



Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. March 24, 2026 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. Rezoning 25-REZ-02 Powell Place

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 March 24, 2026 at 7:00pm.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **March 24, 2026**. At 7:00 p.m. after determining whether a quorum was present, Rick Madoni called the meeting to order.

Staff Members Present:

Cheryl Caines, Senior Planner
Sean Ryan, Planning Division Manager
Jay Osborne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk
Mackenzie Fretz, Board Clerk

The Board completed roll call.

Planning Board Members Present:

Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Tanner Davis, *ETJ*
Van Crandall
Joanna Holder
Sara Kempin
Craig Kessler
Kathy Stamper
Josh Prizer

Members Absent:

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

Agenda Item #5: Organizational Meeting

1. Chairperson and Vice Chairperson

Motion to elect Rick Madoni as Chair and Thomas Urquhart as Vice Chair.

Motion by: Josh Prizer

Second by: Joanna Holder

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

2. Land Use Advisory Committee (LUAC) Representatives

Motion to elect Van Crandall & Sara Kempin as Land Use Advisory Committee (LUAC) Representatives.

Motion by: Joanna Holder

Second by: Craig Kessler

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 24, 2026 at 7:00pm.

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

3. Tree Advisory Committee (TAC) Representatives

Motion to elect Joanna Holder as primary and Craig Kessler as secondary for Tree Advisory Committee (TAC) Representatives.

Motion by: Josh Prizer

Second by: Thomas Urquhart

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

Agenda Item #6: Agenda Adjustment

None.

Agenda Item #7: Approval of Minutes

a. February 24, 2026, Minutes

Motion:

Motion to approve February 24, 2026 Minutes *with a name adjustment*.

Motion by: Thomas Urquhart

Second by: Kathy Stamper

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

Agenda Item #8: Town Council Representative

a. Planning Board Representation for Town Council

- April 21st – Thomas Urquhart
- May 19th – Sara Kempin

Agenda Item #9: Zone Map Change Petition

Rezoning 25-REZ-09 New School Montessori

Ms. Caines provided an overview of the project, including its location, the rezoning request, and the Town's requirements. Ms. Caines shares the applicant has requested to be continued to next month's Planning Board meeting.

The Planning Board holds further discussion.

Motion:

Motion to continue 25-REZ-09 New School Montessori Rezoning to the April 28th, 2026 Planning Board Meeting.

Motion by: Joanna Holder

Second by: Josh Prizer

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 24, 2026 at 7:00pm.

Agenda Item #10: Other Business

- Town Council Official Action Overview
- Committee Reports
 - Tree Advisory Committee: Ms. Kempin shares a brief on the TAC event Arbor Day and the planting of a dogwood tree. The next TAC meeting is April 13th, 2026.
- Development Services Report
- Other Business

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by: Thomas Urquhart

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

Time: 7:24 pm

Mackenzie Fretz
Planning Board Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Rezoning 25-REZ-02 Powell Place

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny 25-REZ-02 for Powell Place Rezoning.

Explanation:

- The applicant has submitted an application for a rezoning from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District at 7121 & 0 Rouse Road.
- The application includes a total of 97 units on 32.7 acres, with a mix of 42 Attached and 55 Detached Dwellings.
- The application follows the Option 2: Master Plan Conditional Zoning District process, with a conceptual plan set for the project. If the project were approved by Town Council, a separate Major Subdivision application would be required. This Major Subdivision would return to Town Council for Quasi-Judicial Review.

Staff Recommendation: Approve

Town Council Public Hearing:

- The legislative public hearing process, including rezoning, is prior to the Planning Board review and recommendation.
- The public hearing was held on January 20, 2025. A link to the public hearing video is included in the staff report.
- During the public hearing, the applicant received feedback from residents and Town Council regarding increased traffic and safety concerns along Rouse Road, Piney Grove Wilbon Road, and Honeycutt Road, and additional road improvements beyond those proposed are needed to address these concerns.

Changes made following the Public Hearing

The applicant has made the following additional commitments to address concerns raised by the public and Town Council at the public hearing:

- additional roadway widening along Rouse Road for approx. 450' east of the site access drive.

- installation of both a right-turn lane and a left-turn lane on Rouse Road into the site.
- contribute \$100,000 towards the installation of a traffic signal at Rouse Road and Piney Grove Wilbon Road.
- request a speed limit reduction on Rouse Rd to 35 mph, subject to NCDOT approval.

Background:

- The project area lies within the Town's Planning Jurisdiction within the Extraterritorial Jurisdiction (ETJ).
- A school capacity letter from Wake County Public Schools is attached.
- In accordance with the updated Town Council Legislative review process, consideration of these amendments will take place on the following schedule. This includes a one month delay requested by the applicant in order to address feedback from the public hearing.
 - Tuesday, January 20th - Town Council Public Hearing
 - Tuesday, April 28th - Planning Board review and recommendation
 - Tuesday, May 19th - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ02_PowellPlace_StaffReport
2. 25REZ02_WCPSS_Letter
3. 25REZ02_PowellPlace_Application
4. 25REZ02_PowellPlace_Plans



Project Type: Zoning Map Amendment (Rezoning)
Conditional Zoning District
Master Plan (Option 2)

Concurrent Applications:

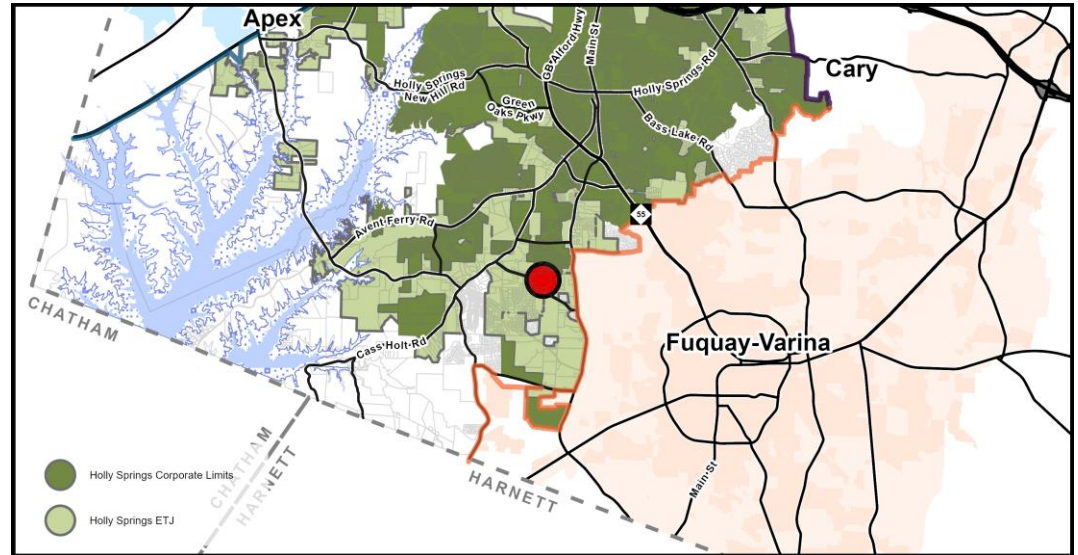
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Curry Engineering, on behalf of K.B. Homes

Property Address: 7051 & 7121 Rouse Rd

Property Area: 35.07 ac.



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

Project Summary:

A rezoning of 32.7 ac. from RR – Rural Residential to NR-CD – Neighborhood Residential Conditional Zoning District for the construction of 55 detached and 42 attached dwellings south of Honeycutt Farms subdivision.

Requested Action:

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

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Case Summary

Current Zoning:

RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:

NR Neighborhood Residential

☒ Conditional Zoning District

Master Plan (Option 2)



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Mixed Residential Neighborhood

Natural Area

Staff Analysis:

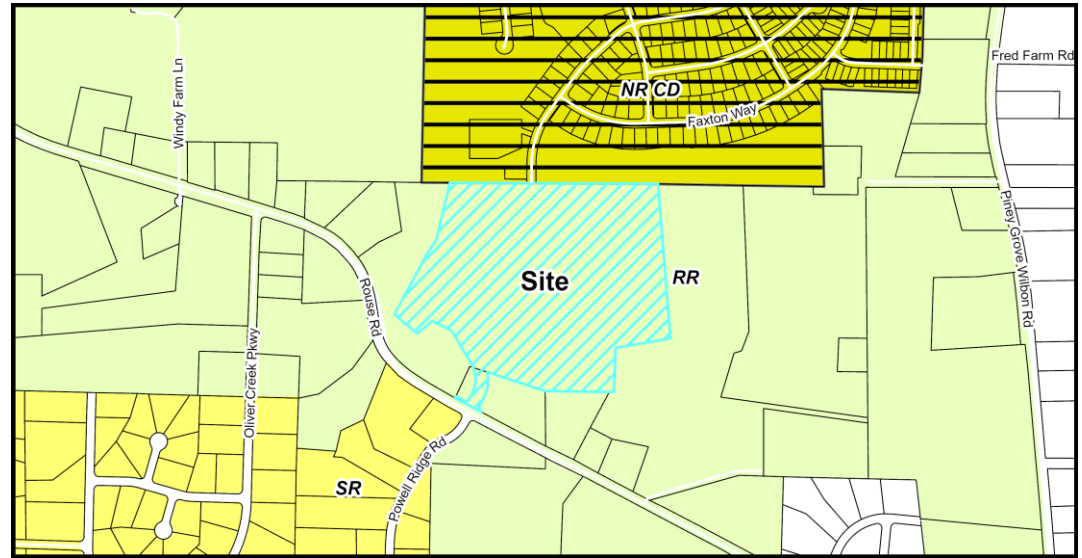
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed Neighborhood Residential Conditional Zoning District (NR-CD) allows for a variety of housing types and open spaces, and at a compatible density in the context of the nearby community. Characteristics of the Future Land Use Designation, Mixed Residential Neighborhood, and the Land Use & Character themes of Transitions and Increase Home & Neighborhood Choices have been demonstrated with the application. The proposed modifications create small design enhancements and increased buffering, indicating a higher standard of development than by-right. In response to comments received during the public hearing, the applicant is offering additional road improvements to Rouse Road, including the installation of left and right turn lanes into the site and a fee-in-lieu dedication towards signalization of the intersection at Rouse Road and Piney Grove Wilbon Road. Overall, the project is consistent with Town adopted plans and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0647477441	RR	32.23 ac.
0647465722*	RR	2.84 ac.
*portion to be rezoned	Total Area	35.07 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Agriculture
North	NR-CD - Neighborhood Residential Conditional District	Residential Subdivision (Honeycutt Farms)
South	RR – Rural Residential	Agriculture
East	RR – Rural Residential	Detached Dwelling, Agriculture
West	RR – Rural Residential	Detached Dwelling, Agriculture

Parcel Rezoning History

Rezoning Number: 22-REZ-01

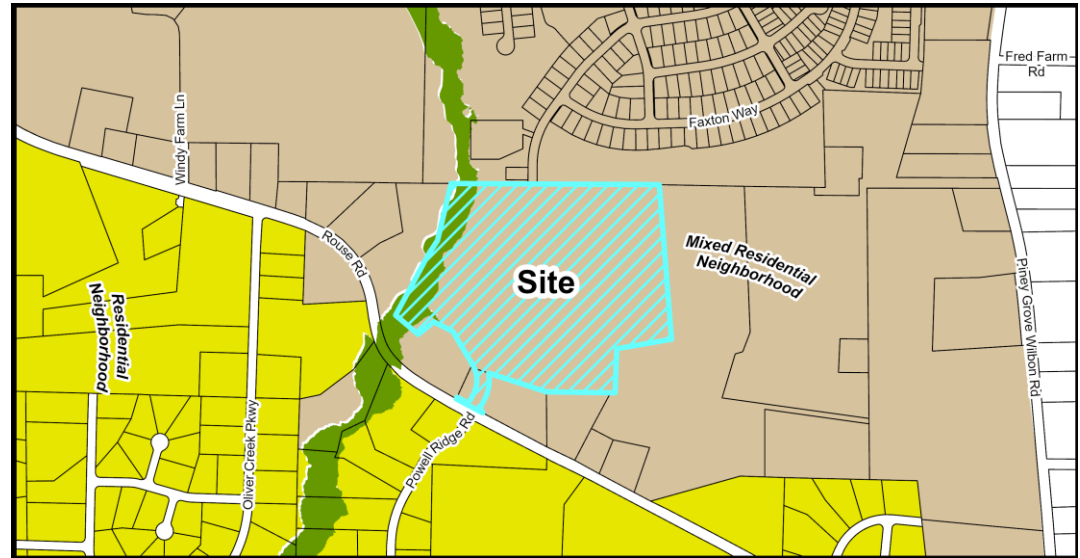
Original Zoning: R-30 Residential

Approved Zoning: RR

Approval Date: 3/1/2022

**Land Use & Character Information***Vision Holly Springs Comprehensive Plan Section 1***Growth Strategy Map:** Places to Enhance**Future Land Use:** Mixed 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.

Future Land Use: Mixed Residential Neighborhood

A Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices in the same neighborhood. The density of Mixed Residential Neighborhoods is highest around the central gathering place, where attached and multi-dwelling housing types like townhomes, apartments and condo buildings define the space. Moving out from the center, lots transition from smaller to larger and become exclusively single dwelling detached. If a Mixed Residential Neighborhood is built adjacent to an existing conventional neighborhood, this variation from more dense to less dense will provide an appropriate transition.

Key characteristics of a Mixed Residential Neighborhood include:

- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- New residential uses have off-street parking at the side or rear of the lot to enhance the streetscape and walkability. Parking areas on larger lots may be accessed from front-loaded driveways, while smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources, including large tree stands and drainage-ways.
- Multi-modal walkable streets with curbs and formal street tree planting.
- Building types may be mixed within blocks or may be organized with more dense building types near the center of the community, and less dense types near the edges.

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.

Key characteristics of Natural Areas include:

- Single dwelling residential houses are permitted.
- 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.
- Any civic or recreational open space is informal in character.

**Land Use & Character Information (cont.)**

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 project is located in the southern area of the Town's planning jurisdiction, directly south of the existing Honeycutt Farms subdivision. The Town's Future Land Use Map, adopted in 2022, defines residential development in this area, with parcels along the north side of Rouse Road designated primarily as Mixed Residential Neighborhood, and parcels along the south side of Rouse Road designated primarily as Residential Neighborhood, with Rouse Road acting as the transitional line between medium and lower density development expectations.

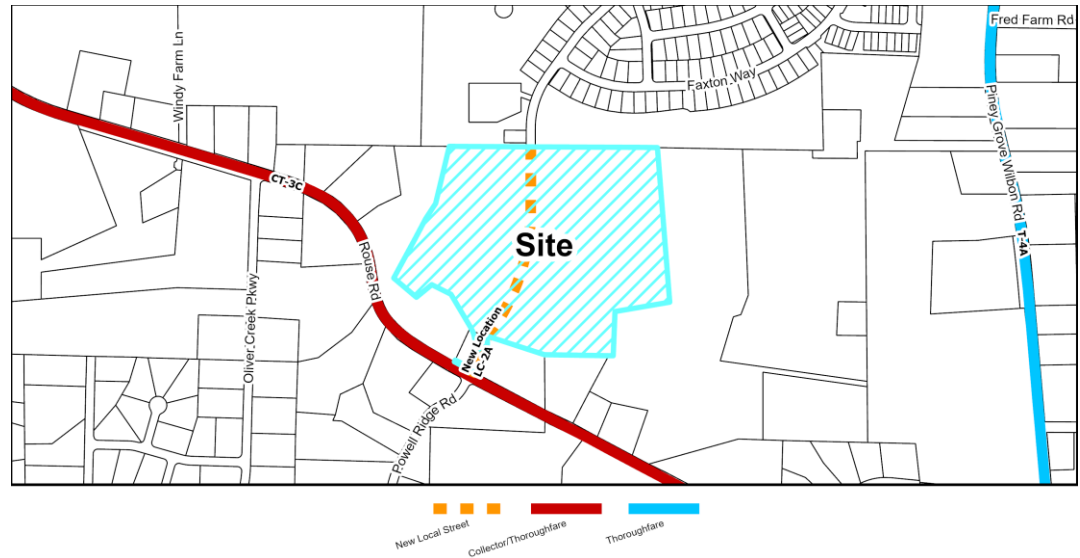
Increasing variety of housing types is one of the ways the Comprehensive Plan works to address affordability issues within the Town, which is why the Mixed Residential Neighborhood Future Land Use designation defines a need for a variety of housing types. As such, the Neighborhood Residential Zoning District requires attached dwellings when applying for a Conditional Zoning District. The applicant has considered Comprehensive Plan expectations and nearby development patterns in designing the site by placing the required attached dwellings in the center of the subdivision with larger-lot detached dwellings surrounding them and abutting adjacent properties. This provides a transition to the existing single family detached dwellings to the north in Honeycutt Farm and fulfills the Mixed Residential Neighborhood Future Land Use description of smaller lots near the center of the subdivision and larger lots along the edges. To also help fulfill the need for a variety of housing types, this development proposes rear-loaded detached dwellings, a unique product type that acts as a transition between front-loaded detached dwellings and attached dwellings within the subdivision. The proposed front-loaded detached dwellings incorporate a larger minimum front setback for garages than the building, aligning with the Mixed Residential Neighborhood characteristic that states "Where garages face the street, they should be set back significantly from the facade of the building." The proposed attached dwellings, as well as 13 detached dwellings, are rear-loaded and accessed via alleys.

The street network is generally in a grid network, with blocks containing most of the dwelling units branching off the Ressler Street extension. On-street parking is located along the centralized internal street (Street C). This meets the UDO requirement for additional parking spaces for attached dwellings and maintains consistency with Comprehensive Plan expectations for marked and unmarked parking that is provided on-street.

The proposed project provides a mix of housing types consistent with existing and proposed residential uses adjacent to the site and placed around a variety of connected open spaces utilizing existing environmental features. Larger natural areas along the Western stream are left largely undisturbed as is expected of the Natural Area Future Land Use designation. The applicant has incorporated Town feedback on the site design and product types into the rezoning plan. Overall, the project demonstrates consistency with the Land Use and Character Plan and helps achieve Comprehensive Plan goals, including increasing diversity of housing.

**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:**

At application, the site had approximately 1,200 linear feet of frontage along Rouse Road, which would have required widening under adopted plans. During review, the applicant recorded an exempt subdivision removing the frontage and the widening requirement. The applicant now proposes approximately 880 linear feet of Rouse Road improvements, including right-of-way dedication, lane widening, curb and gutter, and a 10-foot sidepath. The widening is proposed approximately 430 feet west of the proposed site driveway and approximately 450 feet east of the proposed site driveway.

The development proposes one driveway access to Rouse Road and internal connections to Ressler Street and the eastern parcel. A western street stub was requested by staff, but is not permitted due to environmental and topographical constraints per the U.S. Army Corps of Engineers until development of the adjacent western parcel is proposed.

New Location Roadways:

A new street connection is being installed in accordance with the Comprehensive Transportation Plan. This road is the Ressler Street extension and is proposed from its current terminus on the south side of Honeycutt Subdivision, through this project site to Rouse Road.

