



Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. October 28, 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. Grigsby Ave Residential Rezoning 25-REZ-07

Other Business

3. Town Council Official Action Overview
4. Committee Reports
5. Development Services Report
6. 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 October 28, 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 **October 28, 2025**. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Elizabeth Goodson, Assistant Director
Cheryl Caines, Senior Planner
Sarah Lipkin Sularz, Senior Planner
Grayson Taylor, Planner III
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Jay Osborne, Assistant Town Attorney
Mackenzie Fretz, Board Clerk

The Board completed roll call.

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

Members Absent: Josh Prizer
Van Crandall

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Mr. Cuccurullo

Agenda Item #5: Agenda Adjustment

There were no agenda adjustments.

Agenda Item #6: Minutes

a. September 23, 2025 Minutes

Motion:

Motion to approve the September 23rd, 2025 Planning Board Minutes.

Motion by: Mr. Urquhart

Second by: Ms. Holder

Action: The Planning Board vote in favor of the motion (7-0)

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday October 28, 2025 - 7:00 p.m.

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council

- November 18th – Roger Bess
- December 2 – Joanna Holder
- December 16 – Rick Madoni

Agenda Item #8: Public Comment Period

Fran Hudson provided a document to the Planning Board which is scanned into the Town's server as FHudson_PB_10.27.25.

Agenda Item #9a: Comprehensive Plan Amendments

**Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources
25-CPA-01**

Ms. Goodson & Ms. Sularz present the Staff report to the Board.

Mr. Cuccurullo asks staff if during the updates, did they notice any areas that are problematic. Staff did not recall any specifically but stated that a highlight was the modernization and growth needs. Mr. Cuccurullo then informs staff he is thankful for modernization moving forward.

Ms. Holder asks about the CCTV cameras being Town or public cameras as well. Ms. Goodson believes that it is highlighting the town ones but will check to be sure.

Ms. Holder than asks how many traffic signal light we have within the Town. Ms. Sularz states the one the Town maintains is at the intersection of Ballentine and Main but there are others listed that the Town does not maintain and will be clarified in the update.

Mr. Urquhart praises the staff for a great job and states that the objectives for the future open space conservation standards seem a little inconsistent. Ms. Goodson states staff will flag and be sure to clarify.

The Board moves to motion.

Motion:

Motion that the Planning Board recommend that the Town Council approve Comprehensive Plan Amendment Petition #25-CPA-01 to adopt the Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural resources, and to forward the Planning Board Action Report to the Town Council.

Motion by: Mr. Bess

Second by: Mr. Urquhart

Action: The Planning Board voted in favor of the motion (7-0).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday October 28, 2025 - 7:00 p.m.

Agenda Item #9a: Zone Map Change Petition

Seasons at Wilbon (25-REZ-06)

Mr. Taylor & Mr. Blonshine present the staff report to the Board.

Applicant / Speaker:

Bob Zumwalt/Kevin Dean
Kimley-Horn
1070 S Main St.
Holly Springs, NC 27540

John B. Adcock, Esq.
Adcock Law Firm, P.A.
202 E. Academy Street
Fuquay-Varina, NC 27526

Anne Oakley
D.R. HORTON
7208 Falls of Neuse Rd
Suite 201
Raleigh, NC 27615

Mr. Zumwalt presented the applicant's proposal and invited Mr. Dean, Mr. Adcock, and Ms. Oakley to review project improvements, land use, and home elevations.

Ms. Kempin inquired about front-loaded properties and driveway lengths. The applicant explained the design discourages alley parking and includes seventy guest spaces. She also asked about the traffic signal and road widening; Mr. Blonshine noted that a nearby development's study will trigger the signal installation and that traffic impacts from this project do not warrant an additional study.

Mr. Bess asked about existing and planned signals along Piney Grove Wilbon Road. Mr. Blonshine stated signals exist at Wilbon Road and will be added at Duncan Cook Road. He also asked about sewer options, which Mr. Blonshine said are determined during the major subdivision phase.

Mr. Urquhart asked about NCDOT plans to widen Piney Grove Wilbon Road. Mr. Blonshine was unaware of any current plans, noting the improvements are developer-led.

Mr. Cuccurullo asked about total units in Hazel Ridge and Elliott Farm and other approved projects. Staff reported 562 total units (including 150 in Fuquay-Varina's Coley Farm) and no additional approved developments. The applicant confirmed they do not yet own the property.

Mr. Kessler asked about HOA maintenance of wetlands. The applicant confirmed all non-resident-owned property will be HOA-maintained. He also asked about fees-in-lieu; staff explained they are based on construction estimates and trip impact, with related improvements expected within six months.

Mr. Madoni inquired about the Duncan Cook Road realignment. Staff stated the project spans Fuquay-Varina and Holly Springs jurisdictions and will trigger alignment upon development. The developer, also of Hazel Ridge, may advance the work.

Mr. Madoni and Mr. Cuccurullo expressed traffic concerns.

The Board moves to motion.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday October 28, 2025 - 7:00 p.m.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the application meets the characteristics of a Mixed Residential Neighborhood, including the provision of multiple housing types. The requested rezoning is reasonable and in the public interest because the proposed project includes a variety of housing types and sizes, preserves and integrates existing natural features, and provides a public greenway and adjacent road improvements.

Motion by: Mr. Bess

Second by: Mr. Urquhart

Action: The Planning Board voted in favor of the motion (5-2).

Motion:

Motion to recommend that the Town Council approve Zoning Map Amendment Petition 25-REZ-06 to change the zoning of 81 acres of Wake County PIN 0647701834 from RR: Rural Residential to NR-CD: Neighborhood Residential Conditional Zoning District, as submitted by Kimley-Horn, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Urquhart

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (4-3).

Agenda Item #9b: Major Subdivision

Courtyards at Holly Grove (25-MAS-02)

Mr. Taylor & Ms. Jacobs present to the Planning Board

Applicant / Speaker:

Jason Barron
Morningstar Law Group
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

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

Mr. Barron presented the applicant's report to the Board and invited Ms. Holloman to provide an overview of the overall development plan.

Mr. Kessler inquired about pedestrian crossing safety and whether the project's age restriction was considered in the traffic study.

Mr. Barron stated that pedestrian safety remains a priority throughout the design process.

Ms. Jacobs added details regarding safety measures within the crosswalks and confirmed that the age restriction was considered when the traffic study was conducted.

Mr. Cuccurullo asked if any significant changes had been made to the project since rezoning that were not reflected in the presentation.

Staff confirmed that no changes have been made.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday October 28, 2025 - 7:00 p.m.

Ms. Kempin requested clarification on the planned widening of Avent Ferry Road.

Ms. Jacobs explained that the Development Agreement will outline the widening details but noted that current timelines are not fully aligned with the fee-in-lieu schedule.

Ms. Kempin expressed concern about potential delays related to those improvements.

Mr. Madoni agreed with Ms. Kempin's concerns and also raised questions regarding the timing of crosswalk completion and sewer improvements.

Ms. Jacobs responded that sewer improvements will occur in phases.

Mr. Cuccurullo asked about the overall project timeline.

Mr. Barron stated that the project is anticipated to take approximately four years, with road improvements being front-loaded in the early phases.

Ms. Kempin inquired about the buildout timeline for the NCDOT project.

Staff indicated an expected two- to three-year gap between this development and the NCDOT project. The Board proceeded to a motion.

Motion:

Motion to recommend that the Town Council approve Major Subdivision Plan 25-MAS-03 for the Courtyards at Holly Grove as submitted by Kimley-Horn, dated Revised 10/10/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Motion by: Mr. Kessler

Second by: Ms. Holder

Action: The Planning Board voted in favor of the motion (7-0).

Amend Motion to state submitted by McAdams.

Motion:

Motion to amend motion to recommend that the Town Council approve Major Subdivision Plan 25-MAS-03 for the Courtyards at Holly Grove as submitted by McAdams, dated Revised 10/10/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Motion by: Mr. Kessler

Second by: Ms. Holder

Action: The Planning Board voted in favor of the motion (7-0).

Agenda Item #9b: UDO Text Amendments

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday October 28, 2025 - 7:00 p.m.

Semiannual UDO Text Amendments (25-UDO-02)

Ms. Caines presents to the Planning Board.

Mr. Bess asks about the size of the murals. Ms. Caines states they compared the sizes to surrounding areas.

The Board expresses appreciation to staff and of these changes to the UDO.

Motion:

Staff Recommended Plan Consistency Statement

The proposed UDO amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides context sensitive infill opportunities, provides for the implementation of conservation neighborhoods, supports the development of small business and increases opportunities for home-based businesses, ensures adequate landscape screening and buffering between uses, provides opportunities for public art, and reinforces design and community character. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest.

Motion by: Mr. Urquhart

Second by: Ms. Holder

Action: The Planning Board voted in favor of the motion (7-0).

Motion:

Motion to recommend that the Town Council approve Unified Development Ordinance (UDO) Text Amendment 25-UDO-02 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Urquhart

Second by: Mr. Cuccurullo

Action: The Planning Board voted in favor of the motion (7-0).

Agenda Item #10a: Committee Reports

LUAC (Joseph Cuccurullo / Josh Prizer)

Last meeting: October 7 - Canceled

Next meeting: November 4 - Canceled

Tree Advisory Committee (Joanna Holder / Sara Kempin)

October 13th Meeting

Hollyfest Trees Given Away: 475

Red maple, Pawpaw, American holly, Honey locust

Street Replacement Grant Program: \$45k

Total: 93 applicants for 138 tree replacements.

Current: 61 applications approved, 81 trees to be replaced, average reimbursement \$560.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday October 28, 2025 - 7:00 p.m.

Agenda Item #10b: Town Council Official Action Overview

Staff went over approvals from the last Town Council meeting.

Agenda Item #10c: Development Services

- a. Catherine Jacobs – Promotion within Development Services*
- b. Long Range Planning Updates*
 - Comprehensive Plan Amendment*
- c. Transportation Updates: Microtransit*
 - Chris Ritter-Garcia presents updates on Microtransit to the Board*

Agenda Item #10d: Other Business

The next Planning Board meeting is scheduled for November 19, 2025, rescheduled due to the Thanksgiving holiday.

Election Day will be held on November 5, 2025.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Mr. Urquhart

Second by: Ms. Holder

Action: The Planning Board voted in favor of the Motion (7-0)

Time: 9:06pm

Mackenzie Fretz
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Grigsby Ave Residential Rezoning 25-REZ-07

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-07 from NR Neighborhood Residential to NR-CD Neighborhood Residential 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:

- The applicant has submitted a petition for a rezoning from NR - Neighborhood Residential to NR-CD - Neighborhood Residential Conditional Zoning District, at 0 Grigsby Avenue.
- The application proposes a mix of 21 dwelling units, including 12 Detached and 9 Attached, on 5.82 acres.
- The project site, 0 Grigsby Ave, is located directly adjacent to and west of Womble Park, across from Waterpoint Road.
- This project is an Option 1 Conditional Zoning District Rezoning application, also serving as the project's Major Subdivision. If approved, this project would proceed to Civil Construction Drawings, an administrative review process.
- A draft Development Agreement is also included, outlining commitments to adhere to the Town's Water Resource Management Policy.
- Following Planning Board review and recommendation, it is anticipated to return to Town Council for action at the December 16th meeting.

Staff Recommendation: Approve

Town Council Public Hearing:

- The Legislative Public Hearing for this project will be held on November 18th, 2025, at 7pm in the Town Hall Council Chambers. A summary of the Public Hearing discussion will be provided during the Planning Board staff presentation.

Background:

- The project area lies within the Town's corporate limits.

- A school capacity letter from Wake County Public Schools is attached.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
 - Tuesday, November 18 - Town Council Public Hearing
 - Wednesday, November 19 - Planning Board review and recommendation
 - Tuesday, December 16 - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ07_GrigsbyAveResidential_PBStaffReport
2. 25REZ07_WCPSS_Letter
3. 25REZ07_GrigsbyAveResidential_Application
4. 25REZ07_GrigsbyAveResidential_Plans



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

Concurrent Applications:

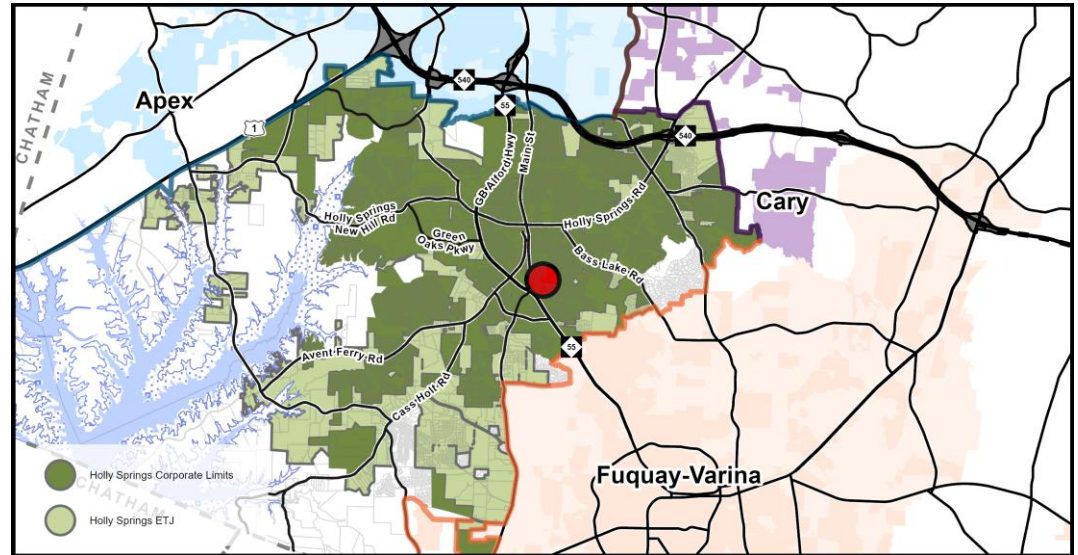
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Qunity, on behalf of Grigsby Townes LLC

Property Address: 0 Grigsby Avenue (Located directly west of Womble Park, across from Waterpoint Road)

Property Area: 5.82 ac.



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

Project Summary:

A rezoning of 5.82 acres from NR – Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District, for 21 dwelling units, including 12 Detached and 9 Attached, along Grigsby Avenue just west of the southern portion of Womble Park.

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 8
Parks, Recreation, & Greenways Information	Page 10
Community Facilities Information	Page 11
Utility & Infrastructure Information	Page 12
Natural Resources & Open Space Information	Page 14
Conditional Zoning District Information	Page 15
Decision-Making Information	Page 19



Case Summary

Current Zoning:

NR Neighborhood Residential
☐ Conditional Zoning District

Proposed Zoning:

NR Neighborhood Residential
☒ Conditional Zoning District
 Detailed Plan (Option 1)



Aerial Photograph

Growth Strategy Map:

Places to Enhance
 Places to Preserve

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Residential Neighborhood
 Natural Area

Staff Analysis:

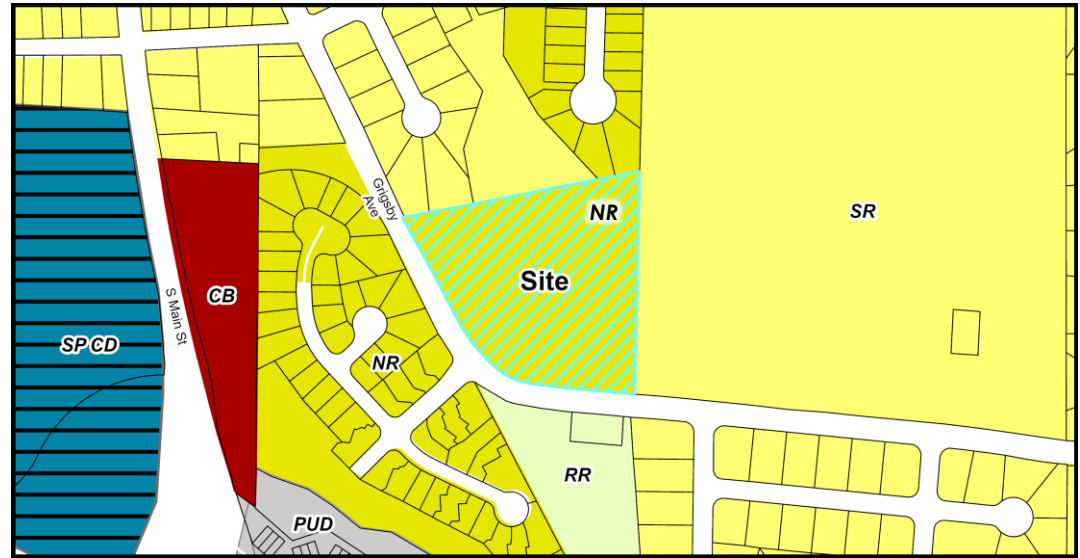
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

The subject parcel has a Future Land Use designation of Residential Neighborhood, a character area that is only detached dwellings. The proposed Neighborhood Residential Conditional Zoning District provides 21 dwelling units, 9 of which are attached, creating an inconsistency with the Future Land Use & Character designation for the property. However, through the Conditional Zoning District option, the applicant has proposed a project that demonstrates other consistencies with the Comprehensive Plan, including appropriate infill development, increased safety for pedestrians and drivers, and a variety of housing choices, all within the allowable density of the base Neighborhood Residential zoning district and with a similar number of dwelling units that would otherwise be permitted by-right. While the proposed Conditional Zoning District is not altogether consistent with the Comprehensive Plan, it has demonstrated elements which are consistent and desired by the Town. Staff find the project is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0658086641	NR	5.82 ac.
Total Area		5.82 acres



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NR – Neighborhood Residential	Vacant
North	SR – Suburban Residential, NR – Neighborhood Residential	Detached Dwellings
South	RR – Rural Residential	Detached Dwelling
East	SR – Suburban Residential	Womble Park
West	NR – Neighborhood Residential	Detached Dwellings

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (UDO Update Zoning Reassignment)

Original Zoning: R-8: Residential

Approved Zoning: NR - Neighborhood Residential

Approval Date: March 2022

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

Growth Strategy Map: Places to Enhance
Places to Preserve

Future Land Use: Residential Neighborhood
Natural Area

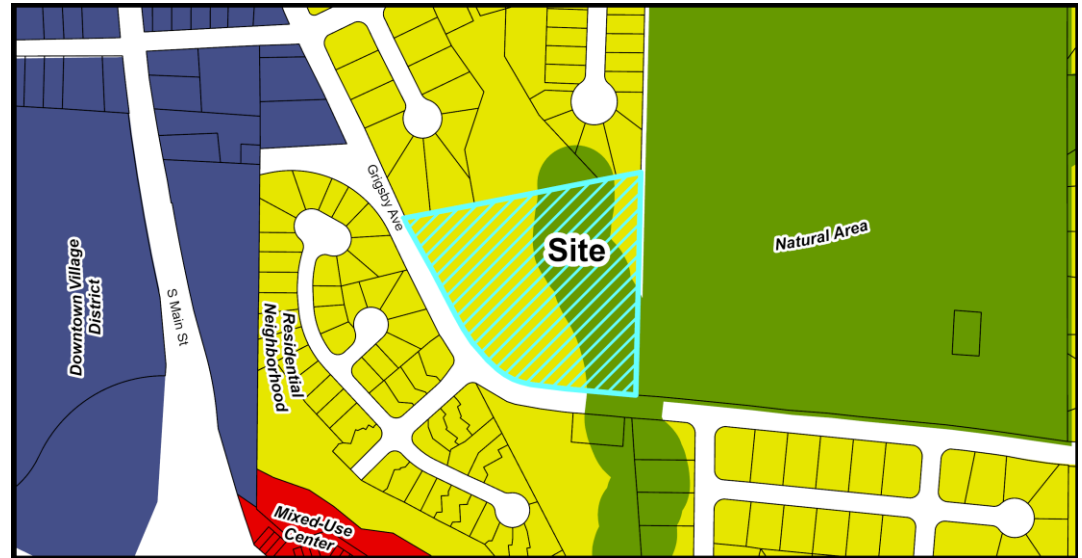
Small Area Plan: N/A

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: Residential Neighborhood

A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby. Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics of a Residential Neighborhood include:

- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Smaller open spaces within residential areas may be more formal, and can include greens, squares, or neighborhood gardens.
- Multi-modal walkable streets with curbs and formal street tree planting.

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.



Land Use & Character Information (cont.)

Key Characteristics of a Natural Area include:

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.

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 Future Land Use Map of the Land Use & Character Plan designates this site as Residential Neighborhood, which includes only single-family detached dwellings. The proposed Conditional Zoning District includes a total of 21 dwelling units, 9 of which are attached. By proposing attached dwellings as part of the Conditional Zoning District, this creates an inconsistency with the Future Land Use Map. However, the Land Use & Character Plan also highlights several important themes to be considered with this project and provides support and encouragement for the proposed Conditional Zoning District.

Context-Sensitive Infill Development Choices outlines the intent of infill development within the Town and how new projects can appropriately fit it with existing neighborhood character. Infill development occurs when vacant or underutilized lots within the existing urban fabric of an area are developed. Infill development also differs from open greenfield style of development, as these smaller sites may be constricted by existing site conditions such as environmental features, or external features such as road alignment and accounting for immediately adjacent uses. While these existing conditions can create challenges for creating a site layout, they can also be helpful to provide expectations for how the site must be arranged in the future.

In terms of designing this infill project, the currently proposed Conditional Zoning District includes one interior public street, with all units accessed from this street, or an alley connecting to this street. Due to the shape of the lot, and its location at the bend of Grigsby Avenue, the only safe placement of this internal road is directly across from Waterpoint Road. With the environmental features encompassing a significant portion of the eastern side of the site, this limits the direction and placement of the internal street. With these factors in mind, and no adjacent road stubs, the proposed street and cul-de-sac was the only feasible option for development at this site.

While certain variables dictated where a street should be located, other elements of infill projects are more flexible. Following the original 1911 plat of central Holly Springs, housing along Grigsby Avenue has traditionally occurred on small lots facing the street. With the more recent development of Holly Springs in the late 20th to early 21st century, subdivisions were platted nearby with housing facing



new internal streets and the rear of homes backing up to Grigsby Avenue behind a fence. However, recent detached dwelling construction along Grigsby has returned to the traditional form of the Town – homes fronting the street and garages and parking access via the rear or side of the home. To match this more recent (and traditional) character of Grigsby Avenue, this proposed Conditional Zoning District has the opportunity to continue this style along its frontage. It also creates additional benefits of encouraging walkability, as well as increased safety as fewer driveways will access Grigsby Avenue directly, creating points of conflict. As part of their infill development, the applicant has proposed 7 detached and 6 attached units to be rear-loaded internally from the site, matching the traditional character of the street and reduce vehicle access points.

The theme of *Transitions* also plays a role. This theme outlines the significance of new development considering existing, nearby land uses. Regarding infill development on smaller lots such as this one, the style of development should be of a similar form and intensity to the residential dwellings nearby. The layout of the proposed dwellings, including the sample elevations, indicates a conformity to the surrounding neighborhood, with an increased buffer to the north as an additional measure.

Another relevant theme to the project is *Increase Home & Neighborhood Choices in Holly Springs*. This theme supports a variety of housing types in terms of size and style, which can cater to a variety of potential residents to fit their needs. This project consists of 21 total dwelling units, including 7 rear-loaded detached, 6 rear-loaded attached, 5 front-loaded detached, and 3 front-loaded attached units. It is not typical for this variety to be included as part of a single project, however, when the variety of housing types is arranged in a manner consistent with *Context-Sensitive Infill Development Choices* and *Transitions*, these proposed dwelling types may be well-suited for a specific site.

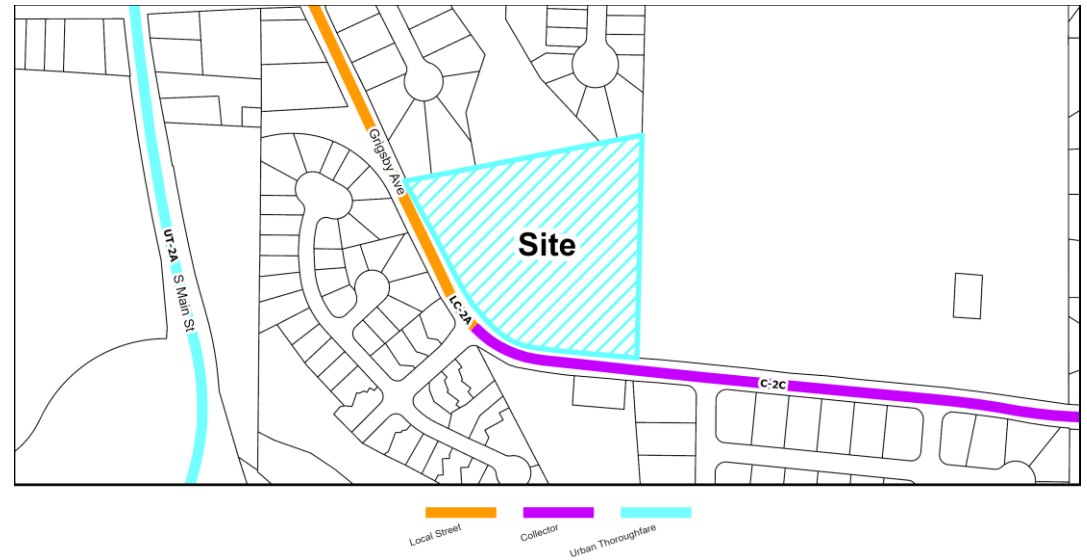
Increase Home & Neighborhood Choices in Holly Springs also blends well with *More Transportation-Land Use Coordination in the Community*. The project location is within a comfortable walking distance to Town recreation sites including the Hunt Center, and Womble Park next door. Shopping and dining options are also at safe and comfortable walking distances, including Downtown and Main Street Square. These locations within Town are often the most suited to accommodate a mix of housing types and options due to existing available infrastructure. When housing is placed in locations like the proposed project, residents are often more likely to walk to these places rather than drive. This type of development in these locations helps reduce the number of vehicles on the road and the possibility of contributing to traffic.

Furthermore, while this site lies outside the Small Area Plan boundary of the Downtown Area Plan, it is within close distance. The Downtown Area Plan's Residential Goal 1 is to "Pursue residential infill development within the Downtown to increase the housing share to 3% of total Holly Springs households." A specific strategy to achieve this goal is "Encourage clustered housing development in the neighborhoods surrounding Downtown to provide smaller housing units appealing to a diverse population while preserving open space and natural areas." This proposed Conditional Zoning District contributes to the achievement of this goal through providing a mix of housing and protecting natural areas in a neighborhood surrounding Downtown.

Except for the Future Land Use map designation, the project is meeting several important themes that support the Town's long-range vision for growth and development.

**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:**

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Grigsby Avenue to meet ½ of the ultimate cross-section. North of Waterpoint Road, Grigsby Avenue is identified on the CTP as a 2-lane collector street (LC-2A). South of Waterpoint Road, Grigsby is identified on the CTP as a 2-lane collector street with on-street parking on both sides (C-2C). The on-street parking installed on Grigsby Avenue, south of Water Point Drive, provides traffic calming and serves as potential parking for the adjacent Womble Park.

This development is proposing one new access aligned with the intersection of Waterpoint Road and Grigsby Avenue. This will create a 4-leg intersection and the applicant is proposing a four-way stop condition. Inside the site, the project is proposing a single public street terminating with a cul-de-sac with a private alley access from the new public street.

New Location Roadways:

There are no new CTP Roadways on this parcel.

Hotspot/Safety Study Location:

There are no Hotspot/Safety studies adjacent to this parcel.

Improvement Prioritization:

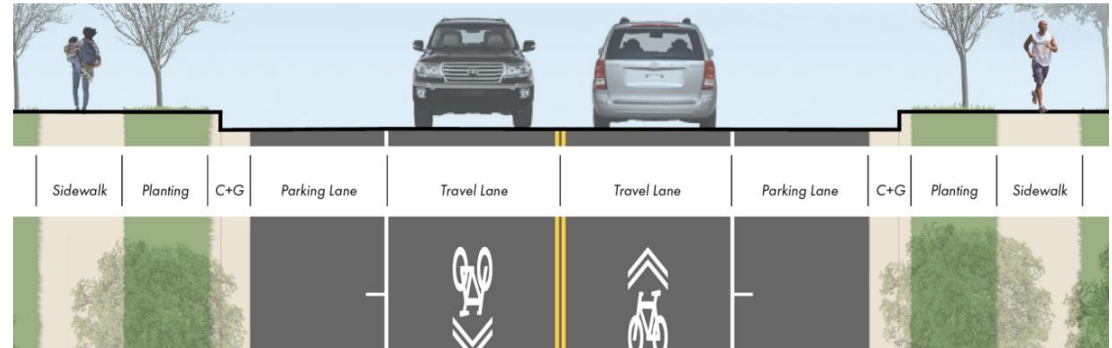
N/A



Transportation Information (cont.)

Traffic Study Policy

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



Example of a C-2C Collector Cross Section

Traffic Study Summary

The number of trips generated from this project does not warrant a Traffic Study per the Town's Traffic Study Policy. The project is anticipated to generate 215 daily vehicles, with 16 AM peak hour trips and 20 PM peak hour trips.

While no off-site transportation improvements are required, Development Services staff provided comments from Police, regarding speeding and sight-distance issues along this curve of Grigsby Avenue, and encouraged the developer to explore additional safety measures at the intersection. Following these discussions, the developer is voluntarily providing a four-way stop condition at the intersection of Grigsby Avenue and Waterpoint Road, at the location of the new site access. This four-way stop will serve as a necessary traffic calming measure for vehicles and provide safer pedestrian movements across the street. Additionally, the on-street parking provided on Grigsby Avenue will serve as a traffic calming measure.

Transportation Staff Analysis:

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

The project's proposed improvements to Grigsby Avenue are consistent with the Comprehensive Transportation Plan. The addition of a four-way stop, high-visibility crosswalks, and on-street parking will also assist with traffic calming along this corridor.



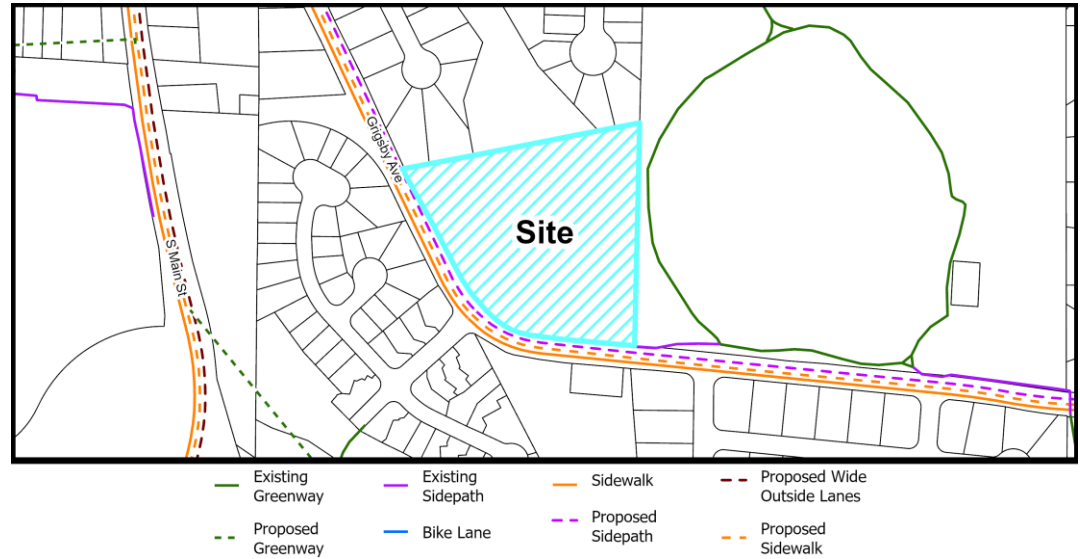
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

The project is proposing to install sidewalk along the Grigsby Avenue frontage.

Parks, Recreation, & Greenways Summary

The project area lies outside of a Park Search Area as shown on the Parks, Recreation, and Greenways Master Plan.

Parks, Recreation, & Greenways Staff Analysis:

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

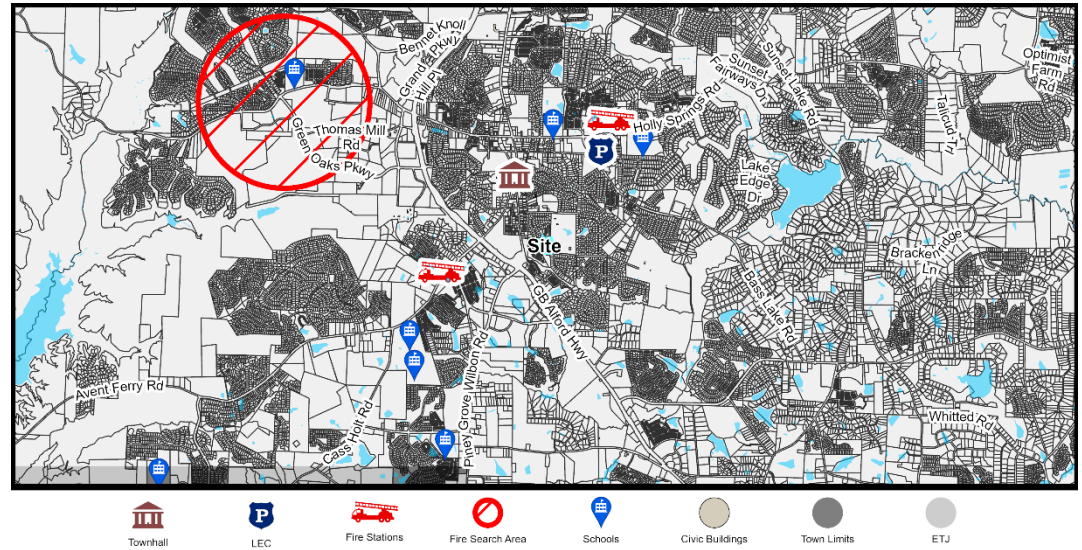
There is no sidepath or onsite parkland dedication required from the Parks, Recreation, and Greenways Master Plan. The project is consistent with this plan, and the Unified Development Ordinance.



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) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

- ☐ Elementary ☐ Middle ☐ High School ☒ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
☐ School expansion or construction within the next five years may address concerns at these grade levels:
☐ Elementary ☐ Middle ☐ High School
☒ Not applicable – existing school capacity is anticipated to be sufficient.

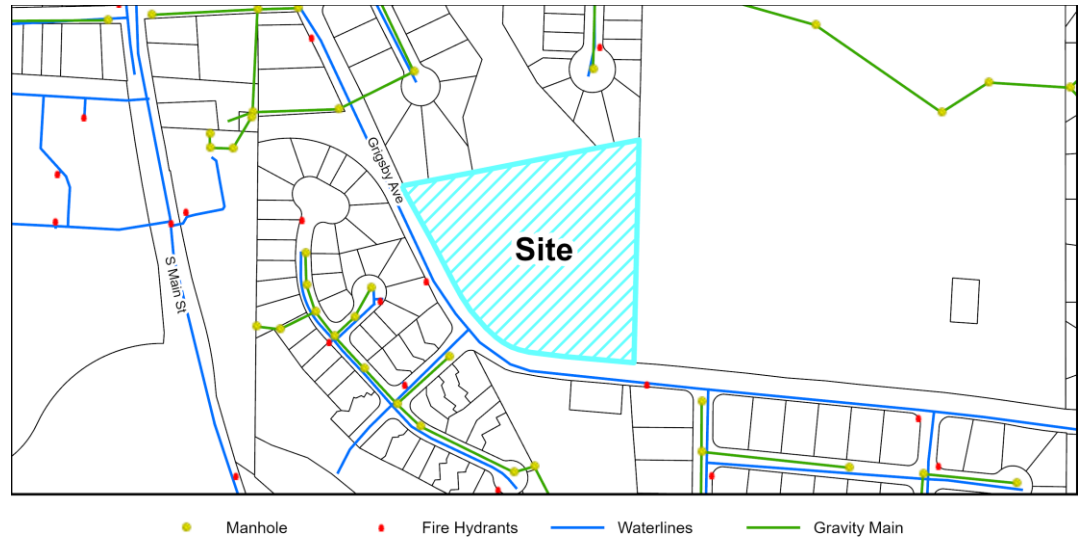
Community Facilities Staff Analysis:

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. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning. WCPSS has indicated there is sufficient school capacity for the proposed project.

**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:**

The project has direct access to Town water main within Grigsby Avenue and is required to extend water main throughout the project site to serve the proposed development. The water line extension will be installed by the developer in accordance with Town Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of this project.

Sanitary Sewer:

This project is proposing to serve the site by extending gravity sewer from an existing manhole in Water Point Drive, near the intersection with Grigsby Avenue. Construction of the gravity sewer extension is included as part of this development.

A downstream sewer study, including a pump station capacity analysis for the existing Bass Lake Pump Station, was completed and concluded that the existing pump station and associated sewer line segments have capacity to serve this development.

Reclaim:

This project is outside of the Reclaimed Service Area.



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 subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. This development has committed to two allocation elements as required by the Policy as a Priority Level 2. The first allocation element is from the Public Infrastructure Improvements category and consists of vegetated wetlands in lieu of wetponds and an underground stormwater control device (Filtera) within the internal road. The second allocation element is from the Open Space/Tree Preservation category and commits to preservation of at least 10% of Specimen Trees on site.

Utility Allocation Summary

Priority Level: Priority Level 2

Allocation Assignment: Residential-Single Family

Allocation Requested: 5,355 GPD

Staff Determination: Sufficient allocation is remaining in the Residential-Single Family assignment to support this project for the proposed build-out year of 2027.

Infrastructure & Utility Staff Analysis:

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

The proposed extensions of water and sewer are consistent with the Town's Comprehensive Plan. The allocation elements selected and committed by the applicant are consistent with the Water Resource Management Policy.



Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

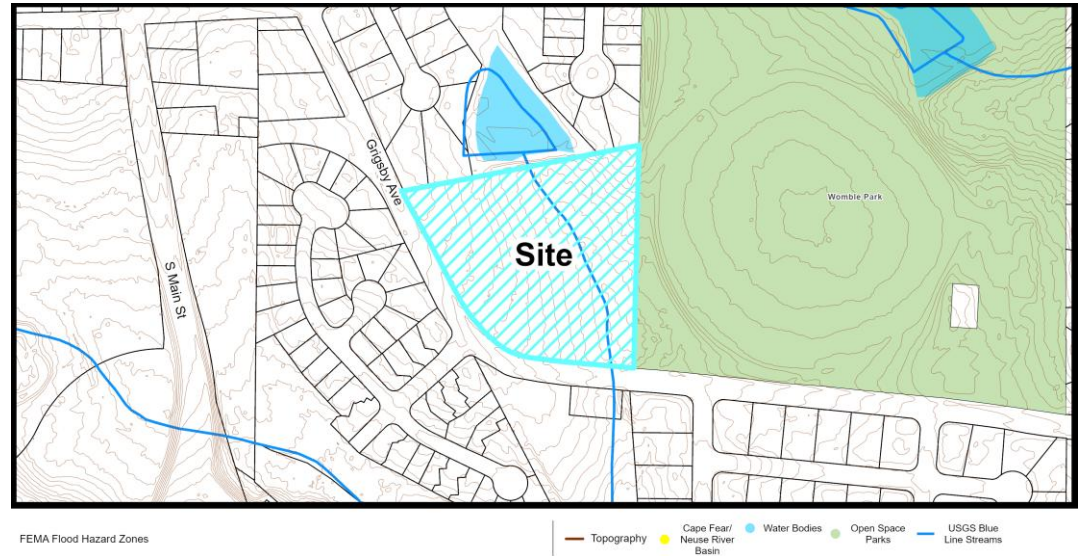
Total Required Open Space 30% or 1.72 ac.

Tree Preservation Area 20% or 1.15 ac.

Active Recreation Area 5% or 0.29 ac.

Urban Civic Space 0% or 0 ac.

Flexible Space 5% or 0.29 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has provided 20% Tree Preservation area, plus an additional 5% tree preservation as part of the required flexible space. Active Recreation (5% of the project site area) is required, which was satisfied through a tot lot, trail, lawn games, and a community garden.

Stormwater:

The project is located within the Neuse River Basin and is proposing to treat new impervious surfaces with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and riparian buffers. These areas are being preserved.

Natural Resources & Open Space Staff Analysis:

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

The proposed Conditional Zoning District has located its required Tree Preservation area around the jurisdictional features of the site, which encompasses the Natural Area Future Land Use designation. Leaving this area undisturbed and providing sufficient Active Recreation area has created consistency with the Natural Resources Plan and Town ordinances.



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 Design 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):

Density	UDO Standard (NR District)	Proposed Standard
Number of Dwelling Units	28 45 (Conditional Zoning District)	21
Maximum Density	5 units/acre 8 units/acre (Conditional Zoning District)	3.6 units/acre
Building Placement		
Front Setback	5' min – 20' max	5' min – 35' max
Rear Setback	20' min	10' min
Lot Width		
Min. Lot Frontage for a Front Driveway	60'	18'



Conditional Zoning District Standards Information (cont.)

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
East (Womble Park)	5' Type A - Open	20' Type C – Opaque
North	5' Type A - Open	10' Type B – Semi-Opaque
South/West (Grigsby Ave)	5' Type A - Open	None
Foundation		
Location	Required along any Building façade facing a street, and 25% of adjacent facade	Required along facades with main entrance and building block ends

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



Site Design Highlights

- 21 Dwelling Units
 - 12 Detached
 - 9 Attached
- Rear-Loaded units facing Grigsby Ave.
- 8 On-Street Parking Spaces on Grigsby Ave.
- Tot Lot, Lawn Games, Community Garden
- Preservation of natural features
- 4-Way Stop at intersection of Grigsby and Waterpoint



Conditional Zoning District Standards Information (cont.)

Building Elevations (UDO Section 8 and Conditional Zoning District)



Elevation Samples

- The applicant has included sample elevation designs for each unit type, all with similar elements:
 - Variation in rooflines
 - Similar colors and window treatment
 - Covered entryways

Conditional Zoning District Standards Staff Analysis

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

The Conditional Zoning District application proposes 21 units, at 3.6 units an acre, below the allowed density of the base Neighborhood Residential zoning district, the site's current zoning designation. Rather than proposing the higher density allowed through a Conditional Zoning District, the applicant has proposed modifications to development standards that are tailored to the subdivision design.

One of the purposes for a Conditional Zoning District is to allow for some flexibility in design, while creating a better overall product than what was otherwise permitted. The Neighborhood Residential Zoning District, which allows detached dwellings by-right, requires attached dwellings when applying for a Conditional Zoning District. These attached dwellings must constitute 10-50% of all residential dwelling units in the proposed district. This requirement by the UDO for projects within a Neighborhood Residential Conditional Zoning District is a built-in mechanism for these flexible projects to include a variety of housing choices, as encouraged by the Comprehensive Plan. As part of this specific proposal, 9 of the 21 proposed units are Attached, with 6 rear-loaded and 3 front-loaded. At 43%, the application has met the requirement for a Neighborhood Residential Conditional zoning District.



Conditional Zoning District Standards Information (cont.)

In seeking flexibility with the development standards of the base NR district, the applicant has proposed 18' in lot frontage for a front driveway rather than the UDO standard of 60'. While no proposed lot width is under 20, this modification was proposed to match the Neighborhood Residential UDO standard for minimum lot width and frontage for attached dwellings, which is also 18'.

