



Land Use Plan Amendment 02-15

Short Range Urban Services

Wake County Board of Commissioners 4-18-2016

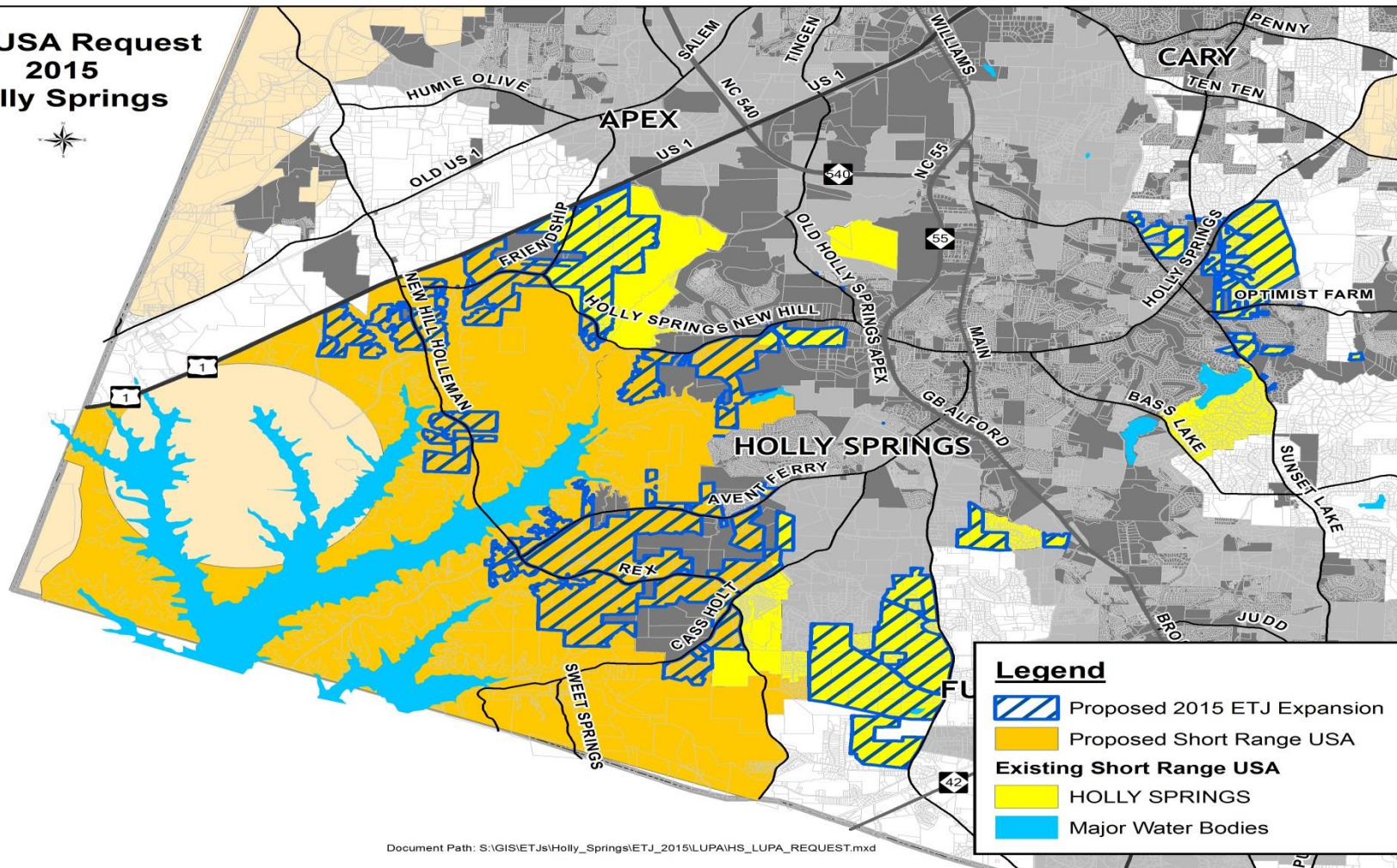


Request LUPA 02-15

To Amend the General Classifications Map of the Wake County Land Use Plan as follows:

- ✓ **Reclassify the Town of Holly Springs Long Range Urban Services Area (LRUSA) (12,798 acres) to Holly Springs Short Range Urban Services Area (SRUSA)**

ETJ USA Request 2015 Holly Springs



Wake County Land Use Plan

- ✓ **Goal #1**- To guide growth throughout the County in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.
- ✓ **Goal #2**- To encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.
- ✓ **Short Range Urban Services** classification applies to all land in the County's jurisdiction that is intended to be urbanized and served by municipal services in the next 10 years.

