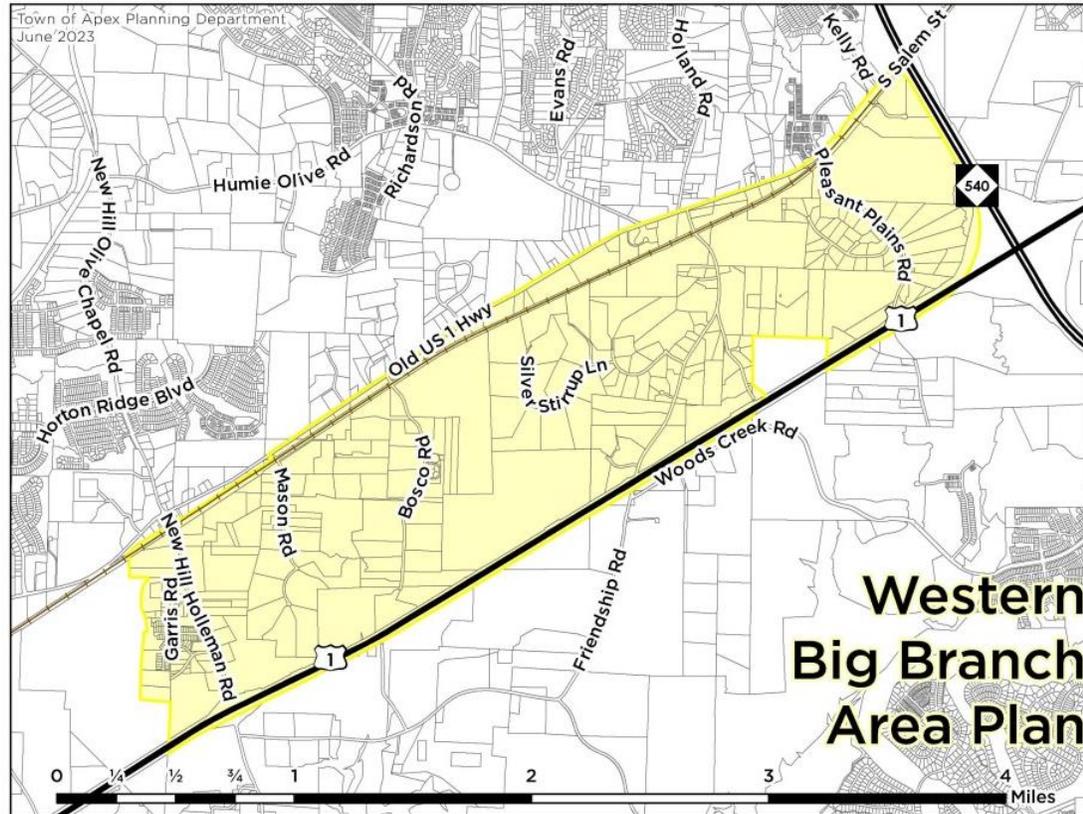


Friendship and New Hill Community

Land Use Map & Neighborhood Conservation Overlay District Proposal



Background

- Our community is part Apex ETJ and part Wake County.
- Our community is more than just a rural area. It is a vibrant community with numerous mini-farms, horse farms, bona fide farms and forestry parcels that participate in leading NC economies resulting in job creation for veterinarians, farriers, feed manufacturers, building suppliers, farm equipment manufacturers, and food production.
- Our community also provide important economic value in carbon sequestration, pollution and water quality mitigation as quantified in the 2023 Apex Tree Canopy Assessment.
- Town of Apex is evaluating future land uses within our area via the Western Big Branch Area Plan Study. Wake County has plans to do so in 2024.
- Apex proposed:

Draft Study Area Vision
The Western Big Branch Area Plan envisions a future where the rural residential character of the study area is valued and actively protected, the unique history of the New Hill and Friendship communities is acknowledged and celebrated, new development is responsive to the needs of surrounding residents, and multimodal travel is safe and context sensitive.
- Community agrees with the vision but not the options provided by the Town. Detailed feedback provided to Apex via email on Wednesday, March 27.

Community Proposal – Land Use Map & Transportation Map

Draft Study Area Vision

The Western Big Branch Area Plan envisions a future where the rural residential character of the study area is valued and actively protected, the unique history of the New Hill and Friendship communities is acknowledged and celebrated, new development is responsive to the needs of surrounding residents, and multimodal travel is safe and context sensitive.

To achieve the Study Area Vision:

- **Development Limited** - Except for the Walker & Baucom tracts, installing future sewer from connection points at US 1 thru existing neighborhoods will be difficult given the negative impact to those neighborhoods and potentially, is cost prohibited due to distance. Walker & Baucom tracts are burdened with the cost of future Richardson Rd with its CSX crossing & US1 interchange connection.
- **Residential** - Residential zoning no greater than Rural Transition Density of 1 home per acre which is 4X greater than current average density of 1 home per 4 acres.
 - Greater density fails to reflect rural character, to maintain tree canopy and fails to provide context sensitive development.
- **Commercial** - No Mixed Use Commercial with Residential - By definition, mixed use is metropolitan and not context sensitive.
- **Transportation** - Plans should be focused on road improvements (widening, signalization, etc.) for New Hill Holleman Road, Old US 1 and access to I540 versus creating interconnectivity within our community which only creates nuisance cut-thru traffic.
- **Overlay District** – In addition to the underlying Land Use Map & Transportation Plan, community to petition for the creation of a Neighborhood Conservation Overlay District to further define allowable context sensitive development.

