

Comprehensive Plan Amendment 01-25 Eastern Wake Area Plan

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November 3, 2025



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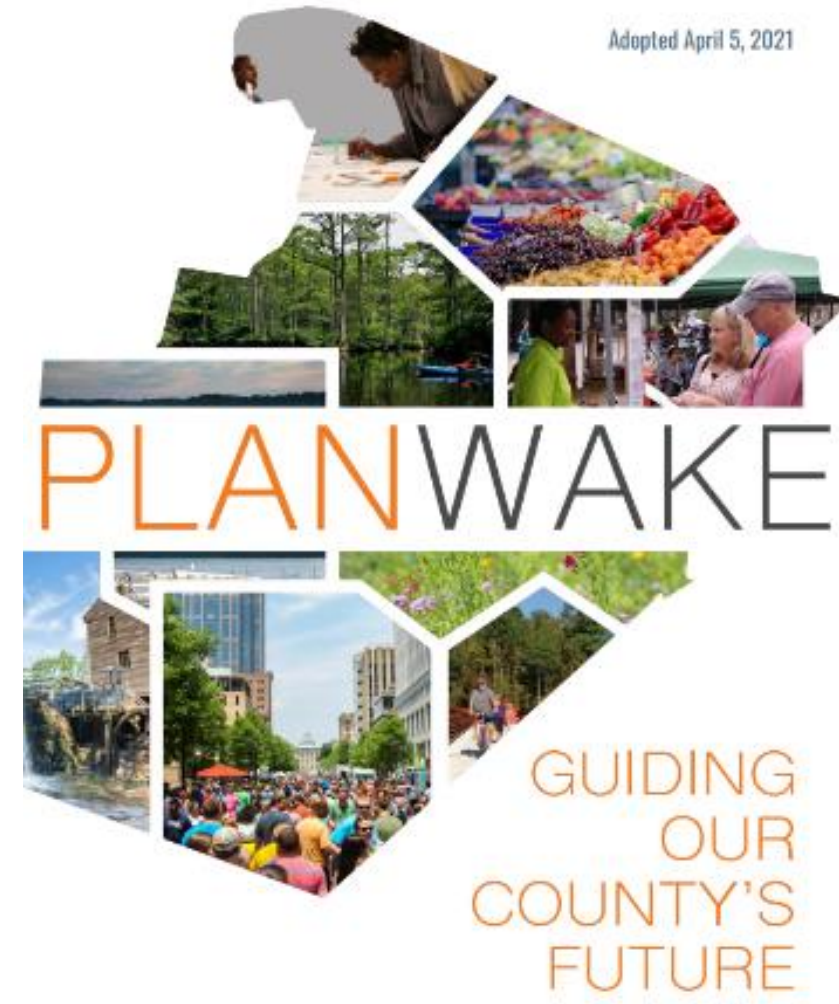
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Proposed CPA-01-25

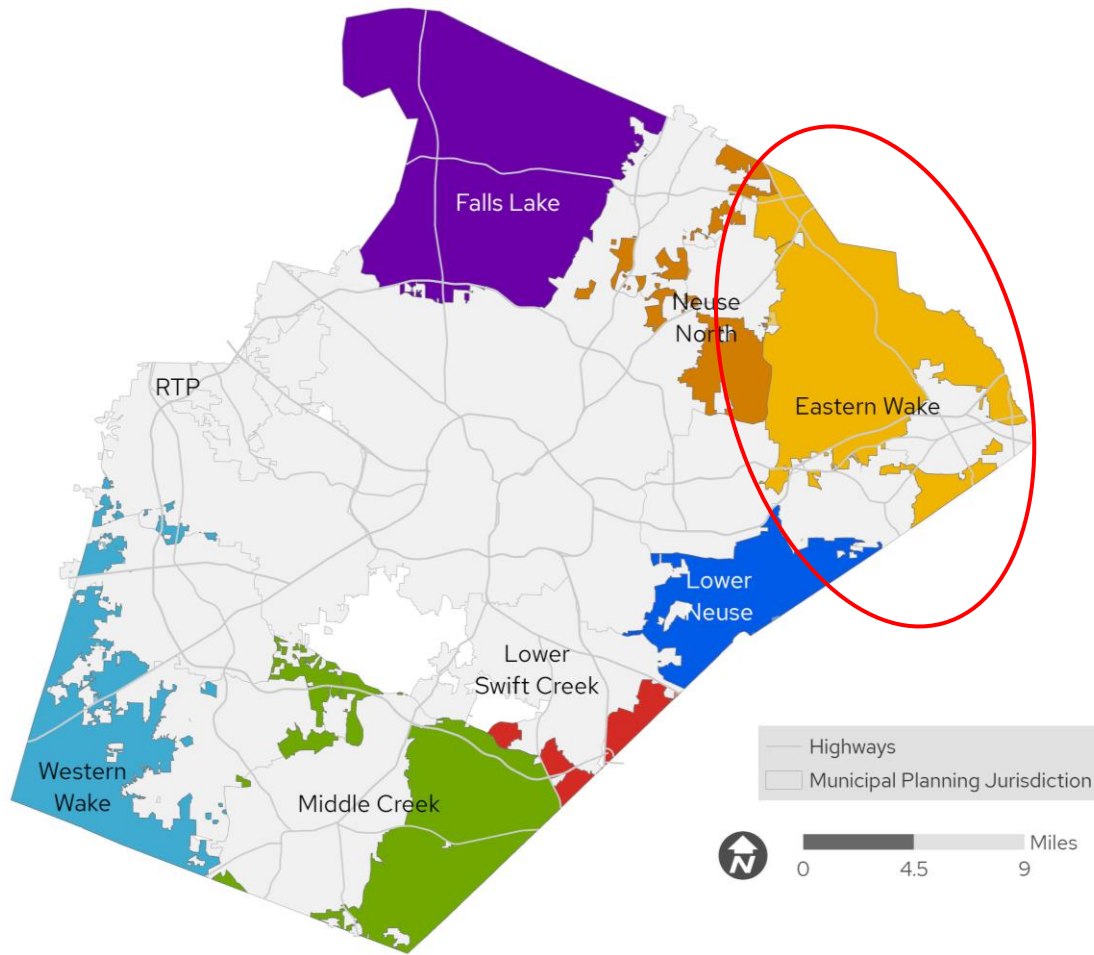
Adopt the Eastern Wake Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake, and amend the Development Framework Map.

