

ZONING PETITION



The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
<http://www.hollyspringsnc.us/planning>

Petition Type (check one)

- General Use District
- Conditional Use District/Permit
- Comprehensive Plan Amendment

For DPZ Use only
 Project # _____
 Fees Paid: \$ _____
 Date R: _____
 Complete Incomplete

Project Information

Project Name: Cass Holt Road Property
 Project Location: 5836 Cass Holt Road
Use street address. If none, use the closest intersection
 Within Corporate Limits Within Holly Springs ETJ Pending Annexation
 PIN: 0648101232 Real Estate ID: 0065395
 Project Acreage: 41.98 Partial Parcel: No Yes
 Scoping Meeting Date: _____ Concept Meeting Date: December 21, 2017

Petition Request

Current Zoning: R-30 Proposed Zoning: R-10 Conditional Use
 Current Future Land Use Designation: Mixed Use
 Proposed Future Land Use Designation: _____
 Waivers Requested: No Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) Owner Owner's Agent Design Professional Developer Other: _____
If applicant other than Owner, please complete Property Owner Notification Affidavit and attach

Name Steve Gillooly Company Milan Realty LLC
 Mailing Address PO Box 1866
 City Cary State NC Zip 27512
 Telephone # (919) 612-9885 Alternate Telephone # ()
 Fax # () E-Mail sgillooly@gilloollyrealty.com, yokley@mcadamsco.com
 How would you like to receive staff review comments? Fax E-Mail US Mail
 How would you like to receive Official Action Notices? Fax E-Mail US Mail- Certified

Property Owner(s) if different than Applicant/Contact- attach additional sheets if necessary

Name Bennie L & Karona W Glenn Company _____
 Mailing Address 5836 Cass Holt Road
 City Holly Springs State NC Zip 27540-9757
 Telephone # () Alternate Telephone # ()
 Fax # () E-Mail _____
 How would you like to receive staff review comments? Fax E-Mail US Mail
 How would you like to receive Official Action Notices? Fax E-Mail US Mail- Certified

Owner's Authorization (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s) _____ PIN/REID _____ Date _____
X Bennie L Glenn 0648101232 / 0065395 1-31-18
X Karona Glenn 11/31/18

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all Owners of the subject property.

For DPZ Use only
Project # _____
Date Received: _____

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Steve Gillooly of Gillooly and Associates Realty
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

R-30 to R-10 Conditional Use
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):	Wake County PIN/REID:	Date:
<u>Bonnie Thom</u>	<u>0648101232 / 0065395</u>	<u>1-31-18</u>
<u>Kanona Jen</u>		<u>1/31/18</u>
_____	_____	_____
_____	_____	_____

NOTARY STATEMENT

Sworn to and subscribed before me the 31 day of January, 2018.

Notary Public in and for the State of North Carolina. My Commission expires: 5-21-2022

Karen K. Lawrence
Notary Public

Karen K. Lawrence
Printed Name



Prepared By: Charlie Yokley - McAdams
2905 Meridian Parkway
Durham NC 27713

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION:

Property Owner: Bennie L & Karona W Glenn
Property Descriptions: 5836 Cass Holt Road
PIN(s): 0648101232

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT:

1. Development will be a maximum of 97 single-family lots

2. The use of vinyl siding shall be prohibited, except as accent elements for the facade, limited to 20% of the total facade area.

3. All lots will contain a foundation landscape package (min. 2 trees and 8 shrubs).

4. The developer agrees to the dedication and construction of streets and rights-of-way and other infrastructure and for the coordinated provision of utilities that will create conditions essential to public health, safety, and general welfare.

5. Developer agrees to pay all normal and customary development related fees as listed in the current year annual budget as required in the ordinary course of development.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this 31 day of January 2018.

(Individual Owner)

Signature Bennie Glenn (Seal)

Printed BENNIE GLENN

Signature Karona Glenn (Seal)

Printed Karona Glenn

(Individual Acknowledgment)

STATE OF N.C.