Modified setbacks are also proposed, specifically to enhance site design. For example, an increased front setback is proposed to accommodate uniform attached dwelling placement along Grigsby Ave, also keeping these units away from the sight-distance triangle. A decreased rear setback is also proposed, which is applied to front-loaded units along the internal street, reducing the space between lot lines and the natural features in the rear. These setback adjustments have encouraged a design that encourages walkability, a recommendation of the Comprehensive Plan.

Perimeter buffers are also proposed to be modified. Rather than an Open 5' Type A buffer adjacent to the Lakeside Subdivision to the north, a Semi-Opaque 10' buffer is proposed for increased screening. An Opaque 20' Type C Buffer is proposed adjacent to Womble Park, to match the existing conditions of the site and provide commitment that this level of screening will be retained. While a Type A buffer is also typical adjacent to Grigsby Ave, the applicant has proposed this as reduced to none, as additional buffering can conflict with required street trees, as well as conflict with required sight-distance triangles, reducing pedestrian and vehicular visibility in the curve on Grigsby Avenue. Modifications to these buffers have allowed the applicant to better respond to the neighbors' concerns.

Without proposing a Conditional Zoning District, The Unified Development Ordinance would allow the applicant to develop land by-right or through a Quasi-Judicial process and the development style and design of the site would be limited to detached dwellings only. However, by utilizing the Conditional Zoning District option, these modified UDO standards have allowed the project to be more appropriate for the location and account for site features that may have limited development to a less comprehensive plan-consistent site. The addition of attached dwellings, where not otherwise allowed, led to the variety in housing types encouraged by the Comprehensive Plan and Downtown Area Plan. Setback adjustments assisted in proposing rear-loaded housing, encouraging walkability and enhanced aesthetic along the street. Overall, the project has demonstrated consistency with the Town's Conditional Zoning District Standards and the Unified Development Ordinance.



Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

2015 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 subject parcel has a Future Land Use designation of Residential Neighborhood, a character area that is only detached dwellings. The proposed Neighborhood Residential Conditional Zoning District provides 21 dwelling units, 9 of which are attached, creating an inconsistency with the Future Land Use & Character designation for the property. However, through the Conditional Zoning District option, the applicant has proposed a project that demonstrates other consistencies with the Comprehensive Plan, including appropriate infill development, increased safety for pedestrians and drivers, and a variety of housing choices, all within the allowable density of the base Neighborhood Residential zoning district and with a similar number of dwelling units that would otherwise be permitted by-right. While the proposed Conditional Zoning District is not altogether consistent with the Comprehensive Plan, it has demonstrated elements which are consistent and desired by the Town. Staff find the project is 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: 6/12/2025

Summary of Issues:

- Possible increase in traffic
- Length of construction
- Parking locations
- Rezoning process, timing of development approval
- Potential loss of wildlife habitat
- Housing arrangements
- Weight of comments by neighbors in decision-making process
- Proposed tree species

Legislative Public Hearing

Public Hearing Date: 11/18/2025

Public Hearing Video: [LINK](#) (timestamp not available)

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:

- A summary of the discussion will be provided during the staff presentation since the public hearing will be held after the writing of the staff report.

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 NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood, and this project proposes housing types other than detached dwellings. However, the requested rezoning is reasonable and in the public interest because it fulfills other goals and objectives of the Comprehensive Plan, including a mix of housing types, increased safety, and infill development in an appropriate location.

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 Zoning Map Amendment Petition 25-REZ-07 to change the zoning of 5.82 acres of Wake County PIN #0658086641 from NR Neighborhood Residential to NR-CD Neighborhood Residential Conditional Zoning District, thereby amending the Future Land Use Map from Residential Neighborhood to Mixed Residential Neighborhood, as submitted by Qunity, 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: 12/16/2025



WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment

5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 30, 2025

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 06/30/2025
- Name of development: Grigsby Ave Residential
- Address of rezoning: 0 Grisby Avenue (0658086641)
- Total number of proposed residential units: 22
- Type(s) of residential units proposed: Attached and Detached Dwellings (Single-Family, Townhomes)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- ☒ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- ☐ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- ☒ Not applicable – existing school capacity is anticipated to be sufficient.
- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
- ☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

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: Courtney McQueen Company: Qunity

Mailing Address: 16 Consultant Place Suite 201

City, State, Zip: Durham NC 27707

Telephone: 919-490-4990 E-Mail: cmcqueen@qunity.com

Design Professional

Name: Courtney McQueen Company: Qunity

Mailing Address: 16 Consultant Place Suite 201

City, State, Zip: Durham NC 27707

Telephone: 919-490-4990 E-Mail: cmcqueen@qunity.com

Developer

Name: Chris Pilz Company: Grigsby Towns LLC

Mailing Address: 3717 National Drive Suite 209

City, State, Zip: Raleigh NC 27612

Telephone: 919-669-9524 E-Mail: chris@trustwellgroup.com

Architect

Name: James Mitchell Company: Fisher Homes

Mailing Address: 3900 Olympic Blvd

City, State, Zip: Erlanger, KY 41018

Telephone: 919-271-4998 E-Mail: jrmichell@fisherhomes.com

Landscape Architect

Name: Courtney McQueen Company: Qunity

Mailing Address: 16 Consultant Place Suite 201

City, State, Zip: Durham NC 27707

Telephone: 919-490-4990 E-Mail: cmcqueen@qunit.com

Financially Responsible Party (REQUIRED)

Name: Jonathan Keener Company: Grigsby Towns LLC

Mailing Address: 3717 National Drive Suite 209

City, State, Zip: Raleigh NC 27612

Telephone: 919-696-2196 E-Mail: jon@trustwellgroup.com

Property Owner (REQUIRED)

Name: Grigsby Towns LLC attn: Jonathan Keener Company: Grigsby Towns LLC

Mailing Address: 3717 National Drive Suite 209

City, State, Zip: Raleigh NC 27612

Telephone: 919-696-2196 E-Mail: jon@trustwellgroup.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	Grigsby Avenue Residential
Project Location <i>Use street address. If none, use closest intersection</i>	0 Grigsby Avenue ☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0658086641
Real Estate ID	0026771
Project Acreage	5.82 Partial Parcel? ☐ Yes ☒ No
Current Zoning	NR
Proposed Zoning	NR-CD
Current Future Land Use Designation	Residential Neighborhood
Proposed Future Land Use Designation	Mixed Residential Neighborhood
Small Area Plan Designation <i>(if applicable)</i>	n/a
Special Study Scoping Meeting Dates	Sewer meeting 5/5/2025
Sketch Plan Review <i>(pre-submittal)</i> Meeting Date:	6/19/2025
Neighborhood Meeting Date:	6/12/2025

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:



Affidavit of Owner's Consent

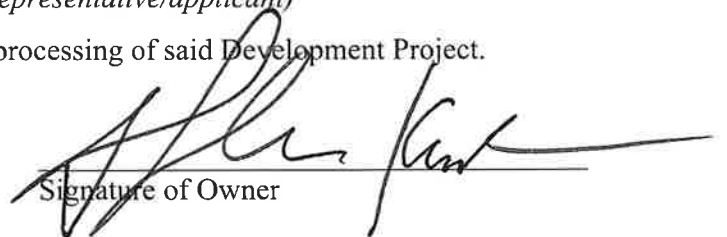
Before me personally appeared Jonathan M. Conlon who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

0658086641 -REID 0026771	

and does hereby authorize Courtney McQueen/ Qunity to act

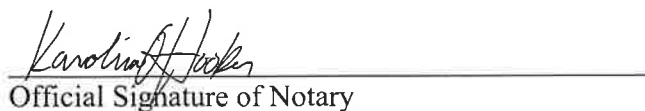
(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.


Signature of Owner

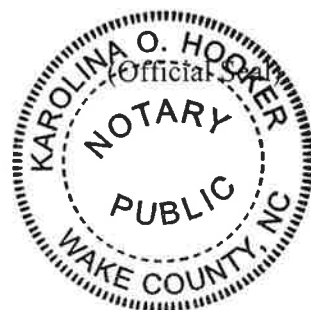
Sworn to or affirmed and subscribed before me this 20 day of June, 2025.

NOTARY PUBLIC:


Official Signature of Notary

Karolina O Hooker, Notary Public
Print Name

My commission expires: 06/30/2026



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 attached document.](#)

SECTION 1: LAND USE & CHARACTER

[Please see attached document.](#)

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

[Please see attached document.](#)

SECTION 3: PARKS, RECREATION

[Please see attached document.](#)

SECTION 4: COMMUNITY FACILITIES

[Please see attached document.](#)

SECTION 5: INFRASTRUCTURE & UTILITIES

[Please see attached document.](#)

SECTION 8: NATURAL RESOURCES

[Please see attached document.](#)

STATEMENT OF REASONABLENESS

[Please see attached document.](#)

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 attached document.](#)

Grigsby Avenue Residential | Conditional Rezoning: Consistency Statement

EXECUTIVE SUMMARY

The proposed conditional rezoning aligns with the Town of Holly Springs Comprehensive Plan by delivering a context-sensitive infill development that balances growth with environmental stewardship, housing diversity, and infrastructure investment.

Located within a designated "Place to Enhance," the project introduces a mix of single-family homes and townhomes that transition appropriately from adjacent neighborhoods, in keeping with objectives to Increase Gine & Neighborhood choices in Holly Springs. Housing choices near Parrish Womble Park, the W.E. Hunt Recreation Center, and multiple area greenways are improved by the development, supporting the Town's goals for walkability, connectivity, and suburban remix.

The proposed development includes construction of Town of Holly Springs LC-2a and C-2c street cross sections which include on-street parking and sidewalks, delivering long-range transportation improvements through private funding. It utilizes existing utility infrastructure, preserves 29% of specimen trees, and maintains a designated wildlife corridor. Stormwater design and floodplain modifications are being engineered to meet all regulations and prevent downstream impacts.

Overall, this project represents a comprehensive, well-aligned development that fulfills the intent of the Vision Holly Springs Comprehensive Plan while contributing to a more connected, sustainable, and inclusive community.

SECTION 1: LAND USE & CHARACTER

The proposed conditional rezoning supports the Land Use & Character Plan's vision by providing context-sensitive infill development within a designated "Place to Enhance" area. This location calls for careful integration with adjacent neighborhoods, including Fair Hill, Parkside Village, and Lakeside, through a compatible mix of housing types, connectivity improvements, and environmental stewardship. **(See General Growth Framework-Page 10, Growth Strategy Map-Page 11)**

The proposed site plan is designed to respond appropriately to the scale, density, and form of surrounding residential neighborhoods. In alignment with the transition and massing guidance on page 99 of the Land Use & Character Plan, single-family lots are located along Grigsby Avenue, adjacent to the existing Lakeside subdivision, to maintain a compatible streetscape and development pattern. Townhomes are sited toward the southern portion of the property, near the Parrish Womble Park entrance, where there is no direct visual adjacency to existing single-family homes. This internal placement supports a graduated transition in building scale and allows for increased housing diversity within the neighborhood context. The average size of the proposed residential units is 2,296 square feet, which is within the existing range of 1,448 to 3,002 square feet found in adjacent neighborhoods, based on Wake County iMaps data. An exhibit titled "Neighborhood House Size Comparative Map" is included to illustrate this compatibility.

The internal road network follows the LC-2a cross section, which supports and promotes informal on-street parking and safe pedestrian movement. A C-2c cross section with on-street parking is also proposed along Grigsby Avenue, supporting nearby park use. While block connectivity is prioritized, environmental constraints adjacent to the pond are respected, limiting external cut-throughs while still providing pedestrian connections to surrounding neighborhoods and greenways through internal trails and sidewalks. **(See Street & Block Patterns-Page 20)**

The proposed development aligns with the Town's guidance on garage orientation and building placement. Along Grigsby Avenue, rear-loaded garages are proposed to reinforce a pedestrian-friendly streetscape and maintain visual continuity. Front-loaded garages are limited to internal lots and are used only where necessary to preserve existing environmental features and maintain the integrity of a designated wildlife corridor. These design decisions are balanced through thoughtful site planning and consistent building massing, in accordance with the Town's objectives for context-sensitive infill development. **(See Lot Size & Building Placement-Page 25)**

The proposed development supports the Town's goals for a walkable, multimodal transportation network. It enhances the existing Grigsby Avenue sidewalk network by incorporating street trees and provides a network of internal sidewalks and trail connections that promote safe and convenient pedestrian movement throughout the site. The development is located within a 3–5 minute connection to existing Town greenways and trails, and within a 10-minute walk of the W.E. Hunt Recreation Center, improving access to key community destinations. These improvements align with the Comprehensive Transportation Plan's objectives for multimodal connectivity and reinforce the Town's vision of linking neighborhoods, parks, and activity centers through safe and equitable transportation infrastructure. **(See Transportation Network-Page 23)**

While the Residential Neighborhood character area typically consists of a single housing type, this conditional rezoning proposal introduces a diversity of residential products, including both single-family homes and townhomes. The inclusion of townhomes provides moderate-density housing in close proximity to Parrish Womble Park, the W.E. Hunt Recreation Center, and other community amenities. This mix of housing types supports the Town's broader objectives to increase home and neighborhood choices **(Page 100)** and to encourage context-sensitive infill and suburban remix near the Downtown Village District and Mixed-Use Center **(Page 98)**. **(See Character Areas-Page 40)**

The proposed development is designed to preserve and enhance existing environmental features, including a well-preserved wildlife corridor. Land disturbance is concentrated west of the on-site environmental features, allowing for the protection of sensitive areas and the preservation of specimen trees. Additionally, the required northern buffer has been expanded to strengthen the wildlife corridor

connection and further protect adjacent environmental resources. The landscape plan includes low-maintenance, low-water-use shrubs and a planting palette consisting of 90% native tree species, in alignment with the Comprehensive Plan's emphasis on natural resource sensitivity and sustainable landscape practices. **(See Open Space & Natural Resources-Page 21)**

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

The proposed conditional rezoning supports the goals of the Comprehensive Transportation Plan by advancing long-term infrastructure projects through private contributions.

Internal to the site, the development provides the LC-2a cross section, which includes informal parking and sidewalk connections, enhancing internal vehicular circulation and pedestrian accessibility. Along Grigsby Avenue (south of the development access point/intersection with Grigsby Avenue and Waterpoint Road) the C-2c cross section is proposed. This cross-section provides on-street parking that supports public park access and enhances the existing streetscape, in line with the Town's Complete Streets vision. **(See Chapter 3.2 Multimodal Assessment and Recommendations)**

The southern portion of Grigsby Avenue is designated as an C-2c Collector and identified as a Tier 3 long-term improvement in the Town's Comprehensive Transportation Plan. Through this development, a portion of those planned improvements will be delivered ahead of schedule using private funds. This forward-funded approach not only accelerates infrastructure delivery but also eases the burden on the Town's future transportation budget, allowing staff to reallocate limited resources to other high-priority needs. These efforts directly support the CTP's integrated planning and implementation strategy to leverage developer contributions for mobility infrastructure and align with the Town's commitment to "Realistic" investments that promote fiscal responsibility and long-term efficiency. **(See Chapter 4 Implementation Plan – Funding & Project prioritization)**

SECTION 3: PARKS, RECREATION

The proposed conditional rezoning aligns with the Comprehensive Plan's objectives to expand access to parks, enhance walkability, and promote equitable access to recreational amenities. As part of the Town's participation in the "10-Minute Walk" campaign, the Plan sets a goal of increasing the percentage of residents within a ten-minute walk of a park from 41% to 55% by 2030. This development directly supports that goal by introducing a diversity of housing types within a three-minute walk of Parrish Womble Park, one of Holly Springs' most active and well-used recreational facilities. This proximity significantly increases the number of residents with safe, convenient, and walkable access to public park space, reinforcing the Town's commitment to inclusive, health-focused community planning. **(See Executive Summary – Equity)**

In addition to its direct proximity to Parrish Womble Park, the proposed development is located within a 3–5-minute walking distance of multiple greenway connections, including the Womble Park Greenway Loop, the Parkside to Main Street Square Greenway, and the Carl Dean Greenway connection. This location meets the park and greenway walkability standards outlined in the Comprehensive Plan and furthers the Town's equity-focused vision for affordable and convenient access to recreational amenities for all residents. **(See Chapter 2 The Plan & The Community)**

SECTION 4: COMMUNITY FACILITIES

The proposed conditional rezoning supports the Comprehensive Plan's objective to coordinate residential growth with access to public safety and essential services. The site functions as infill development, located between the established neighborhoods of Fair Hill, Parkside Village, and Lakeside, thereby maximizing the use of existing infrastructure and minimizing outward sprawl. The site is also strategically located within 1.8 miles of the Flint Point Lane Fire Station and 1.6 miles of the Holly Springs Police Station, ensuring the development remains well-served by emergency services. This proximity aligns with the Town's goal to maintain and enhance public safety response times as growth continues, while supporting the fiscally responsible expansion of community facilities. **(See Chapter 4.2 Community Facilities Objectives)**

SECTION 5: INFRASTRUCTURE & UTILITIES

The proposed conditional rezoning is consistent with the Comprehensive Plan's objectives for coordinated infrastructure planning and responsible utility service expansion. As an infill development located within a well-established service area, the project will utilize existing public water and wastewater infrastructure, reducing the need for extensive new extensions and supporting the Town's goal to prioritize infrastructure investments in areas targeted for growth. **(See Chapter 5.2, Infrastructure and Utilities Objectives 1 & 2)**

The development is also being designed in accordance with the Town's Stormwater Management Plan, incorporating stormwater control measures (SCMs) and low-impact landscape design to meet post-construction runoff standards and support watershed health. These efforts reflect the Town's continued implementation of its NPDES Phase II Stormwater Permit, helping to reduce downstream erosion, flooding, and water quality degradation. **(See Chapter 5.6, Stormwater)**

In addition, the development contributes to the Town's broader infrastructure goals by aligning with adopted Water and Wastewater Master Plans and placing no undue burden on reclaimed water systems, which are being preserved for high-volume non-potable uses. **(See Chapter 5.2, Objectives 3 & 4)**

SECTION 6: NATURAL RESOURCES

The proposed conditional rezoning supports the Town's goals to balance development with conservation by limiting land disturbance to the west of the existing environmental features (wetland and stream), thereby preserving environmentally sensitive areas. This approach aligns with the Comprehensive Plan's directive to discourage development near critical natural resources and to protect aquatic habitats and water quality. **(See Chapter 6.2 Natural Resources Objectives)**

In accordance with the Town's Tree Preservation Ordinance, the project maintains the existing wildlife corridor along the eastern boundary of the site and preserves 29% of on-site specimen trees. The proposed landscape plan advances the Town's environmental goals by incorporating 90% native tree species and low-maintenance, low-water shrubs that provide seasonal interest year-round. These selections support reduced irrigation needs, discourage exotic species, and enhance habitat value, consistent with the Town's preference for native and drought-tolerant vegetation.

Notably, flowering dogwoods, which are identified in the Town Ordinance as a unique or rare tree species, are being thoughtfully incorporated into the site's planting plan. While a portion of existing dogwoods must be removed due to land disturbance, the project proposes to replant dogwoods on-site to help preserve the ecological and visual character they contribute, reinforcing the development's commitment to sustainable and locally significant landscape design. **(See Chapter 6.2 Natural Resources Objectives 3 & 10)**

As part of the development, limited modifications to the existing Town of Holly Springs floodplain are being carefully evaluated and engineered by a licensed professional engineer and certified floodplain manager. These modifications are designed to fully comply with local, state, and federal regulations and to ensure that the project does not create adverse downstream impacts or increase flood risk to adjacent properties. Grading and stormwater infrastructure are being engineered in compliance with the Town's floodplain ordinance and environmental standards, with a commitment to maintaining or improving the functional integrity of the floodplain system through best management practices. The proposed stormwater management plan will provide 100-year peak flow stormwater runoff detention to further protect adjacent natural and built resources. **(See Chapter 6.2 Natural Resources Objectives 1)**

STATEMENT OF REASONABLENESS

The proposed conditional rezoning is a reasonable and appropriate land use decision based on the size, location, and context of the subject property. The site is well-positioned between established residential neighborhoods—Fair Hill, Parkside Village, and Lakeside—and serves as a logical infill opportunity within a designated “Place to Enhance” under the Comprehensive Plan. Its physical attributes, including adjacency to Parrish Womble Park and proximity to existing greenways and public services, make it suitable for a mix of residential uses.

The conditional rezoning offers a balanced development pattern that provides tangible public benefits while mitigating potential impacts. It introduces a diversity of housing types that include single-family homes and townhomes in a manner that transitions sensitively from existing neighborhood patterns, aligning with adopted policies for context-sensitive infill. This development approach offers housing choice without disrupting the character of surrounding neighborhoods.

Infrastructure improvements proposed through the development, including construction of long-term transportation sections (LC-2a and C-2c), sidewalk and trail connections, and utility coordination, will improve circulation and accessibility while minimizing fiscal impacts on the Town. The preservation of natural features, including 29% of specimen trees and an on-site wildlife corridor, reflects a thoughtful approach to land stewardship.

The proposed zoning change is in the public interest, as it supports the Town's broader goals for sustainable growth, walkability, multimodal transportation, and equitable access to parks and services. Conditions in the area have evolved with the growth of nearby civic and recreational facilities, and this proposal appropriately responds to that change by placing moderate-density housing within walking distance of key destinations.

For these reasons, the proposed rezoning is considered reasonable, beneficial, and consistent with the long-term vision for the Town of Holly Springs.

PUBLIC BENEFITS STATEMENT

The proposed project provides substantial public benefits aligned with the Town of Holly Springs' Comprehensive Plan and community development goals.

1. Infrastructure Improvements

The project delivers key transportation infrastructure ahead of the Town's Capital Improvement schedule by constructing both the LC-2a and C-2c cross sections. These include on-street parking, sidewalks, and pedestrian-friendly streetscapes that enhance safety and connectivity for both residents and park users. Additionally, the development includes internal sidewalk and trail networks that link to existing Town greenways and facilitate walkable access to Parrish Womble Park and the W.E. Hunt Recreation Center. These improvements not only enhance local circulation but also reduce the need for future public investment in these long-range priorities.

2. Publicly Accessible Open Space

The development preserves a natural wildlife corridor and tree canopy along the eastern boundary, with 29% of on-site specimen trees retained. Trail connections offer public pedestrian access that supports broader community use of greenway systems and recreational amenities.

3. Sustainable Design and Environmental Stewardship

The landscape plan features 90% native tree species and low-water, low-maintenance shrubs, minimizing irrigation demand and supporting long-term environmental resilience. The development also limits land disturbance near sensitive environmental features which include a stream and wetland and coordinates floodplain modifications with a licensed engineer to ensure compliance and downstream protection. These actions reflect a strong commitment to low-impact development and sustainability, consistent with the Town's natural resource protection goals.

4. Additional Public Benefits

By providing a mix of single-family and townhome units, the project increases housing diversity and choice near key public amenities, contributing to affordability and inclusion. The site's infill location makes efficient use of existing public infrastructure and reduces development pressure on rural and environmentally sensitive areas.

In summary, the project delivers a comprehensive set of infrastructure, environmental, and community benefits that directly serve the public interest and support Holly Springs' long-term goals for connectivity, sustainability, and inclusive growth.

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:	6/12/2025
Meeting Time:	5:30 pm -6:30 pm
Meeting Location:	W.E. Hunt Recreation Center, 301 Stinson Ave, Holly Springs, NC 27540

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:

1. [Preservation of northern property viewsheds and tree protection on adjacent properties](#)
 2. [Wildlife habitat protection](#)
 3. [Proposed parking along Grigsby Avenue may not be right for the existing neighborhood](#)
 4. [Townhomes may not be appropriate for this location](#)
- [Please see attached meeting report/minutes](#)

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

1. [Plan provides wider northern landscape buffer than minimum UDO required width](#)
2. [Performing a tree survey on parcel\(s\) that share the northern parcel lines, to insure any existing trees are protected](#)

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: Courtney Rose McQueen

Digitally signed by Courtney Rose McQueen
Date: 2025.06.16 15:33:17-04'00'

Date: [2025.06.16](#)

June 12, 2025

Grigsby Avenue Residential – Neighborhood Meeting Report

Attendees

- Courtney McQueen | LA Project Coordinator
- Jael Wagoner | VP, Community Design
- Alex Craig | LA Designer II
- Community Members (15 Total)

Reactions and Feedback from Neighbors:

- **Neighbor comment:** Neighbors react to the proposal of road widening and parallel parking. They are concerned parking will hinder the traffic for people driving passed the park.
 - **Qunity Response:** The design team explains that the road is required regardless of the proposed project due to the Town's transportation plan
- **Neighbor comment:** A neighbor wants to confirm if there will be a disturbance to trees on their property adjacent to the Northern boundary – they have large specimen trees there they want to preserve.
 - **Qunity Response:** The design team clarified that no disturbance is proposed beyond the subject property boundaries. Design staff will review the locations of adjacent trees along the neighbors property to insure no disturbance to root zones of any existing trees to remain.
- **Neighbor comment:** A neighbor is concerned about the traffic increase at that the intersection of Grisby Ave and Waterpoint Road, noting that Grigsby Ave is very busy. They are also concerned about the wildlife habitat and stormwater runoff since the site is so low.
 - **Qunity Response:** The design team stated site is being designed to contain all water from the site and will address the culvert onsite. They also noted a Traffic Impact Study is not required for the project. The road improvements shown as a part of this development are required by the town to meet the current Town of Holly Springs Transportation plan.
- **Neighbor comment:** A neighbor asks how long construction will last.
 - **Qunity Response:** The design team estimated a 12-month construction timeline.
- **Neighbor comment:** Neighbor asks where parallel parking is located.
 - **Qunity Response:** The design team clarified on the plan view where street parking is and explains that it is public parking based on the current Town of Holly Springs transportation plan and that it will be free public parking.
- **Neighbor comment:** Statement about the conditional rezoning – if a conditional rezoning is required then the townhomes should not be in this location.
 - **Qunity Response:** The design team gave an overview of what conditional rezoning is defined as in the UDO, noting that the proposed Land-Use of single-family homes is allowed (approvable if meeting the current UDO design criteria) while townhomes are

permitted (approvable if meeting current UDO criteria AND with additional guidance and input from reviewing agencies, boards, etc).

- **Neighbor comment:** A neighbor shares townhomes do not match the existing neighborhood homes, and there are no townhomes nearby.
 - **Qunity Response:** The design team acknowledged this statement.
- **Neighbor comment:** A neighbor that owns a bordering parcel expresses concern about the demolition of trees/ seeing the new homes instead of the existing dense vegetation, as well as concern about the existing wildlife habitat including herons that live in the subdivision pond area.
 - **Qunity Response:** The design team explained/illustrated on the plan view where the wildlife corridor that is proposed to be preserved along with highlighted the exiting trees to remain.
- **Neighbor comment:** Another neighbor voiced their concern about the lack of buffer along the northern parcel line, demolition of wildlife habitat (for deer specifically) and the view – it is the reason they bought that house. He does not want his backyard view to be clearcut.
 - **Qunity Response:** The neighbors' concern is acknowledged, and the design team notes the graphics shown are conceptual and reminded attendees the buffer and grading will be developed in greater detail as the project progresses. The design team confirms this area, and the concerns will be carefully considered as part of detailed design to ensure any existing trees on adjacent parcels will be protected
- **Neighbor comment:** A neighbor says they like and support the idea of single-family homes but not townhomes.
 - **Qunity Response:** The design team noted that the original plan was all townhomes, but this was adjusted based on feedback from the town.
- **Neighbor comment:** A neighbor says it is a very bad place for development and ask if we can go to another property, and asks why we need to be on that property.
 - **Qunity Response:** The design team clarified they are consultants for the developers/land owners, noting the team has been working closely with the town staff throughout the process to date to ensure the suitability of the land-use proposed and the designs shown.
- **Neighbor comment:** A neighbor asks what is fronting Grigsby Ave.
 - **Qunity Response:** The design team explained that the front door of the homes face Grigsby, clarifying no garages or driveways will be seen from Grigsby Ave.
- **Neighbor comment:** A neighbor asks about the timeline and if the planning department approves, and will the development happen regardless of what the neighbors think.
 - **Qunity Response:** Explain why neighborhood meetings are built into the conditional zoning process – so that designer can hear from the public and have the opportunity to address feedback/concerns. An overview of the development timeline was then given.
- **Neighbor comment:** A concern is raised about onsite parking.
 - **Qunity Response:** Neighbors are assured that all homes have garages and none of them are going to be accessed directly from Grigsby Ave. The design team further clarifies

that the development parking plan meets or exceeds the minimum required onsite parking.

- **Neighbor comment:** A neighbor is concerned about walking her dog and having to see people at the townhomes since they are fronting Grigsby.
 - **Qunity Response:** The design team reviewed the residential elevations and site locations, clarifying the grading adjustment and proposed building location distances from the sidewalk in the right-of-way.
- **Neighbor comment:** A neighbor asks about whether or not a conditional zoning requires a hardship.
 - **Qunity Response:** The design team explained the difference between a Conditional zoning and a Variance, confirming a hardship is not required for a zoning compliant land-use or a permitted land-use.
- **Neighbor comment:** A neighbor is concerned that the process already seems very far along and the design team seems ready to break ground.
 - **Qunity Response:** The design team notes detailed design is in the early stages and clarifies the review and approval process necessary prior to construction activity.
- **Neighbor comment:** A neighbor brings up that no other neighborhoods front Grigsby Ave, this proposal diverges from that.
 - **Qunity Response:** The design team explained that the original plan did not front Grigsby Ave, but that the building frontage design on Grigsby Ave is required to meet the UDO criteria and goals of the transportation plan.
- **Neighbor comment:** A neighbor brings up to clarify to another neighbor that fronting Grigsby would make the streetscape more walkable and more safe to not have cars pulling straight into the road.
 - **Qunity Response:** The design team acknowledges this statement.
- **Neighbor comment:** A neighbor asked the square footage of the homes and the size of the lots.
 - **Qunity Response:** The design team notes the final building footprints and livable area is still being finalized.
- **Neighbor comment:** A neighbor points out that the lots look very small and the houses are very close together.
 - **Qunity Response:** The design team clarified that the lots meet the current UDO standards.
- **Neighbor comment:** A neighbor asks if there is a developer that has already purchased the land.
 - **Qunity Response:** The design team confirms the developer is the landowner.
- **Neighbor comment:** A neighbor asks if they will be renters or owner.
 - **Qunity Response:** The design team confirmed all residential lots will be for sale.
- **Neighbor comment:** Various neighbors raise concerns about the wildlife, the existing pond, and how to protect them during construction

- **Qunity Response:** The design team gave brief overview of the regulatory erosion control criteria and noted regulatory agencies.
- **Neighbor comment:** A neighbor hope Bradford Pears will not be specified on the landscape plan.
 - **Qunity Response:** The design team confirmed that this tree species will not be proposed
- **Neighbor comment:** A neighbor asks will there be a fence along the boundary(s).
 - **Qunity Response:** The design team notes that no fence is proposed at this time.
- **Neighbor comment:** A neighbor asks what is to stop a resident from pulling up and parking on Grigsby.
 - **Qunity Response:** The design team notes this development does not control public parking use.
- **Neighbor comment:** A neighbor mentions that the plans seem set in stone and wonders if things will change on the plan further down the road.
 - **Qunity Response:** The design team explains what will not change: the parking, the culdesac, the road widening, the average lot size, the number of units is at the maximum (there will be no greater density), the tree preservation, the stormwater pond. The team further explained what may change: slight shifting of lots, trail placement, the footprint of the homes (what's shown is maximum built-upon-area).
- **Neighbor comment:** A neighbor asks how they can keep up with the progress of the project.
 - **Qunity Response:** The design team explained there will be a project website set up by the town and how access the project from the towns development activity website.

Summary of main concerns:

1. Preservation of northern property viewsheds and tree protection on adjacent properties
2. Wildlife habitat protection
3. Proposed parking along Grigsby Avenue may not be right for the existing neighborhood
4. Townhomes may not be appropriate for this location

GRIGSBY NEIGHBORHOOD MEETING SIGN-IN

6/12/2025

Name	Email	Address
Michael Didner	Didner@yahoo.com	420 Springside Dr
Cathy MacHaff	CMacHaff@aol.com	520 E Maple
Till Rusche	sealantgreen@yahoo.com	413 Springside Dr
Peggy Jones	Jones97@liberty.edu	1200 Grigsby Avenue
Val Gungor	valeri.gungor@gmail.com	245 Springside Dr
Jim Hewitt	JHEWITT@VERIZON.NET	101 WATERPOINT RD
Linda Hewitt	lehewitt18@gmail.com	101 Waterpoint Rd.
Mary M'Greeney	mcgeeney mary@gmail.com	524 E Maple Ave
Corrie Sylvester		919 271-4491
Sherry Kellac	buddha.kellac@aol.com	919-630-6744
David & Misty Bowden	bowden1202@gmail.com	919-818-3801
	mistymichelle900@gmail.com	919-800-9468
Chris Mock	krynshaw@hotmail.com	416 Springside Dr.

May 19, 2025

Re: Community Information Meeting on Thursday, June 12, 2025 for Development Plan and Rezoning of Grigsby Ave Residential, located at 0 Grigsby Ave, Holly Springs.

Dear Neighbor:

You're invited to a Neighborhood Meeting regarding the Development Plan and Rezoning for Grigsby Ave Residential, which is proposed on a 6-acre parcel (REID: 0026771) near your property. An informal community meeting will be held in-person on **Thursday June 12** from **5:30pm-6:30pm** at the **W.E. Hunt Recreation Center** (301 Stinson Ave).

This project proposes a conditional rezoning from **NR (Neighborhood Residential)** to **NR-CD (Neighborhood Residential Conditional Zoning District)** to allow for the development of 22 lots, featuring a mix of townhomes and single-family homes adjacent to **Parrish Womble Park** (see image below).

Plans for the proposed development will be presented at the meeting. Attendees will have the opportunity to ask questions and share feedback with individuals knowledgeable about the project.

This meeting is required as part of the Development process, however Holly Springs Town staff will not participate in the meeting. You will receive a notice from the Town once a Public Hearing has been scheduled.

We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, you may contact the person noted below.



Sincerely,

Courtney McQueen

Courtney McQueen, PLA
Landscape Architecture Project Coordinator
(919) 490-4990
cmcqueen@qunity.com

Qunity, PA
16 Consultant Place, Suite 201
Durham, NC 27707
919.490.4990

List of Neighbor Addresses

Owner's Name and/or Association	Owner's Address	Parcel Address (If different from Owner's Address)
WILSON, JACQUELINE A	501 BASS LAKE RD HOLLY SPRINGS NC 27540-9064	802 S MAIN ST HOLLY SPRINGS NC 27540-8906
MCNEIL, JOHN	PO BOX 232 HOLLY SPRINGS NC 27540-0232	801 S MAIN ST HOLLY SPRINGS NC 27540-8907
MCNEIL, JOHN & HENRIETTA	PO BOX 232 HOLLY SPRINGS NC 27540-0232	123 E MAPLE AVE HOLLY SPRINGS NC 27540-8542
BROWN, JASON	5817 BRAYTON PARK PL HOLLY SPRINGS NC 27540-8498	117 E MAPLE AVE HOLLY SPRINGS NC 27540-8542
MCNEIL, JOHN J	PO BOX 232 HOLLY SPRINGS NC 27540-0232	803 S MAIN ST HOLLY SPRINGS NC 27540-8907
MCNEIL, PATRICK	PO BOX 463 HOLLY SPRINGS NC 27540-0463	805 S MAIN ST HOLLY SPRINGS NC 27540-8907
TOWN OF HOLLY SPRINGS	TOWN ATTORNEY PO BOX 8 HOLLY SPRINGS NC 27540-0008	0 S MAIN ST HOLLY SPRINGS NC 00000-0000
851 S MAIN STREET LLC	1120 SE CARY PKWY STE 100 CARY NC 27518-7413	851 S MAIN ST HOLLY SPRINGS NC 27540-8907
WILLIAMS, CHARLENE WHITE, ANNETTE L	11026 NC HIGHWAY 210 FOUR OAKS NC 27524-8612	125 E MAPLE AVE HOLLY SPRINGS NC 27540-8542
JONES, PEGGY M	PO BOX 374 HOLLY SPRINGS NC 27540-0374	1200 GRIGSBY AVE HOLLY SPRINGS NC 27540-0000
BANKS, ALICE CATHERINE	400 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
SAWYER, LOGAN KIRK & JOANNA BETH	105 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
REEVES, MATTHEW E & LAURIE J	101 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
PARKSIDE VILLAGE HOA, INC	629 AYLESTONE DR CARY NC 27519-6335	104 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	108 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069

AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	112 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069
CHOUDHURY, SOUMITRA & KRYSTAL SOUSA	116 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
TERRY, ERIC CHARLES JR	120 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
CROWLEY, BRANDI L	124 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
LI, JING	104 OGLETOWN CT HOLLY SPRINGS NC 27540-7079	
BRONE, BETH A	108 OGLETOWN CT HOLLY SPRINGS NC 27540-7079	
COPELAND, MEGAN LAENG	128 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
MAGNUSSON, MONICA C & JESSE JAMES	132 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
OTTAWAY, LEAH VAUGHN	136 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7069	
ASKEW, BRIAN T & REBECCA CARDONA	61 ASHTON LN ANGIER NC 27501-6467	112 OGLETOWN CT HOLLY SPRINGS NC 27540-7079
WILLIAMS, R B	113 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
CHINNARAJ, RAVI	109 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
GOLDEN, WILLIAM T GOLDEN, ELIZABETH HAYDEN	105 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
HOLLIDAY, KYLE D & AMY K	101 OGLETOWN CT HOLLY SPRINGS NC 27540-7080	
NGUYEN, LUAN DINH & LAN DO	101 GRASSY POINT RD APEX NC 27502-3767	112 WATERPOINT RD HOLLY SPRINGS NC 27540-7300
YANG, LEE CHU YANG, DIAN HONG	223 LOCHWOOD WEST DR CARY NC 27518-9757	108 WATERPOINT RD HOLLY SPRINGS NC 27540-7300
MANHOLT, MICHAEL P JR	104 WATERPOINT RD HOLLY SPRINGS NC 27540-7300	
KAO, YAO MIN	9213 LANGWOOD DR RALEIGH NC 27617-5803	100 WATERPOINT RD HOLLY SPRINGS NC 27540-7300
COUNCIL, JAMES J & JAMAINE WALKER	200 WATERPOINT RD HOLLY SPRINGS NC 27540-7309	200 WATERPOINT RD HOLLY SPRINGS NC 27540-7309
ACHUCHI, JOSEPH & JUDITH	209 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7311	

HAYNES, RICHARD & EMILY	205 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7311	
CANTOR, LOURDES	201 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7311	
HOLLY SPRINGS CAUL PROPERTY MANAGEM	1025 DRESSER CT RALEIGH NC 27609-7323	141 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
JONES, GEOFFREY J JR	137 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
LUSIAK, MARTIN EDWARD	133 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
CASERTA, CHARLES & SARITA	303 COORSDALE DR CARY NC 27511-6642	129 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
AMH 2015-2 BORROWER LP LIMITED PART	23975 PARK SORRENTO STE 300 CALABASAS CA 91302-4012	125 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
121 OCCIDENTAL DR	121 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
THOMPSON, MICHAEL ROBERT THOMPSON, NICOLE MARIE	117 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
FADEL, KAWTAR LEMKHAYAR, ABDESSAMAD	113 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070	
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	109 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7070
SAXENA, NAKSHATRA	723 ADELIN CT DURHAM NC 27713-5000	404 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538
RANKIN, SARAH D RANKIN, THOMAS E	408 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
BOWDEN, MISTY L	412 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
MOAK, CHRISTOPHER C & KERRY E	416 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538	
EGGSY PROPERTIES LLC	1129 MANCHACA LOOP APEX NC 27539-6905	420 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8538
KELLEY, SHERRY L	417 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
RUSCHE, JILL RENA	413 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
PFUNTNER, JOHN CHARLES	409 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
LEO, JESSICA L	405 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	

SHILLING, ANNE & MIKEL K	401 SPRINGSIDE DR HOLLY SPRINGS NC 27540-8539	
MILLS, MARK A & IDA M	304 E MAPLE AVE HOLLY SPRINGS NC 27540-8545	
COX, DOUGLAS R & BERNADETTE P	308 E MAPLE AVE HOLLY SPRINGS NC 27540-8545	
BOEHM, KEVIN D & LAURA B	400 E MAPLE AVE HOLLY SPRINGS NC 27540-8547	
THOMAS, JOHN HOWARD & NANCY E	404 E MAPLE AVE HOLLY SPRINGS NC 27540-8547	
STURLA, JASMIN	408 E MAPLE AVE HOLLY SPRINGS NC 27540-8547	
WOLFE RENTALS LLC	1305 ENGLISH COTTAGE LN CARY NC 27518-8731	504 E MAPLE AVE HOLLY SPRINGS NC 27540-7881
KAISER, MARIA PILAR	508 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
UNCHARTED 45 LLC	104 CORSICA LN CARY NC 27511-6476	
CONNELLY, CHRISTOPHER CONNELLY, BRIANA MARIE	516 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
MACHAFFIE, CRAIG ADAMS-MACHAFFIE, AMY P	520 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
LUGO, ROBERT E JR	524 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
HATCHER, JEFFREY ALAN	528 E MAPLE AVE HOLLY SPRINGS NC 27540-7881	
WEBBER, DANA	537 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
VALENTE, JEFFREY & GRAYSON	533 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
GRIM, JEAN S	529 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY PO BOX 8 HOLLY SPRINGS NC 27540-0008	1201 GRIGSBY AVE HOLLY SPRINGS NC 27540-0000
ROSEMAN, SEAN P & KERRY E	521 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
DEGREZIA, SILVANA NAPOLI, VITA LISA	1258 HORSHAM WAY APEX NC 27502-6444	517 E MAPLE AVE HOLLY SPRINGS NC 27540-7882

AIELLO, CHRISTOPHER N & JUDITH A	213 TENBURY WELLS DR CARY NC 27518-2417	513 E MAPLE AVE HOLLY SPRINGS NC 27540-7882
GURNER, NICOLE M	509 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
LESKOVEC, HANNAH J	505 E MAPLE AVE HOLLY SPRINGS NC 27540-7882	
BROWN, JOHN E & PAULA L	740 LOCH HIGHLANDS DR RALEIGH NC 27606-8431	522 E MAPLE AVE HOLLY SPRINGS NC 27540-7881
MARTIN, JENNIFER A	301 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
PROGRESS RESIDENTIAL BORROWER 4 LLC	PO BOX 4090 SCOTTSDALE AZ 85261-4090	305 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313
SHAH, INDIRABEN & HEMENDRA	709 PRINCE DR HOLLY SPRINGS NC 27540-6873	309 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313
SMITH, TREMAYNE SMITH, JESSICA JENNIFER MARIE	313 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
DILLON, CHRISTOPHER MARKFRANCIS MRVOVA, VIERA	317 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
ZHONG, YUHUA TRUSTEE YUAN, YU TRUSTEE	423 POWERS FERRY RD CARY NC 27519-1508	
MILLER, EVAN P	325 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
GREEN, STEVEN JERRETT	329 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
WAGGONER, RONNIE D & RENEE	333 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7313	
ARBUCKLE, GAVIN G & ANNA C	316 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312	
PROGRESS RESIDENTIAL BORROWER 6 LLC	PO BOX 4090 SCOTTSDALE AZ 85261-4090	312 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312
STASIAK, JENNIFER & GRZEGORZ	1220 DEXTER RIDGE DR HOLLY SPRINGS NC 27540-7665	308 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312
TRAVER, DAVID F & CAMILLE Y	304 OCCIDENTAL DR HOLLY SPRINGS NC 27540-7312	
HARDING, BRIAN J & LINDA A	113 WATERPOINT RD HOLLY SPRINGS NC 27540-7308	
SMIT, KEVIN J SMIT, THERESA L	1286 SNAGGY MOUNTAIN BLVD BOONE NC 28607-7635	109 WATERPOINT RD HOLLY SPRINGS NC 27540-7308
CREARY, LLEWELLYN D & KIMBERLYN O	5313 MAPLECHASE LN APEX NC 27539-4163	105 WATERPOINT RD HOLLY SPRINGS NC 27540-7308

