



TOWN *of* WAKE FOREST

DEVELOPMENT ACTIVITIES REPORT: 2016

Planning Department

Report Includes:

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

**Data in this report is current as of January 6, 2017 unless otherwise noted.*

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Appendix

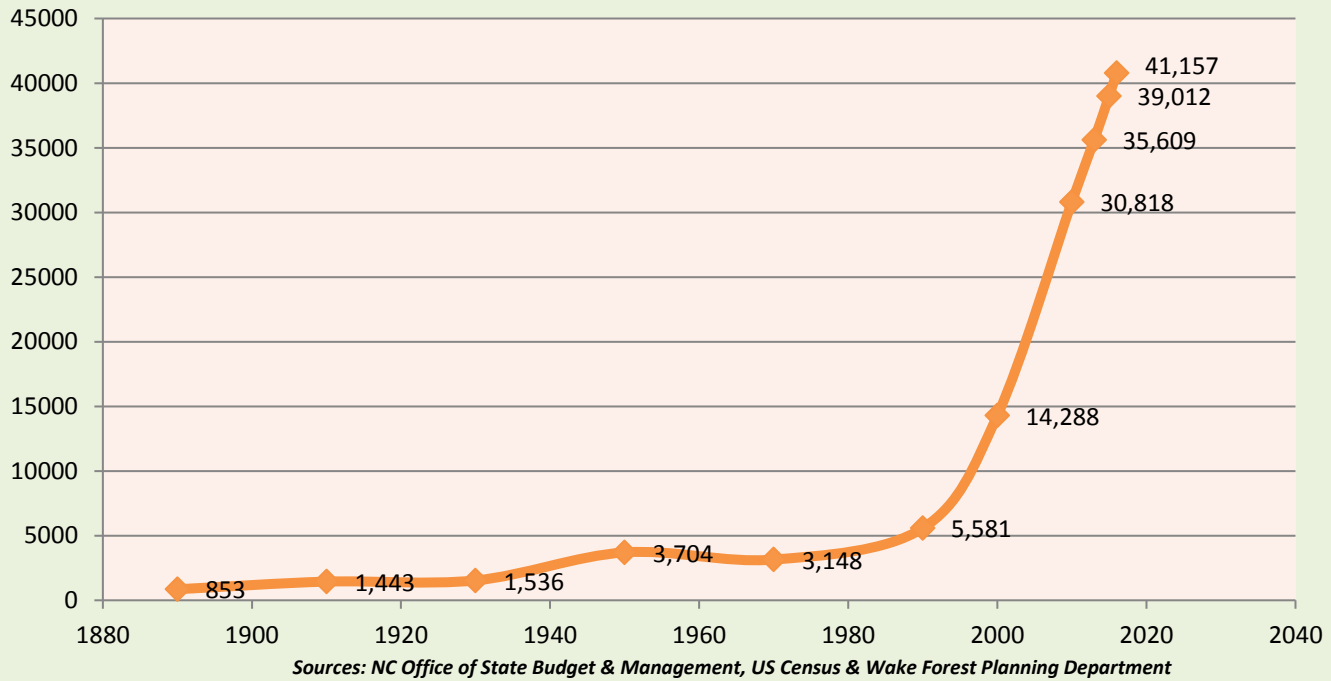


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Wake Forest, NC 27587
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POPULATION INFORMATION:

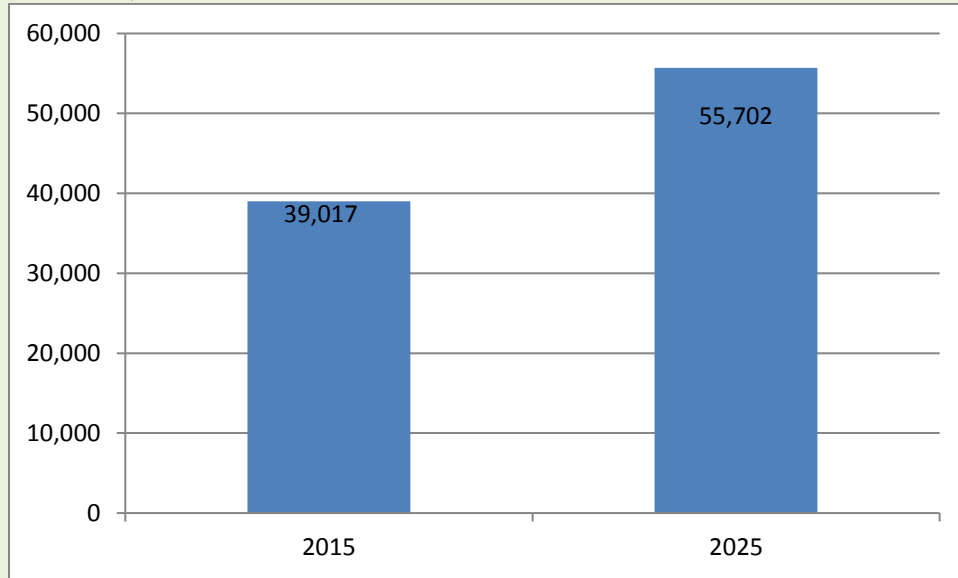


HISTORIC POPULATION:



POPULATION PROJECTIONS:

