



Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. June 23, 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-08 2420 Avent Ferry Road

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 June 23, 2026 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **June 23, 2026**. At 7:00 p.m. after determining a quorum was present, Vice Chair Urquhart called the meeting to order.

Staff Members Present: Cheryl Caines, Planning Division Manager
Brett Gosney, Planner II
Catherine Jacobs, Division Manager
Jay Osbourne, Asst. Town Attorney
Chris Hills, Director Development Services
Nikki St. Pierre, Board Clerk

The Board completed roll call.

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

Members Absent: Rick Madoni, Chair

The Board recited the pledge of allegiance and the meeting opened with an invocation by Vice Chair Urquhart

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *May 26, 2026 Minutes*

Motion:

Motion to approve May 26, 2026 Minutes.

Motion by: Craig

Second by: Joanna

Action: The Planning Board vote in favor of the motion (8-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- July 21: Van Crandall
 - August 18: Tanner Davis

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday June 23, 2026 - 7:00 p.m.

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9:

a. Meridian at Sunset Crossing (22-REZ-02) – Zone Map Change

Ms. Caines presents the Staff report providing a detailed project overview including the current land use and character plan designations. The site is zoned as neighborhood mixed-use (NMX) and proposed to be rezoned to mixed-use residential conditional zoning district. The project includes a greenway extension and transition to lower density areas. Community feedback from the Land Use Advisory Committee included concerns about density, community space, and transitioning to lower density housing.

Ms. Jacobs continues to present the Staff report, discussing the existing public water infrastructure and the need for sewer improvements. The project includes a development agreement to provide a utility easement and a new regional pump station. Road widening is required for Sunset Lake Road, Holly Springs Road, and Optimus Farm Road, with the applicant requesting a waiver for future projects. A traffic impact analysis was completed, recommending restrictions on site drive access and intersection improvements.

Applicant / Speaker:

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

Traffic Engineer

Ronald Stephenson DRMP

Mr. Barron from Morning Star Law Group presents the applicant's perspective, emphasizing the project's public benefits. The project includes a significant road extension and greenway extension, providing housing choices and improving transportation connectivity. The applicant has worked closely with the town to ensure the project aligns with the Northeast Gateway Plan and the comprehensive plan. The applicant has worked closely with the town to ensure the project aligns with the Northeast Gateway Plan and the comprehensive plan.

Board members ask questions about the project's impact on existing mobile home parks, the timing of the application, and the traffic impact analysis.

The applicant clarifies that the project includes all necessary infrastructure and that the sewer capacity issue is being addressed through a development agreement.

The board discusses the potential for additional commercial development and the need for cross access to adjacent properties.

The applicant confirms that the project meets all traffic requirements and that the town's connectivity requirements will be met.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday June 23, 2026 - 7:00 p.m.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from NMX Neighborhood Mixed-Use to MXR-CD Mixed-Use Residential is consistent with the Vision Holly Springs Comprehensive Plan and is reasonable and in the public interest because it begins the implementation of the NE Gateway Master Plan. It introduces a different housing choice into the NE Gateway within walking distance of existing retail and services and proposes standards to create a transition between apartments and existing single-family to the east. The extension of the greenway and Lassiter Road through the site builds upon the existing transportation networks to provide multiple ways of getting around the area and nearby commercial uses. A potential public amenity (or Parks fee-in-lieu) will create outdoor gathering space for those in the community or traveling on the greenway. The proposed design standards related to building/parking placement, architectural interest, and potential Lassiter on-street parking will create a pedestrian friendly environment along the streetscape.

Motion by: Ms. Holder

Second by: Mr. Kessler

Action: The Planning Board voted in favor of the motion (8-0).

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition 22-REZ-02 to change the zoning of 30.57 acres of Wake County PIN 0669170766 from NMX: Neighborhood Mixed Use to MXR-CD: Mixed-Use Residential Conditional Zoning District, as submitted by Morningstar Law Group, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Ms. Holder

Second by: Mr. Kessler

Action: The Planning Board voted in favor of the motion (8-0).

b. New School Montessori (25-REZ-09) – Zone Map Change

Mr. Gosney presents the Staff report providing a project overview and the proposed rezoning. The project includes a childcare center and a school, with proposed changes to setbacks and building facade design standards. The public hearing in March 2023 raised concerns about traffic queuing and stacking during drop-off and pickup times. The applicant has agreed to provide two egress lanes and maximum allowable right turn lane storage length within the site.

The project includes a master plan and a request to rezone the site from rural residential to rural residential conditional district. The existing use on the site is a legal nonconforming use that needs to be brought into conformance with the 2022 UDO. The project includes a 10-foot side path along Sunset Lake Road and a potential future connection to the Camp Branch Greenway.

Ms. Jacobs discusses the existing water and sewer infrastructure and the proposed road widening requirements. The project includes a traffic study that analyzed the internal stacking required for the proposed school expansion. The applicant has agreed to save space for a potential future pedestrian connection to the Camp Branch Greenway.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday June 23, 2026 - 7:00 p.m.

Applicant / Speaker:

Laura Holloman
McAdams
621 Hillsborough St., Suite 500
Raleigh, NC 27603

Traffic Engineer: DRMP

Ronald Stepheson

Ms. Holloman introduces herself and presents the project's public benefits, including the expansion of the childcare center and the school. The project includes significant tree preservation and a 10-foot side path along Sunset Lake Road. The applicant has worked closely with the town to ensure the project aligns with the comprehensive plan and the community's needs.

The board discusses the potential impact on adjacent properties and the need for cross access to adjacent properties.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the Rural Residential Conditional Zoning District provides low intensity, limited public and institutional uses, such as schools and daycares, that are at a scale and design compatible with nearby residential development. The requested rezoning is reasonable and in public interest because it fulfills the goals and objectives of the Comprehensive Plan, including development being sensitive to existing natural resources, providing appropriate civic use, and preserving specimen trees.

Motion by: Mr. Prizer

Second by: Ms. Kempin

Action: The Planning Board voted in favor of the motion (8-0).

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition #25-REZ-09 to change the zoning of 11.22 acres of Wake County PIN #0669330330 from RR: Rural Residential to RR-CD: Rural Residential Conditional Zoning District as submitted by Laura Holloman, McAdams on behalf of The New School Montessori, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Prizer

Second by: Mr. Kessler

Action: The Planning Board voted in favor of the motion (8-0).

Agenda Item #10: Committee Reports

Committee Reports

LUAC (Van Crandall / Sara Kempin)

- i. July 7 – 1601 Avent Ferry MUMIRA Ridge Rezoning/Subdivision; Data Center Moratorium

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday June 23, 2026 - 7:00 p.m.

Tree Advisory Committee (Joanna Holder / Craig Kessler)

ii. Next meeting: July 13

b. Town Council Official Action Overviews

- i. UDO Amendments – Approved
- ii. Data Center Moratorium – Approved
- iii. Festival Street Kick-off

c. Development Services Report

- Data Center Moratorium
 - Mr. Hills provides further information to the Board of the Town Council adopted Data Center Moratorium
- Quasi-Judicial Process Amendments
 - Mr. Hills presents to the Board
 - After zoning is in place - move to administrative decision: to include Major and Minor Subdivision Residential & NonRes and Development Plan – any size.
 - This new QJ process would cut the approval time by half

d. Other Business

none

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Ms. Stamper

Second by: Ms. Holder

Action: The Planning Board voted in favor of the Motion (8-0)

Time: 9:00pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Rezoning 25-REZ-08 2420 Avent Ferry Road

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 25-REZ-08 from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District & NMX-CD Neighborhood Mixed Use Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- The Town received an application for a Conditional Zoning District rezoning request to rezone 32.28 acres located at 2420 Avent Ferry Road from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District & NMX-CD Neighborhood Mixed Use Conditional Zoning District to all for a single family subdivision and commercial area.
- The application is an Option 2 Master Plan Conditional Zoning District which allows the applicant to submit a Master Plan depicting a schematic design intended to illustrate the proposed layout of the land uses, lots, buildings, streets, open spaces, and other features of the development. If approved, this option requires the applicant to submit a future Major Subdivision plan for consideration.
- The proposed rezoning is for a 53-lot single-family subdivision and a minimum of 5,000 sf commercial building.

Town Council Public Hearing:

- The public hearing was held on July 21st, 2026. A link to the public hearing video is included in the staff report.
- Summary of issues or concerns:
 - Concerns regarding the location of the crosswalk across Avent Ferry Road.
 - Discussion on the importance of the crosswalk across Avent Ferry Road.
 - Questions on the access location for the commercial portion of the site.
 - Safety concerns for the homes that are located on the same street as the Commercial Pod.

Application Modifications:

Planning Board Meeting
July 28, 2026

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

- None

Staff Recommendation: Approve

Background:

- The legislative public hearing process is prior to the Planning Board Review and Recommendation. Following the public hearing, the application will be forwarded to the Planning Board for review and recommendation.
- The Public Hearing gives the Town Council the opportunity to provide feedback on the application and the terms of the Development Agreement, with further consideration and potential action anticipated at the August 18th meeting.
- Consideration of this application will take place on the following schedule:
 - Tuesday, July 21 - Town Council Public Hearing
 - Tuesday, July 28 - Planning Board Review and Recommendation
 - Tuesday, August 18 - Town Council Consideration and Decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ08_StaffReport_PB
2. 25ERZ08_WCPSS_Report
3. 25REZ08_Application
4. 25REZ08_Planset



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

Concurrent Applications:

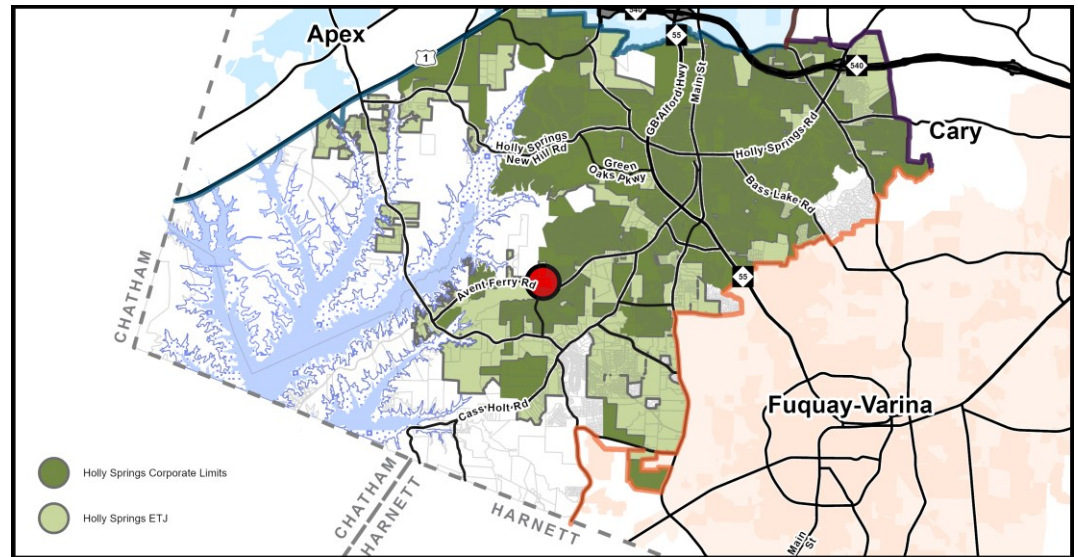
☒ CPA

Applicant / Petitioner:

McAdams

Property Address: 2420 Avent Ferry Rd.

Property Area: 32.28 ac.



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

Project Summary:

A rezoning of 32.28 acres from RR Rural Residential to SR-CD Suburban Residential Conditional District and NMX-CD Neighborhood Mixed Use Conditional District location at 2420 Avent Ferry Road for a 53 unit detached subdivision with a minimum 5,000 square foot commercial center.

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:

SR Suburban Residential
 NMX Neighborhood Mixed-Use
☒ 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:

Residential Neighborhood
 Conservation Neighborhood
 Natural Area

Staff Analysis:

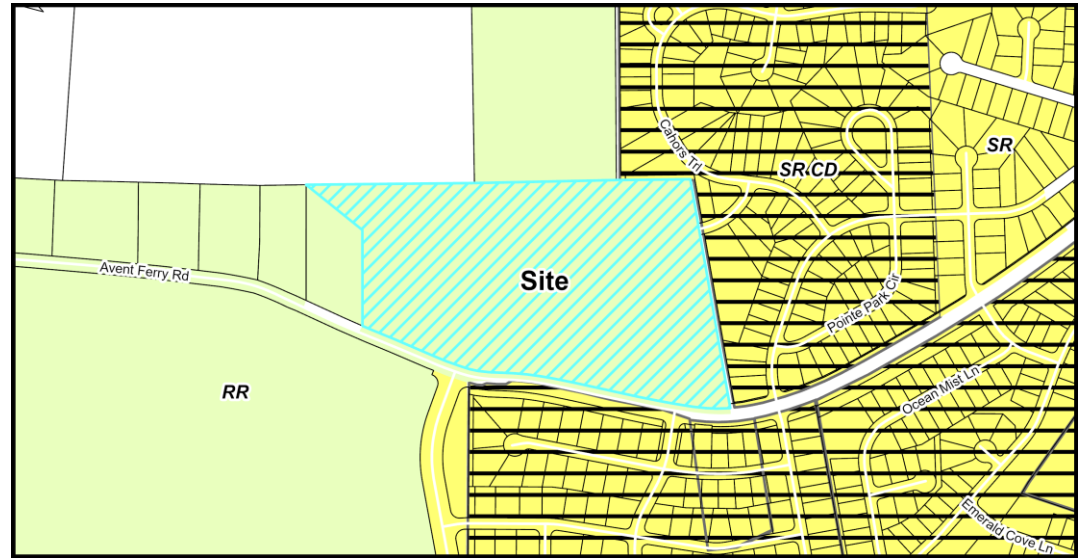
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

The proposed Suburban Residential Conditional District (SR-CD) & Neighborhood Mixed Use Conditional District (NMX-CD) development includes a 53 lot single family subdivision with a small commercial center along Avent Ferry Road. The single family portion of this development is consistent with the current Future Land Use designation of Residential Neighborhood and incorporates themes from the Comprehensive Plan such as variable setbacks, connections to adjacent neighborhoods, and being sensitive to existing natural resources. The applicant is, however, requesting a change to a portion of the site to Neighborhood Center to allow for the commercial piece that is intended to replace previously changed designations along the Avent Ferry Road Corridor. A crucial piece of success for this commercial area is the pedestrian crossing across Avent Ferry Road that will need to be coordinated with NCDOT. This pedestrian connection allows for the adjacent neighborhood across Avent Ferry Road to be able to easily access the commercial center without the utilization of their vehicles. Decision makers should closely evaluate the pedestrian and bicycle connectivity of the project to ensure the proposed commercial use is well placed and accessible to the community. Overall, staff finds the proposed rezoning is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0638529592	RR	32.28 ac
Total Area		32.28 acres



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant
North	RR Rural Residential	Vacant
South	SR Suburban Residential	Single Family Subdivision
East	SR Suburban Residential	Single Family Subdivision
West	RR Rural Residential	Infrastructure Use

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Zoning Reassignment)

Original Zoning: R-30

Approved Zoning: RR Rural Residential

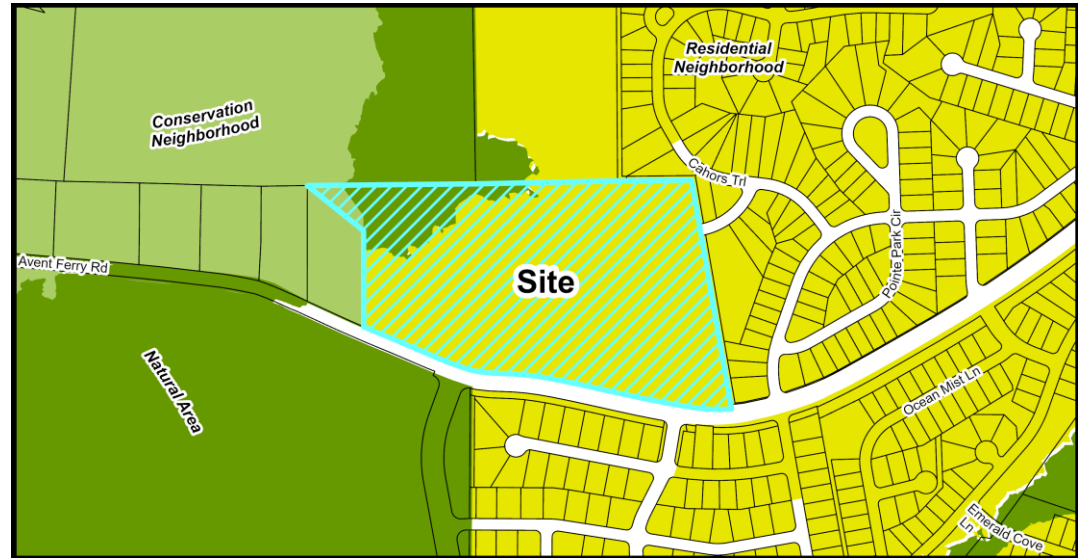
Approval Date: March 1, 2022

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

Future Land Use: Residential Neighborhood
 Natural Area
 Conservation Neighborhood

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: Residential Neighborhood

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

Key Characteristics Include:

- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center, creating a mix of densities throughout the neighborhood.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.
- Front facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- 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.

Future Land Use: Conservation Neighborhood

A **Conservation Neighborhood** preserves 30% to 50% of the buildable land on a site for permanent open space – protecting environmental features, tree stands, or outstanding viewsheds – by closely clustering homes together of varying lot sizes and densities. **Conservation Neighborhood** design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for



Land Use & Character Information (cont.)

permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. **Conservation Neighborhoods** are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics Include:

- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.
- New residential uses have off-street parking in the rear of the lot to enhance the streetscape and walkability.
- Building types are primarily residential, with some small civic buildings allowed. Different types of residential buildings are encouraged, including single dwelling detached, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Development should be sensitive to existing conditions, and mass grading and tree clearing should be limited and avoided whenever possible.
- 30%-50% of land is conserved as permanent open space, which should be primarily informal in character and can include parks, greenways, walking trails and other natural areas.

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 house 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.

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 southwest area of the Town's planning jurisdiction, directly adjacent to the existing Holly Pointe subdivision and across Avent Ferry Road from the existing Mills at Avent Ferry subdivision. The Town's Future Land Use Map, adopted in 2022, defines this area as being residential with the parcels along Avent Ferry Road designated as Residential Neighborhood. The applicant



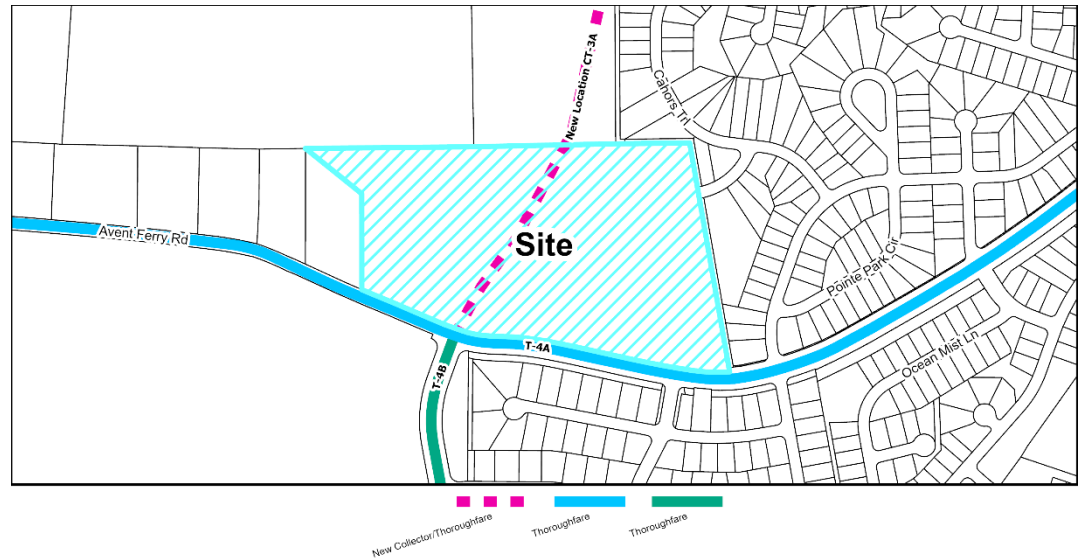
is requesting a change to a portion of the property to Neighborhood Center to provide a small commercial area within the development to help replace previously changed properties along Avent Ferry Road.

The Residential Neighborhood designation is intended to provide one housing type of single dwelling detached on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. While this application provides only single dwelling detached homes in the residential portion, the lots are more uniform in size to help match the adjacent existing Holly Pointe subdivision lots. This helps to provide a seamless transition between the two neighborhoods and provides a uniform look to those experiencing these subdivisions along the connected streets. The Comprehensive Plan also encourages variable front and side setbacks which this development incorporates with modified standard of having a minimum 5' front setback and a maximum 20' setback. This allows for a modulation of homes along the street to create a unique element within this subdivision that has visual interest along the street frontage. Additionally, this development is sensitive to existing natural resources including large tree stands and drainage ways, with most specimen trees being preserved on the site and further open spaces being included adjacent to the drainage ways on the site.

The applicant is proposing a change to the Future Land Use Map for a portion of this site to Neighborhood Center to allow for a small commercial center to help support the adjacent residential uses. The Land Use and Character Plan designates key locations around Town as future Neighborhood Centers. Neighborhood Centers provide goods and services to surrounding neighborhoods with safe and convenient pedestrian and bicycle access for nearby residents. The closest Neighborhood Center to this site is at the intersection of Cass Holt Road and Avent Ferry Road. Recent land use decisions have reduced the amount of nonresidential uses included in that Neighborhood Center and the proposed change with this application could help to replace the reduction in nonresidential land uses in the corridor. A crucial component for the success of this proposed Neighborhood Center is pedestrian and bike connections across Avent Ferry Road. The application current shows a crossing but notes it will be coordinated with and subject to North Carolina Department of Transportation (NCDOT) approval, which may not guarantee the connection can be made. Decision makers should closely evaluate the pedestrian and bicycle connectivity of the project to ensure the proposed commercial use is well placed and accessible to the community.

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

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



Roadway Map

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

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Avent Ferry Road to meet ½ of the ultimate cross section. This typical frontage widening will occur along Avent Ferry Road, which is a 4-lane median divided (T-4A) cross-section.

New Location Roadways:

In accordance with the Comprehensive Transportation Plan, this project is required to extend Buckhorn Duncan Road from Avent Ferry Road to the northern property boundary, which will be a new 3-lane road (CT-3A cross-section). This extension furthers the Town's goal toward more north-south connectivity.

Vehicular stubs are required to be provided to adjacent properties per the UDO. Staff requested the applicant provide a stub to the northwest parcel. The applicant cited difficulty in providing a stub to the northwest due to topography and environmental features along the property boundary, as well as the significant loss of developable area for their site. The applicant also had preliminary conversations with the US Army Corps of Engineers, who stated they would not permit the crossing until that parcel develops.

Hotspot/Safety Study Location:

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

Improvement Prioritization:

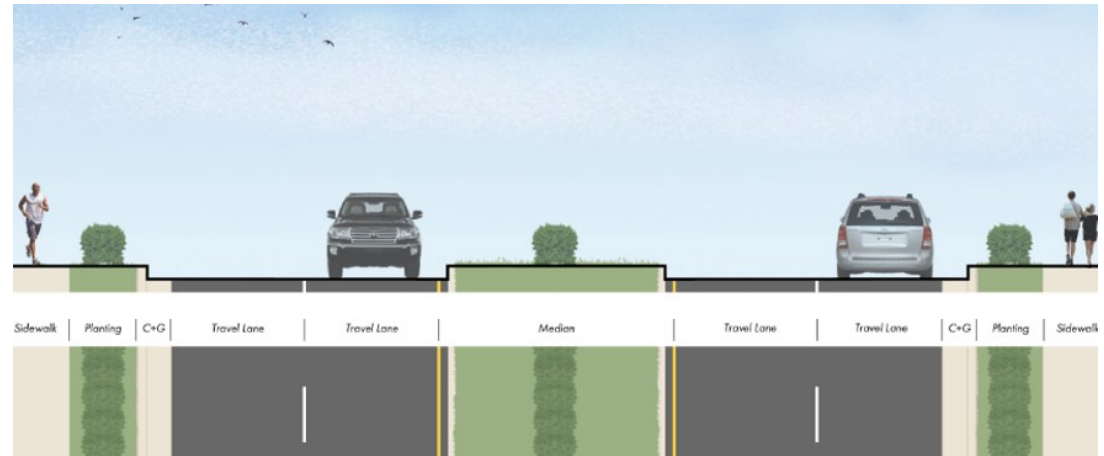
N/A



Transportation Information (cont.)

Traffic Study Policy

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



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Avent Ferry Road + Ramsours Mill Drive / Site Access #1

- Widen Avent Ferry Road along the proposed development frontage to construct half of the ultimate urban thoroughfare (T-4A) cross-section for Avent Ferry Road per Town CTP. Stripe the westbound approach to provide an exclusive left-turn lane, a through lane, and a shared through-right lane.
- Construct an exclusive eastbound left-turn lane on Avent Ferry Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Construct Site Access #1 with one (1) ingress lane and one (1) egress lane.
- Provide stop control on the southbound approach of the proposed site driveway.

Avent Ferry Road + Buckhorn Duncan Road / Site Access #2

- Widen Avent Ferry Road along the proposed development frontage to construct half of the ultimate urban thoroughfare (T-4A) cross-section for Avent Ferry Road per Town CTP. Stripe the westbound approach to provide an exclusive left-turn lane, two (2) through lanes, and an exclusive right-turn lane.
 - Note: The exclusive westbound right-turn lane on Avent Ferry Road should be constructed with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Construct an exclusive eastbound left-turn lane on Avent Ferry Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Restripe the existing exclusive northbound right-turn lane to that of a shared through-right lane.



Transportation Information (cont.)

- Construct Site Access #2 as the southbound approach with one ingress lane and two egress lane, striped as an exclusive left-turn lane and a shared through-right lane.
- Provide stop control on the southbound approach of the proposed site driveway.

Transportation Staff Analysis:

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

Staff requested a stub to the northwest parcel to provide connectivity to that parcel at the time of this development. Due to topography and environmental features, and the reduction in developable area, the applicant declined in committing to construct the stub. The parcel to the northwest is a large parcel owned by Duke Energy, which could eventually be provided alternative access through the further extension of Buckhorn Duncan Road. Decision makers should consider whether the project should provide connectivity to this parcel now, or preserve the natural areas and the Duke parcel could be provided access through alternative means in the future.

The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are consistent with the Traffic Study Policy. While a stub to the Duke parcel could be provided, staff's analysis is that overall, the project is consistent with the Comprehensive Transportation Plan.