Neighborhood Conservation Overlay Districts

A **Neighborhood Conservation Overlay District (NCOD)** is a zoning overlay district intended to preserve and enhance the general quality and appearance of established neighborhoods by regulating built environmental characteristics such as lot size and frontage, building setback, and building height. This district reduces conflicts between new construction and existing development and encourages compatible infill development.

- NCOD's exist in surrounding communities such as Carrboro, Chapel Hill, Charlotte, Greensboro, Raleigh and Winston Salem. Apex currently offers the Small Town Character Overlay District.
- NCOD's are used to protect historical communities from gentrification. Gentrification of farmland is well documented.
 - NC Dept. of Ag. and Wake County publish yearly statistics of lost farm land in Wake County.
 - Gov. Cooper issued an executive order on 2/15/2024 to protect more North Carolina land.
 - NC General Assembly & Wake County Commissioners adopted the Farm Preservation Act which provides the Voluntary Agricultural District Program & the Enhanced Voluntary Agricultural District Program. 12% of our area participates in.
 - Wake County Commissioners funded \$3 million in FY24 to Triangle Land Conservancy to assist in preserving farmland.
- While final name may change, community is proposing and petitioning for "Historical Farm Overlay District" to honor the history and to preserve the ability to have a community of urban farms, mini-farms, and farms.

Why Historical Farm Overlay District?

- Ensures the historical value of farming to both Friendship and New Hill Communities is preserved.
- Recognizes that our community supports and wants to encourage more urban farms, mini-farms, farms and forestry parcels. Minimum of 1 acre with home is needed for an urban farm to be viable.
- Close proximity of farms enable better utilization of resources and has less conflict with surrounding development.
- Recognizes the economic value that our area currently contributes to:
 - Forestry, Equine, Agricultural Industries – all critical industries to NC
 - Participation in EVAD and VAD programs unanimously approved by Wake County Commissioners.
- It allows for 50% tree canopy to continue and is essential for carbon sequestration and water quality for Wake County and Apex.
- Would be the first agricultural focused NCOD, serving as a model community for other to replicate.

About Us

Why Historical Farm Overlay District is a good fit?

Area inside of New Hill Holleman Rd, Old US 1, I540 and US 1 boundaries

262 Parcels

(100 Apex ETJ / 162 Wake County)

1829 acres

(665 Apex ETJ / 1146 Wake County)

Consisting of:

- Pleasant Park 92 acres (in Yellow)
- 2 Largest Parcels 228 acres (Baucom & Walker)
- 120 Parcels 450 acres (3.75 acres –aver. lot size)
- 102 Parcels w/Covenants 404 acres (3.96 acres – aver. lot size, in blue)
- 3 Forestry Parcel 120 acres (1 qualifies as a Century Farm*)
- 2 Largest Farms 65 acres (1 qualifies as a Century Farm*, 2nd will qualify in 2032)
- 32 Parcels over 10 acres 510 acres (horse farms & mini-farms / 14.72 acres – aver. lot size)
- 200 Acres in NC Voluntary Ag. District or Enhanced Voluntary Ag. District (in pink & green – committed to preserve farmland)



*Century Farms as recognized by NC Dept of Ag. are farms owned by same family for at least 100 years. Applications are underway.

Notables:

3 – Equestrian Communities with Bridle Paths

Victory Hill Farms – Award Winning Equine Training Facility

Multiple Private Equine Facilities, Mini Farms

East Coast Koi Imports

Home to a NC Stewardship Forest

Autumn Winds Dog Training and Agility Center

The Mother Ranch (equine & wellness)

Holt Farms, Days Journey Farms (food producers)

Finnigan’s Run Farm (wedding & event venue)

