



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, August 25, 2026**

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

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. July 28, 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-05 Daventry

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



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

Development Services

Title: July 28, 2026 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve July 28, 2026 meeting minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. July_28_2026_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 28, 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 **July 28, 2026**. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Brett Gosney, Planner II
 Elliot Blonshine, Development Review Engineer
 Jay Osbourne, Asst. Town Attorney
 Sean Ryan, Planning Division Manager
 Mackenzie Fretz, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Craig Kessler
 Joanna Holder
 Josh Prizer
 Kathy Stamper
 Van Crandall

Members Absent: Sara Kempin
 Tanner Davis, *ETJ*
 Thomas Urquhart, *Vice-Chair*

The Board recited the pledge of allegiance and the meeting opened with an invocation by Joanna Holder.

Agenda Item #5: Agenda Adjustment

Daventry – 25-REZ-05

Applicant requested delay until 8/25/26 Planning Board meeting to address Town Council comments.

Motion:

Motion to adopt a modified agenda to remove Daventry from the July 28, 2026 Planning Board Agenda for consideration at a later date.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board vote in favor of the motion (6-0)

Agenda Item #6: Minutes

1. June 23, 2026 Minutes

Motion:

Motion to approve June 23, 2026 Minutes.

Motion by: Josh Prizer

Second by: Kathy Stamper

Action: The Planning Board vote in favor of the motion (6-0)

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 28, 2026 - 7:00 p.m.

Agenda Item #7: Town Council Representative

Planning Board Representation for Town Council

- August 18: Joanna Holder
- September 15: Rick Madoni

Agenda Item #8: Public Comment Period

Hannah Peptis of 912 Logging Rd signed up to speak addressing concerns with traffic, rapid and responsible growth, as well as faster approval processes for developers.

Agenda Item #9: Zone Map Change

2. *Rezoning 25-REZ-08 2420 Avent Ferry Road*

Brett Gosney presented the staff report to the board including its location, development stage, and proposed rezoning. Mr. Gosney explains the purpose of the rezoning is for the future intent of a master plan for a mixed-use development with residential and commercial components which includes 53 single-family dwelling units and a commercial space of 5,000 to 16,000 square feet.

Elliot Blonshine continued the staff report addressing public transportation and that the project intends to include significant road improvements along Avent Ferry Road and the extension of Buckhorn Duncan Road; addressing traffic and infrastructure needs.

Mr. Gosney then gave the planning board a brief of the concerns from the public hearing including reduced the number of units from 134 to 53 to address community feedback and maintain the residential character of the area. The commercial component is designed to be low-intensity and compatible with surrounding residential developments, with specific restrictions on permitted uses and building design. Additionally, the applicant commits to paying for road improvements and a future signal at the intersection, ensuring the project's financial contribution to infrastructure.

Applicant / Speaker:

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

Traffic Engineer

Nate Bouquin, PE, PTOE
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

Laura Holloman representing McAdams presented the applicant report to the board expressing the rezoning is intended to advance the comprehensive plan by integrating seamlessly with adjacent neighborhoods while adding a small-scale commercial component and substantial improvements along Avent Ferry Road. In response to Land Use Advisory Committee feedback in late 2024, the original concept (134 units with townhomes on Avent Ferry) was redesigned to remove townhomes, better match Holly Point and Bridgeberry, and reduce the yield to 53 single-family lots, while retaining the same level of roadway improvements. The neighborhood commercial area is capped at 16,000 sq ft and is envisioned as a neighborhood-scale market significantly smaller than a typical grocery store; uses are limited to professional/business, childcare, personal services, restaurants without drive-through, retail, and civic uses to ensure compatibility with nearby homes. The building will have a pitched roof, horizontal siding, and shutters, with no parking allowed between the building and Avent Ferry Road, preserving the existing planted buffer and placing parking behind the structure. The applicant emphasized that the project will improve the full Avent Ferry frontage with a 10-foot multi-use path and construct the Buckhorn Duncan Road extension, including a stream crossing that is necessary for long-term connectivity. The corridor segment enabling this north-south connection is privately owned, which improves the likelihood the extension can be completed and will ultimately reduce trips on

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Avent Ferry/NC 55 Bypass. The applicant also committed to paying a fee-in-lieu toward a future signal at Buckhorn Duncan/Avent Ferry (once NCDOT warrants are met) and to installing a crosswalk at that intersection at the developer's cost, as well as meeting tree protection requirements by reducing the development footprint and removing previously proposed lots to preserve more trees. The team concluded by reiterating their willingness to answer questions from the Board.

Ms. Stamper inquires about the applicant's ability to increase commercial space if the residential portion is completed first.

Ms. Holloman clarifies that the commercial space is fixed at 16,000 square feet.

Ms. Stamper questions the staff's rating of the project's alignment with high-priority themes.

Mr. Gosney explains the criteria and the project's consistency with residential neighborhood designations and that it has met the character designation.

Mr. Prizer asks staff to confirm whether the town received a significant DOT grant the prior year for road widening (on NC 55 and/or Avent Ferry Road) and whether this project area was included in that funded improvement scope.

Mr. Blonshine explains those improvements are intended for Ralph Stephens Road to Castle Road.

Ms. Holder expressed concern that the proposed left-turn lane into the new neighborhood would sit directly opposite Ramseur Mill Drive—the main entrance/exit for the existing subdivision used by school buses and other traffic—creating conflicting left turns and added congestion. She questioned why a separate left-turn lane into the new development is needed, given the focus on the Buckhorn Duncan/Avent Ferry intersection for a future signal and crosswalk.

Nate Bouquin, the traffic engineer with McAdams approached the Board to address Ms. Holder's inquiry stating there is an existing left turn lane onto Ramseur Mill, and so we would be providing a left turn lane into our driveway. Those left turn lanes into the driveways are a safety improvement in DOT's mind, in that a motorist trying to make a left into the driveways can get out of the main travel lane, so it drastically reduces the potential for rear-end collisions. When we make the recommendation for the left turn lane, we utilize NCDOT's threshold warrants for those turn lanes.

Mr. Crandall asks for clarification on which lots or areas on the site plan the proposed reduction of the front setback from 20 feet to 5 feet would apply to.

Ms. Holloman clarifies that reducing the front setback to 5 feet is intended to allow a larger building footprint and wider homes on 60-foot lots, providing more design flexibility that builders have requested; they also noted this approach has been reviewed with the fire department, which is comfortable with it.

Mr. Crandall then addresses staff to inquire if this is consistent with the other developments within the area. If so, are there any potential issues with dropping this down to 5 feet from a staff perspective?

Mr. Gosney noted that while nearby subdivisions have reduced side setbacks, they generally do not reduce front setbacks; most developments in this area still use the standard 20-foot front setback minimum. Reducing the front setback can create a more diverse, visually appealing streetscape, pushes driveways to the side and toward the rear reducing driveway prominence at the front of homes, and allows for more variety in housing products across the subdivision, which is seen as a potential positive design change.

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Mr. Crandall asks about the appearance of the commercial portion of the site—particularly the planned market—as viewed from Avent Ferry Road, including what type of screening or buffering would be used along the frontage and whether such screening is desired or appropriate given the intended use.

Ms. Holloman answers that along Avent Ferry Road there will be a consistent landscaped buffer with a meandering multi-use path, and the commercial building will sit behind this buffer with no parking allowed in front. To avoid an out-of-place, urban/industrial look, staff required and the applicant proposed residential-style architecture—horizontal siding, shutters, and a pitched roof—so the market will visually emulate a house-like structure from the street.

Mr. Crandall addresses both staff and applicant to address public comments about errors in the application packet, requesting clarification on what mistakes occurred and how they were handled.

Mr. Gosney explains that the errors in the packet were primarily typos: one neighborhood meeting reference accidentally named a different project, and a statement about walkability incorrectly cited Ting Park when it was meant to refer to the nearby Eagles Landing Park. These items were clarified as corrections rather than substantive changes to the proposal.

Mr. Kessler asks when the square footage of the commercial component must be finalized? Highlighting that there is a significant difference between 5,000 square feet and 16,000 square feet.

Ms. Hollman explained that the exact commercial building size and layout—including footprint, final square footage, parking, islands, and access points—will be determined later during the detailed site plan stage.

Mr. Kessler noted that details on the crosswalk location will come later and asked how the NCDOT review process works—specifically, since the developer is funding the crosswalk, what happens if NCDOT does not approve it or determines it is not safe.

The board clarified that both the crosswalk details and the traffic signal are future-phase items: the project would initially be constructed without a signal at the intersection, with the developer paying a fee-in-lieu toward a future signal that would be evaluated and potentially installed later when warranted by subsequent development.

Mr. Prizer asked for clarification of the specific criteria and traffic volume thresholds that would trigger installation of a traffic signal at the intersection—given existing counts and the additional traffic from this development—and how those warrant thresholds are determined.

Mr. Bouquin explained that signal warrant analyses consider both mainline traffic on Avent Ferry Road and the heavier of the minor street approaches (not the sum of all side streets). At this intersection, Buckhorn Duncan Road is the higher-volume minor approach, so additional traffic added on Buckhorn Duncan south of the intersection would be what eventually pushes the volumes high enough to meet the warrants and trigger a future signal.

Ms. Holder emphasized safety for children walking or biking in and around the neighborhoods adjoining Buckhorn Duncan Road and Avent Ferry Road. Concerns centered on increased vehicle volumes, higher through traffic using the future north-south connector, and the risk of crashes in residential settings where children play near streets. To which Mr. Madoni added that the planned Buckhorn Duncan north-south connection will ultimately extend a long distance toward Holly Springs New Hill Road and is expected to pass in front of existing homes at its northern end, a configuration he previously opposed during CTP discussions. He emphasized that the proposed crosswalk on Avent Ferry Road will be critical for safety due to poor visibility over the hill and urged that it be made as conspicuous as possible (potentially with enhanced treatments similar to other locations in town). He confirmed there will be a standard sidewalk connection from the new

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neighborhood to Holly Point (not a 10-foot sidepath) and asked whether placing homes next to the adjacent pump station raises any concerns about noise or odors.

Ms. Holloman responded that they do not anticipate significant impacts from the adjacent pump station, noting there will be a substantial buffer between it and the nearest home, the station itself is fenced and landscaped, and a commercial building at the Buckhorn Duncan corner will further separate residential lots from the facility.

There were no further questions from the Board.

Motion:

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.

Motion by: Van Crandall

Second by: Joanna Holder

Action: The Planning Board voted in favor of the motion (6-0).

Motion:

Motion that the Planning Board recommend the Town Council 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.

Motion by: Josh Prizer

Second by: Craig Kessler

Action: Motion Failed (3-3).

Motion:

Motion to leave failed motion as is.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board voted in favor of the motion (6-0).

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Agenda Item #10: Committee Reports

Committee Reports

a. LUAC (Van Crandall / Sara Kempin)

July 7

- 1601 Avent Ferry Mixed-Use
- Data Center Study Meeting #1

August 4

- Data Center Study Meeting #2

b. Tree Advisory Committee (Joanna Holder/Craig Kessler)

- Last Meeting – July 13
- Next Meeting – September 14

c. Town Council Official Action Overviews

- 22-REZ-02 Meridian at Sunset Lake Commons – Approved
- 25-REZ-02 Powell Place - Approved
- 25-REZ-09 New School Montessori – Approved

d. Development Services Report

- Festival Street
 - o Results of open house #1
 - o Next step is the design lab on August 21st
 - o Survey

e. Other Business

- Planning Board member Van Crandall addressed the board overviews some of his observations.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board voted in favor of the Motion (6-0)

Time: 8:19 pm

Mackenzie Fretz
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Rezoning 25-REZ-05 Daventry

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-05 from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- The Town has received an application for a Conditional Zoning District rezoning request to rezone 127.09 acres located at 6725 Thrasher Road from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District to allow for a single-family subdivision.
- This 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 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 240 lot single family subdivision with a density of 1.89 units per acre.
- While this development is providing a housing type consistent with the Residential Neighborhood Future Land Use Designation, it is also removing the existing use on the site of Mobile Home Park and reducing this more affordable option within the community. This reduction of a more affordable option is against the Specific Recommendations of the Future Land Use FLU-8 Protect Housing Affordability. Decision makers should carefully evaluate this when making a decision on this application.
- Following the Planning Board review and recommendation, it is anticipated to return to Town Council for action at the September 15, 2026 meeting.

Town Council Public Hearing:

- The public hearing was held on July 21, 2026. A link to the public hearing video is included in the staff report.
- Summary of issues or concerns:
 - Concerns regarding the displacement of the current residents living within the

Mobile Home Park.

- Questions regarding relocation assistance for those that will be displaced by this subdivision.
- Concerns regarding the location of the homes along Street K within the proposed subdivision.
- Questions regarding the timing of the roadway improvements.

Application Modifications:

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

- Removed 15 homes from the southern portion of the site, reducing the unit count and density from 255 (2.06 units/acre) to 240 (1.89 units/acre).
- Increased the amount of Tree Preservation Area on the site in the southern portion where proposed homes were removed.

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 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, August 25 - Planning Board Review and Recommendation
 - Tuesday, September 15 - Town Council Consideration and Decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ05_Daventry_StaffReport_PB
2. 25REZ05_Daventry_UtilityAllocationRequest
3. 25REZ05_Daventry_WCPSS
4. 25REZ05_Application_Final
5. 25REZ05_Daventry_Planset



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

Concurrent Applications:

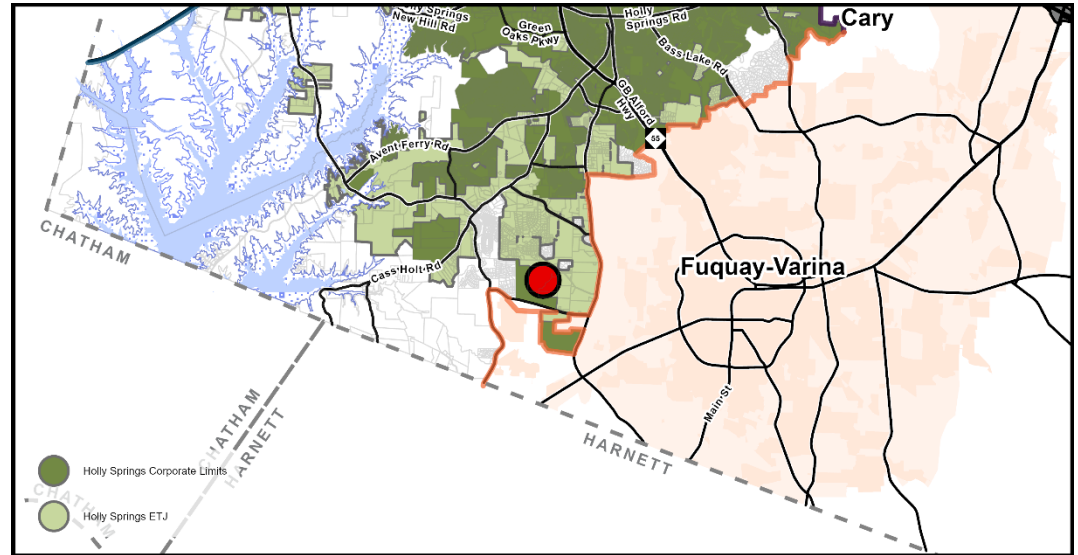
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Laura Holloman with McAdams on behalf of Stanley Martin Homes

Property Address: 6725 Thrasher Rd.

Property Area: 127.09 ac.



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

Project Summary:

A rezoning of 127.09 acres from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District at 6725 Thrasher Road for a 240 lot detached dwelling subdivision.

Requested Action:

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

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Case Summary

Current Zoning:

RR Rural Residential

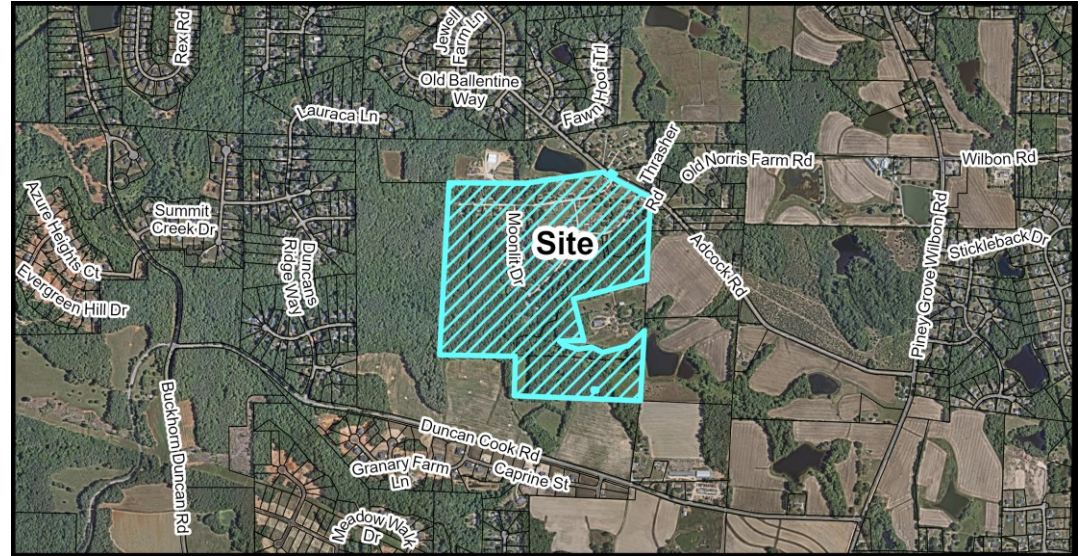
☐ Conditional Zoning District

Proposed Zoning:

SR Suburban Residential

☒ Conditional Zoning District

Master Plan (Option 2)



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Residential Neighborhood

Staff Analysis:

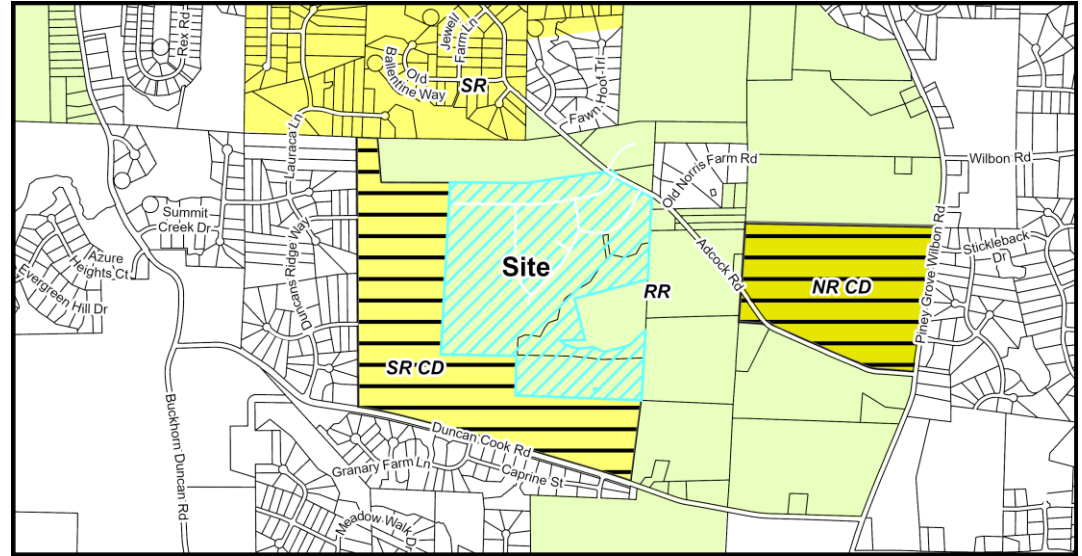
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed SR-CD Suburban Residential Conditional Zoning District allows for only housing type of single family detached at a density that is compatible with the adjacent subdivisions. Characteristics of the Future Land Use Designation of Residential Neighborhood and the Land Use & Character themes of Transitions has been incorporated into this development. In response to feedback at the public hearing, the applicant has further revised the site plan to reduce the overall density of the project as well as provide more Tree Preservation Area. While this development is providing a housing type consistent with the Residential Neighborhood Future Land Use Designation, it is also removing the existing use on the site of Mobile Home Park and reducing this more affordable option within the community. This reduction of a more affordable option is against the priorities and recommendations of the Future Land Use to protect and increase affordability of housing in Holly Springs. While the application does have this inconsistency, overall, the development is meeting the goals of the Comprehensive Plan.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0647313352	RR	92.15 ac
0647401596	RR	16.97 ac
0646399748	RR	17.94 ac
0646491644	RR	00.03 ac
Total Area		127.09 acres



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
	RR Rural Residential	Mobile Home Park
North	RR Rural Residential	Agricultural
South	SR-CD Suburban Residential Conditional Zoning District	Single Family Detached Subdivision
East	RR Rural Residential	Agricultural
West	SR-CD Suburban Residential Conditional Zoning District	Single Family Detached Subdivision

Parcel Rezoning History

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

Original Zoning: R-30

Approved Zoning: RR Rural Residential

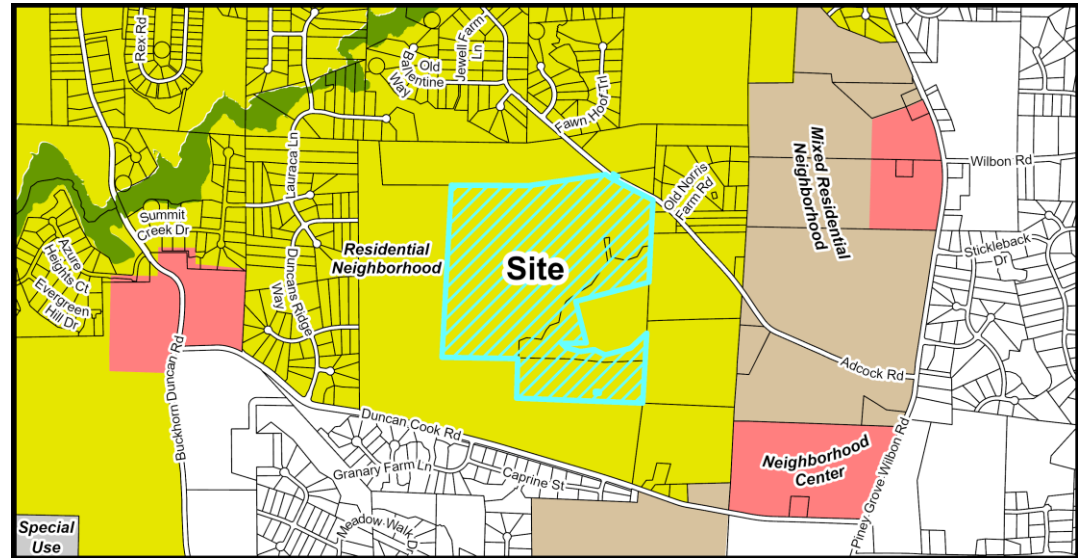
Approval Date: March 1, 2022

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

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:



Future Land Use Map

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.

