



Wake Forest Community Plan Update and Future Land Use Map Advisory Panel Meeting #2 (3f) - Summary

February 24, 2021 | 3:00-4:00 p.m. EST

On February 24, 2021 at 3:00 p.m. EST, the Town of Wake Forest and Houseal Lavigne's project consultant team hosted the second virtual Advisory Panel Meeting for the Community Plan Update and Land Use Plan. The meeting included a review of the planning process, an overview of the Community Survey and Existing Conditions Memorandum, and the schedule for adoption. During the discussion portion of the meeting, Advisory Panel members provided their thoughts on key issues and opportunities within Wake Forest, including the following summary of comments:

- With increased density, it has become more difficult for people to get to work and other destinations in terms of connectivity.
- There is a desire to maintain Wake Forest's small-town charm while accommodating growth.
- Attention should be given to gentrification as the market analysis highlights increasing incomes with decreasing diversity within the Town.
- To gain local support for higher-density residential development, the Plan should highlight its benefits such as encouraging workforce housing, improving affordability, and allowing people to live, work, and play in Wake Forest.
- It is important to plan for sufficient roadway capacities to support future industrial growth.
- The Future Land Use Plan should encourage mixed-residential areas.
- There is a perception issue by large-lot homeowners that renters will not adequately maintain their properties; such residents may not be opposed to condo-style developments but may be less supportive of rental homes. This is related to their desired image and identity for the Town, as well as design of residential areas.