Critical Watershed for Harris Lake / Shearon Harris Nuclear Plant

Historical Farm Overlay District - Residential Development

No greater than 1 home per acre

Apex Study

Draft Study Area Goals

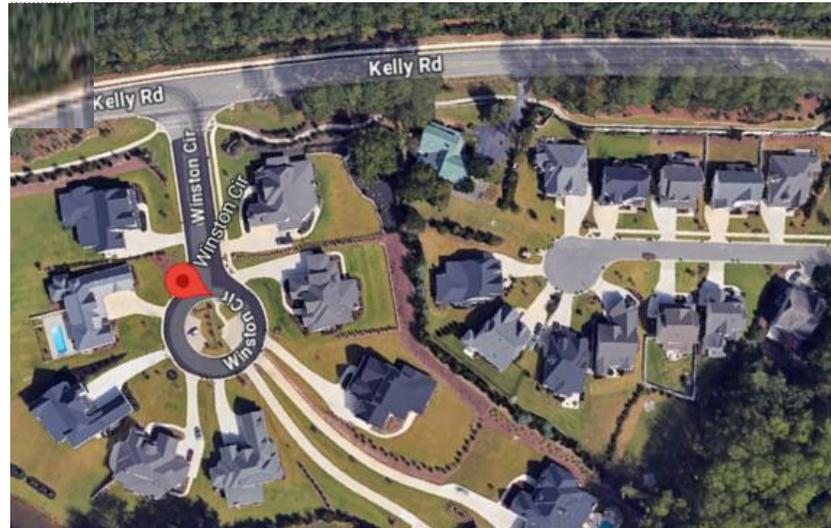
1. Preserve rural residential land, agriculture, and open space
2. Maintain and enhance the tree canopy
3. Protect water resources

	Rural Residential Density	<ul style="list-style-type: none"> • Characterized by single-family development up to one dwelling unit per five acres and large tracts of agricultural lands.
	Rural Transition Density	<ul style="list-style-type: none"> • Characterized by single-family development up to one dwelling unit per one acre.
	Low Density Residential	<ul style="list-style-type: none"> • Characterized by single-family homes, duplexes, and townhomes with densities not to exceed three units per one acre.
	Medium Density Residential	<ul style="list-style-type: none"> • Characterized by single-family homes, duplexes, and townhomes with densities no less than three and no more than seven dwelling units per one acre.

The rural nature, agriculture and tree canopy cannot be preserved ...

...when there are up to 3 homes per acre.

Example of Low Density Residential
Winston Circle, Apex – 2 houses per acre →



...when there are up to 7 homes per acre.

← Example of Medium Density Residential
Todd Hollow Trail, Apex – 5 houses per acre.

*1 house per acre would allow urban farms to exist and is 4X denser than the current average density.
Land Use Map and Overlay District to reflect no more than Rural Transition Density.*

Historical Farm Overlay District - Residential Development

Additional Provisions

- **1 Story Rule** – New Construction cannot be more than 1 story higher than the adjoining existing structure. This would allow developers to place 2 story building next to an existing 1-story building, then 1 street over place a 3-story building next to the 2-story building and so on. This is to prevent nuisance development where new construction has been allowed to surround and tower over existing properties creating an eyesore and invading one's right to privacy.
- **Fencing** – New construction will be required to install a fence to prevent trespassing onto rural properties that are often used for equine, farming, and hunting activities. Currently, no such provision is required by Apex's UDO and is a burden placed on current property owners.
- **Greater Buffers** – Buffers are the only effective way to protect rural properties from both light and noise pollution from commercial development.
- **Stormwater protections** - Stormwater is critical to recharging the water table that serves the many ponds and private wells. Stormwater should not be carried off but managed on-premise to ensure recharging of the water table can occur. Additionally, our creeks feed into Harris Lake, critical for cooling Shearon Harris Nuclear Plant.
- **Tree Canopy Protections** – Clear-cutting is prohibited. Phased grading must allow for 50% of trees to remain.
- **Seller Disclosure** – Potential buyers must be notified of the overlay district requirements.

Historical Farm Overlay District - Commercial Development

- It is known that commercial development is targeted along Old US 1, New Hill Holleman Rd. & future Richardson Rd.
- Currently, planned commercial development with West Village, the Summit and on 500 acres of Friendship Road (Holly Springs' portion) exceeds projected needs and includes multiple grocery stores.

Therefore, for commercial properties adjoining or within the District:

- Mixed use commercial with residential is not allowed as “metropolitan” development is not cohesive with District.
- Development should not be a nuisance to adjoining properties. Ag-friendly development should be encouraged:
 - Permanent farmer’s market & flea market like NC State Fairgrounds to support local farmers yet attract tourism as desired by Apex.
 - Farm to Table restaurants – Both high end like Farrington Village and alternatives like State Farmer Market Restaurant
 - Community Farm & Tree Archive – like Cary Good Hope Farm & Cary Tree Archive
 - Public Equine Complex – Horse Arena & Riding Trails
- Parking to be camouflaged and walking / cycling trails should be offered to discourage local drivers.
- Hours of operations, noise and light pollution should not be a nuisance.
- Architecture should feature “country, rural” qualities such as tin roofs, small town and barn aesthetics.

Historical Farm Overlay District - Transportation

“Cut Thru” traffic patterns divide our community, brings in additional traffic and has been highly problematic for residents along Friendship Road as it is no longer safe to ride horses, bikes or even walk along Friendship Road. While Friendship Road will operate better with the planned turn lanes and signalization, the cut thru traffic does not serve the community.