Small Area Plan: N/A

Historic Structures: ☒ None



Land Use & Character Staff Analysis:

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

The project is located in the southern area of the Town's planning jurisdiction, directly adjacent to the previously approved Hazel Ridge subdivision, along Adcock Road. The Town's Future Land Use Map, adopted in 2022, defines residential development in this area, with higher densities closer to Piney Grove Wilbon Road transitioning down in density moving away from the thoroughfare.

Some goals of the Residential Neighborhood Designation include providing only one housing type of single dwelling detached on different lot sizes that vary enough to provide a range of home choices, pedestrian-scale blocks and a grid network, as well as preserving large tree stands and being sensitive to existing natural resources. This development achieves these goals in the following ways:

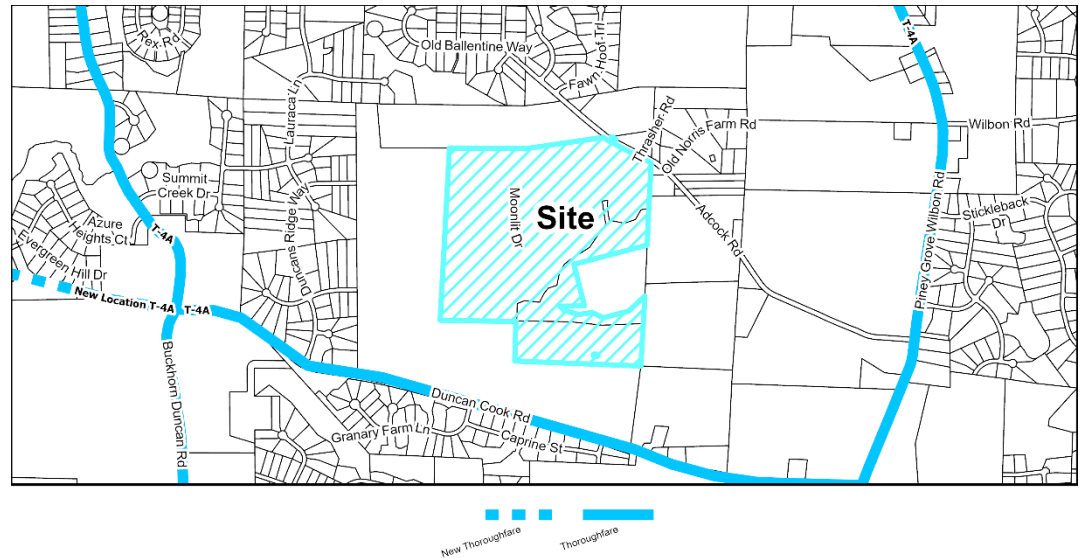
- having single family detached dwellings and modifying the minimum lot area standard to allow for a greater deviation in the lot sizes provided within the development.
- being designed in a grid network that helps to break up long stretches of homes within the center of the neighborhood.
- placing Tree Preservation Areas around the stream running through the middle of the site to help mitigate the impacts to these natural resources as best as possible. By locating these Tree Preservation Areas in these locations, it has allowed for large quantities of specimen trees to be maintained on the site. Natural areas within the development are left largely undisturbed except for the proposed greenway that follows the creek and provides pedestrian connections to adjacent areas.

While the proposed development provides a housing type (single dwelling detached) that is consistent with the Future Land Use Designation of Residential Neighborhood as well as the other developments in the area, the site is currently improved with a mobile home park with more than 50 homes which will be removed for construction of the subdivision. Mobile home units provide a housing choice that can be more affordable than other types of detached dwellings. The Land Use & Character Plan identifies important themes and high-priority principles for guiding future growth and development decisions and one of the themes is to increase diversity and affordability of housing in Holly Springs. The loss of existing, lower cost housing, and encouragement to provide some affordable units with this application, has been raised with the applicant throughout the review process. As proposed, the project does not include an element to address this theme.

Overall, the project demonstrates consistency with the Land Use and Character Plan, helps achieve many Comprehensive Plan goals, and is consistent with surrounding developments. However, the loss of more affordable housing choices for existing and future residents without provision for replacement and decision makers should carefully evaluate this when making a decision on this application.

**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, improving the project's side of Adcock Road to the Town's minimum residential street cross section is required. Adcock Road (SR 1124), located along the southern property frontage, is not on the CTP. However, the project has committed to frontage improvements on Adcock Road in accordance with the LC-2A cross section from the CTP, which is a 2-lane collector road. This is consistent with the commitment from Seasons at Wilbon to improve Adcock Road. The development also intends to install an exclusive left turning lane into the development along Adcock Road at one of the site drives.

New Location Roadways:

There are no new CTP Roadways on this parcel. The project will, however, construct an internal road network that connects to the proposed road stubs from the Hazel Ridge Subdivision. In the southeast corner of the site, Daventry will terminate a street stub from Hazel Ridge with a cul-de-sac. A greenway connection will be provided to the cul-de-sac.

Hotspot/Safety Study Location:

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

Improvement Prioritization:

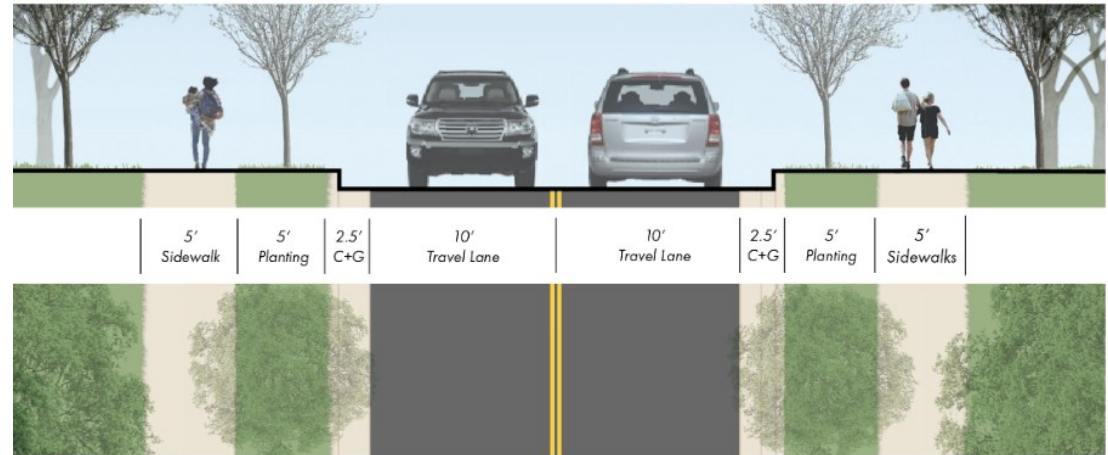
N/A



Transportation Information (cont.)

Traffic Study Policy

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



Example of LC-2A Local 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:

Piney Grove-Wilbon Road at Rouse Road

- Construct an eastbound right-turn lane on Rouse Road to provide 225 feet of full-width storage and appropriate taper.

Piney Grove-Wilbon Road at Wilbon Road

- Construct an exclusive southbound left-turn lane on Piney Grove-Wilbon Road to provide 300 feet of full-width storage and appropriate taper.
- Extend the existing westbound right-turn lane to provide 375 feet of full-width storage.
- Ensure a protected-only phase is provided for the southbound left-turn lane with corresponding right-turn overlap for the westbound approach.

Piney Grove-Wilbon Road at Adcock Road

- Install a traffic signal.
- Construct an exclusive southbound right-turn lane on Piney Grove-Wilbon Road to provide 150 feet of full-width storage and appropriate taper.
- Construct an exclusive northbound left-turn lane on Piney Grove-Wilbon Road to provide 125 feet of full-width storage and appropriate taper.
- Construct an exclusive eastbound right-turn lane on Adcock Road to provide 100 feet of full-width storage and appropriate taper.

Piney Grove-Wilbon Road at Duncan Cook Road

- Coordinate the future traffic signal with the recommended signal at Adcock Road.

Piney Grove-Wilbon Road at Phelps West Road

- Construct an exclusive westbound right-turn lane on Phelps West Road to provide 200 feet of full-width storage and appropriate taper.

Adcock Road at Proposed Western Full Movement Site Driveway

- Provide one ingress and one egress lane on the south leg of the Proposed Western Full Movement Site Driveway.

Adcock Road at Proposed Eastern Full Movement Site Driveway

- Provide one ingress and one egress lane on the south leg of the Proposed Eastern Full Movement Site Driveway.

Frontage Widening along Adcock Road:

- Frontage widening is required to meet the Town's *Comprehensive Transportation Plan* (CTP) LC-2A cross-section.

Transportation Staff Analysis:

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

The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are consistent with the Comprehensive Plan and Traffic Study Policy. This project will be contributing important improvements to the Piney Grove Wilbon corridor, including a signal and turn lanes at Adcock Road, turn lanes at Wilbon Road, and a turn lane on Rouse Road.



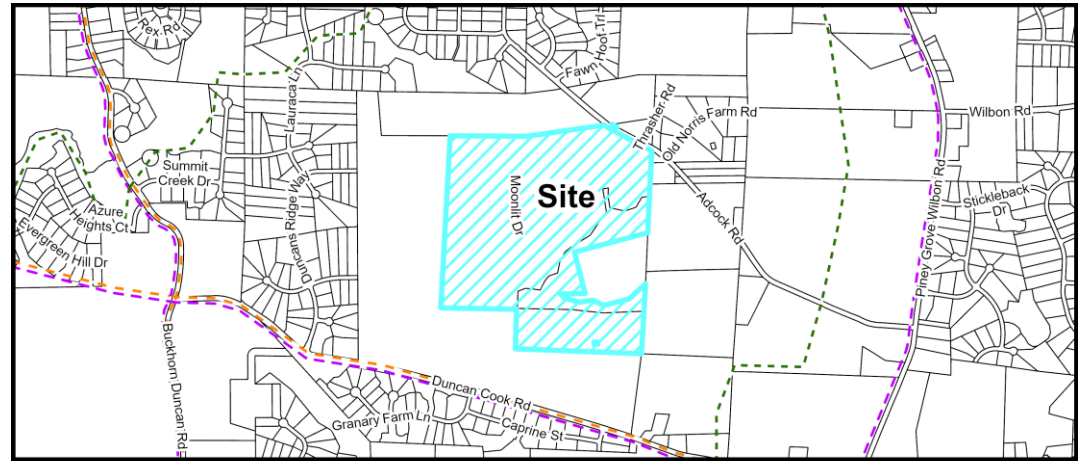
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



-- Proposed Greenway
-- Proposed Sidepath
-- Proposed Sidewalk

Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

Parks, Recreation, & Greenways Summary

The proposed project is providing a 10' sidepath along the property's frontage on Adcock Road. Additionally, a greenway is being provided through the property and stubbing to the adjacent property to the east for future connection. This project is outside of the Park Search Area as shown on the Parks, Recreation & Greenways Master Plan.

Parks, Recreation, & Greenways Staff Analysis:

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

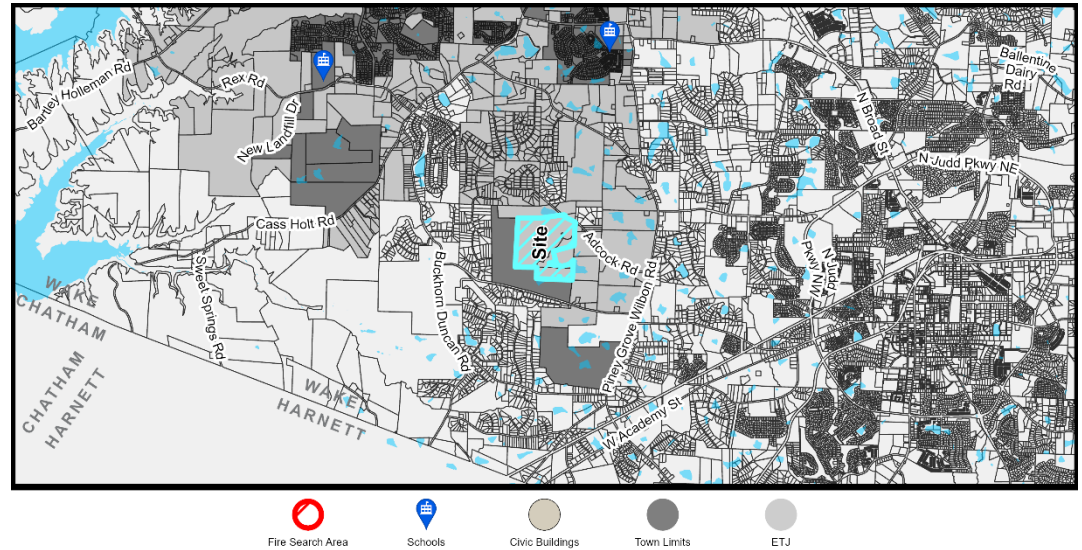
The project is proposing a 10' sidepath along the properties frontage as well as providing a greenway through the property. Though the site is not located in a Park Search Area, the project is still subject to the fee-in-lieu for parkland dedication. The project is consistent with the Parks, Recreation, & Greenways Master Plan and Unified Development Ordinance.



Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

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

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

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

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

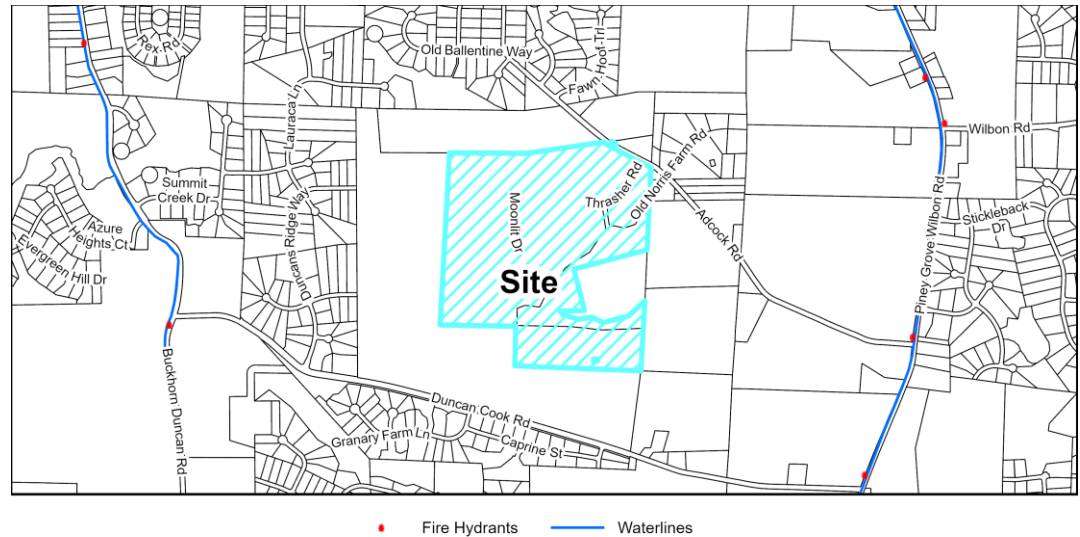
Community Facilities Staff Analysis:

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

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. 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. This application was submitted prior to the newest adoption of Sections 4, 5, & 6 in November of 2025.

**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 is required to extend Town water facilities throughout the project site and across the property's frontage on Adcock Road. The project is proposing to connect to the proposed water lines from the Hazel Ridge Subdivision, which is currently in construction drawing review. The waterline extensions will be installed by the developer in accordance with Towns Policies. A fire flow analysis will be required with the Major Subdivision Plans.

Sanitary Sewer:

This project is required to extend gravity sewer to serve the proposed development. Sewer is proposed to tie a gravity sewer manhole in the Hazel Ridge Subdivision, which is currently in construction drawing review.

A Sewer Study was submitted with the rezoning to analyze the downstream sewer system and included pump station capacity analyses. The proposed improvements by Hazel Ridge accounted for this parcel, so no improvements to the Town's sewer system are required.

Reclaim:

This project is outside of the reclaimed service area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Allocation Elements

- ☒ Public Infrastructure Improvements
☒ Sustainable Design
☐ Work Force Housing
☒ Open Space/Tree Preservation

Water Resource Management Policy Summary

This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. The three committed allocation elements are as follows – Vegetated wetland in lieu of wet ponds (Public Infrastructure Improvement), earn National Green Building Standards or equivalent (Sustainable Design), and Preservation of at least 10% of specimen trees (Open Space/Tree Preservation).

Utility Allocation Summary

Priority Level: Priority Level 3

Allocation Assignment: Residential – Single Family

Allocation Requested: 66,725 GPD

Staff Determination: Sufficient allocation is remaining in the Residential- Single Family assignment to support this project for the proposed build out year of 2030.

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

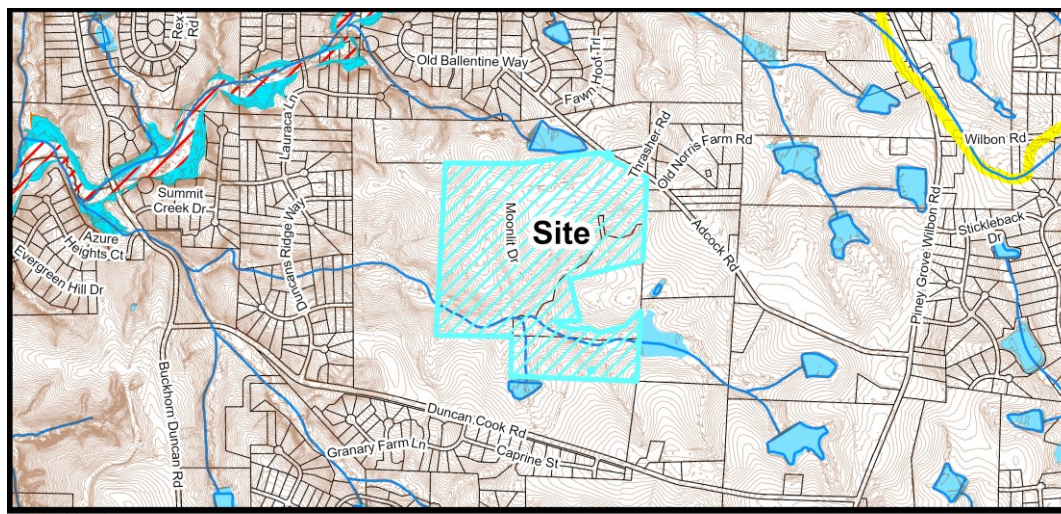
Total Required Open Space 30% or 38.14 ac.

Tree Preservation Area 20% or 25.42 ac.

Active Recreation Area 5% or 6.36 ac.

Urban Civic Space 0% or 0 ac.

Flexible Space 5% or 6.36 ac.



FEMA Flood Hazard Zones
 1% Annual Chance Flood Hazard
 0.2% Annual Chance Flood Hazard
 Regulatory Floodway
 Special Floodway
 Area with Risk Due to Levee
 Area with Risk
 Topography
 Cape Fear/Neuse River Basin
 USGS Blue Line Streams
 Open Space
 Open Space Parks
 Water Bodies

Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is proposing 35 acres of Tree Preservation Area that mostly follows along a stream that is bisecting the proposed development area and wetland areas. The project also includes 7.84 acres of Active Recreation Area throughout the site that includes a community pool, walking trails, 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 (vegetated wetlands). 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 has large tree stands and a significant amount of specimen trees on the site. The applicant is proposing to preserve more than the required Tree Preservation Area with specimen trees being saved on this site. Additionally, the applicant is proposing Active Recreation Area throughout the site with typical residential amenities. Overall, the project exceeds the required amount of open space per the Unified Development Ordinance.



Conditional Zoning District Standards Information

Unified Development Ordinance

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

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

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

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Number of Dwelling Units	381 units	240 units (*reduced from 255 units)
Maximum Gross Density (Units/Acre)	3 u/a	1.89 u/a (*reduced from 2.06 u/a)

Lot Configuration	UDO Standard	Proposed Standard
Minimum Lot Area	15,000 sf	Min: 7,500 sf Average: 10,000 sf

Setbacks	UDO Standard	Proposed Standard
Front	20'	20'
Side	10'	5'
Side Corner	20'	20'
Rear	25'	25'



Building Height	UDO Standard	Proposed Standard
Maximum Building Height	35'	35'

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Detached Dwelling	Permitted	Permitted
Family Care Home	Permitted	Permitted

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
RR Buffer	5' Type A	5' Type A
Thoroughfare Buffer	5' Type A	5' Type A

Additional Standards

Proposed Architectural 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. • 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. • Roof overhangs shall be a minimum of 12" in depth on all single family detached dwellings. • All primary dwelling units shall be equipped with a 240-volt EV charging outlet. • Front facing garages shall have carriage style decorative accents to create enhance curb appeal and community character.



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



Site Design Highlights

- 240 single family dwelling units for a total density of 1.89 units an acre.
- 15 lots were removed in the southern portion of the site and replaced with additional Tree Preservation Area.
- Varying lot sizes in the neighborhood with lots 10,000 sf or greater (Red) and lots less than 10,000 sf (Tan).
- Active Recreation Areas spread throughout the site with a greenway running along the sewer outfall in the middle of the site.
- Tree Preservation Area located mostly in the southern area of the site following the stream.

Conditional Zoning District Standards Staff Analysis

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

The proposed Conditional Zoning District application proposes 240 units at a density of 1.89 units an acre, below the maximum allowable density of the Suburban Residential District and consistent with the previously approved Hazel Ridge Subdivision (adjacent to the site) which has a density of 1.97 units an acre. The applicant has proposed some modifications to the base SR Suburban Residential Zoning



District to allow for the development to be able to react to the site-specific restraints as well as clarify the expectations for the look and feel of the final product.

In order to be consistent with the Comprehensive Plan Designation of Residential Neighborhood, the applicant is proposing to rezone to the SR-CD Suburban Residential Conditional Zoning District which only allows for one housing type of single family detached. The applicant is also requesting the Conditional Zoning District's allowable reduction in the minimum lot area to 7,500 sf with an average lot size of 10,000 sf within the development. While this allows for some varying lot sizes, the development is maintaining the larger of the lots on the exterior of the subdivision to help provide transitions between subdivisions.

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

Overall, the project is requesting minimal changes to the Unified Development Ordinance and has demonstrated consistency with the Town's Conditional Zoning District Standards.