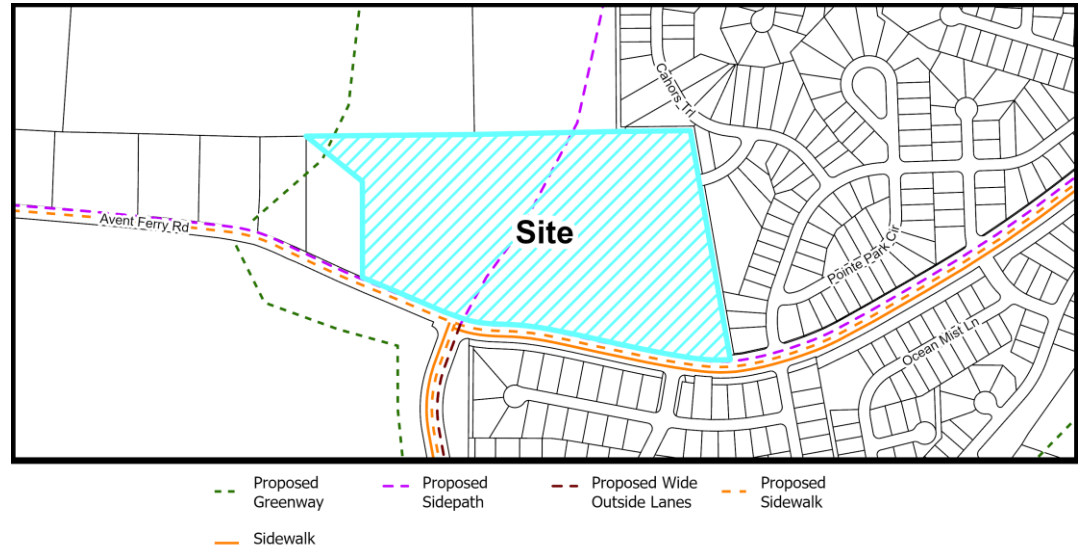
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☒ Yes

☐ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

A sidepath is required per the Future Active Transportation Map, shown along the north side of Avent Ferry Road.

Parks, Recreation, & Greenways Summary

The proposed development is within Park Search Area #6 as shown on the Parks, Recreation, & Greenways Master Plan, however, the applicant will be providing a fee-in-lieu of land dedication in line with the Unified Development Ordinance requirements. The fee-in-lieu option is preferred for this site over the dedication of land due to the natural features in the northern portion of the site that would prevent useable land adjacent to other sites being dedicated.

Parks, Recreation, & Greenways Staff Analysis:

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

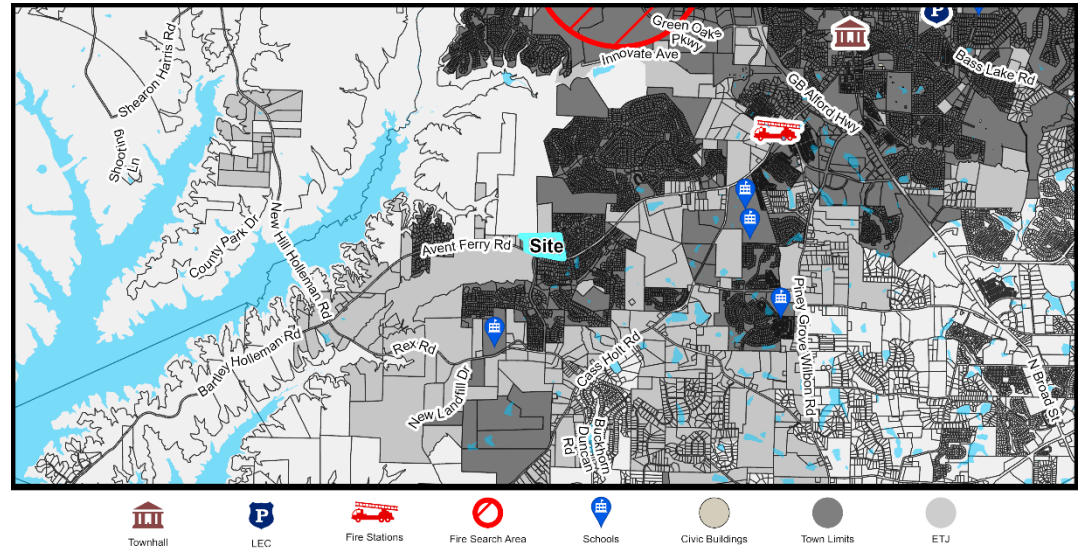
The project proposes a 10' sidepath along Avent Ferry Road frontage and continues along the extension of Buckhorn Duncan Road through the middle of the site. The applicant is providing a fee-in-lieu for the dedication of parkland. The project is consistent with the Parks, Recreation, & Greenways Master 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. 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.

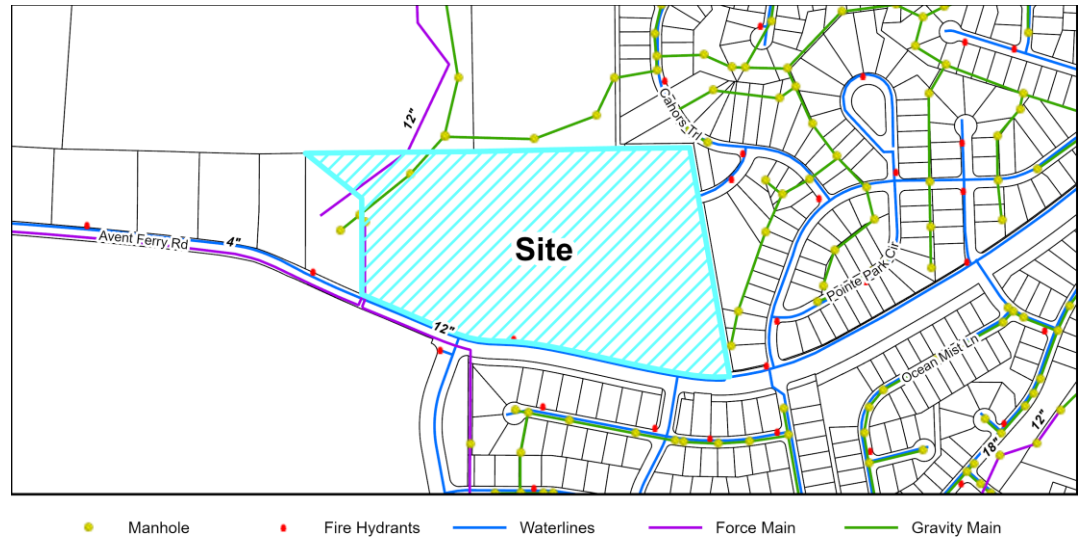


Infrastructure & Utility Information

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:

This project has direct access to existing water mains within Avent Ferry Road. This project proposes tying to the existing water main and extending the water main into the site to serve the development. A Fire Flow Analysis will be required with the Major Subdivision Plan.

Sanitary Sewer:

This project is required to tie to and extend Town sewer facilities to serve this development and any upstream adjacent parcels. The Avent Ferry Pump Station is immediately adjacent to the west of this project. A sewer study was submitted with the rezoning and concluded the downstream infrastructure, including Avent Ferry Pump Station, are adequate to serve this development.

Reclaim:

This parcel is outside of the Reclaimed Water Service Area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary

This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. As a Priority Level 2, this project is committed to earning National Green Building Standards Certifications (Sustainable Design) and preserving 10% of specimen trees on-site (Open Space/Tree Preservation).

Utility Allocation Summary

Priority Level: Priority Level 2

Allocation Assignment: Residential – Single Family and Non-residential

Allocation Requested: 13,770 GPD (Residential – Single Family) and 1,600 GPD (Non-residential)

Staff Determination: Sufficient allocation is remaining in the Residential – Single Family and Non-Residential assignments to support this project for the proposed build out year of 2029 (residential) and 2028 (non-residential).

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.

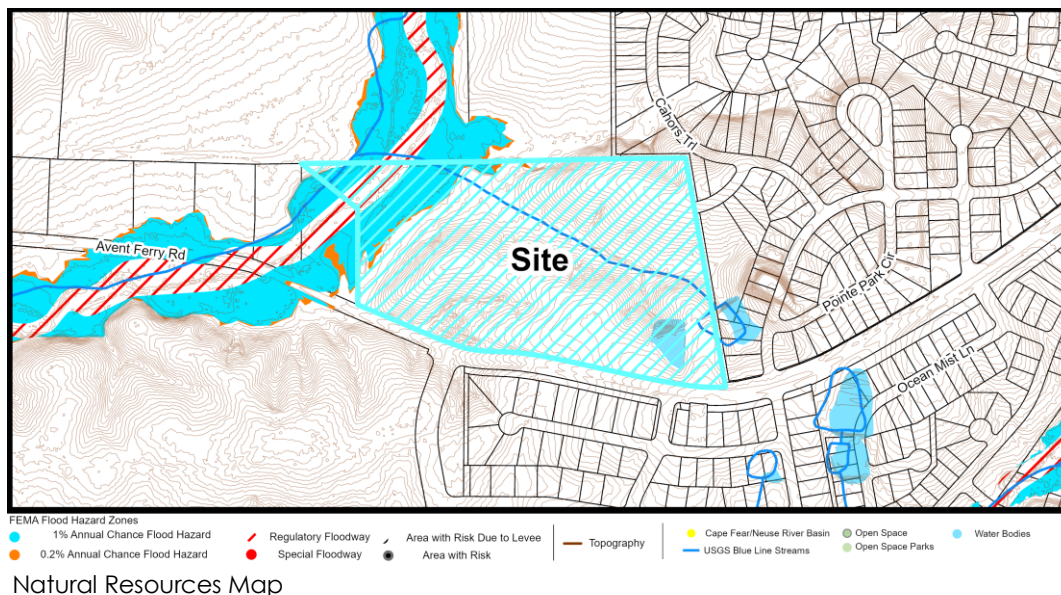


Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space 9.34 ac.

Tree Preservation Area	20% or 6.22 ac.
Active Recreation Area	5% or 1.56 ac.
Urban Civic Space	.05% or 0.015 ac.
Flexible Space	5% or 1.56 ac.



Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 6.48 acres of tree preservation throughout the site. The project includes a stream through the middle of the property and the applicant is proposing a pedestrian pathway on the western portion of the site around the Stormwater Control Measure that connects to the Active Recreation Areas. The applicant is providing a total of 1.56 acres of Active Recreation Area that will include walking areas, a tot lot, and other residential amenities.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds, and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

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

The existing site is currently undeveloped with a stream along the Northern property line that meanders through the middle of the property. The applicant is proposing to preserve a most of the specimen trees on the site as well as proposing the tree preservation areas within areas that have large tree stands. Additionally, the site is providing the minimum required Active Open Space and is overall in compliance with 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 – SR District	UDO Standard	Proposed Standard
Number of Dwelling Units	93 units	53 units
Maximum Gross Density (Units/Acre)	4 u/a	1.88 u/a

Development Density – NMX District	UDO Standard	Proposed Standard
Overall Commercial	Max: 16,000 sf	Min: 5,000 sf Max: 16,000 sf

Building Height	UDO Standard	Proposed Standard
Suburban Residential District	35' Max	40' Max
Neighborhood Mixed Use District	20' Min 45' Max	0' Min 40' Max



Building Setbacks – SR District	UDO Standard	Proposed Standard
Front	20'	Min: 5' Max: 20'
Side	10'	5'
Rear	20'	20'
Thoroughfare	50'	50'

Building Setbacks – NMX District	UDO Standard	Proposed Standard
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	10'	5'
Rear	20'	20'
Thoroughfare	25'	25'

Buffers – SR District	UDO Standard	Proposed Standard
RR Buffer	5' Type A	10' Type B
NR Buffer	5' Type A	10' Type B
Thoroughfare Buffer	5' Type A	25' Type C

Buffers – NMX District	UDO Standard	Proposed Standard
RR Buffer	10' Type B	10' Type B
Thoroughfare Buffer	5' Type A	20' Type A / Variable

Permitted Uses (UDO Section 3):

SR District	UDO Standard	Proposed Standard
Detached Dwelling	Permitted	Permitted

NMX District: Permitted Uses will be Restricted to the Following:

Business Services
Childcare Center
Office Uses
Personal Uses
Food/Restaurant Uses
Retail Uses
Civic Building
Community Support Facility



Additional Standards

Residential Façade Standards

- Type 1 Materials shall constitute a minimum of 35% of the building façade.
- Type 2 Materials shall be allowed per UDO Standards.
- Type 3 Materials shall constitute a maximum of 10% of the façade.
- Primary Facades shall consist of the front, street facing façade.
- Vinyl siding shall not be permitted.
- The primary facades shall include a masonry water table along the entire front of the building.
- Different brick and/or stone colors, textures and finishes shall be used to create different architectural looks.

Commercial Façade Standards

- Type 1 Materials shall constitute a minimum of 35% of the building façade.
- Type 2 Materials shall constitute a minimum of 30% of the building façade.
- Type 3 Materials shall constitute a maximum of 5% of the façade.
- Buildings shall have pitched roofs.
- The principal entrances shall be permitted to face the internal parking areas as visibility will be limited on Avent Ferry Road due to the proposed buffers to better complement the surrounding development.
- Buildings shall have a minimum 24" water table.
- The following shall be permitted as design elements of the building facades:
 - Vinyl windows
 - Fabric awnings
 - Wooden shutters
- The following shall be prohibited as design elements on the building facades:
 - Prefinished aluminum storefront
 - Prefinished metal trim and copings
 - Prefinished metal canopies
 - Metal railings

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



- 53 single family dwelling units for a total density of 1.88 u/a.
- Commercial space to support a minimum of 5,000 sf and a maximum of 16,000 sf commercial building.
- 10' wide sidepath running along Avenet Ferry Road and along the internal Buckhorn Duncan Road extension.

Conditional Zoning District Standards Staff Analysis

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

The applicant is requesting minimal changes to the Development Standards with the largest changes being the variation in the front setback requirement and the increase in the buffers around the site. The change in the front setback variation allows the buildings to be placed at various distances from the street to create a unique and visual interesting streetscape. The increase in the buffers around the site allows for minimal impacts to the adjacent existing uses as well as creates buffers that are consistent with existing neighborhoods along Avent Ferry Road.

This development is also making commitments to providing a commercial space within the neighborhood that will allow for uses that support the everyday needs of a neighborhood. Along with this commitment to a commercial space, there are architectural commitments for both the residential and commercial buildings, to ensure that there are unique features that are consistent with expectations for this area. Overall, the proposed changes to the Unified Development Ordinance are minimal and provide clarity in expectations for the look and feel of the final product.



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 Suburban Residential Conditional District (SR-CD) & Neighborhood Mixed Use Conditional District (NMX-CD) development includes a 53 lot single family subdivision with a small commercial center along Avent Ferry Road. The single family portion of this development is consistent with the current Future Land Use designation of Residential Neighborhood and incorporates themes from the Comprehensive Plan such as variable setbacks, connections to adjacent neighborhoods, and being sensitive to existing natural resources. The applicant is, however, requesting a change to a portion of the site to Neighborhood Center to allow for the commercial piece that is intended to replace previously changed designations along the Avent Ferry Road Corridor. A crucial piece of success for this commercial area is the pedestrian crossing across Avent Ferry Road that will need to be coordinated with NCDOT. This pedestrian connection allows for the adjacent neighborhood across Avent Ferry Road to be able to easily access the commercial center without the utilization of their vehicles. Decision makers should closely evaluate the pedestrian and bicycle connectivity of the project to ensure the proposed commercial use is well placed and accessible to the community. Overall, staff finds the proposed rezoning is reasonable and in the public interest.

Staff Recommendation: ☒ Approve ☐ Deny



Previous Case Related Items

Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for this project on September 3, 2024.

Planning Board Representatives: Roger Bess & Josh Prizer

Town Council Representatives: Dan Berry & Chris Deshazor

Summary of Discussion:

- Diversity of homes could be a good consideration in this area, however, density is a concern. Project should stick to single family homes for the residential portion.
- The commercial could work in this area but needs to be scaled appropriately.
- Ensure that there is a transition from the existing neighborhoods.
- Ensuring that the Comprehensive Transportation Plan road alignment to the north works for the northern property owner.
- Density and intensity need to be consistent with the plan and the surrounding neighborhoods.

Neighborhood Meeting

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

Meeting Date: 5/12/2025

Summary of Issues:

- Concerns regarding blasting during construction.
- Concerns regarding the amount of Tree Preservation and open space that will be included for the site.
- Concerns regarding the product type and the inclusion of Townhomes in the development.
- Interest in what will be included in the commercial portion of the site.

Legislative Public Hearing

Public Hearing Date: 7/21/2026

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/644/overview> (Public Hearing begins at 3:24:45)

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:**

- Concerns regarding the location of the crosswalk across Avent Ferry Road.
- Discussion on the importance of the crosswalk across Avent Ferry Road.
- Questions on the access location for the commercial portion of the site.
- Safety concerns for the homes that are located on the same street as the Commercial pod.

Application Modifications

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

- None

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

Advisory Decision

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

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

Action #1: Zoning Map Amendment Plan Consistency Statement

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

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

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

Option 1: Staff Recommended Plan Consistency Statement

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

The requested Zoning Map Amendment from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District & NMX-CD Neighborhood Mixed Use Conditional Zoning District is partially inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the Suburban Residential District is established to protect, promote, and maintain the development of low to medium density detached dwellings on different lot sizes. While the proposed SR-CD rezoning is consistent with the Comprehensive Plan, since it will provide medium density detached dwellings on different lot sizes, the NMX Neighborhood Mixed-Use District is inconsistent since it will allow for the establishment of a pedestrian friendly neighborhood center that provides a full range of convenience goods and services. However, the requested rezoning is reasonable and in the public interest because the proposed Neighborhood Center fulfills other objectives of the Comprehensive Plan by including a commercial center that helps to establish mixed-use activity centers throughout Holly Springs which will provide convenient goods and services to the nearby neighborhoods.

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 recommend to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #25-REZ-08 to change the zoning of 32.28 acres of Wake County PIN #0638529592 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District &



MNX-CD: Neighborhood Mixed Use Conditional Zoning District, thereby amending the Future Land Use Map for a portion of the site from Residential Neighborhood to Neighborhood Center, as submitted by McAdams, 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: 8/18/2026



WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

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

July 30, 2025

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

Dear Chris,

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

- Date of application: 06/27/2025
- Name of development: 2420 Avent Ferry
- Address of rezoning: 2420 Avent Ferry Rd. (0638529592)
- Total number of proposed residential units: 53 Units
- Type(s) of residential units proposed: Detached Single Family

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

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

☐ Elementary

☐ Middle

☐ High

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

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

☐ Elementary

☐ Middle

☐ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director

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

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

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

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Design Professional

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Developer

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Landscape Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Financially Responsible Party (REQUIRED)

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

Property Owner (REQUIRED)

Name: Company:

Mailing Address:

City, State, Zip:

Telephone: E-Mail:

REZONING PETITION

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

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

PROJECT INFORMATION	
https://www.hollyspringsnc.gov/742/Maps	
Project Name	
Project Location <i>Use street address. If none, use closest intersection</i>	☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	
Real Estate ID	
Project Acreage	Partial Parcel? Yes No
Current Zoning	
Proposed Zoning	
Current Future Land Use Designation	
Proposed Future Land Use Designation	
Small Area Plan Designation <i>(if applicable)</i>	
Special Study Scoping Meeting Dates	
Sketch Plan Review <i>(pre-submittal)</i> Meeting Date:	
Neighborhood Meeting Date:	

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: 08/08/2025



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

SECTION 1: LAND USE & CHARACTER

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

SECTION 3: PARKS, RECREATION

SECTION 4: COMMUNITY FACILITIES

SECTION 5: INFRASTRUCTURE & UTILITIES

SECTION 8: NATURAL RESOURCES

STATEMENT OF REASONABLENESS

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.

Plan Consistency Statement

Executive Summary

Holly Springs has cornered the western Wake County market in attracting economic engines like Fuji and Amgen, bringing major economic development to a town that always has been a great place to raise a family and plant roots. With these incredible successes has come a demand for additional housing and housing types, especially for families and young professionals looking to settle down who are moving to the area. The proposed request meets this demand by adding supply in a key strategic location. This single-family detached development proposal will provide additional residential opportunities in a growing part of town, as well providing key connections to other proposed developments in the area.

The Future Land Use Map ("FLUM") designates the project site as Residential Neighborhood. The FLUM description and characteristics of Residential Neighborhood call for developments consisting of one housing type on a varied lot sizes. The proposed 2420 Avent Ferry Road Development contemplates single-family detached units on lots varying in width and overall size. Additionally, the FLUM suggests that Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby. This project provides several open space and amenity areas located centrally within the development that are connected by a neighborhood scaled street and sidewalk network.

Additionally, the proposed development contemplates a small amount of neighborhood scaled commercial space on the site at the corner of the intersection of Avent Ferry Road and Buckhorn Duncan Road. Though this is not consistent with the current FLUM designation, it will provide additional neighborhood-scale commercial along Avent Ferry Road, which is still needed based on the current development and subdivision plans in review along Avent Ferry Road that were identified for mixed-use development and are intended to be solely residential developments.

In this regard, as described below and as depicted on the development plan and associated materials, the proposed development furthers the following specific recommendations of the Future Land Use Plan:

- a. FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision Making
- b. SI-4 Improve the Land Use-Transportation Connection
- c. SI-12 Adequate Long-Term Water and Wastewater Planning
- d. CC-1 Establish a Discernible Neighborhood Structure
- e. CC-3 Improve Parking Design
- f. CC-8 Improve Walkability

Land Use and Character

The rezoning request and proposed development are consistent with the land use designation for the

site as shown on the Future Land Use Map. The FLUM identified this site as a Residential Neighborhood. The proposed development and rezoning will allow for single-family residential uses.

The rezoning request is consistent with the Comprehensive Plan Objectives:

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

The proposed development prioritizes pedestrian connectivity both within the site itself and to the broader Holly Springs community. Sidewalks and trails will provide key pedestrian connections within the site, as well creating natural spaces for recreating. The proposed development complements the surrounding uses and encourages connectivity to the other neighborhoods.

The site design proposes a pattern of development that locates the open spaces central to the site and well connected to the entirety of the development through the sidewalk, sidepath, and street network. Additionally, the site design is intended to not only ensure efficient and effective use of space for the proposed homes, but also aims to preserve the natural environment as a key feature of the site. Additionally, the proposed development has located the proposed commercial area along Avent Ferry Road and Buckhorn Duncan Road to provide, viable and visible space for small businesses and neighborhood scale commercial to thrive.

1. **Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments.”**

The proposed rezoning will provide single-family detached units with varying lot widths and depths, in accordance with the Comprehensive Plan and UDO requirements. These homes will provide an opportunity for young families to live, work, and recreate in Holly Springs.

Residential Neighborhood

The proposed development is consistent with the Future Land Use designation for this area as Residential Neighborhood. The proposed development incorporates varying lot widths and sizes and garage setbacks. Additionally, a network of open spaces including small parks and walking trails are proposed throughout the site. The proposed street network will provide a connection to the development to the east and proposes varied block lengths, in accordance with the Comprehensive Plan. The proposed development does deviate from the FLUM designation in its contemplation of commercial space at the corner of Avent Ferry Road and Buckhorn Duncan; however, this is in keeping with the intent of the overall intent and vision of the FLUM for the Town, which has designated a place for some commercial on Avent Ferry between Rex Road and Hwy 55. Given recently approved rezonings along Avent Ferry that do not include commercial uses, this project would allow for the vision of neighborhood scale commercial space along Avent Ferry to come to fruition.

Comprehensive Transportation Plan

The rezoning request is consistent with the Comprehensive Plan Objectives. The proposed development will not only improve pedestrian accessibility with the site by designing it to include sidewalks and roadways that ensure connectedness both within the development and beyond. The

proposed project will provide the planned extension of Buckhorn Duncan Road through the site. The proposed project will also construct multi-use paths along the site's frontage on Avent Ferry Road and along the western side of the Buckhorn Duncan extension. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report.

Parks and Recreation

The proposed rezoning is located within a park search area. The development and developer are committed to working with Town staff Sidewalks, trails, and open spaces will ensure that there are a variety of recreational opportunities for residents to enjoy.

Community Facilities

This rezoning request is consistent with 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.

Infrastructure and Utilities

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 project will provide water and sewer stubs to adjacent properties as required by the UDO except where doing so would endanger an existing cemetery. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. With respect to the Town's Water Resources Management Policy, the proposed development includes key public infrastructure improvements, including the proposed greenway. Along with the preservation of existing environmentally sensitive areas, the proposed development satisfies the spirit and intent of the Policy. Given the advanced planning that has gone into the site, including thoughtful coordination with surrounding uses, the applicant submits that as a Priority Level 3 site, and is committed to providing additional active recreation space and meeting National Green Building Standards. In addition, a sewer study is being reviewed and completed as part of this rezoning request and all required mitigation recommendations from that study shall be completed with this development if approved.

Natural Resources

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. Moreover, development of higher density in strategic locations such as this site allows for the Town to absorb growth and focus conservation efforts in similar strategic locations.

Statement of Reasonableness

The proposed rezoning and associated development are reasonable and in the public interest. The rezoning and conditions proffered as part of the rezoning align with the goals and vision for the Town, as outlined in the Comprehensive Plan and Future Land Use Map. The rezoning will allow for a residential development that is of a high quality in both design and substance, as well as being compatible with the surrounding developments.

Additionally, the conditional district rezoning requested ensures a higher quality mixed use development than the town would otherwise achieve through a by-right development of the site. The architectural finishes and cohesive design principles embodied in the proposed development are achieved only with the conditional district rezoning requested herein.

The project will provide increased housing opportunities as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm. The close proximity of the development to Ting Park will help to enhance the connectivity and accessibility of the Town as a whole, by ensuring that residents have easy and safe access, via transit, car, or walk, to recreation facilities, commercial uses, and residences.

Public Benefits Statement

This proposal will provide significant public benefit to the Town of Holly Springs and its residents. The proposed development will not only improve pedestrian accessibility within the site by designing it to include a network of open spaces, sidewalks, and trails throughout the development. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report. Additionally, the proposed project will construct the Buckhorn Duncan extension through the site

The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. The open space and recreation areas will ensure that trees and plants are abundant in the development, improving the air quality of the community. Additionally, the connected network of open spaces will provide residents with ample opportunities for recreation and maintaining an active lifestyle.

The project will provide increased housing opportunities as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm. The development will provide high-quality housing options that will appeal to families of all ages looking to within or into the Town.

Residents will have convenient and safe access to a significant recreation area, with opportunities to play and view sporting events as a community. Additionally, parkgoers will have safe access to commercial uses that are proposed as part of this development, ensuring a robust and welcoming community atmosphere.

2420 Avent Ferry Property: Design Goals Narrative

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development as to preserve the site's natural character:

This project will work with the existing topography to preserve the existing natural character of the site. Tree preservation and open space provided throughout the site to enhance the development with green space and nature. There are a few streams and wetlands located on site, which will be buffered and preserve the existing vegetation and trees.

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:

The project will bring development and housing to a rapidly growing area of town that will encourage growth in a manner that complements the existing surrounding environment. The site is in close proximity to other in progress residential developments and will replicate that land use pattern. The proposed rezoning would allow for residential development that is more compatible with the development surrounding this property and within the vicinity of the area. The project will also provide some neighborhood scale commercial development which will help to reduce sprawl and encourage walkability in this part of town.

3. Development of pedestrian-oriented communities and development of traditional style neighborhoods:

The Comprehensive Plan encourages a variety of housing types across town. Open spaces will be connected with sidewalks and paths, providing ample pedestrian access and connection throughout the development. The gathering areas and architectural standards for the site will help to create a welcoming development for folks to actively enjoy. The project will also provide some neighborhood scale commercial development which will help to reduce sprawl and encourage walkability in this part of town. Additionally, the project will construct sidepaths along Avent Ferry and Buckhorn Duncan.

4. Development of communities that are visually and functionally connected to one another:

The variety of single-family home options, which are compatible with the surrounding single-family developments highlights the commitment to visual consistency and compatibility with the nearby developments. The project will be physically connected to the surrounding developments via sidewalk and multi-use paths, providing pedestrian access in and around the site.

5. Protection of significant watershed areas in order to preserve water quality:

As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. There are a few wetlands located on the site, as well as two small areas of stream buffer. These natural features will be preserved and protected as natural resources and habitat space on the site.

