

3 Planning Area Profile

This section provides a general overview of the current conditions in Wake County and its participating municipalities. It consists of the following sub-sections:

- ▶ 3.1 Geography and Climate
- ▶ 3.2 Population and Demographics
- ▶ 3.3 Parcels and Buildings
- ▶ 3.4 Historic Properties
- ▶ 3.5 Housing
- ▶ 3.6 Infrastructure
- ▶ 3.7 Current and Future Land Use
- ▶ 3.8 Employment and Industry

3.1 GEOGRAPHY AND ENVIRONMENT

Wake County is located in the eastern portion of the Piedmont of North Carolina. It is part of the Raleigh, NC Metropolitan Statistical Area, which falls within the larger Raleigh-Durham-Chapel Hill, NC Combined Statistical Area. The Planning Area includes Wake County unincorporated areas, Town of Apex, Town of Cary, Town of Fuquay-Varina, Town of Garner, Town of Holly Springs, Town of Knightdale, Town of Morrisville, City of Raleigh, Town of Rolesville, Town of Wake Forest, Town of Wendell, and Town of Zebulon. A location map is provided in Figure 3.1.

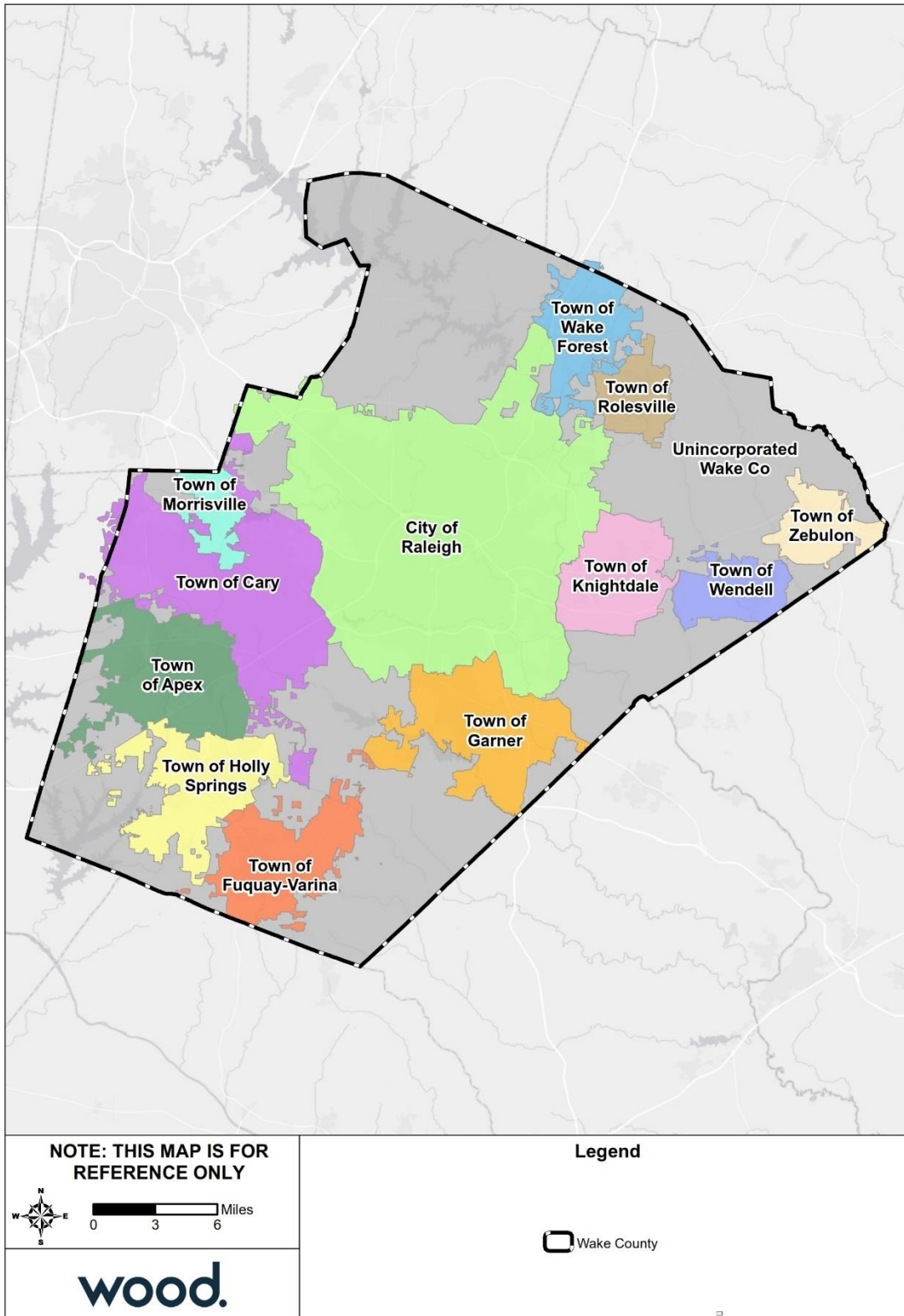
Wake County comprises a total land area of 834 square miles. The total land area of each participating jurisdiction is listed in Table 3.1.

Table 3.1 – Total Land Area of Participating Jurisdictions

Jurisdiction	Total Land Area
Wake County	827.22 square miles
Unincorporated areas	537.93 square miles
Apex	23.37 square miles
Cary	54.34 square miles
Fuquay-Varina	12.09 square miles
Garner	14.75 square miles
Holly Springs	15.01 square miles
Knightdale	6.21 square miles
Morrisville	8.26 square miles
Raleigh	142.90 square miles
Rolesville	3.93 square miles
Wake Forest	15.10 square miles
Wendell	5.20 square miles
Zebulon	4.13 square miles

Source: US Census Bureau

Figure 3.1 – Wake County and Participating Jurisdictions Location Map

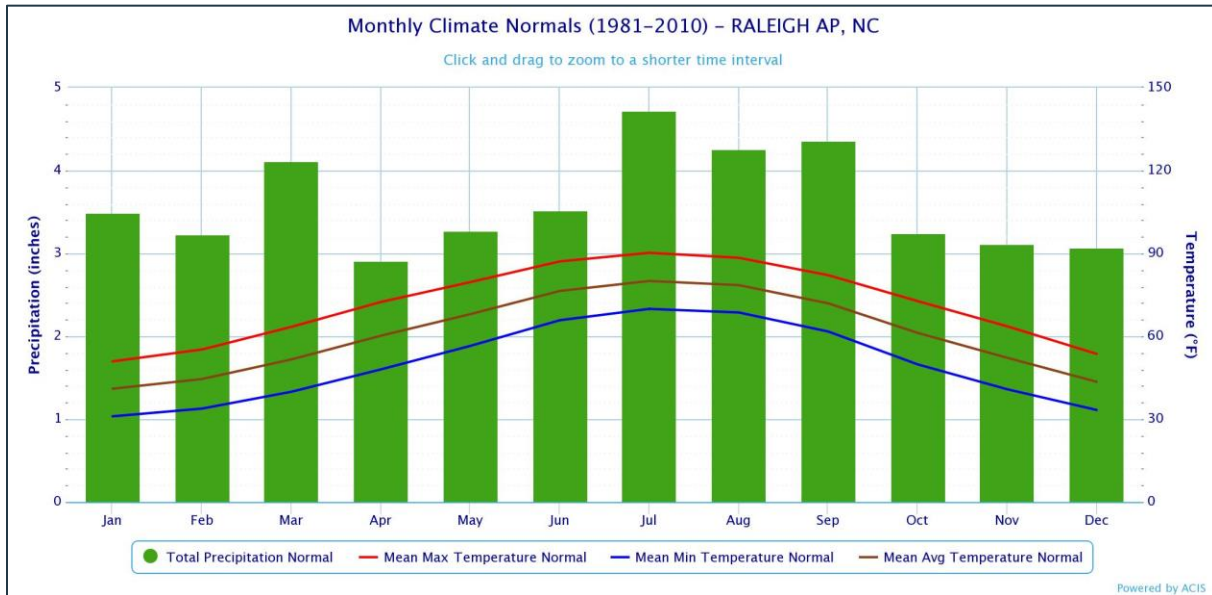


Source: Wake County GIS Open Data

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According to the Köppen climate classification system, Wake County has a humid subtropical climate characterized by mild winters and hot humid summers with significant precipitation even during the driest month. The county experiences an average annual high temperature of 71.6°F and an average annual low of 49.9°F. Average annual rainfall is approximately 43.3 inches and average annual snowfall is 4.8 inches. Figure 3.2 shows the average monthly precipitation for the Raleigh Airport weather station, which approximates temperature and precipitation of the County.

Figure 3.2 – Average Monthly Precipitation



Source: Northeast RCC CLIMOD 2.