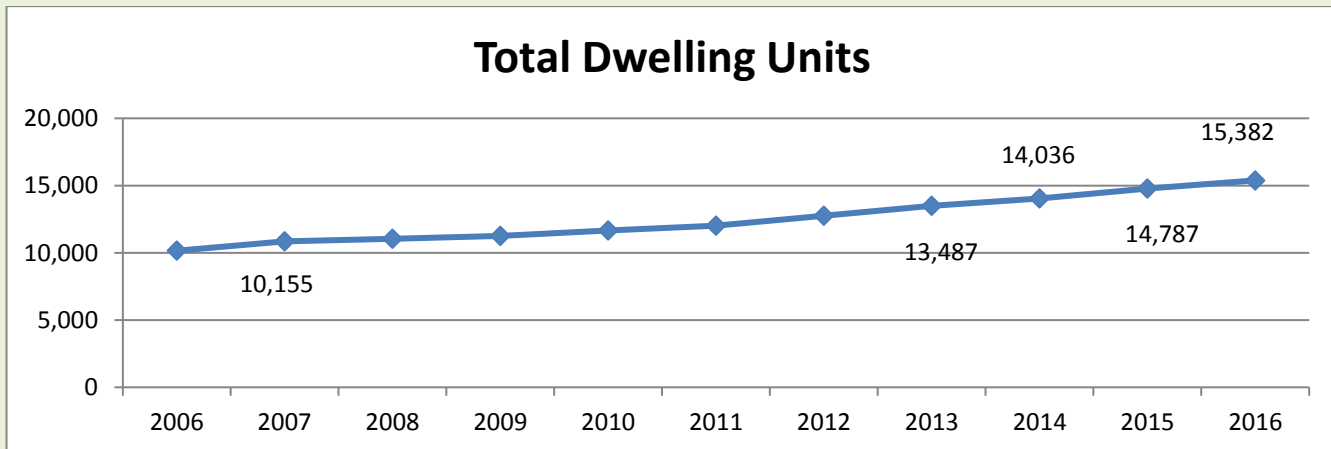
Wake Forest is projected to grow steadily over the next 10-15 years. Based on approved projects, potential undeveloped land, and recent population growth trends, the estimated population for Wake Forest in 2025 is 47,770.



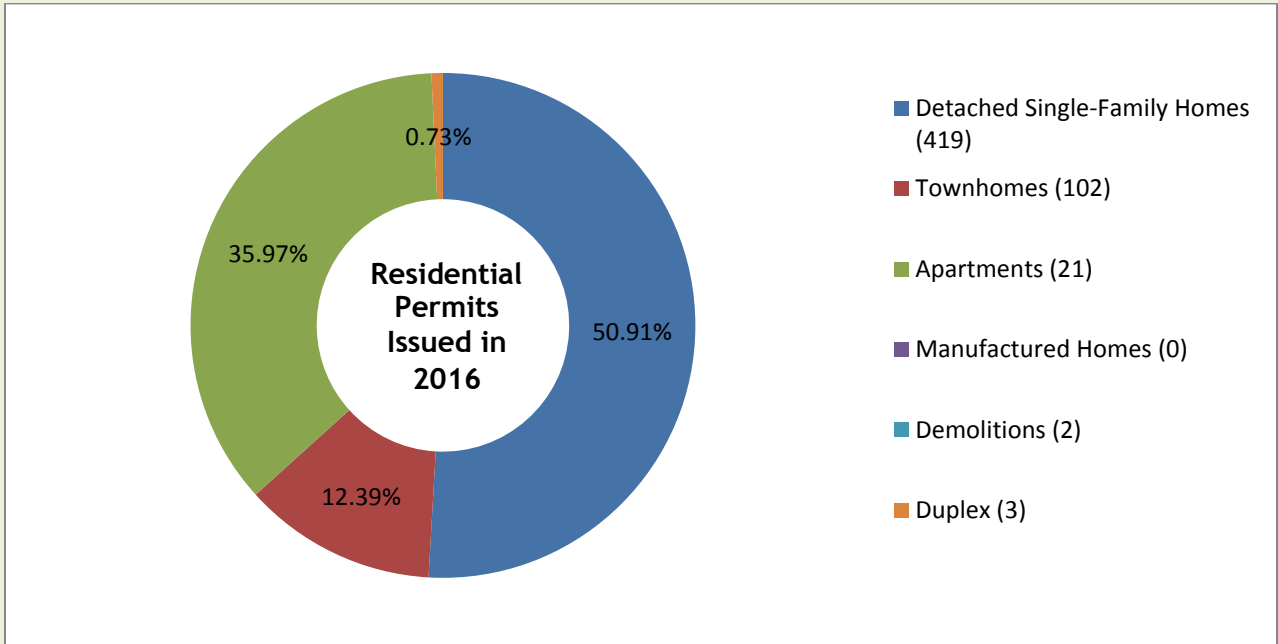
Sources: Wake Forest Planning Department

SPATIAL STATISTICS:

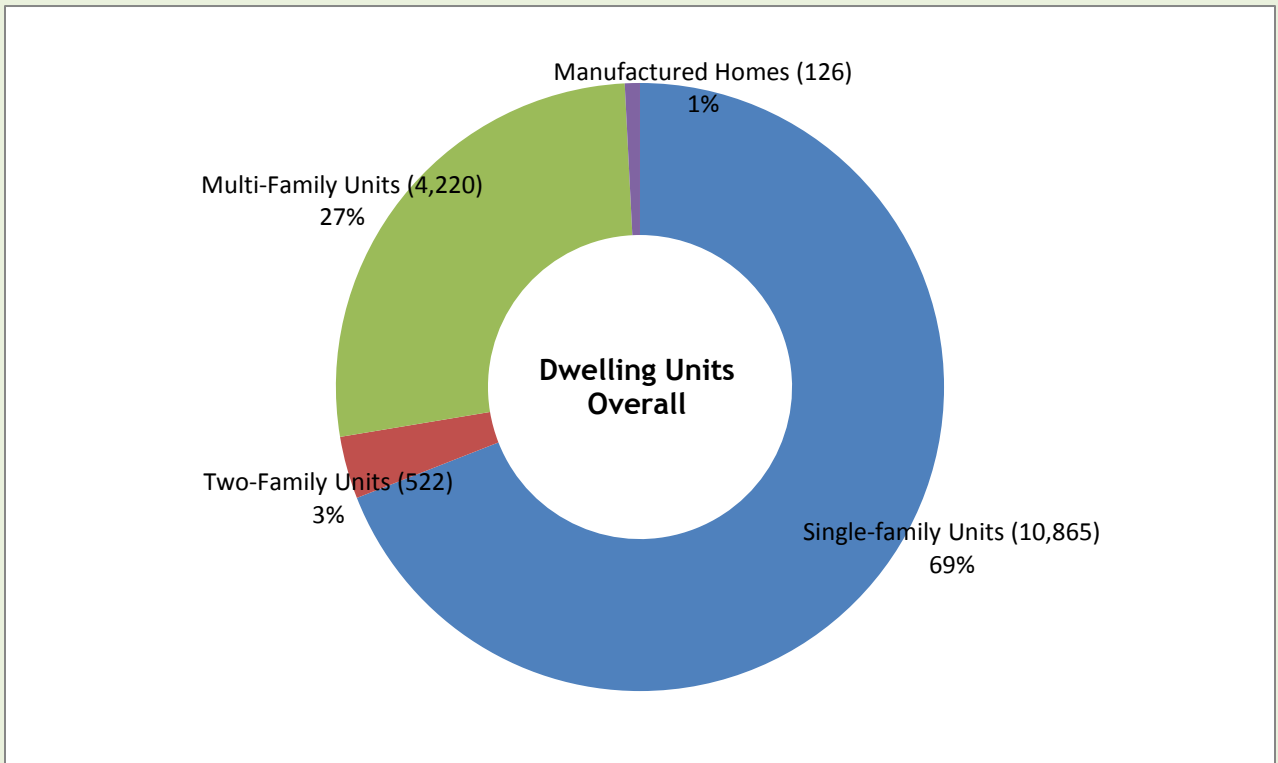
Acreage within Town Limits:	11112.95 acres or 17.36 square miles
Contiguous Acreage:	9,416.68 acres
Non-Contiguous Acreage:	1,696.27 acres
Acreage within the Extraterritorial Planning Jurisdiction:	3,357 acres
Density (Persons Per Acre)	3.56
Dwelling Units Per Acre:	1.35
Estimated Persons per Dwelling Unit:	2.83 (Census 2010)
Estimated Occupancy Rate:	92.5%(Census 2010)



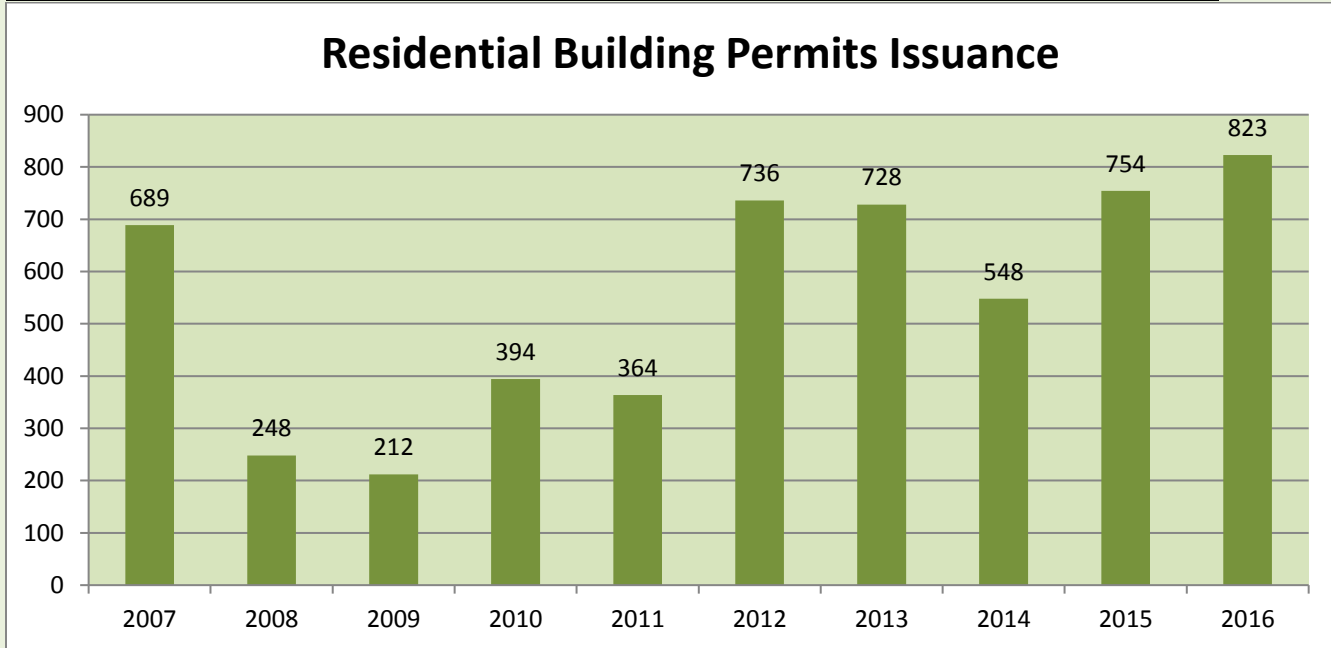
Sources: Wake Forest Planning Department