HEWITT, JAMES R & LINDA E	101 WATERPOINT RD HOLLY SPRINGS NC 27540-7308	
LOPEZ, GLORIA ARGENTINA SANCH	1112 GRIGSBY AVE HOLLY SPRINGS NC 27540-7046	
DUTT LODGING LLC	504 ASHBURN DR GREENVILLE NC 27858	2414 WAKE FOREST RD RALEIGH NC 27608-1710
HAUTEKEETE, MICHAEL J	100 FAIR GLEN RD HOLLY SPRINGS NC 27540-7423	
KENYON, KATHERINE M	100 BOLAND WAY KNIGHTDALE NC 27545-9559	104 FAIR GLEN RD HOLLY SPRINGS NC 27540-7423
CAREY, TAMMY S	200 FAIR GLEN RD HOLLY SPRINGS NC 27540-7424	
AMH 2015-2 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	204 FAIR GLEN RD HOLLY SPRINGS NC 27540-7424
RODRIGUEZ, GUY A & GWENDOLYN J	208 FAIR GLEN RD HOLLY SPRINGS NC 27540-7424	
BALBUENA, PORFIRIO REYES RAMIREZ, HEVER	101 FAIR GLEN RD HOLLY SPRINGS NC 27540-7430	101 FAIR GLEN RD HOLLY SPRINGS NC 27540-7430
EAGLE LAKE INVESTMENT LLC	3712 YATES MILL POND RD RALEIGH NC 27606-9484	105 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7431
BOKHOOR, MASHA & NANCY	109 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7431	
FILIP, TIMOTHY & SARAH	113 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7431	
CUMMINGS, ROGER & TONYA	201 FAIR GLEN RD HOLLY SPRINGS NC 27540-7429	
DUNN, JASON H & JENNIFER M	104 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7470	
HYMAS, ROSS & NICOLE SHELTON	108 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7470	
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	112 PINE ORCHARD CT HOLLY SPRINGS NC 27540-7470
BHUPATHI, RAJESH VELPULA, CHANDRAKALA	3306 LONGHORN RD ROANOKE VA 24018-3234	205 FAIR GLEN RD HOLLY SPRINGS NC 27540-7429
MOLIN, MARIE LEONCE	209 FAIR GLEN RD HOLLY SPRINGS NC 27540-7429	
MARIE, SHEILA	726 20TH AVE E SEATTLE WA 98112-4016	105 POINTER RIDGE CT HOLLY SPRINGS NC 27540-7432
BINDER, NATHAN R	109 POINTER RIDGE CT HOLLY SPRINGS NC 27540-7432	

SHIRUMALLA, PRAVEEN	206 WILLIAM HENRY WAY CARY NC 27519-9369	112 POINTER RIDGE CT HOLLY SPRINGS NC 27540-7432
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY PO BOX 8 HOLLY SPRINGS NC 27540-0008	1201 GRIGSBY AVE HOLLY SPRINGS NC 27540-0000

25-REZ-07/PLRZ202500146

PROPOSED NEIGHBORHOOD RESIDENTIAL CONDITIONAL ZONING DISTRICT
CONDITIONAL ZONING DISTRICT AND MAJOR SUBDIVISION PLAN

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE, HOLLY SPRINGS TOWNSHIP, NORTH CAROLINA

NOTES:

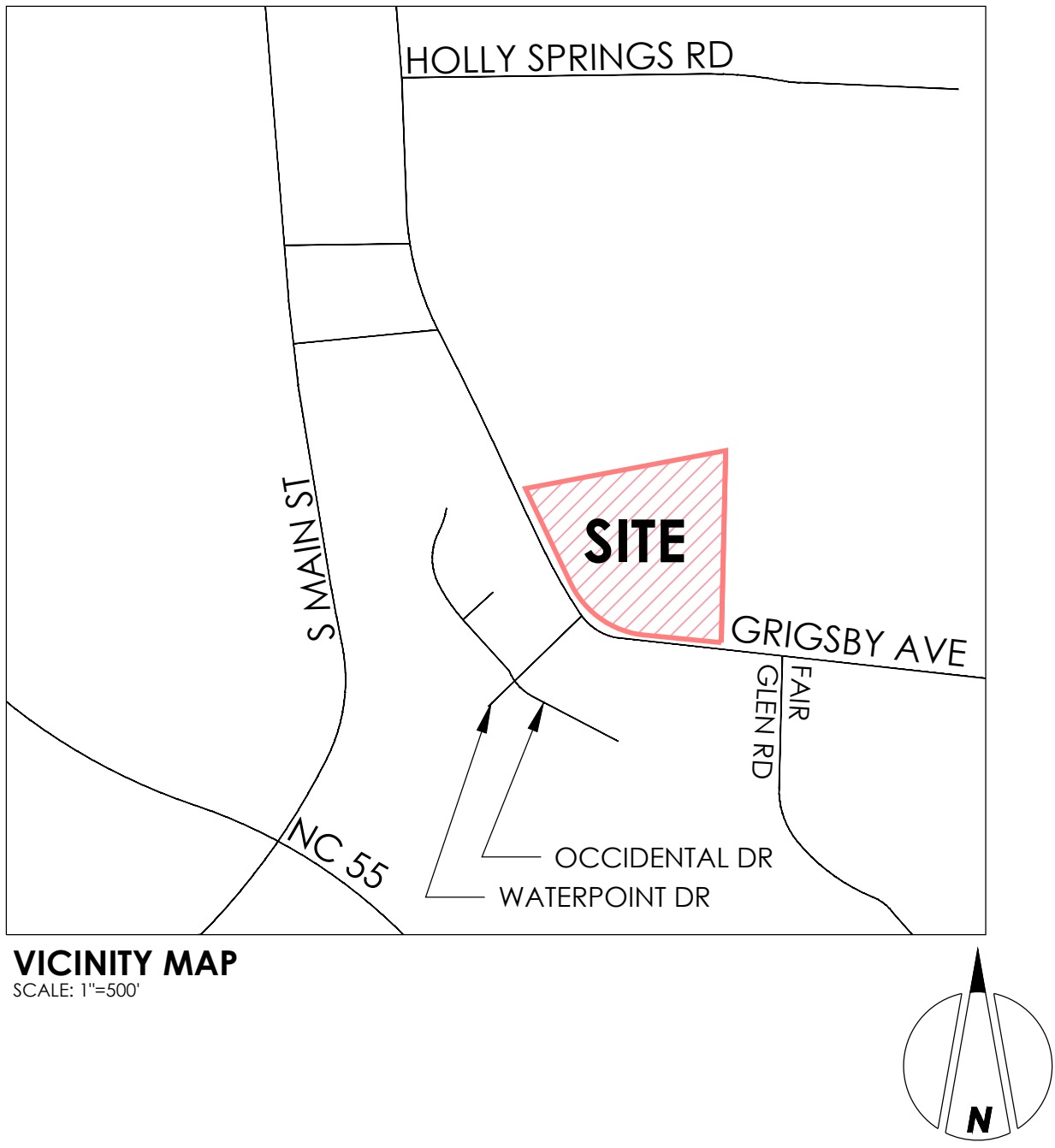
1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

MONUMENT CONTROL POINTS

1. CONTROL POINT 1:
 - NAME: GOLD
 - PID: E21050
 - DISK: TRAVERSE STATION DISK
- CONTROL POINT 2:
 - NAME: POND
 - PID: E21049
 - DISK: TRAVERSE STATION DISK
2. THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
3. THE FOLLOWING NOTES MUST BE INCLUDED ON THE COVER SHEET OF THE PLAN:
 - A. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
 - B. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

DRAFT CONDITIONS OF APPROVAL

1. ALL PREVIOUS CONDITIONS OF APPROVAL FOR REZONING AND MAJOR SUBDIVISION PLAN APPLY TO THIS PLAN EXCEPT FOR ANY CONDITION THAT DESCRIBES A FEE OR A FEE-IN-LIEU TO BE PAID SHALL NOW COMPLY WITH THE CURRENT AMOUNTS DUE PURSUANT TO THE TOWN'S CURRENT ANNUAL BUDGET OR ANY UNEXPIRED DEVELOPMENT AGREEMENT.
2. PRIOR TO BEING SCHEDULED FOR TOWN COUNCIL, THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THIS MAJOR SUBDIVISION PLAN, IF ANY, MUST BE FINALIZED.
3. INVOICED FEES FROM SPECIAL STUDY THIRD PARTY REVIEW MUST BE PAID PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL, AND NO LATER THAN PRIOR TO CONSTRUCTION DRAWING APPROVAL.
4. THIS DEVELOPMENT IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IDENTIFIED PEDESTRIAN FACILITIES AT THE INTERSECTION OF GRIGSBY AVENUE AND "ROAD A".
5. THOROUGHFARES, COLLECTORS, AND BOULEVARDS WILL REQUIRE A CALCULATED PAVEMENT DESIGN WITH 1ST CONSTRUCTION DRAWING SUBMITTAL. THIS MAY RESULT IN A PAVEMENT CROSS SECTION BIGGER THAN THE SPECIFIED MINIMUM.
6. OFFSITE RIGHT-OF-WAY DEDICATION WILL BE REQUIRED IN THE FORM OF A RECORDED PLAT PRIOR TO RECEIVING CONSTRUCTION DRAWING APPROVAL.
7. A DEED OF EASEMENT IS REQUIRED TO BE EXECUTED FOR PUBLIC VEHICULAR & PUBLIC PEDESTRIAN ACCESS BETWEEN THE PROPERTY OWNERS AT THE TIME OF PLAT.
8. ALL SPECIAL STUDIES MUST BE FINALIZED PRIOR TO BEING SCHEDULED FOR PLANNING BOARD.
9. PROVIDE DOCUMENTATION IN THE FORM OF A RECORDED PLAT OF ANY REQUIRED OFFSITE SEWER EASEMENTS PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL.
10. IF ANY OFFSITE WATER FACILITIES ARE NEEDED TO SERVE THIS PROJECT AND ARE NOT COMPLETED AND ACCEPTED BY THE TOWN AT THE TIME OF THE APPROVAL OF THIS PLAN, THEN THESE FACILITIES MUST BE COMPLETED PRIOR TO CONSTRUCTION DRAWING APPROVAL UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE. THE TOWN IS NOT RESPONSIBLE FOR COMPLETION OF OFF-SITE WATER FACILITIES AND WILL NOT GUARANTEE COMPLETION OF SUCH FACILITIES BY ANY OTHER PARTY. NO PLATS OR BUILDING PERMITS WILL BE ISSUED BY THE TOWN UNTIL ALL NECESSARY ON AND OFF-SITE WATER INFRASTRUCTURE IS COMPLETED. THIS WILL BECOME A CONDITION OF APPROVAL.
11. A VERIFICATION LETTER THAT CONFIRMS NO CHANGES OCCURRED TO THE GRAVITY SEWER NETWORK, INCLUDING FINAL SIZING FOR LINES THAT ARE STUBBED UPSTREAM, WILL BE REQUIRED WITH FIRST CONSTRUCTION DRAWING SUBMITTAL. IF CHANGES HAVE BEEN MADE TO THE GRAVITY SEWER NETWORK, BETWEEN TOWN COUNCIL APPROVAL AND FIRST CONSTRUCTION DRAWING SUBMITTAL, A FINAL GRAVITY SEWER LINE SIZING REPORT WILL BE REQUIRED WITH FIRST CONSTRUCTION DRAWING SUBMITTAL FOR ALL LINES THAT ARE STUBBED TO ADJACENT UPSTREAM PROPERTIES. INCLUDE CALCULATIONS TO DOCUMENT LINE SIZES, ADEQUACY OF PROPOSED SANITARY SEWER LINES TO SERVE ALL FUTURE UPSTREAM DEVELOPMENT.
12. APPROVAL OF STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT OR CONSTRUCTION DRAWING APPROVAL.
13. PAYMENT OF THE STORMWATER FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
14. ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003, MUST BE INCLUDED WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
15. PLEASE NOTE THAT THIS PROJECT WILL BE REQUIRED TO MEET TOWN'S NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE. A GENERAL STORMWATER REQUIREMENT MAY AFFECT THIS PROJECT. REFER TO NCDWQS WEBSITE FOR MORE INFORMATION.
16. PLEASE NOTE THAT THE TOWN STAFF HAS BEEN DELEGATED APPROVAL AUTHORITY BY NCDWQ FOR STORMWATER MANAGEMENT PLANS. DOCUMENTATION OF APPROVAL TO NCDWG IS THE RESPONSIBILITY OF THE OWNER.
17. STORMWATER SURETIES ARE REQUIRED ON THIS PROJECT. A PERFORMANCE SURETY IN THE FORM OF A BOND, LETTER OF CREDIT OR CASH IS REQUIRED IN THE AMOUNT OF 125% ESTIMATED CONSTRUCTION COST OF THE STORMWATER SCM PRIOR TO PLAT RECORDATION AND A MAINTENANCE SURETY IN THE FORM OF A CASH ESCROW ACCOUNT IN THE AMOUNT OF 35% THE ACTUAL CONSTRUCTION COST OF THE SCM IS REQUIRED AT THE END OF THE PERFORMANCE MONITORING PERIOD FOR THE PROJECT. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE ENTIRE PROJECT. THIS WILL BECOME A CONDITION OF PLAN APPROVAL.
19. TOTAL ACTUAL REVIEW COSTS WILL BE BILLED IN ACCORDANCE WITH THE TOWN'S FEE SCHEDULE AND ALL INVOICED FEES FROM THIRD PARTY REVIEW MUST BE PAID PRIOR TO FIRST CONSTRUCTION DRAWING SUBMITTAL, NO LATER THAN PRIOR TO CONSTRUCTION DRAWING APPROVAL.



PROPOSED MODIFICATIONS PER UDO 2.4.3C		
LOT CONFIGURATION (TABLE 2.2.1-A)	STANDARD REQUIRED	PROPOSED CHANGE
MINIMUM LOT FRONTAGE FOR DRIVEWAY	60 LF	18' (TO MATCH MIN LOT FRONTAGE)
PRIMARY BUILDING SETBACK (TABLE 2.2.1-A)	STANDARD REQUIRED	PROPOSED CHANGE
FRONT SETBACK MAXIMUM	5' (MIN) - 20' (MAX)	5' (MIN) - 35' (MAX)
REAR SETBACK MINIMUM	20'	10 LF
PERIMETER BUFFERS (TABLE 5.3.1-A)	STANDARD REQUIRED	PROPOSED CHANGE
NORTH BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	10' WIDTH TYPE B BUFFER
GRIGSBY AVE LINE BUFFER	5' WITH TYPE A BUFFER	0' BUFFER
EAST BOUNDARY LINE BUFFER	5' WITH TYPE A BUFFER	20' WIDTH TYPE C BUFFER
PROPOSED MODIFICATIONS PER UDO 2.4.3C		
FOUNDATION LANDSCAPING (5.3.1B.1)	STANDARD REQUIRED	PROPOSED CHANGE
FOUNDATION LANDSCAPE IS REQUIRED ALONG ANY BUILDING FAÇADE FAING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE		FOUNDATION REQUIREMENTS APPLY TO THE MAIN ENTRANCE FAÇADE AND END OF BLOCK FAÇADE
DOUBLE FRONTAGE LOTS		
STREET TREE SPACING (5.3.5A.1.b)	STANDARD REQUIRED	PROPOSED CHANGE
INTERNAL STREET	30' MIN - 45' MAX O.C. SPACING 15' MIN - 105' MAX SPACING	

WRMP ALLOCATION ELEMENTS PRIORITY LEVEL 2 COMMITMENTS	
PUBLIC INFRASTRUCTURE IMPROVEMENTS OPTIONS A	
VEGETATED WETLAND. SEE SHEET CG100 & GRIGSBY AVENUE RESIDENTIAL STORMWATER MANAGEMENT REPORT	
OPEN SPACE/TREE PRESERVATION	
PRESERVATION OF AT LEAST 10% OF SPECIMEN TREES ON SITE. 29% OF SPECIMEN TREES PRESERVED. SEE SHEET CV100.	
TOTAL COMMITTED ELEMENTS: 2	

PROPOSED SEWER FLOW	
TOTAL NUMBER OF UNITS =	22
FLOW RATE PER UNIT=	255 gpd (TOHS APPROVED FLOW REDUCTION)
AVERAGE DAILY FLOW RATE=	5610 gpd

OWNER/APPLICANT/DEVELOPER
GRIGSBY TOWNES LLC
3717 NATIONAL DR STE 209
RALEIGH, NC 27612-4877

ENGINEER/LAND PLANNER
QUNITY, P.A.
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953

PROJECT MANAGER
COURTNEY MCQUEEN, PLA
CMCQUEEN@QUNITY.COM

PROJECT ENGINEER
MATT JONES, PE
MJONES@QUNITY.COM

SURVEYOR
TAYLOR LAND CONSULTANTS PLLC
1600 OLIVE CHAPEL RD, #140
APEX, NC 27502
P: (919) 801-1104

ARCHITECT
FISCHER HOMES
JAMES MITCHELL
3900 OLYMPIC BLVD
SUITE 400
ERLANGER, KY 41018
P: (919) 271-4998
JMITCHELL@FISCHERHOMES.COM

PIN: 0658086641
REID: 0026771

DEVELOPMENT SUMMARY:

SITE SUMMARY
EXISTING LAND AREA: 253,543 SF (5.82 AC)
ROW DEDICATION: 3,598 (0.08 AC)
PROPOSED LAND AREA: 249,945 (5.74 AC)
AREA OF DISTURBANCE: 191,640 SF (4.40 AC)
ON SITE: 166,261 SF (3.82 AC)
OFF SITE: 25,379 SF (0.58 AC)
EXISTING ZONING: NR
PROPOSED ZONING: NR-CD
EXISTING USE: VACANT
PROPOSED USE: TOWNHOMES & SINGLE FAMILY
WATERSHED: MIDDLE CREEK
RIVER BASIN: NEUSE

LOT SUMMARY
MAXIMUM BUILDING HEIGHT: 35'
TOTAL LOTS (SINGLE FAMILY): 12
TOTAL LOTS (TOWNHOMES): 9
TOTAL LOTS (OPEN SPACE): 2
AVERAGE LOT SIZE (SINGLE FAMILY): 5,005 SF
AVERAGE LOT SIZE (OPEN SPACE): 66,078 SF
MAXIMUM LOT SIZE: 127,088 SF
MINIMUM LOT SIZE: 1,670 SF
MINIMUM LOT WIDTH: 20 LF
MAXIMUM LOT FRONTAGE: 60 LF
MINIMUM LOT FRONTAGE: 20 LF
MINIMUM LOT DEPTH: 92 SF
STREET YARD SETBACK: 5' (MIN) 35' (MAX)
SIDE SETBACK: 5'
REAR SETBACK: 10 LF
DRIVEWAY/BLDG SET BACK: 25' FROM R/W (MIN)
PROPOSED UNITS: 21 (3.61 UNITS/AC)

BUILDING SUMMARY
EXISTING BUILDING AREA: 0 SF
PROPOSED BUILDING AREA: 32,690 SF

PARKING SUMMARY
2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.

REQUIRED PARKING MIN: 2/UNIT 44 SPACES
REQUIRED ADDITIONAL 10% GUEST PARKING: 4 SPACES*
GARAGE/DRIVEWAY SPACES PROVIDED: 44 SPACES
GRIGSBY AVE C-2C PARALLEL PARKING PROVIDED: 8 SPACES
CLUSTER MAILBOX PARKING PROVIDED: 2 SPACES
TOTAL PARKING PROVIDED: 54 SPACES
*PROVIDED ALONG GRIGSBY AVE FRONTAGE

IMPERVIOUS SUMMARY
TOTAL AREA: 249,945 (5.74 AC)
EXISTING IMPERVIOUS AREA: 0 SF (0 AC)
PROPOSED IMPERVIOUS AREA: 77,402 SF (1.76 AC)
RESERVE IMPERVIOUS AREA: 1,500 SF (0.03 AC)
TOTAL PROPOSED IMPERVIOUS AREA: 78,902 SF (1.80 AC) (31%)

OPEN SPACE SUMMARY
TOTAL REQUIRED OPEN SPACE AREA: 74,983 SF (1.72 AC) (30%)
TREE PRESERVATION AREA: 49,989 SF (1.16 AC) (20%)
MIN ACTIVE RECREATIONAL OPEN SPACE: 12,497 SF (0.29 AC) (5%)
MIN FLEXIBLE SPACE: 12,497 SF (0.29 AC) (5%)
TOTAL PROVIDED OPEN SPACE AREA: 82,523 SF (1.89 AC) (33%)
TREE PRESERVATION AREA: 50,715 SF (1.16 AC) (20%)
ACTIVE RECREATIONAL OPEN SPACE: 12,518 SF (0.29 AC) (5%)
FLEXIBLE SPACE: 19,290 SF (0.44 AC) (8%)

INDEX OF DRAWINGS

G-001	COVER SHEET
G-002	GENERAL NOTES
G-003	PROJECT LEGEND & ABBREVIATIONS
CV100	EXISTING CONDITIONS & DEMOLITION PLAN
CV110	TREE PRESERVATION PLAN
CS001	PRELIMINARY PLAT
CS100	SITE PLAN
CS101	OPEN SPACE PLAN
CS102	TRANSPORTATION PLAN
CS103	PRELIMINARY DEPARTURE SIGHT DISTANCE PLAN AND PROFILE
CS104	FIRE PLAN
CS500	SITE DETAILS
CS501	SITE DETAILS
CU100	UTILITY PLAN
CU500	UTILITY DETAILS
CU501	UTILITY DETAILS
CU700	SEWER BASIN MAP
CG100	GRADING PLAN
CD700	WETLAND PLAN
CD710	WETLAND PLANTING AND DETAILS
LP100	LANDSCAPE PLANTING PLAN
LP500	LANDSCAPE PLANTING SCHEDULE & DETAILS
AA100	ARCHITECTURAL ELEVATIONS
AA101	ARCHITECTURAL ELEVATIONS
25-02548	DUKE ENERGY LIGHTING ARRANGEMENT
S&EC	TOWN OF HOLLY SPRINGS PLOT, SPECIMEN & STAND TYPE MAP



CIVIL ENGINEERING | **LANDSCAPE ARCHITECTURE**

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

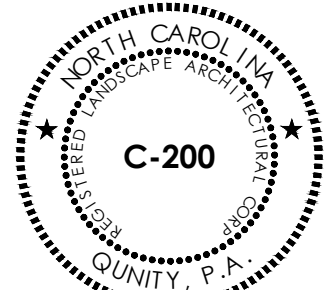
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

COVER SHEET



811 - CALL BEFORE YOU DIG

DRAWN BY: **CHECKED BY:**
AMC CRM

DATE: OCTOBER 24, 2025

QUNITY PROJECT NO.: 2357

SHEET NO.

G-001

<MAJOR SUBDIVISION PLAN>



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

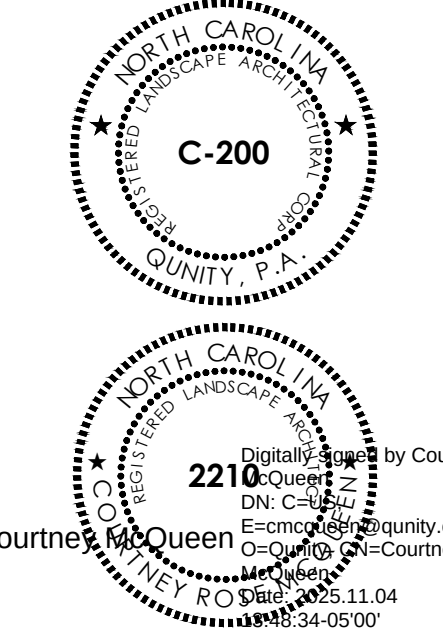
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

PROJECT LEGEND & ABBREVIATIONS



Digitally signed by Courtney MacQueen
DN: cn=Courtney MacQueen, o=Qunity, P.A., email=cm@qunity.com, c=US
Date: 2025.11.04 11:04:05 -0500

811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO.

G-003

<MAJOR SUBDIVISION PLAN>

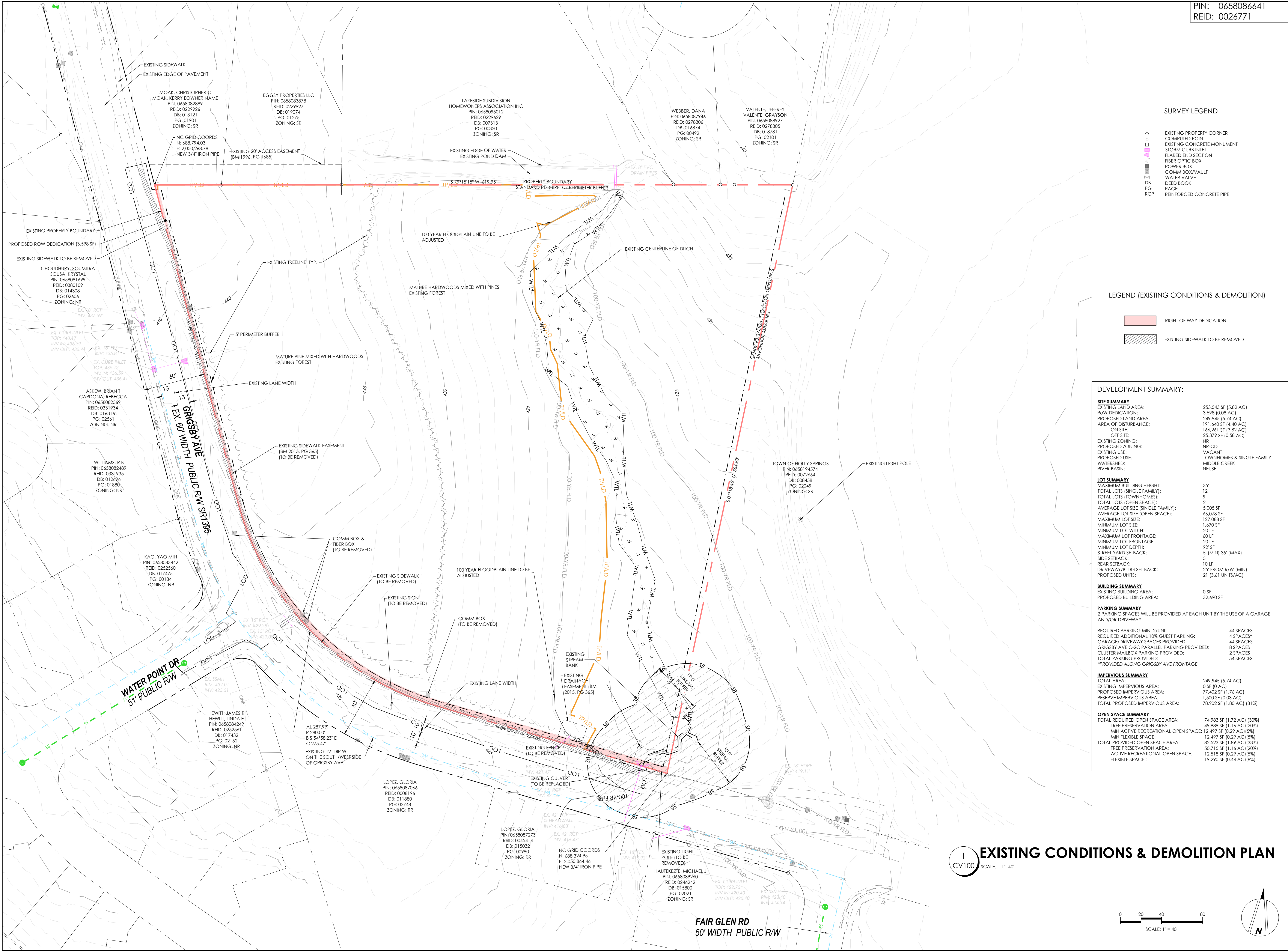
LEGEND

EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINETYPE	EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL	EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL
	PROPERTY LINE			MAILBOX			SILT FENCE OUTLET	
	LOT LINE			BOLLARD			WATTLE	
	RIGHT-OF-WAY			FLAG POLE			BLOCK AND GRAVEL INLET PROTECTION	
	ADJACENT PROPERTY LINE			SIGN, RELOCATED			HARDWARE CLOTH AND GRAVEL INLET PROTECTION	
	EASEMENT			SIGN			SILT SACK INLET PROTECTION FILTER	
	BUFFER			BIKE RACK			SILT SOCK INLET PROTECTION	
	SETBACK			DETECTABLE WARNING STRIP			HORSESHOE PIPE PROTECTION	
	TREELINE			ADA MARKING			TEMPORARY DRAIN PIPE OUTLET STABILIZATION	
	EXISTING TREE W/ ROOT PROTECTION ZONE			PAVEMENT MARKING DIRECTIONAL ARROWS			CONSTRUCTION ENTRANCE	
	LIMITS OF DISTURBANCE			PAVEMENT MARKING STOP BAR			CONSTRUCTION ENTRANCE WITH EXIT WASH RACK	
	LIMITS OF CONSTRUCTION			PARKING COUNT			DEWATERING BAG	
	DEMOLITION DESIGNATION			EXISTING CONIFER TREE			CONCRETE WASHOUT	
	BUILDING			SPOT ELEVATION			GRAVEL	
	SIDEWALK			GRADE ARROW			CONCRETE	
	ROAD CENTER			STORM MANHOLE			HEAVY DUTY CONCRETE	
	EDGE OF PAVEMENT			STORM JUNCTION BOX			LIGHT DUTY CONCRETE	
	BACK OF CURB			STORM CLEANOUT			ASPHALT	
	FACE OF CURB			CURB INLET			HEAVY DUTY ASPHALT	
	RETAINING WALL			DOUBLE CURB INLET			LIGHT DUTY ASPHALT	
	FENCE			YARD INLET			PERVIOUS	
	CHAINLINK FENCE			FLARED END SECTION			BRICK PAVE	
	WOOD FENCE			STORM STRUCTURE TAG			DIRT ROAD	
	GUARDRAIL			POWER POLE			EARTH	
	CABLE GUARDRAIL			GUY POLE			RIPRAP	
	ACCESSIBLE ROUTE			GUY WIRE			WETLANDS	
	MINOR CONTOUR			LIGHT POLE			WETLAND BUFFER	
	MAJOR CONTOUR			TRANSFORMER			RIPARIAN BUFFER	
	SWALE CENTERLINE			ELECTRIC HANDHOLE			TREE PRESERVATION	
	STORM DRAIN PIPE			TELEPHONE PEDESTAL			TREE REPLACEMENT	
	STORM EASEMENT			CABLE BOX			SIGHT TRIANGLE	
	ROOF DRAIN			FIBEROPTIC MARKER			STORMWATER CONTROL	
	UNDER DRAIN			FIBEROPTIC PEDESTAL			OPEN SPACE	
	FOUNDATION DRAIN			GAS MARKER			RECREATIONAL OPEN SPACE	
	UNDERGROUND ELECTRIC			GAS METER			REINFORCING MAT LINING	
	OVERHEAD ELECTRIC			GAS VALVE			BENDS	
	FIBER OPTIC			SEWER MANHOLE			WYE	
	OVERHEAD CABLE TV			SEWER CLEANOUT			CROSS	
	UNDERGROUND CABLE TV			GREASE TRAP			CAP	
	OVERHEAD TELEPHONE			SEWER STRUCTURE TAG			REDUCER	
	UNDERGROUND TELEPHONE			WATER VALVE			IRRIGATION CONTROL VALVE	
	GAS LINE			POST INDICATOR VALVE			SPRINKLER HEAD	
	GAS SERVICE			WATER METER			FIRE DEPARTMENT CONNECTION	
	SANITARY SEWER FORCEMAIN			FIRE HYDRANT			THRUST BLOCKING	
	SANITARY SEWER GRAVITY MAIN			BACKFLOW PREVENTER			AIR RELEASE VALVE	
	SANITARY SEWER LATERAL			BENDS			BLOW OFF VALVE	
	SANITARY SEWER EASEMENT			WYE			RISER	
	STREAM TOP OF BANK			CROSS				
	WATER LINE			CAP				
	WATER EASEMENT			REDUCER				
	WATER SERVICE			IRRIGATION CONTROL VALVE				
	CHILLED WATER SUPPLY			SPRINKLER HEAD				
	CHILLED WATER RETURN			FIRE DEPARTMENT CONNECTION				
	HOT WATER SUPPLY			THRUST BLOCKING				
	HOT WATER RETURN			AIR RELEASE VALVE				
	TEMPORARY CONSTRUCTION EASEMENT			BLOW OFF VALVE				
	TEMPORARY CONSTRUCTION FENCE			RISER				
	LIMITS OF GRADING							
	BAFFLE							
	SILT FENCE							
	SUPER SILT FENCE							
	PHASE LINE							
	TREE PROTECTION FENCE							
	COMBINATION TREE PROTECTION/LIMITS OF DISTURBANCE							
	COMBINATION TREE PROTECTION/SILT FENCE							
	TIME OF CONCENTRATION							
	TEMPORARY DIVERSION DITCH							
	TEMPORARY SLOPE DRAIN							
	TEMPORARY DRAIN PIPE/CULVERT							
	100-YR FLD							
	TOWN OF HOLLY SPRINGS 100 YEAR FLOOD PLAIN							
	500 YEAR FLOOD PLAIN							
	FLOODWAY							
	ZONE 1							
	ZONE 2							
	ZONE 3							

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
AD	ANGLE DEVIATION
ADA	AMERICAN DISABILITIES ACT
Ac OR AC	ACRE
Bndy	BOUNDARY
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BOW	BACK OF WALK
BM	BOOK OF MAPS
BPE	BUILDING PAD ELEVATION
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CURB INLET
C-I-P	CAST-IN-PLACE
cfs	CUBIC FOOT PER SECOND
CL	CONTROL LINE/CENTER LINE
CO	CLEANOUT
Conc.	CONCRETE
CONN	CONNECTION
Cu. Ft (cf)	CUBIC FOOT
Cu Yd (cy)	CUBIC YARD
Dbie CB	DOUBLE CATCH BASIN
D	DELTA
DA	DRAINAGE AREA
DB	DEED BOOK
dbh	DIAMETER AT BREAST HEIGHT
DG	DESIGN GROUND
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
DOJ	DEPARTMENT OF JUSTICE
D/S	DOWNSIDE
DWG	DRAWING
DWL	DOUBLE WHITE LINE
DYL	DOUBLE YELLOW LINE
E	EAST
ECM	EXISTING CONCRETE MONUMENT
EIA	EXISTING IRON AXLE
EIP	EXISTING IRON PIN
EIR	EXISTING IRON ROD
EG	EXISTING GRADE
ELEV. EL	ELEVATION
ELIP	ELLIPTICAL
EOA	EDGE OF ASPHALT
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
ESC	EROSION AND SEDIMENT CONTROL
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	END OF WALL
EX OR EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHA	FIRE HYDRANT ASSEMBLY
FOC	FACE OF CURB
FT. OR FT	FEET
FUT	FUTURE
GS	GENERAL STATUTE
GV	GATE VALVE
HC	HANDICAPPED
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER IDENTIFICATION
INVERT	INVERT
IPF	IRON PIPE FOUND
L OR LEN	LENGTH
Lbs	POUNDS
LP	LOW POINT
Lw	WEIR LENGTH
Max	MAXIMUM
MH	MANHOLE
Min	MINIMUM
N OR NO	NORTH
NAD	NORTH AMERICAN DATUM
NVD	NORTH AMERICAN VERTICAL DATUM
NCDEQ	NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY
NCDOOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NIC	NOT IN CONTRACT
NIS	NOT TO SCALE
OG	ORIGINAL GROUND
O/S	OFFSET
OTLT	OUTLET
PI	POINT OF INTERSECTION
Pg OR PG	PAGE
PL	PROPERTY LINE
POC	POINT OF CONCENTRATION
POD	POINT OF DISCHARGE
PREC	PRECAST
PROP	PROPOSED
PVC	POLY(VINYL CHLORIDE)
PVI	POINT OF VERTICAL INFLECTION
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PS	PUMP STATION
PVC	POLY VINYL-CHLORIDE PIPE
Qty	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RGRCP	RUBBER GASKET RCP
ROW	RIGHT-OF-WAY
S OR SO	SOUTH
SA	SURFACE AREA
SAN OR SS	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SILT FENCE
SHLD	SHOULDER
SP	SPACE
SF	SUPER SILT FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STRM	STORM
STMH	STORM MANHOLE
Sq. Ft (sf)	SQUARE FOOT
Sq Yd (sy)	SQUARE YARD
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
T	THICKNESS
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TC	TOP OF CURB
TOC	TIME OF CONCENTRATION
TPF	TREE PROTECTION FENCE
TIP	TRENCH INLET PROTECTION
TR	TOP OF RAMP
TS	TOP OF STAIR
TSSB	TEMPORARY SEDIMENT SKIMMER BASIN
TST	TEMPORARY SEDIMENT TRAP
TW	TOP OF WALL
Typ. OR TYP	TYPICAL
U/S	UPSTREAM
VERT	VERTICAL
VC	VERTICAL CURVE
VI	YARD INLET
W	WEST
WD	WIDE OR WIDTH

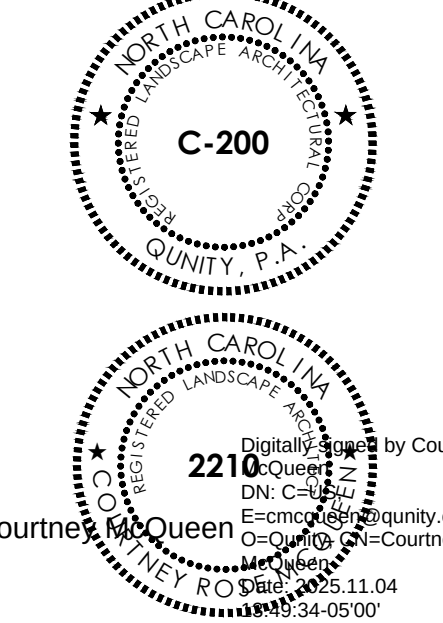
NOTE: THIS LIST MAY NOT BE INCLUSIVE OF ALL ABBREVIATIONS USED WITHIN THE CONSTRUCTION DRAWINGS SET. IF THE CONTRACTOR IS UNSURE OF AN ABBREVIATION OR TERMINOLOGY USED WITHIN THIS CONSTRUCTION SET, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER FOR CLARIFICATION. THE ENGINEER OR THE OWNER WILL NOT BE HELD LIABLE FOR MISINTERPRETATION OF THE CONSTRUCTION PLAN SET BY THE GENERAL CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS.



16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com
NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE
RESIDENTIAL
0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

EXISTING
CONDITIONS &
DEMOLITION
PLAN



811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

CV100

<MAJOR SUBDIVISION PLAN>
Page 62 of 88



PIN: 0658086641
REID: 0026771



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

TREE PRESERVATION PLAN

TREE PRESERVATION PER AREA	
TOTAL TREE PRESERVATION AREA	70,004 SF
TREE PRESERVATION IN 100 YEAR FLOOD PLAIN	30,472 SF
TREE PRESERVATION IN WETLAND	6,884 SF
TREE PRESERVATION IN STREAM BUFFER	4,140 SF
TREE PRESERVATION OUTSIDE ENVIRONMENTALLY SENSITIVE AREAS	39,531 SF

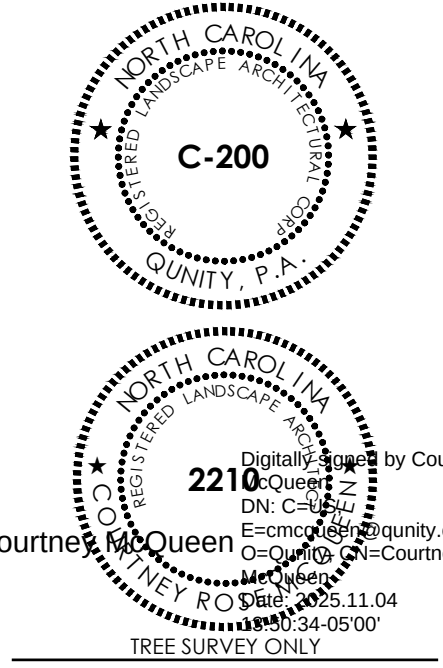
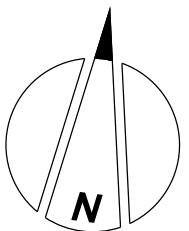
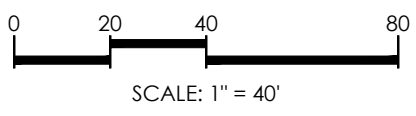
- LEGEND (TREE PRESERVATION PLAN)**
- TREE PRESERVATION AREA OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS
 - TREE PRESERVATION AREA IN 100 YEAR FLOOD PLAIN
 - TREE PRESERVATION AREA IN WETLAND
 - TREE PRESERVATION AREA IN STREAM BUFFER
 - SPECIMEN TREE TO BE REMOVED (10 TREES - 71%)
 - SPECIMEN TREE TO BE RETAINED (4 TREES - 29%)
 - NON-SPECIMEN TREE TO BE REMOVED
 - NON-SPECIMEN TREE TO BE RETAINED
 - TREE SAMPLE PLOT

*SPECIMEN TREES ON SITE: 14

NOTE: SEE SHEET S&EC FOR TREE SURVEY DETAILS

1 CV110 TREE PRESERVATION PLAN

SCALE: 1"=40'



Digitally signed by Courtney
DN: cn=Courtney, o=Qunity, ou=Qunity, email=Courtney@qunity.com, c=US
Date: 2025.11.04 15:34:05-0500
TREE SURVEY ONLY

811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO.

CV110

<MAJOR SUBDIVISION PLAN>

PIN: 0658086641
REID: 0026771



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

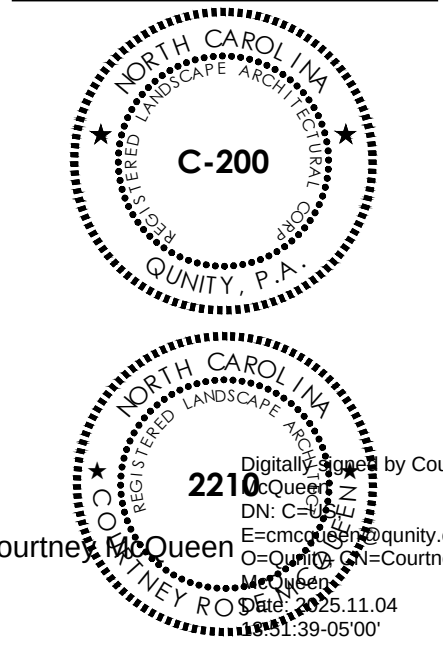
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

PRELIMINARY PLAT



811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	MLJ
DATE	OCTOBER 24, 2025
QUNITY PROJECT NO.	2357
SHEET NO.	

