



Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. Approve January 6, 2026 Minutes

Requests and Communications

1. Myers - Patterson Project Rezoning
2. Bridgeberry Expansion Rezoning
3. Unified Development Ordinance (26-UDO-01) Semi-annual Amendments

Other Business

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

kathryn.white@hollyspringsnc.gov 919-567-4033



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 1.

Approval of Minutes

Title: Approve January 6, 2026 Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve January 6, 2026 meeting minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. January 6, 2026 LUAC Minutes - DRAFT



Town of Holly Springs Land Use Advisory Committee

Minutes: *January 6, 2026*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, January 6, 2026 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington, Town Manager
Scott Chase, Assistant Town Manager
Daniel Weeks, Assistant Town Manager
Chris Hills, Director, Development Services
LeeAnn Plumer, Director, Parks & Recreation
Kendra Parrish, Executive Director, Utilities & Infrastructure
Annie Drees, Mayor Pro Tem
Chris Deshazor, Council member

Members Absent: Irena Krstanovic, Director, Economic Development
Roger Bess, Planning Board Representative
Josh Prizer, Planning Board Alternate

Staff Members

Present: Elizabeth Goodson, Assistant Director, Development Services
Sean Ryan, Division Manager – Planning
Grayson Taylor, Planner III, Development Services
Rachel Jones, Engineer II, Utilities & Infrastructure
Elliot Blonshine, Development Review Engineer
Chris Ritter-Garcia, Planner I, Development Services
Catherine Jacobs, Division Manager, Engineering & Construction
Cheryl Caines, Senior Planner
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of March 4, 2025 as submitted.

Motion: Scott Chase
Second: LeeAnn Plumer
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

Chris Hills and Sean Ryan gave training presentations for the new members of the Land Use Advisory Committee. They spoke about the structure and purpose of the committee and explained how the input of the committee affects the development process. They stressed the importance of looking at the big picture, and how a proposed project fits with the Town's UDO and Comprehensive Plan, rather than focusing on what it will be like "right now". Members need to share both positive and critical feedback if the application isn't on the right track.

Agenda Item 5: OTHER BUSINESS

None

Chris Hills stated there was no other business to be discussed and asked for a motion to adjourn.

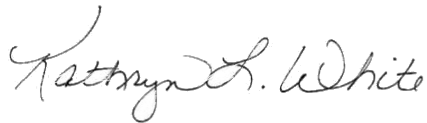
Agenda Item 6: ADJOURNMENT

Motion: Scott Chase

Second: Chris Deshazor

The meeting adjourned at 3:45 pm

Respectfully submitted on April 7, 2026



Kathy White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 1.

Requests and Communications

Title: Myers - Patterson Project Rezoning

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- No official action by the Land Use Advisory Committee (LUAC) will be taken other than providing verbal feedback on the proposed Rezoning of the property at 6305 & 6317 People Road.

Explanation:

- Perry Verille of Davidson Homes has requested to meet with the LUAC to discuss a rezoning application for a development along People Road.
- The applicant is proposing to rezone a 21.86 acres site from RR Rural Residential to SR-CD Suburban Residential Conditional District. The development will consist of approximately 34 single family detached dwelling.

Background:

- The LUAC provides informal review, technical support, assistance, comment, and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. Myers_PattersonProject_LUACStaffReport
2. MyersPatterson_Application
3. MyersPatterson_SitePlan



Project Type: Land Use Advisory Committee

Applications Type:

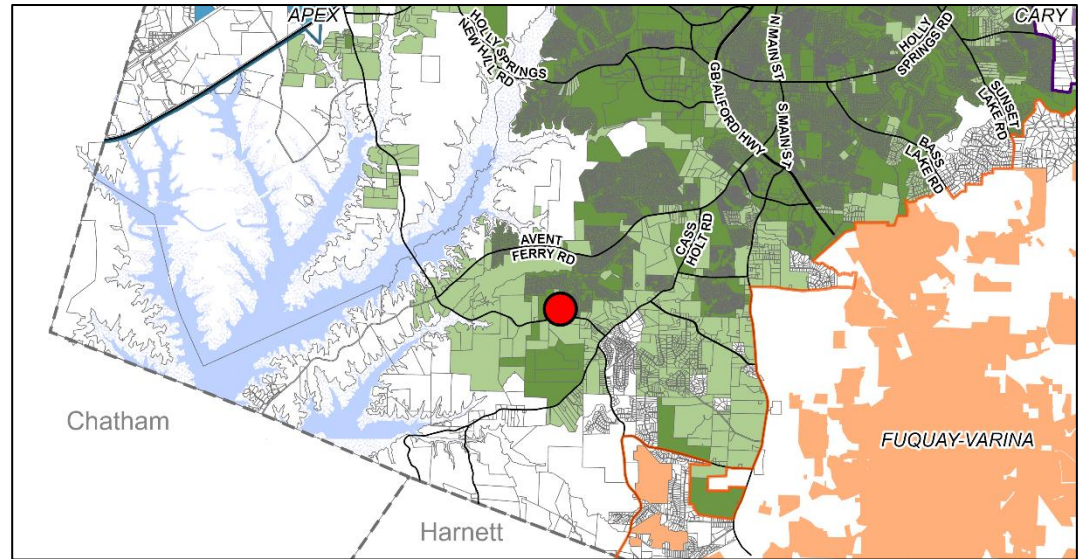
Rezoning / Major Subdivision Plan

Applicant / Petitioner:

Perry Verille on behalf of Davidson Homes

Property Address: 6305 & 6317 People Road

Property Area: 21.86 ac.



Located in: ☐ Holly Springs Corporate Limits ☒ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A Request & Communications for the Land Use Advisory Committee to discuss the potential development of a 34 lot single-family detached subdivision on approximately 21.86 acres along People Road adjacent to the existing Bridgeberry Subdivision.

Requested Action:

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

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Decision-Making Information	Page 14



Case Summary

Current Zoning:

RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:

SR Suburban Residential

☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Conservation Neighborhood

Staff Analysis:

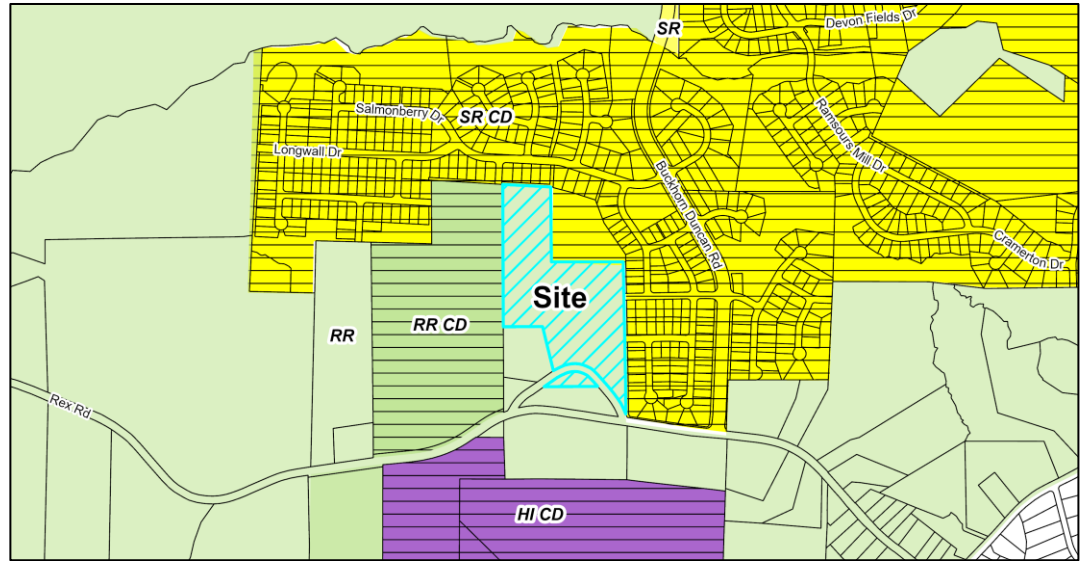
Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that clustering homes and preserving large open spaces that have been previously cleared of tree canopy would likely not further the goals of the Conservation Neighborhood designation. In addition, the introduction of the Wake County Public School to the area after the adoption of the Land Use & Character Plan, which aligns with the goal of providing homes near schools and increasing walkability/connectivity to the school, has changed the character of site. Developing the parcel more consistent with the adjacent neighborhoods, while still protecting the natural areas and existing trees around the creeks, allows the Town to balance land use goals in an appropriate and context sensitive manner.

Staff recommends this project explore the addition of more properties along People Road with this development so that People Road could be abandoned. This would provide additional improvements to Rex Road per the CTP, connecting the gap between Bridgeberry and Rex Road Elementary.



Current Zoning Information

Parcel #	Zoning	Area
0637487953	RR	18.98 ac
0637582463	RR	2.88 ac
Total Area		21.86 acres



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Single Family Home
North	SR-CD Suburban Residential Conditional District	Single Family Detached Subdivision
South	RR Rural Residential	Vacant
East	SR-CD Suburban Residential Conditional District	Single Family Detached Subdivision
West	RR-CD Rural Residential Conditional District	School

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Update Zoning Reassignment)

Original Zoning: R-30

Approved Zoning: RR Rural Residential

Approval Date: March 1, 2022



Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Conservation Neighborhood

Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☐ Consistent with the Future Land Use Map

☒ Inconsistent with the Future Land Use Map

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Land Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☒ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi-dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Conservation Neighborhood

A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space – protecting environmental features, tree stands, or outstanding viewsheds – by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics Include:

- New Residential Uses have off-street parking in the rear of the lot to enhance the streetscape and walkability.
- 30%-50% of land is conserved as permanent open space, which should be primarily informal in character and can include parks, greenways, walking trails and other natural areas.
- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center.
- Building types are primarily residential with some small civic buildings allowed. Different types of residential buildings are encouraged, including single dwelling detached, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Residential neighborhoods are very walkable, with sidewalks, bike facilities, paths and trails.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The site, along with several other agricultural, forested, or vacant properties, were identified on the Future Land Use Map as Conservation Neighborhood which starts a transition from developed areas, such as the adjacent Bridgeberry subdivision, to more natural areas around Harris Lake. Parcels closer to the lake typically have steep topography, small streams, and heavy tree canopy. This can make development more challenging than in other areas of the community, particularly the provision of public utilities in steep-slope areas.



To address these challenges, a Conservation Neighborhood is expected to preserve 30% to 50% of the buildable land on a site by closely clustering homes. Conservation Neighborhoods are typically more compact to minimize infrastructure investments and maximize large, continuous areas of permanent open space. As Holly Springs' growth continues moving westward, these areas were envisioned for context sensitive neighborhoods that incorporated natural features, allowing smaller lot, clustered development, while preserving large portions of the site in a natural state (minimizing tree removal and grading).

The applicant is providing the Unified Development Ordinance's required 30% open space and portions of this open space are being provided over areas that include streams, ponds, or are otherwise unbuildable areas. The Bridgeberry subdivision is located adjacent to this parcel and has the "Residential Neighborhood" Future Land Use Designation which this proposed subdivision is intending to be consistent with.

When determining if a proposed development is consistent with the Comprehensive Plan, it should also be considered if the designation is consistent with site-specific parcel information or whether conditions may have changed that warrant consideration of a different character area. Staff's analysis considers the following:

- The site is not adjacent to the Natural Area designated lands that surround Harris Lake.
- There are two creeks along running along the northern and southeast boundaries and a few remaining tree stands on the site. Most of the trees were previously removed.
- The topography is relatively flat except around the creeks.
- The site is currently developed with homes, outbuildings, and a pond.
- Water and sanitary sewer service exists adjacent to the site. Water can be extended into the subdivision and the site can likely be served with existing sanitary sewer by gravity.
- Since the Future Land Use plan was adopted in 2019, the adjacent parcel to the west was developed with Rex Road Elementary school, a similarly designated Conservation Neighborhood parcel.
- The site has frontage along People Road and has two street stubs from the adjacent Bridgeberry subdivision.

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that clustering homes and preserving large open spaces that have been previously cleared of tree canopy would likely not further the goals of the Conservation Neighborhood designation. In addition, the introduction of the Wake County Public School to the area after the adoption of the Land Use & Character Plan, which aligns with the goal of providing homes near schools and increasing walkability/connectivity to the school, has changed the character of site. Developing the parcel more consistent with the adjacent neighborhoods, while still protecting the natural areas and existing trees around the creeks, allows the Town to balance land use goals in an appropriate and context sensitive manner.

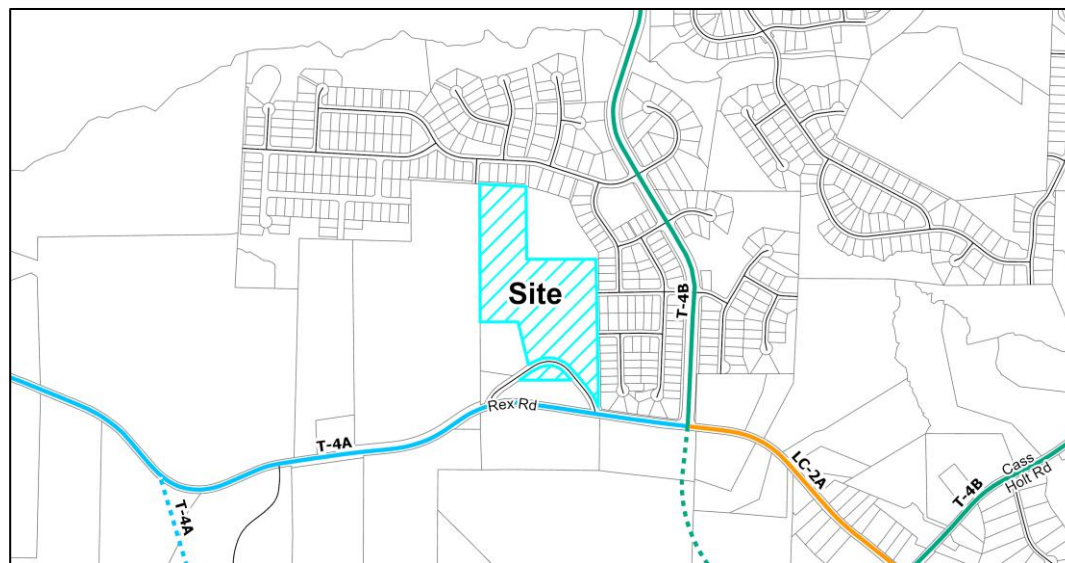


Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☒ Required	☐ Not Required
New Location Roadways	☐ Required	☒ Not Required
Hotspot/Safety Study Location	☐ Yes	☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

The project has frontage along People Road, which would be required to be improved to the Town's minimum street standard for residential streets. This is a 2-lane road with curb, gutter, and sidewalk. Typically, widening of ½ of the ultimate cross section is required, however, where this project owns both sides of People Road, the project would be required to construct the full cross section.