**Total valuation: \$108,596,012.60 (based on permit applications).
Source: Wake Forest Inspections Department*

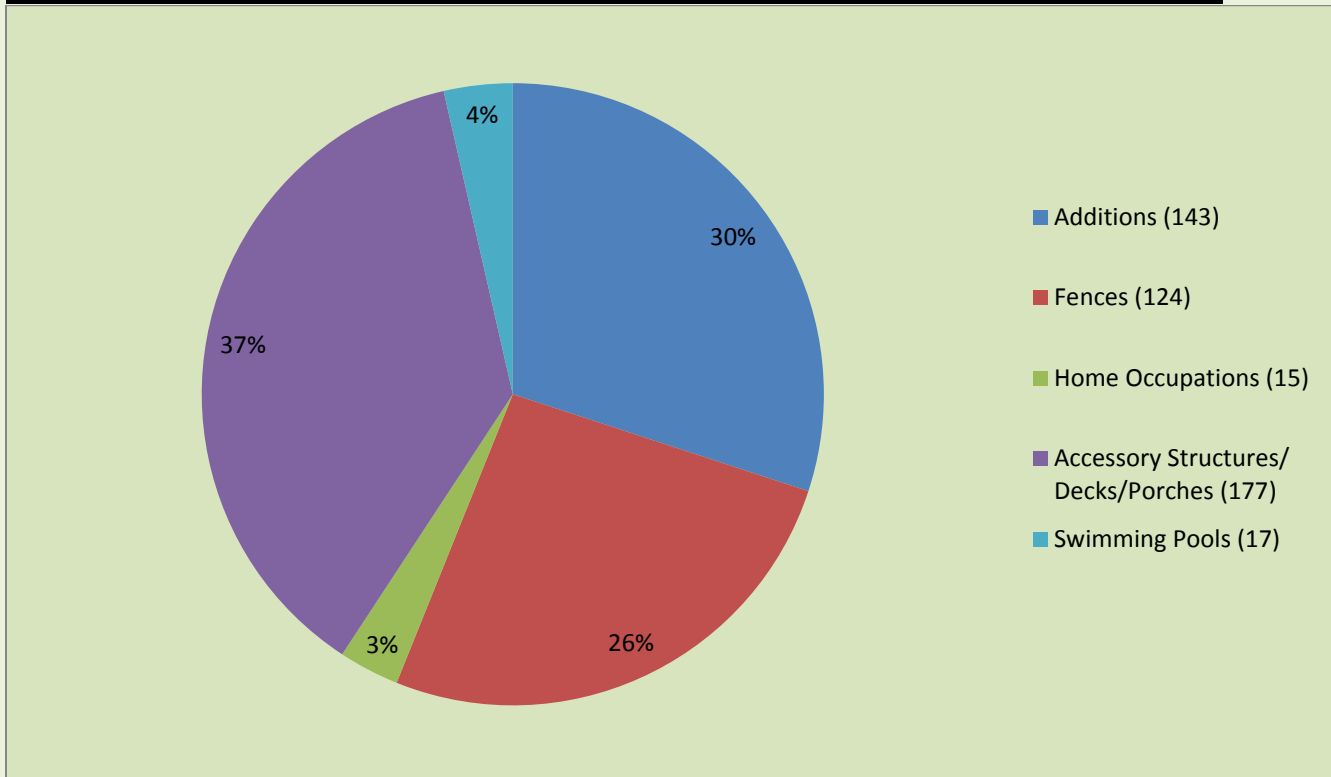


RESIDENTIAL BUILDING PERMITS (NEW STARTS) BY YEAR:



