



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of February 16, 2021 meeting agenda

PUBLIC COMMENT PERIOD Notes on the Comment Period - Due to the current restrictions on mass gatherings, public comment will be received in writing and delivered to Council Members prior to this meeting.

RECOGNITIONS

5. Oath of Office - Board of Adjustment and Planning Board

REQUESTS AND COMMUNICATIONS

6. Annual Report from the Parks & Recreation Advisory Committee

PUBLIC HEARINGS

7. Voluntary Annexation A20-09, Regency at Holly Springs - Legislative Hearing
8. Rhamkatte Village Planned Unit Development (PUD) Amendment 00-PUD-05-A11 - Legislative Hearing
9. Rhamkatte Plaza Development Plan and Special Exception Use 20-DP-10 / 20-SEU-06 / 20-SEU-13 - Quasi-Judicial Hearing
10. 201 W Elm Special Exception Use 20-SEU-11 - Quasi-Judicial Hearing
11. Woods Creek Elementary Development Plan and Special Exception Use - 20-DP-11 / 20-SEU-10 - Quasi-Judicial Hearing

CONSENT AGENDA

12. Approve the minutes of the February 2, 2021 Business Meeting, the February 5-6, 2021 Annual Retreat, and the February 9, 2021 workshop meeting.
13. Monthly Budget Amendment Report
14. Budget Amendment and Establishment of Capital Project Ordinances
15. Woods Creek Elementary School Sewage Pump Station - Preliminary Site Plan

NEW BUSINESS

16. I-540 Utility Relocation Agreement (TOHS Eng. Proj. #18-011)

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

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:
linda.mckinney@hollyspringsnc.us 919-557-3900



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: Oath of Office - Board of Adjustment and Planning Board

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Issue the Oath of Office to Planning Board members Courtney Patterson, Joanna Holder and Board of Adjustment members Cody Loughridge and Christian Youngbluth.

Explanation:

- Rick Madoni, Courtney Patterson, and Joanna Holder were appointed in-town members of the Planning Board;
- Cody Loughridge was appointed in-town regular member of the Board of Adjustment;
- Jeffrey Jones was recommended to the Wake County Board of Commissioners to be the ETJ member of the Board of Adjustment;
- Christian Youngbluth was appointed to fill the remainder of Cody Loughridge's term as alternate member of the Board of Adjustment.
- Mr. Madoni could not be present at this meeting, and will be sworn in at the first meeting in March.
- Mr. Jones is due to be appointed by the Wake County Board of Commissioners in March and will be sworn in at the first or second meeting in March.

Background:

- On January 19, 2021 Council made their annual appointments to the Board of Adjustment and Planning Board.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Requests & Communications

Title: Annual Report from the Parks & Recreation Advisory Committee

Strategic Priority Area: Engaged, Healthy, & Active Community
Organizational Excellence

Staff Resource: LeeAnn Plumer, Parks & Recreation

Action(s):

Receive annual report from the Parks and Recreation Advisory Committee

Explanation:

- Per duties of the Parks and Recreation Committee (PRAC), the chairperson shall present an annual report to the Town Council.
- The PRAC established two focus areas for the calendar year 2020.
 - To Review and take-action on recommendations presented in reference to the update to the Parks, Recreation and Greenways Master Plan and other Department projects and initiatives as presented.
 - Actively participate in Town and Department events as a way to gather information from the community and share back with the Committee and the Department for further action as needed.
- The attached report outlines PRAC accomplishments and action items.

Background:

- The PRAC has specific duties and responsibilities:
 - Serve as a liaison between Town officials and the citizens of the Town and the surrounding area;
 - Provide guidance and feedback to the Town Council in matters affecting park & recreation programs, facilities, policies, and long-range plans for parks and recreation;
 - Inform and educate the general public about the importance and need for park and recreation programs, facilities and services;
 - Volunteer to work with staff in park and recreation facilities, programs and activities;
 - Assist in developing a plan to meet the present and future needs for program, services, park facilities, open spaces and trails and to advise in developing priorities for each of these;
 - Recommend approval of rules and procedures pertaining to the use of public parks and facilities including fees and charges.

- The PRAC shall present recommendations or reports, including an annual report, to the Town Council.

Funding Source(s):

N/A

Attachment(s):

1. PRAC Annual Report 2020

**Town of Holly Springs
Parks and Recreation Advisory Committee
2020 Annual Report**

The purpose of the Parks and Recreation Advisory Committee is to provide representation for the citizens of Holly Springs in partnership with the Parks & Recreation Department and Town Council in promoting understanding, appreciation, participation and support in regards to matters related to parks, recreation programs, greenways, facilities, policies, and the long-range plan for parks and recreation.

In March of 2020, the Parks and Recreation Advisory Committee (PRAC) established two main focus areas for the year:

1. Review and take-action on recommendations presented in reference to the update to the Parks, Recreation and Greenways Master Plan and other Department projects and initiatives as presented.
2. Actively participate in Town and Department events as a way to gather information from the community and share back with the Committee and the Department for further action as needed.

The members of the PRAC are pleased to share the following accomplishments that were performed over the past year.

- Received presentations and information from citizens:
 - Youth soccer regarding the need for additional fields
 - The need for more greenway maintenance and advocacy
 - Open space/land preservation parcel in an ETJ section / NE side of Town
 - Potential partnership for the development of mountain bike trails at Sugg Farm
- Reviewed and recommended to Town Council a new park ordinance section of the municipal code establishing formal rules and regulations for parks and greenway operations.
- Made recommendations to support the following projects and initiatives:
 - Purchase of land west of HWY 55 for a future park
 - Dog park and restroom facility at Sugg Farm
 - Scholarship policy considerations and updates (Kristen Denton – staff)
 - Ting Park business plan objectives
- Heard presentations and information from partners and staff on the following topics:
 - David Allred, President of WakeFC – report on 2019 season
 - Gina Clapp, P&Z Director – Arbor Day and Tree City USA efforts
 - Jessica Stygles (staff) – Famers Market operations during COVID
 - Rachel Downey (staff) – Event changes due to COVID
- Participated in new member mixer event at Ting Stadium as a way to learn about each other and get to know the parks and recreation department managers
- Toured, received information, and provided feedback on the following Town facilities:
 - Ting Stadium
 - Cultural Center
 - Hunt Center (including operational changes due to COVID)
- Actively participated as members of the Parks, Recreation, and Greenways Steering Committee including attending three Committee meetings and two public input meetings. Made recommendations on strategic areas, focus groups and action item priorities.
- Instituted an electronic and accessible central repository for PRAC related documents and references

- PRAC members participated at the following Town events:
 - Arbor Day Tree Planting at Ting Park
 - Dedication of Historic Plaque at the Hunt Center
 - Holly Days Tree Trail at Ting
- Active role with representation on the Tree Advisory Committee

Town of Holly Springs Parks and Recreation Advisory Committee
FY2020 Attendance

	July 2019 – NO MEETING	August 2019	September 2019	October 2019	November 2019	December 2019	January 2020	February 2020	March 2020	April 2020	May 2020	June 2020
Susan Smith		X	X	X	X	X	X	X	X	N/A	X	A
Jason Guetgemann		X	X	X	X	X	X	X	X	N/A	A	X
Molly Sapienza		X	X	X	X	X	X	X	X	N/A	X	X
Gerald Martinez De Andino		A	X	X	X	X	X	X	X	N/A	X	X
Ken Cicora (VC)		X	X	X	X	X	X	A	X	N/A	A	X
Mark DiGiacomo		X	X	A	X	X	A	X	X	N/A	X	X
Leonard Lloyd		A	X	X	X	X	X	X	X	N/A	X	A
Alice Reese (Sec)		X	X	A	X	X	X	X	X	N/A	X	X
Elizabeth Stone (C)		X	X	X	X	X	X	A	X	N/A	X	X
Council Members		O'Brien	O'Brien & Lee	O'Brien, Lee & Kelly	Lee & Kelly	Villadsen & Kelly	Villadsen & Kelly	Villadsen & Kelly	Villadsen	N/A	Villadsen & Kelly	Villadsen & Kelly

* April meeting cancelled due to COVID-19

Town of Holly Springs Parks and Recreation Advisory Committee
FY2021 Attendance

	July 2020 – NO MEETING	August 2020	September 2020	October 2020	November 2020	December 2020	January 2021	February 2021	March 2021	April 2021	May 2021	June 2021
Susan Smith (C)	N/A	X	X	X	X	N/A	V					
Jason Guetgemann	N/A	A	X	X	X	N/A	A					
Molly Sapienza (Co-C)	N/A	X	X	V	X	N/A	V					
Val Atkinson	N/A	A	X	X	X	N/A	V					
Stephen Brauer	N/A	X	X	X	X	N/A	V					
Christopher Cook	N/A	X	X	A	X	N/A	V					
Leonard Lloyd	N/A	A	X	A	X	N/A	V					
Alice Reese	N/A	X	X	X	X	N/A	V					
Elizabeth Stone (Sec)	N/A	X	X	X	X	N/A	A					
Council Members	N/A	Kelly	Villadsen, Kelly	Villadsen, Kelly (V)	Villadsen, Kelly	N/A	Villadsen					

V= Attended Virtually (Zoom)



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Public Hearings

Title: Voluntary Annexation A20-09, Regency at Holly Springs - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Melissa Sigmund, Development Services

Action(s):

Open public hearing and continue to March 16, 2021.

Explanation:

- The Town has received a petition for voluntary annexation of 119.5 +/- acres, located on Holly Springs New Hill Road.
- The property is owned by Susan T. Clark.
- Annexation is being requested prior to development.
- The Public Hearing has been advertised, but the Petitioner is not ready to proceed and has asked for the hearing to be continued to March 16, 2021.

Background:

- The property is owned by Susan T. Clark and is contiguous with Town limits.
- Staff has received feedback from all departments and there are no issues with this annexation.
- The property meets all statutory requirements for annexation.

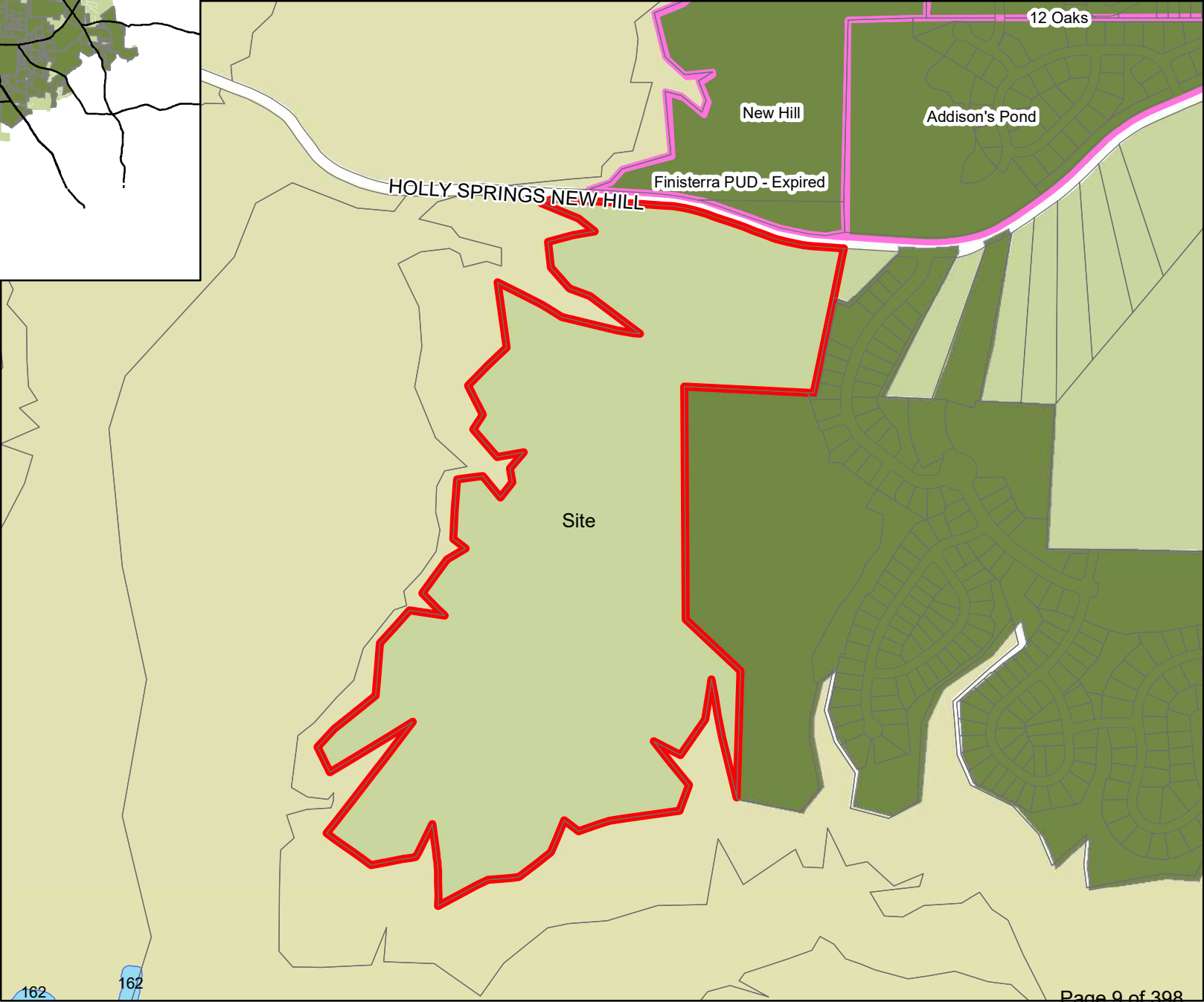
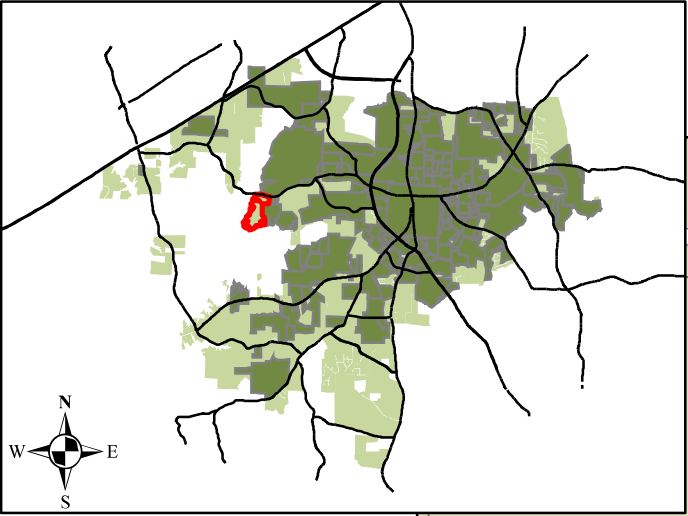
Funding Source(s):

N/A

Attachment(s):

1. Annexation 20-AP-09 Map
2. 20-AP-09 Regency Public Hearing Resolution 21-03

A 20-9 | Regency at Holly Springs | 119.50 acres



Legend

-  Annexation
-  Subdivisions
-  Lakes
-  Town Limits
-  Extraterrito...
-  Jurisdiction (ETJ)
-  Short Range
-  Urban Service Area



THE TOWN OF

Holly Springs

Resolution No.: 21-03

Date Adopted: February 2, 2021

Annexation No.: A20-09

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Legal Description for Voluntary Annexation

Beginning at a Mag nail set on the centerline of Holly Springs New Hill Road, said point also being the northeastern corner of the herein described tract and having a NC Grid coordinate value of 693244.421 N and 2034465.110 E ;thence from the point of beginning continuing along the following courses:S09°36'08"W a distance of 29.74' to an existing iron pipe; thence S11°56'42"W a distance of 269.95' to an existing iron pipe; thence S11°46'02"W a distance of 518.59' to an existing iron pipe; thence N87°10'50"W a distance of 689.33' to an existing iron pipe; thence N80°28'39"W a distance of 4.69' to an existing iron pipe; thence S00°38'15"E a distance of 1238.82' to a car axel; thence S46°19'41"E a distance of 396.67'to a car axel; thence S01°41'08"W a distance of 672.51' to an iron rebar set; thence N16°31'49"W a distance of 379.18' to an existing concrete monument; thence N10°41'11"W a distance of 250.73' to an existing iron pipe ;thence S08°37'17"W a distance of 212.26' to an existing iron pipe; thence S33°25'03"W a distance of 233.87' to an existing iron pipe; thence N63°08'49"W a distance of 160.81'to an existing iron pipe; thence S39°03'45"E a distance of 298.11' to an existing iron pipe; thence S19°39'47"W a distance of 143.40' to an existing iron pipe; thence S81°36'23"W a distance of 375.62'to an existing iron pipe; thence S69°43'41"W a distance of 177.50' to an existing iron pipe; thence N51°25'14"W a distance of 96.67'to an existing iron pipe; thence S24°21'57"W a distance of 186.85' to an existing iron pipe; thence S52°19'30"W a distance of 209.75'to an existing iron pipe; thence S84°49'58"W a distance of 170.29' to an existing iron pipe; thence S62°20'58"W a distance of 299.73'to an existing iron pipe; thence N00°48'28"E a distance of 188.53'to an existing iron pipe; thence N05°31'19"W a distance of 247.07'to an existing iron pipe; thence S29°22'30"W a distance of 201.28'to an existing iron pipe; thence

S80°11'16"W a distance of 238.47' to an existing iron pipe; thence N53°52'25"W a distance of 280.21' to an iron rebar set; thence N37°46'39"E distance of 751.83' to an existing concrete monument; thence S58°43'13"W a distance of 517.92' to an existing iron pipe; thence N25°38'47"W a distance of 152.65' to an existing iron pipe; thence N42°41'05"E a distance of 132.00' to an existing iron pipe; thence N51°29'33"E a distance of 281.84' to an existing iron pipe; thence N04°50'21"E a distance of 277.15' to an existing iron pipe; thence N42°10'59"E a distance of 237.18' to an existing iron pipe; thence S80°54'46"E a distance of 184.44' to an existing iron pipe; thence N42°42'01"W a distance of 166.54' to an existing iron pipe; thence N36°21'48"E a distance of 221.90' to an existing iron pipe; thence N60°07'39"E a distance of 113.47' to an existing iron pipe; thence N53°05'03"W a distance of 85.41' to an existing iron pipe; thence N04°23'43"E a distance of 319.19' to an existing iron pipe; thence N82°34'00"E a distance of 137.19' to an existing iron pipe; thence S38°28'57"E a distance of 149.63' to an existing iron pipe; thence N36°52'16"E a distance of 105.43' to an existing iron pipe; thence N09°39'31"W a distance of 73.97' to an existing iron pipe; thence N40°16'47"E a distance of 114.08' to an existing iron pipe; thence S79°19'47"W a distance of 145.27' to an existing iron pipe; thence N40°36'30"W a distance of 192.97' to an existing iron pipe; thence N32°58'49"E a distance of 94.07' to an existing iron pipe; thence N26°37'11"W a distance of 175.72'; thence N45°09'20"E a distance of 288.54' to an existing concrete monument; thence N07°48'33"W a distance of 348.59' to a concrete monument; thence S62°59'56"E a distance of 266.71' to an existing iron pipe; thence S59°02'20"E a distance of 122.32' to an existing iron pipe; thence S75°54'09"E a distance of 300.47' to an existing iron pipe; thence S82°32'57"E a distance of 121.62' to an existing iron pipe; thence N53°20'35"W a distance of 335.02'; thence N69°50'51"W a distance of 116.49' to an existing iron pipe; thence N40°50'52"W a distance of 150.02' to an existing iron pipe; thence N06°25'28"W a distance of 134.94' to an existing iron pipe; thence N74°20'13"E a distance of 140.74' to an existing iron pipe; thence N81°00'16"E a distance of 117.07' to an existing iron pipe; thence N50°19'03"W a distance of 103.45' to an existing iron pipe; thence N67°33'17"W a distance of 221.55' to an existing iron pipe; thence N70°21'11"E a distance of 192.74' to a mag nail set on the center of Holly Springs New Hill Road; thence S86°33'40"E a distance of 446.65' to a point; thence S85°21'39"E a distance of 20.75' to a point; thence S84°19'58"E a distance of 50.71' to a point; thence S82°01'07"E a distance of 50.45' to a point; thence S79°24'32"E a distance of 50.67' to a point; thence S76°25'52"E a distance of 50.24' to a point; thence S74°12'43"E a distance of 50.52' to a point; thence S71°30'17"E a distance of 50.51' to a point; thence S70°11'33"E a distance of 100.72' to a point; thence S70°31'12"E a distance of 100.98' to a point; thence S71°13'22"E a distance of 100.74' to a point; thence S73°12'22"E a distance of 50.36' to a point; thence S75°20'24"E a distance of 50.43' to a point; thence S77°54'24"E a distance of 50.43' to a point; thence S80°53'56"E a distance of 50.43' to a point; thence S82°43'41"E a distance of 50.68' to a point; thence S85°00'20"E a distance of 82.28' to a point; thence S86°10'16"E a distance of 68.60' to a mag nail set on the centerline of Holly Springs Road (N.C.S.R. 1152); which is the point of beginning, having an area of 5,206,691.65 square feet, 119.529 acres

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

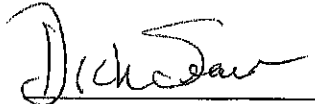
Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

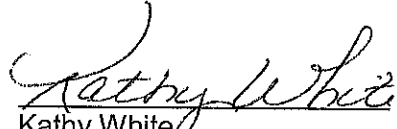
Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, February 16, 2021.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 2nd day of February 2021.