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 SR-CD Suburban Residential Conditional Zoning District allows for only housing type of single family detached at a density that is compatible with the adjacent subdivisions. Characteristics of the Future Land Use Designation of Residential Neighborhood and the Land Use & Character themes of Transitions have been incorporated into this development. In response to feedback at the public hearing, the applicant has further revised the site plan to reduce the overall density of the project as well as provide more Tree Preservation Area. While this development is providing a housing type consistent with the Residential Neighborhood Future Land Use Designation, it is also removing the existing use on the site of Mobile Home Park and reducing this more affordable option within the community. This reduction of a more affordable option is against the priorities and recommendations of the Future Land Use to protect and increase affordability of housing in Holly Springs. While the application does have this inconsistency, overall, the development is meeting the goals of the Comprehensive Plan.

Staff Recommendation: ☒ Approve ☐ Deny



Previous Case Related Items

Neighborhood Meeting

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

Meeting Date: 4/28/2025 & 11/19/2025

Summary of Issues:

- Questions regarding the number of homes that will be constructed.
- Questions regarding the amount of traffic that will be created with this new subdivision and how this will be properly mitigated.
- Questions regarding the proposed home prices.

Legislative Public Hearing

Public Hearing Date: 7/21/2026

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/644/media> (Public Hearing begins at 2:38:17)

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 displacement of the current residents living within the Mobile Home Park.
- Questions regarding relocation assistance for those that will be displaced by this subdivision.
- Concerns regarding the location of the homes along Street K within the proposed subdivision.

Application Modifications

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

- Removed 15 homes from the southern portion of the site along street K.
- Increased the amount of Tree Preservation Area on the site from 31 acres to 35 acres.



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 is consistent 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 that vary enough to provide a range of home choices in the same neighborhood. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including providing one housing type of single family detached and is consistent with the surrounding developments.

Option 2: Alternate Plan Consistency Statement

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

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

or

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

for the following reasons:

Option 3: Plan Consistency cannot be Determined

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

Action #2: Zoning Map Amendment Petition Motion

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

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #25-REZ-05 to change the zoning of 127.09 acres of Wake County PIN #0647313352, 0647401596, 0646399748, & 0646491644 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District, as submitted by McAdams on behalf of Stanley martin Homes, 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: 9/15/2026



UTILITY ALLOCATION REQUEST

On July 1, 2023 a new [Water Resources Management Policy \(WRMP\)](#) was adopted by the Town.

Submit this form via CityView with your first Sewer Study Submittal. All Preliminary plan reviews, which includes all Special Studies, must be submitted concurrently to be deemed a complete submittal. Staff will review for completeness and reach out to the applicant if more information is needed.

Refer to the Town's [Engineering Design & Construction Standards](#) as well as State Standards, when providing the following information.

Do not submit Utility Allocation Request until you have had your sewer scoping meeting or have been provided with direction from staff.

CONTACT INFORMATION	
Date: 7/13/2026	Scoping Meeting Date: 10/10/24
Applicant Name: John C. Martin, PE	
Company: McAdams	
Address: 621 Hillsborough Street, Suite 500, Raleigh, NC 27603	
Phone: 919-361-5000	E-Mail: jmartin@mcadamsco.com
Engineering Firm Preparing Report: McAdams	
Professional Engineer Working on Project: John C. Martin, PE	
PROJECT INFORMATION	
Project Name: Davenport	
PIN(s): 0647313352, 0647401596	Address: 6725 Thrasher Rd, Holly Springs, NC 27540
Provide a brief project description: A maximum of 255 single-family detached homes	
Does this project require Annexation: ☒ Yes ☐ No	
Proposed Land Use: Residential	
Current Zoning: RR	Proposed Zoning: SR-CD
Total number of Residential Units: 255 Single Family Detached	
Type: ☐ Townhome ☐ Condo ☐ Apartment	
Type of Non-Residential: N/A	Area of Non-Residential (SF) ((by type): N/A
Anticipated Build Out Year: 2030	
Is Project expected to be phased: ☒ Yes ☐ No	
If yes, provide timeline: Ph1/Amenity-2027 Ph4-2030 Ph2-2028 Construction Start Spring 2027 Ph3-2029 Construction End Fall 2030	
ESTIMATED SEWER FLOW (INCLUDE THE CALCULATIONS AND METHODOLOGY USED BASED ON STATE 15A NCAC 02T .0114 RULE AND ATTACH TO THIS FORM):	
(255 Lots x 255 GPD/lot + 1,700 GPD for Amenity = 66,725 GPD	
Residential Sewer Flow (GPD): 66,725	Non-Residential Sewer Flow (GPD): 0
What is the site's access to existing public utility infrastructure? ☐ Direct access via existing right-of-way or easements ☐ Existing utility infrastructure is within 1000' ☒ Existing utility infrastructure is further than 1000'	
Per the WRMP, what is the project anticipated Priority Level? ☐ 1 ☐ 2 ☒ 3	

UTILITY ALLOCATION REQUEST

Per the WRMP, all projects must meet the criteria for Level 1 before being considered by Town Council.

- Priority Level 2 projects must commit to 2 Allocation Elements and Priority Level 3 projects must commit to 3 Allocation Elements to move up to Level 1 status.

Level 2 and Level 3 projects should complete the following table:

Allocation Elements			
Committed Element (check if provided)	Element Category	Elements Component Provided (check if provided)	Location of Committed Element (Plan Sheet Number, Design Guidelines, Zoning Conditions, etc.)
☒	Public Infrastructure Improvements (Chose Option A, B, or C) <i>Please note that any improvements found to be required by a Sewer Study or Fire Flow Analysis can not also be used as a committed allocation element.</i>		
	Option A (both required)		
	Vegetated wetland in lieu of wet ponds	☒	Cover Sheet
	Include stormwater control devices within parking lot islands	☒	No parking islands currently planned
	Option B		
	Provide structured parking so as to minimize impervious surface area	☐	
	Option C (choose 1)		
	Take pump station offline	☐	
	Install oversize utilities	☐	
	Install 1000' of basin wide water/sewer infrastructure	☐	
	☒	Sustainable Design (Choose 1)	
	Earn LEED Certification	☐	
	Earn National Green Building Standards Certifications, or equivalent as determined by Director	☒	Cover Sheet



UTILITY ALLOCATION REQUEST

Allocation Elements

Committed Element (check if provided)	Element Category	Elements Component Provided (check if provided)	Location of Committed Element (Plan Sheet Number, Design Guidelines, Zoning Conditions, etc.)
--	------------------	--	---

☐	Work Force Housing (housing at 60-80% Area Median Income) (Choose 1)		
	5% of the units for detached or attached dwellings	☐	
	10% of the units for apartment dwellings	☐	
☒	Open Space/Tree Preservation (Choose 1)		
	Increase of at least 25% Active Recreation Space	☐	
	Increase of at least 100% for Urban Civic Space	☐	
	Increase of at least 25% of required area for Tree Preservation Areas	☐	
	Preservation of at least 10% of Specimen Trees on site.	☒	Cover Sheet
Total Committed Elements		3	

John C. Martin

North Carolina Professional Engineer Signature

7/13/26
Date

North Carolina Professional Engineer Seal



7/13/26



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 22, 2026

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: 04/25/2025
- Name of development: Daventry
- Address of rezoning: 6725 Trasher Rd (0647313352)
- Total number of proposed residential units: 255
- Type(s) of residential units proposed: Single Family Detached

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: [Laura Holloman](#) Company: [McAdams](#)

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

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

Telephone: [919-361-5000](#)

E-Mail: holloman@mcadamsco.com

Design Professional

Name: [same as applicant](#) Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Developer

Name: [Jackie C. Elek](#) Company: [Jackie C. Elek](#)

Mailing Address: [4020 Westchase Blvd Suite 470](#)

City, State, Zip: [Raleigh, NC 27607](#)

Telephone: [704-578-3463](#)

E-Mail: elekjc@stanleymartin.com

Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Landscape Architect

Name: Company:

Mailing Address:

City, State, Zip:

Telephone:

E-Mail:

Financially Responsible Party (REQUIRED)

Name: [Jackie C. Elek](#) Company: [Jackie C. Elek](#)

Mailing Address: [4020 Westchase Blvd Suite 470](#)

City, State, Zip: [Raleigh, NC 27607](#)

Telephone: [704-578-3463](#)

E-Mail: elekjc@stanleymartin.com

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	Daventry		
Project Location Use street address. If none, use closest intersection	6725 THRASHER RD, HOLLY SPRINGS, NC 27540		
	☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation		
PIN(s)	0647313352, 0647401596, 0646399748		
Real Estate ID	0367152, 0367153, 0075086		
Project Acreage	127.09	Partial Parcel?	☒ Yes ☐ No
Current Zoning	RR		
Proposed Zoning	SR-CD		
Current Future Land Use Designation	Residential Neighborhood		
Proposed Future Land Use Designation	Residential Neighborhood		
Small Area Plan Designation (if applicable)	n/a		
Special Study Scoping Meeting Dates			
Sketch Plan Review (pre-submittal) Meeting Date:	4/17		
Neighborhood Meeting Date:	4/28		

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature of Applicant:



Date: 4/25/2024

PLAN CONSISTENCY STATEMENT

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

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

PLAN CONSISTENCY STATEMENT

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

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

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

EXECUTIVE SUMMARY

[See attached.](#)

SECTION 1: LAND USE & CHARACTER

[See attached.](#)

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

[See attached.](#)

SECTION 3: PARKS, RECREATION

[See attached.](#)

SECTION 4: COMMUNITY FACILITIES

[See attached.](#)

SECTION 5: INFRASTRUCTURE & UTILITIES

[See attached.](#)

SECTION 8: NATURAL RESOURCES

[See attached.](#)

STATEMENT OF REASONABLENESS

[See attached.](#)

PUBLIC BENEFITS STATEMENT

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

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

[See attached.](#)

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 Daventry 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.

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 amenities and open spaces central to the site and well connected to the entirety of the development through the sidewalk 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 both a key feature of the site and as a means of providing an adequate buffer between the new development and the existing homestead on-site.

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, an amenity center, and walking trails are proposed throughout the site. The proposed street network will provide a connection to the approved Hazel Ridge development to the west and proposes varied block lengths, in accordance with the Comprehensive Plan.

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 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 not located within a park search area. Additionally, residents will have access to on-site recreation facilities including a pool and amenity center. 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 per prior discussions with town staff, an additional connection has been added to access the southwest corner of the project. Additionally, a pedestrian connection has been added to the southernmost development pod. 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, meeting National Green Building Standards, and providing planted stormwater devices, in accordance with the Water Resources Management Policy Allocation form. 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. 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 development 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.

The proposed development complements the surrounding uses and encourages connectivity to the other adjacent neighborhoods and the town broadly. Residents will enjoy the character of the area while enjoying the development's active recreation areas. These 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 looking to relocate within or into the Town.

Daventry 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.

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.

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 to create the feel and atmosphere of a long park space. Additionally, the proposed SCMs have been designed to allow for trails around them to create an enhanced and desirable pedestrian experience. Additionally, lot widths and sizes have been varied throughout the site to create a unique sense of character and place in the 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. The amenity center is centrally located on site and accompanied by a parklet area and connected to walking trails throughout. The significant natural area preserved to the south, provides residents with a vista for wildlife and nature. Additionally, beyond the amenity center, there will be connected parklets and open spaces located in the center of the site, which 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:	4/28/2025
Meeting Time:	5:30pm
Meeting Location:	Zoom

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

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

Summary of Issues:

[See attached.](#)

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

[See attached.](#)

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: Kate Murdoch

Digitally signed by Kate Murdoch
Date: 2025.06.05 07:44:08 -04'00'

Date:

April 28, 2025

RE: Neighborhood Meeting – Daventry

NEIGHBORHOOD MEETING SUMMARY

- > The neighborhood meeting for the Daventry Rezoning was held on Wednesday April 28, 2025 from 5:30pm-6:30pm via Zoom. Notices were sent to nearby property owners in accordance with UDO standards. Around 20 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 the impacts to the property values of the surrounding properties. The following questions and responses were provided at the meeting.
 - Will traffic lights be installed on Piney Grove Wilbon?
 - We would expect so but do not know at this time. NCDOT has strict standards for when they allow traffic lights to be installed even when they are requested. This is something that would be explained more in the TIA report.
 - What will the home prices be?
 - At this time, it is too early to say. We are likely 3 years away from construction even beginning.
 - How many homes will be built?
 - The project as proposed, would allow for up to 255 single-family detached homes.
 - How is traffic being mitigated for this project?
 - The TIA report, which we would be happy to share with you all, will outline the improvements that will be required as part of this project. This report is then reviewed by the Town and NCDOT before it is finalized.
 - Will I have to change the zoning of my property and be forced to connect to Town water and sewer?
 - No. The state of North Carolina requires that any annexation into Town Limits be voluntarily requested by the property owner. No one can be forced to annex their land against their will.
 - What is the expected timeline for this project?
 - We would expect for 12-18 months to get through rezoning, followed by another 12-18 months for subdivision approval. It will likely be 3 years before any construction on the site even begins.
 - What will happen if the homes don't sell? Will they sit vacant?
 - We are too far out to know what the market conditions will be at the time of sale. As of now homes are selling.
 - What will be done to improve internet access in this area?
 - At the time of approval, developers usually seek out confirmation that utility providers will be able to service the area and providers will typically improve service where there are a lot

of new customers, which would come with the approval of this and other developments in the area.

- Can a copy of the TIA be provided?
 - Yes we will send out a copy of the TIA and a quick summary of improvements to any one on the call who would like have that.
- What is the difference between rezoning and development plan/subdivision plan?
 - This is the initial step in the development process and sets up a street network, number of lots, and general location of amenities and street stubs. The subdivision process actually creates the lots and functions as a way to prove that the site is being engineered and design to the Town's minimum standards.
- What size will the lots and homes be?
 - It's too early to say what the exact home sizes will be. The lots will be between 50' and 60' wide and an average of 10,000 square feet.
- How can we trust that the TIA recommendations will actually be constructed?
 - Though they are called recommendations now, if/when the rezoning is approved these will become requirements of the development.

Sincerely,
MCADAMS

Kate Murdoch
Planner II, Planning + Design

Meeting Chat:

17:24:42 From Christina Friss to Everyone:

Christina Friss
201 Old Ballentine Way
Holly Springs, NC 27540

17:24:57 From Ron Cooper to Everyone:

Ron & Joan Zahornacky-Cooper
6758 Fawn Hoof Trail, Holly Springs, NC

17:26:07 From Tricia Martof to Everyone:

Tricia Martof

17:26:31 From Tricia Martof to Everyone:

Tricia Martof 209 Old Ballentine Way Holly Springs, NC

17:29:40 From Christina Friss to Everyone:

christina.friss21@gmail.com

17:29:46 From Ron Cooper to Everyone:

jazahorn@yahoo.com

17:30:10 From Denise Cambridge to Everyone:

denisecambridge@gmail.com

17:30:15 From Scott to Everyone:

scott.mcnamara12@gmail.com

17:30:26 From Tricia Martof to Everyone:

tamartorf@gmail.com

17:30:28 From Scott to Everyone:

srcmcnamara@gmail.com

17:45:06 From Denise Cambridge to Everyone:
Approximately how many homes?

17:45:55 From Scott to Everyone:
what size lots?

17:46:25 From Scott to Everyone:
home prices?

17:46:26 From Denise Cambridge to Everyone:
Yes, thank you

17:47:18 From Tricia Martof to Everyone:
What was the size of the lots again?

17:47:58 From Kate Murdoch to Everyone:
Replying to "What was the size of the lots again?":
50' wide and 60' wide with an average of 10,00 sf

17:48:22 From Tricia Martof to Everyone:
Replying to "What was the size of the lots again?":
TY

17:48:31 From Denise Cambridge to Everyone:
Is this across from Big Daddy's Trailer Park?

17:48:48 From Ron Cooper to Everyone:
Are there plans for a light at Adcock and Piney Grove
Denise Cambridge: 🙋

17:51:26 From Mary's iPhone to Everyone:
Mepoag@gmail.com

17:51:29 From Jen Dominguez to Everyone:
Schultz.jennifer.r@hotmail.com - for the Traffic Info and Recommendations

17:51:48 From Kimberly to Everyone:
kimberlyjomathews@gmail.com

17:51:58 From Scott to Everyone:

how many more single family homes than trailers here. How much more traffic??

17:53:03 From Caroline Ball to Everyone:

making Adcock a connecting road isn't going to solve traffic issues.

17:53:10 From ed to Everyone:

Edward.pierzga@gmail.com

17:56:19 From ed to Everyone:

who is the builder?

17:58:06 From Ron Cooper to Everyone:

Are there any improvements planed for Adcock rd.

17:58:20 From Denise Cambridge to Everyone:

10,000 square foot lot is 0.2295684

17:58:38 From Kate Murdoch to Everyone:

Replying to "Are there any improvements planed for Adcock rd.":

There will be. Those are outlined in the TIA and will have to be approved by DOT

17:58:58 From Kate Murdoch to Everyone:

Replying to "Are there any improvements planed for Adcock rd.":

We will plan to share that via email

17:59:49 From Caroline Ball to Everyone:

cball23@yahoo.com

18:00:05 From McClaren to Everyone:

dmcclaren2000@yahoo.com

18:00:06 From Juliana to Everyone:

rileyfamily92504@yahoo.com

18:00:05 From Ken and Carole Clarl to Everyone:

caroleclarkhome@gmail.com

18:01:34 From Megann's iPhone to Kate Murdoch (direct message):

For the traffic study - mbskalka@gmail.com

Kate Murdoch: 

18:01:47 From Denise Cambridge to Everyone:

On this map can you show where Piney Grove Wilbon Road is

18:02:13 From Daniel to Everyone:

dctwiddy@gmail.com

18:02:42 From Denise Cambridge to Everyone:

Tassel Ridge is 237 homes

18:03:52 From Denise Cambridge to Everyone:

These are on the HS website.

18:03:54 From Denise Cambridge to Everyone:

Longleaf Meadow off Duncan Cook Road 47 homes, sold 4, reserved 4

Tassel Ridge between Duncan Ridge and Whitetail Farm neighborhoods - 237 homes

Elliott Farm - Piney Grove Wilbon Road just past Duncan Cook Road - 269 detached and 42 lot attached

18:05:02 From Kate Murdoch to Everyone:

Elliott.blonshine@hollyspringsnc.gov

18:05:35 From Jim cambridge to Everyone:

4jimcambridge@gmail.com

18:05:37 From Christina Friss to Everyone:

Is it possible the town flat out denies putting a neighborhood there?

18:11:18 From ed to Everyone:

can u point out where white tail farm is on your map

18:15:49 From Shawn to Everyone:

Joined late. Sorry if already asked. Has anybody discussed Spectrum cable infrastructure? There are bandwidth and reliability issues for these existing neighborhoods and customers.

Megann's iPhone: 

18:16:07 From Scott Frakes to Everyone:

Replacing the trailer park would be esthetically improvement. Concerned about traffic fir sure.

18:16:15 From Megann's iPhone to Everyone:

Will there be a change to zoning of white tail farm and ballentine requiring us to move to city sewer and well?

18:17:39 From Kate Murdoch to Everyone:

Replying to "Will there be a change to zoning of white tail far...":

No. The State requires that property owners request any annexations (to connect to water and sewer) themselves. it is entirely voluntary

18:18:14 From Kate Murdoch to Everyone:

I will plan to send out the TIA via email after the meeting

18:18:28 From Jen Dominguez to Everyone:

mad9917@gmail.com

18:24:56 From Shawn to Everyone:

Replying to "Joined late. Sorry if already asked. Has anybody d...":

If not addressed, I predict there will be hundreds of dissatisfied Spectrum customers.

18:26:22 From Jen Dominguez to Everyone:

duncansridgebod@gmail.com

18:27:42 From Geri Simmons to Everyone:

gerisimmons@infionline.net

18:29:11 From travissilva to Everyone:

t.silva110620@gmail.com

18:30:06 From Laura Holloman to Everyone:

Holloman@mcadamsco.com

Phone: 919-610-7377

18:30:48 From Shawn to Everyone:

Thank you!

April 16, 2025

RE: Neighborhood Meeting – Daventry

Dear Property Owner,

On behalf of the owners of the properties located on Adcock Road (Parcels 0647313352, 047401596, 0646399748) you are invited to attend a neighborhood information meeting concerning the development of said property. The owners and developer are looking to rezone these parcels for the development of a single-family detached residential neighborhood. This neighborhood meeting is the first step in the process of developing these parcels. This meeting will provide you with an opportunity to learn about the proposed project, ask questions, and raise concerns that you have. The meeting details are as follows:

Time: Monday April 28, 2025 05:30 PM (EST)

Join Zoom Meeting

<https://mcadamsco.zoom.us/j/82168723348?pwd=PxHMRFOVqm5epfUB3G1lhgwXOGfWZ5.1>

Meeting ID: 821 6872 3348

Passcode: 541616

Dial by your location

• +1 309 205 3325 US

Per Town of Holly Springs ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the applicant to hear about their intention to develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project. Town Planning staff will not be in attendance at this meeting. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Holly Springs Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-610-7377 or holloman@mcadamsco.com. We look forward to seeing you at the meeting.

Sincerely,

MCADAMS



Laura Holloman, AICP

Team Leader, Planning + Design

RODOLFO C. POZOS, PROFESSIONAL ENGINEER
PIN:064711502
JAMES M. KYLE, ENVIRONMENTAL ENGINEER
PIN:0647110215
DAVID WILSON, ENVIRONMENTAL ENGINEER
PIN:0647110215



April 28, 2025

Daventry

Neighborhood Meeting

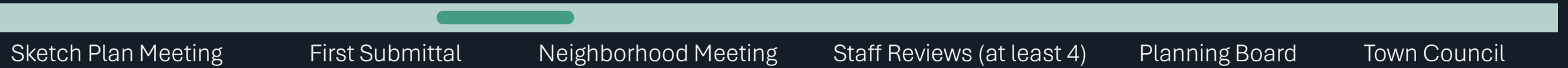


Agenda

- 01 Site Overview
- 02 Existing Zoning
- 03 Proposed Zoning
- 04 Proposed Site Plan

Rezoning Timeline

We are here.



The overall rezoning process will take 9-12 months from first submittal.

*If the rezoning is approved, the next step will be a site plan review which will go back to Town Council for approval.