Sources: Wake Forest Planning Department & Inspections Department

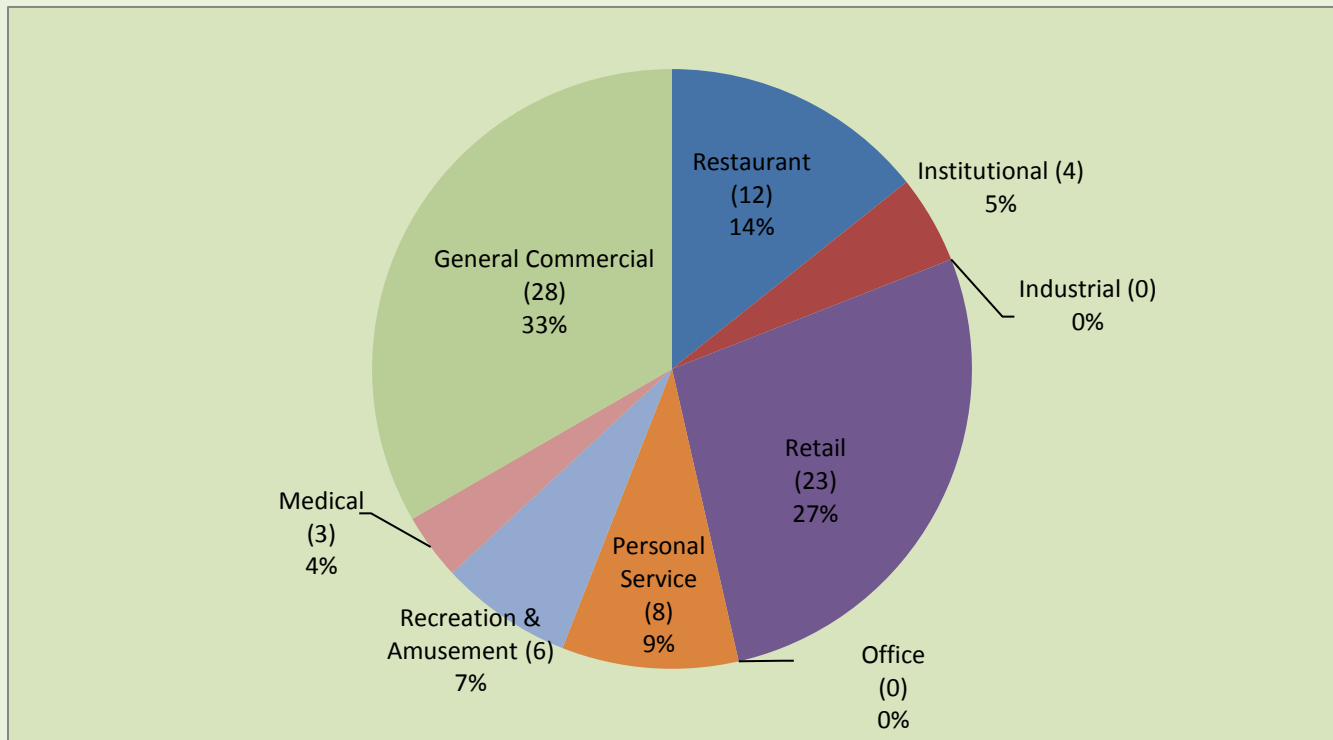
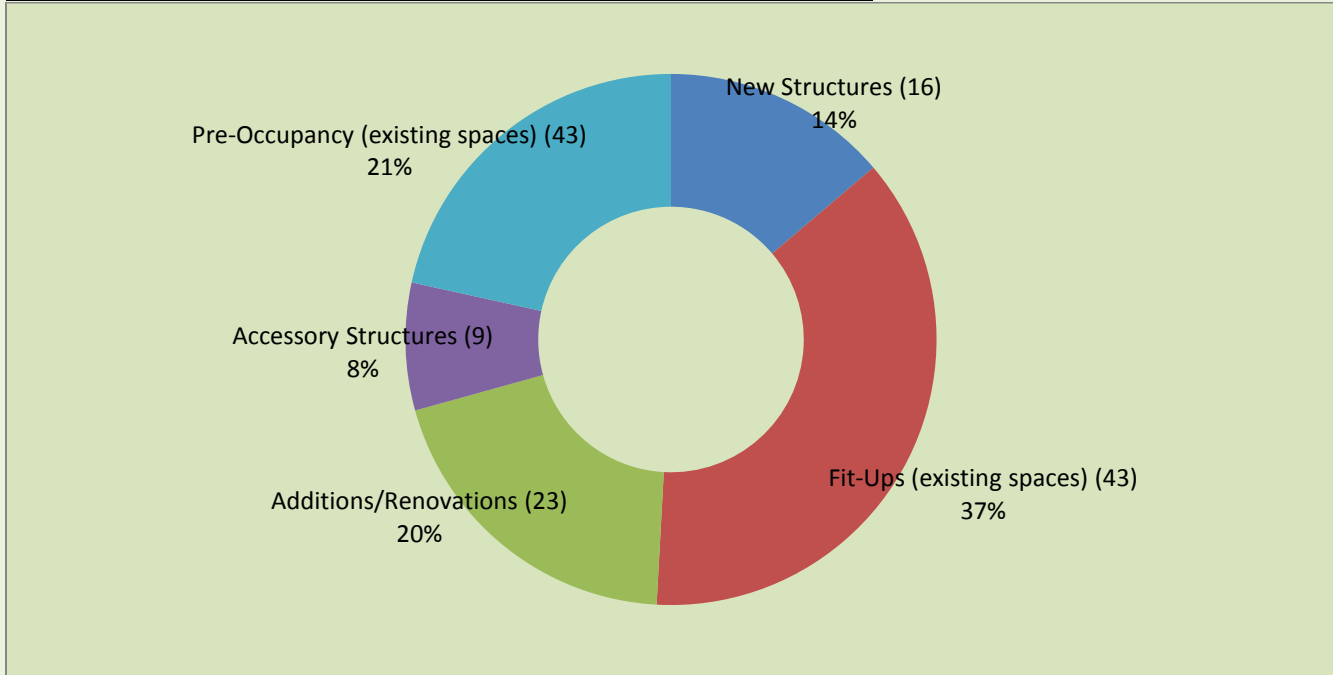
OTHER RESIDENTIAL DEVELOPMENT PERMITS ISSUED IN 2016:



*Total valuation: \$7,036,213.17 (based on permit applications).