Land Use Plan Amendment 02-15

- **The request would convert all of the Holly Springs Urban Service Area to Short Range Urban Services Classification**
- **The Town has annexed roughly 670 acres of its existing LRUSA**
- **Currently in western Holly Springs, LRUSA and Town limits abut each other. Very little transition between urban and rural areas**
- **Western Wake has seen urbanization as NC 540 extends southeast**

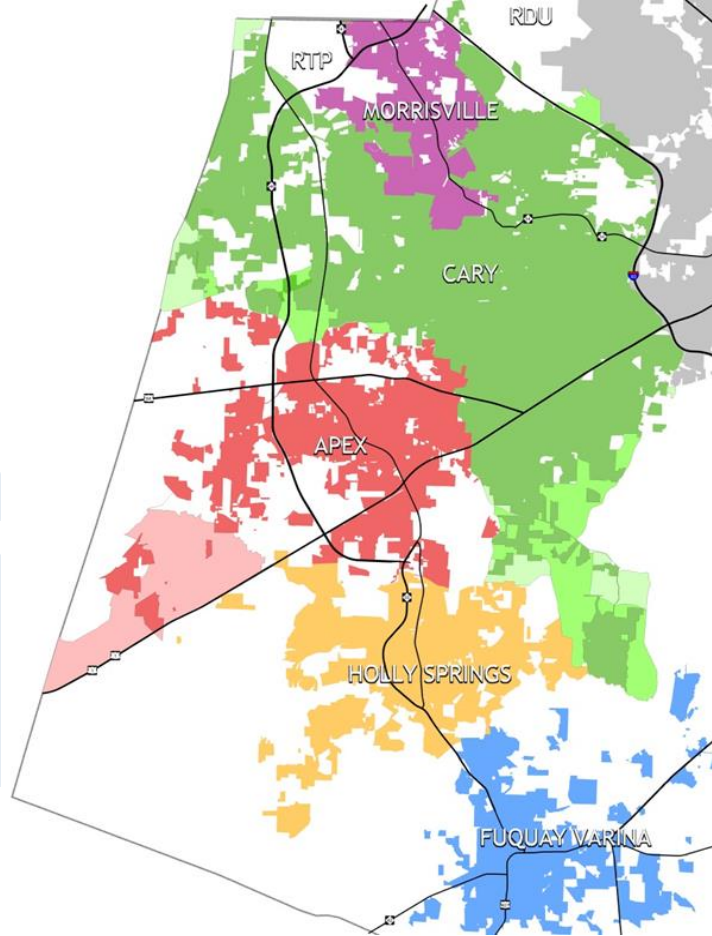
Growth Patterns of Western Wake County

Town of Apex-

- ✓ 0 acres of SRUSA
- ✓ 4,358 acres of LRUSA
- ✓ LRUSA contains many annexations and utility service

Town of Cary-

- ✓ 4,418 acres of SRUSA
- ✓ 1,941 acres of LRUSA
- ✓ Most LRUSA & SRUSA are along Ten-Ten Road and West Lake Road, towards Holly Springs & Fuquay-Varina



Land Use Plan Amendment 02-15

- **Municipal Water and Sewer service will exist in portions of the area west of New Hill Holleman Road in Spring of 2017**
- **An existing waterline is along Buckhorn Duncan Road that connects with Fuquay-Varina's urban service area and Harnett County.**
- **The Town has within its Capital Improvement Plan to have water service along Cass Holt Road to Sweet Springs Road south.**
- **Short Range Urban Service Area maintains Wake County Zoning**

Town of Holly Springs



2015 ETJ Extension Request

Legend

- Proposed Water Tank
- Existing Water Tank
- CIP Water Lines
- Duke Progress Energy Land
- ETJ_Expansion_Request_2015
- SRUSA Expansion Request 2015
- Town Jurisdiction 19 93 Sq Miles / 10 278 Acres
- Extraterritorial Jurisdiction (ETJ) 9 78 Sq Miles / 3 887 Acres
- Short Range Urban Service Area (SRUSA)
- Apex Town Limits Updated April 2015
- Apex ETJ
- Cary Town Limits Updated April 2015
- Cary ETJ
- Fuquay Varina Town Limits Updated April 2015
- Fuquay Varina ETJ
- Holly Springs/Cary Annexation Agreement 2003
- Apex/Cary Service Area Agreement
- Holly Springs/Apex Annexation Agreement 2013 (pending)
- Holly Springs/Fuquay-Varina Annexation Agreement 2013

Corporate Town Limits by Year



The Town expressly denies any and all responsibility for errors, if any, in the information/data or for the misuse of the information/data by the user or anyone else. The user understands that he or she should verify the accuracy of the information/data.