PLANWake Comprehensive Plan

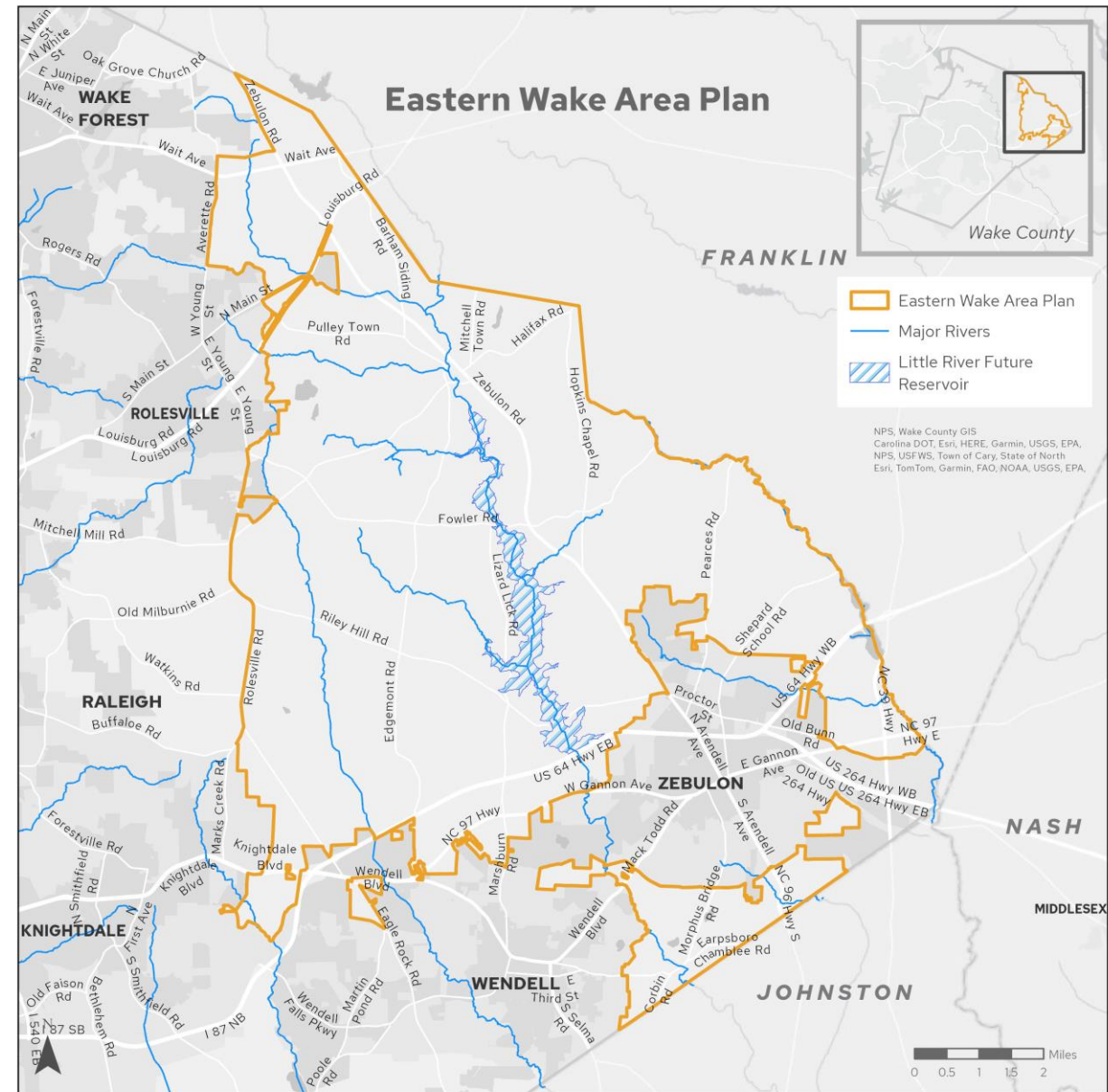
- Adopted April 2021
- Encourages growth to the municipalities
- Development Framework Map
- Updates land use policies
- Tracking progress w/ Metrics Dashboard
- Seven New Area Plans



Location



72 sq. mi. (46,132 acres)