Source: Wake Forest Inspections Department

NON-RESIDENTIAL PERMITS ISSUED IN 2016:



***Total valuation: \$37,376,845 (based on permit applications).
Source: Wake Forest Inspections Department**

2016 APPROVED DEVELOPMENTS *(See map in appendix):*

Project Name	Location	Land Use	Acreage	Number of Lots / Units / Structures	Building Square Footage	Approval Date
SP-15-22 Heritage Retail Parcel 1	2811 S. Main Street	Commercial	1.73 acres	1 building	11,115 sf	January 2016
SP-15-26 Heritage Station Shopping Center	Rogers Road and Forestville Road	Commercial	10.88 acres	Building expansion	6,000 sf	January 2016
SD-15-01 Courtyards @ Heritage Grove	Rogers Road	Single-Family Residential	29.56 acres	82 lots	N/A	February 2016
SD-15-02 Siena Drive Townhomes	Siena Drive and Dr. Calvin Jones Hwy	Townhomes	18.79 acres	96 units	N/A	February 2016
SP-15-15 Lidl's Grocery Store	S. Main Street and Dr. Calvin Jones Hwy	Commercial	5.32 acres	1 building	36,170 sf	February 2016
SP-15-27 Sam's Express Car Wash	2900 Rogers Road	Commercial	1.88 acres	1 building	2,500 sf	February 2016
SP-15-25 Harris Teeter Fuel Kiosk	13686 Capital Blvd	Gas Station	1.439 acres	1 building	170 sf	March 2016
SD-15-07 Bishops Grant 4B	Middlegame Way	Single-Family Residential	4.16 acres	9 lots	N/A	March 2016
SP-15-28 Goodberrys	305 Capcom Avenue	Industrial	5.42 acres	1 building	54,466 sf	March 2016
SD-15-12 East Perry Subdivision	E. Perry Avenue	Single-Family Residential	2.37 acres	10 lots	N/A	April 2016
SD-15-11 Traditions Phase 2D	Juniper Avenue	Single-Family Residential	19.84 acres	50 lots	N/A	May 2016
SP-16-04 Rainbow Day Care	903 Gateway Commons Circle	Day Care	1.61 acres	1 building	10,746 sf	May 2016
SP-16-03 Wake Forest Self Storage	11640 Northpark Drive	Self-storage facility	3.28 acres	1 building	85,976 sf	July 2016
SP-16-10 Heritage Retail Parcel 2	2815 Rogers Road	Commercial	1.32 acres	1 building	6,592 sf	July 2016
SP-16-05 Wake Forest Crossing Outparcel 9	1009 Stadium Drive	Commercial	2.3 acres	1 building	14,800 sf	July 2016

SD-15-03 Tryon Subdivision Phases 1-3	East of Kings Glen, Oak Grove Church Road	Single-Family Residential	33.188 acres	112 lots	N/A	August 2016
SP-15-10 Legacy Wake Forest Apartments	Debarmore Street and Durham Road	Multi-family apartments	26.69 acres	298 units	N/A	August 2016
SD-16-05 Woodlands @ Traditions	Royal Mill Avenue and Juniper Avenue	Townhomes	11.78 acres	100 units	N/A	October 2016
SD-16-02 Traditions AR Phases 1 & 2	Gilcrest Farm Road	Single-Family Residential	62.89 acres	165 lots	N/A	December 2016

2016 ZONING ACTIVITIES *(See map on next page):*

REZONING CASES:

Case Number	Location / Project Name	Size	Tax Pin Number	Existing Zoning	Proposed Zoning	Status	Proposed Land Use
RZ-16-01	Stonegate Phase 1A	4.49 acres	1748-57-5079, 1748-56-6804	CU-NB	RMX (CD)	Approved October 2016	Single-Family Residential
RZ-16-02	Oak Hills Subdivision	25.91 acres	1841-57-3388, 1841-56-3698, 1841-56-3541, 1841-46-7676	RD, CU-GR10	GR10 (CD)	Approved May 2016	Single-Family Residential
RZ-16-03	Elm Street Townes	.69 acres	1840-79-2941, 1840-79-2987	GR3	RMX (CD)	Withdrawn	Townhomes
RZ-16-04	Hartsfield Subdivision	31.50 acres	1739-65-3709, 1739-55-8441, 1739-65-4232	HB	GR3	Withdrawn	Single-Family Residential
RZ-16-05	Ligon Mill Rd and Burlington Mills Road	2.9 acres	1748-19-1837	CU-NB	NB (CD)	Approved May 2016	Amended Permitted Uses
RZ-16-06	Holden Mason Subdivision	83.26 acres	1842-35-7153, 1842-45-9091	HB	UR (CD) RMX (CD)	Under Review	Single-Family Residential / Townhomes
RZ-16-07	Stonegate Phase 1B	4.83 acres	1748-65-3978	NB	GR10 (CD)	Approved October 2016	Single-Family Residential

