

Item Title: Annexation of an Additional Portion of the 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 additional annexation of approximately 0.84 acres 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. On October 20th, 2025 Wake County approved an annexation request 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. The Town has now requested an additional annexation area that extends to the center line of the road in accordance with their UDO.

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.

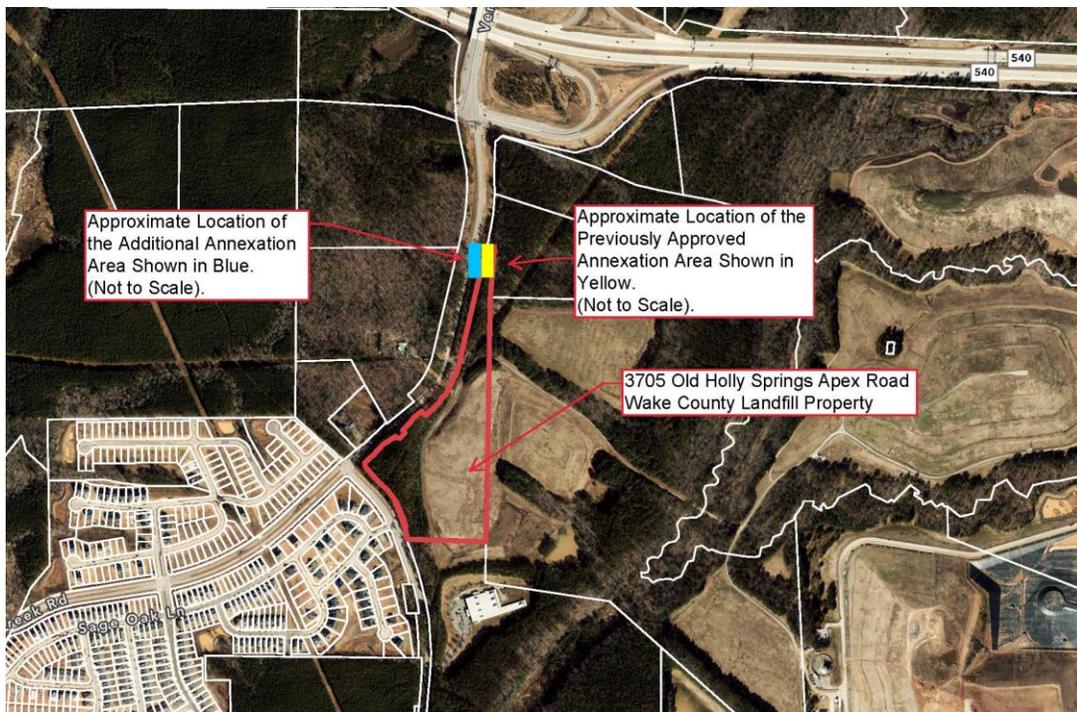
Additional Information:

In September 2023, the Board approved the conveyance of Right-of-Way, Permanent Signage and Landscaping Easements, and Temporary Construction Easements on County-owned property at 3705 Old Holly Springs Apex Road (South Wake Landfill site) to RXR Len Apex Owner, LLC (RXR). These easements support driveway connectivity for the Veridea mixed-use development.

On October 20, 2025, the Board approved annexation of the easement area into the Town of Holly Springs to meet the Town's Unified Development Ordinance (UDO) requirements for development permit approval.

Following the Town's review, the Town has requested an additional annexation area extending from the existing County property line to the centerline of the adjacent roadway, consistent with UDO standards. This request includes the previously annexed area plus an additional 0.84 acres to ensure compliance with municipal service and jurisdictional requirements.

The proposed additional annexation area (shown below with the previously approved area) is limited to the portion of the parcel associated with the previously approved easements and annexation and does not affect the remainder of the County property.



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