As shown in the map of HUC-8 watersheds in Figure 3.3, most of Wake County falls within the Upper Neuse River watershed. Portions of the east and south of the county are in the Haw River watershed and the Upper Cape Fear River watershed, respectively; an area in the northeast of the county falls in the Contentnea Creek watershed. The Neuse River runs through the county from the northwest border to the southeast central border.

Wetlands

According to data from the U.S. Fish and Wildlife Service's National Wetlands Inventory, there are approximately 49,944 acres of wetlands in the County. Wetlands areas are shown by type in Figure 3.4.

Natural and Beneficial Wetland Functions: The benefits of wetlands are hard to overestimate. They provide critical habitat for many plant and animal species that could not survive in other habitats. They are also critical for water management as they absorb and store vast quantities of storm water, helping reduce floods and recharge aquifers. Not only do wetlands store water like sponges, they also filter and clean water as well, absorbing toxins and other pollutants.

Parks, Preserve, and Conservation

Wake County is home to three state parks: Falls Lake State Recreation Area, William B. Umstead State Park, and Jordan Lake State Recreation Area. There are also a number of county and municipal parks located throughout the jurisdictions, as well as several greenways that traverse the county and connect to surrounding regions.

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Threatened and Endangered Species

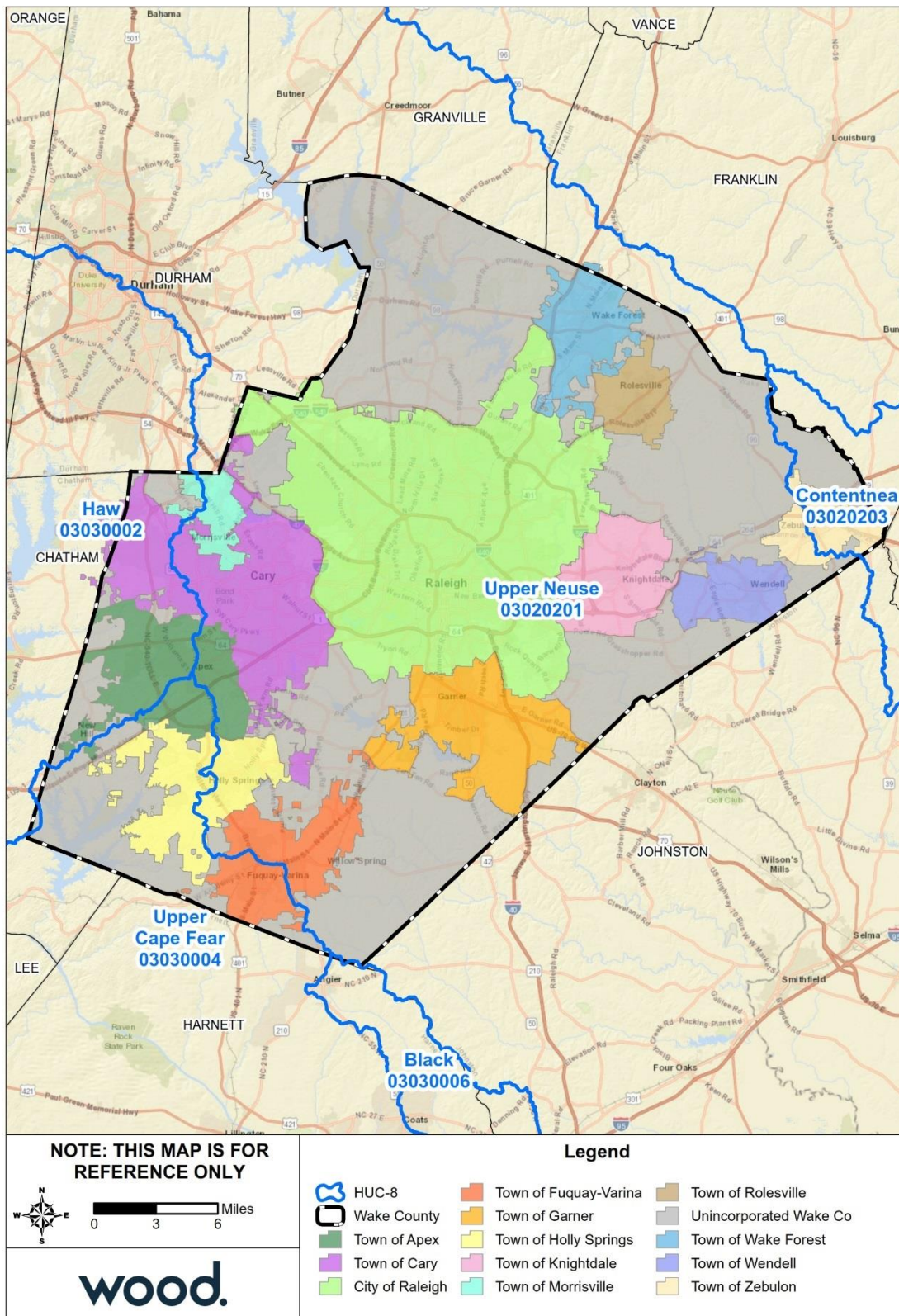
The U.S. Fish and Wildlife Service maintains a regular listing of threatened species, endangered species, species of concern, and candidate species for counties across the United States. Wake County has nine species that are listed with the U.S. Fish and Wildlife Services. Table 3.2 below lists the species identified as threatened, endangered, or other classification.

Table 3.2 – Threatened and Endangered Species

Group	Common Name	Scientific Name	Federal Status
Amphibians	Neuse River waterdog	<i>Necturus lewisi</i>	Under Review
Birds	Red-cockaded woodpecker	<i>Picoides borealis</i>	Endangered
Clams	Tar River spiny mussel	<i>Elliptio steinstansana</i>	Endangered
Clams	Dwarf wedgemussel	<i>Alasmidonta heterodon</i>	Endangered
Clams	Yellow lance	<i>Elliptio lanceolata</i>	Threatened
Clams	Atlantic pigtoe	<i>Fusconaia masoni</i>	Proposed Threatened
Fishes	Cape Fear shiner	<i>Notropis mekistocholas</i>	Endangered
Fishes	Carolina madtom	<i>Noturus furiosus</i>	Under Review
Flowering Plants	Michaux's sumac	<i>Rhus michauxii</i>	Endangered

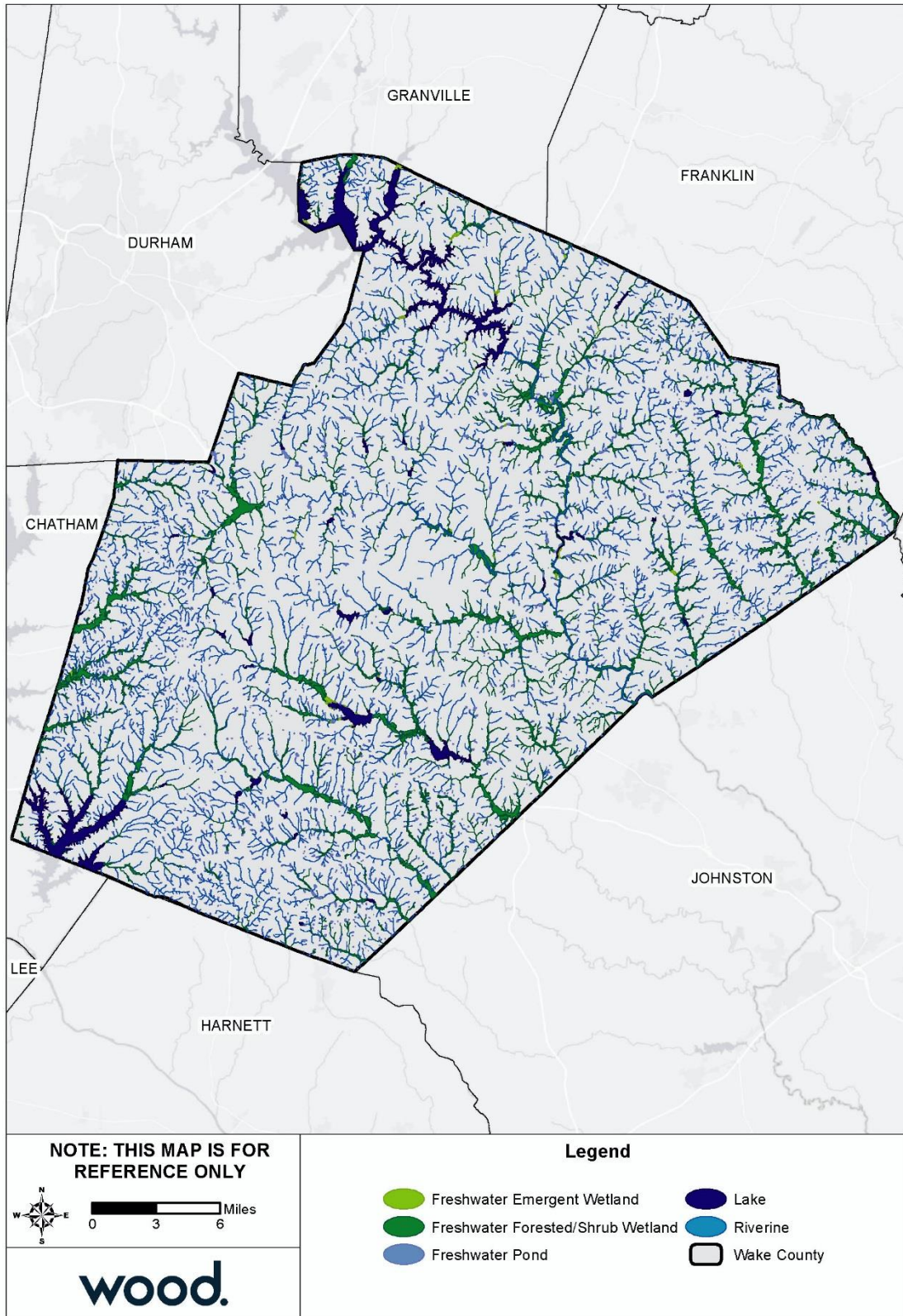
Source: U.S. Fish & Wildlife Service (<https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=37183>)