6. Creativity and imagination in the process of development:

The proposed development will consist of single-family detached homes and a system of accessible open spaces throughout the site. The open spaces have been designed to be connected via sidewalks and sidepaths. Conservation of natural areas and the carefully planned inclusion of commercial on the corner will add to the

unique neighborhood character of this development.

7. Unique architecture or sustainable design:

Emphasized entrances, varied architectural, roof features, and materials will break up the façade and contribute to creating an apt human and pedestrian scale throughout the development. Additionally, the development is committed to meeting National Green Building Standards and will be providing significant tree preservation areas on site, preserving the natural environment that exists there today.

8. Efficient, aesthetic, and desirable use of open space:

The variety and dispersion of open spaces on site will provide users with ample access to outdoor areas for recreating, socializing, and building community. There are several parklet areas throughout the site which are connected to sidewalks and potential walking trails throughout. The significant natural area preserved to the south, provides residents with a vista for wildlife and nature. These connected parklets and open spaces located in the center of the site, create the feel of a larger park space. There will also be trails located around the SCMs which create an enhanced pedestrian experience for users and residents.

9. Variety in housing types and physical development patterns:

The project will provide a single-family detached homes, in line with the Comprehensive Plan. The Design Manual has set forth architectural and lot provisions which will help to ensure variety and visual interest throughout the development.

10. Special considerations for property with a unique history or outstanding physical features:

The subject property does not contain any existing historic structures. An environmental analysis has been performed on-site. Environmental features will be preserved as compatible with the plan. There is an existing cemetery located adjacent to the site and the development will seek to protect that space, as well as preserve area for an existing homestead located on site.

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:	
Meeting Time:	
Meeting Location:	

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:

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

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:

May 12, 2025

RE: Neighborhood Meeting – 2420 Avent Ferry Road

NEIGHBORHOOD MEETING SUMMARY

- > The neighborhood meeting for the Daventry Rezoning was held on Monday 12, 2025 from 5:30pm-6:30pm via Zoom. Notices were sent to nearby property owners in accordance with UDO standards. Around 16 people attended the meeting in addition to the development team. The meeting chat which also served as a sign-in sheet is attached to this report.
- > The meeting began at 5:30pm. Laura Holloman of McAdams provided an overview of the proposed project. After this overview, the meeting was opened up for questions. The main concerns raised during the meeting were related to traffic impacts and concerns about the site being developed at all. The following questions were asked verbally during the meeting:
 - Will there be townhomes?
 - No. Townhomes are no longer included in the proposal for this project.
 - How much of the site will be dedicated as tree save?
 - A minimum of 30% of the total site will be set aside as tree preservation.
 - What will go into the commercial area?
 - It is too early to know exactly what will be developed here, the intention is for a small-scale, specialty/international grocer.
 - Will there be native plantings?
 - Yes, native plantings will be included as part of the landscape design for the proposed development.
 - Will there be blasting as part of the construction?
 - We do not know at this time, it is too early in the process to tell.
 - Is a greenway trail being added?
 - We are working with Parks staff to plan and activate the western part of the site as part of the Park Search Area designation.
 - What is the purpose of the TIA?
 - The TIA evaluates the proposed development's traffic impacts in relation to current and projected changes in traffic patterns. These analyses also account for approved but not yet constructed projects that fall within the study area. Based on these impacts, mitigation improvements are recommended. NCDOT and the Town have to evaluate and approve the results and recommendations of these studies.
- > Following the neighborhood meeting, significant changes were not made to the plan, as most of the concerns raised were addressed as questions. Other concerns were raised about developing the site at all and some desire was expressed to see the site remain as natural area in it's entirety.

Owner Mailing Address 1 Mailing Address 2 ZIP
BARCLAY, RENE BARCLAY, CHRISTINA 421 TONKS TRL HOLLY SPRINGS NC 27540-8448 27540
WILSON, JEFFREY WILSON, HEATHER N CRISTON 116 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
SMITH, MANDESA ADRIAN, DEREK 228 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
MCCLAN, LOUIS MICHAEL, DAVIDA 3225 HOAT LN CHESAPEAKE VA 22025-2512 27540
JOHNSON, DONNY LEE JOHNSON, DEBORAH MANUM 2520 AVENT FERRY RD HOLLY SPRINGS NC 27540-8940 27540
HANUPANDIA, ABHISHEKH ANILA, SAI PRANWALA 220 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
HOLLY SPRINGS TOWN OF TOWN ATTORNEY PO BOX 1 27540
ADAMS MORANCIE, NALAH SARIFA 216 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
HOLLY POINT LLC 3056 GRANVILLE DR RALEIGH NC 27603-6916 27540
ROUSE, ANDRES RODRIGO ROUSE, TAMMY M 246 PONTI PARK CIR HOLLY SPRINGS NC 27540-6433 27540
MILLER, BRIAN MILLER, MICHELLE 428 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
BOSTROP, ERIC C BOSTROP, NANCY C 108 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
BARKER, MATTHEW Y BARKER, SHANDON BARKER 231 PONTI PARK CIR HOLLY SPRINGS NC 27540-6433 27540
NEWMAN, CAROL BENEDETTO, CATHERINE 417 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
HOLLY POINT HOMEOWNERS ASSN, INC PO BOX 97243 RALEIGH NC 27624-7243 27540
HOLLY POINT HOMEOWNERS ASSN, INC PO BOX 97243 RALEIGH NC 27624-7243 27540
HOLLY POINT HOMEOWNERS ASSN, INC PO BOX 97243 RALEIGH NC 27624-7243 27540
RUSSELL, IRRED YER, ERICA 220 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
DUKE ENERGY PROGRESS INC TAX DEPT - DEC418 550 S TRYON ST 27540
HARRIS, RYAN P HARRIS, JENNIFER B 117 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
PAULNY, SAMUEL D PAULNY, NATALIE L 217 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
KOWALCHUK, MARC A KOWALCHUK, KAREN FISHER 109 BLUE PRINCE TRL HOLLY SPRINGS NC 27540-8876 27540
MCCARTHY, ANTHONY CHARLES I MCCARTHY, APRIL WARD 212 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6455 27540
NACOSKI, PAUL M NACOSKI, JUNE 109 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
GRANGER, ALEC GRANGER, JESSICA MICHELLE 208 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6455 27540
KITZ, DONNEL KITZ, DARWINNE 508 TONKS TRL HOLLY SPRINGS NC 27540-6447 27540
MESTLER, JAMES SCOTT MESTLER, AMANDA PROFFITT 209 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
MARTINEZ, JOSE A MARTINEZ, CASEY L 249 PONTI PARK CIR HOLLY SPRINGS NC 27540-6433 27540
MURDOCK, JONATHAN MURDOCK, ANGEL 508 TONKS TRL HOLLY SPRINGS NC 27540-6447 27540
INKS, JEFFREY SCOTT INKS, TAMIHA SCHLEY 113 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
WILLIAMS, BRADEN H WILLIAMS, HOLLY S 201 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
HYFFERMAN, DAVID K HYFFERMAN, LAJANEL 304 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6454 27540
UPADHAY, BHASKAR 217 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION INC REAL MANAGE LLC 8480 HOMECYCLIST RD STE 241 27540
SOURLEY, JONATHAN THOMAS, HILARY LEE 604 TONKS TRL HOLLY SPRINGS NC 27540-6447 27540
SAYEM, MUSTAFA FARVEEN, NISHAT 229 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
PAZENZA, FRANCESCO PAZENZA, MICHELLE 213 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
RICE, AMY RICE, MATTHEW D 220 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
KANDPAL, MOHAN BHATT, POOJA 221 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
BARKER, BRIAN BARKER, CYNTHIA 218 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
HAURAN, JOHN CHRISTOPHER TRUSTEE BISSELL, HAURAN, JOHNN 413 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
BAKER, ANDREW MICHAEL 212 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
COLLINS, RUTH SRIKSH COLLINS, RYAN JAMES 204 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6455 27540
KNAPP, RYAN V KNAPP, LAUREN 208 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
OCLINNA POOL II LLC OLYMPUS HOUSING CAPITAL 9 W 57TH ST FL 10 27540
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OCLINNA POOL II LLC OLYMPUS HOUSING CAPITAL 9 W 57TH ST FL 10 27540
GARRISON, TYLER GARRISON, PAGE 200 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
ROBERTS, JAMES ROBERTS, WINNIE 204 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
RAMA, AMI RAMA, RASHMI 201 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
OCEANO, JEFFERSON KHAM, MERCY N 232 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
REVEL, RYAN 404 TONKS TRL HOLLY SPRINGS NC 27540-8448 27540
REED, COREY I REED, AOWONNA H 2325 AVENT FERRY RD HOLLY SPRINGS NC 27540-8941 27540
REED, COREY I REED, AOWONNA H 2325 AVENT FERRY RD HOLLY SPRINGS NC 27540-8941 27540
FELDMAN, KELLY FELDMAN, JOSEPH 104 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6468 27540
JEPP, VINCENT T II JEPP, CHRISTINE N 224 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
NANDOLA, SHAWN GAVIN, SARAHAN 108 BROOK ALDER TRL HOLLY SPRINGS NC 27540-6473 27540
GALLANT, DANIELLE GALLANT, RICHARD 100 BROOK ALDER TRL HOLLY SPRINGS NC 27540-6473 27540
BRELL, CHRISTOPHER M BRELL, LAURA 100 BLUE PRINCE TRL HOLLY SPRINGS NC 27540-8876 27540
SANDERSON, BUDDY SANDERSON, TELLIE C 212 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
WINKLER, LAURA 225 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION, I PO BOX 803555 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION, I REAL MANAGE 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION, I REAL MANAGE PO BOX 803555 27540
SARNEY, MATTHEW JAMES SARNEY, LORDELA VINI 120 ASHLAND HILL DR HOLLY SPRINGS NC 27540-8468 27540
DUTTON, SCOTT ANDERSON V DUTTON, DEBRA MARGARET 213 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
PANAGANTI, ANVASH MURUMALLA, ELIZABETH 124 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6468 27540
POUNDAKIA, SAGANATH RAPOD, VANODITHA 113 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
STROUP, MATTHEW DAVID STROUP, JENNA QUINTEANILLA 100 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
WAHEED, SHADY WAHEED, DAD 109 BELLAMY HILL DR HOLLY SPRINGS NC 27540-4983 27540
HALL, WENDORA HALL, BRANDON 105 BELLAMY HILL DR HOLLY SPRINGS NC 27540-4983 27540
COUTURE, SEAN E COUTURE, MICHELLE D D 117 BELLAMY HILL DR HOLLY SPRINGS NC 27540-4983 27540
ABDULLAH, LAEMEL ABDUL-HALEEM IR SHEPHELD-ABDULLAH, KA 113 BELLAMY HILL DR HOLLY SPRINGS NC 27540-4983 27540
DANAH, DENIA SUBAR REDDY, ANJUS 101 BELLAMY HILL DR HOLLY SPRINGS NC 27540-4983 27540
DROSS, RYAN SCOTT SANDOR, REBECCA ENE 104 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
BAR, LORENDA KHADRA, NARIHITA 205 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
EARL, STEPHEN M EARL, AMY 512 TONKS TRL HOLLY SPRINGS NC 27540-8447 27540
FRAZIER, JEFFREY EVAN FRAZIER, KRISTINA ELAINE 112 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
LEWISAWA, ORENA MENEMEN ECCO, RAJENDRAO PEREZ 418 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
MEHTA, JAY SANJAY BHATNAGAR, NANDITA A 105 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
JACKSON, TIFFANY JACKSON, THOMPSON 101 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
THIGALE, DINESH THIGALE, MEHA 2136 GULLANE HWY GLENNDALE AZ 85520-3894 27540
SCOTT, ETHAN HOWARD SCOTT, SARAH MARIE 105 BLUE PRINCE TRL HOLLY SPRINGS NC 27540-8876 27540
LOVE, KELLY ANN LOVE, NICHOLAS JORDAN 117 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
PALELE, PRAKASHATH KANUMUR, SUDHAKAR 225 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
MORGAN, BRIAN ARTHUR TRUSTEE MORGAN, JESSICA BEAWEAN TR 200 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6455 27540
ABUDARSH, JESALKA JAWA, JAWANISH, FATMA ABU 233 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
RONIN PARTNERS LLC 125 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
MOORE, RYAN MOORE, MARISA 703 WHITE OAK POND RD APEX NC 27523-8507 27540
CHIEK, ANTHONY CARSON TRUSTEE CHEEK, CARMY COOPER TR 101 BROOK ALDER TRL HOLLY SPRINGS NC 27540-8473 27540
PRAIPATI, PRASANG ASHOKKUMAR MEHTA, PINJABEEN VINODKHA 300 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6454 27540
FRUNG, JAMES RYAN TRUSTEE FRUNG, CAMLA JORDON TRUSTEE 131 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
GARIKHATI, BRUTHI NELAPATLA, CHANDRA HAS 104 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
GAGO, MANALA LYONS, WILLIAM BRIAN 209 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
PILLAY, VELANTHAN KANUMUR, MACHMUPHITA 220 PONTI PARK CIR HOLLY SPRINGS NC 27540-6434 27540
OHARA, SCOTT R OHARA, KELLY M 109 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
MAIER, CHAMIA 2624 AVENT FERRY RD HOLLY SPRINGS NC 27540-8423 27540
STEPHENSON, PATRICIA STREET, TYRONE 100 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6468 27540
NOLTA, SIMON NOLTA, HEDD J 408 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
FUDGE, SAMUEL FUDGE, DOBOSBENYU ARU 412 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
WILLIAMS, CLARENCE F II WILLIAMS, CORINNE M 121 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
PANTA, SHEKSHA KISHI, KHEM 104 BLUE PRINCE TRL HOLLY SPRINGS NC 27540-8876 27540
HOLLY SPRINGS TOWN OF PO BOX 8 27540
JACKSON, CARL P JACKSON, NATALIE A 424 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
WALTERS, THOMAS WALTERS, KENDRA 257 PONTI PARK CIR HOLLY SPRINGS NC 27540-6433 27540
WAGSAMAN, CHRISTOPHER W WAGSAMAN, LILIANA 125 CAHORS TRL HOLLY SPRINGS NC 27540-4485 27540
HELMES, CHRIS HELMES, KATHLIN 112 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6468 27540
KASOPRY, MICHAEL A KASOPRY, JAYNE D 108 ASHLAND HILL DR HOLLY SPRINGS NC 27540-6468 27540
HOLLY POINT HOMEOWNERS ASSOCIATION INC 420 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
MOORE, BENJAMIN STEVE JR CANACHO, MARY KATHRYN RALEIGH NC 27624-7243 27540
HOLLY POINT HOMEOWNERS ASSN, INC PO BOX 97243 HOLLY SPRINGS NC 27540-4486 27540
PORTER, DEVIN WILLEY PORTER, PAULINA RENEE PO BOX 97243 HOLLY SPRINGS NC 27540-8940 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION INC 8480 HOMECYCLIST RD STE 241 27540
HALL, JORDAN ANN HALL, TYLE RICHARD 108 RANDEMAN CT HOLLY SPRINGS NC 27540-4977 27540
COLBY, WILLIAM COLBY, MEDIAN E 104 BROOK ALDER TRL HOLLY SPRINGS NC 27540-6473 27540
HULLMAN, DANIEL TODOROWICZ, LORELA 221 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
KRISTOFKAM, JENNIFER KRISTOFKAM, KEVIN 205 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION, I PO BOX 803555 27540
HOLLY POINT HOMEOWNERS ASSOCIATION INC CAS INC 207 W MILLBOOK RD 27540
HARRIS, JASON NOAH TRUSTEE HARRIS, HOLLY STEWART TRUSTEE HOLLY SPRINGS NC 27540-6446 27540
BENARIO, ALEXANDER P BENO, SHARNA 405 TONKS TRL HOLLY SPRINGS NC 27540-6446 27540
KASIKI, NATHAN I 228 CAHORS TRL HOLLY SPRINGS NC 27540-4486 27540
SADAGOPA, BALAJI BAGAVATHY, RAJESHWAR 7716 QUAIL PARK DR CHARLOTTE NC 28210-8928 27540
THE MILLS AT AVENT FERRY HOMEOWNERS ASSOCIATION INC 8480 HOMECYCLIST RD STE 241 27540
HERZOG, TIMOTHY DONALD HERZOG, KEAHEER REAL MANAGE LLC 224 RANDEMAN CT HOLLY SPRINGS NC 27540-6459 27540
HOLLY POINT HOMEOWNERS ASSOCIATION INC CAS INC 207 W MILLBOOK RD 27540



REZONING PETITION

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

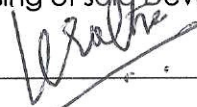
AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared Ronin Partners LLC 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:

0638529592	

and does hereby authorize Laura Holloman of McAdams 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 PRAPHUL KROTTAPALLI
703 White Oak Pond Drive
Apex, NC, 27523

Sworn to or affirmed and subscribed before me this 24th day of June, 2025.

NOTARY PUBLIC:

Vrunda R Mahajani
Official Signature of Notary

(Official Seal)

VRUNDA R MAHAJANI, Notary Public
Print Name

VRUNDA R. MAHAJANI
NOTARY PUBLIC
WAKE County
North Carolina
My Commission Expires November 24, 2029

My commission expires: 11/24/2029

CONTACT

LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 610. 7377

CLIENT

SUMMIT ACRES LLC
703 WHITE OAK POND ROAD
APEX, NC 27523

PROJECT DIRECTORY

MCADAMS (PLANNING)
621 HILLSBOROUGH STREET, SUITE 500
RALEIGH, NC 27603
PHONE: 919. 361. 5000

LAND USE ATTORNEY (JASON BARRON)
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601
PHONE: 919. 590. 0371

2420 AVENT FERRY ROAD

2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

25-REZ-08/PLRZ202500153 MASTER PLAN

PROJECT NUMBER: SPEC-24230

DATE: JUNE 27, 2025

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	OVERALL TREE SURVEY
C1.02	TREE SURVEY SAMPLE AREAS
C2.00	OVERALL SITE PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
L5.00	LANDSCAPE PLAN
C8.00	TYPICAL SECTIONS
C8.01	DEVELOPMENT STANDARDS
C8.02	SAMPLE ELEVATIONS

OWNERS	NAME	PIN	REAL ESTATE ID
	RONIN PARTNERS LLC	0638529592	0094322
SITE ADDRESS	2420 AVENT FERRY ROAD HOLLY SPRINGS, NC 27540		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT (SR-CD)(90%) & NEIGHBORHOOD MIXED USE CONDITIONAL DISTRICT (NMX-CD)(10%)		
SITE AREA	GROSS SITE AREA: 32.28 ACRES (1,406,378 SF)*		
	RIGHT OF WAY DEDICATION: 1.16 ACRES (50,575 SF) (3.6%)		
	NET SITE AREA: 31.12 ACRES (1,355,803 SF)		
	* INCLUDES AREA WITHIN AVENT FERRY R/W		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	VACANT		
PROPOSED USES	DETACHED DWELLINGS; COMMERCIAL USE		
MAXIMUM DENSITY	4 DU/ACRE		
PROPOSED DENSITY	1.88 DU/ACRE		
RESIDENTIAL LOT RANGE	DETACHED DWELLINGS: 30 - 53 UNITS		
GROSS COMMERCIAL OVERALL	MINIMUM COMMERCIAL SF: 5,000 SF MAXIMUM COMMERCIAL SF: 16,000 SF		

DEVELOPMENT STANDARDS (SR)

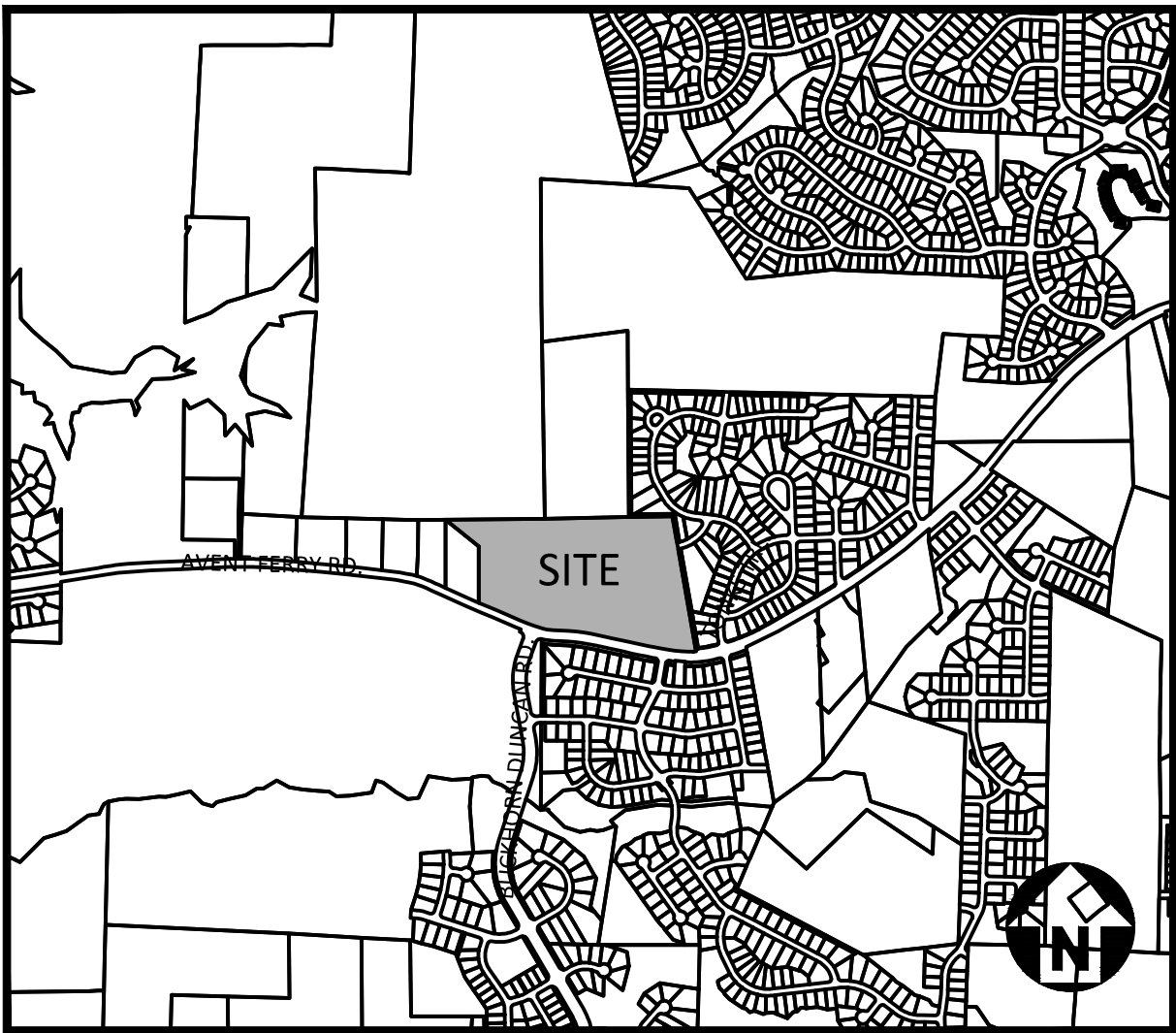
Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	4 units/acre	1.8 units/acre
Building Setbacks - All Structures (ft)		
Front	Min: 20'	Min: 5' Max: 20'
Side	10'	5'
Side Corner	5'	5'
Rear	20'	20'
Thoroughfare	50'	50'
Minimum Lot Width (measured at setback line)		
Min. Lot Width for Front Facing Driveways	60'	60'
Other Uses	60'	60'
Buffers		
RR Buffer	5' Type A	10' Type B
NR Buffer	5' Type A	10' Type B
Thoroughfare Buffer (along Avent Ferry)	5' Type A	25' Type C
Building Height		
All Primary Structures	SR Max: 35'	SR Max: 40'
Accessory Structures (maximum)		
	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

DEVELOPMENT STANDARDS (NMX)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Minimum Commercial Area	n/a	5,000 sf
Maximum Commercial Area	n/a	16,000sf
Building Setbacks - All Structures (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	10'	5'
Side Corner	5'	5'
Rear	20'	20'
Thoroughfare	25'	20'
Minimum Lot Width (measured at setback line)		
Other Uses	60'	60'
Buffers		
RR Buffer	10' Type B	10' Type B
Thoroughfare Buffer (along Avent Ferry)	5' Type A	20' Type A/Variable
Building Height		
All Primary Structures	NMX Min: 20' NMX Max: 45'	NMX Min: 0' NMX Max: 40'
Accessory Structures (maximum)		
	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

GENERAL NOTES

- SIDEWALKS, GREENWAY MULTI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
- EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
- THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
- ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.
- PRIOR TO 50% OF THE CO'S BEING ISSUED, THE DEVELOPMENT PLAN FOR THE COMMERCIAL SHALL BE APPROVED.
- PER THE WAMP THIS PROJECT IS COMMITTED TO CONSTRUCTING TO NATIONAL GREEN BUILDING STANDARDS AND PRESERVING 10% OF SPECIMEN TREES ON-SITE.