- **Focus on perimeter**– Improve traffic operations on Old US1 to I540 & New Hill Holleman Rd to US1 to minimize “cut-thru”.
- **Minimize Interconnectivity** - Creates undesirable cut-thru traffic and neighborhood sprawl and should be prohibited.
 - Stub roads / interconnectivity between Pleasant Plains, Friendship, Bosco and Mason Roads are prohibited. Each road must support it’s own development and not transfer the burden on other District’s roads.
 - Stub road cannot count towards fire apparatus safety given anticipated slow development of area.
- **Future Richardson Rd** – 2022 Hot Spot CAMPO Study proposed shifting the CSX crossing east towards to minimize the negative impact on Bosco and Hinsley Roads. If built, shifting east is the only proposal the community will support due to the negative impact to both rural roads. Community will advocate with CSX, CAMPO, Wake County and Apex to adopt the eastern alignment
- **Traffic Studies** – Where development is approved with Capped Schools and / or Park Fee–in-Lieu, those studies must forecast added traffic to intersections leading to the assigned school and nearest park to accurately estimate actual traffic a development contributes to the road.

Historical Farm Overlay District - Impact When Selling

If you sell your property

- **Property disclosure** (All properties)- Disclose property is in the Historical Farm Overlay District.
- **Neighborhood with Covenants** (39% of properties)- Re-development of neighborhood is prohibited by the neighborhood covenants. Property owners sell their home subject to covenants as usual.
- **Neighborhood whose Covenants expire or are voted out** – Sell as is or if re-development is desired, development is subject to the Historical Farm Overlay District and the underlying zoning, generally no more than 1 home per acre.
- **Tracts less than 10 acres with no covenants** (46% of properties) - Sell as is or if re-development is desired, development is subject to the Historical Farm Overlay District and the underlying zoning, generally no more than 1 home per acre.
- **Tracts over 10 acres and/or Bona Fide Farms** (15% of properties)- Sell as is or if re-development is desired, development is subject to the Historical Farm Overlay District and the underlying zoning, generally no more than 1 home per acre.

“Conditional Zoning” Exception: Per NC law, developers may apply for “Conditional Zoning” which provides exceptions and allows for deviations to any proposed or current zoning. Requires both public hearings and Apex Town Council vote.

Historical Farm Overlay District - Steering Committee

Citizen Advisory Committee - due to the lack of elected representation within Apex, a Citizen Advisory Committee is created and will be known as the Community Steering Committee. At least 1 representative per road or major community will serve on the committee. Initial members are:

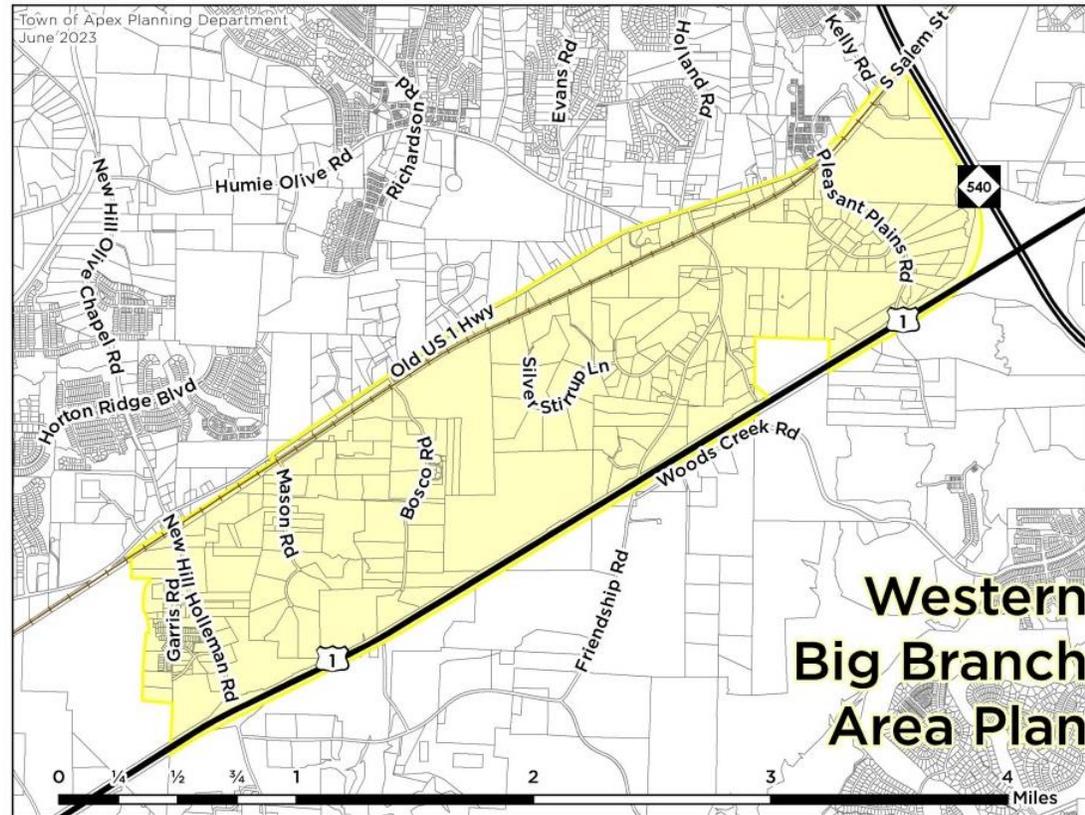
- Tony Santitori – Kirkwood & Pleasant Plains Road
- Elizabeth Stitt – Friendship Road (Apex ETJ)
- Kurt Kuechler – Hazelhurst & Creeks Bends Estates
- Beth Bland - Kilcastle Farms & Friendship Road (Wake County)
- Dawn Cozzolino – Bosco Road
- Patty McIver – Mason Road

