

# Vision Holly Springs

## Comprehensive Plan



## SECTION 4: COMMUNITY FACILITIES

Adoption Date: November 18, 2025

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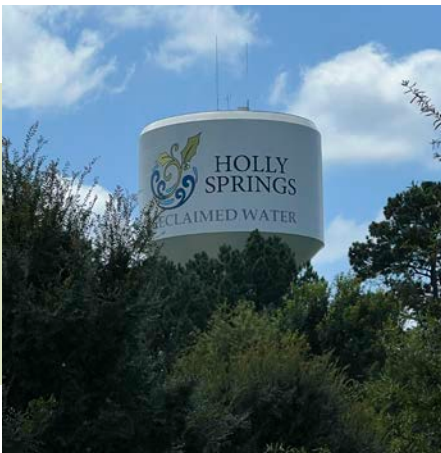
# INTRODUCTION

Holly Springs is consistently ranked among the safest towns in North Carolina with quality of life as its biggest asset. Known for its warm and inviting atmosphere, lush greenways, well-maintained parks, and vibrant shops and restaurants, Holly Springs offers a variety of amenities to its residents and visitors. This quality of life would be impossible to achieve without continued focus on community facilities to serve the Town's growing population. Community facilities and services are an essential component of a healthy urban structure.

The Town of Holly Springs provides services that support the health, safety, and well-being of its residents. Town facilities include public safety, utility services, administrative and operations facilities, among others. Town recreation facilities are described in Section 3 of the Comprehensive Plan. Other key community facilities located in Town limits are operated by Wake County including schools, the library, and waste disposal sites. The importance of community facilities relies on the creation of spaces for interaction for residents through education, recreation, and government resources.

Holly Springs's population is projected to increase in the coming decades. For that reason, Town officials are proactively planning to adapt the current facility capacity to the coming years.

***Planning for community facilities is vital for sustainable growth and management to guarantee that quality services are being delivered and maintained.***



## Objectives

- 1 Enhance public safety in the Town with the construction of additional Fire Stations, Police Stations, and EMS in areas with increasing population and development.
- 2 Promote continued cooperation, coordination, and collaboration between Holly Springs and other governmental entities.
- 3 Maintain a sound financial condition to allow the Town the flexibility to react and respond to changes in the economy and provide new community services.



# EXISTING COMMUNITY FACILITIES

Holly Springs Town Hall serves as the central hub for the Town's administration and operations. It houses multiple departments that make up the Town's government and functions as the primary facility for Town offices and meeting spaces where key local decisions are made daily. As the community continues to grow and Town services expand, the need to evaluate the capacity of this facility has become increasingly important. A 2020 space needs assessment projected that Town Hall staffing would increase by 76.6% and an average annual growth rate of 2.88% over the next 20 years. The assessment outlined several potential expansion plans, and as these departments continue to grow, future renovations may be required. In addition, the Town is investing in the Operations Campus, a large office complex designed to meet the specialized needs of Public Works employees. The campus is currently under construction and is described in more detail in the Future Facilities section. In addition, the Community Library, operated and owned by Wake County and the Post Office, operated and owned by the United States government, are located in Holly Springs.

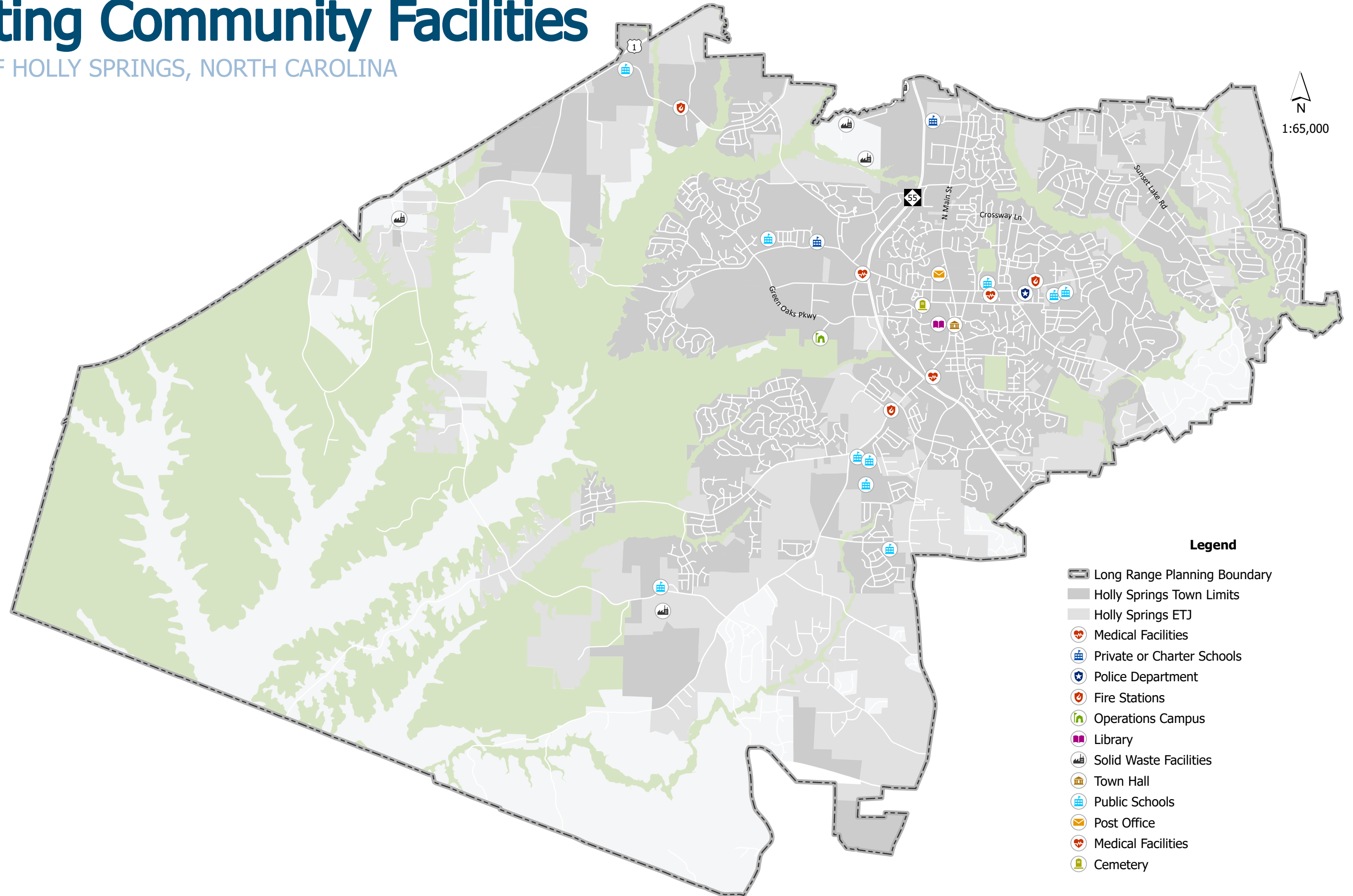
## Facilities Located within Holly Springs

NAME	TYPE	ADDRESS	OWNERSHIP
Holly Springs Community Library	Library	300 West Ballentine Street	Wake County
Holly Springs Operations Center	Government	425 Innovate Avenue	Town
Holly Springs Town Hall	Government	128 South Main Street	Town
United States Post Office	Government	112 3rd Street	United States
Holly Springs Law Enforcement Center	Government	750 Holly Springs Road	Town



# Existing Community Facilities

TOWN OF HOLLY SPRINGS, NORTH CAROLINA










## Waste Facilities

NAME	TYPE	ADDRESS	OWNERSHIP
South Wake Landfill and Convenience Center	Municipal Solid Waste Landfill	6300 Old Smithfield Road	Wake County
South Wake Household Hazardous Waste Facility	Household Hazardous Waste	6150 Old Smithfield Road	Wake County
Holly Springs Yard Waste Convenience Center	Yard Waste	6412 Rex Road	Public

Proper waste management is essential for maintaining an exceptional quality of life and preserving residents’ health and well-being. There are four major waste management facilities located in Holly Springs.

-  The largest facility, **South Wake Landfill and Convenience Center**, is managed by Wake County. Besides serving as a conventional waste disposal facility, this location also operates the **South Wake Household Hazardous Waste Facility**, near NC-55 and NC-540, which manages the proper disposal of hazardous materials such as batteries, flammable fuels, propane tanks, among others.
-  The **Holly Springs Yard Waste Convenience Center**, located on Rex Road, is the smallest facility and only accepts yard waste such as tree limbs, shrubbery, lawn clippings, leaves, and pine needles. This location is only available for use by individuals who reside in Holly Springs.
-  Wake County also manages **Wake Convenience Center #9** which is located in western Holly Springs on New Hill-Holleman Road. This site is available for use by all Wake County residents and accepts all household trash-size volumes—including bulky items—but not hazardous materials.





## Fire and Emergency Medical Services (EMS)

NAME	ADDRESS	CONSTRUCTION DATE
Fire Station #1 & Wake County EMS “Medic 22” (Paramedic Ambulance)	700 Flint Point Lane	1997
Fire Station #2 & Wake County EMS “Medic 28” (Paramedic Ambulance Peak/Daytime)	1140 Avent Ferry Road	2012
Fire Station #3 & Wake County EMS “Medic 901” (Advanced Practice Paramedic Single Responder)	114 Cinder Station Road	2025
Wake County EMS 17	700 Flint Point Lane	Coming 2027
Wake County EMS 32	1140 Avent Ferry Road	TBD

The Holly Springs Fire Department provides fire suppression, emergency medical care, fire prevention, arson investigation, and fire education services. The Department currently has three fire stations and houses three Wake County EMS centers which operate out of each of the Fire Stations. Fire Station #1 located on Flint Point Road, opened in 1997 and is the oldest Fire Station in the Town. Fire Station #2 located on Avent Ferry Road was constructed in 2012. As the Town has grown, the current service areas for these two stations include geographical overlap which can lead to inefficient response times. To address the needs of rapid development, the Town recently constructed Fire Station #3. Located at 114 Cinder Station Road, it is a single-story, three-bay building which can accommodate up to eight firefighters while also housing a cutting-edge emergency medical station. The station officially opened and began providing services in March 2025.

### FIRE STATIONS

The Town is currently planning for Fire Stations #4 and #5 as part of the Community Investment Plan (CIP). The purpose for the new stations is to enhance operational efficiency, improve emergency response times, and support the growing needs of the community and its fire service personnel.