VICINITY MAP

1" = 1,400'

REVISIONS

NO.	DATE	
1	08. 08. 2025	FIRST RESPONSE TO TOWN COMMENTS
2	09. 19. 2025	SECOND RESPONSE TO TOWN COMMENTS
3	11. 07. 2025	THIRD RESPONSE TO TOWN COMMENTS
4	01. 16. 2026	FOURTH RESPONSE TO TOWN COMMENTS

**MASTER PLAN
DRAWINGS FOR:**
2420 AVENT FERRY ROAD
MASTER PLAN
HOLLY SPRINGS, NORTH CAROLINA 27540
PROJECT NUMBER: SPEC-24230

CLIENT
SUMMIT ACRES LLC
703 WHITE OAK POND ROAD
APEX, NC 27523

2420 AVENT FERRY ROAD
MASTER PLAN
2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

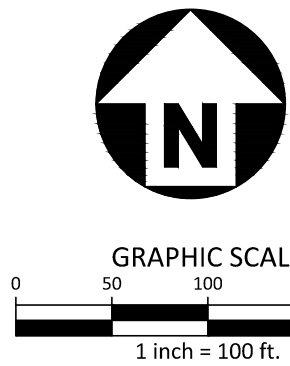


JEAN HARE GOODWIN
PIN: 0638-52-9592
DB 16197, PG 512
BM 2000, PG 1690
AREA INSIDE R/W
50,574 SF OR 1.161 AC
AREA OUTSIDE R/W
1,355,803 SF OR 31.125 AC
TOTAL SITE AREA
1,406,377 SF OR 32.286 AC

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S87° 38' 21"W	40.75'
L36	N89° 12' 18"W	42.51'
L37	N86° 32' 55"W	29.23'
L38	N84° 42' 54"W	32.21'
L39	N82° 57' 14"W	38.52'
L40	N81° 10' 07"W	51.37'
L41	N80° 04' 39"W	48.53'
L42	N79° 02' 03"W	99.94'
L43	N78° 27' 50"W	49.64'
L44	N77° 40' 33"W	50.42'
L45	N77° 40' 22"W	99.91'
L46	N77° 45' 48"W	99.94'
L47	N77° 55' 40"W	99.94'
L48	N78° 57' 31"W	52.17'
L49	N80° 32' 42"W	47.74'
L50	N82° 54' 12"W	51.05'
L51	N85° 39' 35"W	48.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L52	N87° 35' 14"W	51.50'
L53	N87° 33' 25"W	48.25'
L54	N85° 07' 19"W	34.22'
L55	N82° 10' 14"W	32.31'
L56	N78° 05' 50"W	33.26'
L57	N74° 16' 12"W	33.74'
L58	N71° 46' 56"W	32.81'
L59	N69° 54' 17"W	47.42'
L60	N67° 59' 25"W	52.43'
L61	N67° 11' 34"W	52.47'
L62	N67° 03' 43"W	47.42'
L63	N67° 09' 45"W	49.46'
L64	N67° 44' 58"W	50.48'
L65	N67° 43' 35"W	99.84'
L66	N67° 47' 42"W	44.12'
L67	S87° 34' 22"E	69.76'
L68	N87° 38' 21"E	22.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C4	600.00'	209.59'	S77° 33' 58"E	208.53'	020° 00' 53"
C5	1200.00'	198.57'	N82° 49' 57"W	198.34'	009° 28' 51"
C6	800.00'	181.34'	S85° 52' 02"E	180.95'	012° 59' 14"



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	SPEC24230
FILENAME	SPEC24230-XC1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1" = 100'
DATE	06.27.2025

SHEET

EXISTING CONDITIONS

C1.00

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SPECIMEN TREE TABLES

PRESERVED		TO BE REMOVED	
TYPE	SZ	TYPE	SZ
BE	25	DG	3
E	26	DG	4
G	24	DG	3
G	38	DG	3
H	24	H	31
O	30	O	26
O	29	O	24
O	25	O	26
O	31	O	28
O	42	O	24
P	31	O	28
P	31	O	25
PO	24	O	26
PO	28	O	25
PO	40	O	24
PO	38	O	25
PO	26	O	27
PO	33	O	41
PO	24		
PO	24		
PO	36		
PO	25		

TREE LEGEND

#A	ASH
#BE	BEECH
#BGM	BLACK GUM
#C	CEDAR
#DG	DOGWOOD
#E	ELM
#G	SWEETGUM
#H	HICKORY
#HO	HOLLY
#HOR	HORNBEAM
#M	MAPLE
#O	OAK
#P	PINE
#PRS	PERSIMMON
#PO	POPLAR
#SO	SOURWOOD
	DIAMETER INCH AT BREAST HEIGHT
	TYPE OF TREE

TREE CANOPY TYPE LEGEND

	PRIMARILY HARDWOODS WITH PINES/EVERGREENS INTERSPERSED
	PRIMARILY PINES WITH HARDWOODS INTERSPERSED
	SPARSELY WOODED PRIMARILY WITH EVERGREENS

GENERAL NOTES:

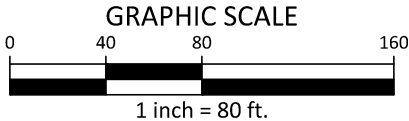
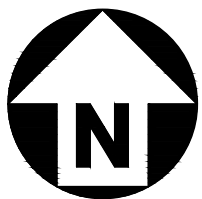
1. IDENTIFIED TREES WERE APPROXIMATELY LOCATED BY MCADAMS USING A TRIMBLE CATALYST GPS UNIT. AS THESE GPS UNITS DO NOT PROVIDE SURVEY GRADE ACCURACY THIS DATA SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY. IF AN ACCURATE LOCATION IS REQUIRED A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SHOULD BE ENGAGED.
2. THE SITE IS ALMOST ENTIRELY WOODED WITH HEALTHY TREES, CONTAINING A MIXTURE OF PINES AND HARDWOODS RANGING IN SIZE BETWEEN 1-INCH AND 30-INCHES, WITH A SMALL NUMBER OF TREES BETWEEN 30 AND 42 INCHES.

TREE SURVEY CERTIFICATION:

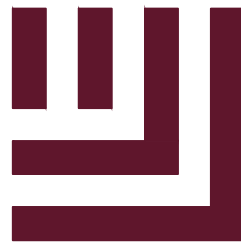
THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

TREE SURVEY AND TREE PROTECTION PLAN
PROVIDED BY ANDERS LINDQUIST,
ISA CERTIFIED ARBORIST SO-10544A

Anders Lindquist



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

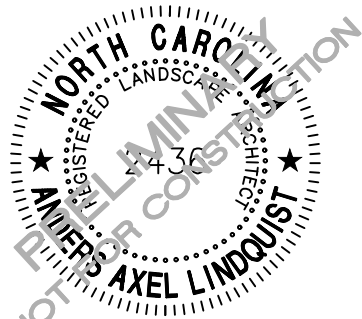
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

SUMMIT ACRES LLC
703 WHITE OAK POND ROAD
APEX, NC 27523

2420 AVENT FERRY ROAD
MASTER PLAN
2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS

NO.	DATE	
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4	01.16.2026	FOURTH RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

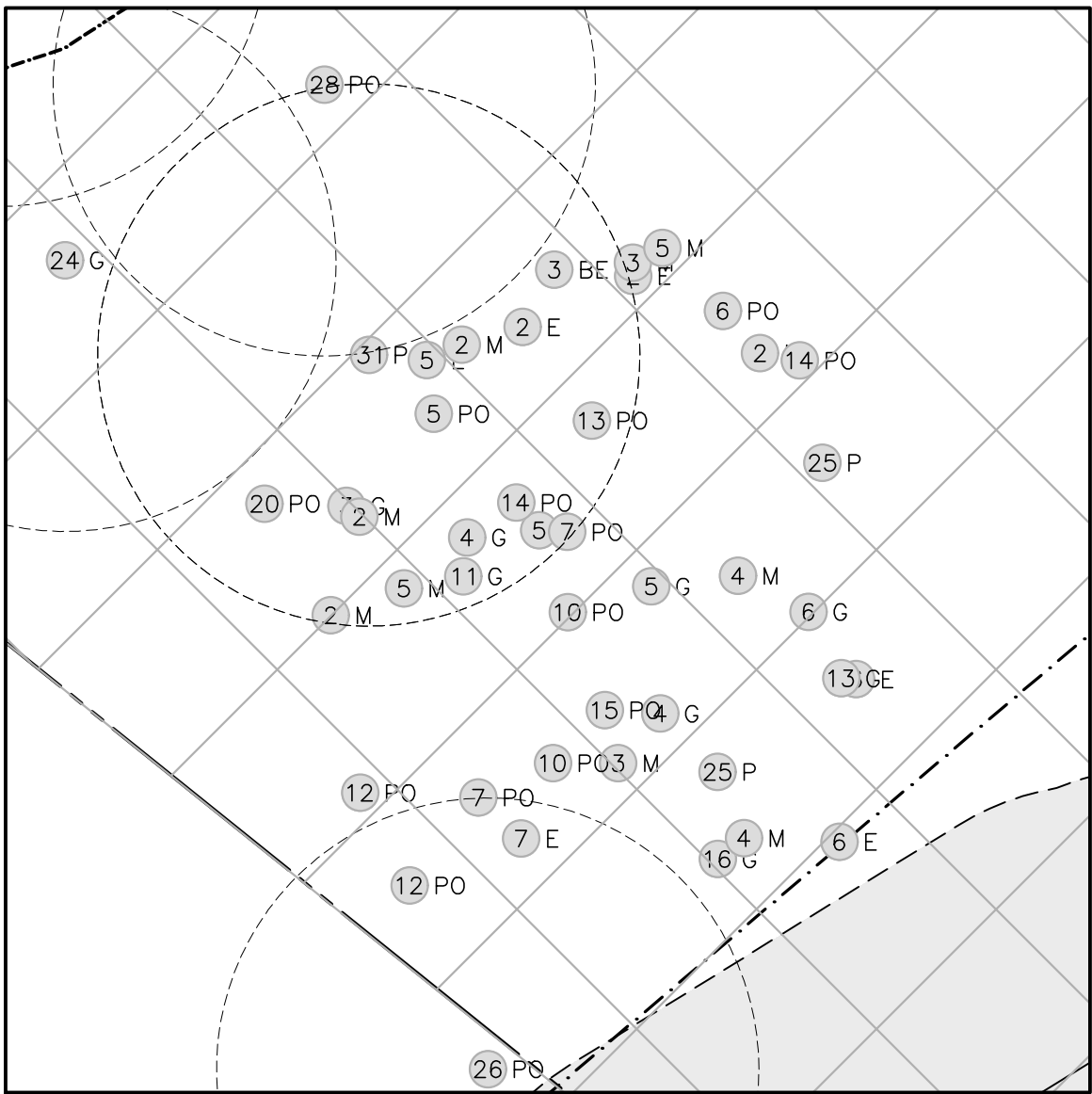
PROJECT NO.	SPEC24230
FILENAME	SPEC24230-T1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1" = 80'
DATE	06.27.2025

SHEET

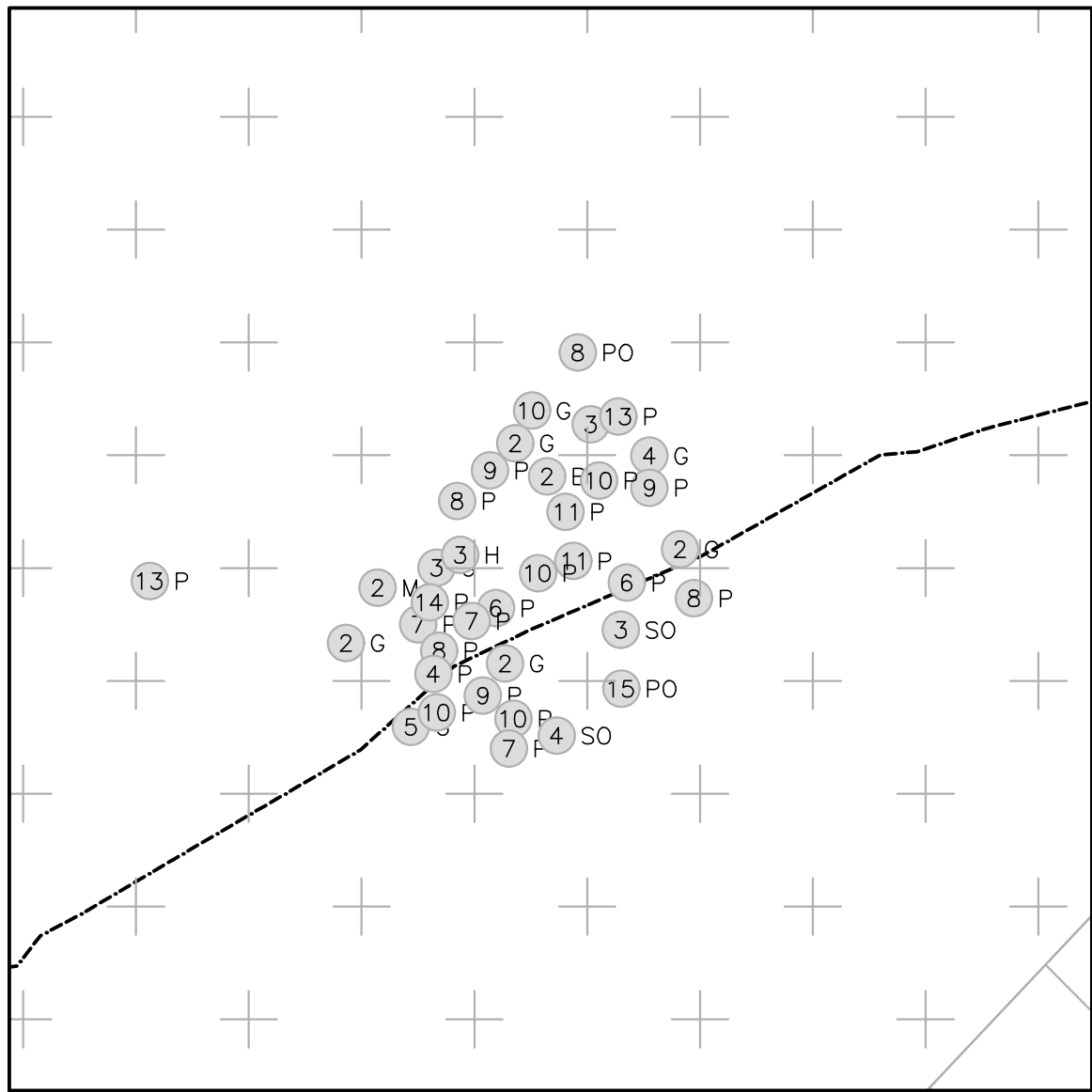
OVERALL
TREE SURVEY

C1.01

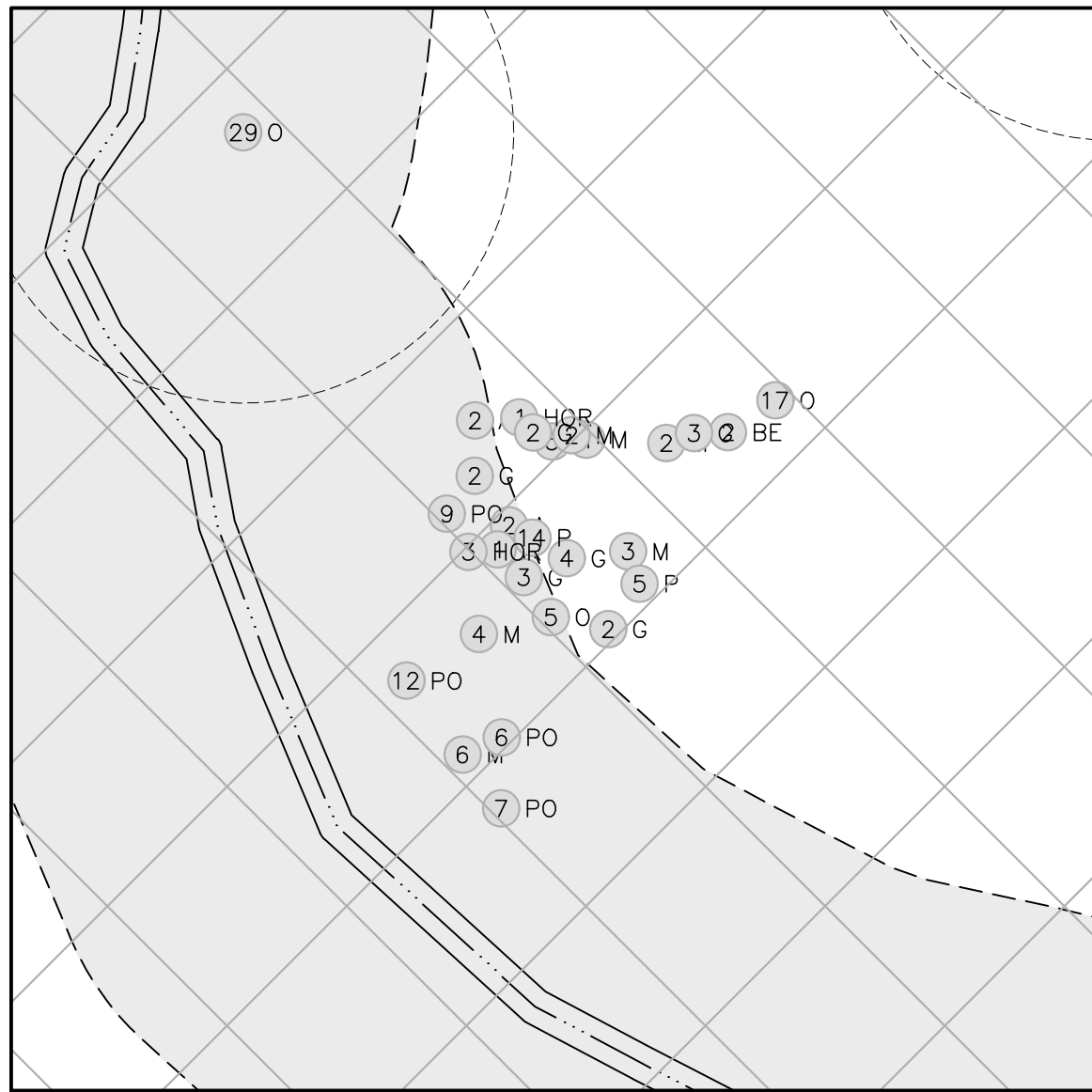
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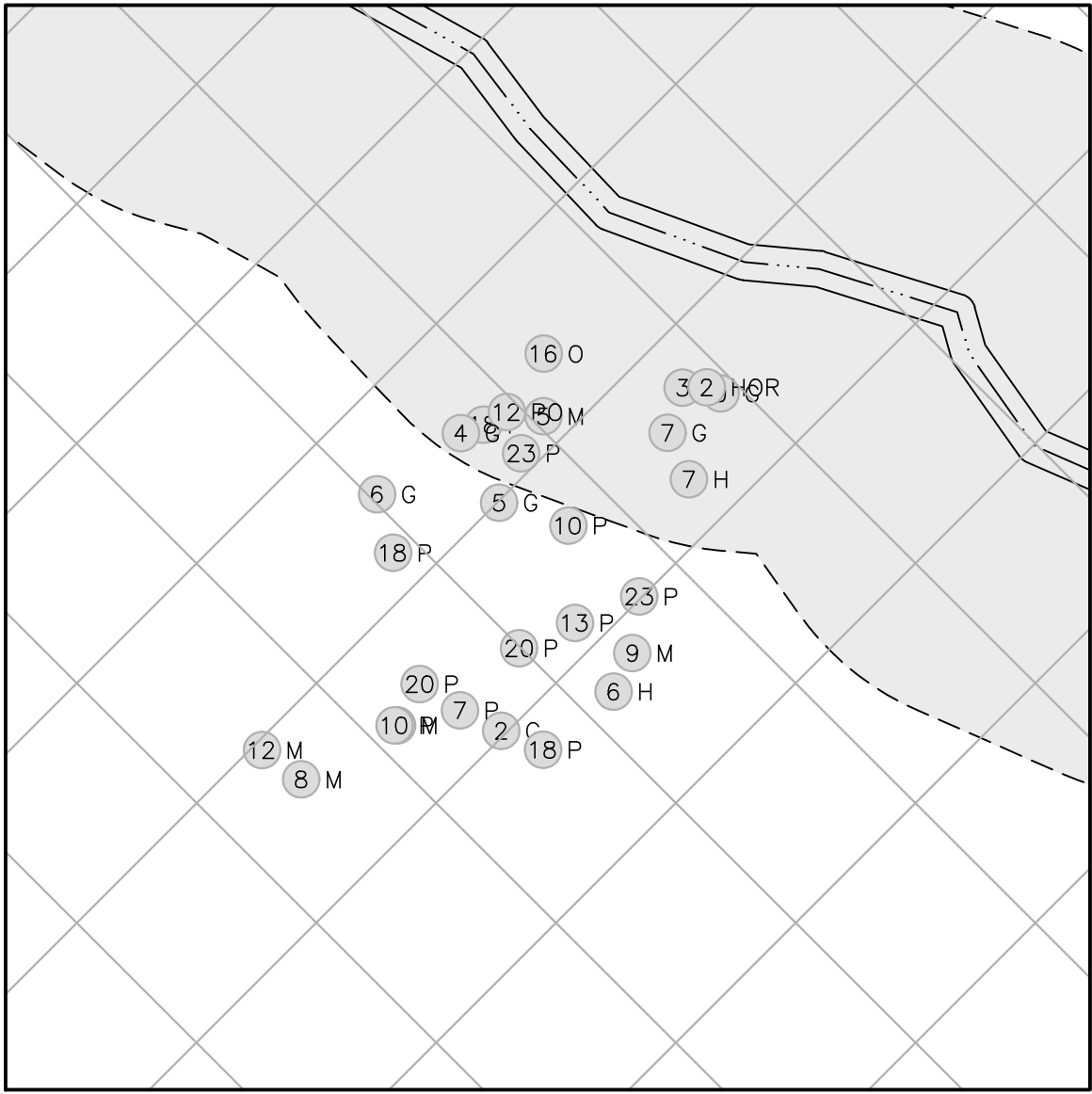
SAMPLE AREA #1



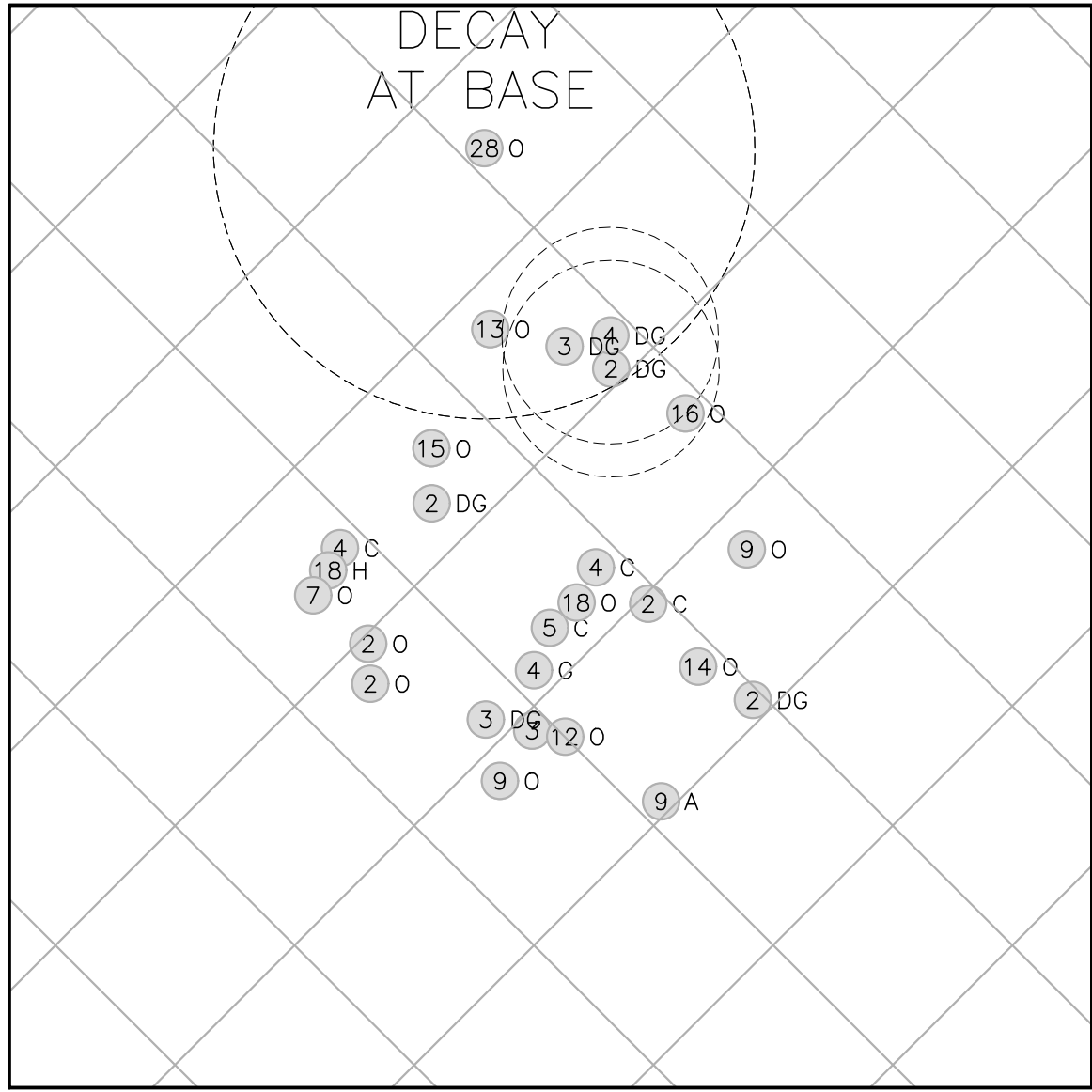
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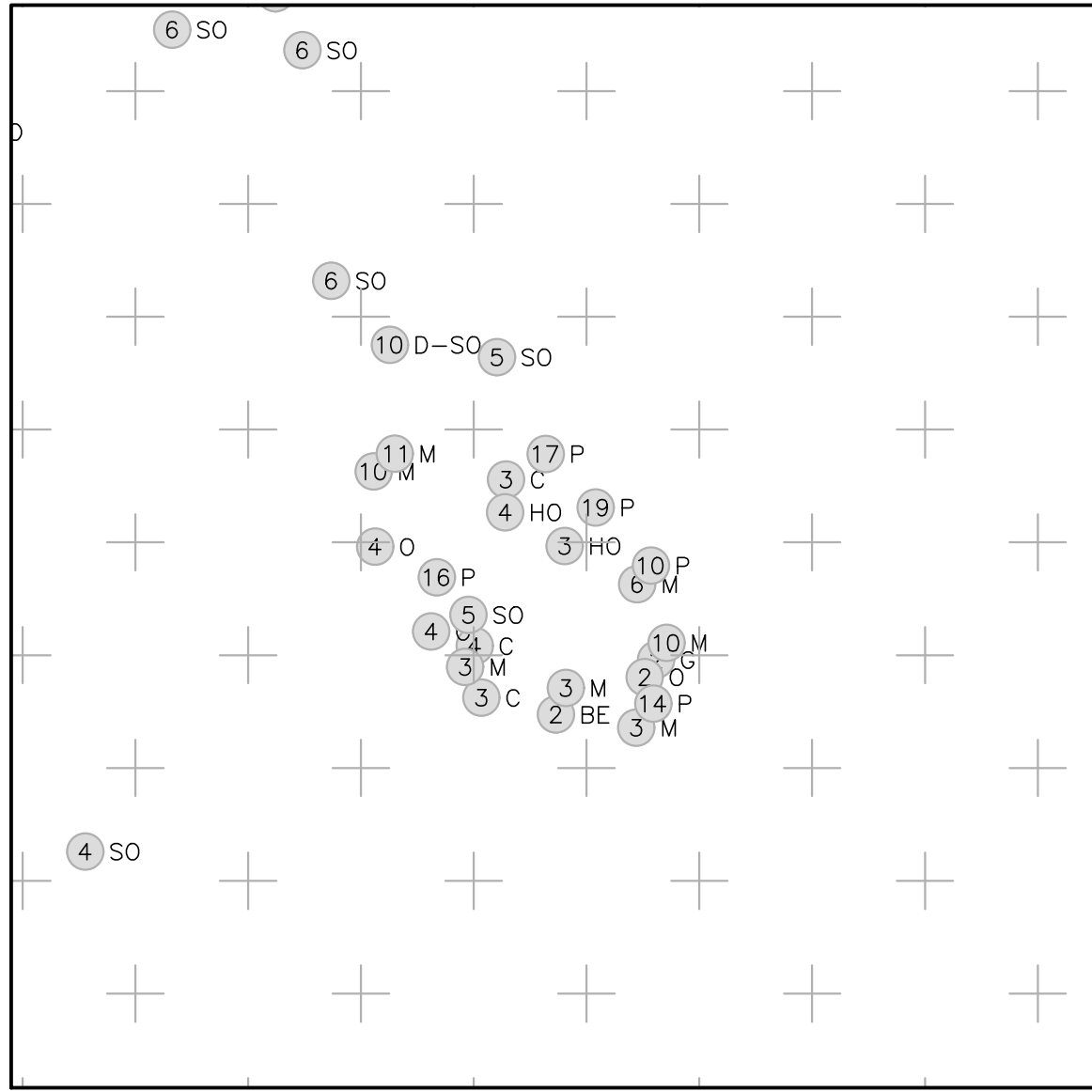
SAMPLE AREA #3