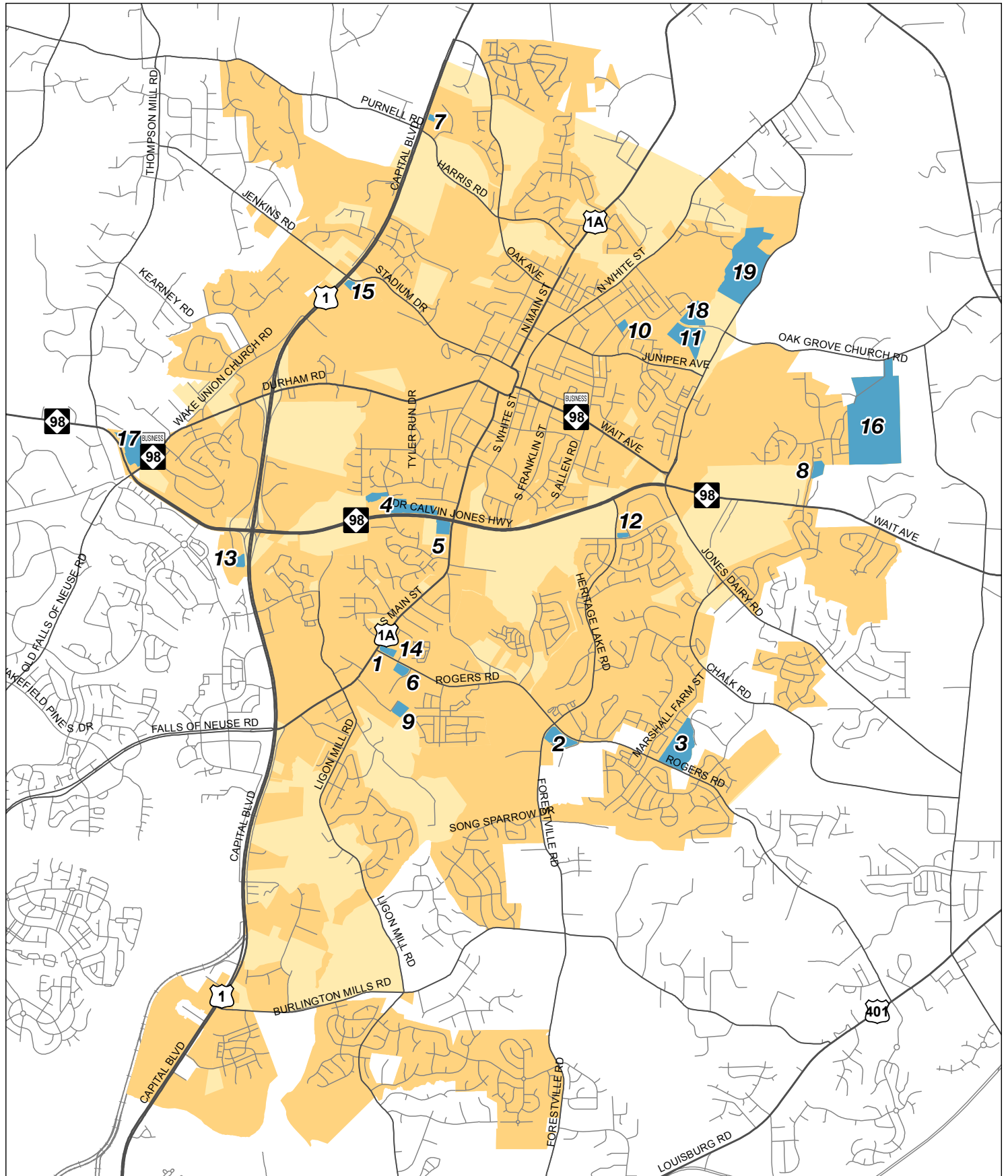
2016 ANNEXATIONS *(See map on next page):*

Type	Owner/Land Use	Size	Location	Status
Contiguous	Wake Forest Reservoir Properties / Single-Family Residential	135.20 acres	Gilcrest Farm Road	Approved January 2016.
Contiguous	Envision Science Academy / School	6.96 acres	Gilcrest Farm Road and Oak Grove Church Road	Approved November 2016.
Contiguous	WFHV LLC / Holding Village Subdivision	2.23 acres	S. Franklin Street	Approved November 2016

2016 Approved Developments



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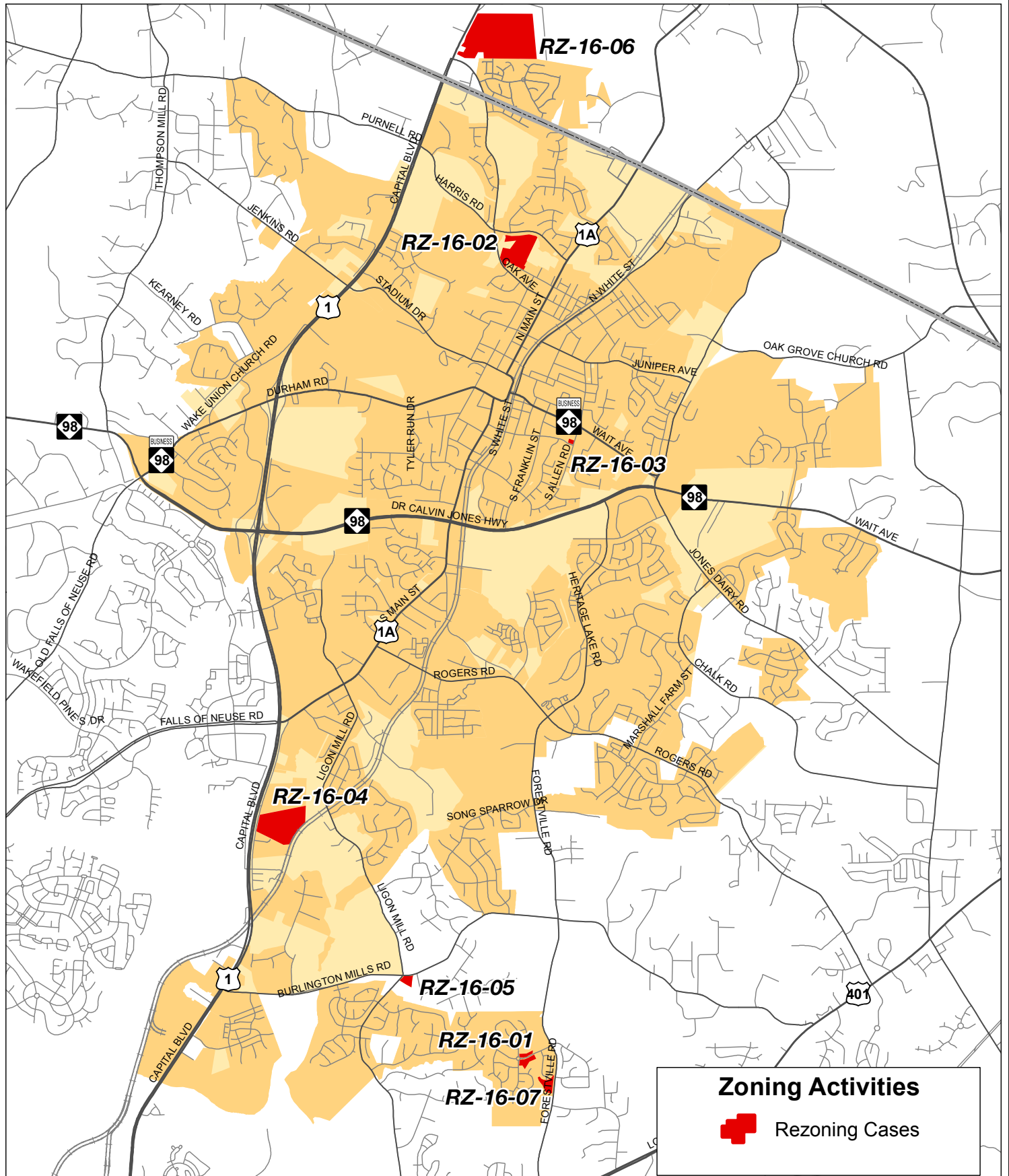
Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Wake Forest Department of Planning & Inspections at 919-435-9510.