ATTEST:


Dick Sears, Mayor


Kathy White
Assistant Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Public Hearings

Title: Rhamkatte Village Planned Unit Development (PUD) Amendment 00-PUD-05-A11 - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Conduct Legislative Public Hearing to consider an amendment to the Rhamkatte Village Planned Unit Development (00-PUD-05-A11) to modify the streetscape buffer along Holly Springs Road.
2. Approve/deny/defer Rhamkatte Village PUD amendment with the conditions stated in the attachment.

Explanation:

- The applicant is requesting to modify the previously approved landscape buffer along Holly Springs Road including street trees species and spacing of brick columns.
- The modification also allows the petitioner to plant a single stem Crepe Myrtle "Biloxi" due to the overhead power lines and Duke Energy planting restrictions.

Background:

- The Rhamkatte Village Planned Unit Development (PUD) was originally approved on March 6, 2001. The PUD plans include a small variety of land uses and are divided into two categories: residential and non-residential.
- The residential area allows a variety of residence types and the non-residential areas allow commercial and multi-family uses.
- Development of the PUD has occurred over several years and has included Holly Springs Crossing commercial development at the southwest corner of Holly Springs Road and Bass Lake Road and 2018 Market (attached and detached single-family homes within the residential areas of the PUD).
- Only commercial areas are left to be developed at the intersection of Holly Springs Road and Rhamkatte Road/Bass Lake Road.
- A specific 20-foot streetscape buffer was approved for all properties along Holly Springs Road that includes street trees, an evergreen hedge, and brick columns.
- This streetscape was constructed along the Holly Springs Crossing frontage (south side of Holly Springs Rd.).
- The petitioner is requesting to modify the streetscape buffer.

- If approved, the modified streetscape buffer would be constructed with the proposed commercial development on the north side of Holly Springs Road.
- That development (Rhamkatte Plaza) will be reviewed by Town Council under a separate application.
- A joint public hearing was held on January 19, 2021 with Town Council and Planning Board to hear any public concerns on the proposed amendment and forwarded the request to Planning Board for recommendation.

Planning Board Recommendation

The Planning Board discussed the proposed amendment on January 26, 2021. No issues or concerns were noted.

The Planning Board recommended that the Town Council approve the Rhamkatte Village Planned Unit Development amendment (00-PUD-05-A11) with a vote of 9-0.

Conditions

1. All previous conditions of approval for Rhamkatte Village PUD shall apply to this amendment.

Funding Source(s):

N/A

Attachment(s):

1. 00PUD05A11_Rhamkatte_PlansExhibits



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT Rhamkatte Village PUD 00-PUD-05-A11

PETITIONER(S):

Tom Spaulding
The Spaulding Group, PA
1611 Jones Franklin Rd, Ste 101
Raleigh, NC 27606

DEVELOPER(S):

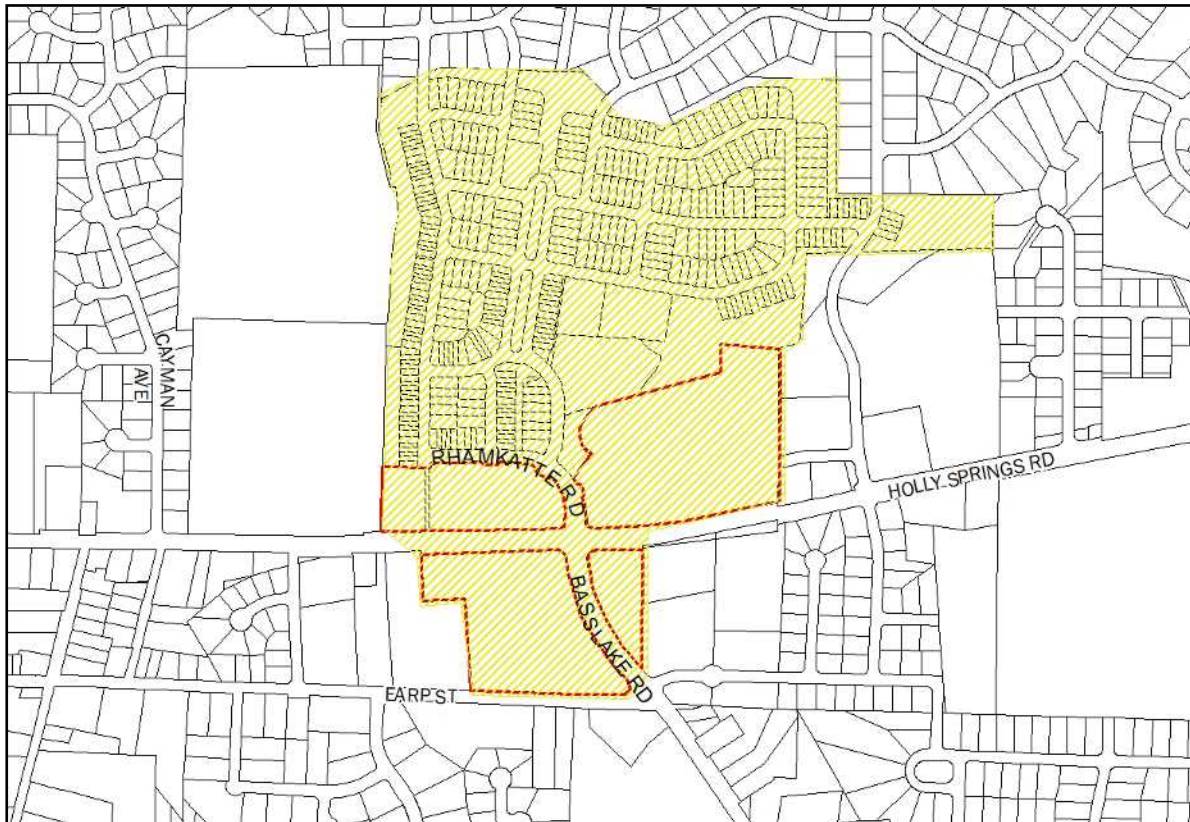
Lennar Carolinas, LLC
1100 Perimeter Dr., Suite 112
Morrisville, NC 27560

OWNER(S):

Richard L. Jones
Terry J. Jones
P.O. Box 937
Holly Springs, NC 27540

AACRE, LLC
1201 Edwards Mill Rd., Suite 300
Raleigh, NC 27607

PUD LOCATOIN MAP WITH HOLLY SPRINGS ROAD ADJACENT PARCELS



LOCATION: [X] Within Corporate Limits of Holly Springs [] Within Holly Springs ETJ [] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Joint Public Hearing: January 19, 2021
Planning Board: January 26, 2021
Town Council Action: February 15, 2021

STAFF CONTACTS: Cheryl Caines, Planner II
Bronwyn Bishop, Development Plan Reviewer

ATTACHMENTS:
PUD Amendment Plans
Landscape Exhibit Map
Applicant correspondence with Duke Energy

HOLLY SPRINGS ROAD ADJACENT PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Jones, Richard and Terry	0659139511	PUD	3.93
Jones, Richard and Terry	0659135417	PUD	1.32
AACRE, LLC	0659136418	PUD	.11
Jones, Richard and Terry	0659237771	PUD	12.81
Crescent State Bank	0659234165	PUD	1.12
Evans Holly Springs, LLC	0659222891	PUD	9.07

PROJECT OVERVIEW

The Town has received a request for a Planned Unit Development (PUD) Major Amendment. The PUD is approximately 113 acres and is located generally at the intersection of Holly Springs Road with Rhamkette Rd. and Bass Lake Rd. The requested amendment is to modify the previously approved landscape buffer along Holly Springs Road including changing the street tree species (Red Maple to Crepe Myrtle “Biloxi”) and spacing of brick columns (from evenly spaced to vehicular/pedestrian entry points and street intersections). A commercial development, Rhamkette Plaza, is proposed for the site. The Development Plan and associated petitions are being reviewed through a separate Town Council public hearing process.

A Planned Unit Development is a type of zoning used to encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction not normally allowed with the development standards contained within the Unified Development Ordinance (UDO). A PUD establishes the permitted uses and development standards for the property and specific development, such as subdivision plans or development plans, is reviewed for compliance with these standards, rather than the UDO, when it is proposed. The proposed amendment is a major amendment which requires the applicant to follow the same process as the original plan approval.

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	Rhamkette Village PUD	Vacant, undeveloped
North	PUD	Residential
South	Rhamkette Village PUD, R-MF-8	Holly Springs Crossing – commercial complex, Multi-family
East	R-10 Residential District, R-20 Residential District, LB Local Business	Residential and Holly Springs Fire Department
West	R-10 Residential District	Public school

PROPERTY HISTORY

Rezoning History Original Zoning: R-20: Residential-Agricultural District and O&I: Office and Institutional District Proposed Zoning: PUD Approved by Town Council on: 03/06/01	Project History PUD Amendment (Major): March 5, 2002 PUD Amendment (Minor): July 22, 2003 PUD Amendment (Minor): April 28, 2004 PUD Reinstated as an Active Plan: May 27, 2014 PUD Amendment (Major): February 3, 2015 PUD Amendment (Minor): May 18, 2016 PUD Amendment (Minor): June 27, 2016 PUD Amendment (Minor): March 7, 2017 PUD Amendment (Minor): October 3, 2017
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EVALUATION CRITERIA

As specified in UDO Section 5, in its determination of the appropriateness of the proposed PUD Major Amendment and whether to recommend approval or disapproval of the amendment the board shall be guided by the extent to which the proposal:

- A. Accomplishes the intent of the Planned Unit Development District set forth in Section 5.01
The Planned Unit Development (PUD) District is designed to: encourage the master planning of development for larger tracts of land and to coordinate such development so as to manage the impacts of the development on the provision of Town services and infrastructure; encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction, and further the purposes of the Comprehensive Plan; provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle access; permit special consideration of property with outstanding natural or topographical features such as rock outcroppings, areas of special flood hazard, slopes, major tree groupings, significant vegetation, or important view corridors and scenic vistas; facilitate use of the most appropriate construction techniques in the development of land; and, to provide for any individual land use not otherwise specified elsewhere in this UDO.
- B. Provides for the protection or provision of the following site features and amenities:
 1. Natural site features, including, but not limited to, slopes, streams, natural water features, wetlands and areas of special flood hazard
 2. Wooded areas, individual trees of significant size, or other environmentally sensitive features;
 3. common open space and recreational areas (passive or active) accessible to the residents or users of the PUD by way of sidewalks, footpaths, walkways or bikeways
 4. Efficient utilization of the land, including the reduction of land area disturbed for utility lines and motor vehicle access
 5. Creation of innovative residential and business environments
 6. Protection and preservation of important view corridors, and scenic vistas
 7. Diversity and originality in lot layout or site design
 8. Utilization of individual building designs which achieve an enhanced relationship between the development and the land
 9. Relationship to surrounding properties
 10. Conformance with the Comprehensive Plan
 11. Extent to which the development proposed by the PUD can be developed under the general use districts of this UDO, other than the PUD District, as a matter of right

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designation: Neighborhood Center

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

An interconnected street grid creates small to medium blocks. Rear loaded lots maximize walkability and reduce the emphasis on automobiles. On-street parking and shared parking are provided throughout the neighborhood. Sidewalks and bike facilities provide links to adjacent neighborhoods.

Shared public open spaces ensure for a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens. Due to their small scale and location, Neighborhood Centers are often developed in a manner that does not allow significant protection of topography or natural landscape features, and may require significant grading, tree clearing, retaining walls or stormwater management features. However, specimen tree preservation is encouraged.

Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability. Buildings are primarily commercial on the first floor but may contain residential or office uses above. Buildings may be up to three stories in height.

Planning Concepts for Neighborhood Center

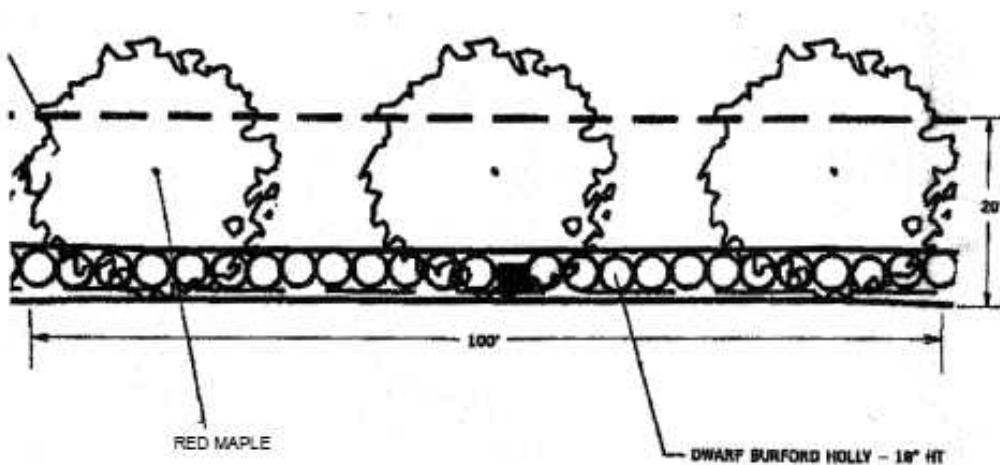
1. NC-1: Complement neighborhoods with small-scale neighborhood serving commercial. Neighborhood-serving retail and service uses accessible from neighborhoods (within ½ mile of homes) enhances the convenience of such uses to residents, particularly if such commercial uses are connected to the neighborhood by local streets, sidewalks, and trails. Create compatible relationships between residential and non-residential uses using scale, design, and encouraging uses that generate fewer vehicular trips adjacent to residential.
2. NC-2: Allow a mix of residential units within and at the edges of the centers. Include a variety of housing types for different lifestyles and stages of life. Locate housing so that similar massing and building types face each other. Development at the edges should be comparable in size to existing homes on existing lots.
3. NC-3 Bring open space to the forefront. Integrate green spaces as organizing elements and give open spaces a public edge (such as streets on two or more sides). Encourage development that locates buildings, especially retail shops, restaurants, and homes so they face the open space. This area then becomes an extension of the adjacent use and provides eyes on the park for increased safety.

Street Trees & Landscape Buffer

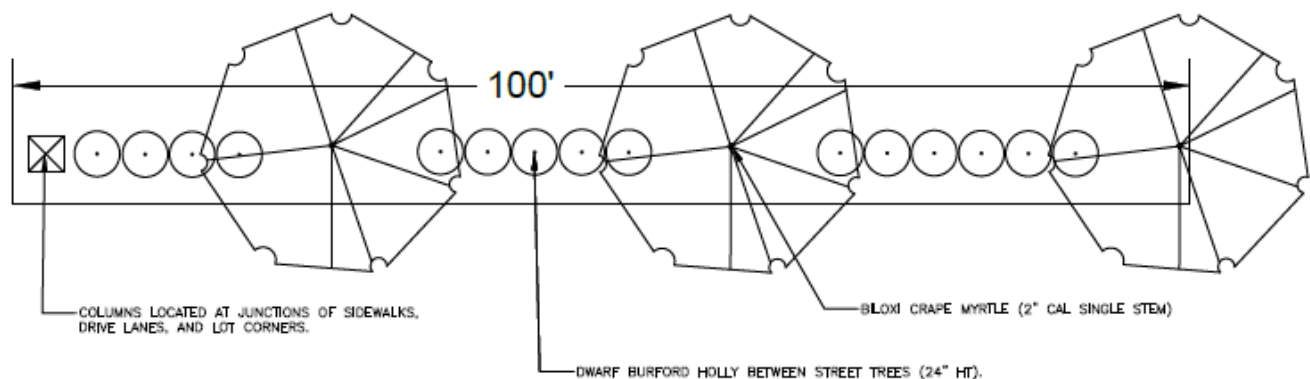
The Holly Springs Thoroughfare Planting Plan designates Chinese Pistache along this section of Holly Springs Road. The petitioner has proposed single stem Crape Myrtle 'Biloxi' due to overhead power lines and Duke Energy planting restrictions. The applicant has provided documentation from Duke Energy (included in the attachments) indicating Duke Energy's position on acceptable landscaping within this easement. There are existing Crape Myrtle trees planted in the median in Holly Springs Road. The existing street trees on the south side of Holly Springs Road adjacent to Holly Springs Crossings is Chinese Elm.

The proposed buffer modifies the spacing of the brick columns to be located only at street intersections and vehicular/pedestrian entry points along Holly Springs Road rather than evenly spaced (approximately every 50 feet). In addition, the proposal shows the hedge and brick columns in-line with the street trees rather than street trees placed behind a continuous evergreen hedge. The existing buffer on the south side of the road has a continuous evergreen hedge with brick columns every 50 feet (approximately). Street trees are planted behind the hedge.

Current Approved Streetscape Buffer



Proposed Streetscape Buffer



ENGINEERING

No changes to the water, sewer, or transportation facilities have been proposed with this amendment.

PLANNING BOARD/TOWN COUNCIL JOINT PUBLIC HEARING

The Planning Board and Town Council held a joint public hearing for this project on January 19, 2021.

Summary of Discussion:

- Comments were made regarding the proposed Crape Myrtle trees and concern that the proposed streetscape is equivalent to the existing buffer.
- There were questions as to whether more or different landscaping could be proposed to make a more inviting design for adjacent residents.

The petitioner stated that some changes were being considered but not to the proposed streetscape buffer. There was no further comment or discussion related to the streetscape buffer.

REQUESTED ACTION

MOTION #1

Motion that the Planning Board recommend the Town Council **approve / deny Planned Unit Development amendment 00-PUD-05-A11 to modify the Holly Springs Road streetscape buffer design and detail within the Rhamkatte Village Planned Unit Development as submitted by The Spaulding Group, PA and with the following Planned Unit Development Master Plan conditions:**

1. All previous conditions of approval for Rhamkatte PUD shall apply to this amendment.

PLANNED UNIT DEVELOPMENT PETITION

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



Petition Type:

☒ PUD Master Plan

- ☐ New ☒ Major Amendment ☐ Minor Amendment
☐ A Rezoning Petition must be submitted concurrently for all New PUDs

Project Information:

Project Name: Rhamkatte PUD #00-PUD-05-A09

Project Location: Bass Lake Road / Holly Springs Road

Use street address. If none, use the closest intersection

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

PIN: 0659139511 Real Estate ID: 0108004 (3.93 acres)

PIN: 0659136418 Real Estate ID: 0434446 (0.77 acres)

PIN: 0659135417 Real Estate ID: 0205084 (1.32 acres)

Project Acreage: 102.21 Partial Parcel: ☒ No ☐ Yes

Rounded to nearest tenth. Parcels pertaining to amendment are listed above

Scoping Meeting Date: _____ Concept Meeting Date: required per Planner e-mail

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Request:

Current Zoning: PUD

Proposed Use: Residential

Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A

Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent/Representative ☒ Design Professional ☐ Developer ☐

Other: _____

Name Thomas J. Spaulding Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin Road, Suite 101

City Raleigh State NC Zip 27606

Telephone # (919) 854-7990 E-Mail tom@spaulding-group.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Same Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Lennar Carolinas, LLC (Brad Williford) Company Lennar Carolinas, LLC

Mailing Address 1100 Perimeter Drive, Suite 112

City Morrisville State NC Zip 27560

Telephone # (919) 358-0721 E-Mail brad.williford@lennar.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name TMTLA Associates Company TMTLA Associates
Mailing Address 5011 Southpark Drive, Suite 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail garrett@tmtla.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Engineer

Name Same as Design Professional Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name Richard L. Jones & Terry J. Jones Company N/A
Mailing Address P.O. Box 937
City Holly Springs State NC Zip 27540
Telephone # (919) 427-6116 E-Mail at6116@yahoo.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

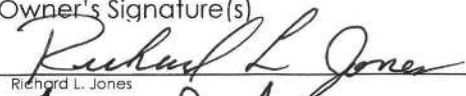
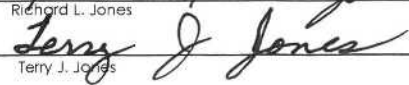
Property Owner

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN 0659139511	Date
	0659136418; 0659135417	24 July 2020
Richard L. Jones	0659139511	
	0659136418; 0659135417	July 24 2020
Terry J. Jones		

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Thomas J. Spaulding of The Spaulding Group, PA
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

<u>Richard L. Jones</u> Richard L. Jones	<u>Terry J. Jones</u> Terry J. Jones	<u>0659139511</u>	<u>July 24 20</u>
<u>Richard L. Jones</u> Richard L. Jones	<u>Terry J. Jones</u> Terry J. Jones	<u>0659136418</u>	<u>July 24 20</u>
<u>Richard L. Jones</u> Richard L. Jones	<u>Terry J. Jones</u> Terry J. Jones	<u>0659135417</u>	<u>July 24 20</u>

NOTARY STATEMENT

Sworn to and subscribed before me the 24 day of July, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 10-14-2021