Site Overview

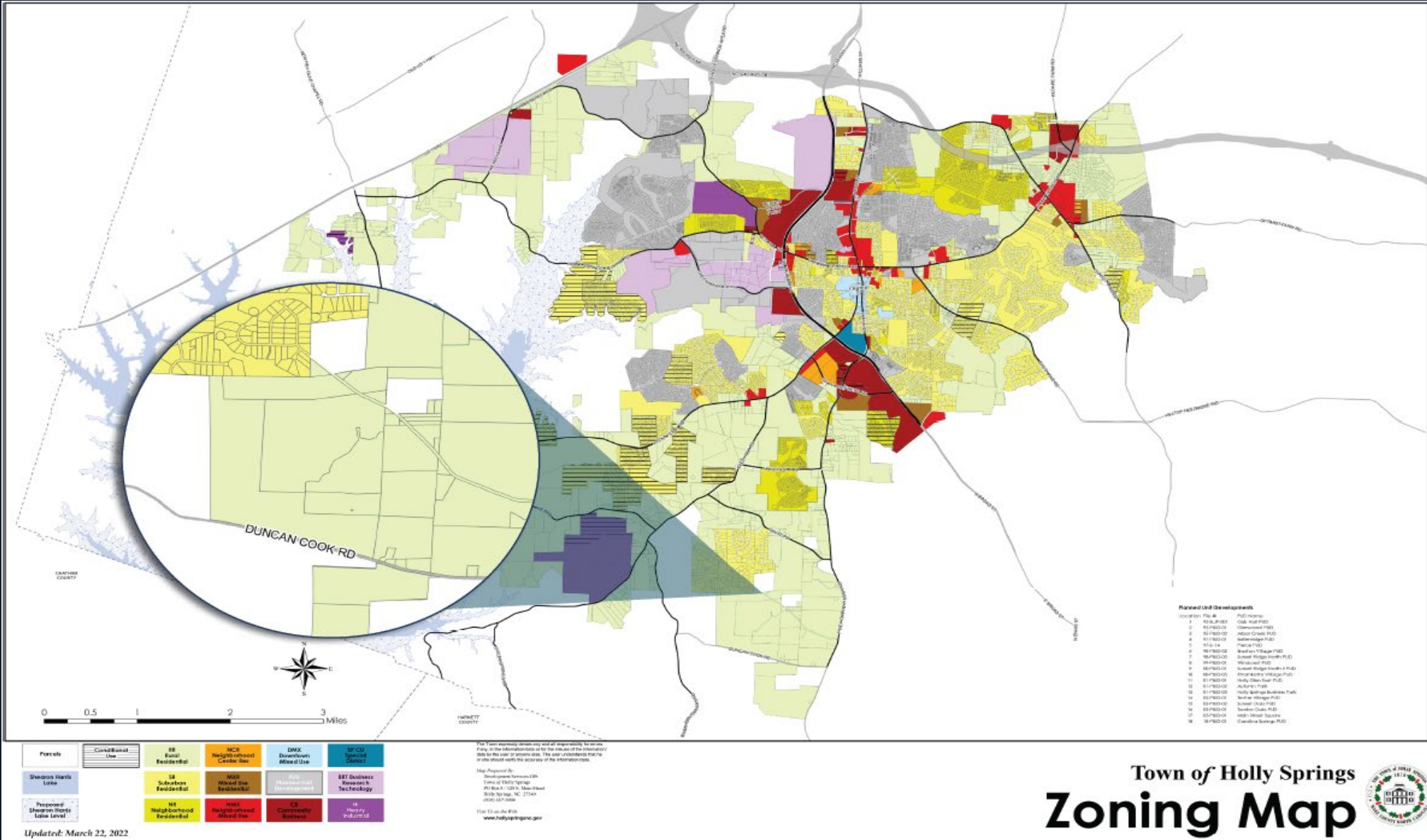
Location

- | 3 parcels
- | Located along Adcock Road



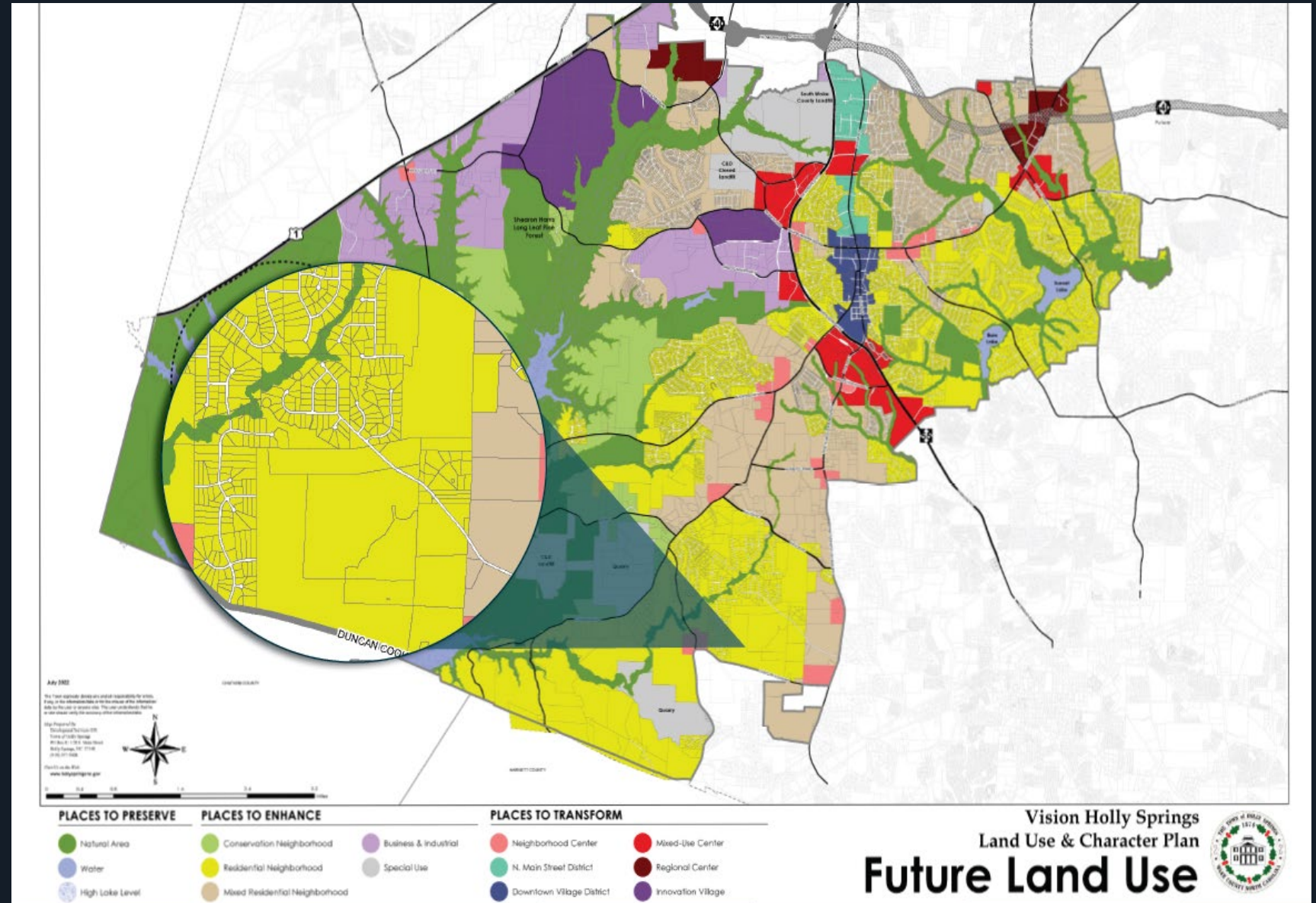
Current Zoning

RR



Future Land Use

Residential Neighborhood



SR-CD



Thank you

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
ATESHIAN, KANE THOMAS ATESHIAN, MEGAN THOMAS	101 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6019	
BAIN, ALTON D TRUSTEE LUNETTE S VAUGHAN TRUST FBO GERALD K VAUGHAN	65 BAIN ST	LILLINGTON NC 27546-6185	
BALDWIN, RUBY MAE NORRIS	5921 ADCOCK RD	HOLLY SPRINGS NC 27540-9530	
BALL, BRANDON T BALL, CAROLINE E	113 BUCKHORN CREEK RUN	HOLLY SPRINGS NC 27540-6055	
BALLENTINE PLACE HOMEOWNERS ASSOCIATION, INC.	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652	
BASF WYANDOTTE CORPORATION	TAX DEPT	100 PARK AVE	FLORHAM PARK NJ 07932-1049
CAIN, DANA B CAIN, EDDIE W IV	6704 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7171	
CAMBRIDGE, JAMES M CAMBRIDGE, DENISE M	6709 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7172	
CARDONA PEREZ, HENRY DAVID MORALES PERES, ELISAVET D	5940 ADCOCK RD	HOLLY SPRINGS NC 27540-9529	
COOK, DANNY W COOK, VIRGINIA B	5832 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
DOMINGUEZ, JENNIFER ROSE LOPEZ, MARIO ALBERTO DOMINGUEZ	6233 LAURACA LN	FUQUAY VARINA NC 27526-5559	
DUNCAN COOK HOLDINGS LLC	2310 S MIAMI BLVD STE 238	DURHAM NC 27703-4900	
EVANS, ELLIOT BALL, CARMIN	109 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6019	
FISHER, ELAINE GAINNEY GAINNEY, KATHY	500 PORTER AVE APT 53	MARTINSBURG WV 25401-2221	
FRAKES, SCOTT A FRAKES, LAURA E	6709 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
FRISS, ZACHARY KEVIN FRISS, CHRISTINA LEONARD	201 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6020	
GARCIA, WILLIAM GARCIA, AILEEN MALMQUIST	117 BUCKHORN CREEK RUN	HOLLY SPRINGS NC 27540-6055	
HARMON, RUDY C HARMON, SHIRLEY L	6121 ADCOCK RD	HOLLY SPRINGS NC 27540-9532	
HEALEY, KATHERINE J HEALEY, SHAWN K	6705 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
HONAN, ANGELA RENEE	6608 OLD NORRIS FARM RD	HOLLY SPRINGS NC 27540-9599	
JONES, RUBY TEEL, SHARON B	2116 WATER FRONT DR	WILLOW SPRING NC 27592-7485	
KELLY, KEVIN THOMAS KELLY, CHANTAL NICOLE	113 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6019	
KRAUS, ERIN LEA KRAUS, BRADLEY DUANE	6229 LAURACA LN	HOLLY SPRINGS NC 27540	
MACHADO, JOSEPH GABRIEL MACHADO, TERESA ANNE	6713 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7172	
MARGOLIN, WILLIAM AARON	6116 ADCOCK RD	HOLLY SPRINGS NC 27540-9531	
MARTOF, LORENCE ANDREW MARTOF, TRICIA	209 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6020	
MATHEWS, ROGER J MATHEWS, KIMBERLY J	205 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6020	
MCCLAREN, DONALD CHRISTOPHER MOTTA MCCLAREN, ELIZABET ANNE	109 BUCKHORN CREEK RUN	HOLLY SPRINGS NC 27540-6055	
MCMAMARA, SCOTT MCMAMARA, RENEE	6732 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7171	
MENDEZ, NANCY DE LEON	3413 MOON RIVER DR	FUQUAY VARINA NC 27526-7537	
NORRIS, CAROLYN S HEIRS	GERALDINE N SIMMONS EXEC	4410 CRYSTAL LAKE DR	GREENSBORO NC 27410-9340
NORRIS, LARRY	5920 ADCOCK RD	HOLLY SPRINGS NC 27540-9529	
NORRIS, ROBERT JR	5937 ADCOCK RD	HOLLY SPRINGS NC 27540-9530	
NORRIS, ROBERT NORRIS, CAROLYN S	311 W MARTIN ST APT A	MARTINSBURG WV 25401-3332	
NORRIS, ROME DOUGLAS HEIRS	6641 OLD NORRIS FARM RD	HOLLY SPRINGS NC 27540-9702	
NORRIS, WORTH HEIRS NORRIS, NELLIE HEIRS	GERALDINE NORRIS SIMMONS	4410 CRYSTAL LAKE DR	GREENSBORO NC 27410-9340
PARKER, KIM A STAPLETON, JOYCE LENETTE	6720 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7171	
PIERZGA, EDWARD GRANT PIERZGA, MICHELE L	6716 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7171	
PINKERTON, BETH COOK	5824 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
RANDAZZO, SARAH ELIZABETH RANDAZZO, JASON P	6712 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
ROSE, DAVID SPENCER ROSE, ASHLEY GRIFFIN	105 OLD BALLENTINE WAY	HOLLY SPRINGS NC 27540-6019	
ROSS, MISTY-LEIGH	6728 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7171	
RUSCHE, BENJAMIN DONALD RUSCHE, CAILIN ANNE	101 BUCKHORN CREEK RUN	HOLLY SPRINGS NC 27540-6055	

SHAY, ANTHONY C TAYLOR-SHAY, ARES M	6725 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7172	
SIMMONS, GERALDINE N	4410 CRYSTAL LAKE DR	GREENSBORO NC 27410-9340	
SKALKA, MICHAEL A SKALKA, MEGANN B	6724 FAWN HOOF TRL	HOLLY SPRINGS NC 27540-7171	
SPENCE, TANEZ	3037 W NORRIS ST	PHILADELPHIA PA 19121-1826	
SPENCE, TANEZ LYNETTE	3019 W NORRIS ST	PHILADELPHIA PA 19121-1826	
T M ADCOCK FAMILY LLC	DOROTHY A MAYS	5628 DUNCAN COOK RD	FUQUAY VARINA NC 27526-8296
TEMPLAR INVESTMENTS LLC	624 HOLLY SPRINGS RD STE 419	HOLLY SPRINGS NC 27540-9030	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TOLL SOUTHEAST LP COMPANY INC	1140 VIRGINIA DR	FORT WASHINGTON PA 19034-3204	
VAUGHAN, RUPERT L JR VAUGHAN, ELIZABETH A	6724 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
WALL, RICHARD	6716 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
WINSTON, GLAUDIE N WINSTON, JACQUELENE CIQUETA	5908 ADCOCK RD	HOLLY SPRINGS NC 27540-9529	
WRIGHT, CARROLL D	105 BUCKHORN CREEK RUN	HOLLY SPRINGS NC 27540-6055	
WYNOT, ANDREW DAVIS WYNOT, SUSANNAH BROOKE	6704 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
ZSA ZSA PROPERTIES LLC	1305 PLYMOUTH CT	RALEIGH NC 27610-1162	

DAVENTRY

6725 THRASHER RD
HOLLY SPRINGS, NC 27540

25-REZ-05/PLRZ202500109 MASTER PLAN

PROJECT NUMBER: SMH-24002

DATE: APRIL 25, 2025

RESUBMITTAL DATE: AUGUST 14, 2026

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	OVERALL TREE SURVEY
C1.02	TREE SURVEY SAMPLE AREAS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C2.03	SPECIMEN TREE OVERLAY
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN
C8.01	DEVELOPMENT STANDARDS
C8.02	DEVELOPMENT STANDARDS

SITE DATA

OWNERS	NAME	PIN	REID
	TEMPLE, WADE P	0647313352	0075086
	TEMPLE, JOYCE A		
	TEMPLE, WADE P	0647401596	0367153
	TEMPLE, JOYCE A		
	TEMPLAR INVESTMENTS LLC	0646399748	0367152
	TEMPLE, WADE P	0646491644	0296060
	TEMPLE, JOYCE A		
SITE ADDRESS	6725 THRASHER RD, HOLLY SPRINGS, NC 27540		
DEVELOPER	STANLEY MARTIN HOMES		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	SR-CD		
SITE AREA	GROSS SITE AREA:	127.09 ACRES (5,536,040 SF)	
	RIGHT OF WAY DEDICATION:	0.06 ACRES (2,630 SF)	
	NET SITE AREA:	127.03 ACRES (5,533,410 SF)	
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	MOBILE HOME PARK; ACRE WITH IMPROVEMENT, NO HOUSE		
PROPOSED USES	DETACHED DWELLINGS; ACCESSORY USES		
MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 240 DU		

SR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	127.09 ACRES (5,536,040 SF)
TREE PRESERVATION AREA	REQUIRED: 25.42 ACRES (20%) PROVIDED: 35.00 ACRES
ACTIVE RECREATION AREA	REQUIRED: 6.36 ACRES (5%) PROVIDED: 7.84 ACRES
DEVELOPED OPEN SPACE	REQUIRED: 6.35 ACRES (5%) PROVIDED: 6.35 ACRES (DEDICATED AS TREE PRESERVATION)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 38.13 ACRES (30%) PROVIDED: 42.84 ACRES (35.00 AC TREE PRESERVATION AREA, 7.84 AC ACTIVE RECREATION AREA)

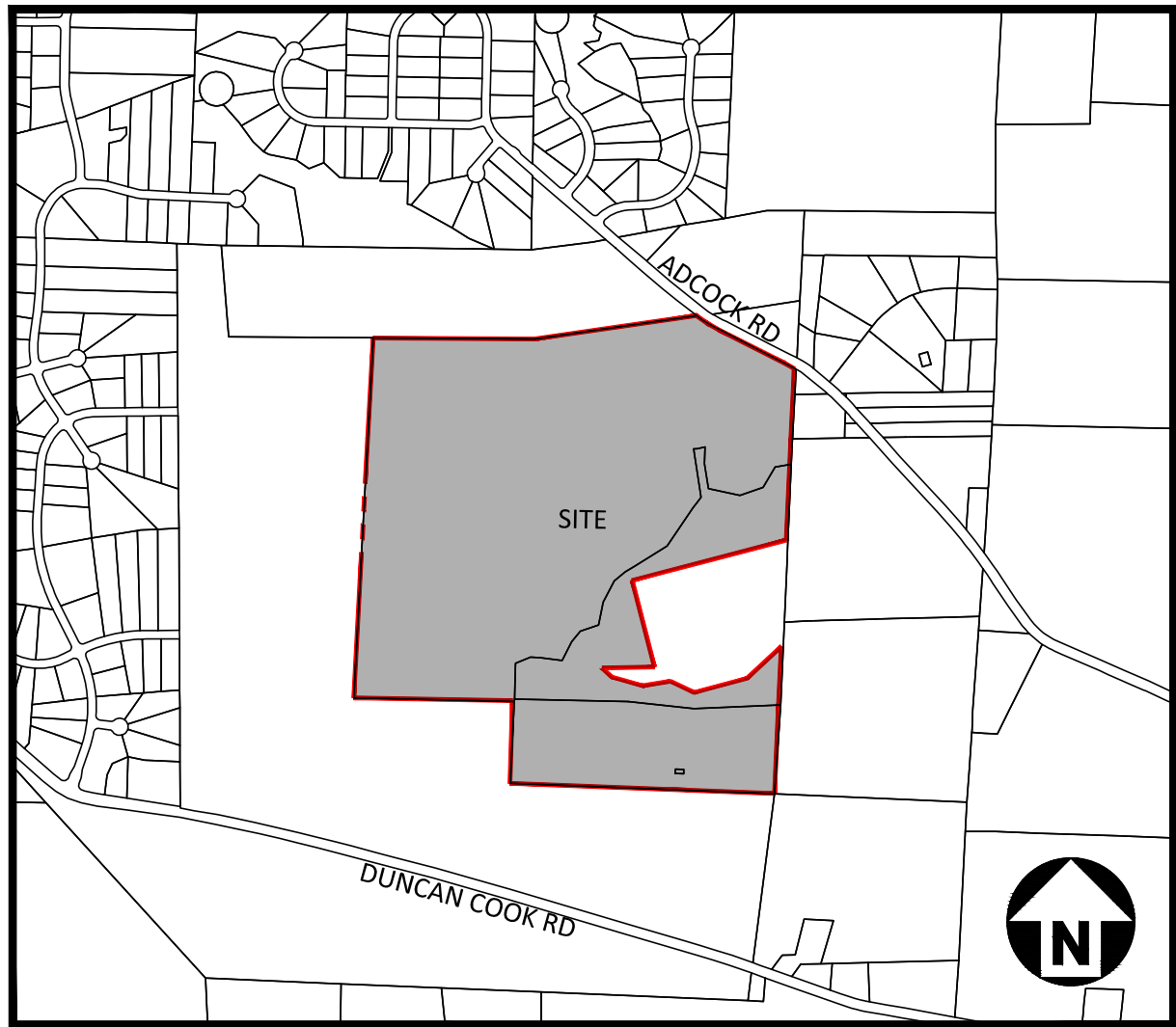
Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	3 units/acre	1.89 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	15,000 sf	7,500 sf, averaging 15,000sf across the entire site.
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 20'	Min: 20'
Side	10'	5'
Side Corner	20'	20'
Rear	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
Thoroughfare Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

TEXT COMMITMENTS

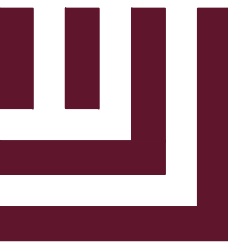
- NO SINGLE-FAMILY HOME SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION AND/OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OR ACROSS THE STREET FROM IT.
- DAVENTRY WILL CONSTRUCT ANY OFFSITE WATER AND SEWER FACILITIES NECESSARY TO SUPPORT THE DEVELOPMENT IN THE EVENT THAT HAZEL RIDGE DOES NOT MOVE FORWARD. THIS MAY REQUIRE PLAN REVISIONS.

WATER RESOURCE MANAGEMENT POLICY ALLOCATION ELEMENTS

- PUBLIC INFRASTRUCTURE IMPROVEMENTS - OPTION A
 - VEGETATED WETLAND IN LIEU OF WET PONDS
- SUSTAINABLE DESIGN
 - EARN NATIONAL GREEN BUILDING STANDARDS CERTIFICATION OR EQUIVALENT AS DETERMINED BY DIRECTOR
- OPEN SPACE/TREE PRESERVATION
 - PRESERVATION OF AT LEAST 10% OF SPECIMEN TREES ON SITE



VICINITY MAP
N.T.S.