Hotspot/Safety Study Location:

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

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

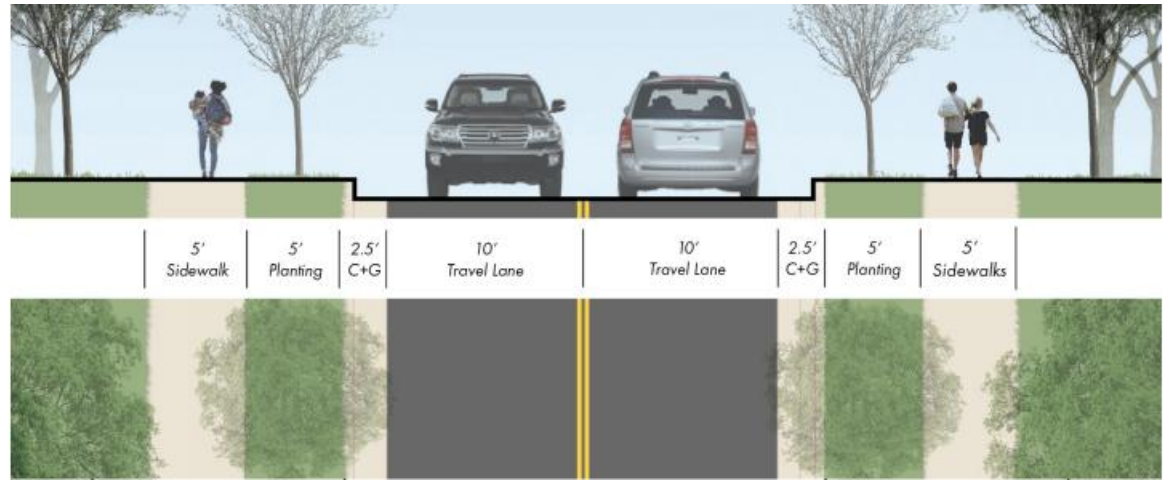
☒ Traffic Study
Required

☐ Tier 1

☒ Tier 2

☐ Tier 3

☐ Traffic Verification
Memo



Example of LC-2A Local Collector Cross Section

Traffic Study Summary

A Site Specific Traffic Assessment (Tier 2 study) and associated Transportation Mitigation Agreement (TMA) was completed with the rezoning petition. This development is required to adhere to and construct all recommended improvements within the approved study as follows:

Piney Grove-Wilbon Road at Spence Farm Road:

- Construct a westbound right-turn lane on Spence Farm Road to accommodate 150 feet of full-width storage.

Piney Grove-Wilbon Road at Rouse Road:

- Construct an eastbound right-turn lane on Rouse Road to accommodate 150 feet of full-width storage.
- Construct a northbound left-turn lane on Piney Grove-Wilbon Road to accommodate 100 feet of full-width storage.
- Contribute \$100,000 toward the installation of a traffic signal.

Rouse Road at Powell Ridge Road/Proposed Full Movement Site Driveway:

- Provide one ingress and one egress lane on the north leg of Proposed Full Movement Site Driveway.
- Construct an eastbound left-turn lane on Rouse Road with 50 feet of full-width storage.
- Construct a westbound right-turn lane on Rouse Road with 50 feet of full-width storage.

In addition to the site traffic mitigation recommendations listed above, the developer is committed to widening approximately 880 feet of the north side of Rouse Road to provide ½ the planned ultimate section (3-lane) per the Town's CTP.



Transportation Information (cont.)

Transportation Staff Analysis:

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

The UDO general requirement is "new development shall stub [streets] to all adjacent properties where practical." The UDO also states that "Requirements may vary at the discretion of the Administrator where compliance is determined not feasible because of topography, the existence of environmentally sensitive lands, the need to preserve cultural resources, and/or other similar considerations." As previously described, this project is not providing a street stub to the western property boundary. While this project is not in strict accordance with the ordinance to provide a stub to all adjacent properties, this project meets the intention of the ordinance in providing street stubs "where practical", thereby preserving "environmentally sensitive lands."

In addition, through the exempt plat subdivision, the project's property frontage along Rouse Road was removed. Therefore, road widening along Rouse Road is not strictly required by the UDO. However, this project is still proposing to widen a portion of Rouse Road adjacent to the project area. The project is also proposing to install turn lanes at the proposed site driveway that were not warranted from the traffic study, and contribute a \$100,000 fee-in-lieu to a future signal at Piney Grove Wilbon and Rouse Road.

These transportation improvements are a substantial contribution to the Rouse Road and Piney Grove Wilbon corridors and are consistent or even beyond the requirements of the Town's UDO, CTP, and Traffic Study Policy.



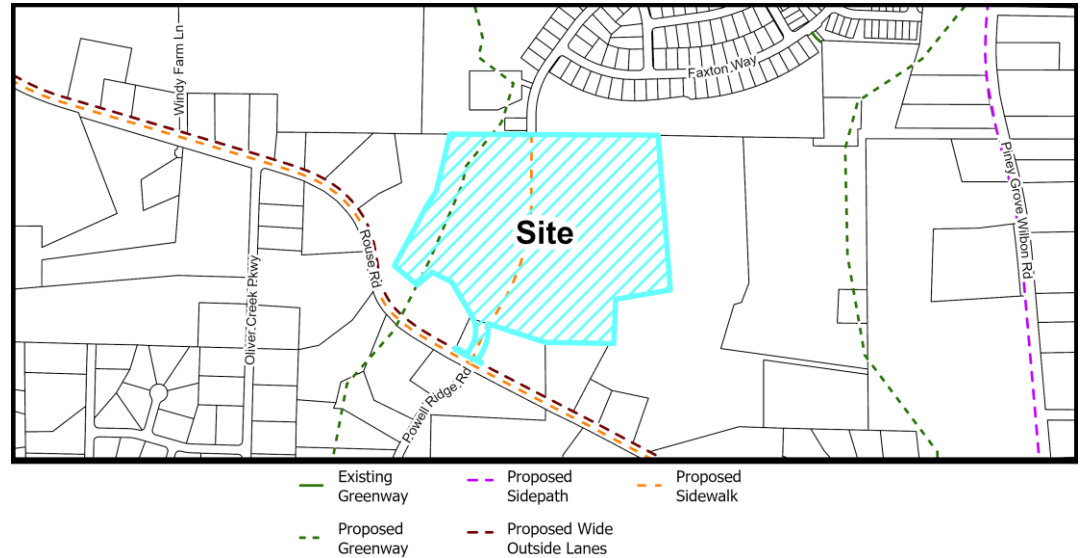
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Required Active Transportation Improvements

☒ Greenway

☐ Sidepath

A greenway is required per the Future Active Transportation Map, shown running through the Western area of the property and connecting to the greenway in the Honeycutt subdivision.

Parks, Recreation, & Greenways Summary

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

Parks, Recreation, & Greenways Staff Analysis:

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

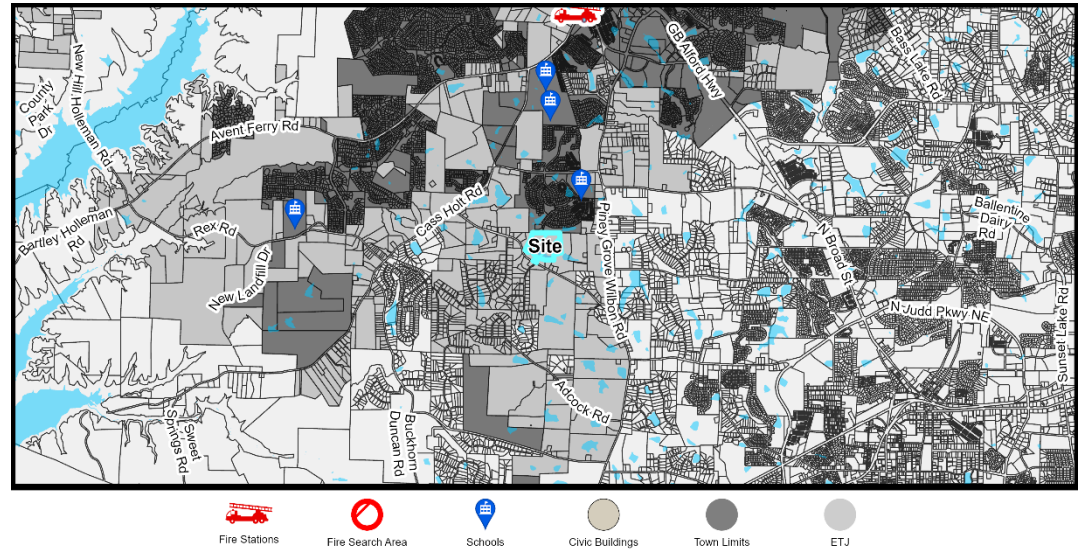
The project proposes a 10' greenway running along a segment of Rouse Road before turning and following the Ressler Street extension on the West side before crossing and connecting to the Honeycutt greenway at the Northern property line. 5' sidewalks are included along all internal streets. Though the site is not located in a Park Search Area, the project is still subject to the fee-in-lieu for parkland dedication. The project is consistent with the Parks, Recreation & Greenways Master Plan and 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.

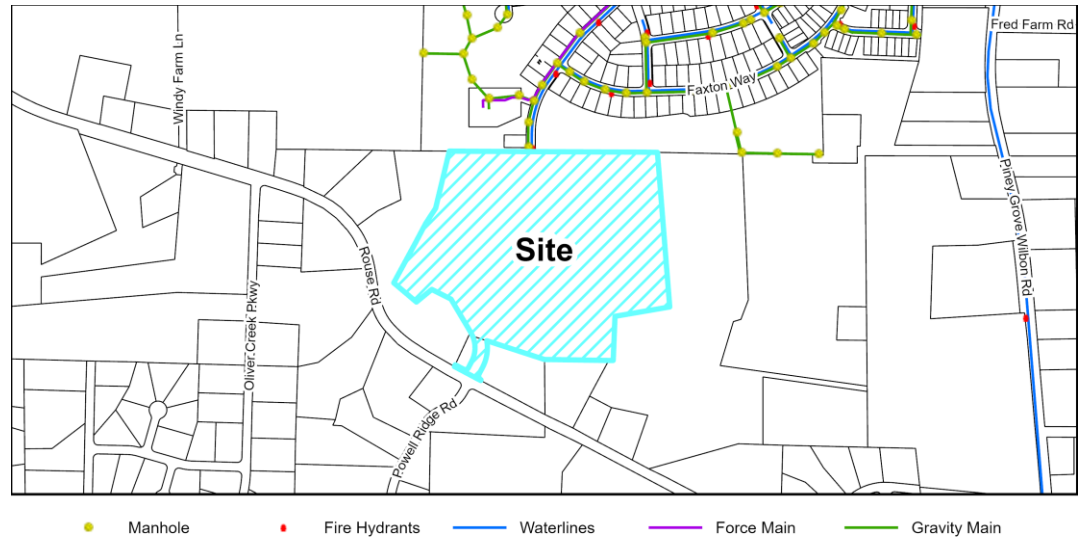
Community Facilities Staff Analysis:

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 under which this project was submitted. 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.

**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 is required to tie to existing Town water facilities located in Ressler Street and extend through the project site. The UDO also requires water lines to be extended across road frontages. However, through the exempt plat subdivision, the project's property frontage along Rouse Road was removed. Therefore, water line extension along Rouse Road is not strictly required by the UDO. This project is voluntarily proposing to extend approximately 1,000 linear feet of waterline along Rouse Road. The waterline extensions will be installed by the developer in accordance with Towns 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 required to extend Town sanitary sewer to serve the proposed development and extend to any upstream adjacent properties. Sewer is proposed to tie into the existing gravity sewer in Ressler Street. A Sewer Study was performed with the rezoning and analyzed the downstream sewer system and included pump station capacity analysis of the Honeycutt Pump Station. The study concluded the downstream gravity sewer lines and pump station are adequate to serve this project.

Reclaim:

This project is outside of the reclaimed service area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

- ☒ WRMP Applicable ☐ Tier 1
☐ WRMP Not Applicable ☒ Tier 2
 ☐ Tier 3

Allocation Elements

- ☒ Public Infrastructure Improvements
☒ Sustainable Design
☐ 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 is Public Infrastructure Improvements, which includes the construction of vegetated stormwater wetlands as an alternative to wet ponds. The second is Sustainable Design, which includes earning LEED Certifications for each home.

Utility Allocation Summary

Priority Level: Priority Level 2

Allocation Assignment: Residential Single-Family

Allocation Requested: 24,735 GPD

Staff Determination: Sufficient allocation is remaining in the Residential Single-Family assignment to support this project for the proposed build out year of 2028.

Infrastructure & Utility Staff Analysis:

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

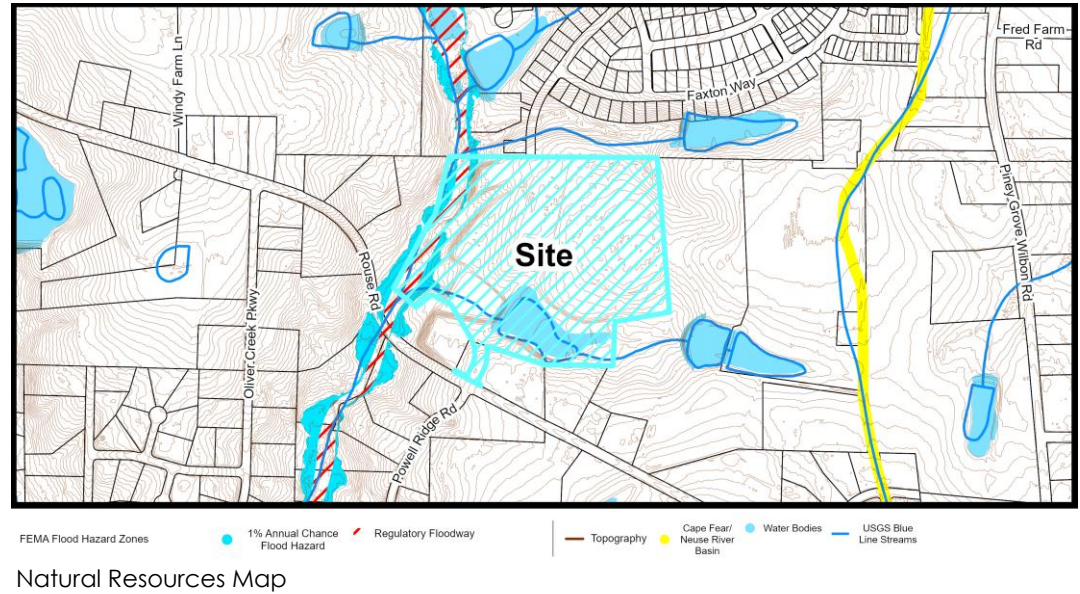
The proposed extensions of water and sanitary sewer are consistent with Town Standards and the Comprehensive Plan. The allocation elements selected and committed by the applicant are consistent with the Water Resource Management Policy.



Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	9.81 ac.
Tree Preservation Area	20% or 6.54 ac.
Active Recreation Area	5% or 1.64 ac.
Urban Civic Space	N/A
Flexible Space	5% or 1.64 ac.



Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 6.84 acres of tree preservation and revegetation throughout the site. The project includes a pond with a trail running along the perimeter, qualifying for 5.69 acres of active recreation area. A total of 15.29 acres of open space is proposed, totaling 47% of the project area.

Stormwater:

This project is located within the Cape Fear River Basin and proposes to treat new impervious surfaces onsite with multiple Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, ponds and riparian buffers.

Natural Resources & Open Space Staff Analysis:

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

The existing site is developed as a plant nursery and does not contain much existing tree canopy area. The applicant is proposing to reforest the site to meet the minimum tree preservation area requirements. The site does include two existing ponds, one of which is to be drained and converted to a stormwater management area and one of which is to be incorporated into the primary Active Recreation Area for the site. The project includes the required amount of open space per the Unified Development Ordinance.



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 Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Maximum Number of Dwelling Units		
Base District	163	97
Conditional Zoning District	261	
Maximum Gross Density (Units/Acre)		
Base District	5	3.6
Conditional Zoning District	8	

Lot Configuration	UDO Standard	Proposed Standard
Minimum Lot Area		
Detached Dwellings (sf)	Average $\geq$ 5,000	Average $\geq$ 5,000
Attached Dwellings (sf)	None	None
Minimum Lot Width at the Setback Line		



Lot Configuration	UDO Standard	Proposed Standard
Detached Dwellings (ft)	26	35
Attached Dwellings (ft)	18	20
Minimum Lot Frontage (ft)	18	20
Minimum Lot Frontage for a Driveway (Detached Dwellings) (ft)	60	60

Setbacks	UDO Standard	Proposed Standard
Rear from Alley Centerline (ft)	15	32.5
Building to Building (Attached Dwellings) (ft)	N/A	10

Building Height	UDO Standard	Proposed Standard
Maximum Primary Building Height	50	35

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
Rouse Road	*5' Type A	**5' Type A – Enhanced
Adjacent Properties	*5' Type A	**5' Type A – Enhanced
Active Open Space	*5' Type A	**5' Type A - Enhanced

*Standard: 2 trees and 5 shrubs per 100'

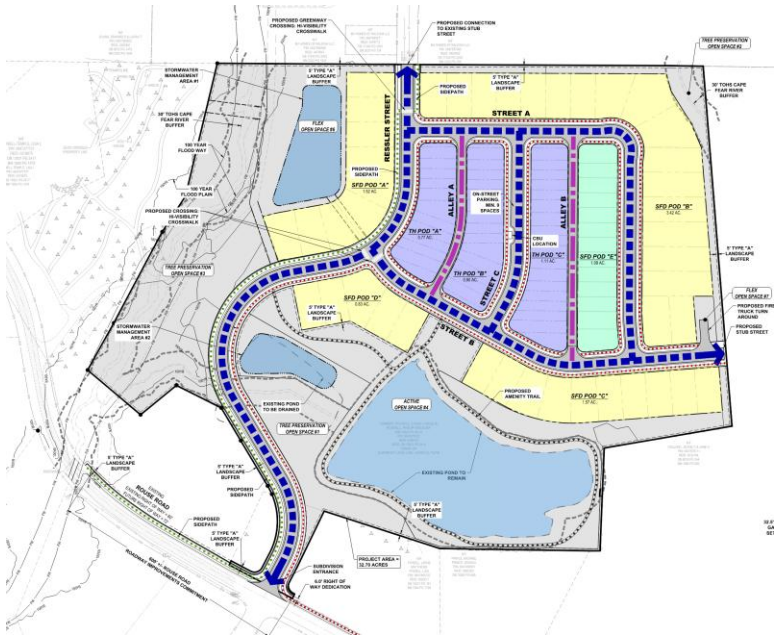
**Enhanced buffer shall provide 4 deciduous trees (2 small / 2 large) and eight (8) deciduous shrubs per one hundred (100) feet.

Additional Standards

Proposed Architectural Standards
- Type 1 materials shall constitute a minimum 35% of the building façade. - No two lots with a shared property line shall have the same front elevation or primary colors - Roofs to have 12" minimum eaves and at least two character elements (reverse gable, hip roof, or change in roof line direction). - All homes to be ENERGY STAR certified. - Street-facing garage doors to use carriage style paneling and include windows and craftsman hardware.



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



Site Design Highlights

- 42 front-loaded detached dwellings (yellow), 13 rear-loaded detached dwellings (green), and 42 attached dwellings (purple)
- Centralized active recreation area incorporating existing pond
- Enhanced Type A buffering to reduce noise and visual impacts on adjacent properties

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 97 units at 3.6 units an acre, below the maximum allowable density of the base NR district and consistent with existing and proposed residential development in the area. For reference, the Honeycutt Farms subdivision directly adjacent to this project has a maximum density of 2.64 units/acre. 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 and clarify expectations for the look and feel of the final product.

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 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, 42



of the 97 proposed units are Attached, all of which are rear-loaded. At 43%, the application has met the requirement for a Neighborhood Residential Conditional Zoning District.

Modified setbacks are proposed, specifically to enhance site design. For example, the minimum front setback proposed for front-loaded garages is 10' larger than the minimum front setback for the rest of the building, in order to set the garage back from the building façade, improving the streetscape and building consistency with Comprehensive Plan expectations for Mixed-Residential Neighborhoods.

Perimeter buffers are also proposed to be modified. The application includes an "enhanced" Type A buffer around the development, incorporating an additional 2 trees and 3 shrubs than the base UDO requirement. This enhancement should improve noise and visual buffering for adjacent properties.

As part of the expectation of Conditional Zoning Districts to help create additional standards to ensure quality development, the application proposes a number of self-imposed architectural standards, including material restrictions, minimum architectural elements on every dwelling, and both color and façade anti-monotony commitments.

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

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

Zoning Map Amendment (Rezoning) Staff Analysis

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

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

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

The proposed Neighborhood Residential Conditional Zoning District (NR-CD) allows for a variety of housing types and open spaces, and at a compatible density in the context of the nearby community. Characteristics of the Future Land Use Designation, Mixed Residential Neighborhood, and the Land Use & Character themes of Transitions and Increase Home & Neighborhood Choices have been demonstrated with the application. The proposed modifications create small design enhancements and increased buffering, indicating a higher standard of development than by-right.