Anne B. Oakley
Notary Public

Anne B. Oakley

Printed



PROPOSED AMENDMENTS TO APPROVED PUD ON 12/19/2016	
1.	ADD 26' TOWNHOME LOT DETAIL (SHEET C-8.0).
2.	(2017-01-09) Revise per 1st Review Comments: Remove Red Maple from street trees.
3.	(2017-02-06) Revise per 2nd Review Comments.
MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED IN THE RESIDENTIAL AREA IS 347. SEE TABLE ON SHEET C-7.0.	
4.	DENSITY OF RESIDENTIAL AREA 1 LIMITED TO 1-3 UNITS PER ACRE. SEE SHEET C-7.0.
5.	ANY TOWNHOMES IN THE RESIDENTIAL AREA 1 ADJACENT TO FLINT POINT LANE SHALL BE LIMITED TO 2 STORIES. SEE APPLICABLE HATCHED MULTIFAMILY SECTION ON SHEET C-7.1.
6.	GREENWAY TRAIL NOTES WERE ADDED TO THE PLAN TO SPECIFY THAT ALL GREENWAY TRAILS AS INDICATED ON THE MASTER PLAN SHALL BE DESIGNATED AS GREENWAY TRAIL AND NOT SUBSTITUTED BY STANDARD SIDEWALK. SEE GENERAL NOTE 25 ON SHEET C-7.0.
7.	A 20 FOOT UNDISTURBED BUFFER SHALL BE PROVIDED ANYWHERE AN ALLEY IS ADJACENT TO THE SUNSET RIDGE SUBDIVISION. THIS UNDISTURBED BUFFER SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANT MATERIAL TO ACHIEVE A B-75 BUFFER AS DETAILED IN THE TOWN OF HOLLY SPRINGS UDO. IN ADDITION, 20 FEET OF OPEN SPACE SHALL BE PROVIDED ALONG THE 20 FOOT UNDISTURBED BUFFER WITH A 6 FOOT WOODEN FENCE. THE WOODEN FENCE SHALL BE ALLOWED TO VARY FROM 5-6 FEET HIGH IF THE TOP OF THE FENCE UNULATES. THE FENCE SHALL BE VEGETATED ON THE SIDE ADJACENT TO SUNSET RIDGE NORTH SUBDIVISION WITH EVERGREEN TREES PLANTED 12 FEET ON CENTER. THE EVERGREEN TREES SHALL BE 6 FEET TALL AT TIME OF PLANTING. SEE INSET ON SHEET C-12.0.
8.	IN AREAS WHERE RETAINING WALLS ARE USED TO MAINTAIN THE 20 FOOT UNDISTURBED BUFFER, SHRUBS SHALL BE PLANTED EVERY 5 FEET ON CENTER. THE SHRUBS SHALL BE 36 INCHES AT TIME OF PLANTING. SEE DETAIL ON C-12.0.
9.	ALL OTHER RESIDENTIAL LOTS IN SUNSET RIDGE NORTH THAT DO NOT HAVE ADJACENT ALLEYS SHALL HAVE A 20 FOOT UNDISTURBED BUFFER WITH SUPPLEMENTAL PLANT MATERIAL TO ACHIEVE A B-75 BUFFER AS DETAILED IN THE TOWN OF HOLLY SPRINGS UDO. SEE SHEET C-12.0.
10.	MINIMUM AVERAGE LOT SIZE RESTRICTIONS HAVE BEEN PLACED ON AREAS WITHIN THE RESIDENTIAL AREA 1 AS SHOWN ON SHEET C-7.1.
11.	(2020-07-24) Revised sheet C-12.0 Holly Springs Road buffer detail. Revise per Landscape Amendment: Parcels affected: PIN: 0659139511, REID: 0108004, 3.93 acres, PIN: 0659136418, REID: 0434446, 0.77acres, PIN: 0659135417, REID: 0205084, 1.32acres. Added sheet C-10.3.

DESIGN TEAM:	
DEVELOPER:	LENMAR 909 AVIATION PARKWAY, SUITE 700 MORRISVILLE, NORTH CAROLINA 27560
ENGINEER:	SPAULDING & NORRIS, P.A. 972 TRINITY ROAD RALEIGH, NORTH CAROLINA 27607 PHONE: (919) 854-7990 FAX: (919) 854-7925 CONTACT: THOMAS J. SPAULDING, P.E. email: tom@spauldingtonorris.com
LANDSCAPE ARCHITECT:	TONY M. TATE LANDSCAPE ARCHITECTURE, PA 5011 SOUTH PARK DRIVE, SUITE 200 DURHAM, NC 27713 PHONE: (919) 484-8880 FAX: (919) 484-8881 CONTACT: PAMELA PORTER, RLA, LEED AP, email: pam@tmntla.com
SURVEYOR:	ROBINSON & PLANTE 1320 SE MAYNARD RD CARY, NORTH CAROLINA 27511

GENERAL NOTES	
1.	A FEE-IN-LIEU OF UPGRADE WILL BE REQUIRED FOR THIS PROJECT FOR THE PUMP STATION AND/OR FORCE MAIN.
2.	THIS PROJECT WILL BE REQUIRED TO MEET TOWN'S NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE.
3.	ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
4.	CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
5.	NO FILL IS PERMITTED IN THE FLOOD PLAIN FOR ANY RESIDENTIAL DEVELOPMENT.
6.	ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED WITH GPS BY SPANGLER ENVIRONMENTAL, INC. ON MAY 5, 2014.
7.	ZONE NR81 OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
8.	NO FILL MATERIAL IS TO BE BROUGHT INTO THE NR81 BUFFERS.
9.	NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
10.	GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN ZONES NR82 OR NR83; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER, AND IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
11.	A PRELIMINARY STORMWATER MANAGEMENT PLAN WILL BE REQUIRED TO BE SUBMITTED WITH ANY PRELIMINARY PLAN FOR THIS SITE. ALL ITEMS LISTED ON THE PRELIMINARY STORMWATER SUBMITTAL CHECKLIST TOHS FORM# 16002 MUST BE SUBMITTED WITH THE FIRST PRELIMINARY PLAN SUBMITTAL.
12.	PROVIDE DRAFT PCN WITH ALL SUPPORTING DOCUMENTATION INCLUDING BUT NOT LIMITED TO BUFFER DETERMINATIONS AND PROJECTED LOCATION AND IMPACTS TO JURISDICTIONAL FEATURES FOR THE ENTIRE PROJECT WITH 1ST CONSTRUCTION DRAWING SUBMITTAL.
13.	A STREET LIGHTING PLAN FOR INTERIOR STREETS, ADJACENT PUBLIC STREETS AND THOROUGHFARES (IF APPLICABLE) WILL BE REQUIRED BY THE TOWN WITH CONSTRUCTION DRAWINGS.
14.	ANY OFFSITE RIGHT-OF-WAY REQUIRED FOR ROAD IMPROVEMENTS MUST BE DEDICATED FOR THIS PROJECT PRIOR TO 1ST CONSTRUCTION DRAWING SUBMITTAL.
15.	PROVIDE A SEALED ENGINEER'S POND/DAM REPORT INCLUDING CALCULATIONS TO VERIFY HYDRAULIC CAPACITY OF EXISTING POND, RECOMMENDATIONS TO VERIFY STRUCTURAL INTEGRITY OF DAM(S) AND DAM BREACH ANALYSIS.
16.	THIS PROJECT IS LOCATED IN A BASIN WHERE THE TOWN HAS AN APPROVED FLOOD STUDY. ACCORDINGLY, A FLOOD STUDY WILL BE REQUIRED TO BE SUBMITTED WITH THE FIRST CONSTRUCTION DRAWINGS AND MEET THE TOWN'S POLICY FOR HYDROLOGIC BASIN MODELS (TOWN POLICY - P-018). THE FLOOD STUDY WILL NEED TO BE UPDATED TO REFLECT THIS PROJECT AND WILL NEED TO DEMONSTRATE THAT DEVELOPMENT OF THE SITE WILL NOT RAISE ESTABLISHED FLOOD LEVELS. RETENTION OR DETENTION MAY BE REQUIRED TO ACCOMPLISH THIS. THE SUNSET RIDGE APPROVED FLOOD STUDY WILL NEED TO BE UPDATED.
17.	APPROVAL OF STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT OR CONSTRUCTION DRAWING APPROVAL.
18.	PAYMENT OF THE STORMWATER FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
19.	ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM # 16003, MUST BE INCLUDED WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
20.	STORMWATER SURETIES ARE REQUIRED ON THIS PROJECT. A PERFORMANCE SURETY IN THE FORM OF A BOND, LETTER OF CREDIT OR CASH IS REQUIRED IN THE AMOUNT OF 150% ESTIMATED CONSTRUCTION COST OF THE STORMWATER BMP PRIOR TO THE PRECONSTRUCTION MEETING AND A MAINTENANCE SURETY IN THE FORM OF A CASH ESCROW ACCOUNT IN THE AMOUNT OF 35% THE ACTUAL CONSTRUCTION COST OF THE BMP IS REQUIRED AT THE END OF THE PERFORMANCE MONITORING PERIOD FOR THE PROJECT.
21.	ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE ENTIRE PROJECT.
22.	BOUNDARY INFORMATION TAKEN FROM SURVEY BY ROBINSON & PLANTE, P.C. AND WAKE COUNTY GIS.
23.	TOPOGRAPHIC DATA FROM WAKE COUNTY GIS.
24.	ALL STREETS SHALL BE PUBLIC EXCEPT FOR ALLEYS.

SITE DATA:	
TOTAL ACREAGE:	102.21 ACRES
RESIDENTIAL:	71.62 ACRES
COMMERCIAL:	30.69 ACRES
TOTAL MAXIMUM PROPOSED RESIDENTIAL DENSITY: GROSS DENSITY = 4.86 UNITS/ACRE	
TOTAL ALLOWED UNITS = 347 UNITS OPEN SPACE REQUIRED = 10.22 ACRES (MINIMUM 10%) OPEN SPACE PROVIDED = 12.21 ACRES (11.95%) ACTIVE SPACE PROVIDED = 2.39 ACRES	
* SEE SHEET C-7.0 FOR AREA, UNIT AND LOT CALCULATIONS, DENSITY CALCULATIONS, AND PHASING	
* SEE SHEET C-6.0 FOR EXISTING LAND USES	

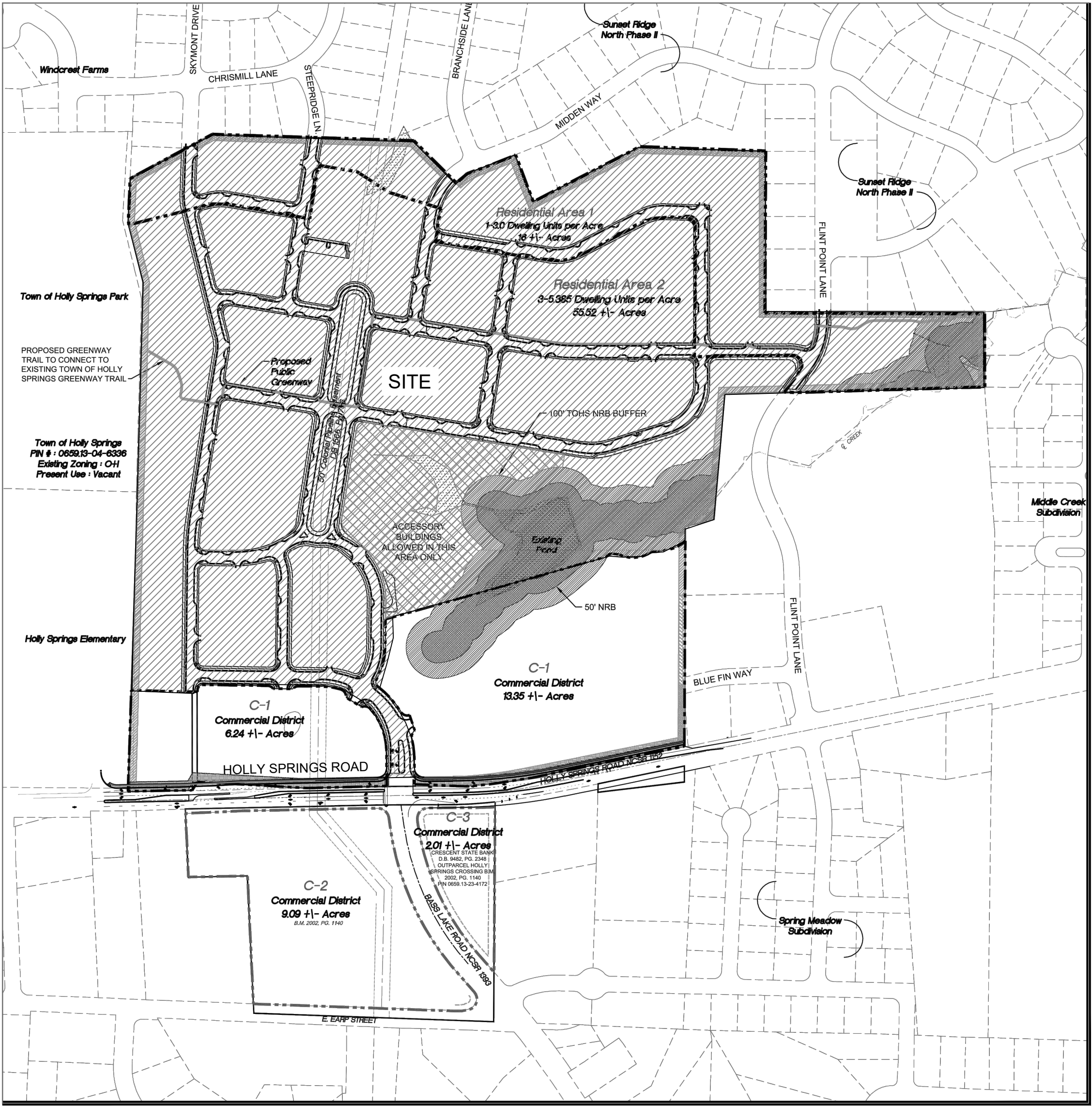
RHAMKATTE VILLAGE

MAJOR AMENDMENT

A PLANNED UNIT DEVELOPMENT

HOLLY SPRINGS, NORTH CAROLINA

TOWN OF HOLLY SPRINGS PROJECT NO. 00-PUD-05-A11



VICINITY MAP

1"=300'

SEWER FLOWS		
RESIDENTIAL	255 GPD/LOTS x 343 LOTS	= 87,465 GPD
COMMERCIAL C-1	0.12 GPD/SQ. FT. x 55,251 SF OFFICE/RETAIL	= 6,630 GPD
FOOD SERVICE	30 GPD/SEAT * 3,000 FOOD SERVICE @ 15 SF/SEAT	= 6,000 GPD
COMMERCIAL C-2		= 10,143 GPD
COMMERCIAL C-3		= 458 GPD
TOTAL SEWER FLOW		= 110,729 GPD

TOWN OF HOLLY SPRINGS GEODETIC MONUMENT USED AS BENCHMARK FOR DESIGN ELEVATIONS:		
Station: GUERIN		
NAD 83 => LATITUDE = 35 39 08.10366 N	LONGITUDE = 078 49 20.61714 W	
NAD 83 => NORTHING = 692365.390 FT	EASTING = 2052762.320 FT	
ELEVATION (NAVD 88) = 439.00 FT (BM)		

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Spaulding & Norris, PA
and is not to be reproduced or copied in whole or in part without permission from Spaulding & Norris, PA. This drawing is not to be used on any other project and is to be returned to Spaulding & Norris, PA, upon request.

FOR REVIEW ONLY—
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING
THE PRELIMINARY APPROVAL PROCESS

INDEX TO PLANS

C-0.0	COVER SHEET
C-1.0	SITE SURVEY (BY OTHERS)
C-2.0	SITE SOILS ANALYSIS
C-3.0	SITE SLOPE ANALYSIS
C-4.0	SITE VEGETATION ANALYSIS
C-5.0	SITE HYDROLOGY & NEUSE RIVER BUFFERS
C-6.0	ADJACENT OWNERS, ZONING, USES
C-7.0	MASTER PLAN
C-7.1	AVERAGE LOT SIZES ADJACENT TO SUNSET RIDGE NORTH
C-8.0	TYPICAL RESIDENTIAL LOT LAYOUT
C-9.0	SITE UTILITY DISTRIBUTION
C-10.0	SEWER DRAINAGE AREA MAP
C-10.1	VEHICULAR & PEDESTRIAN IMPROVEMENTS
C-10.2	ON-SITE PARKING PLAN
C-10.3	HOLLY SPRINGS ROAD VERTICAL SIGHT LINES
C-11.0	SITE STORM DRAINAGE
C-12.0	BUFFERS, OPEN SPACE, & RECREATIONAL FACILITIES

NO.	REVISION	DATE
1.	PER TOWN REVIEW COMMENTS	03/07/2016
2.	ADD TOWNHOME LOT TYPE C-1	12/19/2016
3.	REV PER 1st REVIEW COMMENTS	01/19/2017
4.	REV PER 2nd REVIEW COMMENTS	02/04/2017
5.	REV PER MAJOR AMENDMENT	07/24/2020
6.	REV PER MAJOR AMENDMENT	09/22/2020
7.	REV PER MAJOR AMENDMENT	12/10/2020

SEAL:

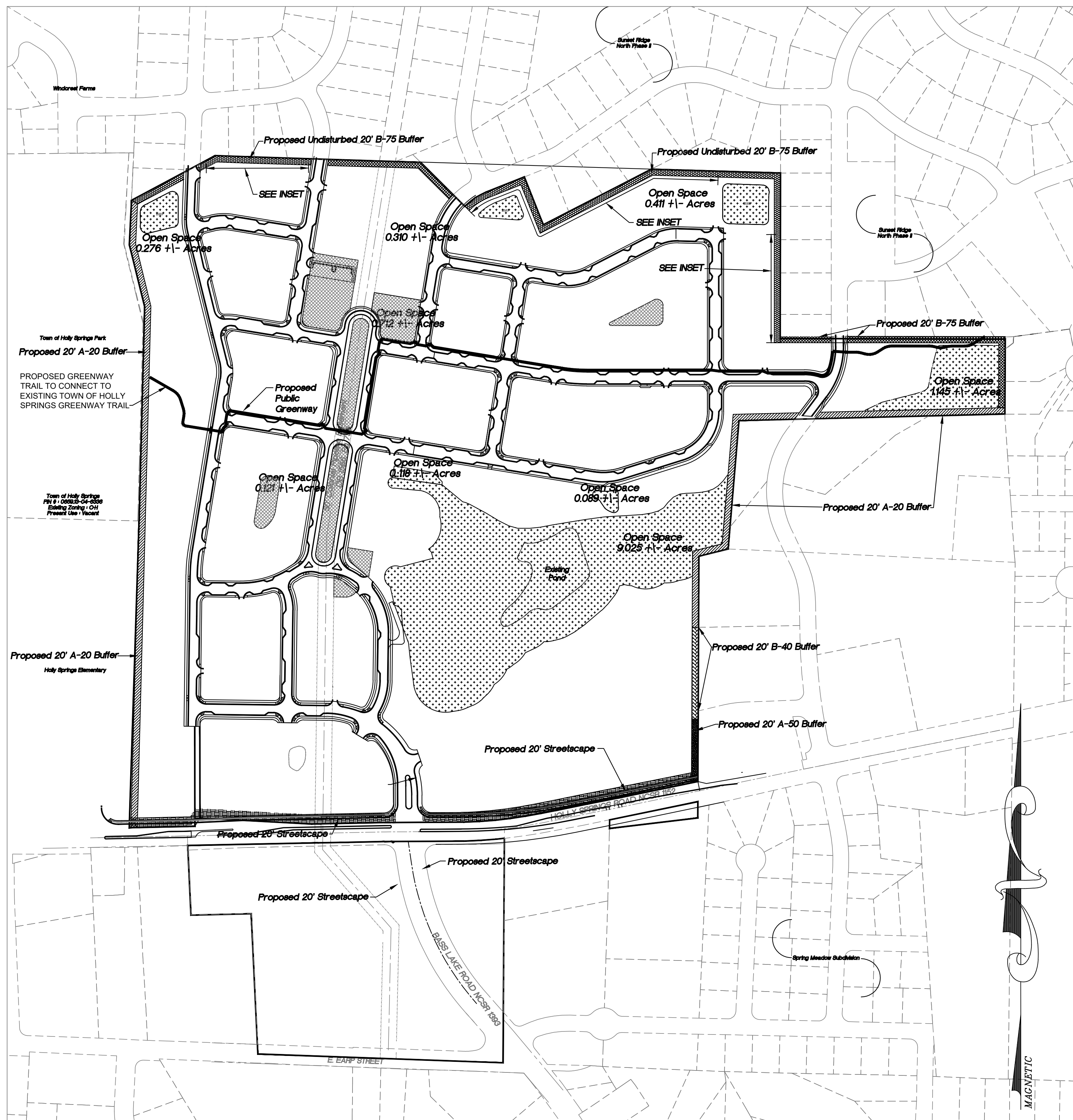
SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR: DORIS JONES 909 AVIATION PARKWAY, SUITE 700 MORRISVILLE, NC 27560 DATE: 02-08-2016 SANITIZATION # C-1875 PROJECT ENGINEER: THOMAS SPAULDING PROJECT CAD DESIGNER: IRIS A. MITCHELL & ADAM N. HOOKER PROJECT SURVEYOR: S. PLANTE

