



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, September 23, 2025**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. July 22, 2025 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

Zone Map Change Petitions

2. Duke Friendship Substation Rezoning (Deer Path Rd.) 25-REZ-04
3. Holly Springs Business Park PUD Amendment (Pine Springs Academy) 01-PUD-03-A05

Other Business

4. Town Council Official Action Overview
5. Committee Reports
6. Development Services Report
7. Other Business

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

linda.mckinney@hollyspringsnc.us 919-557-3900

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 22, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on July 22, 2025. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Conor Ryan, Planner III
 Grayson Taylor, Planner III
 Catherine Jacobs, Engineering Manager
 Elliot Blonshine, Development Review Engineer
 Jay Osbourne, Asst. Town Attorney
 Elizabeth Goodson, Assistant Director Development Services
 Mackenzie Fretz, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Thomas Urquhart, *Vice-Chair*
 Roger Bess, *ETJ*
 Van Crandall
 Joseph Cuccurullo
 Joanna Holder
 Sara Kempin
 Craig Kessler
 Josh Prizer

Members Absent: None

The Board recited the pledge of allegiance and the meeting opened with an invocation by Mr. Cuccurullo

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. June 24, 2025 Minutes

Motion:

Motion to approve June 24, 2025 Minutes.

Motion by: Josh Prizer

Second by: Thomas Urquhart

Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - August 19 – Josh Prizer
 - September 2(QM) – Thomas Urquhart

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 22, 2025 - 7:00 p.m.

- September 16 – Sara Kempin

Agenda Item #8: Public Comment Period

There were no public comments.

Agenda Item #9:

a. 24-MAS-03 Village at Harris Lake Major Subdivision

Mr. Taylor presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:

Laura Holloman
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

Applicant / Speaker:

Jeremy Medlin
GreenHawk Corporation, Inc.
1330 Sunday Drive, Suite 105
Raleigh, NC 27607

Ms. Holloman presented the applicant presentation to the Board.

Mr. Kessler asks about concerns about the 10,000 square feet of commercial not completed timely.

Ms. Holloman stated that the residential has been approved for 279 units and those would not be finished out. The units would stop at 150 per the zoning requirements with the Town.

Ms. Kempin asks for elaboration on this project being out of public safety response times.

Mr. Taylor answers that currently The Town, Police, and Fire are coordinating a resolution. This property will also be annexed to become a part of Town limits, and this site will still be served.

Ms. Holder follows up to ask staff about preferred times and the time this site would be.

Ms. Goodson addresses stating we do not have the specifics other than we are above the limits; we know this is the limit of our jurisdiction and there are plans and discussions for fire and police service that will serve this site.

Ms. Holder follows up requesting a timeline between residents moving in and a new station to service that area.

Ms. Goodson states there is currently no timeline as we are still in the discussion phase.

Ms. Kempin asks if the light poles for the traffic signals will be wood or metal.

Mr. Blonshine states this was discussed during the rezoning and that Town Council decided to enforce the metal poles.

Mr. Urquhart asks about the historic preservation of the barn for the widening of the eastern portion of Rex Road.

Ms. Holloman states the barn will be preserved.

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Ms. Holder asks about the maintenance of the public park.

Ms. Holloman answers that the park will be maintained by the town once turned over.

Ms. Holder asks about the ownership status of the residential houses.

Ms. Holloman answers that the plan is for them to be rental units at this time.

Ms. Holder asks staff to explain the 500-foot radius in terms of neighborhood meetings.

Mr. Taylor states the requirements are a 500-foot circle and whatever parcels touch it. There is a very large Duke parcel that takes up a good bit of the space. Through staff review it was determined they meet all of the neighborhood noticing requirements.

Mr. Prizer asks if staff and developer are working through the public process on that park portion.

Ms. Holloman answered yes, the park is going through the public process.

Mr. Prizer asks for the park acreage and brief description of the area.

Ms. Holloman states 7.4 acres and gives details of park plans.

Mr. Cuccurullo asks about the rental prices.

Ms. Holloman states it is too early to say.

Mr. Prizer asks if there will be a variety of prices based on the types of units.

Ms. Holloman answers that she believes that is the intention.

Mr. Cuccurullo asks about the range of residential square footage.

Mr. Medlin addresses the question stating that the homes will be around and between 1000 to 1700 square feet.

Mr. Cuccurullo asks about utilities and if required to make any improvements.

Mr. Blonshine answers yes, they are plans for extending the water main from Lochridge to the site, the pump station is at a site identified as a regional site. The land is being provided with a pad that is a size for the ultimate pump station construction. The actual pumps being installed are smaller. This will serve to a point until there is a need for larger improvements.

Mr. Cuccurullo brings up concerns of that area needing to hook up to Town utilities.

Mr. Blonshine states there is a potential if wells are impacted for this to serve some single-family homes or surrounding parcels.

Mr. Madoni asks for clarification on the widening of Rex Road.

Ms. Holloman states they have worked with the Town and DOT on making improvements.

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Mr. Madoni follows up requesting updates on improvements to New Hill Holloman Road and US 1 traffic improvements.

Ms. Holloman clarifies the area in question is not part of this traffic study.

Mr. Bess brings up traffic concerns for this area and asks if the area is out of range for this traffic study.

Mr. Blonshine answers that it was outside the range of the Town traffic study. The policy outlines the scope and to extend well beyond parameters is not typically what we do. There will be improvements to the area in question with assistance from NCDOT.

There were no further questions from the Planning Board.

The Board discusses the amongst themselves.

Motion:

Motion that the Planning Board recommend the Town Council approve Major Subdivision 24-MAS-03 for Village at Harris Lake Subdivision, with the conditions listed in the staff report, and to forward the Planning Board Action Report to the Town Council.

Motion by: Thomas Urquhart

Second by: Josh Prizer

Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #10: Development Plan

b. 25-DP-02 1936 Ralph Stephens Road Development Plan

Mr. Ryan presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:

Chis Bostic
Kimley-Horn
421 Fayetteville Street
Suite 600
Raleigh, NC 27601

Applicant / Speaker:

Max Mason
821 Tinkerbelle Rd.
Chapel Hill, NC 27517

Mr. Bostic presents to the Board.

Mr. Cuccurullo requests a synopsis of the facility.

Mr. Mason summarized stating that the facility will be a skilled nursing long-term care and rehab facility adding 120 beds.

Mr. Urquhart asks if the flexible space is a part of the two courtyards.

Mr. Bostic states I believe so.

Mr. Bess asks about plans for a buffer in case future lanes need to be added.

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Mr. Blonshine answers that the buffer is far back enough where lanes would be available to be added.

Mr. Crandall mentions the rezoning came through in 2016.

Mr. Blonshine states yes and at the time, Ralph Stephens Road curved around and agreement was that they would realign Ralph Stephens Road to and pull S. Main Street down and extend it. The zoning was part of the development agreement

Mr. Madoni asks staff if there is an update on the property to the north Village Gate.

Mr. Ryan states Solaris is currently going over elevation reviews, their intent is to track forward.

The Board discusses amongst themselves.

Motion:

Motion that the Planning Board recommend the Town Council approve Development Plan 25-DP-02 for 1936 Ralph Stephens Road, with the conditions listed in the staff report, and to forward the Planning Board Action Report to the Town Council.

Motion by: Thomas Urquhart

Second by: Craig Kessler

Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #10: Committee Reports

a. Town Council Official Action Overviews Committee Reports

LUAC (Thomas Urquhart / Rick Madoni)

Tree Advisory Committee (Joanna Holder / Sara Kempin)

- i. Last meeting: July 14th
Next meeting: October 13th

b. Development Services Report

- o Long Range Updates
- o Transportation
 - Microtransit program update

c. Other Business

Staff provided updates on the intersection at New Hill Road and US 1 improvements.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board voted in favor of the Motion (9-0)

Time: 8:15pm

Town of Holly Springs
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Mackenzie Fretz
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Duke Friendship Substation Rezoning (Deer Path Rd.) 25-REZ-04

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 25-REZ-04 from RR - Rural Residential to BRT - Business & Research Technology and BRT-CD Business & Research Technology Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- Duke Energy Progress has submitted an application for a rezoning from RR - Rural Residential to BRT-CD Business & Research Technology Conditional Zoning District and BRT Business & Research Technology, to construct a new 230kv Utility Substation at 4113 Deer Path Road.
- This application follows the Option 1: Detailed Plan Conditional Zoning District process, with an associated Development Plan for the substation, consisting of 45.25 acres.
- The area of the application to be rezoned to the base BRT zoning district is 6.11 acres and is for the purpose of future development associated with the adjacent property (Amgen).
- The project primarily lies within the Town's ETJ. However, a portion of this project includes the NCDOT maintained right-of-way of Deer Path Road, which is partially outside the Town's Planning Jurisdiction. Prior to any zoning approval, a voluntary annexation is required.
- The applicant seeks to close the right-of-way for Deer Path Road up to the property line, and an application to the Town will be forthcoming.

Staff Recommendation: Approve

Background:

- The majority of the project area within the Town's Planning Jurisdiction which entered into the ETJ with the 2016 expansion.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
 - Tuesday, September 16 - Town Council Public Hearing

Planning Board Meeting
September 23, 2025

- Tuesday, September 23 - Planning Board review and recommendation
- Tuesday, October 21 - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ04_DukeFriendshipSubstation_StaffReport
2. 25REZ04_DukeFriendshipSubstation_Application
3. 25REZ04_DukeFriendshipSubstation_Plans



Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District & General Use District
Detailed Plan (Option 1)

Concurrent Applications:

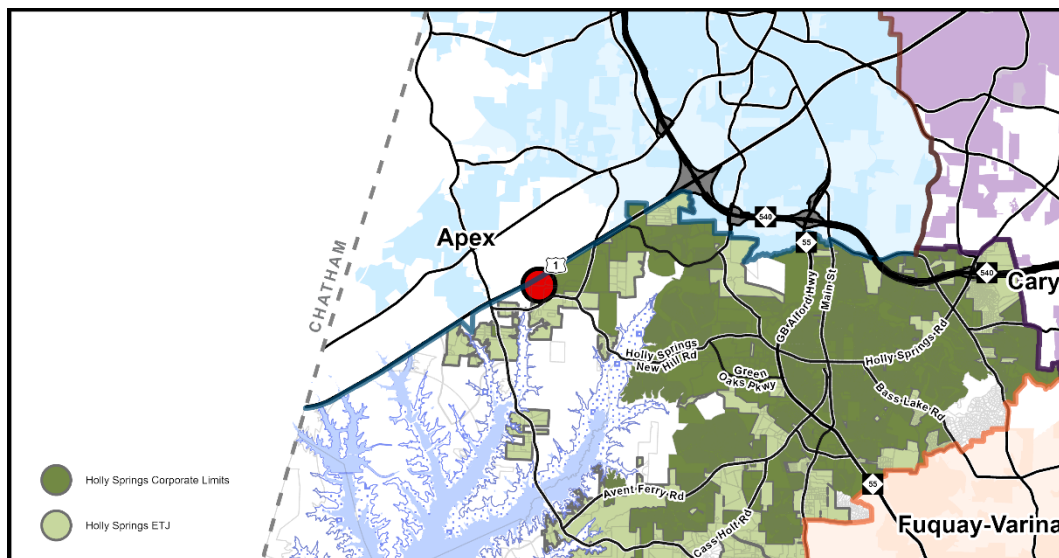
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

McAdams, on behalf of Duke Energy Progress

Property Address: 4113 Deer Path Road

Project Area: 51.36 ac.



Located in: ☐ Holly Springs Corporate Limits ☒ Holly Springs ETJ ☒ Annexation Pending

Project Summary:

A rezoning of 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology at 4113 Deer Path Road for a new Duke Energy Progress 230kv Substation.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

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Case Summary

Current Zoning:

RR Rural Residential

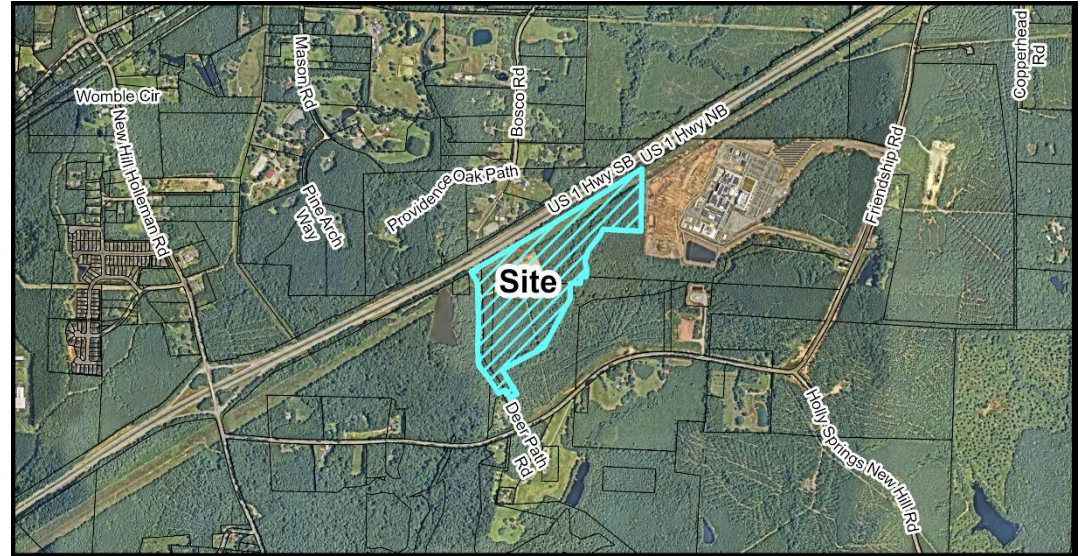
☐ Conditional Zoning District

Proposed Zoning:

BRT Business & Research Technology

☒ Conditional Zoning District for a portion of the site

Detailed Plan (Option 1)



Aerial Photograph

Growth Strategy Map:

Places to Preserve

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Natural Area

Business & Industrial

Staff Analysis:

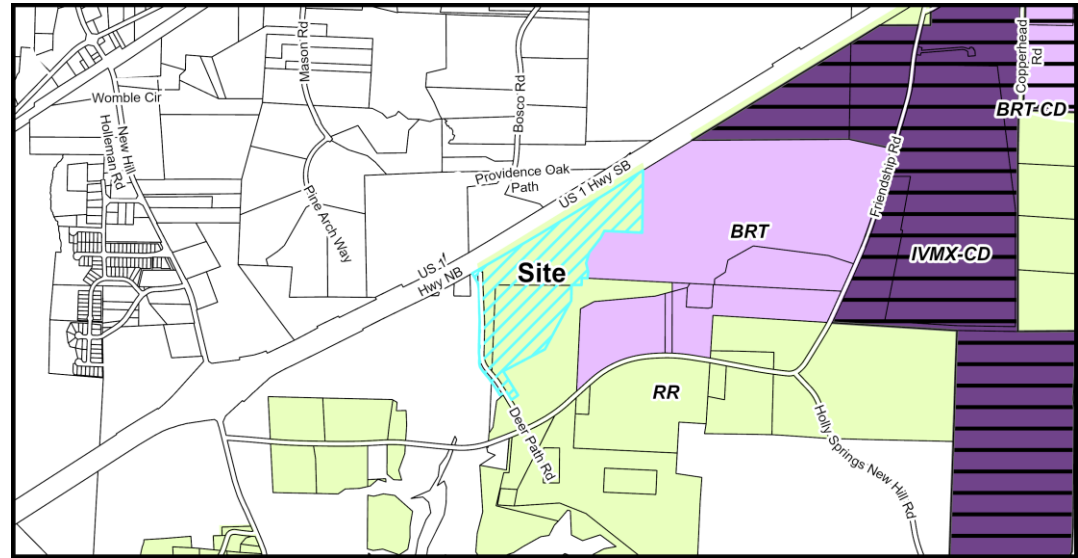
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed Business & Research Technology Conditional Zoning District and Business & Research Technology zoning districts are to serve the purposes of constructing a new utility substation at the existing site, as well as set up the adjacent site for future success. The Conditional Zoning District, which is also a Development Plan for the substation, depicts the project almost entirely on the existing substation site, which will be demolished/upgraded. Both proposed zoning districts are important to achieving the Town's long-term utility needs and economic development goals and are consistent with the Comprehensive Plan.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Proposed Zoning	Current Zoning	Area
BRT-CD	RR, R-80*	45.25**
BRT	RR	6.11**
	Total Area	51.36
	*Wake County Zoning **Portions of larger parcels	



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Existing Substation, Vacant
North	R-30 (Wake County)	US-1, Detached Dwellings
South	RR – Rural Residential	Vacant, Detached Dwellings
East	RR – Rural Residential BRT – Business & Research Technology	Amgen, Vacant
West	R-80 (Wake County)	Vacant

Parcel Rezoning History

Rezoning Number: 15-REZ-07 (ETJ Expansion)

Original Zoning: R-80 (Wake County)

Approved Zoning: R:30 – Residential (RR after 2022)

Approval Date: June 7th, 2016

**Land Use & Character Information***Vision Holly Springs Comprehensive Plan Section 1*

Growth Strategy Map: Places to Preserve
Places to Enhance

Future Land Use: Natural Area
Business & Industrial

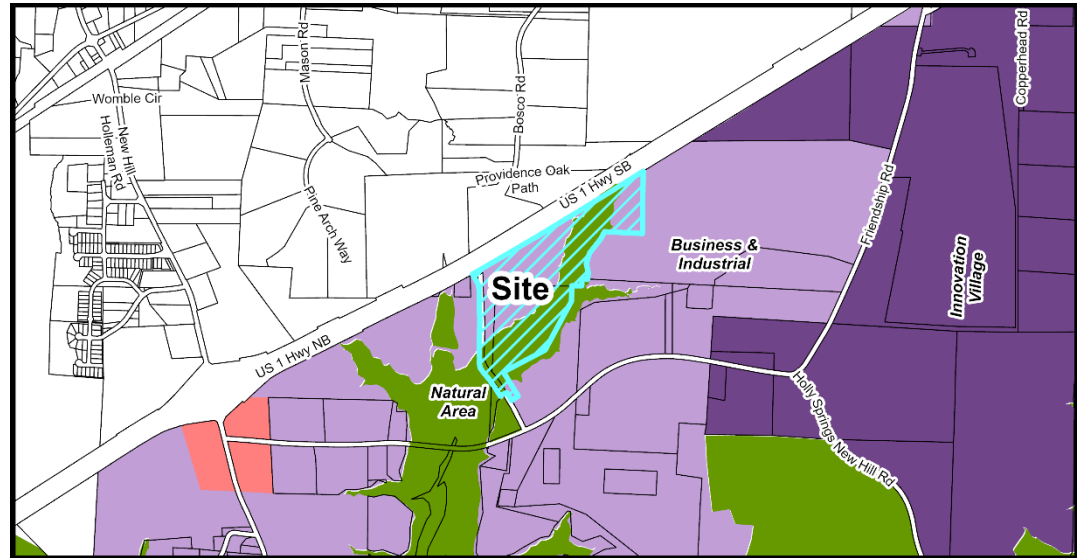
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with the Future Land Use Map**

☐ **Inconsistent with the Future Land Use Map**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Land Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☐ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Growth Strategy Map: Places to Preserve

Places to preserve in Holly Springs safeguard environmentally sensitive lands and provide meaningful opportunities to link residents with nature. They generally include permanent conservation areas, one hundred-year floodplains, and land inside the high lake level and buffer area (260 ft) for the Shearon Harris Nuclear Power Plant. Future development is discouraged in these locations to protect natural areas throughout the community, with the exception of single-dwelling detached homes on very large lots and cross-town trails and greenways that provide attractive and viable travel corridors for walking and biking.

Future Land Use: Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Future Land Use: Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The proposed BRT-CD zoning district is specifically to construct a new Duke Energy Progress substation at its existing site at 4113 Deer Path Road, and the BRT portion is proposed to be rezoned for future development. The Land Use & Character Plan identifies this project area as Business & Industrial and Natural Area.

**Land Use & Character Staff Analysis (cont.):**

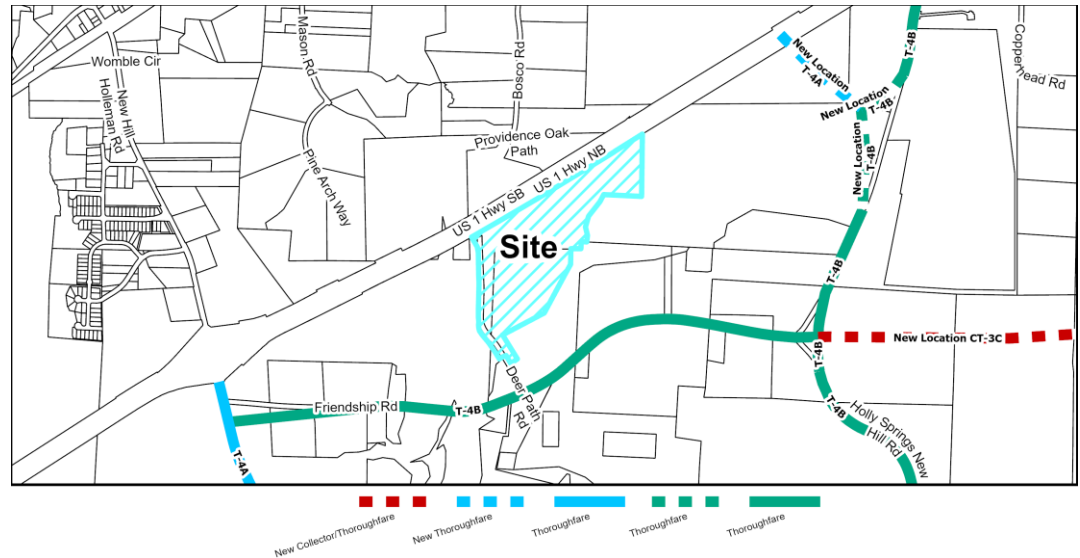
The proposed zoning districts are supported by the Business & Industrial character areas, as the use would increase power supply to the Town, including recent approved economic development projects in the vicinity. The Development Plan also includes significant buffering where feasible, a characteristic of the Business & Industrial character area. Generally, the Business & Research Technology zoning district is most suited for the Business & Industrial character area. The proposed substation is supported by the primary Supporting Infrastructure recommendation SI-1 Add Infrastructure Capacity and Increase Services to Keep Pace with Development. Meeting the power supply needs of Town employers and residents is critical to the long-term success of the Town overall.

Also on the site is Natural Area, closer to the stream identified on the site. This area is shown to be undisturbed, preserving the environmental features and following the Land Use & Character Plan.

The proposed Zoning Map Amendment is consistent with the Land Use & Character Plan.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

Road Widening along Project Frontage	☐ Required	☒ Not Required
New Location Roadways	☐ Required	☒ Not Required
Hotspot/Safety Study Location	☐ Yes	☒ No



Roadway Map

Comprehensive Transportation Plan Summary**Road Widening along Project Frontage:**

The project area does not have frontage on a CTP road, and therefore road widening is not applicable. The project has access via Deer Path Road, which is an NCDOT maintained gravel access road.

New Location Roadways:

There are no new location roadways associated with this project.

Hotspot/Safety Study Location:

There are no Hotspot/Safety Study locations in the vicinity of the project.

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

- ☐ Traffic Study Required ☐ Tier 1
 ☐ Tier 2
 ☐ Tier 3
 ☐ Traffic Verification Memo

Traffic Study Summary

The proposed alterations to the existing site do not increase or at all change the number of trips for this existing site. The site is expected to generate 1-2 trips daily and therefore a traffic study was not warranted per the adopted Traffic Study Policy.

Transportation Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

This project has met the requirements of the Town's Traffic Study Policy and is consistent with the Town's Comprehensive Transportation Plan.



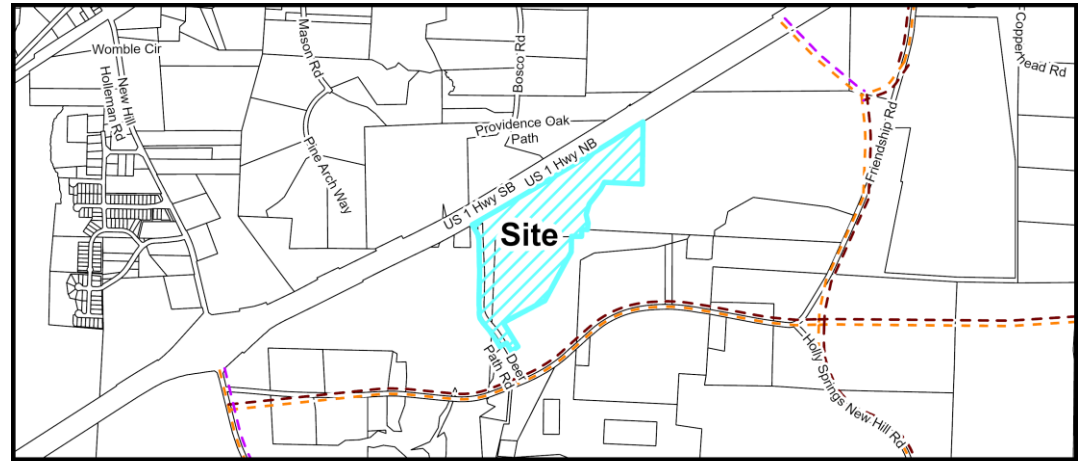
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

There are no greenway or sidepath requirements for this project.

Parks, Recreation, & Greenways Summary

The project area does not have road frontage, so a sidepath is not required with this project. Also, there are no greenways on the Future Active Transportation Map through the project area. The property is not within a Park Search Area.

Parks, Recreation, & Greenways Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

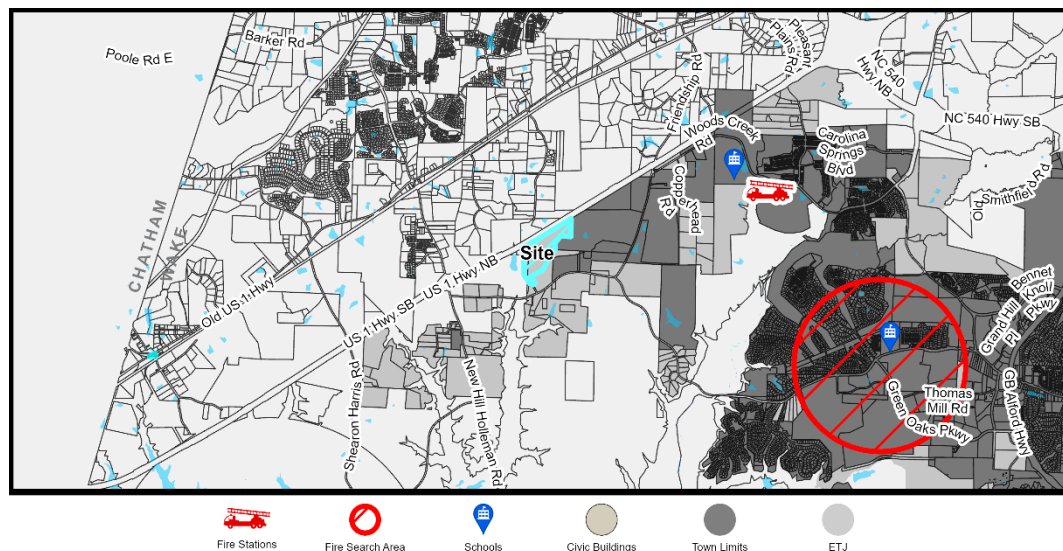
The proposed Zoning Map Amendment is not within a Park Search Area, has no greenway or sidepath requirements, and is proposing no residential units affecting park capacity. The application is consistent with Parks, Recreation, and Greenways.



Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) is not required for this project as no new residential units are proposed.

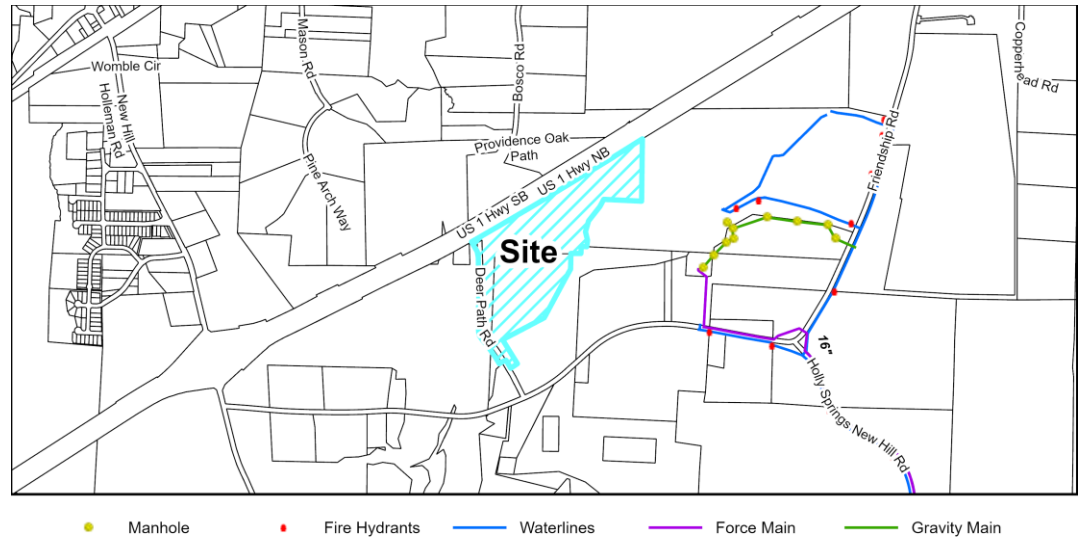
Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map.

**Infrastructure & Utility Information***Vision Holly Springs Comprehensive Plan Section 5***Utility Availability**

Water	☐ Yes ☒ No
	☐ Study Required
Sanitary Sewer	☐ Yes ☒ No
	☐ Study Required
Reclaim	☐ Yes ☒ No
	☐ Study Required



Utility Map

Infrastructure & Utility Summary**Water:**

Town water mains are not currently available to or utilized by the existing substation. The substation expansion does not change the overall substation operation or functionality and remains consistent with the existing use. Therefore, the project is not extending water main to the site.

Sanitary Sewer:

Town sewer mains are not currently available to or utilized by the existing substation. The substation expansion does not change the overall substation operation or functionality and remains consistent with the existing use. Therefore, the project is not extending sewer main to the site.

Reclaim:

Town reclaimed water mains are not currently available to or utilized by the existing substation. The substation expansion does not change the overall substation operation or functionality and remains consistent with the existing use. Therefore, the project is not extending reclaimed water main to the site.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

- | | | | |
|---|---------------------------------|---------------------|---|
| ☐ WRMP Applicable | ☐ Tier 1 | Allocation Elements | ☐ Public Infrastructure Improvements |
| ☒ WRMP Not Applicable | ☐ Tier 2 | | ☐ Sustainable Design |
| | ☐ Tier 3 | | ☐ Work Force Housing |
| | | | ☐ Open Space/Tree Preservation |

Water Resource Management Policy Summary

This project is not subject to the Water Resource Management Policy as the project will not generate wastewater.

Infrastructure & Utility Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

Staff is supportive of not extending utilities to the site for the substation expansion based on the continued consistency with the existing use. This project is consistent with the Infrastructure & Utilities Plan.



Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

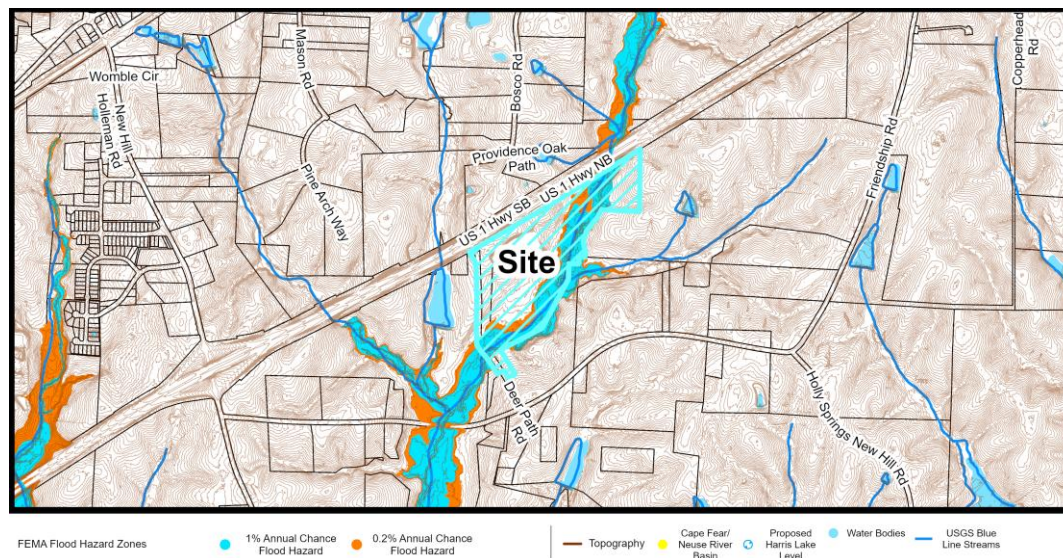
Total Required Open Space 3% or ac.

Tree Preservation Area 2% or ac.

Active Recreation Area 0 % or ac.

Urban Civic Space N/A

Flexible Space 1% or ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

A total of 3% of open space is required for projects within the Business & Research Technology zoning district. As a proposed Infrastructure Use, no Active Recreation is required. Therefore, all required 3% of open space must be Tree Preservation. The BRT-CD portion of the project only proposes 66% of project area to be disturbed, preserving 34% of the site including significant tree canopy, and meeting the tree preservation requirements. Additional open space details for the eastern portion of the rezoning which is not subject to the Conditional Zoning District will provide open space at time of Development Plan.

Stormwater:

The project is located within the Cape Fear River Basin and proposes to treat new impervious surfaces onsite to the maximum extent practical with a constructed wet pond. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The proposed BRT-CD/BRT zoning districts meet the requirements of the Natural Resources and Open Space regulations per the Unified Development Ordinance and Conditional Zoning District. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This site has been designed to minimize impacts to existing environmental features, and is consistent with the Comprehensive Plan.



Conditional Zoning District Standards Information

Unified Development Ordinance

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

CD Goals: CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

Conditional Zoning District & Development Standards Summary

Development Standards (UDO Section 2):

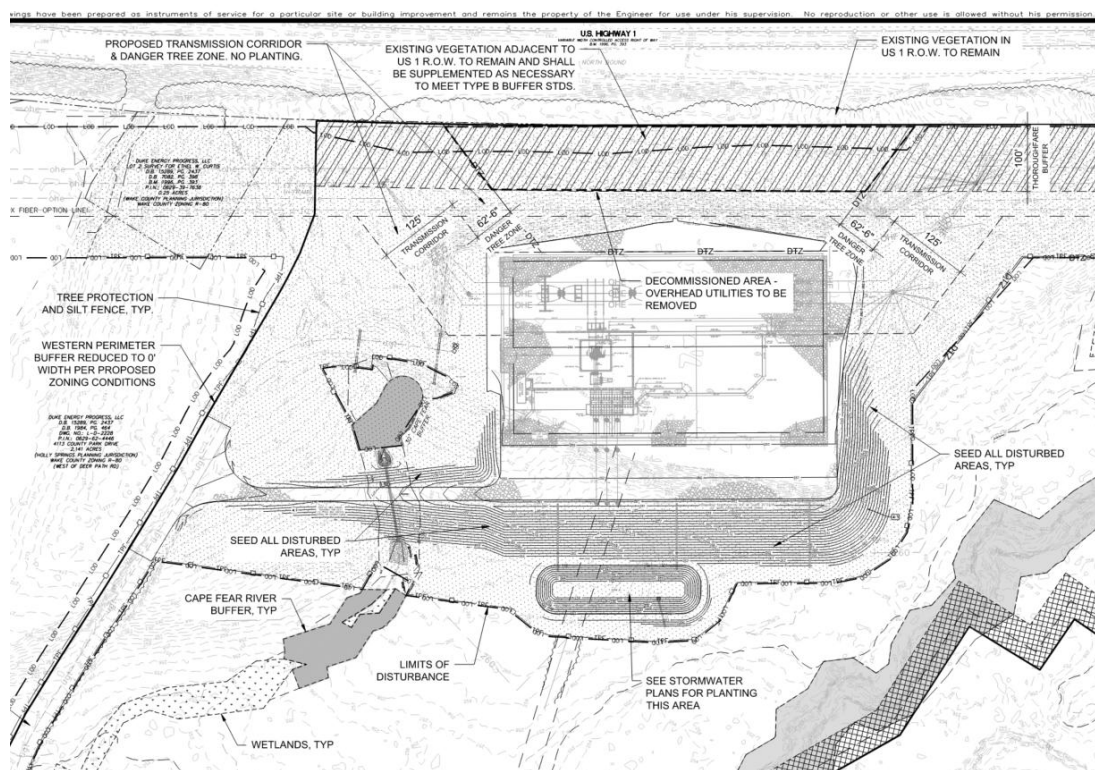
	UDO Standard	Proposed Standard
Lot Configuration		
Minimum Lot Frontage	100'	None (The 60' R/W of Deer Path Road will be retained as lot frontage)

Use Standards (UDO Section 3):

	UDO Standard	Proposed Standard
Additional Use Provisions for Infrastructure/Utilities (Major)		
Fence Height	6' minimum	8'
Fence Type	Unspecified – Barbed Wire Permitted with wire not extending over top of fence	Barbed Wire – 7' Chain Link + 1' Barbed Wire extending outward above fence
Fence Screening	20' Type C	None

**Landscaping (UDO Section 5):**

	UDO Standard	Proposed Standard
Perimeter Buffers		
East	20' Type C	None - Existing Deer Path Rd
North	100' US-1 Conservation Buffer	None - Utility Easement or specified Danger Tree Zone

Proposed Site Design (UDO Section 8 and Conditional Zoning District)**Site Design Highlights**

- Existing Buffer preserved where feasible along US-1, remaining buffer areas to be entirely preserved.
- New transmission lines to be constructed in and out of site.
- Existing overhead utilities to be removed.
- Required grading and stormwater facilities provided.