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 Dates: 8/28/2024, 12/18/2024

Summary of Issues:

- Road improvements and traffic along Rouse Road
- Townhome attractiveness
- Buffering
- Water drainage

Legislative Public Hearing

Public Hearing Date: 1/20/2026

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/638/media> (Public Hearing begins at 2:18:55)

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:

- Rouse Road improvements

Application Modifications

The following modifications have been proposed as a result of feedback received during the public hearing (see Exhibit 2 for details):

- Added a commitment to additional roadway widening along Rouse Road for approx. 450' east of the site access drive.
- Added a commitment to the installation of both a right-turn lane and a left-turn lane into the site.
- Added a commitment to contribute \$100,000 towards the installation of a traffic signal at Rouse Road and Piney Grove Wilbon Road.
- Added a commitment to request a speed limit reduction on Rouse Rd to 35 mph, subject to NCDOT approval.



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 RR to NR-CD is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood and Natural Area, and the NR-CD District provides a mix of residential use types with density concentrated in the center of the project area, as well as preservation of environmental features on the western side of the project area. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including a mix of housing types, appropriate transitions and connections between adjacent development, a variety of connected



open spaces that incorporate existing environmental features, and improvements that help address traffic and safety concerns in the surrounding area.

Option 2: Alternate Plan Consistency Statement

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

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

or

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

for the following reasons:

Option 3: Plan Consistency cannot be Determined

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

Action #2: Zoning Map Amendment Petition Motion

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

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #25-REZ-02 to change the zoning of 35.07 acres of Wake County PINs #0647477441 & #0647465722 from RR: Rural Residential to NR-CD: Neighborhood Residential – Conditional Zoning District, as submitted by Curry Engineering, 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: 5/19/2026



Exhibit 1 - Summary

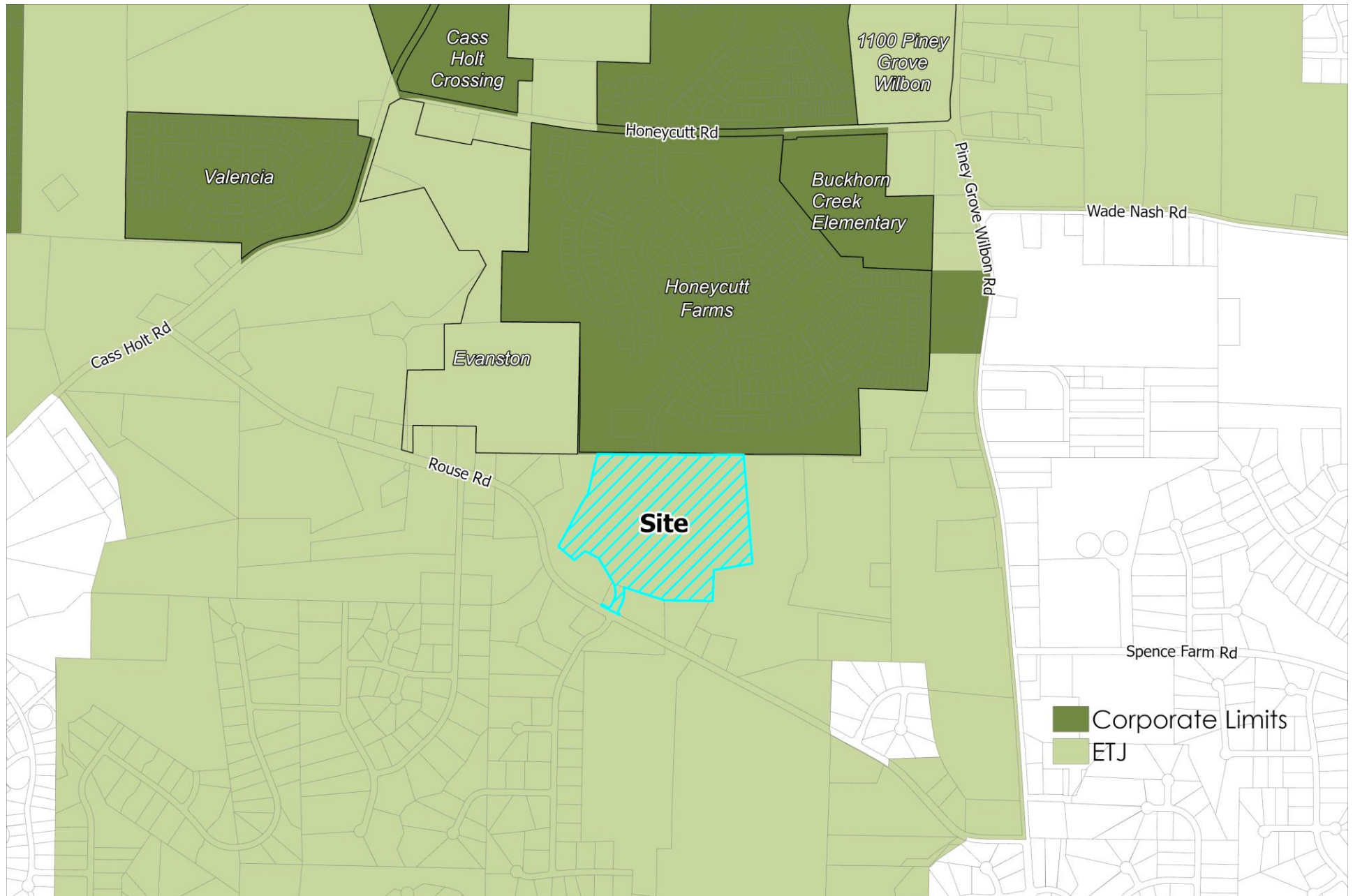
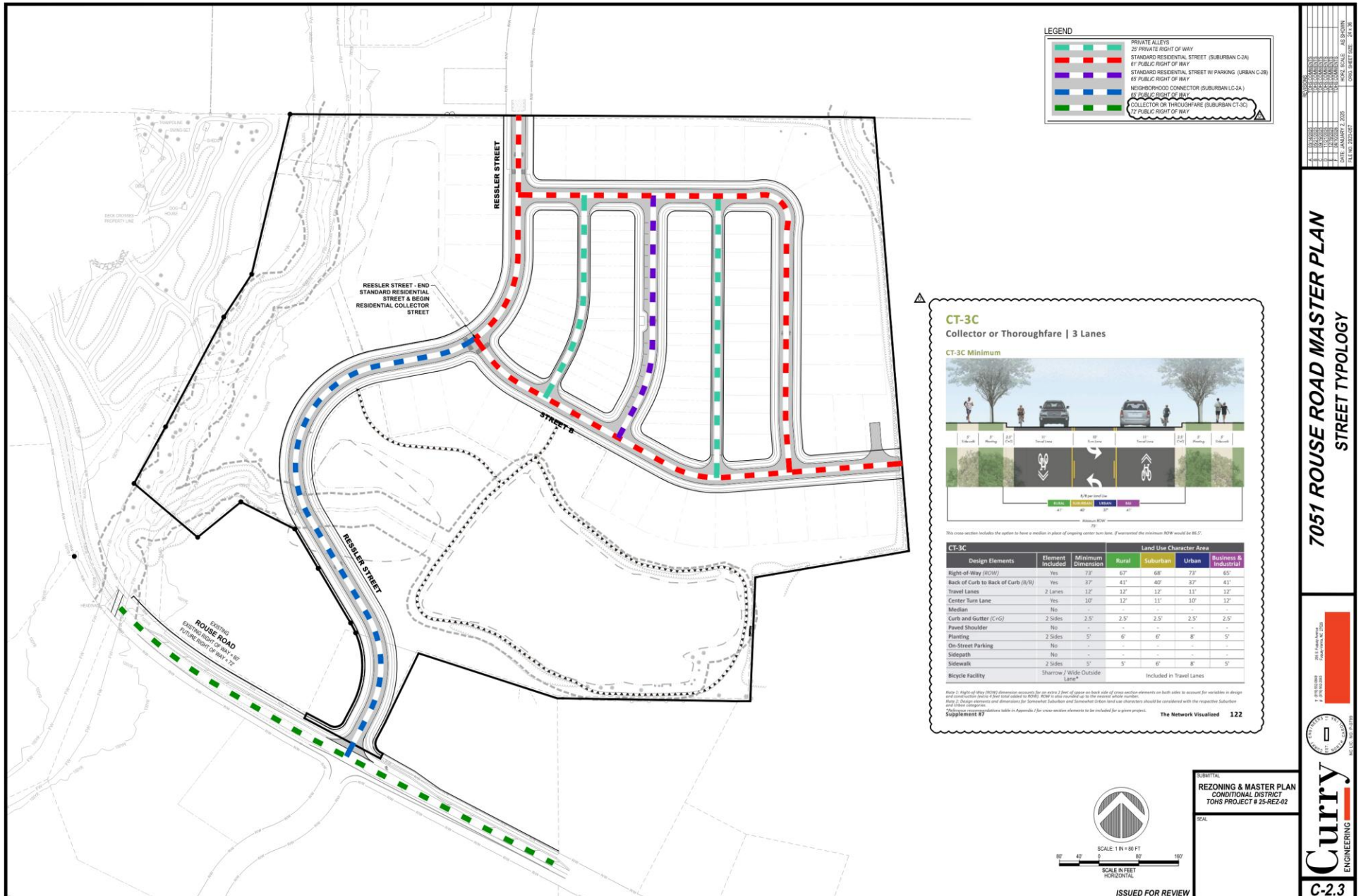




Exhibit 2 – Road Improvements





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

February 10, 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: 01/03/2025
- Name of development: Powell Place
- Address of rezoning: 7051 Rouse Road (PIN) 0647474527
- Total number of proposed residential units: 95 units
- Type(s) of residential units proposed: 52 Detached Dwellings & 43 Attached Dwellings (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

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	Powell Place
Project Location Use street address. If none, use closest intersection	7051 & 7121 Rouse Rd, Holly Springs, NC 27540 ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0647474527; 0647465722
Real Estate ID	0056718; 0082611
Project Acreage	29.82 Acres
Current Zoning	Rural Residential
Proposed Zoning	Neighborhood Residential Conditional District (NR-CD)
Current Future Land Use Designation	Mixed Residential Neighborhood
Proposed Future Land Use Designation	Mixed Residential Neighborhood
Small Area Plan Designation (if applicable)	N/A
Special Study Scoping Meeting Dates	Sewer Scoping Mtg. 1/25/24; TIA 3/28/24
Sketch Plan Review (pre-submittal) Meeting Date:	10/31/24
Neighborhood Meeting Date:	August 28, 2024 and December 18, 2024

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:	3/14/2025

PETITION CONTACT INFORMATION (Attach additional sheets if needed)

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

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

Name: [Jason Barron/Leticia Shapiro](#) Company: [Morningstar Law Group](#)

Mailing Address: [434 Fayetteville St, Ste 2200](#)

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

Telephone: [919-590-0371/919-590-0366](#) E-Mail: jbarron@morningstarlawgroup.com/tshapiro@morningstarlawgroup.com

Design Professional

Name: [Andy Petty](#) Company: [Curry Engineering](#)

Mailing Address: [205 S. Fuquay Ave.](#)

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

Telephone: [\(919\) 552.0849 x102](#) E-Mail: andy@curryeng.com

Developer

Name: [Roman Acosta](#) Company: [KB Home Raleigh-Durham, Inc.](#)

Mailing Address: [1800 Perimeter Park Drive, Suite 140](#)

City, State, Zip: [Morrisville, NC 27560](#)

Telephone: [\(919\) 768-7976](#) E-Mail: RAcosta@KBHome.com

Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Landscape Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Financially Responsible Party (REQUIRED)

Name: [Roman Acosta](#) Company: [KB Home Raleigh-Durham, Inc..](#)

Mailing Address: [1800 Perimeter Park Drive, Suite 140](#)

City, State, Zip: [Morrisville, NC 27560](#)

Telephone: [\(919\)768-7976](#) E-Mail: RAcosta@KBHome.com

Property Owner (REQUIRED)

Name: [See Attached.](#) Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

PLAN CONSISTENCY STATEMENT

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

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

[See attached](#)

SECTION 1: LAND USE & CHARACTER

[See attached](#)

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

[See attached](#)

SECTION 3: PARKS, RECREATION

[See attached](#)

SECTION 4: COMMUNITY FACILITIES

See attached

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached

SECTION 8: NATURAL RESOURCES

See attached

STATEMENT OF REASONABLENESS

See attached

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.

The proposed development will have sidewalks along both sides of its streets throughout the neighborhood. In addition, future residents will enjoy the character of the area found in the active recreation areas and flex space located throughout the property. Residents will be in close proximity to the future Cass Holt Town Park, increasing access to a variety of open and green spaces. The plan proposes internal streets with sidewalks on both sides which provides a walkable, connected, and expanded pedestrian network. A greenway will connect with the existing greenway and pedestrian infrastructure in the Northern Honeycutt subdivision providing connectivity to adjacent neighborhoods. The proposed rezoning is consistent with the Town's CTP and will provide right-of-way dedication and frontage improvements on Rouse Road as indicated in the Master Plan.



REZONING PETITION

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

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: 0056718; 0082611 and PIN: 0647474527; 0647465722 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

Signature of Applicant

<Print Name> Leticia Shapiro

<Entity Name> Morningstar Law Group

<Address> 434 Fayetteville Street, Suite 2200

<City, State Zip> Raleigh, NC 27601

Sworn to or affirmed and subscribed before me this 3 day of January, 2025.

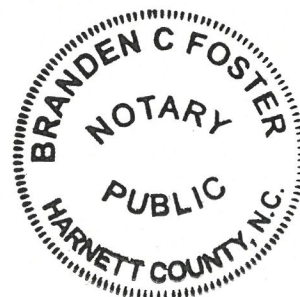
NOTARY PUBLIC:

Official Signature of Notary

(Official Seal)

Branden C Foster, Notary Public
Print Name

My commission expires: December 12, 2028



PLAN CONSISTENCY STATEMENT

7051 Rouse Road Rezoning

Executive Summary

The proposed rezoning is a solution to the significant strain the Town of Holly Springs is experiencing as a result of growth and expanding biopharmaceutical manufacturing and biotechnology development. The employment opportunities and quality of life the Town offers make Holly Springs a sought after place to live and work. There is a great need for housing to support its growing workforce. The proposed rezoning will provide a variety of housing options to help ease the housing strain. The single family and townhome housing types will afford residents the opportunity to live near major employers, raise their families, age-in-place, and maintain neighborhood ties. In addition, residents will enjoy living in close proximity to the future Cass Holt Town Park.

In addition, the proposed rezoning will provide residents with active recreation areas, open spaces and tree preservation connected through a robust pedestrian network. The Future Land Use Map (“FLUM”) designates the project site as Mixed-Residential Neighborhood. The FLUM description and characteristics of Mixed Residential Neighborhoods specifically call for a comprehensive and connected network of open space, gathering space, tree preservation, organized around a neighborhood-scale park. The proposed rezoning request from Rural Residential (RR) to Neighborhood Residential Conditional District (“NR-CD”) is consistent with this designation and provides the ideal use for this location. This project allows for single-family detached to be located adjacent to existing single-family homes in Honeycutt Farms to the north and alley fed townhomes centrally located within the project. Based upon the above, the applicant submits that the zoning of NR-CD is the ideal zoning classification for the subject property. Neighborhood Residential protects, promotes and maintains the development of low to medium density detached dwellings and seeks to create compact neighborhoods in walking and biking distance to Commercial & Mixed Use. The nearby Neighborhood Center on Cass Holt Road in close proximity to the site further justifies that the NR-CD district is ideal for this site.

Section 1: Future Land Use and Community Character

The Town’s Land Use and Character Plan implements a vision that preserves the character of the Town while embracing growth such that the quality of life for all citizens is improved and protected. The FLUM illustrates preferred development types and locations within the Town, while the Character Areas focus on shape and form, including but not limited to, site design, land use and density, all supporting the long-term goals for Holly Springs.

A. FUTURE LAND USE

The following specifically addresses Future Land use objectives this proposed rezoning will satisfy.

1) “Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a “small town” character as it grows and changes.”

Over the years, the Town of Holly Springs has taken an active role in creating a framework within its UDO to ensure this character is preserved through every new development constructed. This “small town” feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods. The proposed development will have sidewalks along both sides of its streets throughout the neighborhood. In addition, future residents will enjoy the character of the area found in the active recreation areas and flex space located throughout the property. Residents will be in close proximity to the future Cass Holt Town Park, increasing access to a variety of open and green spaces.

Through the Conditional District Design Guidelines, the developer is committed to providing a community that speaks to the quality and small town feel of the area. This commitment will result in a development that will exhibit the small-town charm the Town expects to preserve for years to come.

The proposed NR-CD zoning district is described in Section 2.1.1 of the UDO to be a district that encourages highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of single-family and townhome products that will expand housing choices for a variety of income levels allowing residents to grow and age within their own neighborhood, maintaining strong neighborhood ties. In addition, residents will enjoy living in close proximity to the future Cass Holt Town Park.

The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. Residents will enjoy the character of the area while enjoying the development’s active recreation areas, flex space areas, and preservation of the natural environment. Finally, as noted, the development will be located in close proximity to a future Neighborhood Center.

2) “Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character.”

The project area is currently zoned Rural Residential (RR). Allowing the rezoning to NR-CD will allow for much-needed housing to support the Town’s growing population and

workforce. The proposed rezoning will provide a mix of single family and townhomes allowing residents to age in place, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Mixed-Residential Neighborhood for which the proposed NR-CD rezoning is consistent according to Table 2.1 Zoning – Future Land Use Designations in the Town’s Unified Development Ordinance, (“UDO”). The proposed use will provide a neighborhood that is complimentary to the existing community character by delivering a community that embraces the long-term vision for the Town, all while being in close proximity to the future Cass Holt Town Park and a future Neighborhood Center.

3) “Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments.”

The proposed rezoning consists of both townhomes and single-family dwellings that will provide a mix of housing product types, allowing residents to grow and age in place and support the Town’s growing workforce. These housing types present a much-needed housing product, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

4) “Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.”

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century residential neighborhood that will be located near the Honeycutt Farms subdivision and across from a future Neighborhood Center. This development will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design.

B. COMMUNITY CHARACTER

The following specifically addresses Community Character objectives this proposed rezoning will satisfy.:

1) “To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments.”

The proposed development will provide much needed housing for the Town and include a variety of townhomes and single-family housing types targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy.

2) “To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment.”

The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town’s tree protection ordinance.

The proposed rezoning request meets both the current and proposed long term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs.

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact becomes more and more critical. The Town’s engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis. The CTP endeavors to balance land use and effective transportation within the Town. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements for Rouse Road. The plan proposes internal streets with sidewalks on both sides which provides a walkable, connected, and expanded pedestrian network. The proposed development will provide access stubs to all adjacent properties.

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

1) “To physically unite the Town by connecting existing trails, sidewalks, and open spaces.”

The proposed development will contribute to the Town’s sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, and amenity areas. In addition, the proposed development will provide a greenway that will connect with the existing greenway and pedestrian infrastructure in the Northern Honeycutt subdivision providing connectivity to adjacent neighborhoods.

Section 4: Community Facilities

Community facilities focuses on the need for increased demand for public services as the Town experiences growth. Community facilities include fire, police, EMS, and public

schools. The Comprehensive Plan addresses several objectives, and this rezoning request achieves the following Comprehensive Plan objectives:

- 1) “Inform developers when proposing new subdivisions – of the need for residents’ access to community facilities and the importance to plan appropriately to enable this access.”

The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. In addition, the developer also plans for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safely maneuver through all access points and amenity parking areas. Further, Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth.

This rezoning request is consistent with the following Comprehensive Plan objectives:

- 1) “Provide infrastructure to meet the needs of residents and development while protecting the environment.”

The proposed development will extend public utilities to the site.

The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. The developer is subject to the Town’s water Resources Management Policy. The proposed development has a Priority Level 2 and will include public infrastructure improvements and utilize sustainable design by designing all homes and amenities to LEED accreditation standards.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and the development of the Town’s future. This rezoning request is consistent with the following Comprehensive Plan objectives:

- 1) “Balance development with conservation.”

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and environmental features and a newly adopted tree protection ordinance. The proposed development provides for preservation of stream and perimeter buffers along with surrounding open space that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.