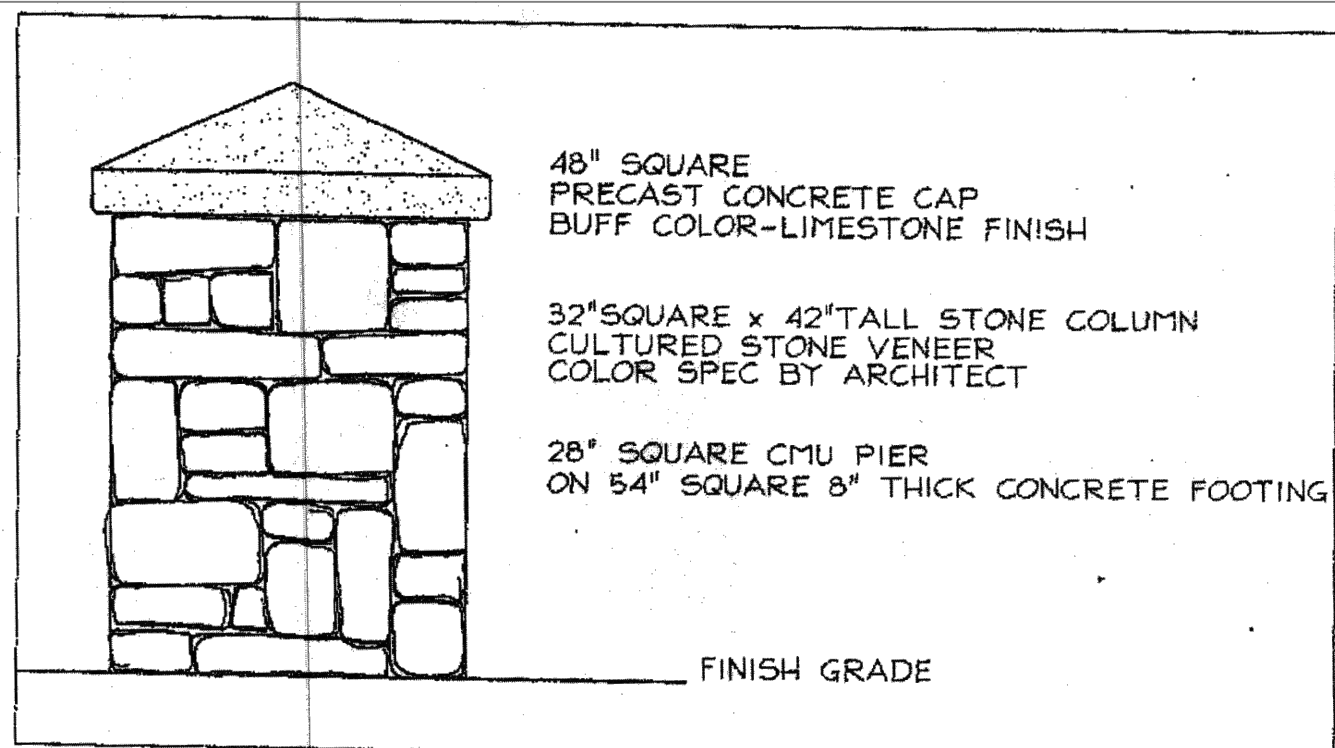
RHAMKATTE VILLAGE
A PLANNED UNIT DEVELOPMENT
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

DRAWING SHEET
C-0.0
PROJECT NUMBER
785-14

F:\7851 - 800 Projects\785-14 Rhankatte Village PUD (Lennar)\PUD\PUD Sheets\785-14 C-0.0.dwg Dec 10, 2020 - 11:28am By: User4

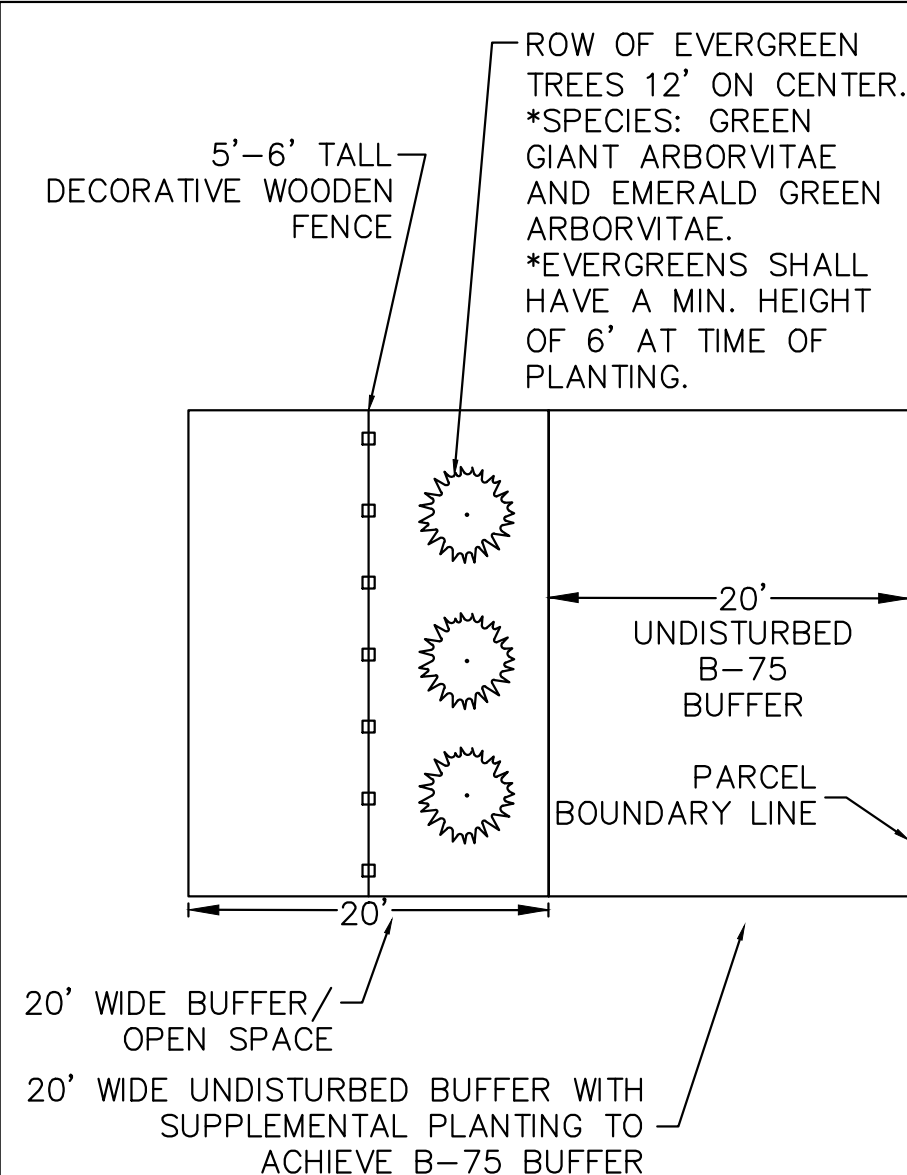
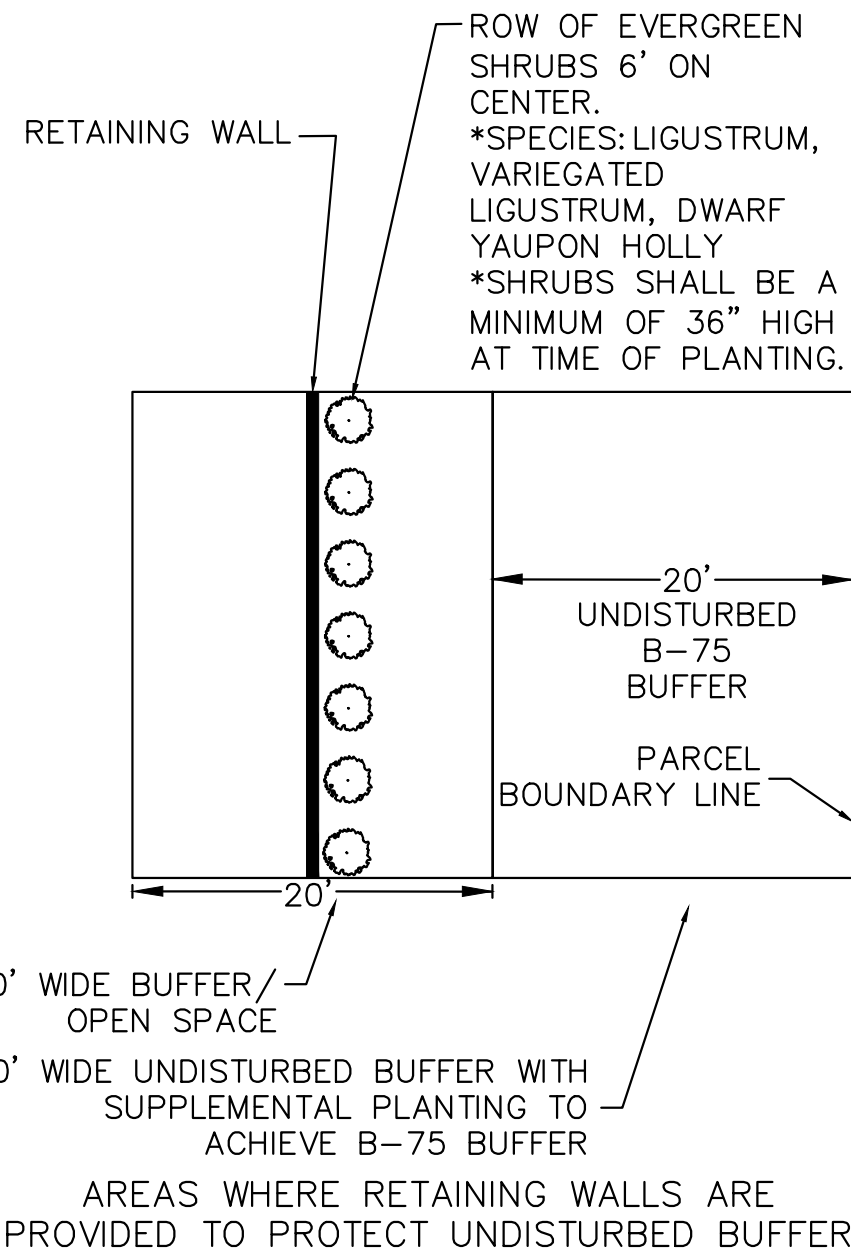
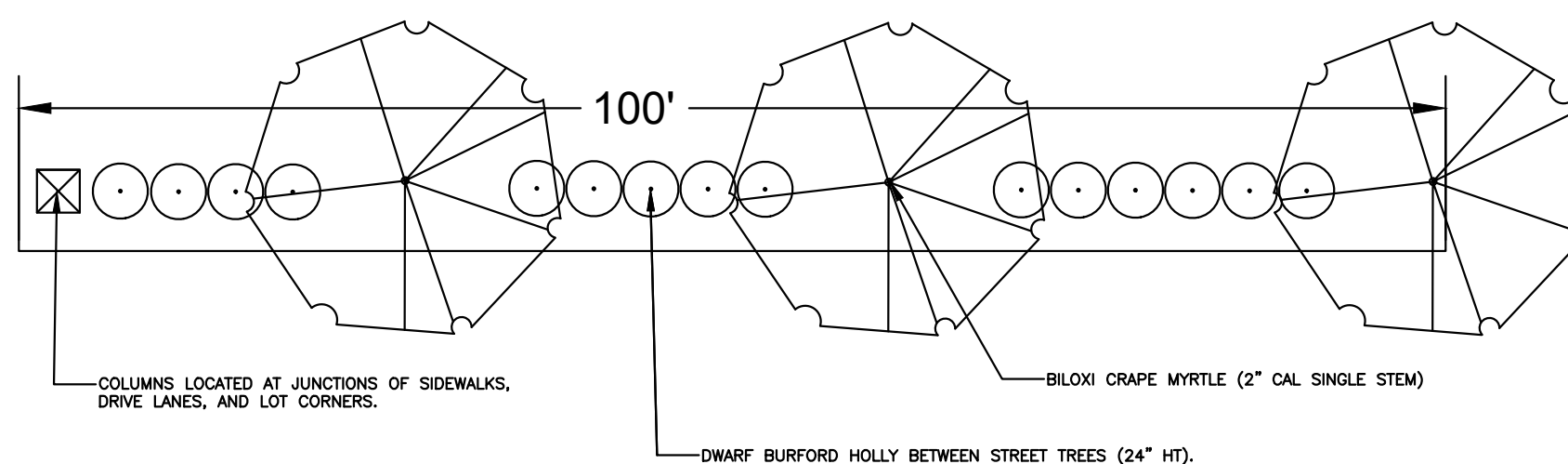


COMMERCIAL STREETSCAPE BUFFER DETAIL



COLUMN ELEVATION

HOLLY SPRINGS ROAD STREETSCAPE BUFFER (TYPICAL)



INSET

BUFFER PLANT SPECIES

LARGE DECIDUOUS TREES
Quercus palustris
Acer rubrum 'October Glory'
Ulmus parvifolia 'Alle'
Zelkova serrata 'Green Vase'
Taxodium distichum

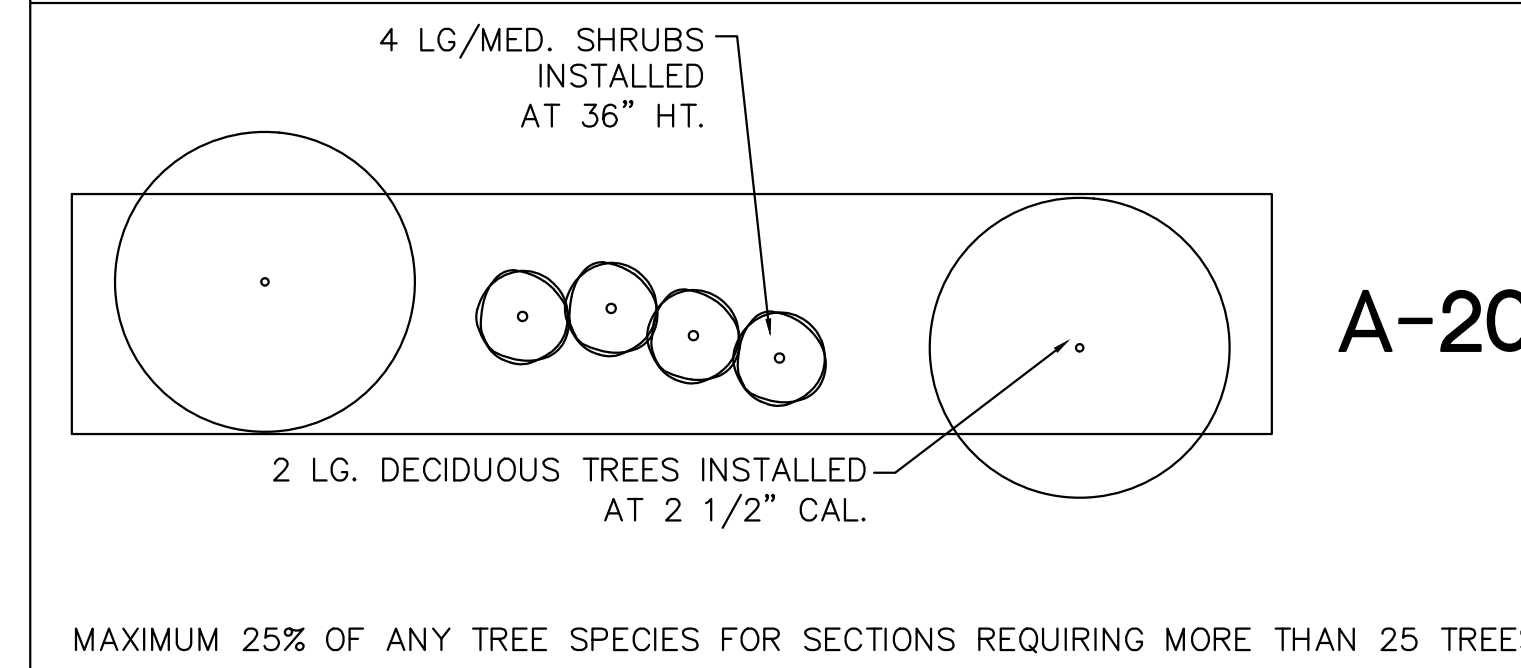
LARGE EVERGREEN TREES
Pinus taeda
Cedrus deodara
Magnolia grandiflora
Juniperus virginiana

SMALL DECIDUOUS TREES
Cercis canadensis
Prunus sp.
Lagerstroemia indica
Acer buergerianum

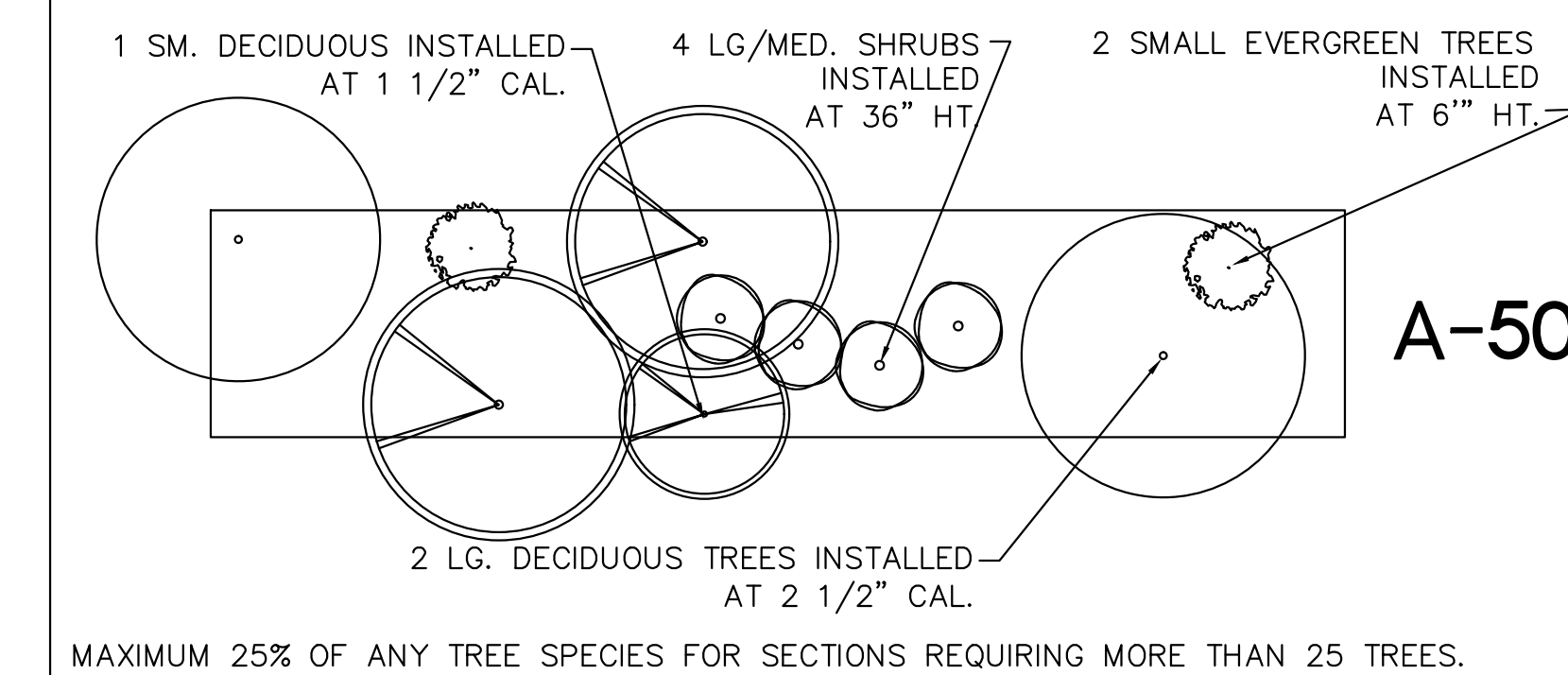
LARGE MEDIUM SHRUBS
Ilex cornuta 'Burfordii Nana'
Ilex glabra 'Shamrock'
Ligustrum japonicum
Euonymus alatus 'Compactus'

SMALL SHRUBS
Ilex cornuta 'Carissa'
Ilex crenata 'Helleri'
Abelia grandiflora
Spiraea japonica

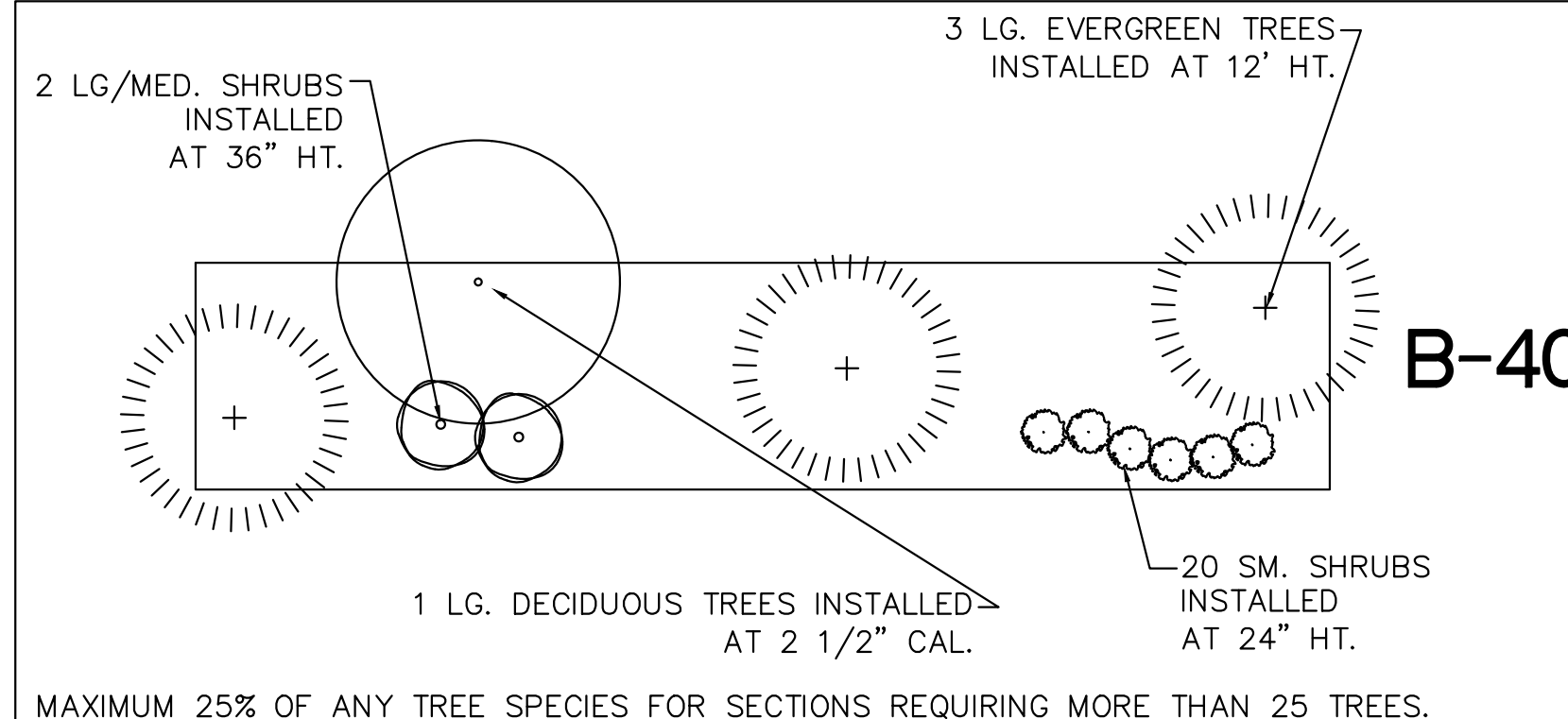
MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES OR SHRUBS.