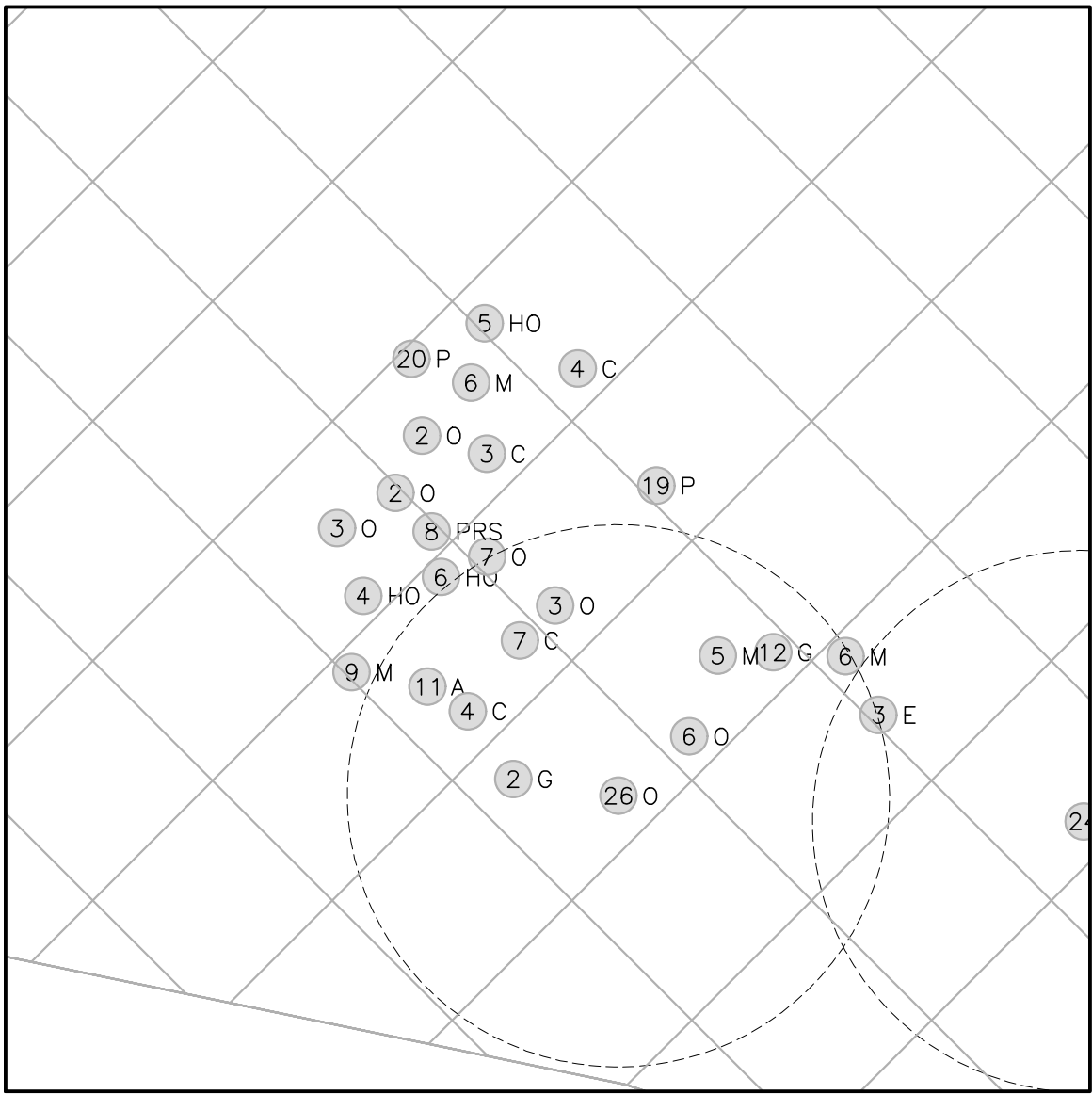
SAMPLE AREA #4



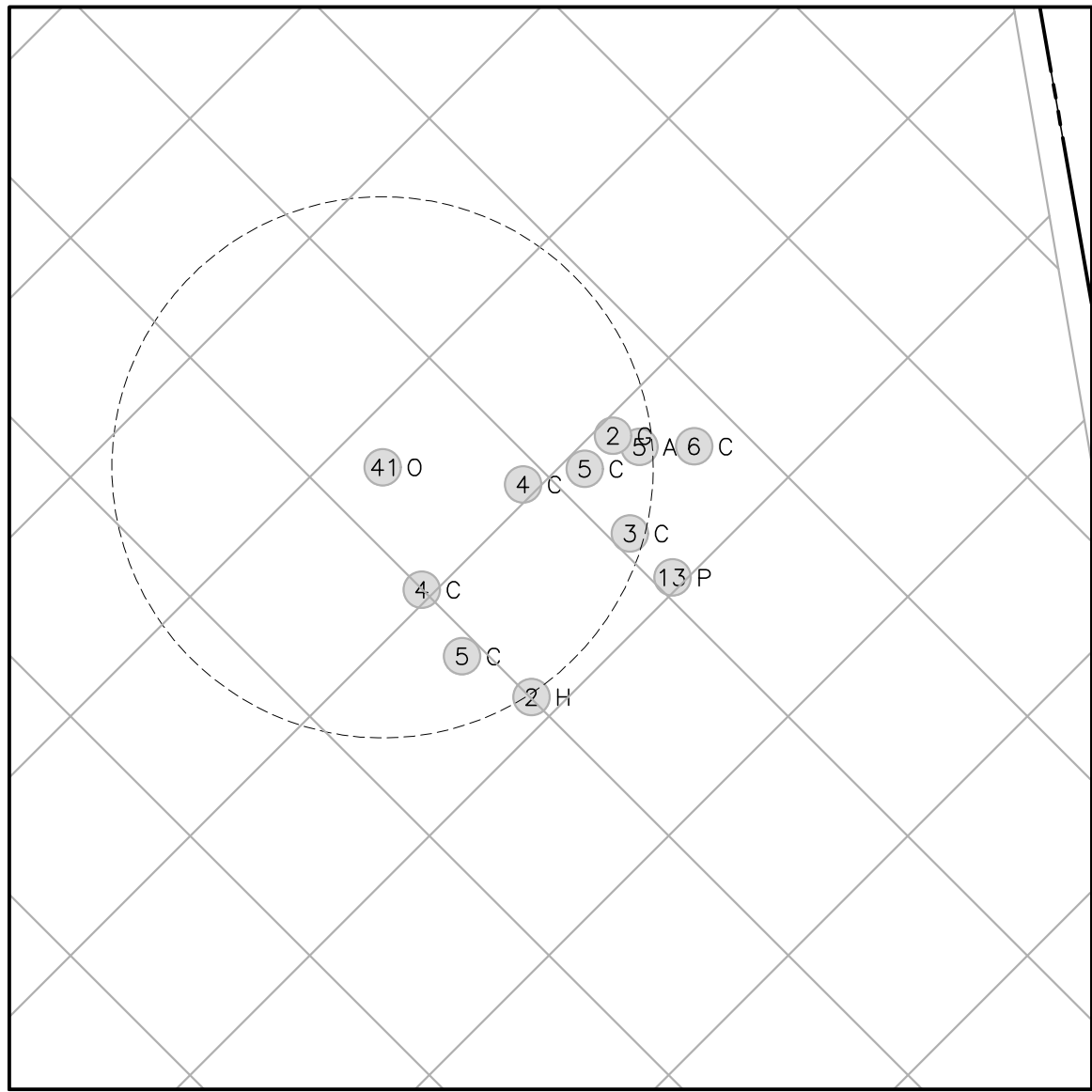
SAMPLE AREA #5



SAMPLE AREA #6

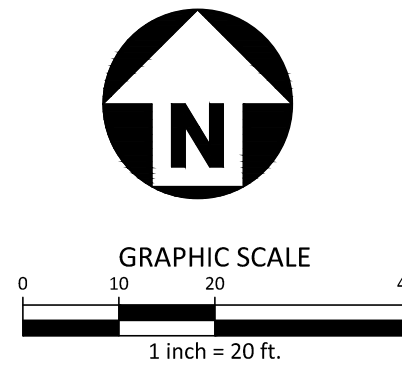


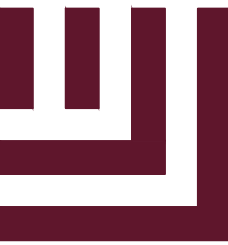
SAMPLE AREA #7



SAMPLE AREA #8

TREE LEGEND	
#/A	ASH
#/BE	BEECH
#/BG	BLACK GUM
#/C	CEDAR
#/DG	DOGWOOD
#/E	ELM
#/G	SWEETGUM
#/H	HICKORY
#/HO	HOLLY
#/HR	HORNBEAM
#/M	MAPLE
#/O	OAK
#/P	PINE
#/PRS	PERSIMMON
#/PO	POPLAR
#/SO	SOURWOOD
#/X	DIAMETER INCH AT BREAST HEIGHT
#/X	TYPE OF TREE





McAdams

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703 WHITE OAK POND ROAD
APEX, NC 27523

2420 AVENT FERRY ROAD
MASTER PLAN
2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

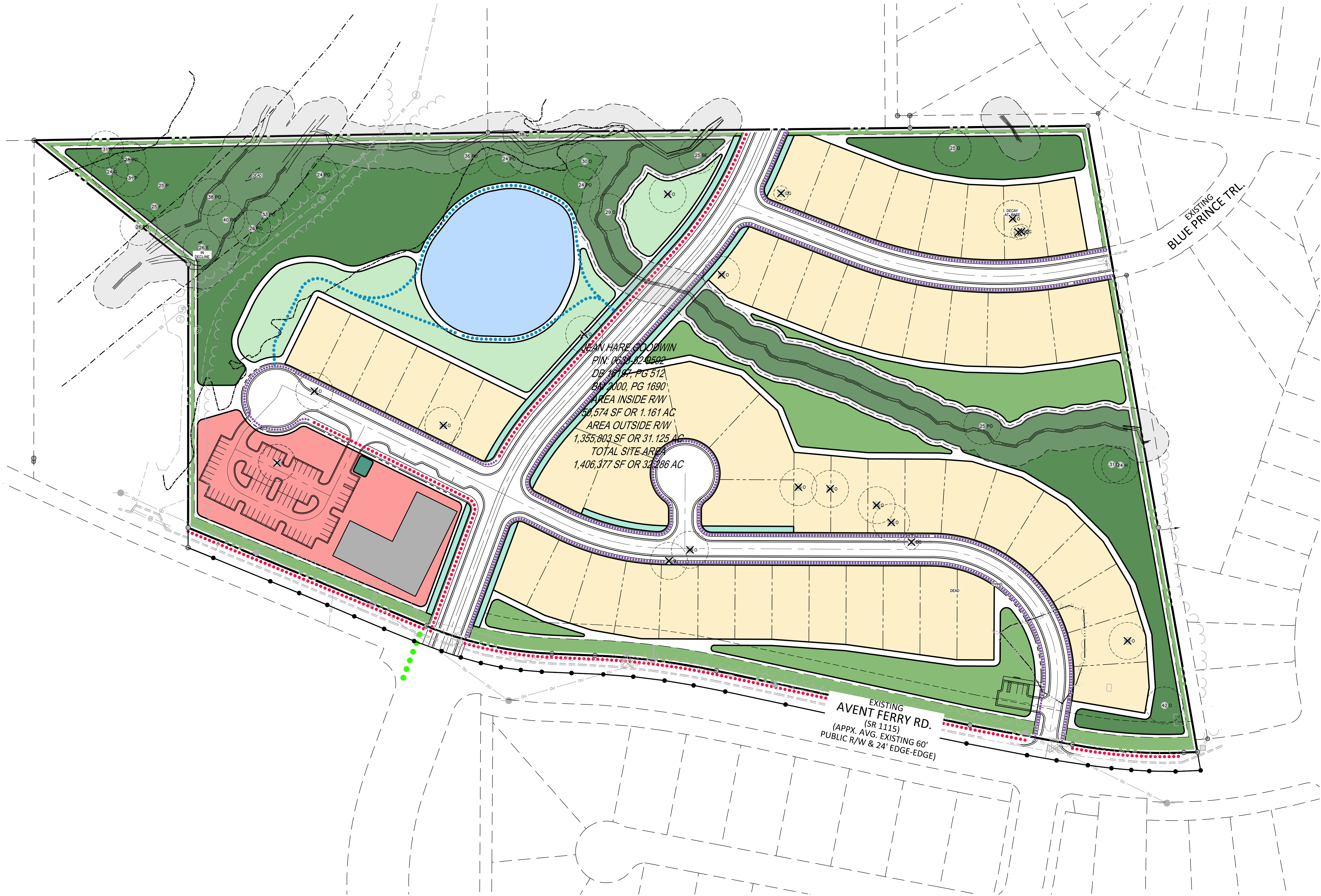


REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08.08.2025	FIRST RESPONSE TO TOWN COMMENTS	
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PLAN INFORMATION	
PROJECT NO.	SPEC24230
FILENAME	SPEC24230-T1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1" = 80'
DATE	06.27.2025

TREE SURVEY
SAMPLE AREAS
C1.02

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SPECIMEN TREE TABLES			
PRESERVED		TO BE REMOVED	
TYPE	SZ	TYPE	SZ
BE	25	DG	3
E	26	DG	4
G	24	DG	3
G	38	DG	3
H	24	H	31
O	30	O	26
O	29	O	24
O	25	O	26
O	31	O	28
O	42	O	24
P	31	O	28
P	31	O	25
PO	24	O	26
PO	28	O	25
PO	40	O	24
PO	38	O	25
PO	26	O	27
PO	33	O	41
PO	24		
PO	24		
PO	36		
PO	25		

TREE LEGEND

- #A ASH
 - #BE BEECH
 - #BGM BLACK GUM
 - #C CEDAR
 - #DG DOGWOOD
 - #E ELM
 - #G SWEETGUM
 - #H HICKORY
 - #HO HOLLY
 - #HOR HORNBEAM
 - #M MAPLE
 - #O OAK
 - #P PINE
 - #PRS PERSIMMON
 - #PO POPLAR
 - #SO SOURWOOD
- DIAMETER INCH AT BREAST HEIGHT
TYPE OF TREE

LEGEND

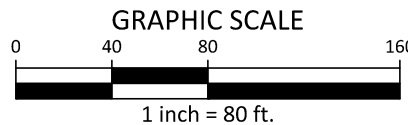
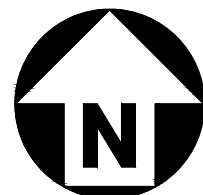
- 10' SIDEWALK
- PEDESTRIAN SIDEWALK
- CROSSWALK
- PEDESTRIAN TRAIL
- SINGLE-FAMILY DETACHED
- NEIGHBORHOOD MIXED USE
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- URBAN CIVIC SPACE
- STREETSCAPE
- FLOODWAY
- FLOODPLAIN (1%)

TREE SURVEY CERTIFICATION:

THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

TREE SURVEY AND TREE PROTECTION PLAN
PROVIDED BY ANDERS LINDQUIST,
ISA CERTIFIED ARBORIST SO-10544A

Anders Lindquist



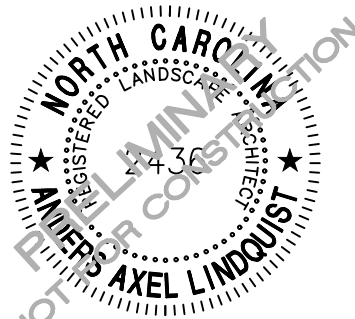
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703 WHITE OAK POND ROAD
APEX, NC 27523

2420 AVENT FERRY ROAD
MASTER PLAN
2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	08.08.2025	FIRST RESPONSE TO TOWN COMMENTS
2	09.19.2025	SECOND RESPONSE TO TOWN COMMENTS
3	11.07.2025	THIRD RESPONSE TO TOWN COMMENTS
4	01.16.2026	FOURTH RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

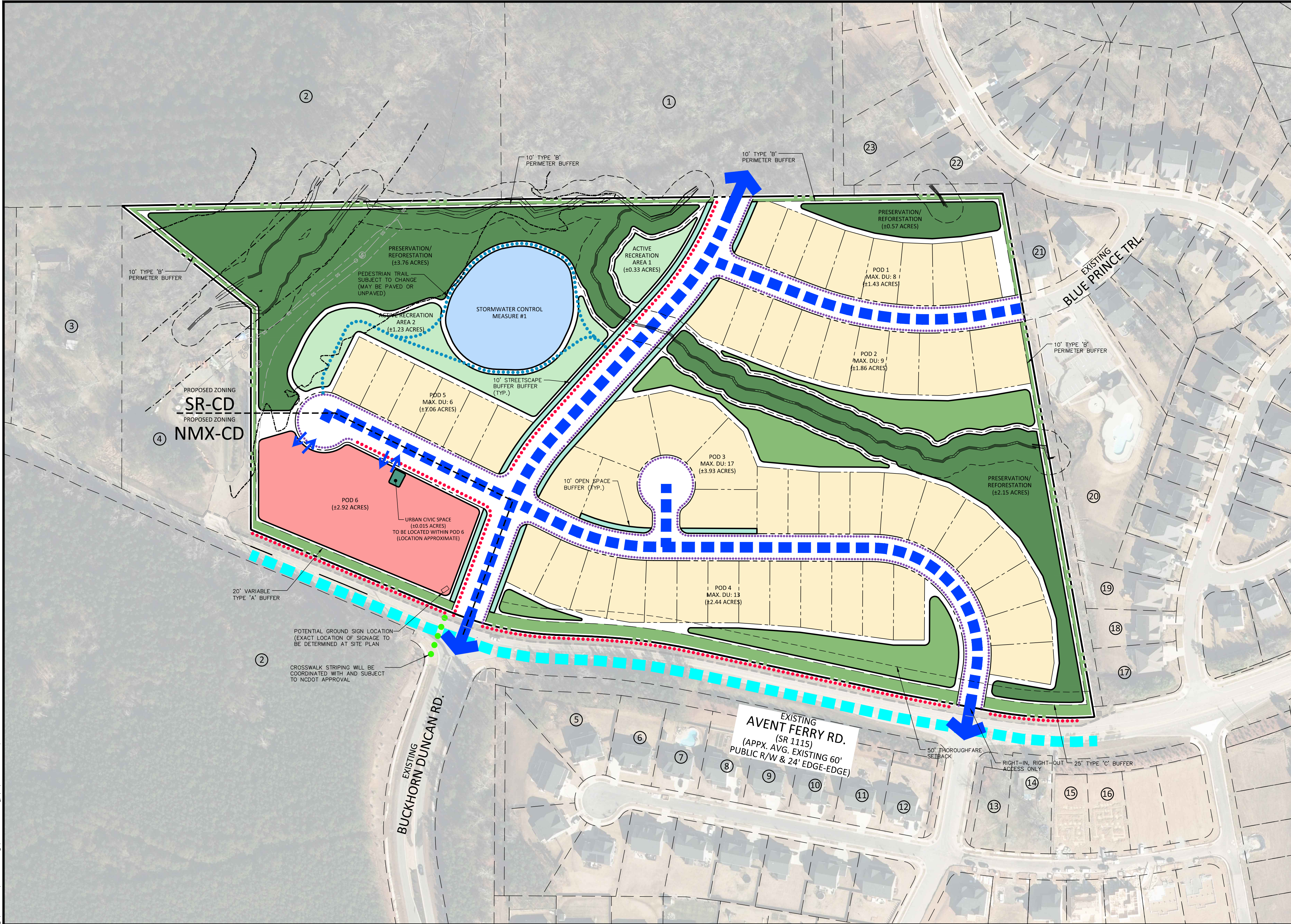
PROJECT NO.	SPEC24230
FILENAME	SPEC24230-T2
CHECKED BY	MV
DRAWN BY	OR
SCALE	1" = 80'
DATE	06.27.2025

SHEET

SPECIMEN TREES

C1.03

I:\Projects\SPEC\SPEC 2024\SPEC24230 2420 Avent Ferry Road Due Diligence\04-Production\Planning and Design\Master Plan\Current Drawings\SPEC24230-S1.dwg, 1/15/2026 5:02:04 PM, Oliver Robinson



Address	Owner	RED	PIN	Township	Deed Book	Deed Page	Land Class
1 2332 AVENT FERRY RD	MCCLAIN, LOUIS D MCCLAIN, DAVID A	45400	638630698	Holly Springs	93-E	1375	Forestry
2 0 AVENT FERRY RD	DUKE ENERGY PROGRESS INC	239448	638451225	Holly Springs		2437	State Assessed
3 2520 AVENT FERRY RD	JOHNSON, DONNY LEE JOHNSON, DEBORAH MANGUM	153200	638429730	Holly Springs		3675	425 Residential Less Than 10 Acres
4 2516 AVENT FERRY RD	HOLLY SPRINGS TOWN OF	331950	638521579	Holly Springs		11469	1917 EXEMPT
5 228 RANDELMAN CT	SMITH, MANDESA ADRIAN, DEREK	448132	638519922	Holly Springs		17178	1098 Residential Less Than 10 Acres
6 224 RANDELMAN CT	HERZOG, TIMOTHY DONALD HERZOG, HEATHER	448131	638610849	Holly Springs		18109	2161 Residential Less Than 10 Acres
7 220 RANDELMAN CT	RUSSELL, JERED TEER, ERIKA	448130	638611838	Holly Springs		17166	2327 Residential Less Than 10 Acres
8 216 RANDELMAN CT	BARRON, BRYAN BARRON, CYNTHIA	448129	638612826	Holly Springs		17197	776 Residential Less Than 10 Acres
9 212 RANDELMAN CT	BAKER, ANDREW M BAKER, FATIMA A	448128	638613804	Holly Springs		17255	549 Residential Less Than 10 Acres
10 208 RANDELMAN CT	KNAPP, RYAN V KNAPP, LAUREN	448127	638613892	Holly Springs		17251	1137 Residential Less Than 10 Acres
11 204 RANDELMAN CT	ROBERTS, JAMES ROBERTS, WINASTI	448126	638614881	Holly Springs		17277	840 Residential Less Than 10 Acres
12 200 RANDELMAN CT	GARRISON, TYLER GARRISON, PAIGE	448125	638615778	Holly Springs		17364	128 Residential Less Than 10 Acres
13 120 RANDELMAN CT	REED, COREY L REED, ADMONNAN N	453108	638617736	Holly Springs		17589	787 Vacant
14 2329 AVENT FERRY RD	REED, COREY L REED, ADMONNAN N	453109	638618707	Holly Springs		17589	787 Residential Less Than 10 Acres
15 112 RANDELMAN CT	FRAZIER, JEFFREY EVAN FRAZIER, KRISTINA ELAINE	479279	638618785	Holly Springs		18639	2029 Residential Less Than 10 Acres
16 108 RANDELMAN CT	HALL, JORDAN ANN HALL, KYLERICHARD	479280	638619755	Holly Springs		18643	2172 Residential Less Than 10 Acres
17 512 TONKS TR	EARL, STEPHEN M EARL, AMY	432060	638720013	Holly Springs		18618	1918 Residential Less Than 10 Acres
18 508 TONKS TR	KITT, DONIEL KITT, RAVONNIE	432059	638720102	Holly Springs		16706	1977 Residential Less Than 10 Acres
19 504 TONKS TR	SOULUP, JONATHAN TIMLUK, HILARY LEE	432058	638629199	Holly Springs		17095	1744 Residential Less Than 10 Acres
20 113 BLUE PRINCE TR	HOLLY POINTE HOMEOWNERS ASSN, INC	432066	638629530	Holly Springs		16793	1854 HOA
21 104 BLUE PRINCE TR	WILLIAMS, CLARENCE R WILLIAMS, CORINNEM	432042	638628817	Holly Springs		16581	403 Residential Less Than 10 Acres
22 208 CAHORS TR	MOORE, BENJAMIN STEVE R CAMACHO, MARY KATHRYN	432041	638636031	Holly Springs		16887	1096 Residential Less Than 10 Acres
23 212 CAHORS TR	SANDERSON, BUDDY SANDERSON, FELICIA K	465871	638635048	Holly Springs		18073	1013 Residential Less Than 10 Acres

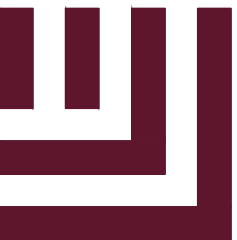
LEGEND	
	PROPOSED SITE ACCESS
	PROPOSED VEHICULAR CIRCULATION
	AVENT FERRY RD. T-4A THOROUGHFARE
	10' SIDEPATH
	PEDESTRIAN SIDEWALK
	CROSSWALK
	PEDESTRIAN TRAIL
	SINGLE-FAMILY DETACHED
	NEIGHBORHOOD MIXED USE
	STORMWATER CONTROL MEASURE
	TREE PRESERVATION AREA
	ACTIVE RECREATION AREA
	FLEXIBLE SPACE
	URBAN CIVIC SPACE
	STREETSCAPE
	FLOODWAY
	FLOODPLAIN (1%)

SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	RONIN PARTNERS LLC	0638529592	0094322
SITE ADDRESS	2420 AVENT FERRY ROAD HOLLY SPRINGS, NC 27540		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT (SR-CD)(90%) & NEIGHBORHOOD MIXED USE CONDITIONAL DISTRICT (NMX-CD)(10%)		
SITE AREA	GROSS SITE AREA: 32.28 ACRES (1,406,378 SF)* RIGHT OF WAY DEDICATION: 1.16 ACRES (50,575 SF) (3.6%) NET SITE AREA: 31.12 ACRES (1,355,803 SF) * INCLUDES AREA WITHIN AVENT FERRY R/W		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	VACANT		
PROPOSED USES	DETACHED DWELLINGS; COMMERCIAL USE		
MAXIMUM DENSITY	4 DU/ACRE		
PROPOSED DENSITY	1.88 DU/ACRE		
RESIDENTIAL LOT RANGE	DETACHED DWELLINGS: 30 - 53 UNITS		
GROSS COMMERCIAL OVERALL	MINIMUM COMMERCIAL SF: 5,000 SF MAXIMUM COMMERCIAL SF: 16,000 SF		

OPEN SPACE SITE DATA TABLE

NET SITE AREA: 31.12 AC (1,355,803 SF)	UDO STANDARDS	PROPOSED STANDARDS	REQUIRED ACREAGE
ON SITE PRIVATE OPEN SPACE	30% SR 12% NMX	30%	9.34 AC PROPOSED: 6.48 AC
TREE PRESERVATION AREA	20% SR 10% NMX	20%	6.22 AC PROPOSED: 1.56 AC
ACTIVE RECREATION AREA	5% SR	5%	1.56 AC PROPOSED: 0.015 AC
URBAN CIVIC SPACE	0.5% NMX	0.5%*	0.015 AC PROPOSED: 0.015 AC
FLEX SPACE	5% SR 1.5% NMX	5%	1.56 AC PROPOSED: 2.26 AC

* URBAN CIVIC SPACE BEING CALCULATED BASED ON THE COMMERCIAL AREA



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2420 AVENT FERRY ROAD MASTER PLAN 2420 AVENT FERRY ROAD HOLLY SPRINGS, NORTH CAROLINA