Statement of Reasonableness

The Town has experienced consistent growth, including a number of new residential subdivisions. The Town staff and officials have worked diligently to ensure that this residential growth grows at a rate that is appropriate for the surrounding area with a specific focus on density.

The proposed project that is the subject of this rezoning request is reasonable, because it aligns with the goals and vision for the Town as outlined in the Comprehensive Plan and the Future Land Use Map. Rezoning of this property to Neighborhood Residential (NR-CD”) will provide a much-needed mix of single family and townhomes to support the growing population and workforce, while preserving the natural environment and creating active recreation and flex areas for future residents to enjoy. Because the development is near the future Cass Holt Town Park and the Neighborhood Center the pedestrian-friendly neighborhood with a mix of housing products, creates a desirable community that accommodates existing and future residents.

This rezoning request creates a neighborhood that accounts for environmental protection and preservation while creating a community that will provide much needed housing, active recreation amenities and multimodal connectivity. This neighborhood would be a welcomed part of Holly Springs.

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:	August 28, 2024
Meeting Time:	5:30pm-6:30pm
Meeting Location:	Zoom Virtual Platform

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:

[See attached](#)

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

[None at this time.](#)

Additional attachments required:

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

Preparer's Signature:



Date: **9/27/2024**

Q&A

1. Will you be doing an engineering test on the dam? **Someone will come out to ensure the damn is working properly.**
2. The problem with having any townhomes is they tend not to attract families, so regardless of what is visible from the road, it will have a negative impact. **Townhomes are increasingly attractive to families, due to their affordability.**
3. You mentioned 18 months to 2 years until you start developing the land. Is that your expected timeframe from now? Or do you expect this to happen quicker? **Development is expected to start in 18 months to two years.**
4. What are the price estimates for single-family homes and townhomes? **It is too early in the process to estimate price point.**
5. How wide will the buffer be along the east side of the project? **A 5 foot Type A buffer is required.**
6. Will road improvements be limited to the property front? **Road improvements, including necessary turn lanes, will be made in front of the property as dictated by the traffic impact study.**
7. What measures are in place for the blue waterway drainage area? **Floodplain analyses are ongoing to determine the impact on the drainage area.**
8. Is there an option to bias to only single-family homes to lower the traffic impact? **The traffic impact between townhomes and single-family homes for projects under 100 lots is minimal, with no significant difference in traffic generation.**
9. Can you speak of changing the zoning to NR-CD instead of suburban residential? **This district allows for flexibility to offer a variety of housing options and lot sizes within the same community, enhancing neighborhood safety and diversity.**
10. Is there an option to not have the development connect to Rouse Rd? **No, This connection is required by the Ordinance.**
11. My question is whether this development will fall under the town of Holly Springs and be on city water, sewer, and trash? **The project will be annexed into the Town of Holly Springs, providing connections to the town's water and sewer systems.**
12. Since putting in the development requires these connections, and the mix of housing it seems the only option to not have those impacts is to not put in the development. Is there an option to not develop the property? **Not at this time.**
13. Regarding the project's proximity to the floodplain, how will increased water flow impact the area? **We adhere to current water management regulations, ensuring proper containment and treatment of runoff from the site.**
14. How will traffic impacts be addressed, especially concerning the increase in water flow? **A traffic impact analysis is underway. Once we receive this information we will have a better idea of any impact.**
15. Concerns about traffic on Rouse Rd and potential safety issues due to the project, particularly the impact on existing traffic patterns. How will this be managed? **We are conducting a traffic study to determine impact.**
16. In response to the floodplain concerns, how will the project's engineering ensure stability and environmental integrity? **Our engineering team will conduct thorough**

geotechnical assessments to ensure stability and mitigate any environmental impact, adhering to stringent regulatory standards for construction near sensitive areas.

- 17.** How does the proposed zoning change align with community and environmental needs, especially regarding the floodplain and traffic concerns? **The zoning modifications are designed to meet community needs while ensuring minimal environmental impact.**
- 18.** How will the Greenway along Buckhorn Creek be incorporated into the project? **We're coordinating with the town to determine greenway placement.**
- 19.** What is the need for specific traffic improvements at the intersection involving Rouse Rd? **Proposed traffic improvements will be determined by the traffic study.**
- 20.** Is there a need for development and its potential to avoid road connectivity challenges? **While the development requires road connectivity for accessibility and public safety, comprehensive studies will ensure minimal impact on existing traffic patterns and neighborhood safety.**

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
CAVENDER, KEVIN A CAVENDER, ANNE E	6124 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
LIIMATAINEN, JON D LIIMATAINEN, AMANDA S	7109 WELLSBEE PL	HOLLY SPRINGS NC 27540-9513	
ABT, KAREN LEE ABT, ROBERT C	7101 WELLSBEE PL	HOLLY SPRINGS NC 27540-9513	
POWELL, LUDIE MATTHEWS	7036 ROUSE RD	HOLLY SPRINGS NC 27540-9539	
BASF WYANDOTTE CORPORATION	TAX DEPT	100 PARK AVE	FLORHAM PARK NJ 07932-1049
ALDRIDGE, MALCOLM R ALDRIDGE, WILLIE GREEN	6225 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
ZIEGLER, DARRYLE	6201 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
POWELL, LUDIE LARUE POWELL, PHILIP KESSLER	7036 ROUSE RD	HOLLY SPRINGS NC 27540-9539	
HASTY, MELISSA HASTY, JOHN	349 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
KAYATHI, VIDYASAGAR INAVOLU, ROOPA REDDY	425 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
HEINRICH, JOHN THOMAS HEINRICH, REBECCA	6913 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
MARSHBURN, LATTI M III	6405 CROSS RIDGE DR	HOLLY SPRINGS NC 27540-7808	
HOLLAND, JACKIE O HOLLAND, JANE H	7225 ROUSE RD	HOLLY SPRINGS NC 27540-9544	
HOLLAND, NATHAN BURT HOLLAND, BRADLEY THOMAS	5833 BREEZY PINES LN	HOLLY SPRINGS NC 27540-7641	
SODANO, CAROLINA CONCEPCION ELIZABETH SODANO, SALVATORE	721 RESSLER ST	HOLLY SPRINGS NC 27540-4957	
LEDGER, ADRIAN J LEDGER, MAXINE D	6208 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9579	
SURAPARAJU, MAHESH THANMAYEE			
BOTLAGUDURU, VENKATA SAI	704 HEADRICK RD	HOLLY SPRINGS NC 27540-5836	
TAN, HAO	336 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
GRACA, PAULA GRACA, VITOR ESTANQUEIRO	6129 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8132	
HOLLAND, RICHARD ANDREW HOLLAND, AUDRA T	2500 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-9750	
ANDLURU, SRAVANI MEKALA, NARASIMHA	233 CRESSIDA WOODS DR	HOLLY SPRINGS NC 27540-5839	
PRINCE, MICHAEL PRINCE, JESSICA	7309 ROUSE RD	HOLLY SPRINGS NC 27540-9546	
SOUTHERLAND, RICHARD L SOUTHERLAND, ERNESTINE	6928 ROUSE RD	HOLLY SPRINGS NC 27540-9585	
MASCOTE, JOSHEUA R LABARBERA-MASCOTE, LISA M	6401 CROSS RIDGE DR	HOLLY SPRINGS NC 27540-7808	
MINOR, LARRY D MINOR, MARJORIE A	6217 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
BARHAM, ARTHUR T JR BARHAM, MARY S	6229 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
POWELL-TEMPLE, LISA L	7009 ROUSE RD	HOLLY SPRINGS NC 27540-9540	
BOCHERT, JASON A BOCHERT, JENNIFER M	6409 CROSS RIDGE DR	HOLLY SPRINGS NC 27540-7853	
MCIVER, SIMEON B POWELL-MCIVER, KELLY	6180 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9729	

THOTA, RAGHUNATH SHANMUGAM, ANANDAVAISHNAVI ARDHANARI	340 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
AGGARWAL, KAPISH KUMAR BASSIN, SURABHI	405 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
OSMAN, EL MOAID ELAMIN A ELMUBARAK, TAGWA	412 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
KEAGY, JAMES THOMAS KEAGY, DIANA BARKER	6121 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8132	
POWELL, LARUE MATTHEWS POWELL, LISA	7009 ROUSE RD	HOLLY SPRINGS NC 27540-9540	
CAVINESS PROPERTIES LLC	2100 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-9260	
ROSEMAN, ERNEST DARWIN ROSEMAN, DEBORAH C	6925 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
KANDIPALLI, VYDEHI SEETHAMRAJU, CHANDRASHEKHAR	400 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
TYLER, SCOTT RICHARD	417 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
ARNOLD, DANNY M	6209 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
JAYNES, JACK TRAN, CYNTHIA	6128 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
VANGAPALLY, PRAVALLIKA BALMOORI, RANJITH KUMAR RAO	421 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
PRAYAGA, VENKATA RAMANA MURTH PADALLAPARTHI, LALITHA S K	332 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
NEMANI, SRI KRISHNA HARSH MOTURU, SWAPNA	333 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
EDWARDS, BYRON SCOTT EDWARDS, SCARLET	6921 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
DUNN, MARCUS BRIAN SCHROEDER DUNN, ALLYSON NICOLE	6112 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
MCIVER, LEIGH ANN	6908 ROUSE RD	HOLLY SPRINGS NC 27540-9537	
JONES, TANYA JONES, MATTHEW L	7213 ROUSE RD	HOLLY SPRINGS NC 27540-9544	
TOWN OF HOLLY SPRINGS	PO BOX 8	HOLLY SPRINGS NC 27540-0008	
EVANS, EDWARD D EVANS, LAURA T	6213 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
MCIVER, SIMEON B MCIVER, KELLY POWELL	6180 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9729	
SMITH, CODY JOHN SMITH, NATALIE	808 RESSLER ST	HOLLY SPRINGS NC 27540-4959	
MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
BLEY, JEFFREY PHILIP BLEY, ANNETTE RACHELLE	6116 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
BARB, PATRICK EMORY BARB, DANIELLE NICOLE	408 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
HODSON, RANDALL II HODSON, ALEXANDRA	353 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
PESAPANE, MARK PESAPANE, MELINDA	404 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
KANMANTHAREDDY, MADHUVARAN REDDY REDDY, SWAPNA KETHI	725 RESSLER ST	HOLLY SPRINGS NC 27540-4957	

PATEL, PREM KELLY, KIMBERLY	324 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
NEUPANE, JEEVAN KANDEL, SARITA	337 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
PANDIRI, LAHARI GOVINDU, HEMANTH KUMAR	237 CRESSIDA WOODS DR	HOLLY SPRINGS NC 27540-5839	
THANNEERU, SUDHARSAN RAO BIYYAPU, KAVITHA	429 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
ROBERTS, KERI FRANCES ROBERTS, CHRISTOPHER DOUGLAS	6109 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9729	
HARSHA RELLU, NAVEEN SRI RELLU, VANI SRILAKSHMI	329 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
REDDIMALLI, RANJITH KUMAR REDDY TUMMALA, SAHAJA	341 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
SREEKUMAR, MANOJKUMAR NARASIMHAN, JAYASHREE	345 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
DUVALL, LESLIE J DUVALL, CLARK E	804 RESSLER ST	HOLLY SPRINGS NC 27540-4959	
CATOR, MICHAEL PETER CATOR, MICHELLE NICOLE	800 RESSLER ST	HOLLY SPRINGS NC 27540-4959	
HEBISHI, KARIM A R HEBISHI, MEGHAN F	409 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
REDDY YELLA, HARI KRISHNA MUNGI, SWATHI	401 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
YERUVA, YOGI REDDY	325 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
KOCH, ROBERT J KOCH, TRACY JO	6200 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9579	
BHATT, POONAM PANDYA, ANKIT	328 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
BAHAMONDE, MEGAN FARRINGTON, KEITHLEY	413 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
CURRENT TENANT	7308 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7051 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7217 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7121 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7208 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 HEADRICK RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	205 FAXTON WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	812 RESSLER ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	820 RESSLER ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	6172 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	6181 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	6105 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	124 SERENATA DR	HOLLY SPRINGS NC 27540	

Attendee Report				
Report Generated:	9/26/2024 22:44			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Powell Place Rezoning	875 1990 9786	8/28/2024 17:25	69	11
Host Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Tish Shapiro	tshapiro@morningstarlaw	8/28/2024 17:25	8/28/2024 18:34
Panelist Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Roman Acosta	racosta@kbhome.com	8/28/2024 17:30	8/28/2024 18:06
Yes	Andy Petty	andy@curryeng.com	8/28/2024 17:25	8/28/2024 18:34
Yes	Braxton Jones	braxton@ncrealestatepro	8/28/2024 17:30	8/28/2024 18:30
Yes	Jimmy Gaskins	jagaskins@kbhome.com	8/28/2024 17:25	8/28/2024 18:31
Yes	Branden Foster	bfoster@morningstarlawg	8/28/2024 17:25	8/28/2024 18:34
Attendee Details				
Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Audra Holland	Audra	Holland	audraholland247@yahoo.com
Yes	Steve Mortiboy	Steve	Mortiboy	stevemortiboy@gmail.com
Yes	Steve Mortiboy	Steve	Mortiboy	stevemortiboy@gmail.com
Yes	Diana Keagy	Diana	Keagy	Barker.diana@gmail.com
Yes	Darwin and Debbie Roseman	Darwin and Debbie	Roseman	edr1972wfu@gmail.com
Yes	Karen Abt	Karen	Abt	karen.abt@gmail.com
Yes	Darryle Ziegler	Darryle	Ziegler	darryleziegler@gmail.com
Yes	James Keagy	James	Keagy	email@jimkeagy.com
No	Annette	Annette	Bley	standingfaithful@hotmail.com
Yes	Kevin Cavender	Kevin	Cavender	kevin.cavender@gmail.com
Yes	Michael Hale	Michael	Hale	mike@hales.ws
Yes	Jennifer Caviness Mustian	Jennifer	Caviness Mustian	jenn.mustian@gmail.com
Other Attended				
User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest
19194277784	8/28/2024 17:32	8/28/2024 18:31	59	Yes



Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: August 15, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of a 30.36 acre portion of property located in Holly Springs, North Carolina along Rouse Road having Wake County Parcel Identification Number (PIN) 0647474527, (the "Property"). The Property is approximately 49.10 acres, depicted on the attached Context Map

We are counsel for KB Home North Carolina, Inc., which is considering rezoning the above-captioned Property in the Town of Holly Springs, (the "Town"). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property is highlighted in red on the context map included with this mailing.

The purpose of the rezoning is to facilitate the development of a single family and townhome community. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Neighborhood Residential Conditional District (NR-CD).

We will hold a virtual neighborhood meeting on **Wednesday, August 28, 2024, 5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and share comments and questions they may have.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map



How to Participate in the August 28, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to <https://morningstarlaw.group/08282004> to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
 - To participate by phone,
 - Dial one of the following numbers:
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 305 224 1968
 - +1 312 626 6799
 - +1 646 931 3860
 - +1 719 359 4580
 - +1 253 205 0468
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 360 209 5623
 - Webinar ID: 875 1990 9786
 - Passcode: 801149
 - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

REGISTRATION QR CODE



If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.



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:	December 18, 2024
Meeting Time:	5:30pm-6:30pm
Meeting Location:	Zoom Virtual Platform

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:

[See attached](#)

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

[None at this time.](#)

Additional attachments required:

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

Preparer's Signature:



Date: 1/2/2025

**Powell Place – Rouse Road
Neighborhood Meeting Notes | December 18, 2024 – 5:30pm**

The Neighborhood Meeting (the “**Meeting**”) pertaining to the rezoning of property located at 7051 and 7121 Rouse Rd. (the “**Property**”) was held on December 18, 2024, via Zoom.

Attorney Shapiro greeted everyone in attendance and began the Meeting at 5:33pm to allow additional participants to register and sign in. Attorney Shapiro began the Meeting by informing participants of the rezoning requirements and the purpose of this additional Meeting being the time lapse since the last Meeting held in August. She then began the presentation starting with an aerial image of the area being rezoned, the process of rezoning, and the current versus the proposed zoning for the Property, and the proposed concept plan for the Property.

Attorney Shapiro began the Q & A session and opened the floor to participants.

Q: Why townhomes this far from the city center?

A (Attorney Shapiro): For the requested proposed zoning, this area is actually conditioned to see more attached and detached dwellings on different sized lots to provide that range of home choices within the same neighborhood. It’s what is called for in the comprehensive plan and on the Future Land Use Map.

A (Andy Petty): The Town is looking for a variety of house types and townhomes offer more of a more affordable housing, rather than single family detached, generally, so just more variety of housing types in this specific area – that was decided by the Town and establishment of the comprehensive plan at their land use plan.

Q: Is there any plan to improve the dangerous curve on Rouse as part of this to accommodate the increase in traffic?

A (Attorney Shapiro): We do have a traffic study, and we are making recommended traffic improvements. Traffic is a critical issue the Town takes very seriously. We are currently working with the Town.

A (Andy Petty): We’ll do roadway improvements along Rouse Road as needed and as required by the ordinance, but there will not be any change to the vertical curve, the horizontal curve, or the geometry of the existing roadway itself – that would be an NCDOT project.

Q: Will this connect to the new proposed MI extension coming to the west?

A (Andy Petty): We have not been asked to provide a stub to the West as there is a decent sized stream nearby, with a good-sized floodplain on it.

Q: Who would be the person to talk to about road concerns? Would that be included in the Town’s review or is that a Wake County since we’re outside the city limits? The road is not a full size one and there are accidents monthly between Rouse and Piney Grove. Two deadly in the last couple of months.

A (Andy Petty): If you have road concerns about that existing part of the road, they should be directed to NCDOT. If they are roadway concerns such as potholes, and narrow areas, etc., you would address those to the maintenance division. As far as accidents are concerned, you can report that to the Division of Rouse Road’s DOT. The Town wouldn’t be able to do a whole lot there; the Town controls the ultimate section through their CTP, which is part of their comprehensive plan.

Q: Is Holly Springs incorporating down this way or will it still be EJT? (f/u question from above)

A (Andy Petty): This particular project will be incorporated into the town's corporate limits, but that'll be done through what's called a voluntary annexation application, meaning that the project will voluntarily annex into the Town in order to extend the public services.

Q: Specifically related to the rezoning, what are the plans related to the Property on Rouse and is it a townhome or single-family home site plan? Is that a final decision or are there other opportunities for suggestions?

A: The proposed zoning district is specifically established to protect and promote and maintain the development of detached and attached dwellings on different lot sizes to provide a range of home choices in the same neighborhood. The development plans for 43 townhomes and 52 single family homes, again, it's a preliminary plan and we're in the very beginning stages of the process.

Q: In regards to the road, it seems that the NCDOT is responsible, but what is Holly Spring's involvement and responsibility for improving infrastructure for an area that is unfit for this kind of development at this point in time?

A (Andy Petty): Where the Town comes into play with this is during the rezoning process, we have to do a traffic impact analysis on the project – that is kind of a joint venture between the Town and NCDOT. A traffic consultant will conduct a study and analysis on what the traffic looks like before the development gets out there, and determines what improvements should be done to mitigate traffic that will be generated by the proposed development. The Town then determines capacity of their infrastructure. Once a development makes improvements, then DOT takes over maintenance of the road.

Q: I'm sure the Town is aware of the current conditions of the road and the limited sight distance and S curve that the townhomes would be set in proximity to this area?

A: A lot of that comes into play when they're doing the analysis. Whether it's townhomes or single family homes, things like site distance are still in play no matter what.

Follow up Comment: As far as the townhomes and everything, I think some of my neighbors and myself, our concern is the added traffic in a pretty dangerous curve where to our advantage is to straighten that out and rework that area to help with the additional capacity from the townhomes that are constructed.

A (Andy Petty): If you look on the town's transportation plan as a requirement of this property, we must extend Riesler Street down to Rouse Road. Essentially, we have to connect Riesler to Rouse Road as a requirement; any development in here would be required to tie in that road.

At the conclusion of the Q&A session, Attorney Shapiro thanked all in attendance for their time and informed everyone that the meeting will be kept open until 6:30pm for any additional questions or comments. All attendees left the meeting and the following panelists remained on the Zoom meeting with Attorney Shapiro and Ms. Kuga until adjourning at 6:34pm: Andy Petty, Jimmy Gaskins, Braxton Jones.