EASTERN WAKE AREA PLAN

Overview

Population

Approx. 15,827

Area

72 sq. miles / 46,132
acres

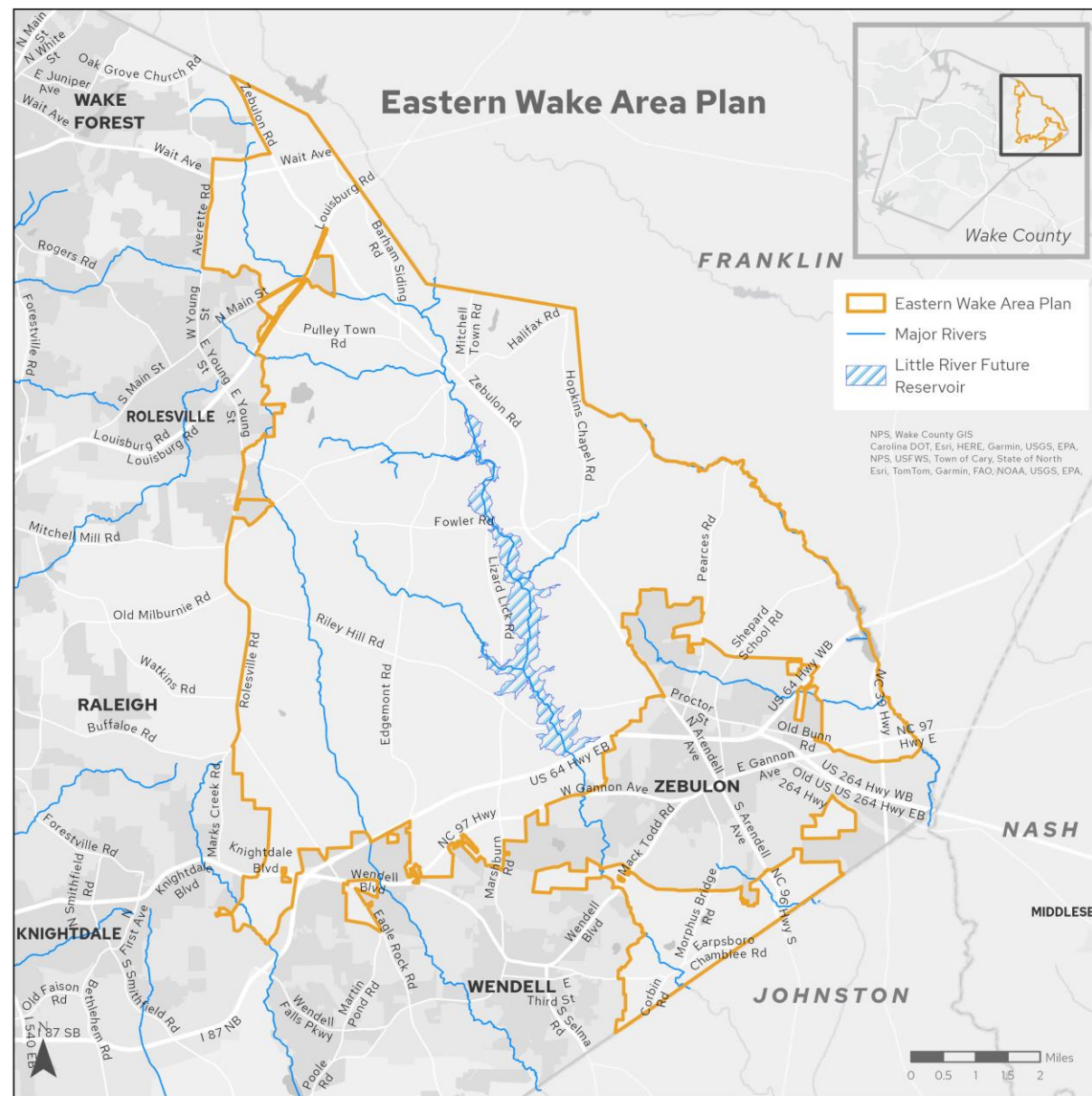
Subdivisions

278

Voluntary Agricultural Districts (VADs)

59 / ~ 2,500 acres

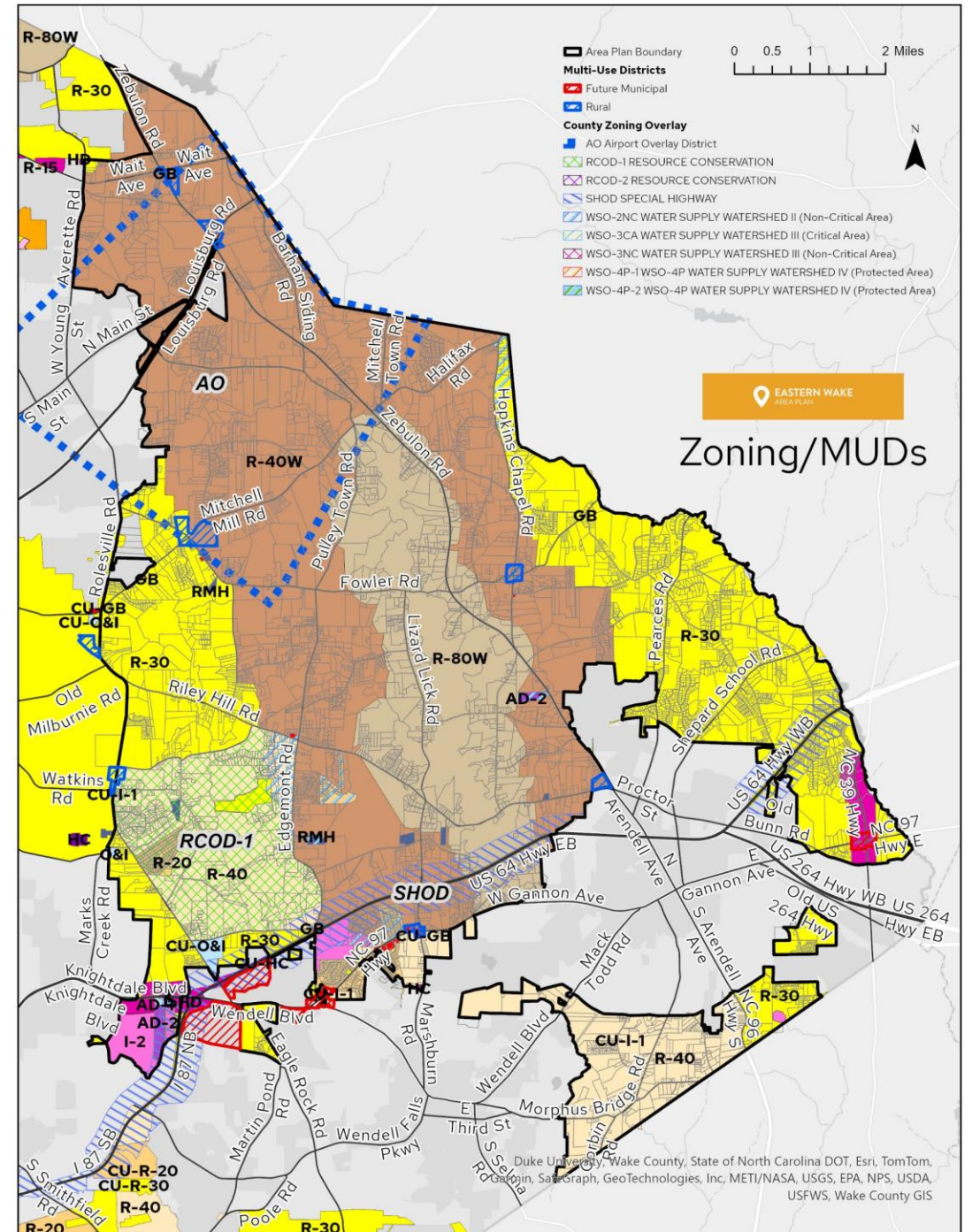
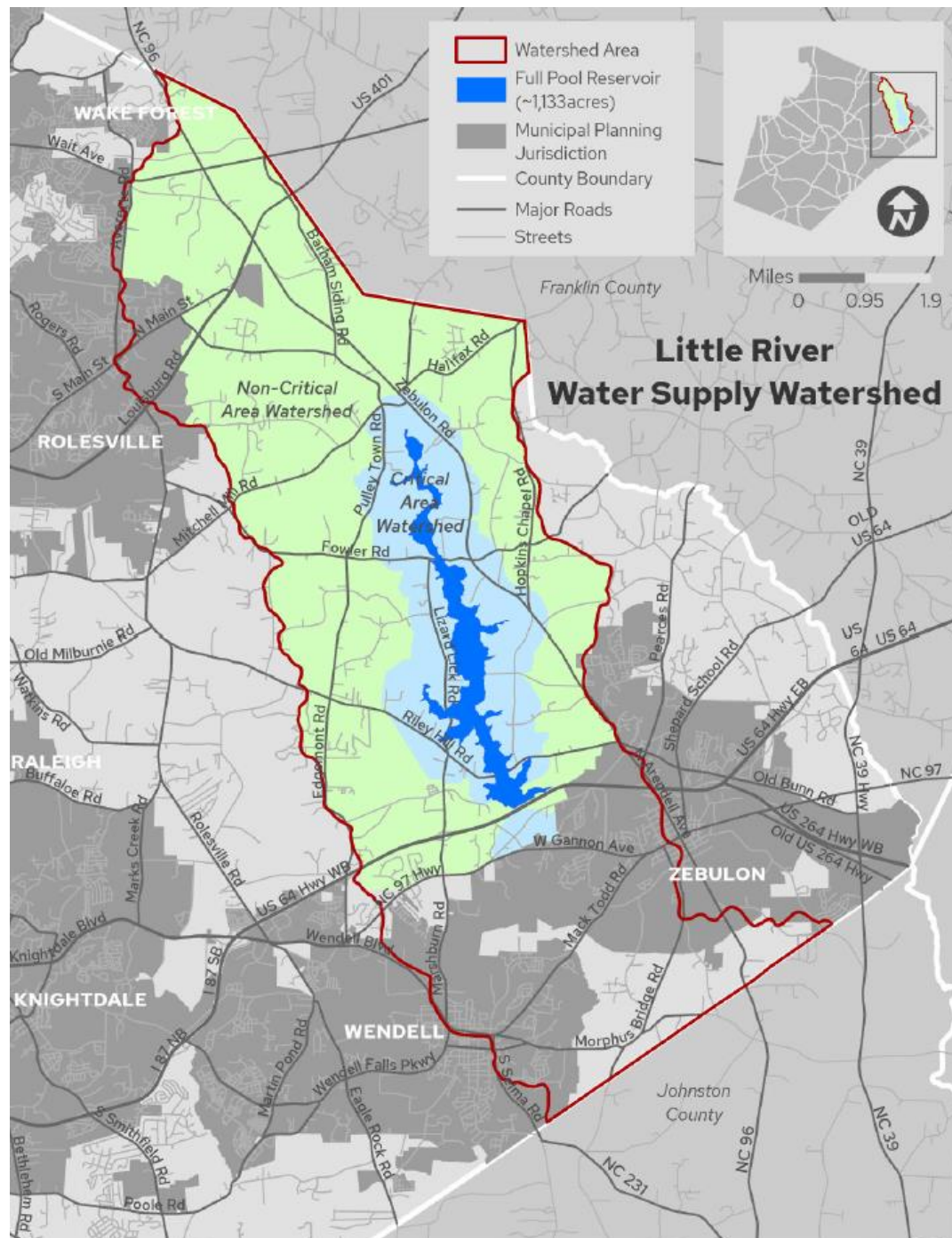
Future Little River Reservoir /
Little River Water Supply Watershed