Figure 3.3 – HUC-8 Drainage Basins



Source: USDA Natural Resources Conservation Service

Figure 3.4 – Wetlands by Type in Wake County



Source: U.S. Fish & Wildlife Service, National Wetlands Inventory - Version 2

3.2 POPULATION AND DEMOGRAPHICS

Wake County and its municipalities have experienced significant population growth over the last several decades. From 2000 to 2017, Wake County's population grew by 63 percent, which equates to an average annual growth rate of nearly 3 percent. Overall population density in the County increased from 1,078.8 persons per square mile in 2010 to 1,225.8 persons per square mile in 2017. Trends suggest that this number is likely to continue growing. All jurisdictions experienced growth between 2010 and 2017, with an average population increase across the County of 13.6 percent. The Towns of Fuquay-Varina and Rolesville both grew by more than 30 percent over this period. Table 3.3 provides population counts from 2000, 2010, and 2017 for each of the participating jurisdictions. Figure 3.5 on the following page shows 2017 population density by census tract in persons per square mile.

Table 3.3 – Wake County Population Counts

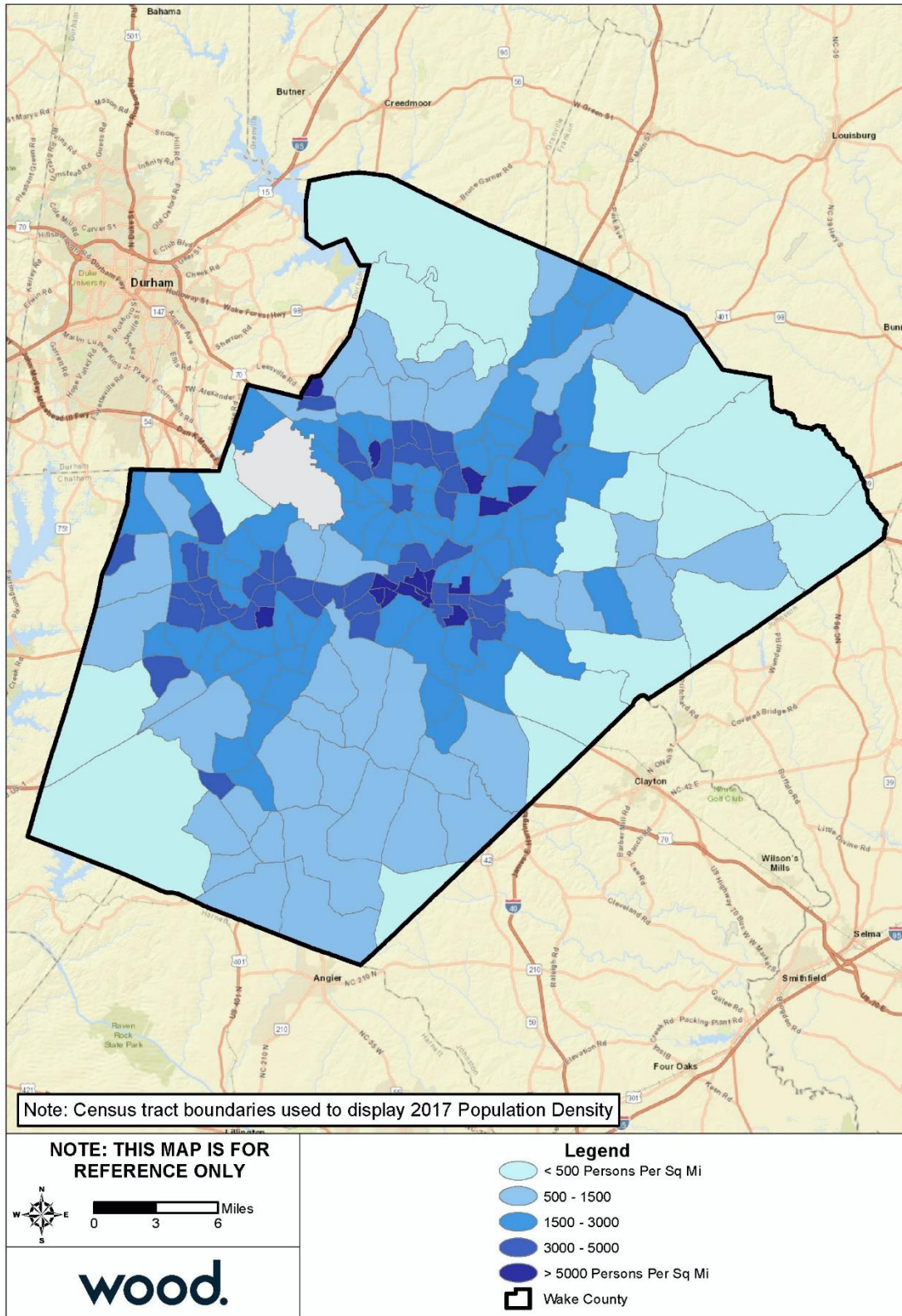
Jurisdiction	2000 Census Population	2010 Census Population	2017 ACS Population Estimate	Total Change 2010-2017	% Change 2010-2017
Wake County	627,846	900,993	1,023,811	122,818	13.6%
Unincorporated areas	169,386	181,890	189,996	8,106	4.5%
Apex	20,212	37,476	45,899	8,423	22.5%
Cary	94,536	135,234	159,715	24,481	15.1%
Fuquay-Varina	7,898	17,937	24,373	6,436	35.9%
Garner	17,575	25,745	28,048	2,303	8.9%
Holly Springs	9,192	24,661	31,827	7,166	29.1%
Knightdale	5,958	11,401	14,363	2,962	26.0%
Morrisville	5,208	18,576	23,873	5,297	28.5%
Raleigh	276,093	403,892	449,477	45,585	11.3%
Rolesville	907	3,786	6,308	2,522	40.0%
Wake Forest	12,588	30,117	38,473	8,356	27.7%
Wendell	4,247	5,845	6,516	671	11.5%
Zebulon	4,046	4,433	4,943	510	11.5%

Source: US Census Bureau Decennial Census 2000, Decennial Census 2010; American Community Survey 2017 Annual Estimates

Note: The total population of Cary, Raleigh, and Wake Forest includes population residing in adjacent counties.

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Figure 3.5 – Population Density, 2016



Source: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Estimates

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According to 2017 American Community Survey 5-Year Estimates, the median age in Wake County was 35.8. Of the population aged 25 years and over, 92.5 percent have a high school degree or higher and 51.0 percent have a bachelor's degree or higher. Approximately 16.8 percent of Wake County residents speak a language other than English at home; of those, 65.1 percent also speak English "very well". The racial characteristics of the participating jurisdictions are presented in Table 3.4. Generally, white persons make up the majority of the population in the county, accounting for over 66 percent of the population in Wake County overall. However, several jurisdictions have much higher minority populations than others including Garner, Knightdale, Morrisville, Raleigh, and Zebulon.

