

Appendix D

– Land Use Definitions & Maps

- Vision Holly Springs - Future Land Use map
- Vision Holly Springs - Future Land Use definitions
- Southwest Wake County Land Use Map & Wake County Land Use Definition (see Appendix B)
- Village District Plan
- Northeast Gateway Plan
- Southern Gateway Plan

Future Land Use Plan

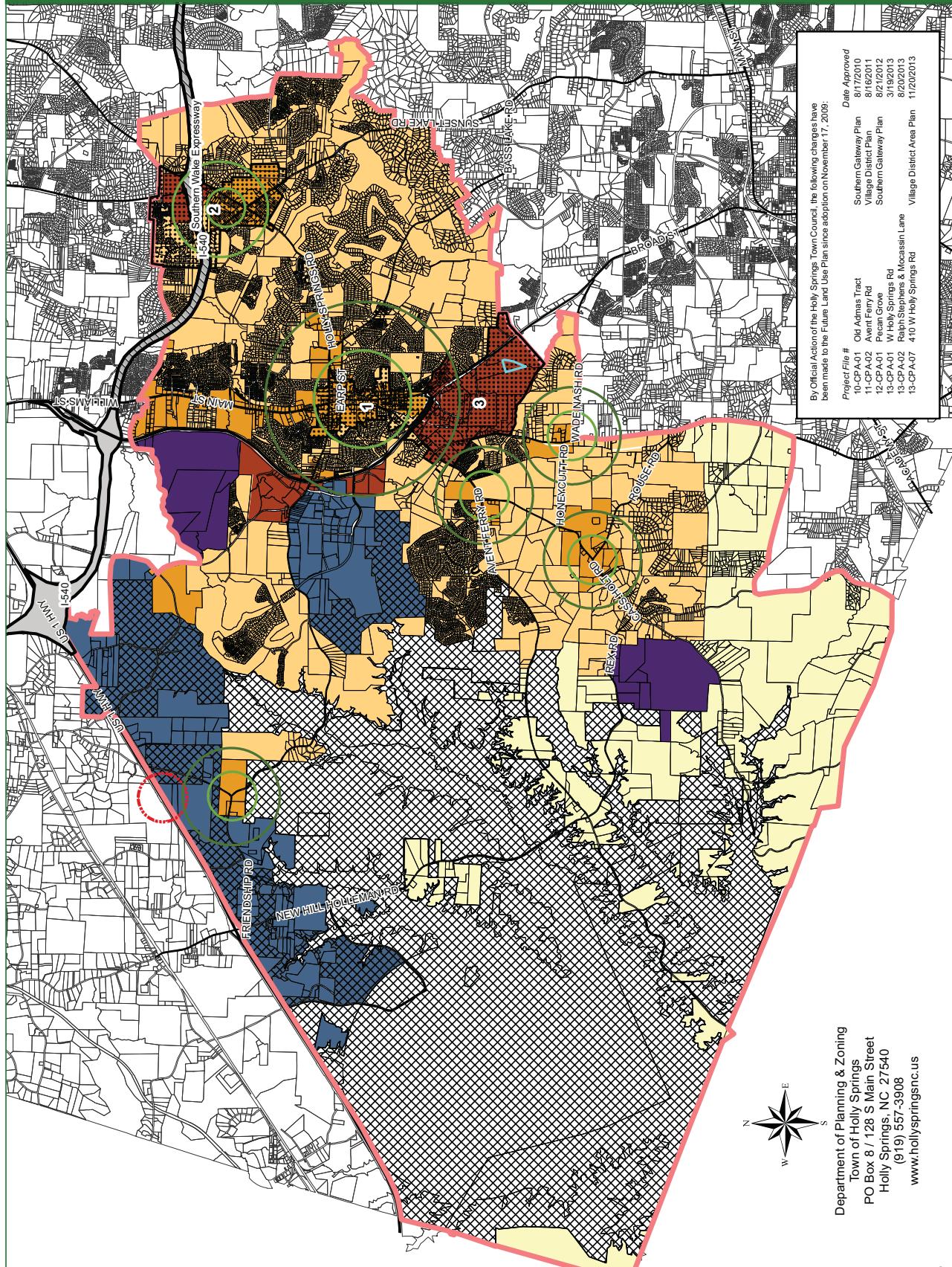
Updated Supplement #2



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)
- Village District Area Plan (see back)
- Northeast Gateway Plan (see back)
- Southern Gateway Plan (see back)



1.7 Future Land Use Plan Details

The detailed Future Land Use Plan is a tool that will guide the development of Holly Springs. This plan will provide town leaders with a standard by which to evaluate development plans as to their appropriateness to the Town's growth and development. Plans will also be compared with the designated land uses to determine how the underlying theme of a land use has been addressed.