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

CONTACT

LAURA HOLLOMAN
HOLLOMAN@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

STANLEY MARTIN COMPANIES LLC
11710 PLAZA AMERICA DR. STE. 1100
RESTON, VA 20190-4771
JACKIE C. ELEK
PHONE: 704. 578. 3463



REVISIONS

NO.	DATE	
1	06.06.2025	REV PER TOWN COMMENTS
2	11.21.2025	REV PER TOWN COMMENTS
3	02.20.2026	REV PER TOWN COMMENTS
4	03.20.2026	REV PER TOWN COMMENTS
5	04.24.2026	REV PER TOWN COMMENTS
6	05.22.2026	REV PER TOWN COMMENTS
6	08.14.2026	REV PER TOWN COMMENTS

MASTER PLAN DRAWINGS FOR:

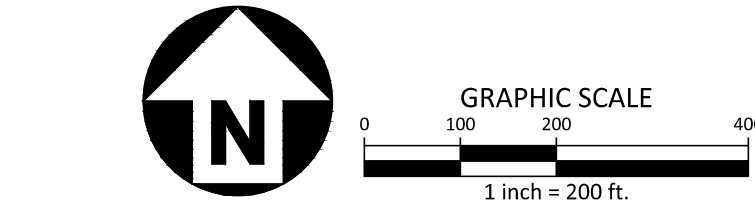
DAVENTRY
6725 THRASHER ROAD
HOLLY SPRINGS, NC, 27540
PROJECT NUMBER:
SMH-24002

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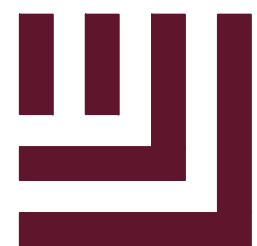


CURVE TABLE				
STATION	CHORD BEARING	CHORD LENGTH	CURVE LENGTH	PI
1+00.00	N 87°45'30" E	100.00	100.00	100.00
2+00.00	S 87°45'30" E	100.00	100.00	200.00

LINE TABLE				
STATION	CHORD BEARING	CHORD LENGTH	CURVE LENGTH	PI
1+00.00	N 87°45'30" E	100.00	100.00	100.00
2+00.00	S 87°45'30" E	100.00	100.00	200.00
3+00.00	N 87°45'30" E	100.00	100.00	300.00
4+00.00	S 87°45'30" E	100.00	100.00	400.00
5+00.00	N 87°45'30" E	100.00	100.00	500.00
6+00.00	S 87°45'30" E	100.00	100.00	600.00
7+00.00	N 87°45'30" E	100.00	100.00	700.00
8+00.00	S 87°45'30" E	100.00	100.00	800.00
9+00.00	N 87°45'30" E	100.00	100.00	900.00
10+00.00	S 87°45'30" E	100.00	100.00	1000.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPELS: 10194440

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DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



REVISIONS

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6	05.22.2026	REV PER TOWN COMMENTS
7	08.14.2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-XC1
CHECKED BY LH
DRAWN BY SMV
SCALE 1"=200'
DATE 04.25.2025

SHEET

EXISTING
CONDITIONS
C1.00



TREE LEGEND

- #B BIRCH
 - #BOM BLACK GUM
 - #C CEDAR
 - #DG DOGWOOD
 - #E ELM
 - #G SWEETGUM
 - #H HICKORY
 - #HO HOLLY
 - #M MAPLE
 - #O OAK
 - #P PINE
 - #PEC PECAN
 - #PO POPLAR
 - #SRW SOURWOOD
 - #SY SYCAMORE
- DIAMETER INCH AT BREAST HEIGHT
— TYPE OF TREE
— DOUBLE-TRUNK
— MULTI-TRUNK

GENERAL NOTES:

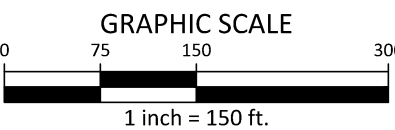
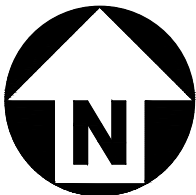
1. IDENTIFIED TREES WERE APPROXIMATELY LOCATED BY MCADAMS USING A TRIMBLE CATALYST GPS UNIT. AS THESE GPS UNITS DO NOT PROVIDE SURVEY GRADE ACCURACY THIS DATA SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY. IF AN ACCURATE LOCATION IS REQUIRED A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SHOULD BE ENGAGED.
2. THE SITE IS PARTIALLY WOODED WITH HEALTHY TREES, CONTAINING A MIXTURE OF PRIMARILY HARDWOODS WITH PINES INTERSPERSED, RANGING IN SIZE BETWEEN 1-INCH AND 30-INCHES, WITH A SMALL NUMBER OF TREES BETWEEN 30 AND 49 INCHES.

TREE SURVEY CERTIFICATION:

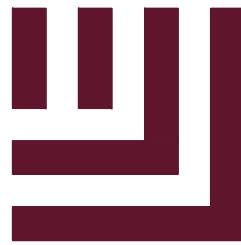
THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

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

Anders Lindquist



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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Lewisville, Texas 75056

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DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



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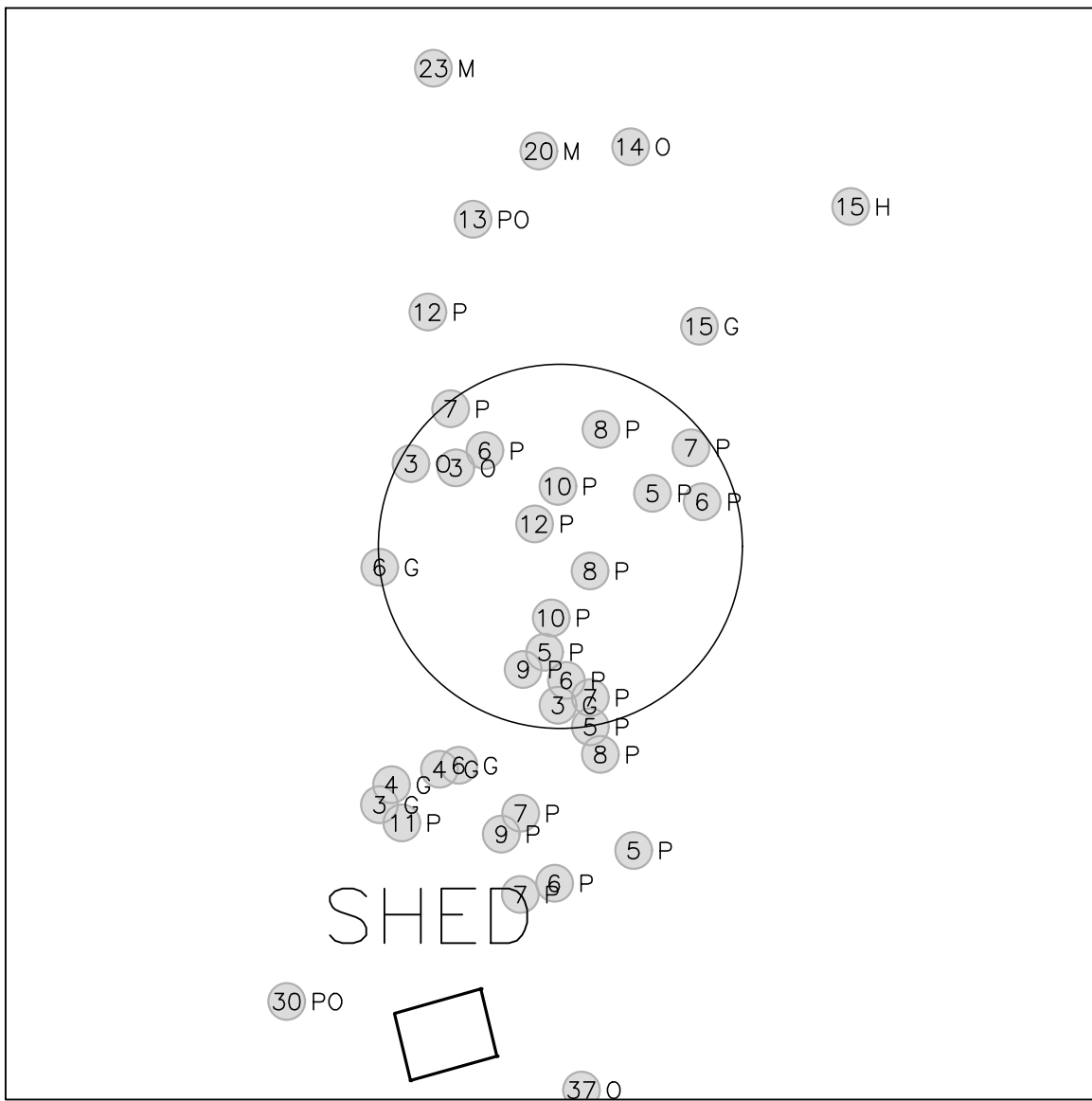
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FILENAME SMH24002-T1
CHECKED BY
DRAWN BY AAL
SCALE 1"=150'
DATE 04.25.2025

SHEET

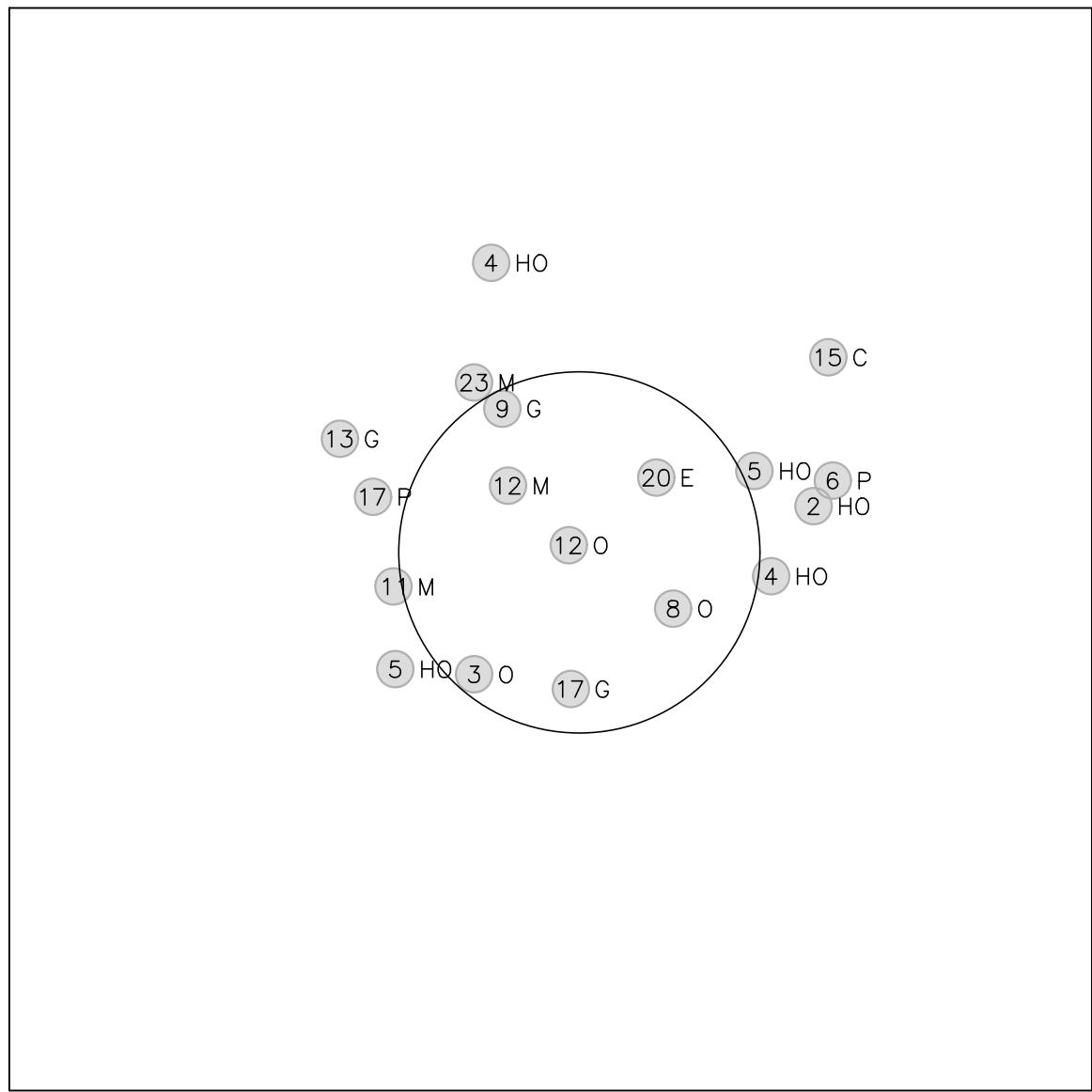
OVERALL
TREE SURVEY

C1.01

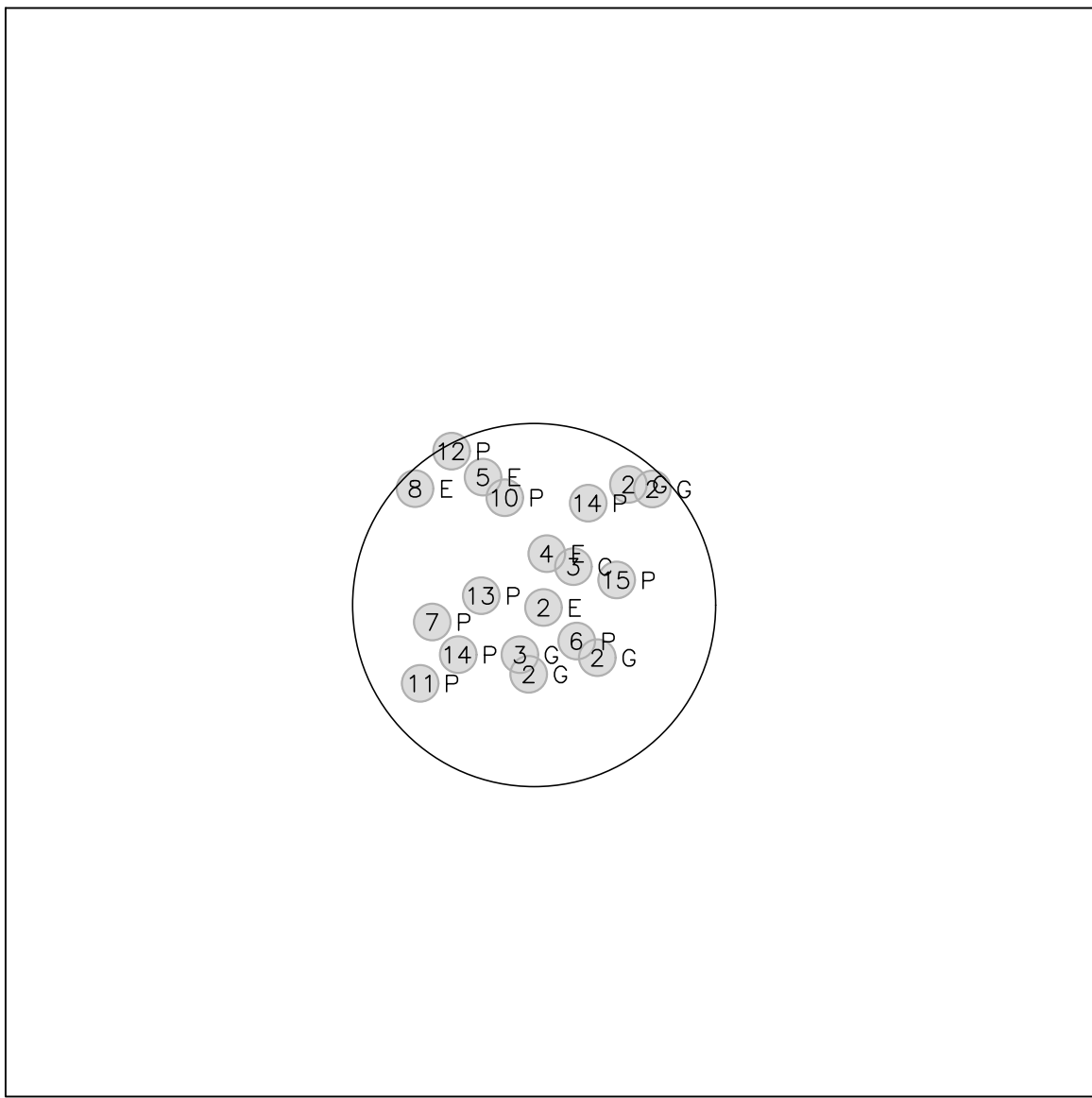
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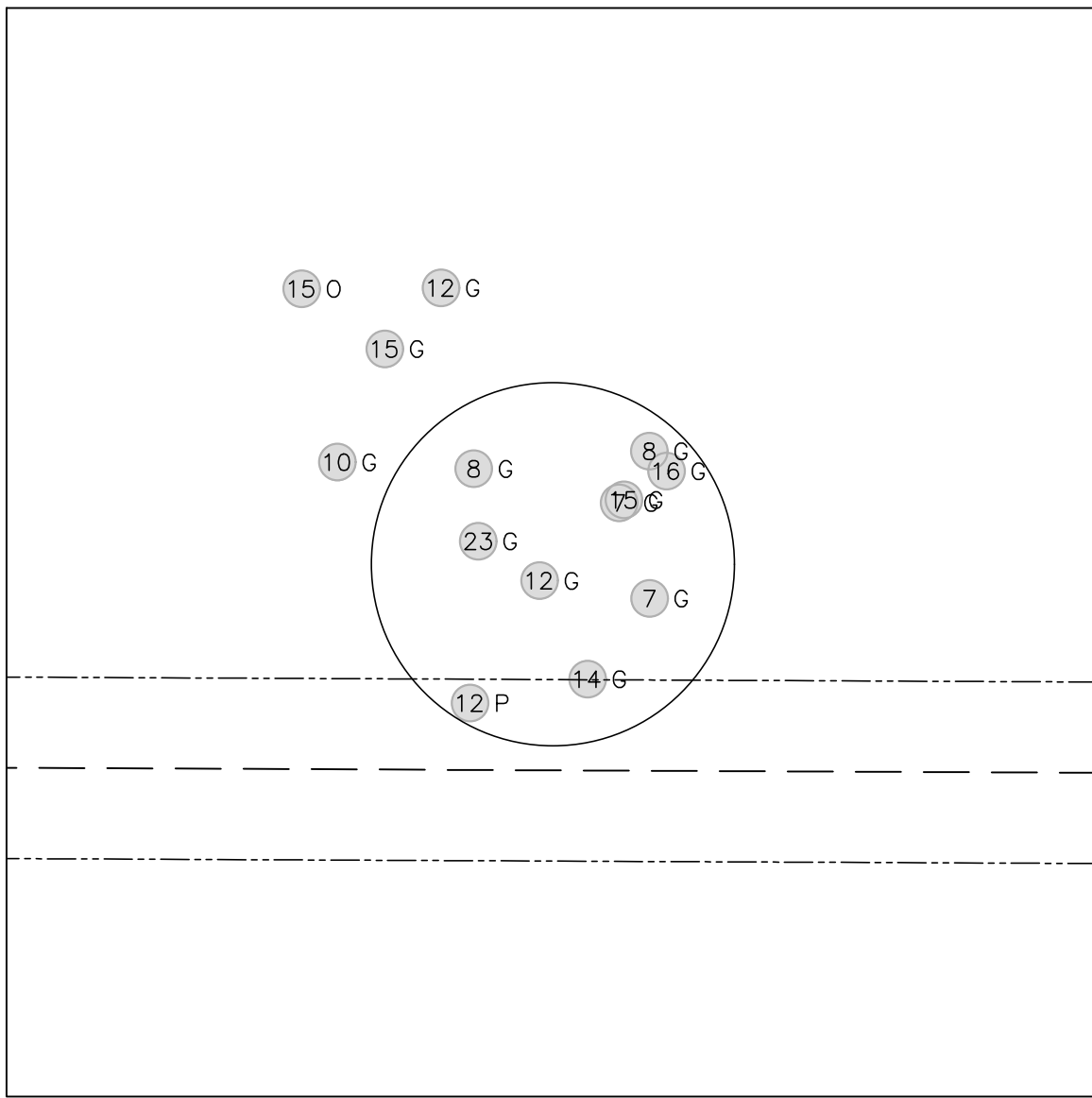
SAMPLE AREA #1