Map Prepared By:
Department of Planning & Zoning
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PO Box 8 / 128 S Main Street
Holly Springs, NC 27540
919 557-3008

Plan Etj no date Work

www.hollyspringenc.us

Date: May 2015



PROPOSED 1 MG ELEVATED
STORAGE TANK
DESIGN 2015
CONSTRUCTION 2011
(LOCATION DEPENDS
UPON DEVELOPMENT)

EXISTING 1.8 MG ELEVATED
STORAGE TANK

EXISTING 1.8 MG ELEVATED
STORAGE TANK

EXISTING 0.5 MG ELEVATED
STORAGE TANK

NOTES:

1. WATERLINES SHOWN ARE PROPOSED 12" AND 16" EXTENSIONS (MINIMUM).
2. IN ADDITION TO WATERLINES SHOWN, NEW MAJOR ROADWAYS WILL REQUIRE 12" OR 16" WATERLINE EXTENSIONS.
3. NEW DEVELOPMENT IS REQUIRED TO INSTALL 12" OR 16" WATERLINES AS NECESSARY TO MEET ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

Town of Holly Springs

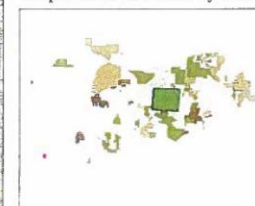


2015 ETJ Extension Request

Legend

- Proposed Interim Pump Stations
- Existing Pump Stations
- WWTP Upgrade/Improvement
- Proposed Pump Stations
- Duke Progress Energy Land
- ETJ_Expansion_Request_2015
- SRUSA Expansion Request 2015
- Town Jurisdiction 15.93 Sq Miles / 13,278 Acres
- Extraterritorial Jurisdiction (ETJ) 6.78 Sq Miles / 5,887 Acres
- Short Range Urban Service Area (SRUSA)
- Apex Town Limits Updated April 2015
- Apex ETJ
- Cary Town Limits Updated April 2015
- Cary ETJ
- Fuquay Varina Town Limits Updated April 2015
- Fuquay Varina ETJ
- Holly Springs/Cary Annexation Agreement 2003
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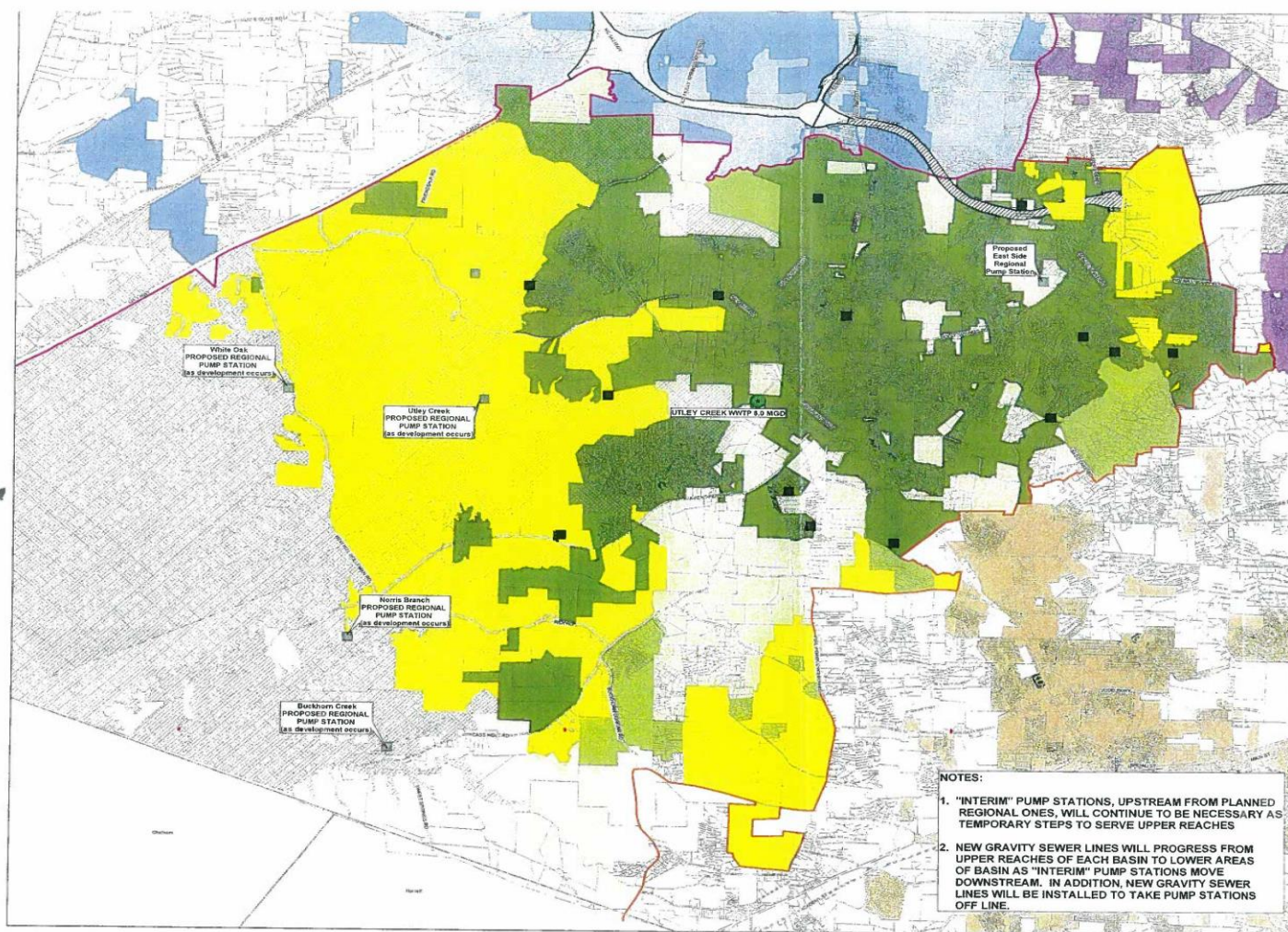
First Edition on the 8th
www.hollyspringscnc.us