**Example Image Provided by the Applicant**

This image is an example of a facility similar to the proposal.

Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards/Ordinances

The proposed Business & Research Technology Conditional Zoning District modifies few UDO standards, and most of these proposed modifications are related to the site itself.

- The reduction in lot frontage is due to the shape of the lot where it fronts Deer Path Road. This is an existing condition and the proposed modification does not establish a new lot without sufficient frontage.
- The reduction in buffer requirements is due to existing driveway and utility easement conditions. Existing easement along US-1 prevents significant buffering standards, and the applicant has stressed the need for maintenance in these easement areas, especially around the towers and danger tree zones. However, the applicant has also provided specific areas in the easement where existing vegetation can be preserved. The applicant has also proposed no buffer along the western property line. While the existing Deer Path Road right-of-way is planned to be closed, the drive will continue to be used for site access, preventing a buffer in the same location. As the adjacent property is also owned by Duke, and any future development on the adjacent site will require a buffer, this buffer modification may be reasonable. Overall, the proposed Business & Research Technology Conditional Zoning District standards have been found to be consistent with the Unified Development Ordinance.
- The applicant has also proposed several changes to the additional use requirements regarding fencing, proposing barbed wire extending outward, and no vegetative screening. The UDO requirements for barbed wire around major infrastructure are typically for more publicly visible projects, as such staff did not find there to be concern with the modification due to the existing vegetation around the site, and distance from adjacent properties. As the site contains critical infrastructure, the security of the substation was also considered for this request.

Staff find the modifications requested with this Conditional Zoning District helps the Town achieve the CD goals and are in the public interest.



Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan		
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent	☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent	☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent	☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent	☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent	☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent	☐ Inconsistent
Unified Development Ordinance		
Conditional Zoning District Standards/Ordinances	☒ Consistent	☐ Inconsistent

Zoning Map Amendment (Rezoning) Staff Analysis

The applicant must demonstrate that the proposed Zoning Map Amendment and property owner offered conditions (if any) or unique conditions associated with this request support the Town's Comprehensive Plan objectives and/or Ordinances and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

- | | |
|--|---|
| ☒ Consistent with Adopted Plans/Ordinances | ☐ Inconsistent with Adopted Plans/Ordinances |
| ☒ Reasonable and in the Public Interest | ☐ Not Reasonable and in the Public Interest |

The proposed Business & Research Technology Conditional Zoning District and Business & Research Technology zoning districts are to serve the purposes of constructing a new utility substation at the existing site, as well as set up the adjacent site for future success. The Conditional Zoning District, which is also a Development Plan for the substation, depicts the project almost entirely on the existing substation site, which will be demolished/upgraded. Both proposed zoning districts are important to achieving the Town's long-term utility needs and economic development goals, and are consistent with the Comprehensive Plan.

Staff Recommendation: ☒ Approve ☐ Deny



Previous Case Related Items

Neighborhood Meeting

The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 1/29/2025

Summary of Issues: No attendees present.

Legislative Public Hearing

Public Hearing Date: 9/16/2025

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/567/media> (Public Hearing begins at 00:27:49)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been made with a public hearing sign on the property.

Public Hearing Discussion:

- No discussion

Application Modifications

The following modifications have been made to the application as a result of feedback received during the public hearing:

- None

Planning Board Consideration & Action

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.



Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement

The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS § 160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The requested Zoning Map Amendment from 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business & Industrial, and the proposed substation use further supports future Business & Industrial Uses. The requested rezoning is reasonable and in the public interest because its purpose is to assist town residents and economic development projects in being provided adequate utilities.

Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

☐ The requested amendment is **consistent** with
Vision Holly Springs Comprehensive Plan

or

☐ The requested amendment is **inconsistent** with
Vision Holly Springs Comprehensive Plan

for the following reasons:

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion

The Planning Board must make a recommendation to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 25-REZ-04 to change the zoning of 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology, on portions of Wake County PINs 0629624446 and 0629497094 as submitted by McAdams on behalf of Duke Energy Progress, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Anticipated Town Council Consideration and Decision: 10/21/2025

PETITION CONTACT INFORMATION (Attach additional sheets if needed)

Applicant and Financially Responsible Party will need to register for an account on the Portal.

Project Applicant Check One: ☐ Owner ☒ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other

Name: [David Bergmark \(Agent for Duke Energy\)](#)

Company: [McAdams](#)

Mailing Address: [621 Hillsborough Street, Suite 500](#)

City, State, Zip: [Raleigh, NC 27603](#)

Telephone: [919.361.5000](#)

E-Mail: bergmark@mcadamsco.com

Design Professional

Name: [David Revoir](#)

Company: [Appian Consulting Engineers, PA](#)

Mailing Address: [2317 Professional Drive/ PO Box 7966](#)

City, State, Zip: [Rocky Mount, NC 27804](#)

Telephone: [252-972-7703](#)

E-Mail: drevoir@appianengineers.com

Developer

Name: [Wayne Nicholas](#)

Company: [Duke Energy Progress, LLC](#)

Mailing Address: [411 Fayetteville Street](#)

City, State, Zip: [Raleigh, NC 27601](#)

Telephone: [919.546.2191](#)

E-Mail: wayne.nicholas@duke-energy.com

Attorney

Name: [Amy Crout](#)

Company: [Smith Anderson](#)

Mailing Address: [150 Fayetteville Street, Suite 2300](#)

City, State, Zip: [Raleigh, NC 27601](#)

Telephone: [919.821.6694](#)

E-Mail: acrout@smithlaw.com

Landscape Architect

Name: [Graham Smith](#)

Company: [Site Collaborative](#)

Mailing Address: [1620 Hillsborough Street](#)

City, State, Zip: [Raleigh, NC 27605](#)

Telephone: [919.805.3586](#)

E-Mail: graham@sitecollaborative.com

Financially Responsible Party (REQUIRED)

Name: [McAdams Accounting Department](#)

Company: [McAdams](#)

Mailing Address: [621 Hillsborough Street, Suite 500](#)

City, State, Zip: [Raleigh, NC 27603](#)

Telephone: [919.361.5000](#)

E-Mail: Accounting@mcadamsco.com

Property Owner (REQUIRED)

Name: [Duke Energy Progress Inc \(ATTN: Wayne Nicholas\)](#)

Company: [Duke Energy Progress, LLC](#)

Mailing Address: [550 S Tryon Street](#)

City, State, Zip: [Charlotte, NC 28202-4200](#)

Telephone: [919.546.2191](#)

E-Mail: wayne.nicholas@duke-energy.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☒	Zoning Map Change – General Use District
☒	Zoning Map Change – Conditional Zoning District ☒ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION	
https://www.hollyspringsnc.gov/742/Maps	
Project Name	Duke Energy Progress Apex Friendship Road 230kV Substation
Project Location Use street address. If none, use closest intersection	4113 Deer Path Rd & 0 Deer Path Rd (portion of both parcels) ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☒ Pending Annexation
PIN(s)	0629-62-4446 & 0629-49-7094 (portion of both parcels)
Real Estate ID	0110325 & 0489846 (portion of both parcels)
Project Acreage	51.36 acres (total acreage) Partial Parcel? ☒ Yes ☐ No
Current Zoning	RR: Rural Residential
Proposed Zoning	BRT (6.11 acres) & BRT-CD (45.25 acres) - legal descriptions & survey for both areas attached
Current Future Land Use Designation	Business & Industrial and Natural Area
Proposed Future Land Use Designation	No change
Small Area Plan Designation (if applicable)	Not applicable
Special Study Scoping Meeting Dates	Not required
Sketch Plan Review (pre-submittal) Meeting Date:	3/20/2025
Neighborhood Meeting Date:	1/29/2025

CERTIFICATE OF COMPLETION	
I certify that all information presented in this petition is accurate to the best of my knowledge and belief.	
Signature of Applicant:	Date: 4/22/25

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

[Please see attachment.](#)

SECTION 1: LAND USE & CHARACTER

[Please see attachment.](#)

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

[Please see attachment.](#)

SECTION 3: PARKS, RECREATION

[Please see attachment.](#)

SECTION 4: COMMUNITY FACILITIES

[Please see attachment.](#)

SECTION 5: INFRASTRUCTURE & UTILITIES

[Please see attachment.](#)

SECTION 8: NATURAL RESOURCES

[Please see attachment.](#)

STATEMENT OF REASONABLENESS

[Please see attachment.](#)

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

[Please see attachment.](#)

Apex Friendship Rezoning – **Plan Consistency Statement**

Executive Summary:

The requested conditional district rezoning provides a context sensitive solution to continue the reliable and safe provision of electricity to the Holly Springs community. The scale and impact of the proposed substation will not cause negative impacts to surrounding properties, rights-of-way, or sensitive environmental resources. The proposed use will not add to traffic on surrounding roads and will not require Town water and sewer service. The request is consistent with the Future Land Use Plan and Comprehensive Plan overall and is otherwise reasonable and in the public interest.

Section 1: Land Use & Character

The subject site is designated Business & Industrial and Natural Area on the Future Land Use Plan.

Business & Industrial areas are intended to support large and small office and industrial buildings, serving as major employment clusters for the Town. These uses are typically more intense and are significantly buffered from surrounding properties. The use proposed through this conditional district rezoning request (electric substation) is re-establishing a previously operating utility (electric substation) in this location that will be improved and updated to provide reliable electricity to the large manufacturing facilities newly developed and developing in the northwest portion of Town. As shown on the Site Plan associated with this rezoning, the proposed substation will be significantly screened from surrounding properties by existing vegetation, consistent with the form and character of the screening for existing industrial uses in the area.

Part of the subject site is designated Natural Area – this designation follows the eastern boundary of the site, following the Little White Oak Creek and its surrounding flood plain. As shown on the associated Site Plan (and therefore a condition of this rezoning) the substation is proposed to be located out of the floodplain and the surrounding natural area is intended to remain undisturbed. This is consistent with the intent of the Natural Area future land use designation, which is described in the Comprehensive Plan as remaining undeveloped and reserved for preservation.

Section 2: Comprehensive Transportation Plan

The Comprehensive Transportation Plan provides two main policy pillars for responsible and thoughtful growth of Holly Springs' transportation network: the traffic study policy and streetscape design policy. The Comprehensive Transportation Plan does not propose any new street connections, road widening, improved intersections, or multimodal

connections through the subject site. In accordance with the adopted policy, a Traffic Impact Analysis will not be required for this future development, as it will very rarely generate vehicle trips. Typical substation traffic involves a monthly trip for maintenance.

The site is located on the edge of Holly Springs' jurisdiction, along US Highway 1. Sufficient access to a public street is provided to serve the site; however, the electric substation use will not require a high number of daily trips. For safety reasons, it is preferable to locate essential private infrastructure further away from highly connected activity centers. This unique use scenario creates a unique transportation planning scenario, where it is best for this site and use to remain relatively disconnected from high access connectivity hubs.

Section 3: Parks, Recreation

The Parks Recreation and Greenways Master Plan does not show any proposed greenways or park search areas within or around the subject site. The preservation of natural area along the eastern site boundary (consistent with the Future Land Use Plan) fulfills an important role in the protection of water quality, tree canopy, and habitat for plants and animals for the Town of Holly Springs at large. The Little White Oak Creek flows into Harris Lake, which is a major recreational area for Holly Springs residents and the region. The upstream protection of tributary waters helps to ensure the health and longevity of Harris Lake, ensuring the park continues to serve as a beloved recreation space for the community.

Section 4: Community Facilities

The Community Facilities Plan does identify any plans for the subject site.

Section 5: Infrastructure & Utilities

The subject site is on the edge of Holly Springs' planning jurisdiction and on the edge of the Town's long-range plans for water and sewer service. Town utilities are not extended to the site. The unique use as an electric substation does not require any water or sewer service.

Section 8: Natural Resources

The subject site is within the Cape Fear River Basin. The Little White Oak Creek, one of the major streams feeding into Harris Lake, tracks along the eastern boundary of the site. The stream is surrounded by FEMA flood hazard area (floodplain). Wetlands branch off the stream and extend along the western boundary of the site as well.

The proposed use has minimal impacts to the natural environment – with minimal impervious area and virtually no vehicular traffic. Per the associated site plan, which is a condition of this rezoning, the substation will remain outside of the floodplain and

wetlands area to the greatest extent possible. Disturbance to these sensitive environmental areas will be limited to what is necessary for access and utility easements, as well as clearing of dangerous tree zones which have the potential to disrupt electrical power lines. Sensitive/Low Impact clearing zones are marked with special hatching on the Overall Demolition Plan.

Statement of Reasonableness:

The rezoning request is consistent with the Future Land Use Plan and the Comprehensive Plan. The request is reasonable and in the public interest as it will allow for the continued use of the site as an electric substation and continue to provide essential electrical service to the growing community of Holly Springs. The request will not cause adverse impacts to the surrounding properties or public rights-of-way and will protect sensitive environmental areas to the greatest extent possible. The request will not place any impact on the Town's water and sewer facilities and will produce very minimal impact on the surrounding roadways.

Public Benefits Statement:

The rezoning request will allow for the continued use of the site as an electric substation, providing essential electricity infrastructure for the benefit of the public. The Town of Holly Springs and the surrounding region continue to grow at a rapid pace, and the demand for electricity increases with this growth. Improvements to the electric substation will allow for the safe and reliable provision of electrical service to the community.

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the [Unified Development Ordinance \(UDO\)](#). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSintake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION

Meeting Date:	January 29th, 2025
Meeting Time:	6:00PM - 7:00PM
Meeting Location:	Harris Energy & Environmental Center, 3932 New Hill Holleman Road, New Hill, NC 27562

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

[There were no meeting attendees.](#)

Changes made to the Petition as a result of the meeting:

[None \(due to the lack of attendees and therefore the lack of any feedback to respond to\)](#)

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature:

Chris Neil

Date: [4/17/2025](#)

SUMMARY OF NEIGHBORHOOD MEETING

A neighborhood meeting was held on January 29, 2025 to discuss a potential rezoning of approximately 50-acre portion of property located at Deer Path Road, Holly Springs, NC 27539 (portions of PINs 0629624446 and 0629497094) (the “Property”).

The neighborhood meeting was held from 6:00 p.m. to 7:00 p.m. at the Harris Energy & Environmental Center, 3932 New Hill Holleman Road, New Hill, NC 27562.

As required by the Town’s Unified Development Ordinance, the applicant mailed notice of the meeting to property owners within a five hundred (500) foot radius of the subject site. The notice letter and mailing list are attached to this summary.

No neighbors attended the neighborhood meeting.



January 16, 2025

Proposed Rezoning of an approximately 50-acre portion of property located at Deer Path Road, Holly Springs, NC 27539 (portions of PINs 0629624446 and 0629497094) (the “Property”)

Dear Neighbor,

Duke Energy is committed to providing our customers with safe, reliable and increasingly clean energy. We continually evaluate our network of power lines that serve homes, schools and businesses to determine the best solutions to help meet the region’s energy needs. To help keep this commitment, we are seeking to make improvements to the power grid in your area.

We are writing to invite you to a neighborhood meeting to discuss the proposed rezoning of an approximately 50-acre portion of the property located at Deer Path Road in Holly Springs, N.C. The proposed rezoning would rezone an approximately 50-acre portion of the Property located east of Deer Path Road between U.S. 1 and Friendship Road to facilitate the construction of a new Duke Energy substation. The 50-acre portion of the Property proposed to be rezoned is currently zoned Rural Residential (RR) and is proposed to be rezoned to Business & Research Technology (BRT) and BRT Conditional Zoning District (BRT-CD). The new substation will increase capacity and help enhance reliability of the power grid in this growing region. A map showing the portion of the Property that Duke Energy proposes to rezone is enclosed.

**We invite you to attend a neighborhood meeting
Wednesday, Jan. 29, 2025 | 6-7 p.m.
Harris Energy & Environmental Center
3932 New Hill Holleman Road
New Hill, NC 27562**

You are receiving this letter because you are a resident and/or property owner within approximately 500 feet of the Property requested for rezoning. Prior to submitting the rezoning application, the Town of Holly Springs requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the Property requested for rezoning. The purpose of the meeting is to provide an opportunity to learn more about the proposed rezoning from the applicant and ask questions before the application is submitted to the town. After the meeting, we will prepare a report for the Town of Holly Springs Planning Department regarding the items discussed.

While this neighborhood meeting is required by the Town of Holly Springs, Duke Energy is organizing and holding the meeting. Representatives of the town may not attend the meeting. If you have questions for the town regarding the rezoning process, you may contact the town’s Development Services department at 919.577.3111 or developmentservices@hollyspringsnc.gov.

If you have questions, feel free to reach out to us at **919.821.6778** or by email at **tcoleman@smithlaw.com**. Please include the project name (noted above), your name, property address and a phone number where we may reach you.

Thank you in advance for your patience as we work to serve the region's energy needs.

Sincerely,

Duke Energy
Public Engagement

Enclosure

REZONING EXHIBIT

*

- APPROXIMATE SUBSTATION LOCATION
CURRENT PARCEL BOUNDARY -
NOTIFICATIONS SENT TO ALL PROPERTIES WITHIN 500 FT
APPROXIMATE BOUNDARY OF ZONING CHANGE
SPLIT ZONING LINE

HOLLY SPRINGS:

- BRT: BUSINESS RESEARCH TECHNOLOGY
RR: RURAL RESIDENTIAL

- WAKE COUNTY:**
- IVMX-CD: INNOVATE MIXED USE CONDITIONAL DISTRICT
 - HD
 - R-30
 - R-80

PROJECT LOCATION MAP

NOTE: THE BLUE BOUNDARY REPRESENTS THE AREA PROPOSED TO BE REZONED.



DEP PROJ# E22040101

Town of Holly Springs Project#: 25-REZ-04/ PLRZ202500100

U.S. HIGHWAY 1

NEW HILL HOLLEMAN RD. (S.R. 127)

DEER PATH RD. (S.R. 165)

FRIENDSHIP RD. (S.R. 1149)

BOUNDARY OF DEVELOPMENT PLAN & CONDITIONAL BRT ZONING (BLACK BORDER)

BOUNDARY OF BRT ZONING (NO CONDITIONS AND EXCLUDED FROM DEVELOPMENT PLAN) (BLUE BORDER)

PROJECT LOCALIZATION POINT
 POINT #421 (NAIL SET)
 N.C. STATE PLANE GRID COORDINATES
 NAD83 (2001) NAVD88
 N: 699,852.86'
 E: 2,023,196.14'
 ELEV.: 290.88'
 COMBINED SCALE FACTOR: 0.9998855

PROJECT BENCHMARK
 POINT #400 (REBAR WITH CAP)
 NAD83 (2001) NAVD88
 N: 699,659.08'
 E: 2,024,182.76'
 ELEV.: 293.03'

N.G.S. CHILL
 N.C. GRID COORDINATES
 NAD83 (2001) NAVD88
 N: 698,511.61'
 E: 2,002,618.01'
 ELEV.: 325.01'

DIRECTIONS TO THE SITE:
 From US-1, take exit 89, then turn left onto New Hill Holleman Rd. for 850 ft. Turn left onto Friendship Rd. Continue for 0.7 miles, then turn left onto Deer Path Rd. Site is approximately 0.4 miles along Deer Path Rd.

LATITUDE: 35.67299747
LONGITUDE: -78.91783340

CONSULTING ENGINEERS, P.A.
CIVIL, MUNICIPAL &
STRUCTURAL ENGINEERS
BLN = C0562

2317 Professional Dr.
P.O. Box 7966
Rocky Mount, N.C. 27804
Phone: (252) 972-7703

www.appianengineers.com
admin@appianengineers.com



APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C
COVER

COUNTY: WAKE	SCALE RATIO 1:1	DEP PROJ NO: E22040101
SCALE: N/A	CHK. David Revoir	TASK —
DRAWN: Jacob Sheffield	APP —	DEP DWG NO: 84437
DATE: 07/11/2025	ACE J.N.: 24-010	SHEET C001 OF 48

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BOUNDARY DESCRIPTION SHOWN
IS NOT FOR RECORDATION.

These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

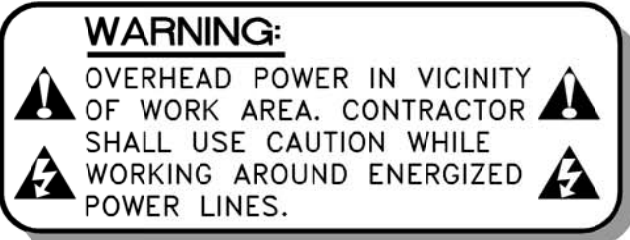
These plans are for bidding purposes only and are not to be used as Construction drawings unless initialed and dated as approved for Construction below by the Engineer.

Approved for Construction: _____ Date: _____

The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions affecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ Date: _____



NO.	DATE	REVISION	BY	CK.	APP.

I, CONNOR J. STEARNS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.017" (HORIZONTAL) AND 0.033" (VERTICAL); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL
DATE: 4th DAY OF APRIL, A.D., 2024

CONNOR J. STEARNS, PROFESSIONAL LAND SURVEYOR L-5469



4/9/24

I, CONNOR J. STEARNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: HORIZONTAL 0.017" VERTICAL 0.033"
- (3) TYPE OF GPS FIELD PROCEDURE: NO REAL TIME NETWORK (VRS)
- (4) DATES OF SURVEY: FEBRUARY 27, 2024
- (5) DATUM/EPOCH: NAD83 (2001)
- (6) PUBLISHED/FIXED-CONTROL USE: N.G.S. MONUMENTS "CHILL" AND "CHERYL"
- (7) READ MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.99988855 (1/X = 1.0001146)
- (9) UNITS: U.S. SURVEY FEET

DATE: 4/9/24
CONNOR J. STEARNS, PLS L-5469

I, CONNOR J. STEARNS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND AND AIRBORNE SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD; AND THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 27, 2024; THAT THE SURVEY WAS COMPLETED ON APRIL 8, 2024; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD88.

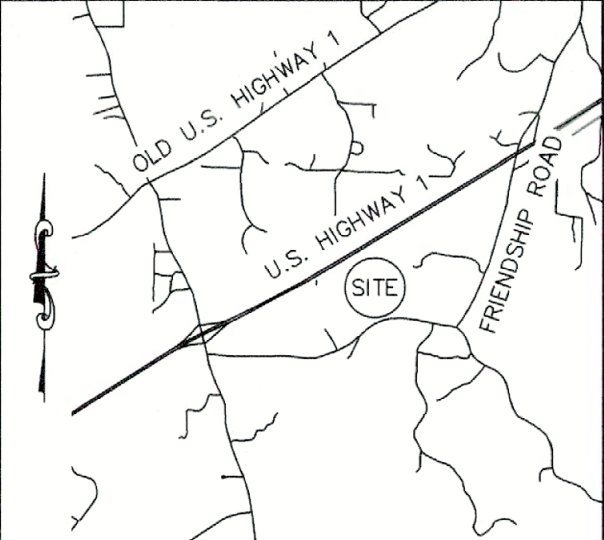
DATE: 4/9/24
CONNOR J. STEARNS, PLS L-5469

TESTED 0.114 FEET NON-VEGETATED VERTICAL ACCURACY (NVA) AT 95 PERCENT CONFIDENCE LEVEL IN ALL OPEN AND NON-VEGETATED LAND COVER CATEGORIES COMBINED USING RMSEZ (0.058) X 1.96. COMPILED TO MEET 0.50 FEET VERTICAL ACCURACY AT 95% CONFIDENCE LEVEL.

STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY NC REAL TIME KINETIC (VRS) GPS METHOD, AND WERE BASED ON NGS MONUMENTS "CHILL" AND "CHERYL", AND THE DATUM IS NAD 83 (2001). THE PROJECT COMBINED FACTOR = 0.99988855 (1/X=1.0001146) PROJECT COORDINATES ARE LOCALIZED ON PT #401 (NAIL SET) AND HAVE A STATE PLANE VALUE OF N:699,852.86' AND E:2,023,984.14'. VERTICAL DATUM BASED ON NAVD88.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A TOPOGRAPHIC AND SUBSTATION SURVEY.
2. SURVEYED AND MAPPED FOR: DUKE ENERGY PROGRESS, LLC
3. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2001).
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. ZONING: R-80 (WAKE COUNTY) AND RR (HOLLY SPRINGS) PER WAKE COUNTY GIS.
6. AREA BY COORDINATE COMPUTATION.
7. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "X," "X, 1% FUTURE CONDITIONS," AND "AE" AS DEFINED BY F.E.M.A F.I.R.M. COMMUNITY PANEL #3720062800K DATED 07/19/2022 AND #3720072000K DATED 07/19/2022.
8. REFERENCES: AS SHOWN
9. UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
10. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.
11. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88.
12. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY.
13. PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.



LOCATION MAP NOT TO SCALE

LEGEND

	CONTROL POINT	N/F	NOW OR FORMERLY
	NAIL	D.B.	DEED BOOK
	EXISTING IRON PIPE	B.M.	BOOK OF MAPS
	CONCRETE MONUMENT	P.G.	PAGE
	CALCULATED POINT	P.I.N.	PARCEL IDENTIFICATION NUMBER
	NC GEODETIC SURVEY MON.	DWG. NO.	DRAWING NUMBER
	DRAINAGE INLET/YARD INLET	STA	STATION
	GUY WIRE	EIP	EXISTING IRON PIPE
	POWER/UTILITY POLE	FES	FLARED END SECTION
	TELEPHONE BOX	PVC	POLYVINYL CHLORIDE
	GAS TEST STATION	DI	DROP INLET
	BOLLARD	CMP	CORRUGATED METAL PIPE
	SIGN	N.G.S.	NATIONAL GEODETIC SURVEY
	RIGHT OF WAY LINE	E.O.I.	END OF INFORMATION
	SURVEY LINE		
	BOUNDARY LINE		
	SUBSTATION BASELINE		
	ADJOINER LINE		
	ADJOINER GIS LINE		
	FENCE		
	GROUNDING GRID LINE		
	GROUNDING GRID LINE PER RECORD		
	FIBER OPTIC LINE PER RECORD		
	OVERHEAD ELECTRIC LINE		
	GAS LINE		
	UNDERGROUND ELECTRIC LINE		
	UNDERGROUND FIBER OPTIC CABLE		
	UNKNOWN UTILITY		
	UNDERGROUND TELEPHONE CABLE		
	UNDERGROUND STORM PIPE		
	WOOD LINE/LANDSCAPING		
	ZONE "AE"		
	ZONE X 1% FUTURE CONDITIONS		
	RIP RAP		

NOT TO SCALE

SITE: 107838 FOR SOURCE OF TITLE REFER TO D.BK. 15289, PG. 2437 SHEET 1 OF 4

DUKE ENERGY PROGRESS, LLC
APEX FRIENDSHIP 230kV SUBSTATION

TOPOGRAPHIC AND SUBSTATION SURVEY

BUCKHORN TOWNSHIP WAKE COUNTY, N.C.

BOOK: CREW: DMB/WH
DATE: 4/9/24 DRAWN BY: CJS
SCALE: N.T.S. P.A.=0.017"(H);0.033"(V)

LAND UNIT: 0000000 MAP: 107838_BTU_NEWSUB_040924



McADAMS

THE JOHN R. McADAMS
COMPANY, INC.

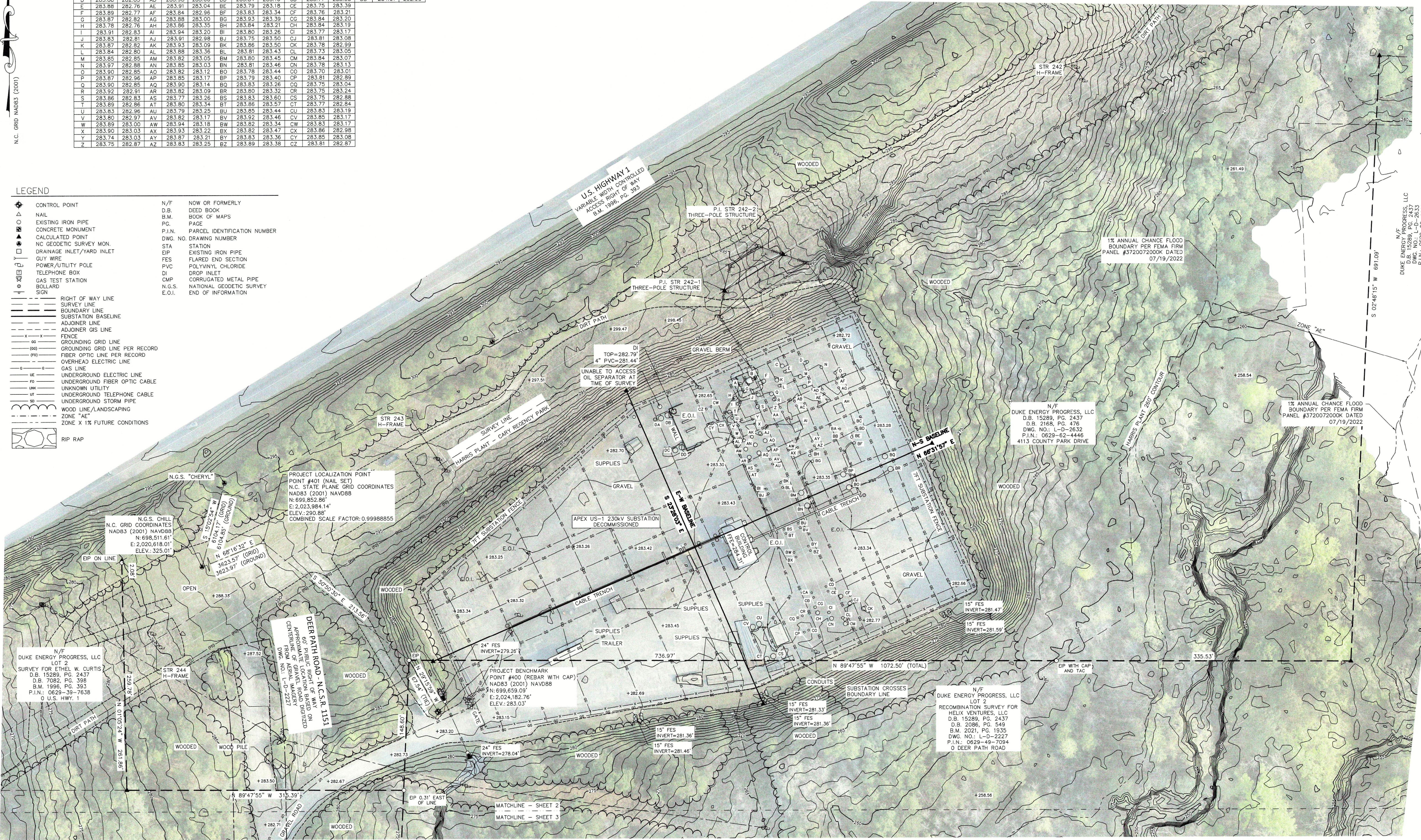
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0283
(800) 733-5646 • McAdamsCo.com



525 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. 800-641-7762

STR	TOC/STR	GRND	STR	TOC/STR	GRND	STR	TOC/STR	GRND	STR	TOC/STR	GRND	STR	TOC/STR	GRND	STR	TOC/STR	GRND
A	283.93	282.85	AA	283.83	282.88	BA	283.75	283.21	CA	283.83	283.39	DA	283.77	283.01			
B	283.86	282.87	AB	283.87	282.88	BB	283.89	283.26	CB	283.89	283.14	DB	283.73	283.11			
C	283.84	282.77	AC	283.90	283.20	BC	283.85	283.18	CC	283.85	283.16	CC	283.82	283.05			
D	283.88	282.85	AD	283.98	283.00	BD	283.84	283.16	CD	283.77	283.38	DD	284.01	282.95			
E	283.88	282.76	AE	283.91	283.04	BE	283.79	283.18	CE	283.75	283.39						
F	283.89	282.77	AF	283.84	282.96	BF	283.83	283.34	CF	283.76	283.21						
G	283.87	282.82	AG	283.88	283.00	BG	283.93	283.39	CG	283.84	283.20						
H	283.78	282.76	AH	283.86	283.35	BH	283.84	283.21	CH	283.84	283.19						
I	283.91	282.83	AI	283.94	283.20	BI	283.80	283.26	CI	283.77	283.17						
J	283.83	282.81	AJ	283.91	282.98	BJ	283.75	283.50	CJ	283.81	283.08						
K	283.87	282.82	AK	283.93	283.09	BK	283.86	283.50	CK	283.78	282.99						
L	283.84	282.80	AL	283.88	283.36	BL	283.81	283.43	CL	283.73	283.05						
M	283.85	282.85	AM	283.82	283.05	BM	283.80	283.45	CM	283.84	283.07						
N	283.97	282.88	AN	283.85	283.03	BN	283.81	283.46	CN	283.78	283.13						
O	283.90	282.85	AO	283.82	283.12	BO	283.78	283.44	CO	283.70	283.01						
P	283.87	282.96	AP	283.85	283.17	BP	283.79	283.40	CP	283.81	282.89						
Q	283.90	282.85	AQ	283.90	283.14	BQ	283.83	283.26	CQ	283.75	283.04						
R	283.92	282.91	AR	283.82	283.09	BR	283.80	283.32	CR	283.75	283.24						
S	283.86	282.83	AS	283.77	283.26	BS	283.83	283.60	CS	283.75	282.88						
T	283.89	282.86	AT	283.80	283.34	BT	283.86	283.57	CT	283.77	282.84						
U	283.83	282.96	AU	283.79	283.25	BU	283.85	283.44	CU	283.83	283.19						
V	283.80	282.97	AV	283.82	283.17	BV	283.92	283.46	CV	283.85	283.17						
W	283.89	283.00	AW	283.94	283.18	BW	283.82	283.34	CW	283.83	283.17						
X	283.90	283.03	AX	283.93	283.22	BX	283.82	283.47	CX	283.86	282.98						
Y	283.74	283.03	AY	283.87	283.21	BY	283.83	283.36	CY	283.85	283.08						
Z	283.75	282.87	AZ	283.83	283.25	BZ	283.89	283.38	CZ	283.81	282.87						

LEGEND	
	CONTROL POINT
	NAIL
	EXISTING IRON PIPE
	CONCRETE MONUMENT
	CALCULATED POINT
	NC GEODETIC SURVEY MON.
	DRAINAGE INLET/YARD INLET
	GUY WIRE
	POWER/UTILITY POLE
	TELEPHONE BOX
	GAS TEST STATION
	BOLLARD
	SIGN
	RIGHT OF WAY LINE
	SURVEY LINE
	BOUNDARY LINE
	SUBSTATION BASELINE
	ADJOINER LINE
	ADJOINER GIS LINE
	GROUNDING GRID LINE
	GROUNDING GRID LINE PER RECORD
	FIBER OPTIC LINE PER RECORD
	OVERHEAD ELECTRIC LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC CABLE
	UNKNOWN UTILITY
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND STORM PIPE
	WOOD LINE/LANDSCAPING
	ZONE "AE"
	ZONE X 1% FUTURE CONDITIONS
	RIP RAP



N/F
DUKE ENERGY PROGRESS, LLC
LOT 2
SURVEY FOR ETHEL W. CURTIS
D.B. 15289, PG. 2437
D.B. 7082, PG. 398
B.M. 1996, PG. 393
P.I.N.: 0629-39-7638
O U.S. HWY. 1

N.C.S. CHILL
NAD83 (2001) NAVD88
N: 698,511.61'
E: 2,020,818.01'
ELEV: 325.01'

N.O.S. "CHERYL"
N: 1502.34' W
S: 1502.34' W
E: 6104.17' (GRID)
E: 6104.85' (GROUND)
N 68°16'32" E
3623.57' (GRID)
3623.97' (GROUND)

DEER PATH ROAD - N.C.S.R. 1151
APPROXIMATE LOCATION BASED ON
CENTERLINE OF AERIAL IMAGERY
FROM NO. L-D-2227

PROJECT LOCALIZATION POINT
POINT #401 (NAIL SET)
N.C. STATE PLANE GRID COORDINATES
NAD83 (2001) NAVD88
N: 698,852.86'
E: 2,023,984.14'
ELEV: 290.88'
COMBINED SCALE FACTOR: 0.99988855

PROJECT BENCHMARK
POINT #400 (REBAR WITH CAP)
NAD83 (2001) NAVD88
N: 699,659.09'
E: 2,024,182.76'
ELEV: 283.03'

24" FES
INVERT=279.26'

APEX US-1 230kV SUBSTATION
DECOMMISSIONED

UNABLE TO ACCESS
OIL SEPARATOR AT
TIME OF SURVEY

4" TOP=282.79'
PVC=281.44'

15" FES
INVERT=281.33'

15" FES
INVERT=281.36'

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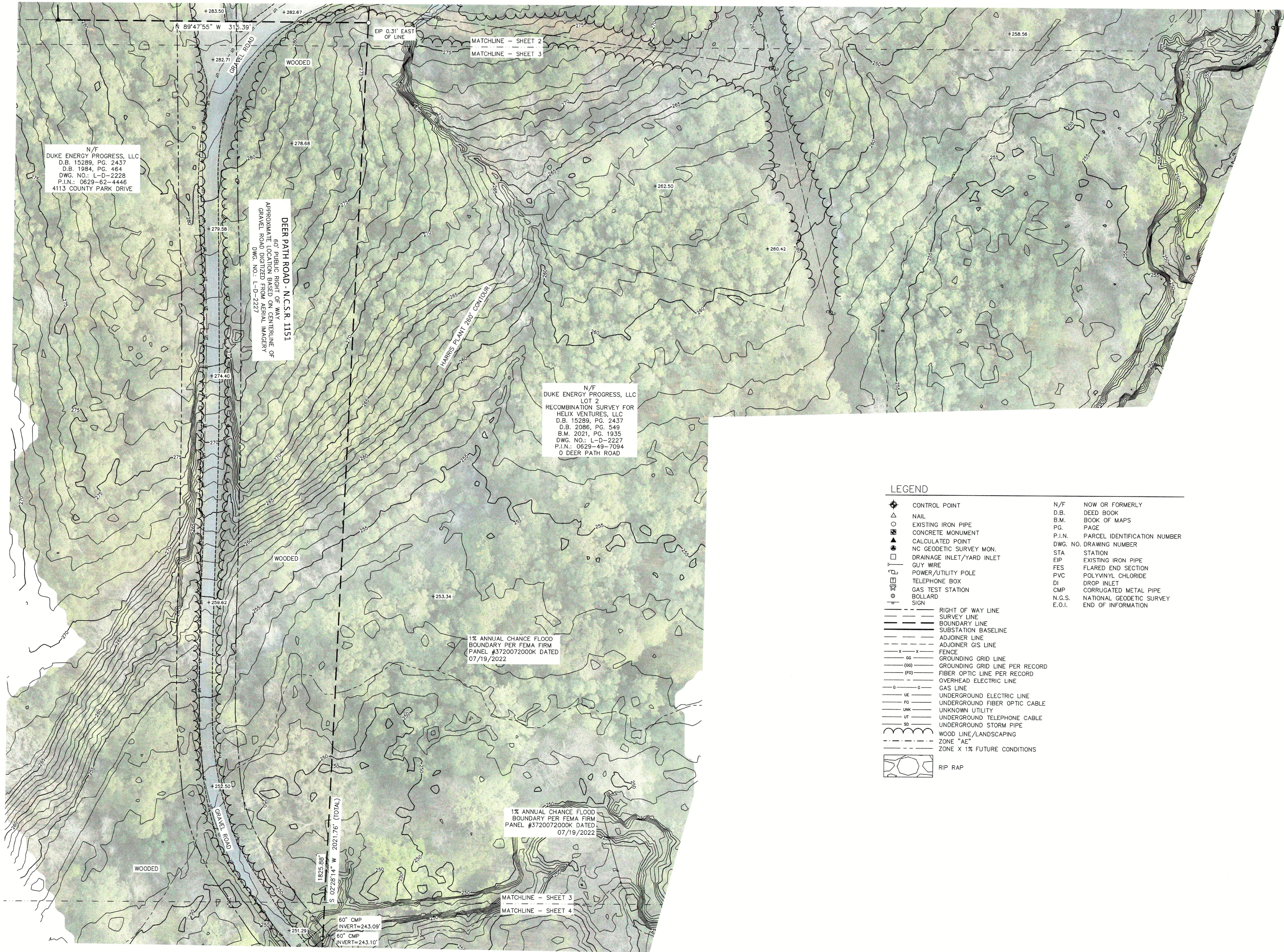
15" FES
INVERT=281.46'

15" FES
INVERT=281.59'

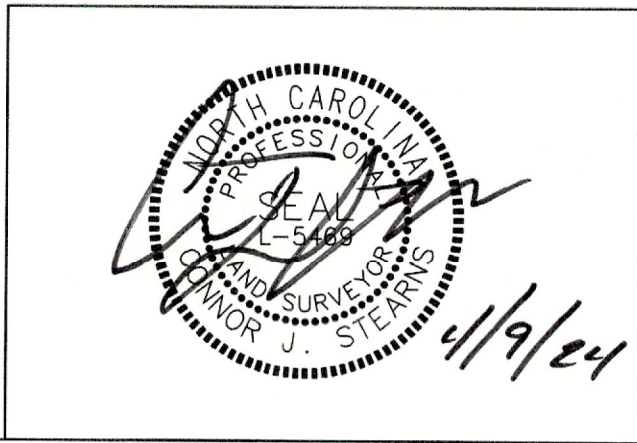
15" FES
INVERT=281.47'

15" FES
INVERT=281.59'

15" FES
INVERT=281.33'



LEGEND	
	CONTROL POINT
	NAIL
	EXISTING IRON PIPE
	CONCRETE MONUMENT
	CALCULATED POINT
	NC GEODETIC SURVEY MON.
	DRAINAGE INLET/YARD INLET
	GUY WIRE
	POWER/UTILITY POLE
	TELEPHONE BOX
	GAS TEST STATION
	BOLLARD
	SIGN
	RIGHT OF WAY LINE
	SURVEY LINE
	BOUNDARY LINE
	SUBSTATION BASELINE
	ADJOINER LINE
	ADJOINER GIS LINE
	FENCE
	GROUNDING GRID LINE
	GROUNDING GRID LINE PER RECORD
	FIBER OPTIC LINE PER RECORD
	OVERHEAD ELECTRIC LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC CABLE
	UNKNOWN UTILITY
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND STORM PIPE
	WOOD LINE/LANDSCAPING
	ZONE "AE"
	ZONE X 1% FUTURE CONDITIONS
	RIP RAP
	NOW OR FORMERLY
	DEED BOOK
	BOOK OF MAPS
	PAGE
	PARCEL IDENTIFICATION NUMBER
	DRAWING NUMBER
	STATION
	EXISTING IRON PIPE
	FLARED END SECTION
	POLYVINYL CHLORIDE
	DROP INLET
	CORRUGATED METAL PIPE
	NATIONAL GEODETIC SURVEY
	END OF INFORMATION



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Durham, North Carolina 27713
License No.: C-0293
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SITE: 107838 FOR SOURCE OF TITLE REFER TO D.BK. 15289, PG. 2437 SHEET 3 OF 4

DUKE ENERGY PROGRESS, LLC
APEX FRIENDSHIP 230kV SUBSTATION
TOPOGRAPHIC AND SUBSTATION SURVEY
DUKE ENERGY PROGRESS
BUCKHORN TOWNSHIP WAKE COUNTY, N.C.