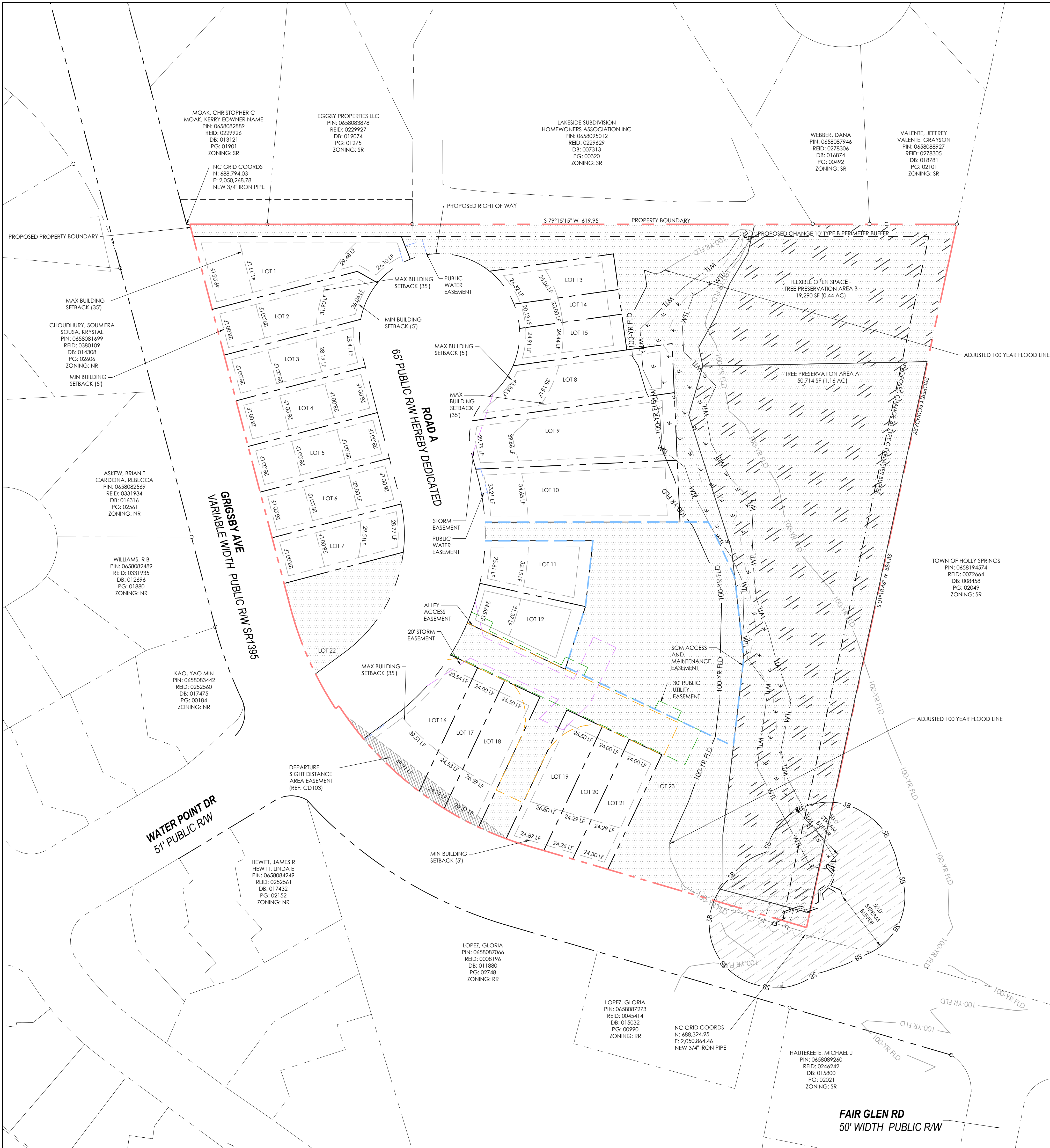
CS001

<MAJOR SUBDIVISION PLAN>

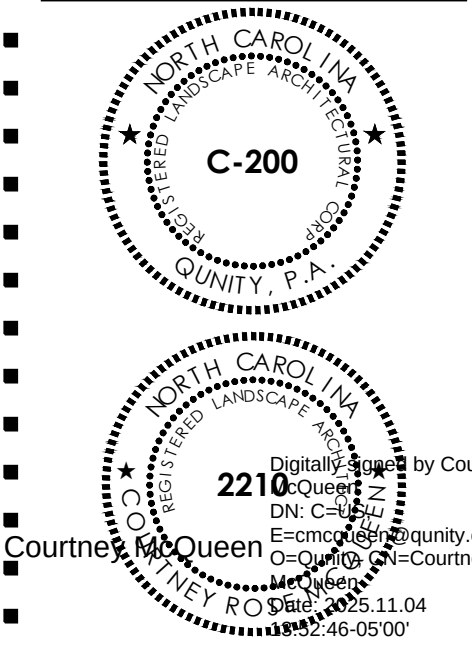
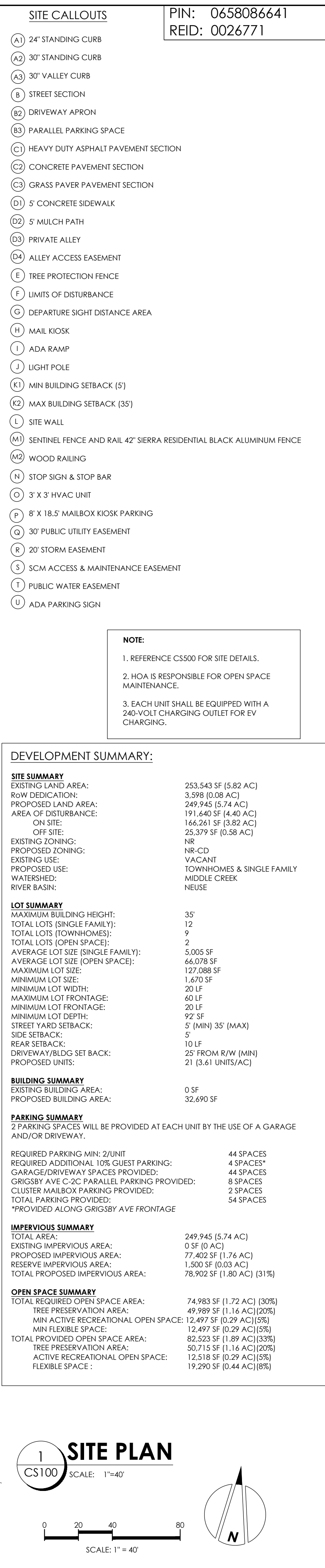
PROPOSED MODIFICATIONS PER UDO 2.4.3.C		
LOT CONFIGURATION (TABLE 2.2.1-A) MINIMUM LOT FRONTAGE FOR DRIVEWAY PRIMARY BUILDING SETBACK (TABLE 2.2.1-A) FRONT SETBACK MAXIMUM REAR SETBACK MINIMUM PERIMETER BUFFERS (TABLE 5.3.1-A) NORTH BOUNDARY LINE BUFFER GRIGSBY AVE LINE BUFFER EAST BOUNDARY LINE BUFFER	STANDARD REQUIRED 60 LF STANDARD REQUIRED 5' (MIN) - 20' (MAX) 20' STANDARD REQUIRED 5' WITH TYPE A BUFFER 5' WITH TYPE A BUFFER 5' WITH TYPE A BUFFER	PROPOSED CHANGE 18' (TO MATCH MIN LOT FRONTAGE) PROPOSED CHANGE 5' (MIN) - 35' (MAX) 10 LF PROPOSED CHANGE 10' WIDTH TYPE B BUFFER 0' BUFFER 20' WIDTH TYPE C BUFFER

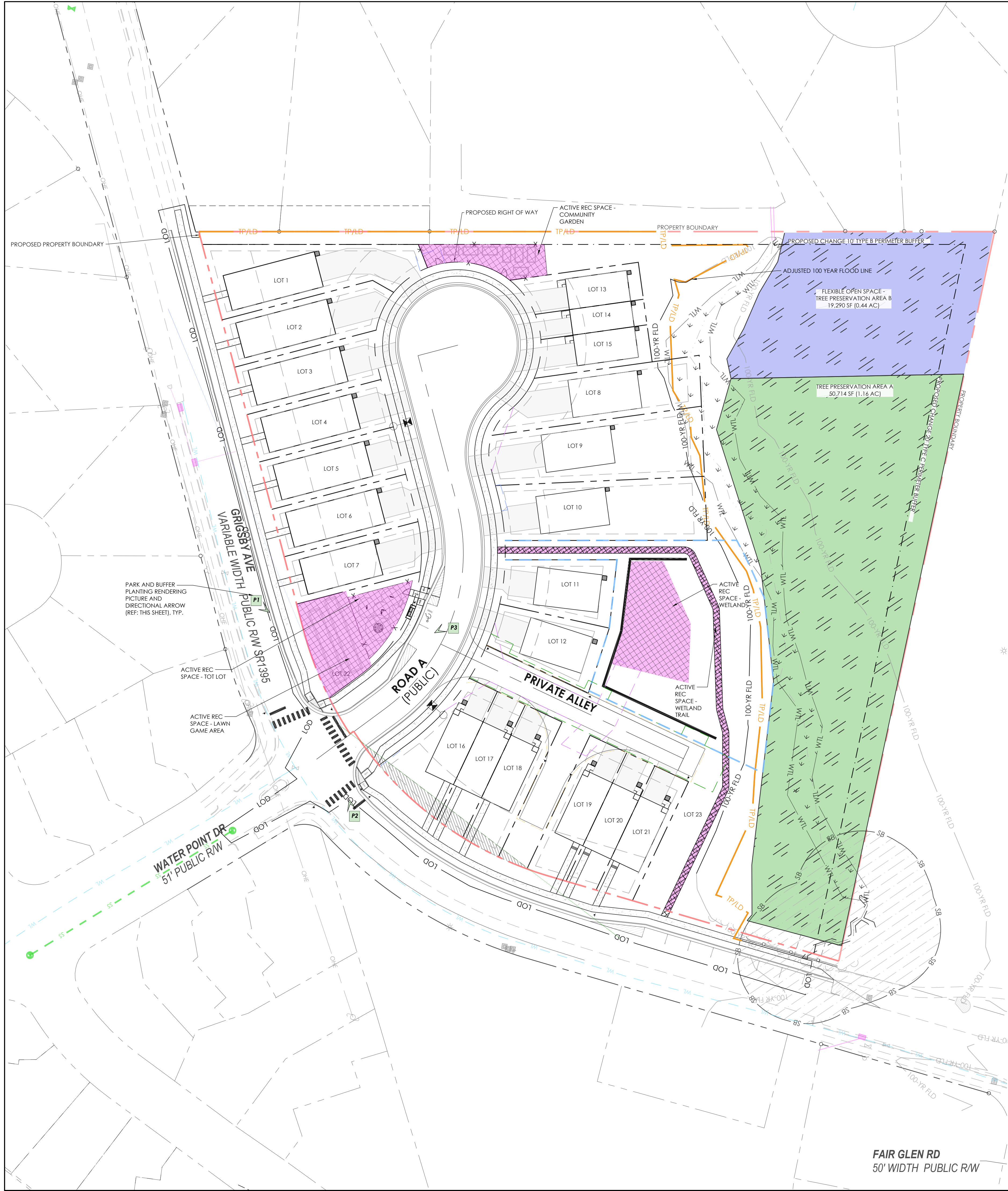
LOT SUMMARY - DWELLING		
Single Family (SF) Lot #		Sq. Ft
1		6,646
2		4,712
3		4,141
4		4,086
5		4,086
6		4,086
7		3,968
8		5,775
9		7,704
10		7,353
11		3,777
12		3,727
Average SF Lot Size		5,005
LOT SUMMARY - TOWNHOMES		
Townhome (TH) Lot #		Sq. Ft
13		2,639
14		1,670
15		2,512
16		4,066
17		2,692
18		3,627
19		3,549
20		2,602
21		3,023

LOT SUMMARY - OPEN SPACE		
Lot #		Sq. Ft
22		5,067
23		127,088



1
CS001
PRELIMINARY PLAT
SCALE: 1"=40'
0 20 40 80
SCALE: 1"= 40'
N





P1) EAST-FACING VIEW OF PARK & BUFFER PLANTINGS FROM INTERNAL ROAD



P2) NORTHWEST-FACING VIEW OF PARK & BUFFER PLANTINGS FROM GRIGSBY AVE



P3) WEST-FACING VIEW OF PARK FENCE FROM INTERNAL ROAD

OPEN SPACE CALCULATIONS						
GROSS LAND AREA	249,945	SF	5.74	AC		
OPEN SPACE REQUIRED	74,983	SF	1.72	AC	30%	
TREE PRESERVATION AREA A	49,989	SF	1.15	AC	20%	
ACTIVE RECREATIONAL OPEN SPACE	12,497	SF	0.29	AC	5%	
FLEXIBLE OPEN SPACE	12,497	SF	0.29	AC	5%	
TOTAL OPEN SPACE PROVIDED	82,523	SF	1.89	AC	33%	
TREE PRESERVATION AREA						
TREE PRESERVATION AREA I	50,715	SF	1.16	AC	20%	
TOTAL TREE PRESERVATION	50,715	SF	1.16	AC	20%	
ACTIVE RECREATIONAL OPEN SPACE						
TOT LOT	1,568	SF	0.04	AC	1%	13%
WETLAND & WETLAND TRAIL	6,249	SF	0.14	AC	3%	50%
LAWN GAMES	2,833	SF	0.07	AC	1%	
COMMUNITY GARDEN & TRAIL	1,868	SF	0.04	AC	1%	
TOTAL ACTIVE R.O.S. PROVIDED	12,518	SF	0.29	AC	5%	
FLEXIBLE OPEN SPACE						
TREE PRESERVATION AREA B	19,290	SF	0.44	AC	8%	
TOTAL FLEXIBLE SPACE PROVIDED	19,290	SF	0.44	AC	8%	

- LEGEND
- ACTIVE RECREATIONAL OPEN SPACE
 - TREE PRESERVATION AREA
 - FLEXIBLE OPEN SPACE

NOTE:
1. REFERENCE CS500 FOR SITE DETAILS.
2. HOA IS RESPONSIBLE FOR OPEN SPACE MAINTENANCE.

1CS101

OPEN SPACE PLAN

SCALE: 1"=40'

0 20 40 80

SCALE: 1"= 40'

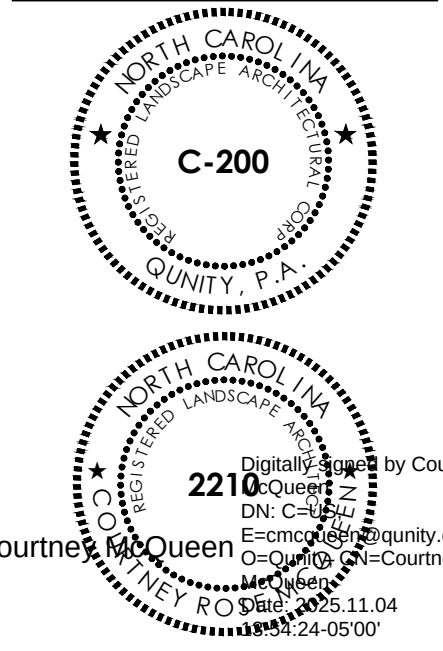
N



16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

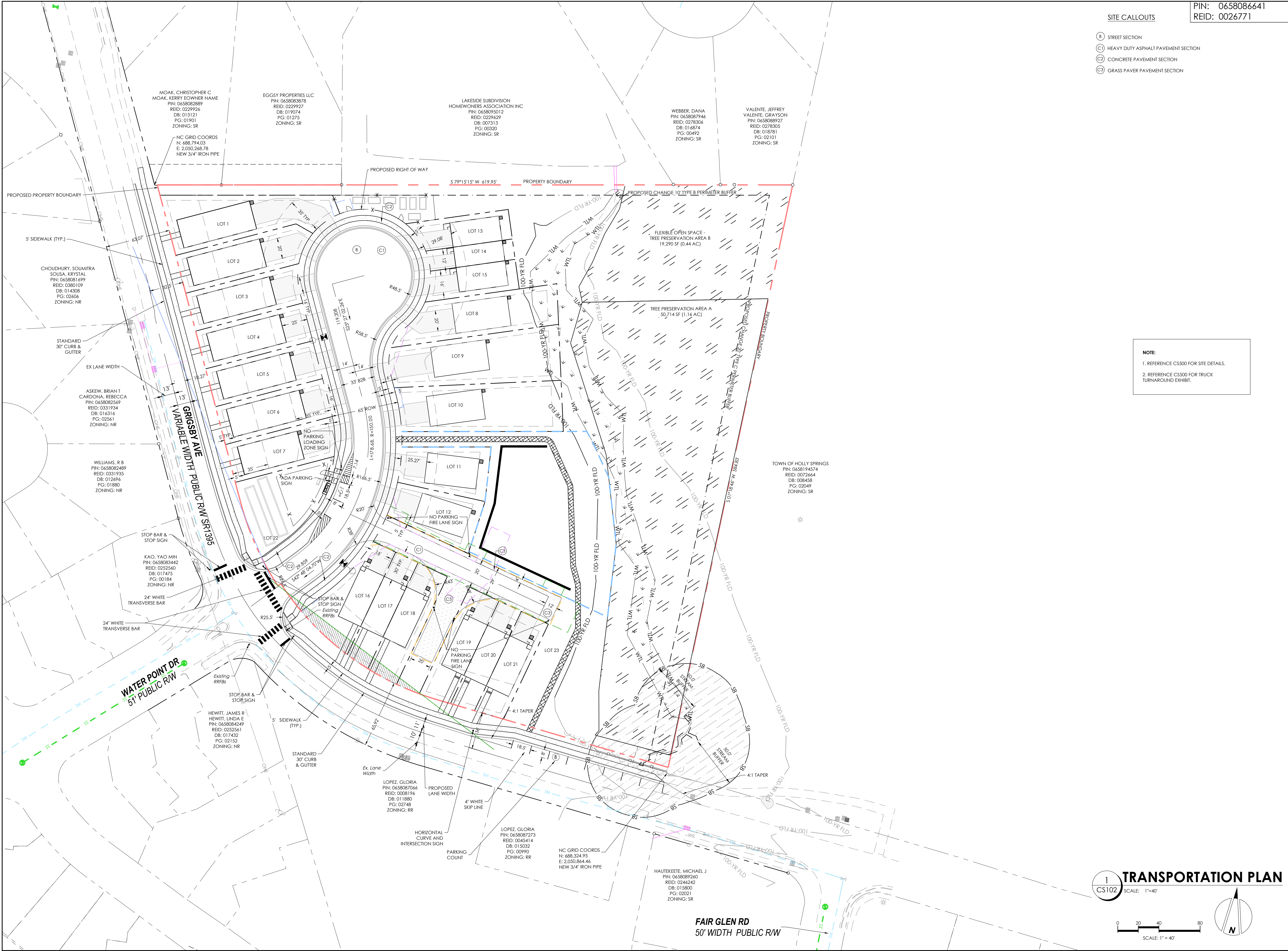
GRIGSBY AVE
RESIDENTIAL
0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

OPEN SPACE
PLAN



811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

CS101
<MAJOR SUBDIVISION PLAN>
Page 66 of 88



- SITE CALLOUTS
- (B) STREET SECTION
 - (C1) HEAVY DUTY ASPHALT PAVEMENT SECTION
 - (C2) CONCRETE PAVEMENT SECTION
 - (C3) GRASS PAVER PAVEMENT SECTION

PIN: 0658086641
REID: 0026771

NOTE:
1. REFERENCE CS500 FOR SITE DETAILS.
2. REFERENCE CS500 FOR TRUCK TURNAROUND EXHIBIT.

1

CS102

SCALE: 1"=40'

SCALE: 1"= 40'



16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com
NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

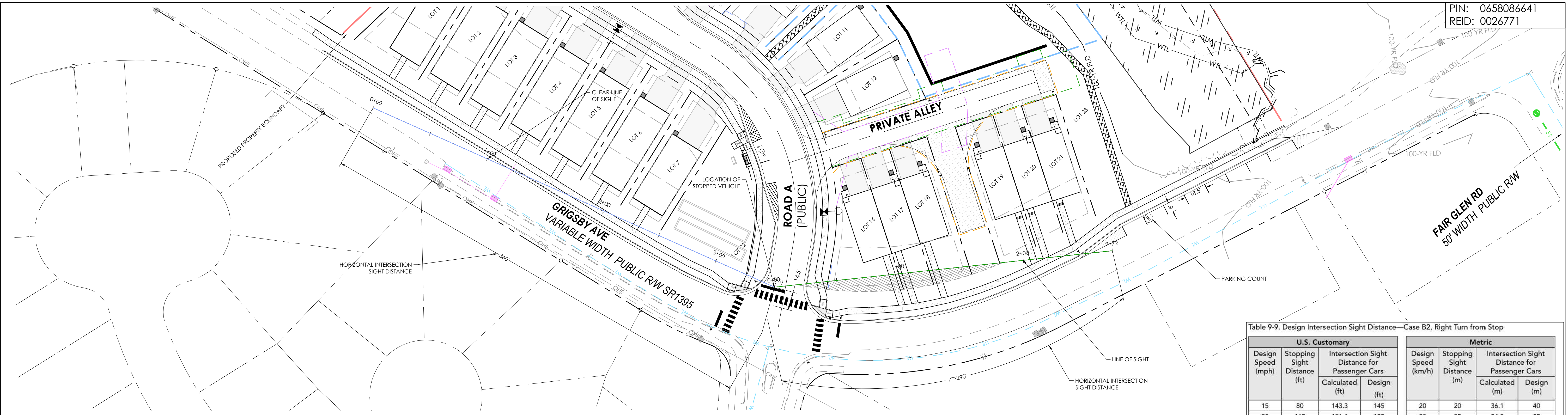
GRIGSBY AVE
RESIDENTIAL
0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

TRANSPORTATION
PLAN



811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

CS102
MAJOR SUBDIVISION PLAN

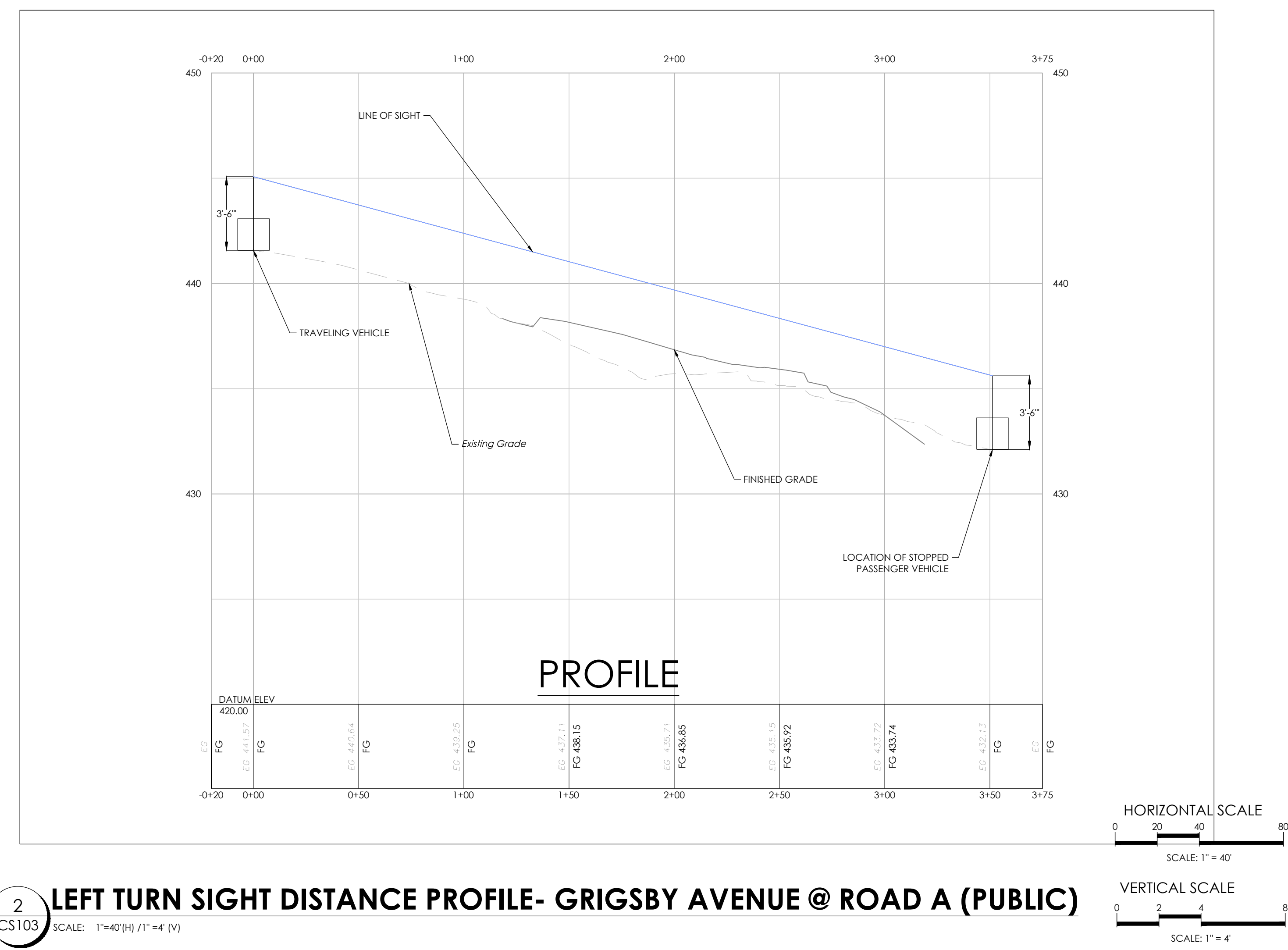


1 SIGHT DISTANCE TRIANGLE PLAN - GRIGSBY AVENUE @ ROAD A (PUBLIC)
CS103 SCALE: 1"=40'(H)
SCALE: 1" = 40'

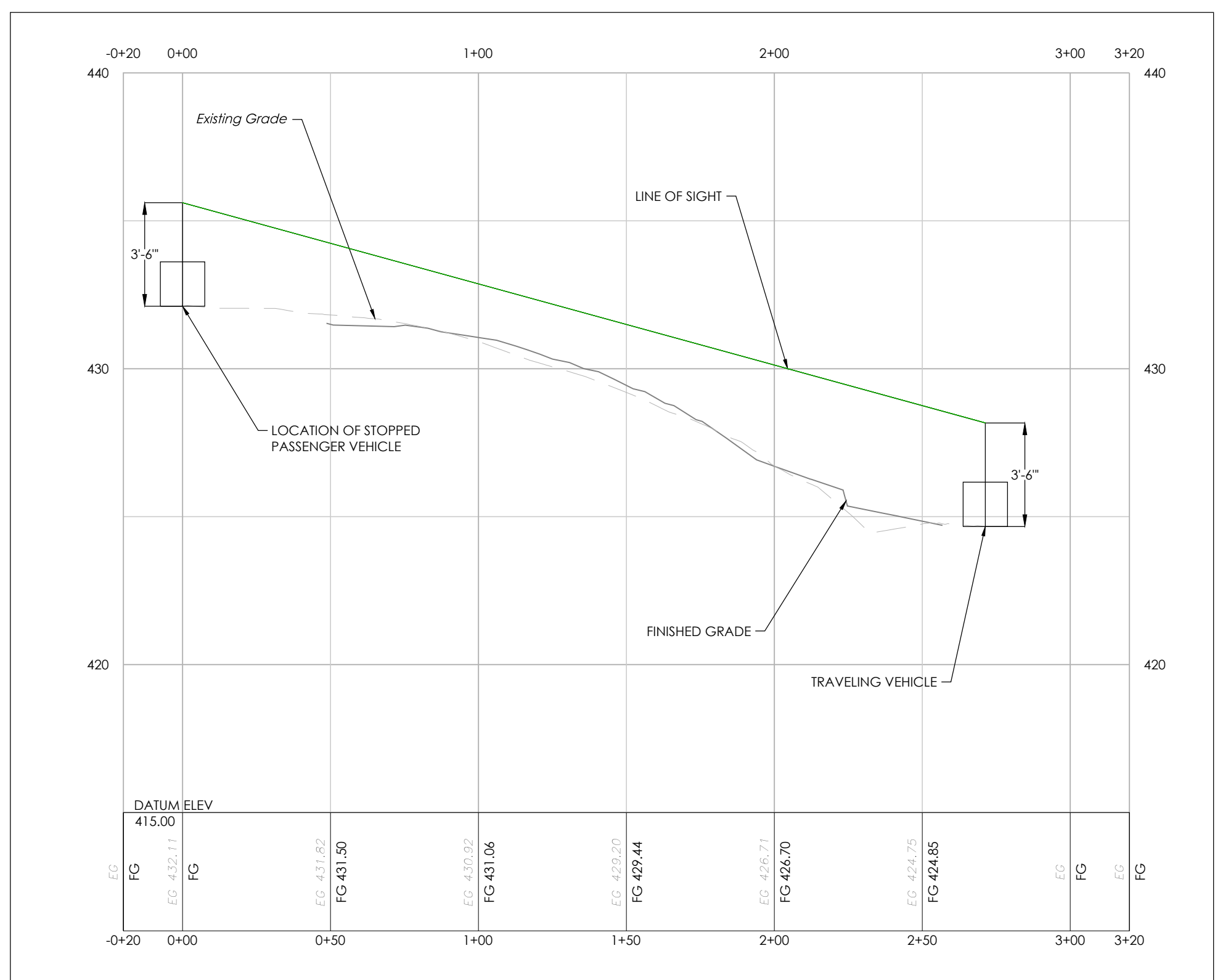
LEFT TURN SIGHT DISTANCE CALCULATION					
STREET CLASSIFICATION					
STREET NAME (MAJOR)	STREET NAME (MINOR)	DESIGN SPEED (DS)	APPROACH GRADE %	TIME GAP (tg)	INTERSECTION SIGHT DISTANCE (ISD)
GRIGSBY AVENUE	ROAD A (PUBLIC)	30	2.00%	8.0 SECONDS	352.8 (360 USED)
ISD = (1.47)*(DESIGN SPEED)*(tg)					
ISD = 1.47*30*8.0					
ISD = 352.8					
DESIGN VEHICLE: PASSENGER CAR					
ADDITION LANES TO BE CROSSED: ONE = 0.5					
tg = 7.5+0.5 = 8.0 SECONDS					

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop					
U.S. Customary				Metric	
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)
		Calculated (ft)	Design (ft)		
15	80	143.3	145	20	20
20	115	191.1	195	30	35
25	155	238.9	240	40	50
30	200	286.7	290	50	65
35	250	334.4	335	60	85
40	305	382.2	385	70	105
45	360	430.0	430	80	130
50	425	477.8	480	90	160
55	495	525.5	530	100	185
60	570	573.3	575	110	220
65	645	621.1	625	120	250
70	730	668.9	670	130	285
75	820	716.6	720		
80	910	764.4	765		

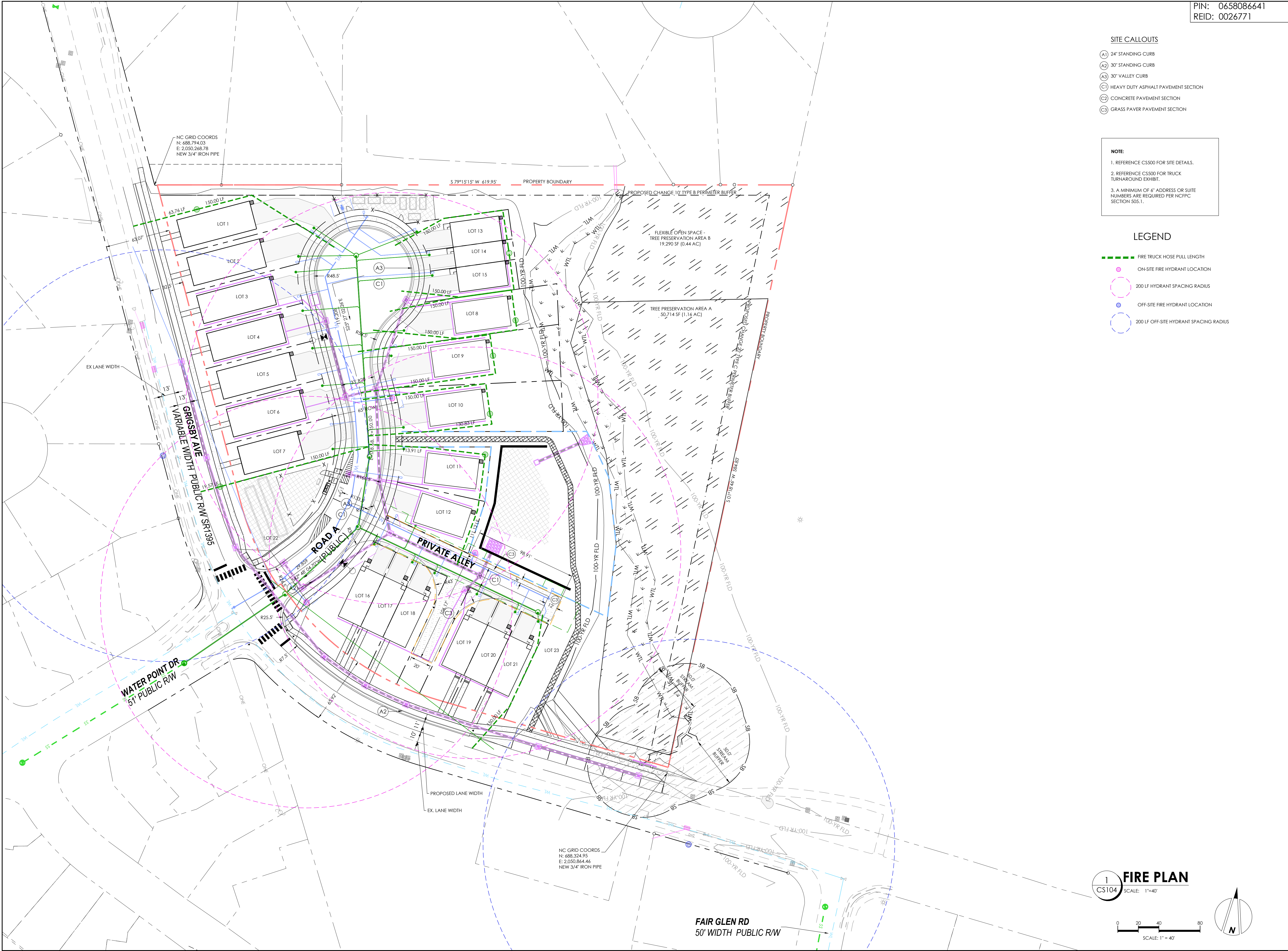
Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



2 LEFT TURN SIGHT DISTANCE PROFILE- GRIGSBY AVENUE @ ROAD A (PUBLIC)
CS103 SCALE: 1"=40'(H) / 1"=4' (V)
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



3 RIGHT TURN SIGHT DISTANCE PROFILE GRIGSBY AVENUE @ ROAD A (PUBLIC)
CS103 SCALE: 1"=40'(H) / 1"=4' (V)
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



PIN: 0658086641
REID: 0026771

SITE CALLOUTS

- (A) 24" STANDING CURB
- (A2) 30" STANDING CURB
- (A3) 30" VALLEY CURB
- (C) HEAVY DUTY ASPHALT PAVEMENT SECTION
- (C2) CONCRETE PAVEMENT SECTION
- (C3) GRASS PAVER PAVEMENT SECTION

NOTE:

- REFERENCE CS500 FOR SITE DETAILS.
- REFERENCE CS500 FOR TRUCK TURNAROUND EXHIBIT.
- A MINIMUM OF 6" ADDRESS OR SUITE NUMBERS ARE REQUIRED PER NCTPC SECTION 505.1.

LEGEND

- FIRE TRUCK HOSE PULL LENGTH
- ON-SITE FIRE HYDRANT LOCATION
- 200 LF HYDRANT SPACING RADIUS
- OFF-SITE FIRE HYDRANT LOCATION
- 200 LF OFF-SITE HYDRANT SPACING RADIUS



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

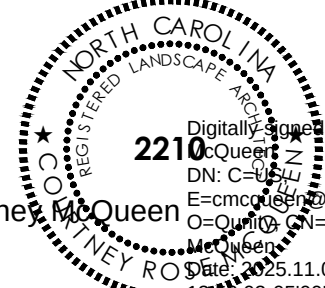
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE
RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

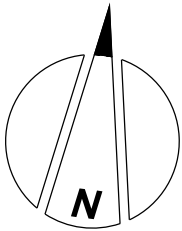
FIRE PLAN



Digitally signed by Courtney MacQueen
DN: cn=Courtney MacQueen, o=Qunity, P.A., email=Courtney@qunity.com, c=US
Date: 2025.11.04 15:03:05-0500

1 FIRE PLAN
SCALE: 1"=40'

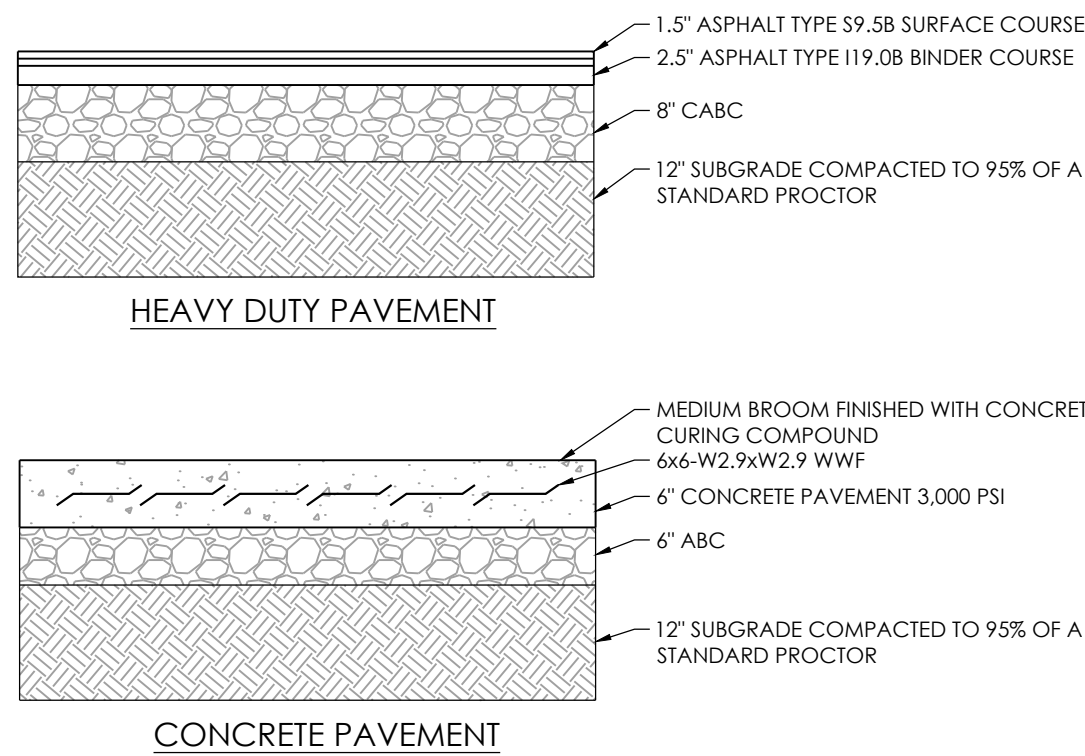
0 20 40 80
SCALE: 1"=40'



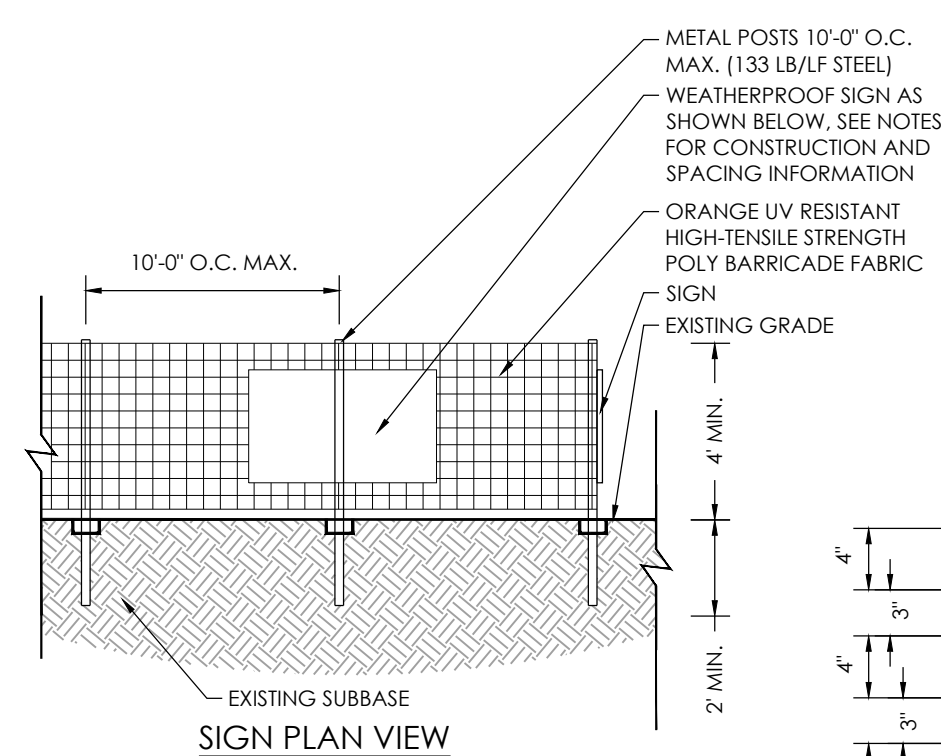
811 - CALL BEFORE YOU DIG
DRAWN BY: AMC CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

CS104

<MAJOR SUBDIVISION PLAN>



1 PAVEMENT SECTIONS
SCALE: N.T.S.

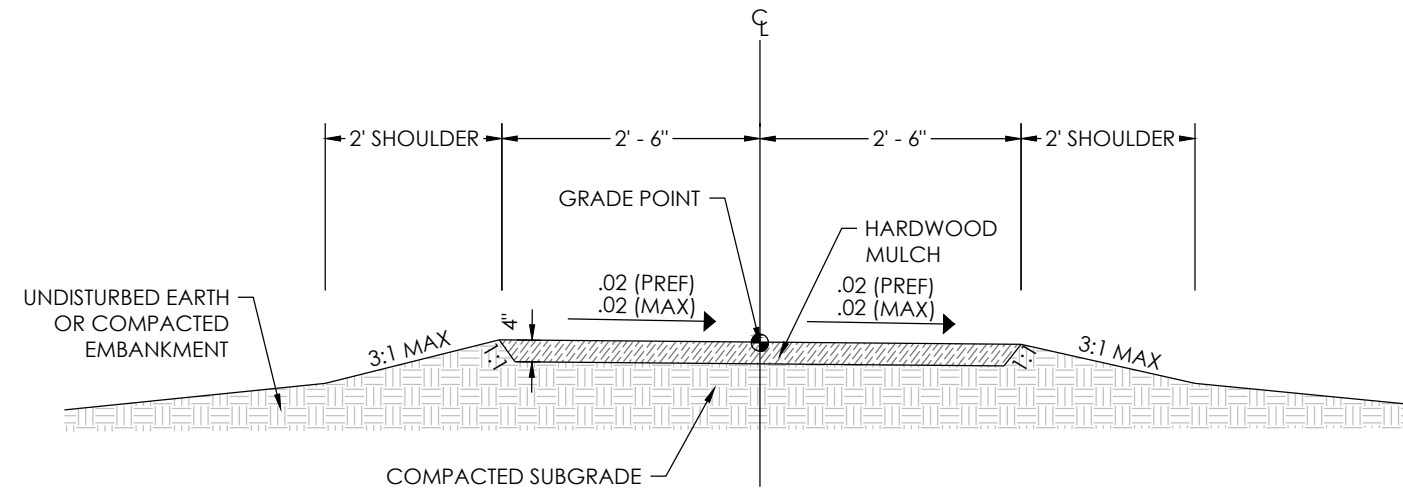


2 TREE PROTECTION FENCE
SCALE: N.T.S.

- TREE PROTECTION NOTES:**
1. WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL.
 2. LETTERS SHALL BE 3" HIGH MINIMUM, CLEARLY LEGIBLE, AND SPACED AS SHOWN.
 3. SIGNS ARE TO BE PLACED NO GREATER THAN 100 FT. ON CENTER.
 4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 100 FT. ON CENTER THEREAFTER.
 5. FOR TREE PROTECTION AREAS LESS THAN 100 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER AREA.
 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF THE PROJECT.
 8. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 9. BOTH ENGLISH AND SPANISH SHALL BE USED FOR THE SIGNS.
 10. INSTALL TREE PROTECTION FENCE & SIGNAGE PRIOR TO CALLING FOR THE INITIAL ON-SITE INSPECTION.