Existing Conditions

Eastern Wake Area Plan



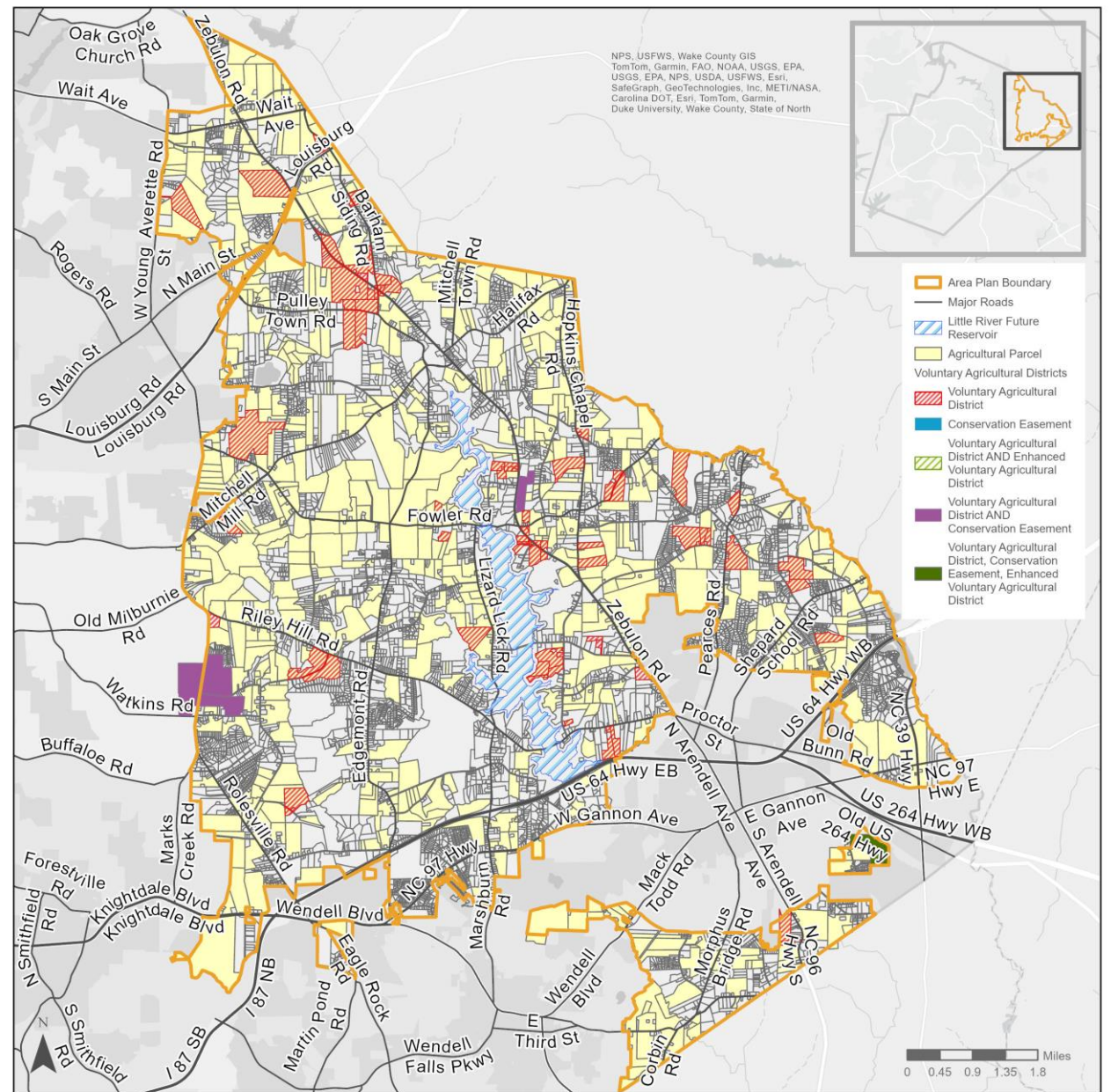
Agriculture

Ag/Forestry/Horticulture

- +3,000 Parcels (21%)
- ~82,000 Acres (25%)