- Fire Station #4**—The need for a new station to serve the Northeast portion of Holly Springs and the surrounding Wake County area was identified in the CIP as a high priority project in FY 2025-2026 with an allocation of \$1.550M for preliminary design, engineering services, and site preparation. Construction of the site and acquisition of furniture and fixtures is slated for FY 2027-2028 with a cost of \$10.4M.
- Fire Station #5**—The need for a new station to serve the Southwestern portion of Holly Springs and surrounding vicinity was identified in the CIP as a high priority project in FY 2026-2027 with an allocation of \$650K for preliminary design and site acquisition costs. Site engineering is slated for FY 2027-2028 with a construction/fixtures cost of just under \$13.5M.
- The Land Use Plan Analysis conducted as part of Chapter 1**—Land Use and Character Plan identified the need for ten Fire Stations in Holly Springs. The “Planning for Future Facilities” section of this Chapter details additional information on search criteria for future fire stations.

Police

The Holly Springs Police Department is the Town’s primary point of contact for community safety and community policing that works in partnership with the community. In addition to serving the Town through patrol administration, criminal investigations, and support services divisions, the department also hosts community outreach events such as fundraisers, youth academies, fishing events, and senior and preschool visits throughout the year. The department’s School Resource Officers (SROs) play a vital role in fostering safe, supportive learning environments by building positive relationships with students and staff at Wake County, private, and charter schools, providing safety education, responding to school-related incidents, and providing a sense of community. The Holly Springs Police Department mainly operates from the Law Enforcement Center, with a special operations substation in Fire Station 3.

A future expansion for the Law Enforcement Center is being considered based on future Town needs and development trends. This expansion would focus on addressing necessities tied to urban growth and higher-level operations such as increased cybersecurity enforcement and special investigations, forensics, school emergency response, and special storage capabilities.

Increasing police presence in southwest and downtown Holly Springs is high priority for the coming years as new development and activity patterns are changing and new strategies for ensuring adequate town safety are being implemented. Coordination with the Wake County Sheriff’s office and neighboring municipal police departments remains a priority as population growth in the region continues. Coordination with the Holly Springs Fire Department to co-locate police services within new fire stations should be considered.

Holly Springs Community Library and Cultural Center

Part of Wake County’s library system, Holly Springs Community Library, located at 300 West Ballentine Street, offers a wide array of educational resources such as public computers, reading materials, Wi-Fi access, and work/study spaces. The library serves as the biggest educational space accessible to the public in town. It also shares the lobby with the Holly Springs Cultural Center, southwestern Wake County’s home for theater, dance, and music.

Cemetery

Name	Address
Holly Springs Cemetery	451 Earp Street

The Town is home to the 8.54-acre Holly Springs Cemetery which holds the graves of some of the Town’s founding families. The property originally held an all-boys preparatory school and a church. After the church building was relocated, the Town acquired the cemetery and surrounding property. Plots at the cemetery are available for sale through the Town with consultation from Wake Funeral and Cremation Services.





## Wake County Public Schools (WCPSS)

As of the 2024-2025 school year, Holly Springs educates approximately 10,000 students in the Wake County Public School System with varied calendar options including traditional and year-round options. The bus system is robust and more developed compared to other districts, with bus drivers demonstrating high community dedication. The Town and WCPSS collaborate to enhance walkability and accessibility, aiming to reduce carpool lines through improvements such as sidewalks, greenway connections, and joint use agreements. Rex Road Elementary School opened in July 2025 as a year-round school. Per Wake County Public Schools Facilities group, there are not new schools planned in Holly Springs over the next 7 to 10 years.

NAME	ADDRESS	GRADE LEVEL	CONSTRUCTION DATE
Holly Springs High School	5329 Cass Holt Road	High	2006
Holly Springs Elementary School	401 Holly Springs Road	Elementary	1996
Holly Ridge Elementary School	900 Holly Springs Road	Elementary	2003
Holly Ridge Middle School	950 Holly Springs Road	Middle	2003
Holly Grove Elementary School	1451 Avent Ferry Road	Elementary	2007
Holly Grove Middle School	1401 Avent Ferry Road	Middle	2010
Buckhorn Creek Elementary School	5651 Honeycutt Road	Elementary	2018
Woods Creek Elementary School	7451 Woods Creek Road	Elementary	2024
Rex Road Elementary School	6125 Rex Road	Elementary	2025
Oakview Elementary School	11500 Holly Springs New Hill Road	Elementary	2016

Wake County Public Schools operates 10 facilities across three educational levels in Holly Springs:

- 📍 **Elementary Schools:** Seven schools with designated open space play areas tailored for kindergarten to second grade and third to fifth grade, featuring varied outdoor play types.
- 📍 **Middle Schools:** Two schools equipped with a track, competition field, and softball field.
- 📍 **High School:** Holly Springs High School includes a multiuse competition field supporting 43 sports opportunities, six tennis courts, baseball and softball fields, and two practice fields. The school maintains a joint use agreement with the Town for Parks and Recreation facilities and rents aquatic and golf facilities at external locations.





### Private and Charter Schools

Holly Springs is also home to several private, charter and Montessori schools, providing additional educational opportunities for Holly Springs families.

NAME	ADDRESS	GRADE LEVEL	CONSTRUCTION DATE
Thales Academy	11244 Holly Springs New Hill Road	Lower School	2024
	200 Searle Wood Trail	Junior/Senior Hight	2024
Pine Springs Preparatory Academy	220 Rosewood Center Drive	Elementary	2017
	1729 North Main Street	Middle	2017
	420 Green Oaks Parkway	Hight	In Construction
New School Montessori Center	5617 Sunset Lake Rd	Nido (6wks-2yr)	1999
		Early Years (2-3 yr)	
		Lower Elementary (1st-3rd)	
		Upper Elementary (4th-6th)	2014
		Adolescent /Middle School (7th-8th)	

#### THALES ACADEMY

Thales Academy, a private school, consists of three buildings with a total student population of approximately 775 and a capacity for 1,200 students. The lower school serves 575 students, while the junior/high school has approximately 200 students. The staff is comprised of 50 members with a max capacity of 75. Junior/high school and gym facilities opened in 2024, with sports programs initiated during the 2024-2025 school year. Sports offerings include soccer, volleyball, track, cross country, baseball, golf, and swimming; indoor basketball is conducted off-site due to lack of facilities. The academy does not own additional land on its current site and would require new property for expansion.



## **PINE SPRINGS PREPARATORY ACADEMY**

Pine Springs Preparatory Academy is a charter school which provides three education models for families: Traditional K-8, Blended Academy (grades 4 to 10), and a fully virtual option (K-12). The total student enrollment is 1,275, with 750 in elementary and 525 in middle school. The staff totals 138 members.

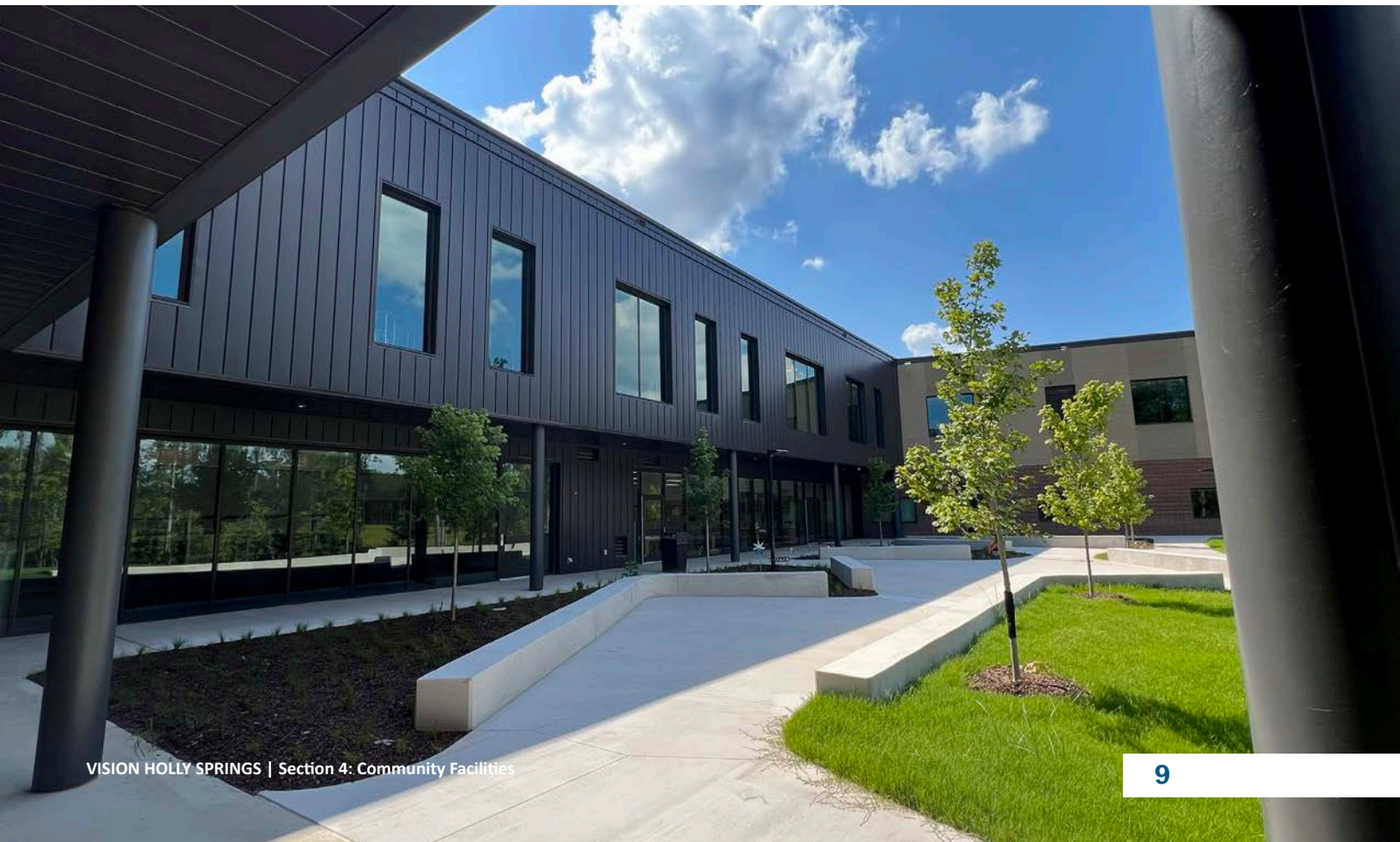
The Academy follows a traditional academic calendar and operates two buildings: Elementary school serving kindergarten through fifth grade and the Middle school for grades six through eight. The Blended Academy combines in-person and online learning, currently serving 150 students in grades four through ten. Previously located in Holly Springs, it now rents a facility in the Town of Apex. A new upper school campus is under construction at 420 Green Oaks Parkway in Holly Springs, planned to eventually serve 1,000 students with phased grade rollouts. The academy possesses a full gym on campus and collaborates with Town's Parks and Recreation Department for outdoor sports and event spaces. Middle school athletics include soccer, cross country, basketball, baseball, softball, and volleyball. Established in 2017, there are no immediate expansion plans beyond the new high school campus.