Additional responsibilities include:

- **Pre-Development applications** – Town to send applications to the Committee for non-binding comments.
- **Neighborhood Meetings** - Committee to be included in developers' neighborhood meetings.
- **Committee Representation** - is allowed to participate in work sessions, TRC meetings, and public hearings (without the 3 minute time limit) to represent District's interests.

Community Feedback Deck to Apex
March 26, 2024

Friendship and New Hill Community Feedback to Apex Western Big Branch Area Plan



Acknowledgements / Thank You

- Having meetings at Apex Friendship Middle, New Hill Community Center and Pleasant Plains Baptist Church allowed for greater community participation.
- Making the March 2024 presentation and proposals available online prior to the meetings enabled our community to have a look and come to the sessions better prepared with questions and ideas.
- Map legend handout at March 2024 meeting was concise and very helpful.
- Many Apex staff members and elected officials were available at the meetings for discussions and what we hope is the foundation to building better relationships.

Challenges

- Western Big Branch Area Plan Name
 - Despite much feedback that we find the name highly offensive due to our negative experience with the Big Branch Force Main Sewer Project, yet no change to the name has occurred.
- Consequences from Little Beaver Creek Conservation Easement
 - Community learned in January 2024 that the Town has been actively working to breach the Conservation Easement since at least 2016 and the Town's intentions to do so were publicly discuss within public hearings for other matters where the legal ads did not reference the Easement. The lack of transparency deprived our community constructive notice and broke trust that we've been working to build.
 - Culturally, our community highly values responsible land management. Breaching the easement is highly offensive.
 - We are formally opposing the Town's application to breach the easement.
- Community input was limited to pre-set options provided by the Town
 - Preset options did not capture what the community wanted. Instead, community was choosing the least objectionable options offered versus having a true dialog about what the community wants and needs.
- Lack of outside Consultant
 - Perception is that the Town's is simply looking for more of the same kind of development that Apex already has versus development that reflects the unique history and culture of the Friendship and New Hill Communities.
- Lack of representation
 - Without voting rights and with no elected official to advocate for our interests within Apex leadership, we have begun advocating to CAMPO, NCDOT, Wake County, NCDEQ, NCDOA and CSX for the interests of Friendship and New Hill.

Current Unsolved Development Challenges

- Traffic Congestion at Pleasant Park
 - Despite many assurances from the Town, traffic mitigations at the Park have failed.
 - Town's needs to solve issues quickly to instill confidence.
- Traffic Congestion at Old US 1 & Friendship Road
 - There has been no development by neighbors on Friendship Road. All traffic growth is from Apex or Holly Springs.
 - Community members fought for money from Holly Springs. Apex needs to take the lead on fixing the intersection to instill confidence.
- Incompatible development trends
 - 3 story townhomes towering over and encircling single story homes or rural communities (Winding Creek Estates)
 - Town's continuous threat of eminent domain – Rubin case, Big Branch Force Main
 - “50 Shades of Gray”

Proposal Feedback

Apex Proposed:

Draft Study Area Vision

The Western Big Branch Area Plan envisions a future where the rural residential character of the study area is valued and actively protected, the unique history of the New Hill and Friendship communities is acknowledged and celebrated, new development is responsive to the needs of surrounding residents, and multimodal travel is safe and context sensitive.

Community Feedback:

Most in the community generally agree with Study Area Vision.

The community is more than just a rural area. It also includes numerous mini-farms, horse farms, bona fide farms and forestry tracts that participate in leading NC economies resulting in job creation for veterinarians, farriers, feed manufacturers, building suppliers, farm equipment manufacturers, and food production. These tracts further provide economic value in carbon sequestration, pollution mitigation and improve water quality.

The Study Area Vision and Town Ordinances need to be expanded to address the potential nuisance that new development creates for these properties.

Apex Proposed:

Draft Study Area Goals

1. Preserve rural residential land, agriculture, and open space
2. Maintain and enhance the tree canopy
3. Protect water resources

Rural Residential Density	• Characterized by single-family development up to one dwelling unit per five acres and large tracts of agricultural lands.
Rural Transition Density	• Characterized by single-family development up to one dwelling unit per one acre.
Low Density Residential	• Characterized by single-family homes, duplexes, and townhomes with densities not to exceed three units per one acre.
Medium Density Residential	• Characterized by single-family homes, duplexes, and townhomes with densities no less than three and no more than seven dwelling units per one acre.

Community Feedback:

The rural nature and tree canopy cannot be preserved ...