COUNTY OF Wake^{SS}

Before me, a Notary Public in and for said County and State, personally appeared Bennie Glenn Karona Glenn, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 31 day of January, 2018

Signature Karen K Lawrence

Printed Karen K. Lawrence

My Commission expires: 5-21-2022.



AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all property owner(s) have been notified by the Applicant(s).

For DPZ Use only
Project # _____
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0065395 and PIN 0648101232 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31 day of January, 2018.

Applicant Signature [Signature]

Printed name of Applicant Steve Gillooly

NOTARY STATEMENT

Sworn to and subscribed before me the 31 day of January, 2018.

Notary Public in and for the State of North Carolina. My Commission expires: 5/21/2022

[Signature]
Notary Public

[Signature]



NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by :

Wake County Real Estate ID# 0065395

and PIN 0648101232

located at 5836 Cass Holt Road

from R-30 (existing zoning district) to

R-10 Conditional Use (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will be heard on March 21, 2017 (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



1/31/2018

Name Steve Gillooly Company Milan Realty LLC
Mailing Address PO Box 1866
City Cary State NC Zip 27540-9757
Telephone # (919) 800-3821 Fax # (919) 800-3821 E-Mail sgillooly@gilloolyrealty.com

CERTIFICATION FOR RECORDING

I hereby certify that the Written Statement / Terms of Conditional Use Permit contained herein was approved by the Town Council of the Town of Holly Springs, North Carolina, on the ___ day of _____, ____, in connection with a request for conditional use zoning district pursuant to zoning map change petition #_____, and that this Conditional Use Permit has been approved for recording in the Office of the Wake County Register of Deeds.

Signature

Date

Printed

Title

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

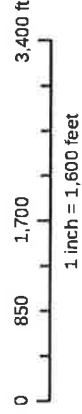
I, _____, Review Officer of Wake County, certify that the Conditional Use Permit to which this Certification is affixed meets all statutory requirements for recording.