**NO TRESPASSING
TREE PROTECTION AREA
PROHIBIDO ENTRAR
ZONA PROTECTORA PARA
LOS ARBOLES**

SIGN DETAIL



3 5' MULCH PATH
SCALE: N.T.S.

NOTE: TOWN OF HOLLY SPRINGS DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE AND CONFIRM CURRENT DETAILS AT THE TIME OF CONSTRUCTION.

PIN: 0658086641
REID: 0026771



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

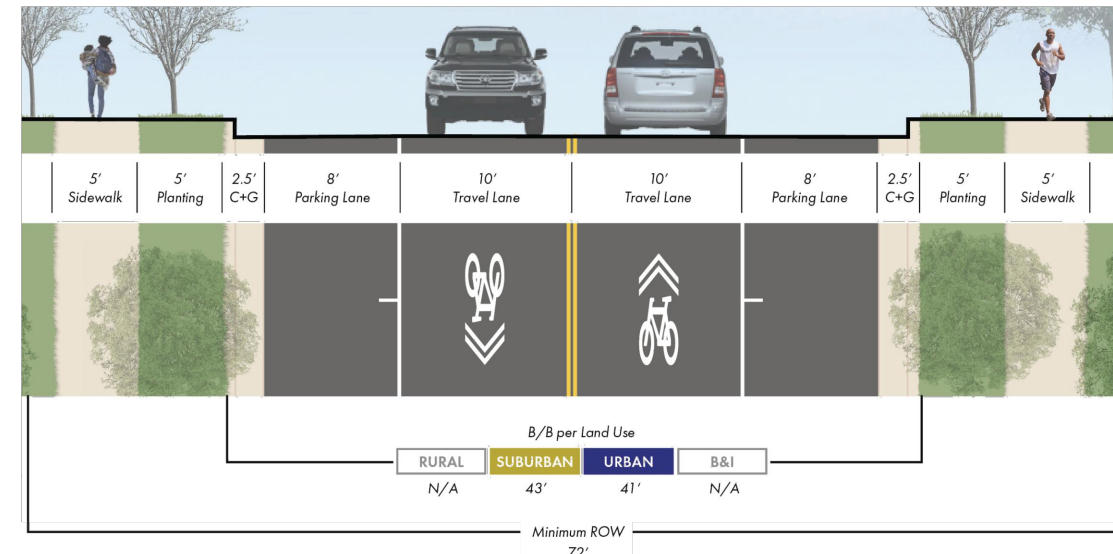
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

C-2C GRIGSBY AVENUE SOUTH OF WATER POINT DR Collector | 2 Lanes

C-2C Minimum



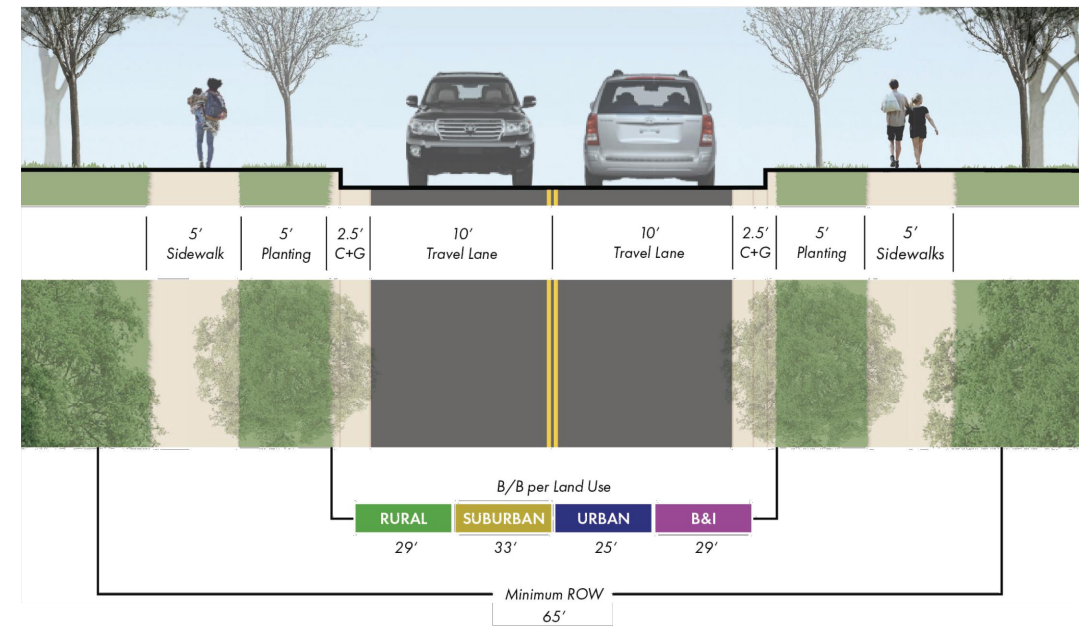
Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
			Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	72'	72'	61'	61'	61'
Back of Curb to Back of Curb (B/B)	Yes	41'	43'	41'	41'	41'
Travel Lanes	2 Lanes	10'	11'	10'	10'	10'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	5'	5'	5'	5'
On-Street Parking	2 Sides	8'	8'	8'	8'	8'
Sidewalk	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	5'	5'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Suburban and Urban land use character areas should be considered with the respective Suburban and Urban categories.
*Reference recommendations table in Appendix I for cross-section elements to be included for a given project.

Supplement #7 The Network Visualized 114

LC-2A GRIGSBY AVENUE NORTH OF WATER POINT DR & PUBLIC ROAD A Local/Neighborhood Connector or Collector | 2 Lanes

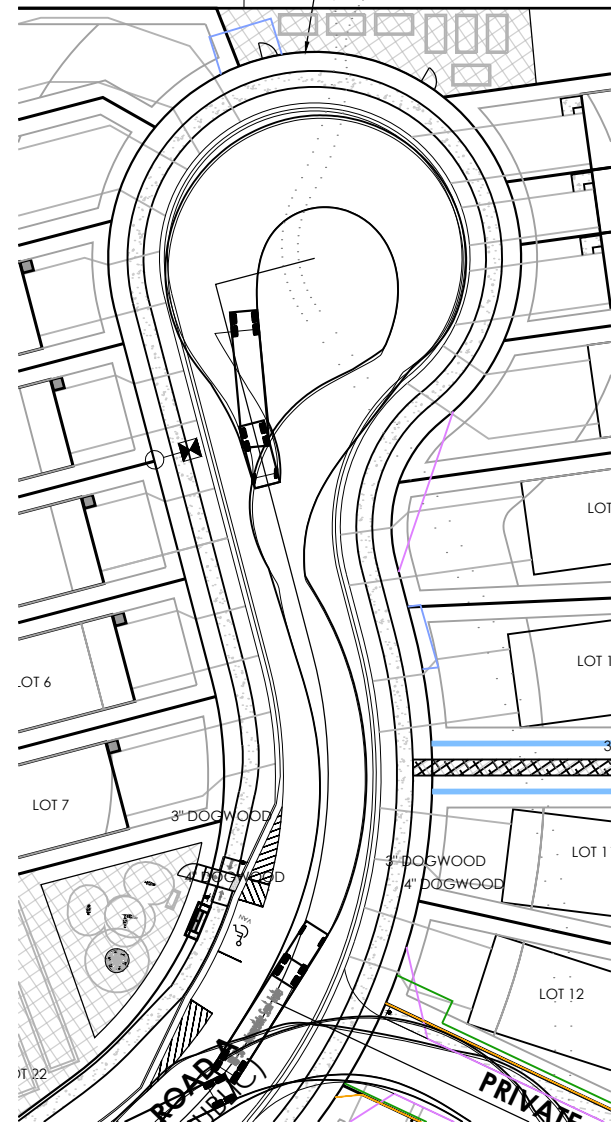
LC-2A Minimum



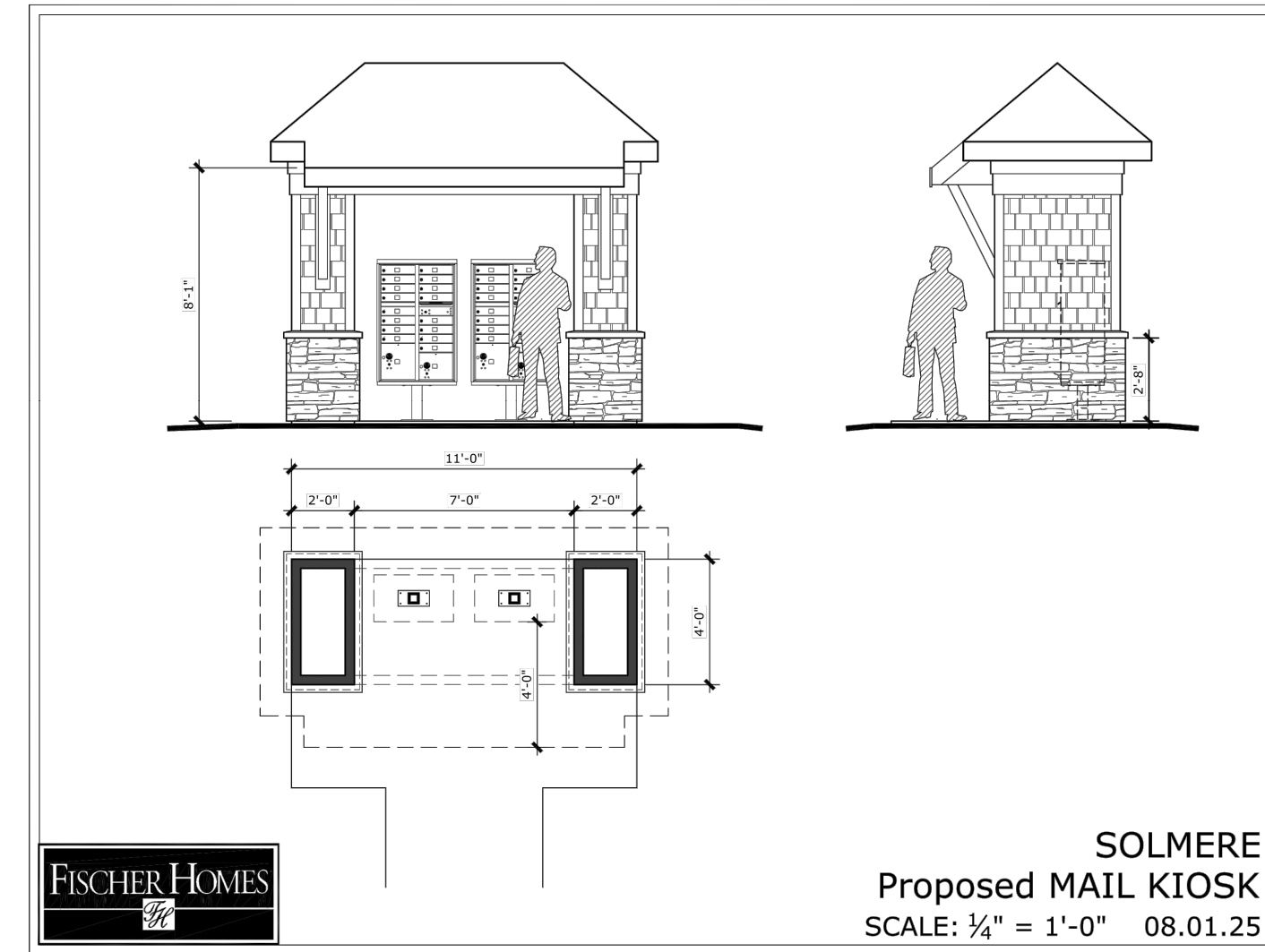
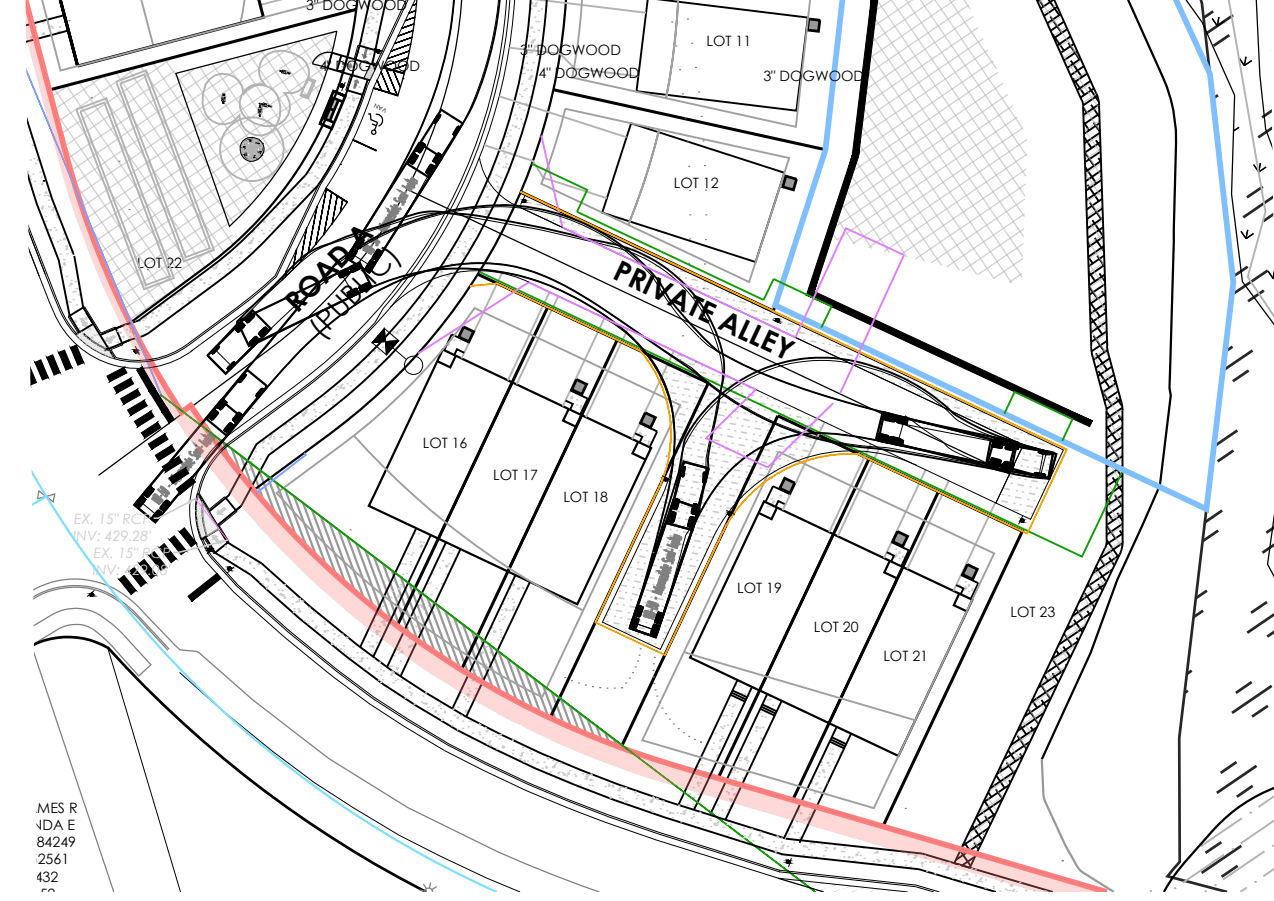
Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
			Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	65'	65'	60'	63'	58'
Back of Curb to Back of Curb (B/B)	Yes	25'	25'	29'	33'	29'
Travel Lanes	2 Lanes	10'	10'	12'	14'	10'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidewalk	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Suburban and Urban land use character areas should be considered with the respective Suburban and Urban categories.
*Reference recommendations table in Appendix I for cross-section elements to be included for a given project.

105 Vision Holly Springs - Section 2: Comprehensive Transportation Plan Supplement #7



6 WB 50 TRUCK TURN
SCALE: 1"=60"

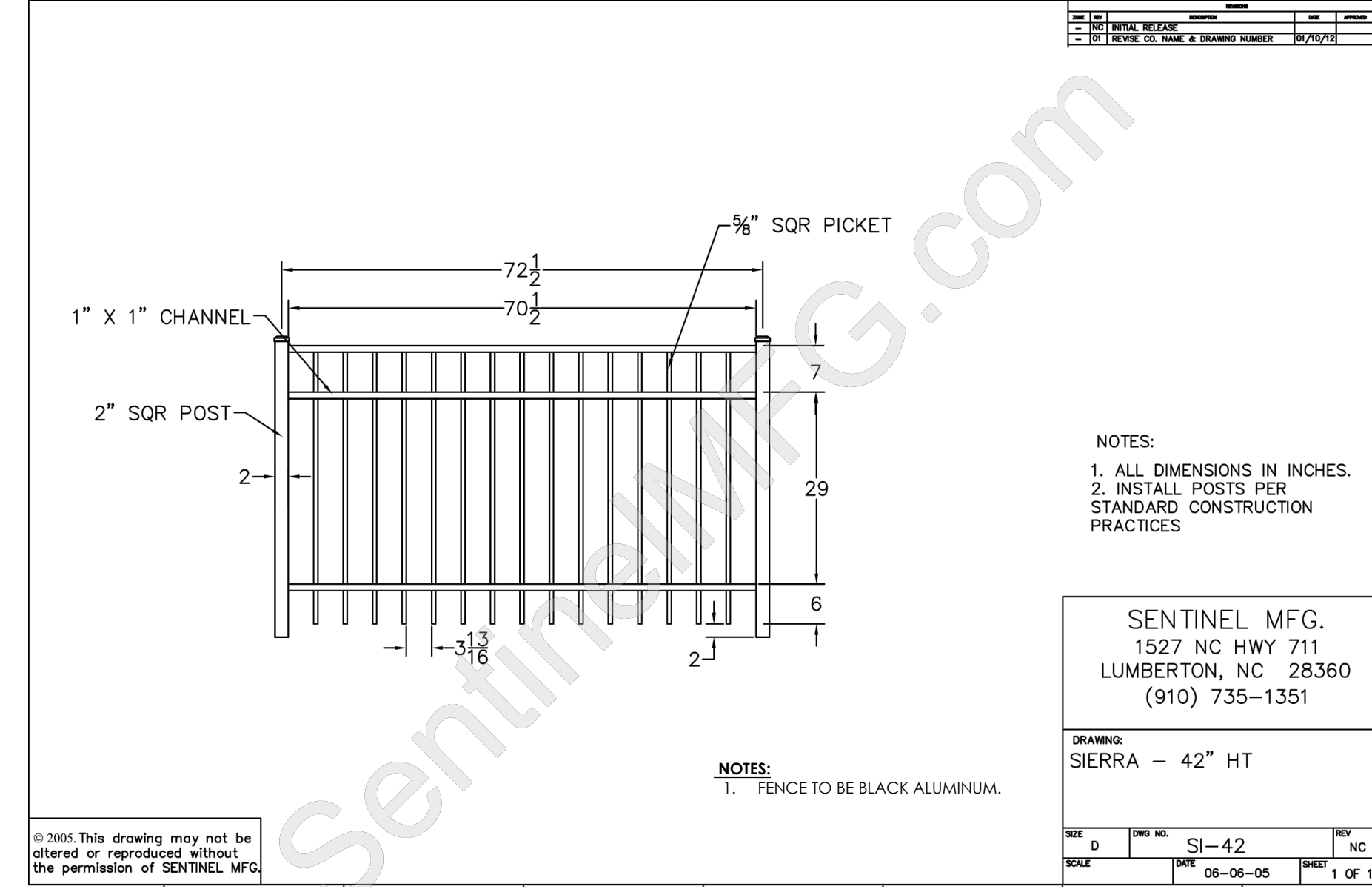


7 MAIL KOISK
SCALE: N.T.S.

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

SITE DETAILS

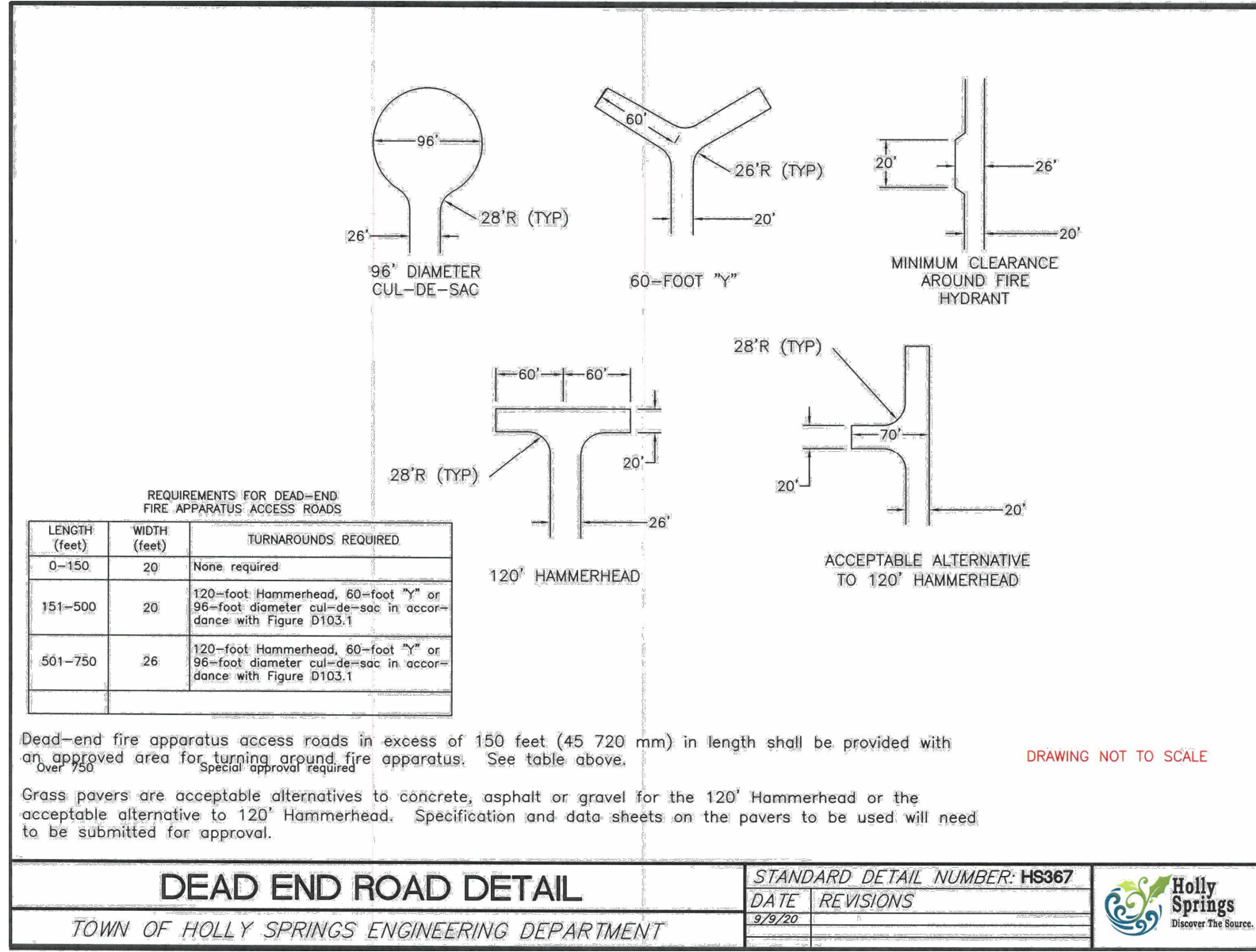


NOTES:
1. FENCE TO BE BLACK ALUMINUM.

SENTINEL MFG.
1527 NC HWY 711
LUMBERTON, NC 28360
(910) 735-1351

DRAWING: SIERRA - 42" HT

DATE: 06-06-05
SCALE: 1" = 1' OF 1



DEAD END ROAD DETAIL
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

GRASSPAVE²
BY INVISIBLE STRUCTURES™

100% Grass Covered Porous Pavement

Grasspave2 Flexible Plastic Porous Pavement

Grasspave2 protects and enhances the environment in three ways: First, made from 100% recycled plastic, Grasspave2 keeps common consumer and industrial products from going into landfills. Second, grass paving directly improves the environment by recharging water tables on site (reducing flooding hazards downstream), reducing sources of oils and solvents from asphalt, absorbing carbon dioxide, and creating oxygen. Third, it enhances the beauty and quality of the built environment – replacing hot asphalt paved areas with cool, sparking green lawn-like Product Description

The rings transfer loads from the surface to the grid structure and engineered base course material below, thus preventing compaction of the upper root zone of the grass. A single ring supports small loads, such as shoes; several rings support tires and large loads.

The rings also act to contain the root zone medium (sand) and prevent lateral migration away from tires, feet, or other loads. This protects the grass root system, enabling roots to grow deep into the porous base course. The result is healthy, green turf at the surface.

One person can easily install the Grasspave2 rolls at a rate of 70m² (750 ft²) per hour, plus time for base course preparation and grass installation (seeding, sod or sprigging). Step-by-step instructions are included in our Installation Instructions, which accompany each order.

Features and Benefits

- Allows 100% grass coverage instead of asphalt
- Made from 100% post consumer plastic
- High strength to weight load-bearing capacity
- Supports vehicular and pedestrian traffic

Maximum porosity
• Low to zero runoff
• Free air/water movement
• Permits more trees
• Cooler site
• Greater oxygen
• Removes air pollutants
• Can preserve existing trees
• Helps to meet "Green Coverage Codes"
• Fast, low cost installation
• Competes in cost with asphalt paving
• No gutter and rain system needed
• No added land required for detention facilities
• Lower life cycle costs

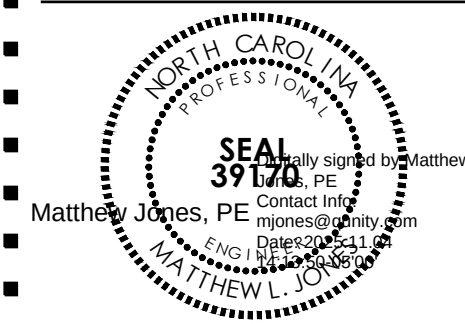
Applications

- Church/employee parking
- Overflow and event parking
- Golf cart paths
- Residential driveways
- Firelanes

Specifications

Unit Size – 20'x 20'x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,006 kPa)
Connector Pull Apart Strength (Tensile) – 458 lb/in
Color – Black
Resin – 100% recycled HDPE with 3% carbon black
Shipped in Rolls (431 sq ft standard, other roll sizes available)
92% Void Space (8% plastic by volume)

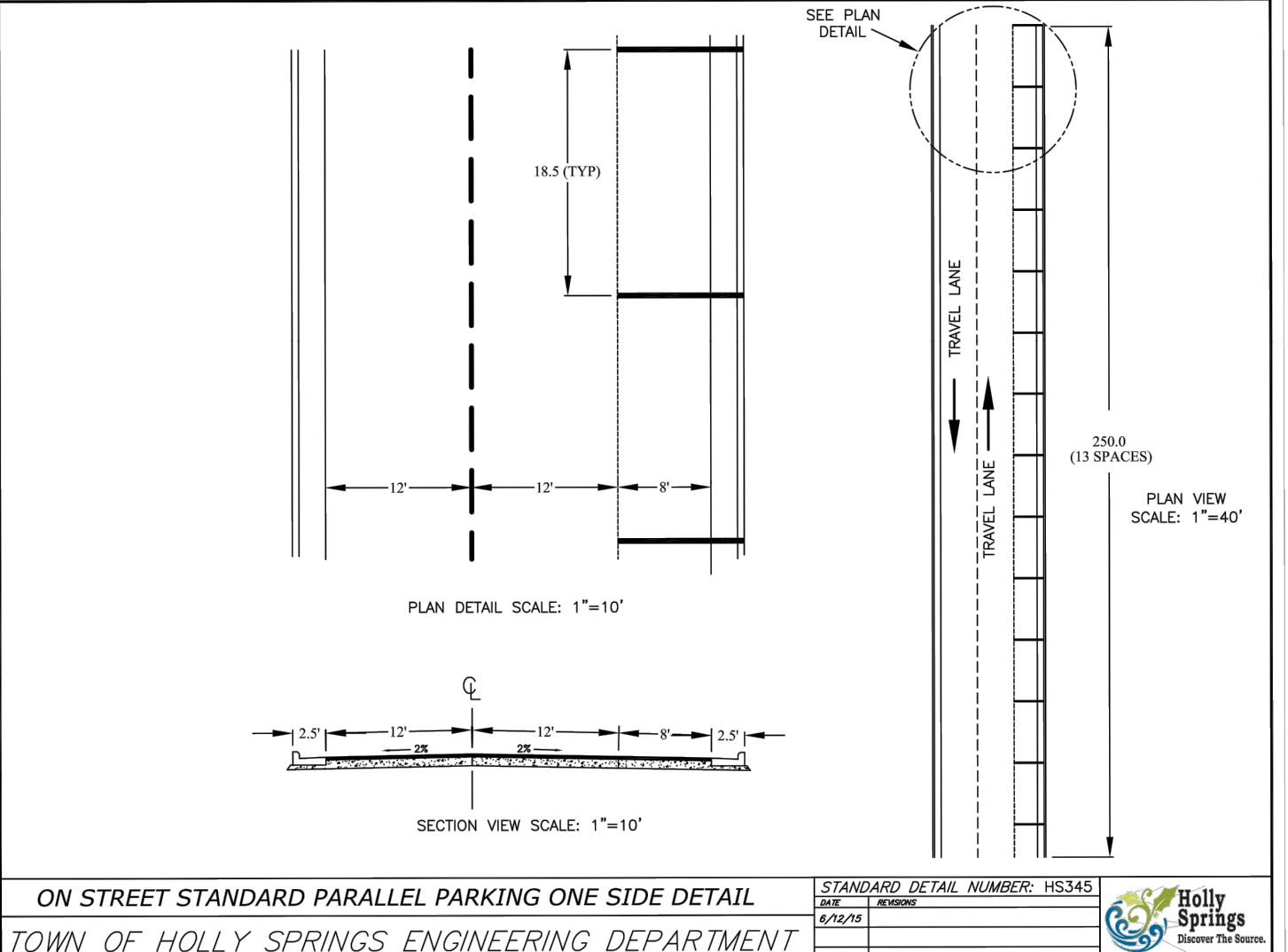
Invisible Structures, Inc.
303-213-8383
www.invisiblestructures.com
US Patent #5,250,340

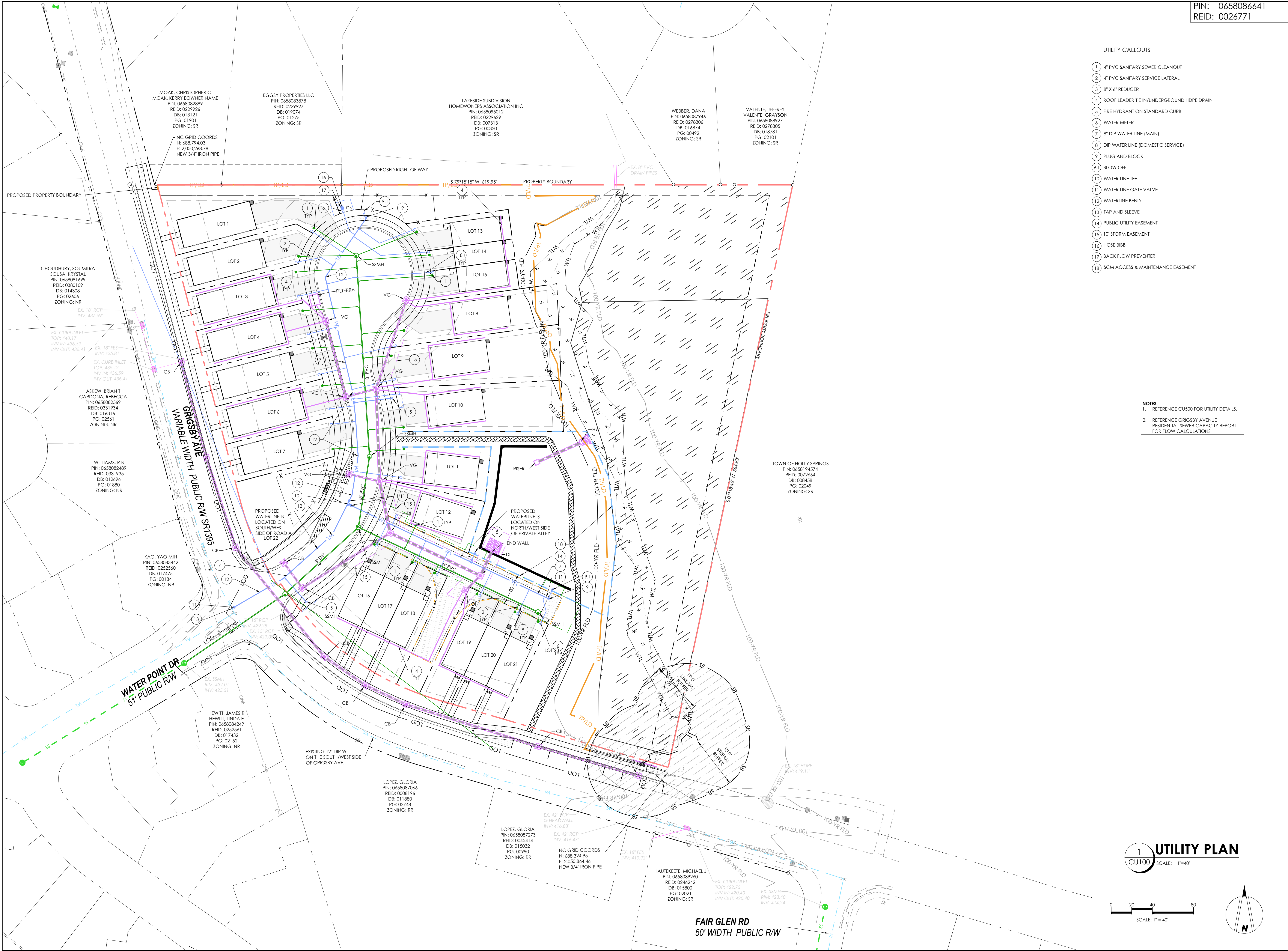


811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

CS500

<MAJOR SUBDIVISION PLAN>





CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

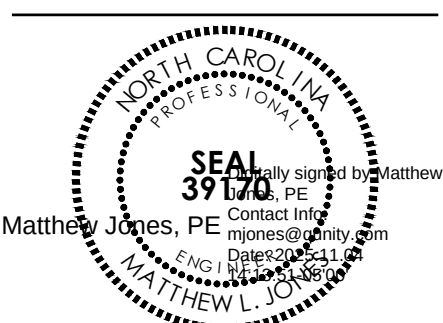
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

UTILITY PLAN



811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
ST	MLJ
DATE	OCTOBER 24, 2025
QUNITY PROJECT NO.	2357
SHEET NO.	

CU100

<MAJOR SUBDIVISION PLAN>



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

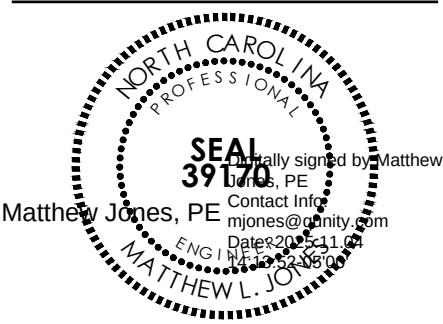
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