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
CAVENDER, KEVIN A CAVENDER, ANNE E	6124 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
LIIMATAINEN, JON D LIIMATAINEN, AMANDA S	7109 WELLSBEE PL	HOLLY SPRINGS NC 27540-9513	
ABT, KAREN LEE ABT, ROBERT C	7101 WELLSBEE PL	HOLLY SPRINGS NC 27540-9513	
POWELL, LUDIE MATTHEWS	7036 ROUSE RD	HOLLY SPRINGS NC 27540-9539	
BASF WYANDOTTE CORPORATION	TAX DEPT	100 PARK AVE	FLORHAM PARK NJ 07932-1049
ALDRIDGE, MALCOLM R ALDRIDGE, WILLIE GREEN	6225 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
ZIEGLER, DARRYLE	6201 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
POWELL, LUDIE LARUE POWELL, PHILIP KESSLER	7036 ROUSE RD	HOLLY SPRINGS NC 27540-9539	
HASTY, MELISSA HASTY, JOHN	349 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
KAYATHI, VIDYASAGAR INAVOLU, ROOPA REDDY	425 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
HEINRICH, JOHN THOMAS HEINRICH, REBECCA	6913 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
MARSHBURN, LATTI M III	6405 CROSS RIDGE DR	HOLLY SPRINGS NC 27540-7808	
HOLLAND, JACKIE O HOLLAND, JANE H	7225 ROUSE RD	HOLLY SPRINGS NC 27540-9544	
HOLLAND, NATHAN BURT HOLLAND, BRADLEY THOMAS	5833 BREEZY PINES LN	HOLLY SPRINGS NC 27540-7641	
SODANO, CAROLINA CONCEPCION ELIZABETH			
SODANO, SALVATORE	721 RESSLER ST	HOLLY SPRINGS NC 27540-4957	
LEDGER, ADRIAN J LEDGER, MAXINE D	6208 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9579	
SURAPARAJU, MAHESH THANMAYEE			
BOTLAGUDURU, VENKATA SAI	704 HEADRICK RD	HOLLY SPRINGS NC 27540-5836	
TAN, HAO	336 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
GRACA, PAULA GRACA, VITOR ESTANQUEIRO	6129 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8132	
HOLLAND, RICHARD ANDREW HOLLAND, AUDRA T	2500 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-9750	
ANDLURU, SRAVANI MEKALA, NARASIMHA	233 CRESSIDA WOODS DR	HOLLY SPRINGS NC 27540-5839	
PRINCE, MICHAEL PRINCE, JESSICA	7309 ROUSE RD	HOLLY SPRINGS NC 27540-9546	
SOUTHERLAND, RICHARD L SOUTHERLAND, ERNESTINE	6928 ROUSE RD	HOLLY SPRINGS NC 27540-9585	
MASCOTE, JOSHEUA R LABARBERA-MASCOTE, LISA M	6401 CROSS RIDGE DR	HOLLY SPRINGS NC 27540-7808	
MINOR, LARRY D MINOR, MARJORIE A	6217 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
BARHAM, ARTHUR T JR BARHAM, MARY S	6229 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
POWELL-TEMPLE, LISA L	7009 ROUSE RD	HOLLY SPRINGS NC 27540-9540	
BOCHERT, JASON A BOCHERT, JENNIFER M	6409 CROSS RIDGE DR	HOLLY SPRINGS NC 27540-7853	
MCIVER, SIMEON B POWELL-MCIVER, KELLY	6180 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9729	

THOTA, RAGHUNATH SHANMUGAM, ANANDAVAISHNAVI ARDHANARI	340 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
AGGARWAL, KAPISH KUMAR BASSIN, SURABHI	405 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
OSMAN, EL MOAID ELAMIN A ELMUBARAK, TAGWA	412 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
KEAGY, JAMES THOMAS KEAGY, DIANA BARKER	6121 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8132	
POWELL, LARUE MATTHEWS POWELL, LISA	7009 ROUSE RD	HOLLY SPRINGS NC 27540-9540	
CAVINESS PROPERTIES LLC	2100 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-9260	
ROSEMAN, ERNEST DARWIN ROSEMAN, DEBORAH C	6925 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
KANDIPALLI, VYDEHI SEETHAMRAJU, CHANDRASHEKHAR	400 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
TYLER, SCOTT RICHARD	417 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
ARNOLD, DANNY M	6209 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9581	
JAYNES, JACK TRAN, CYNTHIA	6128 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
VANGAPALLY, PRAVALLIKA BALMOORI, RANJITH KUMAR RAO	421 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
PRAYAGA, VENKATA RAMANA MURTH PADALLAPARTHI, LALITHA S K	332 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
NEMANI, SRI KRISHNA HARSH MOTURU, SWAPNA	333 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
EDWARDS, BYRON SCOTT EDWARDS, SCARLET	6921 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
DUNN, MARCUS BRIAN SCHROEDER DUNN, ALLYSON NICOLE	6112 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
MCIVER, LEIGH ANN	6908 ROUSE RD	HOLLY SPRINGS NC 27540-9537	
JONES, TANYA JONES, MATTHEW L	7213 ROUSE RD	HOLLY SPRINGS NC 27540-9544	
TOWN OF HOLLY SPRINGS	PO BOX 8	HOLLY SPRINGS NC 27540-0008	
EVANS, EDWARD D EVANS, LAURA T	6213 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
MCIVER, SIMEON B MCIVER, KELLY POWELL	6180 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9729	
SMITH, CODY JOHN SMITH, NATALIE	808 RESSLER ST	HOLLY SPRINGS NC 27540-4959	
MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
BLEY, JEFFREY PHILIP BLEY, ANNETTE RACHELLE	6116 POWELL RIDGE RD	HOLLY SPRINGS NC 27540-8131	
BARB, PATRICK EMORY BARB, DANIELLE NICOLE	408 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
HODSON, RANDALL II HODSON, ALEXANDRA	353 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
PESAPANE, MARK PESAPANE, MELINDA	404 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
KANMANTHAREDDY, MADHUVARAN REDDY REDDY, SWAPNA KETHI	725 RESSLER ST	HOLLY SPRINGS NC 27540-4957	

PATEL, PREM KELLY, KIMBERLY	324 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
NEUPANE, JEEVAN KANDEL, SARITA	337 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
PANDIRI, LAHARI GOVINDU, HEMANTH KUMAR	237 CRESSIDA WOODS DR	HOLLY SPRINGS NC 27540-5839	
THANNEERU, SUDHARSAN RAO BIYYAPU, KAVITHA	429 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
ROBERTS, KERI FRANCES ROBERTS, CHRISTOPHER DOUGLAS	6109 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9729	
HARSHA RELLU, NAVEEN SRI RELLU, VANI SRILAKSHMI	329 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
REDDIMALLI, RANJITH KUMAR REDDY TUMMALA, SAHAJA	341 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
SREEKUMAR, MANOJKUMAR NARASIMHAN, JAYASHREE	345 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
DUVALL, LESLIE J DUVALL, CLARK E	804 RESSLER ST	HOLLY SPRINGS NC 27540-4959	
CATOR, MICHAEL PETER CATOR, MICHELLE NICOLE	800 RESSLER ST	HOLLY SPRINGS NC 27540-4959	
HEBISHI, KARIM A R HEBISHI, MEGHAN F	409 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
REDDY YELLA, HARI KRISHNA MUNGI, SWATHI	401 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
YERUVA, YOGI REDDY	325 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
KOCH, ROBERT J KOCH, TRACY JO	6200 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540-9579	
BHATT, POONAM PANDYA, ANKIT	328 FAXTON WAY	HOLLY SPRINGS NC 27540-5840	
BAHAMONDE, MEGAN FARRINGTON, KEITHLEY	413 FAXTON WAY	HOLLY SPRINGS NC 27540-5841	
CURRENT TENANT	7308 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7051 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7217 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7121 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	7208 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 HEADRICK RD	HOLLY SPRINGS NC 27540	
CURRENT TENANT	205 FAXTON WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	812 RESSLER ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	820 RESSLER ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	6172 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	6181 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	6105 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	124 SERENATA DR	HOLLY SPRINGS NC 27540	

Attendee Report				
Report Generated:	12/30/2024 22:21			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Powell Place - Rouse Rd. Rezon	885 3683 7254	12/18/2024 17:16	79	14
Host Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Leticia Shapiro	tshapiro@morningstarlawgroup.com	12/18/2024 17:16	12/18/2024 18:34
Panelist Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Andy Petty	andy@curryeng.com	12/18/2024 17:29	12/18/2024 18:34
Yes	Jimmy Gaskins	jagaskins@kbhome.com	12/18/2024 17:30	12/18/2024 17:35
Yes	Jimmy Gaskins	jagaskins@kbhome.com	12/18/2024 17:34	12/18/2024 18:34
Yes	Braxton Jones	braxton@ncrealestatepro.com	12/18/2024 17:39	12/18/2024 18:34
Yes	Ileigh Kuga	ikuga@morningstarlawgroup.com	12/18/2024 17:16	12/18/2024 18:34
Attendee Details				
Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Edward Evans	Edward	Evans	Solemn13@gmail.com
Yes	Darryle Zielger	Darryle	Zielger	darryleziegler@gmail.com
Yes	Courtney Rousseau	Courtney	Rousseau	mcrousse@nc.rr.com
Yes	Karen Abt	Karen	Abt	karen.abt@gmail.com
No	Marissa	Marissa	Mortiboy	Marissamortiboy@gmail.com
No	William	William	Bass	mrbillbass@yahoo.com
No	Maxine	Maxine	Ledger	maxine.ledger@gmail.com
Yes	Elizabeth Ehresman	Elizabeth	Ehresman	elizabeth@ehresman.org
No	Adrian	Adrian	Ledger	adrian.ledger@gmail.com
No	Tracy	Tracy	Cooper	tracy.tcturbo.cooper@gmail.com
Yes	Lauren Howard	Lauren	Howard	laurenhoward05@gmail.com
Yes	Jessica Prince	Jessica	Prince	jpma614@yahoo.com
Yes	Curt Pasfield	Curt	Pasfield	curtpasfield@gmail.com
Yes	Jeff Barfield	Jeff	Barfield	Barfield.jb@gmail.com



Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: December 6, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of a 30.36 acre portion of property located in Holly Springs, North Carolina along Rouse Road having Wake County Parcel Identification Number (PINs) 0647474527& 0647465722 (the "Property"). The Property is approximately 51.94 acres, depicted on the attached Context Map

We are counsel for KB Home North Carolina, Inc., which is considering rezoning the above-captioned Property in the Town of Holly Springs, (the "Town"). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property is highlighted in red on the context map included with this mailing.

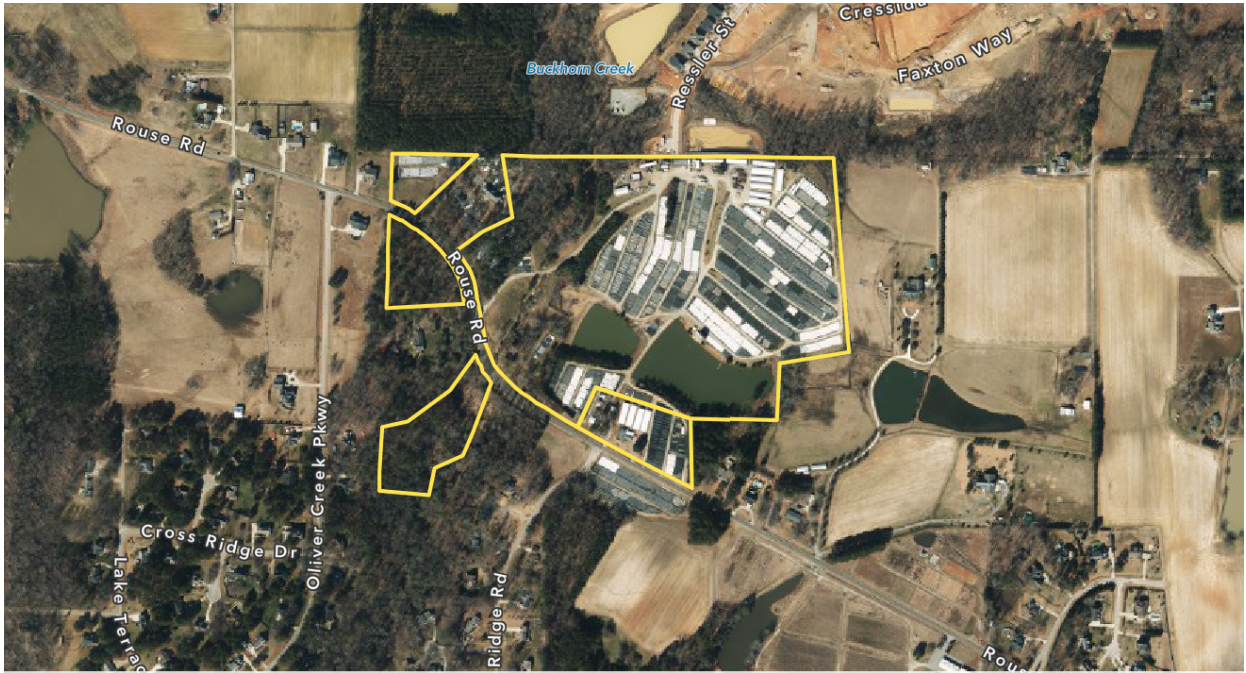
As you may be aware, a neighborhood meeting regarding the property was held on August 28, 2024, to discuss the potential rezoning. While the details of the potential rezoning have not changed, we are conducting a second meeting due to the length of time that has passed between the first meeting and our anticipated application submittal date of January 3, 2025. To that end, we will hold a virtual neighborhood meeting on **Wednesday, December 18, 2024, from 5:30 p.m. – 6:30 p.m.** via Zoom.

The purpose of the rezoning is to facilitate the development of a single family and townhome community. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Neighborhood Residential Conditional District (NR-CD).

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map



How to Participate in the December 18, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to <https://morningstarlaw.group/12182024> to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
 - To participate by phone,
 - Dial one of the following numbers:
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 305 224 1968
 - +1 312 626 6799
 - +1 646 931 3860
 - +1 719 359 4580
 - +1 253 205 0468
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 360 209 5623
 - Webinar ID: 885 3683 7254
 - Passcode: 781826
 - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

REGISTRATION QR

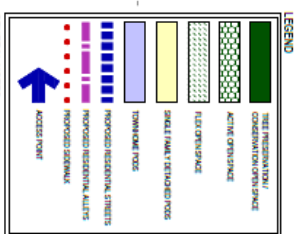


If you have difficulty registering, you can call Leticia Shapiro at (919) 590-0366 or email tshapiro@morningstarlawgroup.com prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email tshapiro@morningstarlawgroup.com and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at tshapiro@morningstarlawgroup.com.



GENERAL NOTES:

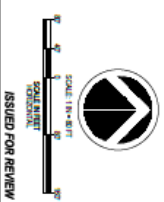
1. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE TOWN OF KELLY SPRING LOMA.
2. ALL LOTS SHALL BE PRIVATE AND SHALL BE DEDICATED TO THE SUBDIVISION HOME OWNERS.
3. ANY PROPOSED AREAS, SHOWN ON THE PLAN, AS A CONSERVATION AND OPEN SPACE, SHALL BE LOCATED IN THE DESIGNATED AREAS SHOWN ON THE PLAN. THESE SHALL BE SHOWN ON THE FINAL MAINTENANCE OF THESE AREAS. ACCESSIBLE AREAS SHALL BE THE RESPONSIBILITY OF THE TOWN.

SUMMARY TABLE

PROPOSED ZONING	NET CONSERVATION SETBACK
SEE AREA	SEE AREA
TOTAL TOWNHOME LOTS	40
TOTAL SINGLE FAMILY LOTS	50
BROADWAY LOT	117.00 AC

OPEN SPACE SUMMARY TABLE

TYPE OF OPEN SPACE	REQUIRED OPEN SPACE	AREA	PERCENT %
TOTAL OPEN SPACE	5.11 AC	5.11 AC	5%
CONSERVATION OPEN SPACE	4.57 AC	4.57 AC	5%
ACTIVE OPEN SPACE	1.50 AC	1.50 AC	5%
TOTAL OPEN SPACE	1.50 AC	1.50 AC	5%



FOR REVIEW ONLY
NOT FOR CONSTRUCTION
RECONING & MASTER PLAN
CONDITIONAL DISTRICT
TOWN PROJECT # 1456565



REZONING PETITION

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

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared LISA L. POWELL, TRUSTEE 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:

0647474527	0647465722

and does hereby authorize Roman Acosta KB Home Raleigh-Durham Inc.
Jason Barron/Leticia Shapiro Morningstar Law Group to act
(name of representative/applicant)

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

Signature of Owner
Lisa Powell, Trustee of the Philip Todd Powell
Grantor Trust Agreement
Print Name: Philip Todd Powell
Address: 7021 Rouse Road
City, State, Zip: Holly Springs NC
27540
dated Jan 10, 1996

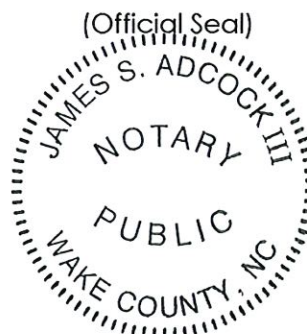
Sworn to or affirmed and subscribed before me this 27 day of September, 2024.

NOTARY PUBLIC:

Official Signature of Notary

JAMES S. ADCOCK III, Notary Public
Print Name

My commission expires: 9/14/2027





REZONING PETITION

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

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared LUDIE LARUE POWELL 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:

0647474527	0647465722

Roman Acosta KB Home Raleigh-Durham Inc.
Jason Barron/Leticia Shapiro Morninastar Law Group

and does hereby authorize _____ to act
(name of representative/applicant)

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

Ludie Larue Powell

Signature of Owner

Print Name: Ludie Larue Powell
Address: 7036 Rouse Rd.
City, State, Zip: Holly Springs, NC 27540

Sworn to or affirmed and subscribed before me this 27 day of September, 2024.

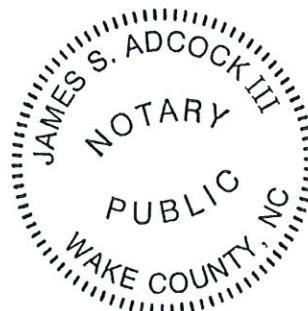
NOTARY PUBLIC:

[Signature]
Official Signature of Notary

(Official Seal)

JAMES S. ADCOCK III, Notary Public
Print Name

My commission expires: 7/14/2027





REZONING PETITION

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

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared LISA LARUE POWELL 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:

0647474527	0647465722

and does hereby authorize Roman Acosta KB Home Raleigh-Durham Inc.
Jason Barron/Leticia Shapiro Morningstar Law Group to act
(name of representative/applicant)

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

Signature of Owner

Print Name: Lisa LaRue Powell
Address: 7009 Rouse Road
City, State, Zip: Holly Springs NC 27540

Sworn to or affirmed and subscribed before me this 27 day of September, 2024.

NOTARY PUBLIC:

Official Signature of Notary

(Official Seal)

JAMES S. ADCOCK III, Notary Public
Print Name

My commission expires: 9/14/2027





REZONING PETITION

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

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: 0056718; 0082611 and PIN: 0647474527; 0647465722 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

Signature of Applicant

<Print Name> Leticia Shapiro

<Entity Name> Morningstar Law Group

<Address> 434 Fayetteville Street, Suite 2200

<City, State Zip> Raleigh, NC 27601

Sworn to or affirmed and subscribed before me this 3 day of January, 2025.