## **THE NEW SCHOOL MONTESSORI CENTER**

The New School Montessori Center offers programs for infants (Nido) and toddlers (Early Years), Lower Elementary (1st through 3rd grade), Upper Elementary (4th through 6th grade), and Adolescent/Middle School (7th and 8th grade). The Sunset Lake Road location opened in 1999. In the fall of 2014, The New School constructed an additional classroom to reintroduce the Adolescent program. In May 2019, The New School acquired two adjacent land parcels, expanding the property to over 11 acres in size to facilitate future growth.

## ***Town and School Collaboration***

The Town of Holly Springs provides strong support to public, private, and charter schools particularly through the School Resource Officer (SRO) Program. There is an emphasis on school safety, joint use of facilities, and collaboration for events, fostering a cooperative environment between the police, school systems, and the community.





# NON-PUBLICLY OWNED FACILITIES

While not owned or operated by the Town, privately managed facilities, including medical centers play an important role in supporting the well-being and livability of Holly Springs. These non-public assets provide essential health and community services that meet needs beyond the scope of municipal operations. Their presence contributes to a complete and resilient community, enhancing residents' quality of life and access to vital services.

## Medical Facilities

NAME	ADDRESS
Holly Springs Medical Center	500 Holly Springs Road
Duke Health Urgent Care Facility	401 Irving Parkway
UNC Rex Holly Springs Hospital	850 S Main Street

A growing population brings an increased demand for healthcare services, which is essential to maintaining a high quality of life. Currently, Holly Springs is served by three major medical facilities, each operated by a different healthcare provider.

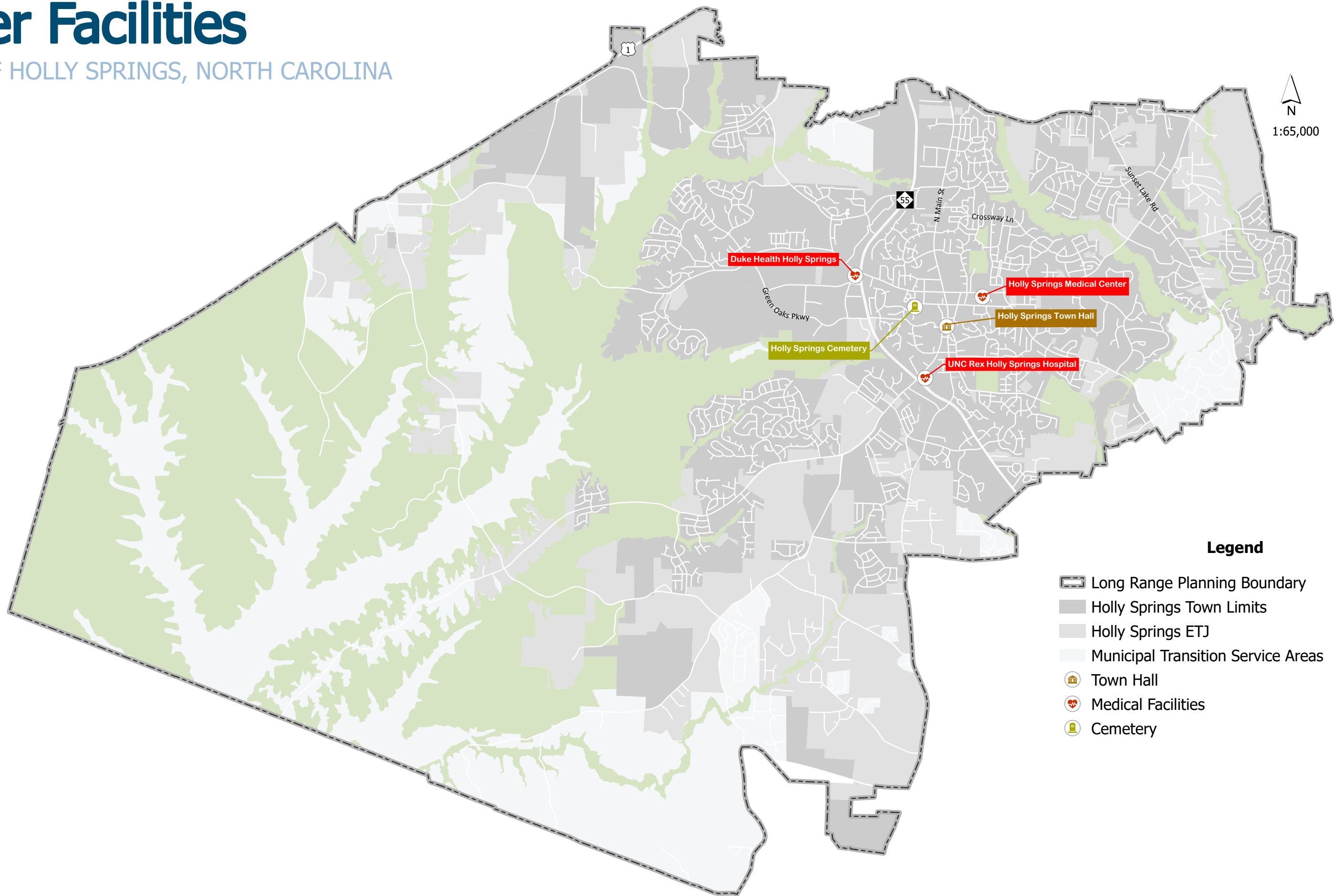
- ✚ **Holly Springs Medical Center**, part of the WakeMed system, offers a range of outpatient, non-emergency services—including pediatrics and primary care—providing accessible, high-quality care for the community.
- ✚ **Duke Health Urgent Care Facility** is an outpatient medical facility managed by the Duke Health System and provides medical care for minor injuries and illnesses when conditions are not an emergency or primary care providers are unavailable.
- ✚ **UNC Rex Holly Springs Hospital**, part of the UNC Health Rex system, offers emergency care, birth center, surgery, imaging and radiology, among other resources. Besides providing in-patient services, the adjacent main hospital facilities also provide outpatient services such as cardiac testing, rehabilitation services, general surgery, and other procedures. Rex Holly Springs Hospital is the town's largest medical facility offering approximately 50 beds to provide quality service to patients.





# Other Facilities

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



## Legend

- Long Range Planning Boundary
- Holly Springs Town Limits
- Holly Springs ETJ
- Municipal Transition Service Areas
- Town Hall
- Medical Facilities
- Cemetery

# PLANNING FOR FUTURE FACILITIES

As noted in the Chapter 1, the Land Use Analysis identified the need for ten Fire Stations to serve the current and future population of Holly Springs. There are currently three fire stations with an additional two programmed in the Community Investment Plan. The purpose of this section is to identify search areas for the remaining five stations.

There is a growing desire to incorporate Police substations within future fire facilities to increase collaboration between emergency services. Town Police wish to have an increased presence near Fire Station #5, once constructed, to reach new developments and school facilities. Prioritizing space for future Police facilities require planning enough square footage for various needs, including patrols, administrative support and workspaces, a forensics and investigation department, and an emergency school response system.

Fire station siting methodology involves conducting a comprehensive risk assessment, analyzing high-risk areas, and optimizing fire suppression coverage and response time. Future site selection should also prioritize locations that will facilitate community involvement, provide space for public meetings and training areas, helping to integrate first responders organically into the Holly Springs community.

## Fire Station Site Assessment

A fire station site assessment involves a Community Risk Assessment to identify areas needing coverage, geospatial analysis with GIS to map include an evaluation of potential sites based on factors like accessibility, land use, and the footprint of the facility. The goal is to ensure that the new stations can meet response time objectives and be placed in the optimal location within the community.

**Community Risk Assessment (CRA)**—A systematic process to identify and evaluate the risks that threaten a community’s safety, health, and well-being.

**Time Objectives**—Determine the required response times based on national standards, local regulations, and the community’s risk profile.

**Geospatial Analysis**—Use GIS to map incident locations, population distribution, and existing fire station coverage to identify gaps.

**Population Density and Demographics**—Analyze population distribution to pinpoint areas with high concentrations of residents and significant risk.

**Travel Time and Distance Analysis**—Assess how quickly fire apparatus can reach incident locations from potential sites.

**Land Use Planning**—Consider how the surrounding land use, zoning, and future development plans might affect station operations and accessibility.

**Infrastructure Accessibility**—Evaluate the site’s accessibility to major roadways, infrastructure, and potential environmental concerns such as flood plains or steep slopes.

**Site Constraints**—Perform “test-fit” studies to understand the necessary building footprint and site improvements, ensuring the land can accommodate a functional fire station.

**Public Input**—Engage the community and other stakeholder to gather input on needs and concerns related to fire station placement.