2016 Zoning Activities



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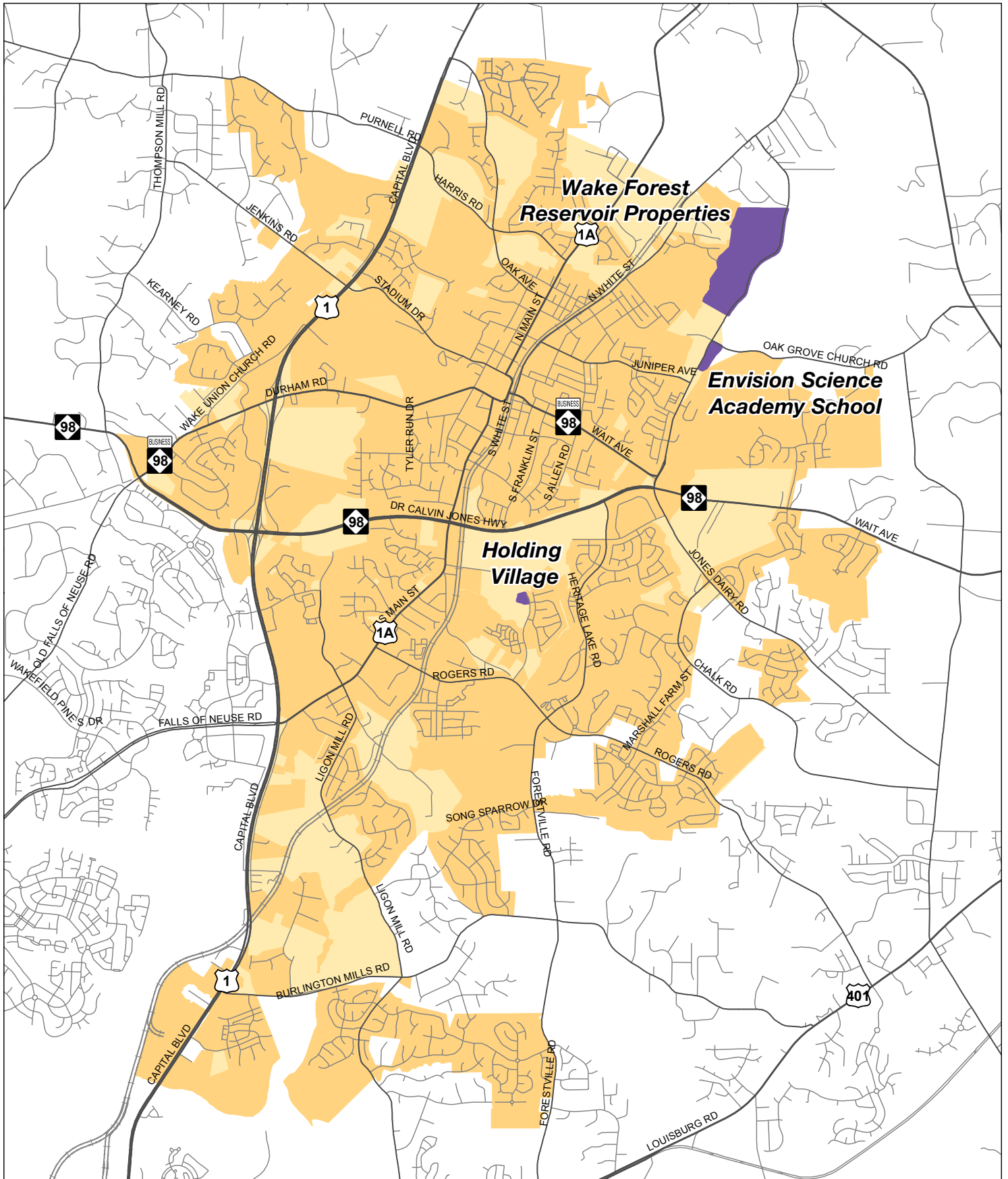
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2016 Annexations



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