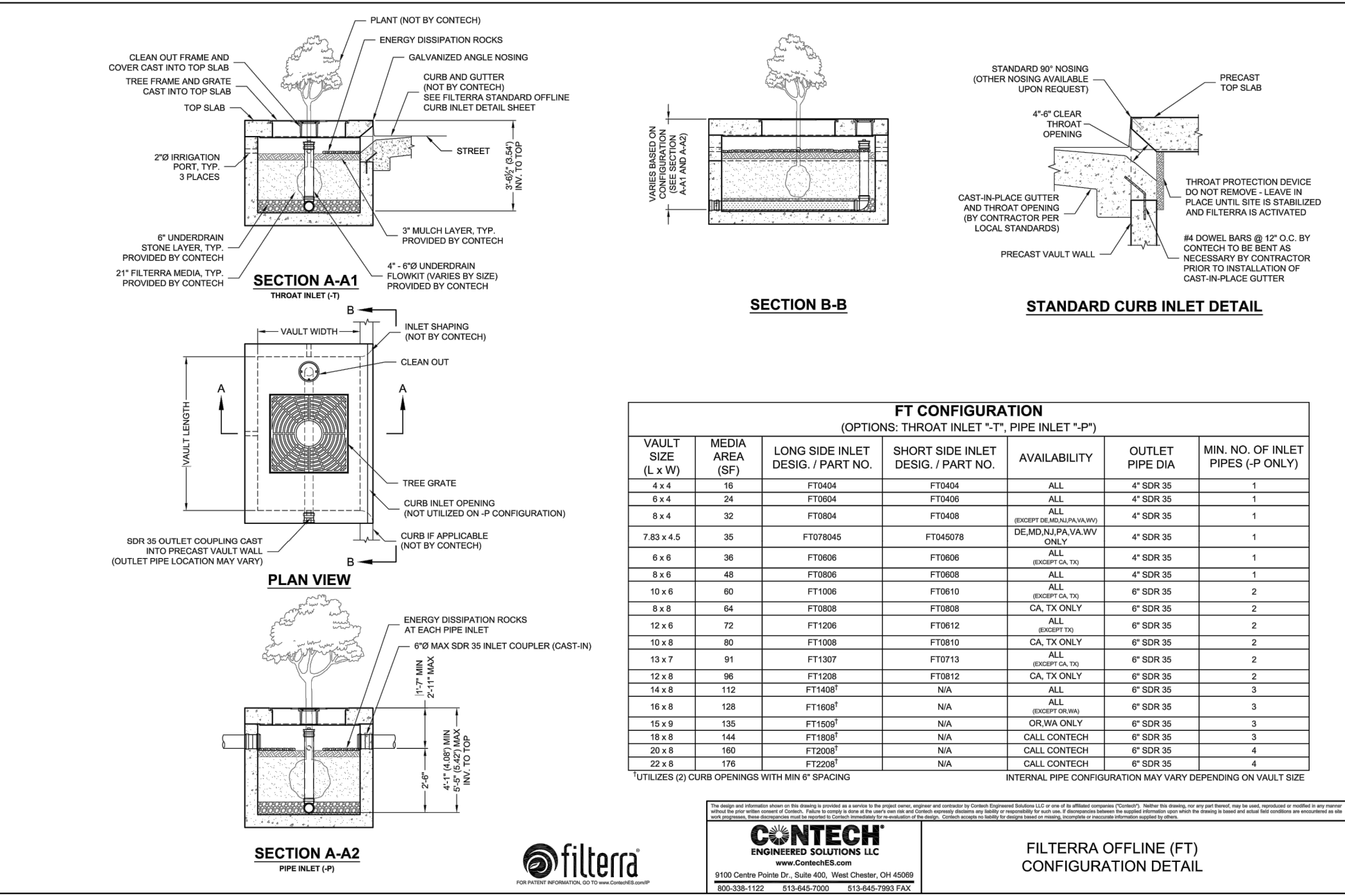
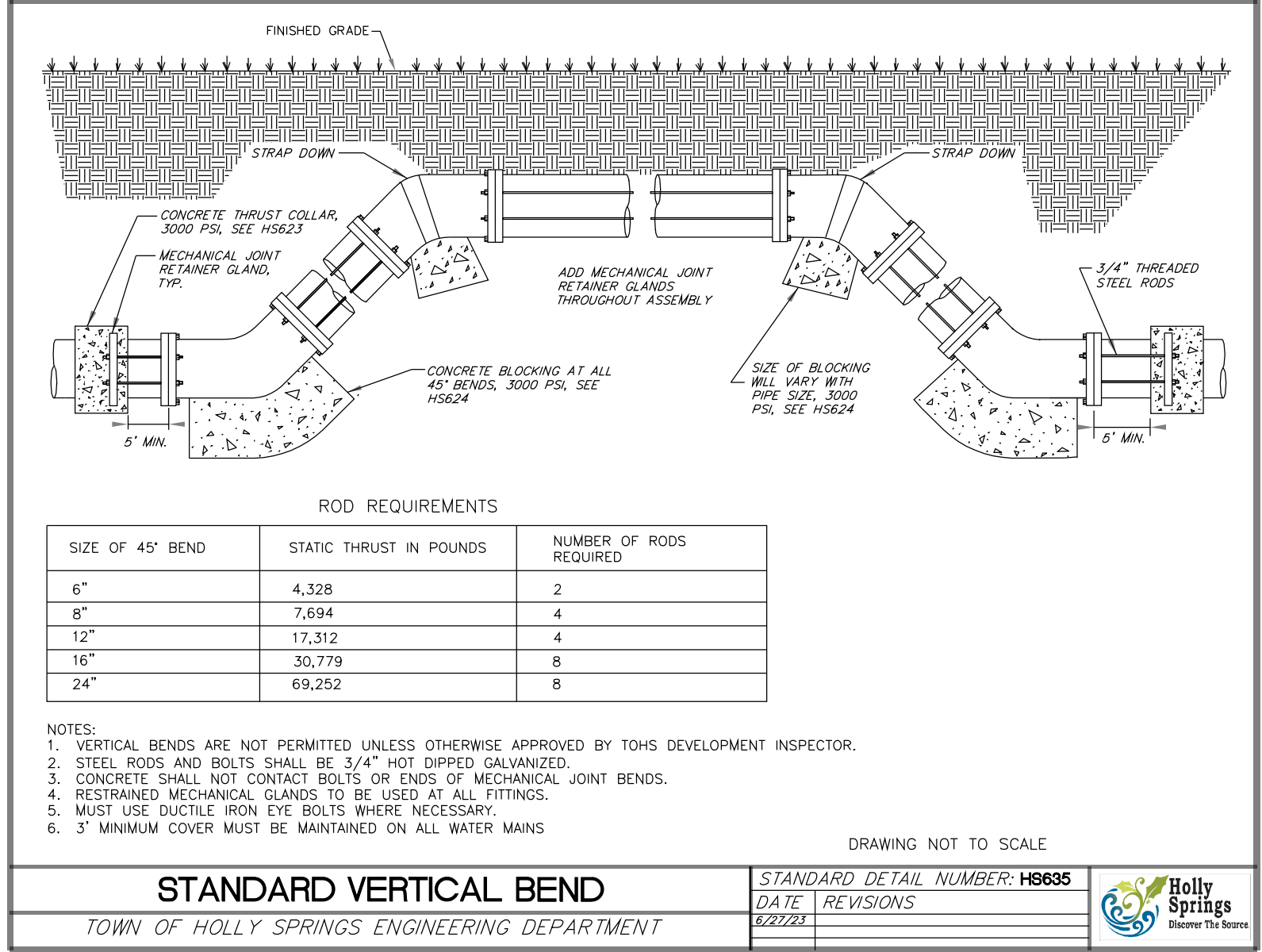
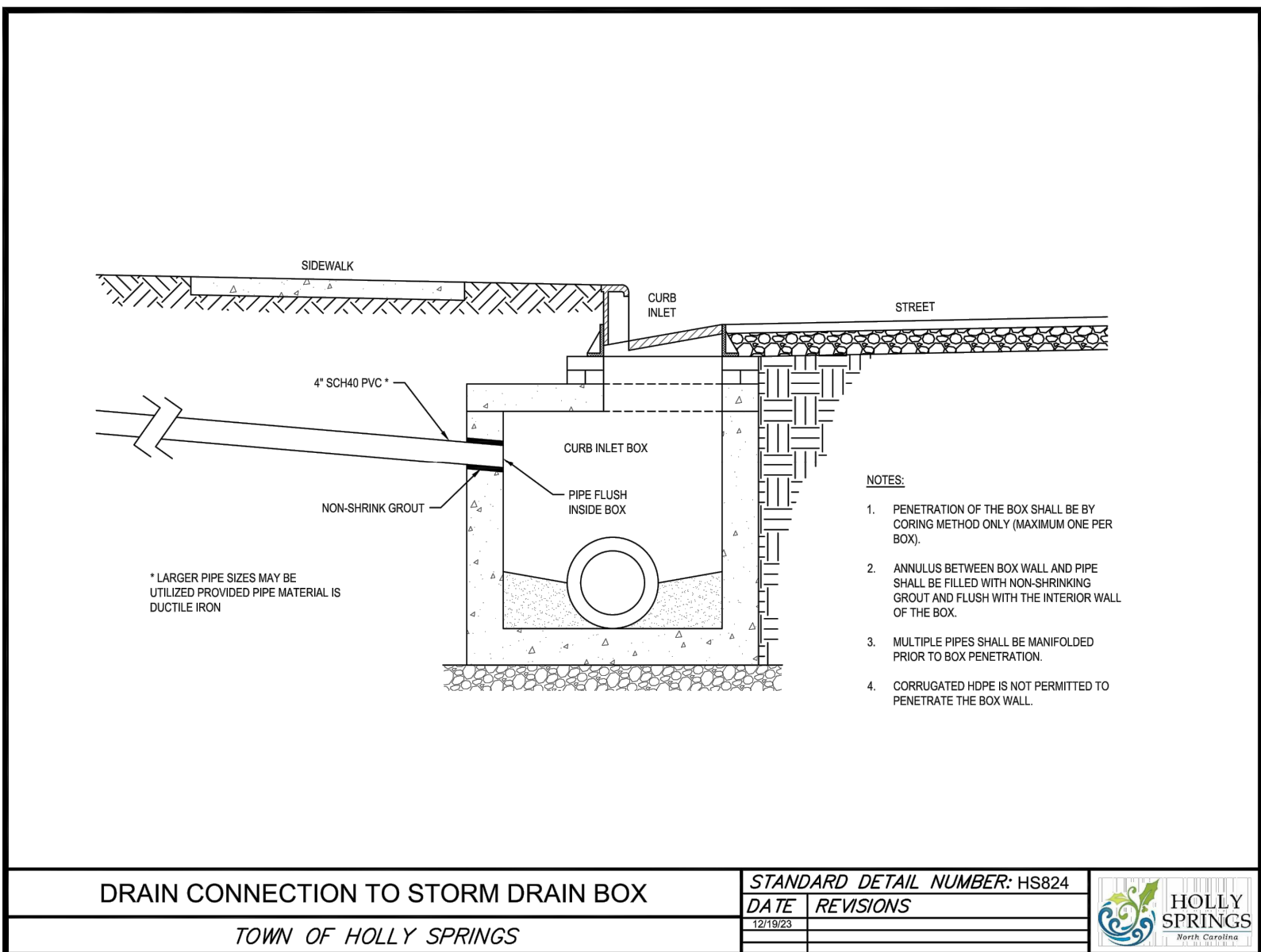
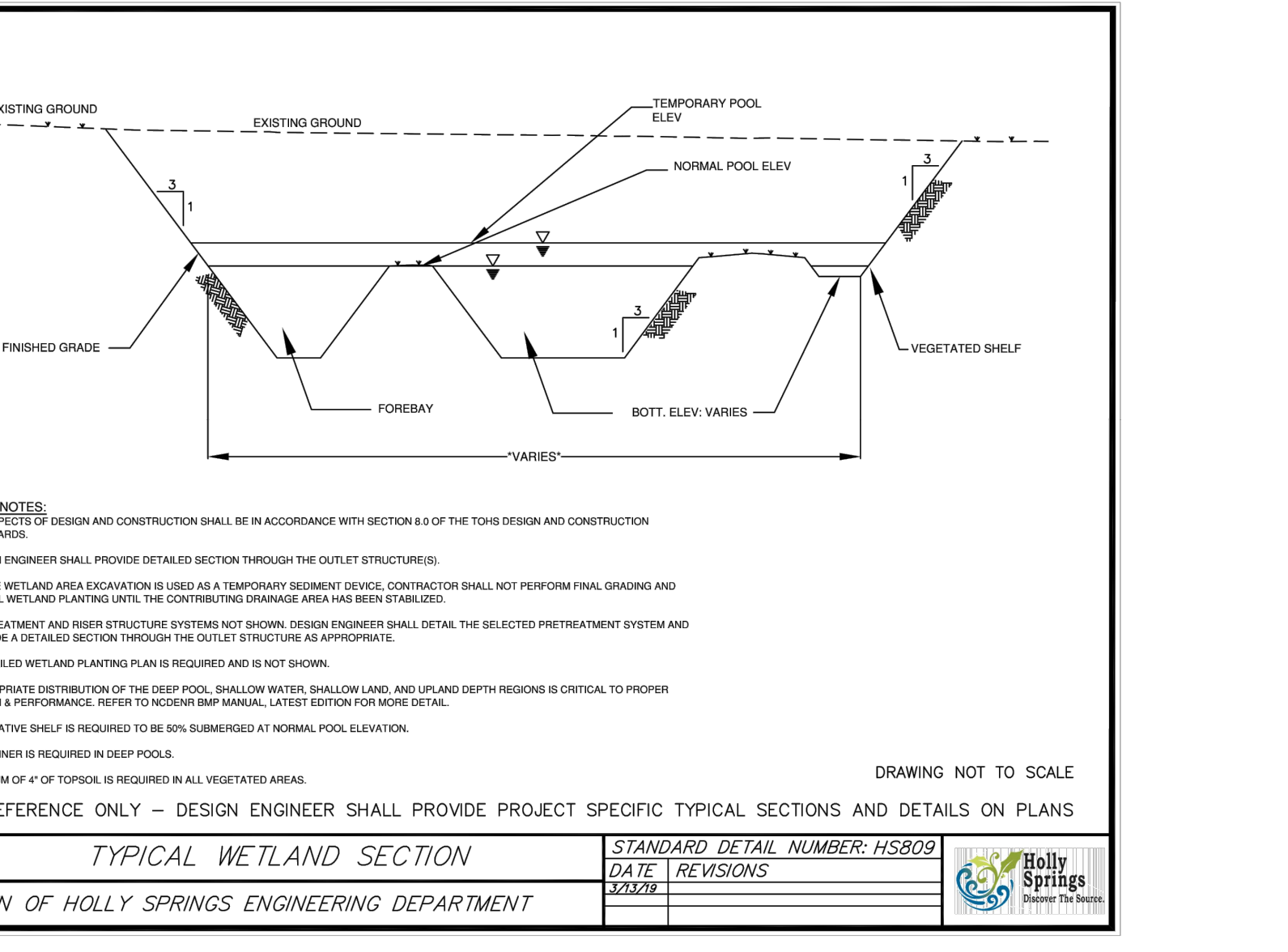
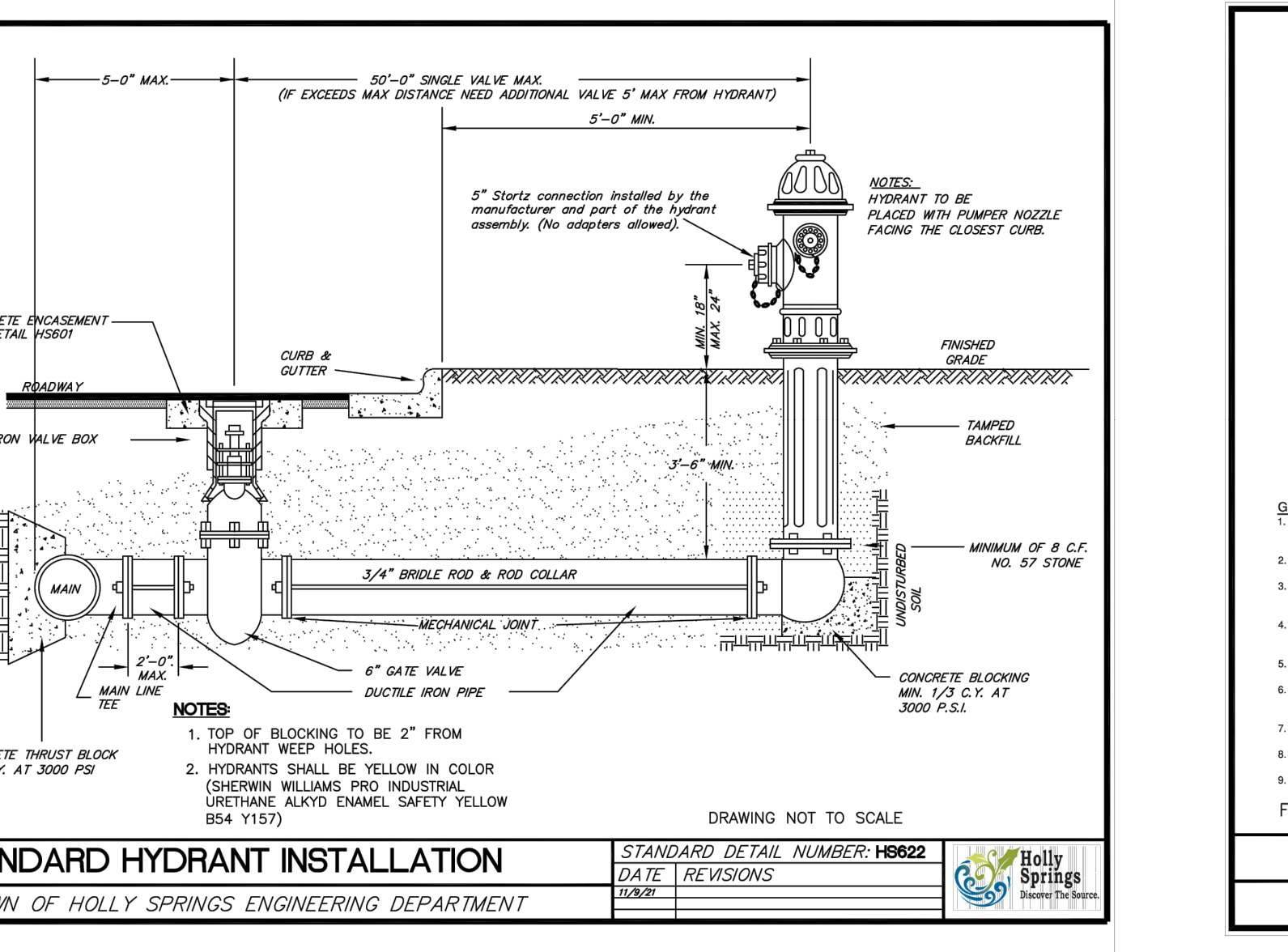
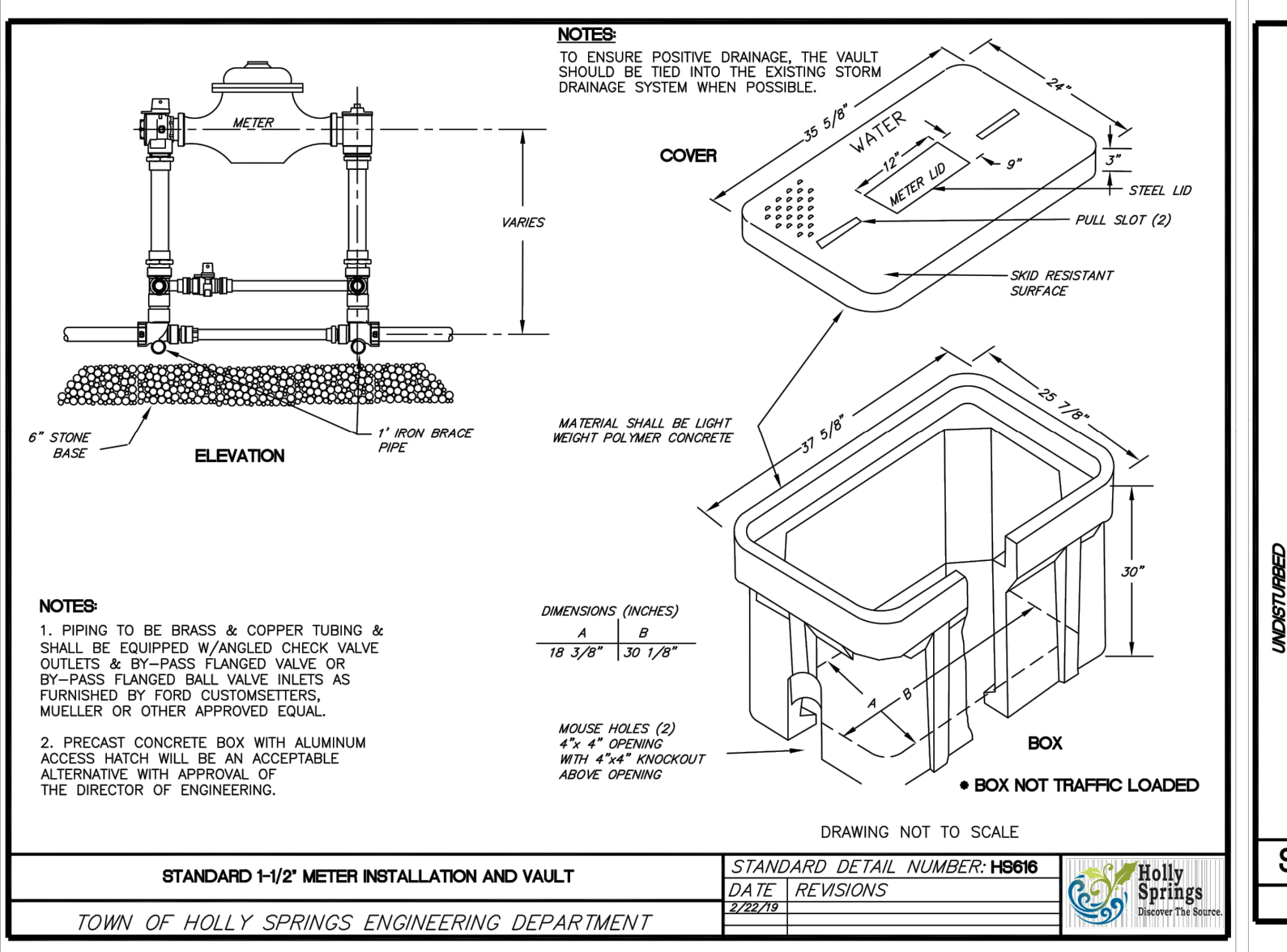
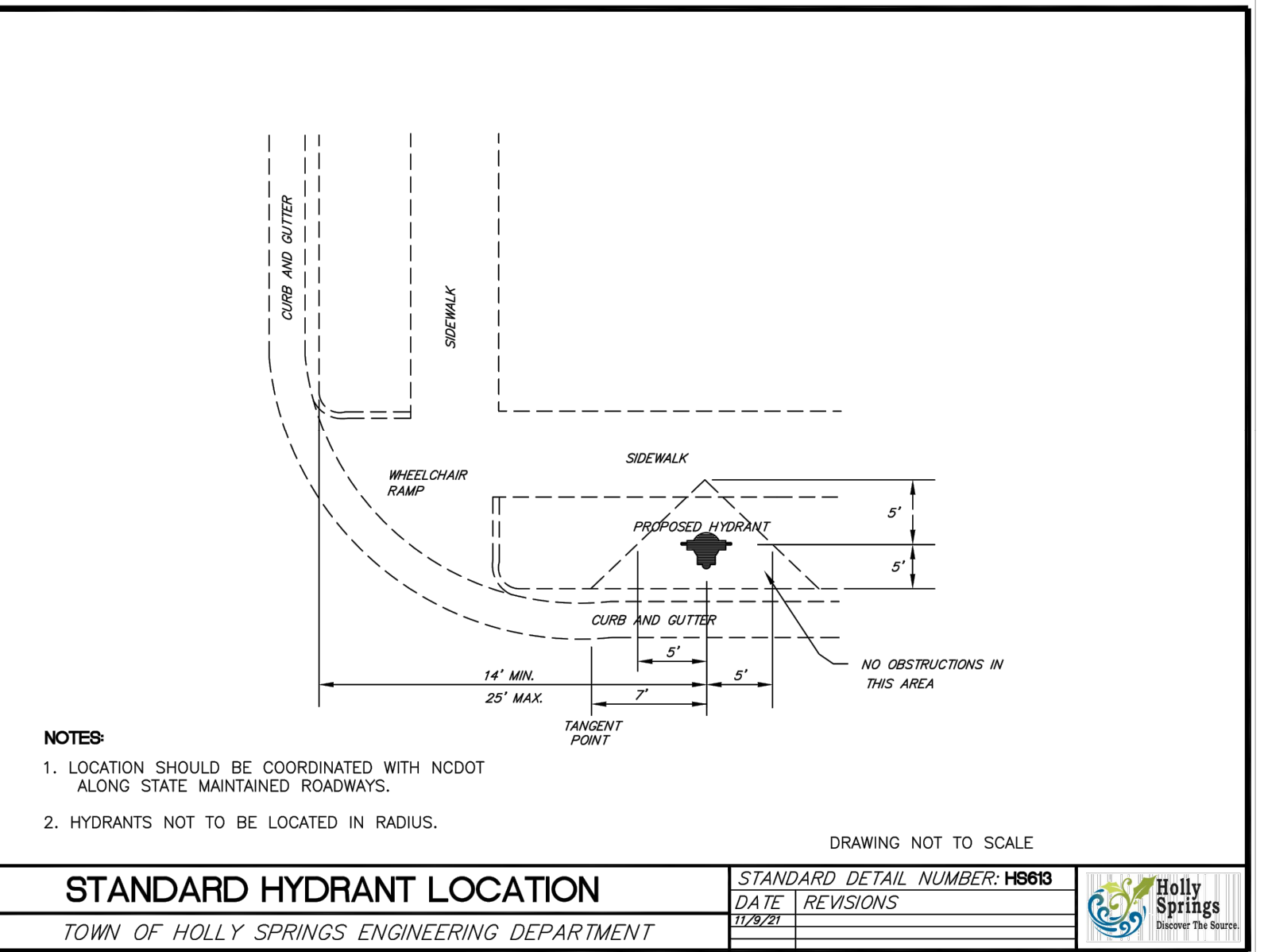
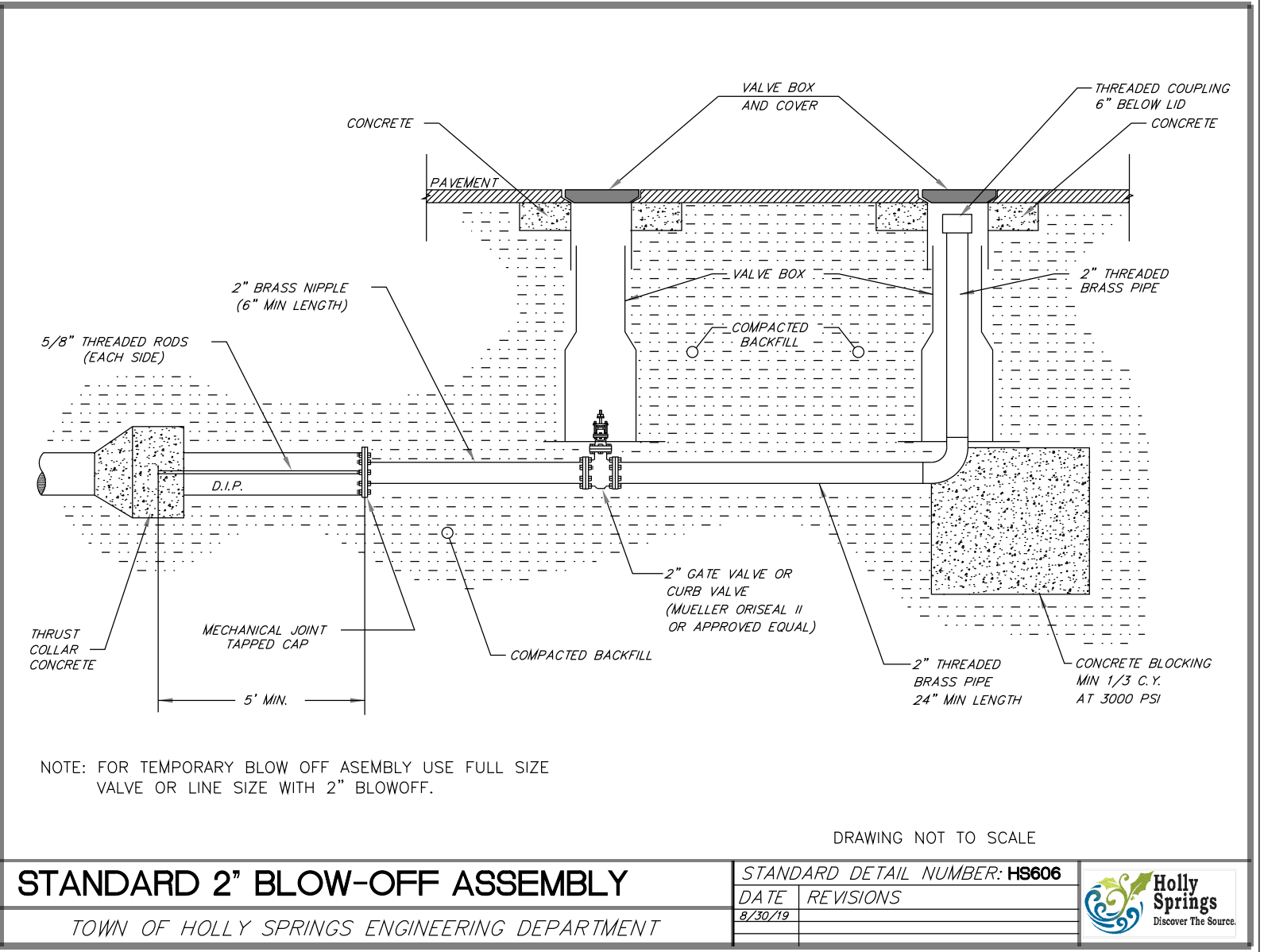
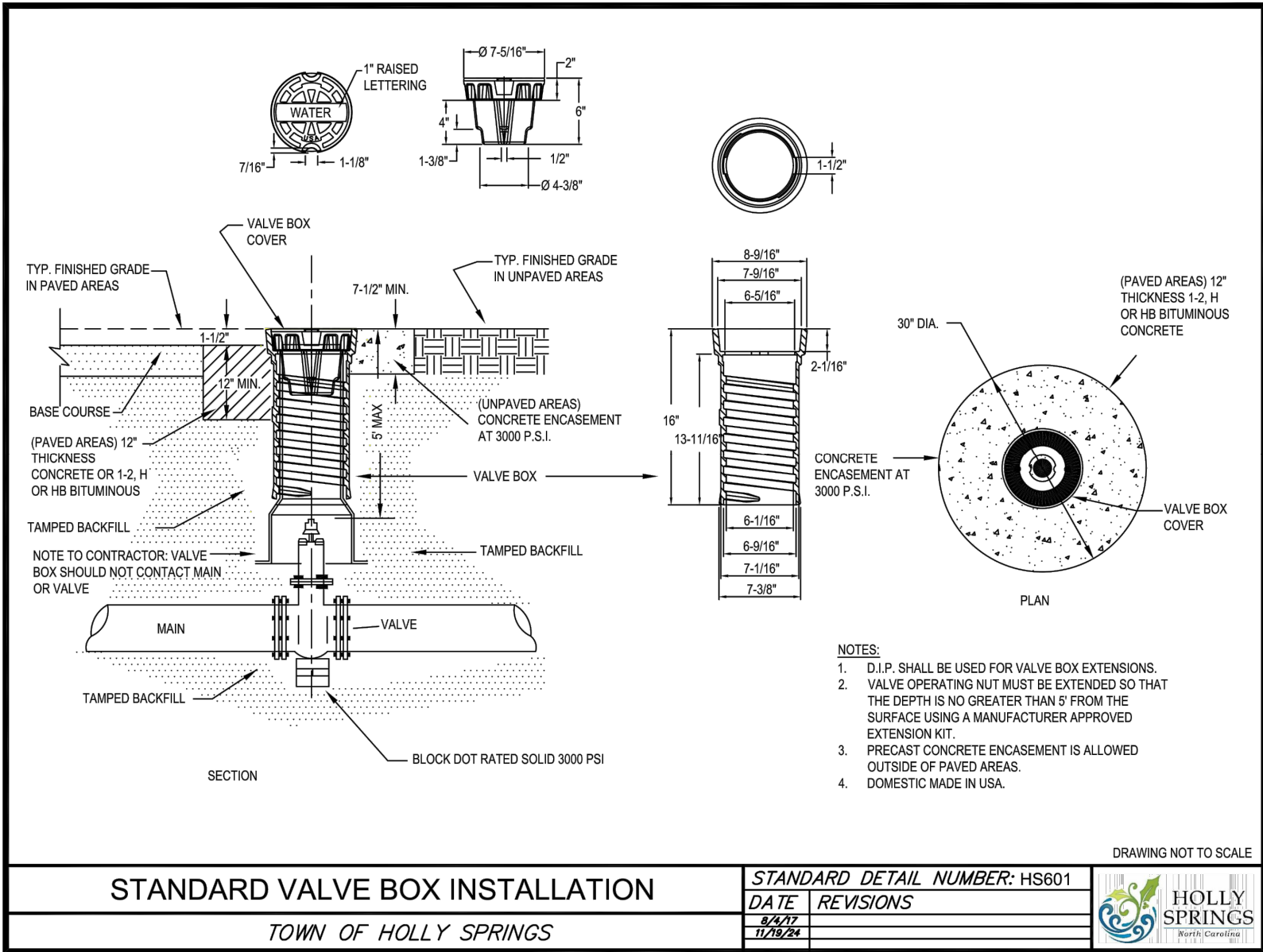
UTILITY DETAILS



811 - CALL BEFORE YOU DIG
DRAWN BY: ST
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

CU500

<MAJOR SUBDIVISION PLAN>





CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

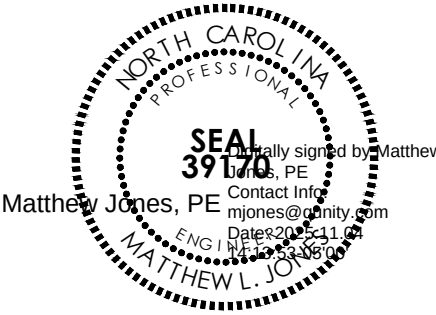
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

UTILITY DETAILS



Matthew Jones, PE
Contact Info: mjl@qunity.com
Matthew L. Jones

811 - CALL BEFORE YOU DIG

DRAWN BY: ST
CHECKED BY: MLJ

DATE: OCTOBER 24, 2025

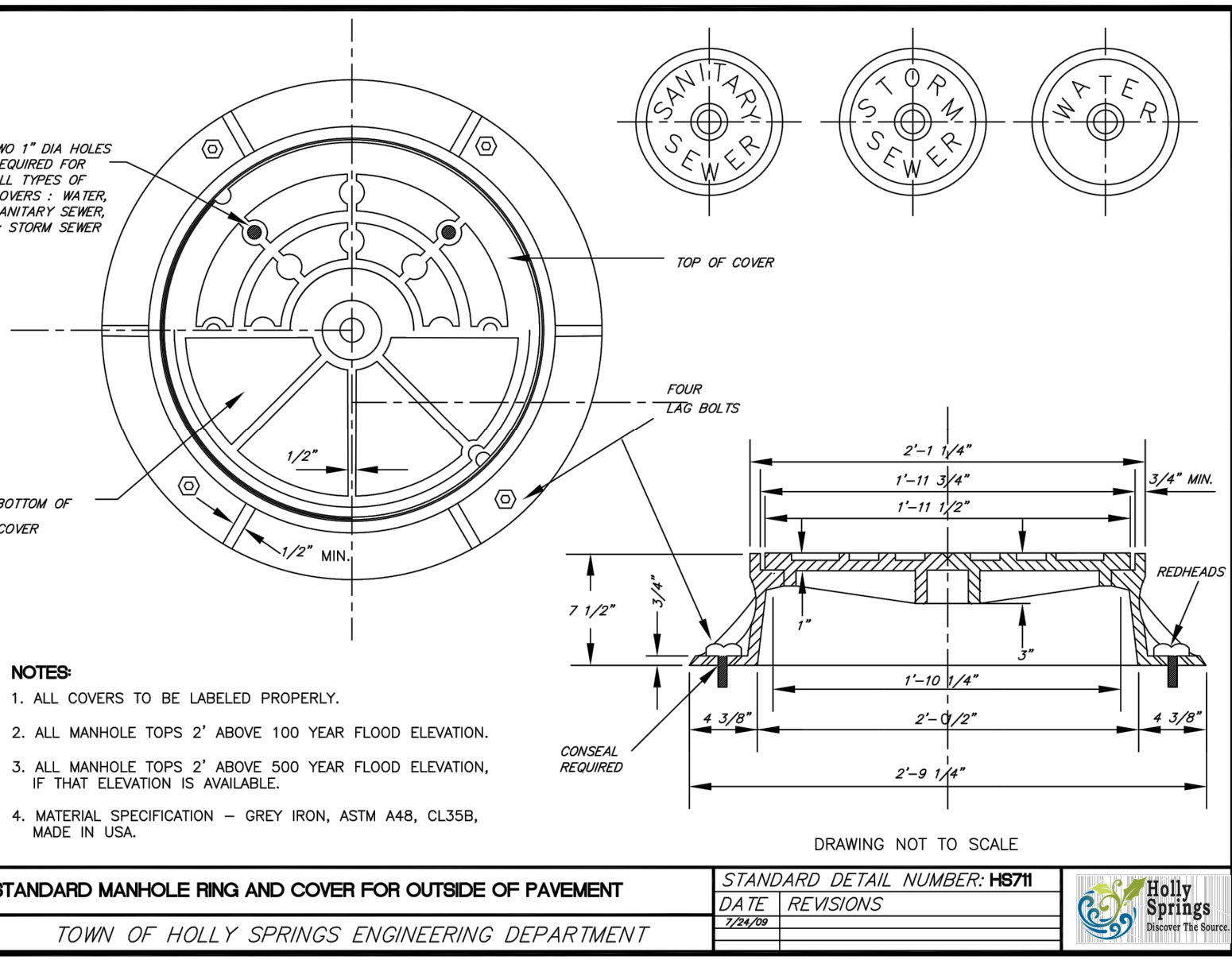
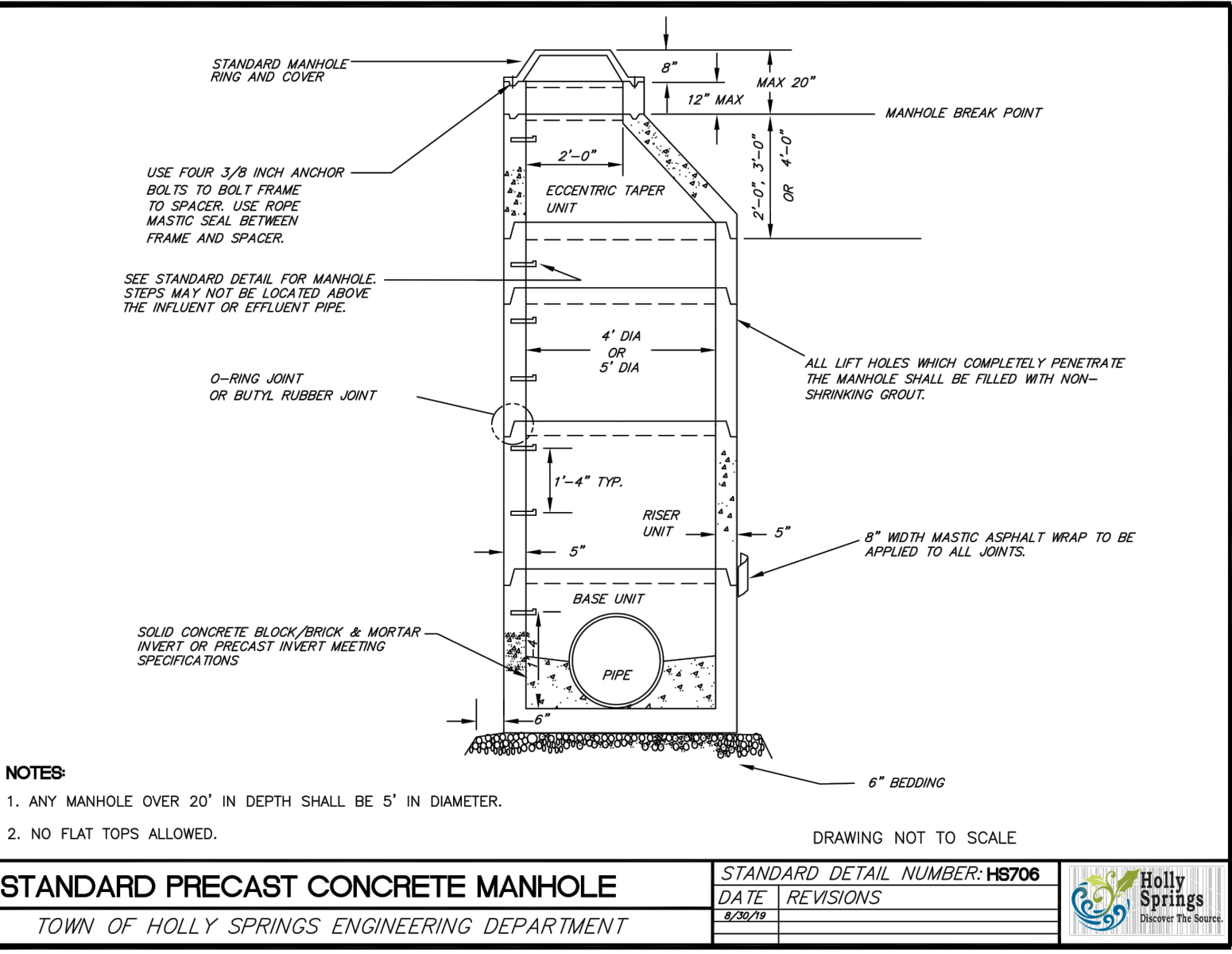
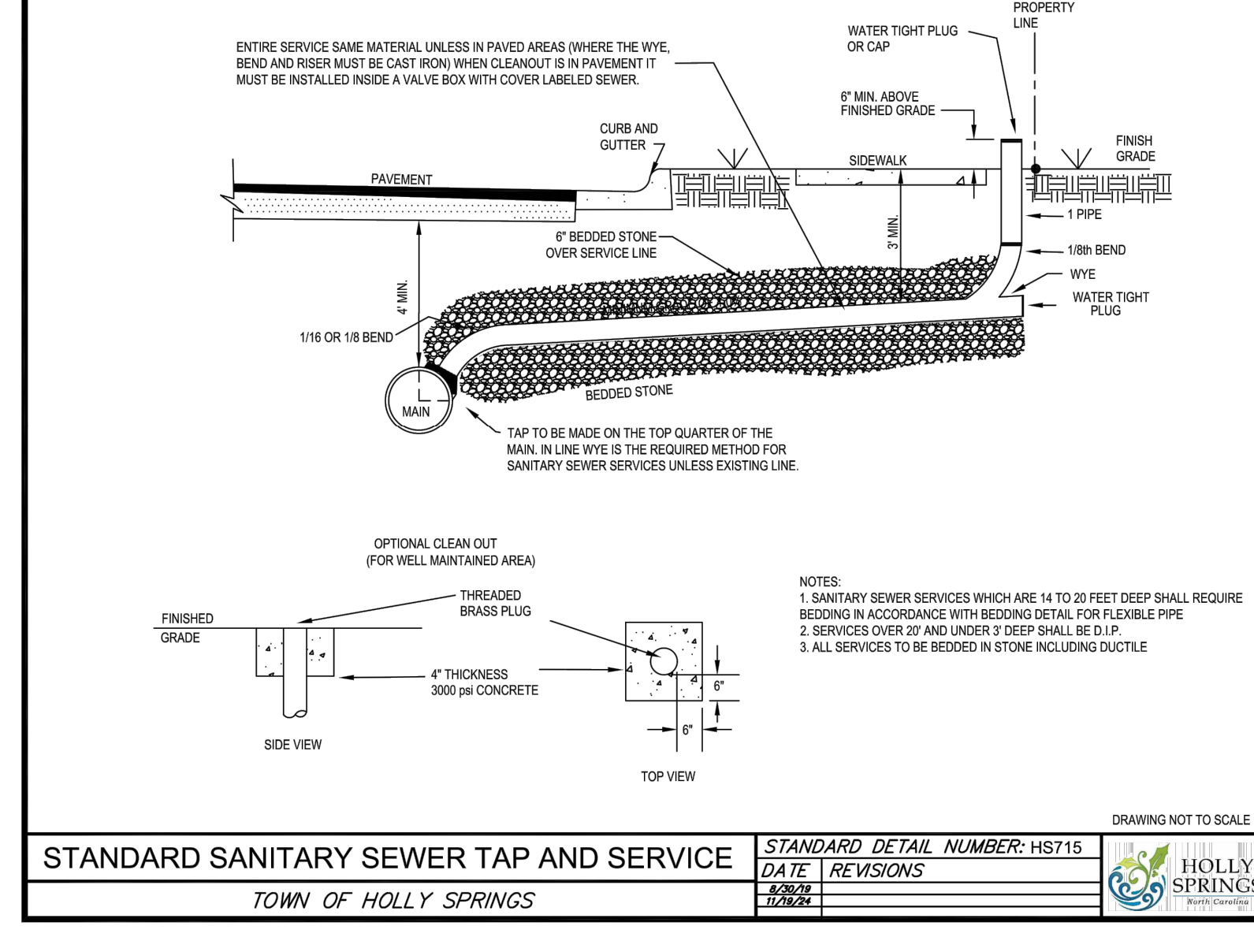
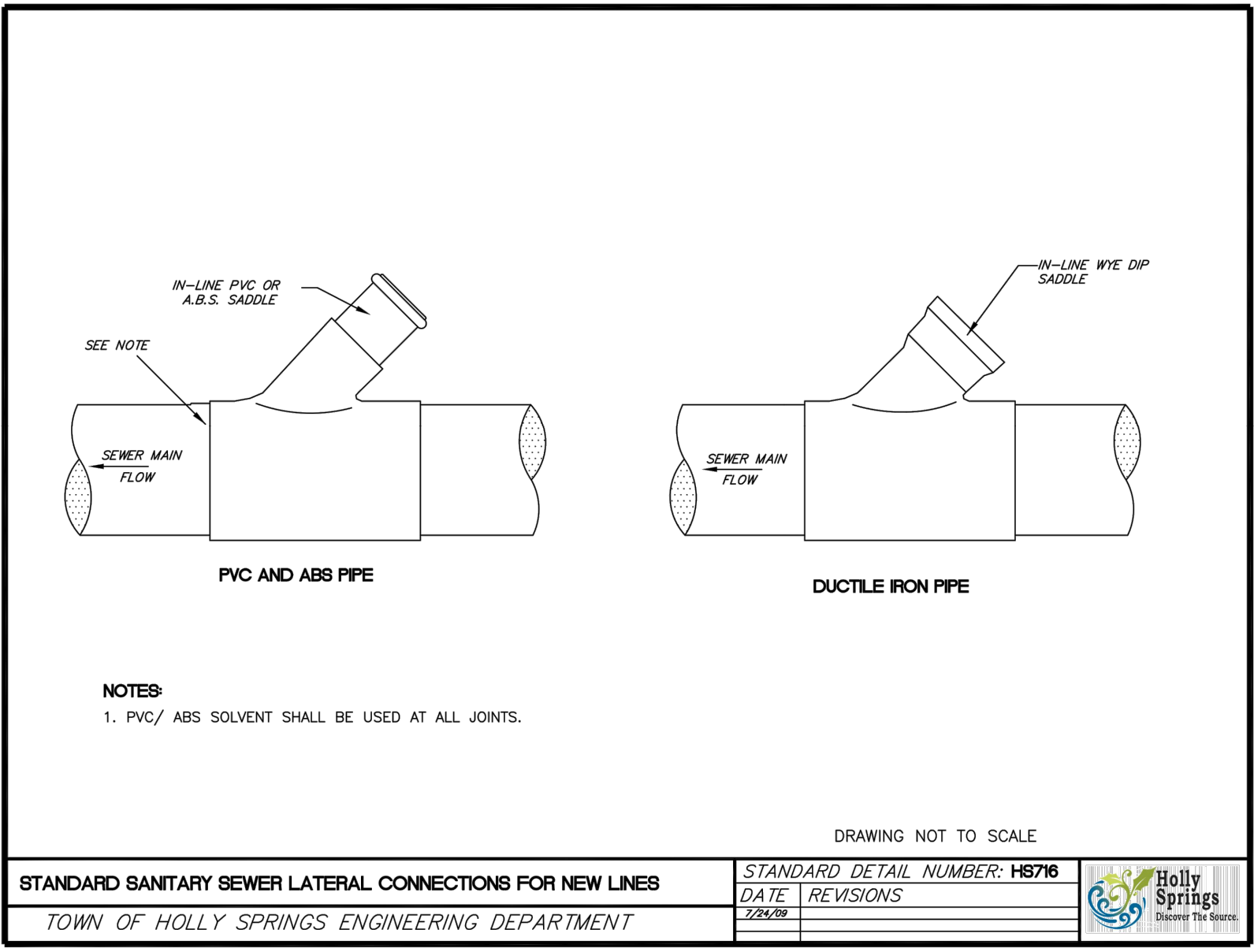
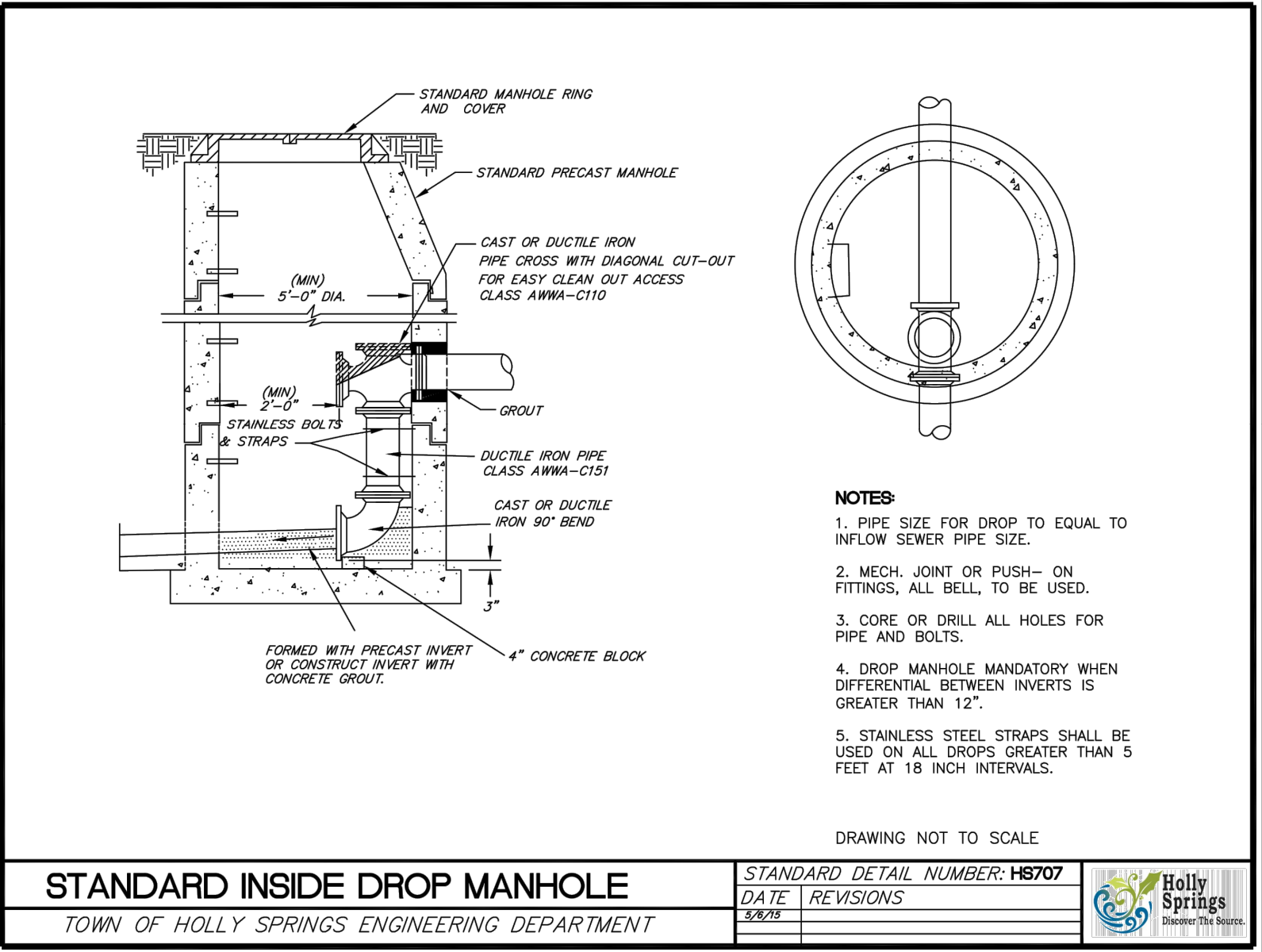
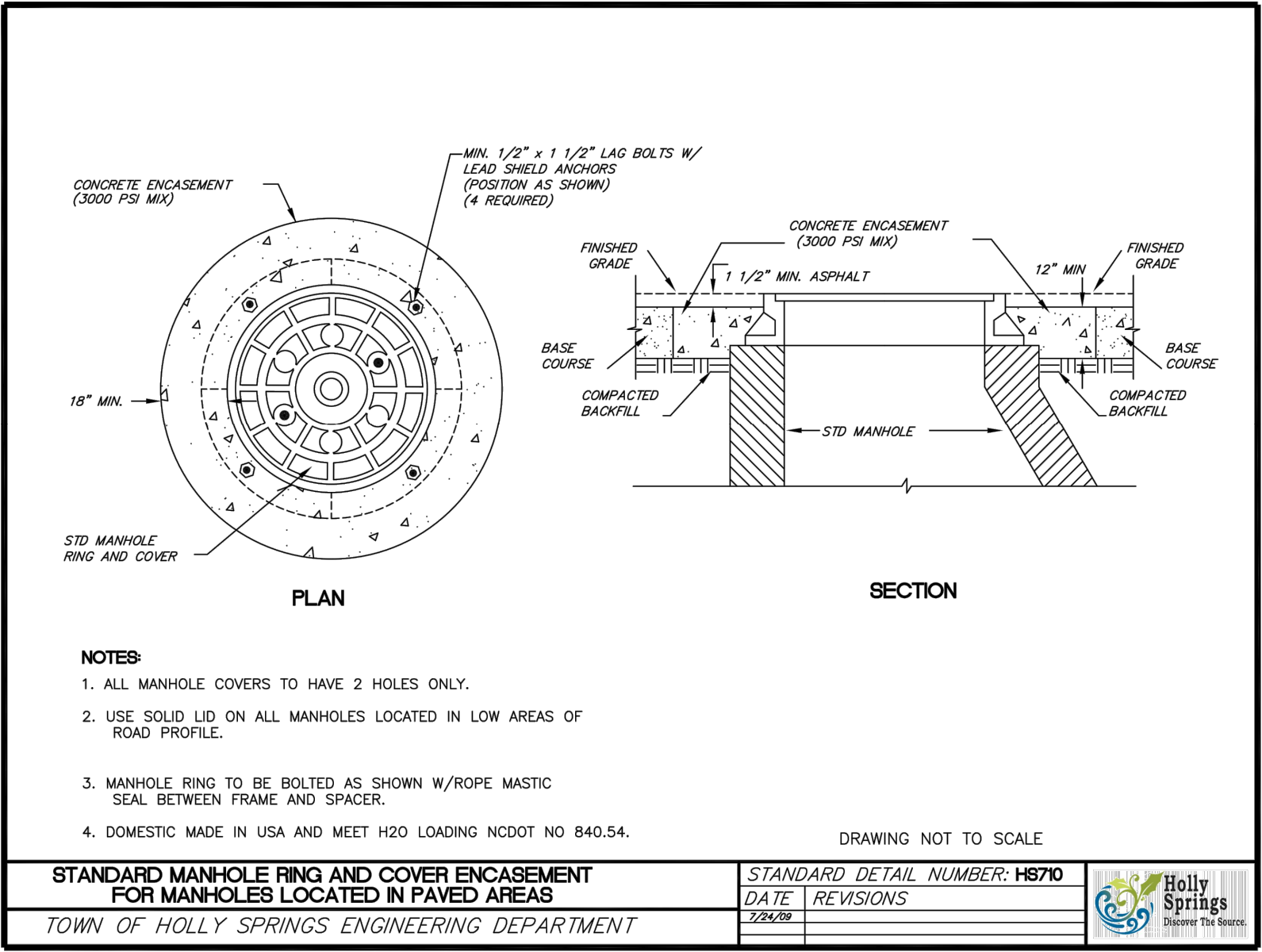
QUNITY PROJECT NO.: 2357