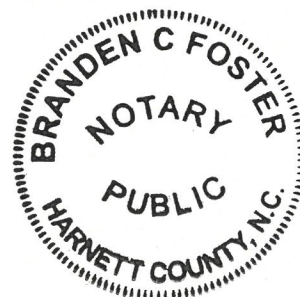
NOTARY PUBLIC:

Official Signature of Notary

(Official Seal)

Branden C Foster, Notary Public
Print Name

My commission expires: December 12, 2028



7051 ROUSE ROAD MASTER PLAN

TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA

CONDITIONAL REZONING SUBMITTAL

TOWN OF HOLLY SPRINGS PROJECT #25-REZ-02 / PLRZ202500005)

1st SUBMITTAL TO TOWN OF HOLLY SPRINGS: JANUARY 3, 2025

2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: MARCH 14, 2025

3rd SUBMITTAL TO TOWN OF HOLLY SPRINGS: MAY 21, 2025

4th SUBMITTAL TO TOWN OF HOLLY SPRINGS: SEPTEMBER 19, 2025

5TH SUBMITTAL TO TOWN OF HOLLY SPRINGS: NOVEMBER 21, 2025

6TH SUBMITTAL TO TOWN OF HOLLY SPRINGS: NOVEMBER 21, 2025

7TH SUBMITTAL TO TOWN OF HOLLY SPRINGS: APRIL 10, 2026

DRAWING INDEX

- C-0.0 COVER SHEET
- C-0.1 DESIGN MANUAL SHEET
- C-1.0 BOUNDARY SURVEY
- C-1.2 TREE SAMPLE PLAN
- C-2.0 OVERALL SITE PLAN
- C-2.2 OPEN SPACE PLAN
- C-2.3 STREET TYPOLOGY
- C-2.4 STREET SECTIONS
- C-3.0 OVERALL UTILITY PLAN
- C-4.0 OVERALL DRAINAGE PLAN
- L-1.0 LANDSCAPE & BUFFER PLAN

CONDITIONS OF APPROVAL:

- THE DEVELOPMENT WOULD BE LOCATED OUTSIDE OF ANY PARK SEARCH AREAS AND WOULD BE SUBJECT TO THE PAYMENT OF A FEE-IN-LIEU OF PARKLAND DEDICATION RATHER THAN THE DIRECT DEDICATION OF LAND AS PART OF THIS RESIDENTIAL DEVELOPMENT PROPOSAL. PLEASE SEE UDO TABLE 4.2-A FOR MORE.
- ALL IMPROVEMENT RECOMMENDATIONS PER THE APPROVED TRAFFIC IMPACT ANALYSIS SHALL BE DESIGNED & CONSTRUCTED WITH THIS DEVELOPMENT.

PROJECT TEAM CONTACT INFORMATION

Surveyor:

Bateman Civil Survey Company
2524 Reliance Avenue
Apex, NC 27539
919.577.1080
Contact: Brandon Nelson
bnelson@batemancivilsurvey.com

Civil Engineering:

The Curry Engineering Group, PLLC
NC License # P-0799
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andrew Petty, PE
andy@curryeng.com

Land Use Attorney:

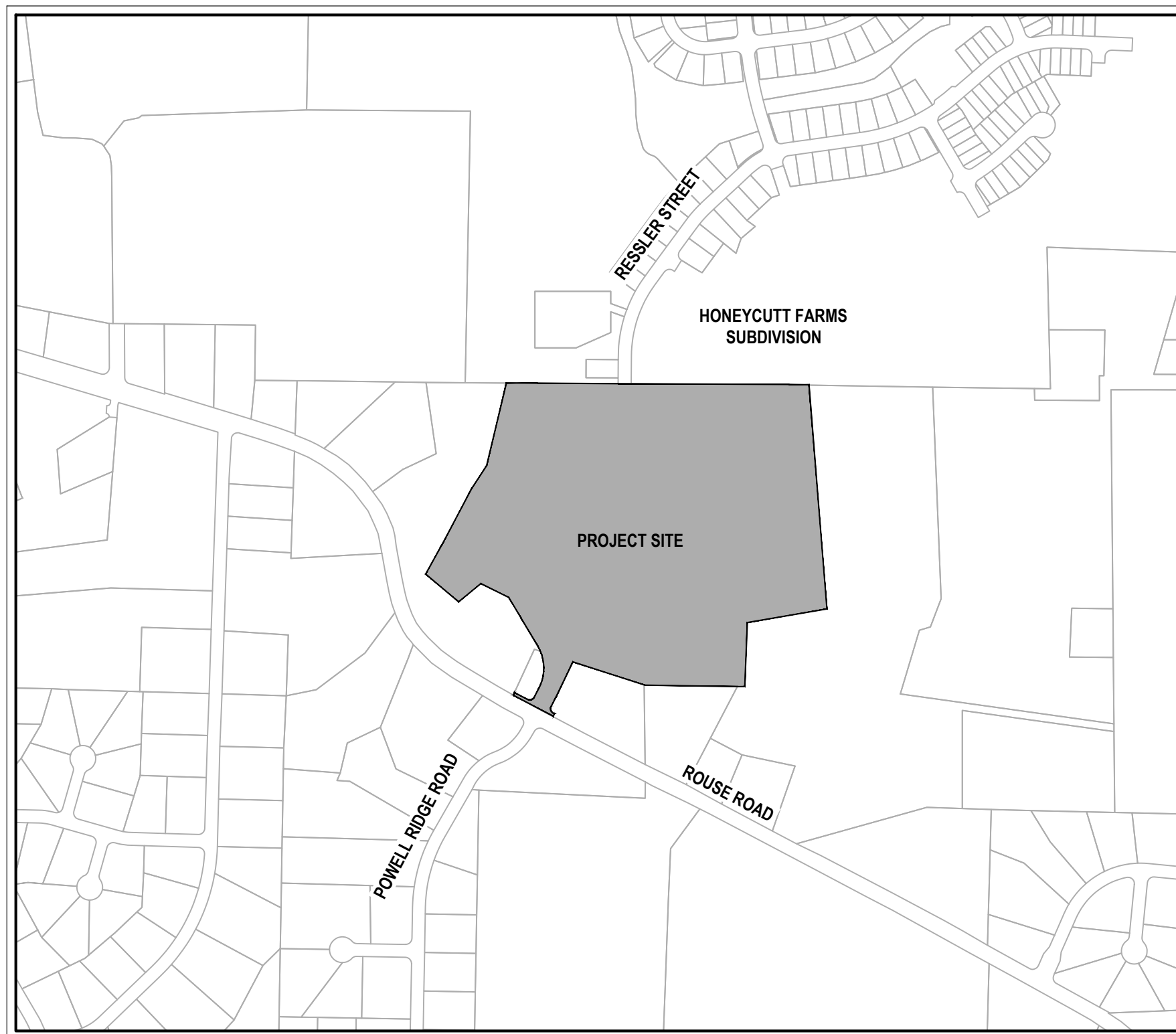
Morningstar Law Group
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601
919.590.0370
Contact: Jason Barron & Tish Shapiro
jbarron@morningstarlawgroup.com
tshapiro@morningstarlawgroup.com

Property Owners:

Larue Powell & Phillip Powell
7036 Rouse Road
Holly Springs, NC 27540
Larue Powell & Lisa Powell
7009 Rouse Road
Holly Springs, NC 27540

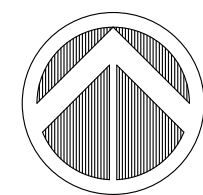
Developer:

KB Homes - Raleigh Durham
1800 Perimeter Park Drive, Suite 140
Morrisville, NC 27560
919-768-7976
Contact: Roman Acosta
racosta@kbhome.com



VICINITY MAP

SCALE: 1" = 500'



SUBMITTAL

REZONING & MASTER PLAN
CONDITIONAL DISTRICT
TOHS PROJECT # 25-REZ-02

SEAL

ISSUED FOR REVIEW

7051 ROUSE ROAD MASTER PLAN

COVER SHEET

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
T: (919) 552-0849
F: (919) 552-0843



Curry
ENGINEERING

C-0.0

DESIGN DEVELOPMENT MANUAL

SITE INFORMATION	
General Information	
Location	0 Rouse Road 7051 Rouse Road (Portion) 7121 Rouse Road (portion) Holly Springs, NC 27540
County	Wake
Parent PIN	0647477441 0647460919 (portion) 0647-46-5722 (portion)
Total Property Area (ac)	51.94
Project Boundary (ac)	32.70
Town Jurisdiction	Holly Springs
Existing Zoning	Rural Residential (RR)
Proposed Zoning	Neighborhood Residential Conditional
Current Use	Residential C Nursery
Proposed Use	Mixed Residential Neighborhood
River Basin	Cape Fear
Surface Water Classification	Buckhorn Creek (18-7-(1)) C;
Watershed	None
FEMA Map Panel Number	3720064700K
Density Calculations	
Maximum Allowable Density (units/ac)	8
Maximum Allowable Units	262
Proposed Number of Units	97
Proposed Density (units/ac)	2.97
Proposed Gross Density (units/ac)	3.60
Lot Summary	
Proposed Number of Front Loaded Detached Dwelling Units	42
Proposed Number of Rear Load Detached Dwelling Units	13
Proposed Number of Rear Load Attached Dwelling Units	42

DIMENSIONAL STANDARDS		
	UDO Requirement	CD Proposed
DEVELOPMENT INTENSITY		
Development Density		
Maximum Gross Density (units/ac)	8	3.60
Maximum Number of Units (#)	262	97
Open Space C Conservation Areas	Refer to Open Space Table	
Attached Dwelling Units		
Minimum Units (%)	10%	10%
Maximum Units (%)	50%	43%
LOT CONFIGURATION		
Minimum Lot Area		
Detached Dwelling Units (sf)	Average ≥ 5,000	Average ≥ 5,000
Attached Dwelling Units (sf)	None	None
Other Buildings (sf)		10,000
Minimum Lot Width at the Setback Line		
Detached Dwellings (sf)	26	35
Attached Dwelling (sf)	18	20
Minimum Lot Frontage		
All Buildings (sf)	18	20
Minimum Lot Frontage for a Driveway		
Detached Dwellings		60
BUILDING PLACEMENT		
Primary Building Setbacks		
Detached Dwelling Units		
Minimum Front (ft) when rear loaded	5	5
Minimum Front (ft) when front loaded	20	20
Minimum Front-loaded Garage (ft)	25	25
Side - Interior (ft)	5	5
Side - Corner (ft)	5	5
Rear (ft)	20	20
Rear from Alley Centerline (ft)	15	32.5
Attached Dwelling Units		
Minimum Front (ft) when rear loaded	5	5
Side - Interior (ft)	5	5
Side - Corner (ft)	5	5
Rear (ft)	20	20
Rear from Alley Centerline (ft)	15	32.5
Building to Building (ft)	N/A	10
Building Height		
Primary Building	50	35
Accessory Building	25	25

ALLOWABLE USES
Residential Use District
Detached Dwelling
Attacehd Dwelling - Townhome
Recreational Uses *
Residential Accessory Uses **
* Recreational uses are limited to those associated with subdivision amenities.
** Accessory uses are limited to those uses and structures per Town of Holly Springs UDO Section 3.4.2.

ARCHITECTURAL STANDARDS	
ROOFING	
Material Options	Primary Roofs: Architectural Asphalt Shingles
Structure	12" Eaves Minimum
Character Elements	Must Include Two of the Following: 1. Reverse Gable 2. Hip Roof 3. Change in roof line direction or height shift in roof plane (either vertically or horizontally)
FOUNDATION TYPE	
Foundation Type	Town Homes will be Slab on Grade Construction. Single Family Detached Homes will be turnaround slab with 12" foundation height
FAÇADE	
No two lots with a shared property line shall have the same front elevation or primary colors	
Siding Material	Minimum of 35% shall be Type 1 Building Material as defined in UDO Section 8.2.G.2.a. Remaining materials shall be Type 2, Type 3 and Type 4 materials are prohibited.
Windows	Street-facing elevations must include Shutters and 4" window trim
Garage Doors	Street-facing garage doors shall use carriage style paneling and include windows in upper panels and craftsman hardware.
ENERGY	
Minimum of 1 Light-duty Electric Vehicle Supply Equipment Home Installation (EVSE-Home) 240-volt charging outlet per unit, to be wired in the garage. All homes shall be designed to be ENERGY STAR® certified	

WATER MANAGEMENT POLICY	
Allocation Assignment	
Allocation Assignment	Residential
Priority Level	2
Committed Allocation Elements	
Public Infrastructure Improvements	All SCMs shall be constructed as vegetated constructed wetland standards per the NCDENR
Sustainable Design	All Homes shall be designed to LEED accreditation standards, obtaining a minimum of 40 points on the LEED v4.1 Residential Single Scorecard. This scorecard shall be filled out for each primary structure the neighborhood and submitted with building permit application.

OPEN SPACE STANDARDS				
		UDO Requirement		CD Proposed
OPEN SPACE QUANTITY STANDARDS				
Open Space Areas	%	acres	%	acres
Tree Preservation / Reforestation	20%	6.54	21%	6.84
Active Open Space	5%	1.64	17%	5.69
Flex Open Space	5%	1.64	8%	2.63
Total Open Space	30%	9.81	47%	15.29
OPEN SPACE PERFORMANCE STANDARDS				
Tree Preservation Areas		Preservation of existing trees & reforestation areas		
Active Open Space Areas		Dog Park, Benches, Shade Structure or Pavilion, Nature Trails, Greenways, Playground, Play Lawn, Community Gardens, Pet Waste Stations		
Flex Open Space Areas		Preservation of existing land use, reforestation, easements, stormwater management areas, any active open space activity		
MINIMUM ACTIVE OPEN SPACE REQUIREMENTS				
		Playground (tot lot) + 1 of the following		2 of the following
Active Open Space #4		Play Lawn, Shade Structure or Pavilion , Dog Park		Pet Waste Station Yoga Lawn, Picnic Tables, Outdoor Games,
All active open space areas to include minimally one bench & one waste receptacle and to provide landscaping throughout.				

LANDSCAPING & BUFFERS		
PERIMETER BUFFERS		
Description	Min. Width	Type
Rouse Road	5 ft	Type A - Enhanced
Adjacent Properties	5ft	Type A - Enhanced
Active Open Space	5ft	Type A - Enhanced
Enhanced buffer shall provide four (4) deciduous trees (2 small / 2 large) and eight (8) deciduous shrubs per one hundred (100) feet.		

SAMPLE ELEVATIONS

NOTE: THE FOLLOWING ELEVATIONS ARE CONCEPTUAL IN NATURE AND ARE CURRENTLY STILL BEING FINALIZED FOR THIS PROJECT.



SINGLE FAMILY DETACHED - FRONT LOAD



SINGLE FAMILY ATTACHED (TOWNHOUSE) - REAR LOAD



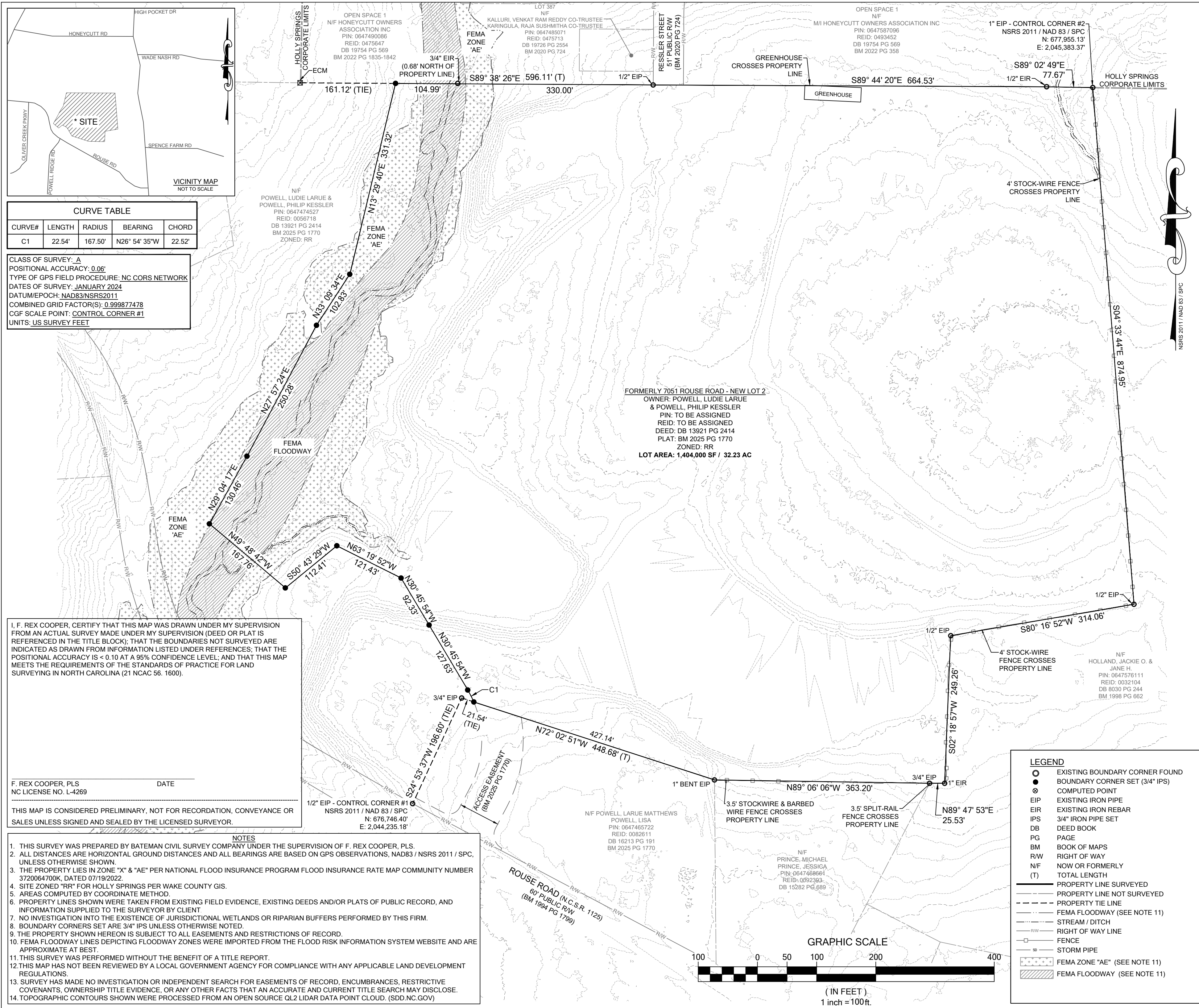
SINGLE FAMILY DETACHED - REAR LOAD

SUBMITTAL
REZONING & MASTER PLAN
CONDITIONAL DISTRICT
TOHS PROJECT # 25-REZ-02

SEAL

ISSUED FOR REVIEW

P:\2023 Projects\230695 Powell Tract - Final\ALTA\SURVEY\DWG\230695 Powell Tract - New Lot 2 Boundary v10PG.dwg 9/19/2025 13:41 PM, DWG To PDF.pc3



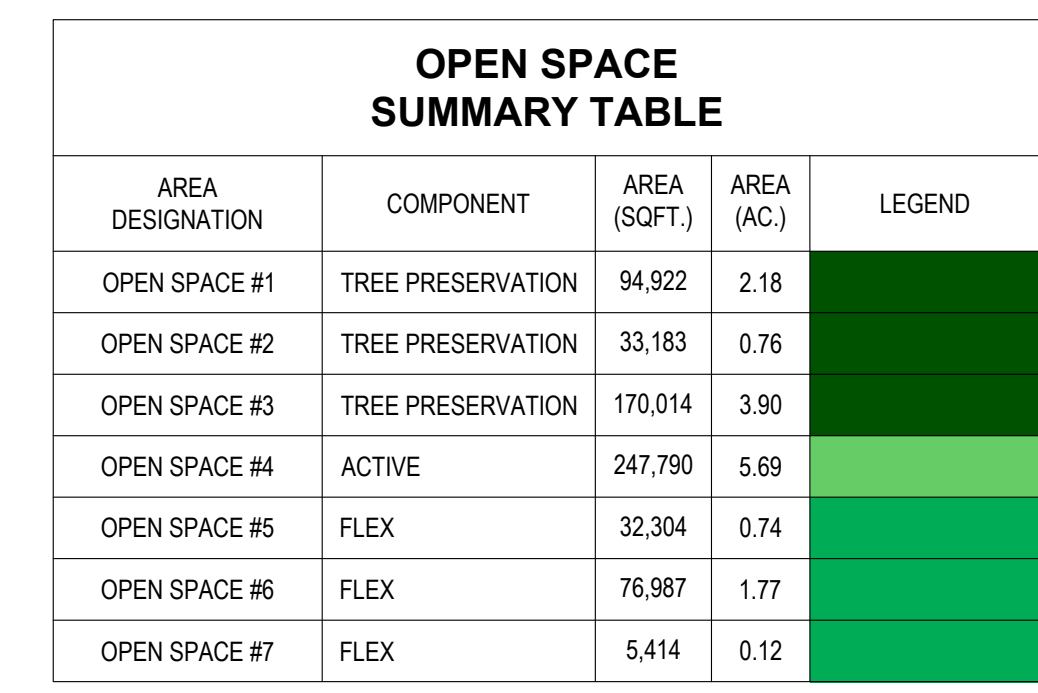
BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVLSURVEY.COM
NCBELS FIRM# C-2378