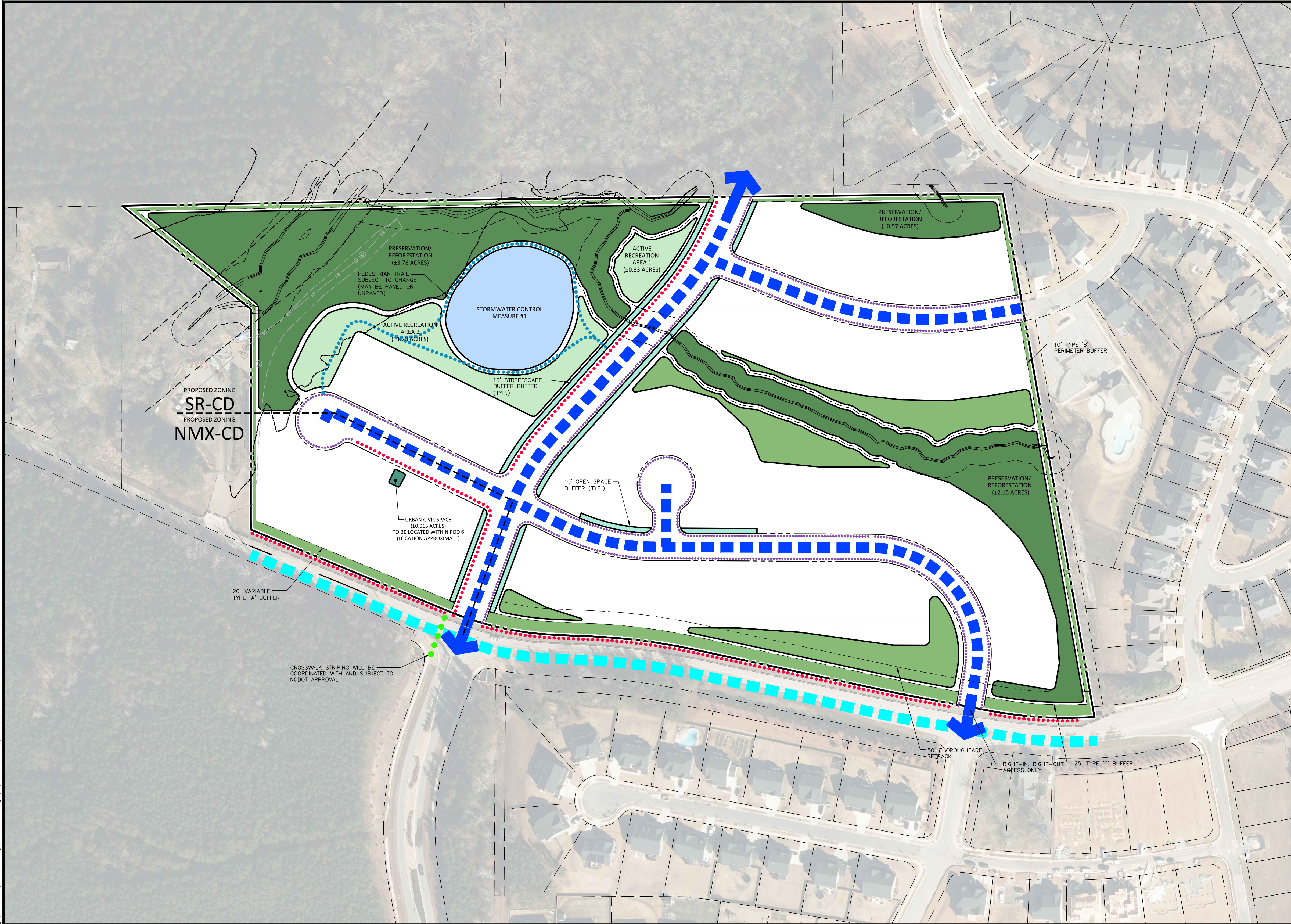
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CONCEPT PLAN C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LEGEND

PROPOSED SITE ACCESS

PROPOSED VEHICULAR CIRCULATION

10' SIDEPATH

PEDESTRIAN SIDEWALK

CROSSWALK

PEDESTRIAN TRAIL

STORMWATER CONTROL MEASURE

TREE PRESERVATION AREA

ACTIVE RECREATION AREA

FLEXIBLE SPACE

URBAN CIVIC SPACE

STREETScape

FLOODWAY

FLOODPLAIN (1%)

OPEN SPACE SITE DATA TABLE

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ACTIVE RECREATION AREA	5% SR	5%	1.56 AC
URBAN CIVIC SPACE	0.5% NMX	0.5%*	0.015 AC
FLEX SPACE	5% SR 1.5% NMX	5%	1.56 AC

* URBAN CIVIC SPACE BEING CALCULATED BASED ON THE COMMERCIAL AREA

NOTE: OPEN SPACE, TREE PRESERVATION AREA, ACTIVE RECREATION AREA AND FLEXIBLE OPEN SPACE REQUIREMENTS MAY BE SATISFIED ACROSS THE ENTIRETY OF THIS MASTER PLAN BOUNDARY SO LONG AS THE CUMULATIVE MINIMUMS ARE PROVIDED.

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1	1) TOT LOT 2) TRAIL WITH SEATING 3) COMMUNITY GARDEN 4) YARD GAMES 5) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 6) WORKOUT STATIONS
ACTIVE REC. AREA 2	1) DOG PARK 2) TOT LOT 3) WILDLIFE VIEWING AREA 4) PERGOLA/SHADE STRUCTURE 5) 250SF PLAZA 6) OUTDOOR BBQ AREA WITH SEATING 7) TRAIL WITH SEATING 8) YARD GAMES 9) WORKOUT STATIONS

NOTE: EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE THREE (3) ELEMENTS FROM THE ABOVE LIST, AT A MINIMUM. ADDITIONAL ELEMENTS NOT LISTED ABOVE ARE ALLOWED AND SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN HOLLY SPRINGS UDO SECTION 4.5 ACTIVE RECREATIONAL AREAS. ADDITIONAL PROGRAM ELEMENTS SHALL NOT REPLACE ANY OF THE THREE (3) COMMITTED ELEMENTS REQUIRED FOR EACH ACTIVE RECREATION AREA AS LISTED ABOVE.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

GRAPHIC NORTH

N

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA**

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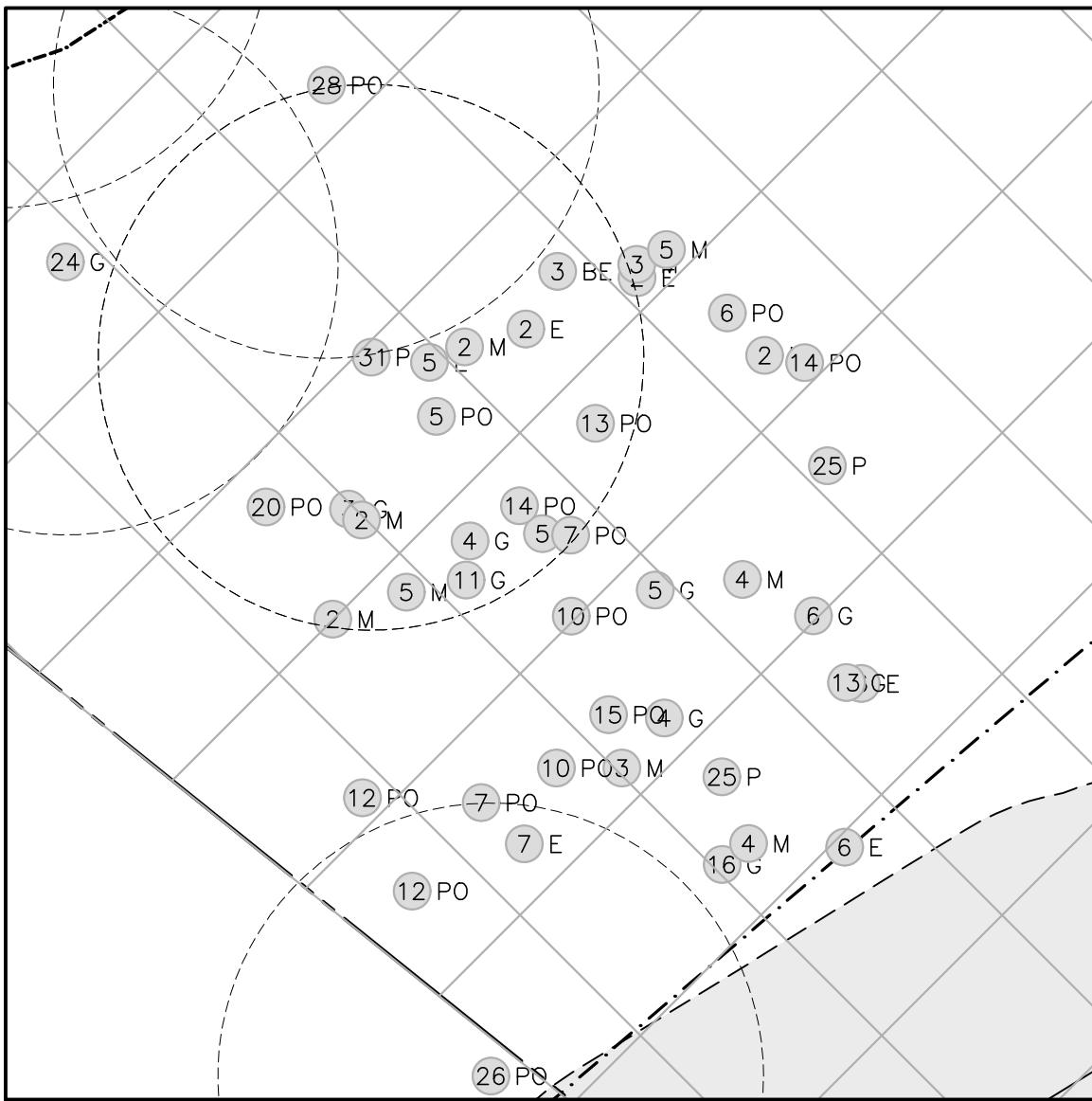
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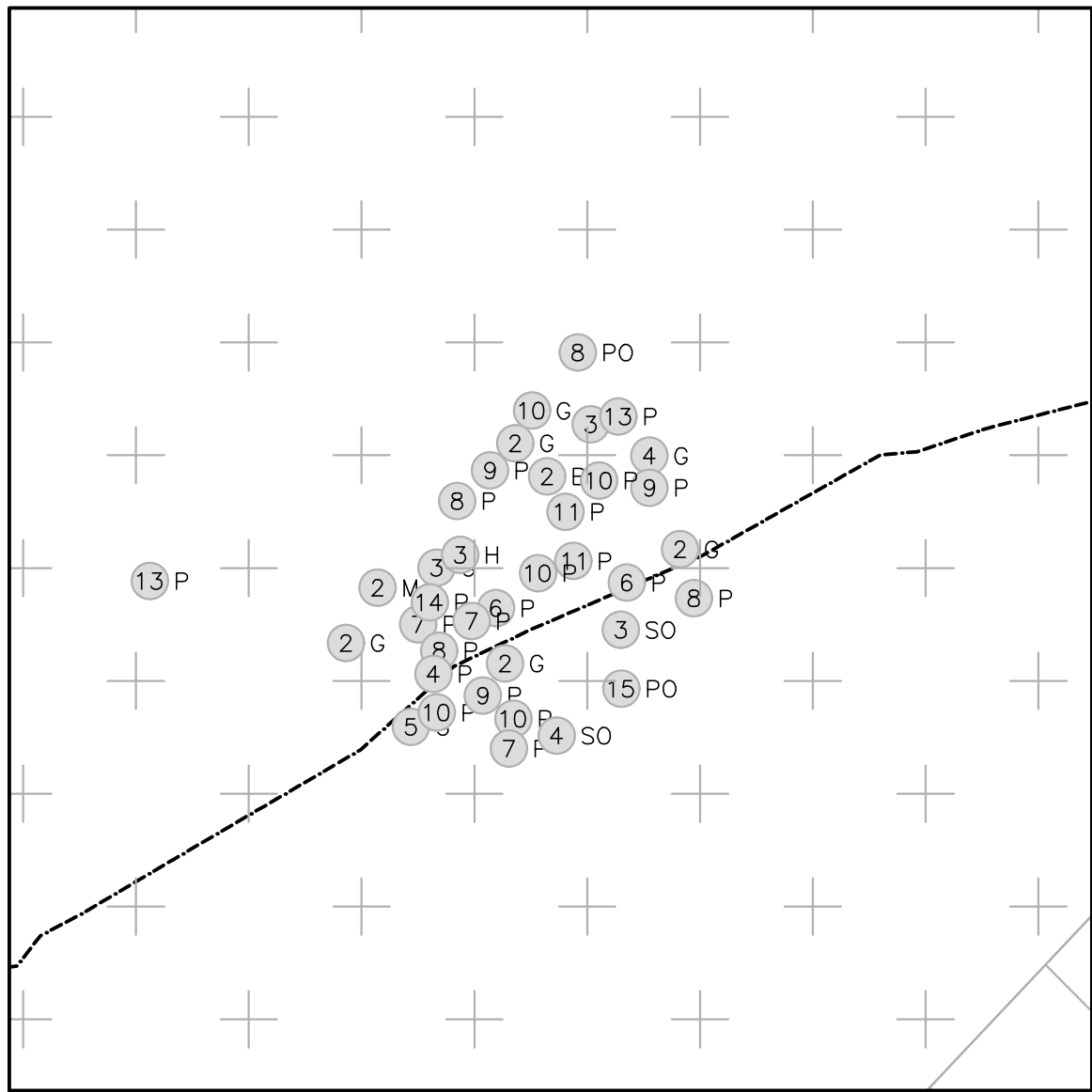
SHEET

**OPEN SPACE &
PRESERVATION PLAN
C2.02**

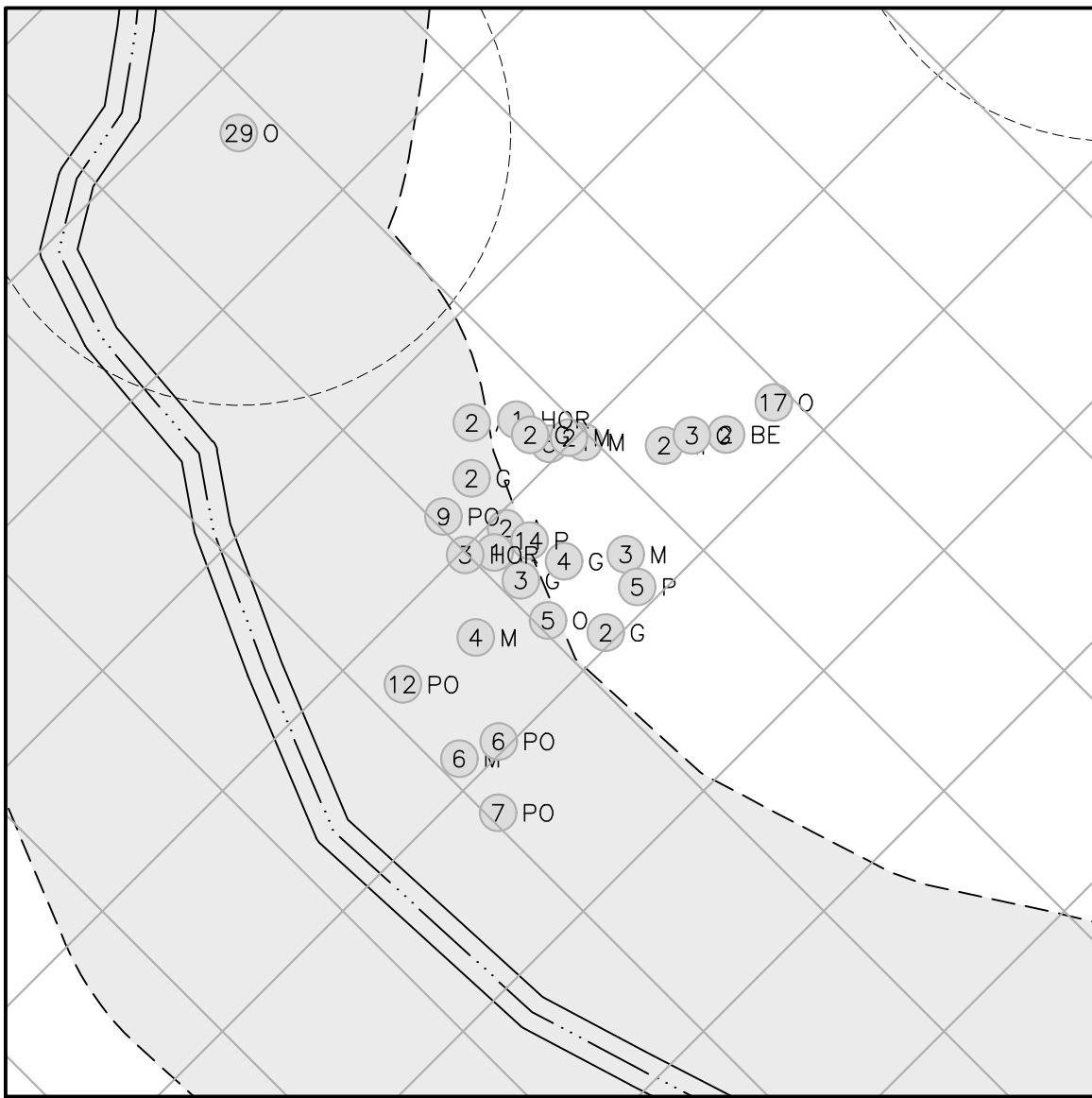
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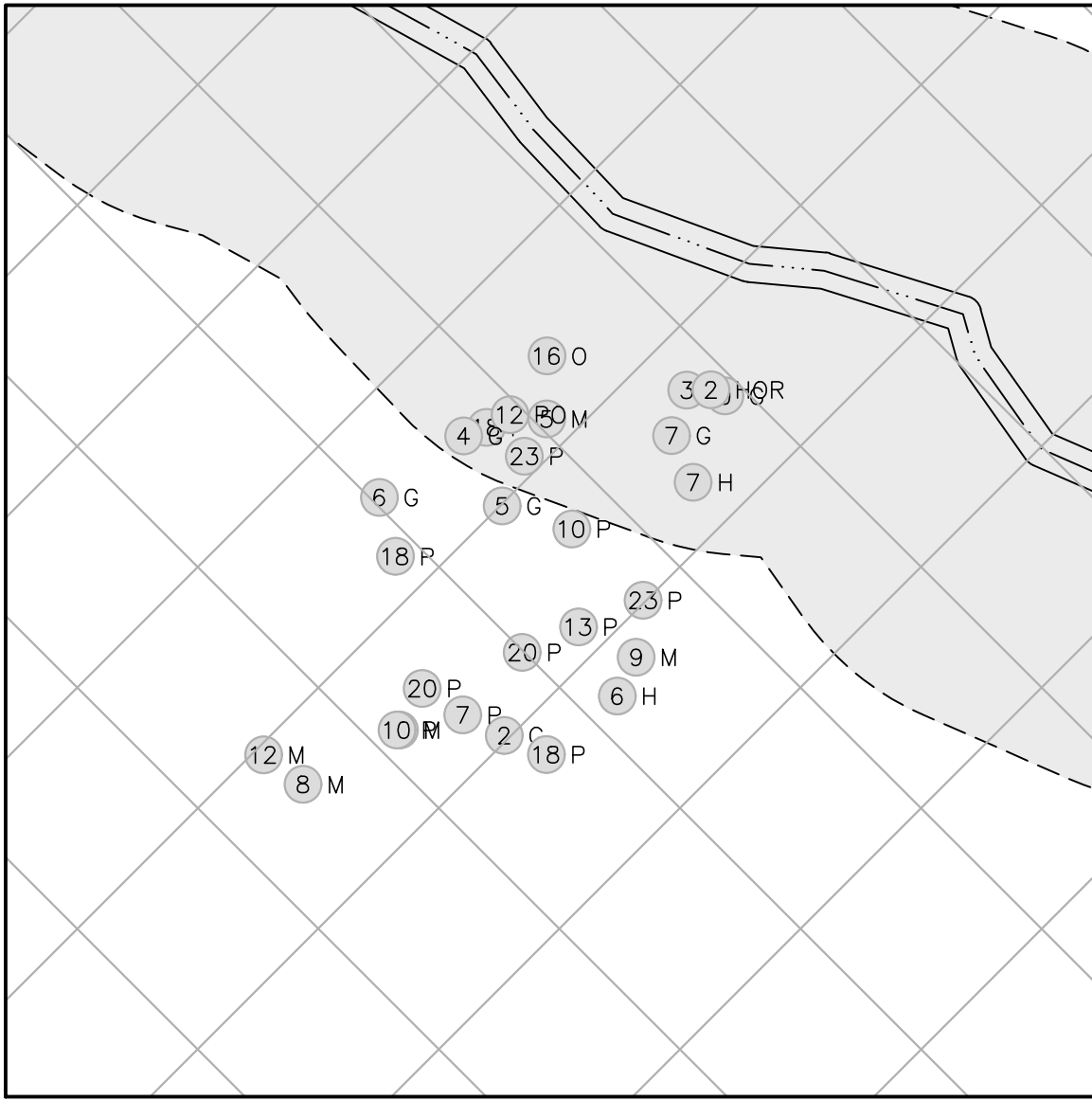
SAMPLE AREA #1