New Location Roadways:

There are no new CTP roads through this project. The project is required to connect to and extend street stubs from adjacent neighborhoods.

Hotspot/Safety Study Location:

N/A

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

- ☒ Traffic Study Required
 - ☐ Tier 1
 - ☒ Tier 2
 - ☐ Tier 3
 - ☐ Traffic Verification Memo

Traffic Study Summary

Based on the provided Traffic Scoping Form, this project would qualify as a Tier 2 Traffic Study. A study has not yet been submitted.

Transportation Staff Analysis:

The project does not currently have frontage on Rex Road, so improvements on Rex Road are not required by the UDO. As currently proposed, the only road frontage improvements required are to People Road.

People Road is a small loop road connecting to Rex Road in two locations. Increased traffic along People Road should be considered by the LUAC. Staff recommends this project to explore the inclusion of more properties along People Road with this development. If all or most of the parcels along People Road are redeveloped together, the development could then remove People Road and construct a single access drive to Rex Road. The development could then also improve Rex Road per the CTP, connecting the gap between Bridgeberry and Rex Road Elementary.



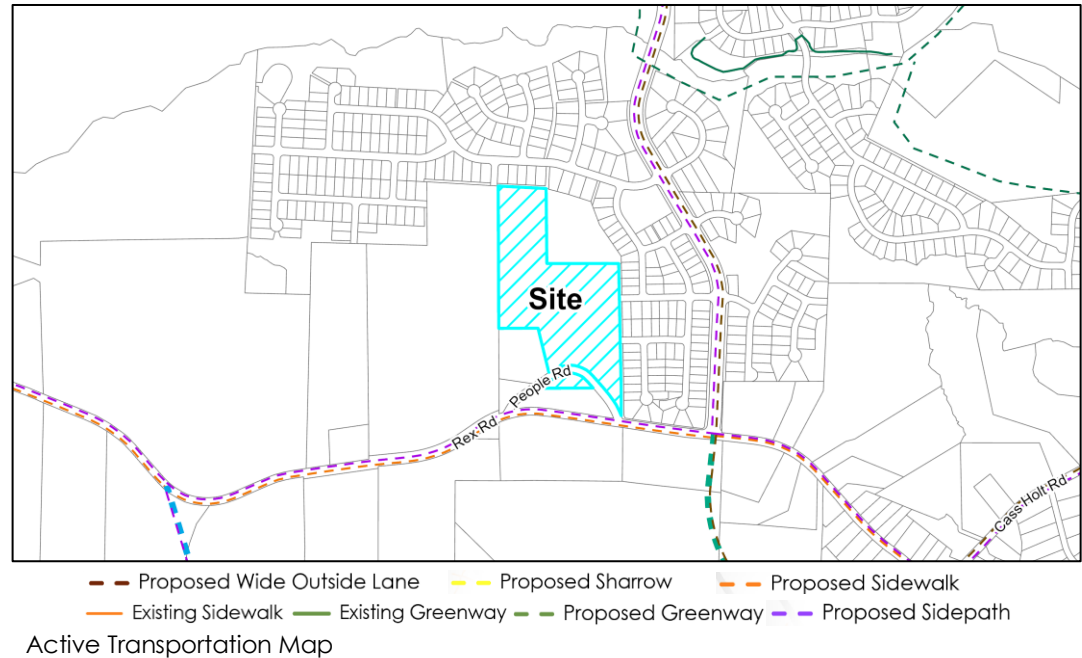
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

Parks, Recreation, & Greenways Staff Analysis:

This parcel is not located within a Park Search Area and is not required to install a greenway. A sidepath is currently in-place on the north side of Rex Road, from Rex Road Elementary to People Road, where it connects to existing sidewalk installed by the Bridgeberry subdivision.



Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☐ Yes	☐ No	☒ Study Required
Sanitary Sewer	☐ Yes	☐ No	☐ Study Required
Reclaim	☐ Yes	☐ No	☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

Watermain is currently installed in Rex Road and at the stub streets from the adjacent subdivision. Watermain will be required to extend along the property frontage of Rex Road and loop through the site. A fire flow analysis will be required at Major Subdivision.

Sanitary Sewer:

It is anticipated the site can be serviced by gravity sewer. A Sewer study will be required to determine the site's sewer extensions and how the project impacts the Town's sewer network. The study will also evaluate how this site can provide sewer to adjacent properties.

Reclaim:

The site is outside of the Town's reclaimed service area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

- | | |
|---|--|
| ☒ WRMP Applicable | ☐ Tier 1 |
| ☐ WRMP Not Applicable | ☒ Tier 2 |
| | ☐ Tier 3 |

Allocation Elements

- ☐ Public Infrastructure Improvements
- ☐ Sustainable Design
- ☐ Work Force Housing
- ☐ Open Space/Tree Preservation

Water Resource Management Policy Summary

This project is subject to the Water Resource Management Policy and is required to make a Utility Allocation Request to be considered by Town Council. The project is a priority level 2, meaning they will be required to commit to 2 allocation elements to advance their request. The allocation request is reviewed with the sewer study by Town staff.

Infrastructure & Utility Staff Analysis:

Existing utilities are nearby and will be required to be extended to the site for development. Engineering studies are required with water and sewer extensions.



Decision-Making Information

Staff Analysis

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that clustering homes and preserving large open spaces that have been previously cleared of tree canopy would likely not further the goals of the Conservation Neighborhood designation. In addition, the introduction of the Wake County Public School to the area after the adoption of the Land Use & Character Plan, which aligns with the goal of providing homes near schools and increasing walkability/connectivity to the school, has changed the character of site. Developing the parcel more consistent with the adjacent neighborhoods, while still protecting the natural areas and existing trees around the creeks, allows the Town to balance land use goals in an appropriate and context sensitive manner.

Staff recommends this project explore the addition of more properties along People Road with this development so that People Road could be abandoned. This would provide additional improvements to Rex Road per the CTP, connecting the gap between Bridgeberry and Rex Road Elementary.

Land Use Advisory Committee Consideration & Action

The Land Use Advisory Committee's duties and responsibilities are:

1. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of a petitioner for a proposed development;
2. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of the unified development ordinance administrator when proposed projects are not in strict compliance with the rules and regulations of the unified development ordinance or comprehensive plan;
3. Review and make recommendations to the town council of studies, plans, or ordinances relating to the regulation of land use;
4. Perform any other related duties that the town council may direct.

Land Use Advisory Committee Decision Type: Advisory Decision

Advisory Decision

The Land Use Advisory Committee must provide informal review, technical support, assistance, comment and critique in the assessment of proposed development.

The Land Use Advisory Committee should consider whether or not the proposed land use standards, densities, site & building design, or other development standards are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

☐ Within Corporate Limits ☐ Within Holly Springs ETJ
☐ Pending Annexation

PIN(s) _____

Project Acreage _____

Current Zoning _____ Proposed Zoning _____

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

Area Plan Designation
If applicable _____

PROJECT TYPE *(check all that apply)*

- ☐ Comprehensive Plan Amendment
 - ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 - ☐ Area/Corridor Plan Map Amendment/Name: _____
- ☐ Zoning Map Change: General Use District
- ☐ Zoning Map Change: Conditional Zoning District
- ☐ Major Subdivision
- ☐ Development Plan
- ☐ Other: _____

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

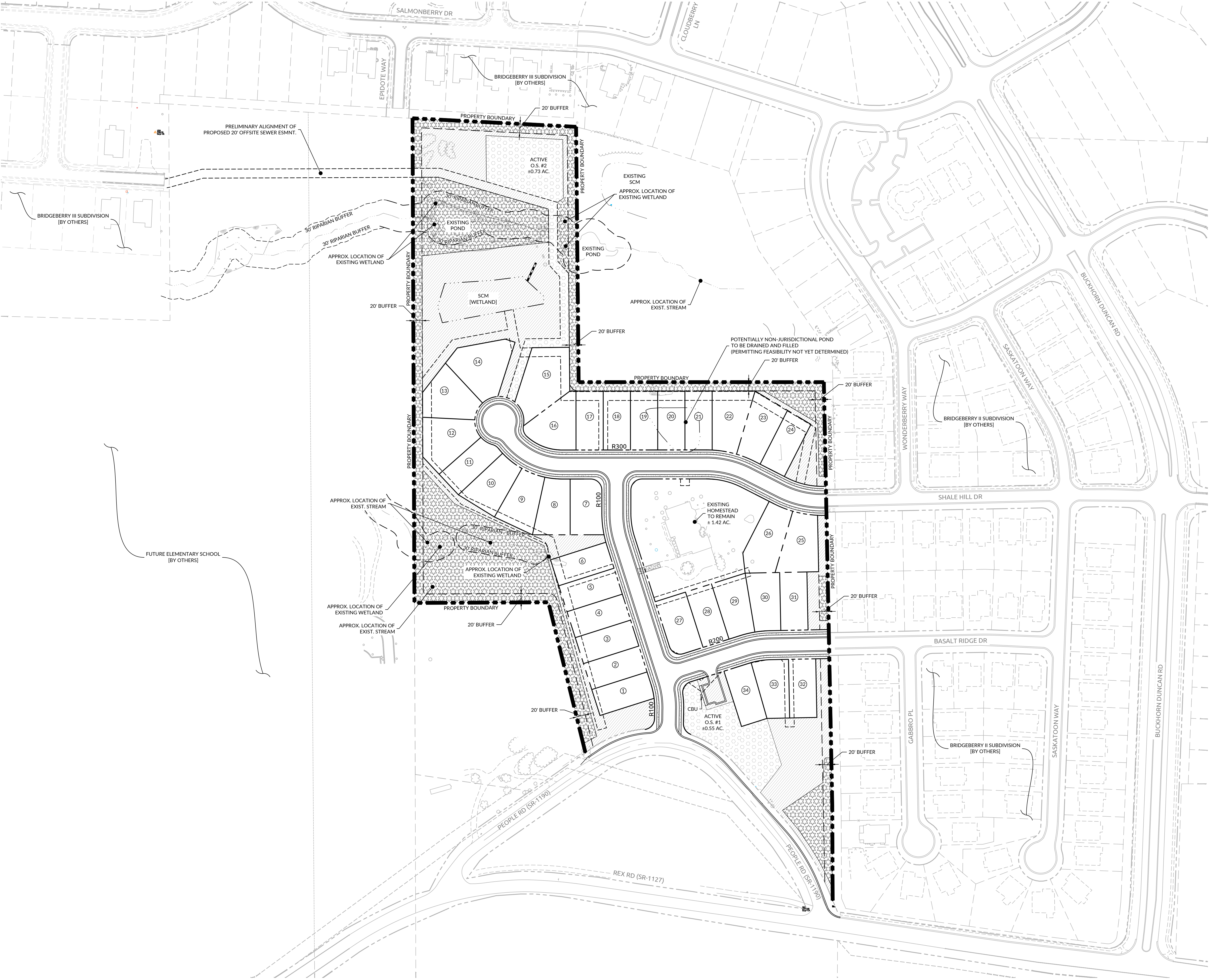
LUAC MEETING REQUEST

LUAC Meeting Date Requested:

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)



MYERS AND PATTERSON PROPERTY SUBDIVISION

PRELIMINARY SITE DATA:

SITE LOCATION: HOLLY SPRINGS, NORTH CAROLINA
PARCEL PIN: 0637-48-7953, 0637582463, 0637583129
PROJECT SIZE: ± 20.46 AC.
EXISTING ZONING: RR (TOWN OF HOLLY SPRINGS)
PROPOSED ZONING: SR-CD (TOWN OF HOLLY SPRINGS)
ESTIMATED YIELD:
34 - SINGLE-FAMILY LOTS (61' x 130' TYP.)

OPEN SPACE TABULATION:

	REQUIRED	PROVIDED
TREE PRESERVATION AREA	4.09 AC. (20% OF SITE)	4.10 AC.
ACTIVE RECREATION AREA	1.02 AC. (5% OF SITE)	1.02 AC.
ADDITIONAL ACTIVE REC. AREA	0.26 AC. (25% MORE)	0.26 AC.
FLEX	1.02 AC. (5% OF SITE)	3.80 AC.

PROPOSED DENSITY: 1.66 D.U./AC.
TOTAL LF OF NEW STREETS: ± 1,805 LF
TOTAL DISTURBED AREA: ± 14 AC.

NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA AND IS NOT AN OFFICIAL DESIGN OR SURVEY DOCUMENT.
2. THE LAYOUT SHOWN ON THIS PLAN IS PURELY THEORETICAL IN NATURE AND MAY BE SUBJECT TO SIGNIFICANT REVISIONS UPON FURTHER DUE-DILIGENCE REVIEW AND EVALUATION. THIS PLAN HAS NOT BEEN REVIEWED BY ANY MUNICIPALITY OR OTHER REVIEW AGENCY, AND IS PROVIDED SOLELY FOR PRELIMINARY ILLUSTRATION AND CONCEPTUAL PLANNING CONSIDERATIONS.
3. WETLANDS, STREAMS AND RIPARIAN BUFFER INFORMATION IS BASED ON A EXHIBIT PREPARED BY WITHERSRAVENEL, INC. TITLED "MYERS PROPERTY; WETLAND/ BUFFER DELINEATION EXHIBIT" DATED 1/07/2025.

HATCH LEGEND

	TREE PRESERVATION
	ACTIVE OPEN SPACE
	FLEX OPEN SPACE

CONCEPTUAL PLAN - 01/27/2026



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 2.

Requests and Communications

Title: Bridgeberry Expansion Rezoning

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- No official action by the Land Use Advisory Committee (LUAC) will be taken other than providing verbal feedback on the proposed Rezoning of the property at 0 Rex Road (PIN no. 0637196712).