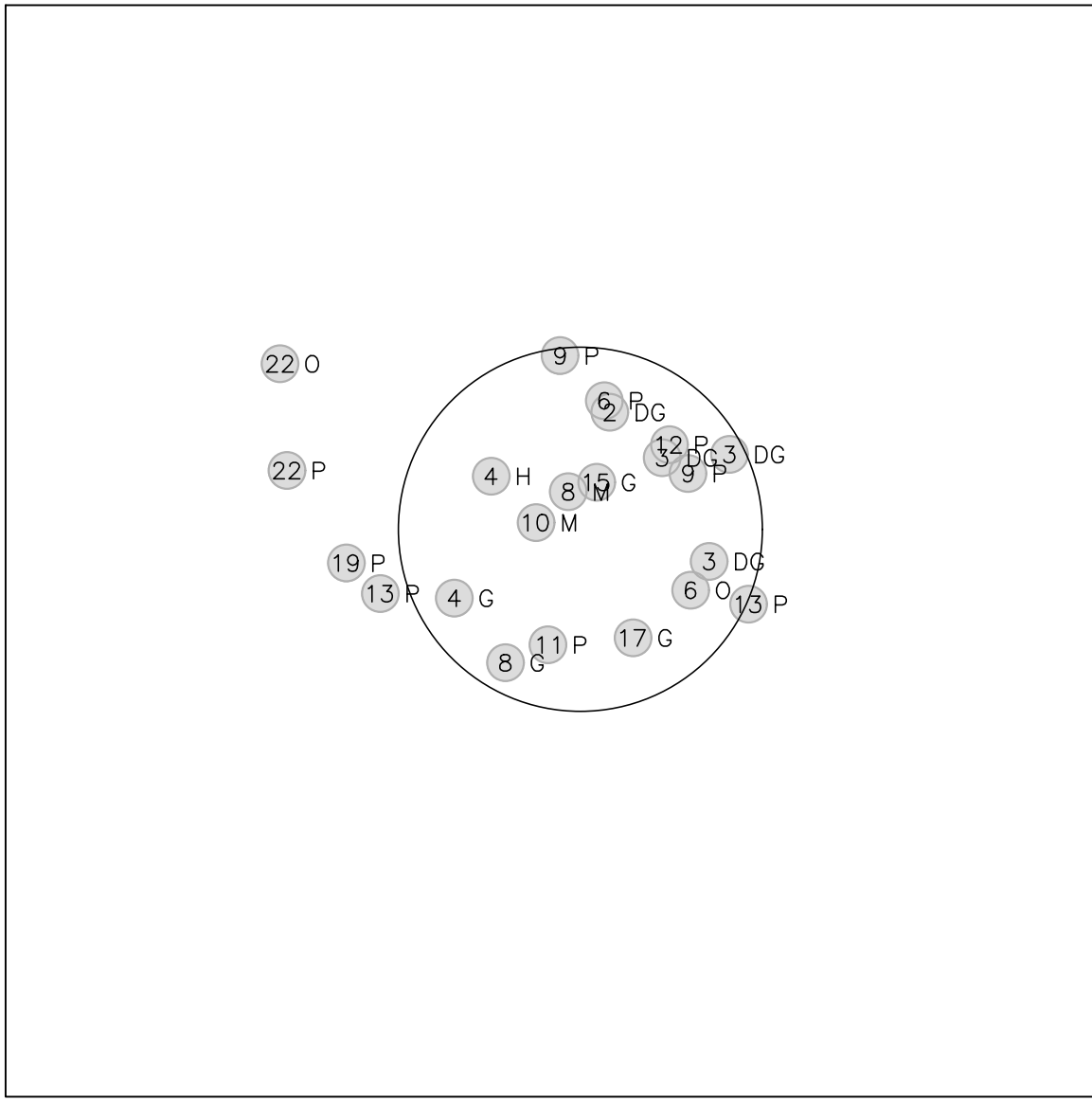
SAMPLE AREA #2



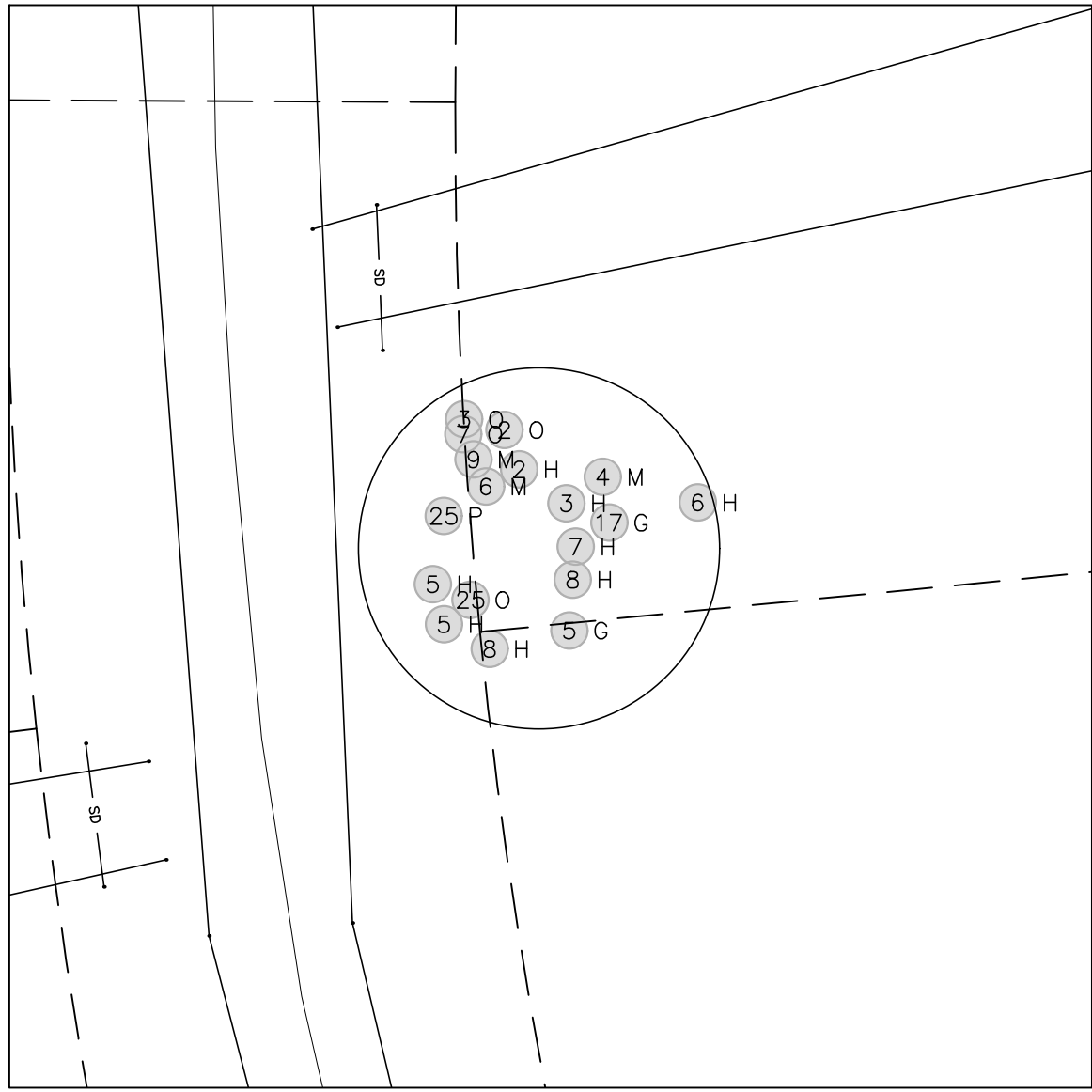
SAMPLE AREA #3



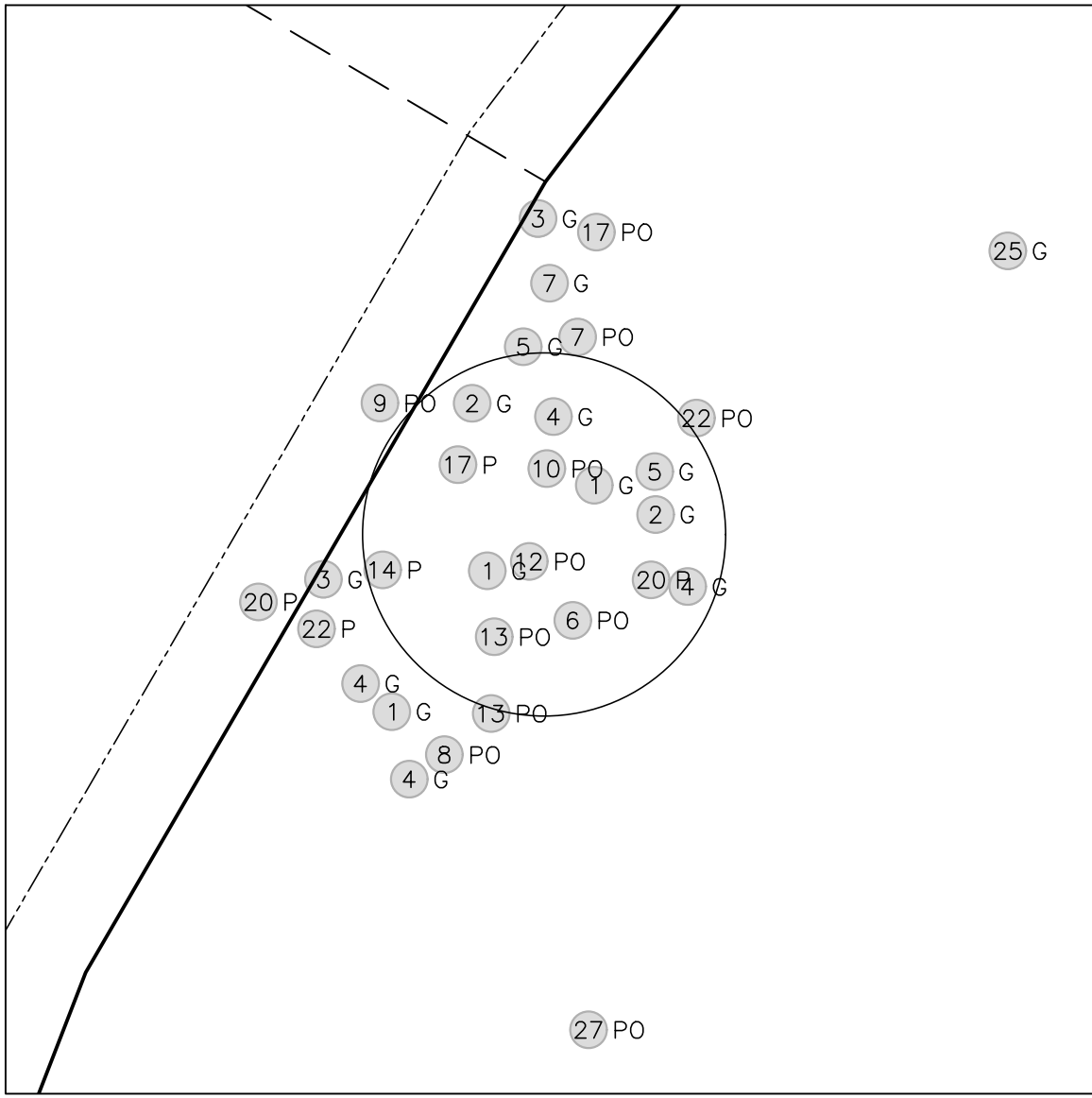
SAMPLE AREA #4



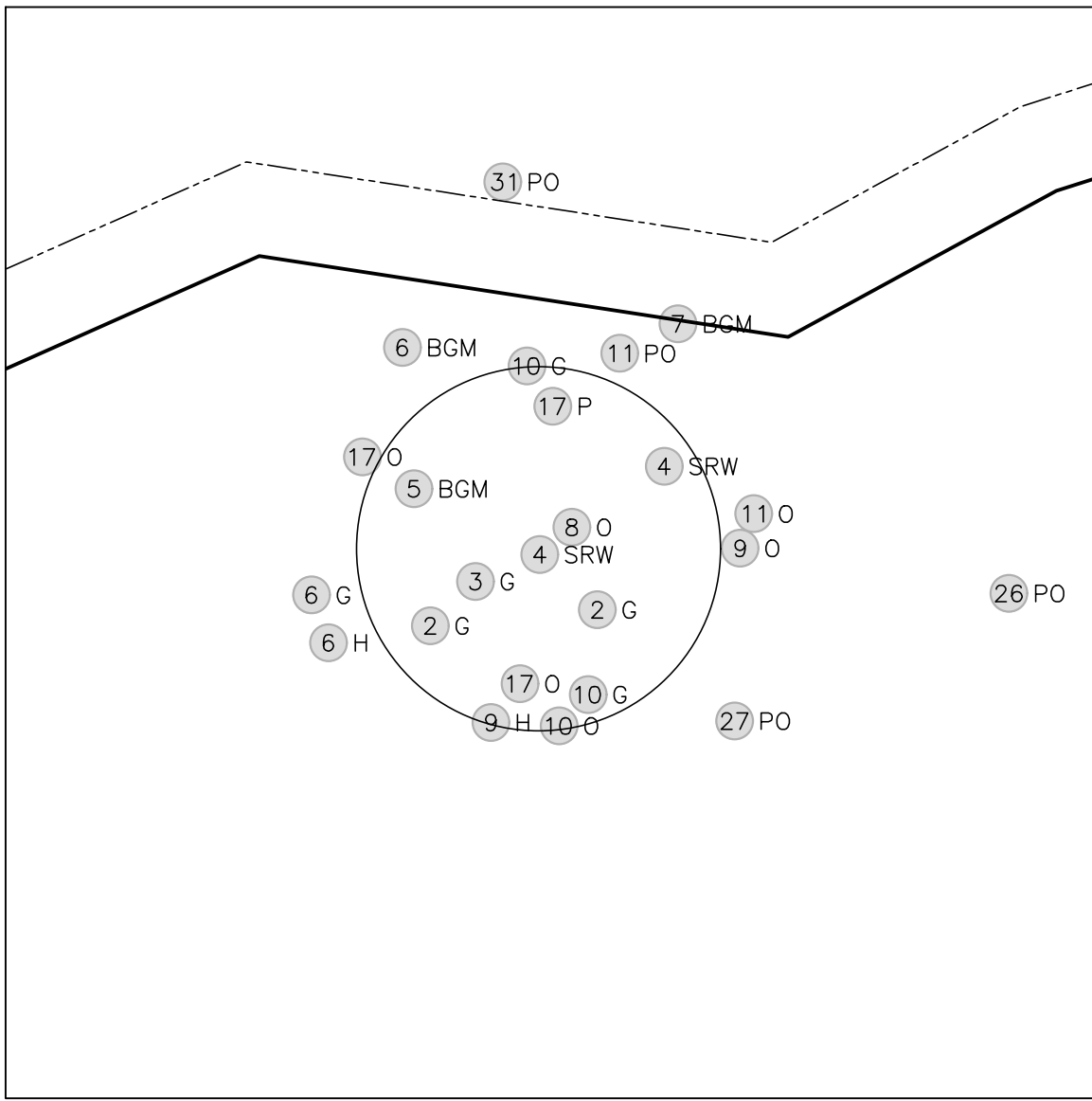
SAMPLE AREA #5



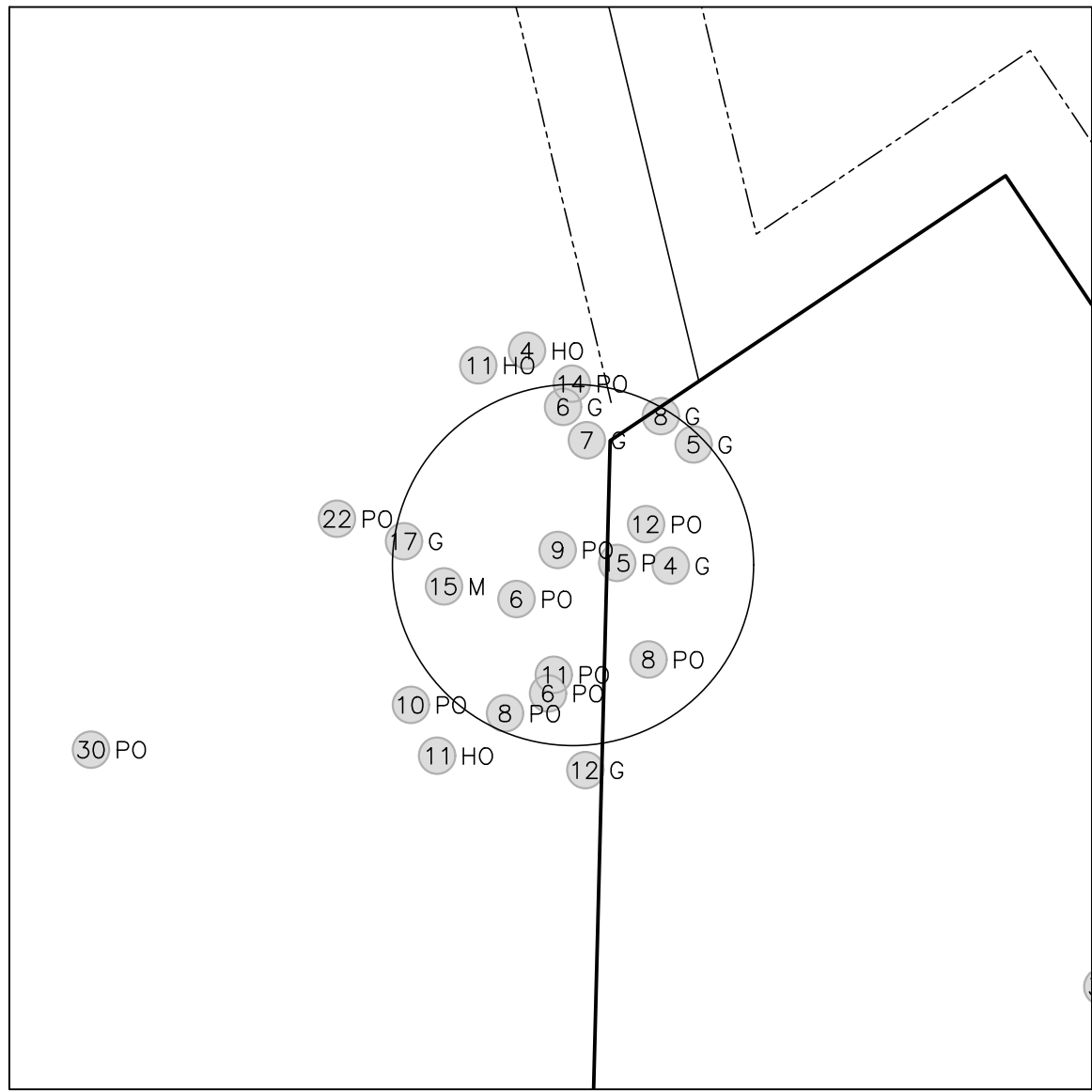
SAMPLE AREA #6



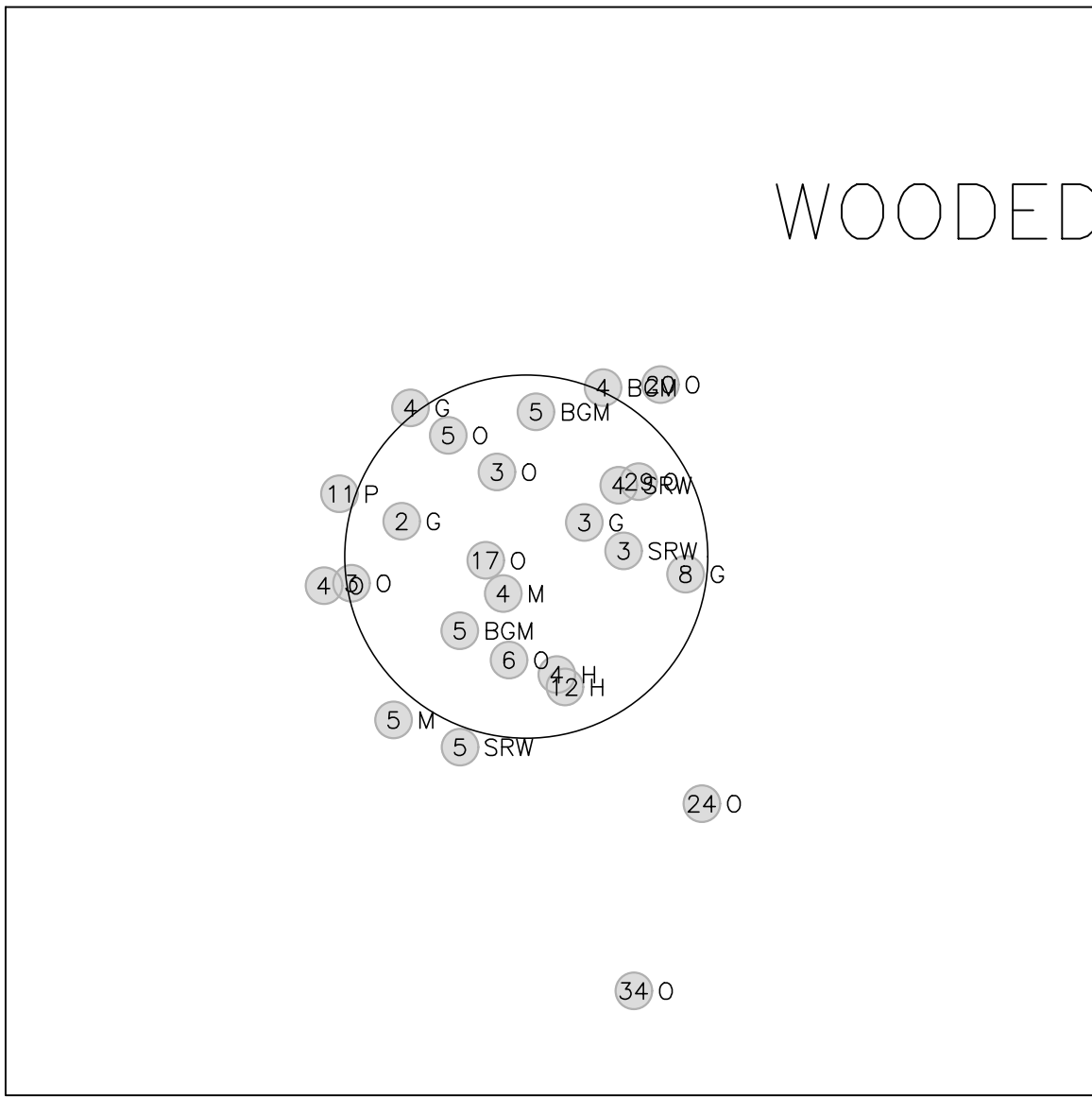
SAMPLE AREA #7



SAMPLE AREA #8



SAMPLE AREA #9



SAMPLE AREA #10

TREE LEGEND

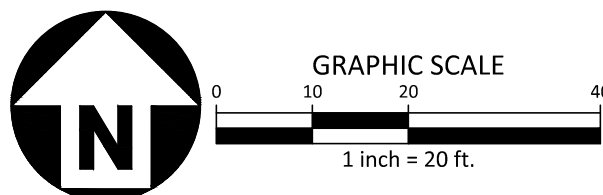
- # B BIRCH
 - # BGM BLACK GUM
 - # C CEDAR
 - # DG DOGWOOD
 - # E ELM
 - # G SWEETGUM
 - # H HICKORY
 - # HO HOLLY
 - # M MAPLE
 - # O OAK
 - # P PINE
 - # PEC PECAN
 - # PO POPLAR
 - # SRW SOURWOOD
 - # SY SYCAMORE
- DIAMETER INCH AT BREAST HEIGHT
- TYPE OF TREE
- X— DOUBLE-TRUNK
- X— MULTI-TRUNK

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPELS: 10194440

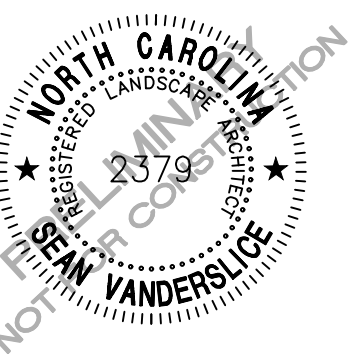
www.mcadamsco.com

CLIENT

STANLEY MARTIN COMPANIES LLC
11710 PLAZA AMERICA DR. STE. 1100
RESTON, VA 20190-4771
JACKIE C. ELEK
PHONE: 704. 578. 3463



DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
1	06.06.2025	REV PER TOWN COMMENTS
2	11.21.2025	REV PER TOWN COMMENTS
3	02.20.2026	REV PER TOWN COMMENTS
4	03.20.2026	REV PER TOWN COMMENTS
5	04.24.2026	REV PER TOWN COMMENTS
6	05.22.2026	REV PER TOWN COMMENTS
7	08.14.2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-T1
CHECKED BY
DRAWN BY AAL
SCALE 1"=20'
DATE 04.25.2025