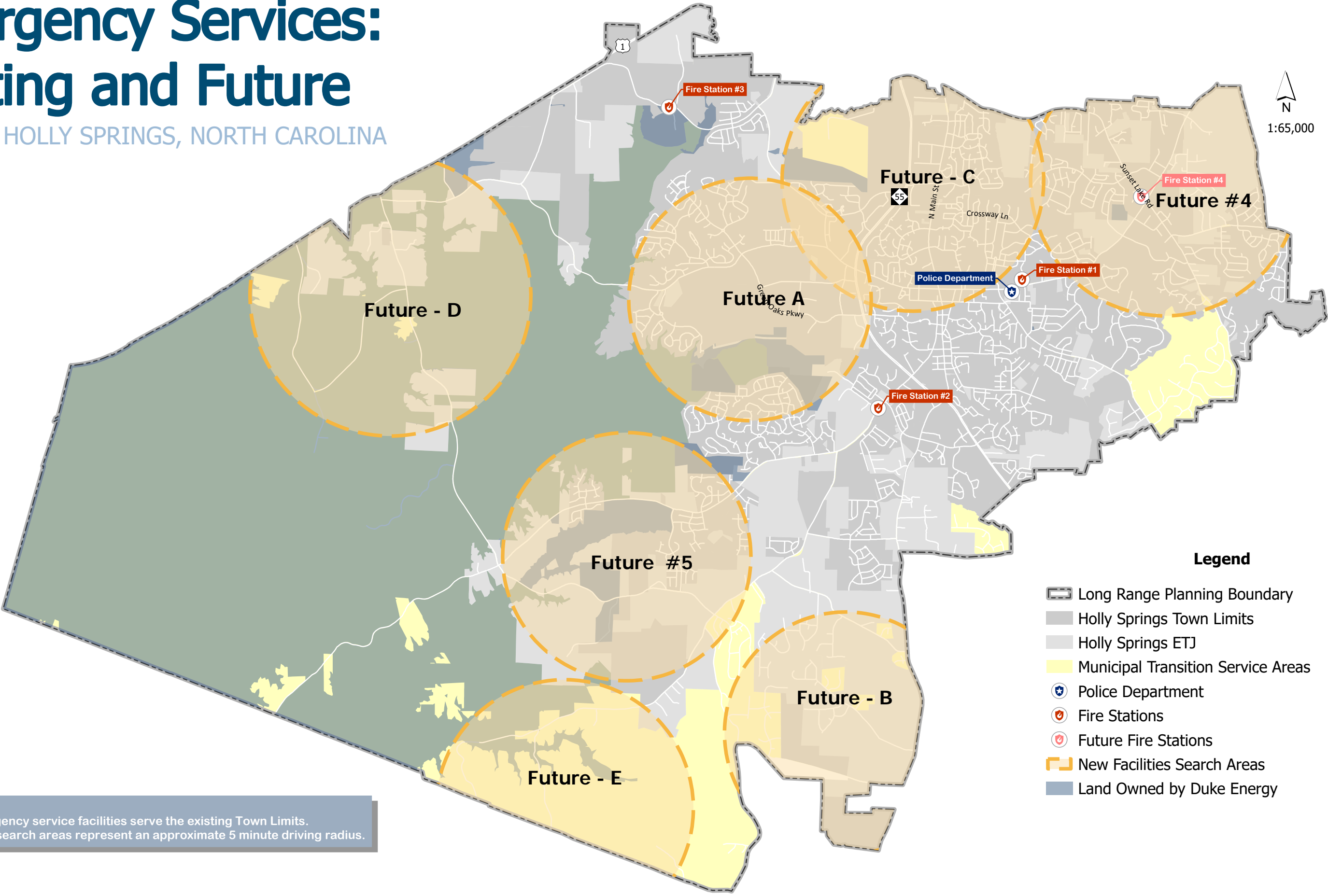
FIRE STATION SITE SELECTION CRITERIA	FIREMATIC CHARACTER OF SITES
Size and Shape	Road Frontage and Shape
Usable Area	Apparatus Exiting and Returning
Access/Egress	Traffic Control
Zoning	On-Site Circulation
Utilities/Infrastructure	Parking
Proximity to Growth Zones	Drive-Through Capacity
Topography + Drainage	Accessibility
Acquisition Cost	Land Available for Exploration
Community Impact	Back-Up and Mutual Aid
Buildability	Location Impact on Response Time

**By completing a Fire Station Site Assessment that encompasses site selection and firematic design considerations, the Town of Holly Springs will be equipped to develop a long-range, sustainable facilities plan that aligns with community growth and public safety needs.**



# Emergency Services: Existing and Future

TOWN OF HOLLY SPRINGS, NORTH CAROLINA



Notes:  
-Existing emergency service facilities serve the existing Town Limits.  
-New facilities search areas represent an approximate 5 minute driving radius.



## Fire Station Search Areas

Station #4 study area encompasses the eastern side of Holly Springs, serving the most rapidly developing residential neighborhoods and commercial corridors along Sunset Lake Road. The location of this fire station would help to improve response coverage, that is relying heavily on Station #1. It would provide faster access while reducing travel times needed to cross Highway 55.

Station #5 study area serves the southern portion of Holly Springs near Friendship and Cass Holt Rds. This location would not only serve the southern portion of Holly Springs but also become an asset for the expanding residential and planned developments extending toward Apex and New Hill. Since there are limited roadway connections from Station #2 to this area, Station #5 will be able to provide access and critical coverage.

### FUTURE FIRE STATIONS

**Study area A** is along Holly Springs's central-west corridor, positioned specially to relieve the demand on Station #1 and #2 to help cover areas like Sunset and Bass Lakes. This station would allow travel and response times to be minimized west of downtown and north of Avent Ferry Road where residential and mixed-use developments are growing. The location offers strong roadway access via Holly Springs Rd. and be in a good position to support both in town and ETJ areas.

**Study area B** encompasses the southeastern edge of the towns ETJ near the Wake/Harnett County line. The station would service a predominantly undeveloped area, but one who is expected to see a burst of future suburban and industrial growth along Highway 55. Providing a Station in this area enhances preparedness for annexation-driven growth and provides regional coverage for the future.

**Study area C** covers the northern portion of Holly Springs, positions between existing urban neighborhoods and the Town of Cary. This location addresses increasing call demand along Sunset Lake and Optimist Farm Roads. This new location would strengthen regional coordination with nearby Cary Fire Stations, ensuring a faster response time and capacity with improved service quality across northern sections of Holly Springs.

**Study area D** is located near the Town's western boundary adjacent to the Harris Lake area and encompasses larger tracts of Wake County property. This location addresses long travel distances to existing urban stations and supports coverage for existing rural residential areas and Duke Energy property holdings. It improves access along Avent Ferry Road and benefits potential westward expansion of the planning area. The site's position also strengthens regional cooperation potential with New Hill and Apex service districts.

**Study area E** covers the far southern segment of Holly Springs planned development area. Land uses for this area include more open space and early stages of residential expansion. The area includes portion of the Harris Lake watershed and new subdivisions emerging near Friendship and Buckhorn Roads. Similar to the proposed station #7 location, adding a Fire Station in this area can promote preparedness for anticipated future development of residents and housing growth branching out to the edges of the county.





## Operations Campus

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This Campus will act as the Town’s headquarters for Public Works administration, with office space for multi-department staff, equipment and supplies. The Campus will include a convenience center for residents to dispose of yard waste ahead of their scheduled collection day. The project is expected to reach completion in 2026. It is recommended that additional space planning occur to map out the use of the second floor and determine future space needs.

## Budgeting and Investments

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According to the Fiscal Year 2026 Holly Springs Operating Budget, Community Safety project expenses are expected to total approximately \$4.32 million. Holly Springs is preparing for significant population growth in the coming decades. To manage this transition, the Town must proactively invest in its facilities, staffing, and service delivery systems.

# IMPLEMENTATION PLAN

1

Ensure that future Community Investment Plans (CIPs) and operating budgets responsibly sustain an adequate level of service for all community facilities through strategic funding allocation.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
1.1	Form a Town Facility Location Committee to identify and evaluate facility needs for the next 10, 20, and 30 years. Use resulting information to develop a long-term facilities strategy linked to population growth and land acquisition.	Senior Leadership Team	Near-Term
1.2	Conduct a Solid Waste Feasibility Study to assess the viability of Town-managed services for improved reliability and local control.	Senior Leadership Team, Public Works, Finance	Near-Term
1.3	Complete a full build-out assessment of the Operations Facility to determine future space and functional needs.	Public Works	Near-Term
1.4	Adopt a Town Facilities Policy and building lifecycle framework to guide future investments.	Utilities + Infrastructure, Public Works	Near-Term
1.5	Enhance asset management systems (e.g., GIS, CityWorks) to optimize facility placement and planning.	Utilities + Infrastructure, Public Works	Near-Term
1.6	Evaluate CIP funding for a yard waste transfer site, composting, and grinding facilities.	Senior Leadership Team, Public Works, Finance	Medium-Term
1.7	Study the feasibility of creating a community engagement space in future Police and Fire Stations.	Police, Fire	Medium-Term
1.8	Work towards providing enhanced services and public amenities to connect bicycle and pedestrian infrastructure by evaluating and assessing existing Town facilities.	Senior Leadership Team, Public Works, Finance	Ongoing
1.9	Work towards providing expanded services, facilities, and public amenities to support transportation and transit efforts.	Senior Leadership Team, Public Works, Finance	Ongoing

## Key

Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous



## 2

Proactively plan for growth to ensure new development aligns with the Town’s capacity, protects existing investments, and preserves the community’s quality of life.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
2.1	Conduct a Unified Development Ordinance (UDO) assessment to ensure zoning regulations support current and future public facility needs.	Development Services	Near-Term
2.2	Conduct projected development growth studies to improve accuracy of level of service (LOS) analyses for public safety, utilities, and emergency response.	Development Services, Police, Fire, Public Works, Utilities + Infrastructure	Medium-Term
2.3	Utilize modeling and mapping tools (GIS, scenario projections, spatial analysis) to visualize how population and urban growth impact service demand and facility use.	Information Technology as lead dept, Senior Leadership Team	Medium-Term
2.4	Consider incorporating flexibility in design standards to support multi-use and joint-use facilities that accommodate evolving service demands.	Utilities + Infrastructure as lead dept. Senior Leadership Team	Medium-Term
2.5	Establish a process to systematically evaluate the impacts of new development and redevelopment proposals on existing and planned community facilities, utilities, and infrastructure.	Development Services, Public Works, Fire, Police, Parks + Recreation	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