Table 3.4 – Racial Demographics of Wake County Jurisdictions, 2016

Jurisdiction	White, %	Black, %	Asian, %	Other Race, %	Two or More Races, %	Persons of Hispanic or Latino Origin*, %
Wake County	66.5%	20.4%	6.5%	3.6%	2.7%	10.0%
Apex	79.3%	8.6%	7.4%	1.5%	2.9%	7.3%
Cary	69.9%	7.9%	16.8%	2.2%	2.8%	8.1%
Fuquay-Varina	77.5%	15.4%	1.6%	2.8%	2.7%	9.4%
Garner	61.9%	32.5%	1.9%	1.4%	2.2%	10.8%
Holly Springs	79.6%	11.9%	2.5%	1.8%	3.8%	6.5%
Knightdale	49.8%	35.9%	4.1%	6.0%	4.1%	15.4%
Morrisville	44.3%	12.1%	37.0%	1.2%	4.8%	4.5%
Raleigh	59.0%	28.9%	4.6%	4.6%	2.6%	11.0%
Rolesville	66.2%	27.1%	3.2%	1.2%	2.4%	3.0%
Wake Forest	78.9%	14.5%	1.5%	0.9%	4.1%	4.8%
Wendell	67.8%	19.4%	1.0%	3.6%	4.3%	12.9%
Zebulon	50.0%	42.1%	1.2%	1.6%	5.1%	13.1%

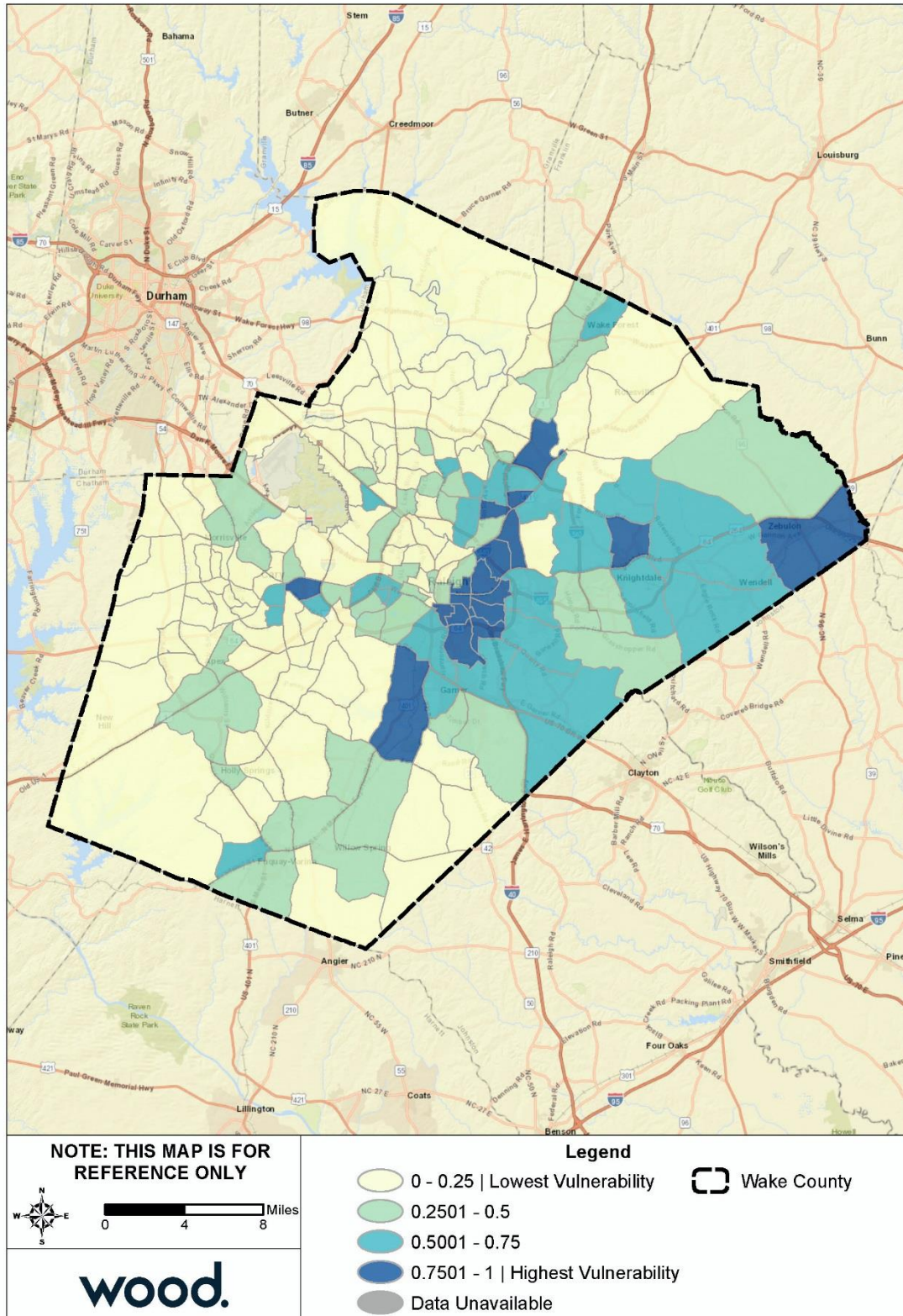
Source: US Census Bureau

*Persons of Hispanic origin may be of any race, so also are included in applicable race categories

Figure 3.6 displays social vulnerability information for Wake County by census tract according to 2016 data and analysis by the Centers for Disease Control and Prevention (CDC). The CDC's Social Vulnerability Index (SVI) indicates the relative vulnerability within census tracts based on 15 social factors: poverty, unemployment, income, education, age, disability, household composition, minority status, language, housing type, and transportation access. Higher social vulnerability is an indicator that a community may be limited in its ability to respond to and recover from hazard events. Therefore, using this SVI information can help the County and jurisdictions to prioritize pre-disaster aid, allocate emergency preparedness and response resources, and plan for the provision of recovery support.

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Figure 3.6 – Social Vulnerability Index by Census Tract, 2016



Source: Centers for Disease Control and Prevention (CDC) / Agency for Toxic Substances and Disease Registry (ATSDR) / Geospatial Research, Analysis, and Services Program (GRASP).

3.3 PARCELS AND BUILDINGS

Table 3.5 provides a count of the undeveloped and developed parcels in Wake County by jurisdiction.

Table 3.5 – Parcel Count by Jurisdiction

Jurisdiction	Developed Parcels	Undeveloped Parcels
City of Raleigh	125,227	12,331
Town of Apex	18,060	5,273
Town of Cary	49,067	5,730
Town of Fuquay-Varina	13,194	2,193
Town of Garner	11,977	2,437
Town of Holly Springs	12,695	2,860
Town of Knightdale	7,570	1,207
Town of Morrisville	6,481	1,018
Town of Rolesville	3,186	933
Town of Wake Forest	3,777	1,308
Town of Wendell	13,572	2,676
Town of Zebulon	2,631	905
Wake County	49,760	11,039
Total	317,197	49,910

Source: Wake County GIS Open Data; April 2019

3.4 HISTORIC PROPERTIES

As of October 17, 2018, Wake County had 224 listings on the National Register of Historic Places, detailed in Table 3.6. This list includes 64 Historic Districts. Listing on the National Register signifies that these structures and districts have been determined to be worthy of preservation for their historical or cultural values. In addition to these properties, there are four National Historic Landmarks in Wake County; all four are located in the City of Raleigh.

Table 3.6 – National Register of Historic Places Listings in Wake County

Ref#	Property Name	Status Date	Category	City
85003077	Apex City Hall	12/5/1985	Building	Apex
88002697	Apex Union Depot	12/1/1988	Building	Apex
94000185	Apex Historic District	3/17/1994	District	Apex
95000210	Apex Historic District (Boundary Increase)	3/10/1995	District	Apex
02000016	Apex Historic District (Boundary Increase)	2/14/2002	District	Apex
07001502	Apex Historic District (Boundary Increase II)	1/31/2008	District	Apex
08000937	Lawrence, Calvin Wray, House	9/23/2008	Building	Apex
03000967	Poole, Wayland E., House	9/25/2003	Building	Auburn
79003339	Page-Walker Hotel	5/29/1979	Building	Cary
84002540	Jones, Nancy, House	3/1/1984	Building	Cary
00000549	Carpenter Historic District	5/26/2000	District	Cary
01000340	Green Level Historic District	4/5/2001	District	Cary
01000425	Cary Historic District	4/25/2001	District	Cary
02000498	Utleigh--Council House	5/16/2002	Building	Cary
08000414	Ivey--Ellington House	5/15/2008	Building	Cary