Low Density Residential

This land use designation is intended to provide areas for large lot development, and to provide for limited public and institutional uses that are compatible with a low density residential area. The low-density development designation allows **up to 2 units per acre**, which will promote the conservation of desirable characteristics of the land, preserve agriculture land, and protect rural areas from the encroachment of scattered urban-type uses that may inhibit the overall development of the community. This land use designation should be located near the periphery of the planning boundary in areas not expected to be developed for intensive urban or suburban uses. The designation is envisioned to provide accommodations for significant environmental areas such as watersheds and unique natural features. By reducing development densities in these sensitive areas, more natural vegetation will remain to protect water quality. Additionally, these less dense areas will be located primarily to the south and west of town. Acceptable development types in this category include subdivisions with large lot sizes of a half acre or more.

Residential

The residential category is intended to provide for a wide range of residential densities and limited public and institutional uses. Densities may range from **2 units per acre up to 15 units per acre**. Densities up to 15 units per acre shall be situated around the core of the Community Growth Areas or adjacent to Business Parks or Regional Centers. As development extends further from the cores densities will decrease. When business and commercial uses locate at major intersections adjacent to residential areas, concern should focus on the intensity of the proposed uses, appropriate buffering of adjacent uses, and the appearance of those uses to limit the impacts on the adjacent residential areas.

Mixed Use

The Mixed Use category is intended to provide for a wide range of **Commercial, Business, and Higher Density Residential land uses up to 15 units per acre**. The Mixed Use designation defines the core area of each Community Growth Area and areas along N. Main Street. Proposed developments within the Mixed Use designation should include multiple land uses, mixed use buildings, or provide a



compatible use for the area that is not already provided to create a mixed use setting. The goal for each Mixed Use area is to create a “village-like” atmosphere with areas that are interconnected and pedestrian friendly.

Business Park

The Business Park category is intended to set aside areas of town that encourages **“clean” industry** that will not adversely affect the quality of life. Business Parks should be concentrated to a general location in order to achieve the maximum benefit when providing infrastructure to prospective and existing business park clients. Business Parks should be located adjacent to major transportation routes with easy access to major highways, and existing facilities.

Regional Center

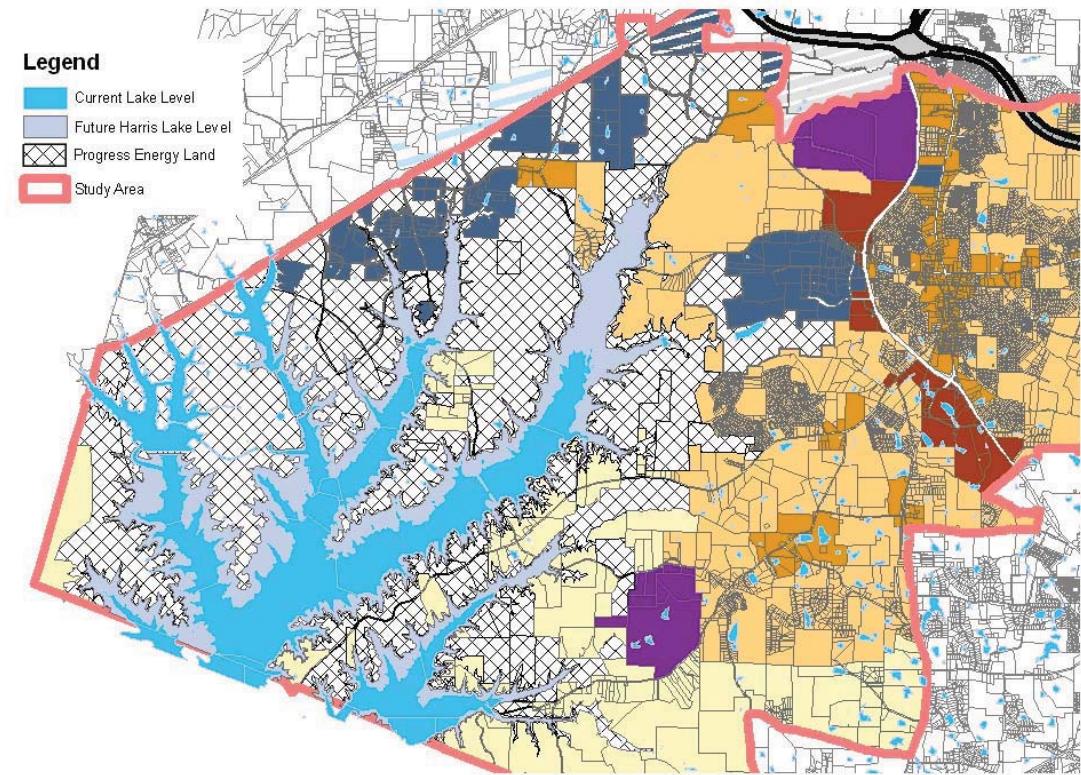
The Regional Center Designation provides for the location of **power centers, including high volume, high intensity commercial uses** that may include certain amounts of outdoor display or sales of merchandise. Developments with this designation should be coordinated to facilitate vehicular and pedestrian access from nearby residential districts, and should be located in close proximity to major transportation routes. If a Regional Center is located in an area with a high volume of traffic it should be designed to serve the neighborhood’s residential base plus commuter traffic.