# 3

Adequately plan and provide fire facilities in a timely manner to protect the health, safety, life, and property within the Town’s first-response service area.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
3.1	Conduct a Fire Station Site Assessment to verify that proposed and existing stations provide full coverage without response gaps or overlap.	Fire	Near-Term
3.2	Prioritize Future Fire Station #4 in the Northeast side of Town to match growth and service demand.	Senior Leadership Team, Fire	Near-Term
3.3	Finalize land acquisition and complete site search process to initiate design and construction of new fire facilities (Stations A through E).	Senior Leadership Team, Fire	Medium-Term
3.4	Assess need for Future Fire Station #5 on the West side of Town to keep pace with growth and future service demands.	Senior Leadership Team, Fire	Medium-Term
3.5	Investigate alternate building design for future fire stations (i.e. modular buildings).	Fire	Long-Term
3.6	Ensure all fire facilities and response operations comply with NFPA response time and coverage standards.	Fire	Ongoing
3.7	Maintain the Town’s ISO Class 1 rating through operational excellence, staff training, and infrastructure investment.	Fire	Ongoing
3.8	Enhance preparedness through ongoing emergency operations planning and coordination with regional partners.	Fire, Police	Ongoing
3.9	Continue collaboration with Wake County EMS for water rescue and emergency response in the Harris Lake area.	Fire	Ongoing
3.10	Coordinate emergency management and response strategies with Wake County and adjacent municipalities as development expands to Holly Springs border.	Fire	Ongoing
3.11	Develop and maintain mutual aid agreements and shared service plans to ensure response efficiency in border growth areas.	Fire	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous



# 4

Guarantee adequate facilities and infrastructure for the Holly Springs Police Department by directly coordinating facility needs and ensuring the department has the capacity to provide high-quality public safety services to a growing population.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
4.1	Evaluate interim solutions such as shared or repurposed spaces to meet operational needs before new facilities are developed.	Police	Near-Term
4.2	Consider adapting and modernizing existing Police Department facilities to support operational efficiency and accommodate staff growth.	Police	Medium-Term
4.3	Evaluate existing Fire Stations for future Police operation co-location opportunities.	Fire, Police	Medium-Term
4.4	Reconfigure current facilities to increase operational space, improve functionality, and meet modern law enforcement standards.	Senior Leadership Team, Police	Medium-Term
4.5	Coordinate facility planning between Police and Fire to optimize public safety coverage.	Senior Leadership Team, Police, Fire	Medium-Term
4.6	Identify preferred substation locations based on population growth, response times, and proximity to existing and planned fire stations.	Police, Fire	Medium-Term
4.7	Incorporate space needs for specialized divisions (e.g., training, investigations, community engagement) into the CIP.	Senior Leadership Team, Finance, Police	Medium-Term
4.8	Pursue shared-use or co-located public safety facilities where feasible to improve efficiency and reduce costs.	Police, Fire	Long-Term
4.9	Develop long-term facility plans to anticipate future space needs and specialized policing functions.	Senior Leadership Team, Police	Long-Term
4.10	Design new facilities with flexibility to accommodate future expansion and evolving operational needs.	Police	Long-Term

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous

# 5

Ensure continued collaboration with other governmental and institutional partners responsible for community facilities within the Town of Holly Springs to enhance service delivery, accessibility, and long-term capacity for residents.

ACTION NUMBER	ACTION/TASK	DEPARTMENTS	TIMEFRAME
5.1	Partner with Wake County to plan for expanded library services that align with population growth and community needs.	Senior Leadership Team	Near-Term
5.2	Evaluate opportunities to expand the existing library or site a second library within Town limits to meet future demand.	Senior Leadership Team	Medium-Term
5.3	Collaborate with the United States Postal Service (USPS) to identify a site for a larger, more accessible post office.	Senior Leadership Team	Medium-Term
5.4	Maintain regular coordination with Wake County, State, and Federal agencies to align facility planning with broader infrastructure investments.	Senior Leadership Team	Ongoing

Key	
Near-Term	1 to 2 years
Medium-Term	3 to 5 years
Long-Term	6 to 10 years
Ongoing	Continuous







# APPENDIX

# APPENDIX

## Holly Springs Project Community Engagement

A Comprehensive Plan update should reflect the needs and values of the Town’s residents. As such, the development of the Comprehensive Plan was guided by community engagement that was carried out to ensure transparency and collect feedback from residents.

To gather feedback from residents, the Town hosted multiple events with a focus on Section 4: Community Facilities, Section 5: Utilities and Infrastructure, and Section 6: Natural Resources of the Comprehensive Plan.

### *Farmers Market and Holly Springs Salamanders Baseball Game Outreach*

At both events, two booths were set up—one by Town staff and one by Kimley-Horn—to facilitate public engagement and provide information regarding the comprehensive plan. The Town’s booth served as a general resource for questions related to Holly Springs and ongoing development initiatives. Kimley-Horn’s booth focused specifically on the Comprehensive Plan, aiming to engage attendees around proposed Comprehensive Plan updates. The booth featured two display boards: one illustrated the current status and direction of the Comprehensive Plan, while the other offered a trivia game designed to draw interest and participation.



### *Developer’s Breakfast and Online Survey*

In addition to more public facing outreach, the project team solicited feedback in person from the development community at the annual Holly Springs Developer’s Breakfast and then supplemented the in-person event with an online survey. The survey sought to gather feedback on challenges and priorities related to the role water, sewer, stormwater, and fiber infrastructure plays in development decision making as well as the ease with which developers can deliver projects. More than 40 individuals provided feedback via the survey, and the full results are included in this appendix.

### *Stakeholder Interviews*

Stakeholder interviews were conducted to gather focused, expert insights from key sectors of the community to help shape infrastructure, utility, and development strategies that align with the Town’s growth objectives. Participants included staff from the Town of Holly Springs and Wake County, emergency service providers, and members of the development community, each offering valuable perspectives to inform the Comprehensive Plan. The stakeholder discussion held on August 26, 2025, provided a comprehensive overview of the educational landscape in Holly Springs, Wake County, focusing on public and private school operations, facilities, student and staff demographics, athletic programs, collaborative efforts, and considerations for future growth.





## Holly Springs Comprehensive Plan Stakeholder Meeting Summary

The Holly Springs Comprehensive Plan Stakeholder Meeting brought together Wake County staff and community representatives to align on waste management, farmland preservation, and recreation priorities. The landfill remains a critical part of county infrastructure with significant remaining capacity, no current expansion plans, and recent improvements such as transfer station upgrades, a mattress shredder addition, roadway expansions, and ongoing reconstruction of the gas energy facility following a fire. These efforts are aimed at improving efficiency, safety, and environmental stewardship without the need for new capital investments in expansion.

Farmland and conservation were another major focus. Wake County, with consultant Equinox, is developing a Farmland Preservation Plan to guide both short- and long-term strategies. Priority areas have already been identified within the Holly Springs extraterritorial jurisdiction (ETJ), and efforts are underway to secure conservation easements and promote Voluntary Agricultural Districts (VADs). Stakeholders encouraged stronger municipal involvement in these initiatives and recommended that Holly Springs update its Unified Development Ordinance (UDO) to include farmland protections within town limits, similar to neighboring Cary. Sugg Farm was highlighted as a successful model of conservation and innovation, operating under a private conservation easement and offering incubator opportunities for new farmers. Expanding cooperative agreements with the County could help leverage the farm as both a community asset and a source of local food access through the Holly Springs Farmers Market.

Recreation and open space also featured prominently. Stakeholders emphasized the need for more greenways, improved connectivity to county parks, and stronger open space regulations to ensure that new development contributes to the community's recreational fabric. Wake County's ongoing Harris Lake master plan update and potential Crowder County Park expansion present opportunities for further coordination. The growing popularity of mountain biking, driven in part by closures at Lake Crabtree, has placed additional demand on Holly Springs facilities, underscoring the need for more trail development. Similarly, the rising use of parks by schools for athletic events points to the need for clearer scheduling and shared-use strategies. Preserving additional land for greenways and park facilities was seen as critical to maintaining quality of life as the town grows.

### **In terms of next steps, stakeholders agreed on four key priorities:**

- 1. Formalizing municipal–county coordination on landfill, conservation, and recreation issues.**
- 2. Updating ordinances to strengthen farmland preservation and open space protections.**
- 3. Expanding recreational resources with an emphasis on connectivity and sustainability.**
- 4. Engaging local farmers, schools, and residents to ensure development reflects community values.**

Overall, the meeting highlighted the importance of collaborative planning and forward-thinking policies. By balancing growth with conservation and recreation, Holly Springs is positioned to honor its agricultural heritage while creating a resilient, vibrant future for its residents.



## Duke Energy Coordination Meeting Summary

A coordination meeting between the Town of Holly Springs and Duke Energy was held to review updates to the Comprehensive Plan and discuss infrastructure coordination. The Town provided an overview of the Comprehensive Plan process, which began in February 2025. Data collection and public engagement occurred throughout the summer, and draft documents were released in the fall for review by the public, Planning Board, and Town staff. The current update includes Sections 4, 5, and 6 of the plan, covering Community Facilities, Infrastructure and Utilities, and Natural Areas. Section 5 focuses on Town-owned utilities such as potable water, sanitary sewer, reclaimed water, stormwater, and fiber optic infrastructure, while privately owned utilities are not included.

Key elements of the update were discussed, including fire stations, sanitary sewer infrastructure, and waterline infrastructure. The Town currently operates three fire stations, with two additional stations programmed in the Community Investment Plan. Long-term projections indicate a need for up to ten stations at full build-out, and the Community Facilities map identifies future emergency service facility search areas. For sanitary sewer infrastructure, the Future Regional Pump Station Locations map outlines potential sites aligned with the Future Land Use Map. Areas designated as Natural Areas are not expected to generate sewer flow. Sanitary sewer force mains will be required to convey flow from proposed pump stations to downstream facilities, and detailed routing studies will be conducted during future design phases. Coordination with Duke Energy will occur when alignments intersect with power facilities. Regarding waterline infrastructure, the Future Water Infrastructure map shows proposed water mains needed to support build-out, generally following existing roadways such as Rex Road. Final routing studies will include coordination with Duke Energy where infrastructure may intersect transmission corridors or be near Duke-owned property.

Duke Energy expressed interest in partnering with the Town to ensure safe and efficient coordination of infrastructure projects near power transmission mains and overhead lines. They emphasized the importance of early engagement to maintain safety standards and separation requirements. The Town agreed to include language in the Comprehensive Plan stating that proposed pipelines and facilities located near or crossing power transmission lines shall be coordinated to meet applicable safety and separation requirements.





# Holly Springs Comprehensive Plan

## Project Engagement

VIEWS

1,134

PARTICIPANTS

44

RESPONSES

255

COMMENTS

134

How does water and sewer infrastructure influence your decision-making process for new development?

Water and sewer infrastructure is crucial. As a Civil Engineer, my clients and development partners need access to water and sewer to support our development projects. Extending and upgrading water and sewer infrastructure from offsite locations is often too costly for a private developer to bare alone and results in the loss of quality development projects.

6/9/2025

⬆ 5 Agree

Most of my clients, will decide not to develop a property of public water and sewer are not available.