- **Soil & Water Conservation District (SWCD)**

- 72 Properties enrolled (VAD, EVAD, Conservation Easement)
- ~2,500 Acres
- 10% of Eastern Wake Ag properties



Population & Housing

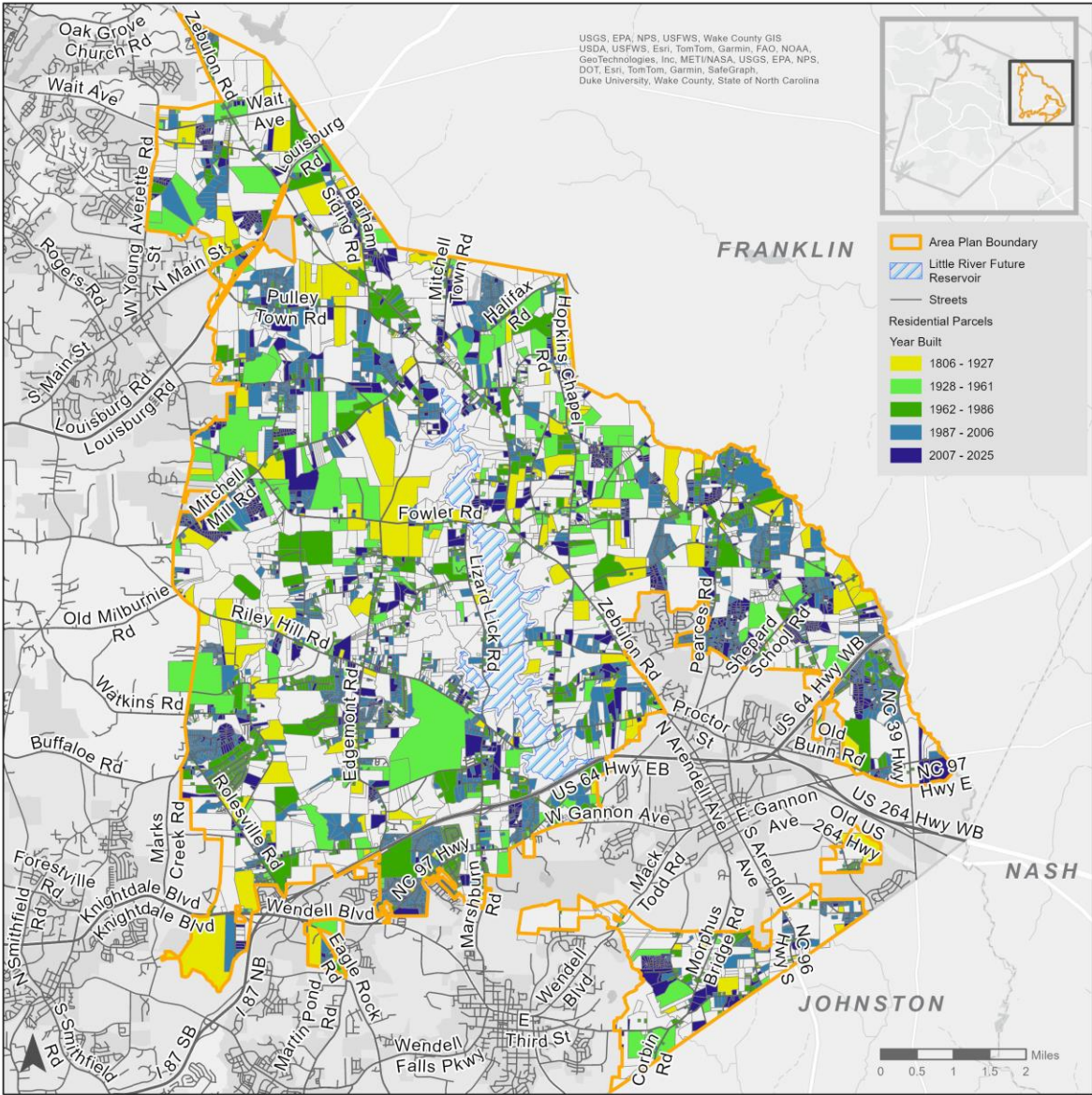
Eastern Wake Area Plan Housing 2014-2024

	Residential Units	Mobile Homes	Total Units	Total Occupied Units
2014	1,099	194	1,293	1,215
2024	1,311	166	1,477	1,344