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Ref#	Property Name	Status Date	Category	City
01000424	Cannady--Brogden Farm	4/25/2001	Building	Creedmoor
74001379	Mangum, James, House	11/18/1974	Building	Creedmoor
99000509	Hood--Anderson Farm	4/29/1999	District	Eagle Rock
83001921	Falls of the Neuse Manufacturing Company	9/19/1983	Building	Falls
84000118	Forestville Baptist Church	10/25/1984	Building	Forestville
14000230	Fuquay Springs Historic District (Boundary Increase)	5/19/2014	District	Fuquay Varina
14001023	Stevens, Wayland H. and Mamie Burt, House	12/10/2014	Building	Fuquay Varina
86003457	Fuquay Mineral Spring	12/4/1986	Site	Fuquay-Varina
89002352	Jones--Johnson--Ballentine Historic District	1/26/1990	District	Fuquay-Varina
89002351	Varina Commercial Historic District	1/31/1990	District	Fuquay-Varina
91001375	Johnson, J. Beale, House	9/5/1991	Building	Fuquay-Varina
97000195	Ben--Wiley Hotel	2/27/1997	Building	Fuquay-Varina
02000495	Fuquay Springs High School	5/16/2002	Building	Fuquay-Varina
07000352	Fuquay-Varina Woman's Club Clubhouse	4/24/2007	Building	Fuquay-Varina
96001398	Fuquay Springs Historic District	11/29/1996	District	Fuquay-Varina
05001028	Johnson, Kemp B., House	9/15/2005	Building	Fuquay-Varina
05001448	Fuquay Springs Teacherage	12/23/2005	Building	Fuquay-Varina
89002157	Downtown Garner Historic District	12/21/1989	District	Garner
93000544	Edenwood	7/2/1993	Building	Garner
09001106	Meadowbrook Country Club	12/16/2009	District	Garner
97000218	Leslie--Alford--Mims House	3/8/1997	Building	Holly Springs
10000164	Holly Springs Masonic Lodge	4/7/2010	Building	Holly Springs
86001631	Walnut Hill Cotton Gin	8/14/1986	Building	Knightdale
86003529	Beaver Dam	1/6/1987	Building	Knightdale
87002234	Knight, Henry H. and Bettie S., Farm	1/12/1988	District	Knightdale
00001183	Walnut Hill Historic District	10/6/2000	District	Knightdale
07000543	Midway Plantation House and Outbuildings	6/15/2007	Building	Knightdale
12000218	Page, Williamson, House	4/16/2012	Building	Morrisville
12000913	Morrisville Christian Church	11/6/2012	Building	Morrisville
14000334	Pugh House	6/19/2014	Building	Morrisville
01000426	New Hill Historic District	4/25/2001	District	New Hill
07001503	Holleman, Samuel Bartley, House	1/30/2008	Building	New Hill
70000475	North Carolina Executive Mansion	2/26/1970	Building	Raleigh
70000476	North Carolina State Capitol	2/26/1970	Building	Raleigh
70000479	Yates Mill	2/26/1970	Building	Raleigh
70000474	Mordecai House	7/1/1970	Building	Raleigh
70000478	State Bank of North Carolina	7/1/1970	Building	Raleigh
70000469	Christ Church	7/28/1970	Building	Raleigh
70000470	Haywood Hall	7/28/1970	Building	Raleigh
70000471	Haywood, Richard B., House	7/28/1970	Building	Raleigh

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Ref#	Property Name	Status Date	Category	City
70000472	Lane, Joel, House	7/28/1970	Building	Raleigh
70000477	St. Mary's Chapel	11/20/1970	Building	Raleigh
71000627	White-Holman House	4/16/1971	Building	Raleigh
71000624	Federal Building	5/6/1971	Building	Raleigh
71000626	Seaboard Coast Line Railroad Company Office Building	5/6/1971	Building	Raleigh
71000623	Dodd-Hinsdale House	11/12/1971	Building	Raleigh
71000625	Raleigh Water Tower	12/16/1971	Building	Raleigh
72000998	Andrews-Duncan House	1/20/1972	Building	Raleigh
72001000	Heck-Andrews House	1/20/1972	Building	Raleigh
72000999	Hawkins-Hartness House	2/1/1972	Building	Raleigh
72001001	Lewis-Smith House	12/11/1972	Building	Raleigh
73001375	J. S. Dorton Arena	4/11/1973	Building	Raleigh
73001374	Heck-Lee, Heck-Wynne, and Heck-Pool Houses	4/13/1973	Building	Raleigh
73001373	Estey Hall	5/25/1973	Building	Raleigh
73001376	Jones Jr., Nathaniel, House	6/4/1973	Building	Raleigh
73001377	Peace College Main Building	6/19/1973	Building	Raleigh
73001372	Briggs Hardware Building	10/25/1973	Building	Raleigh
74001380	Oakwood Historic District	6/25/1974	District	Raleigh
75001293	Capehart House	1/17/1975	Building	Raleigh
75001297	Tucker Carriage House	2/13/1975	Building	Raleigh
75001295	Jones, Alpheus, House	7/7/1975	Building	Raleigh
75001294	Elmwood	10/29/1975	Building	Raleigh
76001341	Agriculture Building	6/16/1976	Building	Raleigh
76001343	North Carolina School for the Blind and Deaf Dormitory	8/11/1976	Building	Raleigh
76001344	Pullen Park Carousel	9/8/1976	Structure	Raleigh
76001342	Daniels, Josephus, House	12/8/1976	Building	Raleigh
77001012	Polk, Leonidas L., House	4/13/1977	Building	Raleigh
78001979	Montford Hall	3/8/1978	Building	Raleigh
78001978	Capitol Area Historic District	4/15/1978	District	Raleigh
78001980	Raleigh, Sir Walter, Hotel	8/11/1978	Building	Raleigh
78001981	St. Mary's College	12/19/1978	District	Raleigh
79001759	Rogers-Bagley-Daniels-Pegues House	3/21/1979	Building	Raleigh
79003341	Masonic Temple Building	9/17/1979	Building	Raleigh
80002902	Norburn Terrace	2/1/1980	Building	Raleigh
80002903	St. Augustine's College Campus	3/28/1980	District	Raleigh
77001011	Lane-Bennett House	6/30/1983	Building	Raleigh
83001924	Moore Square Historic District	8/3/1983	District	Raleigh
83001923	Lumsden-Boone Building	9/8/1983	Building	Raleigh
83001925	Professional Building	9/8/1983	Building	Raleigh

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Ref#	Property Name	Status Date	Category	City
83004003	Spring Hill	12/29/1983	Building	Raleigh
84002533	Masonic Temple Building	5/3/1984	Building	Raleigh
85001671	Boylan Heights	7/29/1985	District	Raleigh
85001672	Glenwood	7/29/1985	District	Raleigh
85001673	Cameron Park	7/29/1985	District	Raleigh
85003076	Capital Club Building	12/5/1985	Building	Raleigh
86000403	Marshall--Harris--Richardson House	3/5/1986	Building	Raleigh
87000855	North Carolina State Fair Commercial & Education Buildings	6/5/1987	Building	Raleigh
87001787	Oakwood Historic District (Boundary Increase)	10/21/1987	District	Raleigh
80004607	St. Paul A.M.E. Church	11/5/1987	Building	Raleigh
87002597	Christ Episcopal Church	12/23/1987	Building	Raleigh
87002235	Oakwood Historic District (Boundary Increase II)	1/6/1988	District	Raleigh
88003044	Oakwood Historic District (Boundary Increase III)	1/9/1989	District	Raleigh
89000441	Pilot Mill	6/5/1989	District	Raleigh
89001049	Henderson, Isabelle Bowen, House and Gardens	8/7/1989	District	Raleigh
90001030	Wyatt, Leonidas R., House	7/5/1990	Building	Raleigh
90001527	East Raleigh--South Park Historic District	10/11/1990	District	Raleigh
90001638	Dix Hill	11/7/1990	District	Raleigh
91000359	Oak View	4/3/1991	District	Raleigh
92001602	Grosvenor Gardens Apartments	11/12/1992	Building	Raleigh
93000440	Fadum House	6/10/1993	Building	Raleigh
93000543	Raleigh Banking and Trust Company Building	6/17/1993	Building	Raleigh
94001085	Small, G. Milton, and Associates, Office Building	9/21/1994	Building	Raleigh
94001086	Small House	9/21/1994	Building	Raleigh
94001087	Ritcher House	9/21/1994	Building	Raleigh
94001088	Paschal House	9/21/1994	Building	Raleigh
94001089	Matsumoto House	9/21/1994	Building	Raleigh
95000783	Crabtree Creek Recreational Demonstration Area	6/30/1995	District	Raleigh
95001440	Haywood, Dr. Hubert Benbury, House	12/13/1995	Building	Raleigh
96000197	Kamphoefner, Henry L., House	3/12/1996	Building	Raleigh
97000022	Raleigh National Cemetery	1/31/1997	Site	Raleigh
97001304	Carolina Power and Light Company Car Barn and Automobile Garage	10/30/1997	Building	Raleigh
97001305	Raleigh Electric Company Power House	10/30/1997	Building	Raleigh
97001498	Odd Fellows Building	12/1/1997	Building	Raleigh
97001499	Pine Street Creamery, (Former)	12/1/1997	Building	Raleigh
97001593	Royal Baking Company	12/30/1997	Building	Raleigh
97001668	Mordecai Place Historic District	2/4/1998	District	Raleigh
99001392	Pope, Dr. M.T., House	11/22/1999	Building	Raleigh