6/9/2025

⬆ 4 Agree

And let them go elsewhere. Sorry but they need to be responsible.

6/9/2025

⬆ 1 Agree

First and foremost, everyone needs clean water. That includes removal of dirty water too. We must plan ahead for an over abundant supply. Storm water handling is another critical issue. Removing trees completely as has been approved in the past and recent, must come to an end.

6/9/2025

⬆ 3 Agree

Water and sewer costs are through the roof. Developers need to share a part of this burden.

5/27/2025

⬆ 3 Agree

If that was all they were being required to pay. At Kildaire, they are also required to build the Edwards Drive extension.

6/12/2025

Without access to water and sewer infrastructure, development is not feasible. The sooner we can get an answer on utility availability, the better. The current requirement for determining utility availability along with rezoning approval is onerous and makes clarity on project feasibility very challenging or impossible. Our understanding is that there is significant availability in the system, but unlocking availability at rezoning has created a surplus of availability that new projects are unable to tap into.

6/11/2025

⬆ 2 Agree

Lack of sewer capacity stops E&M Johnson Enterprises, Inc. cold. Whenever a potential developer calls with an Interest in our land, I tell them to contact Holly Springs Development Services first. There is no use wasting my time because Holly Springs' outlandish requirements just kill the deal. We will not go under contract until something can be done.

6/12/2025

⬆ 1 Agree

The availability is critical for making a decision to invest time and money into a development project.

6/11/2025

⬆ 1 Agree

It influences the viability of new development.

6/11/2025

⬆ 1 Agree

Since we are a host community for Wake County for the landfill, we shouldn't be charged. Let the other towns pay a little more to cover us since we are providing the area for their use. The increase for our water is outrageously expensive as well.

6/10/2025

⬆ 1 Agree

What decision making rights do we have when it comes to new development? It's a matter of the town taking land and holding it hostage by restricting development while still taking in taxes year after year. The combination of your restrictive comprehensive plan that wants high density residential and commercial on our property ( Sunset Lake), coupled with the lack of available water and sewer infrastructure is simply tying our hands. We want to sell to a developer! But we cant due to your restrictions and lack of sewer infrastructure. You have really failed your residents by your lack of planning for this much needed infrastructure.

6/9/2025

⬆ 1 Agree

Availability of water and sewer is critical for developments, along with properly scoping the amount of work to ensure adequate capacity of the existing infrastructure.

6/9/2025

⬆ 1 Agree

it is crucial

6/9/2025

⬆ 1 Agree

If the necessary infrastructure is not in place, the financial burden shifts to property owners. As a result, funds that could be allocated for future infrastructure improvements and maintenance are not able to grow.

6/2/2025

⬆ 1 Agree

Critical. Having a comprehensive plan to expand the Town's service area is critical in decision making. Ensuring the projects develop within the vision of the Town would ideally gain the support needed by staff and board members.

6/2/2025

⬆ 1 Agree

Very much so, it dictates how we develop and choose parcels for development. Without enough water and sewer we cannot continue to develop

5/27/2025

⬆ 1 Agree



We are putting a strain on our current system. New developments need to pay for any increase in improvements to the water system. Our current costs are thru the roof. \$95 a month for a one person home is ridiculous!

5/27/2025

1 Agree

Water costs have been going up and new development means increased demand, especially given the high demand industrial processes have for water. Considering new development needs to take into account our finite water supply.

5/27/2025

1 Agree

Water and sewer infrastructure is a key component when deciding where to invest in development. This comes in two forms. First, availability and second, whether the municipality uses access to infrastructure as a negotiating tool to drive up housing costs or to require the developer to take on cost burdens that are typically the town's responsibility.

6/24/2025

In most cases this is a do or die for all our projects. Most developers will extend public water and sewer lines provided the availability of easements. Of biggest concern is when the rights of way for DOT roads are not owned fee simple by them.

6/20/2025

Reasonable distance to utilities is vital. Capacity is vital.

6/18/2025

Very much so. No utilities or capacity, the project does not move forward.

6/18/2025

It has to be available and/or cost effective to bring it to the property

6/12/2025

The availability of water and sewer at the site, capacity and required downstream upgrades.

6/12/2025

The availability of water and sewer infrastructure is critical to any project. The earlier we know about current or planned infrastructure, capacity, and required upgrades or improvements means we can decide if a project is viable or not early in the due diligence phase of a potential project. If a project is not viable, many times it is due to water and sewer infrastructure availability.

6/11/2025

We need reliable and clean systems.

6/10/2025

Public water and sewer availability/capacity play into all new developments

6/10/2025

I would rather water infrastructure than well water

6/10/2025

We need to slow down on the amount of residences coming into our worn which could put a strain on our pocketbooks. As mentioned by others, developers need to share in the cost of water and sewer usage.

6/10/2025

Developers need to be made to made to cover the cost of their water water and sewer installations rather than passing upon to the citizens. I am in a condo with one single water main into the building. 16 units Are on that water line. In other words we don't have single water lines. On several occasions in the last couple of years we have been charged exorbitant amounts over \$1K at a time, And then on top of that each one of the 16 units has an individual charge on our condo bill Even though we don't have individual lines into the building. So we are being charged twice for something we don't even have.

6/9/2025

Your lack of sewer infrastructure is limiting my ability to develop my property. You say that developers often times pay for these upgrades, NOT TRUE. They simply ask the OWNER to reduce their price. So yes sewer infrastructure is extremely important but you're making the land owner pay for these upgrades which is not fair. We need better sewer infrastructure planning from Holly Springs.

6/9/2025

Will my property perk OK before I invest in it.

6/9/2025

want to know that we are no longer using fluoride treatment?

6/9/2025

Not sure how this differs from the previous question. It's critical

6/9/2025

I live outside city limits and water pressure is always an issue so its something to consider

6/9/2025

NA. I am outside the water system

5/28/2025



Sewer infrastructure is a huge determinant of whether or not development makes sense and is even feasible in Holly Springs. The knowledge that pump stations and/or forcemains are at capacity makes it financially unfeasible to develop in certain areas of town. Without a fee structure to pay into larger system upgrades, there is no way for some parcels to work - they can't get enough residential units to support the upgrades needed downstream.

5/28/2025

That is the most dominant factor. Town of HS desperately needs these infrastructure and has been trying to make unreasonable demands from their developers for infrastructure improvement. The part near Holly Springs road and sunset lake road will never be developed unless the town is thoughtful and expect developers to pay for the whole infrastructure.

5/27/2025

So leave it undeveloped. The status quo is unacceptable. Developers don't build here for public good - they do it for profit - there's are infrastructure costs that they need to share. We don't need more corporate welfare.

6/12/2025

\* What are the top two (2) challenges you face regarding water infrastructure in your development projects?

4%	Other	Rank: 1.00	1 ✓
14%	Capital Improvement Plan (CIP) project timelines	Rank: 1.25	4 ✓
46%	Proximity	Rank: 1.38	13 ✓
54%	Capacity	Rank: 1.40	15 ✓
7%	Data Availability	Rank: 1.50	2 ✓
46%	Timing of other / adjacent development projects	Rank: 1.54	13 ✓

28 Respondents

\* What are the top two (2) challenges you face regarding sewer infrastructure in your development projects?

4%	Other	Rank: 1.00	1 ✓
48%	Proximity	Rank: 1.31	13 ✓
67%	Capacity	Rank: 1.33	18 ✓
37%	Timing of other / adjacent development projects	Rank: 1.60	10 ✓
15%	Data Availability	Rank: 1.75	4 ✓
4%	Capital Improvement Plan (CIP) project timelines	Rank: 2.00	1 ✓

27 Respondents

Are you developing in the following geographical areas (multi-select) and are there challenges related to water and sewer in these areas?

65%	Inside Holly Springs ETJ (green)	13 ✓
40%	Inside Holly Springs Planning Boundary (light green)	8 ✓
25%	Redevelopment Inside Town Limits (dark green)	5 ✓
20%	Greenfield Inside Town Limits (dark green)	4 ✓

20 Respondents

Inside the HS ETJ off Sunsetlaket road, 100% the lack of water and sewer is limiting my ability to develop this property

6/9/2025

⊕ 1 Agree

Water Capacity is a huge concern. Timing needs to be nailed down

6/20/2025

"Main is coming from Sanford, but how do we tie in if a connection to a main is not permitted?"

"Moving forward without knowing if there is availability per water allocation policy is risky and frustrating.

6/11/2025

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## Poll Questions 'Other' Responses:

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Main is coming from Sanford, but how do we tie in if a connection to a force main is not permitted?

6/11/2025

Moving forward without knowing if there is availability per water allocation policy is risky and frustrating.

6/11/2025

Prospect of putting in more residences nearby will cause our area to be over saturated as developers is now looking to build on Grigsby near the Fair Hill Subdivision

6/10/2025

ETJ on Sunset Lake near 540

6/9/2025

Arbor Creek

6/9/2025

medium green

6/2/2025

light green

6/2/2025

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Are you developing in specific areas where there are challenges related to water and sewer? If so, provide any specific areas and challenges below. (for example, Business Park area, Northeast Gateway, Southwest Corridor, Downtown, North Main Street, etc.)?

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Northeast Gateway (multiple developers have come to me but no sewer answers) Southwest Corridor has proximity issues.

6/18/2025

North East Gateway - no sewer capacity and development requirements prohibit development at Kildaire, Holly Springs Road, and the 540 Interchange.

6/12/2025

Duncan Cook Road area

6/12/2025



Northeast Gateway. There are so many owners that own property in this area that have no reasonable timeline or information about ever being able to connect to Town utilities.

6/11/2025

Not looking in these areas, but know that NE Gateway and SW are without available utilities.

6/11/2025

As a consultant, we try to steer our clients to areas where there is known capacity (or can be verified through a study) and the only unknown would be if Council will approve allocation. If there are doubts, speaking with staff early helps us inform our clients.

6/11/2025

Grigsby near Fair Hill

6/10/2025

Yes. Our property is affected by lack of sewage infrastructure. We are located on the corner of Sunset Lake and 540. Closer to the holly springs intersection.

6/9/2025

Not currently. Our current site is along N Main Street.

6/9/2025

Southwest Corridor

6/2/2025

Yes. Holly Springs Road close to Sunset Lake Road.