Date: May 2015



NOTES:

1. "INTERIM" PUMP STATIONS, UPSTREAM FROM PLANNED REGIONAL ONES, WILL CONTINUE TO BE NECESSARY AS TEMPORARY STEPS TO SERVE UPPER REACHES
2. NEW GRAVITY SEWER LINES WILL PROGRESS FROM UPPER REACHES OF EACH BASIN TO LOWER AREAS OF BASIN AS "INTERIM" PUMP STATIONS MOVE DOWNSTREAM. IN ADDITION, NEW GRAVITY SEWER LINES WILL BE INSTALLED TO TAKE PUMP STATIONS OFF LINE.



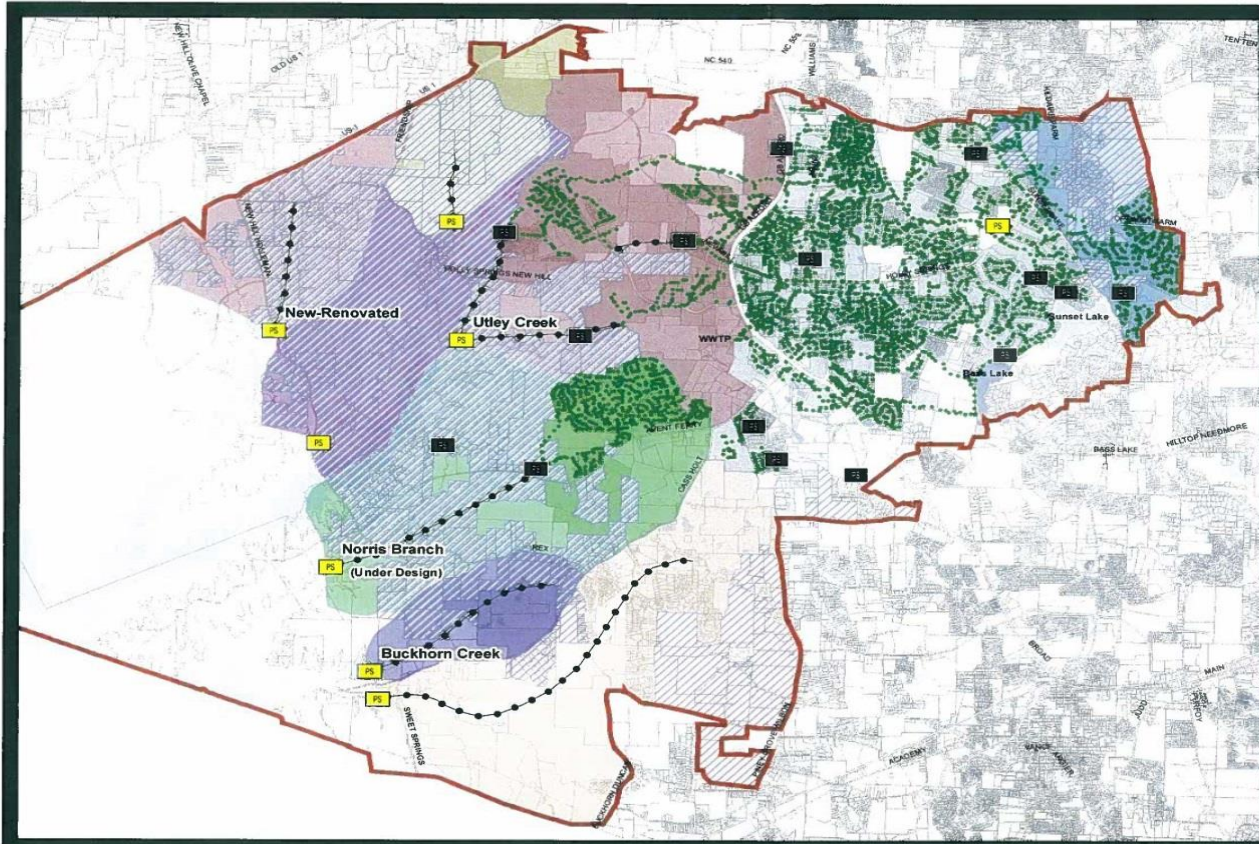


Engineering Department
ETJ Sewer Service Analysis

Legend

- Proposed Pump Station
 - Existing Pump Stations
 - Revised LR Study Area
 - ETJ Expansion Request
 - Pump Station Connection
 - Existing Sewer Infrastructure
- Delineated Drainage Basins

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9



For more information contact:
Town of Holly Springs
Engineering Department
200 West Main Street
Holly Springs, NC 27540
919.433.2200
www.hollyspringsnc.com

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Holly Springs Growth

- **April 1, 2000 – April 1, 2010**
9,192 residents to 24,661
- **April 1, 2010 to July 1, 2014**
Additional 5,496 residents
- **2005-2015 New Single Family Permits**
5,077 new permits (507 a year average)
- Large undeveloped parcels close to transportation and public sewer and water utilities