PROPERTY OWNER(S)
POWELL, LUDIE LARUE
POWELL, PHILIP KESSLER
7036 ROUSE RD.
HOLLY SPRINGS, NC 27540-9540

BOUNDARY SURVEY
EXCLUSIVELY FOR: KB HOMES
PIN: IN REVIEW
AS RECORDED IN DEED BOOK 13921 PAGE 2414
ROUSE ROAD, HOLLY SPRINGS, NC
HOLLY SPRINGS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS
1.
2.
DRAWN BY: BMN
CHECKED BY: FRC
SCALE: 1" = 100'
DATE: 09/17/2025
DRAWING #: 230695
C-1.0



SCALE: 1 IN = 80 FT

80' 40' 0 80' 160'

SCALE IN FEET
HORIZONTAL

ISSUED FOR REVIEW



Curry
ENGINEERING



205 S. Fanny Avenue
P.O. Box 1000
Ft. Smith, AR 72304

T 479.625.948
F 479.625.904

7051 ROUSE ROAD MASTER PLAN
OPEN SPACE PLAN

DATE: JANUARY 2, 2025
HORZ. SCALE: AS SHOWN

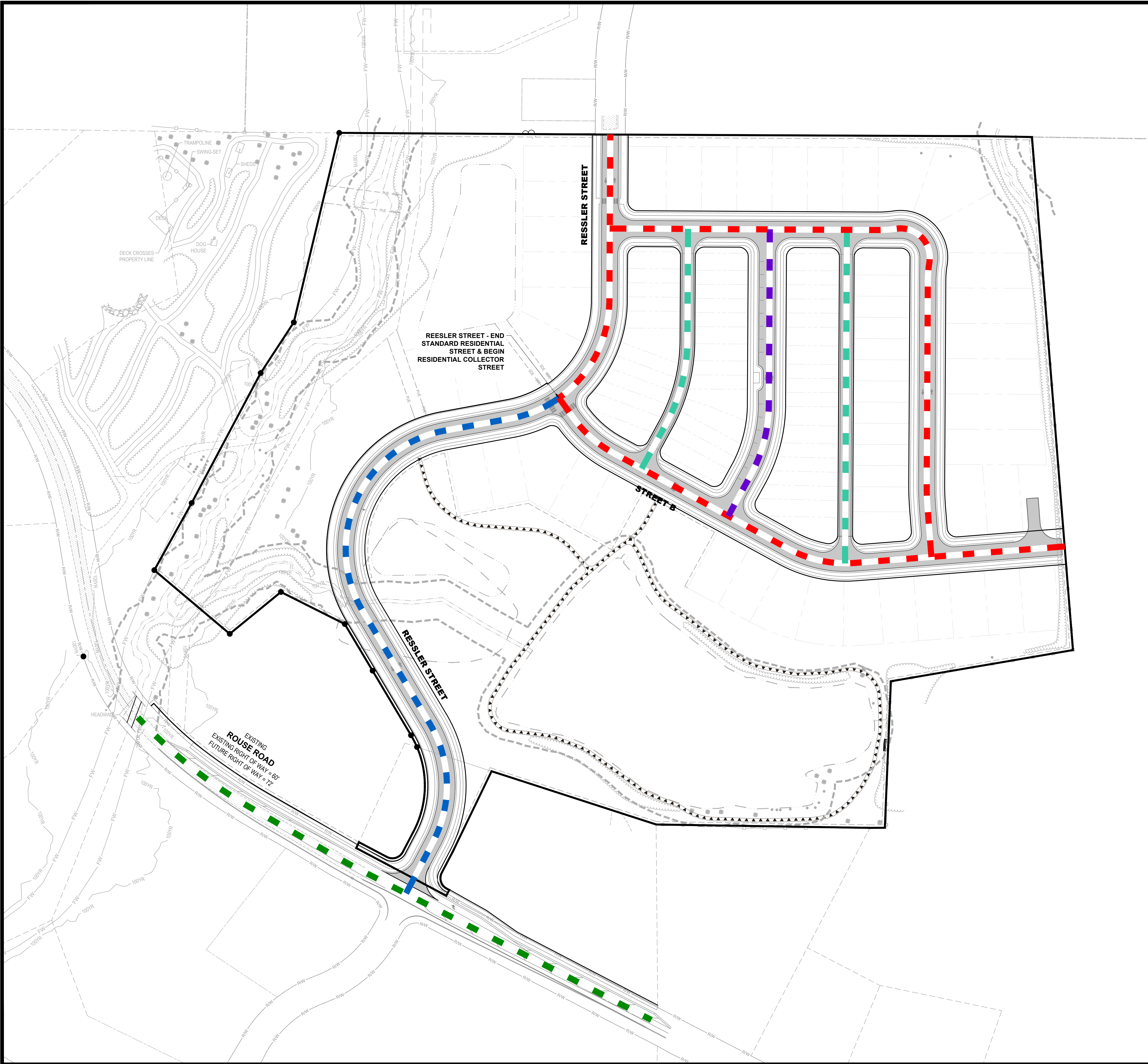
NC LIC. NO. F-50789

FILE NO. 2023-057

ORIG. SHEET SIZE: 24 x 36

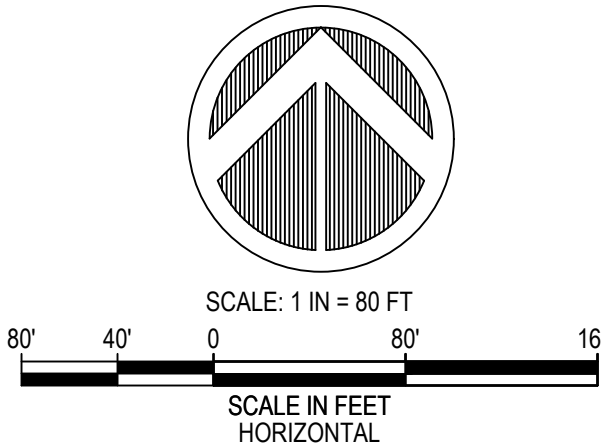
REVISIONS	
A	03/14/2025 TMS COMMENTS
B	05/19/2025 TMS COMMENTS
C	05/19/2025 TMS COMMENTS
D	11/27/2025 TMS COMMENTS
E	12/10/2025 TMS COMMENTS
F	12/10/2025 TMS COMMENTS

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LEGEND

	PRIVATE ALLEYS
	25' PRIVATE RIGHT OF WAY
	STANDARD RESIDENTIAL STREET (SUBURBAN C-2A)
	61' PUBLIC RIGHT OF WAY
	STANDARD RESIDENTIAL STREET W/ PARKING (URBAN C-2B)
	65' PUBLIC RIGHT OF WAY
	NEIGHBORHOOD CONNECTOR (SUBURBAN LC-2A)
	65' PUBLIC RIGHT OF WAY
	COLLECTOR OR THROUGHFARE (SUBURBAN CT-3C)
	72' PUBLIC RIGHT OF WAY



ISSUED FOR REVIEW

SUBMITTAL
REZONING & MASTER PLAN
CONDITIONAL DISTRICT
TOHS PROJECT # 25-REZ-02

SEAL

REVISIONS		DATE	BY	DESCRIPTION
A	03/14/2025			TOHS COMMENTS
B	05/27/2025			TOHS COMMENTS
C	11/24/2025			TOHS COMMENTS
D	12/19/2025			TOHS COMMENTS
E	01/02/2026			TOHS COMMENTS
DATE: JANUARY 2, 2025		PROJECT SCALE: AS SHOWN		
FILE NO. 2023-057		PROJECT SHEET SIZE: 24" x 36"		

7051 ROUSE ROAD MASTER PLAN

STREET TYPOLOGY

T: (919) 852-0849
F: (919) 852-0843
208 S. Fidelity Avenue
Fayetteville, NC 27508

Curry
ENGINEERING

EST. 1982
NORTH CAROLINA
INC. LIC. NO. P-47981

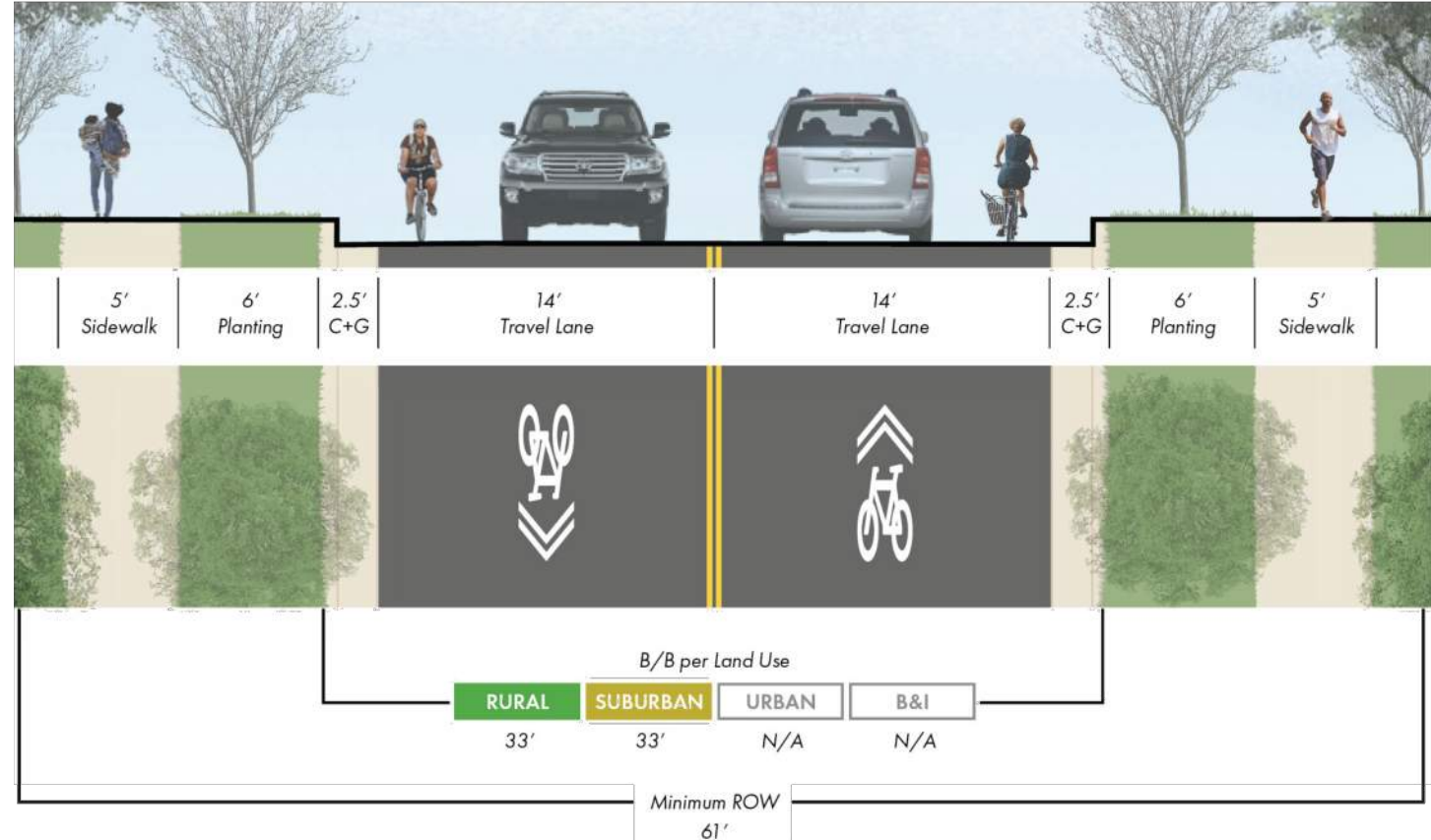
C-2.3

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C-2A

Collector | 2 Lanes

C-2A Minimum



UC-1A	Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
				Rural	Suburban	Urban	Business & Industrial
	Right-of-Way (ROW)	Yes	61'	59'	61'		
	Back of Curb to Back of Curb (B/B)	Yes	33'	33'	33'		
	Travel Lanes	2 Lanes	14'	14'	14'		
	Center Turn Lane	No	-	-	-		
	Median	No	-	-	-		
	Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'		
	Paved Shoulder	No	-	-	-		
	Planting	2 Sides	6'	6'	6'		
	On-Street Parking	No	-	-	-		
	Sidewalk	2 Sides	5'	5'	6'		
	Bicycle Facility	Sharrow / Wide Outside Lane*	Included in Travel Lanes				

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 Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
*Reference recommendations table in Appendix J for cross-section elements to be included for a given project.

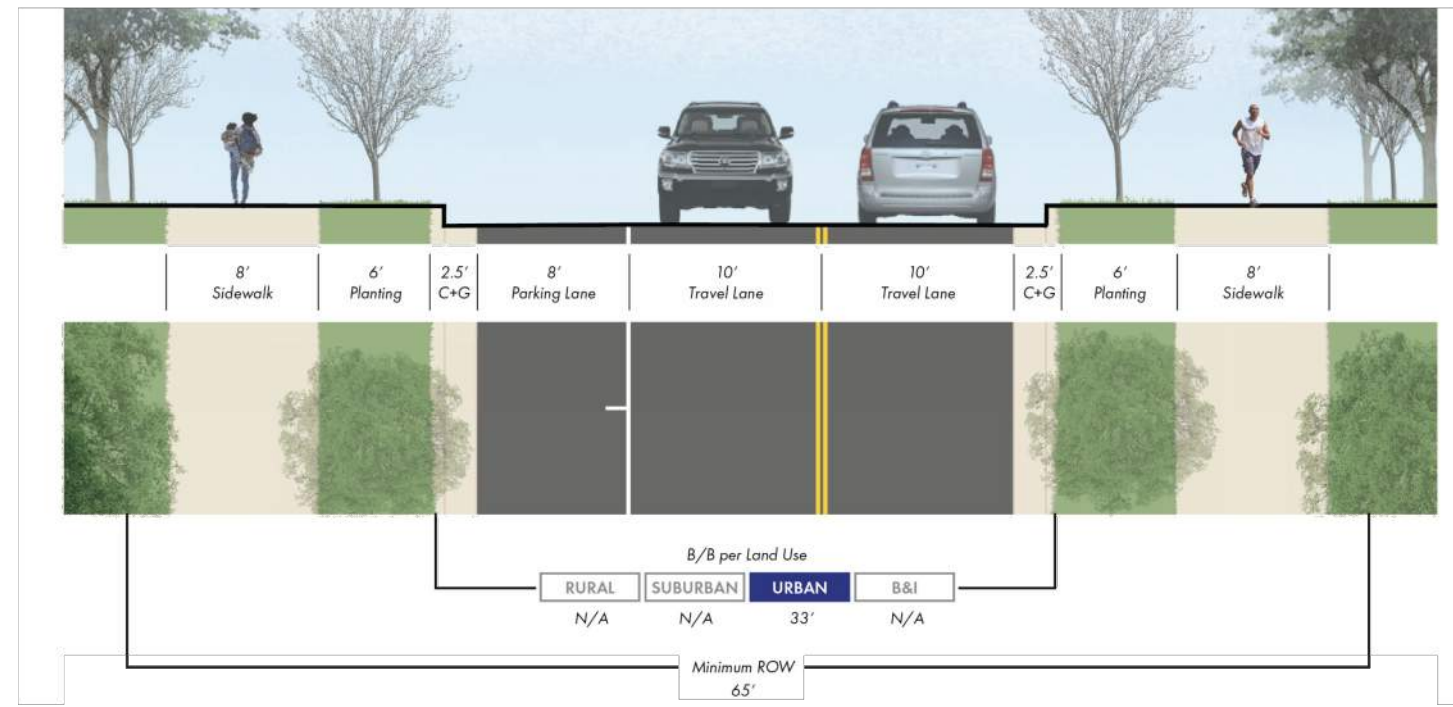
111 Vision Holly Springs - Section 2: Comprehensive Transportation Plan

Supplement #7

C-2B

Collector | 2 Lanes

C-2B Minimum



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

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 Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
*Reference recommendations table in Appendix J for cross-section elements to be included for a given project.

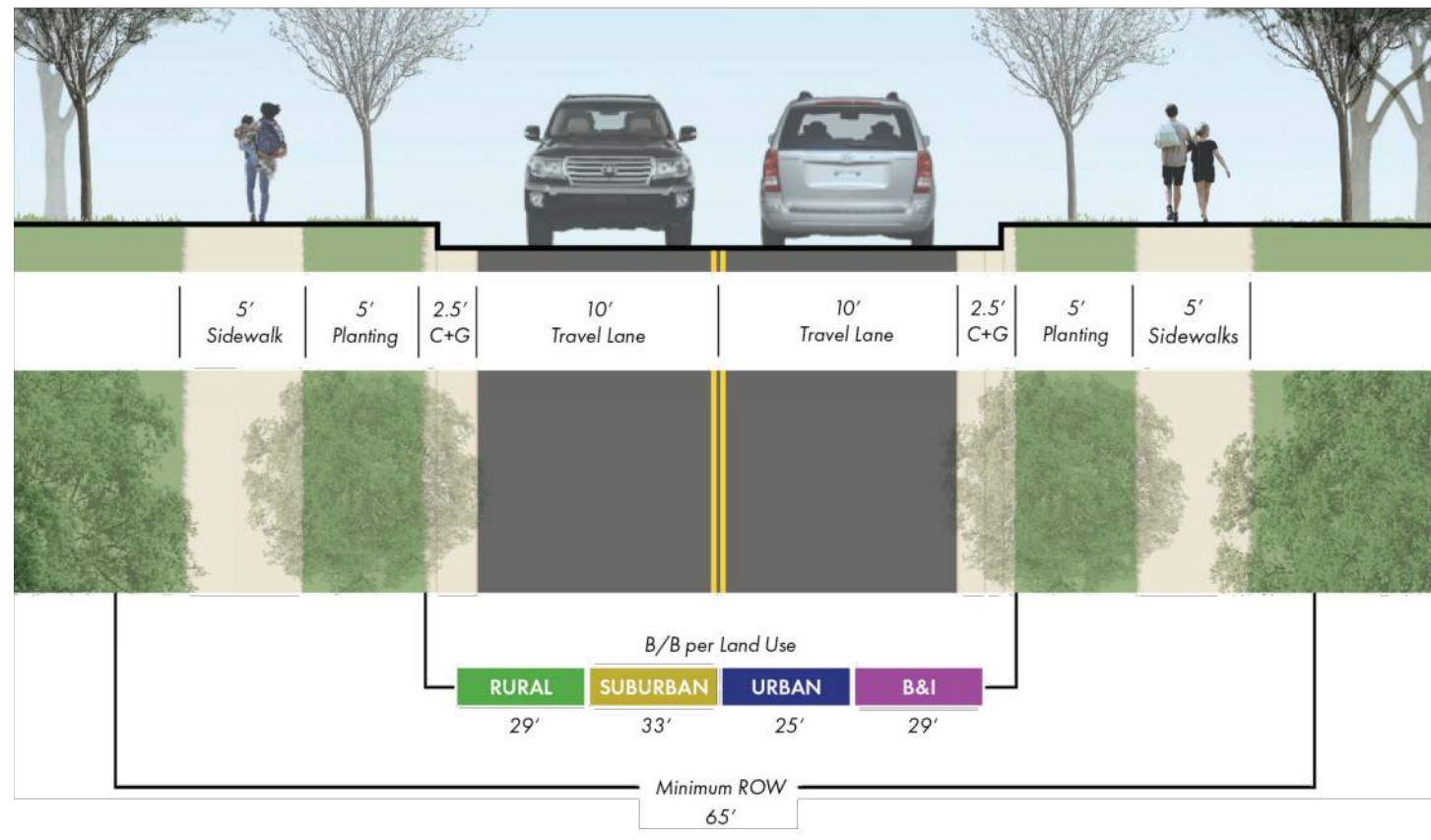
Supplement #7

The Network Visualized 112

LC-2A

Local/Neighborhood Connector or Collector | 2 Lanes

LC-2A Minimum



L-2A	Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
				Rural	Suburban	Urban	Business & Industrial
	Right-of-Way (ROW)	Yes	65'	60'	65'	63'	58'
	Back of Curb to Back of Curb (B/B)	Yes	25'	29'	33'	25'	29'
	Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
	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	1-2 Sides*	5'	5'	6'	8'	5'
	Bicycle Facility	Sharrow / Wide Outside Lane*	Included in Travel Lanes				

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 Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
*Reference recommendations table in Appendix J for cross-section elements to be included for a given project.