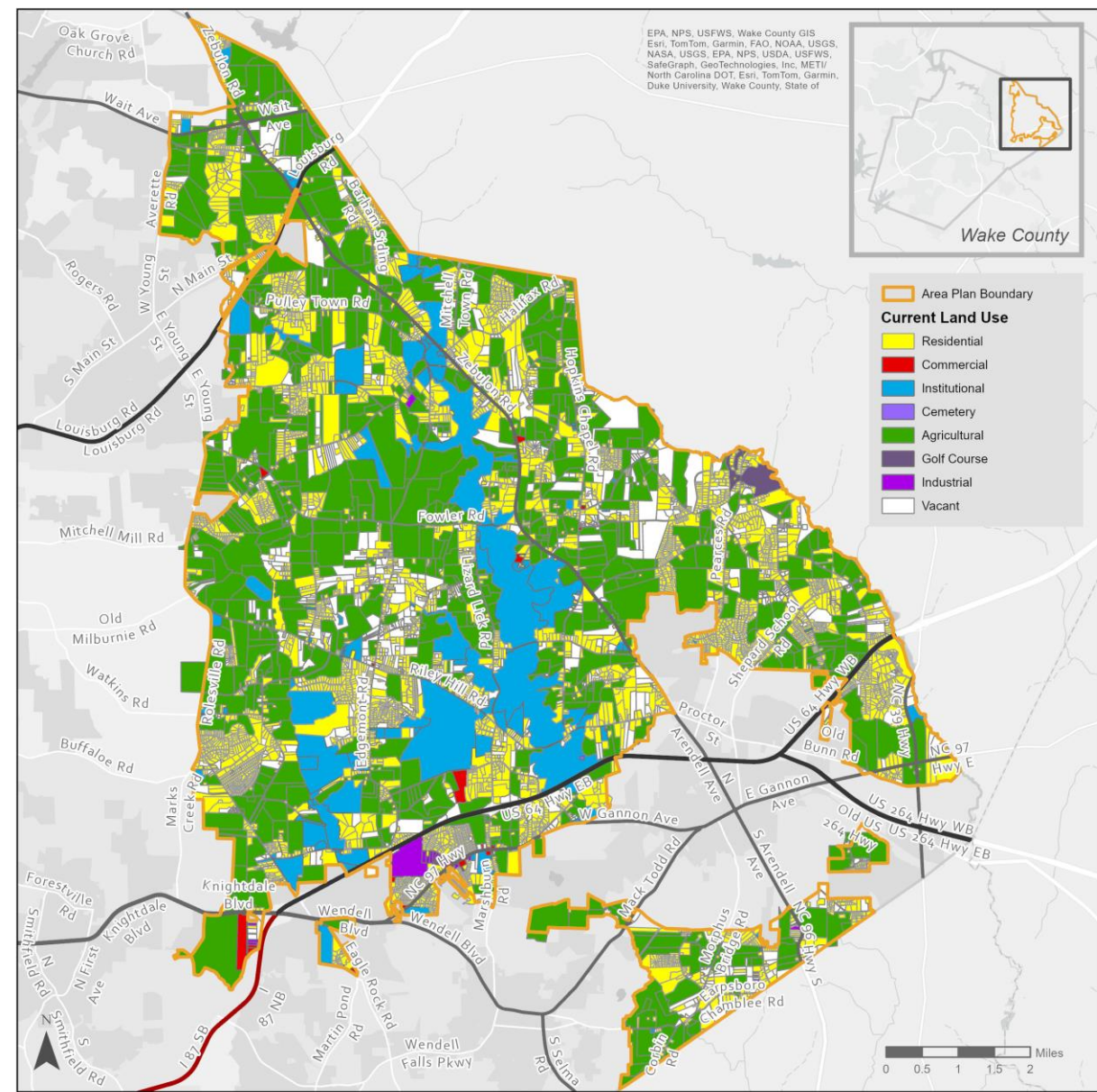
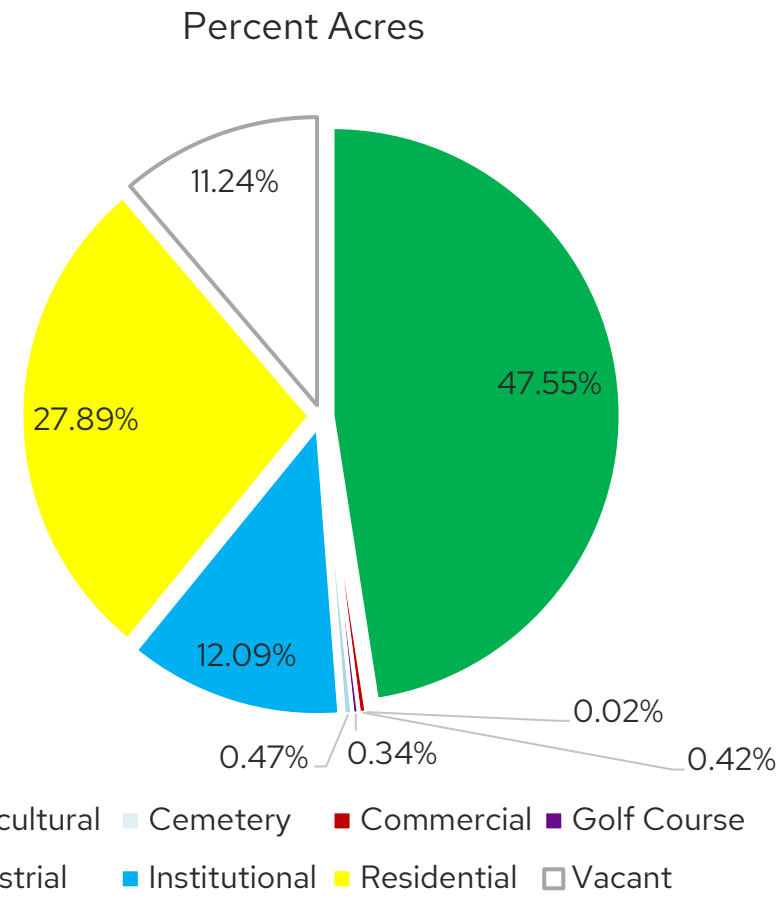
Eastern Wake Area Plan Population 2014-2024

	Household Population	Population Estimate
2014	3,403	3,422
2024	3,454	3,454

Sources: Wake County Property Data, U.S. Census



Current Land Use





Community Engagement

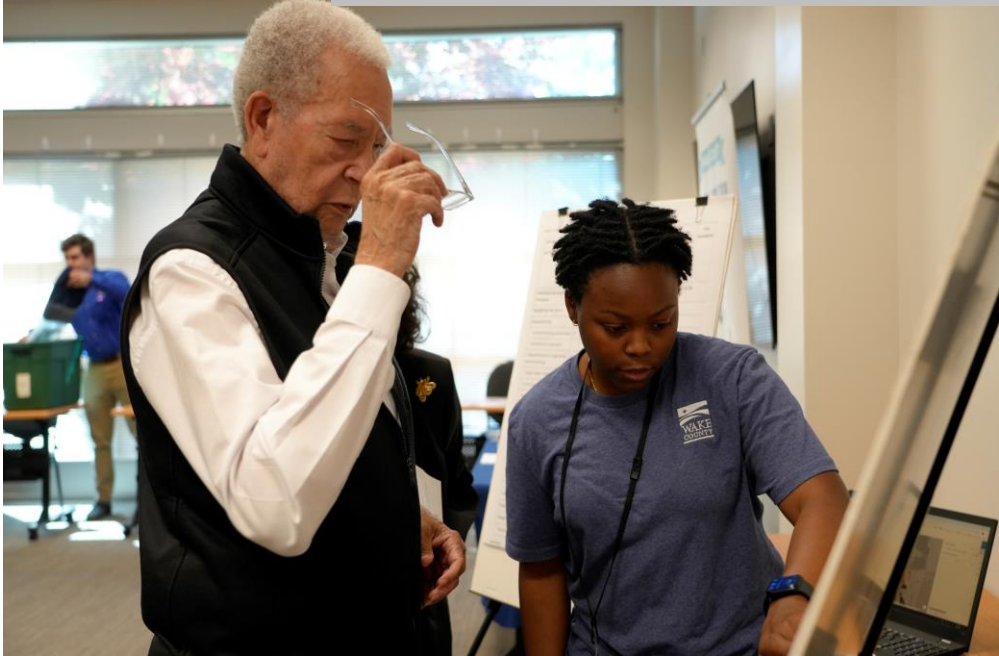
Eastern Wake Area Plan

Engagement Summary

- Webpage
- Social Media
- ArcGIS StoryMap
- Interactive Maps
 - General Comments
 - Draft Land Uses
- Online Surveys
 - Community
 - Proximity and Access
- Road Signs
- Email Listservs
- Virtual Community Meeting
 - March 6, 2025
- Two In-Person Community Meetings
 - Eastern Wake Regional Center (Zebulon)
- Stakeholder Meetings