Explanation:

- Laura Holloman of McAdams has requested to meet with the LUAC to discuss a rezoning application for a development adjacent to the Bridgeberry subdivision on Rex Road.
- The applicant is proposing to rezone a 42.71 acre site from RR Rural Residential to SR Suburban Residential with the Conservation Subdivision option. The development will consist of 68-80 single family detached dwellings.
- The Future Land Use designation for the site is Conservation Neighborhood. The Future Land Use designation for the adjacent Bridgeberry Subdivision is Residential Neighborhood.

Background:

- The LUAC provides informal review, technical support, assistance, comment, and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. BridgeberryExpansion_StaffReport
2. BridgeberryExpansion_Application
3. BridgeberryExpansion_Plan



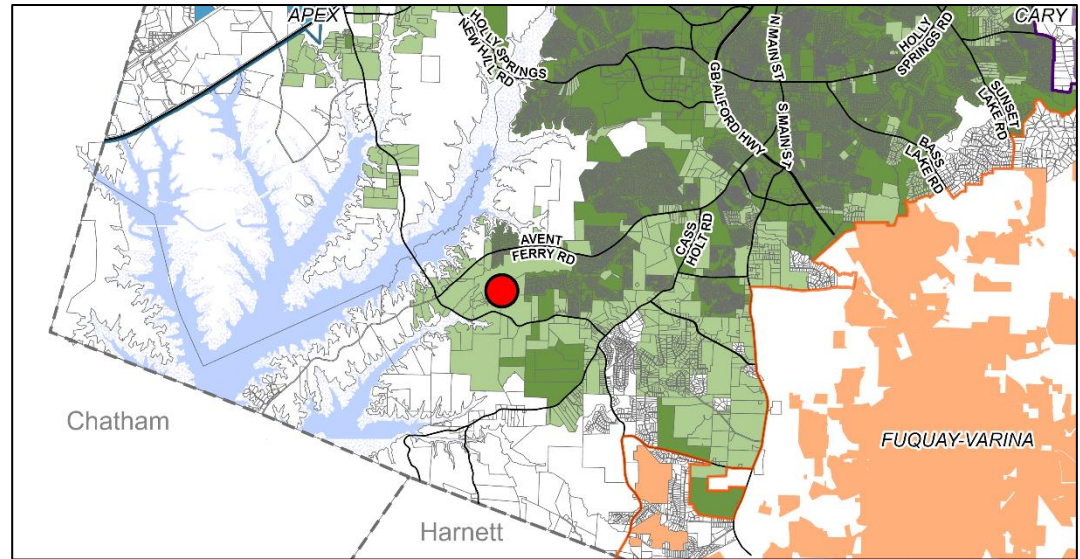
Project Type: Land Use Advisory Committee

Applications Type:
Rezoning

Applicant / Petitioner:
McAdams for Taylor Morrison Homes

Property Address: 0 Rex Road (PIN #0637196712)

Property Area: 43.07 ac.



Located in: ☐ Holly Springs Corporate Limits ☒ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A Request & Communications for the Land Use Advisory Committee to discuss the potential development of 68-80 detached dwelling units adjacent to the existing Bridgeberry residential subdivision.

Requested Action:

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

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Case Summary

Current Zoning:

RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:

SR Suburban Residential

☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Conservation Neighborhood

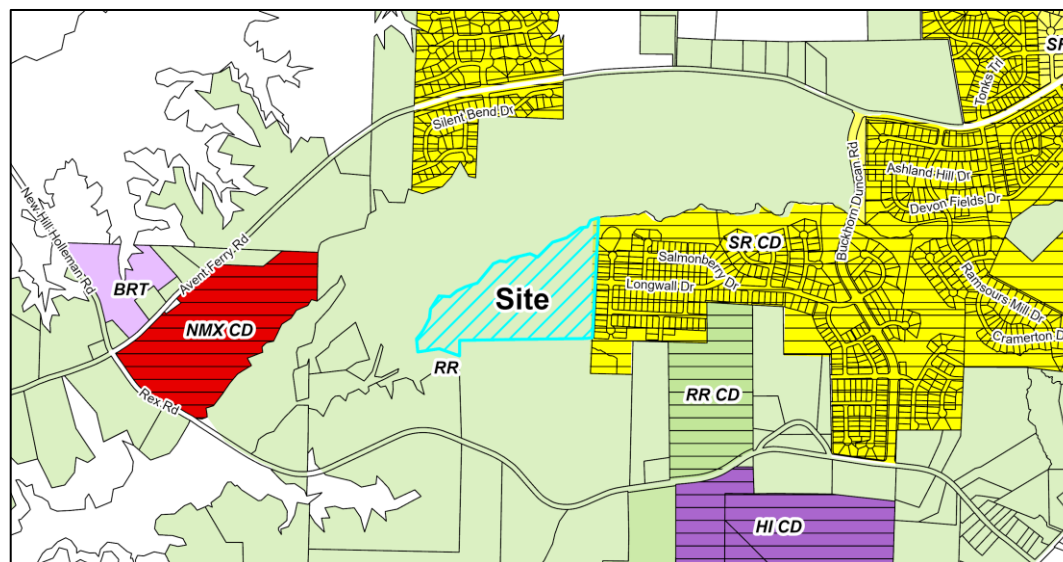
Staff Analysis:

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that the site plan proposes a development pattern blending the expectations of Conservation Neighborhood and Residential Subdivision. While the minimum amount of undeveloped area is provided, the lot layout does not reflect the clustering, size variation, and compact form of development defined by the Conservation Neighborhood Future Land Use designation. Current conditions of the site would also likely require substantial grading and tree removal to construct the building sites, stormwater control measures, roads, and gravity sewer, which is discouraged in Conservation Neighborhoods. However, developing the Bridgeberry Expansion as a Conservation Neighborhood by creating smaller, more clustered lots will likely be visually and functionally inconsistent with the existing development pattern. Decision-makers will need to address the competing goals brought forth by this case and determine which goals may outweigh others as they relate to the parcel in question.



Current Zoning Information

Parcel #	Zoning	Area
0637196712	RR	43.07
Total Area		43.07



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant
North	RR Rural Residential	Vacant
South	RR Rural Residential	Vacant
East	RR Rural Residential	Vacant
West	SR-CD Suburban Residential Conditional Zoning District	Single Family Detached Residential

Parcel Rezoning History

Rezoning Number: 22-REZ-01

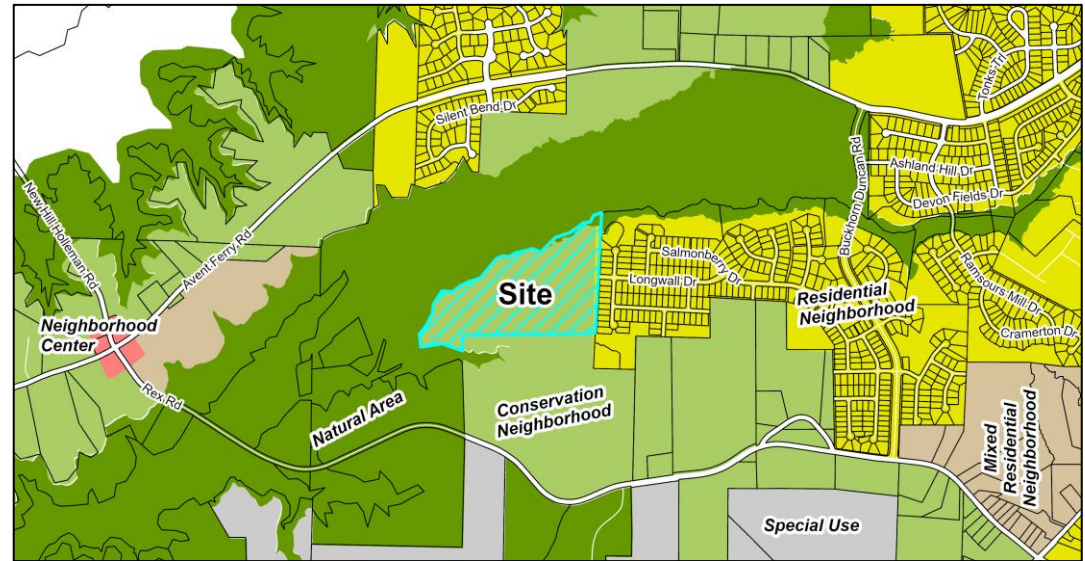
Original Zoning: R-30 Residential

Approved Zoning: RR Rural Residential

Approval Date: 3/1/2022

**Land Use & Character Information***Vision Holly Springs Comprehensive Plan Section 1*

Growth Strategy Map:	Places to Enhance
Current Future Land Use:	Conservation Neighborhood
Potential Future Land Use:	Residential Neighborhood
Small Area Plan:	N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☒ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi-dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Current Future Land Use: Conservation Neighborhood

A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens.

Potential Future Land Use: Residential Neighborhood

A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The site, along with several other agricultural, forested, or vacant properties, were identified on the Future Land Use Map as Conservation Neighborhood which starts a transition from developed areas, such as the adjacent Bridgeberry subdivision, to more natural areas around Harris Lake. Parcels closer to the lake typically have steep topography, small streams, and heavy tree canopy. This can make development more challenging than in other areas of the community, particularly the provision of public utilities in steep-slope areas.



To address these challenges, a Conservation Neighborhood is expected to preserve 30% to 50% of the buildable land on a site by closely clustering homes. Conservation Neighborhoods are typically more compact to minimize infrastructure investments and maximize large, continuous areas of permanent open space. As Holly Springs' growth continues moving westward, these areas were envisioned for context sensitive neighborhoods that incorporated natural features, allowing smaller lot, clustered development, while preserving large portions of the site in a natural state (minimizing tree removal and grading).

While the applicant is providing the Unified Development Ordinance's required 30% open space, portions of this open space are being provided over areas that include steep slopes and existing tree canopy. The Bridgeberry subdivision is located adjacent to this parcel and has the "Residential Neighborhood" Future Land Use Designation which this proposed subdivision is intending to be consistent with.

When determining if a proposed development is consistent with the Comprehensive Plan, it should also be considered if the designation is consistent with site-specific parcel information or whether conditions may have changed that warrant consideration of a different character area. Staff's analysis considers the following:

- The site is adjacent to Natural Area designated land around Harris Lake and is vacant.
- The site has a central ridge running east-west that drops steeply to off-site creeks to the north and south.
- While some commercial timbering may have occurred, the site remains heavily treed.
- The Bridgeberry subdivision lies to the east, along with a wastewater pump station. Substantial grading is likely in order to serve the project with sanitary sewer to this pump station.
- The site has no existing street frontage but has one street stub to the east from the Bridgeberry subdivision.

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that while the development creates a neighborhood that is consistent with the adjacent Bridgeberry development pattern and preserves some areas in a natural state near the site perimeter to the north and west, development would likely require heavy grading and tree removal to construct the building sites, stormwater control measures, roads, and gravity sewer.

Based on the reasons outlined as to why the Town designated areas near Harris Lake as Conservation Neighborhood on the Future Land Use Map, the site seems to be a strong candidate for a true conservation subdivision given the steep topography, heavy tree canopy, and availability of utilities. Clustering lots more closely to the existing Bridgeberry Subdivision would likely reduce the area of tree clearing and grading, preserving a large amount of the existing tree canopy. However, a Conservation Neighborhood, as envisioned by the Comprehensive Plan, with smaller, clustered lots and large areas of preserved land would be visually and functionally different than the development with the adjacent Bridgeberry Subdivision. This could compete with other Comprehensive Plan goals, such as the importance of transitions between development. This goal states "it is important that any new buildings, neighborhoods, and centers complement existing development, and avoid incompatible adjacencies. All new development should consider existing adjacent development."

Based on the site's proximity to Harris Lake and the existing features, staff finds that the Conservation Subdivision designation is still appropriate for this site as a transition between existing development and adjacent natural areas.

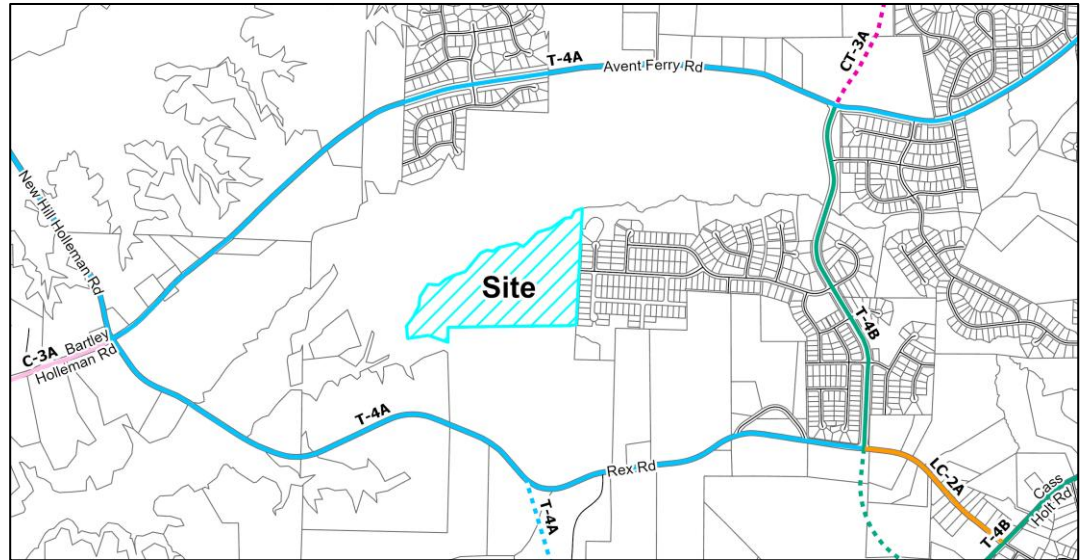


Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☐ Required	☒ Not Required
New Location Roadways	☐ Required	☒ Not Required
Hotspot/Safety Study Location	☐ Yes	☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

This parcel does not have property frontage on a CTP road. Roadway widening / frontage improvements are not applicable. A Traffic Study will be required with the first Rezoning submittal, at which time transportation improvements will be determined in accordance with the Traffic Study Policy. The project as proposed meets the Tier 2 thresholds of our Traffic Study Policy.