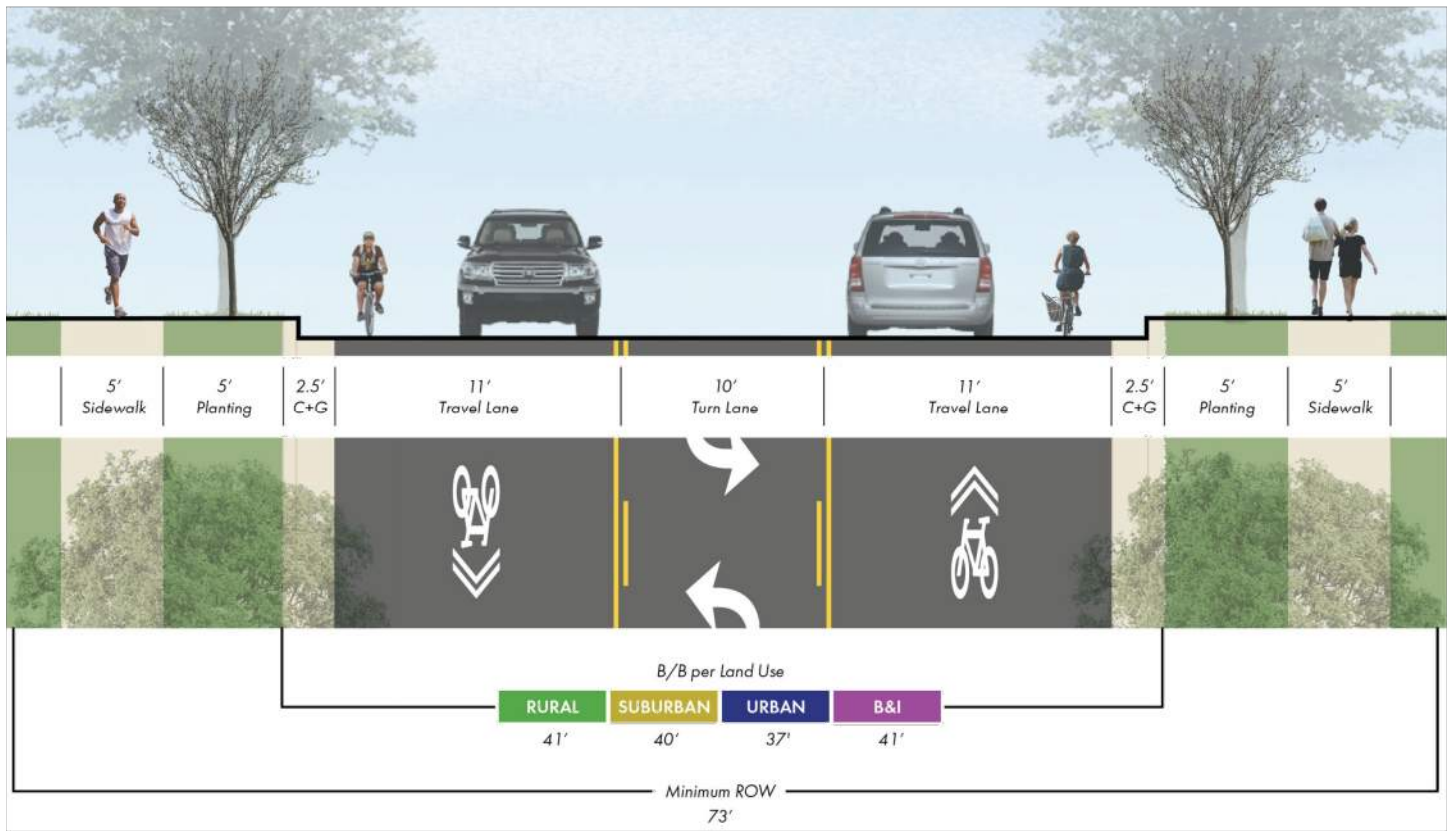
105 Vision Holly Springs - Section 2: Comprehensive Transportation Plan

Supplement #7

CT-3C

Collector or Thoroughfare | 3 Lanes

CT-3C Minimum



This cross-section includes the option to have a median in place of ongoing center turn lane. If warranted the minimum ROW would be 86.5'.

CT-3C	Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
				Rural	Suburban	Urban	Business & Industrial
	Right-of-Way (ROW)	Yes	73'	67'	68'	73'	65'
	Back of Curb to Back of Curb (B/B)	Yes	37'	41'	40'	37'	41'
	Travel Lanes	2 Lanes	12'	12'	12'	11'	12'
	Center Turn Lane	Yes	10'	12'	11'	10'	12'
	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	No	-	-	-	-	-
	Sidewalk	2 Sides	5'	5'	6'	8'	5'
	Bicycle Facility	Sharrow / Wide Outside Lane*	Included in Travel Lanes				

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 Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
*Reference recommendations table in Appendix J for cross-section elements to be included for a given project.

Supplement #7

The Network Visualized 122

ISSUED FOR REVIEW

7051 ROUSE ROAD MASTER PLAN

STREET SECTIONS

T: (919) 852-0849
F: (919) 852-0843
208 S. Fagley Avenue
Fayetteville, NC 27308

REGISTERED PROFESSIONAL ENGINEER
SINCE 1988
V.L. CURRY
P.L.L.C.
N.C. LIC. NO. P-47981

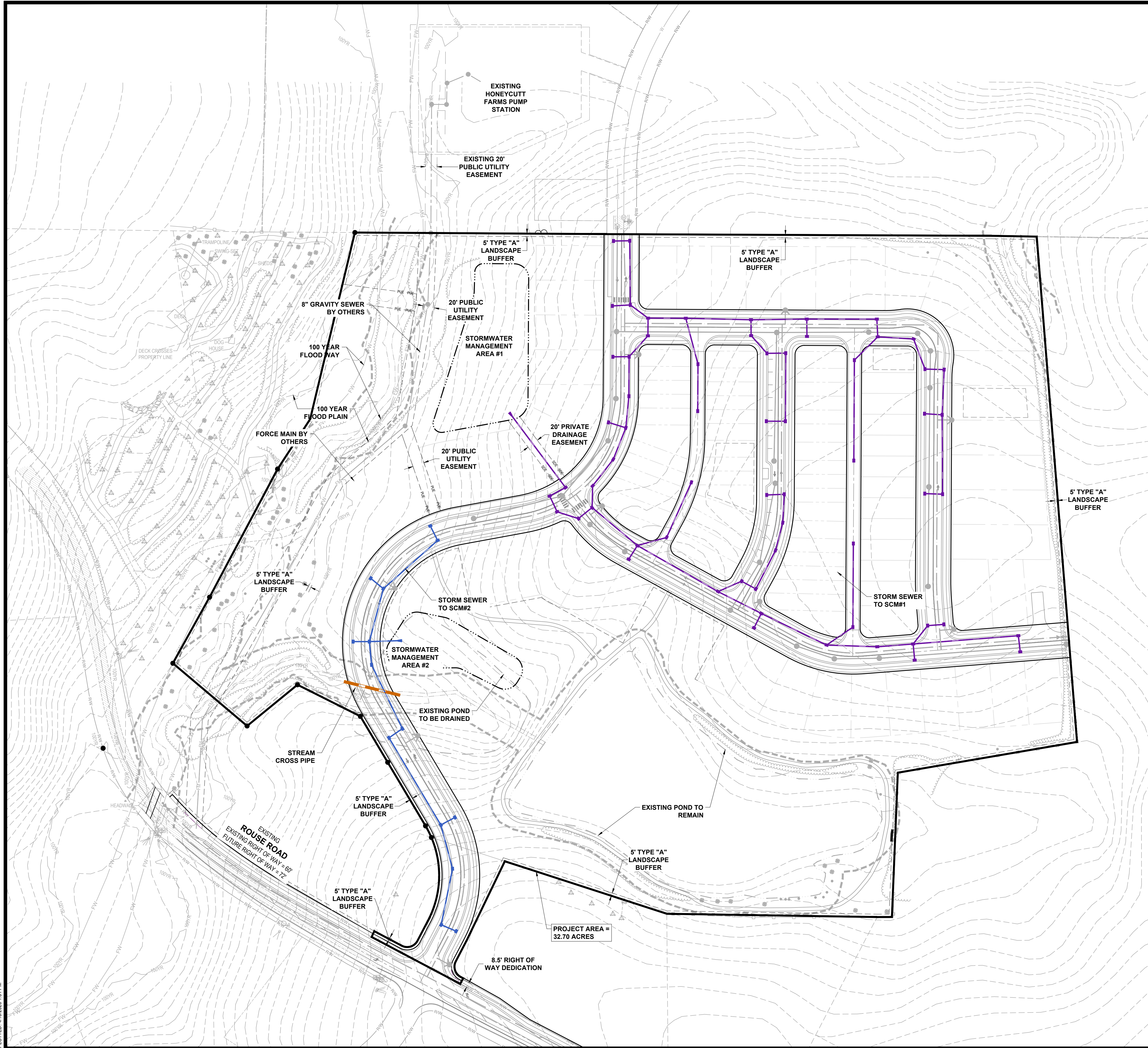
Curry
ENGINEERING
C-2.4

SUBMITTAL
REZONING & MASTER PLAN
CONDITIONAL DISTRICT
TOHS PROJECT # 25-REZ-02

SEAL

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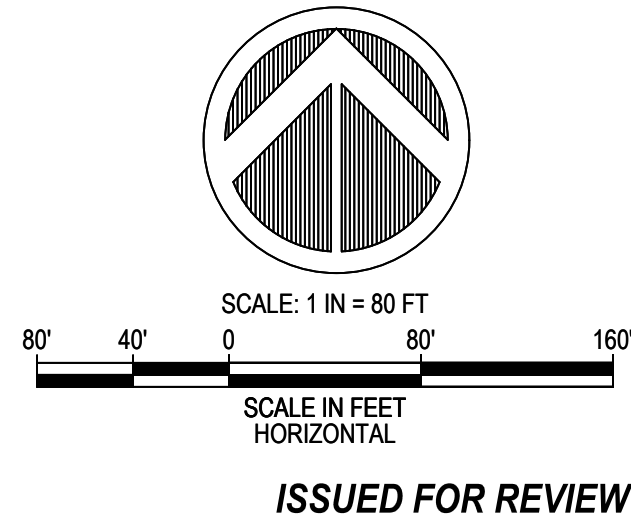
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- GENERAL NOTES:
1. ALL PUBLIC UTILITY EXTENSIONS SHALL BE PER THE TOWN OF HOLLY SPRINGS STANDARDS & SPECIFICATIONS.
 2. PUBLIC UTILITY ROUTES AS SHOWN ON THIS PLAN SHALL BE CONSIDERED PRELIMINARY IN NATURE. FINAL LOCATIONS WILL BE DETERMINED AT CONSTRUCTION DRAWINGS.
 3. WATER & SEWER ALLOCATIONS MUST BE APPROVED BY THE TOWN BOARD PRIOR TO ANY CONNECTIONS TO EXISTING TOWN OF HOLLY SPRINGS UTILITIES.
 4. OFF-SITE EASEMENTS REQUIRED FOR UTILITY CONNECTIONS MUST BE OBTAINED PRIOR TO START OF CONSTRUCTION.

LEGEND

	STORM STRUCTURES - SCM#1
	STORM SEWER - SCM#1
	STORM STRUCTURES - SCM#2
	STORM SEWER - SCM#1
	STORM SEWER - CROSS PIPE



SUBMITTAL
REZONING & MASTER PLAN
CONDITIONAL DISTRICT
TOHS PROJECT # 25-REZ-02

SEAL

REVISIONS		DATE	BY	DESCRIPTION
A	03/14/2025			TOHS COMMENTS
B	05/27/2025			TOHS COMMENTS
C	11/24/2025			TOHS COMMENTS
D	12/19/2025			TOHS COMMENTS
DATE: JANUARY 2, 2025		PROJECT SCALE: AS SHOWN		
FILE NO. 2023-057		DWG SHEET SIZE: 24" x 36"		

7051 ROUSE ROAD MASTER PLAN

OVERALL DRAINAGE PLAN

T: (919) 852-0849
F: (919) 852-0843
208 S. Fidelity Avenue
Fayetteville, NC 27508

Curry
ENGINEERING

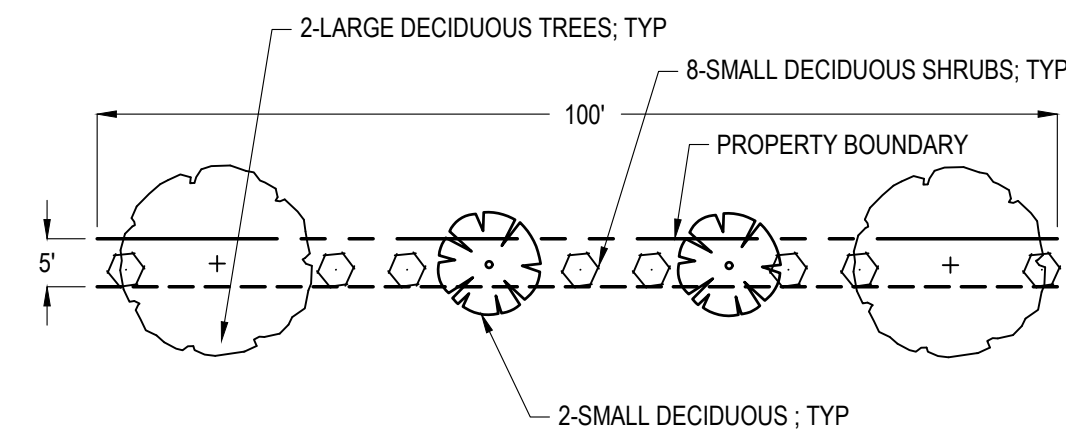
C-4.0

208 S. Fidelity Avenue
Fayetteville, NC 27508

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ENGINEERING

C-4.0

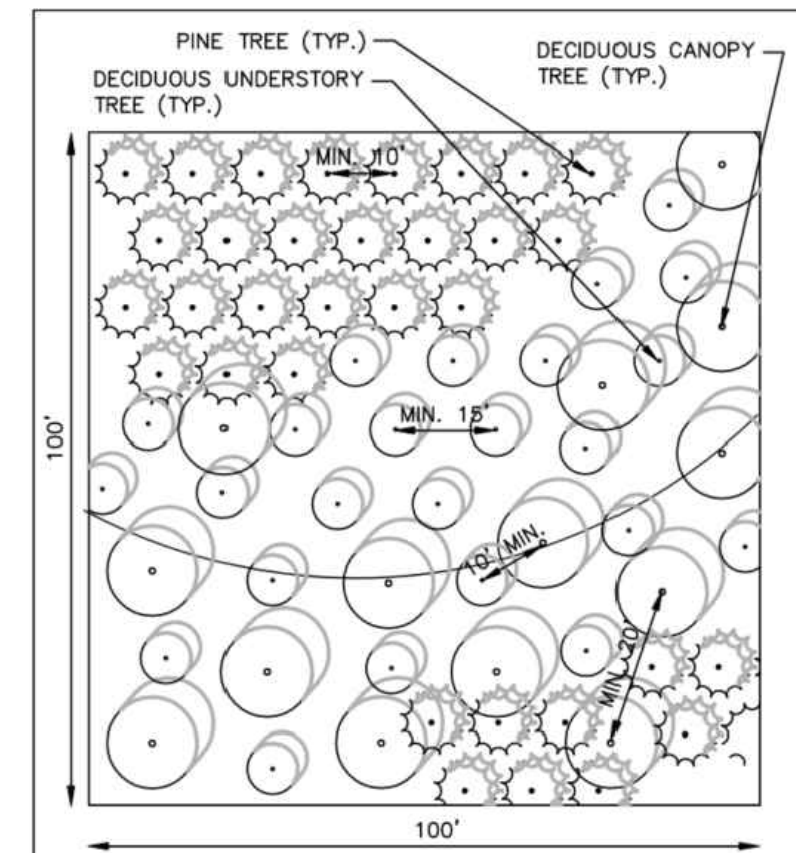
Z:\PROJECTS\FOLDER_ZEBU\CON\2023\2023-057\48 HOMES ROUSE ROAD - HOLLY SPRINGS\PLANS\MASTER PLANS\SHEET FILES\L-1.0 PERIMETER BUFFER PLAN.DWG
PLOTTED: 4/10/2026 1:52 PM



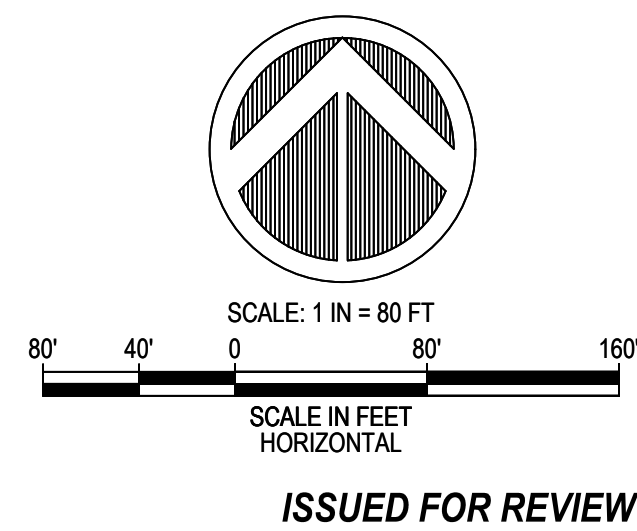
5' TYPE 'A' ENHANCED OPEN BUFFER - TYPICAL 100' SECTION

REQUIREMENTS:
4 DECIDUOUS TREES PER 100 LF (2 LARGE & 2 SMALL)
8 SMALL SHRUBS PER 100 LF

NOTES:
TREES TO HAVE A MAXIMUM SPACING OF 25 FEET AT INSTALLATION
SHRUBS TO HAVE A MAXIMUM SPACING OF 10 FEET AT INSTALLATION
LARGE TREES TO BE A MINIMUM OF 10 FEET TALL AT TIME OF INSTALLATION
SMALL TREES TO BE A MINIMUM OF 8 FEET TALL AT TIME OF INSTALLATION
SMALL SHRUBS TO BE A MINIMUM OF 24 INCHES TALL AT TIME OF INSTALLATION



REFORESTATION DETAIL - TYPICAL 100' x 100' SECTION



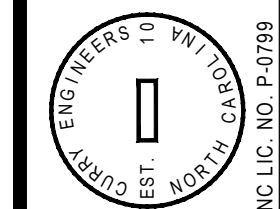
SUBMITTAL
REZONING & MASTER PLAN
CONDITIONAL DISTRICT
TOHS PROJECT # 25-REZ-02

SEAL

REVISIONS		DATE	BY	APP'D	REASON
A	03/14/2025				TOHS COMMENTS
B	05/27/2025				TOHS COMMENTS
C	11/24/2025				TOHS COMMENTS
D	12/19/2025				TOHS COMMENTS
E	01/02/2026				TOHS COMMENTS
DATE: JANUARY 2, 2025					AS SHOWN
FILE NO. 2522-057					DRG. SHEET SIZE: 24" x 36"

7051 ROUSE ROAD MASTER PLAN LANDSCAPE & BUFFER PLAN

T: (919) 852-0849
F: (919) 852-0843
208 S. Fidelity Avenue
Fayetteville, NC 27308



Curry
ENGINEERING
L-1.0



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.

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: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None