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99001452	Raleigh Water Works and E.B. Bain Water Treatment Plant	11/22/1999	Building	Raleigh
00000457	Mahler and Carolina Trust Buildings	11/29/2000	Building	Raleigh
00001570	Mordecai Place Historic District (Boundary Increase)	12/28/2000	Building	Raleigh
01000416	St. Matthews School	4/25/2001	Building	Raleigh
01000421	Panther Branch School	5/8/2001	Building	Raleigh
01000557	Caraleigh Mills	5/25/2001	Building	Raleigh
01001112	North Carolina Agricultural Experiment Station Cottage	10/15/2001	Building	Raleigh
02000058	Glenwood--Brooklyn Historic District (Boundary Increase and Decrease)	2/20/2002	District	Raleigh
02000165	Penny, Jesse, House and Outbuildings	3/13/2002	Building	Raleigh
02000499	Turner, John T. and Mary, House	5/16/2002	Building	Raleigh
02000500	Graves, Willis M., House	5/16/2002	Building	Raleigh
02000501	Hall, Rev. Plummer T., House	5/16/2002	Building	Raleigh
02000502	Latta, Rev. M.L., House	5/16/2002	Building	Raleigh
02000496	Hayes Barton Historic District	5/16/2002	District	Raleigh
02000497	Bloomsbury Historic District	5/16/2002	District	Raleigh
02000946	Depot Historic District	9/6/2002	District	Raleigh
03000389	Roanoke Park Historic District	5/9/2003	District	Raleigh
03000391	Vanguard Park Historic District	5/9/2003	District	Raleigh
03000929	Occidental Life Insurance Company Building	9/11/2003	Building	Raleigh
03000930	Green, Herman, House	9/11/2003	Building	Raleigh
03001300	West Raleigh Historic District	12/18/2003	District	Raleigh
04001584	Washington Graded and High School	2/2/2005	Building	Raleigh
05000321	Rothstein, Mae and Philip, House	4/15/2005	Building	Raleigh
05000320	Lawrence, Dr. Elmo N., House	4/20/2005	Building	Raleigh
05001449	Blalock, Dr. Nathan M., House	12/23/2005	Building	Raleigh
06000223	Ivey, Rufus J., House	4/5/2006	Building	Raleigh
06000338	Maiden Lane Historic District	5/3/2006	District	Raleigh
06000790	Raleigh Bonded Warehouse	8/24/2006	Building	Raleigh
06000789	Pine Hall	9/6/2006	Building	Raleigh
06001109	Adams--Edwards House	12/6/2006	Building	Raleigh
07000902	Boylan Apartments	9/5/2007	Building	Raleigh
07001412	Fayetteville Street Historic District	2/27/2008	District	Raleigh
08000888	Free Church of the Good Shepherd	9/10/2008	Building	Raleigh
08000889	City Cemetery	9/12/2008	District	Raleigh
08000939	Curtis, William A., House	9/24/2008	Building	Raleigh
08001292	Mount Hope Cemetery	1/8/2009	District	Raleigh
08001388	Welles, Paul and Ellen, House	1/29/2009	Building	Raleigh
08001415	Mary Elizabeth Hospital	2/5/2009	Building	Raleigh

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Ref#	Property Name	Status Date	Category	City
09000661	Carolina Coach Garage and Shop	8/27/2009	Building	Raleigh
10000632	Madonna Acres Historic District	9/1/2010	District	Raleigh
10001098	Harris, Harwell Hamilton and Jean Bangs, House and Office	12/28/2010	Building	Raleigh
10001111	Battery Heights Historic District	1/3/2011	District	Raleigh
10001112	Capitol Heights Historic District	1/3/2011	District	Raleigh
10001113	Longview Gardens Historic District	1/3/2011	District	Raleigh
11000484	Hi-Mount Historic District	7/29/2011	District	Raleigh
11000892	Arndt, G. Dewey and Elma, House	12/7/2011	Building	Raleigh
11000893	Rochester Heights Historic District	12/7/2011	District	Raleigh
11000956	Cameron Village Historic District	12/22/2011	District	Raleigh
14000523	Merrimon--Wynne House	8/25/2014	Building	Raleigh
14001024	Tucker, Garland Scott and Toler Moore, House	12/10/2014	Building	Raleigh
14001025	Wachovia Building Company Contemporary Ranch House	12/10/2014	Building	Raleigh
16000188	Chavis, John, Memorial Park	4/19/2016	District	Raleigh
100000941	O'Kelly, Berry, Historic District	5/11/2017	District	Raleigh
100001634	Depot Historic District (Boundary Increase)	9/21/2017	District	Raleigh
100002930	Oak Grove Cemetery	9/14/2018	Site	Raleigh
100002931	Oberlin Cemetery	9/14/2018	Site	Raleigh
94001025	Perry Farm	8/26/1994	Building	Riley Hill
89002158	Green--Hartsfield House	12/21/1989	Building	Rolesville
02001728	Heartsfield--Perry Farm	1/23/2003	Building	Rolesville
03000966	Young, Dr. Lawrence Branch, House	9/25/2003	Building	Rolesville
93001021	Oaky Grove	9/30/1993	Building	Shotwell
85002418	Rogers--Whitaker--Haywood House	9/19/1985	Building	Wake Crossroads
74001381	Powell House	10/15/1974	Building	Wake Forest
74001378	Wakefields	10/16/1974	Building	Wake Forest
75001298	Lea Laboratory	5/29/1975	Building	Wake Forest
88000238	Purefoy--Dunn Plantation	3/24/1988	District	Wake Forest
91001504	Royall Cotton Mill Commissary	10/16/1991	Building	Wake Forest
93000998	DuBois, W. E. B., School	10/5/1993	Building	Wake Forest
97000788	Purefoy--Dunn Plantation (Boundary Decrease)	7/25/1997	District	Wake Forest
98000689	Oakforest	6/11/1998	Building	Wake Forest
99001046	Glen Royall Mill Village Historic District	8/27/1999	District	Wake Forest
02000059	Downtown Wake Forest Historic District	2/20/2002	District	Wake Forest
02001719	Wakefield Dairy Complex	1/15/2003	Building	Wake Forest
03001301	Wake Forest Historic District	12/18/2003	District	Wake Forest
05001030	Thompson House	9/15/2005	Building	Wake Forest
07000879	Rock Cliff Farm	8/29/2007	District	Wake Forest

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Ref#	Property Name	Status Date	Category	City
08001016	Purefoy-Chappell House and Outbuildings	10/22/2008	Building	Wake Forest
10001097	Bailey--Estes House	12/28/2010	Building	Wake Forest
14000265	South Brick House	5/27/2014	Building	Wake Forest
16000880	Jones, Dr. Calvin, House	12/22/2016	Building	Wake Forest
98000947	Wendell Commercial Historic District	7/31/1998	District	Wendell
01000415	Riley Hill School	4/25/2001	Building	Wendell
01001113	Sunnyside	10/15/2001	Building	Wendell
03000928	Avera, Dr. Thomas H., House	9/11/2003	Building	Wendell
07001504	Harmony Plantation	1/29/2008	Building	Wendell
09000382	Wendell Boulevard Historic District	6/3/2009	District	Wendell
06000788	Davis--Adcock Store	9/6/2006	Building	Wilbon
03000931	Smith, Frank and Mary, House	9/11/2003	Building	Willow Spring
05000549	Smith, Turner and Amelia, House	6/10/2005	Building	Willow Spring
76001345	Wakelon School	5/13/1976	Building	Zebulon
86000157	Bunn, Bennett, Plantation	2/4/1986	Building	Zebulon
07000881	Barbee, George and Neva, House	8/28/2007	Building	Zebulon

Source: National Parks Service, National Register of Historic Places, October 2018

3.5 HOUSING

According to the 2012-2016 ACS 5-Year Estimates, there are 411,632 housing units in Wake County, of which 92.8 percent are occupied. Approximately 35.9% of occupied units are renter-occupied. A high percentage of renters is an indicator of higher pre- and post-disaster vulnerability because, according to Cutter, et al. (2003), renters often do not have the financial resources of homeowners, are more transient, are less likely to have information about or access to recovery aid following a disaster, and are more likely to require temporary shelter following a disaster. Higher rates of home ownership in some jurisdictions, including Fuquay-Varina, Holly Springs, Rolesville, and Wake Forest may indicate that more residents in these areas are able to implement certain types of mitigation in their homes.

Median home value in Wake County is \$250,700. Of the County's owner-occupied housing units, 77.2 percent have a mortgage. More than 49 percent of householders moved into their current homes since the year 2010, and another 31 percent moved in between 2000 and 2009, which is indicative of the extreme growth the area has been experiencing and could indicate that many residents may be new to the area they live in. Householders of 4.1 percent of occupied housing units have no vehicle available to them; these residents may have difficulty in the event of an evacuation.

Over 60 percent of housing units in Wake County are detached single family homes, and another 10.4 percent are attached single family homes. Approximately 3.4 percent of units are mobile homes, which can be more vulnerable to certain hazards, such as tornadoes and wind storms, especially if they aren't secured with tie downs.

