 140,000 GPD of the treatment capacity for the Town of Rolesville when the Town elects to connect to the system.

The design flow for the treatment plant is based on the following projections:

	<u>GPD</u>
Domestic - 10,500 people X 70 GPCD	735,000
Existing industrial	<u>83,000</u>
<i>Subtotal</i>	<i>818,000</i>
Plus 10% reserve for industrial growth	<u>82,000</u>
<i>Subtotal</i>	<i>900,000</i>
Remaining infiltration and inflow	<u>250,100</u>
<i>Total Design Flow</i>	<i>1,150,100</i>

\*201 Wastewater Facilities Plan, Wake Forest Planning Area, Moore, Gardner & Associates, Inc., Greensboro, NC 1976 (Addendum 1976).

A design flow of 1.2 MGD was used for sizing the treatment plant.

The primary collection system and treatment capacity were planned to provide adequate wastewater service for projected growth in the planning area. Major industries with large wastewater requirements may require additional capacity in the future but these will have to be handled on an individual basis. The primary planning concern is to encourage development in locations which can economically be served by the collection system and add to the tax base. With the exception of major subdivisions which could justify the installation of long interceptors, most development should take place adjacent to existing sewer lines to reduce the capital investment for new development.

## ***F. Urban Service Policies***

The Perimeter Area Agreement between Wake County and Wake Forest was adopted in 1971. This agreement defines the geographic area over which the Town has jurisdiction of water and sewer service and establishes the various fees and charges for connections to the systems. The Perimeter Area Agreements between Wake County and its municipalities became necessary as the county began participating in the financing of major water and sewer line extensions beyond corporate limits into newly development areas. The Perimeter Areas established for each municipality enable those municipal bodies to make long range plans for the areas to which they will provide service in the future. The Wake Forest Perimeter Area was defined as the drainage basins served by the 201 Wastewater Facility Plan and is shown on Map No. 4.

A water and sewer extension policy was adopted by the Town in 1973 which required that additions to the water distribution and sewage collection systems be financed by those benefiting from the additions. This policy has reduced the costs to existing ratepayers for capital improvements to the systems. Another benefit of the policy is the encouragement to develop land adjacent to developed land where costs for extending utilities will be less due to the shorter line extensions.

The Urban Service Area, shown on Map 4 is proposed as part of the Water and Sewer Extension Policy. The more recent development has taken place within the USA. However, with the rapid growth presently taking place in Wake Forest, it is becoming increasingly important to encourage development adjacent to our city limits to ensure efficient distribution of services.

## **G. Existing Land Uses**

### **1. Residential**

In 1970 there was a total of 1,051 housing units in Wake Forest. In 1980 this had increased to 1,265 housing units. Between 1983 and 1985, an additional 1,234 housing units were approved in planned unit developments and multifamily developments. The majority of the projects are a mixture of single family residences and townhouses or condominiums catering to middle to high income residents. Rental housing for low income residents remains a shortage.

Presently, there are four (4) mobile home parks within the Wake Forest Planning Area. Mobile homes on individual lots are still permitted as special exceptions in the least restrictive residential zone and in the Rural Holding District. This issue continues to be controversial; however, until housing is provided for low income residents, mobile homes are an affordable alternative. Therefore, we must seek ways and means of providing high quality residential development for low income residents.

In 1985, Wake Forest was awarded a Community Development Block Grant. This block grant is being used in the East End Target Area to upgrade existing houses and pave streets. In future years, it is hoped that other areas which are substandard will be upgraded as future grants are given to the Town.

### **2. Commercial**

The Central Business District has been the major center of commercial development within the Wake Forest Planning Area. Local neighborhood business areas are scattered throughout the Town providing essential services to adjacent neighborhoods. During the last few years, several efforts have been made to revitalize the Downtown Business Area. Market surveys have been carried out and landscape plans drawn up. Until recently, these efforts have been in vain; however, some individual merchants are now taking the initiative and have begun improving storefronts.

In June 1984, an Advisory Task Force was set up in the further effort to improve the Downtown Area. Several activities such as workshops, seminars and meetings will be carried out to offer assistance to the merchants and develop a strategy to revitalize the Downtown area. With the rapid growth of the Town and the recent approval of a shopping center at the intersection of NC 98 and US-1, it will be essential to continue efforts to maintain the Central Business District as a vital part of the Town.