Heavy Industrial

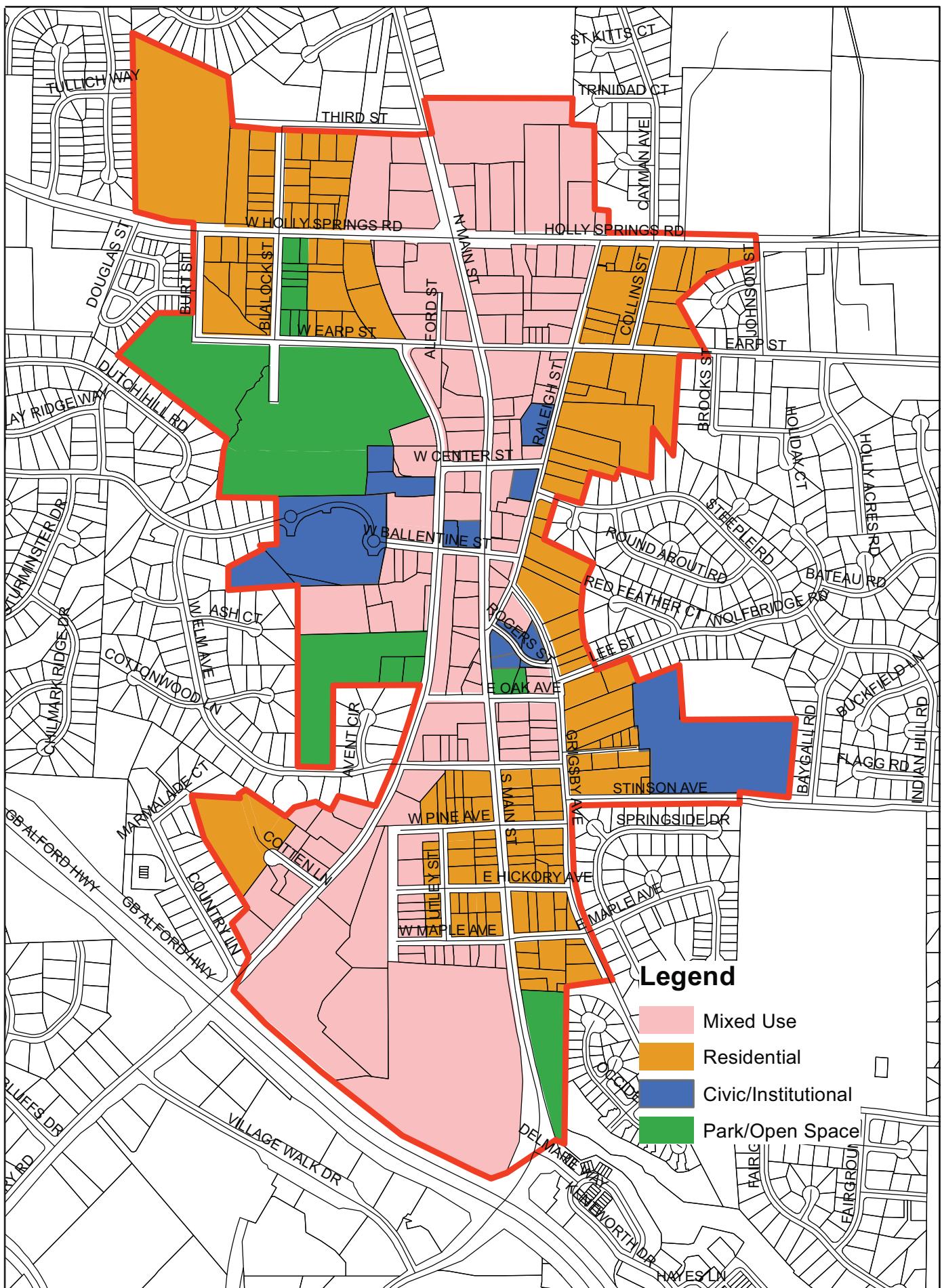
Heavy Industrial areas are designed to provide land for **intense industrial uses**, such as quarries and landfills. Heavy Industrial areas should be concentrated to a general location in order to achieve the maximum benefit when providing infrastructure to prospective and existing industrial clients.