Review Officer

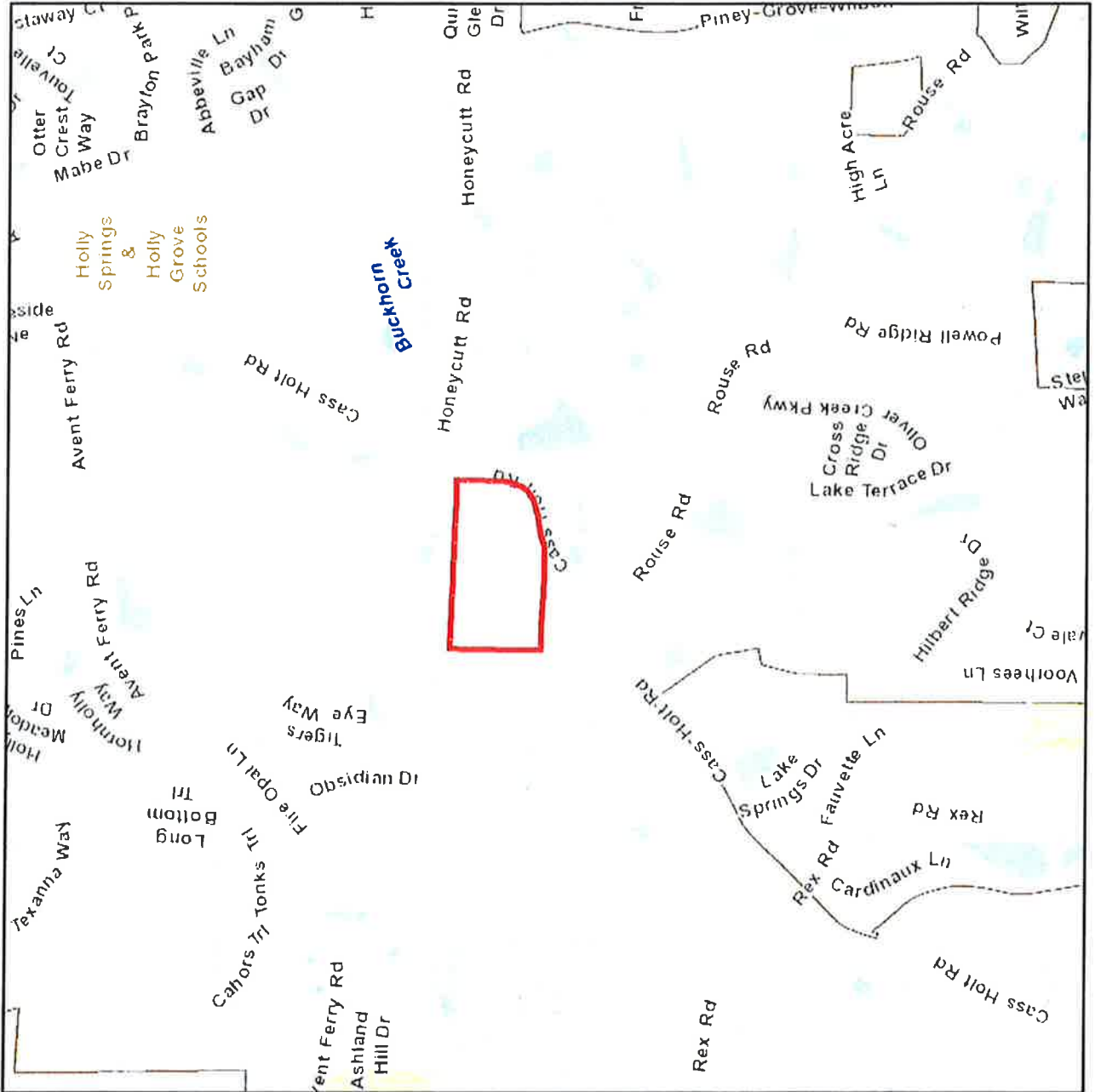
Date

Cass Holt Road Vicinity Map

PIN: 0648101232
 PIN Ext: 000
 Real Estate ID: 0065395
 Map Name: 0648 03
 Owner: GLENN, BENNIE L GLENN, KARONA W
 Mail Address 1: 5836 CASS HOLT RD
 Mail Address 2: HOLLY SPRINGS NC 27540-9757
 Mail Address 3:
 Deed Book: 016274
 Deed Page: 02101
 Deed Date: 01/26/2016
 Deed Acres: 41.98
 Building Value: \$318,866
 Land Value: \$2,758,700
 Total Value: \$3,077,566
 Billing Class: Individual
 Description: TRI PROP LILLIAN WOLFE
 BM1985 -543
 Heat Area: 13856
 Site Address: 5836 CASS HOLT RD
 City:
 Township: Holly Springs
 Year Built: 1985
 Sale Price: \$450,000
 Sale Date: 03/31/1992
 Use Type: SINGLFAM
 Design Style: Conventional
 Land Class: Horticulture
 Old Parcel Number: 798-00000-0021



Disclaimer
 Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



TOWN OF HOLLY SPRINGS REZONING PACKET

DPM Appendix # A.02
Supplement # 13
June 2016



General Use Rezoning, Conditional Use Rezoning, Comprehensive Plan Amendment

General Information

A Concept Plan Review Meeting must be held a minimum of five (5) business days prior to but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar. Call the Department of Planning & Zoning at (919) 557-3908 to schedule this meeting.

During the Concept Plan Review Meeting, it will be determined whether a request for Zoning Map Change to a General Use District or Conditional Use District will be appropriate.

Submittal Requirements

All information required as part of your petition is to be provided in both hardcopy original and in PDF format to the FTP website. (i.e. transmittal, applications, maps, special studies, etc.) with each review. Name each sheet individually.