### **3. Public and Semi-public**

These lands include public schools, town offices, library, churches, Southeastern Baptist Theological Seminary and various parks and recreation facilities. Public schools are a part of the Wake County System and serve an area larger than the Wake Forest Planning Area. There are three schools, elementary, junior high, and high, located in Wake Forest. The Wake County Board of Education approved in 1985 the construction of a new middle school to serve the Wake Forest, Rolesville, and North Raleigh areas. There is no schedule to date for commencement of construction, nor has a decision been made for the location of the school, but it has been suggested an ideal location would be west of US 1 and south of NC 98.

Local government facilities include a Town Hall completed in 1979, a Police Station to be renovated in 1985 and Public Works Facility to be rebuilt in 1985.

The Wake Forest Library is located on White Street and is an attractive and functional part of the Business District.

There are several churches scattered throughout the Wake Forest area. Churches are generally compatible with residential, institutional or commercial uses and do not present problems. Most of the churches in the older areas do not have adequate sites for parking but this does not present problems in most of the residential areas.

Southeastern Baptist Theological Seminary has a major influence on the Town with the effects of its property holdings as well as the economic effects of the student body and faculty. SEBTS property includes the developed campus, Paschal Golf Course and extensive underdeveloped land west of the corporate limits. SEBTS property is tax exempt and the Town receives no tax revenue from SEBTS for services paid by property taxes.

Also, SEBTS owned property is not available for private development limiting growth in that direction.

The 201 wastewater facilities were planned on the assumption that there would be no major development on SEBTS property. In 1980, the SEBTS removed their existing trailer park on Stadium Drive and constructed an apartment complex for married students. In 1985 the SEBTS started major construction on the expansion of the existing gym as a Student Center. SEBTS has major long range plans to expand student housing and existing facilities.

The Town has many parks and recreation areas which include both public and privately owned facilities. The Town maintains the following areas:

1. R. H. Forrest Park
2. Holding Park
3. H. L. Miller Park
4. Susie Powell Park
5. North Taylor Street Park
6. Ailey Young Park
7. Wake Forest Reservoir

There are other public facilities within the Wake Forest area. The Falls Lake Recreation Area is being developed by State and County Agencies for recreation. All three public schools provide recreation areas with their ball fields, tennis courts, gymnasiums and others.

The Seminary provides facilities for their students and also facilities for other groups through leasing arrangements. There are two private golf courses, Paschal Golf Course and the Wake Forest Country Club.

For more detailed information, the Parks and Recreation Master Plan should be consulted.

#### **4. Industrial**

In the 1960s, Scovill, Athey, Neuse Plastic, Mallinkrodt, and Diazit built industrial plants in the Wake Forest area. In the early 1980's, Walter Kidde constructed a large plant just south of Wake Forest and AGA Gas built a plant in the planning area south of town which was annexed into the city limits. Several industries have located in the North Raleigh area, including a proposal for a 1,000 acre industrial park known as Wakefield on the west side of US-1 and south of NC 98. Once developed, this area will have a major impact on employment opportunities.

Industrial development is extremely important to a community since it provides employment opportunities and a significant increase in the community's tax base. It is therefore important to provide utility services efficiently so that the Town will get a good return on their investment. Industrial development should be encouraged within the Wake Forest planning area in areas with access to major thoroughfares and where possible, access to rail lines.

## ***H. Historic Areas and Properties***

Historic areas and properties are valuable to the Town for their general character as well as for their historic significance. The Town has recognized the presence

of its unique historic areas and has completed inventories of three areas to aid in preserving these assets.

1. North Main Street is a late 19th and early 20th century residential area adjacent to the campus. The collection of individual structures and their setting along the "boulevard" are a town-scape worthy of preservation. Historic district zoning has been adopted by the Town for this area.
2. Mill Village is a residential area of small houses developed in the late 1800's by Royall Cotton Mill for its employees. This area of modest homes represents a distinct economic period of Wake Forest's development. The area should be preserved as a stable residential neighborhood of modest homes. The mill structures, now vacant, should also be preserved through some adaptive use compatible with the residential area. An appropriate use of the mill structures would be conversion to residential use, either as rental apartments or condominium units.
3. The Central Business District is a generally compatible collection of commercial buildings constructed in the late 1800's and early 1900's. The integrity of the original designs should be maintained and the historic character of the area could be used as a unifying theme for the improvement and revitalization of the business district.