The County's housing stock is relatively new, with over 36 percent of all units built since 2000. Age can indicate the potential vulnerability of a structure to certain hazards. For example, Wake County first entered the National Flood Insurance Program in 1978. Therefore, based on housing age estimates at least 23 percent of housing in the County was built before any floodplain development restrictions were

SECTION 2: PLANNING AREA PROFILE

required. Several jurisdictions did not enter the NFIP until years later; therefore, the actual percent of housing built without floodplain development restrictions may be higher.

Table 3.7 – Housing Characteristics

Jurisdiction	Housing Units (2010)	Housing Units (2017)	Housing Units Percent Change (2010-2017)	Owner-Occupied, Percent (2017)	Vacant Units, Percent (2017)	Median Home Value (2017)
Wake County	371,836	411,632	10.7%	59.5%	7.2%	\$250,700
Apex	13,922	16,883	21.3%	68.9%	4.2%	\$289,300
Cary	55,303	63,008	13.9%	66.0%	4.4%	\$323,000
Fuquay-Varina	7,325	8,626	17.8%	69.8%	4.1%	\$221,000
Garner	10,993	11,633	6.4%	60.5%	7.5%	\$167,700
Holly Springs	8,658	10,425	20.4%	82.2%	3.0%	\$264,500
Knightdale	4,723	5,559	17.7%	64.6%	4.4%	\$176,600
Morrisville	8,357	9,365	12.1%	45.8%	6.0%	\$304,400
Raleigh	176,124	194,768	10.6%	47.2%	9.2%	\$225,000
Rolesville	1,341	2,355	75.6%	73.1%	12.6%	\$273,900
Wake Forest	11,370	13,888	22.1%	67.2%	4.7%	\$278,600
Wendell	2,430	2,691	10.7%	64.8%	8.8%	\$145,900
Zebulon	1,862	1,790	-3.9%	52.1%	6.8%	\$145,000

Source: U.S. Census Bureau 2010 Decennial Census, American Community Survey 2012-2017 5-Year Estimates

Note: Owner-Occupied and vacant-unit measures are reported as a percent of the total number of housing units.

3.6 INFRASTRUCTURE

3.6.1 Transportation

There are several major roadways that cross Wake County. The most prominent is Interstate 40 which runs through the county on an east-west track. It has two spurs that more or less encompass the city of Raleigh and provide access to many of the outlying municipalities. In conjunction with I-40, I-440 makes up the “Beltline” that encircles most of central Raleigh. Additionally, I-540/NC-540 is a partly completed loop that is outside the beltline that currently connects many of the northern and western municipalities. In addition to the Interstate, there are many major highways that traverse the county. Federal highways of note are US-1, US-64, US-264, US-70, and US-401, while state highways in the county include NC-39, NC-42, NC-50, NC-54, NC-55, NC-96, NC-98, and NC-231.

Raleigh-Durham International Airport (RDU) is the primarily commercial airport in the region. It is one of the largest airports in the state and serves more than 35 international and domestic locations and over 9 million passengers a year.

There are two Amtrak railway facilities in Wake County, located in Raleigh and Cary.

The Triangle Transit authority operates a bus system that connects Raleigh, Durham, and Chapel-Hill and there are also several intra-county bus lines that provide service between Wake County municipalities.

3.6.2 Utilities

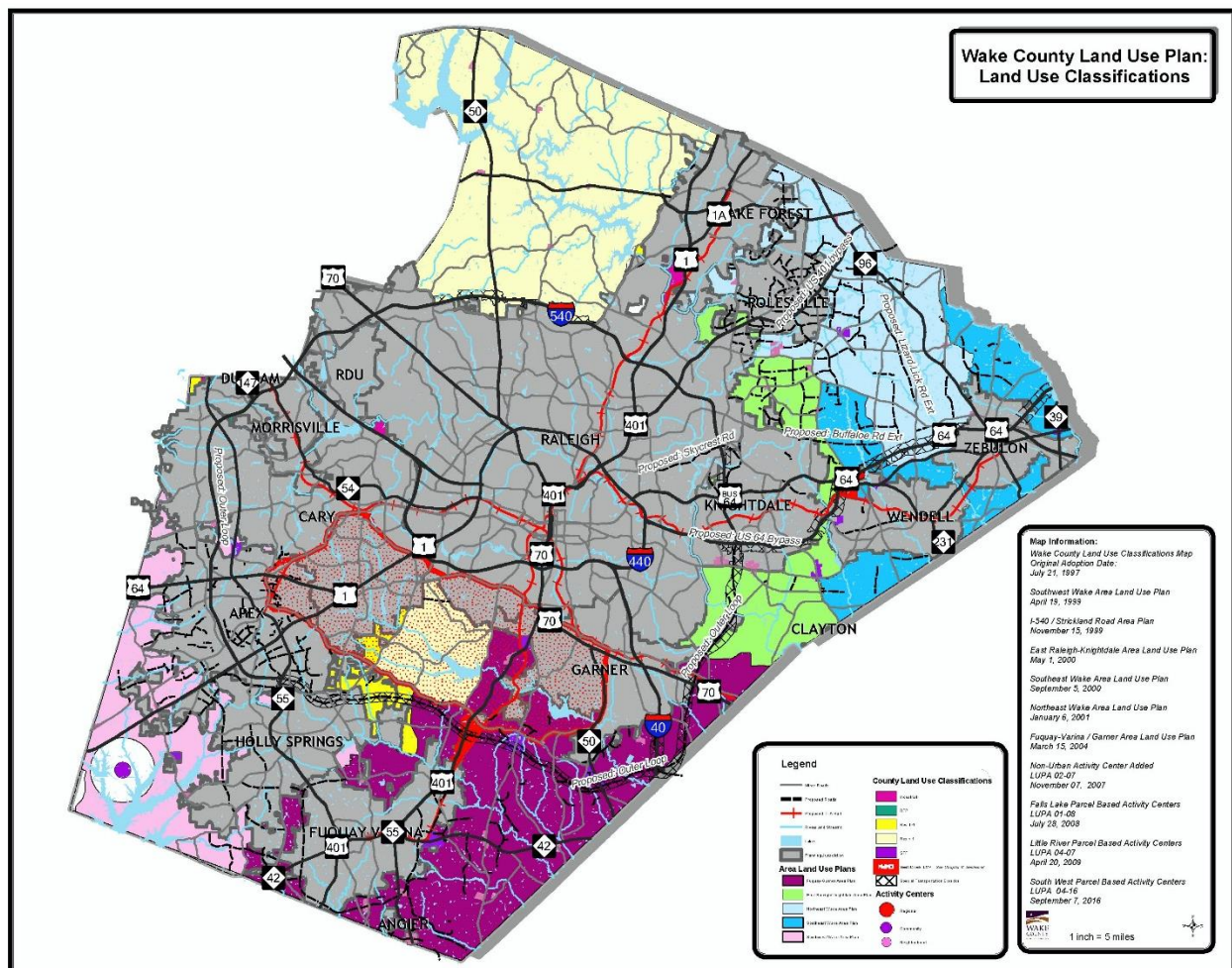
Electric power for the county is provided by Duke Energy and Wake Electric Membership Corporation, with Duke Energy providing service to a majority of the county. Water and sewer service is provided by the City of Raleigh Public Utilities and Western Wake Partners. Natural gas is provided by PSNC Energy.

3.7 CURRENT AND FUTURE LAND USE

Current and future land use in Wake County are predominantly regulated at the jurisdictional level. The Wake County Planning department provides public planning services to the unincorporated areas of Wake County. They plan for general land use classifications, water supply watersheds, and create small area land use plans. Figure 3.7 below shows these general classifications along with the areas planned for in more detail. Further information on land use planning in Wake County is available on the County’s website.

The City of Raleigh is Wake County’s largest municipality and can be accessed by multiple major interstates and federal highways. 34.4% of the City’s acreage, or 34,409 acres, was developed as residential single-family use as of 2016. Most existing retail and office space is located along major transportation corridors, and makes up just over 6 percent of the City’s total acreage. Figure 3.8, from the 2030 Comprehensive Plan, shows the existing land use in the City of Raleigh. The most updated plan for 2030 proposes 19 different future land-use categories, including five different mixed-use categories, many of which propose increased density and walkability. Section 5 of the City of Raleigh 2030 Comprehensive Plan lays out the City’s programs and initiatives that protect and enhance natural resources. These include policies for flood reduction and preparedness as well as open space preservation.