BOOK: 25' 0' 25' 50' 75' CREW:DMB/WH
DATE: 4/9/24 DRAWN BY: CJS
SCALE: 1"=50' SCALE IN FEET P.A.=0.017"(H); 0.033"(V)
LAND UNIT: 0000000 MAP: 107838_BTU_NEWSUB_040924

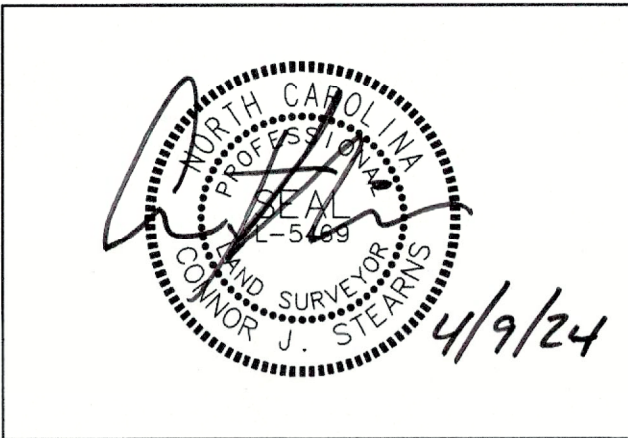
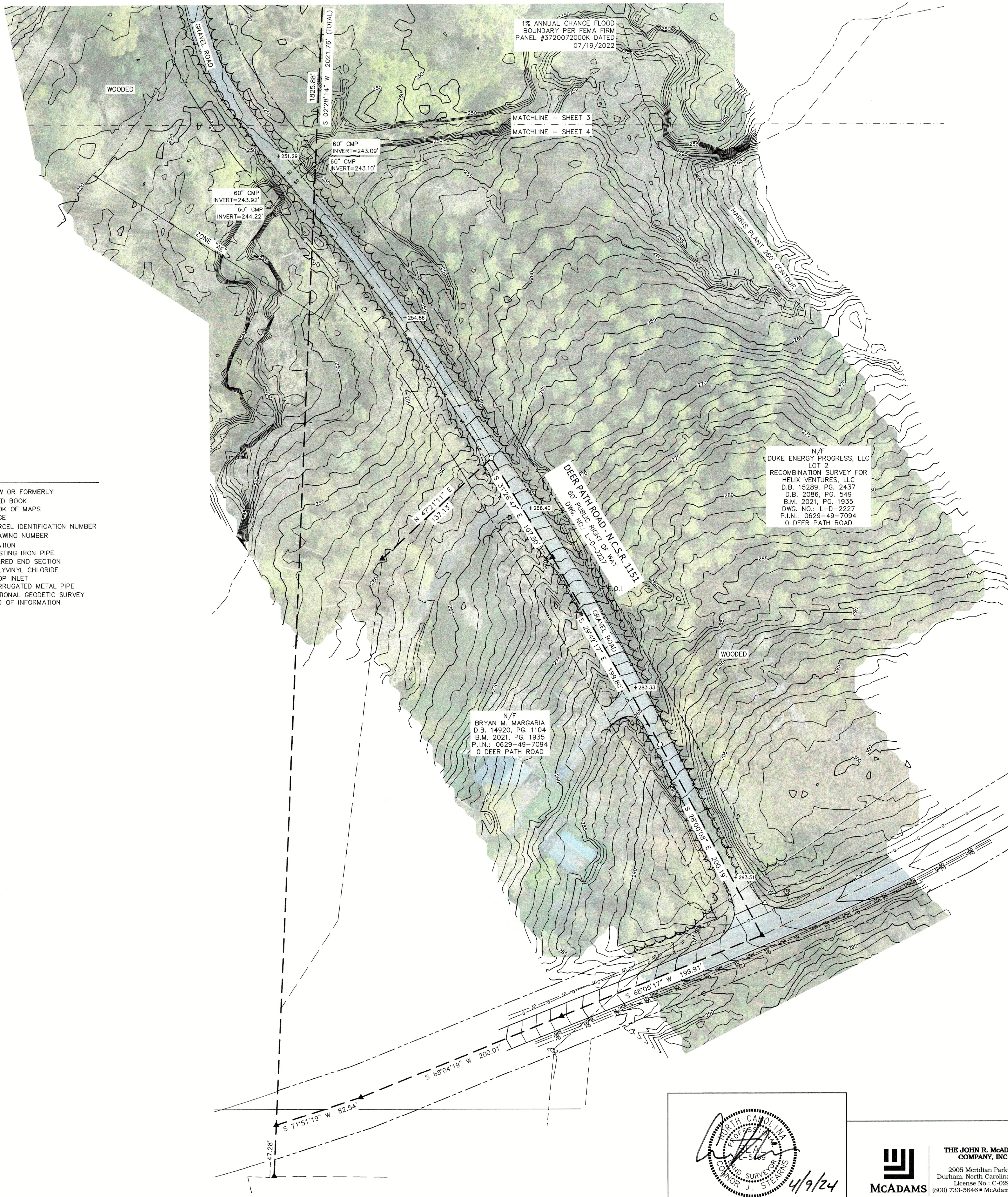
525 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. 800-641-7762

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.

LEGEND

	CONTROL POINT	N/F	NOW OR FORMERLY
	NAIL	D.B.	DEED BOOK
	EXISTING IRON PIPE	B.M.	BOOK OF MAPS
	CONCRETE MONUMENT	P.G.	PAGE
	CALCULATED POINT	P.I.N.	PARCEL IDENTIFICATION NUMBER
	NC GEODETIC SURVEY MON.	DWG. NO.	DRAWING NUMBER
	DRAINAGE INLET/YARD INLET	STA	STATION
	GUY WIRE	EIP	EXISTING IRON PIPE
	POWER/UTILITY POLE	FES	FLARED END SECTION
	TELEPHONE BOX	PVC	POLYVINYL CHLORIDE
	GAS TEST STATION	DI	DROP INLET
	BOLLARD	CMP	CORRUGATED METAL PIPE
	SIGN	N.G.S.	NATIONAL GEODETIC SURVEY
	RIGHT OF WAY LINE	E.O.I.	END OF INFORMATION
	SURVEY LINE		
	BOUNDARY LINE		
	SUBSTATION BASELINE		
	ADJOINER LINE		
	ADJOINER GIS LINE		
	FENCE		
	GROUNDING GRID LINE		
	GROUNDING GRID LINE PER RECORD		
	FIBER OPTIC LINE PER RECORD		
	OVERHEAD ELECTRIC LINE		
	GAS LINE		
	UNDERGROUND ELECTRIC LINE		
	UNDERGROUND FIBER OPTIC CABLE		
	UNKNOWN UTILITY		
	UNDERGROUND TELEPHONE CABLE		
	UNDERGROUND STORM PIPE		
	WOOD LINE/LANDSCAPING		
	ZONE "AE"		
	ZONE X 1% FUTURE CONDITIONS		
	RIP RAP		



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SITE: 107838 FOR SOURCE OF TITLE REFER TO D.BK. 15289, PG. 2437

SHEET 4 OF 4

DUKE ENERGY PROGRESS, LLC APEX FRIENDSHIP 230kV SUBSTATION TOPOGRAPHIC AND SUBSTATION SURVEY DUKE ENERGY PROGRESS	
BUCKHORN TOWNSHIP	WAKE COUNTY, N.C.
BOOK: 25' 0' 25' 50' 75'	CREW: DMB/WH
DATE: 4/9/24	DRAWN BY: CJS
SCALE: 1"=50'	SCALE IN FEET P.A.=0.017(h); 0.033(v)
LAND UNIT: 0000000	MAP: 107838_BTU_NEWSUB_040924

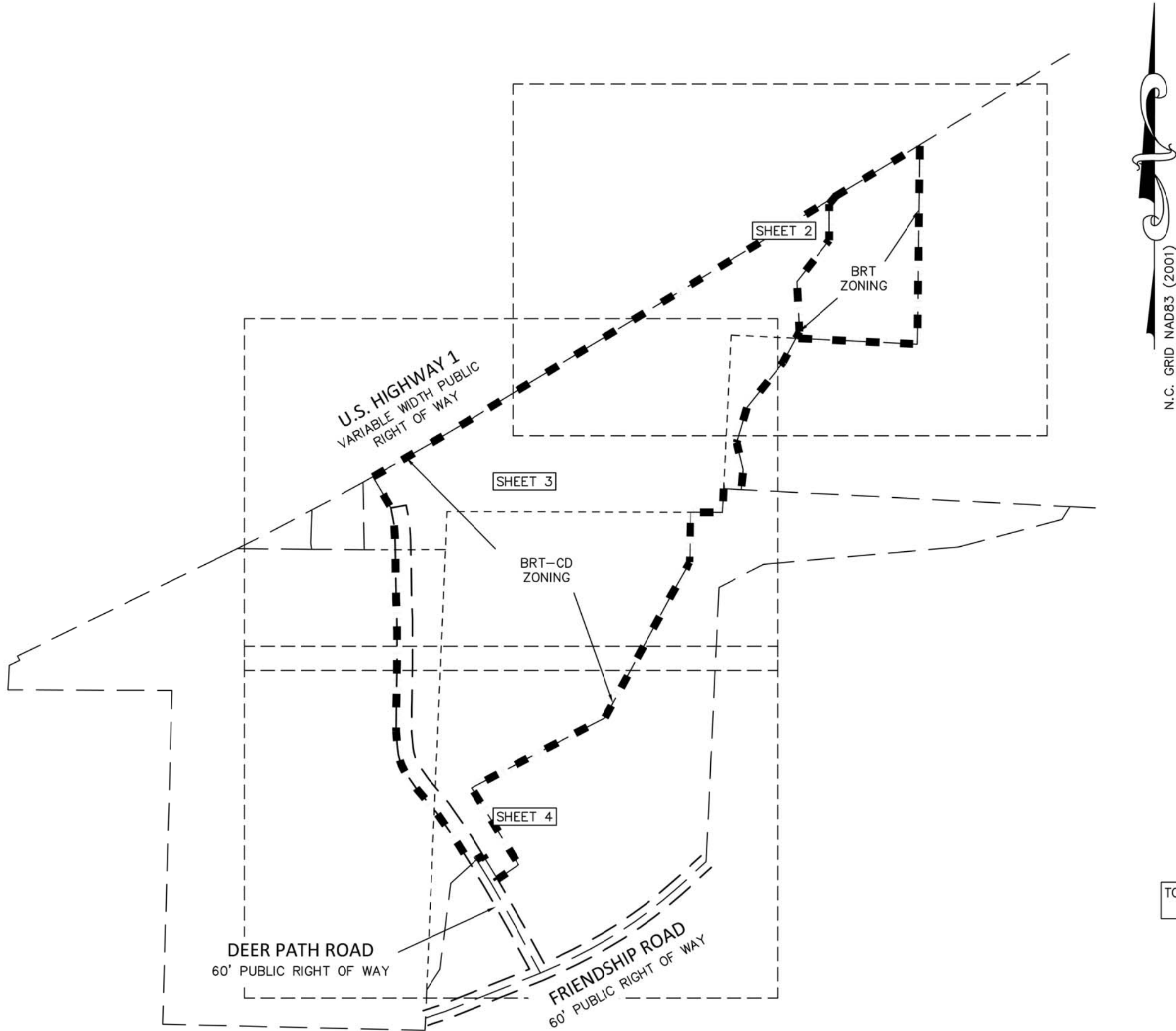


525 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. 800-641-7762

LEGEND

△	EXISTING NAIL	EIP	EXISTING IRON PIPE
⊗	EXISTING CONCRETE MONUMENT	EIP CT	EXISTING IRON PIPE CAP AND TAC
○	EXISTING IRON PIPE	EIS	EXISTING IRON STAKE
▲	EXISTING NAIL	ENL	EXISTING NAIL
▲	CALCULATED POINT	ECM	EXISTING CONCRETE MONUMENT
□	#4 REBAR SET	N/F	NOW OR FORMERLY
---	BOUNDARY LINE	B.M.	BOOK OF MAPS
---	RIGHT OF WAY LINE	D.B.	DEED BOOK
---	ABANDONED BOUNDARY LINE	PG.	PAGE
---	CONTOUR LINES	S.F.	SQUARE FEET
---	TRANSMISSION RIGHT OF WAY	AC.	ACRE
■	PROPOSED ZONING LINE		

PRELIMINARY



TOTAL PERIMETER LINEAR FOOTAGE: 8398.67'
TOTAL ACREAGE: 51.36 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°00'45" W	76.97'
L2	N 87°01'16" W	69.57'
L3	S 02°48'59" W	92.25'
L4	S 55°45'11" W	100.10'
L5	N 31°26'34" W	108.27'
L6	S 58°32'03" W	30.01'
L7	S 47°24'36" W	30.57'
L8	N 31°26'34" W	5.92'
L9	N 31°26'34" W	91.37'
L10	N 34°29'59" W	147.70'
L11	N 40°10'25" W	45.49'
L12	N 39°58'05" W	75.08'
L13	N 34°42'20" W	61.02'
L14	N 04°49'11" W	67.43'
L15	N 00°19'12" E	91.71'
L16	N 01°16'33" E	26.44'
L17	N 00°26'01" W	44.01'
L18	N 02°24'24" W	80.30'
L19	N 04°39'01" W	22.65'
L20	N 10°41'28" W	63.40'
L21	N 28°08'54" E	29.20'
L22	N 39°42'23" E	39.92'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	11589.16'	409.74'	N 59°35'59" E
C2	216.43'	112.89'	N 19°45'45" W
C3	9237.85'	275.64'	N 00°29'53" E
C4	849.51'	55.67'	N 03°01'31" W
C5	11589.16'	43.77'	S 60°43'15" W

NOT TO SCALE

SITE: 107838

FOR SOURCE OF TITLE REFER TO DEED BOOK AND PAGE AS SHOWN

SHEET 1 OF 4

DUKE ENERGY PROGRESS, LLC

APEX FRIENDSHIP 230kV SUBSTATION

PROPOSED ZONING BOUNDARY

DUKE ENERGY PROGRESS

BUCKHORN TOWNSHIP WAKE COUNTY, N.C.

BOOK: CREW: LER/PT
DATE: 4/10/25 DRAWN BY: CJS
SCALE: N.T.S. R.O.P.: 1"=52,197'+

LAND UNIT: 0000000 MAP: 107838_B_ZONINGBOUNDARY_R1_041525

DUKE ENERGY

525 S. TRYON STREET
CHARLOTTE N.C. 28202

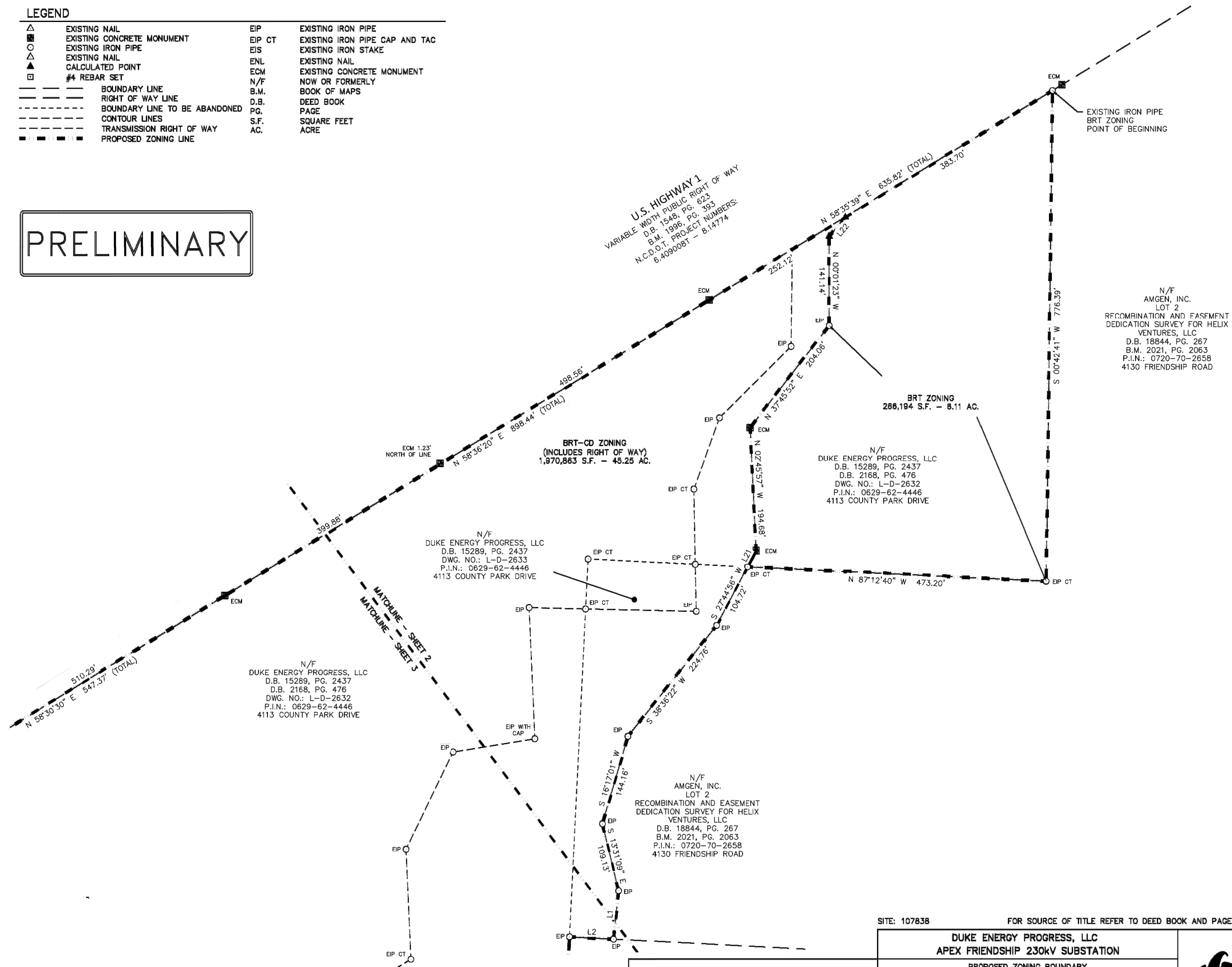


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Durham, North Carolina 27713
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LEGEND

△	EXISTING NAIL	EIP	EXISTING IRON PIPE
■	EXISTING CONCRETE MONUMENT	EIP CT	EXISTING IRON PIPE CAP AND TAC
○	EXISTING IRON PIPE	EIS	EXISTING IRON STAKE
△	EXISTING NAIL	ENL	EXISTING NAIL
▲	CALCULATED POINT	ECM	EXISTING CONCRETE MONUMENT
□	#4 REBAR SET	N/F	NOW OR FORMERLY
---	BOUNDARY LINE	B.M.	BOOK OF MAPS
---	RIGHT OF WAY LINE	D.B.	DEED BOOK
---	BOUNDARY LINE TO BE ABANDONED	PG.	PAGE
---	CONTOUR LINES	S.F.	SQUARE FEET
---	TRANSMISSION RIGHT OF WAY	AC.	ACRE
---	PROPOSED ZONING LINE		

PRELIMINARY



N.C. GRID NAD83 (2001)

DNE24015-F2.dwg, 4/15/2025 4:24 PM, Connor Stearns

SITE: 107838	FOR SOURCE OF TITLE REFER TO DEED BOOK AND PAGE AS SHOWN	SHEET 2 OF 4
DUKE ENERGY PROGRESS, LLC APEX FRIENDSHIP 230kV SUBSTATION		
PROPOSED ZONING BOUNDARY DUKE ENERGY PROGRESS		
BUCKHORN TOWNSHIP	WAKE COUNTY, N.C.	
BOOK: 50' 0' 50' 100' 150'	CREW: LER/PT	
DATE: 4/10/25	DRAWN BY: CJS	
SCALE: 1"=100'	SCALE IN FEET	
LAND UNIT: 0000000	MAP: 107838_B_ZONINGBOUNDARY_R1_041525	



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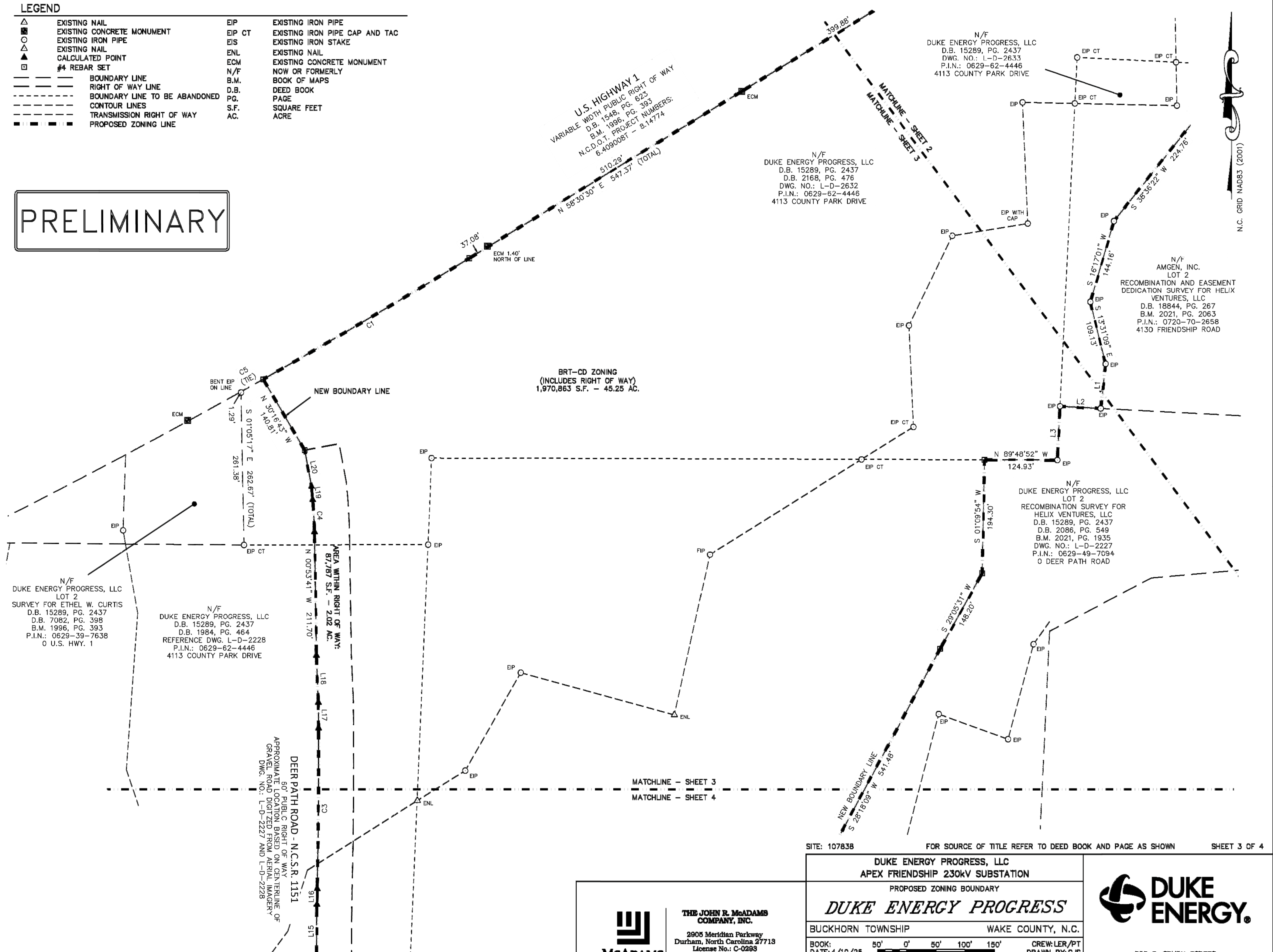


525 S. TRYON STREET
CHARLOTTE N.C. 28202

LEGEND

△	EXISTING NAIL	EIP	EXISTING IRON PIPE
■	EXISTING CONCRETE MONUMENT	EIP CT	EXISTING IRON PIPE CAP AND TAC
○	EXISTING IRON PIPE	EIS	EXISTING IRON STAKE
△	EXISTING NAIL	ENL	EXISTING NAIL
▲	CALCULATED POINT	ECM	EXISTING CONCRETE MONUMENT
□	#4 REBAR SET	N/F	NOW OR FORMERLY
---	BOUNDARY LINE	B.M.	BOOK OF MAPS
---	RIGHT OF WAY LINE	D.B.	DEED BOOK
---	BOUNDARY LINE TO BE ABANDONED	PG.	PAGE
---	CONTOUR LINES	S.F.	SQUARE FEET
---	TRANSMISSION RIGHT OF WAY	AC.	ACRE
---	PROPOSED ZONING LINE		

PRELIMINARY



SITE: 107838

FOR SOURCE OF TITLE REFER TO DEED BOOK AND PAGE AS SHOWN

SHEET 3 OF 4

DUKE ENERGY PROGRESS, LLC APEX FRIENDSHIP 230kV SUBSTATION	
PROPOSED ZONING BOUNDARY	
DUKE ENERGY PROGRESS	
BUCKHORN TOWNSHIP	WAKE COUNTY, N.C.
BOOK: 50' 0' 50' 100' 150'	CREW: LER/PT
DATE: 4/10/25	DRAWN BY: CJS
SCALE: 1"=100'	R.O.P.: 1":52,197'+
LAND UNIT: 0000000	MAP: 107838_B_ZONINGBOUNDARY_R1_041525



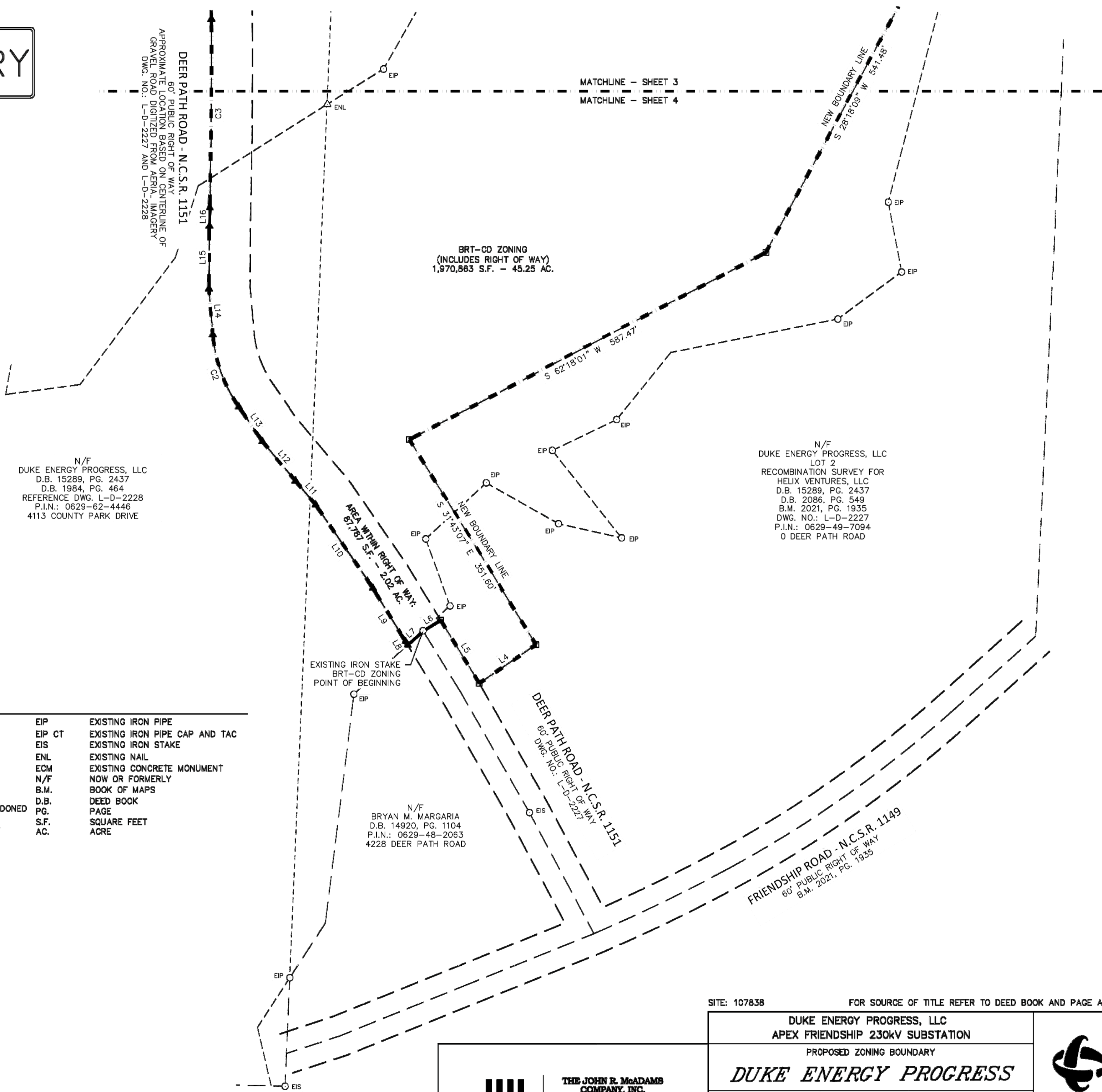
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525 S. TRYON STREET
CHARLOTTE N.C. 28202

PRELIMINARY

N.C. GRID NAD83 (2011)



N/F
DUKE ENERGY PROGRESS, LLC
D.B. 15289, PG. 2437
D.B. 1984, PG. 464
REFERENCE DWG. L-D-2228
P.I.N.: 0629-62-4446
4113 COUNTY PARK DRIVE

N/F
DUKE ENERGY PROGRESS, LLC
LOT 2
RECOMBINATION SURVEY FOR
HELIX VENTURES, LLC
D.B. 15289, PG. 2437
D.B. 2086, PG. 549
B.M. 2021, PG. 1935
DWG. NO.: L-D-2227
P.I.N.: 0629-49-7094
0 DEER PATH ROAD

N/F
BRYAN M. MARGARIA
D.B. 14920, PG. 1104
P.I.N.: 0629-48-2063
4228 DEER PATH ROAD

LEGEND

△	EXISTING NAIL	EIP	EXISTING IRON PIPE
■	EXISTING CONCRETE MONUMENT	EIP CT	EXISTING IRON PIPE CAP AND TAC
○	EXISTING IRON PIPE	EIS	EXISTING IRON STAKE
△	EXISTING NAIL	ENL	EXISTING NAIL
▲	CALCULATED POINT	ECM	EXISTING CONCRETE MONUMENT
□	#4 REBAR SET	N/F	NOW OR FORMERLY
---	BOUNDARY LINE	B.M.	BOOK OF MAPS
---	RIGHT OF WAY LINE	D.B.	DEED BOOK
---	BOUNDARY LINE TO BE ABANDONED	PG.	PAGE
---	CONTOUR LINES	S.F.	SQUARE FEET
---	TRANSMISSION RIGHT OF WAY	AC.	ACRE
---	PROPOSED ZONING LINE		



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SITE: 107838

FOR SOURCE OF TITLE REFER TO DEED BOOK AND PAGE AS SHOWN

SHEET 4 OF 4

DUKE ENERGY PROGRESS, LLC APEX FRIENDSHIP 230KV SUBSTATION	
PROPOSED ZONING BOUNDARY DUKE ENERGY PROGRESS	
BUCKHORN TOWNSHIP	WAKE COUNTY, N.C.
BOOK: DATE: 4/10/25 SCALE: 1"=100'	CREW: LER/PT DRAWN BY: CJS R.O.P.: 1":52,197'+
LAND UNIT: 0000000	MAP: 107838_B_ZONINGBOUNDARY_R1_041525

525 S. TRYON STREET
CHARLOTTE N.C. 28202

DNE24015-F2.dwg, 4/15/2025 4:25 PM, Connor Stearns



BOUNDARY DESCRIPTION SHOWN IS NOT FOR RECORDATION.

CONSTRUCTION SAFETY
These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

These plans are for bidding purposes only and are not to be used as Construction drawings unless initiated and dated as approved for Construction below by the Engineer.

Approved for Construction: _____ Date: _____

EXISTING CONDITIONS:
The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions affecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

RECORD DRAWINGS:
These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ Date: _____

CAUTION:
UNDERGROUND TELEPHONE AND FIBER OPTIC LINES ARE IN VICINITY OF SUBSTATION. CONTRACTOR TO VERIFY LOCATION PRIOR TO DIGGING.

WARNING:
OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.