SHEET NO.

CU501

<MAJOR SUBDIVISION PLAN>

NOTE: TOWN OF HOLLY SPRINGS, WAKE COUNTY, & NCDOT DETAILS
ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE AND
CONFIRM CURRENT DETAILS AT THE TIME OF CONSTRUCTION





CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

SEWER BASIN MAP

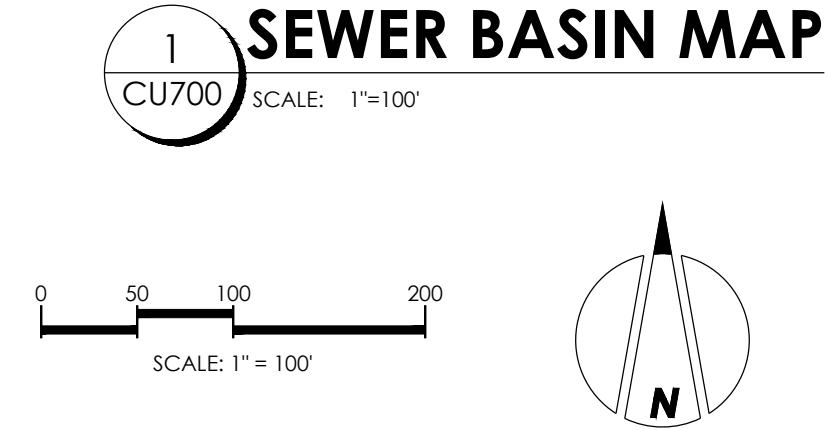


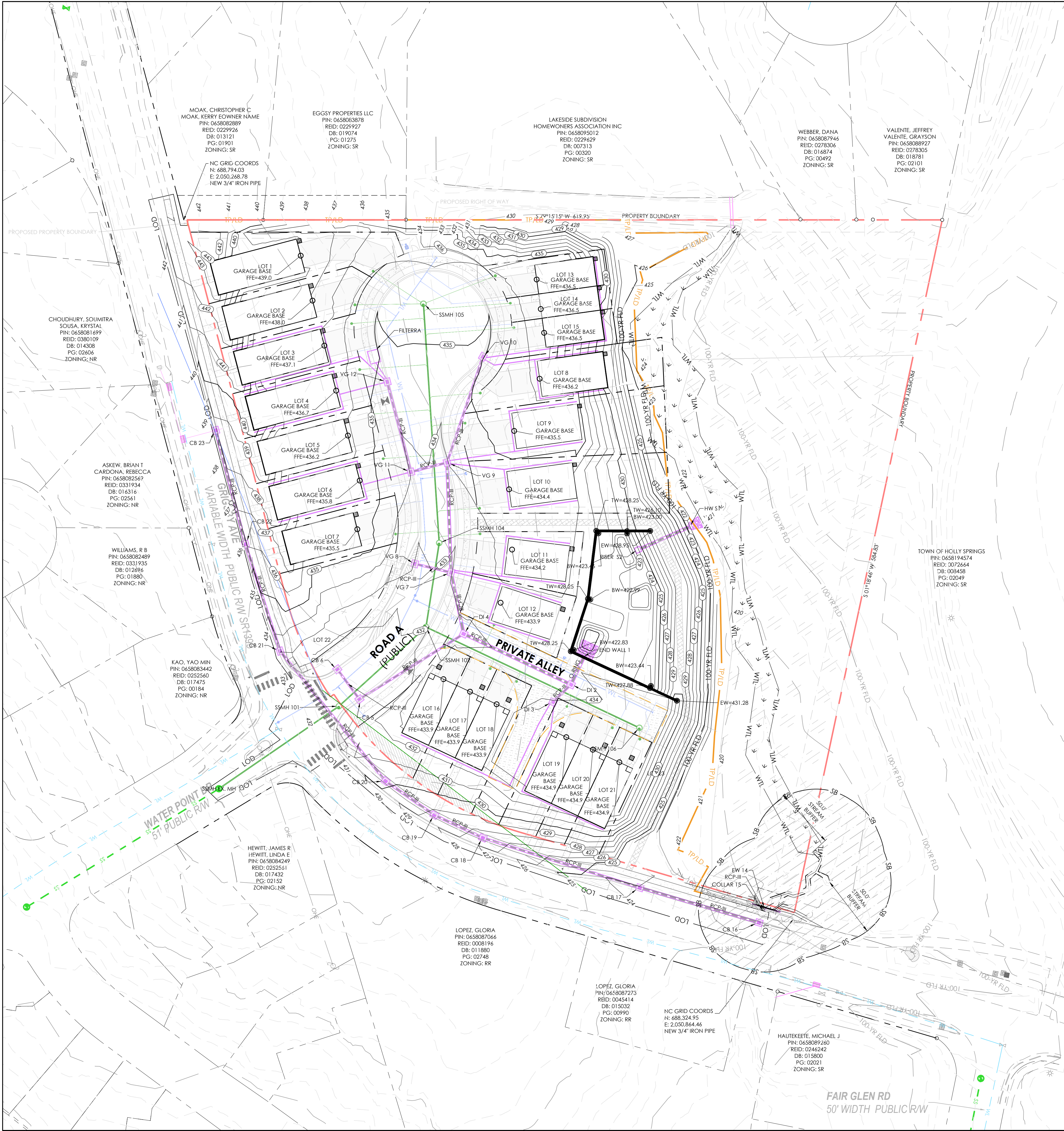
811 - CALL BEFORE YOU DIG

DRAWN BY:	CHECKED BY:
AMC	MLJ
DATE	OCTOBER 24, 2025
QUNITY PROJECT NO.	2357
SHEET NO.	

CU700

<MAJOR SUBDIVISION PLAN>





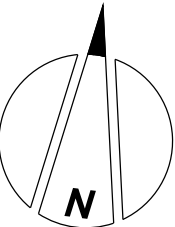
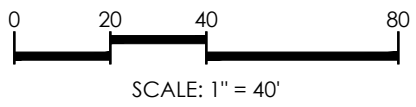
STORM PIPE AND STRUCTURE TABLE

STORM STRUCTURE TABLE		
STRUCTURE NUMBER	STRUCTURE TYPE	DETAILS
EW14	838.80	RIM=420.89 INV OUT=416.87 (15)
CB16	840.02	RIM=423.12 INV IN=416.20 (17) INV IN=416.71 (15) INV OUT=416.71 (1)
CB17	840.02	RIM=423.51 INV IN=418.92 (18) INV OUT=418.92 (16)
END WALL1	???	RIM=423.83 INV IN=421.45 (2)
HWS1	838.80	RIM=424.44 INV IN=421.50 (S2)
RISER S2	840.14	RIM=427.50 INV OUT=422.00 (S1)
CB18	840.02	RIM=427.61 INV IN=422.12 (19) INV OUT=422.12 (17)
CB19	840.02	RIM=428.84 INV IN=422.54 (20) INV OUT=422.44 (18)
CB20	840.02	RIM=430.18 INV IN=425.88 (21) INV OUT=425.78 (19)
CB5	840.02	RIM=431.11 INV IN=423.95 (6) INV OUT=423.75 (4)
CB6	840.02	RIM=431.11 INV OUT=424.16 (5)
DI4	840.14	RIM=432.75 INV IN=426.05 (7) INV IN=423.13 (5) INV OUT=422.38 (2)
VG8	EJW	RIM=432.79 INV OUT=429.44 (7)
VG7	EJW	RIM=432.80 INV IN=426.60 (9) INV IN=429.23 (8) INV IN=428.35 (RD-7) INV OUT=426.40 (4)
CB21	840.02	RIM=433.04 INV IN=429.75 (22) INV OUT=429.65 (20)
DI2	840.14	RIM=433.72 INV IN=421.80 (4) INV IN=429.27 (3) INV OUT=421.60 (1)
VG9	EJW	RIM=433.73 INV IN=428.87 (11) INV IN=428.28 (10) INV IN=429.28 (RD-9) INV OUT=427.53 (7)
VG11	EJW	RIM=433.73 INV IN=429.28 (12) INV IN=429.28 (RD-11) INV OUT=429.08 (9)
DI3	840.14	RIM=434.05 INV OUT=429.66 (2)
VG12	EJW	RIM=434.49 INV IN=430.04 (RD-12) INV IN=430.04 (F-13) INV OUT=429.84 (11)
VG10	EJW	RIM=434.73 INV IN=430.38 (RD-10) INV OUT=429.08 (9)
CB22	840.02	RIM=435.40 INV IN=432.10 (23) INV OUT=432.10 (21)
CB23	840.02	RIM=438.18 INV OUT=434.44 (22)
COLLAR15	838.80	RIM=841.84 INV IN=416.83 (14) INV OUT=416.83 (16)

STORM PIPE TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
S2	S1	24"	45.67'	1.09%	O-RING
2	1	24"	25.59'	0.58%	O-RING
3	2	15"	20.49'	1.90%	RCP-III
4	2	24"	97.04'	0.60%	RCP-III
5	4	15"	100.55'	0.61%	RCP-III
6	5	15"	30.50'	0.70%	RCP-III
7	4	24"	51.18'	0.68%	RCP-III
8	7	15"	30.50'	0.70%	RCP-III
9	7	24"	89.94'	1.03%	RCP-III
10	9	15"	91.27'	0.88%	RCP-III
11	9	15"	30.50'	0.70%	RCP-III
12	11	15"	76.17'	0.74%	RCP-III
14	15	42"	3.17'	1.26%	RCP-III
17	16	18"	101.52'	2.68%	RCP-III
18	17	18"	134.58'	2.38%	RCP-III
19	18	18"	43.83'	0.73%	RCP-III
20	19	18"	48.60'	6.66%	RCP-III
21	20	18"	136.84'	2.76%	RCP-III
22	21	18"	91.71'	2.56%	RCP-III
23	22	18"	96.20'	2.44%	RCP-III

NOTE:
1. A MINIMUM 1.5 FT FINISHED FLOOR ELEVATIONS IS REQUIRED FOR EACH INDIVIDUAL RESIDENTIAL UNIT

1 GRADING PLAN
CG100 SCALE: 1"=40'



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE
RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

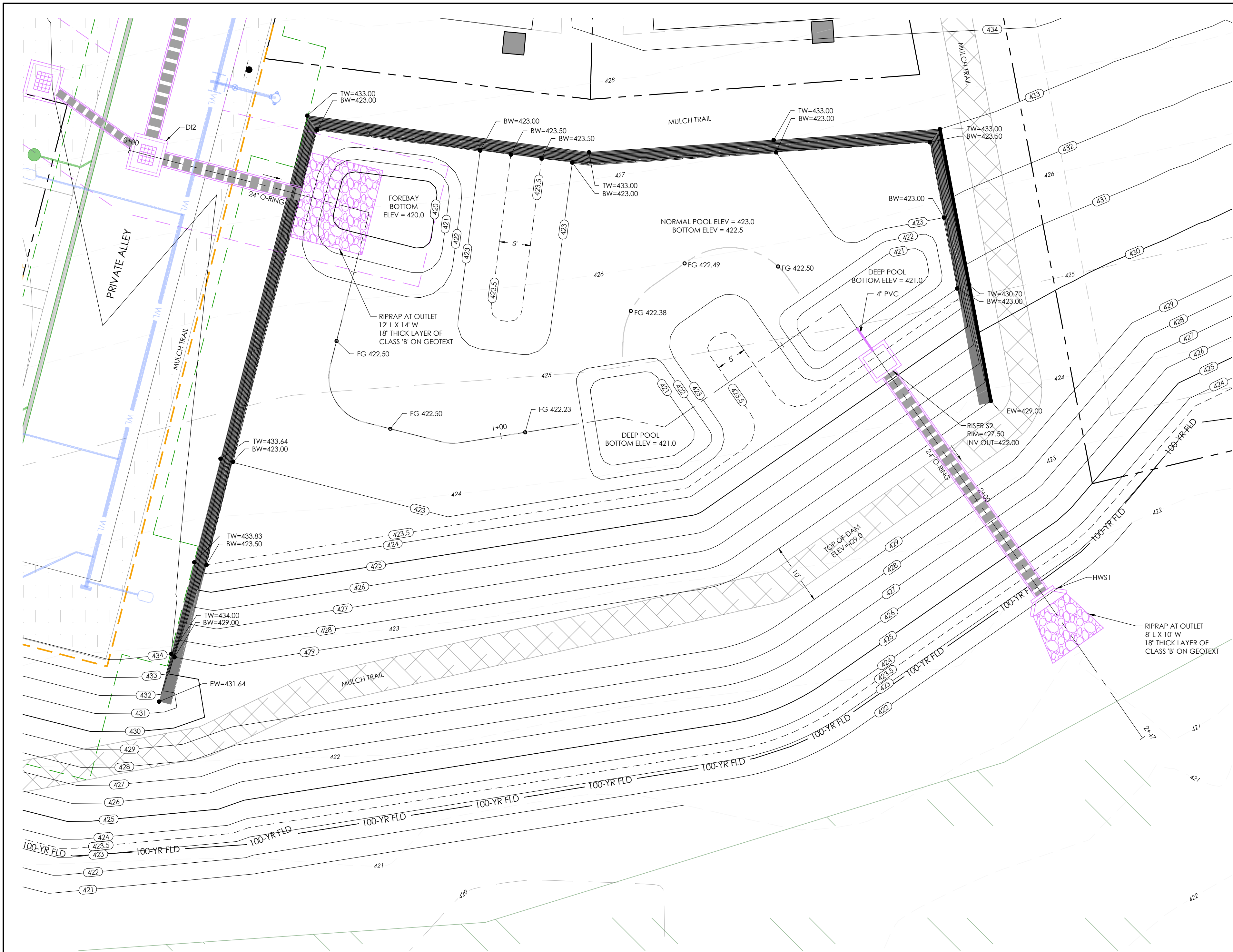
GRADING PLAN



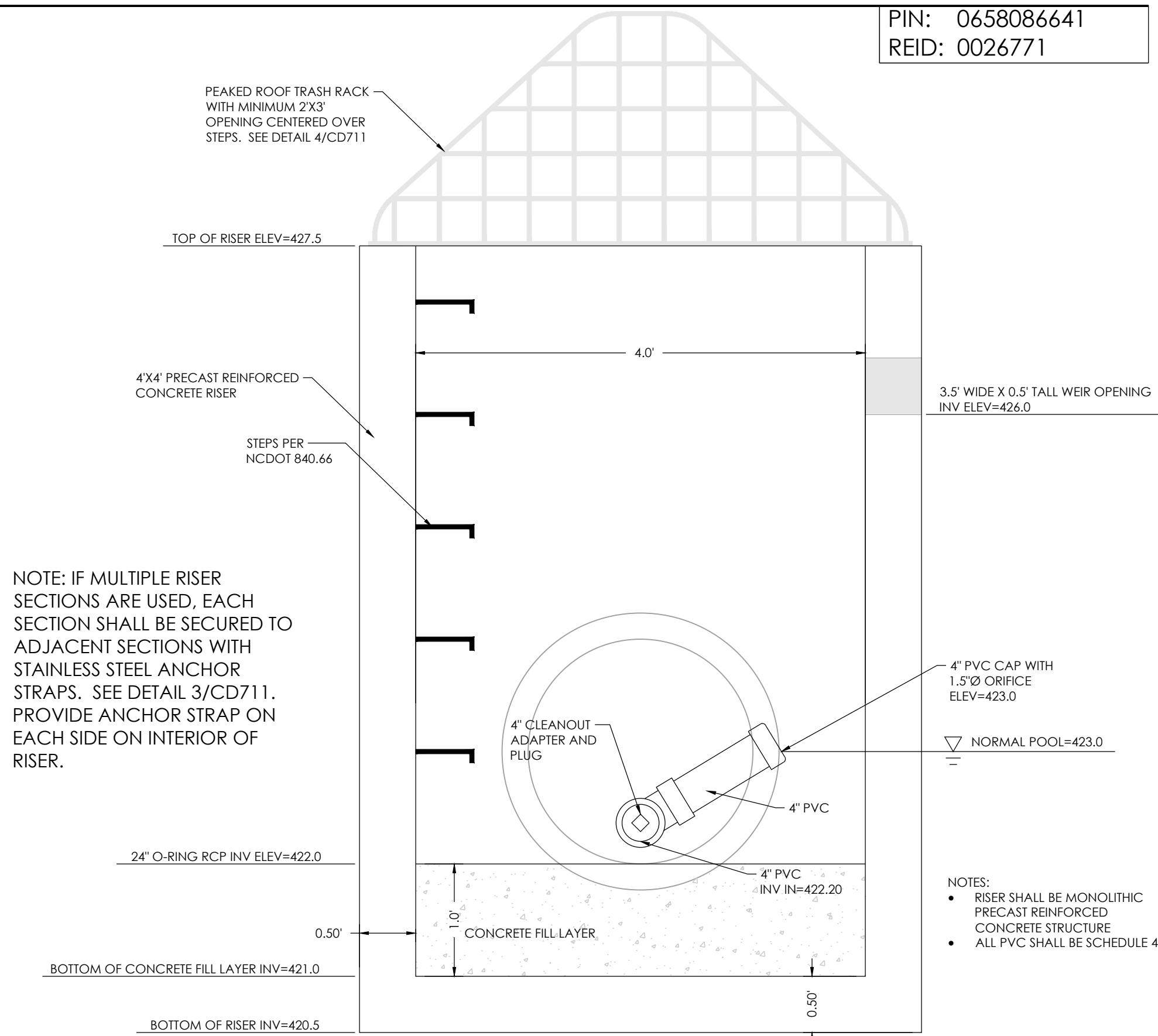
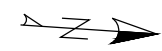
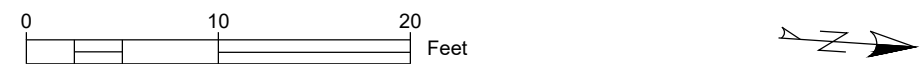
811 - CALL BEFORE YOU DIG
DRAWN BY: ST
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO.

CG100

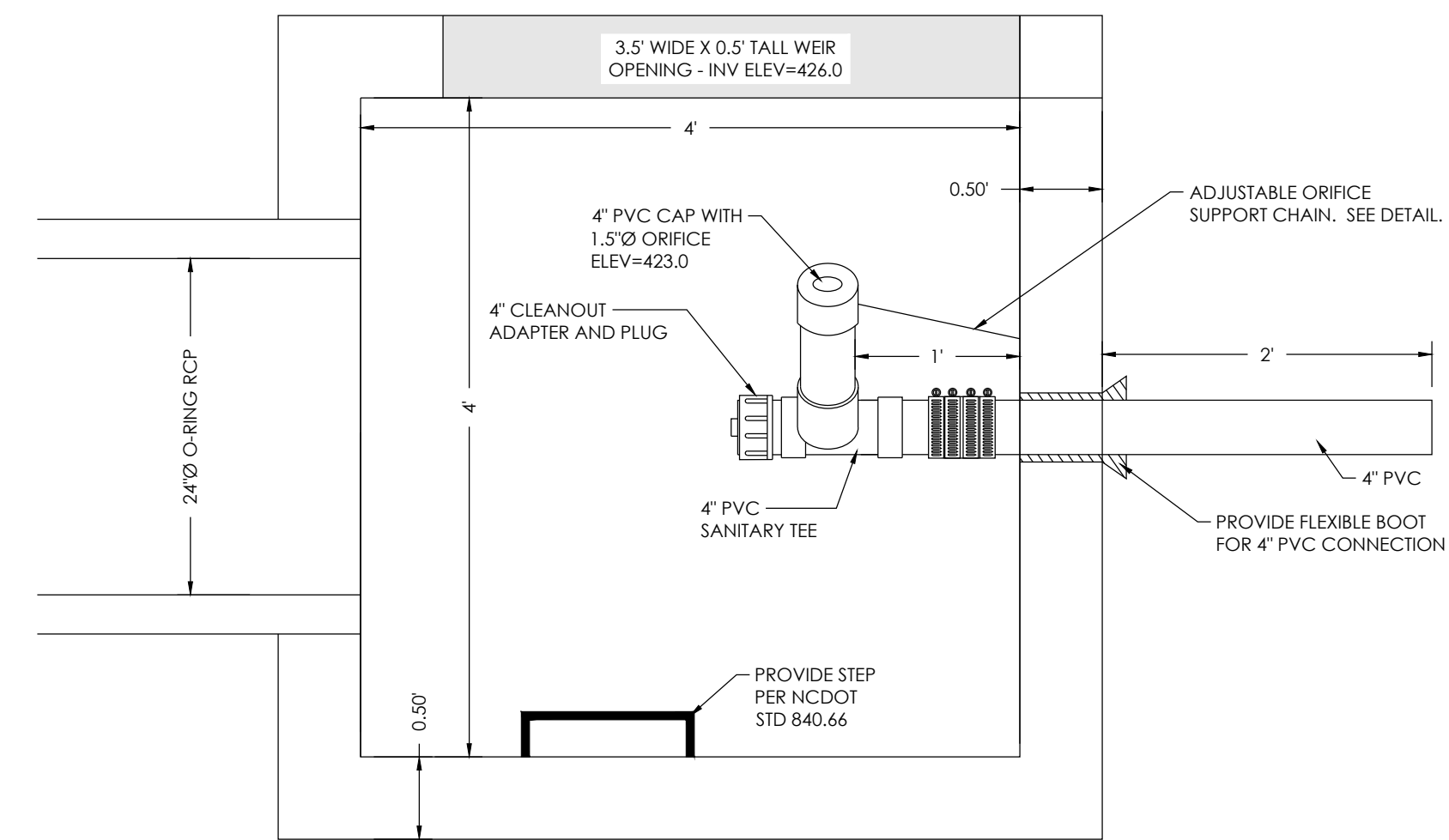
<MAJOR SUBDIVISION PLAN>



1 WETLAND PLAN
CD700 SCALE: 1"=10'

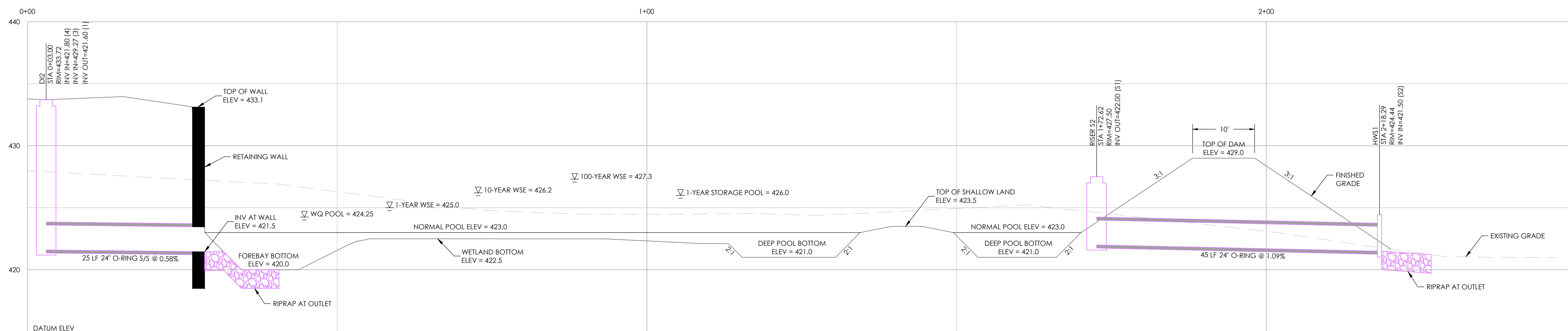


RISER SECTION



RISER PLAN

3 OUTLET STRUCTURE
CD700 SCALE: 1"=1'



2 WETLAND PROFILE
CD700 SCALE: H: 1"=20' - V: 1"=5'



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

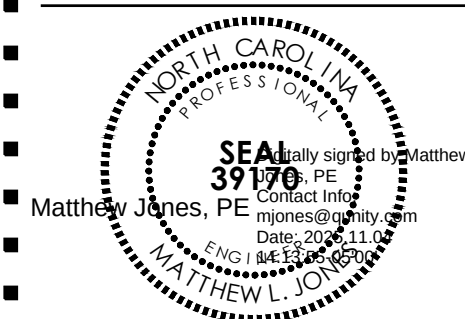
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

**GRIGSBY AVE
RESIDENTIAL**

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

WETLAND PLAN



811 - CALL BEFORE YOU DIG

DRAWN BY: MJ CHECKED BY: JEW

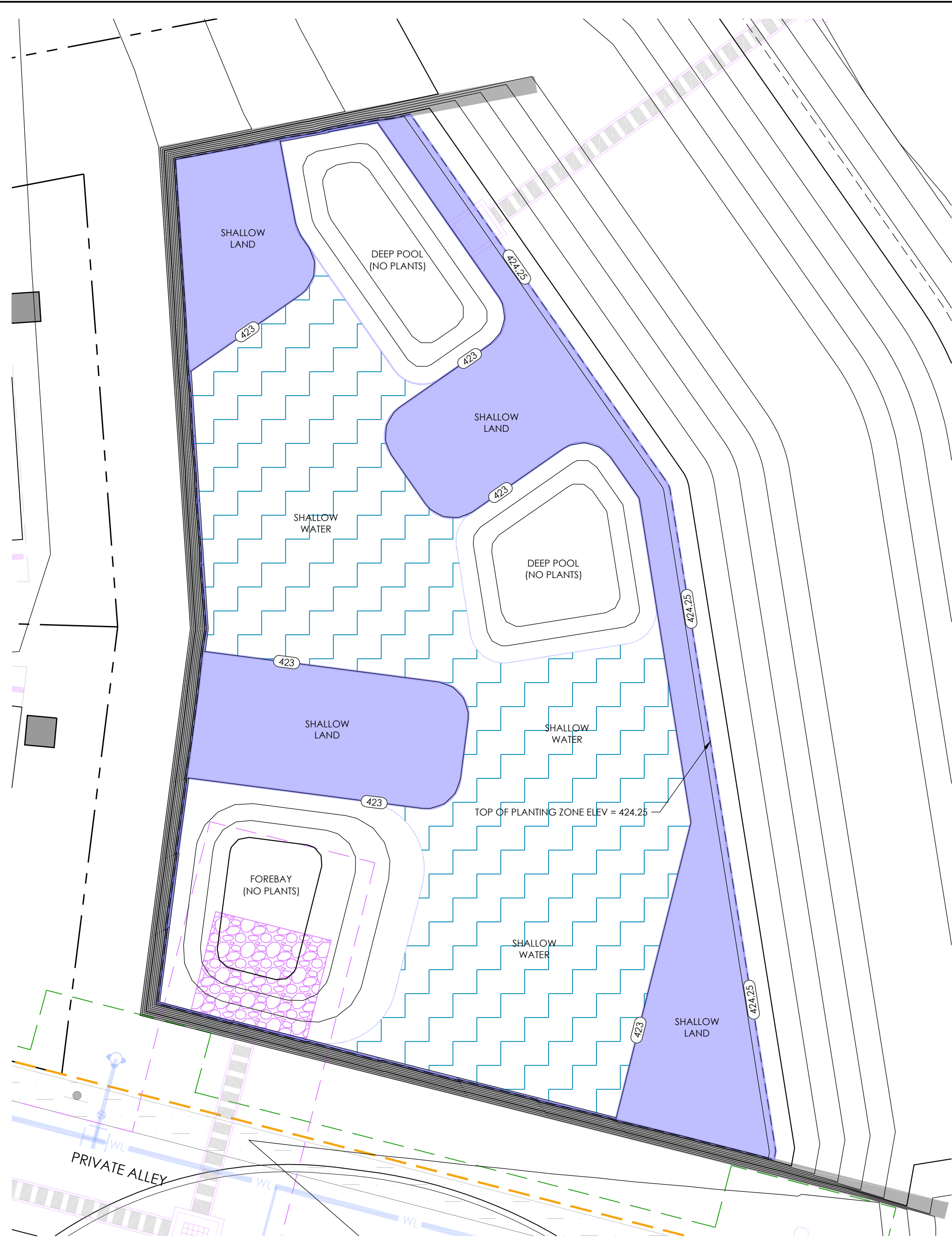
DATE: OCTOBER 24, 2025

QUNITY PROJECT NO. 2357

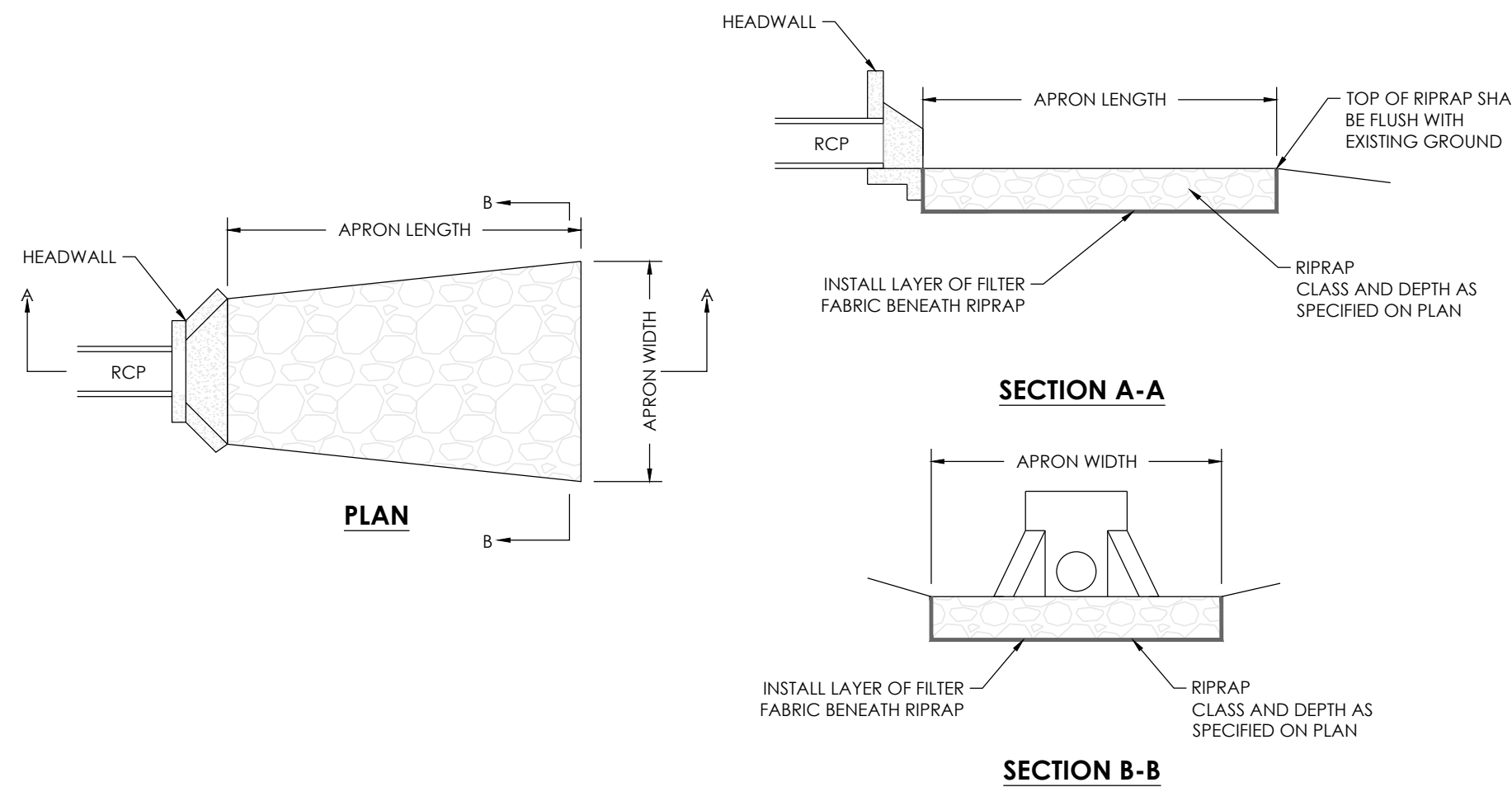
SHEET NO.