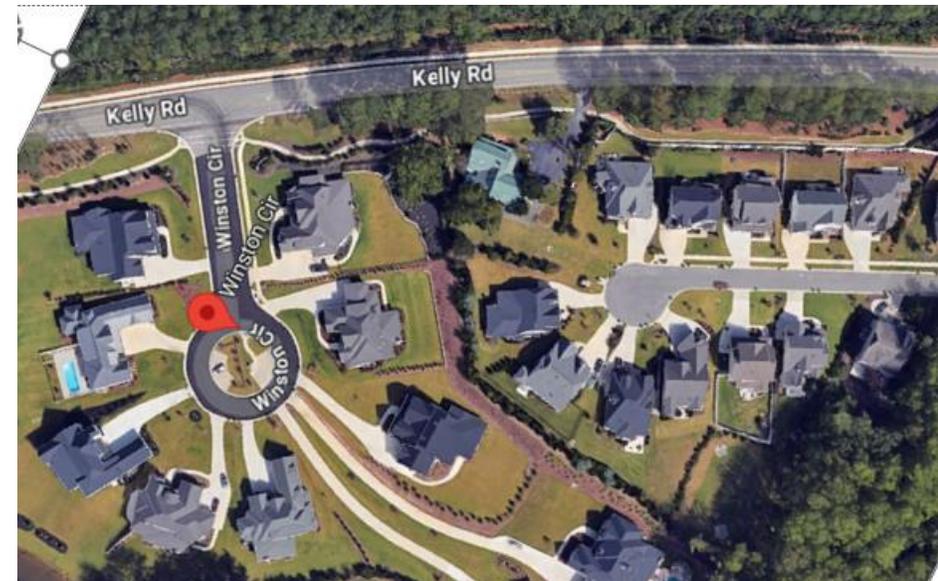
- when there are 3 or more homes per acre. See Todd Hollow Trail,
- Or when there are 2 or more homes per acre. See Winston Circle.

If the Town is to meet the above 3 goals, housing density should not be more than 1 house per acre.

Winston Circle, Apex
on ½ acre lots



Todd Hollow Trail, Apex
On 1/5 acre lots



Apex Proposed:

4. Honor the history of the Friendship and New Hill communities

Community Feedback:

Agreed and Thank you.

Apex Proposed:

5. Encourage development of a small-scale downtown near the intersection of Humie Olive Road and Old US 1
6. Encourage development of grocery/convenience offerings near the intersection of New Hill Holleman Road and US 1
7. Encourage economic development along the Richardson Road corridor south of Old US 1 and at the future Richardson Road/US 1 interchange

Community Feedback:

Goal 5 & 6:

In general, it is understood that commercial development may occur along Old US 1 and New Hill Holleman Road.

Mixed use and high density residential is not “context sensitive”, is not cohesive to adjoining rural properties and fails to “actively protect” the rural nature stated within Study Area’s vision. This type of development is a nuisance to rural properties due to the increased noise, subsequent trespassing, and loss of privacy due to towering buildings.

Goal 7: This goal was not a community goal. Economic development of this area further divides our community and destroys portions of it along Bosco Road and potentially a portion of Friendship Road. More detailed comments are provide with the Scenario depictions.

Apex Proposed:

8. Improve the safety of area roadways for motorists, cyclists, and pedestrians
9. Mitigate the impact of surrounding development on existing roads
10. Provide trails, greenways, and trailheads

Community Feedback:

Goal 8: Community agrees.

Goal 9: When the Town approves development with park fee-in-lieu and capped schools, the Town is putting more traffic on over-burdened roads. The Town's traffic studies also have not kept up with actual traffic volumes such as Pleasant Park. For our Study Area, we want traffic study to address these issues.

It seems the Town wants to shift development traffic into our community with connector roads which will not protect the rural character or increase the quality of our daily lives. Development traffic should be directed out, not through, our community.

Goal 10: Community is split. If the trade off to get trails, greenways, and trailheads is construction of townhouses, then the community is generally against this goal. If the trails, greenways and trailheads are part of the commercial development, then it is generally received better.

Community Feedback

Draft Additional Plan Recommendations

Future Land Use

- Encourage development of a small-scale downtown near the intersection of Humie Olive Road and Old US 1.
- Encourage development of grocery/convenience offerings near the intersection of New Hill Holleman Road and US 1.

History

- Incorporate New Hill Historic District gateway signs into the Town-wide Wayfinding Signage Program.
- Encourage residents of the Friendship and New Hill communities to participate in the Town of Apex Historical Marker Program.
- Add a subtitle to the plan document: Western Big Branch Area Plan – Encompassing the Friendship and New Hill Communities.

Transportation

- Study and potentially invest in turn lanes and a traffic signal at the intersection of Friendship Road and Old US 1.
- Conduct a feasibility study for a potential grade separation in the vicinity of Pleasant Park to improve vehicular, bicycle, and pedestrian access to the park.
- Coordinate with NCDOT on its annual resurfacing contract to stripe bicycle lanes and/or provide bicycle signage within the study area.
- Coordinate with regional partners on transportation requirements for motorists, cyclists, and pedestrians associated with new development.
- Further explore a potential transit connection between downtown Apex and Pleasant Park.