April 16, 2025



June 26, 2025





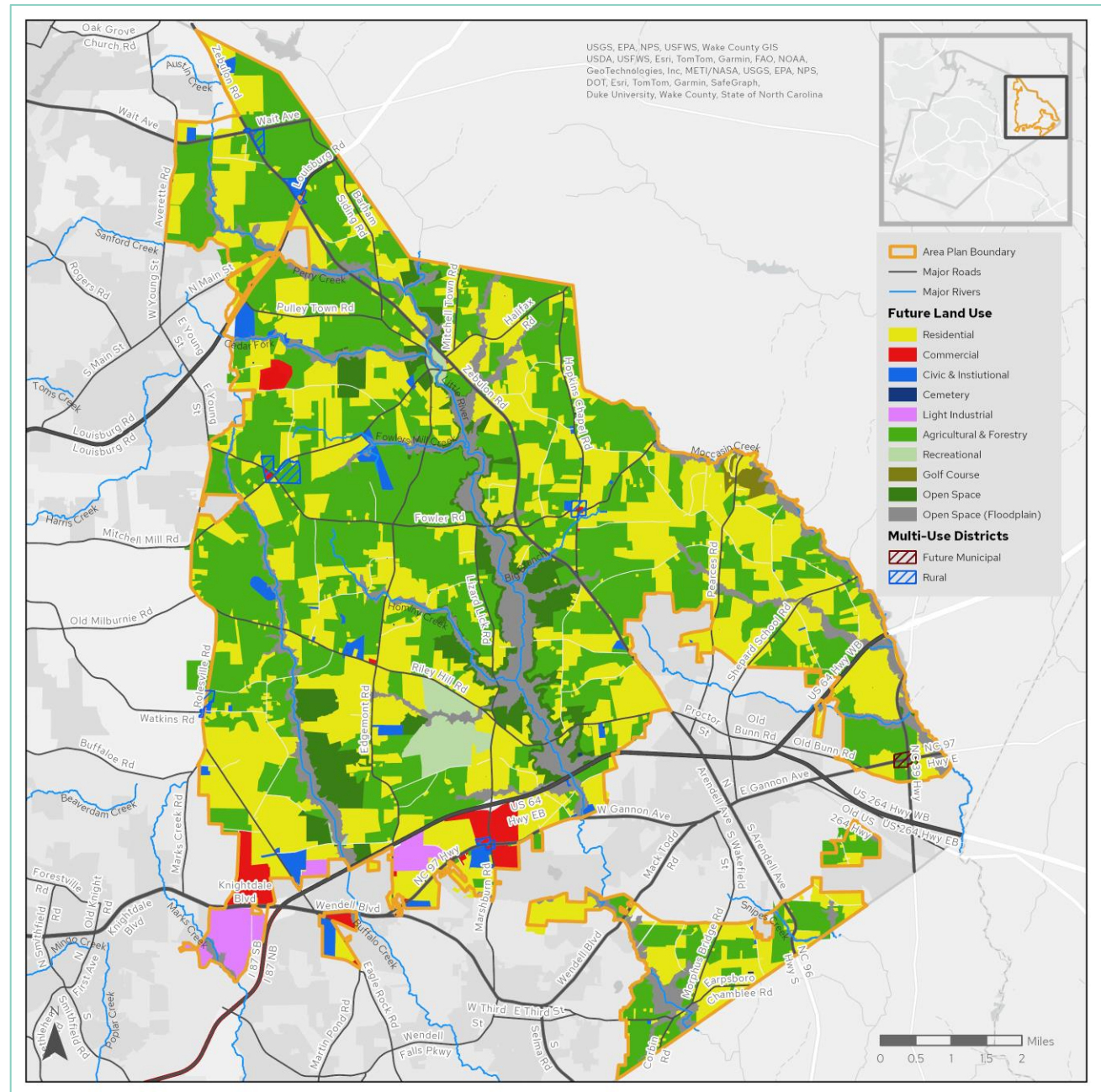
Elements of the Plan

Eastern Wake Area Plan

Future Land Uses

Overview

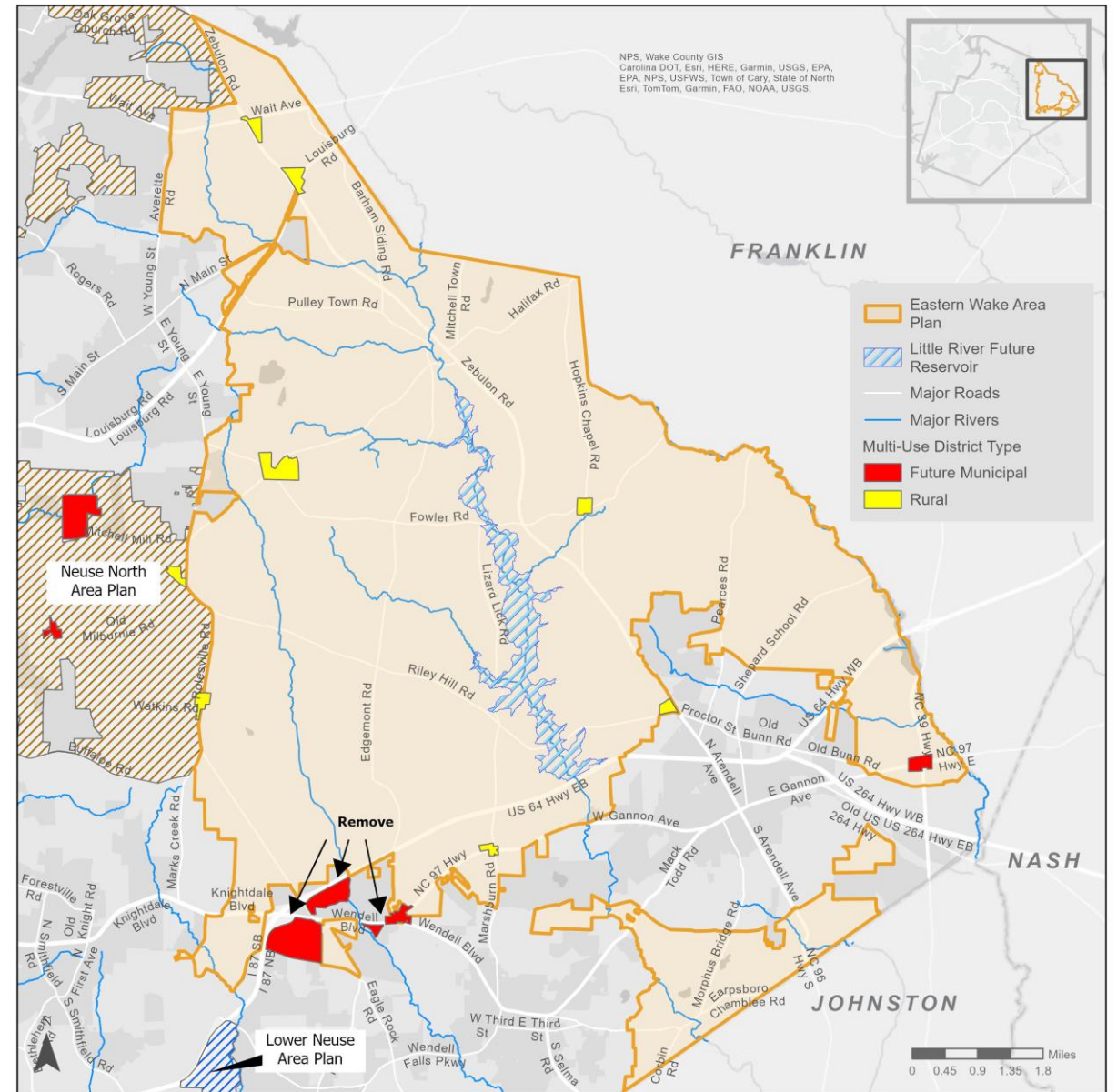
- Agricultural & Forestry
 - Intent to continue farming
- Light Industrial
 - Airport (former landfill)
- Eight MUDs
 - Municipal growth
 - Removed four MUDs
 - 95, 15, 38, and 227 acres