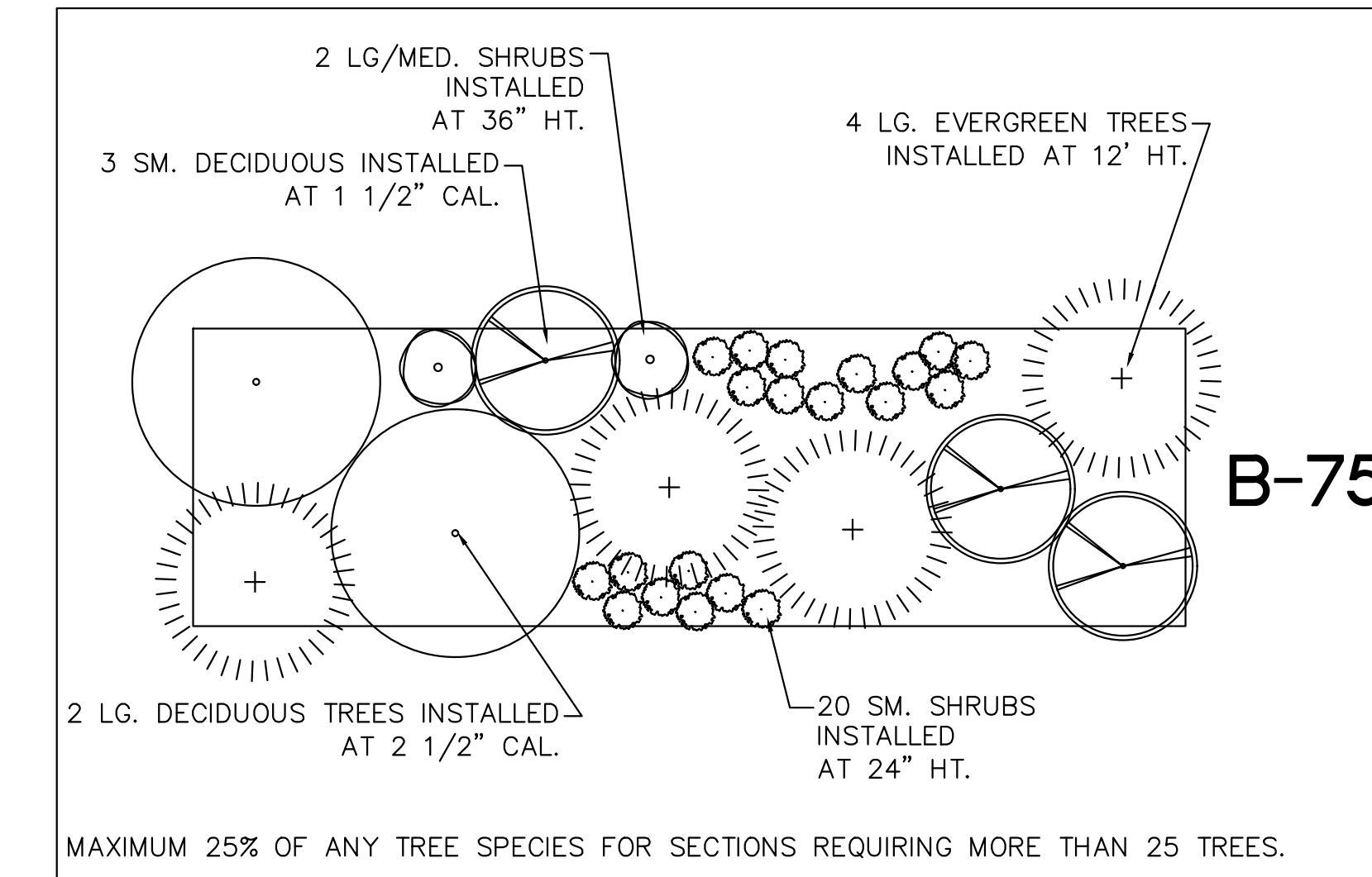
A-20



A-50

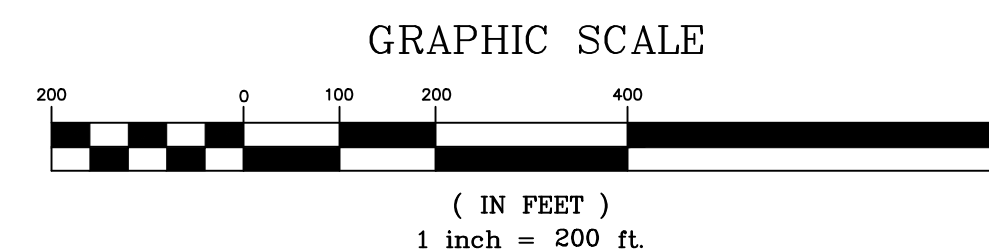
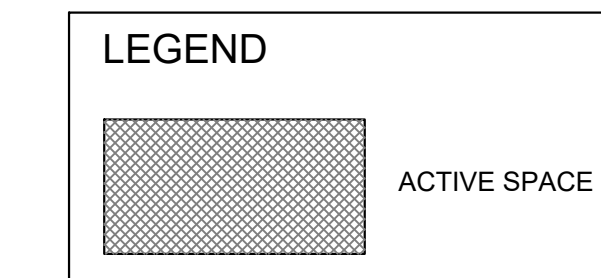


B-40



B-75

- NOTES:
1. STREET TREES WILL BE PROVIDED EVERY 45 FEET TO THE GREATEST EXTENT POSSIBLE, AND SHALL NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES AND LIGHT FIXTURES.
 2. ALL STREET TREES SHALL BE INSTALLED WITH ROOT BARRIERS.



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and is not to be reproduced or copied in whole or in part without permission from Spaulding & Norris, PA. This drawing is not to be used on any other project and is to be returned to Spaulding & Norris, PA, upon request.

FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE PRELIMINARY APPROVAL PROCESS

NO.	REVISION	DATE
1.	PER TOWN REVIEW COMMENTS	03/07/2016
2.	ADD TOWN NAME LOT TYPE CC	12/10/2016
3.	REV PER 14 REVIEW COMMENTS	01/13/2017
4.	REV PER 2ND REVIEW COMMENTS	02/04/2017
5.	REV PER 2ND REVIEW COMMENTS	02/04/2017
6.	REV PER MAJOR AMENDMENT	07/24/2020
7.	REV PER MAJOR AMENDMENT	09/22/2020
8.	REV PER MAJOR AMENDMENT	12/10/2020

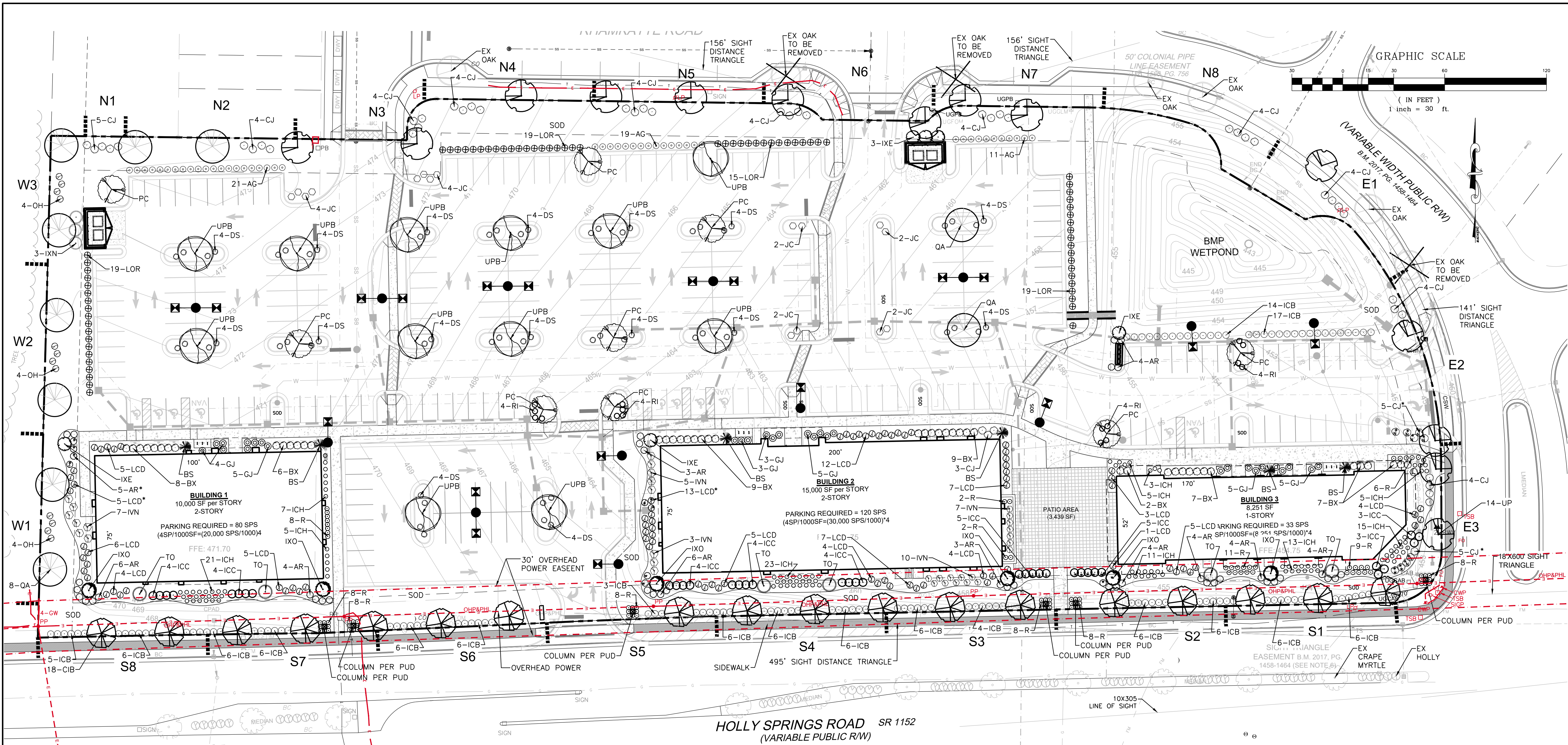


SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR: DORIS JONES
909 AVONCH PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02-08-2016
SANITARY CERTIFICATION # C-1975
PROJECT ENGINEER:
PROJECT DESIGNER:
PROJECT SURVEYOR:
IRIS A. MITCHELL & ADAM N. HOOKER
S. PLATE

RHAMKATTE VILLAGE
A PLANNED UNIT DEVELOPMENT
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
BUFFERS, OPEN SPACE & RECREATIONAL FACILITIES PLAN

DRAWING
SHEET
C-12.0
PROJECT NUMBER
785-14



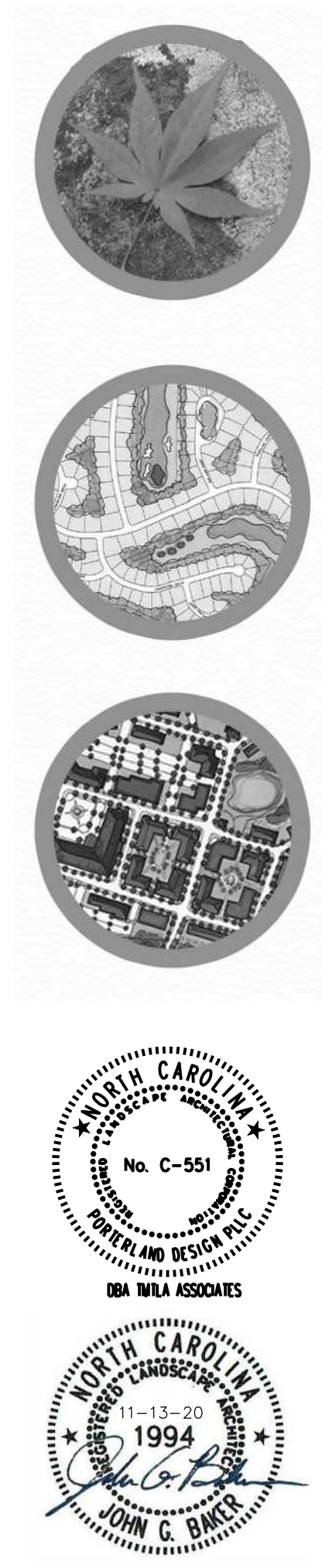
- LANDSCAPE NOTES**
1. All landscaping shall be installed and maintained in accordance with the Town of Holly Springs development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
 2. Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
 3. Do not change the design without approval from the the Owner and/or code compliance authority .
 4. All areas not otherwise specified shall be permanently planted with Zoysia Grass Sod and established per sediment and erosion control requirements.
 5. Foundation planting beds shall exhibit positive drainage, consist of native topsoil or imported eqv to a depth of 8", and fertilized/limed per soil report.
 6. Turf areas shall be fine graded, consisting of native topsoil or imported eqv to a depth of 4" and fertilized/limed per soil report.
 7. Landscape contractor shall verify plant quantities. If there is a discrepancy, use higher quantity.
 8. All newly installed trees and shrubs shall be guaranteed by the contractor for one year and replaced at the owners request if the plant is stressed, damaged, diseased or dead.
 9. Owner shall be responsible for the replacement of any required planting. Such replacement shall occur during the next planting season.
 10. Provide adequate visibility for safe vehicular and pedestrian movement within the parking area, plant materials located within five (5) feet of the back of curb / edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed thirty-six (36) inches above grade.
 11. Plants located in an easement area are subject to approval by easement holder.
 12. No large trees shall be planted in utility easements.
 13. Owner is responsible for the maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e. thickets)), and kept free from trash, debris and other objectionable materials.

- ALTERNATE LANDSCAPE PLANT LOCATIONS:**
- See the description below for relocation of required plants. Adjusted plants are denoted by an (*) asterisk on the plan.
1. For Building 1 N elevation, four 24" shrubs moved to W elevation.
 2. For Building 2 E elevation, three 24" shrubs moved to W elevation.
 3. For Building 3 N elevation, five 36" shrubs moved north across sidewalk.
 4. For Building 3 N elevation, two 36" shrubs moved to SE corner of Building 3.
 5. For Building 3 W elevation, two 36" shrubs relocated to SE corner of Building 3.

REMAINING CALCULATIONS AND
PLANT DETAILS LOCATED ON SHEET L-2

PLANT LIST - Rhamkatte										
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	PUV	PUV Total	% PUV	LOCATION	COMMENTS
DECIDUOUS TREES										
UP	Ulmus parviflora 'Allee'	Allee Elm	2 1/2"	B&B	14	8	112	24.89%	perimeter yard	
UPB	Ulmus parviflora 'Bosque'	Bosque Elm	2 1/2"	B&B	12	8	96	21.33%	parking	
QA	Quercus acutissima	Sawtooth Oak	2 1/2"	B&B	10	8	80	17.78%	perimeter yard / parking	
PC	Pistacia chinensis	Chinese pistache	2 1/2"	B&B	9	8	72	16.00%	parking	
CIB	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle	2 1/2"	B&B	18	5	90	20.00%	street yard	single stem, per PUD
TOTAL							450			
EVERGREEN TREES										
TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' HT.	B&B	6	5	30	22.22%	foundation	
IXO	Ilex x 'Oakland'	Oakland Holly	6' HT.	B&B	6	5	30	22.22%	foundation	
BS	Buxus sempervirens 'Fastigiata'	Fastigiata Boxwood	6' HT.	B&B	6	5	30	22.22%	foundation	
IXN	Ilex x 'Nellie Stevens'	Nellie Stevens Holly	6' HT.	B&B	3	5	15	11.11%	foundation	
IXE	Ilex x 'Emily Bruner'	Emily Bruner Holly	6' HT.	Cont.	6	5	30	22.22%	foundation	
TOTAL							135			
SHRUBS										
ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24" HT.	Cont.	124	0.5	62	14.57%	perimeter yard / parking	
ICC	Ilex cornuta 'Carissa'	Carissa Holly	24" HT.	Cont.	36	0.5	18	4.23%	foundation	
BX	Buxus x 'Greenvelvet'	Greenvelvet Boxwood	24" HT.	Cont.	48	0.5	24	5.64%	foundation	
CJ	Camellia japonica 'Kramer's Supreme'	Camellia	36" HT.	Cont.	58	1	58	13.63%	perimeter yard / foundation	
OH	Osmanthus heterophyllus 'Kaoi Hime'	False Holly	36" HT.	Cont.	12	1	12	2.82%	perimeter yard	
IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" HT.	Cont.	32	0.5	16	3.76%	foundation	
R	Rosa x Red Drift	Shrub Rose	18" HT.	Cont.	86	0.25	21.5	5.05%	foundation	
GJ	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	24" HT.	Cont.	30	0.5	15	3.53%	foundation	
AG	Abelia x grandiflora 'Little Richards'	Glossy Abelia	24" HT.	Cont.	47	0.5	23.5	5.52%	parking	
ICH	Ilex crenata 'Helleri'	Helleri Holly	18" HT.	Cont.	108	0.25	27	6.35%	foundation	
LCD	Loropetalum chinensis vr. 'Daruma'	Daruma Loropetalum	24" HT.	Cont.	86	0.5	43	10.11%	foundation	
AR	Abelia x grandiflora 'Radiance'	Variegated Abelia	24" HT.	Cont.	47	0.5	23.5	5.52%	foundation	
LOR	Loropetalum chinensis vr. 'Pizzazz'	Pizzazz Loropetalum	24" HT.	Cont.	72	0.5	36	8.46%	parking	
RI	Rhaphiolepis indica 'Olivia'	Indian Hawthorne	24" HT.	Cont.	16	0.5	8	1.88%	parking	
JC	Juniperus chinensis var. 'sargentii'	Sargent Juniper	24" HT.	Cont.	16	0.5	8	1.88%	parking	
DS	Distylium 'Vintage Jade'	Vintage Jade Distylium	24" HT.	Cont.	60	0.5	30	7.05%	parking	
TOTAL							425.5			

MAP EXHIBIT A 12-10-20



811
Know what's below.
Call before you dig.

REVISIONS:	
9-21-20 - Comments Revision	
11-13-20 - Comments Revision	

Landscaping Plan
SCALE:
1"=30'
DRAWN BY:
JCB
PROJECT #
19205
DATE:
06-19-20
SHEET
L-1
OF

From: [Tom Spaulding](#)
To: [Cheryl Caines](#)
Subject:--[EXTERNAL]--FW: [EXTERNAL] RE: Recommended trees for ROW and Tree planting guidelines (Duke Energy)
Date: Tuesday, December 8, 2020 2:04:40 PM
Attachments: [image002.png](#)
[image006.png](#)

Cheryl, Please see emails below. Do you think this will be enough for the Town to not require the Pistache trees?
Thank you

Tom Spaulding, PE, CFM | **Principal Engineer**
PLEASE NOTE MY NEW EMAIL ADDRESS
1611 Jones Franklin Rd, Suite 101 Raleigh, NC 27606
Office: 919-854-7990 Fax: 919-816-0426



From: garrett@tmtla.com <garrett@tmtla.com>
Sent: Wednesday, November 11, 2020 10:56 AM
To: 'Ennis, Randy' <Randy.Ennis@duke-energy.com>
Cc: Tom Spaulding <tom@spaulding-group.com>
Subject: RE: [EXTERNAL] RE: Recommended trees for ROW and Tree planting guidelines (Duke Energy)

Randy, Thank you for the followup. Best Regards,
Garrett Baker, PLA
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, NC 27713
(919)-484-8880
garrett@tmtla.com
A Certified Woman-Owned Business

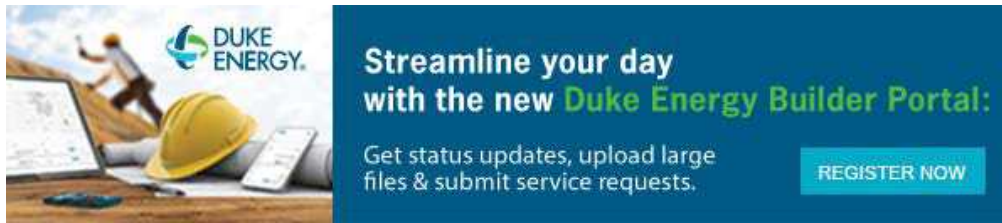
From: Ennis, Randy <Randy.Ennis@duke-energy.com>
Sent: Thursday, November 5, 2020 8:10 AM
To: garrett@tmtla.com
Cc: 'Tom Spaulding' <tom@spaulding-group.com>
Subject: RE: [EXTERNAL] RE: Recommended trees for ROW and Tree planting guidelines (Duke Energy)

Garrett,

Although our guidelines do not specifically state that Chinses Pistaches (25-35' tree) are not allowed, we will not allow any tree/shrub/bush to be planted directly under our power lines and will not allow any tree/shrub/bush to be planted in our easement if the height will exceed 20 feet. In this case, since the Chinses Pistache height exceeds 20 feet, we will not allow that species to be planted in our easement. Please let me know if you have any other questions. Thanks.