Quality of Life

- Encourage economic development along the Richardson Road corridor at the future Friendship Road/US 1 interchange.
- Utilize the Town of Apex Affordable Housing Incentive Zoning Policy to encourage mixed housing near major intersections in the study area.

Environment

- Review best practices and develop a policy to encourage the preservation of forested areas.
- Continue to designate properties within the study area as either part of the Primary or Secondary Watershed Protection Areas after being voluntarily annexed into the Town of Apex.

Architecture of the Summit does not align with the Humie Olive Concept Development. What controls be put in place will ensure the small-scale downtown feel?

Grocery store is proposed as a part of New Hill Plaza but the project's high density housing does not align with small-scale community.

Should include both New Hill and Friendship historic gateways.

Yes, we should. Please provide the process.

WBBAP name should be abandoned. Other communities ... Green Level & Olive Chapel are not "labeled", so Friendship & New Hill should not be labeled. Let owners nominate the name.

This is an Apex goal, not a community goal. We understand development will occur. It should reflect Historic Friendship and New Hill.

Mixed housing should be banned as it was not a part of Historical Friendship or New Hill. Small scaled Habitat for Humanity styled homes with small yards is a better fit or replicas of New Hill travel cottages.

NC Forestry & Wake County Soil & Water should be included in the development of the plan.

Town should look to establish a community forest like Cary Tree Archive in our area.

Town should look to establish a permanent farmers market & community farm like Cary's Good Hope Farm.

See Transportation on next slide.

Property owners would like to know the future classification before annexation.

Draft Additional Plan Recommendations

- Traffic signal and turn lanes on Friendship Road are warranted now based on current traffic. No further development should be approved by any Town process without this improvement in place.
- Old US 1 is designated as the NC Bike Route “Carolina Connection”. Town should work with the state to improve the safety, signage and striping of the route.
- In 2023, DOT determined that Friendship Road was not eligible for bike striping or shoulder expansion for bike lanes. Road is too narrow and the grading of ditches are too steep. Full replacement of road would be required
- Bus stops must be internal to the park and not on Pleasant Plains Road. Town must have staff to supervise kids who come to the park without an adult.

Transportation

- Study and potentially invest in turn lanes and a traffic signal at the intersection of Friendship Road and Old US 1.
- Conduct a feasibility study for a potential grade separation in the vicinity of Pleasant Park to improve vehicular, bicycle, and pedestrian access to the park.
- Coordinate with NCDOT on its annual resurfacing contract to stripe bicycle lanes and/or provide bicycle signage within the study area.
- Coordinate with regional partners on transportation requirements for motorists, cyclists, and pedestrians associated with new development.
- Further explore a potential transit connection between downtown Apex and Pleasant Park.

- Town should not open the Park’s Phase 3 given the unsafe, current conditions.
- Community wants to see an updated traffic study.
- Community wants town to explore the option of an exit onto 540.
- Town to provide additional improvements to ensure residents are able to access and leave their neighborhood with less “near-miss” accidents.
- Given the unacceptable plans for Richardson Road, we ask that a community member be included in those discussions.