LEGEND:
(OBJECT PEN COLOR/THICKNESS/SHADE MAY VARY PER SHEET REQUIREMENTS)

- EX. ADJACENT PROPERTY LINES
- EX. STD. RIGHT-OF-WAY
- CONTROLLED ACCESS RIGHT-OF-WAY
- EX. 500 YR FLOOD LINE
- EX. 100 YR FLOOD LINE
- EX. ESMENT LINE
- EX. CONTOURS (1' INTERVAL)
- EDGE EX PAVEMENT
- EDGE EX GRAVEL
- EX WOODS LINE
- EX DITCH
- EX STORM DRAINAGE
- EX. U.G. GROUNDING CABLE
- EX. O.H. POWER
- EX. GUY WIRE(S)
- EX. U.G. FIBER OPTIC LINE
- EX. CONC. STRUCTURES
- EX. BOLLARD
- EX. U.G. POWER
- EX. UNKNOWN U.G. LINE
- PRO. O.H. POWER
- PROPOSED CONTOUR
- WETLAND AREA
- DEP. PROTECTIVE BUFFER
- CAPE FEAR BUFFER
- DANGER TREE ZONE LIMITS
- TOP OF BANK
- LIMITS OF DISTURBANCE
- UG. UNDERGROUND
- OVERHEAD
- [DND] DO NOT DISTURB
- [TBR] TO BE REMOVED
- [FG #] FINISHED GRADE
- [YB #] YARD BLANKET GRADE
- [FES #]

Final Drawings Review Purposes ONLY

Seal: David C. Revoir, Professional Engineer, No. 26959, State of North Carolina, dated 07/11/2025.

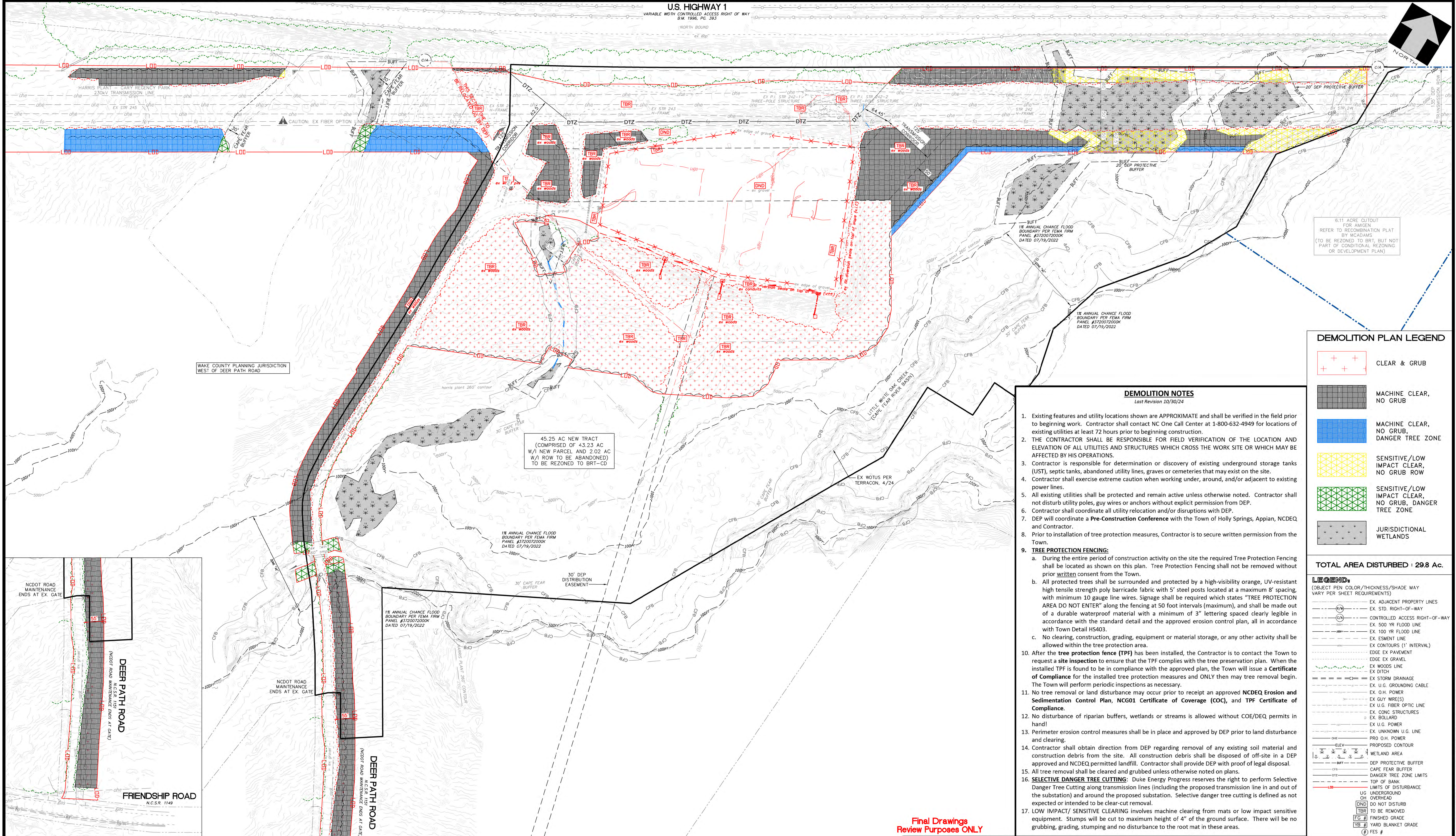
Appian: CONSULTING ENGINEERS, P.A. CIVIL, MUNICIPAL & STRUCTURAL ENGINEERS BLN = C0562. 2317 Professional Dr. P.O. Box 7966 Rocky Mount, N.C. 27804 Phone: (252) 972-7703 www.applanengineers.com admin@applanengineers.com

DUKE ENERGY PROGRESS

APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
OVERALL EXISTING CONDITIONS

COUNTY: WAKE SCALE RATIO: 1:1 DEP PROJ NO: E22040101
SCALE: 1" = 100' CHK: David Revoir TASK: _____
DRAWN: Kelly Williams APP: _____ DEP DWG NO: 84437
DATE: 07/11/25 ACE J.N.: 24-010 SHEET C100 OF 48

DEP PROJ NO: E22040101
TASK: _____
DEP DWG NO: 84437
SHEET C100 OF 48



6.11 ACRE GUTOUT FOR AMGEN REFER TO RECOMBINATION PLAT BY MCADAMS (TO BE REZONED TO BRT, BUT NOT PART OF CONDITIONAL REZONING OR DEVELOPMENT PLAN)

WAKE COUNTY PLANNING JURISDICTION WEST OF DEER PATH ROAD

45.25 AC NEW TRACT (COMPRISED OF 43.23 AC W/ NEW PARCEL AND 2.02 AC W/ ROW TO BE ABANDONED) TO BE REZONED TO BRT-GD

1% ANNUAL CHANCE FLOOD BOUNDARY PER FEMA FIRM PANEL #172007200K DATED 07/19/2022

30' CAPE FEAR BUFFER

30' DEP DISTRIBUTION EASEMENT

1% ANNUAL CHANCE FLOOD BOUNDARY PER FEMA FIRM PANEL #172007200K DATED 07/19/2022

NCDOT ROAD MAINTENANCE ENDS AT EX. GATE

DEER PATH ROAD (NCDOT ROAD MAINTENANCE ENDS AT GATE)

DEER PATH ROAD (NCDOT ROAD MAINTENANCE ENDS AT GATE)

FRIENDSHIP ROAD N.C.S.R. 1149

BOUNDARY DESCRIPTION SHOWN IS NOT FOR RECORDATION.

CONSTRUCTION SAFETY
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Approved for Construction: _____ Date: _____

EXISTING CONDITIONS:
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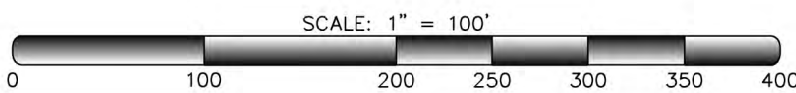
RECORD DRAWINGS:
These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ Date: _____



CAUTION:
UNDERGROUND TELEPHONE AND FIBER OPTIC LINES ARE IN VICINITY OF SUBSTATION. CONTRACTOR TO VERIFY LOCATION PRIOR TO DIGGING.

WARNING:
OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



DEMOLITION NOTES

Last Revision 10/30/24

- Existing features and utility locations shown are APPROXIMATE and shall be verified in the field prior to beginning work. Contractor shall contact NC One Call Center at 1-800-632-4949 for locations of existing utilities at least 72 hours prior to beginning construction.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES AND STRUCTURES WHICH CROSS THE WORK SITE OR WHICH MAY BE AFFECTED BY HIS OPERATIONS.
- Contractor is responsible for determination or discovery of existing underground storage tanks (UST), septic tanks, abandoned utility lines, graves or cemeteries that may exist on the site.
- Contractor shall exercise extreme caution when working under, around, and/or adjacent to existing power lines.
- All existing utilities shall be protected and remain active unless otherwise noted. Contractor shall not disturb utility poles, guy wires or anchors without explicit permission from DEP.
- Contractor shall coordinate all utility relocation and/or disruptions with DEP.
- DEP will coordinate a **Pre-Construction Conference** with the Town of Holly Springs, Applan, NCDEQ and Contractor.
- Prior to installation of tree protection measures, Contractor is to secure written permission from the Town.
- TREE PROTECTION FENCING:**
 - During the entire period of construction activity on the site the required Tree Protection Fencing shall be located as shown on this plan. Tree Protection Fencing shall not be removed without prior **written** consent from the Town.
 - All protected trees shall be surrounded and protected by a high-visibility orange, UV-resistant high tensile strength poly barricade fabric with 5' steel posts located at a maximum 8' spacing, with minimum 10 gauge line wires. Signage shall be required which states "TREE PROTECTION AREA DO NOT ENTER" along the fencing at 50 foot intervals (maximum), and shall be made out of a durable waterproof material with a minimum of 3" lettering spaced clearly legible in accordance with the standard detail and the approved erosion control plan, all in accordance with Town Detail HS403.
 - No clearing, construction, grading, equipment or material storage, or any other activity shall be allowed within the tree protection area.
- After the **tree protection fence (TPF)** has been installed, the Contractor is to contact the Town to request a **site inspection** to ensure that the TPF complies with the tree preservation plan. When the installed TPF is found to be in compliance with the approved plan, the Town will issue a **Certificate of Compliance** for the installed tree protection measures and ONLY then may tree removal begin. The Town will perform periodic inspections as necessary.
- No tree removal or land disturbance may occur prior to receipt an approved **NCDEQ Erosion and Sedimentation Control Plan**, **NGC01 Certificate of Coverage (COC)**, and **TPF Certificate of Compliance**.
- No disturbance of riparian buffers, wetlands or streams is allowed without COE/DEQ permits in hand!
- Perimeter erosion control measures shall be in place and approved by DEP prior to land disturbance and clearing.
- Contractor shall obtain direction from DEP regarding removal of any existing soil material and construction debris from the site. All construction debris shall be disposed of off-site in a DEP approved and NCDEQ permitted landfill. Contractor shall provide DEP with proof of legal disposal.
- All tree removal shall be cleared and grubbed unless otherwise noted on plans.
- SELECTIVE DANGER TREE CUTTING:** Duke Energy Progress reserves the right to perform Selective Danger Tree Cutting along transmission lines (including the proposed transmission line in and out of the substation) and around the proposed substation. Selective danger tree cutting is defined as not expected or intended to be clear-cut removal.
- LOW IMPACT/ SENSITIVE CLEARING involves machine clearing from mats or low impact sensitive equipment. Stumps will be cut to maximum height of 4" of the ground surface. There will be no grubbing, grading, stumping and no disturbance to the root mat in these areas.

DEMOLITION PLAN LEGEND

- CLEAR & GRUB
- MACHINE CLEAR, NO GRUB
- MACHINE CLEAR, NO GRUB, DANGER TREE ZONE
- SENSITIVE/LOW IMPACT CLEAR, NO GRUB ROW
- SENSITIVE/LOW IMPACT CLEAR, NO GRUB, DANGER TREE ZONE
- JURISDICTIONAL WETLANDS

TOTAL AREA DISTURBED : 29.8 Ac.

LEGEND:

(OBJECT PEN COLOR/THICKNESS/SHADE MAY VARY PER SHEET REQUIREMENTS)

- EX. ADJACENT PROPERTY LINES
- EX. STD. RIGHT-OF-WAY
- CONTROLLED ACCESS RIGHT-OF-WAY
- EX. 500 YR FLOOD LINE
- EX. 100 YR FLOOD LINE
- EX. ESMNT LINE
- EX. CONTOURS (1' INTERVAL)
- EDGE EX PAVEMENT
- EDGE EX GRAVEL
- EX WOODS LINE
- EX DITCH
- EX STORM DRAINAGE
- EX U.G. GROUNDING CABLE
- EX O.H. POWER
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- PRO O.H. POWER
- PROPOSED CONTOUR
- WETLAND AREA
- DEP PROTECTIVE BUFFER
- CAPE FEAR BUFFER
- DANGER TREE ZONE LIMITS
- TOP OF BANK
- LIMITS OF DISTURBANCE
- UG UNDERGROUND
- OH OVERHEAD
- TO BE REMOVED
- DND DO NOT DISTURB
- TBR TO BE REMOVED
- FG FINISHED GRADE
- YB YARD BLANKET GRADE
- FES #

Final Drawings
Review Purposes ONLY



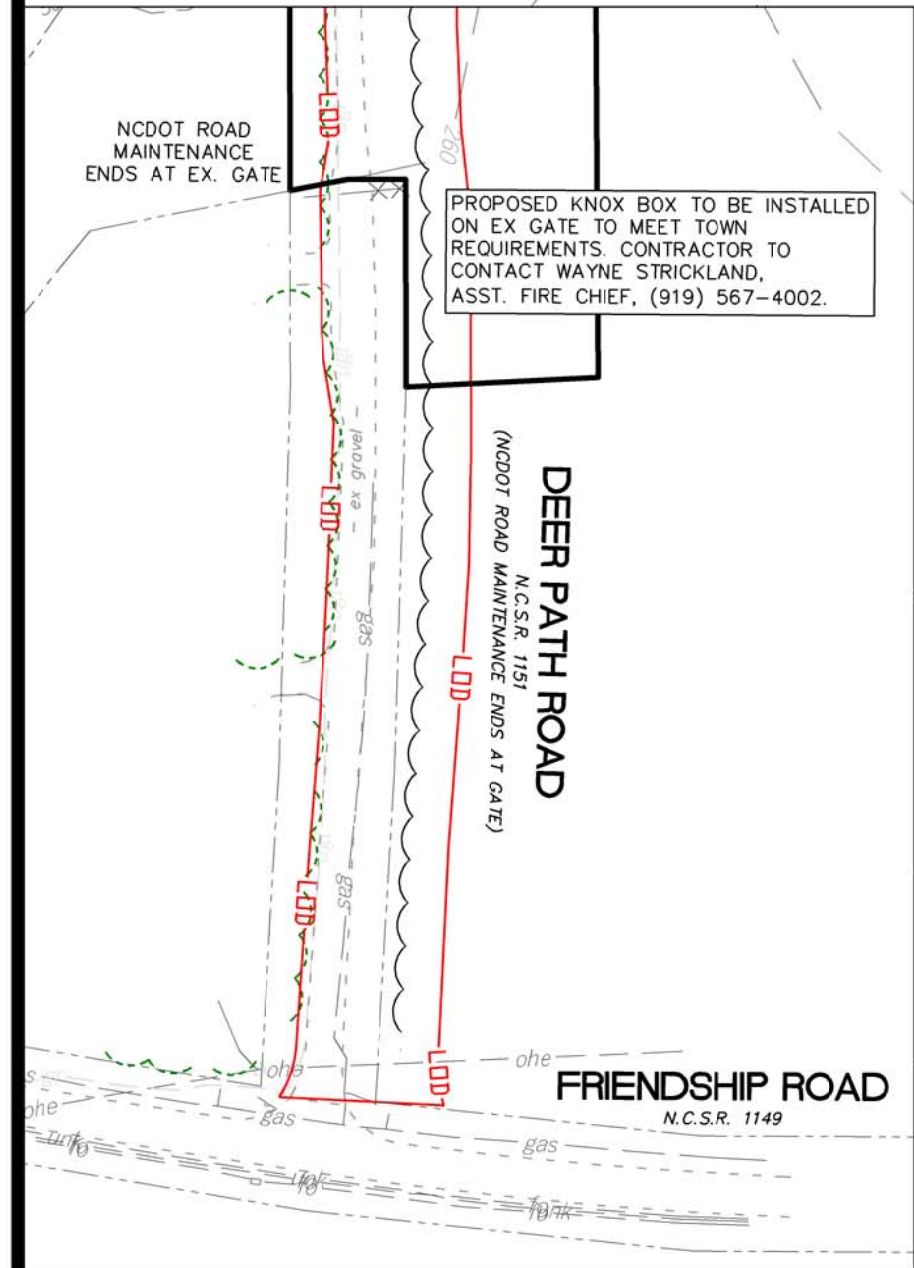
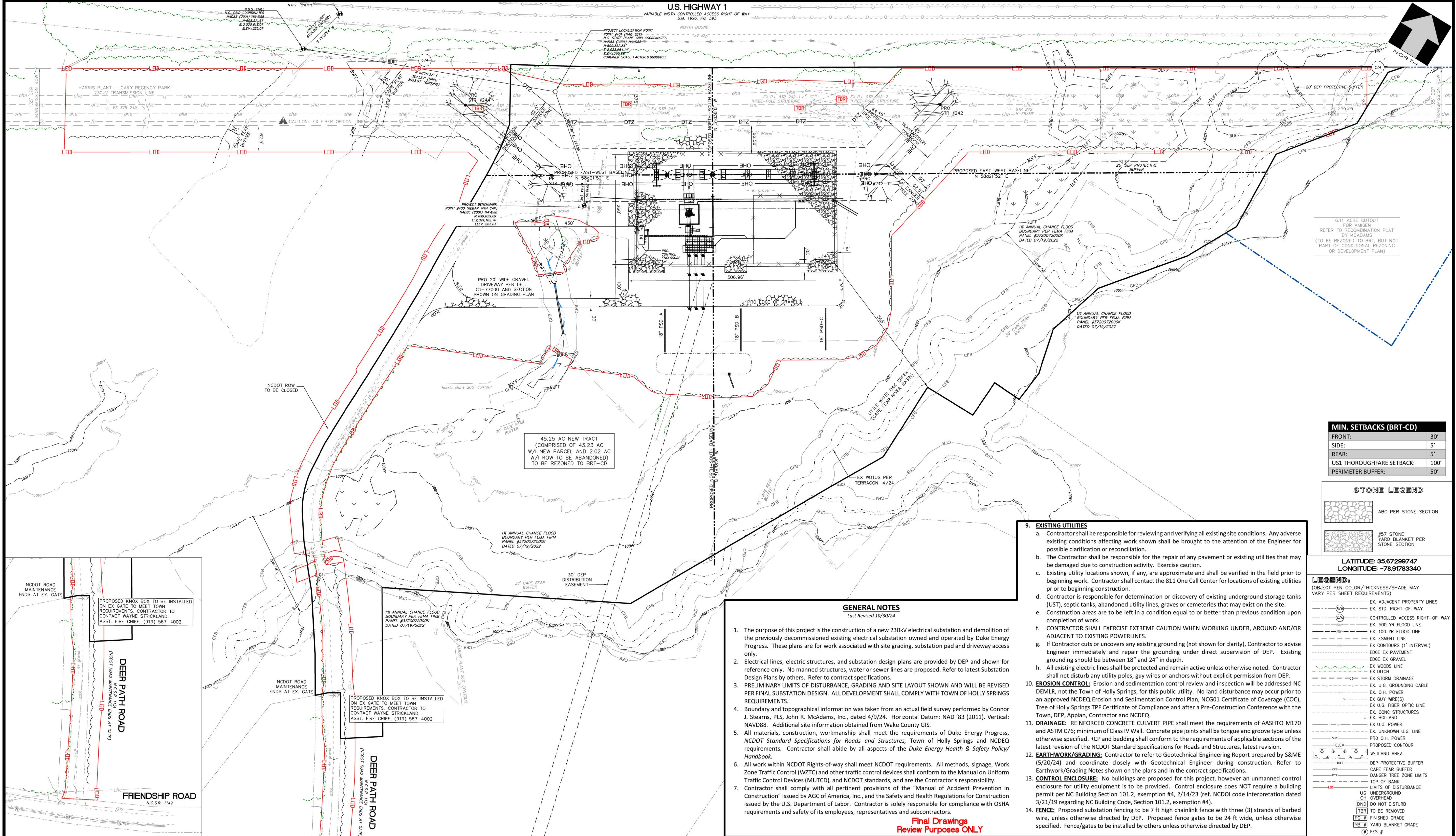
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admin@applanengineers.com



APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
OVERALL DEMOLITION PLAN

COUNTY: WAKE	SCALE RATIO: 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 100'	CHK: David Revoir	TASK: _____
DRAWN: Kelly Williams	APP: _____	DEP DWG NO: 84437
DATE: 08/20/25	ACE J.N.: 24-010	SHEET C110 OF 48

NO.	DATE	REVISION	BY	CK.	APP.



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By: _____ Date: _____



CAUTION:
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WARNING:
OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



GENERAL NOTES
Last Revised 10/30/24

- The purpose of this project is the construction of a new 230kV electrical substation and demolition of the previously decommissioned existing electrical substation owned and operated by Duke Energy Progress. These plans are for work associated with site grading, substation pad and driveway access only.
- Electrical lines, electric structures, and substation design plans are provided by DEP and shown for reference only. No manned structures, water or sewer lines are proposed. Refer to latest Substation Design Plans by others. Refer to contract specifications.
- PRELIMINARY LIMITS OF DISTURBANCE, GRADING AND SITE LAYOUT SHOWN AND WILL BE REVISED PER FINAL SUBSTATION DESIGN. ALL DEVELOPMENT SHALL COMPLY WITH TOWN OF HOLLY SPRINGS REQUIREMENTS.
- Boundary and topographical information was taken from an actual field survey performed by Connor J. Stearns, PLS, John R. McAdams, Inc., dated 4/9/24. Horizontal Datum: NAD '83 (2011). Vertical: NAVD88. Additional site information obtained from Wake County GIS.
- All materials, construction, workmanship shall meet the requirements of Duke Energy Progress, NCDOT Standard Specifications for Roads and Structures, Town of Holly Springs and NCDEQ requirements. Contractor shall abide by all aspects of the Duke Energy Health & Safety Policy/ Handbook.
- All work within NCDOT Rights-of-way shall meet NCDOT requirements. All methods, signage, Work Zone Traffic Control (WZTC) and other traffic control devices shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), and NCDOT standards, and are the Contractor's responsibility.
- Contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction" issued by AGC of America, Inc., and the Safety and Health Regulations for Construction issued by the U.S. Department of Labor. Contractor is solely responsible for compliance with OSHA requirements and safety of its employees, representatives and subcontractors.

9. EXISTING UTILITIES

a. Contractor shall be responsible for reviewing and verifying all existing site conditions. Any adverse existing conditions affecting work shown shall be brought to the attention of the Engineer for possible clarification or reconciliation.

b. The Contractor shall be responsible for the repair of any pavement or existing utilities that may be damaged due to construction activity. Exercise caution.

c. Existing utility locations shown, if any, are approximate and shall be verified in the field prior to beginning work. Contractor shall contact the 811 One Call Center for locations of existing utilities prior to beginning construction.

d. Contractor is responsible for determination or discovery of existing underground storage tanks (UST), septic tanks, abandoned utility lines, graves or cemeteries that may exist on the site.

e. Construction areas are to be left in a condition equal to or better than previous condition upon completion of work.

f. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING UNDER, AROUND AND/OR ADJACENT TO EXISTING POWERLINES.

g. If Contractor cuts or uncovers any existing grounding (not shown for clarity), Contractor to advise Engineer immediately and repair the grounding under direct supervision of DEP. Existing grounding should be between 18" and 24" in depth.

h. All existing electric lines shall be protected and remain active unless otherwise noted. Contractor shall not disturb any utility poles, guy wires or anchors without explicit permission from DEP.

10. **EROSION CONTROL:** Erosion and sedimentation control review and inspection will be addressed NC DEMLR, not the Town of Holly Springs, for this public utility. No land disturbance may occur prior to an approved NCDEQ Erosion and Sedimentation Control Plan, NCG01 Certificate of Coverage (COC), Tree of Holly Springs TPF Certificate of Compliance and after a Pre-Construction Conference with the Town, DEP, Appian, Contractor and NCDEQ.

11. **DRAINAGE:** REINFORCED CONCRETE CULVERT PIPE shall meet the requirements of AASHTO M170 and ASTM C76; minimum of Class IV Wall. Concrete pipe joints shall be tongue and groove type unless otherwise specified. RCP and bedding shall conform to the requirements of applicable sections of the latest revision of the NCDOT Standard Specifications for Roads and Structures, latest revision.

12. **EARTHWORK/GRADING:** Contractor to refer to Geotechnical Engineering Report prepared by S&ME (5/20/24) and coordinate closely with Geotechnical Engineer during construction. Refer to Earthwork/Grading Notes shown on the plans and in the contract specifications.

13. **CONTROL ENCLOSURE:** No buildings are proposed for this project, however an unmanned control enclosure for utility equipment is to be provided. Control enclosure does NOT require a building permit per NC Building Section 101.2, exemption #4, 2/14/23 (ref. NCDOT code interpretation dated 3/21/19 regarding NC Building Code, Section 101.2, exemption #4).

14. **FENCE:** Proposed substation fencing to be 7 ft high chainlink fence with three (3) strands of barbed wire, unless otherwise directed by DEP. Proposed fence gates to be 24 ft wide, unless otherwise specified. Fence/gates to be installed by others unless otherwise directed by DEP.



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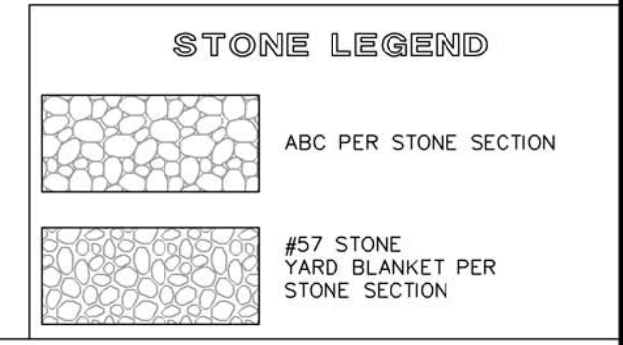
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APEX FRIENDSHIP ROAD 230kV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
OVERALL SITE PLAN

COUNTY: WAKE	SCALE RATIO: 1" = 100'	DEP PROJ NO: E22040101
DRAWN: Kelly Williams	CHK: David Revoir	TASK: _____
DATE: 07/11/25	APP: _____	DEP DWG NO: 84437
	ACE J.N.: 24-010	SHEET C120 OF 48

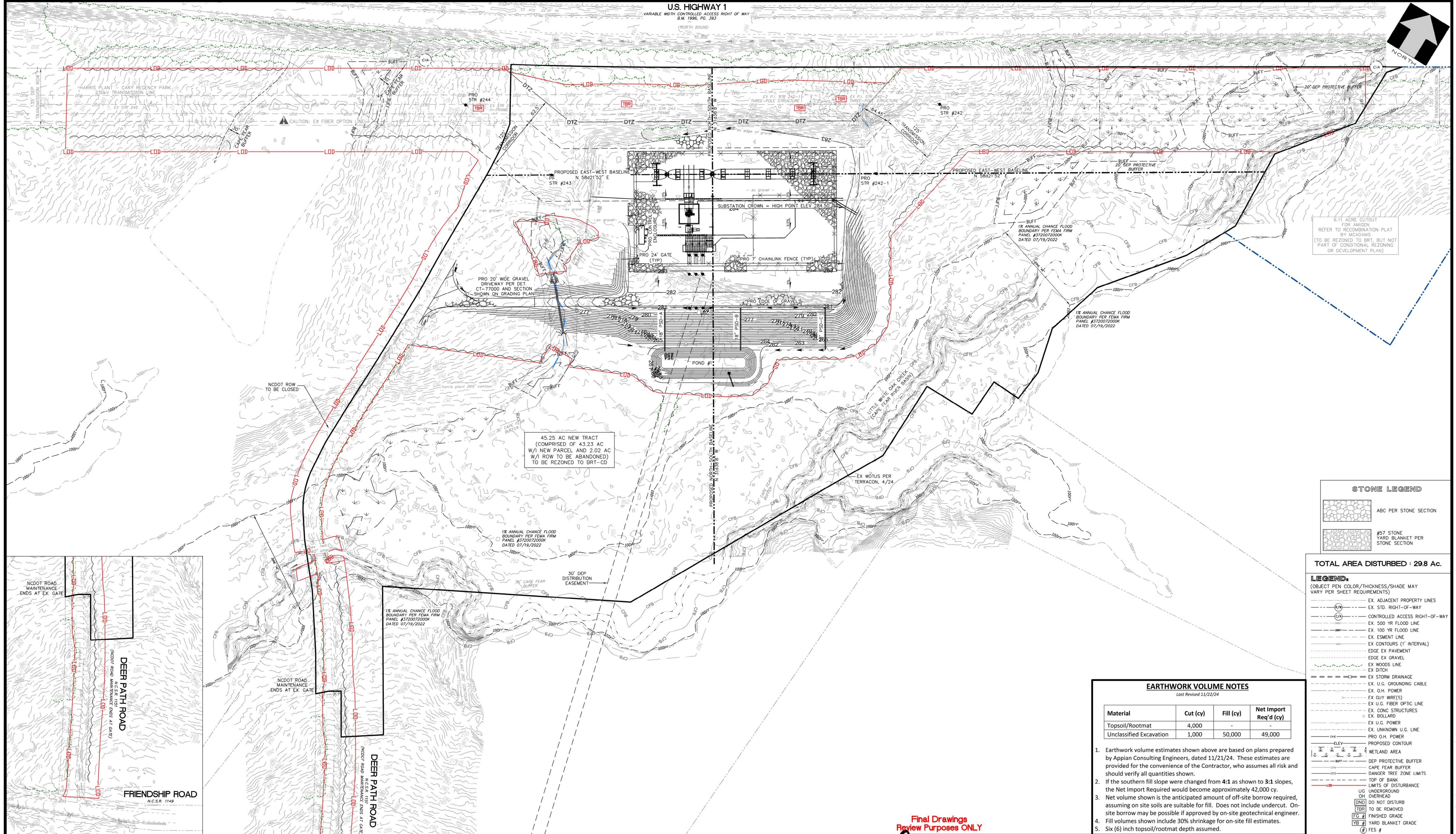
MIN. SETBACKS (BRT-CD)	
FRONT:	30'
SIDE:	5'
REAR:	5'
US1 THOROUGHFARE SETBACK:	100'
PERIMETER BUFFER:	50'



LEGEND
(OBJECT PEN COLOR/THICKNESS/SHADE MAY VARY PER SHEET REQUIREMENTS)

- EX. ADJACENT PROPERTY LINES
- EX. STD. RIGHT-OF-WAY
- CONTROLLED ACCESS RIGHT-OF-WAY
- EX. 500 YR FLOOD LINE
- EX. 100 YR FLOOD LINE
- EX. ESMENT LINE
- EX. EX CONTOURS (1' INTERVAL)
- EDGE EX PAVEMENT
- EDGE EX GRAVEL
- EX WOODS LINE
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- EX. GUY WIRE(S)
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- EX. CONC. STRUCTURES
- EX. ROLLARD
- EX. U.G. POWER
- EX. UNKNOWN U.G. LINE
- PRO. O.H. POWER
- PROPOSED CONTOUR
- WETLAND AREA
- DEP PROTECTIVE BUFFER
- CAFE FEAR BUFFER
- DANGER TREE ZONE LIMITS
- TOP OF BANK
- LIMITS OF DISTURBANCE
- UG UNDERGROUND
- OH OVERHEAD
- DND DO NOT DISTURB
- TBR TO BE REMOVED
- FG FINISHED GRADE
- YB YARD BLANKET GRADE
- FES #

LATITUDE: 35.67299747
LONGITUDE: -78.91783340



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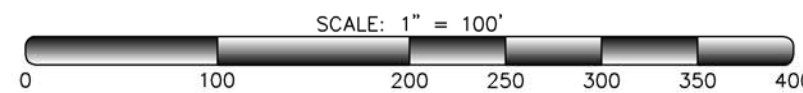
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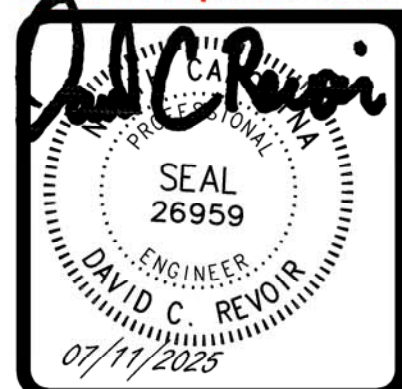
EARTHWORK VOLUME NOTES

Last Revised 11/23/24

Material	Cut (cy)	Fill (cy)	Net Import Req'd (cy)
Topsoil/Rootmat	4,000	-	-
Unclassified Excavation	1,000	50,000	49,000

- Earthwork volume estimates shown above are based on plans prepared by Applan Consulting Engineers, dated 11/21/24. These estimates are provided for the convenience of the Contractor, who assumes all risk and should verify all quantities shown.
- If the southern fill slope were changed from 4:1 as shown to 3:1 slopes, the Net Import Required would become approximately 42,000 cy.
- Net volume shown is the anticipated amount of off-site borrow required, assuming on site soils are suitable for fill. Does not include undercut. On-site borrow may be possible if approved by on-site geotechnical engineer.
- Fill volumes shown include 30% shrinkage for on-site fill estimates.
- Six (6) inch topsoil/rootmat depth assumed.

Final Drawings
Review Purposes ONLY



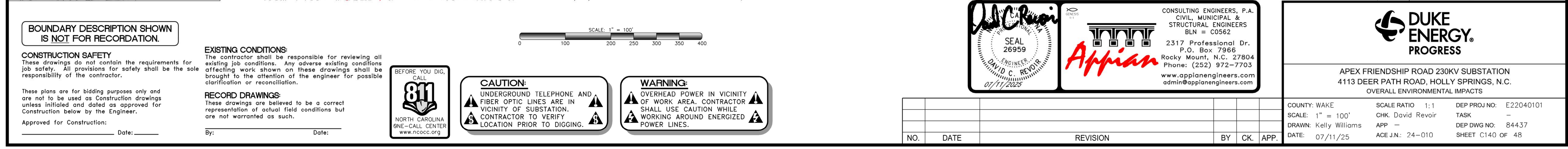
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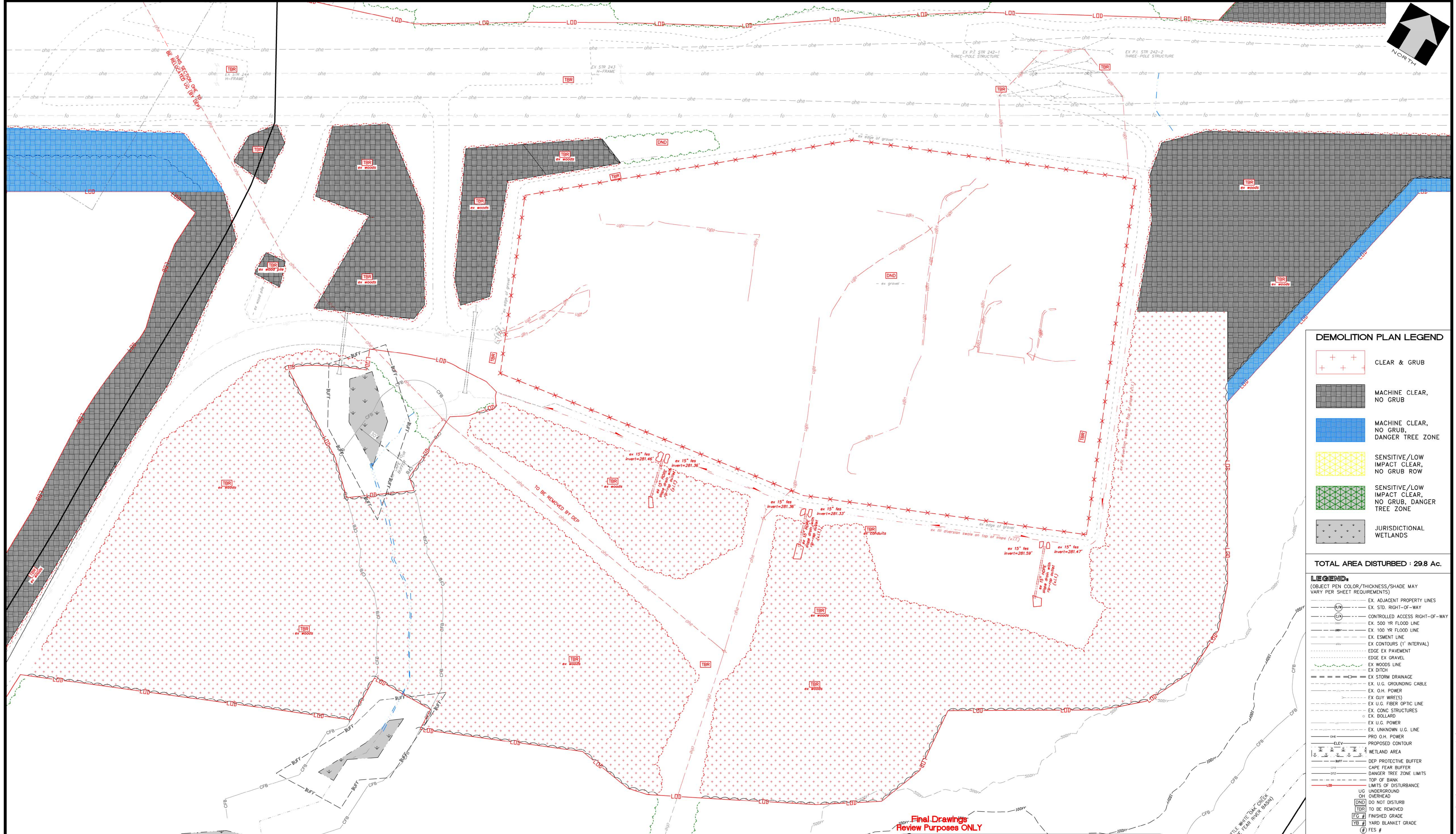


APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
OVERALL GRADING PLAN

COUNTY: WAKE
SCALE: 1" = 100'
DRAWN: Kelly Williams
DATE: 07/11/25
SCALE RATIO: 1:1
CHK: David Revior
APP: ACE J.N.: 24-010
DEP PROJ NO: E22040101
TASK: -
DEP DWG NO: 84437
SHEET C130 OF 48

NO.	DATE	REVISION	BY	CK.	APP.