CD700

<MAJOR SUBDIVISION PLAN>



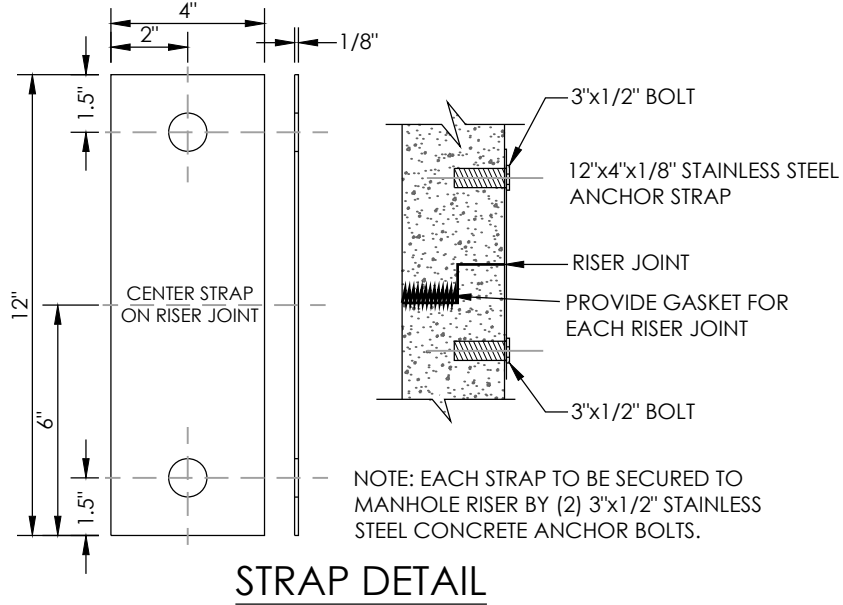
1 WETLAND PLANTING PLAN
CD710 SCALE: 1"=10'



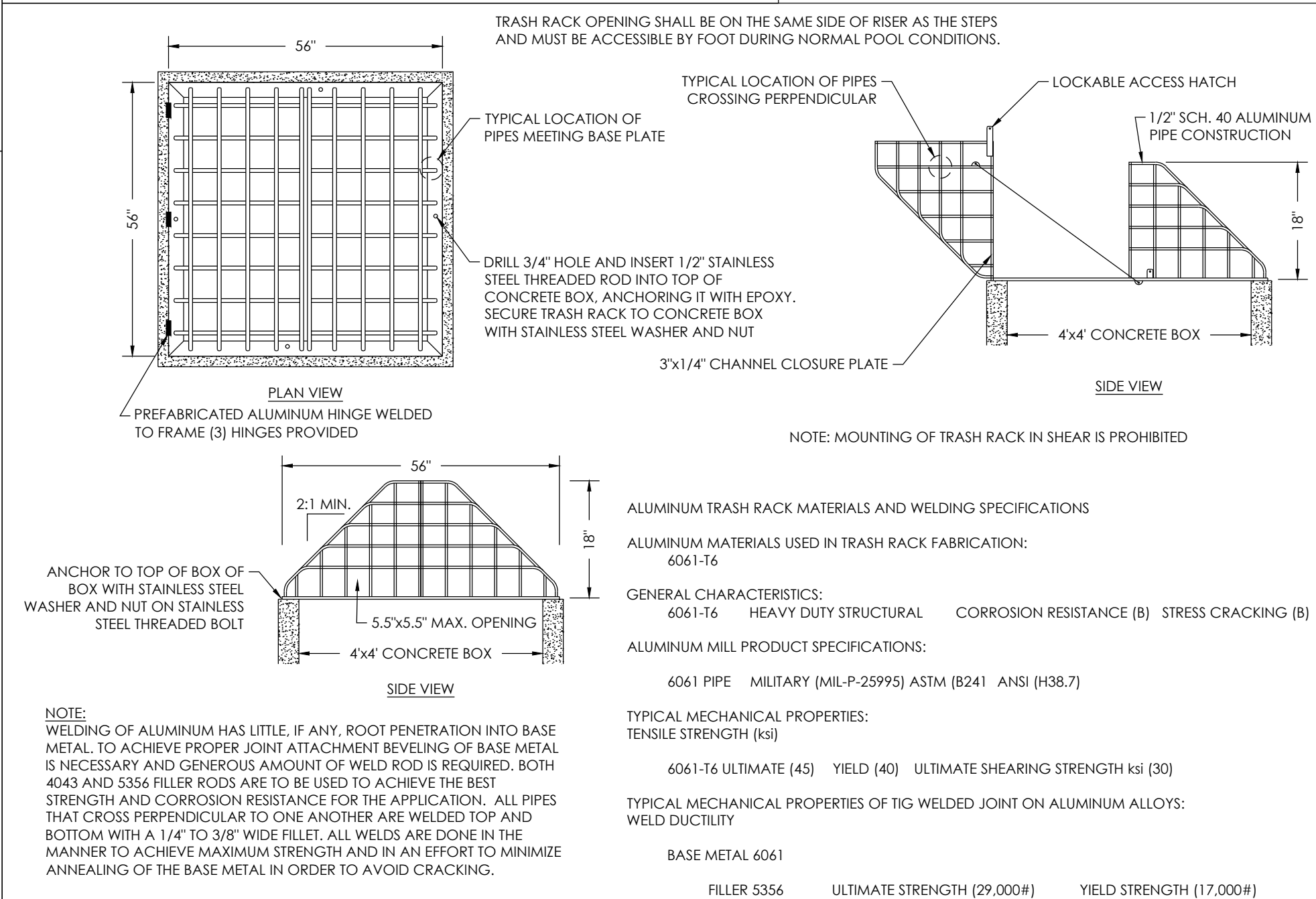
1 RIPRAP AT PIPE OUTLET DETAIL
CD710 SCALE: NTS

AQUATIC PLANT LIST						
ZONE	PLANT TYPE	BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING O.C.	NOTES
SHALLOW WATER 2,565 SF PLANTED	EVERGREEN	JUNCUS EFFUSUS	SOFT RUSH	110	2'	4" POT
	RUSH	SCIRPUS CYPERINUS	WOOLGRASS BULRUSH	110	2'	4" POT
	HERBACEOUS	IRIS VIRGINICA	VIRGINIA IRIS	110	2'	4" POT
	HERBACEOUS	PELTANDRA VIRGINICA	ARROW ARUM	110	2'	4" POT
	HERBACEOUS	PONTERDERIA CORDATA	PICKEREL WEED	110	2'	4" POT
	HERBACEOUS	SAURURUS CERNUUS	LIZARD'S TAIL	110	2'	4" POT
				660 TOTAL		
SHALLOW LAND 1,898 SF PLANTED	EVERGREEN	CAREX VULPINOIDEA	FOX SEDGE	85	2'	4" POT
	GRASS	ANDROPOGON GLOMERATUS	BUSHY BLUESTEM	85	2'	4" POT
	HERBACEOUS	ASCELEPIAS INCARNATA	SWAMP MILKWEED*	85	2'	4" POT
	HERBACEOUS	HELIANTHUS ANGUSTIFOLIUS	SWAMP SUNFLOWER*	85	2'	4" POT
	HERBACEOUS	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	85	2'	4" POT
	HERBACEOUS	CAREX CRINITA	FRINGED SEDGE	85	2'	4" POT
				510 TOTAL		

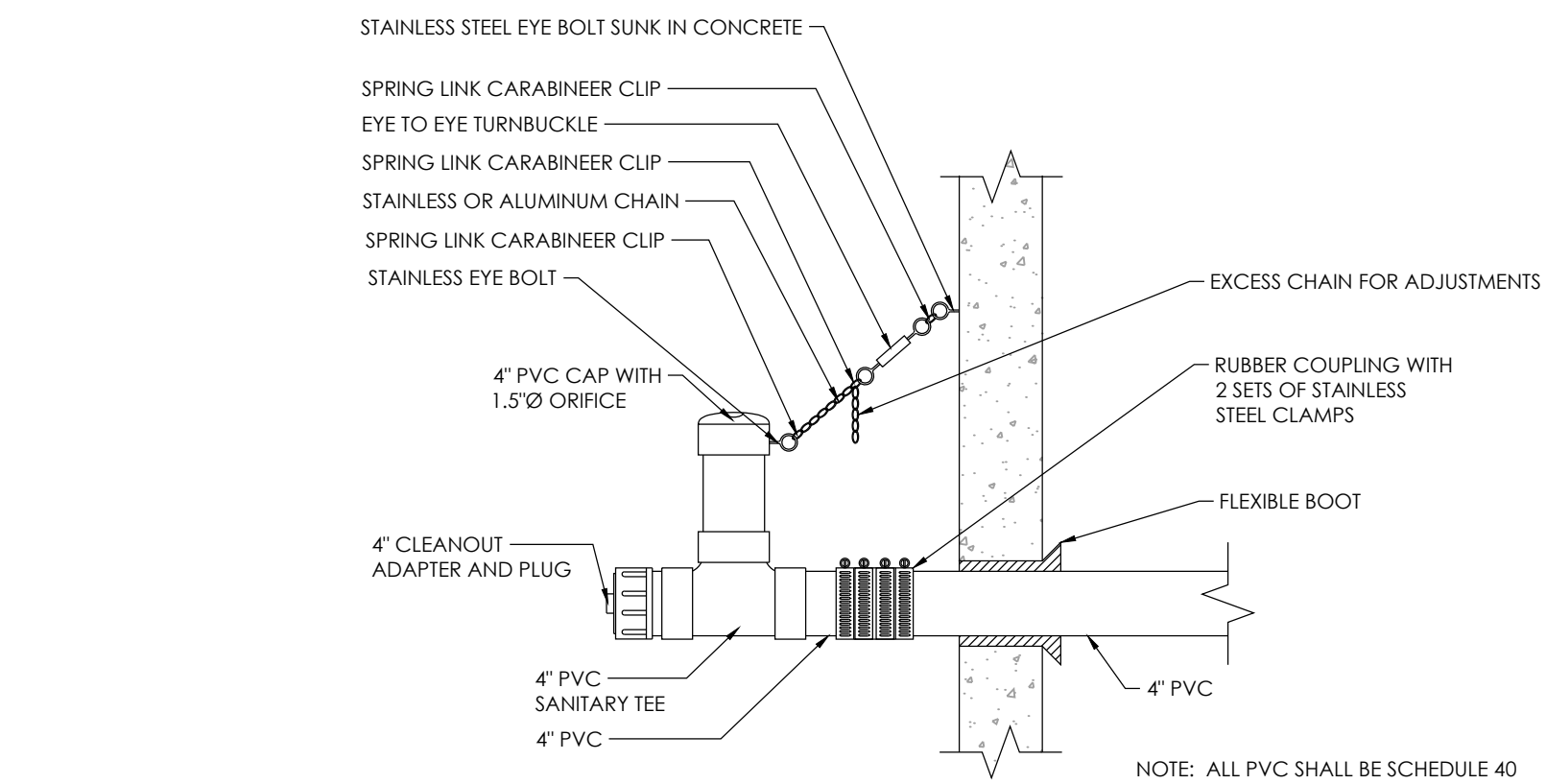
- AQUATIC PLANTING NOTES:**
- SIZE:** AT TIME OF PROCUREMENT & INSTALLATION, AQUATIC PLANTS TO BE 4" POTS MINIMUM (32 COUNT TRAY ACCEPTABLE ALTERNATIVE IF 4" POTS ARE NOT AVAILABLE).
 - QUANTITY:** EACH PLANTING ZONE SHOULD USE A MIXTURE OF THE PLANTS LISTED, SUCH THAT THE TOTAL QUANTITY MATCHES THE REQUIRED TOTAL FOR EACH ZONE. INDIVIDUAL PLANT QUANTITIES ARE SOMEWHAT FLEXIBLE TO ACCOMMODATE NURSERY STANDARDS OF GROWING/SELLING PLANTS IN TRAYS OF (18) OR (32) PLANTS. ALL WETLAND PLANTS INCLUDED ON THIS PLAN ARE EMERGENT SPECIES. IF PLANT SUBSTITUTIONS ARE REQUESTED, THE FINAL PLANT LIST SHALL INCLUDE A MINIMUM OF TEN DIFFERENT SPECIES, OF WHICH A MINIMUM OF FIVE SHALL BE EMERGENT SPECIES.
 - PERCENTAGE:** EACH PLANT VARIETY SHOULD APPROXIMATELY MATCH THE PERCENTAGE LISTED FOR THAT ZONE. THERE CANNOT BE MORE THAN 40% OF A SINGLE PLANT TYPE PLANTED IN EITHER THE SHALLOW LAND OR THE SHALLOW WATER AQUATIC ZONES. DO NOT USE ONLY ONE PLANT TYPE IN THE PLANTING ZONE.
 - AVAILABILITY & SUBSTITUTIONS:** PLANTS LISTED AS EVERGREEN, RUSH, OR GRASS ARE REQUIRED. IF NOT AVAILABLE AT TIME OF PLANTING, SEE ALTERNATES BELOW. FOR PLANTS LISTED AS HERBACEOUS, CONTRACTOR MAY CHOOSE THREE PLANT VARIETIES FROM THE FOUR LISTED FOR EACH ZONE IF SOME PLANT TYPES ARE NOT AVAILABLE. QUANTITIES WOULD NEED ADJUSTING SO HERBACEOUS PLANTS MAKE 40-50% OF TOTAL FOR THE PLANTING ZONE.
 - ALTERNATES:**
SHALLOW WATER: JUNCUS EFFUSUS, ALT = SAGITTARIA LATIFOLIA
SCIRPUS CYPER, ALT = SCHOENOPLECTUS PUNGENS
SHALLOW LAND: CAREX VULPIN, ALT = CAREX LURIDA
ANDROPOGON ALT = CHASMANTHIUM LATIFOLIUM
 - PLANT SOURCING:** THESE NURSERIES SPECIALIZE IN AQUATIC PLANTS:
HOFFMAN PLANTS 5520 BAHAMA ROAD ROUGE MONT, N.CAROLINA (919) 479-6620
MELLOW MARSH FARMS 1312 WOODY STORE ROAD SLER CITY, N.CAROLINA (919) 742-1200
WETLAND PLANTS INC 812 DRUMMONDS POINT ROAD EDENTON, N.CAROLINA (252) 482-5707
 - SOIL:** THE TOP 4-INCHES OF SOIL OF THE LOWER AND UPPER SHELF SHALL BE TOPSOIL.
 - SOD:** CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL TESTS IN AREAS WITH SOD SPECIFIED. CONTRACTOR SHALL AMEND SOIL PER RECOMMENDATIONS OF THE SOIL TEST, INCLUDING ADDITION OF TOPSOIL, AS REQUIRED.
 - CERTIFICATION:** A LETTER SHALL BE PROVIDED BY THE LANDSCAPE COMPANY THAT INSTALLS THE WETLAND PLANT CERTIFYING THAT THE NUMBER, TYPE, AND LOCATION OF ALL PLANTINGS AS INSTALLED IS IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.
 - GEESSE PROTECTION:** CONTRACTOR RESPONSIBLE FOR PREVENTING GEESSE FROM EATING YOUNG AQUATIC PLANTS UNTIL THEY ARE WELL ESTABLISHED.
 - WARRANTY:** A ONE-YEAR (1 YR) WARRANTY PERIOD IS REQUIRED FOR THE WETLAND PLANTS. THIS WARRANTY SHALL BE FULLY TRANSFERABLE TO ANY SUBSEQUENT OWNER UPON CONVEYANCE OF THE PROPERTY PRIOR TO ITS EXPIRATION. CONTRACTOR IS ALSO RESPONSIBLE FOR PREVENTING PREDATION OF THE WETLAND PLANTINGS. ANY PLANTINGS THAT DIE OR ARE EATEN DURING THE FIRST YEAR AFTER INSTALLATION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.



3 RISER ANCHOR STRAP DETAIL
CD710 SCALE: NTS



4 RISER TRASH RACK DETAIL
CD710 SCALE: NTS



4 LOW FLOW DRAWDOWN DEVICE
CD710 SCALE: NTS.

PIN: 0658086641
REID: 0026771



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

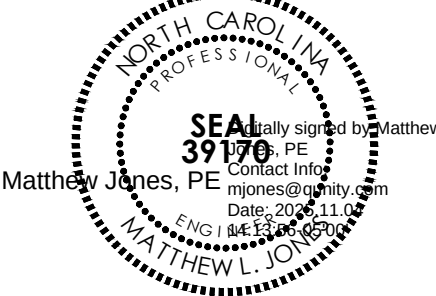
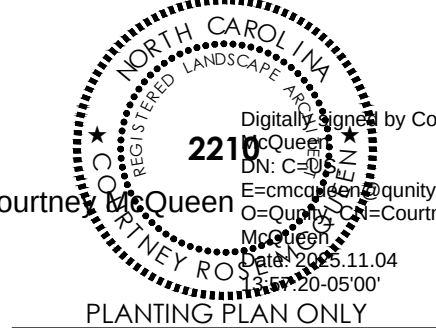
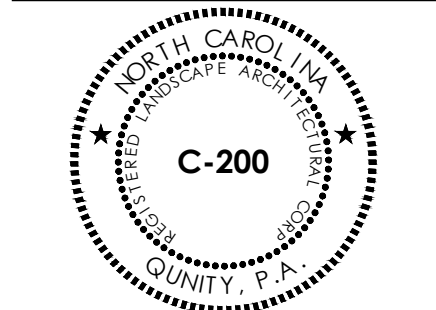
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

**GRIGSBY AVE
RESIDENTIAL**

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

**WETLAND PLANTING
AND DETAILS**



811 - CALL BEFORE YOU DIG
DRAWN BY: ST
CHECKED BY: MLJ
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO.

CD710

<MAJOR SUBDIVISION PLAN>
Page 78 of 88

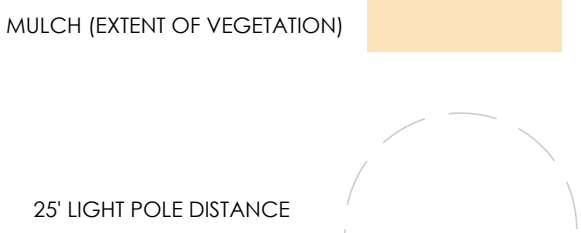


PIN: 0658086641
REID: 0026771

- LANDSCAPE NOTES:
1. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOVED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION, AND KEPT FREE FROM TRASH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS).
 2. THE OWNER/HOA SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
 3. TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED, WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS, TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES. ALL TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS. (PER 5.3.4.D)
 4. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
 4. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
 4. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
 4. REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF HOLLY SPRINGS UDO.

NOTE: REFERENCE LP500 FOR LANDSCAPE PLANTING DETAILS & SCHEDULE.

LANDSCAPE PLANTING PLAN LEGEND



DEVELOPMENT SUMMARY:

SITE SUMMARY	
EXISTING LAND AREA:	253,543 SF (5.82 AC)
ROW DEDICATION:	3,598 (0.08 AC)
PROPOSED LAND AREA:	249,945 (5.74 AC)
AREA OF DISTURBANCE:	191,440 SF (4.40 AC)
ON SITE:	166,261 SF (3.82 AC)
OFF SITE:	25,379 SF (0.58 AC)
EXISTING ZONING:	NR
PROPOSED ZONING:	NR-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES & SINGLE FAMILY
WATERSHED:	MIDDLE CREEK
RIVER BASIN:	NEUSE

LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	35'
TOTAL LOTS (SINGLE FAMILY):	12
TOTAL LOTS (TOWNHOMES):	9
TOTAL LOTS (OPEN SPACE):	2
AVERAGE LOT SIZE (SINGLE FAMILY):	5,005 SF
AVERAGE LOT SIZE (OPEN SPACE):	66,078 SF
MAXIMUM LOT SIZE:	127,086 SF
MINIMUM LOT SIZE:	1,470 SF
MINIMUM LOT WIDTH:	20 LF
MAXIMUM LOT FRONTAGE:	60 LF
MINIMUM LOT FRONTAGE:	20 LF
MINIMUM LOT DEPTH:	92 SF
STREET YARD SETBACK:	5' (MIN) 35' (MAX)
SIDE SETBACK:	10 LF
REAR SETBACK:	25' FROM R/W (MIN)
DRIVEWAY/BLDG SET BACK:	21 (3.61 UNITS/AC)
PROPOSED UNITS:	

BUILDING SUMMARY	
EXISTING BUILDING AREA:	0 SF
PROPOSED BUILDING AREA:	32,690 SF

PARKING SUMMARY	
2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.	

REQUIRED PARKING MIN: 2/UNIT	44 SPACES
REQUIRED ADDITIONAL 10% GUEST PARKING:	4 SPACES*
GARAGE/DRIVEWAY SPACES PROVIDED:	44 SPACES
GRIGSBY AVE C-2C PARALLEL PARKING PROVIDED:	8 SPACES
CLUSTER MAILBOX PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	54 SPACES
*PROVIDED ALONG GRIGSBY AVE FRONTAGE	

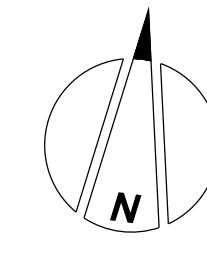
IMPERVIOUS SUMMARY	
TOTAL AREA:	249,945 (5.74 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0 AC)
PROPOSED IMPERVIOUS AREA:	77,402 SF (1.76 AC)
RESERVE IMPERVIOUS AREA:	1,500 SF (0.03 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	78,902 SF (1.80 AC) (31%)

OPEN SPACE SUMMARY	
TOTAL REQUIRED OPEN SPACE AREA:	74,983 SF (1.72 AC) (30%)
TREE PRESERVATION AREA:	49,989 SF (1.16 AC) (20%)
MIN ACTIVE RECREATIONAL OPEN SPACE:	12,497 SF (0.29 AC) (5%)
MIN FLEXIBLE SPACE:	12,497 SF (0.29 AC) (5%)
TOTAL PROVIDED OPEN SPACE AREA:	82,523 SF (1.89 AC) (33%)
TREE PRESERVATION AREA:	50,715 SF (1.16 AC) (20%)
ACTIVE RECREATIONAL OPEN SPACE:	12,518 SF (0.29 AC) (5%)
FLEXIBLE SPACE :	19,290 SF (0.44 AC) (8%)

LANDSCAPE PLANTING PLAN

1
LP100
SCALE: 1"=30'

0 15 30 60
SCALE: 1"=30'



PROPOSED MODIFICATIONS PER UDO 2.4.3C		
FOUNDATION LANDSCAPING (5.3.1b.1)	STANDARD REQUIRED	PROPOSED CHANGE
DOUBLE FRONAGE LOTS	FOUNDATION LANDSCAPE IS REQUIRED ALONG ANY BUILDING FACADE FAING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FACADE	FOUNDATION REQUIREMENTS APPLY TO THE MAIN ENTRANCE FACING FACADE AND END OF BLOCK FACADE
STREET TREE SPACING (5.3.5A.1.b)	STANDARD REQUIRED	PROPOSED CHANGE
INTERNAL STREET	30' MIN - 45' MAX O.C. SPACING	15' MIN - 105' MAX SPACING



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

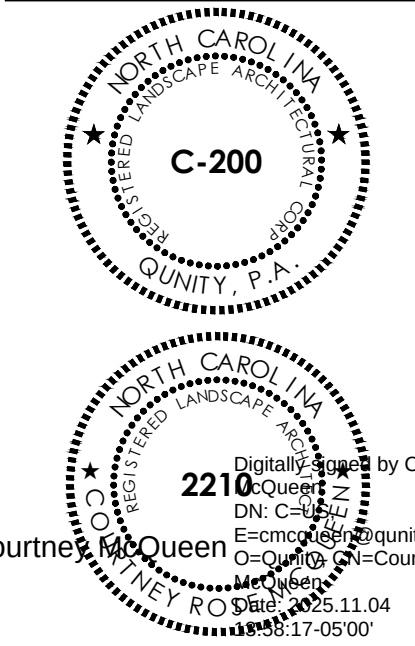
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

LANDSCAPE PLANTING PLAN



Digital Seal by Courtney MacQueen
2210
COURTNEY MACQUEEN
01/01/2017-11/04/2024
11/04/2024

811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO.: 2357
SHEET NO.

LP100

<MAJOR SUBDIVISION PLAN>



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE
RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

ARCHITECTURAL
ELEVATIONS



RAINEY COASTAL CLASSIC



RAINEY AMERICAN CLASSIC



RAINEY MODERN FARMHOUSE



RAINEY ENGLISH ELEGANCE



PARKER MODERN RETREAT



PARKER AMERICAN CLASSIC



PARKER MODERN FARMHOUSE



PARKER MODERN PRAIRIE



SIMONE MODERN RETREAT



SIMONE MODERN EUROPEAN



SIMONE COASTAL COTTAGE



SIMONE AMERICAN FARMHOUSE



SIMONE MODERN PRAIRIE



PARKER COASTAL COTTAGE



RAINEY PACIFIC CRAFTSMAN

NOTE: A MINIMUM OF 1.5' FINISHED FLOOR
ELEVATIONS IS REQUIRED FOR EACH
INDIVIDUAL RESIDENTIAL UNIT.

FRONT-LOADED SINGLE FAMILY HOME OPTIONS

811 - CALL BEFORE YOU DIG
DRAWN BY: AMC
CHECKED BY: CRM
DATE: OCTOBER 24, 2025
QUNITY PROJECT NO. 2357
SHEET NO.

AA100
<MAJOR SUBDIVISION PLAN>



TATUM MODERN FARMHOUSE



TATUM WESTERN CRAFTSMAN



TATUM AMERICAN CLASSIC



TATUM COASTAL CLASSIC



WALKER MODERN PRAIRIE



WALKER MODERN FARMHOUSE



WALKER WESTERN CRAFTSMAN



ELLINGTON MODERN FARMHOUSE



ELLINGTON MODERN EUROPEAN



WALKER COASTAL CLASSIC



ELLINGTON WESTERN CRAFTSMAN

REAR-LOADED SINGLE FAMILY HOME OPTIONS

Rear Entry TWO-STORY TOWNHOME

SHOWN AS 6 UNIT BUILDING w/ 'AMERICAN FARMHOUSE' EXTERIOR DESIGN w/ HIGH BRICK



Brick-'Stone Mountain' and 'Alpine Select' by General Shale, 5" Horizontal Plank Siding-'Industrial Revolution' (PPG0997-6), 4" Horizontal Plank Siding-'Midnight Hour' (PPG1038-7), Fiber Cement Panels w/ vertical Battens-'Delicate White' (PPG1001-1), Shutters-'Black Magic' (PPG1001-7)Trim Color & Garage Door Color -'Shark' (PPG1006-2). All paint by PPG Paints.



Brick-'Alpine Select' by General Shale, 5" Horizontal Plank Siding-'Industrial Revolution' (PPG0997-6), 4" Horizontal Plank Siding-'Midnight Hour' (PPG1038-7), Fiber Cement Panels w/ vertical Battens-'Up In Smoke' (PPG1010-6), Shutters-'Black Magic' (PPG1001-7)Trim Color & Garage Door Color -'Shark' (PPG1006-2). All paint by PPG Paints.

COPYRIGHT ©2025 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice.

62

REAR-LOADED TOWNHOME OPTIONS

Front Entry TWO-STORY TOWNHOME

SHOWN AS 6 UNIT BUILDING w/ 'AMERICAN FARMHOUSE' EXTERIOR DESIGN w/ HIGH BRICK



Brick-'Greysburg' by General Shale, 5" Horizontal Plank Siding-'Industrial Revolution' (PPG0997-6), 4" Horizontal Plank Siding-'Armory' (PPG1009-6), Fiber Cement Panels w/ vertical Battens-'Shark' (PPG1006-2), Shutters-'Black Magic' (PPG1001-7)Trim Color & Garage Door Color -'Shark' (PPG1006-2). All paint by PPG Paints.

FRONT-LOADED TOWNHOME OPTIONS

EXTERIOR MATERIAL STANDARDS

general notes :

(applicable for both Detached & Attached Product Offering)

-See Exterior Building Material Legend for list of materials per Exterior Design.

-All exterior Siding (horizontal, shake, panel or panel with vertical battens) is Fiber Cement

-Masonry is either Brick or Cultured Stone.

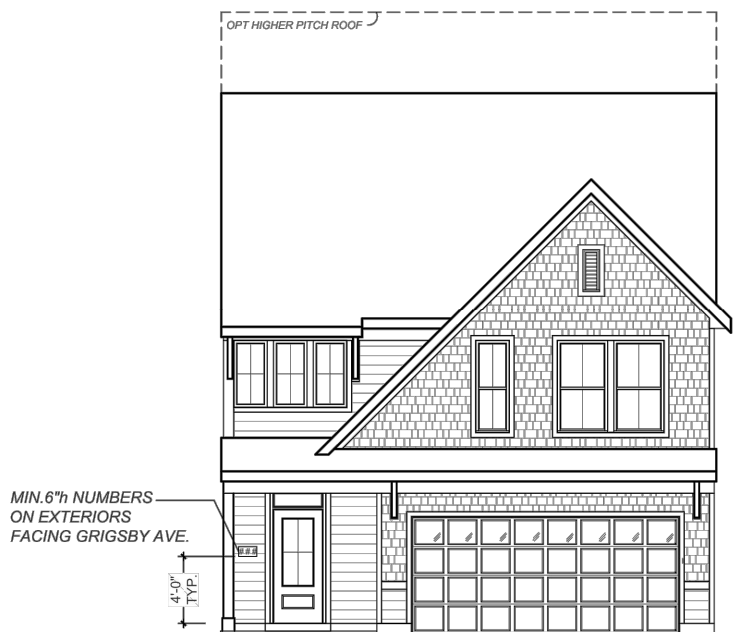
Low brick shall be capped with either brick rowlock sill or cast stone sill -per Exterior Design.

All Cultured Stone shall be capped with a stone sill.

-Veneer to grade is available for front, sides and rear elevations

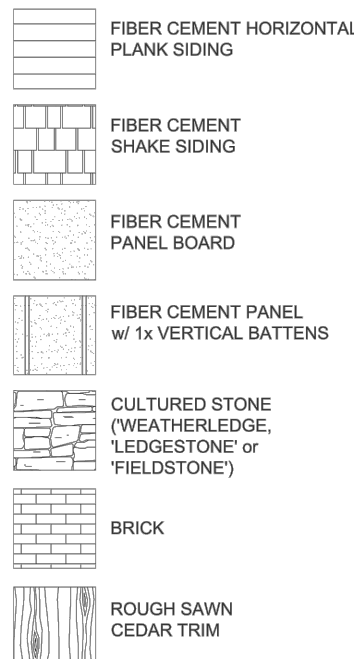
-Exteriors facing Grigsby Ave are to have 18"min FFE per UDO Standard.

SAMPLE EXTERIOR ELEVATION TO DEPICT
STANDARD ADDRESS PLAQUE SIZE & LOCATION



EXTERIOR BUILDING MATERIALS:

ALL ROOF SHINGLES ARE DIMENSIONAL ASPHALT SHINGLES



EXTERIOR MATERIAL CALCULATIONS

DETACHED PRODUCT		Veneer Calculations				
Plan Name	Exterior Design	TOTAL Area SF	% Masonry	% Fiber Siding	% Shake Siding	% Boardwalk
RANEY	Coastal Classic w/ Siding	264.96	0%	82%	0%	0%
	Coastal Classic w/ Brick	269.67	49%	33%	0%	0%
	American Classic w/ Siding	267.89	0%	100%	0%	0%
	American Classic w/ Brick	269.62	50%	50%	0%	0%
	American Classic w/ Cultured Stone	266.63	10%	85%	0%	0%
	Modern Farmhouse w/ Siding	379.40	0%	37%	0%	33%
	Modern Farmhouse w/ Cultured Stone	387.60	32%	12%	0%	71%
	Modern Farmhouse w/ Brick	402.89	21%	0%	0%	69%
	Modern European w/ Brick	179.59	60%	1%	0%	40%
	Pacific Craftsman w/ Brick	229.90	36%	63%	0%	0%
PARKER	American Classic w/ Siding	267.94	0%	100%	0%	0%
	American Classic w/ Brick	269.92	21%	79%	0%	0%
	Modern Refresh w/ Siding	269.97	0%	100%	0%	0%
	Modern Refresh w/ Brick	269.93	39%	5%	0%	47%
	Modern Refresh w/ Cultured Stone	276.63	33%	66%	0%	36%
	Modern Prairie w/ Brick	190.68	40%	60%	0%	0%
	Modern Farmhouse w/ Siding	380.53	0%	1%	0%	40%
	Modern Farmhouse w/ Brick	380.71	33%	34%	0%	64%
	Modern Farmhouse w/ Additional Brick	591.63	33%	34%	0%	64%
	Coastal Cottage w/ Cultured Stone	222.81	33%	0%	30%	30%
SIMONE	American Classic w/ Siding	349.63	0%	100%	0%	0%
	American Classic w/ Brick	271.49	49%	52%	0%	0%
	Modern Prairie w/ Brick	140.64	41%	60%	0%	0%
	Modern Refresh w/ Siding	360.42	0%	100%	0%	0%
	Modern European w/ Brick	201.17	52%	0%	0%	48%
	Coastal Cottage w/ Siding	293.61	0%	37%	0%	0%
	Coastal Cottage w/ Cultured Stone	294.66	32%	25%	0%	0%
	American Classic w/ Siding	349.63	0%	100%	0%	0%
	American Classic w/ Brick	271.49	49%	52%	0%	0%
	Modern Prairie w/ Brick	140.64	41%	60%	0%	0%
	Modern Refresh w/ Siding	360.42	0%	100%	0%	0%
	Modern European w/ Brick	201.17	52%	0%	0%	48%

ATTACHED PRODUCT		Veneer Calculations				
Plan/Exterior Design		TOTAL Area SF	% Masonry	% Fiber Siding	% Shake Siding	% Boardwalk
2-STORY FRONT ENTRY TOWNHOUSE						
3-UNIT American Farmhouse		848.10	50%	29%	n/a	16%
2-STORY REAR ENTRY TOWNHOUSE						
3-UNIT American Farmhouse		777.6	50%	31%	n/a	14%
4-UNIT American Farmhouse		1021.6	50%	28%	n/a	24%

DETACHED PRODUCT (Rear Entry)		Veneer Calculations (Post-elevation)				
Plan Name	Exterior Design	TOTAL Area SF	% Masonry	% Fiber Siding	% Shake Siding	% Boardwalk
TATUM	Modern Farmhouse w/ Siding	315.58	0%	42%	0%	58%
	Modern Farmhouse w/ Brick	330.21	19%	20%	0%	65%
	Modern Farmhouse w/ High Brick	355.49	54%	11%	0%	65%
	Modern Farmhouse & Full Porch w/ Brick	293.94	10%	32%	0%	48%
	Modern Farmhouse & Full Porch w/ High Brick	310.32	40%	12%	0%	48%
	Western Craftsman w/ Brick	389.45	52%	0%	48%	0%
	Western Craftsman w/ Cultured Stone	378.17	10%	40%	41%	0%
	American Classic w/ Brick	349.35	70%	21%	0%	0%
	Coastal Classic w/ Cultured Stone	314.58	21%	40%	32%	7%
WALKER	Modern Farmhouse w/ Siding	349.42	0%	30%	0%	40%
	Modern Farmhouse w/ Brick	362.39	19%	30%	0%	51%
	Modern Farmhouse w/ Additional Brick	378.64	59%	12%	0%	29%
	Western Craftsman w/ Siding	371.23	0%	70%	21%	0%
	Western Craftsman w/ Brick	364.53	52%	29%	19%	0%
	Western Craftsman w/ Cultured Stone	392.96	42%	31%	20%	0%
	Modern Prairie w/ Brick	345.47	57%	20%	0%	10%
	Coastal Classic w/ Cultured Stone	353.69	42%	18%	32%	8%
ELLINGTON	Modern Farmhouse w/ Siding	389.66	0%	20%	0%	71%
	Modern Farmhouse w/ Brick	399.99	19%	13%	0%	71%
	Modern Farmhouse w/ High Brick	426.05	59%	5%	0%	37%
	Modern Farmhouse & Full Porch w/ Brick	371.72	17%	14%	0%	69%
	Modern Farmhouse & Full Porch w/ High Brick	388.02	49%	8%	0%	48%
	Western Craftsman w/ Cultured Stone	413.07	17%	52%	30%	0%
	Modern European w/ Brick	386.19	59%	55%	0%	4%
	Modern European w/ High Brick	378.96	60%	8%	0%	6%
	Modern Prairie w/ Brick	301.67	42%	30%	0%	69%
	American Classic w/ Siding	349.63	0%	100%	0%	0%
	American Classic w/ Brick	271.49	49%	52%	0%	0%
	Modern Prairie w/ Brick	140.64	41%	60%	0%	0%

NOTE: A MINIMUM OF 1.5' FINISHED FLOOR ELEVATIONS IS REQUIRED FOR EACH INDIVIDUAL RESIDENTIAL UNIT.



CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

GRIGSBY AVE
RESIDENTIAL

0 GRIGSBY AVE
HOLLY SPRING,
NORTH CAROLINA

ARCHITECTURAL
ELEVATIONS

811 - CALL BEFORE YOU DIG

DRAWN BY: AMC CHECKED BY: CRM

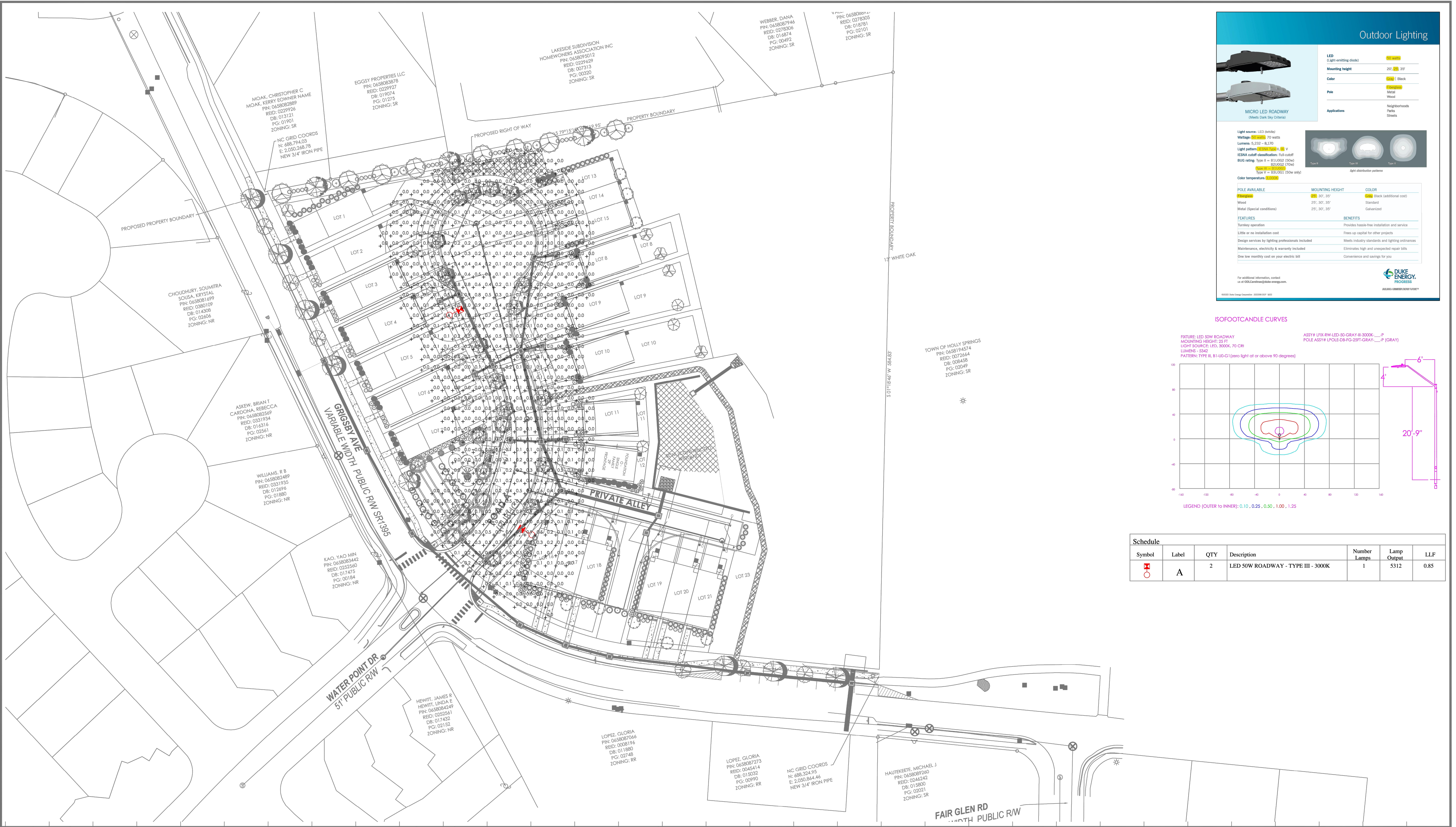
DATE OCTOBER 24, 2025

QUNITY PROJECT NO. 2357

SHEET NO.

AA101

<MAJOR SUBDIVISION PLAN>





MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Mounting height 20', 25', 30'

Color 3000K | Black

Pole Metal
Wood

Applications Neighborhoods
Parks
Streets

Light source: LED (white)
Voltage: 120VAC, 70 watts
Lumens: 3,252 - 4,170
Light pattern: Type III, 110° beam angle
IESNA cutoff classification: Full-cutoff
BUG rating: Type II - B1, U02 (50w)
Type V - B3, U01 (50w only)
Color temperature: 3000K

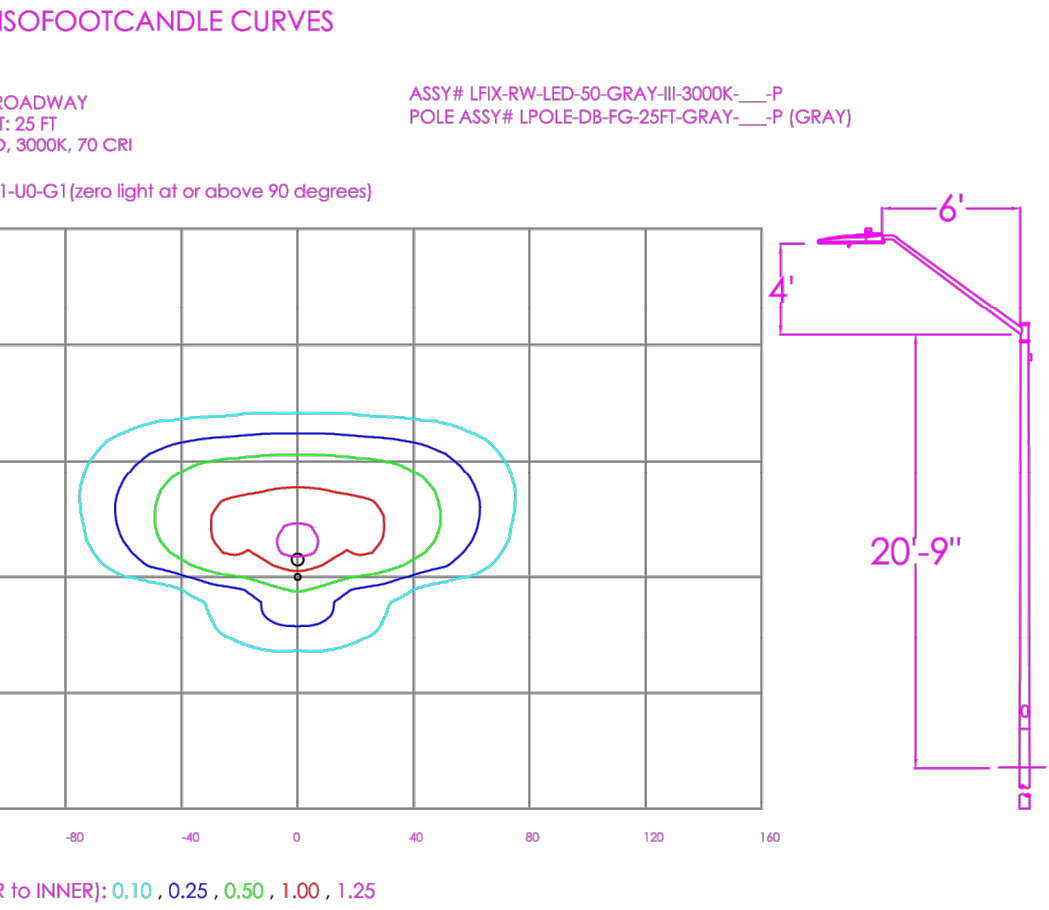
Light distribution patterns
Type II Type III Type V

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Black pipe	25', 30', 35'	Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at GOLC@dukeenergy.com.

DUKE ENERGY PROGRESS



Schedule						
Symbol	Label	QTY	Description	Number Lamps	Lamp Output	LLF
 	A	2	LED 50W ROADWAY - TYPE III - 3000K	1	5312	0.85

REV B	10/24/25	UPDATED SITE PLAN	NJ
NO.	DATE	REVISION	BY



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

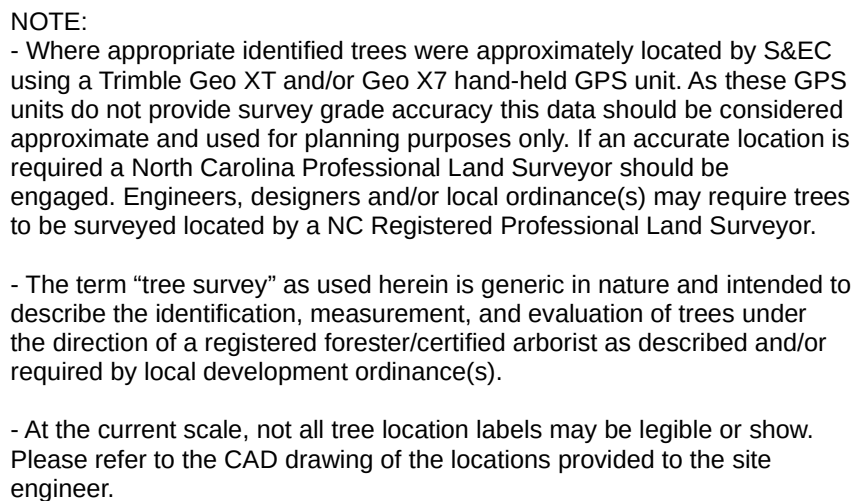


PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

GRISBY TOWNHOMES		
HOLLY SPRINGS, NC		
STREET LIGHTING ARRANGEMENT		
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by	N. Johnson	Scale 1" = 40'
Date	10/24/2025	Size Drawing size "D"
Description LED ROADWAY		
Drawing No.	25-0254B	Sht. 1 OF 1

- Tree Preservation Area (Approximate)
 - Trees > 3" DBH (within sample plots)
- Property Boundary
 - Specimen Trees
- ▨ Mature Pine mixed with Hardwoods
- ▨ Mature Hardwoods mixed with Pines
- Sample Plots



- a. Over thirty inches (30") DBH for Pine species; or
- b. Over twenty-four inches (24") DBH for nonPine species; or
- c. For other unique or rare tree species:
 - (1) Flowering Dogwood – over three inches (3") DBH
 - (2) Eastern Redbud – over three inches (3") DBH
 - (3) Longleaf Pine – over twelve inches (12") DBH

N





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

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.
 - Courtyards at Holly Grove Major Subdivision (formerly Graham Wood)
 - Seasons at Wilbon Rezoning
 - Comprehensive Plan Sections 4, 5, and 6
 - UDO Text Amendments

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

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#: 5.

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:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Other Business

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None