The Towns Engineering Design and Construction Standards require “any development with more than 100 dwelling units must have a secondary means of public access and with each additional 300 units, another public access must be added.” Due to the extension of the roadway network from the existing subdivision, the lots are considered in addition to those within Bridgeberry. Any additional development will require a secondary means of public access.

There are no new CTP roadways on this parcel, and the project is outside of any Hotspot/Safety Study locations.

Transportation Information

Frontage widening requirements are not applicable to this project. Possible mitigation improvements from the Traffic Study are still to be determined. Decision makers should consider the possibility of minimal transportation improvements from this project.



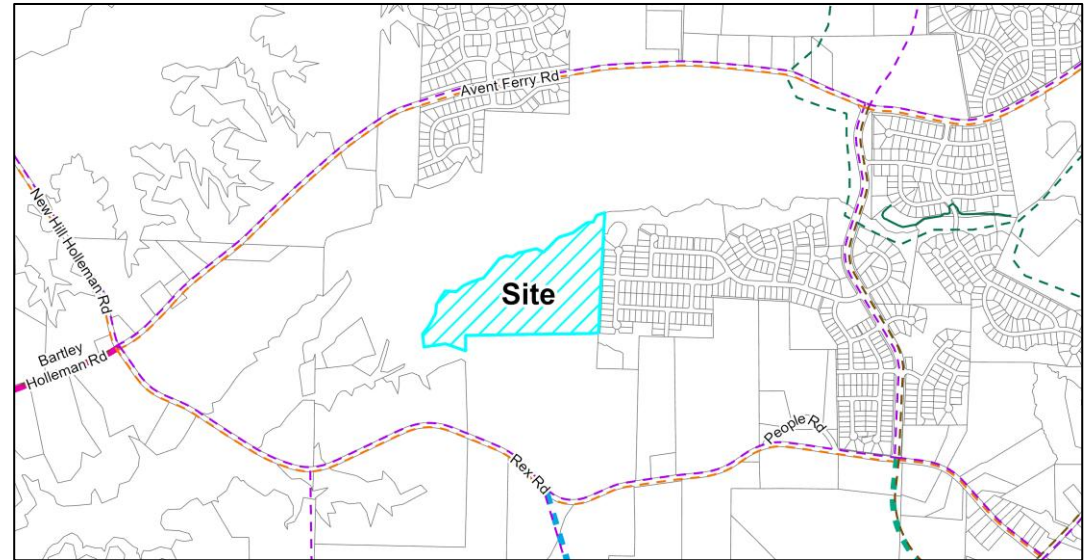
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



☒ Proposed Wide Outside Lane
 ☒ Proposed Sidewalk
 ☒ Proposed Sidepath
 ☒ Proposed Greenway
☒ Existing Greenway
 Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

Parks, Recreation, & Greenways Summary

This parcel is largely landlocked and does not have frontage on any thoroughfares. No greenways are required or proposed on this site.

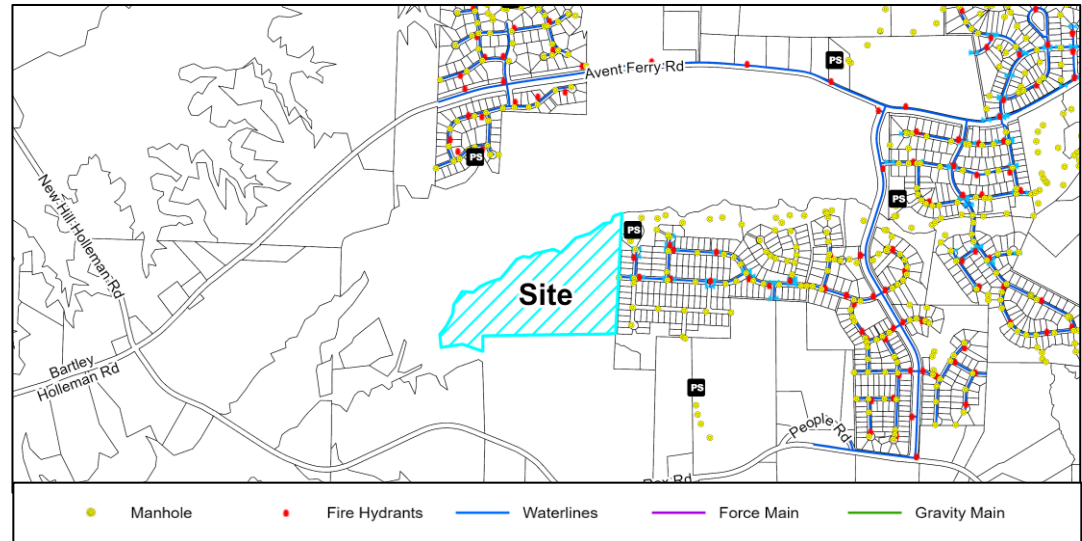


Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☒ Yes	☐ No
	☒ Study Required	
Sanitary Sewer	☒ Yes	☐ No
	☒ Study Required	
Reclaim	☐ Yes	☒ No
	☐ Study Required	



Utility Map

Infrastructure & Utility Summary

Water:

There is an existing waterline within Longwall Drive that is planned to be extended to serve the site. A Fire Flow Analysis will be required with the Major Subdivision.

Sanitary Sewer:

The project is proposing to raise site grades such that the development can be served by gravity sewer leading to the Bridgeberry Pump Station. While this meets the intention to serve new developments with gravity sewer, it may conflict with other goals in the Comprehensive Plan.

The Comprehensive Plan identifies this site to eventually be served by a regional pump station constructed on the Ragan/Villages at Harris Lake project. Sending sewer by gravity to that future pump station will require sewer to be installed along the northern property line. Provision of sewer easement along the northern property line is the minimum requirement for development of this parcel.

Alternatively, this project could construct a pump station in the western portion of the property, install sewer along the northern property line, and take the Bridgeberry Pump Station off-line. This will reduce the amount of fill required to develop this parcel.

A sewer study and Utility Allocation Request will be required with this development.

Reclaim:

N/A



Infrastructure & Utility Information (cont.)

Infrastructure & Utility Staff Analysis:

There are two possible ways to construct sewer for the site. 1) Raise site grades and send sewer via gravity to Bridgeberry Pump Station or 2) take Bridgeberry Pump Station off line, construct gravity sewer along the northern property line and install a new pump station. The second option may allow for site development to be more compatible with other Comprehensive Plan goals.



Decision-Making Information

Staff Analysis

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that the site plan proposes a development pattern blending the expectations of Conservation Neighborhood and Residential Subdivision. While the minimum amount of undeveloped area is provided, the lot layout does not reflect the clustering, size variation, and compact form of development defined by the Conservation Neighborhood Future Land Use designation. Current conditions of the site would also likely require substantial grading and tree removal to construct the building sites, stormwater control measures, roads, and gravity sewer, which is discouraged in Conservation Neighborhoods. However, developing the Bridgeberry Expansion as a Conservation Neighborhood by creating smaller, more clustered lots will likely be visually and functionally inconsistent with the existing development pattern. Decision-makers will need to address the competing goals brought forth by this case and determine which goals may outweigh others as they relate to the parcel in question.

Land Use Advisory Committee Consideration & Action

The Land Use Advisory Committee's duties and responsibilities are:

1. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of a petitioner for a proposed development;
2. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of the unified development ordinance administrator when proposed projects are not in strict compliance with the rules and regulations of the unified development ordinance or comprehensive plan;
3. Review and make recommendations to the town council of studies, plans, or ordinances relating to the regulation of land use;
4. Perform any other related duties that the town council may direct.

Land Use Advisory Committee Decision Type: Advisory Decision

Advisory Decision

The Land Use Advisory Committee must provide informal review, technical support, assistance, comment and critique in the assessment of proposed development.

The Land Use Advisory Committee should consider whether or not the proposed land use standards, densities, site & building design, or other development standards are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

General Information

Following a General Inquiry or Sketch Plan Review (pre-submittal) meeting with Staff, if it is determined that a petition for a Rezoning, Comprehensive Plan Amendment, UDO Text Amendment, Development Plan or Major Subdivision Plan will be requested, or if the proposed project is not in conformance with the Town's Comprehensive Plan, staff may recommend that the Petitioner meet with the Land Use Advisory Committee (LUAC) prior to filing a development petition.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by the first Friday of any month to be considered for the next available LUAC meeting. LUAC meeting agendas will have a maximum of two (2) items for Requests & Communications. Items will be scheduled in the order that applications are submitted. An application requesting for a project to be placed on an additional agenda cannot be submitted until the Monday after the item was reviewed by the LUAC.

- Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule.
- **Land Use Advisory Committee Meetings are held as needed on the first Tuesday of each month at 3 pm.**

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the CityView Portal by NOON before the first Friday of the month; choose Apply for a Planning & Zoning Review:

- Application Form
- Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- One complete set of PDF plans

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the CityView Portal.

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov

LAND USE ADVISORY COMMITTEE

Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION <i>(Attach additional sheets if needed)</i>	
Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer	
Name: Chris Ferraguto	Company: Taylor Morrison Homes
Mailing Address: 15501 Weston Pkwy	
City, State Zip: Cary, NC 27513	
Telephone: (919) 355-0834	E-Mail: CFerraguto@taylormorrison.com
REQUIRED: Property Owner(s) if different from Applicant/Contact <i>(Attach additional sheets if needed)</i>	
Name: Gregory W. Hobby	Company: Woodland View Partners, LLC
Mailing Address: 5401 Hardison Rd	
City, State Zip: Charlotte, NC 28226-6427	
Telephone: (704) 458-6624	E-Mail:

PROJECT INFORMATION	
Project Name	Bridgeberry West
Project Location <i>Use street address If none, use closes intersection</i>	☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0637196712
Project Acreage	42.71
Current Zoning	Rural Residential (RR)
Proposed Zoning	Suburban Residential (SR) with Conservation Subdivision Suburban Residential (SR) with Conservation Subdivision
Current Future Land Use Designation	Natural Area/Conservation Neighborhood
Proposed Future Land Use Designation	Residential Neighborhood
Area Plan Designation <i>If applicable</i>	N/A

PROJECT TYPE <i>(check all that apply)</i>
☐ Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Plan Map Amendment ☐ Area/Corridor Plan Map Amendment/Name: _____ ☐ Zoning Map Change: General Use District ☒ Zoning Map Change: Conditional Zoning District ☐ Major Subdivision ☐ Development Plan ☐ Other:

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

LUAC MEETING REQUEST

LUAC Meeting Date Requested: **April 7, 2026**

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)

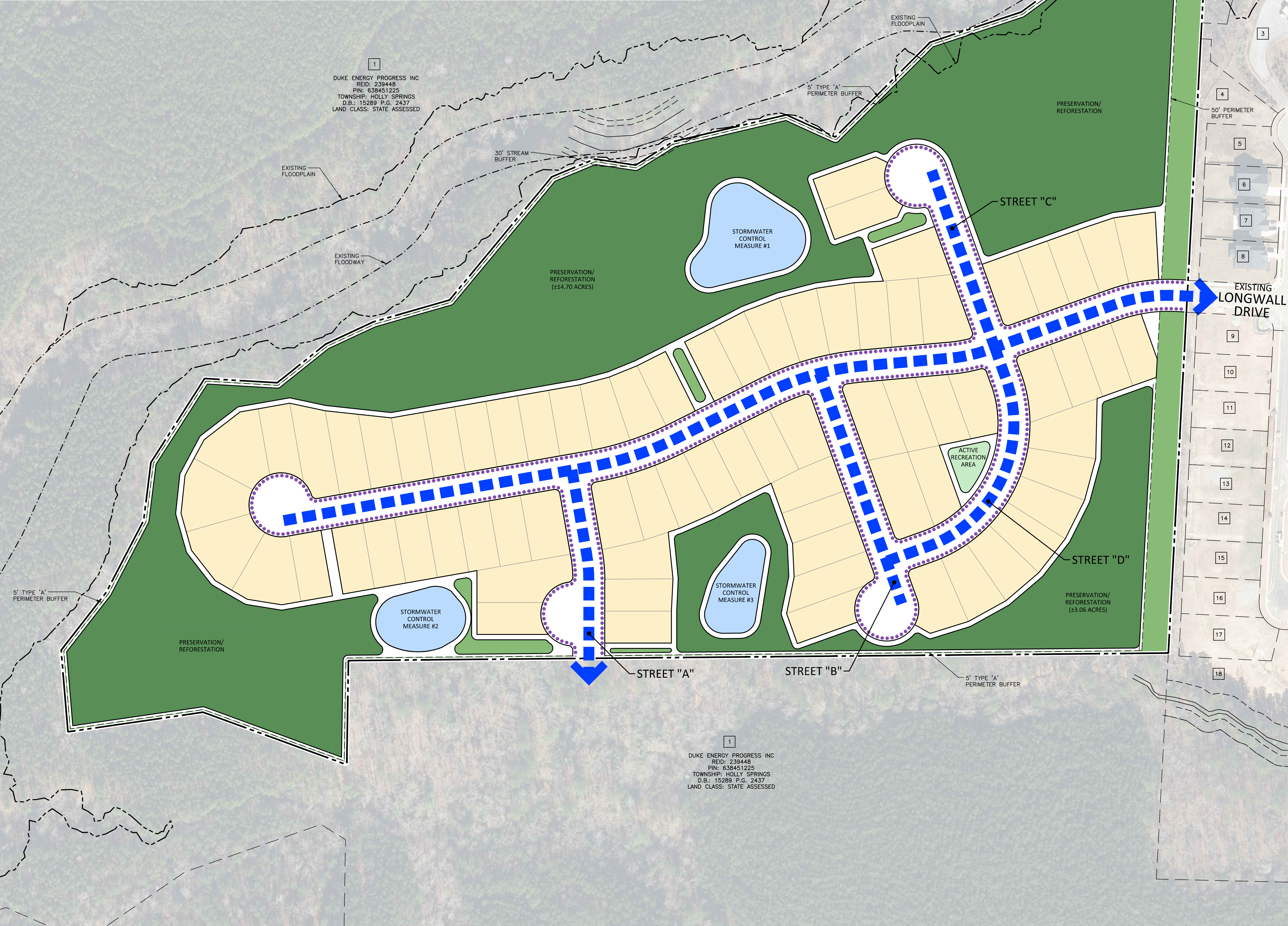
Development team seeks input in determining the appropriate context-sensitive land use. The existing zoning is Rural Residential (RR). The surrounding built environment is primarily single-family residential (detached) and an educational facility (Rex Road Elementary School) east of the site. The property directly south is owned and operated by Duke Energy.