FTP website is available to upload all required information

Link to FTP website: <https://hollyspringsnc.us/PlanningFTP>

Zoning Map Change:

- Submit the following number of copies:
 - (7) 8.5" x 11"
 - (1) PDF version

Comprehensive Plan Amendment:

- Submit the following number of copies:
 - (5) 8.5" x 11"
 - (1) PDF version

Zoning Map Change- General Use District:

The following items must be submitted with the Petition for Zoning Map Change to a General Use District to be deemed a complete submittal:

- Vicinity Map
- Petition Form
- Processing Fees (make check payable to: Town of Holly Springs)
- Statement of Zoning Compatibility
- Affidavit of Owner Notification (required if Applicant **is not** the property owner)
- Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.
- Waiver Request Forms (if being requested in conjunction with Zoning Map Change Petition)

FOR MORE INFORMATION:

Current Fee Schedule: <http://www.hollyspringsnc.us/planning>

Review Process: Town of Holly Springs Development Procedures Manual (DPM)-
Zoning Map Change- Section 2.
Comprehensive Plan Amendment- Section 2.05

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix 1.
General Use Rezoning Schedule
Conditional Use Rezoning Schedule

The DPM is available for purchase in the Department of Planning & Zoning or on-line at:
<http://www.hollyspringsnc.us/planning>

Zoning Map Change- Conditional Use District:

The following items must be submitted with the Petition for Zoning Map Change to a Conditional Use District to be deemed a complete submittal:

- Vicinity Map
- Petition Form
- Processing Fees (make check payable to: Town of Holly Springs)
- Statement of Zoning Compatibility
- Affidavit of Owner Notification (required if Applicant **is not** the property owner)
- Conditional Use Permit Restrictions Statement

- Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.
- Affidavit of Owner's Consent (if required)
- Waiver Request Forms (if being requested in conjunction with Zoning Map Change Petition)

Comprehensive Plan Amendment:

The following items must be submitted with the Petition for Comprehensive Plan Amendment to be deemed a complete submittal:

- Vicinity Map
- Petition Form
- Processing Fees (make check payable to: Town of Holly Springs)
- Statement of Land Use Map Compatibility

- Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.

Submittal Specifications:

Statement of Zoning Compatibility:

A written statement that includes a description of the proposed area for zoning map change and its relationship to the surrounding land uses and zoning; the compatibility of the request with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan, Future Land Use Plan and associated objectives; and any other supporting information regarding the request. The statement must provide evidence, not hearsay, on how the current zoning is not the highest and best use for the property and that the proposed zoning is the highest and best use for the property.

Statement of Comprehensive Plan Future Land Use Plan Compatibility:

A written statement that includes a description of the proposed area for land use designation modification and its relationship to the surrounding future and existing land uses; the compatibility of the request with the vision, intent and goal of Vision Holly Springs: Town of Holly Springs Comprehensive Plan, Future Land Use Plan and associated objectives; and any other supporting information regarding the request. The statement must provide evidence on how the current land use designation is not the highest and best use for the property and that the proposed designation would result in a land use pattern that will enhance the quality of life and its appropriateness to the Town's growth and development.

Neighborhood Meeting:

Before a public hearing is held on the Petition, the Petitioner must hold at least one (1) neighborhood meeting and submit to the Department of Planning & Zoning a written report of the neighborhood meeting. The purpose of the neighborhood meeting is to educate neighbors about the proposed Petition, to receive neighborhood comments, and to address concerns about the Petition. At least one neighborhood meeting shall be scheduled and held by the Petitioner or Petitioner's Agent.

The neighborhood meeting shall be held at a place and time that is generally accessible to those property owners who will be notified of the Public Hearing as specified in the Development Procedures Manual Section 1.02. The neighborhood meeting shall not be held prior to the Concept Meeting for the submittal of the Development Petition or less than 15 days prior to the Public Hearing.

A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning. The report will be forwarded by the Department of Planning & Zoning to the Town Council as part of the agenda item.