Randy Ennis
Sr. Engineering Technologist
Duke Energy Progress
Fuquay Operations
9920 Fayetteville Rd.
Raleigh, N.C. 27603

Office: (919) 431-4717 Cell: (919) 417-1424
Fax: (919) 557-2658
Randy.Ennis@duke-energy.com



Requirements for Electrical and Metering Services Handbook

https://www.duke-energy.com/_/media/pdfs/partner-with-us/service-requirements-manual.pdf?la=en

Lighting Website

[Click Here To Visit The Duke Energy Outdoor Lighting Page](#)

From: garrett@tmtla.com <garrett@tmtla.com>

Sent: Wednesday, November 4, 2020 1:35 PM

To: Ennis, Randy <Randy.Ennis@duke-energy.com>

Cc: 'Tom Spaulding' <tom@spaulding-group.com>

Subject: [EXTERNAL] RE: Recommended trees for ROW and Tree planting guidelines (Duke Energy)

***** CAUTION! EXTERNAL SENDER *** STOP & THINK!** Do you know and trust this sender? Were you expecting this email? Are grammar and spelling correct? Does the content make sense? If suspicious, then do not click links, open attachments or enter your ID or password.

Randy, Good afternoon. The Town is requiring us to provide documentation that specifically states Chinese Pistache is not allowed under the overhead power. As a response to the guidelines provided and 20' max height limit you noted earlier, we revised the plan to show a crape myrtle which has a max height of 15-20'. The Town did not accept the guideline and is requesting specific documentation stating the Chinese Pistache (25-35' tree) is not allowed. See the following comment from the Town for context.

1. In the 1st submittal, Chinese Pistache was the proposed tree species. This species more closely matches the Chinese Elm in the Rhamkette Village PUD development (C-2) on the south side of Holly Springs Road and complies with the Vision Holly Springs Thoroughfare Planting Plan.

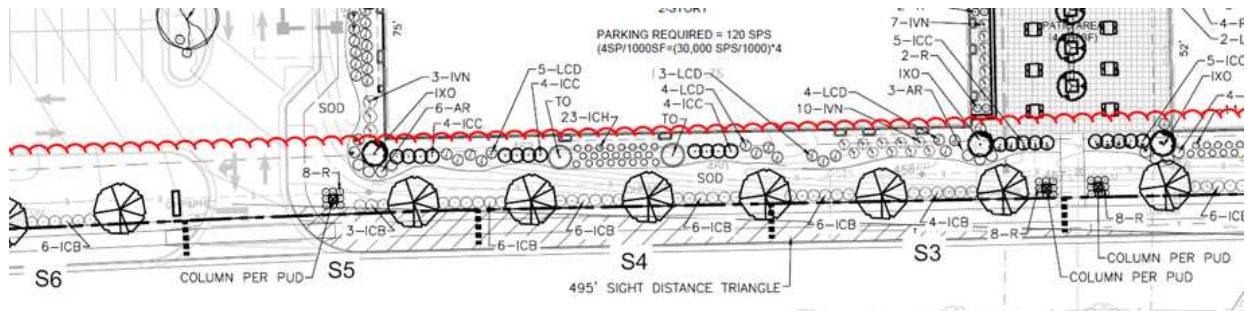
It is noted that the single stem Crepe Myrtle is proposed based on Duke Energy requirements which do not permit the installation of large canopy trees. Chinese Pistache is a medium stature tree (25' to 35') at maturity. If this species in this location is not approved by Duke Energy, please provide documentation that indicates this.

The information provided does not adequately show that Chinese Pistache are not acceptable in this location. The Duke Energy e-mail does not state that Chinese Pistache are not acceptable in this location. The location of the trees in relation to the right-of-way, easement, and powerline is not clear on the exhibit.

- Please verify the powerline is shown in the actual location.
- Where is the right of way and easement?
- Is there a location to plant Chinese Pistache to satisfy the UDO street tree standards and the Duke Energy standards for medium stature trees?
- Utilize colors or other means to clearly show this on the exhibit.
- Provide documentation that Duke Energy does not approve Chinese Pistache in this location.

If you can write a letter or respond that is specific to the site, the tree type and area under the frontage overhead power that would be great. Feel free to call or let me know if you need anything further.

Garrett Baker, PLA
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, NC 27713
(919)-484-8880
garrett@tmtla.com
A Certified Woman-Owned Business



From: Ennis, Randy <Randy.Ennis@duke-energy.com>
Sent: Monday, August 3, 2020 7:04 AM
To: garrett@tmtla.com
Cc: 'Tom Spaulding' <tom@spaulding-group.com>
Subject: Recommended trees for ROW and Tree planting guidelines (Duke Energy)

Garrett,

Attached are our tree planting guidelines for planting inside our ROW as well as recommended tree species that do not grow above certain heights as we do not want any type of tree or bush to be planted directly under our power lines and we do not want any tree or bush planted in our ROW that will exceed 20 feet in height. This is so we do not incur future tree trimming expense to due to tree pruning. Take a look at the attachments and let me know if you have any questions. Thanks.

Randy Ennis
Sr. Engineering Technologist
Duke Energy Progress
Fuquay Operations
9920 Fayetteville Rd.
Raleigh, N.C. 27603
Office: (919) 431-4717 Cell: (919) 417-1424
Fax: (919) 557-2658
Randy.Ennis@duke-energy.com



Requirements for Electrical and Metering Services Handbook

https://www.duke-energy.com/_/media/pdfs/partner-with-us/service-requirements-manual.pdf?la=en

Lighting Website

[Click Here To Visit The Duke Energy Outdoor Lighting Page](#)

From: garrett@tmtla.com <garrett@tmtla.com>

Sent: Wednesday, July 29, 2020 3:00 PM

To: Ennis, Randy <Randy.Ennis@duke-energy.com>

Cc: 'Tom Spaulding' <tom@spaulding-group.com>

Subject: [EXTERNAL] FW: power supply on Holly Springs road for commercial development

*** CAUTION! EXTERNAL SENDER ***

STOP & THINK! Do you know and trust this sender? Were you expecting this email? Is grammar and spelling correct?

Does the content make sense? If suspicious, then do not click links, open attachments or enter your ID or password.

Randy, As a follow up behind Tom for the same project, I would like to get your input on landscaping under the lines.

See attached preliminary plan. If you have a moment to discuss, let me know a time you are available for a quick call.

Thanks for your time.

Best Regards,

Garrett Baker, PLA

TMTLA Associates

5011 Southpark Drive, Ste. 200

Durham, NC 27713

(919)-484-8880

(919)-708-8726 cell

garrett@tmtla.com

A Certified Woman-Owned Business

From: Tom Spaulding <tom@spaulding-group.com>

Sent: Wednesday, July 29, 2020 12:47 PM

To: garrett@tmtla.com

Subject: FW: power supply on Holly Springs road for commercial development

See below email for contact information for Duke Energy

Tom Spaulding, PE, CFM | **Principal Engineer**

PLEASE NOTE MY NEW EMAIL ADDRESS

1611 Jones Franklin Rd, Suite 101 Raleigh, NC 27606

Office: 919-854-7990 Fax: 919-816-0426



1

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Public Hearings

Title: Rhamkatte Plaza Development Plan and Special Exception Use 20-DP-10 / 20-SEU-06 / 20-SEU-13 - Quasi-Judicial Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider a Special Exception Use (SEU) and Variance for Rhamkatte Plaza.
2. Adopt Resolution 21-05 to make and accept the Findings of Fact for consideration of and to approve SEU, Variance, and Waivers.
3. Approve/deny/defer Rhamkatte Village Development Plan with the conditions stated in the attachment.

Explanation:

- The Town has received a petition to develop three buildings (approximately 58,251 gross square feet) of integrated center. Proposed uses include a mix of office and retail.
- The applicant has submitted two requests for a Special Exception Use (SEU) to allow for free-standing buildings containing a single use to exceed twelve thousand (12,000) square feet of gross main floor area and for an integrated center to exceed twenty-four thousand (24,000) square feet of total gross main floor area in the LB zoning district.
- Applicants requesting an SEU must be able to demonstrate that all required Findings of Fact are being met.
- The Town Council, through the public hearing and sworn testimony, must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception Use should be denied.
- In conjunction with the requested SEU, the applicant is requesting Variances and Waivers of certain development requirements, as follows:
 - allow a reduction in the minimum front yard setback on Holly Springs Road from 30 feet to 20 feet
 - allow a reduction in the minimum front yard setback on Rhamkatte Road from 30 feet to 20 feet
 - to allow a double loaded parking area served by more than one interior access drive that is generally parallel to the Rhamkatte Road right-of-way and to locate parking in the front bufferyard between the buildings and Rhamkatte Road
 - Building 1 - allow exceeding 30 feet bay width on the north and south facades (proposed 55 feet) and Roof Treatment, extending rooflines for more than 50 feet in

Town Council Business Meeting
February 16, 2021

- a continuous plane on the north façade (proposed 55 feet)
- Building 2 - allow less than 9% base on the west façade (proposed 8%); Variation in Massing, to allow exceeding 30 feet bay width on the north, south, and east facades (proposed 60 feet on the north and south and 40 feet on the east); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north and south façades (proposed 60 feet)
- allow exceeding 30 feet bay width on the north and west facades (proposed 55 feet on the west and 40 feet on the north); Animating Features, less than 40% glazing on the main street façade (36% along Holly Springs Road); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet)
- allow for a more than 75% of the off-street parking spaces between the front building line and the property line along Rhamkatte Road
- allow the two proposed loading spaces to be less than the 12 feet by 55 feet minimum (proposed 10 feet by 25 feet)

Background:

- The subject properties are located in the Rhamkatte Village Planned Unit Development (PUD)
- A PUD amendment was also requested to modify the Holly Springs streetscape buffer. This request is concurrently being considered under a separate application (00-PUD-05-A11).

Planning Board Recommendation

The Planning Board discussed the following issues on 1/26/2021:

- There was a question about the existing cemetery plot on the subject property. The applicant explained that they are working with archaeological professionals. If remains are found in the cemetery plot, they will be disinterred and reinterred as previously approved by Town Council at a public hearing on March 17, 2020.
- General appreciation of the project's walkable design.
- A request for electric car charging stations.
- Concern over the proposed loading spaces - location and size.

Special Exception Uses: the Planning Board recommended approval with conditions (9-0)

Waivers: the Planning Board recommended approval (8-1)

Those voting against the motion were:

- Mr. Crandall based on the need to look closer at loading spaces and sizes provided.

Development Plan: the Planning Board recommended approval with conditions (8-1)

Those voting against the motion were:

- Mr. Crandall based on the need to look closer at loading spaces and sizes provided.

Conditions***Special Exception Use Condition (20-SEU-06):***

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-06.

Special Exception Use Condition (20-SEU-13):

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-13.

Development Plan (20-DP-10):

1. This project is required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
2. All previous approval conditions for *Rhamkatte Village PUD* will apply to this Development Plan.
3. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by the Department of Planning & Zoning.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003
4. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
 - a. A fee in lieu proportionate to project impact for construction of the northbound right turn lane/signal upgrades at the intersection of Main Street/Holly Springs Rd in the amount of \$75,687.70 is required.
 - b. Approval of Stormwater Management Plan
 - c. Payment of the Stormwater Fee-in-Lieu
 - d. All environmental permits must be obtained for the entire project.
 - e. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the Stormwater Control Measure (SCM) prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCMs required at the end of the performance monitoring period for the project.

Funding Source(s):

N/A

Attachment(s):

1. 20DP10_RhamkattePlaza_Plans
2. RhamkattePlaza_Motions and Conditions
3. Resolution 21-05 Findings of Fact Rhamkatte Plaza



**Town of Holly Springs
Staff Report to the Planning Board**

**REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
RHAMKATTE PLAZA
20-DP-10 / 20-SEU-06 / 20-SEU-13**

APPLICANT(S):

Tom Spaulding
The Spaulding Group, PA
1611 Jones Franklin Rd, Ste 101
Raleigh, NC 27606

DEVELOPER(S):

Wayne Hightower
Anthony Property Group
1201 Edwards Mill Rd., Suite 300
Raleigh, NC 27607

OWNER(S):

Richard L. Jones
Terry J. Jones
P.O. Box 937
Holly Springs, NC 27540

AACRE, LLC
1201 Edwards Mill Rd., Suite 300
Raleigh, NC 27607

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: January 26, 2021
Town Council Action: February 16, 2021

STAFF CONTACTS: Cheryl Caines, Planner II
Rachel Jones, Development Review Engineer

ATTACHMENTS:

Development Petition, Development Plan, Applicant's Findings of Fact for each Special Exception Use, Waiver/Alternate Compliance and Variance request

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Jones, Richard and Terry	0659139511	PUD	3.93
Jones, Richard and Terry	0659135417	PUD	1.32
AACRE, LLC	0659136418	PUD	.11
TOTAL			5.36± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	Rhamkatte Village PUD	Vacant, undeveloped
North	Rhamkatte Village PUD	Single family homes (attached & detached)
South	Rhamkatte Village PUD, R-MF-8	Holly Springs Crossing – commercial complex, Multi-family
East	Rhamkatte Village PUD	Vacant, undeveloped
West	R-10 Residential District	Public school

PROPERTY HISTORY

Rezoning History

Original Zoning: R-20: Residential-Agricultural District and O&I: Office and Institutional District
Proposed Zoning: PUD
Approved by Town Council on: 03/06/01

Planned Unit Development History

PUD Amendment (Major): March 5, 2002
PUD Amendment (Minor): July 22, 2003
PUD Amendment (Minor): April 28, 2004
PUD Reinstated as an Active Plan: May 27, 2014
PUD Amendment (Major): February 3, 2015
PUD Amendment (Minor): May 18, 2016
PUD Amendment (Minor): June 27, 2016
PUD Amendment (Minor): March 7, 2017
PUD Amendment (Minor): October 3, 2017
PUD Amendment (Major) amendment to Holly Springs Road Streetscape Buffer: Pending Town Council Approval

SPECIAL EXCEPTION USE

20-SEU-06: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 B.5.a (2) to allow for free-standing buildings containing a single use to exceed twelve thousand (12,000) square feet of gross main floor area in the LB zoning district at the properties located at 601-607 Holly Springs Rd, Wake County PINs 0659139511, 0659135417, and 0659136418.

20-SEU-13: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 B.5.a (3) to allow for an integrated center to exceed twenty-four thousand (24,000) square feet of total gross main floor area in the LB zoning district at the properties located at 601-607 Holly Springs Rd, Wake County PINs 0659139511, 0659135417, and 0659136418.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

WAIVER REQUESTS

1. **20-WAV-26: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 1, Variation in Massing, to allow exceeding 30 feet bay width on the north and south facades (proposed 55 feet) and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet) in association with Development Plan Petition #20-DP-10.**

UDO Requirements:

3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Primary Building Material

Variation in Massing (required) – Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established

by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Roof Treatment (required) - Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
 2. The proposed development will be compatible with and will enhance the use or value of area properties;
 3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
 4. The proposed development is consistent with the intent and purpose of this UDO.
2. **20-WAV-27: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 2, Base, Body, Cap, to allow less than 9% base on the west façade (proposed 8%); Variation in Massing, to allow exceeding 30 feet bay width on the north, south, and east facades (proposed 60 feet on the north and south and 40 feet on the east); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north and south façades (proposed 60 feet) in association with Development Plan Petition #20-DP-10.**

UDO Requirements:

3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Primary Building Material

Base, Body, and Cap (required) - A recognizable base shall consist of a minimum of nine (9) percent of the vertical height of the building wall and shall be constructed of a masonry material.

Variation in Massing (required) – Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Roof Treatment (required) - Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

3. **20-WAV-28: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 3, Variation in Massing, to allow exceeding 30 feet bay width on the north and west facades (proposed 55 feet on the west and 40 feet on the north); Animating Features, less than 40% glazing on the main street façade (36% along Holly Springs Road); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet) in association with Development Plan Petition #20-DP-10.**

UDO Requirements:

3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Primary Building Material

Variation in Massing (required) – Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Animating Features (required) - Windows and glass doors shall be provided on a minimum of two (2) building facades based on highest levels of pedestrian traffic and vehicular visibility as follows:

1. Ground level (first ten (10) feet measured vertically at street level) of commercial uses under twenty-five thousand (25,000) square feet of gross main floor area: forty (40) percent minimum surface area.

Roof Treatment (required) - Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

4. **20-WAV-29: Request to allow for a Waiver of Regulations of UDO Section 7.04 E.4. Maximum Number of Off-Street Parking Spaces to allow for a more than 75% of the off-street parking spaces between the front building line and the property line along Rhamkatte Road in association with Development Plan Petition #20-DP-10.**

UDO Requirements:

Section 7.04 E.4 Maximum Number of Off-Street Parking Spaces

In order to encourage shared parking and help reduce the visibility of parking areas, no more than seventy-five (75) percent of the total number of off-street parking spaces provided shall be placed between the front building line and the property line.

Waiver Findings of Fact:

1. A parking demand study completed by a third party that provides evidence regarding:

- a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
- b. Number of employees on the largest shift; and,
- c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

5. 20-WAV-30: Request to allow for a Waiver of Regulations of UDO Section 7.05 B.1. Loading Space Dimensions to allow the two proposed loading spaces to be less than the 12 feet by 55 feet minimum (proposed 10 feet by 25 feet) in association with Development Plan Petition #20-DP-10.

UDO Requirements:

**Design and Construction of Loading Areas
Section 7.05 B.1**

Loading Space Dimensions – A required or excess off-street loading space shall be at least twelve (12) feet in width by at least fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet. However, a waiver may be requested in accordance with Section 7.05 G. Waiver of Off-Street Loading Regulations, if off-street loading will not involve the use of semi-tractor combinations or other vehicles in excess of twenty-five (25) feet in length. No off-street loading area may be reduced to less than ten (10) feet in width by twenty-five (25) feet in length.

Waiver Findings of Fact:

1. The nature and location of the proposed building or structure, and;
2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

TOWN COUNCIL VARIANCE REQUESTS

1. 20-VARTC-06: Request to allow for a Variance of Regulations of UDO Section 3.02 B. 2. a Development Standards, Yards and Building Setbacks, to allow a reduction in the minimum front yard setback on Holly Springs Road from 30 feet to 20 feet in association with Development Plan Petition #20-DP-10.