Future Land Use Plan

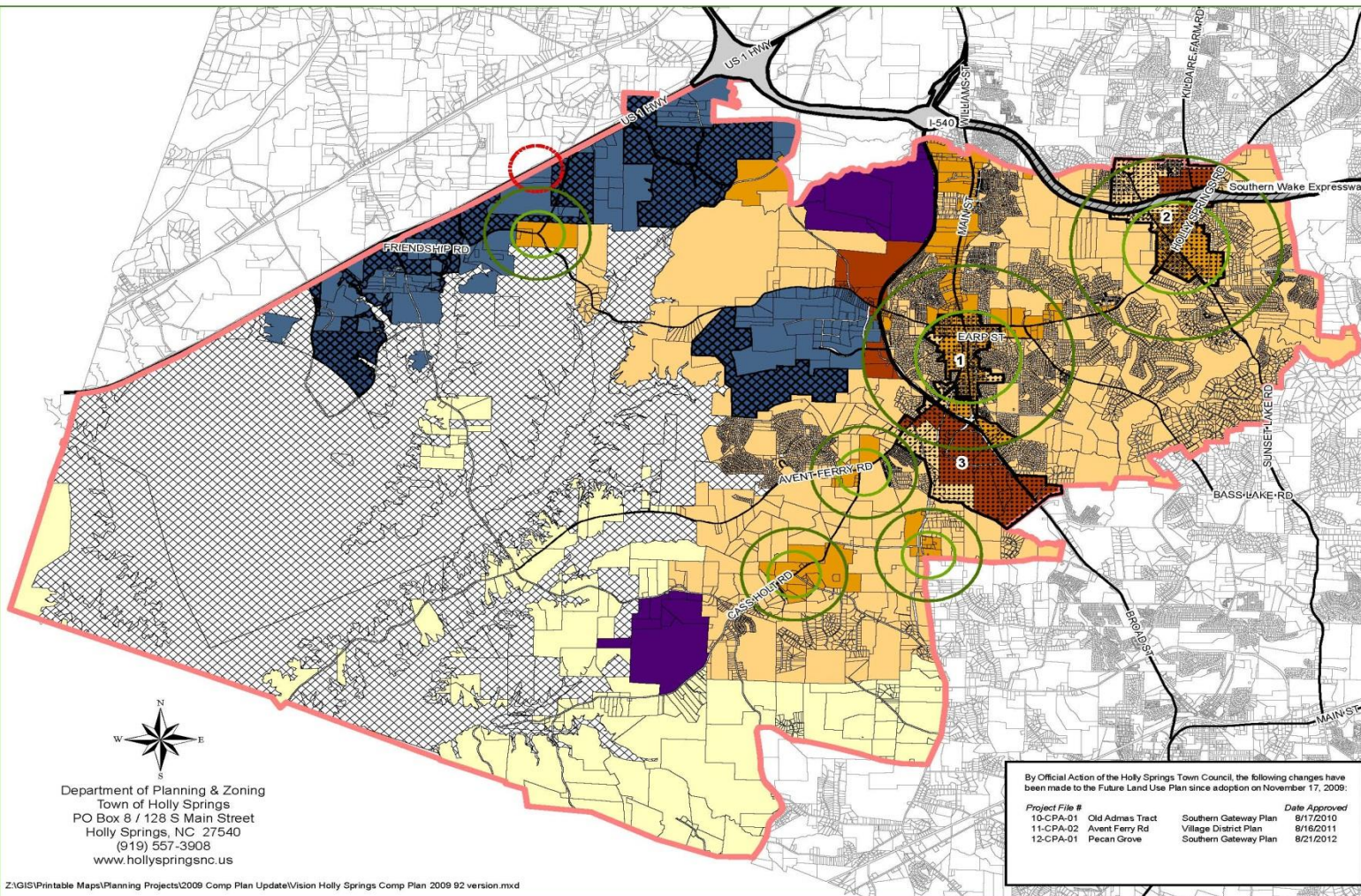
Updated Supplement #2



Vision Holly Springs Town of Holly Springs Comprehensive Plan

Legend

- Low Density Residential
- Residential
- Mixed Use
- Regional Center
- Heavy Industrial
- Business Park
- Business Park/Progress Energy Land
- Progress Energy Land
- Community Growth Area
- Central Core
- Regional Center
- Comprehensive Plan Study Area
- Village District Area Plan (see back)
- Northeast Gateway Plan (see back)
- Southern Gateway Plan (see back)



Department of Planning & Zoning
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By Official Action of the Holly Springs Town Council, the following changes have been made to the Future Land Use Plan since adoption on November 17, 2009:

Project File #	Old Address Tract	Southern Gateway Plan	Date Approved
10-CPA-01	Old Admas Tract	Village District Plan	8/17/2010
11-CPA-02	Avent Ferry Rd	Southern Gateway Plan	8/16/2011
12-CPA-01	Pecan Grove	Southern Gateway Plan	8/21/2012

LUPA 02-15 Findings

- 1) The Town of Holly Springs has infrastructure plans for thoroughfares, water lines, and sewer lines in the requested area.**
- 2) The reclassification of the area will reflect the Town of Holly Spring's current and anticipated growth patterns**
- 3) The request to reclassify Town of Holly Springs LRUSA to Holly Springs SRUSA is consistent with the Wake County Land Use Plan policies**

Public Comment

Staff Recommendation

**That the Wake County Board of Commissioners
approve Land Use Plan Amendment LUPA 02-15 to
reclassify a total of 12,798 acres from Holly Springs
Long Range Urban Services to Holly Springs Short
Range Urban Services**

Planning Board Recommendation

On December 2, 2015, the Planning Board voted 8-0, that the Board of Commissioners adopt Land Use Plan Amendment LUPA 02-15 to reclassify a total of 12,798 acres from Holly Springs Long Range Urban Services to Holly Springs Short Range Urban Services