Progress Energy Land

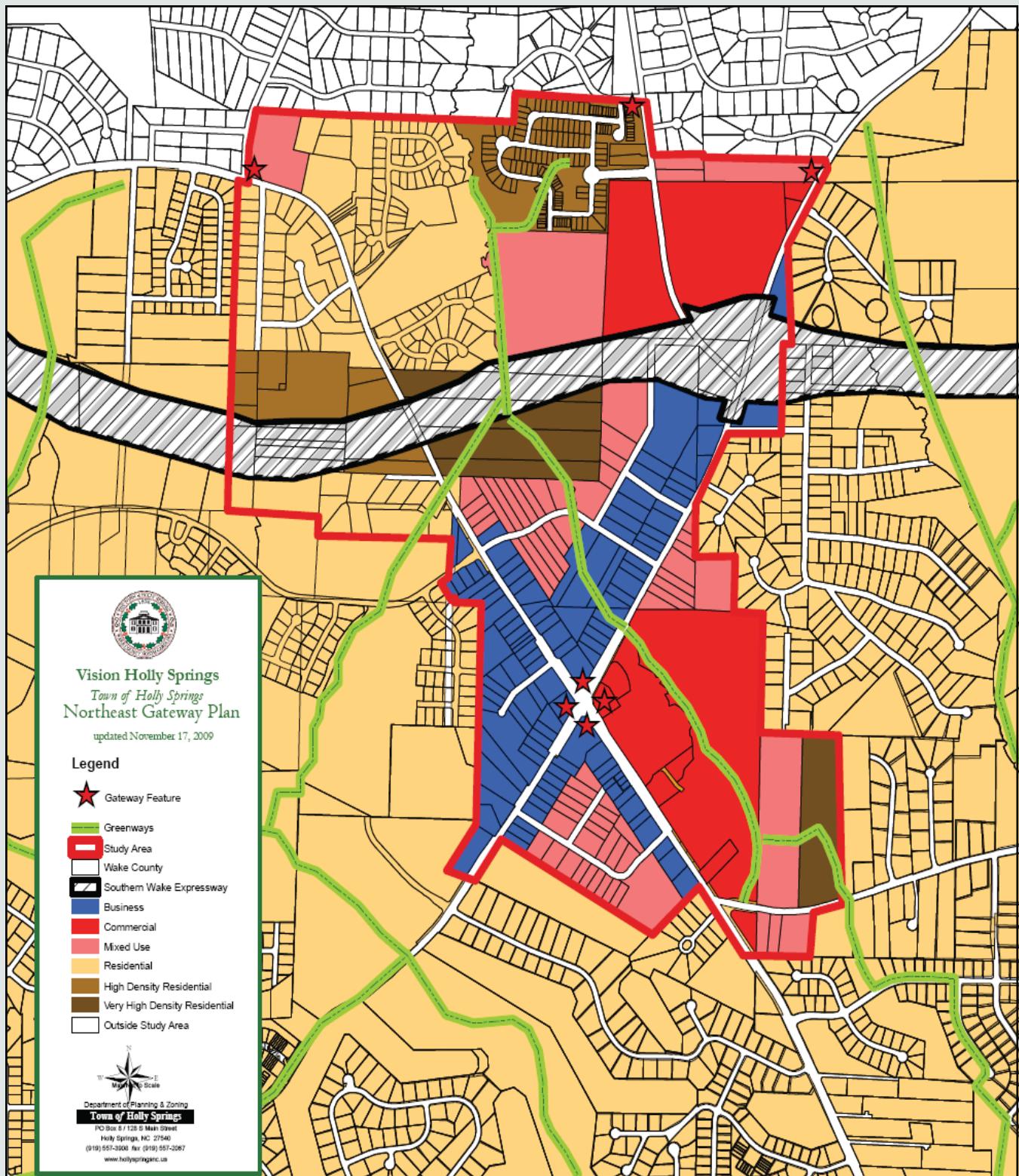
Land that is owned by Progress Energy and essential to the operations of the Shearon Harris Nuclear Power Facility are not provided with a specific Future Land Use designation, but is noted as Progress Energy Land. Development in this area is not expected prior to 2020.



Village District Area Land Use Plan



Land Use Plan



Land Use Plan