UDO Requirements:

Section 3.02 B. 2. a. Development Standards – Yards and Building Setbacks

Front - a minimum front yard and minimum building setback measured from the greater of the proposed right-of-way or existing right-of-way shall be provided as follows:

Thoroughfare: 30 feet

Variance Findings of Fact:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

2. **20-VARTC-12: Request to allow for a Variance of Regulations of UDO Section 3.02 B. 2. a Development Standards, Yards and Building Setbacks, to allow a reduction in the minimum front yard setback on Rhamkatte Road from 30 feet to 20 feet in association with Development Plan Petition #20-DP-10.**

UDO Requirements:

Section 3.02 B. 2. a. Development Standards – Yards and Building Setbacks

Front - a minimum front yard and minimum building setback measured from the greater of the proposed right-of-way or existing right-of-way shall be provided as follows:

Local Street: 30 feet

Variance Findings of Fact:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

3. **20-VARTC-13: Request to allow for a Variance of Regulations of UDO Section 3.02 B.3. a. (2) (a) and (3) (b) Use of Minimum Yards and Bufferyards, to allow a double loaded parking area served by more than one interior access drive that is generally parallel to the Rhamkatte Road right-of-way and to locate parking in the front bufferyard between the buildings and Rhamkatte Road in association with Development Plan Petition #2-DP-10.**

UDO Requirements:

Section 3.02 B.3 Local Business, Development Standards, Use of Minimum Yards and Bufferyards

All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from structures except where expressly permitted below:

a. Minimum front yards:

- (2) along Thoroughfares, Collector Streets, Local Streets, Cul-de-Sac Streets, and Residential Gateways – may include: driveways; parking areas; and, signs as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as open space free from buildings or structures, provided, however, that:

- (a) parking areas located between a front building line and a street right-of-way shall be limited to either a single loaded parking area or a double loaded parking area served by not more than one (1) interior access drive, where the interior access drive is located generally parallel to the street rightof-way;

- b. Minimum Front Bufferyards - may include: driveways; or, signs as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as open space free from buildings or structures;

Variance Findings of Fact:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

STAFF ANALYSIS

PROJECT OVERVIEW

Part 1: Special Exception

A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

The applicant has requested a Special Exception Use to allow for free-standing buildings containing a single use to exceed twelve thousand (12,000) square feet of gross main floor area and an integrated

center to exceed twenty-four thousand (24,000) square feet of total gross main floor area in the Local Business (LB) zoning district.

Part 2: Development Plan

Any Development Plan that is submitted along with a Special Exception Use is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed Special Exception Use of the land is approved.

The Development Plan submitted alongside the Special Exception Use Petition for Rhamkatte Plaza located in the Rhamkatte Village PUD at the intersection of Holly Springs Road and Rhamkatte Road/Bass Lake Road. The proposed development contains three buildings (approximately 58,251 gross square feet) of integrated center. Proposed uses include a mix of office and retail.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designation: Neighborhood Center

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

An interconnected street grid creates small to medium blocks. Rear loaded lots maximize walkability and reduce the emphasis on automobiles. On-street parking and shared parking are provided throughout the neighborhood. Sidewalks and bike facilities provide links to adjacent neighborhoods.

Shared public open spaces ensure for a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens. Due to their small scale and location, Neighborhood Centers are often developed in a manner that does not allow significant protection of topography or natural landscape features, and may require significant grading, tree clearing, retaining walls or stormwater management features. However, specimen tree preservation is encouraged.

Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability. Buildings are primarily commercial on the first floor but may contain residential or office uses above. Buildings may be up to three stories in height.

Planning Concepts for Neighborhood Center

1. NC-1: Complement neighborhoods with small-scale neighborhood serving commercial. Neighborhood-serving retail and service uses accessible from neighborhoods (within ½ mile of homes) enhances the convenience of such uses to residents, particularly if such commercial uses are connected to the neighborhood by local streets, sidewalks, and trails. Create compatible relationships between residential and non-residential uses using scale, design, and encouraging uses that generate fewer vehicular trips adjacent to residential.
2. NC-2: Allow a mix of residential units within and at the edges of the centers.

Include a variety of housing types for different lifestyles and stages of life. Locate housing so that similar massing and building types face each other. Development at the edges should be comparable in size to existing homes on existing lots.

3. NC-3 Bring open space to the forefront.

Integrate green spaces as organizing elements and give open spaces a public edge (such as streets on two or more sides). Encourage development that locates buildings, especially retail shops, restaurants, and homes so they face the open space. This area then becomes an extension of the adjacent use and provides eyes on the park for increased safety.

Development Standards

Mixture of Uses/Gross Floor Area:

The mixture of uses for the Rhamkatte Village commercial district (C-1) have been determined by the Planned Unit Development (PUD). This proposed uses (office and retail) are both allowed uses listed in the PUD.

Maximum Gross Floor Area: Free-standing building containing a single use not to exceed 12,000 square feet of gross main floor area. No integrated center shall exceed 24,000 square feet of total gross main floor area.

Proposed Gross Floor Area: Building 1 – 10,000 gross main floor, Building 2 – 15,000 gross main floor, Building 3 – 8,251 gross main floor area. Total proposed square footage 58,251. Waivers have been requested to exceed the main floor maximum in Building 2 and the integrated center square footage.

Minimum Yards and Setbacks:

Minimum Required:

Front, Thoroughfare (Holly Springs Road): 20 feet (pending Town Council Variance approval), Holly Springs Road Streetscape Buffer per PUD (pending Town Council approval of Rhamkatte Village PUD amendment to modify the buffer)

Front, Local Street (Rhamkatte Road): 20 feet (pending Town Council Variance approval), Type-A 20

Side (western property line): 20 feet, Type-A 20 per PUD

Provided:

Front Adjacent to Holly Springs 20 feet, Holly Springs Road Streetscape Buffer

Front Adjacent to Rhamkatte Road: 20 feet, Type-A 20

Side: 20 feet, Type-A 20

Building Height:

Maximum Permitted: 55 feet, 3 stories per PUD

Proposed: Tallest building is approximately 40 feet

Parking & Loading:

Parking Required:

Integrated Center: 4 spaces per 1,000 square feet + 2 bike racks

Total Required: 233 spaces + 2 bike racks

Parking Provided: 232 on-site spaces and 9 on-street spaces + 3 bike racks

Parking Design:

Required: When feasible, off-street parking should be oriented behind or to the side of a building when possible and shall not exceed a maximum depth of sixty (60) feet

(i.e. two-way aisle with parking on both sides) not counting required landscaping and no more than one interior drive aisle parallel to the adjacent street.

Provided: Parking is provided to the rear of the buildings oriented to Holly Springs Road. A variance is requested to allow parking between the buildings and Rhamkatte Road. Parking bays are generally 60 feet in width. Two interior drive aisles that are parallel to Rhamkatte Road. A variance is also requested to allow this design.

Loading Required: 2 off-street loading space or pull-off loading space; 12 feet x 55 feet minimum
Loading Provided: 2 pull-off spaces, 10 feet x 25 feet (waiver requested for size reduction)

Open Space and Public Places:

Minimum Open Space Required: .5% of project area or 1,226 sq. ft.

Open Space Provided: .5% of project area or 1,226 sq. ft.

Outdoor Operations:

No outdoor operations are proposed at this time.

Landscape Requirements:

Perimeter Yard/Bufferyard:

Minimum Required:

Adjacent to PUD perimeter (western property line): 20 feet, Type-A 20

Adjacent to Street Frontage (Holly Springs Road): Holly Springs Road Streetscape Buffer per PUD (pending Town Council approval for modification)

Adjacent to Street Frontage (Rhamkatte Road): 20 feet, Type-A 20

Provided:

Adjacent to PUD perimeter: 20 feet, Type-A 20

Plants include Sawtooth Oak and False Holly evergreen shrubs

Adjacent to Street Frontage (Holly Springs Road): Streetscape Buffer per PUD

Plants include Biloxie Crepe Myrtle deciduous trees, Dwarf Burford Holly hedge and stone columns

Adjacent to Street Frontage (Rhamkatte Road): 20 feet, Type-A 20 and existing street trees

Plants include Allee Elm deciduous trees, camelia shrubs and existing oak street trees

Foundation:

Foundation landscaping has been provided including Arborvitae, Greenvelvet Boxwood, Carissa Holly, and Dwarf Gardenia, among others

Interior Parking Lot Landscape Islands:

Required: 23 Landscape Islands containing 1 tree and 4 shrubs

Provided: 24 Landscape Islands containing 1 tree and 4 shrubs including Bosque Elm, Sawtooth Oak, Chinese Pistache, Indian Hawthorne, and Vintage Jade Distylium

Parking Area Screening:

Parking area screening has been provided along all parking spaces which face an adjacent right-of-way or residentially zoned district.

Tree Preservation

Tree Preservation is not applicable as the site is within a PUD approved prior to the adoption of tree preservation requirements.

General Regulations

Trash Containers:

Two trash collection areas are proposed on the perimeter of the parking lot. Enclosures and foundation landscaping meeting the requirements are proposed.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

Individual building elevation and site design requirements are required to meet UDO Section 3.02, Architectural and Site Design Requirements.

Building Materials

A minimum of 60% of the primary building façade must be constructed using a masonry material, such as brick or stone. A combination of brick and stone are proposed as the primary building materials.

Colors

A variety of brown and gray tones are used throughout the various building materials for the three buildings.

Architecture

No specific architectural style has been selected. Use of similar building materials on each of the three buildings tie them together. However, distinct design elements are used on each building to provide a unique style to each one. Building 1 utilizes a single main façade bumpout and pronounced height on the site. Building 2 utilizes asymmetrical bays, repeating window patterns and prominence over building 3 and the shared patio. Building 3 utilizes repeating vertical bays, canopies, smaller scale portal frames and variations in materials and finish elevations. In accordance with UDO Section 3.08, architectural style must be harmonious with other developments within the general area.

Roof Treatment

Parapet walls must match the perimeter wall below. In locations where a higher parapet wall turns back onto the roof, the turn back must be of sufficient distance to appear as an architectural element and be treated similar to the façade when visible.

Animating Features

UDO Section 3.08 stipulates that building bays are to be established a maximum of 30-feet in width with a 4-inch change in depth. Building bays exceed this requirement on some facades of each building (up to 55 feet). Alternate compliance is proposed to allow this.

Glazing (windows and glass doors) and Human Scale features are provided, including a cast stone sill and head at all windows, soldier course, and stone accent bands.

Master Sign Plan:

A master sign plan had been previously approved for this project.

Lighting:

Lighting will be reviewed for compliance with the Unified Development Ordinance for this development. The Town has maximum light levels at property lines, which are stricter along residential property lines to prevent light pollution spilling onto residential properties.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

A connection to the public sidewalk system will be required for each building.

ENGINEERING

Water Service:

This development will connect to existing water main in Rhamkatte Road to extend a network of 8-inch water main internal to the site to serve all proposed buildings.

Sewer Service:

This development will connect to existing gravity sewer manholes in Skymont Drive and Rhamkatte Road. A network of 8-inch gravity sewer main will be extended internal to the site to serve all proposed buildings. Sewer from this development will discharge to the Sunset Ridge Pump Station.

Transportation

A Traffic Impact Analysis (TIA) was completed and approved with the original Rhamkatte PUD in 2000. The original TIA has been updated twice: once in 2014 with the development of the 2018 Market (residential portion) and now again in 2020 with the development of the Rhamkatte Village (commercial portion). The TIA Update completed with this Development Plan considers new traffic counts and establishes study intersections, to account for the changes to the Town's transportation network in years since the last TIA Update.

The 2020 TIA Update identified transportation improvements that are required to be completed by the Rhamkatte Village project. The following items are captured in the Conditions of Approval as well.

- A fee-in-lieu for design and construction of the northbound right turn lane at Main Street onto Holly Springs Rd in the amount of \$75,687.70.
- The re-striping of a through-right turn lane at the site driveway on Holly Springs Rd.

Holly Springs Road and Rhamkatte Road are both at their full cross section across the property frontage in accordance with the Comprehensive Transportation Plan. The internal sidewalk network is shown connecting to public sidewalk on Holly Springs Rd and tying to existing sidewalk in the 2018 Market development.

Environmental Issues

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance and is located in the Neuse River Basin and will be subject to all applicable requirements of that basin.

TECHNICAL REVIEW COMMITTEE DISCUSSION

The Technical Review Committee discussed the initial concept for this project on February 4, 2020.

Planning Board Representative: Chris Deshazor

Town Council Representative: Dan Berry

Summary of Discussion:

It was noted at the meeting that this project would need to go through the full review process. The specific questions that the potential petitioner would like feedback on are:

- Does this plan layout meet the intent of the Rhamkatte PUD?
 - o The Committee indicated it does.
- The design features buildings along Holly Springs Road with parking behind. This will require variances due to the parcel having double frontage on two public streets. Is this something that is seen as a favorable design foundation?
 - o The Committee expressed their support for the urban design. They like the concept of the courtyard and recommended an addition for more pedestrian access. Additionally, they recommended to minimize the impact of parking, utilizing stormwater as an amenity, transportation studies to be completed, take into consideration lighting and neighborhood outreach.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend approval/denial of the following waivers:

1. **20-WAV-26: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 1, Variation in Massing, to allow exceeding 30 feet bay width on the north and south facades (proposed 55 feet) and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet) in association with Development Plan Petition #20-DP-10.**
2. **20-WAV-27: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 2, Base, Body, Cap, to allow less than 9% base on the west façade (proposed 8%); Variation in Massing, to allow exceeding 30 feet bay width on the north, south, and east facades (proposed 60 feet on the north and south and 40 feet on the east); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north and south façades (proposed 60 feet) in association with Development Plan Petition #20-DP-10.**
3. **20-WAV-28: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 3, Variation in Massing, to allow exceeding 30 feet bay width on the north and west facades (proposed 55 feet on the west and 40 feet on the north); Animating Features, less than 40% glazing on the main street façade (36% along Holly Springs Road); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet) in association with Development Plan Petition #20-DP-10.**
4. **20-WAV-29: Request to allow for a Waiver of Regulations of UDO Section 7.04 E.4. Maximum Number of Off-Street Parking Spaces to allow for a more than 75% of the off-street parking spaces between the front building line and the property line along Rhamkatte Road in association with Development Plan Petition #20-DP-10.**
5. **20-WAV-30: Request to allow for a Waiver of Regulations of UDO Section 7.05 B.1. Loading Space Dimensions to allow the two proposed loading spaces to be less than the 12 feet by 55 feet minimum (proposed 10 feet by 25 feet) in association with Development Plan Petition #20-DP-10.**

ACTION #2: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion that the Planning Board recommend approval/denial of Special Exception Uses with conditions:

1. **20-SEU-06: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 B.5.a (2) to allow for free-standing buildings containing a single use to exceed twelve thousand (12,000) square feet of gross main floor area in the LB zoning district at the properties located at 601-607 Holly Springs Rd, Wake County PINs 0659139511, 0659135417, and 0659136418.**

Special Exception Use Condition:

- 1) **All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-06.**
2. **20-SEU-13: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 B.5.a (3) to allow for an integrated center to exceed twenty-four thousand (24,000) square feet of total gross main floor area in the LB zoning district at the properties located at 601-607 Holly Springs Rd, Wake County PINs 0659139511, 0659135417, and 0659136418.**

Special Exception Use Condition:

- 1) **All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-13.**

Development Plan:

Motion that the Planning Board recommend approval/denial of Development Plan #20-DP-10 for Rhamkatte Plaza as submitted by TMTLA Associates, dated Revised 12/18/20 with the following conditions:

1. The following must be addressed prior to the Town Council public hearing:
 - a. Cover Sheet – update the open space requirement based on a site size of 5.36 acres.
 - b. Add request for Variation in Massing, to allow exceeding 30 feet bay width on the north, south, and east facades of Building 2 to Alternate Compliance request #9.
2. This project is required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. All previous approval conditions for *Rhamkatte Village PUD* will apply to this Development Plan.
4. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by the Department of Planning & Zoning.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003
5. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
 - a. A fee in lieu proportionate to project impact for construction of the northbound right turn lane/signal upgrades at the intersection of Main Street/Holly Springs Rd in the amount of \$75,687.70 is required.
 - b. Approval of Stormwater Management Plan
 - c. Payment of the Stormwater Fee-in-Lieu
 - d. All environmental permits must be obtained for the entire project.
 - e. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a

cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.

DEVELOPMENT PETITION

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

**Petition Type:**☐ **Master Plan**

- ☐ New Detailed ☐ New Schematic
☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)

- ☒ New ☐ Major Amendment ☐ Minor Amendment*

☒ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____

☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____

☐ Multifamily

☐ Residential Development Options or Infill Development Options

☒ **Special Exception Use**

- ☒ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # **20-DP-10**

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Rhamkatte Plaza

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Rhamkatte Village Shopping Center/Lot# _____

Project Location: 601 Holly Springs Road

Use street address. If none, use the closest intersection

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

PIN: 0659135417;0659139511;0659136418

Real Estate ID: 0205084;0108004;0434446

Project Acreage (rounded to nearest tenth): 5.36 AC Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: PUD Proposed Use (see UDO Primary Use List): Integrated Center

Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A

Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Scoping Meeting Date: _____ Concept Meeting Date: 3/19/20

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)**Project Applicant/Contact**

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____

Name Thomas Spaulding

Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin Road, Suite 101

City Raleigh

State NC

Zip 27606

Telephone # (919) 854-7990

E-Mail tom@spaulding-group.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Same as Applicant

Company _____

Mailing Address _____

City _____

State _____

Zip _____

Telephone # (_____) _____

E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Wayne Hightower Company Anthony Property Group
Mailing Address 1201 Edwards Mill Road, Suite 300
City Raleigh State NC Zip 27607
Telephone # (919) 582-3119 E-Mail whightower@aacre.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Ted Van Dyk Company New City Design Group
Mailing Address 1304 Hillsborough Street
City Raleigh State NC Zip 27605
Telephone # (919) 831-1308 E-Mail ted@newcitydesign.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Pam Porter Company TMTLA & Associates
Mailing Address 5011 Southpark Drive, Suite 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail pam@tmtla.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: _____ (any other contact that should receive comments and correspondence for this project)

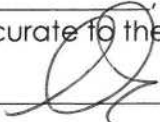
Name Jason Clough Company Anthony Property Group
Mailing Address 1201 Edwards Mill Road, Suite 300
City Raleigh State NC Zip 27607
Telephone # (919) 582-3122 Alternate Telephone # ()
Fax # () E-Mail jclough@aacre.com
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Jones, Richard Lane; Jones, Terry J Company _____
Mailing Address P.O. Box 937
City Holly Springs State NC Zip 27540
Telephone # (919) 427-6116 E-Mail at6116@yahoo.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, Thomas Spaulding, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 6-19-20

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: Rhamkatte Plaza

Special Exception Use:

UDO Section No.: 3. 02B. 5. a. (2)

Special Exception Use: Maximum Gross Floor Area

Specific Special Exception Use Request:

To allow for a free-standing building located within an integrated center to exceed 12,000 sq. foot footprint.

For DPZUse only

Project # 20-SEU-06

Date Received:

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

Please see pages immediately following for complete responses to questions 1-10.

- (2) The proposed use will not injure or adversely affect the adjacent area or property values therein:**

- (3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

- (4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

- (5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:**

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

(9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant:

Date: 6-19-20

Signature of Owner:

Date: 16 JUNE 2020

June 16, 2020

1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

Rhamkatte Village was first approved in 2001, and was subsequently modified in 2015, but the commercial portion (which includes the subject parcels making up this request) did not change. The PUD defers to the Local Business zoning district of the Holly Springs UDO, which is a zoning district that is designed to create appropriate transitions between commercial and residential areas through building orientation and setbacks. The Local Business district contains a minimum thoroughfare building setback requirement of thirty (30) feet, however, there is a reduction that allows the setback to be reduced to twenty (20) feet if no architectural waivers are requested nor any parking is located in front of the building. Rhamkatte Center is using this option and by doing so, the commercial buildings will be located at the maximum distance as possible from the existing residences of 2018 Market – protecting the public health, safety and comfort. The buildings will be oriented to both Holly Springs Road as well as to the adjacent parking lot behind. This design ensures that the site was built for the pedestrian patron in mind, rather than the vehicle. Sidewalk connections will be provided on both sides of the building with glazing on both sides, resulting in no true rear of the buildings, this will ensure community convenience from all accessible sides, which is crucial for an infill development such as this. The stormwater device on-site has been sized appropriately to comply with all local and state stormwater requirements, this ensures that no additional run-off post-development will negatively impact the surrounding area. Finally, landscape buffers will be installed as appropriate, as necessary to create apt transition areas, whilst still creating welcoming streetscapes so that the surrounding community feels drawn in, rather than drawn out.

2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

The subject property is largely abandoned vacant land, that has been previously cleared and graded, as necessary to be primed and ready for fluid commercial development. It is undisputable that the current state of these parcels is not the 'highest and best use' of the properties. The project, when completed, will no doubt result in a higher tax value then what was previously assessed and in turn positively affect property values in the surrounding area.

3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The properties are designated as 'Neighborhood Center' in the Town's Comprehensive Plan. Neighborhood Centers are designated as: *Small scale, neighborhood centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at scale and design compatible with nearby residential development. The design of neighborhood centers transitions effectively between residential and nonresidential uses and includes safe and convenient pedestrian and bicycle*

access for nearby residents. While this is primarily a commercial category, some neighborhood centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation a way from adjacent neighborhoods.

The Rhamkatte Center design and overall intention was done with the Neighborhood Center designation in mind. Conscious of its surroundings, buildings of Rhamkatte Center are situated up to Holly Springs Road to the maximum extent possible. Additionally, professional office buildings are proposed, which will help create additional employment opportunities within Holly Springs, something that the Comprehensive Plan has long since acknowledged is lacking. Drive-thru facilities like restaurants and dry-cleaning businesses are not proposed, which will ensure that these commercial operations will be low-intensity and unobtrusive. Access drives were previously designed within the master plan of the Rhamkatte Village PUD. Rhamkatte Center utilizes those existing access points but purposely does not create "straight-aways" through parking areas, this will limit high traffic cut-through opportunities and preserve neighborhood traffic patterns and speeds. The majority of the square footage proposed here will be office as previously stated, however, there will be square footage that is intended to be devoted to small-scale restaurants and retail opportunities. This was exactly what Rhamkatte Village as a neighborhood center was envisioned as – a place where folks could walk to work, walk to lunch or a grab coffee after walking the kids to school nearby, a commercial development that will cement itself as a needed amenity rather than a deterrent.