DEMOLITION PLAN LEGEND

- CLEAR & GRUB
- MACHINE CLEAR, NO GRUB
- MACHINE CLEAR, NO GRUB, DANGER TREE ZONE
- SENSITIVE/LOW IMPACT CLEAR, NO GRUB ROW
- SENSITIVE/LOW IMPACT CLEAR, NO GRUB, DANGER TREE ZONE
- JURISDICTIONAL WETLANDS

TOTAL AREA DISTURBED : 29.8 Ac.

LEGEND

- EX. ADJACENT PROPERTY LINES
- EX. STD. RIGHT-OF-WAY
- CONTROLLED ACCESS RIGHT-OF-WAY
- EX. 500 YR FLOOD LINE
- EX. 100 YR FLOOD LINE
- EX. ESMNT LINE
- EX. CONTOURS (1' INTERVAL)
- EDGE EX PAVEMENT
- EDGE EX GRAVEL
- EX WOODS LINE
- EX DITCH
- EX STORM DRAINAGE
- EX U.G. GROUNDING CABLE
- EX O.H. POWER
- EX GUY WIRE(S)
- EX U.G. FIBER OPTIC LINE
- EX. CONC STRUCTURES
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- EX U.G. POWER
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- PROPOSED CONTOUR
- WETLAND AREA
- DEP PROTECTIVE BUFFER
- CAPE FEAR BUFFER
- DANGER TREE ZONE LIMITS
- TOP OF BANK
- LIMITS OF DISTURBANCE
- UG UNDERGROUND
- OH OVERHEAD
- TBR TO BE REMOVED
- FG # FINISHED GRADE
- YB # YARD BLANKET GRADE
- FES #

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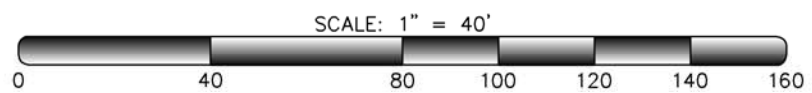
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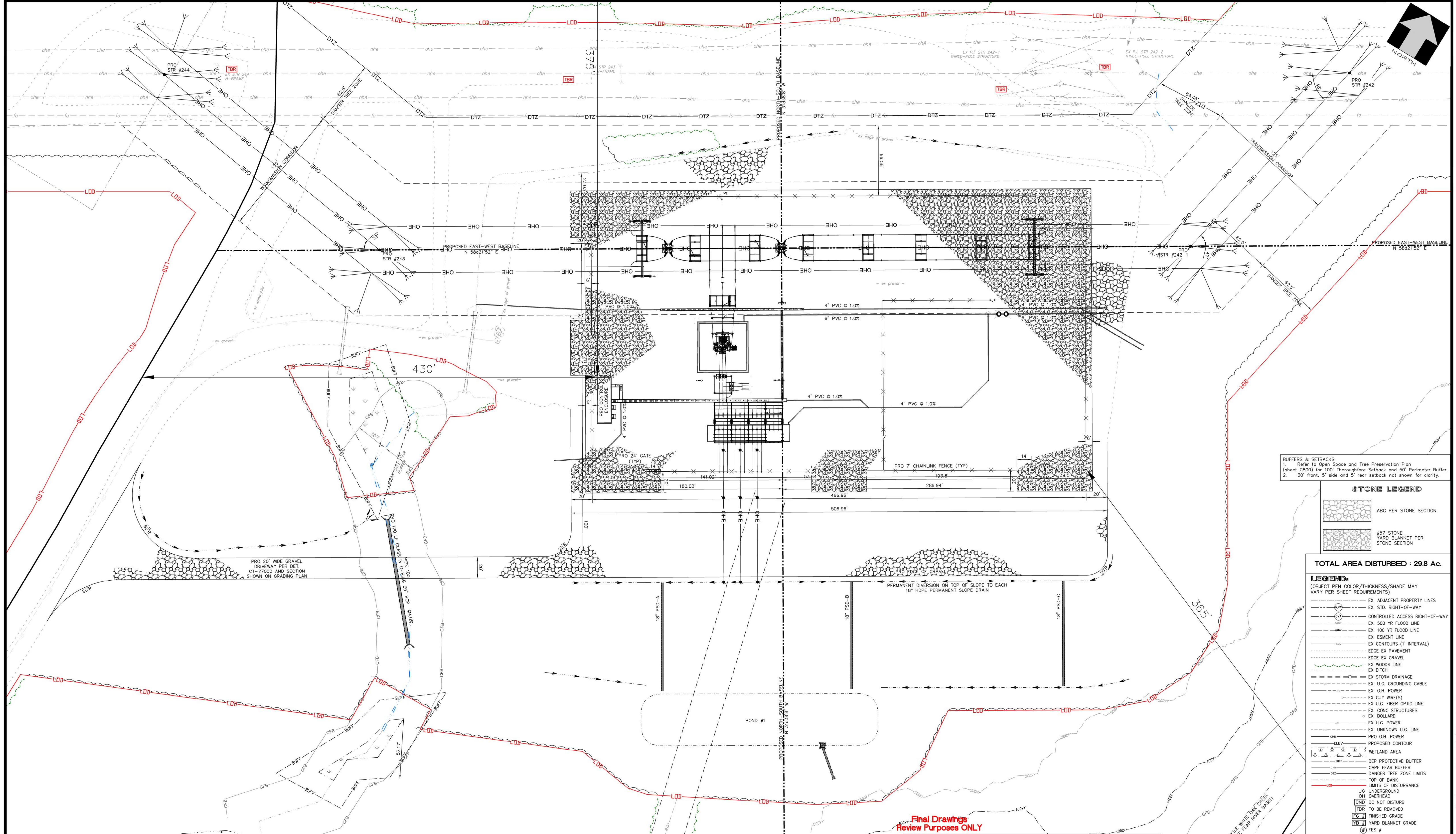
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4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
SUBSTATION DEMOLITION PLAN

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SCALE: 1" = 40'
DRAWN: Kelly Williams
DATE: 07/11/25
SCALE RATIO: 1:1
CHK: David Revoir
APP: _____
ACE J.N.: 24-010
DEP PROJ NO: E22040101
TASK: _____
DEP DWG NO: 84437
SHEET C200 OF 48

NO.	DATE	REVISION	BY	CK.	APP.



BUFFERS & SETBACKS:
1. Refer to Open Space and Tree Preservation Plan (sheet C800) for 100' Thoroughfare Setback and 50' Perimeter Buffer.
2. 30' front, 5' side and 5' rear setback not shown for clarity.

STONE LEGEND

- ABC PER STONE SECTION
- #57 STONE YARD BLANKET PER STONE SECTION

TOTAL AREA DISTURBED : 29.8 Ac.

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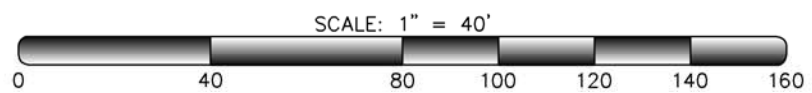
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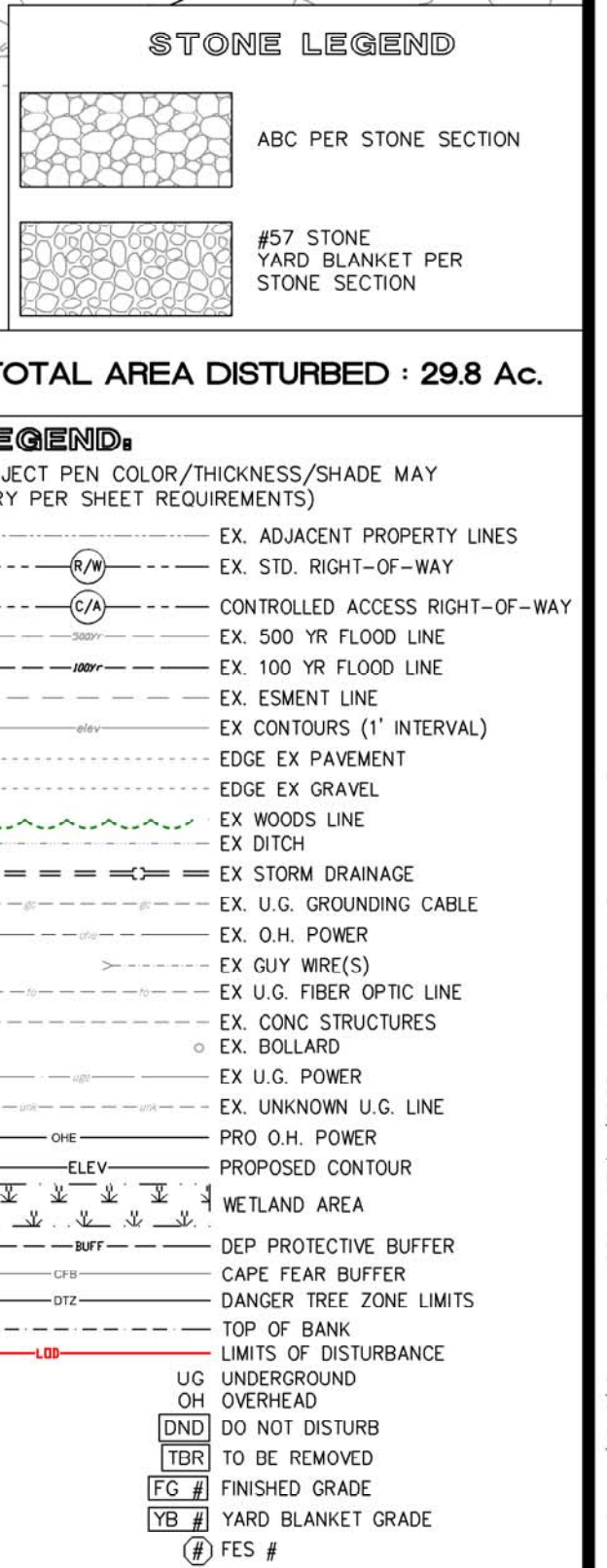
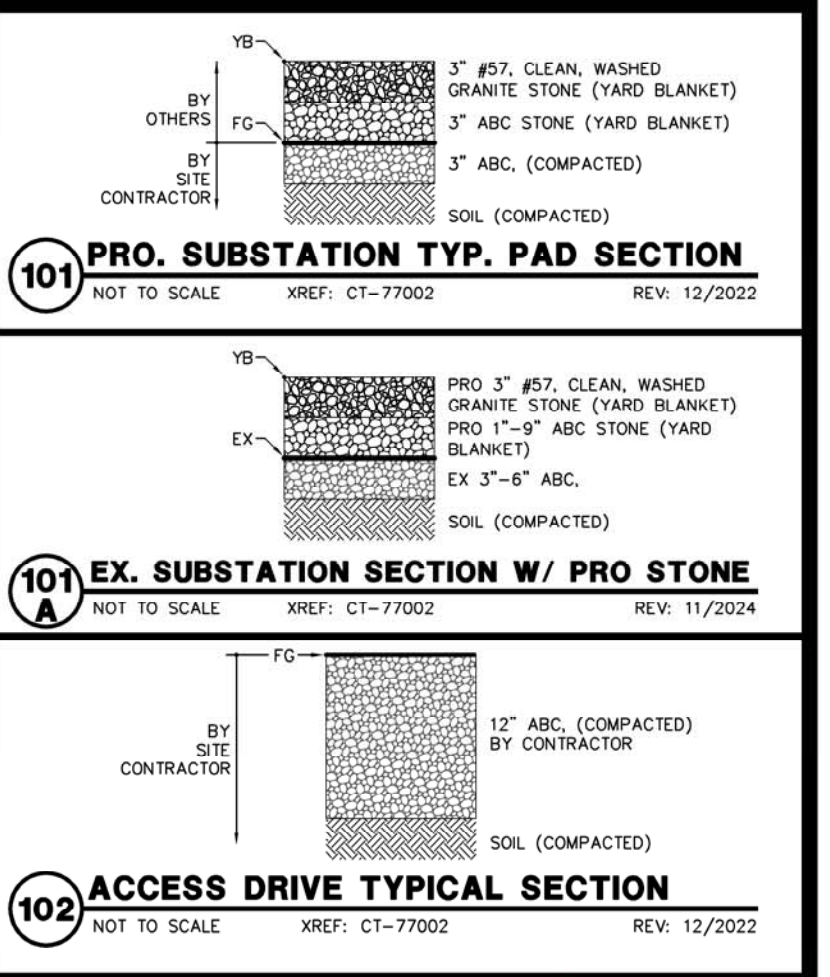
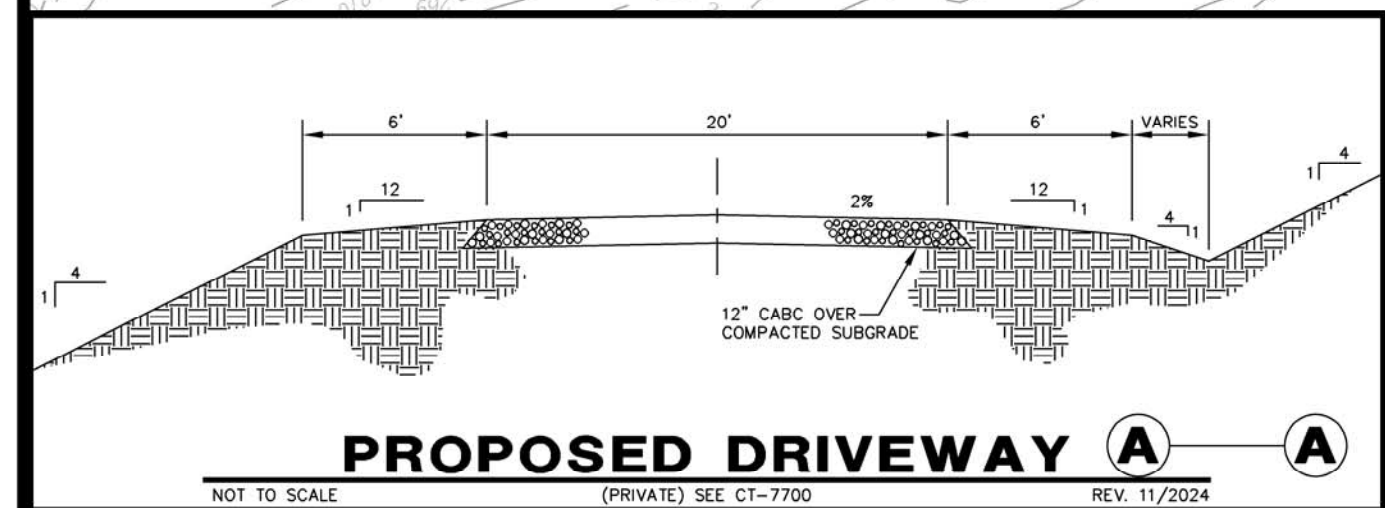
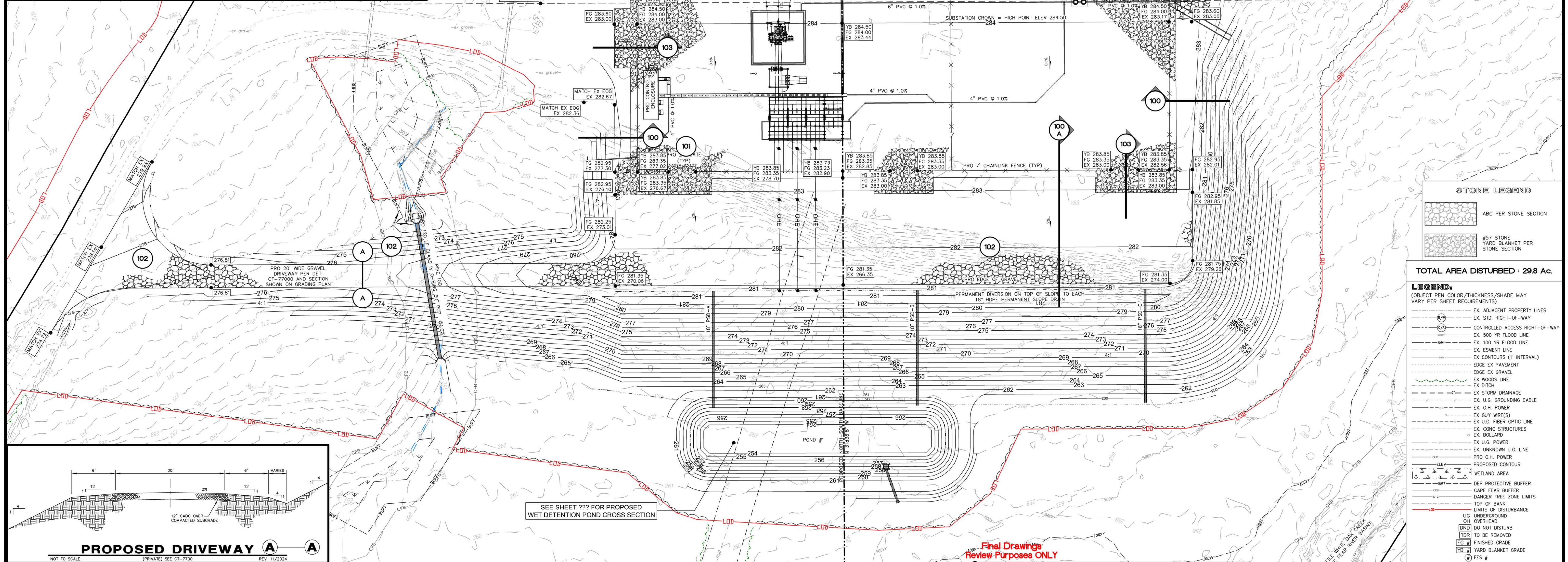
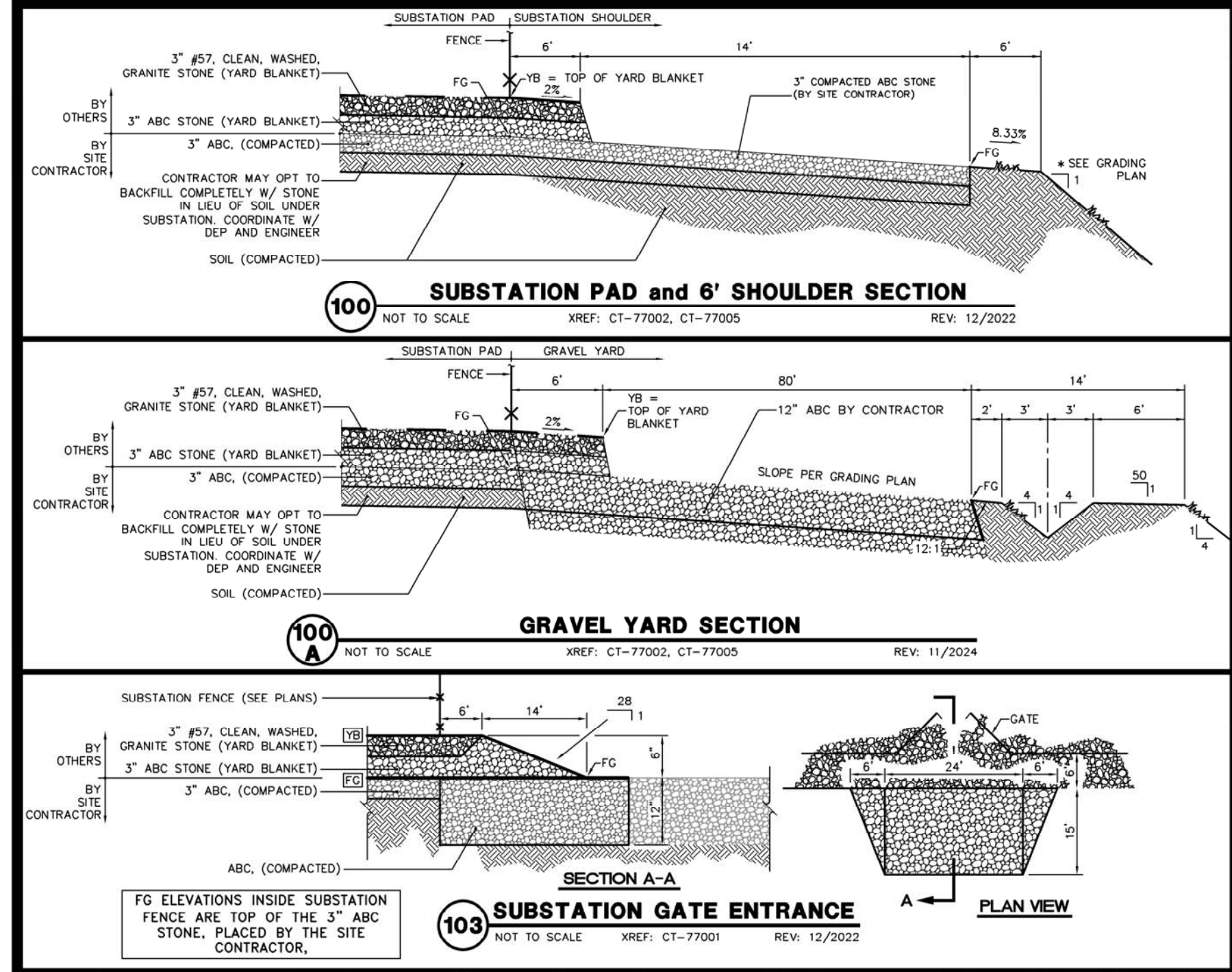
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APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PARK ROAD, HOLLY SPRINGS, N.C.
SUBSTATION SITE PLAN

COUNTY: WAKE	SCALE RATIO: 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 40'	CHK: David Revoir	TASK: _____
DRAWN: Kelly Williams	APP: _____	DEP DWG NO: 84437
DATE: 07/11/25	ACE J.N.: 24-010	SHEET C210 OF 48

NO.	DATE	REVISION	BY	CK.	APP.



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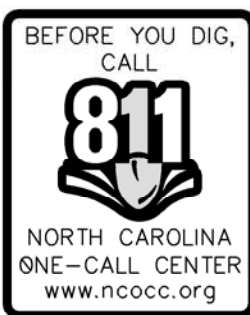
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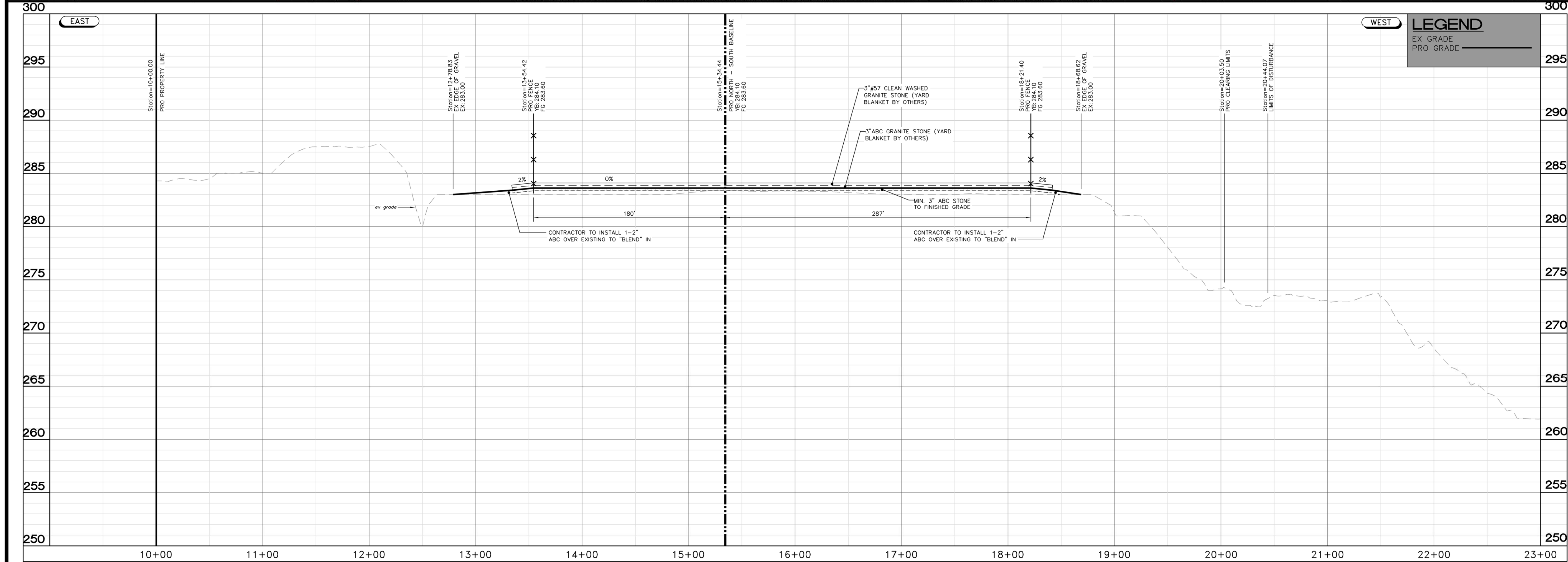
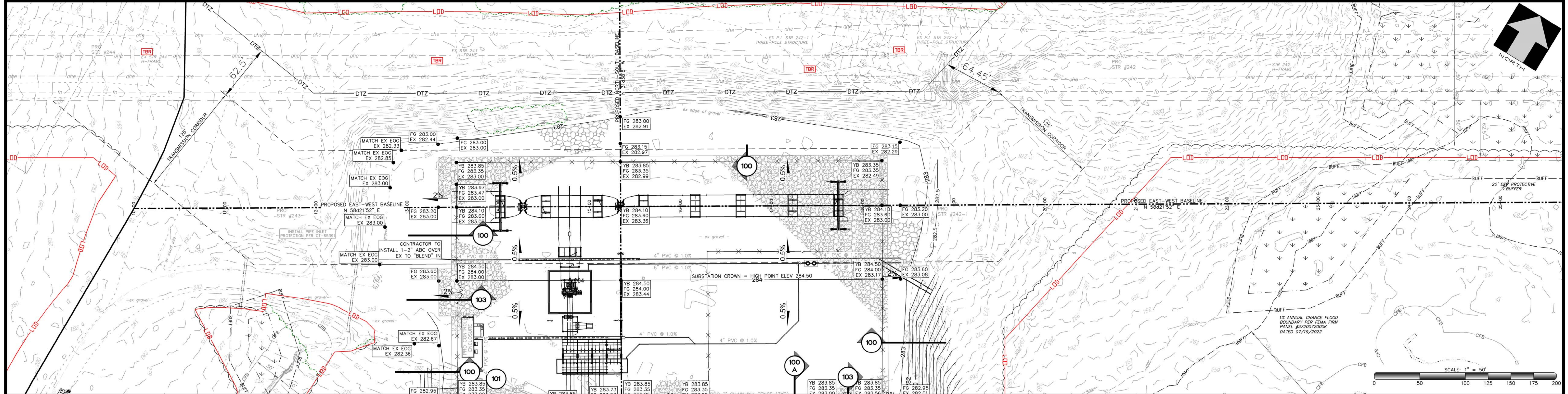
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4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
SUBSTATION GRADING PLAN

COUNTY: WAKE
SCALE: 1" = 40'
DRAWN: Kelly Williams
DATE: 07/11/25

SCALE RATIO: 1:1
CHK: David Revoir
APP: _____
ACE J.N.: 24-010

DEP PROJ NO: E22040101
TASK: _____
DEP DWG NO: 84437
SHEET C220 OF 48

NO.	DATE	REVISION	BY	CK.	APP.



E-W BASELINE PROFILE 1" = 50' HOR 1" = 5' VER

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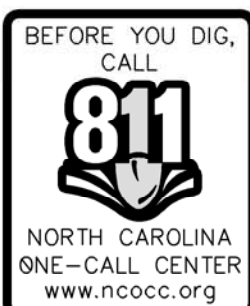
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Review Purposes ONLY



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CIVIL, MUNICIPAL & STRUCTURAL ENGINEERS
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APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
PLAN AND PROFILE EAST WEST BASELINE

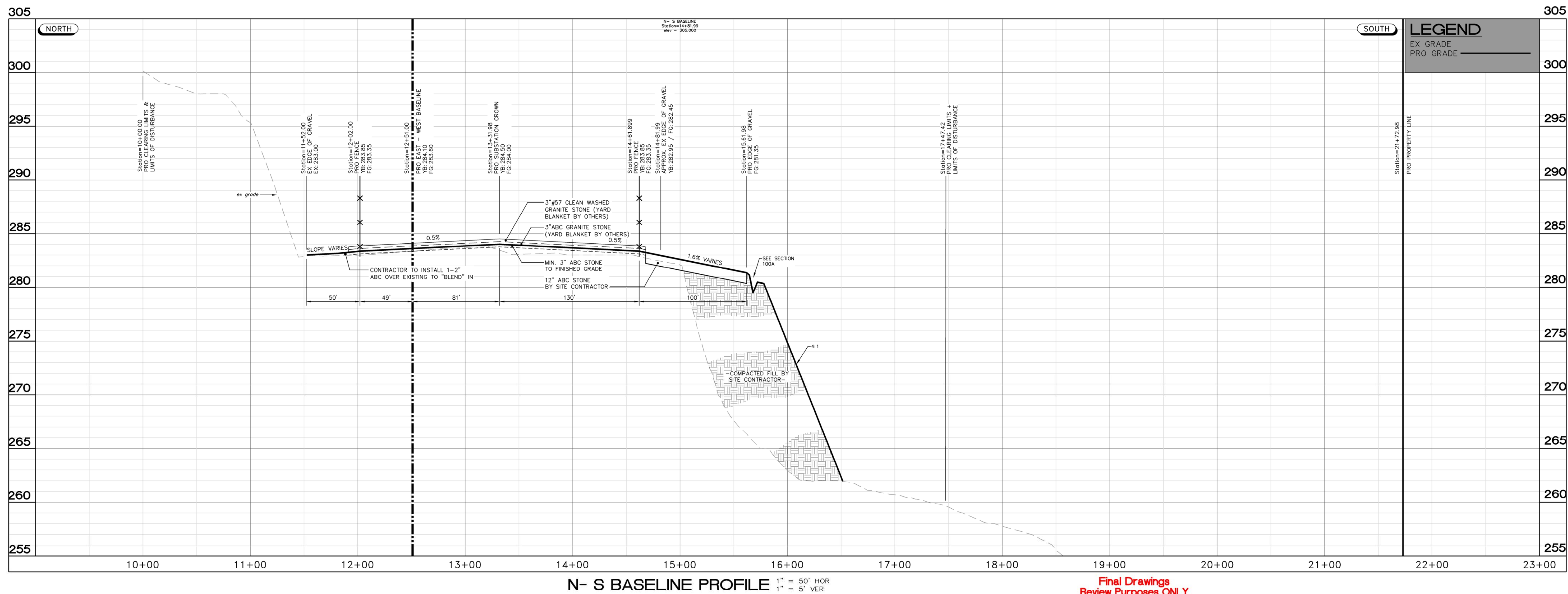
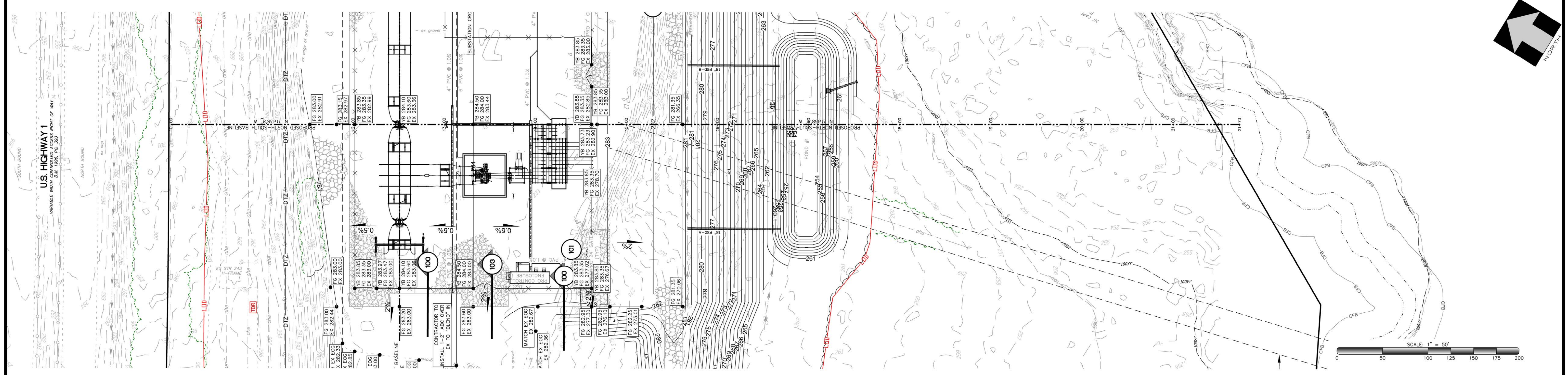
COUNTY: WAKE	SCALE RATIO: 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 50'	CHK: David Revoir	TASK: -
DRAWN: Kelly Williams	APP: -	DEP DWG NO: 84437
DATE: 07/11/25	ACE J.N.: 24-010	SHEET C.300 OF 48

TOTAL AREA DISTURBED : 29.8 Ac.

LEGEND:

(OBJECT PEN COLOR/THICKNESS/SHADE MAY VARY PER SHEET REQUIREMENTS)

- EX. ADJACENT PROPERTY LINES
- EX. STD. RIGHT-OF-WAY
- CONTROLLED ACCESS RIGHT-OF-WAY
- EX. 500 YR FLOOD LINE
- EX. 100 YR FLOOD LINE
- EX. ESMNT LINE
- EX. CONTOURS (1' INTERVAL)
- EDGE EX PAVEMENT
- EDGE EX GRAVEL
- EX WOODS LINE
- EX DITCH
- EX STORM DRAINAGE
- EX U.G. GROUNDING CABLE
- EX. O.H. POWER
- EX GUY WIRE(S)
- EX U.G. FIBER OPTIC LINE
- EX. CONC. STRUCTURES
- EX. BOLLARD
- EX U.G. POWER
- EX. UNKNOWN U.G. LINE
- PRO. O.H. POWER
- PROPOSED CONTOUR
- WETLAND AREA
- DEP PROTECTIVE BUFFER
- CAPE FEAR BUFFER
- DANGER TREE ZONE LIMITS
- TOP OF BANK
- LIMITS OF DISTURBANCE
- UG UNDERGROUND
- OH OVERHEAD
- [DND] DO NOT DISTURB
- [TBR] TO BE REMOVED
- [FG #] FINISHED GRADE
- [YB #] YARD BLANKET GRADE
- [FES #]



TOTAL AREA DISTURBED : 29.8 Ac.

LEGEND:
(OBJECT PEN COLOR/THICKNESS/SHADE MAY VARY PER SHEET REQUIREMENTS)

- EX. ADJACENT PROPERTY LINES
- EX. STD. RIGHT-OF-WAY
- CONTROLLED ACCESS RIGHT-OF-WAY
- EX. 500 YR FLOOD LINE
- EX. 100 YR FLOOD LINE
- EX. ESMNT LINE
- EX. CONTOURS (1' INTERVAL)
- EDGE EX PAVEMENT
- EDGE EX GRAVEL
- EX WOODS LINE
- EX DITCH
- EX STORM DRAINAGE
- EX U.G. GROUNDING CABLE
- EX O.H. POWER
- EX GUY WIRE(S)
- EX U.G. FIBER OPTIC LINE
- EX CONC STRUCTURES
- EX BOLLARD
- EX U.G. POWER
- EX UNKNOWN U.G. LINE
- PRO O.H. POWER
- PROPOSED CONTOUR
- WETLAND AREA
- DEP PROTECTIVE BUFFER
- CAPE FEAR BUFFER
- DANGER TREE ZONE LIMITS
- TOP OF BANK
- LIMITS OF DISTURBANCE
- UG UNDERGROUND
- OH OVERHEAD
- DO NOT DISTURB
- TO BE REMOVED
- FINISHED GRADE
- YARD BLANKET GRADE
- FES #

BOUNDARY DESCRIPTION SHOWN
IS NOT FOR RECORDATION.

CONSTRUCTION SAFETY
These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

These plans are for bidding purposes only and are not to be used as Construction drawings unless initiated and dated as approved for Construction below by the Engineer.

Approved for Construction: _____ Date: _____

EXISTING CONDITIONS:
The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions affecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

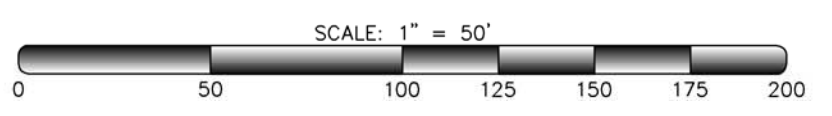
RECORD DRAWINGS:
These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ Date: _____



CAUTION:
UNDERGROUND TELEPHONE AND FIBER OPTIC LINES ARE IN VICINITY OF SUBSTATION. CONTRACTOR TO VERIFY LOCATION PRIOR TO DIGGING.