The Future Land Use Plan designates the site as a Conservation Neighborhood (CN) on the Map. Conservation Neighborhoods are intended to prioritize the preservation of open space and natural resources, with 30-50% of applicable sites being preserved as open space. Developed areas are encouraged to be compact in order to ensure large, continuous areas of open space.

The proposed rezoning to Suburban Residential (SR) with Conservation Subdivision is aligned with the FLUM's Conservation Neighborhood designation. The proposed SR zoning will allow for substantial open space and tree preservation while expanding upon an existing subdivision and thus not anticipated to cause significant additional traffic. However, stub streets have been provided to provide connectivity to any future developments. The site will include ample passive and active open space and will be developed in a way that keeps continuous vegetated areas untouched. Floodplains and streams present within the site will be untouched and undisturbed by any development. Additionally, the development is of the same low-density residential character as all surrounding developments.

ADJACENT OWNER INFORMATION

	Address	Owner	RBD	PIN	Township	Deed Book	Deed Page	Land Class
1	0 AVENT FERRY RD	DUKE ENERGY PROGRESS INC	239448	638451225	HOLLY SPRINGS	15289	2437	STATE ASSESSED
2	101 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	469948	638303781	HOLLY SPRINGS	16830	2668	HOA
3	100 DIAMOND BLUFF LN	TOWN OF HOLLY SPRINGS	507576	538207517	HOLLY SPRINGS	19534	39	EXEMPT
4	104 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	507574	638206423	HOLLY SPRINGS	16830	2668	HOA
5	108 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	507657	638206335	HOLLY SPRINGS	16830	2668	PART EXEMPT
6	112 DIAMOND BLUFF LN	ALLA, TEJAS M REDDY GUNREDDY, BHARGAV KUMAR	507658	638206247	HOLLY SPRINGS	19744	2606	RESIDENTIAL LESS THAN 10 AC
7	116 DIAMOND BLUFF LN	HARIHARAN, SHALINI CHADRAN, VEERAMARUTHU PANDI	507659	638206230	HOLLY SPRINGS	19711	730	RESIDENTIAL LESS THAN 10 AC
8	120 DIAMOND BLUFF LN	VELLANKI, VENUNATH MOVA, SUDHA PRIYANKA	507660	638206133	HOLLY SPRINGS	19695	2486	RESIDENTIAL LESS THAN 10 AC
9	200 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524849	637296929	HOLLY SPRINGS	16830	2668	VACANT
10	204 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524850	637296922	HOLLY SPRINGS	16830	2668	VACANT
11	208 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524851	637296815	HOLLY SPRINGS	16830	2668	VACANT
12	212 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524852	637296718	HOLLY SPRINGS	16830	2668	VACANT
13	216 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524853	637296711	HOLLY SPRINGS	16830	2668	VACANT
14	300 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524854	637296604	HOLLY SPRINGS	16830	2668	VACANT
15	304 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524855	637296507	HOLLY SPRINGS	16830	2668	VACANT
16	308 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524856	637296500	HOLLY SPRINGS	16830	2668	VACANT
17	312 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524857	637296412	HOLLY SPRINGS	16830	2668	VACANT
18	316 DIAMOND BLUFF LN	TAYLOR MORRISON OF CAROLINAS, INC	524809	637298331	HOLLY SPRINGS	16830	2668	HOA



LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PEDESTRIAN SIDEWALK
- SINGLE-FAMILY DETACHED
- STORMWATER CONTROL MEASURE
- PRESERVATION/REFORESTATION AREA
- FLEXIBLE SPACE
- ACTIVE RECREATION AREA

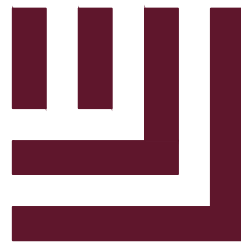
SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	FOREST VIEW PARTNERS LLC	0637196712	0181732
SITE ADDRESS	PINEY GROVE WILSON RD HOLLY SPRINGS, NC 27540		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	SUBURBAN RESIDENTIAL WITH CONSERVATION SUBDIVISION (SR)*		
SITE AREA	GROSS SITE AREA:	43.07 ACRES	
	RIGHT OF WAY DEDICATION:	0 ACRES	
	NET SITE AREA:	43.07 ACRES	
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	VACANT		
PROPOSED USES	DETACHED DWELLINGS (60'x125')		
MAXIMUM DENSITY	3.00 DU/ACRE		
PROPOSED DENSITY	1.74 DU/ACRE		
MAXIMUM RESIDENTIAL UNITS	DETACHED DWELLINGS: 75 UNITS		

* PROPOSED PROJECT TO BE DEVELOPED WITH METHOD 2 CONSERVATION SUBDIVISION

OPEN SPACE SITE DATA TABLE

NET SITE AREA: 43.07 AC	PROPOSED STANDARDS	PROVIDED STANDARDS
TREE PRESERVATION AREA	±12.92 AC (30%)	±12.92 AC (30% TOTAL)
FLEXIBLE SPACE	±4.31 AC (10%)	±4.31 AC (10% TOTAL) (0.14 AC ACTIVE RECREATION AREA) (2.16 AC PERIMETER BUFFER) (2.01 AC ADDITIONAL TREE PRESERVATION AREA)
TOTAL OPEN SPACE	±17.23 AC (40%)	±17.23 AC (40% TOTAL)



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

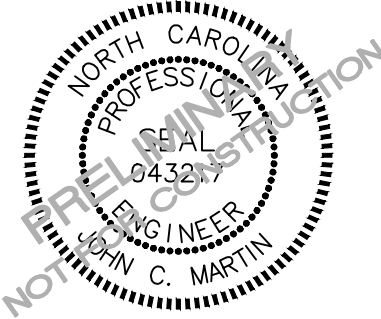
www.mcadamsco.com

CLIENT

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
Mark Altman
PHONE: 919. 407. 1232

BRIDGEBERRY EXPANSION
MASTER PLAN
REX ROAD

HOLLY SPRINGS, NORTH CAROLINA 27540



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

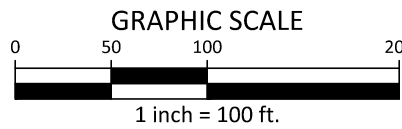
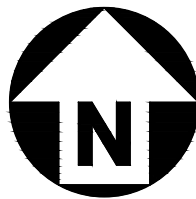
PLAN INFORMATION

PROJECT NO. TMH25002
FILENAME TMH25002-S1
CHECKED BY LH
DRAWN BY CJ
SCALE 1" = 100'
DATE 01.06.2026

SHEET

CONCEPT PLAN

C2.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.

Requests and Communications

Title: Unified Development Ordinance (26-UDO-01) Semi-annual Amendments

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Cheryl Caines, Development Services

Action(s):

- Motion to endorse the proposed Unified Development Ordinance text amendments (26-UDO-01) and recommend moving to the public hearing phase of the legislative process.

Explanation:

- The attached draft ordinance contains the proposed Spring 2026 Semi-annual Unified Development Ordinance (UDO) text amendments for consideration and feedback prior to the May 19, 2026 public hearing.
- The proposed UDO text amendment package contains a series of amendments to various sections of the UDO identified by staff during the implementation and administration of the ordinance. As a living document, it is customary for the ordinance to need clarification or changes as town policies change, interpretations are made, or community expectations evolve.
- Amendments contained in the attached draft ordinance include:
 - Change the review process for uses currently considered through a Quasi-judicial Special Use Permit to Legislative Conditional Zoning District Rezoning to respond to site specific concerns and enhance the public engagement process.
 - Clarify that lots created with frontage on open space rather than a street must front onto active open space areas.
 - Allow bars and fueling stations in the Neighborhood Mixed Use (NMU) zoning district with additional standards. Currently, bars are allowed through a Conditional District Rezoning process and fueling stations are not permitted. The additional use and design standards seek to ensure compatibility with nearby residential areas.
 - Add Electric Vehicle Supply Equipment (EVSE) parking requirements specific to schools (K-12) to better align with school operations by reducing the number of EVSE spaces to be provided at the time of construction but increasing the EVSE-Ready space percentage to make EV conversion easier to address future changes.

Background:

- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.

Land Use Advisory Committee
April 7, 2026

- In accordance with the Legislative review process, consideration of these amendments will take place on the following schedule:
 - Tuesday, May 19 - Town Council Public Hearing
 - Tuesday, May 24 - Planning Board
 - Tuesday, June 16 - Town Council Decision

Funding Source(s):

N/A

Attachment(s):

1. 26UDO01_LUACStaffRpt_04072026
2. 26UDO01_LUACDraftOrd



Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:

Town of Holly Springs

Amendment Overview

This UDO text amendment package contains the Spring 2026 amendments for consideration as part of the Town's twice-yearly initiative to update the Ordinance. Detailed language of the proposed amendment can be found in the attached draft ordinance.

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. The proposed UDO text amendment package contains a series of edits to various UDO sections that have been identified by staff during implementation and administration of the ordinance. As a living document, it is customary for the ordinance to need clarifications or changes as town policies change, interpretations are made, or community expectations evolve. The proposed changes allow for more community engagement and flexibility on design to respond to input for certain uses, respond to changing economic demands and development patterns in neighborhood centers, and ensure residential subdivisions establish relationships between residential buildings and adjacent open space.

Requested Action:

No action is requested. The purpose of the agenda item is to provide staff feedback and guidance on the proposed UDO text amendments.

Table of Contents:

Unified Development Ordinance (UDO) Text Amendment Information	Page 2
Decision-Making Information	Page 4



Unified Development Ordinance (UDO) Text Amendment Information

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed.

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1, 2, 3	Minor Change	Clarify that where the lot frontage requirements are satisfied by fronting onto a common open space instead of a public or private street, the open space must meet the General Design Standards and Types/Configurations of open spaces allowed in Chapter 4: Open Space & Conservation; lots can only front onto active and developed open space.
4	Clarification or Correction	Modify the example used in the interpretation of Use Matrices to be consistent with other proposed changes related to car wash uses.
	Legal Compliance	Adding language that uses not permitted in any zoning district are permitted in the HI District by CD.
5	Major Change	Modify which uses are permitted in which zones by eliminating Special Use Permits and changing a few uses to Permitted with Standards and others to Conditional Zoning District (CD) required. The CD process allows uses that could have citywide impacts as well as neighboring properties impacts to be addressed through a legislative public hearing process. This process allows for greater citizen engagement and the opportunity to respond to site specific conditions through design or standards rather than a Quasi-judicial public hearing with imposed permit conditions to respond to evidential impacts.



List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
		Other proposed use amendments include: - allowing Bars in Neighborhood Mixed-Use Districts with additional standards; - allowing fueling stations in Neighborhood Mixed-Use Districts with additional standards - Modifying Car Wash uses to prohibit them in the NMx district
6	Minor Change	Add a Use Standard that Family Care Homes may not be located within ½ mile radius of existing Family Care Homes as allowed by NC General Statutes.
7, 14	Clarification or Correction	Separate Religious and Assembly Uses to be consistent with other UDO language that shows these as two separate uses.
8	Minor Change	Adding additional Use Standards for Bars and Tasting Rooms to match existing definitions, address concerns that may arise by allowing bars in the NMx Neighborhood Mixed Use zoning district, and clarifying that only Tasting Rooms are allowed in the BRT Business Research & Technology zone (where manufacturing facilities would be located).
9 - 13	Clarification or Correction	Adding additional Use Standards to address specific issues related to: - Drive In/Drive Through – Car Wash – standards to address operations outside a building and design for corner lots - Fueling Stations – standards that address size of the fueling station and placement on the lot along Thoroughfare streets. - Moving airport standards to the correct Use Category (from Public and Institutional Uses to Infrastructure Uses). - Adding limitations on Outdoor Storage in the IVMX Innovation Village Mixed-Use district.
	Minor Change	
15, 16	Clarification or Correction	Correcting errors.
17	Minor Change	Adding specific EV parking requirements for schools to be more in line with school operations.
18	Minor Change	Incorporating design standards to require retaining walls along streetscapes utilize building materials and colors consistent with the primary building.
19	Clarification or Correction	Modifying neighborhood meeting mailing notice requirements to be consistent with UDO and NC General Statutes public hearing mailing notice requirements.
20	Clarification or Correction	Modify definitions to be consistent with and support administration of other proposed amendments.
	Minor Change	



Decision-Making Information

Comprehensive Plan Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent

Staff Analysis

The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides context sensitive development, supports the development of businesses in neighborhood centers to serve nearby residents, improves community character for residential developments, and mitigates for potential adverse impacts of uses on adjacent areas. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest.



Land Use Advisory Committee Consideration & Action

The Land Use Advisory Committee's duties and responsibilities are:

1. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of a petitioner for a proposed development;
2. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of the unified development ordinance administrator when proposed projects are not in strict compliance with the rules and regulations of the unified development ordinance or comprehensive plan;
3. Review and make recommendations to the town council of studies, plans, or ordinances relating to the regulation of land use;
4. Perform any other related duties that the town council may direct.

Land Use Advisory Committee Decision Type: Advisory Decision

Advisory Decision

The Land Use Advisory Committee must provide informal review, technical support, assistance, comment and critique in the assessment of the proposed Unified Development Ordinance text amendments.

LUAC Discussion & Motion

The Land Use Advisory Committee is being asked to provide feedback or questions on the proposed amendments and consider the consistency with the Comprehensive Plan.

Motion to endorse the proposed Unified Development Ordinance text amendments (26-UDO-01) and recommend moving to the public hearing phase of the legislative process.



Next Steps

Legislative Public Hearing: May 19, 2026

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.



Ordinance No. 26-??

