

Item Title: Annexation of a Portion of Wake County Property Associated with Previously Granted Easements into the Town of Holly Springs

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the annexation of a portion of County-owned property located at 3705 Old Holly Springs Apex Road into the Town of Holly Springs, as requested by RXR Len Apex Owner, LLC; and**
- 2. Authorizes the Chair to execute any necessary documentation related to the annexation, subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve all property conveyances and property rights conveyances.

Background: In September 2023, Wake County granted multiple easements on its property at 3705 Old Holly Springs Apex Road, Holly Springs, NC, to RXR Len Apex Owner, LLC (RXR). These easements were provided to facilitate driveway connectivity for the upcoming Veridea mixed-use development. Recently, RXR contacted Wake County to request annexation of this same area into the Town of Holly Springs (Town) town limits, as required by the Town's Unified Development Ordinance (UDO) requirements for permit approval.

Strategic Plan: This action supports Growth, Land Use and Environment Goal 1: Between 2024 and 2029, 97% of growth and development will be directed toward cities and towns that provide municipal services, transportation, and utilities.

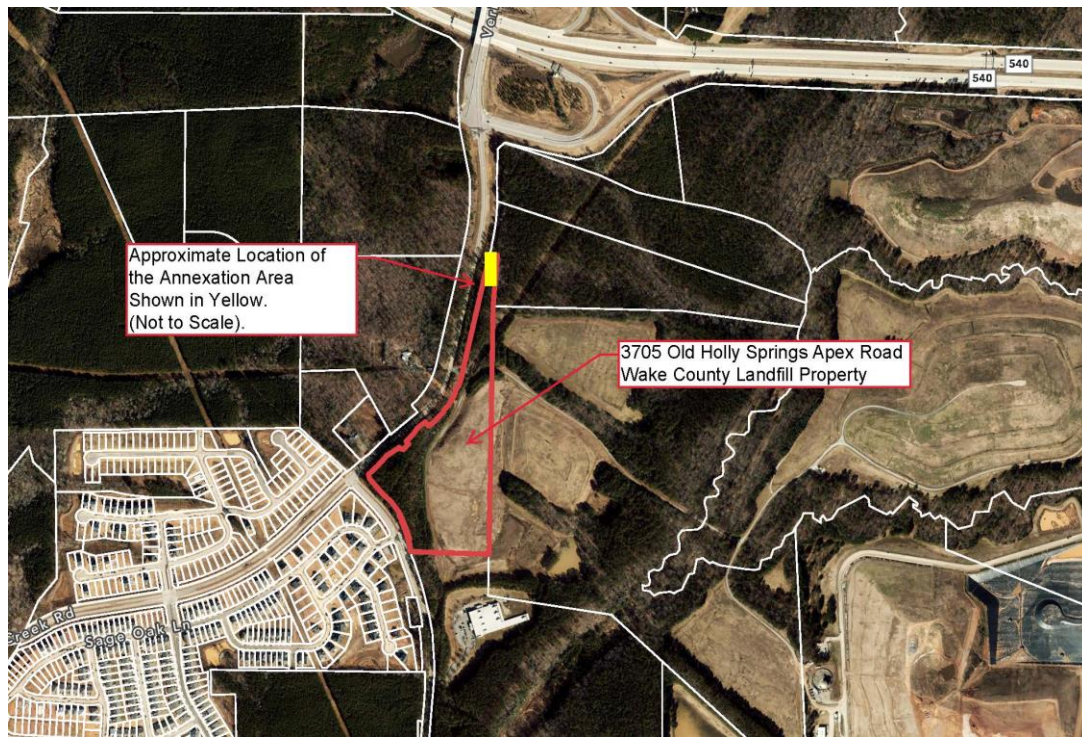
Fiscal Impact: There is no fiscal impact to the FY2026 budget.

Additional Information:

In 2023, the Board approved the conveyance of Right of Way, Permanent Signage and Landscaping Easements, and Temporary Construction Easements on County-owned property located at 3705 Old Holly Springs Apex Road, the site of the South Wake Landfill, to RXR for the purpose of providing driveway connectivity to the Veridea mixed-use development.

As a follow-up to that action, RXR is being required by the Town to annex this same area into the city limits to facilitate the provision of municipal services and ensure the development is fully integrated into the town's jurisdiction.

The annexation area (shown below) is limited to the portion of the parcel associated with the previously approved easements. A map of the proposed annexation area is attached as an exhibit.



The proposed annexation has been reviewed by County staff from Facilities Design & Construction, Solid Waste Services and the County Attorney's Office. Staff has concluded this annexation will have no impact on the future use of this property. Staff recommends approval of the annexation, subject to terms and conditions acceptable to the County Attorney.

Attachments:

1. Property Map
2. Annexation Exhibit
3. Annexation Legal Description