Figure 3.7 – Wake County Land Use



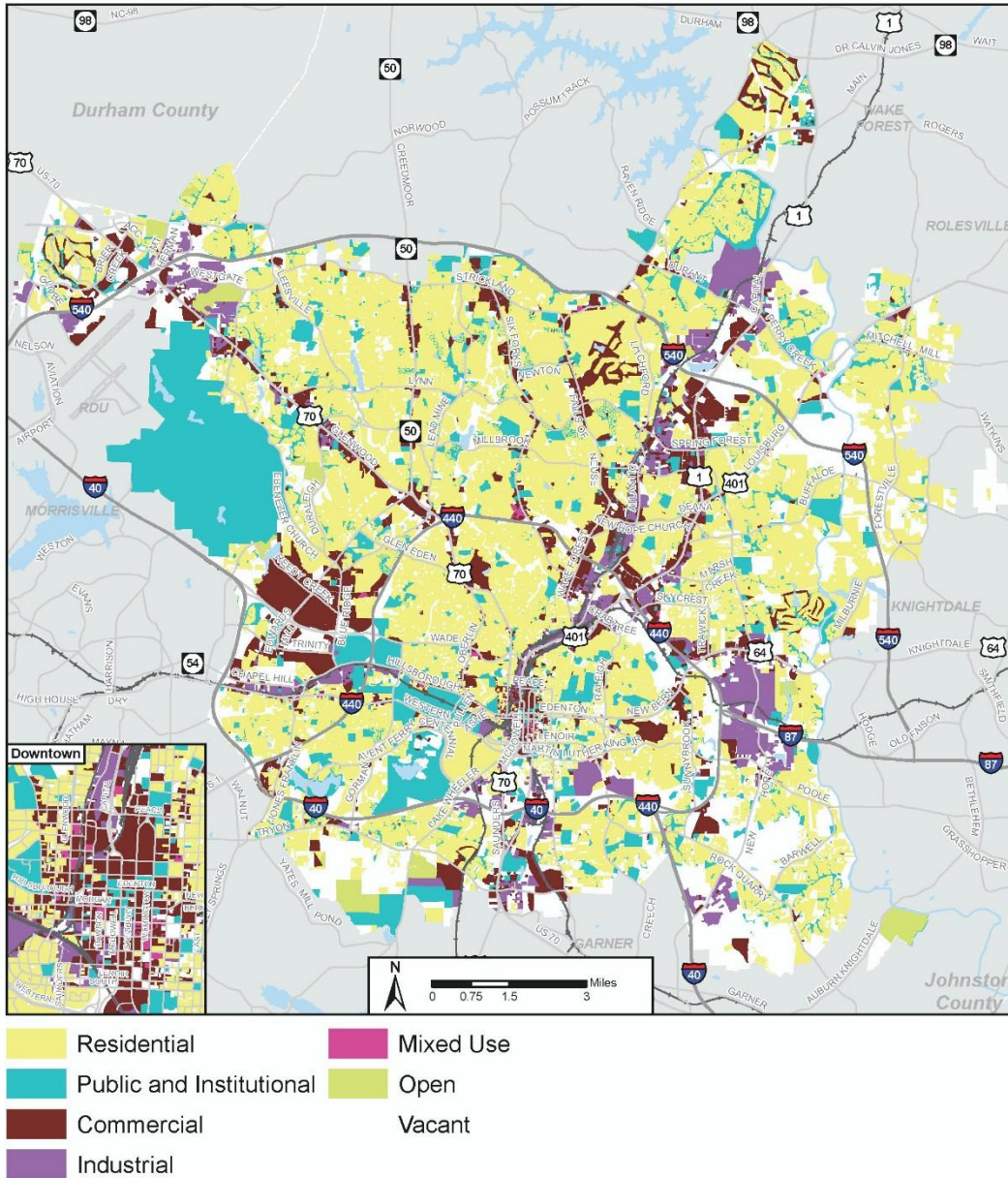
Source: Wake County Planning, Land Use & Zoning

Figure 3.8 – City of Raleigh Land Use

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Land Use

Map LU-1: Existing Land Use



Map created 8/9/2018 by the Raleigh Department of City Planning

3-4

Source: City of Raleigh 2030 Comprehensive Plan

3.8 EMPLOYMENT AND INDUSTRY

Wake County is best known as being home of the capital of North Carolina, Raleigh, and is home to many government agencies and functions. Many state agencies are located in Wake County as are many federal agencies.

Wake County is one of three counties that comprise the Research Triangle metropolitan region, named for the Research Triangle Park (RTP) which encompasses the three major metropolitan areas of Chapel-Hill, Durham, and Raleigh. Each of these metropolitan areas is home to a major research university (UNC-Chapel Hill, Duke, and NC State University, respectively) and RTP draws on these universities for its workforce. The Research Triangle Park is a hub of high-tech and biotech research and is a defining feature of the economy in Wake County.

The early modern economy Wake County was built around agriculture and government, as the state capital of Raleigh was established in 1793. Since that time, much of the growth and economic well-being of the county has been linked to the county’s status as a hub of government. While the county’s position as home to the state capital remains important, in recent decades, the county’s economic focus has shifted towards the fields of information technology and health care. The Research Triangle Park, located between Raleigh and Durham, is home to more than 250 companies that employ more than 50,000 people.

3.8.1 Wages and Employment

Per the 2012-2016 American Community Survey 5-Year Estimates, the median household income for the Wake County was \$73,577, which is over 46 percent higher than the state’s median household income (\$50,320). However, approximately 10.1% of the population is considered to be living below the poverty level. Moreover, 13.4 percent of people under 18 years of age are living below the poverty level.

Table 3.8 shows employment statistics for all participating jurisdictions. Table 3.9 shows occupation statistics for all participating jurisdictions.

Table 3.8 – Employment Statistics for Wake County

Jurisdiction	Population in Labor Force	Percent Employed* (%)	Percent Unemployed* (%)	Percent Not in Labor Force* (%)	Unemployment Rate (%)
Wake County	564,096	67.2	3.5	29.2	4.9
Apex	25,403	72.5	3.0	24.5	3.9
Cary	88,040	68.8	2.7	28.5	3.8
Fuquay-Varina	12,407	65.9	3.9	29.9	5.6
Garner	15,338	64.6	4.1	31.2	6.0
Holly Springs	16,121	69.4	2.6	27.7	3.6
Knightdale	8,274	70.8	3.4	25.7	4.5
Morrisville	13,403	73.9	3.0	23.0	3.9
Raleigh	257,228	67.5	3.6	28.8	5.0
Rolesville	3,334	67.3	8.0	24.7	10.6
Wake Forest	19,229	65.6	3.8	30.5	5.4
Wendell	2,939	60.5	1.7	37.9	2.7
Zebulon	2,169	57.2	3.8	39.0	6.2

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Note: This table reports only the civilian labor force. The labor force in armed services accounted for 0.3% or less of the population 16 and over in all jurisdictions. *Population employed, population unemployed, and Population not in labor force are reported as a percent of the total population aged 16 years and older.

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Table 3.9 – Percent of Employed Population by Occupation for Wake County

Occupation	Management, business, science and arts (%)	Service (%)	Sales and Office (%)	Natural Resources, Construction, and Maintenance (%)	Production, transportation, and material moving (%)
Wake County	50.1	13.8	23.4	6.0	6.7
Apex	57.2	11.4	22.6	4.8	4.0
Cary	61.8	10.4	19.7	3.9	4.3
Fuquay-Varina	47.3	16.7	22.4	5.3	8.3
Garner	42.2	15.8	24.9	8.3	8.8
Holly Springs	54.8	9.3	24.3	3.7	7.9
Knightdale	49.6	15.6	22.4	6.7	5.8
Morrisville	65.5	8.1	17.6	3.0	5.8
Raleigh	46.2	15.7	24.6	6.0	7.4
Rolesville	54.0	15.8	22.8	1.6	5.8
Wake Forest	53.4	13.2	25.0	4.0	4.4
Wendell	39.5	10.7	35.0	4.6	10.3
Zebulon	35.0	22.9	20.9	8.4	12.7

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Across the County as a whole, major industry sectors include educational services, and health care and social assistance (21.0 percent of employment in 2017); professional, scientific, and management, and administrative and waste management services (18.4 percent of employment in 2017); and retail trade (10.1 percent of employment in 2017).

Wake County accounts for the majority of its own employment, as approximately 82.3 percent of workers worked in their county of residence as of 2016. Much of the employment outside the County is likely accounted for by the other cities of the Research Triangle, Durham in Durham County and Chapel Hill in Orange County.

Table 3.10 summarizes the major employers with 5,000 employees or more in Wake County according to Wake County Economic Development.

Table 3.10 – Major Employers in Wake County

Employer	Estimated Employees
Duke University and Health System	38,591
State of North Carolina	24,083
Wake County Public School System	19,845
Wal-Mart	16,135
IBM Corporation	10,000
WakeMed Health & Hospitals	9,105
North Carolina State University	9,069
Target	8,000
UNC Rex Healthcare	7,400
SAS Institute, Inc.	5,632
Cisco Systems, Inc.	5,000
Harris Teeter	5,000

Source: Wake County Economic Development