Date Submitted:

Date Adopted:

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE
AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160D**

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by adopting *Section 1: Land Use & Character Plan* in 2019; *Section 3: Parks, Recreation and Greenways Master Plan* in 2021; *Section 2: Comprehensive Transportation Plan* in 2022; *Section 1: Land Use & Character Plan Appendix E: Downtown Area Plan* in 2023; and *Section 1: Land Use & Character Plan Appendix F: Northeast Gateway Master Plan* in 2022, and

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended approval; and

WHEREAS, the Holly Springs Town Council finds that the proposed UDO amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides context sensitive development, supports the development of businesses in neighborhood centers to serve nearby residents, improves community character for residential developments, and mitigates for potential adverse impacts of uses on adjacent areas. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and is reasonable and in the public interest; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Appendix A: Unified Development Ordinance of the Town is amended as follows:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify rear setbacks from alleys to ensure sufficient driveway length, as follows:

Part 1: Chapter 2 Districts; Table 2.2.1-A (Development Standards for Residential Use Districts) Notes.

Add text as indicated in **bold** to clarify open space configuration requirements when Dwelling Units face common open space, as follows:

Table 2.2.1-A - Notes	
N6	The Lot Frontage is measured along the Front Lot Line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the Frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement. For Projects with Dwelling Units accessed from a rear alley with principal entrances facing common Open Space, the Open Space shall be designed in accordance with UDO Section 4.3.3 General Design Standards Table and Table 4.3-A Types of Permitted Open Space Configurations as a Mini-Park, Plaza, Square, or Green.

Part 2: Chapter 2 Districts; Table 2.2.2-A (Development Standards for Commercial & Mixed-Use Districts) Notes.

Add text as indicated in **bold** to clarify open space configuration requirements when Dwelling Units face common open space, as follows:

Table 2.2.2-A - Notes	
N6	Each Single Use Site, Subdivision, or Integrated Center, Business Park or Industrial Park shall have the minimum Lot Frontage on a Public Street, measured along the front property lot line abutting the Public Street. Where an Outlot fronts a Private Street or common Open Space, the Frontage shall be measured along the Outlot Lot Line abutting the Private Street or Alley and each Outlot shall gain access to and from a Public Street across a perpetual recorded public access easement. For Projects with Dwelling Units accessed from a rear alley with principal entrances facing common Open Space, the Open Space shall be designed in accordance with UDO Section 4.3.3 General Design Standards Table and Table 4.3-A Types of Permitted Open Space Configurations as a Mini-Park, Plaza, Square, or Green.

Part 3: Chapter 2 Districts; Table 2.2.3-A, (Development Standards for Employment/Campus Use Districts) Notes.

Add text as indicated in **bold** to clarify open space configuration requirements when Dwelling Units face common open space, as follows:

Table 2.2.3-A – Notes	
N4	Each Single Use Site, Subdivision, or Integrated Center, Business Park or Industrial Park shall have the minimum Lot Frontage on a Public Street, measured along the front property lot line abutting the Public Street. Where an Outlot fronts a Private Street or common Open Space, the Frontage shall be measured along the Outlot Lot Line abutting the Private Street or Alley and each Outlot shall gain access to and from a Public Street across a perpetual recorded public access easement. For Projects with Dwelling Units accessed from a rear alley with principal entrances facing common Open Space, the Open Space shall be designed in accordance with UDO Section 4.3.3 General Design Standards Table and Table 4.3-A Types of Permitted Open Space Configurations as a Mini-Park, Plaza, Square, or Green.

Part 4: Chapter 3 Use Provisions; Section 3.1.3, Interpretation of Use Matrices; Permitted Uses

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the description of multiple uses regulated on a site and clarify the interpretation of uses not listed, as follows:

3.1.3 interpretation of Use Matrices

A. Permitted Uses. Permitted Uses shall be allowed within the Base Zoning Districts in accordance with the Use Table (3.2-A) in this section. Where multiple principal Uses are proposed to be located on a single parcel, all applicable conditions must be met for each proposed Use. For example, if the proposed Use is a Fueling Station with a convenience store and a ~~car~~ wash, all requirements and conditions for Fueling Station, Drive In/Drive Through ~~Facility~~, and Retail Uses must be met.

B. Uses Not Listed. The Administrator shall make the determination whenever there is a question regarding a Use not specifically listed in the Use Table. This determination shall be based on the definitions contained in this UDO, the purpose and intent of the respective Zoning District, and any commonly accepted Use-based guides (e.g., North American Industrial Classification System (NAICS), Institute of Transportation Engineers (ITS) Trip Generation Guide). **If the Administrator determines that the Use is not a Permitted Use in any Zoning District, the Use shall be Permitted subject to a Conditional Zoning District (CD) in the HI District.** This determination may be appealed using the process identified in Section 11.3.4.

Part 5: Chapter 3 Use Provisions; Table 3.2-A Table of Permitted Uses

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to eliminate remaining SUPs, modify certain uses from P to PS when Additional Standards exist, and add references for additional standards, as follows:

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Residential Uses														3.3.2
Apartment Dwelling	--	--	--	CD	PS	PS	PS	PS	PS	--	PS	--	--	3.3.2 .A
Apartment Dwelling – Upper Story Unit	--	--	--	CD	PS	PS	PS	PS	PS	--	PS	--	--	3.3.2 .B
Attached Dwelling – Duplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Attached Dwelling – Triplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Attached Dwelling – Quadruplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Attached Dwelling – Townhome	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Detached Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	
Detached Dwelling – Cottage Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	
Family Care Home	P PS	P PS	P PS	P PS	P PS	--	--	--	--	--	--	--	--	3.3.2 .C
Group Home	--	--	--	--	--	PS	--	--	SUP CD	--	--	--	--	3.3.2 .D

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Manufactured Dwelling	PS	--	--	--	--	--	--	--	--	--	--	--	--	3.3.2.E
Residential Care Facilities	--	--	--	P	P	P	--	P	P	P	P	--	--	
Lodging Uses														3.3.3
Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	PS	--	--	PS	--	--	3.3.3.A
Hotel	--	--	--	--	--	CD	P	P	P	P	P	--	--	
Inn	--	--	--	CD	CD	P	P	P	--	--	P	--	--	
Motel	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Office and Service Uses														3.3.4
Animal Boarding and Outdoor Kennel	PS	--	--	--	--	--	--	--	PS	--	--	PS	--	3.3.4.A
Business Services	--	--	CD	CD	CD	P	P	P	P	P	P	P	P	
Child Care Center	SUP CD	SUP CD	SUP CD	SUP CD	PS	PS	PS	PS	PS	PS	PS	PS	--	3.3.4.B
Hospital	--	--	--	--	--	--	--	--	--	P	P	--	--	

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Laundry, Self-Service	--	--	--	--	--	P	--	P	P	--	--	--	--	
Medical Office	--	--	--	--	--	P	P	P	P	P	P	--	--	
Mortuary/Funeral Home/Crematory	PS	--	--	--	--	PS	--	P	--	P	P	--	--	3.3.4 .C
Office Use	--	--	CD	CD	CD	P	P	P	P	P	P	P	P	
Personal Services	--	--	CD	CD	CD	P	P	P	P	--	P	P	--	
Tattoo Studios	--	--	--	--	--	--	--	P	P	--	P	--		
Vehicle Service (Major)	--	--	--	--	--	--	--	--	CD	--	--	P	P	
Vehicle Service (Minor)	--	--	--	--	--	PS	--	PS	PS	--	PS	PS	PS	3.3.4 .D
Veterinary Clinic/Hospital	P	--	--	--	--	P	P	P	P	--	P	P	--	
Retail, Dining, and Entertainment Uses														3.3.5
Adult Establishments	--	--	--	--	--	--	--	--	--	--	--	--	PS	3.3.5 .A

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Amusement & Entertainment, Indoor	--	--	--	--	--	PS	PS	P	P	--	--	P	--	3.3.5 .B
Amusement & Entertainment, Outdoor	CD	--	--	--	--	--	CD	--	CD	--	--	--	--	3.3.5 .C
Bar/ Nightclub /Tasting Room	--	--	--	--	--	CD PS	PS	PS	PS	--	PS	PS	--	3.3.5 .D
Drive In/Drive Through	--	--	--	--	--	SUP P CD	--	PS	PS	PS	--	--	--	3.3.5 .E
Drive In/Drive Through – Car Wash	--	--	--	--	--	--	--	PS	PS	PS	--	--	--	3.3.5 .E
Electronic Gaming Operation	--	--	--	--	--	--	--	--	--	--	--	--	SUP CD	3.3.5 .F
Food/Restaurant Uses	--	--	CD	CD	CD	P	P	P	P	--	P	A	--	
Fueling Station	--	--	--	--	--	-- CD	--	PS	PS	--	PS	PS	PS	3.3.5 .G
Large Vehicle and Heavy Equipment Sales and Service	--	--	--	--	--	--	--	--	--	--	--	P	P	

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Manufactured Home Sales	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Retail Uses	--	--	CD	CD	P	P	P	P	P	--	P	A	--	
Theater	--	--	--	--	--	--	P	P	P	--	P	--	--	
Tobacco Stores	--	--	--	--	--	--	--	--	--	--	--	CD	--	
Vehicle Leasing and Rental	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Vehicle Sales	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Public and Institutional Uses														3.3.6
Assembly Use	--	--	--	--	--	--	P	P	P	--	P	--	--	
Cemetery	PS	--	--	--	--	--	PS	--	--	PS	--	--	--	3.3.6 .A
Civic Building	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.3.6 .B
Community Support Facility	SUP CD	SUP CD	SUP CD	SUP CD	SUP CD	P	P	P	P	P	P	P	--	
Penal or Correctional Institution	--	--	--	--	--	--	--	--	--	--	--	--	SUP CD	3.3.6 .C

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Religious Use	PS	PS	PS	PS	PS	P PS	P PS	P PS	P PS	--	P PS	--	--	3.3.6 .D
School (Commercial, Trade or Business)	--	--	--	--	--	P	P	P	P	P	P	P	P	
School (K-12)	CD	CD	CD	CD	CD	--	--	--	--	--	--	--	--	3.3.6 .E
Recreation Uses														3.3.7
Campground	SUP CD	--	--	--	--	--	--	--	--	--	--	--	--	3.3.7 .A
Fitness Facilities/Studios	--	--	--	--	P	P	P	P	P	--	P	--	--	
Golf Course	CD	CD	CD	CD	CD	--	--	--	--	--	--	--	--	
Recreation Facility, Indoor	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	PS	--	--	3.3.7 .B
Recreation Facility, Outdoor (<50 acres)	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	PS	--	--	3.3.7 .C
Recreation Facility, Outdoor (>50 acres)	CD	CD	CD	CD	CD	CD	CD	CD	CD	P	CD	--	--	3.3.7 .C
Shooting Range, Outdoor	SUP CD	--	--	--	--	--	--	--	--	--	--	--	--	3.3.7 .D

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Agriculture, Manufacturing, and Distribution Uses														3.3.8
Agricultural Uses (General)	P	--	--	--	--	--	--	--	--	--	--	--	--	
Agricultural Uses (Intensive)	SUP CD	--	--	--	--	--	--	--	--	--	--	--	--	3.3.8 .A
Data Centers	--	--	--	--	--	--	--	--	--	--	--	P CD	P CD	
Distribution and Logistics	--	--	--	--	--	--	--	--	--	--	PS	PS	PS	3.3.8 .B
Heavy Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	P	
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	CD	3.3.8 .C
Light Manufacturing and Warehousing	--	--	--	--	--	--	--	--	--	--	P	P	P	
Neighborhood Manufacturing	--	--	--	--	--	PS	PS	PS	PS	--	P	P	P	3.3.8 .D
Research and Development Facilities	--	--	--	--	--	--	--	--	--	P	P	P	P	

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Resource Extraction	--	--	--	--	--	--	--	--	--	--	--	--	CD	3.3.8.E
Storage, Self-Service	--	--	--	--	--	--	--	--	--	--	--	--	PS	3.3.8.F
Infrastructure Uses														3.3.9
Airport, Public or Private	SUP CD	--	--	--	--	--	--	--	--	--	--	--	--	3.3.9.A
Infrastructure/Utilities (Major)	SUP CD	SUP CD	SUP CD	SUP CD	SUP CD	SUP CD	SUP CD	SUP CD	SUP CD	P	SUP CD	P	P	3.3.9.B
Infrastructure/Utilities (Minor)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.3.9.C
Neighborhood Recycling Collection Point	--	--	--	--	--	P	--	P	P	P	P	P	P	
Parking Garage	--	--	--	--	A	A	PS	PS	PS	A/PS	PS	A/PS	--	3.3.9.D
Parking Lot – Principal Use	--	--	--	--	--	--	SUP CD	PS	P	--	PS	--	--	3.3.9.E
Solar Energy Systems - Small	A	A	A	A	A	A	A	A	A	A	A	A	A	3.3.9.B
Solar Energy Systems – Large	SUP CD	--	--	--	--	--	--	--	--	SUP CD	SUP CD	SUP CD	SUP CD	3.3.9.B

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Transit Station / Terminal	--	--	--	--	--	--	P	P	P	--	P	P	--	
Wireless Telecommunications Equipment	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.3.9 .F
Wireless Telecommunication s Tower	SUP CD	--	--	--	--	SUP CD	--	--	SUP CD	SUP CD	--	SUP CD	SUP CD	3.3.9 .F
Other Uses														3.3.1 0
Outdoor Advertising Sign	--	--	--	--	--	--	--	CD	--	--	--	--	PS	3.3.1 0.A
KEY: P - Permitted Use; PS - Permitted Use with Additional Standards; A - Accessory Use; SUP - Special Use Permit; CD - Conditional Zoning District Only														

Part 6: Chapter 3 Use Provisions; Section 3.3.2 Additional Use Provisions; Residential Uses – Additional Use Provisions.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to add a location/separation requirement for Family Care homes as permitted by NCGS 160D-907, and reletter the remaining section, as follows:

A. Apartment Dwelling.

1. Residential Use Districts. Apartment Dwellings are permitted only in new Projects or Subdivisions in accordance with the minimum and maximum allocation allowances in Table 2.2.1-A - Development Standards for Residential Use Districts, Attached Dwelling Unit and Apartment Dwelling Unit Allocation.

2. Non-residential Use Districts. Apartment Dwellings are only permitted when located on upper stories within a vertically integrated mixed-use Building with non-residential Uses permitted in the District on the ground floor story. Alternate locations and configurations are permitted by Conditional Zoning District (CD).