Affidavit of Owner Notification:

If the Applicant for the proposed Zoning Map Change (either General Use or Conditional Use) is not the property owner, in accordance with NCGS § 160A-384, the Applicant shall certify to the Town Council that the owner of the parcel of land as shown on the Wake County tax listing has received actual notice of the proposed Zoning Map Change request and a copy of the notice of public hearing. The person(s) mailing such notices required to provide this notice shall certify to the Town Council that proper notice has been provided.

Property Survey/Legal Description:

If the proposed Zoning Map Change Petition is only for a portion of an existing parcel of land, a recent property survey map (not exceeding 24" X 36") and written metes and bounds description of the area to be considered for Zoning Map Change is to accompany the Petition at time of submittal in both a hard copy and digital (Word) version. All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.

Conditional Use Permit Restriction Statement:

In accordance with UDO Section 9.07 Conditional Use Districts and Conditional Use Permits and UDO Exhibit "A" Conditional Use Permit, each petition for a zoning map change to a conditional use district shall be accompanied by a written statement, signed by the owner of the parcel of property, which shall detail the additional use or development standard restrictions offered. Such additional development standard restrictions must be greater or more restrictive than the Town's zoning regulations. In accordance with NCGS § 160A-382, conditions and site-specific standards imposed shall be limited to those that address the conformance of the development and use of the site to town ordinances and the Vision Holly Springs: Town of Holly Springs Comprehensive Plan, Future Land Use Plan and those that address the impacts reasonably expected to be generated by the development or the use of the site.

Affidavit of Owner's Consent:

If the proposed Zoning Map Change Petition is for a Conditional Use District and/or Conditional Use Permit, all of the Property Owner(s) (i.e. both husband and wife; all heirs) as shown on the county tax listings must sign the Petition and the Conditional Use Permit. If the Property Owner(s) are granting authority to a designated agent, an Affidavit of Owner's Consent must accompany the Petition at time of submittal.

Waivers:

According to the Unified Development Ordinance, certain waivers of specific development requirements may be requested at time of consideration of a Zoning Map Change Petition as follows:

- Waiver of Architectural and Site Design Requirements for the Town Village (TV) District (UDO Section 3.02, D.),
- Waiver of Architectural and Site Design Requirements for the Commercial/Mixed Use Districts (UDO Section 3.08, C.),

- Waiver of Architectural and Site Design Requirements for the Industrial Districts (UDO Section 4.05, C.),
- Waiver of Sign Regulations (UDO Section 7.03, H.), and
- Waiver of Pedestrian Circulation and Vehicular Area Design Requirements (UDO Section 7.09, C.)

If any such waivers are being requested as part of a Petition for Zoning Map Change, a separate Waiver Request form must be submitted for each waiver requested. See UDO Waiver Request Packet for additional information.



Town of Holly Springs
128 S. Main Street
P.O. Box 8
Holly Springs, NC 27540

Department of Planning & Zoning
919.557.3908
www.hollyspringsnc.us/planning

Department of Engineering
919.557.3939
www.hollyspringsnc.us/123/engineering

Department of Parks & Recreation
919.557.3930
www.hollyspringsnc.us/214/parks-recreatio



March 12, 2018

Town of Holly Springs
Planning and Zoning Department

Re: **5836 Cass Holt Road**
Statement of Comprehensive Plan Future Land Use Compatibility
Wake County PIN / REID: 0648101232 / 0065395

The applicant is requesting that the future land use designation of the subject property be changed from Mixed Use to Residential. It is the opinion of the applicant that the approval of this Comprehensive Plan Amendment will allow development of the highest and best use on the property and will benefit this area, and the Town of Holly Springs as a whole, by encouraging the initial development that will be the catalyst for mixed-use development in the Rouse Road-Cass Holt Road GGA.

The subject property consists of approximately 42 acres currently zoned R-30 with a Future Land Use designation of Mixed Use. The subject property is located in the Rouse Road-Cass Holt Road Community Growth Area. The property is currently used for horticultural purposes per Wake County tax records. The acreage surrounding the property consists of various residential and agricultural uses zoned R-30. Cass Holt Road is located along the eastern boundary of the property. Holly Springs and Holly Grove schools are located less than a mile north of the subject property, and the future Buckhorn Elementary School is under construction approximately 1/2 mile to the east on Honeycutt Road.