Multi-Use Districts

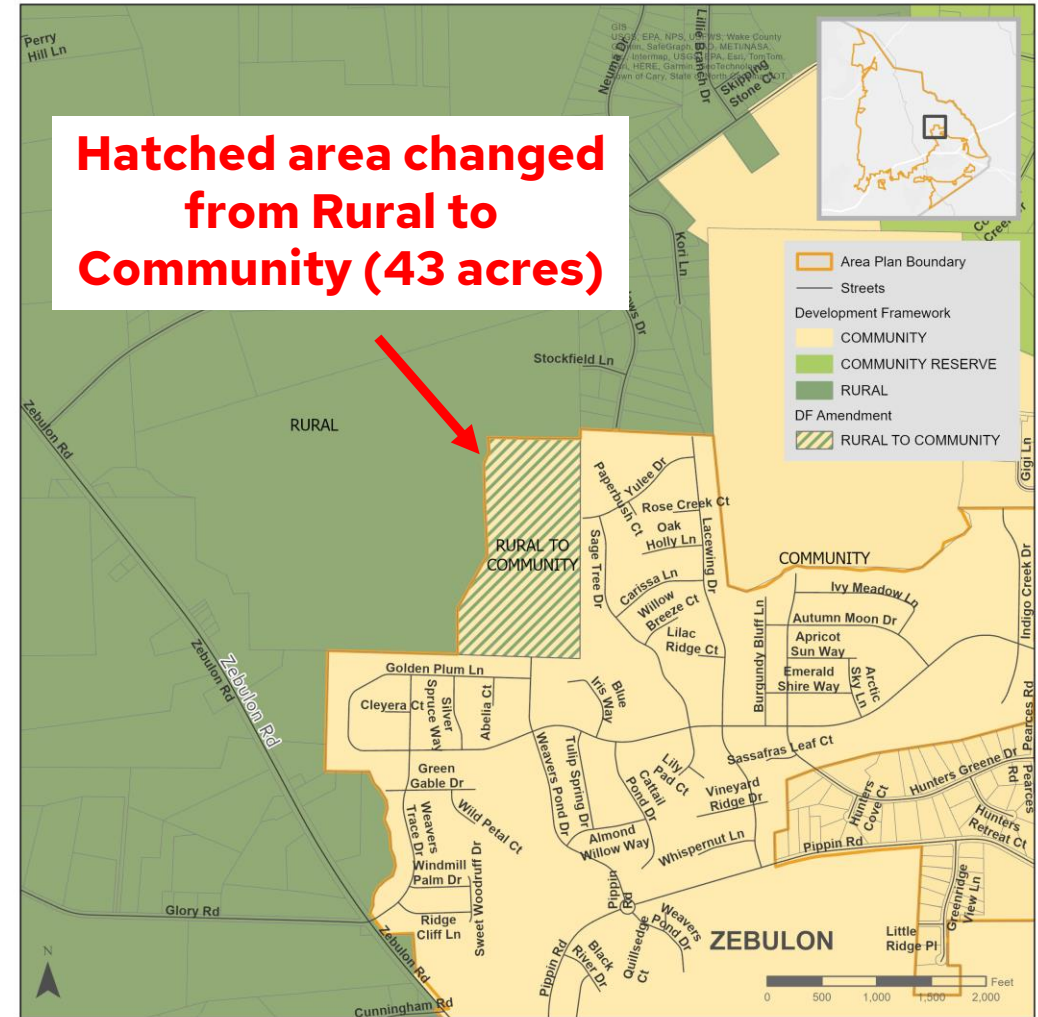
Location	Acres	# Parcels
Interstate 87 And US 64	226	6
Rolesville Rd And US 64	95	2
Old Battle Bridge Rd And US 64	15	3
NC 97 And US 64*	38	15

* While the majority of this MUD is now within the Town of Wendell's jurisdiction, there are six parcels totaling 8.34 acres that are still within Wake County's jurisdiction. However, given the unlikelihood of these parcels redeveloping under the county, staff is recommending removing the MUD designation from these parcels but assigning them a Commercial designation in the future land use map.



Development Framework Amendment

This area has been annexed by the Town of Zebulon, prompting change in the Development Framework map from Rural to Community.



Staff Findings

1. The Eastern Wake Area Plan is consistent with the goals and visions set forth in PLANWake.
2. The Eastern Wake Area Plan received input from residents, municipal partners, and stakeholders.
3. The Eastern Wake Area Plan provides an update to the existing area land plan policies, development framework map, and land use designations.



Public Comment

Eastern Wake Area Plan

Staff Recommendation

That the Board of Commissioners adopt Comprehensive Plan Amendment 01-25 as presented.

Planning Board Recommendation

The Planning Board recommends that Board of Commissioners adopt Comprehensive Plan amendment 01-25 as presented.



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