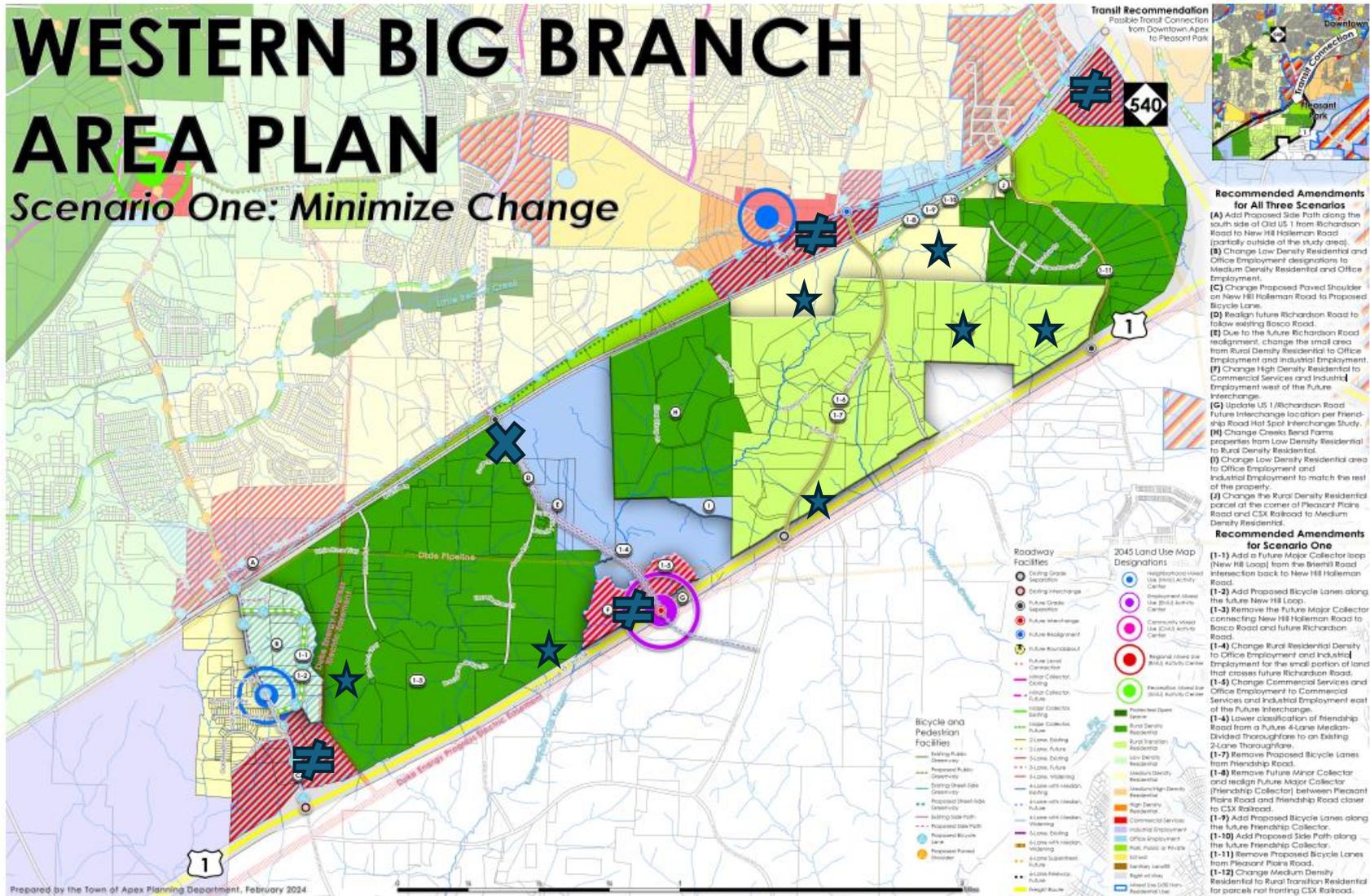
Community Added Recommendations:

- Friendship Road is 6 ½ Ton Weight Limited – Work with DOT to increase enforcement.
- Old US 1 has blind spots due to rolling hills. Work with incoming development to reduce hills.
- Old US 1 has concrete buckling under the payment. Work with DOT to have concrete removed from problem areas.
- Apex’s traffic studies does not capture the additional traffic that is generated when a development’s school is capped or when a park fee-in-lieu occurs. As such, studies are under-scoped. Please update policies to include these additional trips.

Recommendations to Scenario One

WESTERN BIG BRANCH AREA PLAN

Scenario One: Minimize Change



★ Update map to reflect Enhanced Voluntary Ag District & Voluntary Ag District Properties

✘ Proposed Richardson Road destroys the rural nature of Hinsley Road and Bosco Road. Community will fight this as we know the road can shift east.

≠ No High Density Residential – not compatible to rural character. Creates trespassing and noise issues for adjoining rural properties.

☐ UDO buffers need to be increased to protect rural properties.

☐ Adopt Community’s Historical Farm Overlay District to reflect the historical significance of farming by creating zoning for urban farms, mini farms, horse farms and larger farms to thrive.

Why Historical Farm Overlay District?

- Offers diversity in property types to Apex's current trends
- Offers critical offset to Apex's density issue
- Honors historical value of farming to both Friendship and New Hill Communities
- Recognizes the economic value this area contributes to:
 - Forestry, Equine, Agricultural Industries – all critical industries to NC
 - Community noise is an issue for these industries
- 50% Tree Preservation can not be achieved with development as proposed
- Rural communities trees help with climate change
- Development along future Richardson Road could offer:
 - Farmer's market & Flea Markets like State Fair Ground to attract tourists
 - Farm to Table restaurants – high end and like Raleigh's Farmer Market Restaurant
 - Tree Archive – like Cary Tree Archive
 - Community Farm – like Cary Good Hope Farm
 - Walking and riding trails for visitors who want nature excursion with markers along the way with New Hill and Friendship History
 - Public Horse Arena

Purpose

The purpose and intent of the Historical Farm Overlay District is to preserve and enhance critical environmental and natural resources, including water resources and ecosystem services in the stream network flowing through the district and maintain the Town's rural agricultural history. The Overlay identifies the architectural qualities that define the agricultural character and proposes design standard to maintain the character in new and infill projects of urban farms and mini-farms while complimenting larger farms.

Study Area Statistics



- 243 Parcels 1829 acres

Consisting of:

- 102 Parcels in HOAs 404 acres (3.96 acres - average lot size)
- 2 Largest Parcels 228 acres (Baucom & Walker)
- Pleasant Park 92 acres
- 3 Forestry Tracts 120 acres (1 qualifies as a Century Farm)
- 2 Largest Farms 65 acres (1 qualifies as a Century Farm, the 2nd will be in 2032)
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