5/27/2025

#### \* How should the Town prioritize investments in water and sewer utilities?

64%	Treatment plant upgrades	Rank: 1.36	14 ✓
36%	Gravity sewer to unserved areas	Rank: 1.38	8 ✓
50%	Regional pump stations	Rank: 1.45	11 ✓
32%	Waterline extensions to unserved areas	Rank: 1.71	7 ✓
0%	Other		0 ✓

22 Respondents

## Are there specific regulatory or compliance hurdles related to water and sewer service that impact your developments?

Yes. You standards are more stringent than industry standards , causing limitations. You are more strict than NCDEQ requirements for flow and capacity. This leads to oversizing, where developer and owner share the extra burden/cost.

6/9/2025

2 Agree

The lack of a regionalized utilities in NC, including Holly Springs, makes it very difficult to work in most municipalities. Instead of working to figure out how to serve the development community, everything is a bargaining chip. This allows the municipalities to force developers to cover the costs but at the expense of those who serve and make up the backbone of the community. Most of these costs are passed on to consumers so ultimately, they are the ones paying for the improvements. The average sales price for a listed home in Holly Springs is north of \$600k.

6/24/2025

No

6/20/2025

Not allowing private pump stations severely limits development.

6/18/2025

no

6/12/2025

Timing of capacity notification. The response time from Town of HS utilities was significantly delayed. Further clarity upfront on capacity constraints. Please do not make individuals go through six months of trying to get a response from the Town.

6/11/2025

The Water Allocation Policy that we are unsure is actually legal (has anyone challenged it?) does not have enough options to move from a Tier 2 or 3 to a Tier 1. The limited options make it hard to move tiers.

6/11/2025

none that I can think of at this time.

6/10/2025

I am okay with rules and regulations that are more strict than other communities. It is our way of maintaining high standards in Holly Springs.

6/9/2025

The Town's standards are typically more stringent than industry standard and other requirements of the area. Resulting in effort by the developer to confirm sizing/capacity and potentially resulting in oversizing of existing infrastructure.

6/9/2025

The Town's standards are more strict than NCDEQ requirements for sewer flow and for water capacity, which results in upgrades to existing lines, born by the developer and oversizing of new lines which benefit the Town, at the expense of the developer.

6/9/2025

Requirement to stub to every upstream property needs to be revisited. Logical stubs to lower areas is ok. Stubbing to an adjacent property that is at a high point should warrant easier exceptions from staff.

6/2/2025

The Town's requirement that "Sanitary sewers shall be designed to carry the projected peak flow at no more than ½ full" is limiting. Maybe this should be revised or apply only to new infrastructure and not considered when evaluating existing infrastructure for capacity. The State of NC only requires that sanitary sewers be designed to carry the average daily flow at half full (Minimum Design Criteria for the permitting of Gravity Sewers-Section III.D.1.c).

5/28/2025

No, it is only lack of capacity

5/27/2025

Can you share any experiences where water and sewer infrastructure significantly impacted your project timeline or budget?

The WRMP process makes it difficult to plan project phasing and timelines and cash flow.

6/11/2025

👍 1 Agree

3 developers who wanted to develop our land, had to back out because of lack of Sewer capacity. No pump station, and the waste water treatment center was not going to be able to acomodate our project. This is really impacting out ability to sell

6/9/2025

👍 1 Agree

No

6/20/2025

Regional pump station requirement has killed more projects than I can count.

6/18/2025

Edwards Drive Mixed-Use by Akridge Kettler. This Rezoning addresses the development of approximately 76.74 acres bordered to the south by future NC 540, to the west by Sunset Lake Road and to the east by Kildaire Farm Road. The property is comprised of four tax parcels, PIN 0760111738 (the "Johnson Tract"), PIN 0750915352 (the "Byler Tract"), and PINs 0750813459 and 0750815984 (the "Francis Tract")(collectively, the "Property"). The Johnson Tract is within the Town limits and the Byler and Francis Tracts are within the Town's Extra Territorial Planning jurisdiction.

6/12/2025



The availability of sewer to serve the southwest portion of Town and future significant upgrades to existing infrastructure that will be required.

6/12/2025

We were unable to successfully transact on a property given the delays, lack of certainty, lack of clarity, and lack of assistance from the Town staff.

6/11/2025

We have a project that was part of a PUD that allocated sewer capacity for the PUD. We were limited to 1100 gpd, even though the sewer system had adequate capacity. We were held to the allocated flow, which reduced the size and quality of the project.

6/9/2025

My project was put on hold even though my project's sewer requirement was infinitesimal to the point of ridiculousness.

5/27/2025

Is there a development-related policy in another North Carolina municipality, regarding water and sewer, that you would like to see implemented in Holly Springs?

Water and sewer policies should not be tied to aesthetic standards - PERIOD.

6/18/2025

👍 1 Agree

City of Raleigh is a perfect example on clarity, planning, and responsiveness.

6/11/2025

👍 1 Agree

Make fees in-line with other Wake County municipalities.

6/11/2025

👍 1 Agree

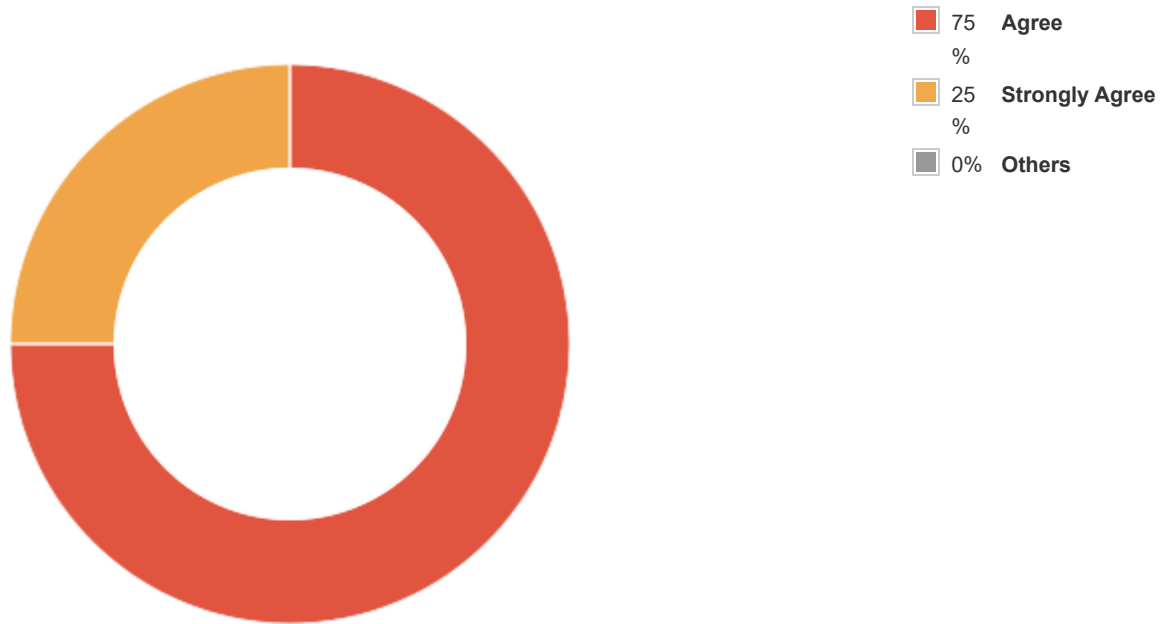
Yes. Shared costs. In Sanford, for example, if a community requires improvements to water or sewer infrastructure, the town voluntarily pays for the portion of the improvements that benefit the community and the do not tack on other burdens such as parks, 8' wide walking paths, light improvements, etc, beyond what is reasonable. I currently know of 2 landowners in Holly Springs' ETJ that will never be able to sell their property based on the town's current policies.

6/24/2025

No

6/20/2025

What is your perspective on the following statement: Stormwater and flood regulations in Holly Springs benefit and protect the community.



20 respondents

Yes it seems adequate

6/9/2025

I somewhat agree. Holly Springs sometimes requires an unreasonable amount of stormwater studies that already meet the peak flow requirements and treatment standards. Those studies provide no benefit, only cost. If peak flow has been accomplished below existing conditions, what is the point of an extensive flood study offsite?

6/9/2025

Have you encountered any issues related to stormwater management in your development projects (for example, SCM sizing, FEMA/local flood studies, erosion control, etc.)?

Local flood studies being required at zoning aren't as useful as they seem on the surface. So little engineering has been done at zoning, it is impossible to know the true impact of any proposed development on flood elevations.

5/28/2025

2 Agree

no

6/20/2025

Having them all reviewed together along with the Town Package (even if special study) is helpful for scheduling and being able to react on the design side.

6/10/2025

no

6/10/2025

no

6/9/2025

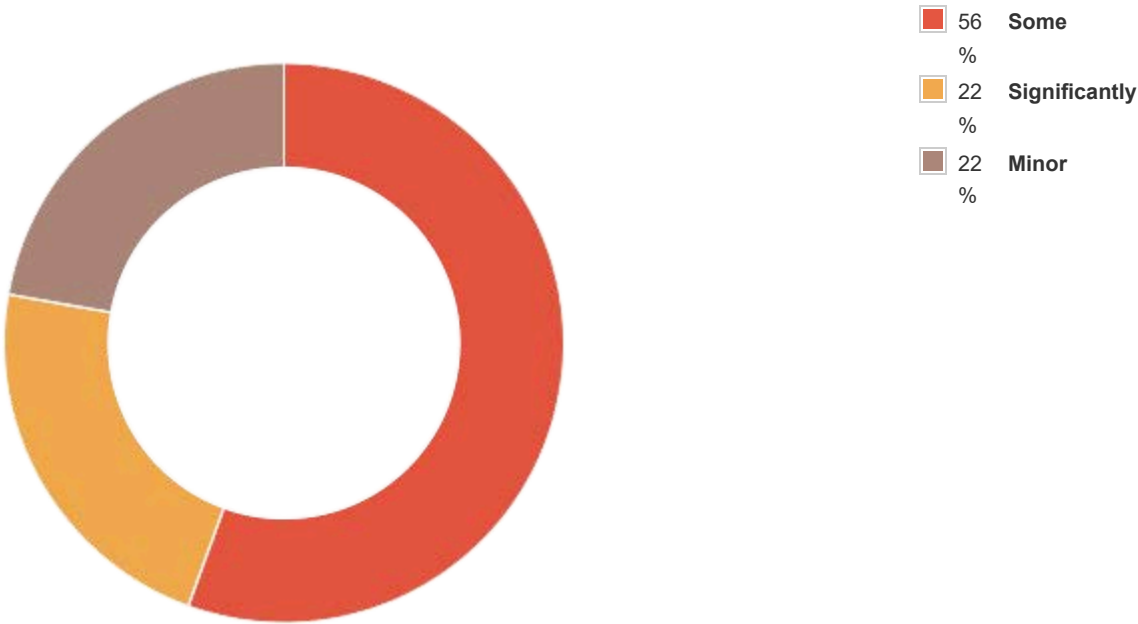
Not yet

6/9/2025

No

5/27/2025

How do existing community facilities influence your decision-making process for new development (for example, Parks, Schools, Greenways, Fire Stations, Police Stations, etc.)?