Other concentrations of buildings of historic significance are on South Main Street and in the Forestville area. Although these areas may not qualify as historic districts, special consideration should be given to preservation of the individual properties and the general character of the areas in which they are located.

Individual historic properties located in the Wake Forest area are listed and briefly described below. Properties listed in the National Register of Historic Places are indicated by "NR" following the description of the property.

**Crenshaw Hall.** East side NC-98, immediately South of SR 1928, Wake Forest vicinity. House originally of Greek Revival, mid-19th century era, expanded over years, with fine sawnwork side porch, Neo-Classical front porch.

**Caveness House.** East side of US-1, .5 miles north of US-1A, Wake Forest vicinity. Frame, Greek Revival dwelling prominently located on hill.

**Forestville Baptist Church.** West side of US-1A, Forestville, 1958. Frame, Greek Revival church, with gallery on three sides of the sanctuary. Exterior little altered.

**Hartsfield House.** SR 2044, North of Seaboard Railroad. Wake Forest vicinity. Traditional early Federal house with good detail including double-shoulder

Flemish bond chimneys, original hardware, restrained Federal woodwork. Several outbuildings. Private.

**House.** West side SR 2000 at junction with NC-98, Wake Forest vicinity. Greek Revival, mid-19th century dwelling, 4 brick chimneys with smooth shoulders.

**Jones, Calvin, House.** North Main Street, Wake Forest. CA.1820. Home of Dr. Calvin Jones, a founder of N. C. Medical Society; major general in War of 1812; grandmaster of Masonic Order in state; trustee of University of North Carolina 30 years. In 1832, Jones sold house and plantation to Baptist State Convention. Wake Forest College opened in building. Moved. Public.

**Lea Laboratory.** Southeastern Baptist Theological Seminary, south side of North Street. 1887. Delightful Victorian rendition of Georgian Revival Collegiate building. Designed by Architect J. A. Wilson of Baltimore. It is the oldest surviving structure on the original Wake Forest campus. NR

**Powell House.** US-1 South, just south of Seaboard Railroad. Ca. 1800. Large, impressive frame plantation house with interesting plan, unusual and well-executed early Federal interiors. Private. NR

**Tryst Oak.** North side SR 2044, West of Seaboard Railroad, Wake Forest vicinity. Small dwelling with large brick chimney; probably early 19th century, considerably remodeled. Private.

**Wakefields (Home Acres).** SR 1929 West of US-1 at SR 1931, Wake Forest vicinity. Handsome Greek Revival house with two-tier portico, early sections to rear; still earlier freestanding building behind. Home of Ransom Sutherland, member of Revolutionary Continental Line and Council of State; later home of John W. Harris, who built front section in 1830's. Private. NR

**Wall Plantation.** East side SR 1932, .3 miles South of Franklin County line, Wake Forest vicinity. Large, impressive two-story frame farmhouse, probably early to mid-19th century date. Excellent collection of well-preserved outbuildings constituting representative and important farm complex. Private. NR

**Wake Forest College.** Wake Forest. Baptist institution opened 1838; moved to Winston-Salem 1956. Now theological seminary. Private, Lea Laboratory on campus, see above.

Map No. 5 shows the location of the historic areas and individual historic properties.

An inventory of Historic and Architectural Resources in Wake Forest was completed in 1979. The inventory concentrates on the Central Business District, North Main Street and the Glen Royall Mill Village and can be referred to for further details.