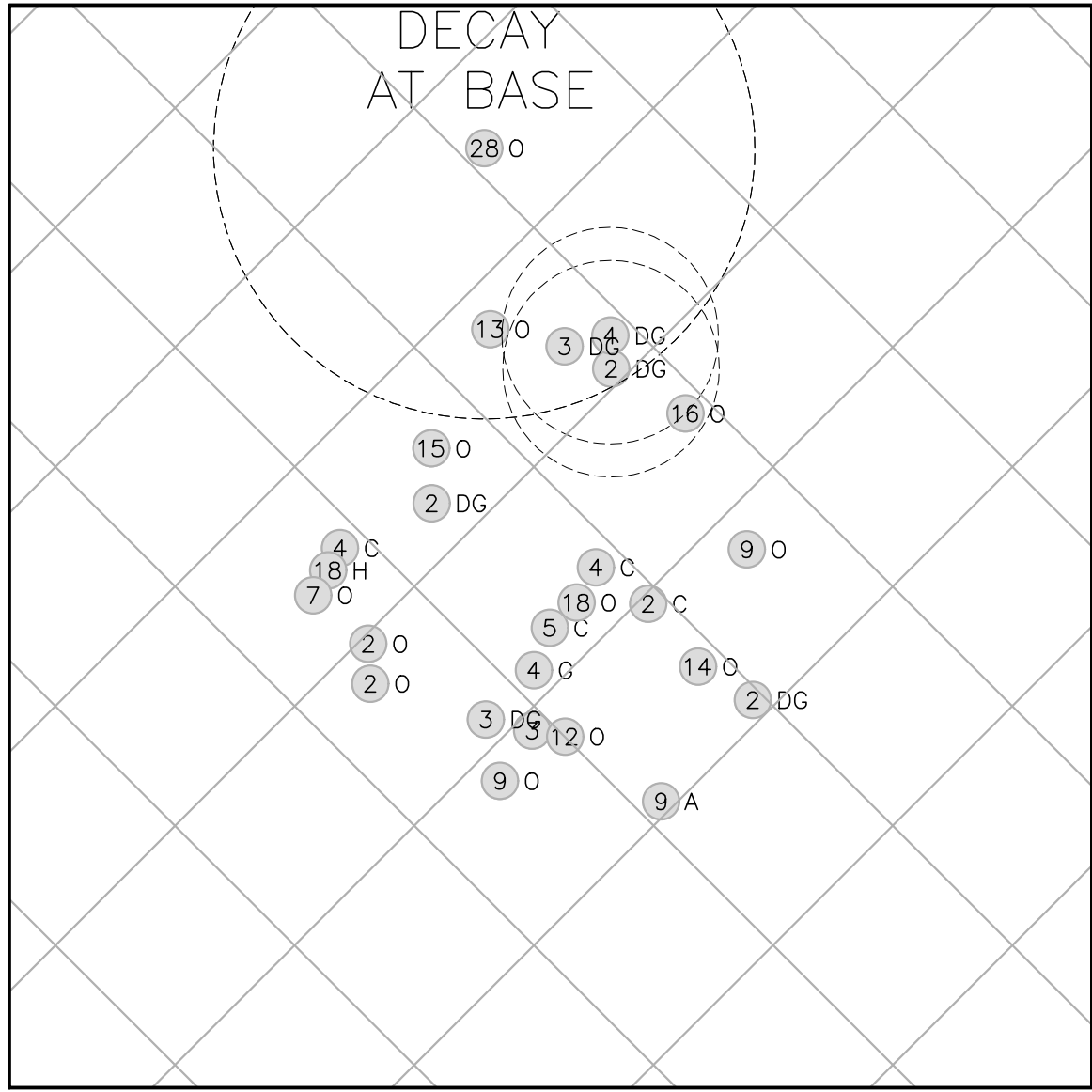
SAMPLE AREA #2



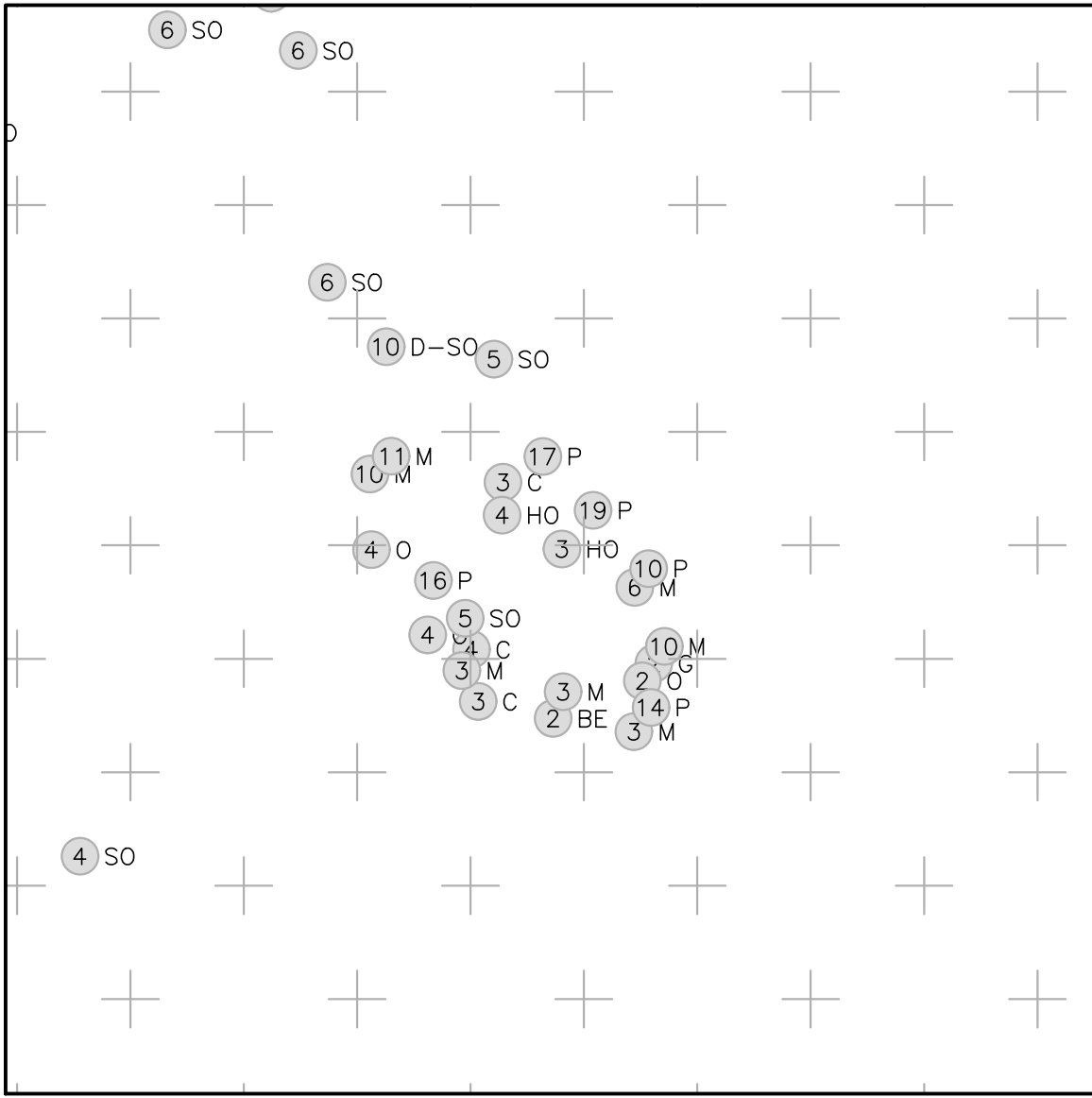
SAMPLE AREA #3



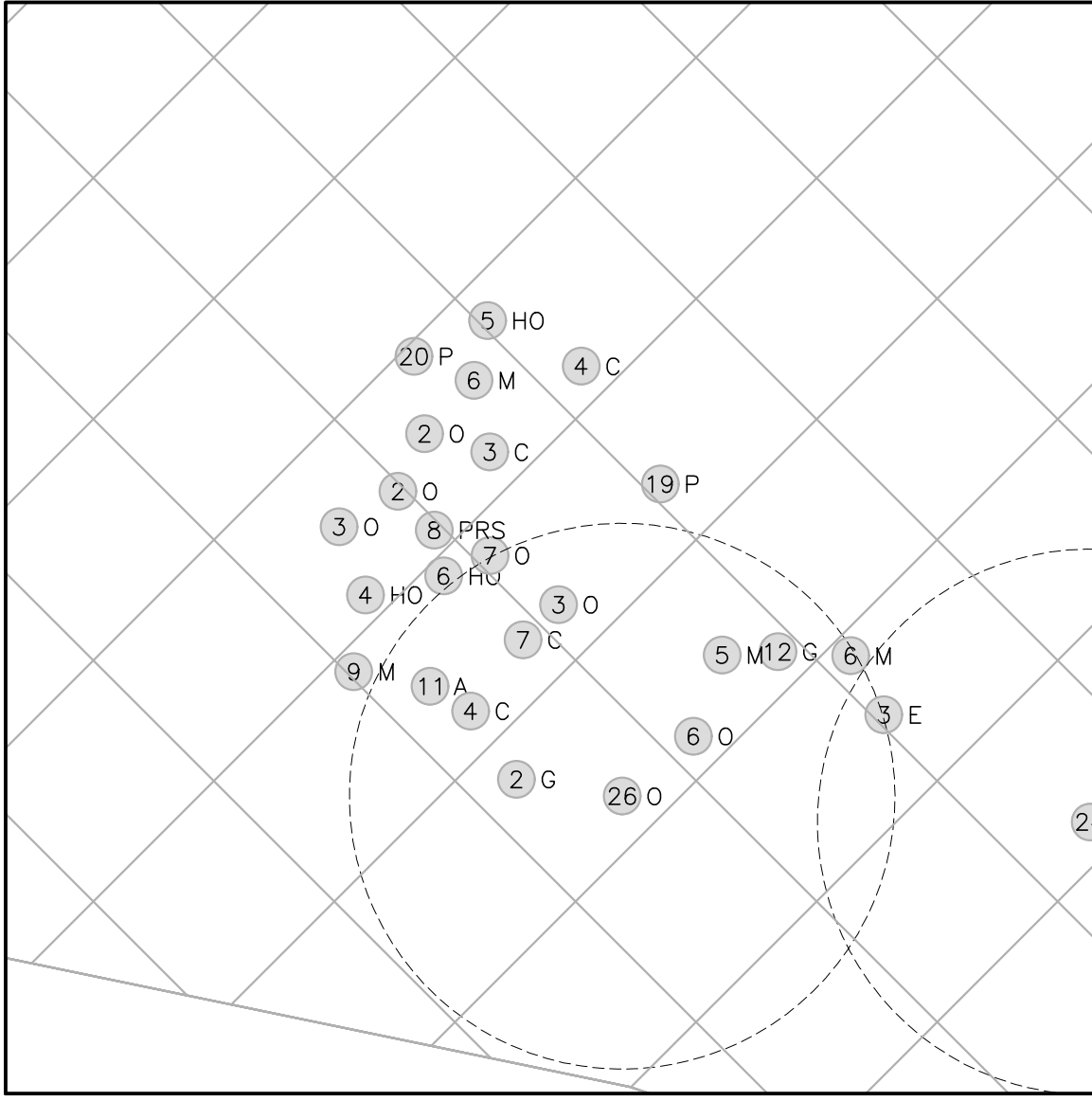
SAMPLE AREA #4



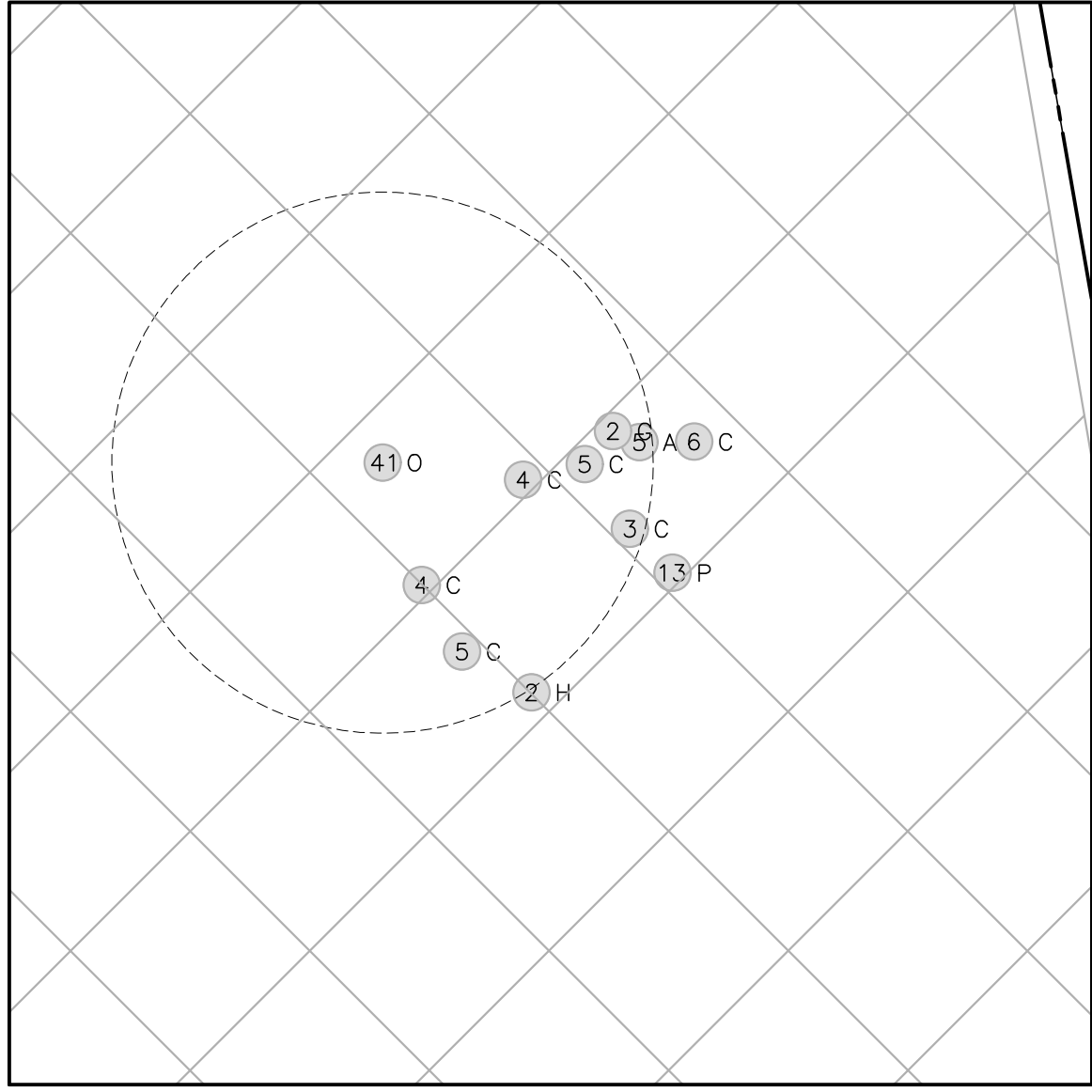
SAMPLE AREA #5



SAMPLE AREA #6

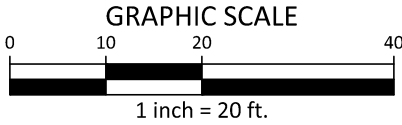
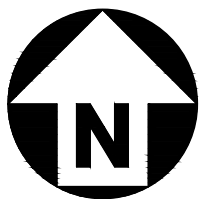


SAMPLE AREA #7

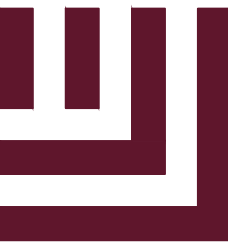


SAMPLE AREA #8

TREE LEGEND	
#/A	ASH
#/BE	BEECH
#/BG	BLACK GUM
#/C	CEDAR
#/DG	DOGWOOD
#/E	ELM
#/G	SWEETGUM
#/H	HICKORY
#/HO	HOLLY
#/HOR	HORNBEAM
#/M	MAPLE
#/O	OAK
#/P	PINE
#/PRS	PERSIMMON
#/PO	POPLAR
#/SO	SOURWOOD
—	DIAMETER INCH AT BREAST HEIGHT
● X	TYPE OF TREE



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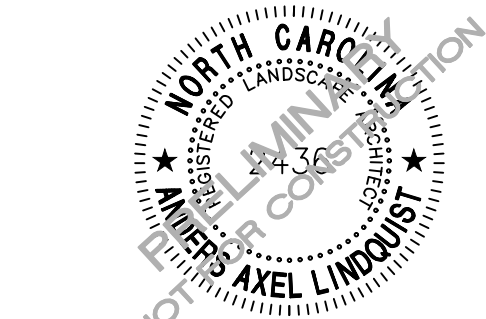


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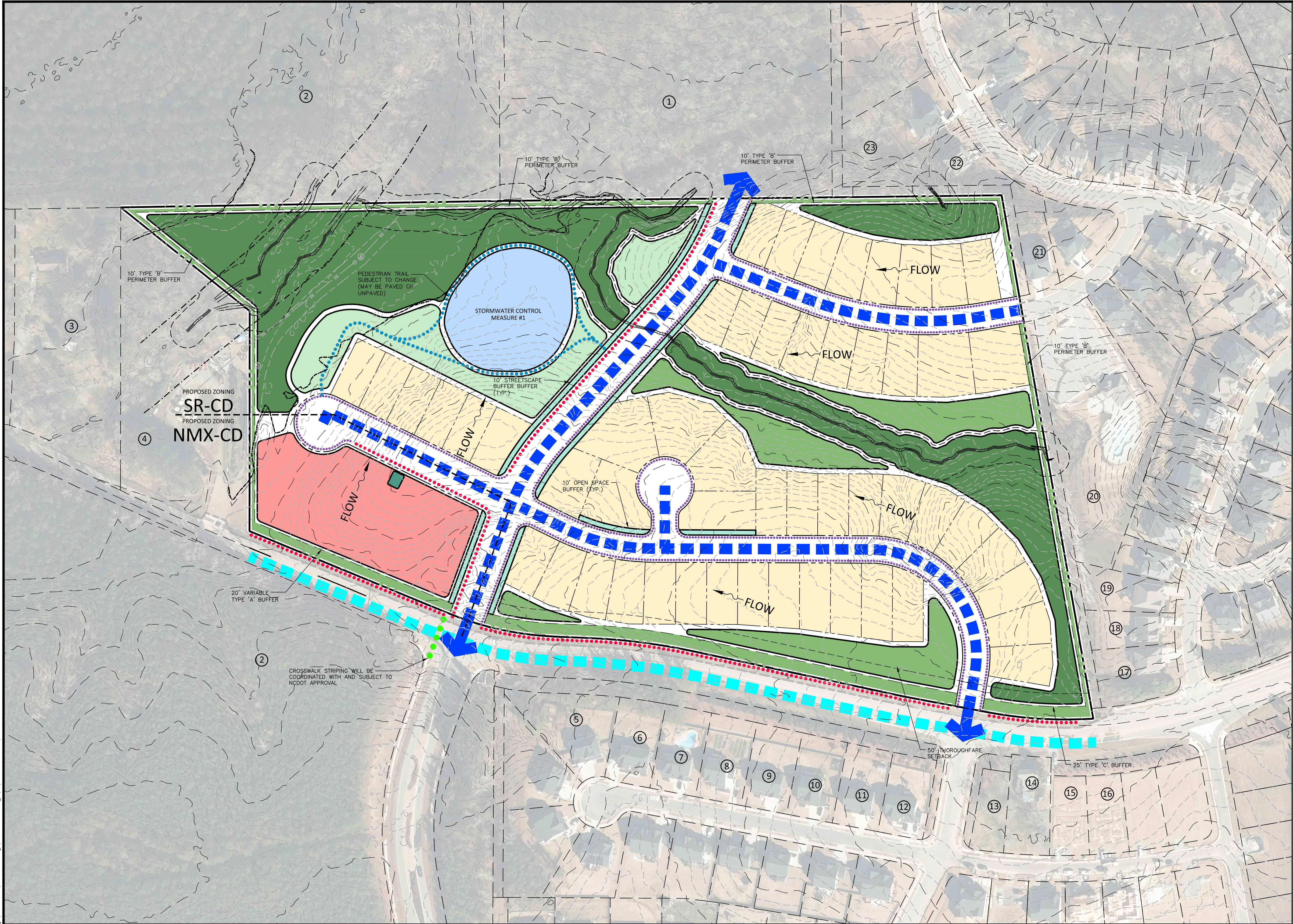
2420 AVENT FERRY ROAD MASTER PLAN 2420 AVENT FERRY ROAD HOLLY SPRINGS, NORTH CAROLINA



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TREE SURVEY SAMPLE AREAS C1.02



LEGEND

PROPOSED SITE ACCESS

PROPOSED VEHICULAR CIRCULATION

10' SIDEPATH

PEDESTRIAN SIDEWALK

CROSSWALK

PEDESTRIAN TRAIL

NEIGHBORHOOD MIXED USE

SINGLE FAMILY DETACHED

STORMWATER CONTROL MEASURE

TREE PRESERVATION AREA

ACTIVE RECREATION AREA

FLEXIBLE SPACE

URBAN CIVIC SPACE

FLOWWAY

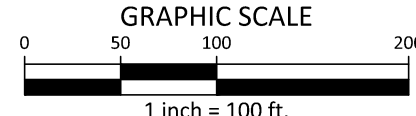
FLOODPLAIN (1%)

FLOW

GENERAL FLOW DIRECTION ESTIMATE

FFE = +/- 280.00

GENERAL FFE ESTIMATE



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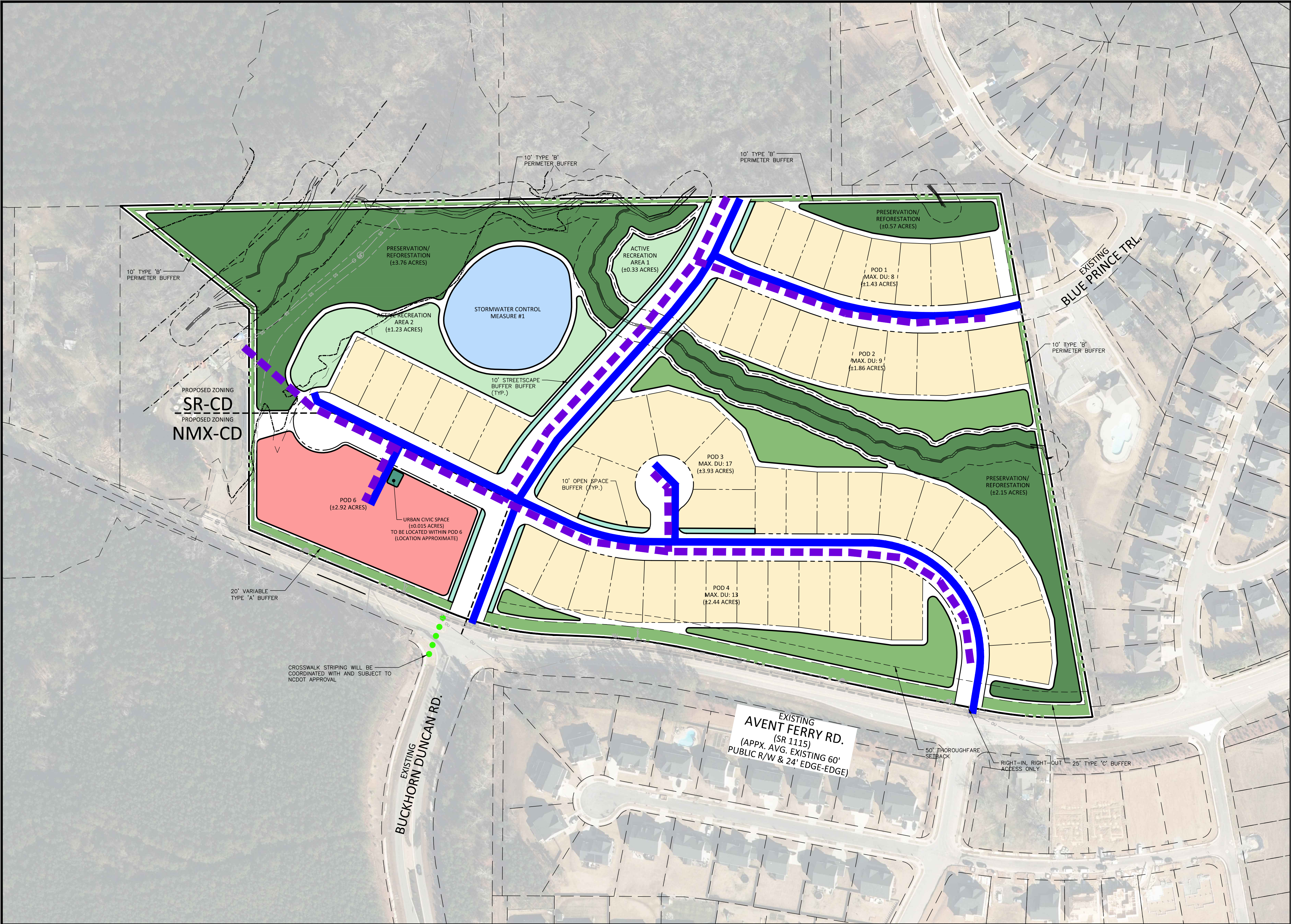
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SHEET

GRADING PLAN
C3.00

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- LEGEND**
- PROPOSED PUBLIC SANITARY SEWER LINE
 - PROPOSED PUBLIC WATER LINE
 - SINGLE-FAMILY DETACHED
 - NEIGHBORHOOD MIXED USE
 - STORMWATER CONTROL MEASURE
 - TREE PRESERVATION AREA
 - ACTIVE RECREATION AREA
 - FLEXIBLE SPACE
 - URBAN CIVIC SPACE
 - FLOODWAY
 - FLOODPLAIN (1%)

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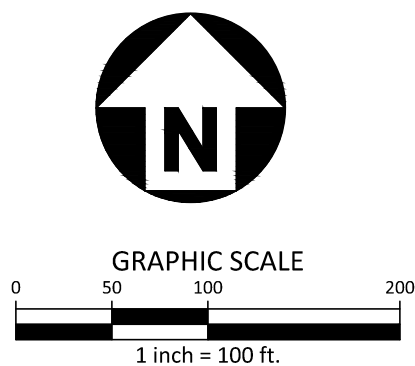
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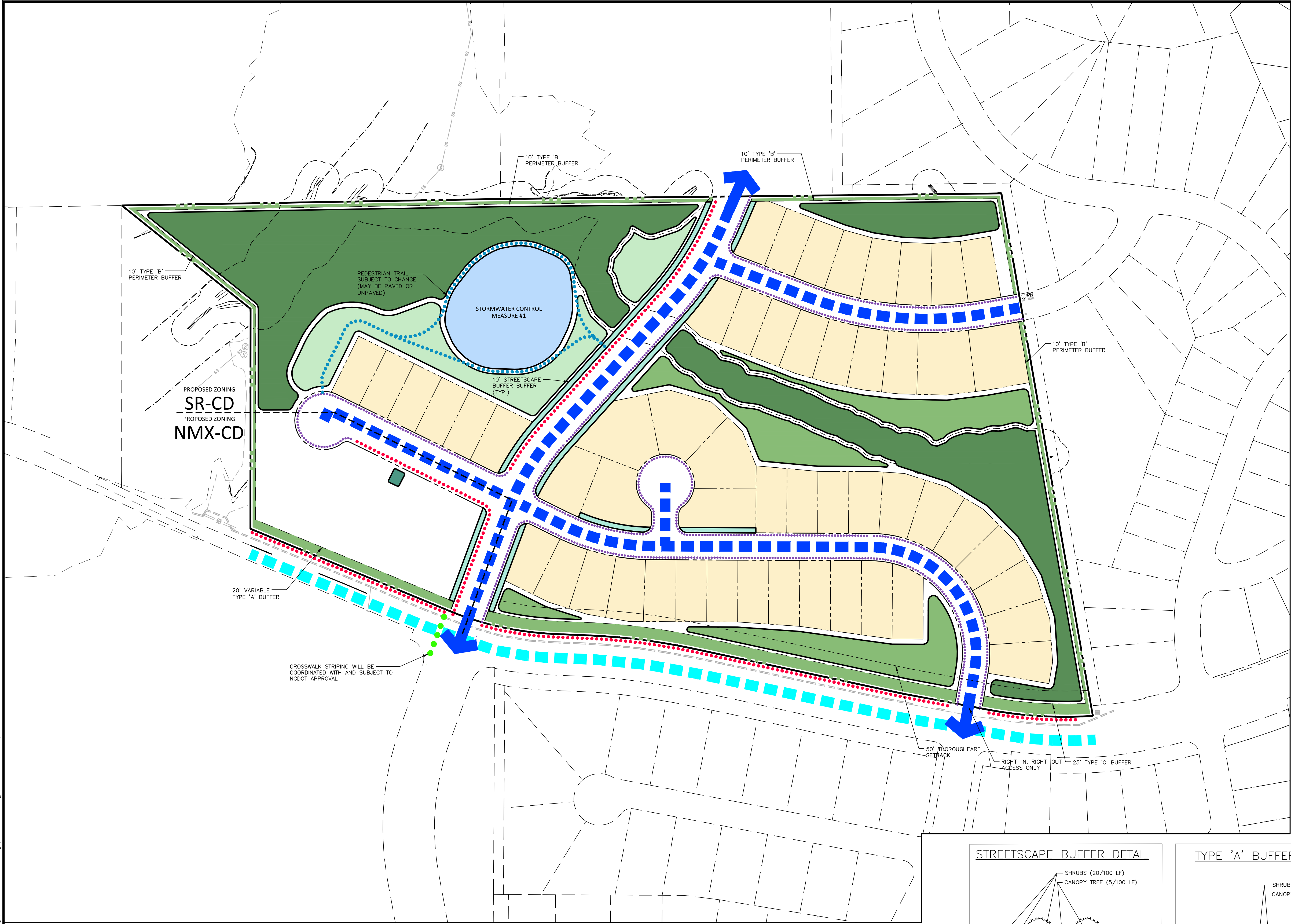
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UTILITY PLAN
C4.00



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LEGEND

PROPOSED SITE ACCESS

PROPOSED VEHICULAR CIRCULATION

10' SIDEPATH

PEDESTRIAN SIDEWALK

CROSSWALK

PEDESTRIAN TRAIL

TREE PRESERVATION AREA/
REFORESTATION AREA

ACTIVE RECREATION AREA

BUFFER/ FLEXIBLE SPACE

URBAN CIVIC SPACE

FLOODWAY

FLOODPLAIN (1%)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

TYPE 'B' BUFFER DETAILS

10' TYPE 'B' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI-OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ADJACENT LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
DECIDUOUS TREES/FT: 3/100
PERCENT EVERGREEN: 40%
SHRUBS/FT: 10/100
HEIGHT OF BUFFER: 4'
WIDTH OF BUFFER: 10'-20' (SEE PLANS)

NOTE: ALL STREETS SHALL HAVE STREET TREES SPACED AT A MINIMUM OF 40.0' C AVERAGE AND WILL BE PLANTED ACCORDING TO TOWN OF HOLLY SPRINGS PLANTING STANDARDS.
ADDITIONAL STREET TREES WILL BE REQUIRED INTERNALLY THROUGHOUT THE SITE AND WILL BE SHOWN PER UDO STANDARDS AT THE TIME OF DEVELOPMENT PLAN.

TYPE 'C' BUFFER DETAIL

25' TYPE 'C' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'C' BUFFER
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. TYPE C LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ADJUT LOTS LOCATED IN LESSER INTENSITY DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS AND REGULAR OPERATIONS OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR-ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE C AREA.

OPACITY: 80%
DECIDUOUS TREES/FT: 5/100
PERCENT EVERGREEN: 80%
SHRUBS/FT: 20/100
HEIGHT OF BUFFER: 8'
WIDTH OF BUFFER: 10' (SEE PLANS)

STREETSCAPE BUFFER DETAIL

10' STREETSCAPE BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

STREETSCAPE BUFFER
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. THIS 15' STREETSCAPE BUFFER LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ADJUT LOTS LOCATED IN LESSER INTENSITY DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS AND REGULAR OPERATIONS OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR-ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A STREETSCAPE BUFFER AREA.

OPACITY: 80%
DECIDUOUS TREES/FT: 5/100
PERCENT EVERGREEN: 80%
SHRUBS/FT: 20/100
HEIGHT OF BUFFER: 8'
WIDTH OF BUFFER: 10' (SEE PLANS)

TYPE 'A' BUFFER DETAILS

5' TYPE 'A' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ADJACENT LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVY VISUAL SCREENING, IF DESIRED.