18 respondents

minimal impact. HS is a desireableo area with plenty of amenities today. We need the capacity to build our projects

6/9/2025

1 Agree

Parks, Schools and Greenways more than anything

6/20/2025

no

6/9/2025



What additional community facilities do you think are needed to support the existing community and future growth? (for example, Greenways, Sidewalks, Town Square / Plaza areas, Fire Stations, Police Stations, etc.)

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We need to continue to improve downtown holly springs as our community's core, but we also need to allow for housing and development around what is currently the outer edge. In planning for this, HS needs to consider how a divers set of products can benefit all members of the community, build into your plan the ability to offer cottage homes and (real) mixed use.

6/24/2025

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I think Growth Nodes with a town square type feel strategically placed within your Planning District would greatly improve traffic and the ability to provide density around the nodes.

6/20/2025

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Sewer

6/11/2025

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Places for teens, I don't know what this would be, because teens don't talk to us adults - but they say everything is boring and there is nothing to do. Maybe phone charging stations in public spaces and wifi would at least get them outdoors.

6/11/2025

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Stop building neighborhoods. We like to see trees!

6/10/2025

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More Greenways

6/10/2025

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none

6/9/2025

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Power is critical. Developers having to pay to bury power infrastructure handcuffs development goals and is not realized by the community.

6/9/2025

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Start with burying power. The Town tries to make the developers bury power in and around downtown and the cost sometimes exceeds the entire site budget. UGE is safer, more reliable, and easier to maintain. Stop with the hap-hazard "public art spaces". Good example, in front of Lowe's Home Improvement, that space was provided to meet the code and it's an eye sore. More thought could have been placed on that space by the Town and development community.

6/9/2025

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Town square/park for people to hang out downtown and stay in the area longer. A park like Cary's downtown park would make the area much more desirable.

6/9/2025

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How can development projects better integrate with the surrounding natural environment?

I've always liked the idea of regulating that natural corridors flow between projects. That way it isn't just fragments of vegetation based on a calculation, but a requirement that the tree coverage extend across the site in a linear manner connecting with adjacent natural areas for wildlife corridors (naturally occurs on sites with streams).

5/28/2025

 1 Agree

Have a more robust plan with divers product and communicate what the town's vision is to the development community.

6/24/2025

Cluster subdivisions with community open spaces connecting to natural features.

6/20/2025

Everyone understands that alley-loaded houses look nice, but they are not as environment friendly as just having one car-oriented lane either in front or behind the house, not both in front and behind. The Town should be okay with alley loaded homes that front on a green OR front loaded lots that allow some people to enjoy the back yard that they really want. Maybe you have them put a sidewalk between back yards so that there is a protected pedestrian area aside from the sidewalk on the street. Allow creativity in design rather than requiring the alley loaded with a wide road on the front - this is just extra infrastructure for developers to build and taxpayers to maintain. The road widths in your cross-sections are really wide and create more impervious surface. Suggest looking at some cross-sections that have less impervious surface, yet meet safety for pedestrians.

6/11/2025

More state parks, less housing developments

6/10/2025

Stop clear cutting for a new development. Leave as many healthy existing trees as possible, And not just on the perimeter of the development. Plant more mature trees within the development, ie, streets, neww yards, etc.

6/9/2025

n/a

6/9/2025

What other challenges related to infrastructure, community facilities, and natural areas have you faced while developing in Holly Springs?

Disconnect between the Town staff and the Town Council. Projects can go through with positive feedback from Town staff and rejected from the Town Council.

6/11/2025

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The unknown costs of development that pop up at different points throughout the development process. Whether that is a "voluntary" contribution, additional off-site improvements, etc. Knowing the unknowns AS EARLY in the process as possible allows the development community to decide early on if they are able to make a project work. HS has increasingly added "volunteer" contributions and requests late in the process and have made a project not viable after much money in Due Diligence has been spent. We get it, every municipality wants developers to cover some costs, the community may expect it, Council may expect it - we just want to know upfront what that may be.

6/11/2025

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It is getting VERY crowded. Traffic is horrible any time of the day. We moved here because we liked things simple. Now it's becoming a confusing city.

Stop building useless buildings (we don't need more banks/dentists/mattress stores...) we want out trees and beautiful landscape back

How about putting that money into improving security cameras and ticketing people who run red lights...

6/10/2025

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Main Street is too crowded with traffic and instead of widening the road with additional lanes, you allow developers to come in and build more residences and businesses so we have more traffic problems than we've had. In the 21 years that I've lived here, I've seen a lot of change but I also see that the worn allows for overgrowth and it needs to stop. Widen Main Street. Also we need a traffic light at the corner of Main Street and Maple! The back-up is ridiculous at times, specifically rush hour and holidays or when there are events or voting. The request for a traffic light seems to have fallen on deaf ears and something needs to change to allow it to happen! Too many in the area off of Grigsby complain about the problem and nothing gets done about it.

6/10/2025

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not that im aware of

6/9/2025

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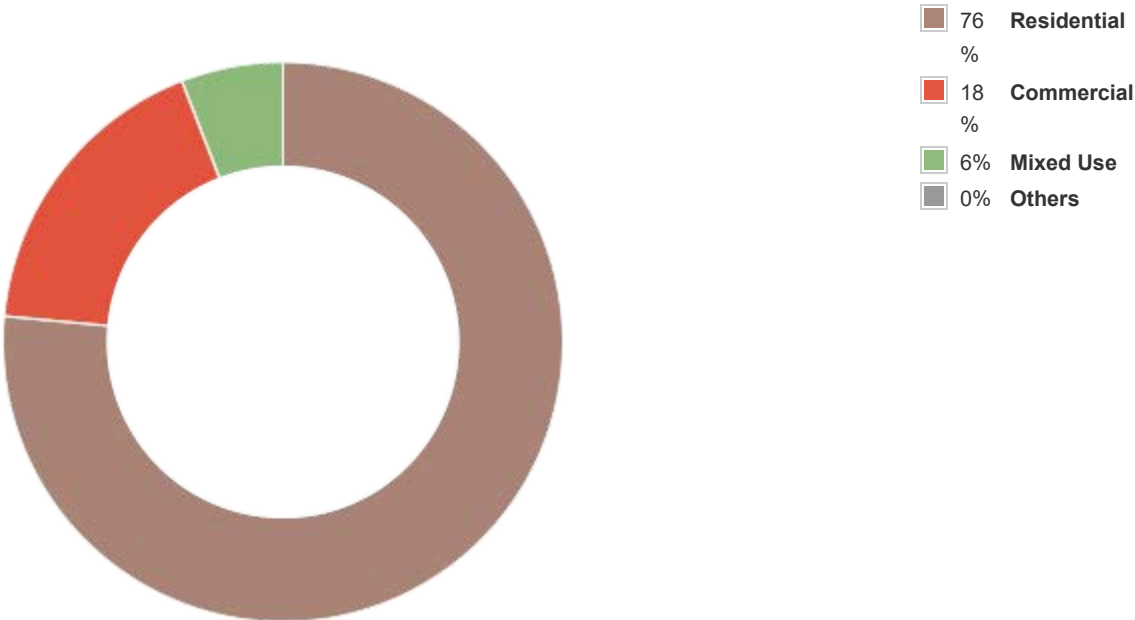
Access to buried power is a challenge. The implementation of Super Streets have congested a corridor that was previously operating at a poor level of service and made it worse.

6/9/2025

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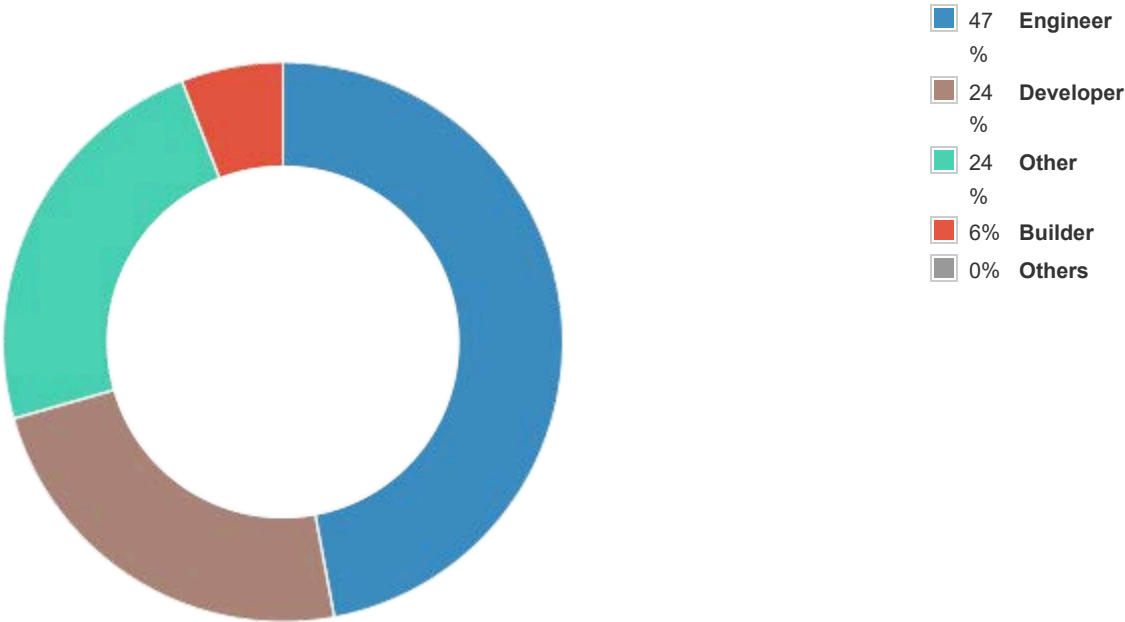


What is your primary market sector?



17 respondents

What is your role in development?



17 respondents