B. Attached Dwelling.

1. Residential Use Districts. Attached Dwellings are permitted only in new Subdivisions in accordance with the minimum and maximum allocation allowances in Table 2.2.1-A - Development Standards for Residential Use Districts, Attached Dwelling Unit and Apartment Dwelling Unit Allocation.
2. Non-residential Use Districts. Attached Dwellings are not permitted to front on Main Street between Earp Street and Elm Street, but are allowed to front on side Streets in the case of sites with multiple Frontages.

C. Family Care Home

1. **Location. A Family Care Home may not be located within a 1/2 mile radius of an existing Family Care Home, as measured between Lot Lines.**

~~G~~ D. Group Home

1. Location. A Group Home may not be located within a 1/2 mile radius of an existing Group Home, as measured between Lot Lines.

~~D~~-E. Manufactured Dwelling.

Part 7: Chapter 3 Use Provisions; Section 3.3.5.A. Additional Use Provisions; Adult Establishments.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify that Religious Use and Assembly Use are differing land uses as shown on the permitted use table, as follows:

A. Adult Establishments.

1. Limitation on Adult Establishment Activity.

- a. No Building, premises, Structure, or other facility that contains any adult establishment shall contain any other kind of adult establishment.
- b. No Building, premises, Structure, or other facility in which sexually oriented devices are sold, distributed, exhibited, or contained shall contain any adult establishment.
- c. Maximum occupancy of a viewing booth in an adult mini motion picture theater is 1 person.

2. Prohibited Locations for Adult Establishments. Adult establishments are prohibited within the following areas:

a. Proximity to Adult Establishments. The establishment, enlargement, reconstruction, resumption or structural alteration of any adult establishment is prohibited within 1,000 feet of another adult establishment. The distance between 1 adult establishment and another adult establishment shall be measured in a straight line, without regard to intervening Structures or objects, from the closest exterior structural wall of each such adult establishment.

b. Proximity to Protected Uses and Protected Districts. The establishment, enlargement, reconstruction, resumption or structural alteration of any adult establishment is prohibited within 1,000 feet of any existing Religious/~~Assembly~~ Use, **Assembly Use**, Town Park, School (K-12), Family Child Care Home, Child Care Center or Residential Use District within the Town or its Extraterritorial Jurisdiction. The distance between 1 adult establishment and other protected Uses noted above shall be measured in a straight line, without regard to intervening Structures or objects, from the closest exterior structural wall of each Use.

Part 8: Chapter 3 Use Provisions; Section 3.3.5.D. Additional Use Provisions; Bar/Nightclub/Tasting Room.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to reflect change from CD to PS in NMX zoning districts, adding additional limitation based on floor area in the NMX District, remove “nightclub” from the use category since the term is already included in the definition, and reorganize, as follows:

D. Bar/~~Nightclub~~/Tasting Room.

1. Licensing Requirements. All Bars, ~~nightclubs~~, and Tasting Rooms are subject to state and local licensing requirements.

~~2. Tasting rooms. Tasting Rooms are permitted with a microbrewery (Neighborhood Manufacturing Use) as part of their brewing operations. Tasting rooms are limited to 25% of the Gross Floor Area of the microbrewery.~~

~~2. 3.~~ Locational Limitations. Bars, ~~nightclubs~~, and ~~or~~ Tasting Rooms shall not be established or expanded within 300 feet of a School (K-12). ~~In the BRT District, Uses are limited to tasting room only.~~

3. Use Limitations. Bars shall not be permitted in the BRT District.

4. Size Limitations.

a. Bars. Bars shall not exceed 2,500 sf in the NMX district.

b. Tasting Rooms. Tasting Rooms are permitted as an Accessory Use with a brewery, microbrewery, winery, or distillery as part of their operations and limited to 25% of the Gross Floor Area of the operation.

~~5. 4.~~ Outdoor Areas. When adjacent to Residential Use Districts, outdoor areas (e.g., Patios, Decks, or lounging areas) shall be enclosed by a minimum 6-feet high opaque fence or similar feature to mitigate potential visual and/or audible impacts to adjacent properties. This does not apply to outdoor seating within the public Sidewalk. ~~As part of~~

~~a Special Use Permit review, the additional standards may be imposed to ensure compatibility.~~

5. 6. Prepared Food Service. Bars, ~~nightclubs,~~ and tasting rooms are permitted to serve prepared food (including mobile vendors) in addition to the drinking activities. Mobile vendors are permitted as Temporary Use (Section 3.5).

Part 9: Chapter 3 Use Provisions; Section 3.3.5.E Additional Use Provisions; Drive in/Drive Through

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to reference Car Wash as a stand-alone type of Drive In/Drive Through Use with additional standards, apply more restrictive circulation requirements to all Districts, and reorganize, as follows:

E. Drive ~~In~~/Drive Through.

1. Applicability. The provisions of this subsection apply to facilities where food or other products/services may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around the site in a dedicated lane (**including Drive In/ Drive Through - Car Wash**). The provisions of this section are not applicable to public voting establishments, medical testing/treatment centers, and/or charity/food bank distribution.
2. Locational Limitations. Drive Through **service** windows shall be located on the side or rear Building façades. ~~— the Service windows shall not be located on the Front, Street-facing Façade.~~
3. Service speakers. Service speakers shall be oriented away from adjacent Residential Use Districts and their audible impact shall be mitigated through volume control, deflective screens or similar features.
4. Drive Through Circulation Lanes.
 - a. ~~Except in the CB District, a~~ **No** circulation lane is permitted between the Building and the Street. All such circulation must occur in the Side – Interior or Rear Yard of the site.
 - ~~b. Where permitted in the CB District, circulation in the Front Yard of the Building is permitted provided that screening is provided a minimum 4 feet in height. The screening must be comprised of a wall that matches the materials of the principal Structure with foundation plantings to Buffer the wall from the Sidewalk.~~
 - c. At least 6 stacking spaces must be provided per Drive Through lane, beginning behind the first point at which the vehicle must stop (which may be the order board, a pre-order board or payment/pick-up window).
 - d. Door openings for Drive Through Uses that include an overhead door for cars (such as car washes) ~~must~~ **shall** not face the Street.

5. Additional Standards for Drive In/ Drive Through - Car Wash.

- a. **All activities and operations shall be completely enclosed within a Building, other than vacuuming, detailing, and hand drying.**
- b. **All Accessory Uses, Buildings, or Structures shall not be located in any Front or Side-Corner Yard.**

Part 10: Chapter 3 Use Provisions; Section 3.3.5.G Additional Use Provisions; Fueling Stations.

Modify text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to remove language related to Special Use Permits and create standards for the Use in the NMX District (by CD only per updates to the Use Table), as follows:

G. Fueling Stations.

1. Applicability. The provisions of this subsection shall apply to all retail vehicle fueling stations and the associated components thereof. These provisions shall not apply to accessory fuel pumps that are a part of industrial Uses that does not provide retail fuel sales to the general public. This section shall not apply to facilities with less than 2 electric vehicle DC fast charging stations (or the successor technology), or similar facilities. This Section is intended to supplement the requirements for EV stations found in Chapter 6.
2. Canopies.
 - a. Canopies are considered an Accessory Structure to the Fueling Station and shall not be located in the Front or Side – Corner Yard.
 - b. All fueling pumps shall be covered with a Canopy or roof Structure.
 - c. Canopies and related elements, including fuel dispensers, support columns, planters, etc., shall be constructed of the same Building materials, colors, and textures as the primary Structure.
 - d. Canopies/roof Structures shall be Setback a minimum of 15 feet from the Right-of-Way and shall be outside of all required Setbacks. Canopies shall be designed to only cover the pump islands and drive up lanes for fueling.
 - e. Interest shall be added to the Canopy through the use of: roof line variations; separation of roof pitches; varying the direction of roof pitches; use of mansard roofs, hip roofs, gambrel roofs; inclusion of dormers; or, other variation in roof design.
3. On-site Circulation. New fueling stations shall provide for on-site circulation for fuel dispensing trucks and similar vehicles. Tank refueling and delivery shall not be staged from or within the Right-of-Way.
4. Underground Facilities. Underground facilities (including septic tanks and finger systems, cisterns, cellars, basements, underground storage tanks, etc.) shall not be located in or under any required Setback or Perimeter Buffer.

5. Residential Buffering/Mitigation. When adjacent to a Residential Use District the following standards shall apply:

a. A Type C Buffer shall be provided along the property boundaries that abut a Residential Use District.

b. All fueling pump islands, fuel storage apparatus, and Canopy elements shall be set back at least 30 feet from any Residential Use District.

6. Siting and Design. In all Use Districts where Fueling Stations are permitted, the following standards shall apply:

a. Fueling pumps shall only be permitted when in conjunction with a retail sales and service Use (e.g., convenience store, retail store).

b. Fueling pumps shall be provided/ sited interior to the site and screened from the public Right-of-Way by a Building, wall, or similar site element.

~~c. When subject to a Special Use Permit, additional limitations on the number of and the location of fueling stations on a given site to protect adjacent Uses and to strengthen the planned urban character of the corridor may be considered, among other criteria.~~

7. Limitations in the NMX District.

a. Fueling Stations shall be limited to 4 fueling pumps.

b. Fueling Stations shall not be located on any portion of a Lot that is within 300 ft of an intersection of 1 or more Thoroughfare Streets.

Part 11: Chapter 3 Use Provisions; Section 3.3.6. Public and Institutional Uses – Additional Use Provisions.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to remove Airport, Public or Private from Public and Institutional Uses (relocated to 3.3.9 , Infrastructure Uses – Additional Use Provisions to match the use listing in the Permitted Use Table), reletter Section, and clarify Scholl (K-12) Use, as follows:

~~A. Airport, Public or Private.~~

~~1. Special Submittal Requirements. In addition to the other requirements of this UDO, applicants for new and/or expanded airports shall submit the following items with their applications:~~

~~a. Proof of compliance with all county, state and federal laws, regulations and requirements. The applicant shall submit copies to the Town of any applicable/associated permitting materials to state and federal aviation agencies.~~

~~b. Complete plans for all airport facilities, including approach zones, horizontal zones and conical zones.~~

~~c. A plan/survey depicting trees and/or Structures which extend into any existing/planned approach zone, horizontal zone or conical zone. Said materials shall include the dimensions of trees or Structures.~~

~~2. Airport, Airfield, and Runway Design — FAA Standards. All new airport facilities including the airport terminal Building, airfield and runway shall comply with FAA design standards.~~

~~3. Clear space. In order to reduce danger from low flying planes approaching and taking off from the airfield, designated clear space shall be provided at the end of a runway pursuant to the following:~~

~~a. 750 feet for airstrips.~~

~~b. 1,000 feet for class I airfields.~~

~~c. 2,000 feet for class II or class III airfields.~~

~~d. 2,500 feet for class IV airfields.~~

~~4. Aprons and ramps. Aprons and ramps shall be perpendicular to runways and taxiways.~~

~~5. Construction within the airfield~~

~~a. Structures within the airfield shall be constructed of material which will provide not less than two hours' fire resistant construction according to the standards established by the American Society of Testing Materials or the requirements of the National Fire Protection Association.~~

~~b. All airports shall be fenced; such fences shall be a minimum of 8 feet in height.~~

~~c. Storage of gasoline shall be underground and in accordance with the requirements of all applicable state and local laws and ordinances.~~

~~B.~~ **A.** Cemetery.

1. Locational Limitations. Tombstones, crypts, monuments, and mausoleums shall be located a minimum of 20 feet from any side or Rear Lot Line and at least 30 feet from a Street Right-of-Way.

2. Perimeter Fencing. A brick wall or an ornamental fence made of wood or vinyl picket or wrought iron a maximum of 4 feet in height shall be installed along the perimeter of the

~~C.~~ **B.** Civic Building.

1. All civic Buildings and their associated site improvements shall be subject to Development Plan review as described in Chapter 11.

~~D.~~ **C.** Penal or Correctional Institution.

1. Locational Restrictions. Penal and Correctional Institutions may not be established within ½ mile of a Residential Use District or School (K-12).

~~E~~. **D. Religious Use.**

1. Applicability. The provisions of this subsection shall apply to new or modifications to religious institutions, places of worship, and their Accessory Uses. This subsection does not apply to individual religious practices.

2. Permitted Accessory Uses. Permitted Accessory Uses include but are not limited to Cemeteries, Child Care Center, residential care facilities, retail Uses, and similar facilities

3. Private Schools and Colleges. K-12 schools and/or college-equivalent operations which require state/federal certification/permits may be allowed pursuant to the District provisions. These educational Accessory Uses may require a separate review and approval process.

~~F~~. **4. Outdoor Event and Recreational Space.** Outdoor event areas (e.g., pavilions) and recreational spaces (e.g., sports fields, Playgrounds) shall be Setback at least 50 feet from a Residential Use District. This does not apply to trails and pathways.

~~G~~. **E. School (K-12).**

1. Passenger/Student Loading Zones. The applicant shall provide a passenger/student loading zone plan that shows the location, circulation, and traffic management provisions. To ensure compatibility with neighboring Uses, the Administrator or the Town Council as appropriate may limit the location, capacity, hours-of-operation, and spatial arrangement of the passenger loading zones.

~~2. Special District Required. All High School Campuses greater than 40 acres in size shall be permitted in Special Districts only.~~

~~3~~ **2. Outdoor Event and Recreational Space.**

a. Active recreational areas such as sports fields and Playgrounds shall be set back at least 50 feet from a Residential Use District. This does not apply to trails and pathways.

b. Outdoor stadiums or similar sports arenas shall be Setback at least 100 feet from a Residential Use District. To ensure compatibility with neighboring Uses, a Conditional Zoning District (CD) may include conditions, among others, to limit the location, capacity, hours-of-operation, and spatial arrangement of the outdoor stadium and similar sports arenas.

c. Lighting shall be directed away from neighboring properties.

d. Concession services may be allowed as an Accessory Use to provide food, beverage, and school/sports-related merchandise to patrons/students.

e. The applicant/school operator may allow the general public to use outdoor recreational amenities.

f. A Type C Perimeter Buffer shall be provided along any Rear or Side property line adjoining a Residential Use District.