OPACITY: 0%
DECIDUOUS TREES/FT: 2/100
PERCENT EVERGREEN: 0%
SHRUBS/FT: 5/100
HEIGHT OF BUFFER: 0'
WIDTH OF BUFFER: 5' (SEE PLANS)

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2420 AVENT FERRY ROAD
MASTER PLAN
2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS			
NO.	DATE	FIRST RESPONSE TO TOWN COMMENTS	SECOND RESPONSE TO TOWN COMMENTS
1	08.08.2025	FIRST RESPONSE TO TOWN COMMENTS	SECOND RESPONSE TO TOWN COMMENTS
2	09.19.2025	SECOND RESPONSE TO TOWN COMMENTS	THIRD RESPONSE TO TOWN COMMENTS
3	11.07.2025	THIRD RESPONSE TO TOWN COMMENTS	FOURTH RESPONSE TO TOWN COMMENTS
4	01.16.2026	FOURTH RESPONSE TO TOWN COMMENTS	

PLAN INFORMATION

PROJECT NO. SPEC24230
FILENAME SPEC24230-TS1
CHECKED BY MV
DRAWN BY OR
SCALE 1" = 100'
DATE 06.27.2025
SHEET

LANDSCAPE
PLAN
L5.00

T-4A
Thoroughfare | 4 Lanes

T-4A Minimum

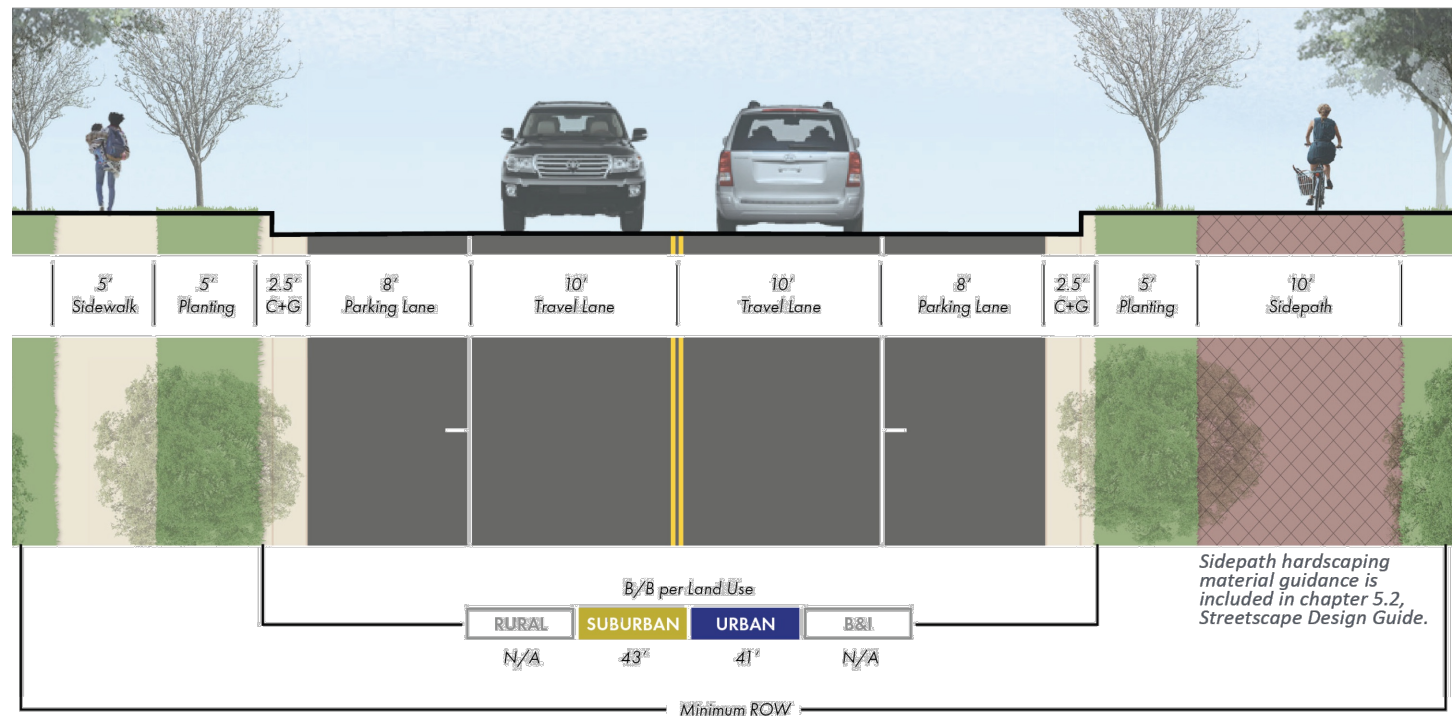


T-4A				Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial	
Right-of-Way (ROW)	Yes	112'	112'	103'	103'	107'	
Back of Curb to Back of Curb (B/B)	Yes	73'	76'	66.5'	62.5'	73'	
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'	
Center Turn Lane	No	-	-	-	-	-	
Median	Yes	17.5'	23'	17.5'	17.5'	20'	
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	0-2 Sides*	10'	10'	10'	10'	10'	
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'	
Bicycle Facility	No	-	-	-	-	-	

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 124

C-2C Alt 1 Minimum

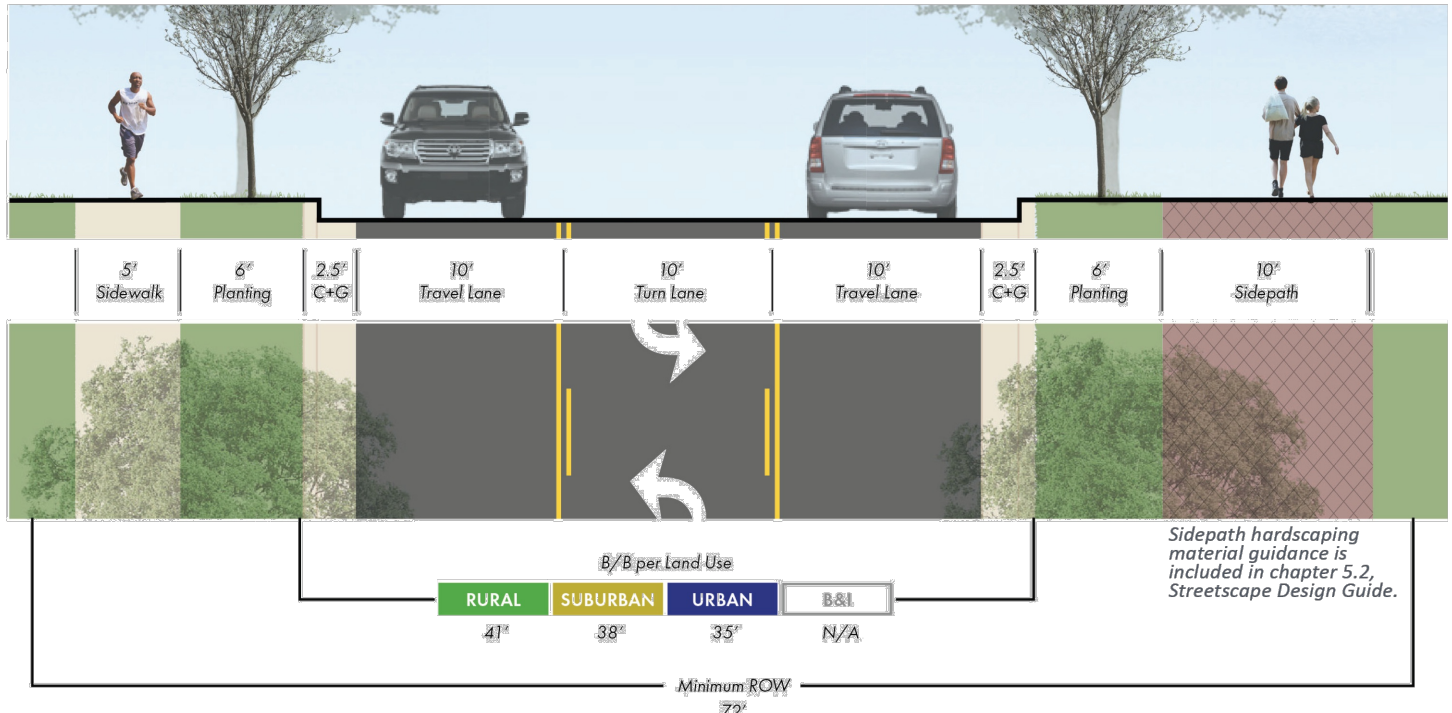


C-2C				Land Use Character Area			
	Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
	Right-of-Way (ROW)	Yes	72'		72'	61'	
	Back of Curb to Back of Curb (B/B)	Yes	41'		43'	41'	
	Travel Lanes	2 Lanes	10'		11'	10'	
	Center Turn Lane	No	-		-	-	
	Median	No	-		-	-	
	Curb and Gutter (C+G)	2 Sides	2.5'		2.5'	2.5'	
	Paved Shoulder	No	-	N/A	-	-	N/A
	Planting	2 Sides	5'		5'	5'	
	On-Street Parking	2 Sides	8'		8'	8'	
	Sidewalk	0-1 Side*	10'		10'	-	
	Sidewalk	1-2 Sides*	5'		5'	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 114

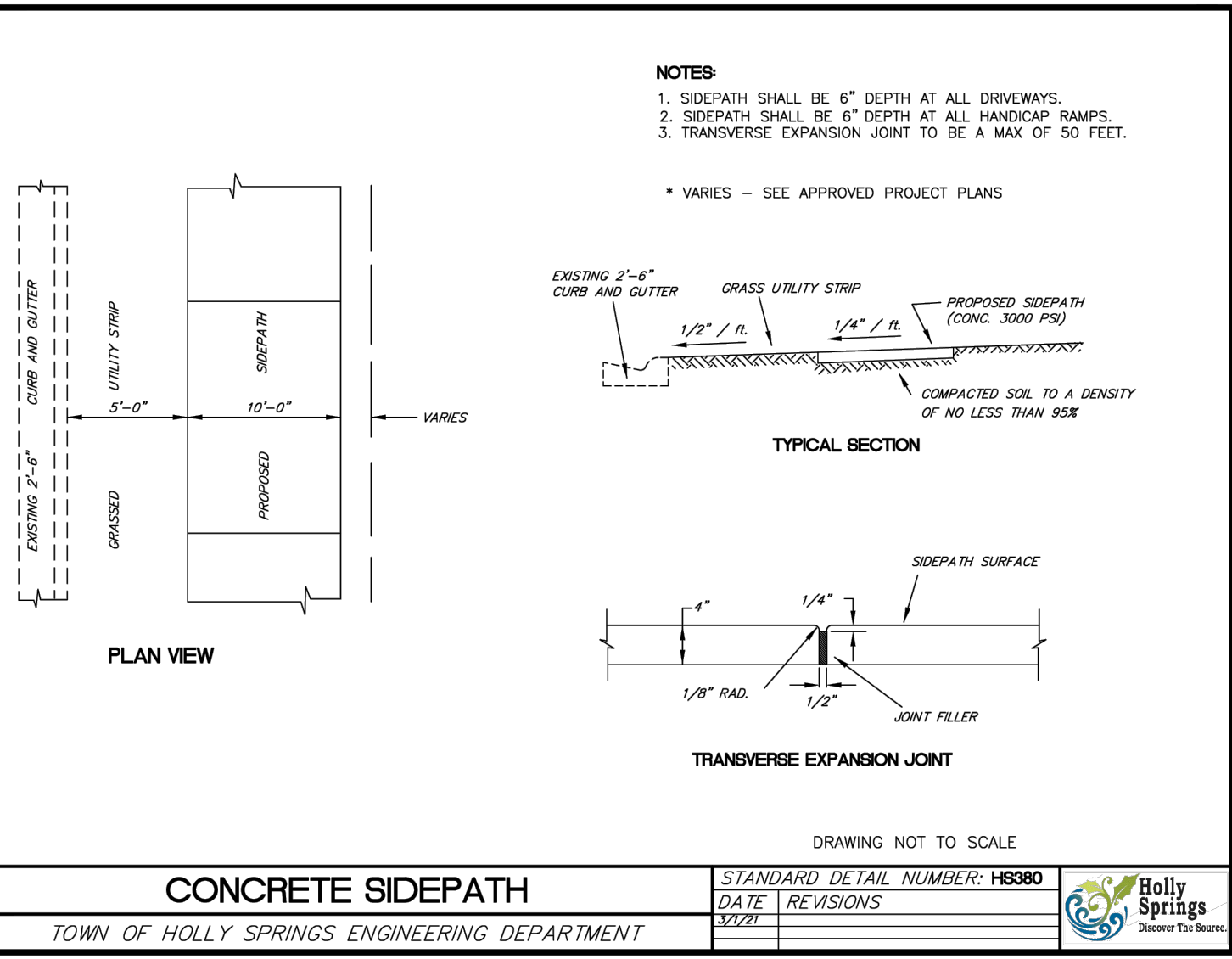
CT-3A Alt 2 Minimum



CT-3A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	72'	72'	69'	71'	N/A
Back of Curb to Back of Curb (B/B)	Yes	35'	41'	38'	35'	
Travel Lanes	2 Lanes	10'	12'	11'	10'	
Center Turn Lane	Yes	10'	12'	11'	10'	
Median	No	-	-	-	-	
Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'	
Paved Shoulder	No	-	-	-	-	
Planting	2 Sides	6'	6'	6'	6'	
On-Street Parking	No	-	-	-	-	
Sidewalk	0-2 Sides*	10'	10'	10'	10'	
Sidewalk	0-2 Sides*	5'	5'	5'	-	
Bicycle Facility	Sharrow / Wide Outside Lane*	Included in Travel Lanes	-	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.

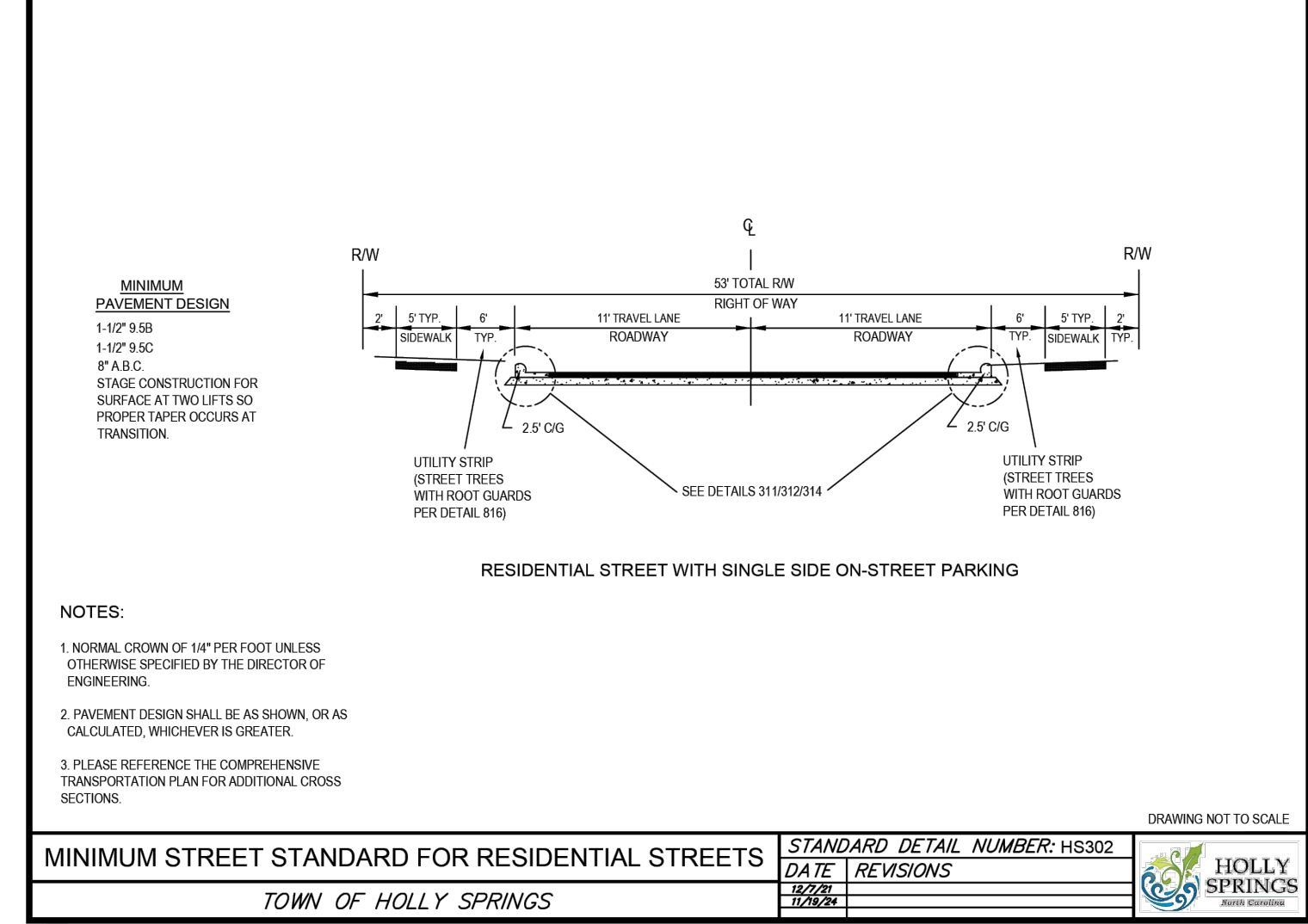
Supplement #7 The Network Visualized 118



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

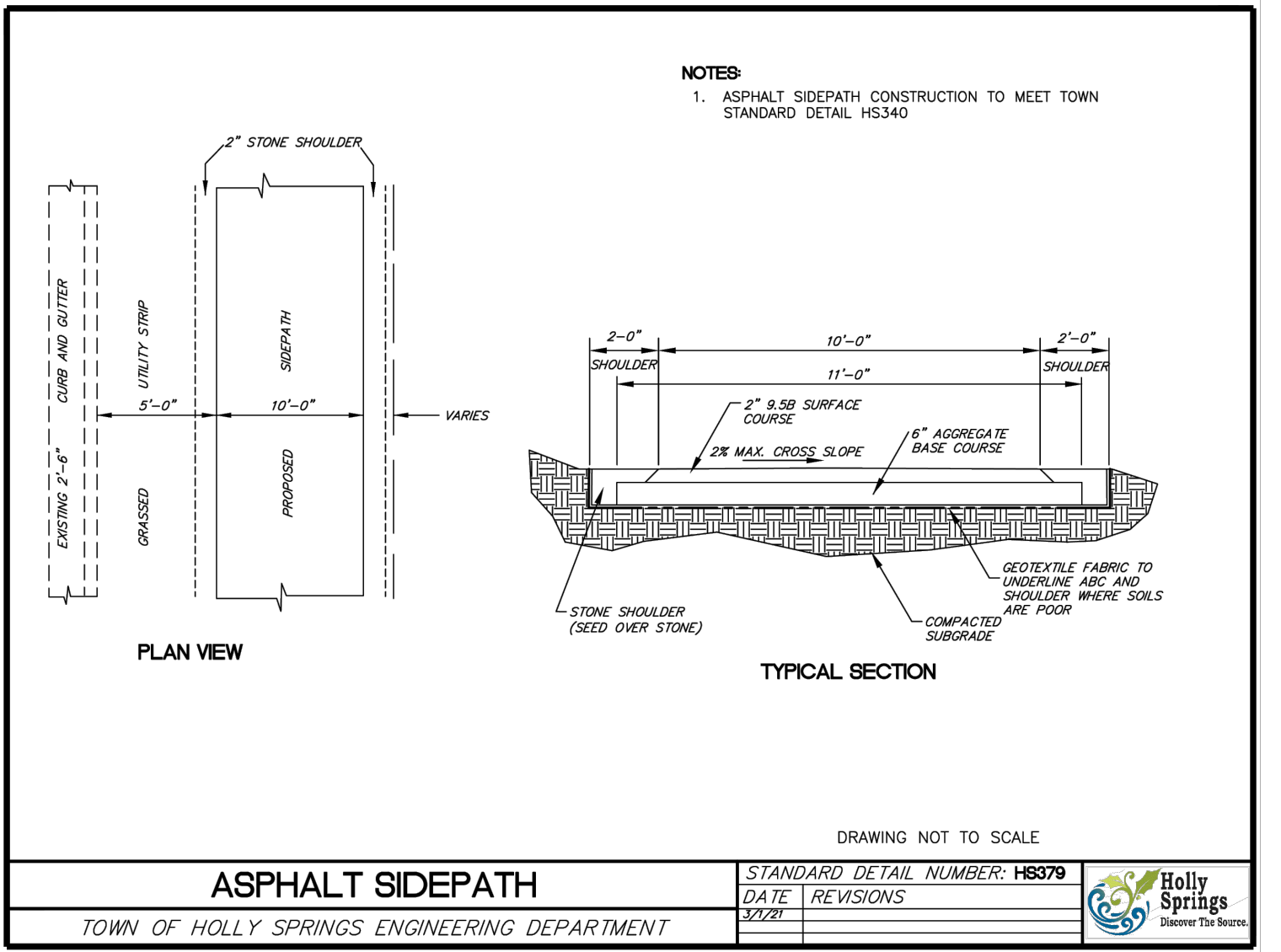
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions 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 114



MINIMUM STREET STANDARD FOR RESIDENTIAL STREETS	Land Use Character Area						
	Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
	Right-of-Way (ROW)	Yes	72'	72'	69'	71'	71'
	Back of Curb to Back of Curb (B/B)	Yes	35'	41'	38'	35'	35'
	Travel Lanes	2 Lanes	10'	12'	11'	10'	10'
	Center Turn Lane	Yes	10'	12'	11'	10'	10'
	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	6'	6'	6'	6'	6'
	On-Street Parking	No	-	-	-	-	-
	Sidewalk	0-2 Sides*	10'	10'	10'	10'	10'
	Sidewalk	0-2 Sides*	5'	5'	5'	5'	5'
	Bicycle Facility	Sharrow / Wide Outside Lane*	Included in Travel Lanes	Included in Travel Lanes	Included in Travel Lanes	Included in Travel Lanes	Included in Travel Lanes

Note: SIDEWALK SURFACE MATERIAL TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN. DETAILS SHOWN PER TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.



ASPHALT SIDEWALK	Land Use Character Area						
	Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
	Right-of-Way (ROW)	Yes	72'	72'	61'	61'	61'
	Back of Curb to Back of Curb (B/B)	Yes	41'	41'	41'	41'	41'
	Travel Lanes	2 Lanes	10'	11'	10'	10'	10'
	Center Turn Lane	No	-	-	-	-	-
	Median	No	-	-	-	-	-
	Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
	Paved Shoulder	No	-	-	-	-	-
	Planting	2 Sides	5'	5'	5'	5'	5'
	On-Street Parking	2 Sides	8'	8'	8'	8'	8'
	Sidewalk	0-1 Side*	10'	10'	10'	10'	10'
	Sidewalk	1-2 Sides*	5'	5'	5'	5'	5'
	Bicycle Facility	Sharrow / Wide Outside Lane*	Included in Travel Lanes	Included in Travel Lanes	Included in Travel Lanes	Included in Travel Lanes	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 114

TYPICAL STREET SECTIONS

- T-4A THOROUGHFARE (SUBURBAN)
- CT-3A ALT 2 (SUBURBAN)
- C-2C ALT 1 (SUBURBAN)
- HS302 (SUBURBAN)

NOTE:
1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.
2. TYPICAL SECTION DIMENSIONS FOR AVENT FERRY ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

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703 WHITE OAK POND ROAD
APEX, NC 27523

2420 AVENT FERRY ROAD
MASTER PLAN
2420 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISIONS
1	08.08.2025	FIRST RESPONSE TO TOWN COMMENTS
2	09.19.2025	SECOND RESPONSE TO TOWN COMMENTS
3	11.07.2025	THIRD RESPONSE TO TOWN COMMENTS
4	01.16.2026	FOURTH RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC24230
FILENAME	SPEC24230-TS1
CHECKED BY	MV
DRAWN BY	OR
SCALE	N.T.S.
DATE	06.27.2025

SHEET

TYPICAL SECTIONS
C8.00

OPEN SPACE SITE DATA TABLE

Total Site Area: 31.12 acres	UDO Standard	Proposed Standard
On-site Private Open Space	12% NMX 30% SR	30%
Tree Preservation Area	10% NMX 20% SR	20%
Active Recreation Area	5% SR	5%
Urban Civic Space	0.5% NMX 0% SR	0.5%*
Flex Space	1.5% NMX 5% SR	5%
*Flex space provided to meet NMX standards and is calculated based on the proposed commercial area.		

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

Use	
Detached Dwelling (with Front Loaded Garage)	P
Business Services	P
Childcare Center	P
Office Use	P
Personal Service	P
Food/Restaurant Uses	P
Retail Uses	P
Civic Building	P
Community Support Facility	P
Recreation Facility, Outdoor (<50 acres)	A
Infrastructure /Utilities (minor)	PS
Fitness Facilities	A
Recreation Facility, Indoor	A
Solar Energy Systems-Small	A
P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO	

* HOA covenants shall not restrict accessory dwelling units.

SR DEVELOPMENT STANDARDS

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	4 units/acre	1.8 units/acre
Building Setbacks - All Structures (ft)		
Front	Min: 20'	Min: 5' Max: 20'
Side	10'	5'
Side Corner	5'	5'
Rear	20'	20'
Thoroughfare	50'	50'
Minimum Lot Width (measured at setback line)		
Min. Lot Width for Front Facing Driveways	60'	60'
Other Uses	60'	60'
Buffers		
RR Buffer	5' Type A	10' Type B
NR Buffer	5' Type A	10' Type B
Thoroughfare Buffer (along Avent Ferry)	5' Type A	25' Type C
Building Height		
All Primary Structures	SR Max: 35'	SR Max: 40'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

The following standards shall apply to all proposed residential buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

RESIDENTIAL FACADE STANDARDS

- » Type 1 materials shall constitute a minimum of 35% of the building facade.
- » Type 2 materials shall be allowed per UDO standards.
- » Type 3 Materials shall constitute a maximum of 10% of the facade.
- » Primary Facades shall consist of the front, street-facing facade.
- » Vinyl siding shall not be permitted.
- » The primary facades shall include a masonry watertable along the entire front of the building.
- » Different brick and/or stone colors, textures and finishes shall be used to create different architectural looks.
- » In order to promote variation in home appearance, no single-family home shall be constructed with an exterior elevation and/or color palette that is identical to the home on either side or across the street from it, to ensure a visually appealing and diverse development.

PARKING

- » Parking shall be provided per UDO section 6.

NMX DEVELOPMENT STANDARDS

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Minimum Commercial Area	n/a	5,000 sf
Maximum Commercial Area	n/a	16,000sf
Building Setbacks - All Structures (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	10'	5'
Side Corner	5'	5'
Rear	20'	20'
Thoroughfare	25'	20'
Minimum Lot Width (measured at setback line)		
Other Uses	60'	60'
Buffers		
RR Buffer	10' Type B	10' Type B
Thoroughfare Buffer (along Avent Ferry)	5' Type A	20' Type A/Variable
Building Height		
All Primary Structures	NMX Min: 20' NMX Max: 45'	NMX Min: 0' NMX Max: 40'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

The following standards shall apply to all proposed commercial buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

COMMERCIAL FACADE STANDARDS

- » Type 1 materials shall constitute a minimum of 35% of the building facade.
- » Type 2 materials shall constitute a minimum of 30% of the building facade.
- » Type 3 materials shall constitute a minimum of 5% of the building facade.
- » Buildings shall have pitched roofs.
- » The principal entrance(s) shall be permitted to face the internal parking areas as visibility will limited on Avent Ferry Road due to the proposed buffers to better complement the surrounding development.
- » Buildings shall have a minimum 24" brick water table.

The following shall also be permitted as design elements of the commercial building facades:

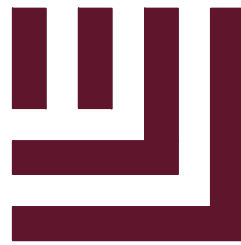
- » Vinyl windows;
- » Fabric awnings;
- » Wooden shutters

The following shall also be prohibited as design elements of the commercial building facades:

- » Prefinished aluminum storefront;
- » Prefinished metal trim and copings;
- » Prefinished metal canopies;
- » Metal railings.

PARKING

- » Parking shall be provided per UDO section 6. Parking shall not be permitted in between the building and Avent Ferry Road. Any parking that is not located between the building and the road, but is visible from Avent Ferry Road shall be screened with additional Type C buffers.



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REVISIONS

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PLAN INFORMATION

PROJECT NO.	SPEC24230
FILENAME	SPEC24230-D1
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SCALE	N.T.S.
DATE	06. 27. 2025

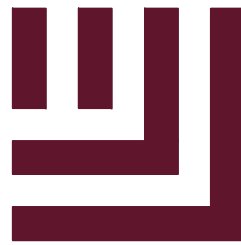
SHEET

DEVELOPMENT
STANDARDS

C8.01

Sample Elevations

Elevations are illustrative and conceptual only.



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PLAN INFORMATION

PROJECT NO.	SPEC24230
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SCALE	N.T.S.
DATE	06. 27. 2025

SHEET

DEVELOPMENT
STANDARDS

C8.02



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.
 - Meridian at Sunset Lake Rezoning
 - Powell Place Rezoning
 - New School Montessori Rezoning

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

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

Explanation:

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

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Other Business

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None