## SECTION II. THE LAND DEVELOPMENT PLAN

TABLE 2

### 1985 STATISTICS

Population - 4,097

Acreage within town limits - 1,687.5 acres

Satellite areas - 149.19 acres

Area within planning area  
outside town limits - 5,222.68 acres

#### **Projects approved between 1983 and 1985:**

	<u>Single Family Dwelling Unit</u>	<u>Multi-family Dwelling Unit</u>	<u>Total</u>	<u>Date Approved</u>
Weatherstone	0	12	12	August, 1983
Staffordshire	140	129 mf 60 duplexes	337	November, 1983
Steeple Watch		42	42	November, 1983
Remington Woods I	62	24	86	February, 1984
Wake Forest Business Park		52 Office condominiums		March, 1984
Cardinal Hills III & IV	15		15	1964
Cimarron	78	336	414	October, 1983
Tyler Run	108	114	222	June, 1984
Stadium Drive Apartments		10	10	August, 1984
Richland Creek	13		13	July, 1984
Arboretum		64	64	October, 1984
Ridley Park		32	32	April, 1985
Scotlynn Woods		72	72	May, 1985

Map 6 shows location of projects.

# LAND DEVELOPMENT PLAN: GOALS AND POLICIES

In 1985 the total land acreage within the city limits, excluding satellite areas was 1,687.5 acres; the satellite areas totaled 149.19 acres. The area within the planning area outside the city limits is 5,222.68 acres. The Land Development Plan is to be used in all decisions regarding urban growth and should be used closely with the Master Land Use Plan which reflects the type of development thought to be desirable in the now rural areas within the ETJ.

Wake Forest is presently experiencing a rapid influx of development. The pressure of this rapid growth will impact on the level of services provided by the Town. It is essential to constantly monitor this impact on existing facilities, neighborhoods and services to ensure that the Town can accommodate desirable growth.

The goals and policies set down in the document reflect the present growth matters and concerns. However, as the Town continues to grow and monitors the impact of development, the goals and policies of today should be reviewed and revised to keep abreast of changing needs and values.

## 1. General Goals and Policies

### *a. Broad Goals*

1. Wake Forest should continue to be primarily a residential community. However, commercial and industrial development should be encouraged to broaden the economic base, to provide employment and to ensure adequate provision of goods and services to the growing population.
2. The Central Business District should remain the focal point of the community. Downtown revitalization should be actively pursued.
3. The historic and aesthetic aspects of the community are assets to be protected and preserved.
4. Development should be compatible with the natural environment including the topography, soils, flood plains and wooded area.

### *b. General Development Policies*

1. Orderly growth from within should be encouraged, where it can be properly accommodated.

2. Growth outside the city limits, but within the planning area, should not be discouraged if services can be provided efficiently and economically and if the development will fill a need and be a benefit to the Town.
3. Growth outside the Planning Area should be encouraged only if it is within the Urban Services Area and will be considerable benefit to the tax base and fill a need.
4. Ensure that costs of growth and development are borne by those who benefit by such development.
5. Maintain and improve existing development in the community by preventing conflicts in land use, providing necessary services and upgrading existing housing.
6. Continue to enforce existing development ordinances and policies to provide for orderly growth.
7. Encourage conservation of energy and land resources through higher density development close to the CBD and in the appropriate districts.
8. Constantly review the impact of growth on existing neighborhoods, facilities, and services.

## **2. Specific goals and Policies**

### ***a. Residential Neighborhoods***

#### **Goals**

1. Assure an adequate residential environment of all Wake Forest citizens. Ensure affordable housing for all income groups.
2. Maintain and protect privacy and quiet within residential areas.
3. Encourage high density residential development within and adjacent to the downtown area.

#### **Policies**

1. Correct deficiencies in residential areas.

- a. Improve (or remove) individual substandard dwelling through:
    1. Housing code enforcement.
    2. Housing assistance.
  - b. Provide (or improve) water and sewer services.
  - c. Pave streets and provide adequate drainage.
  - d. Provide housing assistance to families unable to afford standard housing.
  - e. Annex urban areas so all urban services may be provided.
  - f. Discourage the location of mobile homes on individual lots.
  - g. Seek ways of providing high quality residential development for low income families.
2. Preserve existing residential areas:
- a. Prevent intrusion of conflicting or harmful land uses.
  - b. Control conversion of large old homes to multi-family or non-residential use by:
    1. Prevent conversion where inappropriate.
    2. Encouraging conversion to appropriate uses to maintain a structure with adequate control of parking, signs and appearance.
  - c. Encourage preservation through Historic District designation and zoning.
  - d. Prevent disruption caused by heavy traffic through residential areas. Avoid thoroughfares through existing neighborhoods.
  - e. Enforce the thoroughfare plan in new developments.
3. Assure high quality of both new houses and residential areas.
- a. Enforce subdivision regulations.