Part 12: Chapter 3 Use Provisions; Section 3.3.9. Infrastructure Uses – Additional Use Provisions

Modify text as indicated in **bold** and remove text as indicated in ~~striethrough~~ to add Airport, Public or Private to Infrastructure Uses – Additional Use Provisions (relocated from 3.3.6, Public and Institutional Uses to match the use listing in the Permitted Use Table) and reletter Section, as follows:

3.3.9. Infrastructure Uses – Additional Use Provisions

A. Airport, Public or Private.

1. Special Submittal Requirements. In addition to the other requirements of this UDO, applicants for new and/or expanded airports shall submit the following items with their applications.

a. Proof of compliance with all county, state and federal laws, regulations and requirements. The applicant shall submit copies to the Town of any applicable/associated permitting materials to state and federal aviation agencies.

b. Complete plans for all airport facilities, including approach zones, horizontal zones and conical zones.

c. A plan/survey depicting trees and/or Structures which extend into any existing/planned approach zone, horizontal zone or conical zone. Said materials shall include the dimensions of trees or Structures.

2. Airport, Airfield, and Runway Design – FAA Standards. All new airport facilities including the airport terminal Building, airfield and runway shall comply with FAA design standards.

3. Clear space. In order to reduce danger from low-flying planes approaching and taking off from the airfield, designated clear space shall be provided at the end of a runway pursuant to the following:

a. 750 feet for airstrips.

b. 1,000 feet for class I airfields.

c. 2,000 feet for class II or class III airfields.

d. 2,500 feet for class IV airfields.

4. Aprons and ramps. Aprons and ramps shall be perpendicular to runways and taxiways.

5. Construction within the airfield

a. Structures within the airfield shall be constructed of material which will provide not less than two hours' fire-resistant construction according to the standards established by the American Society of Testing Materials or the requirements of the National Fire Protection Association.

b. All airports shall be fenced; such fences shall be a minimum of 8 feet in height.

c. Storage of gasoline shall be underground and in accordance with the requirements of all applicable state and local laws and ordinances.

The remaining sections of 3.3.9 shall be relettered to B. Infrastructure/Utilities (Major); C. Infrastructure/Utilities (Minor); D. Parking Garage; E. Parking Lot – Principal Use; F. Wireless Telecommunications Equipment and Wireless Telecommunications Towers

Part 13: Chapter 3 Use Provisions; Section 3.4.3.G, Accessory Uses, Buildings, or Structures; Commercial & Mixed- Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Districts; Outdoor Storage.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify the amount of permitted Outdoor Storage and Operations in BRT, IVMX, and HI districts:

2. Employment/Campus Use Districts.

- a. Proximity to Residential. All operations, servicing and processing located either within 100 feet of a Residential Use District (except outside storage, off Street parking and off Street loading) shall be conducted within completely enclosed Buildings.
- b. General Standards. All storage of materials or products shall be either within completely enclosed Buildings or, within a defined storage area in compliance with the following:
 - i. Enclosed within a chain link, lattice, ornamental fence, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence.
 - ii. The height above grade of said fence shall be at least 6 feet and shall not exceed 20 feet.
 - iii. Materials or products stored within the fenced storage area shall not exceed the height of the fence.
 - iv. The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C Buffer.
- c. Amount of Outdoor Storage and Operations. The total area devoted to outdoor storage and operations shall not exceed:

i. IVMX and BRT Districts: 30% of total Lot Area ~~in the BRT District and~~

ii. **HI District:** 50% of total Lot Area ~~in the HI District.~~

Part 14: Chapter 3 Use Provisions; Section 3.4.3.I, Accessory Uses, Buildings, or Structures; Commercial & Mixed-Use & Employment/Campus Use Districts and Non-Residential Uses in Residential Use Districts; Mobile Classrooms.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify:

I. Mobile Classrooms.

1. Mobile Classrooms shall only be permitted as a Temporary Use by a Religious/~~Assembly~~ Use or School (K-12);

Part 15: Chapter 6 Parking; Section 6.3 Permitted Vehicle Parking Locations

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the abbreviation of the Special District consistent with the UDO, as follows:

Table 6.3-A – Table of Permitted Vehicle Parking Locations (N1)					
USE CATEGORIES	REAR YARD ONLY	SIDE AND REAR YARD ONLY	FRONT YARD RESTRICTED	UNRESTRICTED	ALL YARDS WITH RESTRICTIONS
Residential Uses					
Detached and Attached Dwellings on Lots less than 60 ft wide	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Detached and Attached Dwellings on Lots 60 ft or greater in width	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted
All other Residential Uses	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
All Other Uses (by Use District) (N2)					
NMX/DMX	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
REMX/IVMX	Permitted	Permitted	Permitted	Not Permitted	Not Permitted
CB	Permitted	Permitted	Permitted	Permitted	Not Permitted
SD SP	Established with a Conditional Zoning District (CD)				
BRT/HI	Permitted	Permitted	Permitted	Permitted	Not Applicable
N1: Alternate permitted Vehicle Parking locations may be considered with a Conditional Zoning District (CD)					
N2: Non-residential Uses located in a Residential Use District shall follow the requirements listed for the NMX District.					

Part 16: Chapter 6 Parking; Section 6.5.3 Bicycle Parking Space Location

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct the name of the **Americans** with Disabilities Act, as follows:

6.5.3 Bicycle Parking Space Location

- A. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance of the main entrance, but shall not interfere with pedestrian movements.
- B. Bicycle parking shall be provided on a hardsurface, all-weather pavement of asphalt or concrete with curb ramps installed as appropriate.
- C. For developments adjacent to a greenway, bicycle parking should be clearly visible from the trailhead.
- D. Bicycle Parking Spaces should be dispersed throughout large Parking Areas such as those found in Integrated Centers and all bicycle Parking Spaces shall be as convenient as possible and no less convenient than the ~~American~~ **Americans** with Disabilities Act parking requirements.
- E. Each bicycle Parking Space shall provide 6 feet by 2 feet in area per bicycle and at least 4 feet between parallel racks for access.
- F. Bicycle racks installed on Sidewalks should be located outside of the public Right-of-Way and provide for a clear, unobstructed width of at least 5 feet for pedestrians and should be installed at least 3 feet from the face of the curb.
- G. Bicycle parking shall be located no closer than 3 feet to any wall to provide adequate space for access and maneuvering and a minimum of 4 feet from existing Street furniture and other obstruction (e.g., mailboxes, light poles, benches) and be no closer than 12 feet from the edge of fire hydrants.
- H. Where not clearly visible from the access way, directional signage shall be provided to route bicyclists to the bicycle parking facility.
- I. Up to 25% of required bicycle Parking Spaces may be located indoors for long-term parking.

Part 17: Chapter 6 Parking; Section 6.6.1 Electric Vehicle (EV) Parking Spaces, Table 6.6-A – Electric Vehicle Parking Spaces Minimum Standards

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify EV parking requirements for School (K-12), as follows:

Table 6.6-A – Electric Vehicle Parking Spaces Minimum Standards		
Use	Threshold For Applicability	Requirement
Detached Dwellings, Attached Dwellings, and Bed and Breakfast	New Subdivisions platted after the adoption of this UDO or new Bed and Breakfast Uses	Minimum of 1 EVSE-Home per unit
	Less than 20 rooms/units	Minimum of 1 EVSE space

All other Residential and Lodging Uses	20 or more rooms/units	5% of all spaces shall have EVSE & Additional 15% shall be EVSE-Ready
School (K-12)	20 - 50 provided spaces in a single development	10% of all staff spaces shall be EVSE-Ready
	50 or more provided spaces in a single development	20% of all staff spaces: 2 shall be EVSE; remainder shall be EVSE-Ready
All other uses	20 – 50 provided spaces in a single development	10% shall be EVSE-Ready
	50 or more provided spaces in a single development	5% of all spaces shall have EVSE & Additional 15% shall be EVSE-Ready

Part 18: Chapter 8 Building, Site, & Subdivision Lot Design Standards; Section 8.4 Site Design

Add text as indicated in **bold** to add additional site design standards for the appearance of retaining walls fronting public streets.

8.4. Site Design

F. Retaining Walls.

A. Design Standards. Retaining walls located between a Front or Side-Corner Building Line and Front or Side-Corner Lot Line shall be designed using Type 1 Building Materials and colors consistent with the Primary Façade(s) of the Primary Building to maintain a consistent and compatible appearance.

Part 19: Chapter 11 Administration & Decision-Making Bodies; Public Notification; Neighborhood Meeting Standards; Section 11.5.F.2. Required Meeting Notification

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the date of mailed notice for neighborhood meetings, as follows:

2. Required Meeting Notification.

- a. The applicant shall notify interested parties of the neighborhood meeting through written mailing notices pursuant to Table 11.5-A.
- b. The notice shall be sent by first class mail and be ~~postmarked~~ **deposited in the mail** not less than 10 days, but not more than 25 days, prior to the date of the neighborhood meeting.

Part 20: Chapter 13 Definitions:

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to definitions, as follows:

Agricultural Uses (Intensive). A commercial agricultural operation which raises crops on a land intensive basis. Agricultural Uses and practices include Agricultural Livestock Production; Commercial Breeding of Non-Farm Fowl and Animals; Commercial Chicken House; Confinement Feeding Yards; Dairy; Liquid Fertilizer Storage and Distribution (Commercial); Plant Nursery (Wholesale); Roadside Food Sales Stand; Sales Barn for Livestock Sale; Slaughterhouse; Yards or Hatcheries; Topsoil Removal and Storage Areas.

~~Bar/Nightclub.~~ A business used primarily for: the sale or dispensing of **beer, wine, and/or** liquor by the drink for on-site consumption; and, where packaged liquor may be sold, or food may be available for consumption on the premises as accessory to the primary Use. This definition includes Bars, Taverns, pubs, and Nightclubs.

Certificate of UDO Compliance. A certificate signed by the Administrator stating that the use and development of land, Building, or Structure referred to the certificate complies with the provisions of this UDO, Variance, ~~special-exception~~ **Special Use Permit**, or Development Plan approval.

Civic Building. Buildings and facilities owned and maintained by a public or semi-public agency, excluding religious institutions, which are used primarily for public gatherings for the purpose of promoting public education, knowledge, and welfare (e.g., Library; Fire Station; Governmental Offices; Police Station; **Post Office**; Public Recreation Development; and Municipal/State Road Maintenance Facility).

Commercial & Mixed-Use District. Any District which **permits** commercial or mixed-use establishments as a Permitted Use or Special Use Permit.

Drive In/Drive Through - Car Wash. An establishment for the washing, cleaning, and detailing of motor vehicles or other light duty equipment, whether automatic, by hand, or self-service.

Façade, Building. An exterior vertical face of a Building.

Façade, Front. A Building Façade oriented toward any Front or Side-Corner Lot Line.

Façade, Primary. Any Building Façade in which any portion of a Lot or Integrated Center is determined to be visible from a Public/Private Street Frontage, interior Access Drive, or a Side or Rear Lot Line abutting a Residential Use District, and all Building Façades in the DMX District.

Façade, Side. Any Building Façade that is not a Front or Rear Façade.

Façade, Rear. A Building Façade oriented toward any Rear Lot Line.

~~Master Sign Plan. See Sign Plan, Master.~~

~~Mini Storage. See Self storage (Mini-) Warehouse.~~

~~Mobile Dwelling. See Dwelling, Mobile.~~

~~Personal Chef. See Chef, Personal.~~

Retail Uses. Establishments engaged in selling goods or merchandise to the public for personal or household consumption, rendering services incidental to the sale of such goods, and the accessory production of such goods on premises (e.g., ~~Agricultural Seed Sales; Automotive Parts Sales (new); Costume Rental; Millinery (Fabric) Shop; Tuxedo Rental; Convenience Store; Retail Bakery; Farmer's Market; Grocery; Meat Market; Post Office; Tool and Equipment Rental; Bank/Savings & Loan/Credit Union; Consultant; Contractors (Office only); Pharmacist; Bait Sales;~~ Antique Shop; **Agricultural Seed Sales;** Apparel Shop; Appliance Store; Art Gallery; Arts and Craft Store; Automobile Parts Sales (new); **Bait Sales; Bank/Savings & Loan/Credit Union;** Bicycle Sales and Service; Camera Store; Card Shop; Clock Shop; Coin and Stamp Shop; Computer Store; Convenience Store; **Costume Rental;** Department Store; Drug Store; Fabric Store; **Farmers Market;** Floor Coverings; Flower Shop; Frame Shop; Furniture Store; Garden Supply; Gift Shop; **Grocery;** Hardware Store; Hobby, Toy or Game Shop; Home Improvement Store; Jewelry Store; **Liquor Store; Meat Market;** Music Store; Newsdealer; Paint Store; Pet Store; **Pharmacy;** Radio, TV, Music Sales and Service; **Retail Bakery;** Retail Showroom; Satellite Dish Sales and Service - indoor display; Shoe Store; Sporting Goods; Stationery and Book Store; **Tool and Equipment Rental; Tuxedo Rental;** Variety Store; **and** Video Store; ~~Wall Coverings; and Liquor Store; and Bank Machine (ATM)).~~

~~Sign Plan, Master. A concept plan that provides guidelines for the overall design of consistent and compatible Signs within a Project, Single Use Site, Integrated Center, Business Park, industrial park, Subdivision, multifamily development, or any other form of development and which enhance the appearance of a development.~~

Residential Care Facilities. A facility which provides care for aged or disabled persons on a 24-hour per day basis to two or more individuals in full-time residence at the facility because of illness, disease, or physical or mental infirmity. Definition includes Adult Care Homes, Nursing Homes, and Assisted Living facilities. Definition does not include Hospitals or Family Care Homes.

Storage, Self-Service. Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the public as individual storage spaces and characterized by low parking demand. Premises may include retail or wholesale sales related to storage (e.g., boxes, locks, tape, protective materials, etc.) and the ~~screened~~ **enclosed** storage of vehicles and boats.

Part 21: **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 22: **SEVERABILITY**

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 23: INCLUSION IN CODE

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 24: EFFECTIVE DATE

The provisions of this ordinance shall become effective June 16, 2026 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of June 2026.

Town of Holly Springs by

ATTEST:

Michael D. Kondratick, Mayor

Linda McKinney, Town Clerk