The Rouse Road and Cass Holt Road CGA is described in the Holly Springs Comprehensive Plan as a gateway that will identify and entrance into Town. Described land uses consists of low intensity business, commercial, and residential up to 8 dwelling units per acre, with approximately 65% of the Community Growth Area being for future residential uses. To date, there has been no suburban style development in this growth area and the current zoning of R-30 does not permit the highest and best uses of the properties within the CGA. Due to the lack of current development applications in the Community Growth Area, a mixed-use development on the subject parcel is unachievable due to the lack of existing rooftops in the area to support non-residential uses on the property.

To achieve a mixed-use development pattern in the Rouse Road-Cass Holt Road CGA, the area will first need rooftops to support the development of any non-

**The John R. McAdams
Company, Inc.**

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
3436 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
(704) 527-0800

McAdamsCo.com

Designing Tomorrow's Infrastructure & Communities



residential uses. Re-designating the subject property as Residential on the Future Land Use Plan will allow development of residential subdivision that will be first piece of future mixed-use development in this CGA. Any development on the subject property will be designed to encourage adjacent development meeting the policy recommendations for the Rouse Road-Cass Holt Road CGA and spur future development interest in this area that would match the Town of Holly Springs' vision.

Sincerely,

THE JOHN R. MCADAMS COMPANY

A handwritten signature in cursive script, appearing to read "Charlie Yokley".

Charlie Yokley, AICP
Principal Planner



March 12, 2018

Town of Holly Springs
Planning and Zoning Department

Re: **5836 Cass Holt Road Statement of Zoning Compatibility**
Wake County PIN / REID: 0648101232 / 0065395

The subject property consists of approximately 42 acres currently zoned R-30. The applicant is proposing to rezone the property to R-10 Conditional Use. The property is currently used for horticultural purposes per Wake County tax records. The acreage surrounding the property consists of various residential and agricultural uses zoned R-30. Cass Holt Road is located along the eastern boundary of the property. Holly Springs and Holly Grove schools are located less than a mile north of the subject property, and the future Buckhorn Elementary School is under construction approximately 1/2 mile to the east on Honeycutt Road.

The subject property is in the Rouse Road and Cass Holt Road Community Growth Area (CGA) per the Town of Holly Springs Future Land Map. The Rouse Road and Cass Holt Road CGA is described in the Holly Springs Comprehensive Plan as a gateway that will identify and entrance into Town. Described land uses consists of low intensity business, commercial, and residential up to 8 dwelling units per acre, with approximately 65% of the Community Growth Area being for future residential uses. To date, there has been no suburban style development in this growth area and the current zoning of R-30 does not permit the highest and best uses of the properties within the CGA. The requested rezoning to R-10 Conditional Use would allow for development of the property that would add to the vitality of the Rouse Road and Cass Holt Road CGA, encouraging the development of non-residential uses in the core of the CGA.

The Future Land Use map designates the subject property as Mixed Use. The Mixed Use category is intended to provide for a wide range of commercial, business, and higher density residential uses. To date, there has been no development of the properties immediate area. Rezoning the subject property to R-10 Conditional Use would spur future development interest in this area that would match the Town of Holly Springs' vision.

**The John R. McAdams
Company, Inc.**

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
3436 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
(704) 527-0800



Development of the subject parcel is intended to be a residential subdivision at a density of 3 units per acre or less. A Traffic Impact Analysis was conducted to examine the impacts of the development on the transportation network and recommended improvements will be incorporated as part of the development of the parcel.

Approval of the requested rezoning to R-10 Conditional Use is the highest and best use of the property and would meet the stated goals of the Town of Holly Springs.

Sincerely,

THE JOHN R. MCADAMS COMPANY

A handwritten signature in black ink, appearing to read 'Charlie Yokley'.

Charlie Yokley, AICP
Principal Planner