- b. Continue building inspections.
- 4. Provide for a variety of housing types to ensure adequate housing for all income groups. Actively research and pursue ways and means of providing housing for low income residents.
- 5. Maintain a predominantly single family nature of the Town but encourage high density development within and adjacent to the CBD and in the appropriate districts, as indicated on the Master Land Use Plan.

## **B. Commercial Areas**

### **Goals**

- 1. Maintain the Central Business District as a viable commercial center, as a source of employment, a convenience and service center, a tax base, and a community focus.
- 2. Prevent disruption of existing residential areas caused by incompatible commercial uses.
- 3. Provide suitable locations for neighborhood commercial district to provide essential service.

### **Policies**

- 1. Maintain CBD as a vital portion of the Town.
  - a. Support execution of the Thoroughfare Plan.
  - b. Promote Downtown Revitalization efforts to improve the appearance of the district.
  - c. Encourage mixed development in the CBD.
- 2. Plan for and permit limited neighborhood shopping services where appropriate.
  - a. Limit the number of sites for neighborhood business services.
  - b. The site should generally be on a major or minor thoroughfare where traffic problems will not be created.

- c. Prevent strip development by limiting the number of services per site.
3. Major outlying commercial developments should be permitted only at the intersection of the major thoroughfares as on the Thoroughfare Plan. Developers proposing such should submit substantial evidence showing that there is sufficient market demand and the proposed development will not be in direct competition with the CBD.
4. Highway commercial districts should be located at the intersection of major thoroughfares as depicted on the Thoroughfare Plan.

## **C. *Office and Institutional***

### **Goals**

To encourage desirable office and institutional growth, to provide adequate services to serve the community and promote desirable economic growth.

### **Policies**

1. Encourage office and institutional development, particularly adjacent to commercial centers.
2. Encourage office and institutional development in areas with good access from major or minor thoroughfares, as defined on the Thoroughfare Plan.
3. Ensure the location of offices and related services to serve the community to promote desirable growth.

## **D. *Industrial Areas***

### **Goals**

1. Develop industrial investment as a tax base for the Town and a source of employment and stability for the local economy.
2. Maintain compatibility of industry with the residential character of the Town.
3. Preserve suitable land for future industrial use within the urban services area as an investment for the Town.

4. To actively seek ways and means of encouraging clean industrial development.

### **Policies**

1. Designate on the land use plan areas for industrial use, taking into consideration the following factors:
  - major highway or thoroughfare access for all sites.
  - rail access for some sites.
  - water and sewer service.
  - level land or gentle slopes.
  - separate from or may be buffered from existing residential areas.
2. Control type of industry and actual site development and operation to prevent undesirable effects such as noise, traffic, appearance, odors, smoke, and other pollutants. Require impact statements from the EPA.
3. Provide municipal services to industries on an equitable basis, with the agreement that if the property is not in the corporate limits it will annexed when feasible.

## ***E. Parks***

Parks and other public open spaces are community facilities that require more detailed treatment which is specified in the Parks and Recreation Master Plan.

### **Goals**

1. Provide parks and recreation facilities adequate for a comprehensive program.
2. Acquire new park and open space land in accordance with the Parks and Recreation Master Plan.
3. Acquire, develop and maintain a system of greenways and bikeways to preserve natural features and the aesthetic character of the Town.

### **Policies**

1. Update the Parks and Recreation Master Plan yearly to meet the needs of the community.

2. Develop a greenway/bikeway plan. The program should include acquisition of necessary land through easements and dedication.
3. Continue the Park/Open Space Land Dedication Program for new subdivisions to help meet the needs for new park land with a minimal cost to the Town.