WARNING:
OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



Final Drawings
Review Purposes ONLY

David C. Revoir
SEAL 26959
ENGINEER
DAVID C. REVOIR
07/11/2025

Appian

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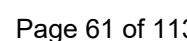
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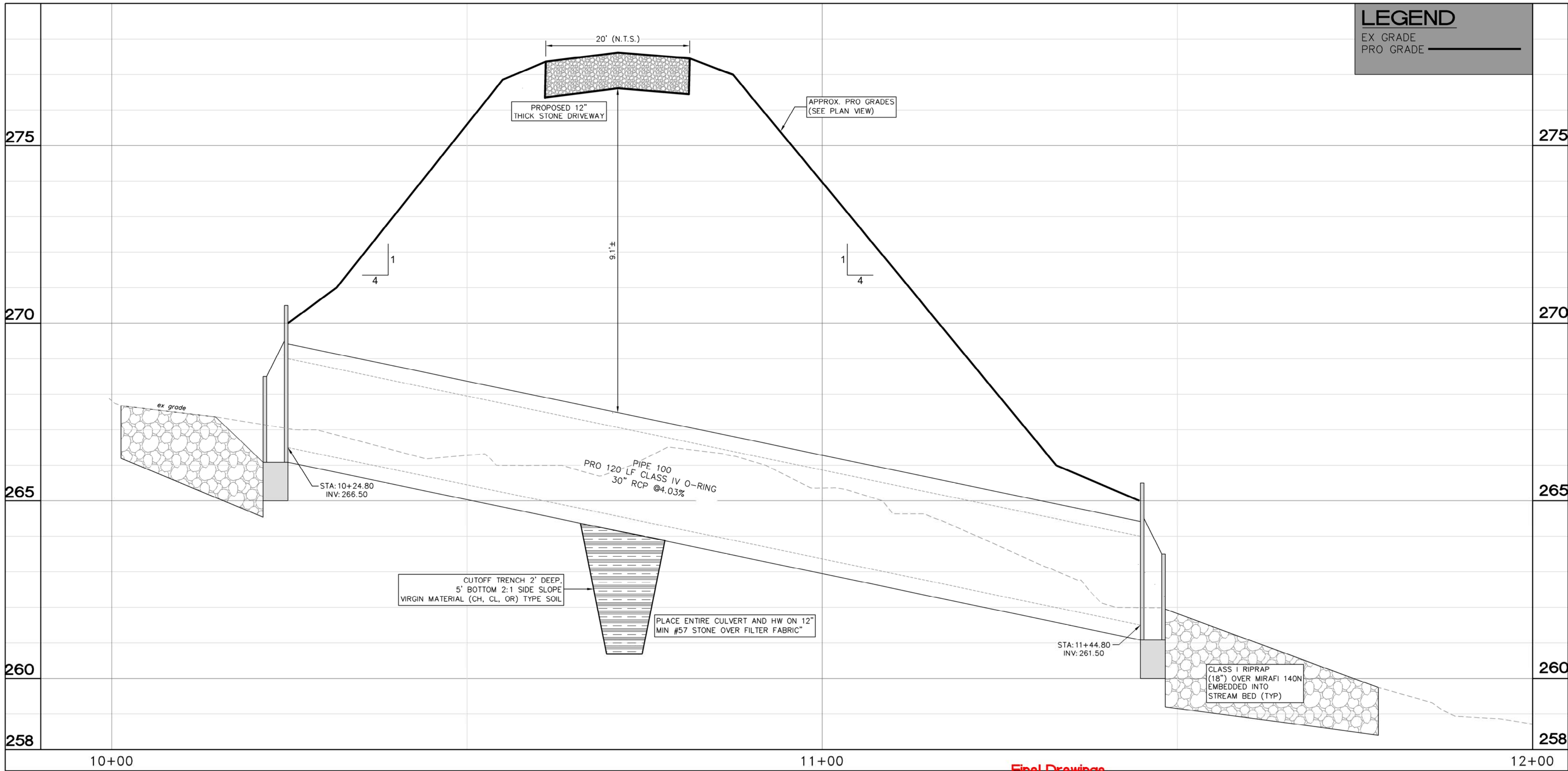
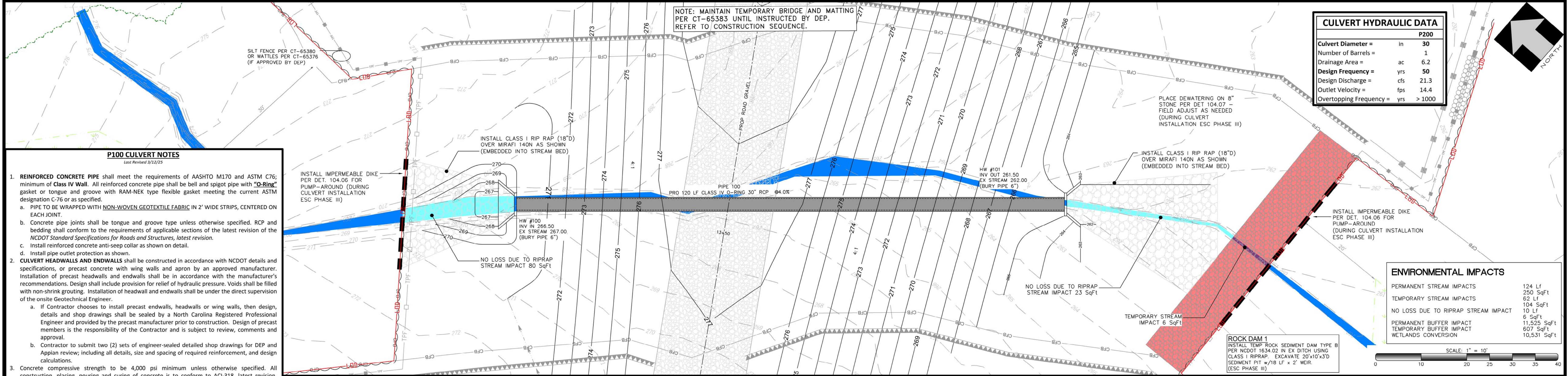


APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
PLAN AND PROFILE NORTH SOUTH BASELINE

COUNTY: WAKE	SCALE RATIO: 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 50'	CHK: David Revoir	TASK: -
DRAWN: Kelly Williams	APP: -	DEP DWG NO: 84437
DATE: 07/11/25	ACE J.N.: 24-010	SHEET C.310 OF 48

NO.	DATE	REVISION	BY	CK.	APP.





TOTAL AREA DISTURBED : 29.8 Ac.

LEGEND:

(OBJECT PEN COLOR/THICKNESS/SHADE MAY VARY PER SHEET REQUIREMENTS)

---	EX. ADJACENT PROPERTY LINES
---	EX. STD. RIGHT-OF-WAY
---	EX. 500 YR FLOOD LINE
---	EX. 100 YR FLOOD LINE
---	EX. ESMENT LINE
---	EX. CONTOURS (1' INTERVAL)
---	EDGE EX PAVEMENT
---	EX WOODS LINE
---	EX DITCH
---	EX STORM DRAINAGE
---	EX U.G. GROUNDING CABLE
---	EX O.H. POWER
---	EX GUY WIRE(S)
---	EX U.G. FIBER OPTIC LINE
---	EX CONC. STRUCTURES
---	EX ROLLARD
---	EX U.G. POWER
---	EX UNKNOWN U.G. LINE
---	PRO O.H. POWER
---	PROPOSED CONTOUR
---	WETLAND AREA
---	DEP PROTECTIVE BUFFER
---	CAPE FEAR BUFFER
---	DANGER TREE ZONE LIMITS
---	TOP OF BANK
---	LIMITS OF DISTURBANCE
---	UG UNDERGROUND
---	OH OVERHEAD
---	DO NOT DISTURB
---	TO BE REMOVED
---	FINISHED GRADE
---	YARD BLANKET GRADE
---	FES #

BOUNDARY DESCRIPTION SHOWN IS NOT FOR RECORDATION.

CONSTRUCTION SAFETY

These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

These plans are for bidding purposes only and are not to be used as Construction drawings unless initiated and dated as approved for Construction below by the Engineer.

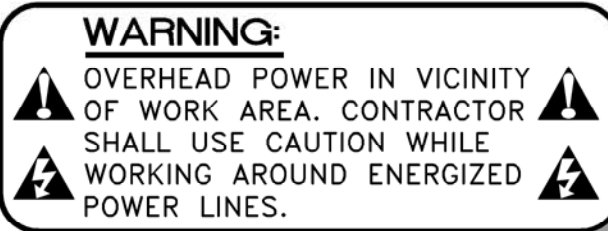
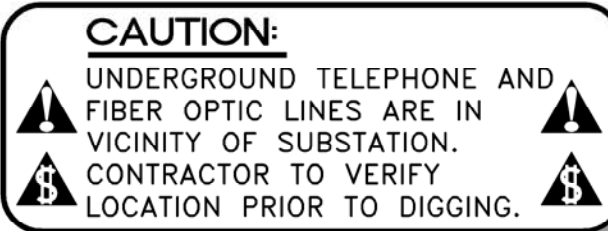
Approved for Construction:

EXISTING CONDITIONS:

The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions affecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

RECORD DRAWINGS:

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APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
PLAN AND PROFILE CREEK CROSSING P100

COUNTY: WAKE	SCALE RATIO 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 10'	CHK. David Revoir	TASK
DRAWN: Kelly Williams	APP	DEP DWG NO: 84437
DATE: 07/11/25	ACE J.N.: 24-010	SHEET C.330 OF 48

NO.	DATE	REVISION	BY	CK.	APP.

TOTAL TRACT AREA ZONING	45.25 AC. BRT-CD
TOTAL MINIMUM OPEN SPACE REQUIRED	1.32 AC (3%)
TOTAL OPEN SPACE PROVIDED	8.93 AC (19.7%)

SPECIMEN TREES	0.00 AC.*
SIGNIFICANT TREE STANDS	2.04 AC.
NATURAL RESOURCE AREAS	4.24 AC.
PERIMETER BUFFERS	2.65 AC.

* NO SPECIMEN TREES HAVE BEEN IDENTIFIED

** THE CAPE FEAR RIPARIAN BUFFER OVERLAPS OTHER OPEN SPACE AREAS BUT ONLY THE NON-OVERLAPPING AREA IS INCLUDED IN TOTAL

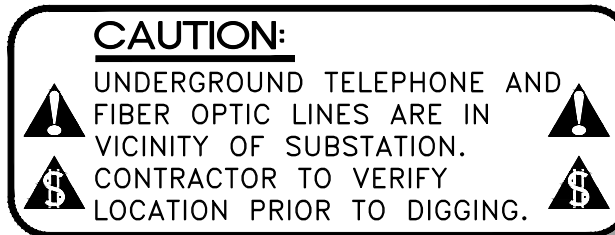
*** THOROUGHFARE CONSERVATION BUFFER IS IN A CLEARED TRANSMISSION LINE EASEMENT AND NOT INCLUDED IN TOTAL

SYMBOL	DESCRIPTION	AREA	% OF TRACT
	SIGNIFICANT TREE STANDS	2.04 AC.	4.5%
	NATURAL RESOURCE AREA - RIPARIAN BUFFER**	2.07 AC.	4.6%
	NATURAL RESOURCE AREA - WETLANDS	2.17 AC.	4.8%
	PERIMETER BUFFERS - UNDISTURBED	2.65 AC.	5.8%
	100' THOROUGHFARE CONSERVATION BUFFER***	4.72 AC.	10.4%

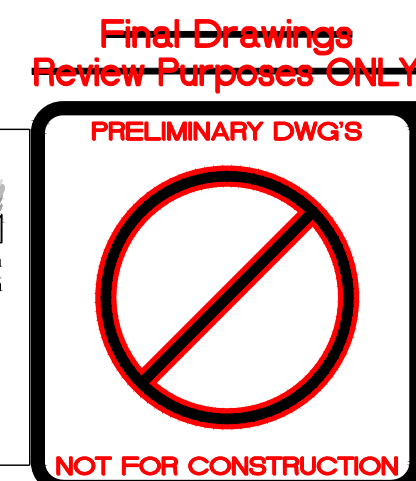
NOTE:
EXISTING VEGETATION IN US 1 R.O.W. WILL REMAIN TO SATISFY
THOROUGHFARE CONSERVATION BUFFER REQUIREMENTS.

Approved for Construction: _____ Date: _____

By: _____ Date: _____



WARNING:
OVERHEAD POWER IN VICINITY
OF WORK AREA. CONTRACTOR
SHALL USE CAUTION WHILE
WORKING AROUND ENERGIZED
POWER LINES.



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COUNTY: WAKE	SCALE RATIO 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 100'	CHK. GS	TASK -
DRAWN: RT	APP -	DEP DWG NO: -
DATE: 04/16/25	ACE J.N.: 24-010	SHEET C800 OF -

- ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
2. NO SEEDED AREAS SHALL BE SEEDDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAVE REVIEWED THE FINAL GRADING.
3. QUALITY GUARANTEE:
SEED SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SEED IS PROPERLY IRRIGATED DURING THE GROW-IN PERIOD.
5. SEED IS SUBJECT TO INSPECTION AND ACCEPTANCE. LANDSCAPE ARCHITECT AND/OR CLIENT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE, ANY WORK WHICH IN THE LANDSCAPE ARCHITECTS OPINION FAILS TO MEET THESE SPECIFICATIONS REQUIREMENTS.

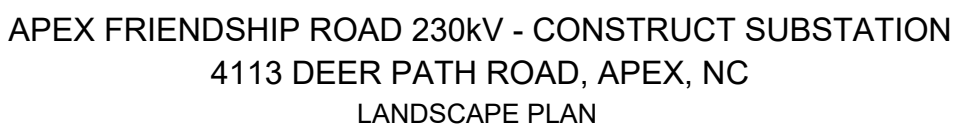
SYMBOL	DESCRIPTION
	SIGNIFICANT TREE STANDS
	NATURAL RESOURCE AREA - RIPARIAN BUFFER
	NATURAL RESOURCE AREA - WETLANDS
	PERIMETER BUFFERS - UNDISTURBED
	100' THOROUGHFARE CONSERVATION BUFFER
	SEEDED AREAS

1. CAPE FEAR RIVER BUFFER TO REMAIN UNDISTURBED.	6. SEED BED PREPARATION:
2. PERIMETER BUFFERS TO REMAIN UNDISTURBED. EXISTING VEGETATION SHALL BE SUPPLEMENTED AS NEEDED TO SATISFY BUFFER REQUIREMENTS.	6.1. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
3. EXISTING VEGETATION IN US 1 RIGHT-OF-WAY SHALL REMAIN TO SATISFY THOROUGHFARE BUFFER REQUIREMENT.	6.2. ALL AREAS TO BE SEEDD ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
4. SEED ALL DISTURBED AREAS.	6.3. APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
	6.4. IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.

Approved for Construction:

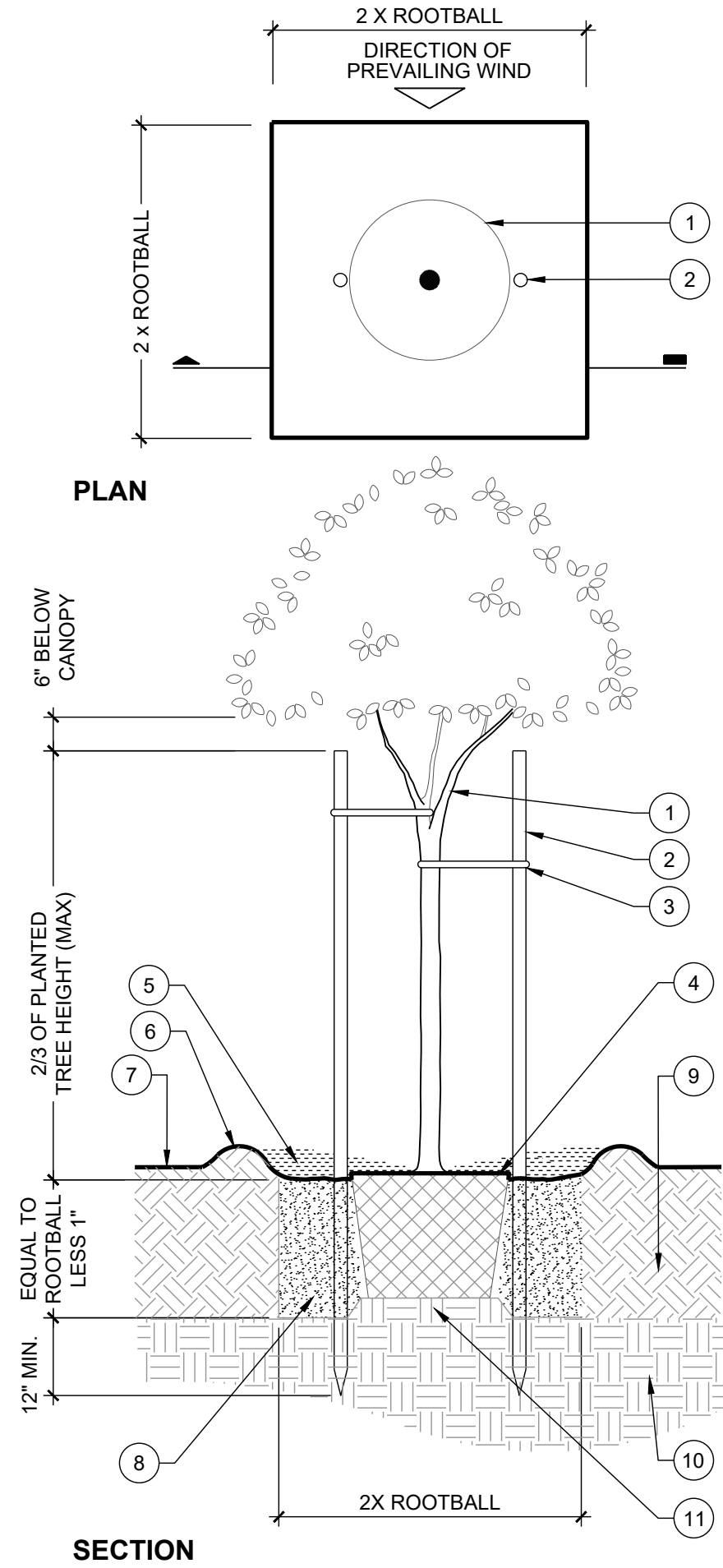
By: _____ Date: _____

WARNING:
 OVERHEAD POWER IN VICINITY
 OF WORK AREA. CONTRACTOR 
 SHALL USE CAUTION WHILE
 WORKING AROUND ENERGIZED 
 POWER LINES.



COUNTY: WAKE	SCALE RATIO 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 100'	CHK. GS	TASK -
DRAWN: RT	APP -	DEP DWG NO: -
DATE: 04/16/25	ACE J.N.: 24-010	SHEET C801 OF -

1	6/5/25	PER TOWN OF HOLLY SPRINGS REVIEW COMMENTS	RT	GS	
NO.	DATE	REVISION	BY	CK.	APP.



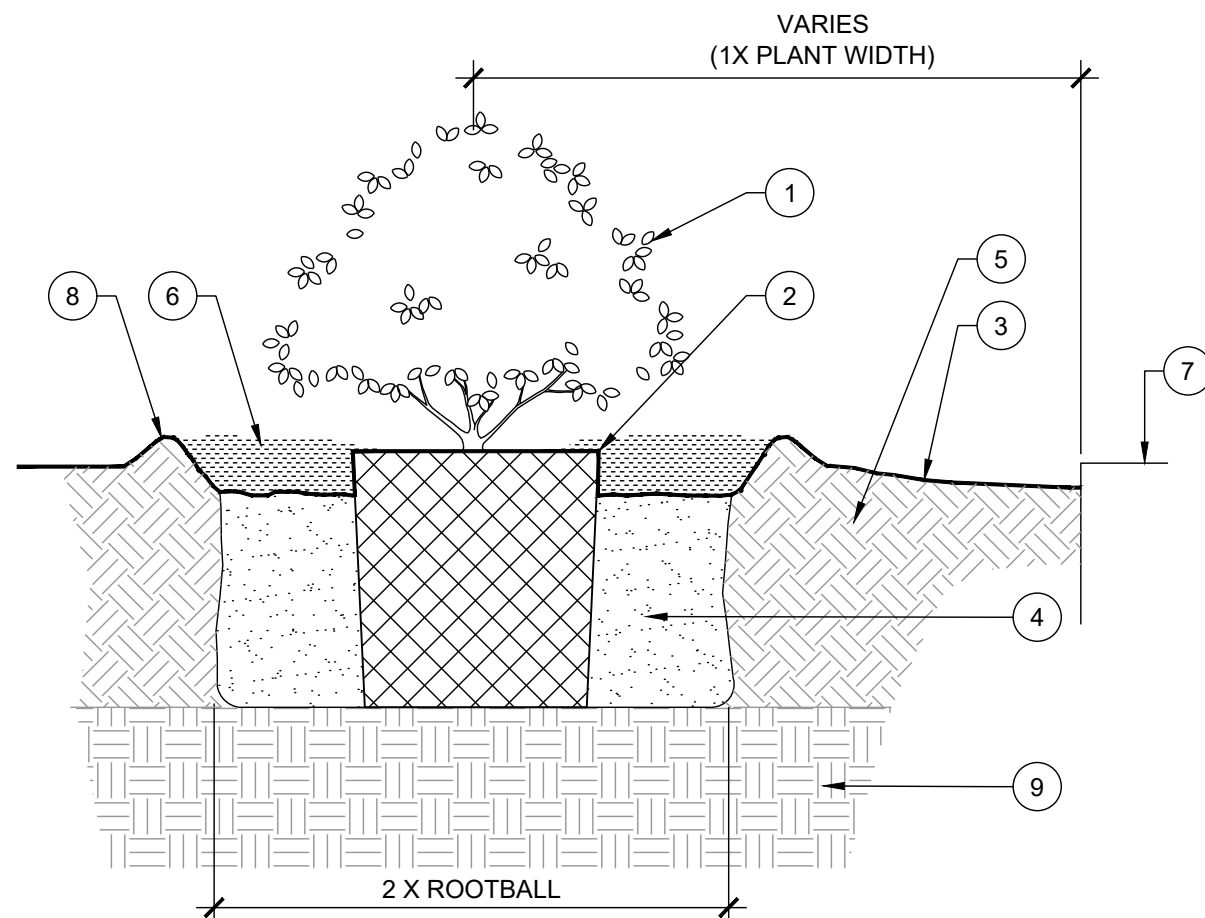
LEGEND

1. TREE AND ROOTBALL PER PLAN
2. TREE STAKES PER SPECIFICATIONS
3. TREE TIES PER SPECIFICATIONS
4. SET ROOTBALL AT 2" ABOVE FINISH GRADE AT EXISTING SLOPE LEVEL
5. MULCH PER PLANS AND SPECIFICATIONS
6. 4" HIGH EARTH BERM AT EDGE OF PLANT PIT, FIRMLY COMPACTED
7. FINISHED GRADE
8. AMENDED SOIL PER SPECIFICATIONS
9. RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
10. EXISTING UNDISTURBED SOIL
11. PREPARED SUBGRADE PEDESTAL, SIZE PER ROOTBALL DIAMETER

NOTES

- A. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- B. KEEP MULCH 12" AWAY FROM STEMS AND TAPER AT ROOTBALL
- C. TAPER MULCH TO 2" DEPTH AT FLATWORK
- D. SET ROOTBALL ON COMPACTED SOIL

1 TREE PLANTING
SCALE: 1/2" = 1'-0"



LEGEND

1. SHRUB PER PLANS
2. SET ROOTBALL CROWN 1" ABOVE FINISH GRADE
3. FINISH GRADE
4. AMENDED SOIL PER SPECIFICATIONS
5. RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
6. MULCH PER PLANS AND SPECIFICATIONS; KEEP MULCH 4" - 6" FROM TRUNK, STEMS, AND TAPER AT ROOTBALL
7. ADJACENT FINISHED SURFACE PER HARDSCAPE PLAN
8. 4" TALL EARTH BERM @ EDGE OF PLANT PIT, FIRMLY COMPACTED
9. COMPACTED SUBGRADE PER SPECIFICATIONS

NOTES

- A. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- B. KEEP MULCH 6" AWAY FROM STEMS AND TAPER AT ROOTBALL
- C. TAPER MULCH TO 2" DEPTH AT FLATWORK
- D. SET ROOTBALL ON COMPACTED SOIL

2 SHRUB PLANTING
SCALE: 1" = 1'-0"

SUPPLEMENTAL BUFFER PLANTS

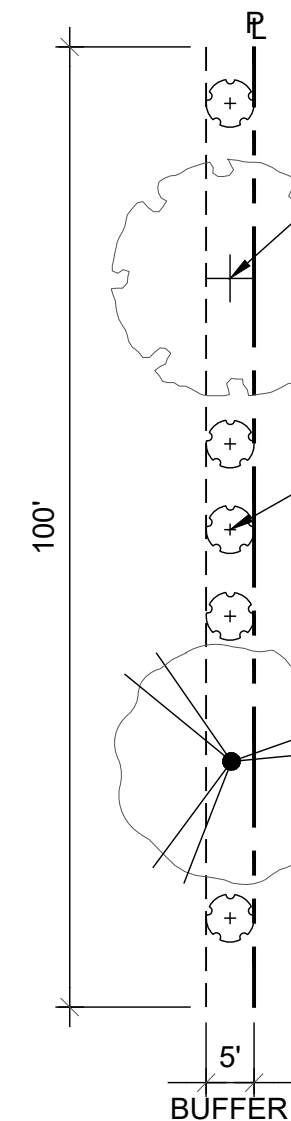
BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	NOTES
Upper-Story Trees			
Acer saccharum	Sugar Maple	2 1/2" cal	single stem
Celtis occidentalis	Hackberry	2 1/2" cal	single stem
Fagus grandifolia	American Beech	2 1/2" cal	single stem
Juniperus virginiana**	Eastern Red Cedar	2 1/2" cal	single stem
Nyssa sylvatica	Black Gum	2 1/2" cal	single stem
Magnolia grandiflora**	Southern Magnolia	2 1/2" cal	single stem
Pinus palustris **	Longleaf Pine	2 1/2" cal	single stem
Pinus taeda**	Loblolly Pine	2 1/2" cal	single stem
Quercus lyrata	Overcup Oak	2 1/2" cal	single stem
Quercus shumardii	Shumard Oak	2 1/2" cal	single stem
Quercus virginiana**	Southern Live Oak	2 1/2" cal	single stem
Evergreen Understory Trees			
Cryptomeria japonica	Cryptomeria	6' ht.	single stem
Ilex x 'Nellie Stevens'	Nellie Stevens Holly	6' ht.	single stem
Ilex opaca**	American Holly	6' ht.	single stem
Magnolia virginiana*	Sweetbay Magnolia	6' ht.	single stem
Thuja x 'Green Giant'	Green Giant Arborvitae	6' ht.	single stem
Understory Trees			
Amelanchier arborea	Downy Serviceberry	1 1/2" cal	single stem or clump
Carpinus caroliniana	American Hornbeam	1 1/2" cal	single stem
Cercis canadensis	Eastern Redbud	1 1/2" cal	single stem
Chionanthus virginicus	American Fringe Tree	1 1/2" cal	single stem
Cornus florida	American Dogwood	1 1/2" cal	single stem
Crataegus viridis	Green Hawthorne	1 1/2" cal	single stem
Hamamelis virginiana	American Witchhazel	1 1/2" cal	single stem
Oxydendrum arboretum	Sourwood	1 1/2" cal	single stem
Syrax americana	American Snowbell	1 1/2" cal	single stem
Shrubs			
Callicarpa americana	American Beauty Berry	24" ht	
Hydrangea arborescens	Smooth Hydrangea	24" ht	
Hydrangea quercifolia	Oakleaf Hydrangea	24" ht	
Ilex glabra**	Inkberry	24" ht	
Ilex verticillata	Winterberry	24" ht	
Ilex vomitoria 'Nana**	Dwarf Yaupon Holly	24" ht	
Itea virginica	Virginia Sweetspire	24" ht	
Myrica cerifera**	Wax Myrtle	24" ht	
Osmanthus americanus**	American Tea Olive	24" ht	
Rhododendron	Rhododendron	24" ht	Native varieties only
Sambucus canadensis	Elderberry	24" ht	
Viburnum dentatum	Arrowwood Viburnum	24" ht	

** INDICATES EVERGREEN SPECIES

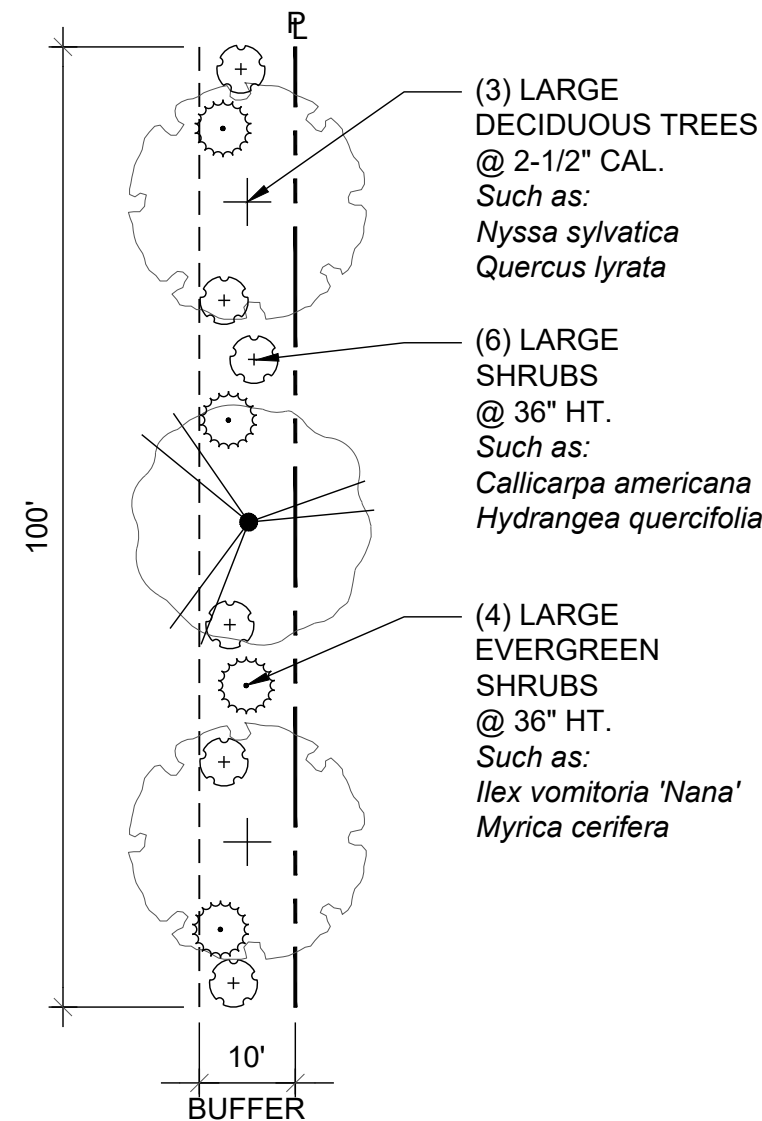
***REFER TO BUFFER PLANTING STANDARDS FOR MAXIMUM SPACING

PLANTING NOTES

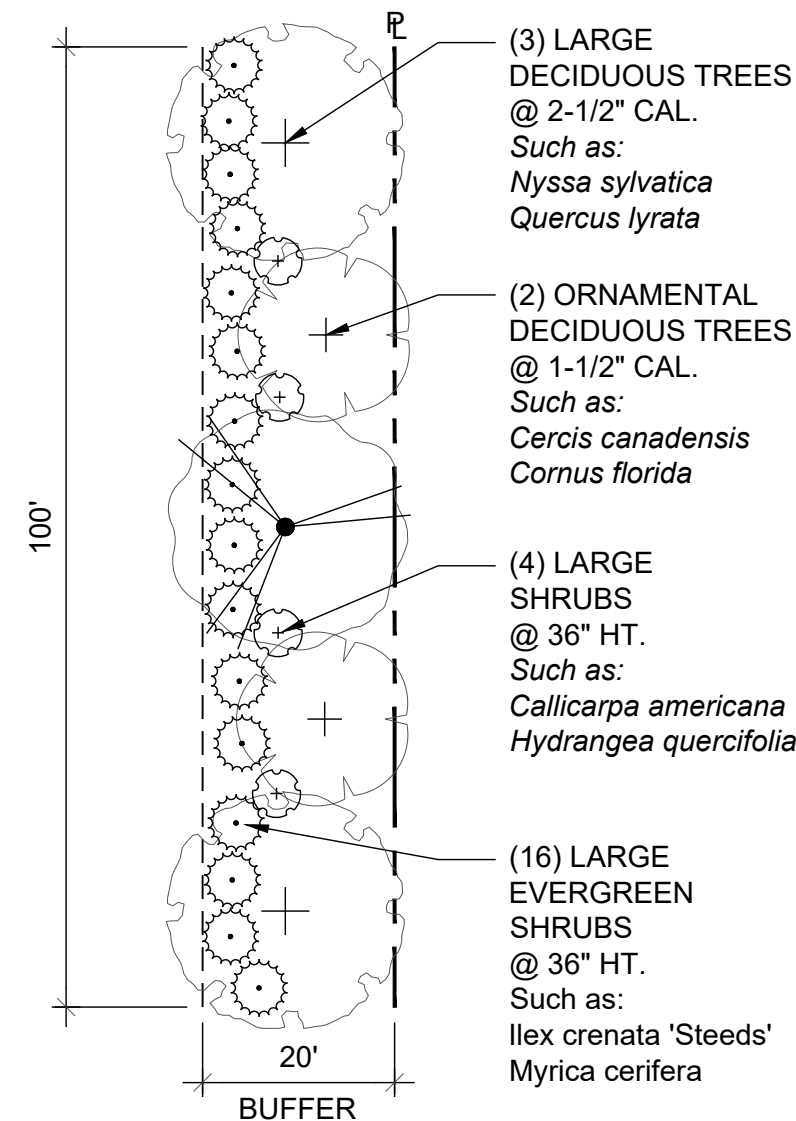
1. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING.
2. PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
3. PLANTS ARE TO BE PURCHASED BY BOTANICAL NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.
4. LANDSCAPE ARCHITECT OR OWNER MAINTAINS RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
5. CONTRACTOR RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS SHOWN. QUANTITIES GIVEN ON THE PLANT LEGEND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND. CONTRACTOR SHALL LOCATE ALL PLANTS AWAY FROM KNOWN PERMANENT FIXTURES. IF CONFLICT ARISES WITH PLAN, CONTRACTOR SHALL NOTIFY PROJECT MANAGER OR DESIGNEE PRIOR TO PROCEEDING.
6. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A HEALTHY AND VIABLE PLANT AND THE PLANT SHALL BE REJECTED IF DEEMED UNHEALTHY OR UNFIT AT ANY TIME DURING THE CONTRACT OR WARRANTY DURATION.
9. IF ANY PLANT/MATERIAL SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO PROJECT MANAGER OR DESIGNEE AT MINIMUM SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) PRIOR TO DESIRED ORDERING DATE/TIME. WHEN SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL ALSO BE PRESENTED AT TIME FOR FULL AND COMPLETE REVIEW BY LANDSCAPE ARCHITECT OR OWNER.
10. BALLED AND BURLAPPED PLANTS/TREES TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
11. BALLED AND BURLAPPED MATERIAL SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - 11.1. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - 11.2. ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NONSYNTHETIC TWINE.
 - 11.3. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - 11.4. REMOVE ALL BURLAP, LACING, AND WIRE BASKET FROM AT LEAST THE TOP 1/2 OF THE ROOTBALL AND DISCARD FROM PLANTING HOLE.
 - 11.5. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
12. CONTAINERIZED PLANTS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - 12.1. MATERIAL SHALL HAVE FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 - 12.2. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - 12.3. REMOVE CONTAINER PRIOR TO PLANTING.



3 TYPE 'A' BUFFER - OPEN
SCALE: 1" = 20'



4 TYPE 'B' BUFFER - SEMI-OPAQUE
SCALE: 1" = 20'



5 TYPE 'C' BUFFER - OPAQUE
SCALE: 1" = 20'

BUFFER NOTES

1. BUFFER PLANTINGS TO SUPPLEMENT EXISTING TREES AND VEGETATION IN PERIMETER BUFFERS TO COMPLY WITH OPACITY STANDARD FOR EACH BUFFER TYPE.
2. SEE SUPPLEMENTAL BUFFER PLANT LIST FOR PLANT SELECTIONS.

BOUNDARY DESCRIPTION SHOWN IS NOT FOR RECORDATION.

CONSTRUCTION SAFETY
These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

These plans are for bidding purposes only and are not to be used as Construction drawings unless initialed and dated as approved for Construction below by the Engineer.

Approved for Construction: _____ Date: _____

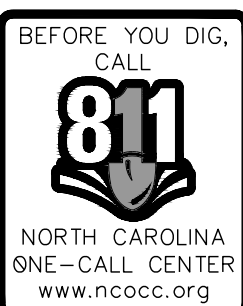
EXISTING CONDITIONS:

The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions affecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

RECORD DRAWINGS:

These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ Date: _____



CAUTION:

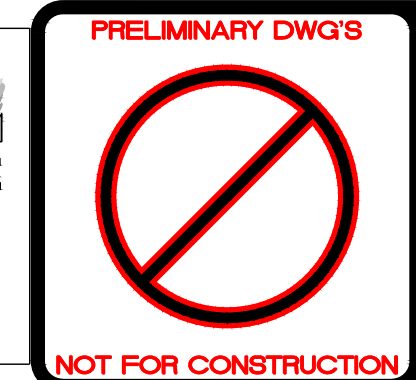
UNDERGROUND TELEPHONE AND FIBER OPTIC LINES ARE IN VICINITY OF SUBSTATION. CONTRACTOR TO VERIFY LOCATION PRIOR TO DIGGING.