SHEET

TREE SURVEY
SAMPLE AREAS
C1.02

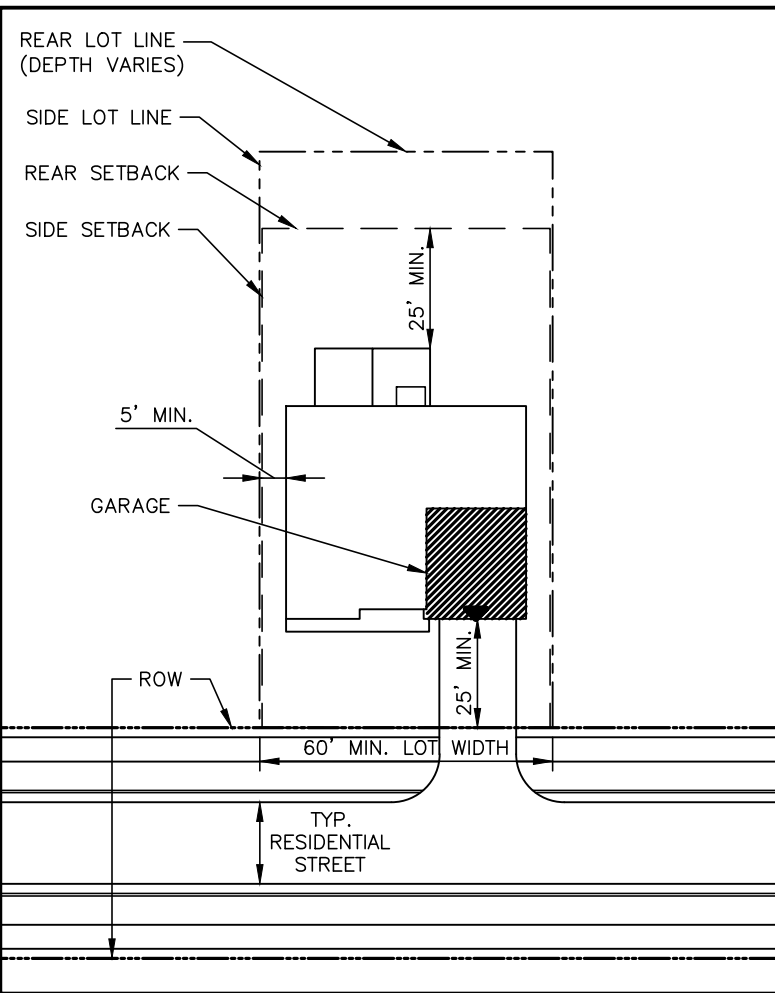


SITE DATA			
OWNERS	NAME	PIN	REID
	TEMPLE, WADE P	0647313352	0075086
	TEMPLE, JOYCE A		
	TEMPLE, WADE P	0647401596	0367153
	TEMPLE, JOYCE A		
	TEMLAR INVESTMENTS LLC	0646399748	0367152
	TEMPLE, WADE P	0646491644	0296060
	TEMPLE, JOYCE A		
SITE ADDRESS	6725 THRASHER RD, HOLLY SPRINGS, NC 27540		
DEVELOPER	STANLEY MARTIN HOMES		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	SR-CD		
SITE AREA	GROSS SITE AREA: 127.09 ACRES (5,536,040 SF) RIGHT OF WAY DEDICATION: 0.06 ACRES (2,630 SF) NET SITE AREA: 127.03 ACRES (5,533,410 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	MOBILE HOME PARK; ACRE WITH IMPROVEMENT, NO HOUSE		
PROPOSED USES	DETACHED DWELLINGS; ACCESSORY USES		
MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 240 DU		

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Residential Density	3 units/acre	1.89 units/acre
Minimum Lot Area	15,000 sf	7,500 sf, averaging 10,000sf across the entire site.
Open Space and Gathering Area	30%	30%
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 20'	Min: 20'
Side	10'	5'
Side Corner	20'	20'
Rear	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
Thoroughfare Buffer	5' Type A	5' Type A
Single-Family		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

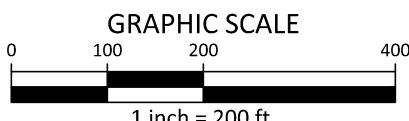
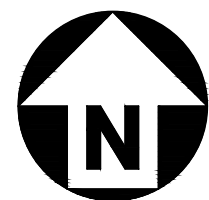
SR-CD ZONING OPEN SPACE SITE DATA	
GROSS SITE AREA	127.09 ACRES (5,536,040 SF)
TREE PRESERVATION AREA	REQUIRED: 25.42 ACRES (20%) PROVIDED: 35.00 ACRES
ACTIVE RECREATION AREA	REQUIRED: 6.36 ACRES (5%) PROVIDED: 7.84 ACRES
DEVELOPED OPEN SPACE	REQUIRED: 6.35 ACRES (5%) PROVIDED: 6.35 ACRES (DEDICATED AS TREE PRESERVATION)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 38.13 ACRES (30%) PROVIDED: 42.84 ACRES (35.00 AC TREE PRESERVATION AREA, 7.84 AC ACTIVE RECREATION AREA)

TYPICAL LOT DETAIL



LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- GREENWAY (10' - HS340)
- PEDESTRIAN TRAIL (5' PAVED)
- SINGLE-FAMILY DETACHED HOMES (LESS THAN 10,000 SF)
- SINGLE-FAMILY DETACHED HOMES (10,000 SF MIN.)
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- DEVELOPED OPEN SPACE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



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PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-S1
CHECKED BY LH
DRAWN BY SMV
SCALE 1"=200'
DATE 04.25.2025

SHEET

CONCEPT
PLAN

C2.00



STREET SECTIONS (PER COMP. PLAN)	
ADCOCK ROAD	65' ROW (LC-2A SUBURBAN SECTION)
STREET 'A' - 'L'	53' ROW (HS302 SECTION)

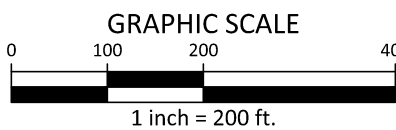
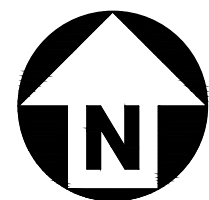
NOTE:
1. ALL STREETS AND SIDEWALKS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

TYPICAL STREET SECTIONS

- LC-2A (SUBURBAN)
- HS302 SECTION

LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- GREENWAY (10' - HS340)
- PEDESTRIAN TRAIL (5' PAVED)
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- DEVELOPED OPEN SPACE



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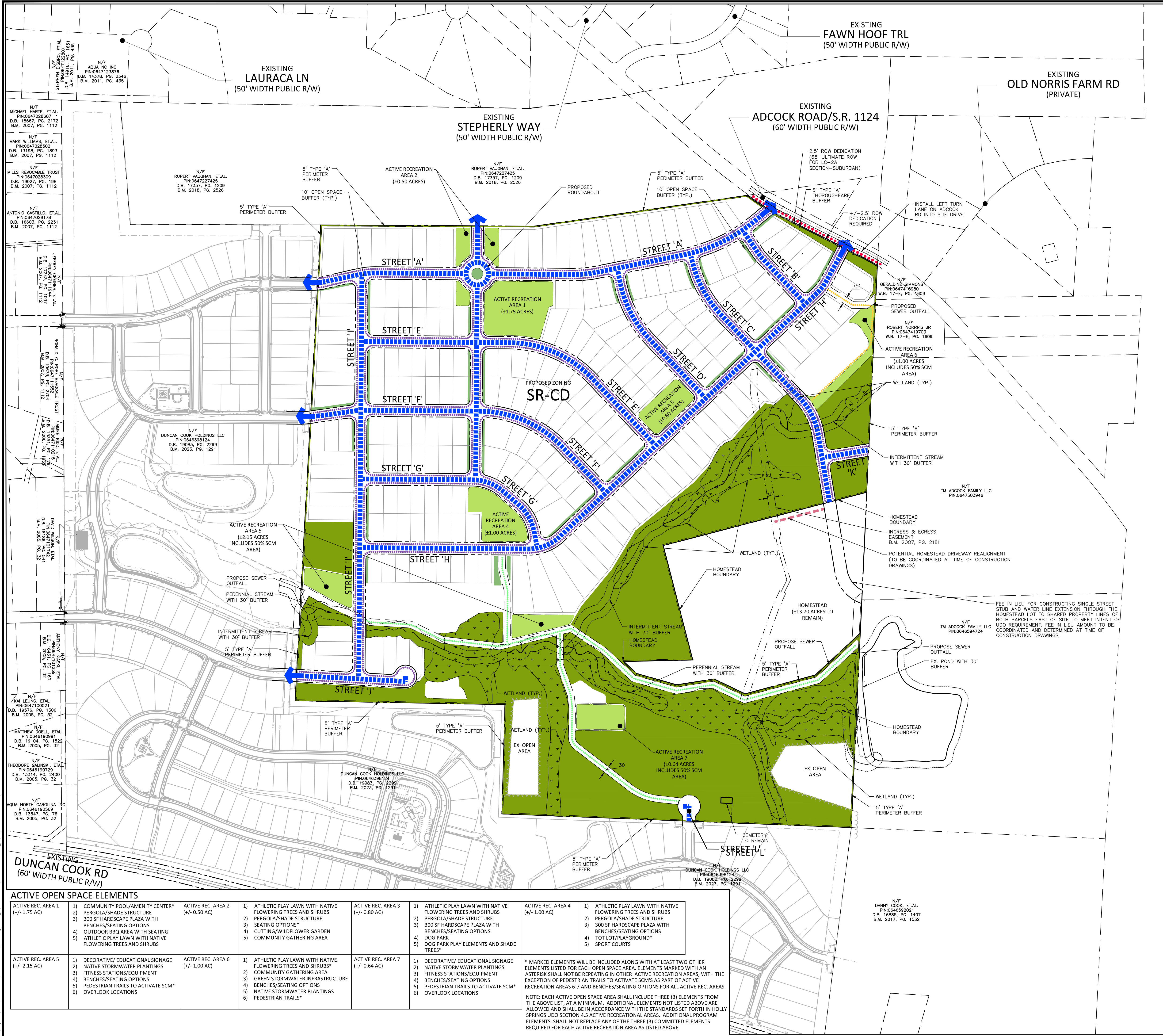
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6725 THRASHER RD
HOLLY SPRINGS, NC 27540



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CHECKED BY	LH
DRAWN BY	SMV
SCALE	1"=200'
DATE	04.25.2025

SHEET
TRANSPORTATION
PLAN
C2.01



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	TEMPLE, JOYCE A		
	TEMPLE, WADE P	0647401596	0367153
	TEMPLE, JOYCE A		
	TEMPLAR INVESTMENTS LLC	0646399748	0367152
	TEMPLE, WADE P	0646491644	0296060
	TEMPLE, JOYCE A		
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MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 240 DU		

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McADAMS

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JACKIE C. ELEK
PHONE: 704. 578. 3463

STANLEY MARTIN™

DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



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7	08.14.2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-S1
CHECKED BY LH
DRAWN BY SMV
SCALE 1"=200'
DATE 04.25.2025

SHEET

OPEN SPACE AND PRESERVATION PLAN

C2.02



SPECIMEN TREES - TO BE PRESERVED

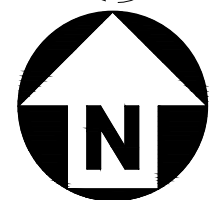
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BGM	25 M	25 O	27 O	27 PO	33 PO	30 PO	25						
D-PO	39 M	26 O	33 O	30 PO	27 PO	24 PO	29						
D-PO	32 M	24 O	30 O	26 PO	27 PO	25 PO	43						
G	30 M	30 O	26 O	36 PO	45 PO	32 PO	30						
G	26 M	29 O	31 O	30 PO	33 PO	25 PO	24						
G	28 M	25 O	33 O	41 PO	31 PO	27 PO	34						
G	34 M	43 O	26 O	26 PO	25 PO	27 PO	25						
G	26 M	30 O	27 O	27 PO	25 PO	27 PO	27						
G	24 M	29 O	29 O	32 PO	30 PO	28 PO	24						
G	27 M-M	44 O	34 O	25 PO	26 PO	29 PO	39						
G	32 M-PO	34 O	25 O	32 PO	27 PO	26 SY	39						
G	25 M-PO	39 O	27 O	32 PO	31 PO	30 SY	32						
G	30 M-PO	28 O	24 O	29 PO	43 PO	26 SY	40						
G	24 M-PO	29 O	25 O	28 PO	25 PO	26 SY	33						
G	30 O	24 O	26 O	28 PO	28 PO	26 SY	25						
G	34 O	30 O	32 O	28 PO	39 PO	26 SY	25						
G	24 O	28 O	28 O	38 PO	30 PO	26 SY	28						
G	27 O	27 O	25 O	25 PO	27 PO	24 SY	29						
G	32 O	28 O	42 O	29 PO	23 PO	24 SY	28						
G	26 O	29 O	49 O	25 PO	37 PO	25 SY	40						
G	32 O	43 O	32 P	33 PO	33 PO	24 O	25						
G	24 O	28 O	48 P	30 PO	25 PO	24 O	36						
H	38 O	29 O	43 P	41 PO	24 PO	26 O	26						
H	30 O	26 O	37 PO	27 PO	27 PO	32 O	31						
H	31 O	25 O	24 PO	30 PO	25 PO	29 O	29						
O	39 PO	37 O	29 O	24 O	35 O	29 O	42						
M-PO	30 PO	27 O	34 O	26 O	28 O	24							
O	24 SY	28 M	30 O	30 O	25 O	46							
O	28 O	34 O	33 O	34 O	27 O	33							

SPECIMEN TREES - TO BE REMOVED

TYPE	SZ	TYPE	SZ	TYPE	SZ	TYPE	SZ	TYPE	SZ
B	27 O	24 O	26 O	28 SY	30				
C	20 O	25 O	35 O	24 SY	25				
C	18 O	24 O	26 O	28 SY	26				
D-G	28 O	27 O	29 O	34 SY	52				
D-M	30 O	26 O	30 O	32					
D-P	34 O	26 O	36 O	37					
D-PO	41 O	25 O	36 O	33					
D-PO	40 O	27 O	26 O	25					
G	27 O	29 O	29 O	37					
G	26 O	25 O	42 P	31					
G	24 O	25 O	33 P	34					
G	33 O	26 O	30 P	29					
G	25 O	31 O	35 P	31					
G	27 O	26 O	22 P	45					
G	25 O	33 O	25 P	34					
H	30 O	25 O	28 PO	27					
H	31 O	24 O	29 PO	26					
M	26 O	29 O	34 PO	31					
M	28 O	31 O	50 PO	30					
M	35 O	29 O	30 SY	30					
M	27 O	37 O	31 SY	30					
M	26 O	27 O	34 SY	30					

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- 10' SIDEPAATH
- PEDESTRIAN SIDEWALK
- GREENWAY (10' - H5340)
- PEDESTRIAN TRAIL (5' PAVED)
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- DEVELOPED OPEN SPACE
- TREES TO BE REMOVED



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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CLIENT
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DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



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PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-S1
CHECKED BY LH
DRAWN BY SMV
SCALE 1"=200'
DATE 04.25.2025

SHEET

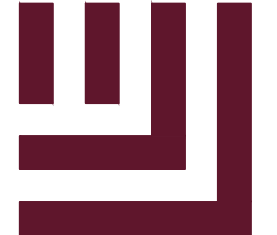
**SPECIMEN TREE
OVERLAY**

C2.03

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SITE DATA			
OWNERS	NAME	PIN	REID
	TEMPLE, WADE P	0647313352	0075086
	TEMPLE, JOYCE A		
	TEMPLE, WADE P	0647401596	0367153
	TEMPLE, JOYCE A		
	TEMPLAR INVESTMENTS LLC	0646399748	0367152
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DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



LEGEND

PROPOSED SITE ACCESS

PROPOSED VEHICULAR CIRCULATION

10' SIDEPAATH

PEDESTRIAN SIDEWALK

GREENWAY (10' - HS340)

PEDESTRIAN TRAIL (5' PAVED)

SINGLE-FAMILY DETACHED HOMES (LESS THAN 10,000 SF)

SINGLE-FAMILY DETACHED HOMES (10,000 SF MIN.)

STORMWATER CONTROL MEASURE

TREE PRESERVATION AREA

ACTIVE RECREATION AREA

DEVELOPED OPEN SPACE

FLOW

FFE = +/- 280.00

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

GRAPHIC SCALE

1 inch = 200 ft.

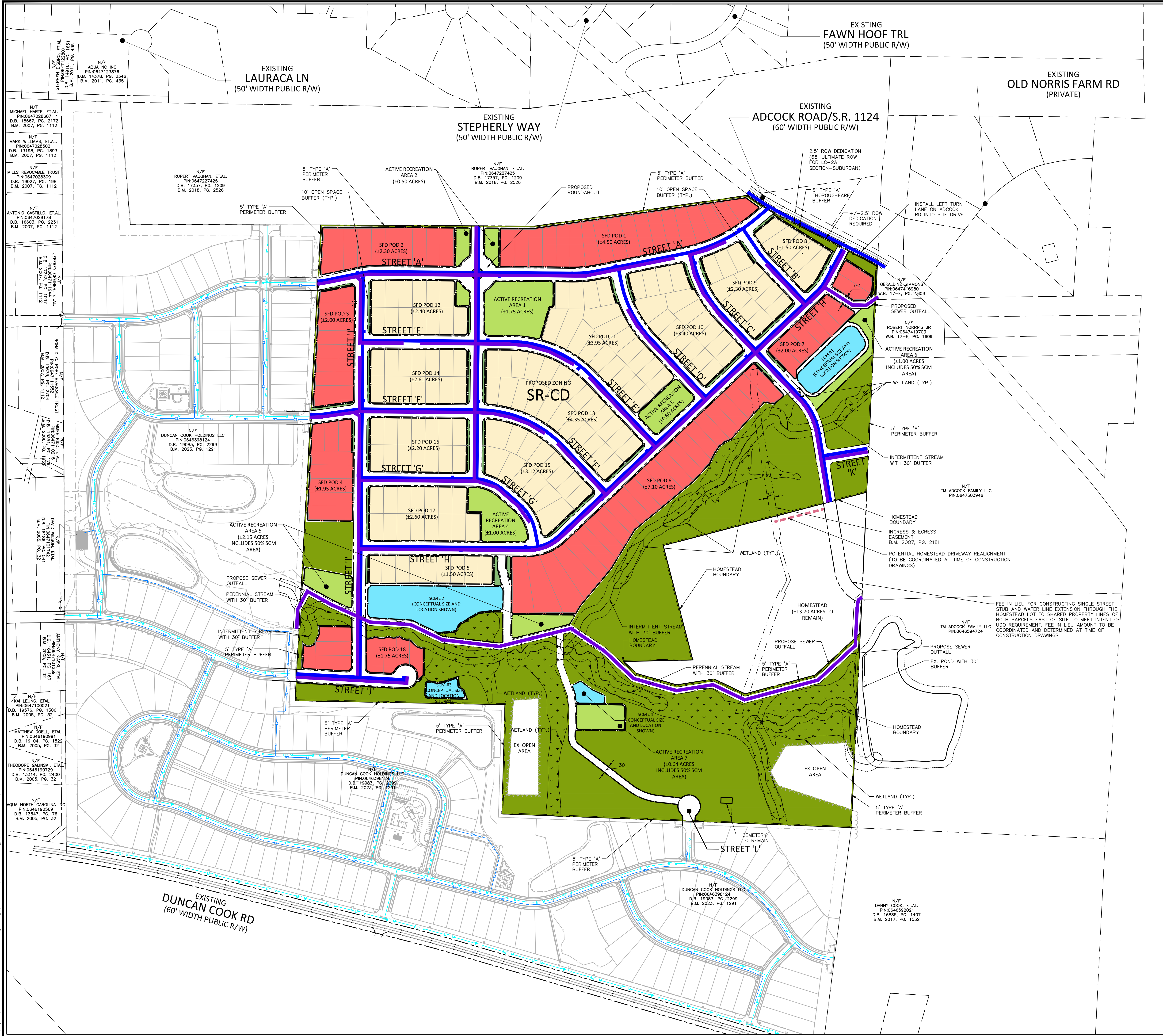
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FILENAME	SMH24002-G1
CHECKED BY	JM
DRAWN BY	SMV
SCALE	1"=200'
DATE	04.25.2025

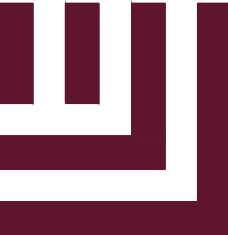
SHEET	
GRADING PLAN	
C3.00	

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SITE DATA			
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	TEMPLE, WADE P	0647401596	0367153
	TEMPLE, JOYCE A		
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MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 240 DU		

ESTIMATED WATER DEMAND	
TOTAL SF LOTS = 240 LOTS (MAX.)	
DOMESTIC DEMAND = 400 GPD/LOT	
DOMESTIC DEMAND = 240 LOTS X 400 GPD/LOT = 96,000 GPD	
DOMESTIC DEMAND = 96,000 GPD/1440 = 66.7 GPM	



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DRAWN BY	SMV
SCALE	1"=200'
DATE	04.25.2025

SHEET	
UTILITY PLAN	
C4.00	

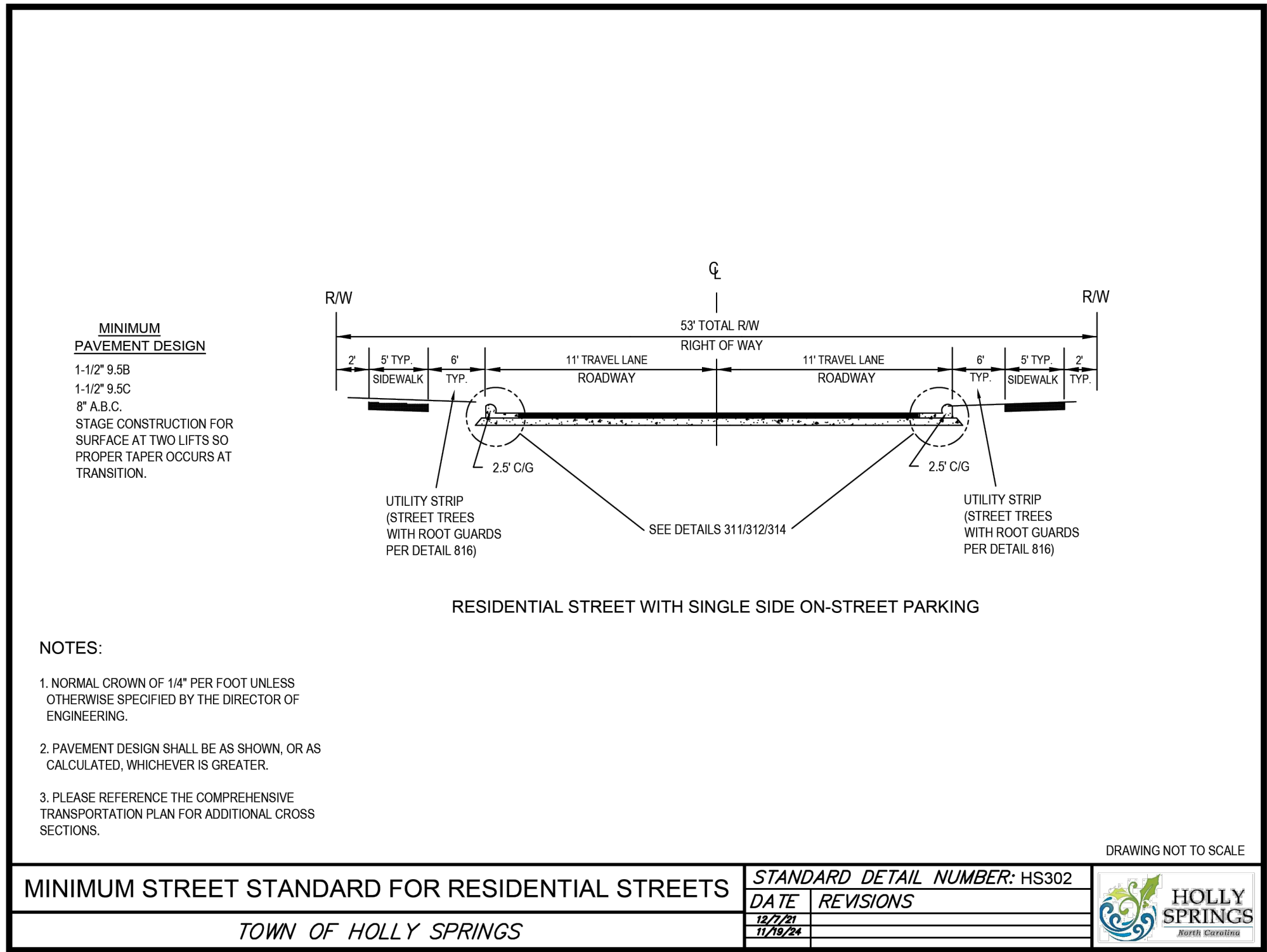


GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SMH\SMH24002\04-Production\Planning - Design\Master Plans\SMH24002-TS1.dwg, 8/12/2025 2:03:31 PM, Sean Vanderalice