## ***F. Transportation***

### **Goals**

1. Develop a street and highway system that provides for circulation around and through the community safely and efficiently while creating minimum conflicts with property to which the street system must also provide access.
2. Promote stability of traffic and land use patterns through implementation of the thoroughfare plan. Streets can be constructed for a specific purpose and people can plan adjacent development with assurance that the street will not be drastically changed.
3. Devote a minimum amount of land to street rights-of-way and a minimum amount of other resources to the construction of the streets.
4. Provide grade separated crossings at the railroad in both the northern and southern areas of Wake Forest.

### **Policies**

1. Implement the Thoroughfare Plan. Ensure those areas needed for proposed thoroughfares are reserved and built to standard as new developments are constructed.
2. Protect thoroughfares and highways by controlling access and land use along them.
3. Improve all streets to the minimum standards stated in the Thoroughfare Plan. Improvements to existing streets shall be shared on an equitable basis by the property owners and the Town.
4. The improvement of new streets (subdivisions) shall be entirely at the expense of the developer.

5. Protect existing residential neighborhoods and improve the central business district by developing thoroughfares which will not disrupt those areas.

## **G. *Utilities***

### **Goals**

1. Assure equitable financing of water and sewer lines through acreage charges, tap fees, and assessments.
2. Coordinate water line extensions with sewer line extensions to assure that both can be provided economically.
3. Plan for the expansion of water and sewer facilities to ensure adequate provision of services to all desirable development inside the city limits and the ETJ and where economical, within the Urban Services Area.

### **Policies**

1. Restrict development in areas which cannot be served by economical extensions of the existing sewer system.
2. Enforce the water and sewer extension policies. Ensure the provision of water and sewer services is contingent upon annexation.
3. Enforce water and sewer improvement requirements of the subdivision regulation.
4. Enforce up-front payment of acreage and underground electrical fees.

## **H. *Conservation Areas***

### **Goals**

1. Protect environmentally sensitive areas such as flood plains, steep slopes, and water supply watersheds by preventing development which would destroy those areas.
2. Preserve open space for aesthetic and environmental purposes.

3. Prevent development in areas subject to damage due to flooding or unstable soils.

### **Policies**

1. Preserve wooded areas by preventing development of flood plains and steeply sloped areas. Other development should be regulated to limit land clearing to the minimum necessary for development.
2. Designate steeply sloped areas as conservation or low density use to assure that treatment of slopes are properly planned.
3. Enforce soil erosion and sedimentation controls by working with Wake County Department of Natural Resources.
4. To enforce the restrictions in the Watershed area stated in the Zoning Ordinance. Prohibit the use of septic tanks in the W.S. zone.

## ***I. Rural Areas***

### **Goals**

1. Prevent premature development of land for urban use in areas which are not appropriate or cannot be efficiently provided with urban services.
2. Encourage growth where possible, adjacent to the city limits.

### **Policies**

1. Restrict extension of single utilities where all urban services cannot be provided.
2. When reviewing new developments, the Master Land Use Plan should be used as a Planning Tool.
3. Periodically, review and update the Master Land Use Plan to meet the needs of the Town.

## **SUMMARY**

The Land Development Plan along with other existing plans and policies must continually be used to plan for controlled growth. These planning tools should be used to guide land use decisions for both the Town, private individuals and developers and must be updated regularly to ensure the stated goals and policies are adhered to. The Land Development Plan should be reviewed annually for minor changes and updated every third year. As other planning documents such as the Recreation Plan, the Community Facilities Plan are updated, the Land Development Plan should reflect such.

## **Long Range Planning**

### **1985-1986**

1. Update Zoning Ordinance and Subdivision Regulations.
2. Expand sewer facilities.
3. Implement CDBG for East End area.
4. Commence greenway plan.
5. Downtown Revitalization.
6. Update on Population, Housing & Economy (student intern)
7. Pursue goals for industrial development.
8. Review water and sewer extension policy.

### **1986-1987**

1. Update recreation and open space plan
2. Review Land Development Plan. Pursue goals for affordable housing for all income groups. Pursue goals for industrial development.
3. Review impact of development on existing services and on the Town.
4. Complete CDBG for East End area.
5. Update Community Facilities Plan.
6. Commence negotiations on implementation of Thoroughfare Plan - determine time schedule

### **1987-1988**

1. Update recreation and open space plan
2. Review Land Development Plan - prioritize goals to be pursued.
3. Downtown Revitalization.