WARNING:

OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



Final Drawings
Review Purposes ONLY

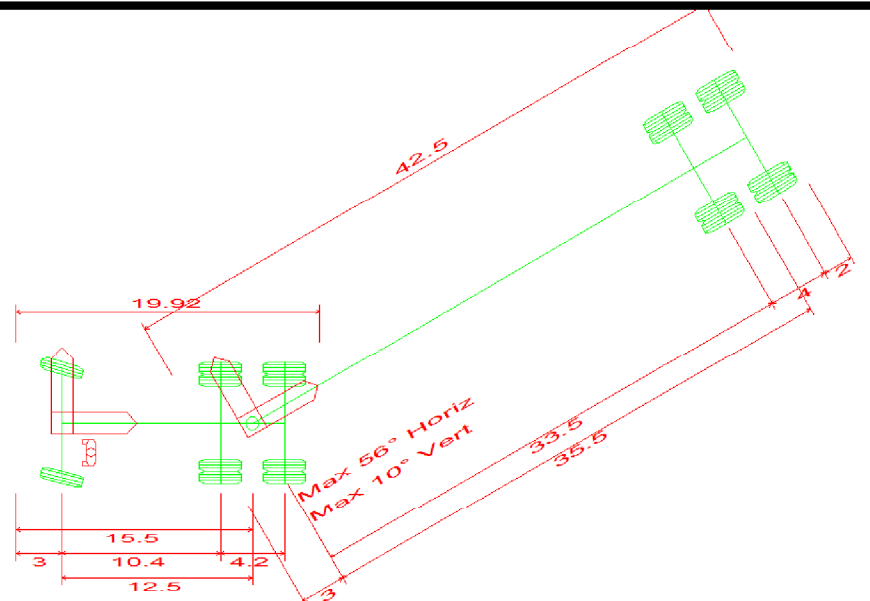
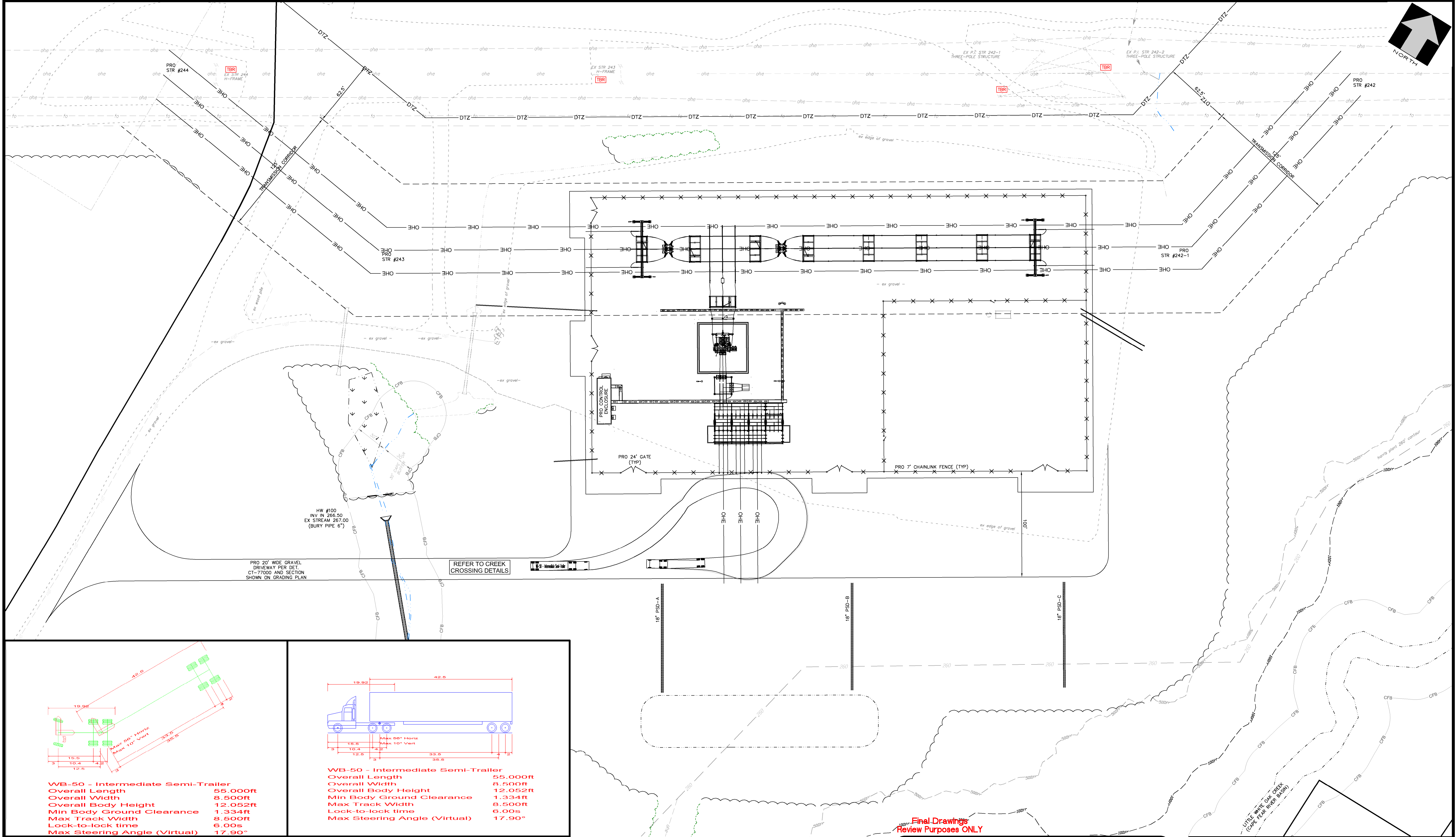


CONSULTING ENGINEERS, P.A.
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admin@appianengineers.com

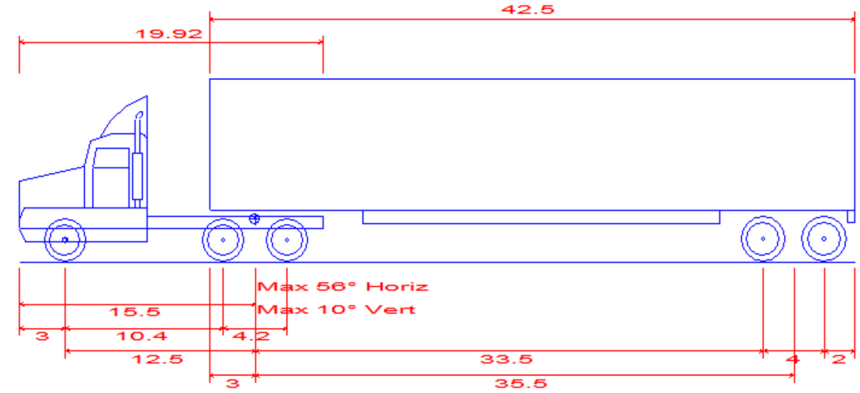


APEX FRIENDSHIP ROAD 230kV - CONSTRUCT SUBSTATION
4113 DEER PATH ROAD, APEX, NC
PLANTING NOTES & DETAILS

COUNTY: WAKE	SCALE RATIO: 1:1	DEP PROJ NO: E22040101
SCALE: 1" = 100'	CHK: GS	TASK: -
DRAWN: RT	APP: -	DEP DWG NO: -
DATE: 04/16/25	ACE J.N.: 24-010	SHEET C802 OF -



WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°



WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°

**BOUNDARY DESCRIPTION SHOWN
IS NOT FOR RECORDATION.**

CONSTRUCTION SAFETY
These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

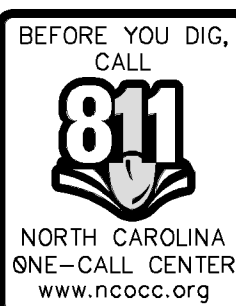
These plans are for bidding purposes only and are not to be used as Construction drawings unless Initialed and dated as approved for Construction below by the Engineer.

Approved for Construction: _____ Date: _____

EXISTING CONDITIONS:
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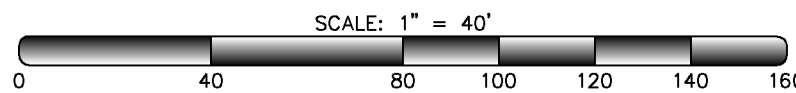
RECORD DRAWINGS:
These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ Date: _____

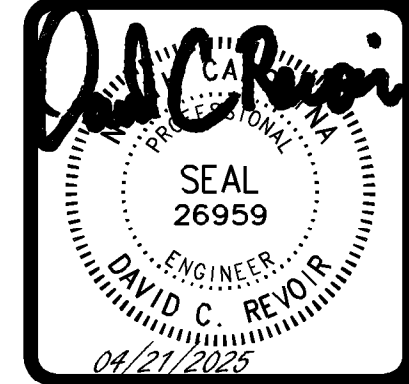


CAUTION:
UNDERGROUND TELEPHONE AND FIBER OPTIC LINES ARE IN VICINITY OF SUBSTATION. CONTRACTOR TO VERIFY LOCATION PRIOR TO DIGGING.

WARNING:
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**Final Drawings
Review Purposes ONLY**



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APEX FRIENDSHIP ROAD 230KV SUBSTATION
4113 DEER PATH ROAD, HOLLY SPRINGS, N.C.
WB 50 EXHIBIT

COUNTY: WAKE
SCALE: 1" = 40'
DRAWN: Kelly Williams
DATE: 04/21/25
SCALE RATIO 1:1
CHK: David Revoir
APP -
ACE J.N.: 24-010
DEP PROJ NO: E22040101
TASK -
DEP DWG NO: 84437
SHEET C999 OF 44

NO.	DATE	REVISION	BY	CK.	APP.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services

Title: Holly Springs Business Park PUD Amendment (Pine Springs Academy) 01-PUD-03-A05

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny 01-PUD-03-A05 Holly Springs Business Park PUD Amendment, to modify the additional use standards for schools in the Innovation & Institutional District to reduce electric vehicle parking requirements, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- The Town has received an application from Pine Springs Preparatory Academy to amend the Holly Springs Business Park PUD for the purpose of reducing the electric vehicle (EV) parking requirements for schools within the Innovation & Institutional District.
- The proposed amendment would modify the EV parking requirements as set forth by the UDO to apply only to staff and visitor parking and exclude student parking. The PUD currently requires the school to provide EV parking in accordance with the UDO which calculates the requirement based on total parking spaces, including staff, visitor, and student parking.
- The Holly Springs Business Park's Innovation & Institutional District only applies to Tract E of the PUD, which comprises two parcels located at 420 Green Oaks Parkway.
- The Pine Springs Upper School is currently under construction at this site, after receiving Development Plan approval by Town Council and Construction Drawing approval by Town staff. If the PUD Amendment were approved, Pine Springs Upper School could submit an amendment to the approved Development Plan to the Town to follow the new standards. This Development Plan amendment would qualify as minor, and would not return to Town Council.
- Should this PUD Amendment be approved, Pine Springs Upper School could theoretically reduce their required EV parking spaces from 15 EV spaces and 45 EV-Ready spaces to 6 EV spaces and 18 EV-Ready.

Staff Recommendation: Approve

Background:

Planning Board Meeting
September 23, 2025

- The applicant has provided a comparative analysis for their request, through providing standards from the International Green Construction Code ("IGC") and the Town of Apex:
 - The IGC utilizes the International Building Code to apply to new construction of similar building types. This EV parking requirement is 4% of all spaces or 8% of designated employee parking. This would translate to a total of 13 EV-Ready spaces for an entire project, or 15 EV-Ready spaces for employee-only parking for Pine Springs Upper School.
 - For high schools in the Town of Apex, 1% of all spaces are required as designated EV parking. This would translate to a total of 4 EVSE parking spaces total for Pine Springs Upper School.
- The Holly Springs Business Park PUD has been amended four (4) times previously. The same applicant previously applied for an amendment to the PUD to create a new PUD district to allow for a school use. This amendment was approved by Town Council on December 17, 2024.
- 24-DP-07 Pine Springs Upper School Development Plan was approved by Town Council on March 18, 2025.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
 - Tuesday, September 16 - Town Council Public Hearing
 - Tuesday, September 23 - Planning Board review and recommendation
 - Tuesday, October 21 - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. 01PUD03A05_HSBP_PUDAmendment_StaffReport
2. 01PUD03A05_HSBP_PUDAmendment_Application
3. 01PUD03A05_HSBP_PUDAmendment_ProposedTextChange



Project Type: Planned Unit Development
Major Amendment

Concurrent Applications:

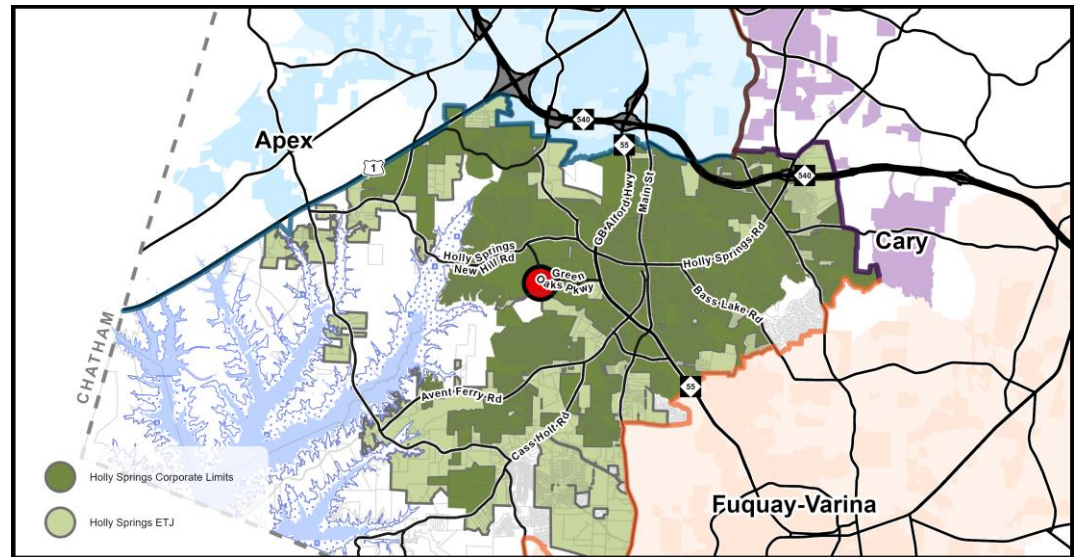
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Bruce Friend - Pine Springs Foundation, LLC

Property Address: 420 Green Oaks Parkway

Property Area: 14.82 ac.



Located in: ☒ Holly Springs Corporate Limits ☐ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

An amendment to the Holly Springs Business Park Planned Unit Development (PUD) to modify the additional use standards for schools in the Innovation & Institutional District to reduce Electric Vehicle Parking requirements.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation, & Greenways Information	Page 10
Community Facilities Information	Page 11
Utility & Infrastructure Information	Page 12
Natural Resources & Open Space Information	Page 14
PUD Regulations Information	Page 15
Decision-Making Information	Page 18



Case Summary

Current Zoning:

PUD – Planned Unit Development

Proposed Zoning:

PUD – Planned Unit Development



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Business & Industrial

Staff Analysis:

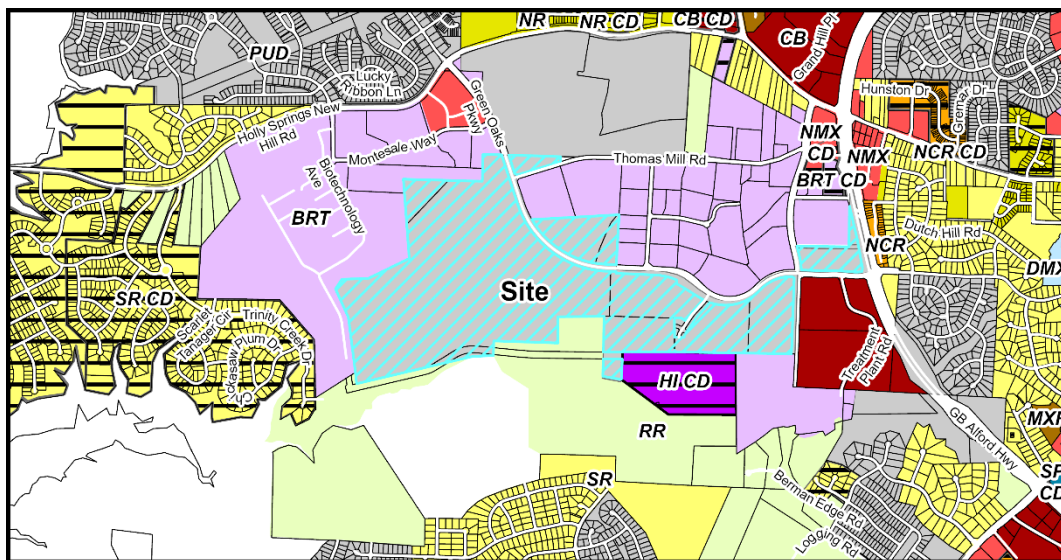
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

The proposed PUD Amendment to the Holly Springs Business Park seeks to reduce the requirements for Electric Vehicles within the Innovation & Institutional District, specifically for schools. If the PUD Amendment were approved, Pine Springs Upper School, the approved school under construction at 420 Green Oaks Parkway, would apply for a Development Plan amendment to follow the new standards. Under the Unified Development Ordinance, modifications to EV parking requirements are not permitted and the Town stressed the importance of EV parking when drafting the current UDO. However, the applicant has provided a comparison of an adjacent municipality and international standards that show significantly fewer EV parking spaces for similar development types. The PUD Amendment is also supported by the Land Use & Character Plan, as it encourages Town support of school development within the Town, keeping up with demand and meeting overall needs of the community. Overall, the application has been found to be reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0649120574	PUD	11.64
0649125359	PUD	3.18
	Tract E Total Area	14.82 acres
	PUD Total Area	249.68 acres



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	PUD – Planned Unit Development	School Under Construction (Business & Industrial)
North	Business & Research Technology	Light Manufacturing, Office (Business & Industrial)
South	PUD – Planned Unit Development	CSL Seqirus (Business & Industrial)
East	Business & Research Technology	Light Manufacturing, Office, Indoor Recreation (Business & Industrial)
West	PUD – Planned Unit Development	CSL Seqirus (Business & Industrial)

Parcel Rezoning History

Rezoning Number: 01-PUD-03
 Original Zoning: I-1 (Wake County)
 Approved Zoning: PUD
 Approval Date: October 1, 2002

PUD Amendment History

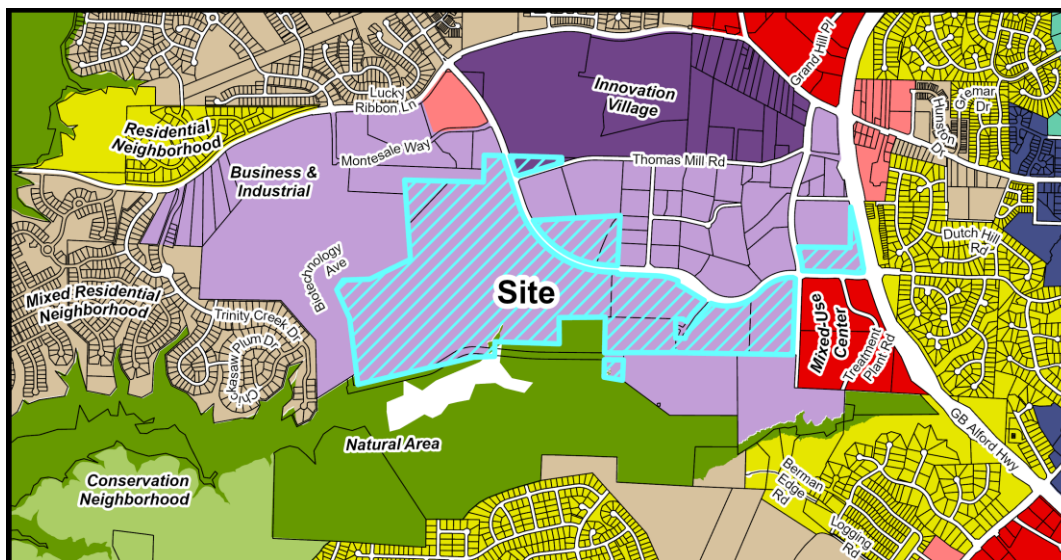
Amendment #1: 08/01/2006 Height Increase in Manufacturing District
 Amendment #2: 10/03/2006 Boundaries and District Standards Adjusted
 Amendment #3: 07/19/2011 Parcel Addition
 Amendment #4: 12/17/2024 Est. New District, Allow for Schools

**Land Use & Character Information**

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance**Future Land Use:** Business & Industrial**Small Area Plan:** N/A**The Requested Zoning Map Amendment is:**☒ **Consistent with the Future Land Use Map**☐ **Inconsistent with the Future Land Use Map**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Land Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Key Characteristics of Business & Industrial development include:

- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.
- Typically, business and industrial areas do not prioritize the preservation of natural resources, though they may rely on landscape for buffering between incompatible uses.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Building types are primarily office and industrial.
- Buildings may be up to 6 stories. Exceptions may be allowed for special manufacturing uses.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The PUD Amendment is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The applicant's request to amend the Holly Springs Business Park is specific to one PUD District, designated on only Tract E as identified on the PUD Master Plan. Tract E consists of two parcels, the larger of which is addressed as 420 Green Oaks Parkway. Last year Town



Land Use & Character Information (cont.)

Council approved a PUD amendment to apply to Tract E, creating the current Innovation & Institutional District, and a Development Plan for a 120,000 sf charter school to allow a The school is currently under construction.

The current request is to modify the parking standards for electric vehicles for schools, reducing the requirement to apply only to staff and visitor parking only, excluding student parking. Currently, the PUD defers to the UDO for all parking standards, including the calculation for the required number of EV parking spaces. The following UDO standard applies:

(Excerpt of) Table 6.6-A – Electric Vehicle Parking Spaces Minimum Standards		
USE	THRESHOLD FOR APPLICABILITY	REQUIREMENT
All other uses	50 or more provided spaces in a single development	5% of all spaces shall have EVSE & Additional 15% shall be EVSE-Ready

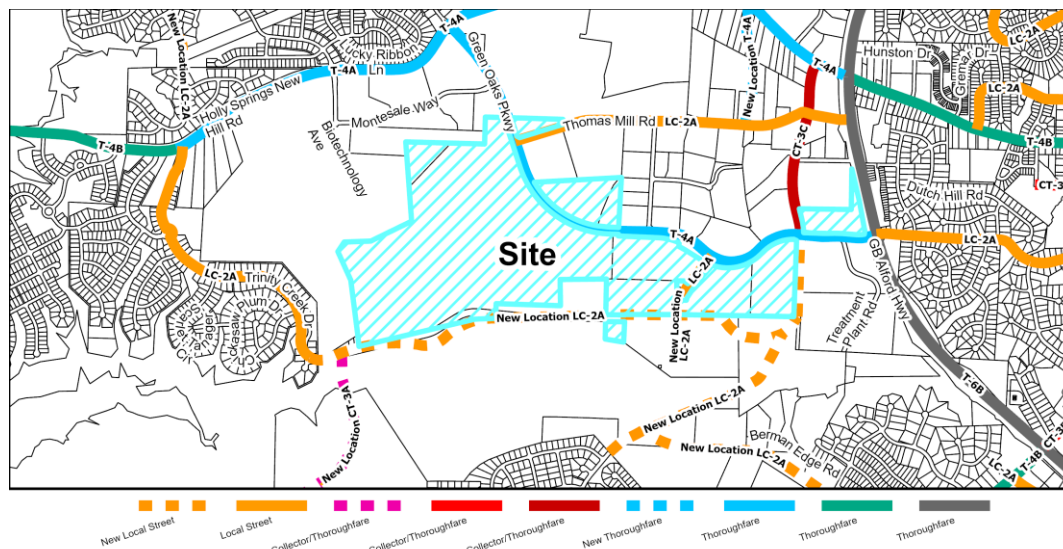
In their application, the applicant states that the provision of electric vehicle spaces for students may create concerns over infrastructure maintenance and student safety. While the Land Use & Character Plan does not specifically speak to electric vehicle parking, several specific recommendations provide support to the application, including:

- *SI-1 Add Infrastructure Capacity and Increase Services to Keep Pace with Development.* As the Town has grown, in terms of residents and employment opportunities, demand for education to support these have increased. Assisting schools in accommodating this growth should be considered.
- *SI-11 Safeguard Access to Quality Education* supports new school development within the Town.

While the EV parking requirement is an important component of the Town's Unified Development Ordinance, the proposed PUD amendment is not inconsistent with the Land Use & Character Plan.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

Road Widening along Project Frontage	☐ Required	☒ Not Required
New Location Roadways	☐ Required	☒ Not Required
Hotspot/Safety Study Location	☐ Yes	☒ No



Roadway Map

Comprehensive Transportation Plan Summary**Road Widening along Project Frontage:**

The project has frontage along Green Oaks Parkway, which has already been constructed to its ultimate cross section. Therefore, no additional roadway widening is required. This amendment does not impact previous commitments to transportation improvements.

New Location Roadways:

There are no new roadways that impact the subject property shown on the Comprehensive Transportation Plan.

Hotspot/Safety Study Location:

There is not a Hotspot or Safety Study location within the Traffic Study scoping area. This amendment does not impact previous commitments to transportation improvements.

Improvement Prioritization:

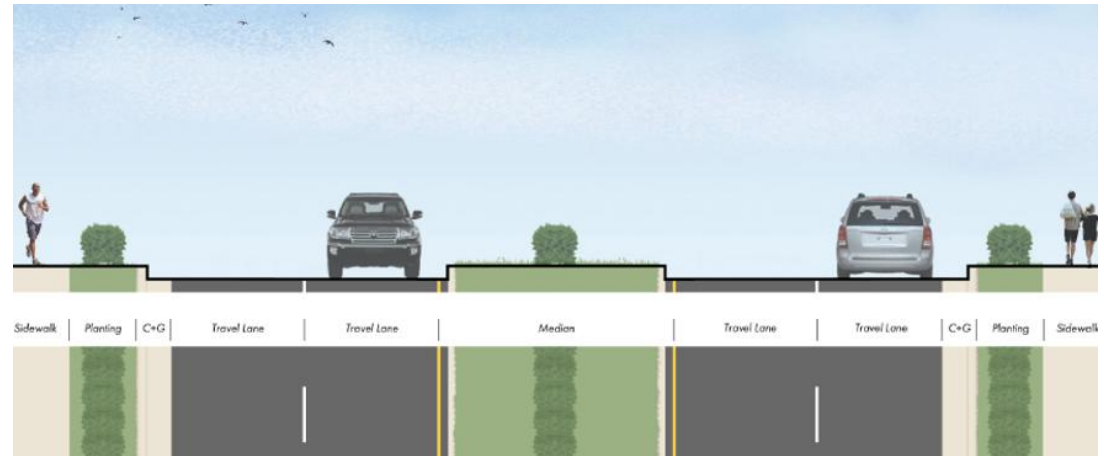
N/A



Transportation Information (cont.)

Traffic Study Policy

- ☐ Traffic Study Required ☐ Tier 1
☐ Tier 2
☐ Tier 3
☐ Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) was completed with the previous PUD amendment (01-PUD-03-A04), that modified the zoning district for 420 Green Oaks Parkway to allow development of Pine Springs Upper School. This current amendment does not impact the previously completed Traffic Study or any previous commitments to transportation improvements. As a reminder, the previous commitments from the traffic study were as follows:

Greek Oaks Parkway at Proposed School West Access/Seqirus East Access (unsignalized)

- Construct southbound approach with one (1) ingress lane and two (2) egress lanes.
- Limit access at proposed School West Access to right-in/ right-out/ left-out using median channelization to prohibit left-in movements.
- Provide stop control southbound approach.
- Limit access at proposed School West Access to prohibit entrance/exit during AM and School PM peak hours.
- Extend existing westbound left-turn lane to 300 feet of storage and appropriate taper.

Green Oaks Parkway at Proposed School East Access (unsignalized)

- Construct southbound approach with one (1) ingress lane and one (1) egress lane.
- Limit access at proposed School East Access to right-in/right-out only.
- Construct westbound right-turn lane with 50 feet of storage and appropriate taper.

Pedestrian Safety

- Provide fee-in-lieu for future construction of pedestrian crossing along Green Oaks Parkway.

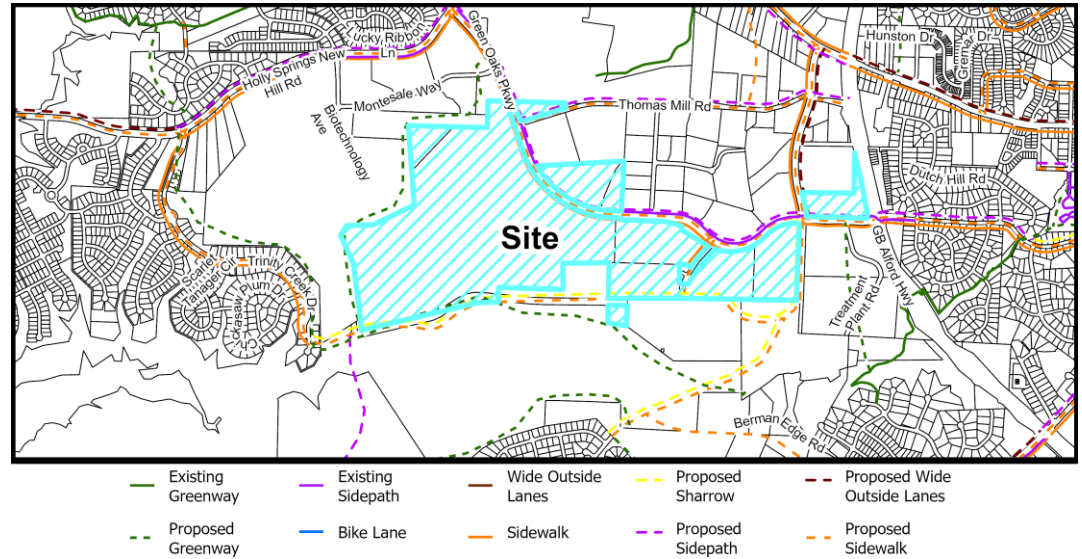


Transportation Information (cont.)

Transportation Staff Analysis:

The PUD Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

This amendment does not impact the previously completed Traffic Study or any previous commitments to transportation improvements. Therefore, the proposed amendment is consistent with the Comprehensive Transportation Plan.

**Parks, Recreation, & Greenways Information***Vision Holly Springs Comprehensive Plan Section 3***Park Search Area**☐ Yes☒ No

Active Transportation Map

Required Active Transportation Improvements☐ Greenway☒ Sidepath

A Sidepath already exists along the Green Oaks Pkwy frontage of this project and is not impacted with the proposed amendment.

Parks, Recreation, & Greenways Summary

The project will retain the existing Sidepath.

Parks, Recreation, & Greenways Staff Analysis:

The PUD Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

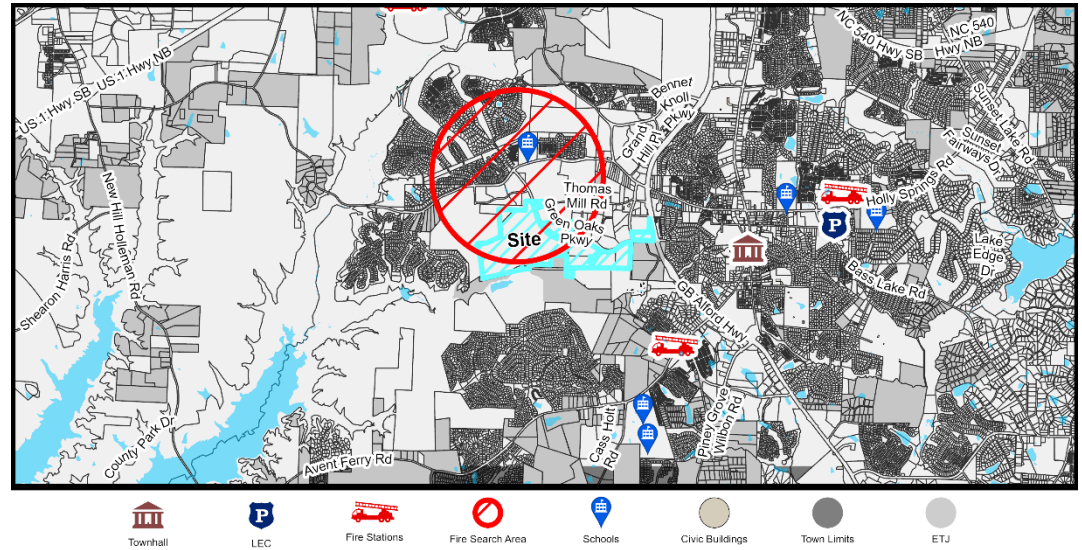
The PUD amendment request is consistent with the Parks, Recreation, and Greenways Master Plan.



Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

WCPSS Coordination

Wake County Public School system is aware of Pine Springs Upper School currently under construction at the site.

Community Facilities Plan

The site falls within a Potential Future Fire/Police Facility zone on the Community Facilities Plan Map. This zone has been addressed with the construction of Fire Station #3, located on Cinder Station Road.

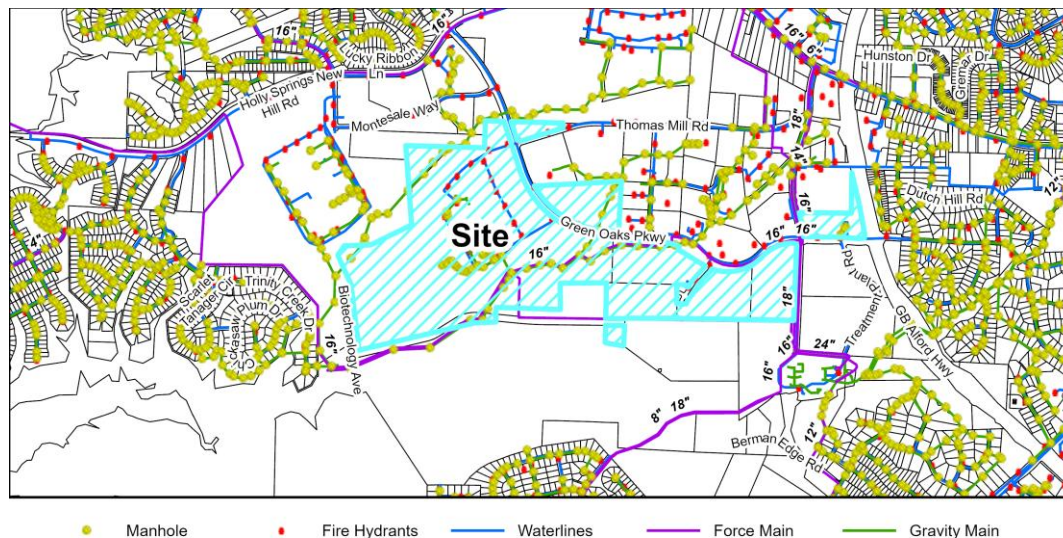
Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

The PUD Amendment does not appear to create any impact to Community Facilities.

**Infrastructure & Utility Information***Vision Holly Springs Comprehensive Plan Section 5***Utility Availability**

Water	☒ Yes ☐ No ☐ Study Required
Sanitary Sewer	☒ Yes ☐ No ☐ Study Required
Reclaim	☒ Yes ☐ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary**Water:**

Water currently exists within Green Oaks Parkway and is proposed to be extended into the site to serve the development. This amendment does not impact the previously completed Fire Flow Analysis or proposed water extensions to serve the project.

Sanitary Sewer:

Sewer currently exists on site and the development will connect service lines to the existing sewer main. This amendment does not impact the previously completed Sewer Study. As determined by the previous Sewer Study, existing downstream infrastructure is adequate to support this development.

Reclaim:

Reclaimed water currently exists within Green Oaks Parkway and is not proposed to be utilized on this site. This amendment does not impact reclaimed water.

**Infrastructure & Utility Information (cont.)****Water Resource Management (WRMP) Policy**

- | | | | |
|---|---------------------------------|---------------------|---|
| ☐ WRMP Applicable | ☐ Tier 1 | Allocation Elements | ☐ Public Infrastructure Improvements |
| ☒ WRMP Not Applicable | ☐ Tier 2 | | ☐ Sustainable Design |
| | ☐ Tier 3 | | ☐ Work Force Housing |
| | | | ☐ Open Space/Tree Preservation |

Water Resource Management Policy Summary

This amendment does not impact the proposed wastewater generation from the development and is not needing to request additional sewer flow. Therefore, the WRMP is not applicable. As a reminder, the previous Utility Allocation Summary is below:

Utility Allocation Summary

Priority Level: Priority Level 1

Allocation Assignment: Institutional

Allocation Approved: 7,200 gallons per day (Approved on 12/17/24)

Infrastructure & Utility Staff Analysis:

The PUD Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

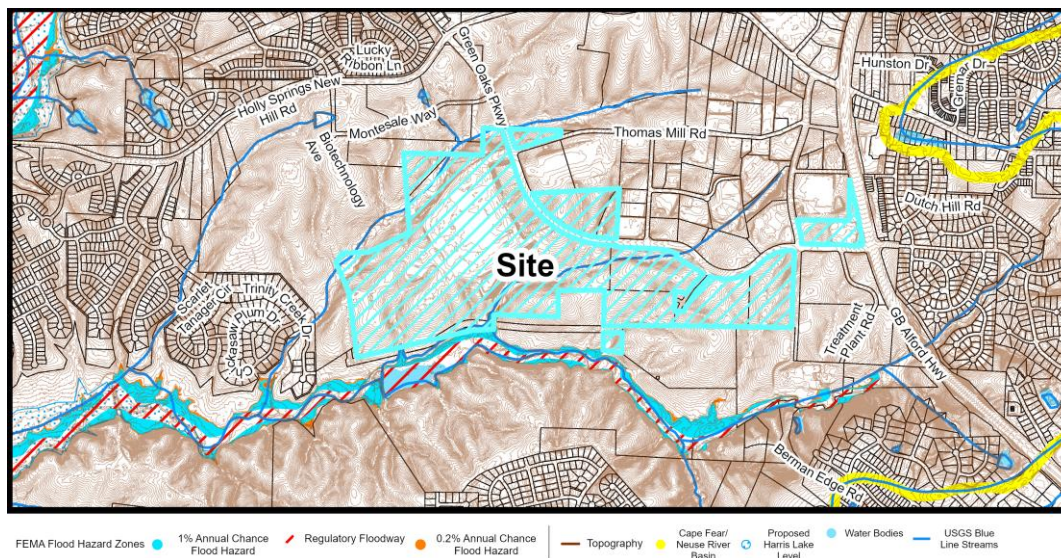
This amendment does not impact the previously completed Engineering Studies for utilities or proposed utility extensions to serve the project. Therefore, the proposed amendment is consistent with the Infrastructure and Utilities section of the Comprehensive Plan.



Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space 10%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The Holly Springs Business Park PUD Regulations require a 10' Undisturbed Buffer along the northern property line of Tract E, and a 30' Semi-Opaque buffer along Green Oaks Pkwy. The approved Pine Springs Upper School Development Plan retains these required buffers.

Stormwater:

The proposed amendment does not impact the proposed treatment of stormwater runoff, nor does it change any impacts to environmental features on site.

Natural Resources & Open Space Staff Analysis:

The PUD Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The applicant has not proposed changes to the existing Holly Springs Business Park PUD Regulations regarding Natural Resources & Open Space.



Planned Unit Development (PUD) Amendment Information

Unified Development Ordinance/HSBP PUD Regulations

UDO Section 1.6.1.H addresses legacy Planned Unit Development (PUD) projects such as the Holly Springs Business Park PUD. The establishment of new PUD projects is not allowed; however, the Town recognizes that past projects were approved under this land use process and Minor and Major Amendments to PUDs are allowed. Examples of changes that qualify as a Major Amendment include changes to density or building areas, setbacks and building heights, roadway networks, open space, or any other changes that depart significantly from the original approval. Changes including the modification of required development standards qualify as a Major Amendment.

This PUD Amendment is a request to modify the Innovation & Institutional District's Additional Standards for schools. The change requested is apply the UDO's EV parking standards solely to staff and visitor parking, excluding student parking from EV calculations. Total parking space requirements for schools are determined by a parking study, where the applicant must provide an analysis depicting sufficient parking capacity. While this determines the overall parking space count, the UDO then uses this number to determine the electric vehicle requirement. For example, a development with more than 50 parking spaces, the UDO requires 5% of all parking spaces to install EV-charging equipment, and 15% of spaces to be EV-Ready. (EV-Ready spaces are parking spaces with electrical conduit run underground for future charging stations to be added a later date, if desired by the property owner.)

Below is the proposed amendment to the Holly Spring Business Park, as shown in text.

Holly Springs Business Park PUD Innovation & Regulations

Innovation & Institutional District Additional Standards for Schools

Proposed Amendment identified in Bold	
a.	The following conditions are applicable to uses: School (Commercial, Trade, or Business)
i.	Uses applicable in this section shall meet the criteria set forth in the Town of Holly Springs UDO Section 3.3.6 Public and Institutional Uses – Additional Use Provisions. Exceptions to 3.3.6 are listed below:
	a. Perimeter buffers shall follow the approved perimeter buffers per the HSBP Landscape Regulations.
ii.	Student queuing and stacking for carpools shall be sufficient to demonstrate no queuing within a public right of way.
iii.	This district shall only apply to Tract E as shown on C7.0 of the Holly Springs Business Park Master Plan.
iv.	Any school will follow the Perimeter buffers as shown on sheet C8.0 and the master plan. All other landscape regulations shall adhere to UDO Section 5.
v.	Any school will meet the Additional Infrastructure Requirements except for B.



Proposed Amendment identified in Bold	
	Traffic Impact Analysis, where the Traffic Impact Analysis shall be required as development plans/site plans are submitted.
vi.	Outdoor spaces such as plazas, gathering areas with benches, picnic tables for outdoor dining, and other outdoor areas for students to utilize during breaks or during school activities shall be provided within proximity to any educational building. Minimally, two outdoor spaces shall be provided around any educational building.
vii.	All uses shall apply with Additional Site Design Requirements of the HSBP PUD with exceptions as outlined below: a. Barbed wire fencing is prohibited b. Parking along Green Oaks Parkway frontage shall be limited to one bay of parking (a maximum of 65 feet in depth perpendicular to the street).
viii.	Any school shall meet the parking standards of Chapter 6 of the Town of Holly Springs UDO, with the exception of the following: a. Percentage of parking for electric vehicles (EV) shall be based on parking required for staff and visitors only. Student parking shall be excluded from required EV parking requirement calculations.
ix.	Any school will follow the intent of the plan labeled Innovation & Institutional District Concept Plan in the Holly Springs Business Park PUD Regulations.*
*see packet for concept plan	

As the Innovation & Institutional District currently has an approved Development Plan for the Pine Springs Academy Upper School under construction within the district, this proposed PUD amendment will apply to the project. Currently, approved Development Plan for Pine Springs Upper School has existing parking requirements that are shown below. The proposed PUD Amendment and its potential effect on electric vehicle parking standards are shown adjacent.

Potential Parking Requirement Changes to 24-DP-07 Pine Springs Upper School

Parking Requirements	Approved with 24-DP-07	Proposed Standard	Potential Change in Parking
Total Vehicle Spaces	303 spaces	303 spaces	-
Staff/Visitor Parking	116 spaces	116 spaces	-
Student Parking	187 spaces	187 spaces	-
Bike Parking	12 spaces	12 spaces	-
EV Parking	5% EVSE: 15 spaces 15% EVSE Ready: 45 spaces	5% EVSE: 6 spaces 15% EVSE Ready: 18 spaces	EVSE: 9 fewer spaces EVSE Ready: 27 fewer spaces



As part of the application, the applicant also submitted EV parking information detailing a comparison to an adjacent municipality and the International Green Construction Code. While the comparison to the Town of Apex is a direct comparison between high schools, the IGC code is for commercial/non-residential buildings. A summarized comparison is below:

Relevant EV Parking Requirements	Town of Holly Springs	Town of Apex	Intl. Green Construction Code
Requirement Calculation	5% EVSE 15% EVSE-Ready	1% of all required spaces	4% of all spaces EV-Ready <u>or</u> 8% of employee spaces EV-Ready
Spaces Required if Applied	15 EVSE spaces 45 EV-Ready spaces	4 EVSE spaces	13 EV-Ready (Total) <u>or</u> 15 EV-Ready (Employee)

Planned Unit Development Standards Staff Analysis

The PUD Amendment is: ☐ Consistent ☒ Inconsistent with PUD Standards/Unified Development Ordinance

For schools, a parking study is required to determine total parking requirements for a school, and this was utilized by the approved school under construction. The applicant also provided a brief analysis, detailing a comparison between the Town of Holly Springs's EV parking standards to those of the Town of Apex and the International Green Construction Code which displays a noticeable difference in EV parking requirements.

Upon drafting the 2022 Unified Development Ordinance, Planning Board and Town Council stressed the importance of adequate EV parking requirements as the Town looks to the future and no specific non-residential development was singled out as exempt. The most recent school, Rex Road Elementary School, was approved by the Town in 2022 following these standards and was able to meet the Town's code requirements with 6 EV spaces and 18 EV-ready spaces. However, it is important to note that as an element school, there was no student parking lot subject to the standard. In addition, when adopting the 2022 UDO, the EV parking requirements were not intended to allow for a deviation. UDO Chapter 2 outlines current permitted modifications to a Conditional Zoning Districts, the modern iteration of the Planned Unit Development, and electric vehicle parking requirements are not shown to be a permitted modification. Therefore, the proposed PUD amendment is not consistent with the Unified Development Ordinance. However, staff finds that the PUD Amendment provides a reasonable request for a reduction in the EV parking standards for the Innovation & Institutional District's school use and supports approval.



Decision-Making Information

Comprehensive Plan and Planned Unit Development Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
PUD Standards/UDO	☐ Consistent ☒ Inconsistent

PUD Amendment (Rezoning) Staff Analysis

The applicant must demonstrate that the proposed Zoning Map Amendment and property owner offered conditions (if any) or unique conditions associated with this request support the Town's Comprehensive Plan objectives and/or Ordinances and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

- | | |
|---|--|
| ☐ Consistent with Adopted Plans/Ordinances | ☒ Inconsistent with Adopted Plans/Ordinances |
| ☒ Reasonable and in the Public Interest | ☐ Not Reasonable and in the Public Interest |

The proposed PUD Amendment to the Holly Springs Business Park seeks to reduce the requirements for Electric Vehicles within the Innovation & Institutional District, specifically for schools. If the PUD Amendment were approved, Pine Springs Upper School, the approved school under construction at 420 Green Oaks Parkway, would apply for a Development Plan amendment to follow the new standards. Under the Unified Development Ordinance, modifications to EV parking requirements are not permitted and the Town stressed the importance of EV parking when drafting the current UDO. However, the applicant has provided a comparison of an adjacent municipality and international standards that show significantly fewer EV parking spaces for similar development types. The PUD Amendment is also supported by the Land Use & Character Plan, as it encourages Town support of school development within the Town, keeping up with demand and meeting overall needs of the community. Overall, the application has been found to be reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny



Previous Case Related Items

Neighborhood Meeting

The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 7/15/2025

Summary of Issues: No attendees present.

Legislative Public Hearing

Public Hearing Date: 9/16/2025

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/567/media> (Public Hearing begins at 00:40:30)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been made with a public hearing sign on the property.

Public Hearing Discussion:

- Comparison to recent Wake County Public School System projects approved by the Town
- Staff's initial analysis of the PUD Amendment

Application Modifications

The following modifications have been made to the application as a result of feedback received during the public hearing:

- None



Planning Board Consideration & Action

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement

The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

While the proposed modification is inconsistent with the UDO's base electric vehicle parking standards, the requested PUD Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Land Use & Character Plan provides specific recommendations which encourage the support for development of schools in the community. It is reasonable and in the public interest because the amount of required EV parking may not be necessary or safe for the adequate function of the school or to meet the overall needs of the Town.

Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

☐ The requested amendment is **consistent** with
Vision Holly Springs Comprehensive Plan

or

☐ The requested amendment is **inconsistent** with
Vision Holly Springs Comprehensive Plan

for the following reasons:

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion

The Planning Board must make a recommendation to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny PUD Amendment Petition 01-PUD-03-A05 to modify the regulations of the Innovation & Institutional District of the Holly Springs Business Park, specifically reducing the requirements for electric vehicle parking standards as submitted by Pine Springs Foundation LLC, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Anticipated Town Council Consideration and Decision: 10/21/2025

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the Portal.

Project Applicant Check One: ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other

Name: [Bruce Friend](#)

Company: [Pine Springs Foundation, LLC](#)

Mailing Address: [220 Rosewood Centre Drive](#)

City, State, Zip: [Holly Springs, NC 27540](#)

Telephone: [919-439-9448](#)

E-Mail: bfriend@pinespringsprep.org

Design Professional

Name: [Andrew Petty](#)

Company: [Curry Engineering](#)

Mailing Address: [205 S Fuquay Avenue](#)

City, State, Zip: [Fuquay Varina, NC 27526](#)

Telephone: [919-552-0849](#)

E-Mail: andy@curryeng.com

Developer

Name:

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Architect

Name:

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Landscape Architect

Name:

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Financially Responsible Party (REQUIRED)

Name:

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Property Owner (REQUIRED)

Name:

Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☐	Zoning Map Change – Conditional Zoning District ☐ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION	
https://www.hollyspringsnc.gov/742/Maps	
Project Name	420 Green Oaks Pkwy
Project Location Use street address. If none, use closest intersection	420 Green Oaks Pkwy ☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649120574, 0649125359
Real Estate ID	0347152, 0498522
Project Acreage	14.8 ac
Current Zoning	Planned Unit Development (PUD)
Proposed Zoning	Planned Unit Development (PUD)
Current Future Land Use Designation	Business & Industrial
Proposed Future Land Use Designation	Business & Industrial
Small Area Plan Designation (if applicable)	
Special Study Scoping Meeting Dates	
Sketch Plan Review (pre-submittal) Meeting Date:	
Neighborhood Meeting Date:	July 15, 2025

CERTIFICATE OF COMPLETION	
I certify that all information presented in this petition is accurate to the best of my knowledge and belief.	
Signature of Applicant:	Date: 8/27/25

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

[See attached Sheet](#)



SECTION 1: LAND USE & CHARACTER

[See attached sheet](#)

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

Development done within the Innovation and Institutional District will be mitigated by installation of specific traffic ' patterns for traffic during educational hours, dedicated turn lanes, separate driveways for students and for staff, and staggered schedules for different education levels. The proposed district must adhere to the attached concept plan. The concept plan provided illustrates how vehicular staking for a 1,000 student school will provide the entire high demand queue length on the property and not back up into the Green Oaks Parkway right of way.

SECTION 3: PARKS, RECREATION

This amendment to the Holly Springs Business Park provides no change to the requirements set forth in the Holly Springs Business Park Planned Unit Development (PUD) plan in regards to parks, recreation and open space.

Executive Summary

The purpose of this PUD amendment is to provide an additional condition to the previously approved 01-PUD-03-A04 / PLPUD202400133 Holly Springs Business Park PUD Major Amendment. The purpose of the previous amendment was to create an Innovation and Institutional District within the Holly Springs Business Park which would allow for creative uses that are not currently found within the park.

During the design development and implementation of the new Innovation and Institutional District it became evident that one particular component of the Town of Holly Spring's Unified Development Ordinance (UDO) did not appear to be to consider these uses when determining the requirement thresholds. UDO section 6.6 – Electric Vehicle (EV) Parking Spaces requires every non-residential and lodging uses to provide 5% of the total required parking to be EV spaces and 15% of the total parking to be EV Ready parking. While it is not uncommon for municipalities to have electric vehicle parking requirements, by having only one threshold for the EV parking standards, this requirement puts a hardship on institutional uses that have larger parking areas dedicated to temporary and particular users.

As a comparison, the Town of Apex the followings standards when it comes to electric vehicle parking provided that over 19 spaces are provided.

Table 8.3-9: Electric Vehicle Charging Space Requirements

Use	Minimum Number of Required EV-Ready Spaces	Minimum Number of Required Electric Vehicle Charging Spaces
Multi-family or apartment	30% of all required motor vehicle spaces	15% of all required motor vehicle spaces
Government Service	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Commercial Uses	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces, provided the minimum motor vehicle parking requirement is at least 100 spaces.
Office, business or professional	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Office: Coworking Space	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Office: Call Center	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Hotel or motel	30% of all required motor vehicle spaces	10% of all required motor vehicle spaces
Industrial Uses	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Park, active or passive	15% of all required motor vehicle spaces	2% of all required motor vehicle spaces
Parking Structure	15% of all required motor vehicle spaces	3% of all provided motor vehicle spaces
Parking Structure (School, public or private: Elementary, Junior, or Senior)	-	2 spaces
School, public or private: Elementary or Junior	-	3% of all required spaces that are provided in an off-street surface lot
School, public or private: Senior	-	1% of all required spaces that are provided in an off-street surface lot

As a second comparison, The 2021 International Green Construction Code, requires International Building Code (IBC) Occupancy Group A, B, E, F, I, M, and S buildings, not less than 4% of the total number of parking spaces or not less than 8% of designated employee only parking spaces shall be EV-Ready spaces where 20 or more on-site vehicle parking spaces are provided.

Section 1: Land Use & Character

The Holly Springs Business Park was created years ago with a goal to attract large, well-positioned businesses to the area. The land use of business and industrial was intended to be a central hub for talent in the town. The district was created to bring in large scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. This was the goal in 2001 when the Holly Springs Business Park was planned and it remains the goal of the Town in 2024.

Over the years, as the Town of Holly Springs has grown and evolved, it has seen the business park grow and evolve with the addition of large biopharmaceutical companies such as Seqirus, FUJIFILMS, and Catalyst BioCampus corporations all calling the business park home. The addition of Rovisys and Ferguson Plumbing have helped pave the way to creating a true mixture of office, industrial, and commercial uses in the Holly Springs Business Park. The creation of the Innovation & Institution District is designed to strengthen and help build on the mix of uses to help serve one another within the the business park. The district provides existing businesses with an immediate talent pool that can be brought into the work force to gain real world experiences at an early age. It does this by providing an option for facilitates within walking distance to the companies they will support. Community character includes blending uses that support one another in one area. By providing an Innovation and Institution District to an already robust business district, the Town will allow uses that will help support and strengthen the business and industrial community which will help the town fulfill their future land use targets such as Encouraging Use of the Land Use and Character Plan in Everyday Decision- Making (FLU-1), Add Infrastructure Capacity and Increase Services to Keep Pace with Development (SI-1), Capitalize on Strategic Partnerships (SI-3) and Safeguard Access to Quality Education (SI-11).

While this PUD amendment deliveries on several of the Town's specific requirements of the Land Use and Character Plan, more than any other goal, the amendment embodies the recommendation to Build a Community Attractive to Today's Business and Their Employees (FLU-14). This recommendation affirms that today's office parks are being replaced with mixed use campuses with diverse uses geared around creativity and innovation. With the allowance of educational facilities and the shifting of research and development laboratories to allowed uses from special exception uses, the Innovation and Institution District provides a district where creativity and innovation take a front seat to the older way of doing business.

SECTION 4: COMMUNITY FACILITIES

While this property is private property, educational uses are committed to being a community asset for the Towns and communities they serve. Traditionally school facilities have been made available to local community organizations such as the Boy Scouts of America, churches, Holly Springs Parks and Recreation, community sports, and theater productions. Being located in a business park would allow partnerships with the surrounding companies would allow an opportunity to offer on job training sessions and summer internships

SECTION 5: INFRASTRUCTURE & UTILITIES

While the surrounding infrastructure and utilities in the business park are robust and have been designed to accommodate the uses in the PUD, as part of this amendment, the applicant is committed to providing analysis to ensure they are adequate and not creating any adverse impacts impacts to roadways and utilities. This project is subject to the Town's Water Resources Management Policy and is considered to be a Priority Level 1. A hydraulic water model will be provided at development petition submittal.

SECTION 8: NATURAL RESOURCES

All streams and natural resources on site are being preserved to the maximum extent practical. Streams are buffered, impacts will be minimized and permitted through state and federal agencies. Natural perimeter buffers that were established as part of the Holly Springs Business Park PUD are being maintained in their entirety. USACE & NCDENR impact permits were obtained for the previously approved project and no additional impacts are anticipated.

STATEMENT OF REASONABLENESS

The amendment to this rezoning is reasonable and in the best interest of the public as it creates flexibility for institutional uses with in the business park while still adhering to the Town of Holly Springs Comprehensive Land Use Plan.

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

Pine Springs Preparatory Academy (PSPA) is committed to being a community asset and public benefit for the residents of the Town of Holly Springs. Traditionally school facilities have been made available to local community organizations such as the Boy Scouts of America, churches, Holly Springs Parks and Recreation, community sports, and theater productions. Being located in a business park would allow partnerships with the surrounding companies would allow an opportunity to offer on job training sessions and summer internships. PSPA currently has an agreement with the Town to allow use of their middle school facilities and plans to continue to expand upon that relationship with this rezoning.

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the [Unified Development Ordinance \(UDO\)](#). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSintake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION

Meeting Date:	July 15, 2025
Meeting Time:	4:00 PM - 5:00 PM
Meeting Location:	PSPA Middle School

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

No one attended the meeting aside from Bruce Friend of PSPA and Andy Petty of Curry Engineering Group.

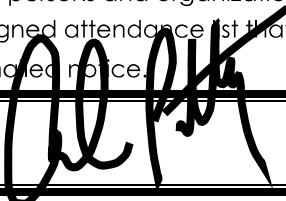
Changes made to the Petition as a result of the meeting:

No changes made.

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature:



Date: 08/27/2025



Pine Springs

PREPARATORY ACADEMY

To: Neighboring Property Owner

From: Pine Springs Preparatory Academy

Date: July 3, 2025

Re: Notice of neighborhood meeting to discuss an amendment to the Holly Springs Business Park Planned Unit Development (PUD) Innovation and Institutional District, to modify electric vehicle parking standards within the previously approved PUD, applicable to properties with PINS: 0649120574 & 0649125359

We plan to hold a neighborhood meeting ahead of a PUD amendment submittal for the properties located at 0 & 420 Green Oaks Parkway, Holly Springs, NC 27540. Pursuant to Section 11.5 of the Unified Development Ordinance for the Town of Holly Springs, all property owners within a 500 ft. radius of the following proposed development are receiving this notice.

The purpose of this meeting is to discuss why we are pursuing this PUD amendment and gain feedback from the surrounding property owners. It should be noted, this amendment will only apply to the aforementioned properties, and no other properties within the Holly Springs Business Park will be impacted. Enclosed herewith is a general map showing the subject properties as well as the location of the properties on the original HSBP PUD Master Plan.

The below represents the pertinent information on the neighborhood meeting.

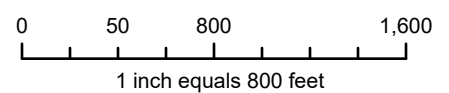
Neighborhood Meeting Details

Location: Pine Springs Preparatory Academy
1729 N. Main St., Holly Springs, NC 27540

Date: July 15, 2025

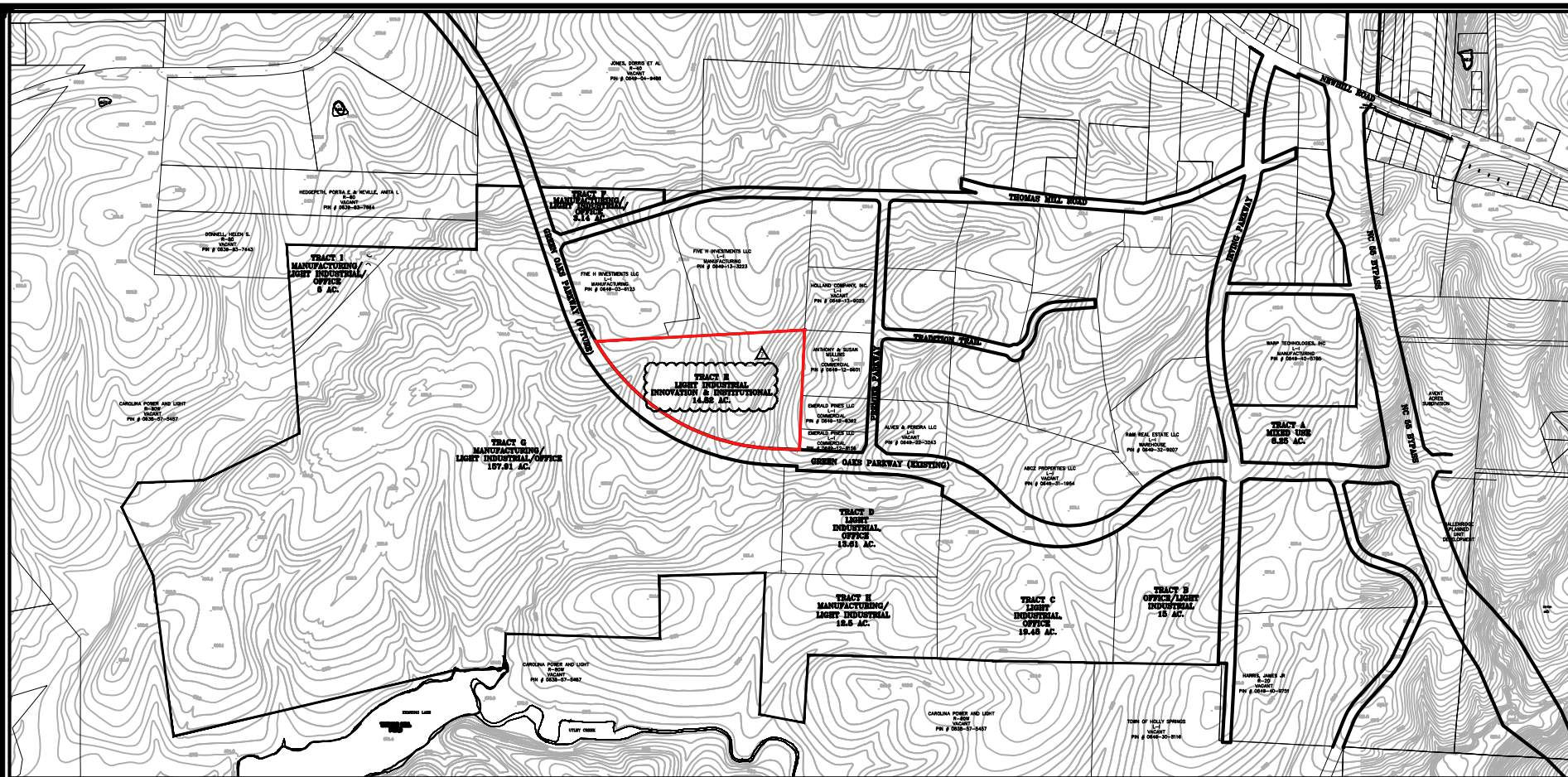
Time: 4:00pm – 5:00 pm

Should you have any questions or concerns please feel free to contact Bruce Friend (PSPA Head of School) at 919.439.9448 / bfriend@pinespringsprep.org or our consultant, Andy Petty (Curry Engineering Group) at 919.552.0849 / andy@curryeng.com



Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

Z:\Projects Folder - Delusion\2023\2023-10-06 PSPA High School - Holly Springs\Holly Springs PUD Amendment\230000007.dwg May 31, 2024 - 2:25pm BT-Jody - Curry Eng



" DETAILED DISTRICT CRITERIA IS FOUND IN THE HOLLY SPRINGS BUSINESS PARK PUD ZONING BOOK "

Total PUD Acreage: 249.68 Acres

- NOTES:**
1. ALL DISTRICTS ARE SUBJECT TO CHANGE PERMANENT CHANGE OF DISTRICTS.
 2. ANY DISTRICTS ARE SUBJECT TO CHANGE PERMANENT CHANGE OF DISTRICTS.
 3. THE DISTRICTS ARE SUBJECT TO CHANGE PERMANENT CHANGE OF DISTRICTS.
 4. ALL DISTRICTS ARE SUBJECT TO CHANGE PERMANENT CHANGE OF DISTRICTS.



THIS IS NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT, BUT ONLY TO THE CHANGES THAT HAVE OCCURRED AS PART OF REVISION 7 AS SHOWN INSIDE THE CLOUDED AREAS. CURRY ENGINEERING CERTIFIES ONLY THE CHANGES THAT ARE SHOWN INSIDE THE CLOUDED AREAS AND NOTHING SHOWN PRIOR TO REVISION 7 OR THE ORIGINAL DOCUMENTS.

AMENDMENT ENGINEER
CURRY ENGINEERING GROUP, PLLC
205 SOUTH FUQUAY-VARINA
FUQUAY-VARINA, N.C. 27526
Contact: Andrew Petty, PE
P: (919) 552-0849
e-mail: andy@curryeng.com

Holly Springs Business Park
HOLLY SPRINGS, NORTH CAROLINA
MASTER PLAN

DRAWING SHEET
C-7.0
PROJECT NUMBER
236-00

S&N
SPAULDING & NORRIS, PA
Design Consultants
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

REVISION	DATE
1. INITIAL DESIGN	04-15-2021
2. REVISED DESIGN	04-15-2021
3. REVISED DESIGN	04-15-2021
4. REVISED DESIGN	04-15-2021
5. REVISED DESIGN	04-15-2021
6. REVISED DESIGN	04-15-2021
7. REVISED DESIGN	04-15-2021

MEETING SIGN-IN SHEET

Project: HSBP – Neighborhood Meeting

Meeting Date: July 15, 2025

Facilitator: Andrew Petty / andy@curryeng.com / 919.552.0849

Place/Room: PSPA Middle School

Name	Address	Phone	E-Mail
Andy Petty	205 S. Fuquay Ave.	919-552-0849	andy@curryeng.com
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Holly Springs Business Park Planned Unit Development

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Planned Unit Development Intent and Compatibility Statement

The Holly Springs Business Park PUD was originally intended to accommodate various types of business uses in accordance with the Ten-Year Comprehensive Growth Plan. Since its creation, a large portion of the Holly Springs Business Park has become subject to several agreements between the Town and Novartis Vaccines and Diagnostics, Inc. ("Novartis V&D").

The Holly Springs Business Park PUD is located in an area that is home to many businesses and industries. The PUD is designed to accommodate future uses that compliment or enhance existing adjacent uses. The proposed business park will provide opportunities for retail, office, warehousing, and manufacturing uses, consistent with the Town of Holly Springs goals and policies particularly biopharmaceutical manufacturing. The property is currently surrounded by vacant parcels of land that are designated for commercial, business and industrial uses in the comprehensive growth plan, except for the Progress Energy lands to the west and south that are not currently slated for development by the company. The PUD is intended to continue to permit, accommodate and accomplish the purposes of the agreements between the Town and Novartis V&D, while updating the original uses and design of the business park in light of the economic development and development agreements.

The Comprehensive Growth Plan includes several policies that this PUD addresses.

Economic Development:

Policy 1: The Town shall recruit industry, which positively affects the tax base and creates jobs.

Policy 2: The Town shall continue to pursue economic development funds from grants or other sources, to enhance the existing business park and to expand development opportunities in other areas.

Policy 3: The Town shall utilize its incentive plan to assist in attracting new industrial development.

Policy 4: The Town shall work with the Chamber of Commerce to support recruitment, retention and expansion, and retail and professional services for the community.

Policy 5: The Town shall work with the Chamber of Commerce, Realtors, land owners, developer and others to market commercial and industrial properties.

Policy 6: The Town shall support the efforts of not-for-profit economic and community development corporations to broaden and increase economic activity.

Land Use:

Policy 1: The Town shall encourage the incorporation of existing natural features such as wooded areas and slopes, into the design of all new developments to preserve natural character.

Policy 6: The Town shall designate areas that will offer employment opportunities within the community.

Transportation Policies:

Policy 1: The Town shall pursue the construction of divided median thoroughfares in order to ensure safe and more efficient movement of traffic and provide aesthetic appeal to the Town's roadway network.

Policy 2: Subdivisions shall be designed in a manner that (1) promotes interconnectivity and (2) create a safe pedestrian environment and encourages pedestrian traffic, and (3) complies with the Thoroughfare Plan and Town ordinances and policies.

Policy 9: The Town shall encourage all new roads to be built to accommodate and encourage pedestrian and bicycle activity.

The Town of Holly Springs will benefit from this PUD by having the property more advanced in the planning and development phase as well as from having an area with unification of design consistency, particularly with respect to signage. Master planning supports amenities such as the greenway path along Green Oaks Parkway. Working with the Town, the owners have identified permitted uses that are consistent with the Town's goals and policies.

Holly Springs Business Park Planned Unit Development

Innovation & Institutional District

A. Permitted Uses,

1. Primary Uses.
 - a. Offices (professional, public)
 - b. Public Buildings, facilities
 - c. Flex space (Flex space is a term used to describe a building product that provides space for several (one or more) occupants. The design of the individual units allows for office, retail, wholesale, research, storage, and small-scale manufacturing operations to customize the interior of their unit to meet their business needs. Flex space buildings could include buildings with roll-up doors or high dock doors. All or a portion of the building space may be heated or cooled.)
 - d. Manufacturing (No outdoor storage or sales of materials or products. No use that allows for the emission of smoke, odor, vibration, excessive noise.)
 - e. Distribution Centers
 - f. Research & Development Laboratories
2. Permitted with Additional Standards.
 - a. School (Commercial, Trade, or Business).
 - b. School (K-12)
3. Special Exception Uses.
 - a. Transmission Towers
 - b. Child care facilities
4. Accessory Uses. See Town of Holly Springs UDO Section 3.4 – Accessory Structures and Uses.
5. Temporary Uses.- See Town of Holly Springs UDO Section 3.5 – Temporary Uses.

B. Development Standards,

1. Minimum Yards and Building Setbacks
 - a. Front - a minimum front yard and minimum building setback measured from the greater of the proposed right-of-way or existing right-of-way shall be provided as follows:

Green Oaks Parkway	30 feet
Irving Parkway	30 feet
Thomas Mill Road	30 feet
Premier Drive	20 feet
 - b. Minimum Side Yard and Setback - shall be provided from the lot line as follows for the primary buildings:

Side Setback	10 feet
Side Setback adjoining developed residential	25 feet

Minimum Rear Yard and Setback - shall be provided from the lot line as follows:

Rear Setback	10 feet
Rear Setback adjoining developed residential	25 feet

2. Use of Minimum Setbacks-
 - a. Minimum Front Setbacks- No structures or parking areas, with the exception of driveways are to be located within the front setback.
 - b. Minimum Side and Rear Setbacks- May include interior access driveways, walkways, or greenways connecting to adjoining lots provided the remainder of the setback area shall be maintained without encroachment from buildings or parking. In cases with a shared interior access driveway the setback shall be 5 foot for parking and 10 foot for buildings fronting the back of curb of interior access. All plant material displaced by the interior driveway shall be planted on the same site.
3. Maximum Building Height
 - a. Primary Building- 75 feet; No portion of any building located within the first 50 feet from a front lot line shall be in excess of 45 feet.
 - b. Accessory Building 45 feet
4. Parking and Loading - See Town of Holly Springs UDO Section 6 - Parking.
5. Signs - See Town of Holly Springs UDO Section 9 Signs.
6. Outdoor Operations - shall be permitted, subject to the following regulations where indicated:
 - a. Outdoor storage - Sec UDO Section 3.4.3, F Outdoor Storage
7. Landscape Requirements - Landscape regulations and landscape plan shall be in compliance with UDO Section 5 – Landscaping with the exception as listed below:
 - a. Perimeter buffers shall be required in compliance with the HSBP PUD landscaping regulations. UDO Section 5.3.1 Perimeter Buffers shall not apply.
8. Open Space- Each legal parcel or combination of parcels owned by a single landowner is to provide a minimum of 10% open space to meet the Town's PUD Open Space requirements. The open space requirement under the HSBP-PUD may be satisfied by the use of any unpaved land designated for passive or active recreational purposes suitable to the proposed development, which shall include any and all environmental buffers.

C. Architectural and Site Design Review.

- a. Properties designated as Mixed-Use shall follow the Architectural and Site Design Requirements set forth in the Town of Holly Springs UDO Section 8 Building, Site & Subdivision Design Standards.
- b. All properties within the HSBP- PUD must comply with any recorded covenants established for the HSBP. When such covenants are in conflict with UDO Section 8, Architectural and Site Design Requirements, the recorded covenants shall be followed. The Town of Holly Springs shall not be under any obligation to enforce any regulation other than the Towns Unified Development Ordinance.

D. Additional Standards

- a. The following conditions are applicable to uses: School (Commercial, Trade, or Business) and School (K-12).
 - i. Uses applicable in this section shall meet the criteria set forth in the Town of Holly Springs UDO Section 3.3.6 Public and Institutional Uses – Additional Use Provisions. Exceptions to 3.3.6 are listed below:
 - a. Perimeter buffers shall follow the approved perimeter buffers per the HSBP Landscape Regulations.
 - ii. Student queuing and stacking for carpools shall be sufficient to demonstrate no queuing within a public right of way.
 - iii. Any school shall only apply to Tract E as shown on C7.0 of the Holly Springs Business Park Master Plan.
 - iv. Any school will follow the Perimeter buffers as shown on sheet C8.0 and the master plan. All other landscape regulations shall adhere to UDO Section 5.
 - v. Any school will meet the Additional Infrastructure Requirements except for B. Traffic Impact Analysis, where the Traffic Impact Analysis shall be required as development plans/site plans are submitted.
 - vi. Outdoor spaces such as plazas, gathering areas with benches, picnic tables for outdoor dining, and other outdoor areas for students to utilize during breaks or during school activities shall be provided with in proximity to any educational building. Minimally, two outdoor spaces shall be provided around any educational building.
 - vii. All uses shall apply with Additional Site Design Requirements of the HSBP PUD with exceptions as outlined below:
 - a. Barbed wire fencing is prohibited
 - b. Parking along Green Oaks Parkway frontage shall be limited to one bay of parking (a maximum of 65 feet in depth perpendicular to the street).
 - viii. Any school shall meet the parking standards of Chapter 6 of the Town of Holly Springs UDO, with the exception of the following:
 - a. Percentage of parking for electric vehicles (EV) shall be based on parking required for staff and visitors only. Student parking shall be excluded from required EV parking requirement calculations
 - ix. Any school will follow the intent of the plan labeled Innovation & Institutional District Concept Plan in the Holly Springs Business Park PUD Regulations.



Additional Infrastructure Requirements

A. Environmental

Delineation of wetland and environmental areas for the specific property and the road right-of-way providing access to the property and adjacent to the property must be submitted with each Development Plan Submittal.

B. Traffic Impact Analysis

Traffic impact analysis may be required as development plans/site plans are submitted.

C. Drainage Study

Drainage studies may be required as development plans/site plans are submitted.

Criteria for Establishment of Covenants and Property Owner's Association

A draft of the proposed covenants which create a homeowners association for the maintenance of all privately owned common areas and recreational facilities, including, but not limited to, streets, parking areas, easements and the like and / or preliminary drafts of and proposed declarations to be recorded pursuant to the Condominium Act, NCGS Chapter 47C. (The Town will not be responsible for insuring that the covenants are subsequently made effective by the applicant or that the covenants are subsequently enforced.)

Covenants for the Holly Springs Business Park Planned Unit Development shall be prepared by the first major developer within the boundaries of the PUD. Such covenants may include specific requirements regarding architectural design and building materials; signage; and landscape design and materials.

Property owners in the PUD may meet their open space requirements individually or in concert with other property owners. In the event that one or more owners establish common or shared open space to meet their open space requirement, a property owner's association, pursuant to the North Carolina Planned Community Act (NCGS § 47F., et.seq) shall be required to perpetually maintain such open space within the boundaries of the PUD. At the time that such Property Owner's Association is created, parcels greater than 60 acres may opt out of the property owner's association.

The Town of Holly Springs shall not be charged with the enforcement of the provisions contained within the Covenants or the affairs of the Property Owner's Association.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
 - Village at Harris Lake (formerly Ragan) Major Subdivision 24-MAS-03
 - 1936 Ralph Stephens Road Development plan 25-DP-02
 - Microtransit Service Contract

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

- Development Services will provide an overview of microtransit, which is expected to launch in Holly Springs in January 2026.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business

Title: Other Business

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None