HS302 SECTION



STREET SECTIONS (PER COMP. PLAN)

ADCOCK ROAD	65' ROW (LC-2A SUBURBAN SECTION)
STREET 'A' - 'L'	53' ROW (HS302 SECTION)

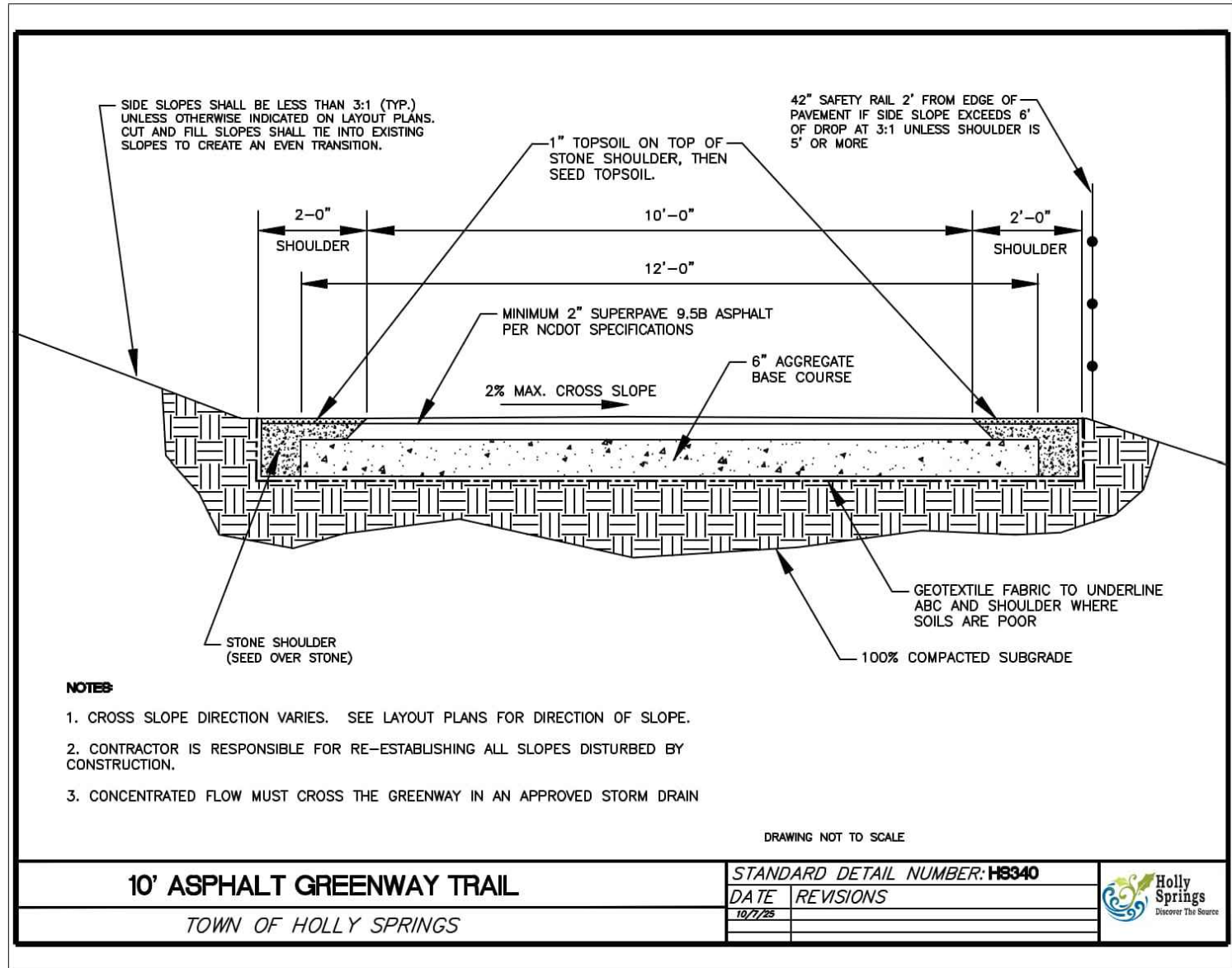
LC-2A (SUBURBAN)

HS302 SECTION

NOTE:

1. ALL STREETS AND SIDEWALKS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

GREENWAY (10' - HS340)

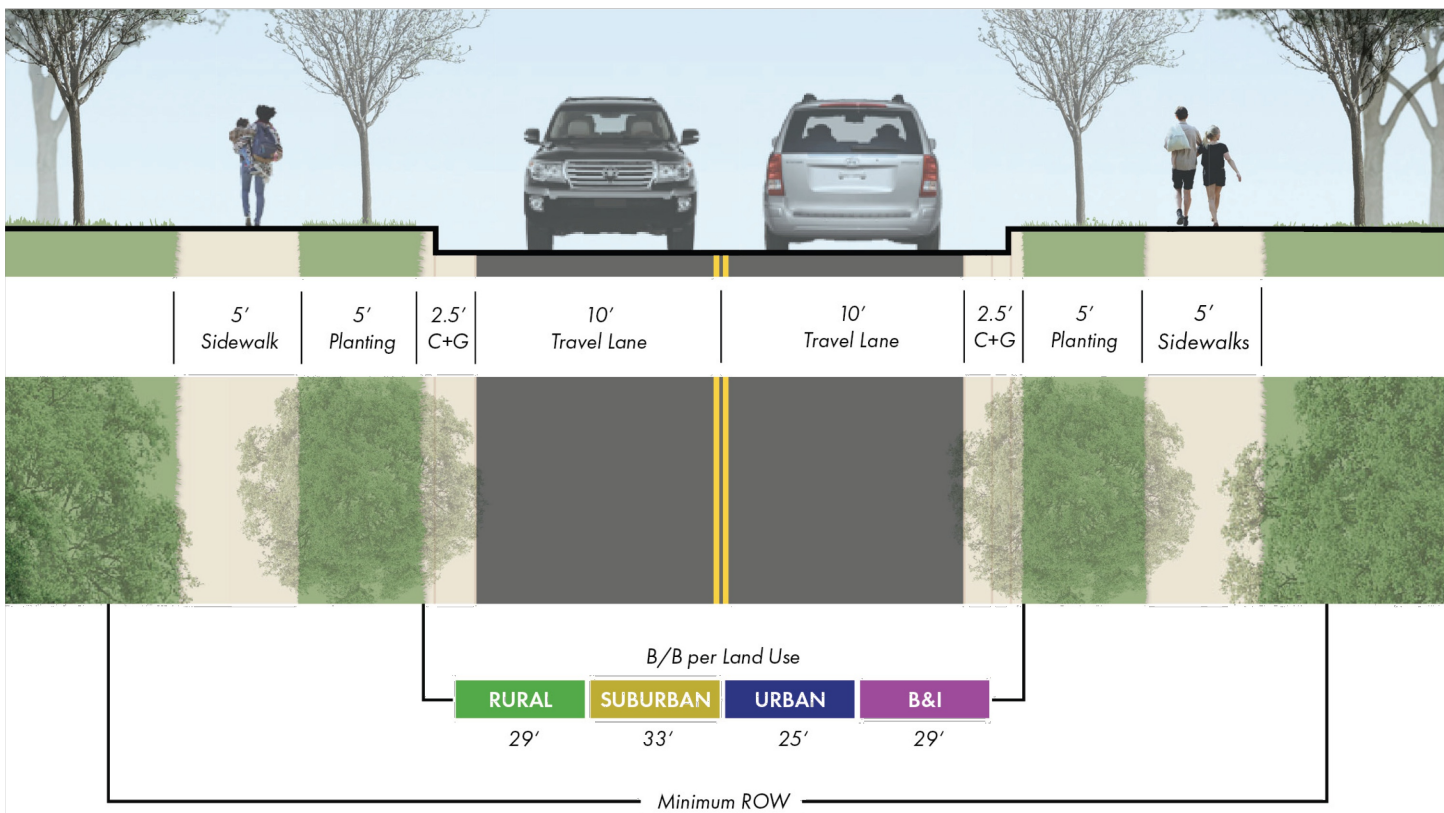


LC-2A STANDARD RESIDENTIAL STREET

LC-2A

Local/Neighborhood Connector or Collector | 2 Lanes

LC-2A Minimum



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

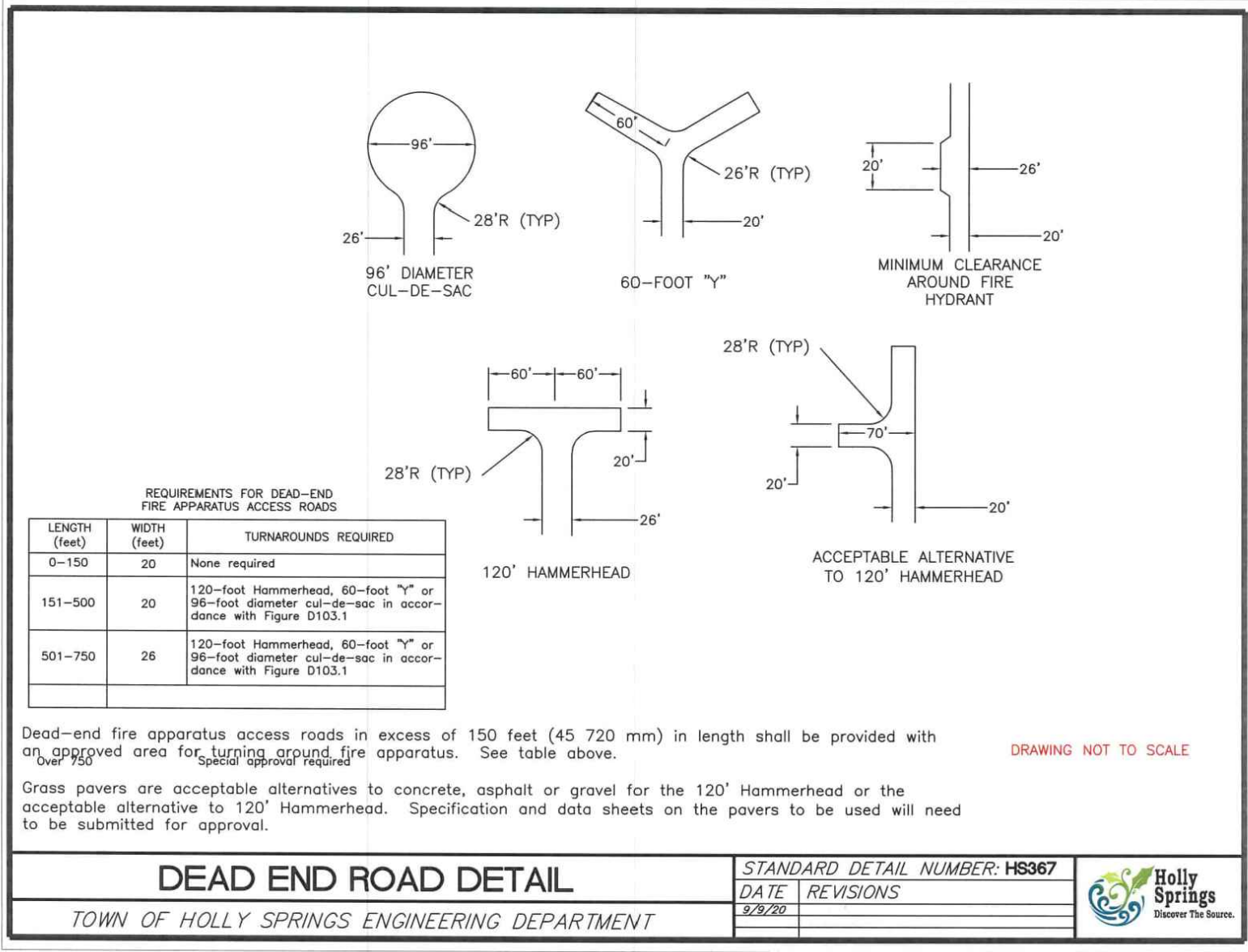
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.

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 I for cross-section elements to be included for a given project.

105 Vision Holly Springs - Section 2: Comprehensive Transportation Plan

Supplement #7



NOTE: ANY DEAD-END STREETS OR DRIVE AISLES OVER 150' (MEASURED FROM END OF PAVEMENT DOWN THE CENTER OF THE STREET DRIVE TO THE CENTER OF THE INTERSECTION) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND (SEE SHEET C8.00 FOR DETAIL).

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STANLEY MARTIN

DAVENTRY
MASTER PLAN
6725 THRASHER RD
HOLLY SPRINGS, NC 27540



REVISIONS

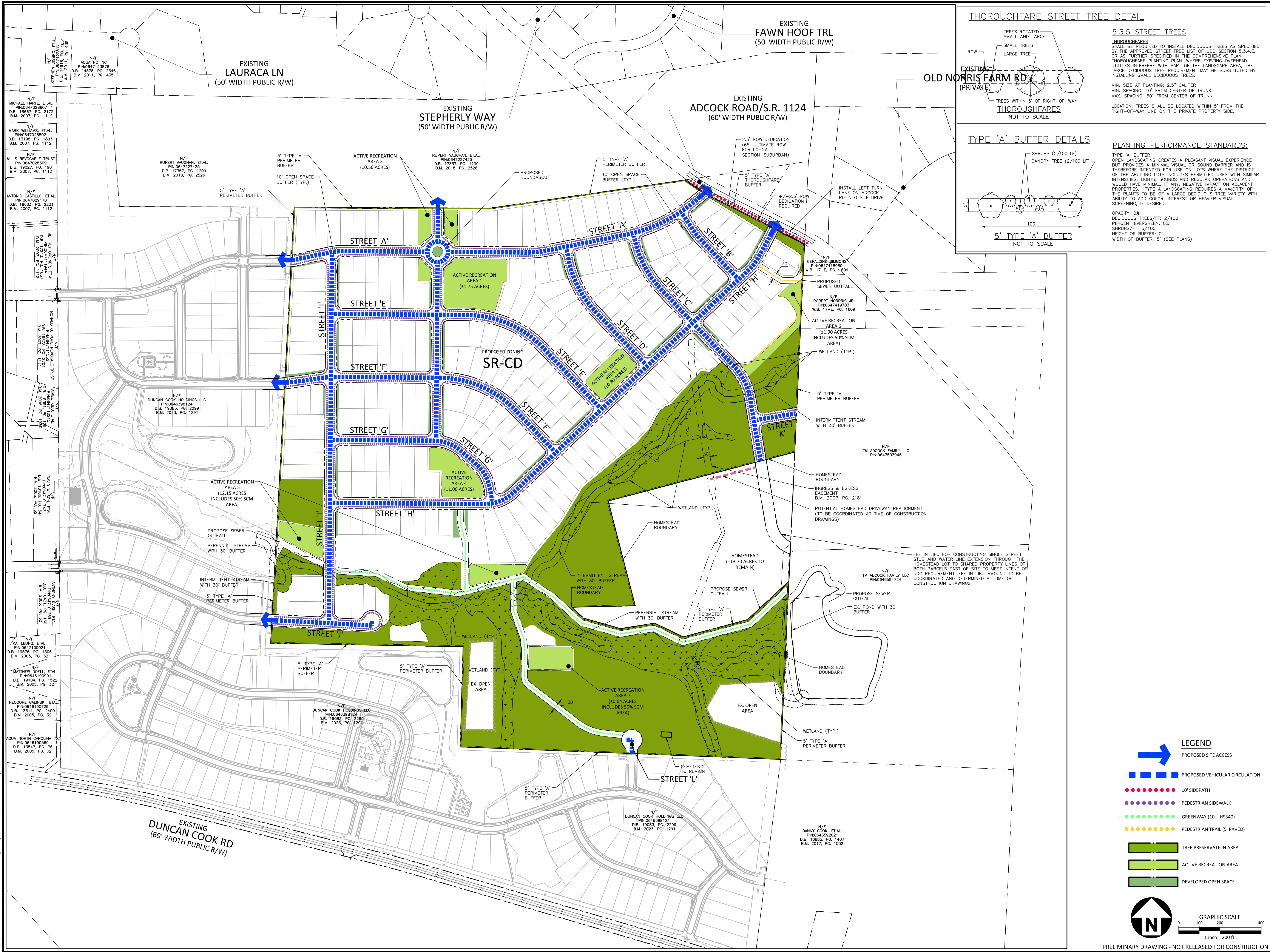
NO.	DATE	REV PER TOWN COMMENTS
1	06.06.2025	REV PER TOWN COMMENTS
2	11.21.2025	REV PER TOWN COMMENTS
3	02.20.2026	REV PER TOWN COMMENTS
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6	05.22.2026	REV PER TOWN COMMENTS
7	08.14.2026	REV PER TOWN COMMENTS

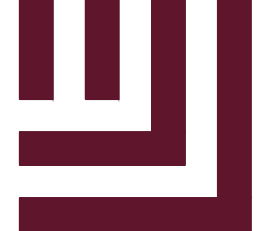
PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-TS1
CHECKED BY LH
DRAWN BY SMV
SCALE AS NOTED
DATE 04.25.2025

SHEET

TYPICAL
SECTIONS
C8.00





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PLAN INFORMATION

PROJECT NO. SMH-24002
FILENAME SMH24002-LS1
CHECKED BY LH
DRAWN BY SMV
SCALE 1"=200'
DATE 04.25.2025

SHEET

**LANDSCAPE
PLAN**

L5.00

SR-CD ZONING OPEN SPACE SITE DATA	
GROSS SITE AREA	127.09 ACRES (5,536,040 SF)
TREE PRESERVATION AREA	REQUIRED: 25.42 ACRES (20%) PROVIDED: 35.00 ACRES
ACTIVE RECREATION AREA	REQUIRED: 6.36 ACRES (5%) PROVIDED: 7.84 ACRES
DEVELOPED OPEN SPACE	REQUIRED: 6.35 ACRES (5%) PROVIDED: 6.35 ACRES (DEDICATED AS TREE PRESERVATION)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 38.13 ACRES (30%) PROVIDED: 42.84 ACRES (35.00 AC TREE PRESERVATION AREA, 7.84 AC ACTIVE RECREATION AREA)

OPEN SPACE

» Open spaces shall include an amenity center, a tot lot, a dog park, shaded seating areas, and trails. These spaces shall be dispersed throughout the site as shown on the open space plan on sheet C.2.02. Additional amenities will be dispersed throughout the site and shall be determined at time of site plan.

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
Family Care Home	P
Solar Energy Systems-Small	A
Accessory Dwelling Unit	A
P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO	

- *Primary dwelling units shall equipped with a 240-volt EV charging outlet.
- ** HOA covenants shall not restrict accessory dwelling units.

DEVELOPMENT STANDARDS (SR-CD)

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	3 units/acre	1.89 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	15,000 sf	7,500 sf, averaging 10,000sf across the entire site.
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 20'	Min: 20'
Side	10'	5'
Side Corner	20'	20'
Rear	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
Thoroughfare Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
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/enhanced in this section:

RESIDENTIAL FACADE STANDARDS

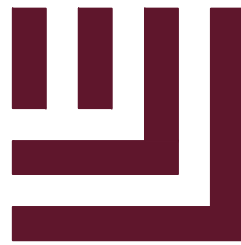
- » Type 1 materials shall constitute a minimum of 35% of the building facade.
- » Type 2 materials shall be allowed per UDO standards.
- » Type 3 Materials shall constitute a maximum of 10% of the facade.
- » Primary Facades shall consist of the front, street-facing facade.
- » The primary facades shall 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.
- » Roof overhangs shall be a minimum of 12" in depth on all single-family detached dwellings.
- » All primary dwelling units shall be equipped with a 240-volt EV charging outlet.
- » Front facing garages shall have carriage style decorative accents to create enhance curb appeal and community character.

PARKING

- The following shall apply to all proposed buildings within the development:
- Parking calculations shall meet UDO requirements.

WATER RESOURCE MANAGEMENT POLICY ALLOCATION ELEMENTS

1. PUBLIC INFRASTRUCTURE IMPROVEMENTS - OPTION A
 - VEGETATED WETLAND IN LIEU OF WET PONDS
2. SUSTAINABLE DESIGN
 - EARN NATIONAL GREEN BUILDING STANDARDS CERTIFICATION OR EQUIVALENT AS DETERMINED BY DIRECTOR
3. OPEN SPACE/TREE PRESERVATION
 - PRESERVATION OF AT LEAST 10% OF SPECIMEN TREES ON SITE



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PLAN INFORMATION

PROJECT NO.	SMH-24002
FILENAME	SMH24002-D1
CHECKED BY	LH
DRAWN BY	SMV
SCALE	N/A
DATE	04. 25. 2025

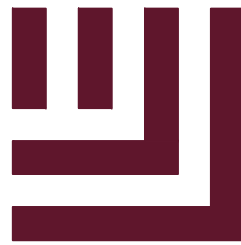
SHEET

DEVELOPMENT
STANDARDS

C8.01

Sample Elevations

Elevations are illustrative and conceptual only.



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CHECKED BY	LH
DRAWN BY	SMV
SCALE	N/A
DATE	04.25.2025

SHEET

DEVELOPMENT
STANDARDS

C8.02



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Receive project updates.

- 2420 Avent Ferry Road

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

Development Services

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.

Development Services

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.

Development Services

Title: Other Business

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Other business discussion if needed

Explanation:

Background:

Funding Source(s):

Attachment(s):

None