- 4) **The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

As previously stated, Rhamkatte Center was envisioned to conform to the Local Business zoning district to the maximum extent possible. The buildings are utilizing a twenty (20) foot building setback back which is permitted, subject to certain performance standards which the design is meeting. In addition, pedestrian connections have been carefully considered so that patrons along Holly Springs Road as well as Rhamkatte Road feel equally welcomed and safe entering and exiting the site. Landscape buffers are being met along the perimeter which allow for appropriate transitions between commercial and residential areas. A parking location waiver has been requested due to the fact that this property is bound on three sides by public streets, resulting in three fronts, meaning it is impossible NOT to place parking within a front yard. Due to this fact, the project went before the TRC early on in the design process, where it was determined that it was most appropriate to have the buildings up close to Holly Springs Road and parking behind, as necessary to meet the intent of the pedestrian streetscape of Holly Springs Road. The developer has provided landscaping along Rhamkatte Road as well as public sidewalk, and parking lot screening so that there adjacent glare will be minimized and the feel of the pedestrian streetscape remains intact.

- 5) **Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth In Section 7.09 -**

Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

All access drives and driveways have been designed to meet both Town and NCDOT spacing requirements for full-movement and limited access opportunities. The overall parking system was designed to result in a flow that would be easy for vehicles to navigate. Special attention was also paid to all turns and radii to ensure emergency vehicles could easily maneuver throughout the development. Additionally, internal pedestrian access walkways have also been provided adjacent to commercial entrances so that a safe and established path is present through parking areas and establishes safe and convenient pedestrian pathways to the 2018 Market residential areas behind.

- 6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:**

Off-street parking areas are situated behind the buildings to ensure both vehicular and pedestrian safety as well as to emphasize and establish an active neighborhood streetscape along Holly Springs Road. A trash enclosure has also been strategically provided in close proximity to the buildings likely containing restaurant and retail uses with adequate ability for waste vehicles to safely maneuver to pick-up refuse.

- 7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:**

All buildings constructed will meet all North Carolina Building Code requirements and be outfitted with smoke alarms, sprinkled throughout and so forth. All commercial spaces will be constructed with adequate restroom as well as cooking facilities if applicable.

- 8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:**

As part of the review process, sewer and flood special studies were submitted and reviewed to ensure that utilities could handle and/or would be upgraded and improved to meet the demands of the added development. Existing fire and police facilities and services will be adequate to meet the needs of this development as well. This development contains no residential component so it will have no impact to schools.

- 9) **The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:**

The uses were placed on the site with regards to both the overall intent of the Town's vision as well as to minimize any potential adverse impacts to nearby residential uses. The buildings are situated at the closest setback possible adjacent to Holly Springs Road. This placement results in both creating a sense of place into the Town of Holly Springs as well as a friendly pedestrian streetscape from nearby developed areas. Throughout the development, the landscaping was designed for the patron in mind. Street trees will be installed along Holly Spring and Rhamkatte Roads. To the interior of the site a courtyard is designed to be big enough to allow for outdoor seating, and planters will be situated throughout encouraging the patron "to sit down and stay awhile". Additionally, perimeter buffers will be designed to meet all landscape requirements.

- 10) **The type, size, and Intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:**

Due to the distance from commercial buildings which are likely to feature restaurant uses, it is unlikely that nearby neighborhoods will have any adverse impacts. Great attention will be given to hours of operation for any commercial uses to limit much activity beyond 11pm. However, the majority of the square footage of Rhamkatte Center will be devoted to professional office uses, which will not be occupied generally past typical office hours Monday thru Friday.

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: Rhamkette Center

Special Exception Use:

UDO Section No.: 3.02 B. 5.

Special Exception Use: Maximum Gross Floor Area

Specific Special Exception Use Request: To allow for an integrated center that exceeds twenty-four thousand (24,000) square feet of total gross main floor area.

For DPZ Use only

Project# 20-SEU-13

Date Received:

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

Please see pages immediately following for complete responses to questions 1-10.

- (2) The proposed use will not injure or adversely affect the adjacent area or property values therein:**

- (3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

- (4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

- (5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:**

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

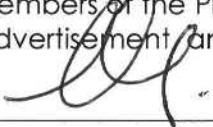
(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

(9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

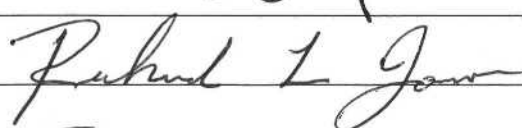
(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement and inspection needs.

Signature of Applicant: 

Date: 11-12-20

Signature of Owner: 

Date: 12 November 2020



1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

Rhamkatte Village was first approved in 2001, and was subsequently modified in 2015, but the commercial portion (which includes the subject parcels making up this request) did not change. The PUD defers to the Local Business zoning district of the Holly Springs UDO, which is a zoning district that is designed to create appropriate transitions between commercial and residential areas through building orientation and setbacks. The Local Business district contains a minimum thoroughfare building setback requirement of thirty (30) feet, however, there is a reduction that allows the setback to be reduced to twenty (20) feet if no architectural waivers are requested nor any parking is located in front of the building. Rhamkatte Center is using this option and by doing so, the commercial buildings will be located at the maximum distance as possible from the existing residences of 2018 Market – protecting the public health, safety and comfort. The buildings will be oriented to both Holly Springs Road as well as to the adjacent parking lot behind. This design ensures that the site was built for the pedestrian patron in mind, rather than the vehicle. Sidewalk connections will be provided on both sides of the building with glazing on both sides, resulting in no true rear of the buildings, this will ensure community convenience from all accessible sides, which is crucial for an infill development such as this. The stormwater device on-site has been sized appropriately to comply with all local and state stormwater requirements, this ensures that no additional run-off post-development will negatively impact the surrounding area. Finally, landscape buffers will be installed as appropriate, as necessary to create apt transition areas, whilst still creating welcoming streetscapes so that the surrounding community feels drawn in, rather than drawn out.

2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

The subject property is largely abandoned vacant land, that has been previously cleared and graded, as necessary to be primed and ready for fluid commercial development. It is undisputable that the current state of these parcels is not the 'highest and best use' of the properties. The project, when completed, will no doubt result in a higher tax value then what was previously assessed and in turn positively affect property values in the surrounding area.

3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The properties are designated as 'Neighborhood Center' in the Town's Comprehensive Plan. Neighborhood Centers are designated as: *Small scale, neighborhood centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at scale and design compatible with nearby residential development. The design of neighborhood centers transitions effectively between residential and nonresidential uses and includes safe and convenient pedestrian and bicycle*

access for nearby residents. While this is primarily a commercial category, some neighborhood centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation a way from adjacent neighborhoods.

The Rhamkatte Center design and overall intention was done with the Neighborhood Center designation in mind. Conscious of its surroundings, buildings of Rhamkatte Center are situated up to Holly Springs Road to the maximum extent possible. Additionally, professional office buildings are proposed, which will help create additional employment opportunities within Holly Springs, something that the Comprehensive Plan has long since acknowledged is lacking. Drive-thru facilities like restaurants and dry-cleaning businesses are not proposed, which will ensure that these commercial operations will be low-intensity and unobtrusive. Access drives were previously designed within the master plan of the Rhamkatte Village PUD. Rhamkatte Center utilizes those existing access points but purposely does not create “straight-aways” through parking areas, this will limit high traffic cut-through opportunities and preserve neighborhood traffic patterns and speeds. The majority of the square footage proposed here will be office as previously stated, however, there will be square footage that is intended to be devoted to small-scale restaurants and retail opportunities. This was exactly what Rhamkatte Village as a neighborhood center was envisioned as – a place where folks could walk to work, walk to lunch or a grab coffee after walking the kids to school nearby, a commercial development that will cement itself as a needed amenity rather than a deterrent.

- 4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

As previously stated, Rhamkatte Center was envisioned to conform to the Local Business zoning district to the maximum extent possible. The buildings are utilizing a twenty (20) foot building setback back which is permitted, subject to certain performance standards which the design is meeting. In addition, pedestrian connections have been carefully considered so that patrons along Holly Springs Road as well as Rhamkatte Road feel equally welcomed and safe entering and exiting the site. Landscape buffers are being met along the perimeter which allow for appropriate transitions between commercial and residential areas. A parking location waiver has been requested due to the fact that this property is bound on three sides by public streets, resulting in three fronts, meaning it is impossible NOT to place parking within a front yard. Due to this fact, the project went before the TRC early on in the design process, where it was determined that it was most appropriate to have the buildings up close to Holly Springs Road and parking behind, as necessary to meet the intent of the pedestrian streetscape of Holly Springs Road. The developer has provided landscaping along Rhamkatte Road as well as public sidewalk, and parking lot screening so that there adjacent glare will be minimized and the feel of the pedestrian streetscape remains intact.

- 5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth In Section 7.09 -**

Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

All access drives and driveways have been designed to meet both Town and NCDOT spacing requirements for full-movement and limited access opportunities. The overall parking system was designed to result in a flow that would be easy for vehicles to navigate. Special attention was also paid to all turns and radii to ensure emergency vehicles could easily maneuver throughout the development. Additionally, internal pedestrian access walkways have also been provided adjacent to commercial entrances so that a safe and established path is present through parking areas and establishes safe and convenient pedestrian pathways to the 2018 Market residential areas behind.

- 6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:**

Off-street parking areas are situated behind the buildings to ensure both vehicular and pedestrian safety as well as to emphasize and establish an active neighborhood streetscape along Holly Springs Road. A trash enclosure has also been strategically provided in close proximity to the buildings likely containing restaurant and retail uses with adequate ability for waste vehicles to safely maneuver to pick-up refuse.

- 7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:**

All buildings constructed will meet all North Carolina Building Code requirements and be outfitted with smoke alarms, sprinkled throughout and so forth. All commercial spaces will be constructed with adequate restroom as well as cooking facilities if applicable.

- 8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:**

As part of the review process, sewer and flood special studies were submitted and reviewed to ensure that utilities could handle and/or would be upgraded and improved to meet the demands of the added development. Existing fire and police facilities and services will be adequate to meet the needs of this development as well. This development contains no residential component so it will have no impact to schools.

- 9) **The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:**

The uses were placed on the site with regards to both the overall intent of the Town's vision as well as to minimize any potential adverse impacts to nearby residential uses. The buildings are situated at the closest setback possible adjacent to Holly Springs Road. This placement results in both creating a sense of place into the Town of Holly Springs as well as a friendly pedestrian streetscape from nearby developed areas. Throughout the development, the landscaping was designed for the patron in mind. Street trees will be installed along Holly Spring and Rhamkatte Roads. To the interior of the site a courtyard is designed to be big enough to allow for outdoor seating, and planters will be situated throughout encouraging the patron "to sit down and stay awhile". Additionally, perimeter buffers will be designed to meet all landscape requirements.

- 10) **The type, size, and Intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:**

Due to the distance from commercial buildings which are likely to feature restaurant uses, it is unlikely that nearby neighborhoods will have any adverse impacts. Great attention will be given to hours of operation for any commercial uses to limit much activity beyond 11pm. However, the majority of the square footage of Rhamkatte Center will be devoted to professional office uses, which will not be occupied generally past typical office hours Monday thru Friday.

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☒ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # **20-WAV-26**

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: **Rhamkatte Plaza** Associated Project Number: **20-DP-10**

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See attached document with waiver requests for Building 1 at Rhamkatte Plaza.

Contact Information

Waiver/Alternate Compliance Contact

Name **Anne B. Oakley / Tom Spaulding** Company **The Spaulding Group, PA**

Mailing Address **1611 Jones Franklin Road, Suite 101**

City **Raleigh** State **NC** Zip **27606**

Telephone # **(919) 854-7990** E-Mail **anne@spaulding-group.com / tom@spaulding-group.com**

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

While the commercial office building will serve multiple tenants, a prominent design feature on the primary facade facing Holly Springs Road is intended to serve as a focal

with raised facades adjacent to provide an attractive and active facade on the main road. This design feature is repeated the opposite facade facing the parking lot to act as a focal point and clearly identify the building entry to a common core. Introduction of a larger scale, more prominent, entry & accent elements with increased depth and wider building elements is appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- (2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkatte Plaza is a continued development of an established PUD along Holly Springs Road. Our development will help complete the original vision of a live/work mixed use community by completing the commercial portion of the PUD site. Rhamkatte Plaza will bring approximately 50,000 sf of mixed use commercial office space and 8,000 sf of retail space.

- (3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed Rhamkatte Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed use center, offering a range of retail and commercial office space while complementing the existing residential townhomes development which will help support the commercial portion of the PUD.

- (4) **The proposed development is consistent with the intent and purpose of this UDO.**

See included response letter which provides more detailed information and response for each requested waiver as it pertains to Building 1 at Rhamkatte Plaza.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____

Anne B. Oakley

Date: 11/13/20



Date: 11/13/2020

To: Town of Holly Springs
Planning & Zoning Department

Project: **Rhamkatte Plaza**
Proj. No: 20-DP-10

RE: Rhamkatte Plaza Site Plan Review Comments

To Whom It May Concern:

To support our applications for Development Waiver/Alternate Compliance Packet submittal, please see the additional information below to support our waiver requests.

Waiver Requests per Town of Holly Springs UDO for Building 1:

Variation in Massing (refer to UDO section 3.08 A. 1. c. (2) (b))

Waiver request for Building 1 exceeding the 30'. We propose increasing to 55' on the north and south facades only.

RESPONSE: A high quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the main road and building entry on the opposite facade that engages the active user by providing a high number of glazing, building reveals, sills, and materials. The features are specifically set off center of the building to create interest and being required to add additional façade articulation will detract from the main area of the façade. We support the features by increasing the depth of the projections, adding additional height and supporting secondary building projections.

Roof treatment (refer to UDO section 3.08 A. 1. c. (2) (g))

Waiver request for Building 1 exceeding the 50' continuous roofline. We propose increasing to 55' on the north façade only.

RESPONSE: A high quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing an active design features at the building entry that faces the rear of the site that engages the active user by providing a high number of glazing, building reveals, sills, and materials. The feature is specifically set off center of the building to create interest and direct users to the entrance and main building core. We support the features by increasing the depth of the projections, adding additional height and supporting secondary building projections.

Sincerely,
New City Design Group, pllc

Ted Van Dyk
Principal

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
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- ☒ **UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB**
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- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # 20-WAV-27

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: <u>Rhamkatte Plaza</u>	Associated Project Number: <u>20-DP-10</u>
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Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See attached document with waiver requests for Building 2 at Rhamkatte Plaza.

Contact Information

Waiver/Alternate Compliance Contact

Name Anne B. Oakley / Tom Spaulding Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin Road, Suite 101

City Raleigh State NC Zip 27606

Telephone # (919) 854-7990 E-Mail anne@spaulding-group.com; tom@spaulding-group.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL
AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

While the commercial office building will serve multiple tenants, a prominent design feature on the primary facade facing Holly Springs Road is intended to serve as a focal

point with raised facades adjacent to provide an attractive and active facade on the main road. This design feature is repeated ;
the opposite facade facing the parking lot to act as a focal point and clearly identify the building entry to a common core.
Introduction of a larger scale, more prominent, entry & accent elements with increased depth and wider building elements is
appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- (2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkatte Plaza is a continued development of an established PUD along Holly Springs Road. Our
development will help complete the original vision of a live/work mixed use community by completing the commercial
portion of the PUD site. Rhamkatte Plaza will bring approximately 50,000 sf of mixed use commercial office space and
8,000 sf of retail space.

- (3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed Rhamkatte Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in
proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed use
center, offering a range of retail and commercial office space while complementing the existing residential townhomes
development which will help support the commercial portion of the PUD.

- (4) **The proposed development is consistent with the intent and purpose of this UDO.**

See included response letter which provides more detailed information and response for each requested waiver as it
pertains to Building 2 at Rhamkatte Plaza.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: Anne B. Oakley

Date: 11/13/20



Date: 11/13/2020

To: Town of Holly Springs
Planning & Zoning Department

Project: **Rhamkatte Plaza**
Proj. No: 20-DP-10

RE: Rhamkatte Plaza Site Plan Review Comments

To Whom It May Concern:

To support our applications for Development Waiver/Alternate Compliance Packet submittal, please see the additional information below to support our waiver requests.

Waiver Requests per Town of Holly Springs UDO for Building 2:

Base, Body, Cap per UDO section 3.08 A. 1. c. (2) (a))

Waiver Request for Building 2 West elevation not meeting 9% minimum base requirement

RESPONSE: We are providing a consistent base around the entire perimeter of the building. This base allows for typical interior flexibility for future tenants while providing sufficient height above grade for exterior elements. The building as a whole exceeds the minimum 9% requirement and can support the reduction on this elevation.

Variation in Massing (refer to UDO section 3.08 A. 1. c. (2) (b))

Waiver request for Building 2 exceeding the 30'. We propose increasing to 60' on the north and south facades and 40' on the east façade.

RESPONSE: A high quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the main road and building entry on the opposite facade at a minimum of 2 locations with design elements that are specifically set off center of the building to create interest and being required to add additional façade articulation will detract from the main area of the façade. We support the features by increasing the depth of the projections, the width of projections, the off-center location and adding additional height. The remaining areas provide glazing and primary building materials that exceed the minimum requirements and keep human scale elements, variation in materials and active design features.

Roof treatment (refer to UDO section 3.08 A. 1. c. (2) (g))

Waiver request for Building 2 exceeding the 50' continuous roofline. We propose increasing to 60' on the north and south facades.

RESPONSE: A high quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the main road and building entry on the opposite facade at a minimum of 2 locations with design elements that are specifically set off center of the building to create interest and being required to add additional façade articulation will detract from the main area of the façade. We support the features by increasing the depth of the projections, the width of projections, the off-



1304 Hillsborough Street | Raleigh, NC 27605 | tel 919.831.1308 | fax 919.831.9737

www.newcitydesign.com

center location and adding additional height. The remaining areas provide glazing and primary building materials that exceed the minimum requirements and keep human scale elements, variation in materials and active design features. The continuous facades and rooflines help support the main building elements and providing additional breaks in roofline would take away from the main design features.

Sincerely,
New City Design Group, pllc

Ted Van Dyk
Principal

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
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- ☒ **UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB**
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
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- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
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- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # **20-WAV-28**

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Rhamkatte Plaza	Associated Project Number:	20-DP-10
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Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See attached document with waiver requests for Building 3 at Rhamkatte Plaza.

Contact Information

Waiver/Alternate Compliance Contact

Name Anne B. Oakley - Tom Spaulding Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin Road, Suite 101

City Raleigh State NC Zip 27606

Telephone # (919) 854-7990 E-Mail anne@spaulding-group.com; tom@spaulding-group.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL
AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The proposed retail building will serve multiple tenants while providing access to and supporting the shared building plaza with the commercial office building. It has been

orientated to accent the end tenants to engage the plaza and main intersection at Holly Springs Road. Tenant entries are defined by portals or building bumpouts that direct the patron to the entryway. Introduction of varying building heights, large glazing areas on all side, more prominent, entry & accent elements with increased depth and wider building elements is appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- (2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkette Plaza is a continued development of an established PUD along Holly Springs Road. Our development will help complete the original vision of a live/work mixed use community by completing the commercial portion of the PUD site. Rhamkette Plaza will bring approximately 50,000 sf of mixed use commercial office space and 8,000 sf of retail space.

- (3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed Rhamkette Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed use center, offering a range of retail and commercial office space while complementing the existing residential townhomes development which will help support the commercial portion of the PUD.

- (4) **The proposed development is consistent with the intent and purpose of this UDO.**

See included response letter which provides more detailed information and response for each requested waiver as it pertains to Building 3 at Rhamkette Plaza.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: Anne B. Oakley Date: 11/13/20



Date: 11/13/2020

To: Town of Holly Springs
Planning & Zoning Department

Project: **Rhamkatte Plaza**
Proj. No: 20-DP-10

RE: Rhamkatte Plaza Site Plan Review Comments

To Whom It May Concern:

To support our applications for Development Waiver/Alternate Compliance Packet submittal, please see the additional information below to support our waiver requests.

Waiver Requests per Town of Holly Springs UDO for Building 3:

Variation in Massing (refer to UDO section 3.08 A. 1. c. (2) (b))

Waiver request for Building 3 exceeding the 30'. We propose increasing to 55' on the West façade and 40' on the north façade.

RESPONSE: A high quality active retail design is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the exterior plaza façade (west) and are creating an informal secondary bay with additional glazing and design features on the section of north façade. We provide a large amount of glazing, building reveals, sills, and materials. These areas provide deeper projections of the building façade and complement the adjacent facades.

Animating Features and Glazing (refer to UDO section 3.08 A. 1. c. (2) (c))

Waiver request for Building 3 south elevation not meeting 40% glazing along main street facade

RESPONSE: This façade facing Holly Springs road is officially the rear of the building but has been designed to look as a normal façade. We have continued to keep large expanses of glazing, active façade modulation to meet the bay spacing, increased bay bumpout depths and variation in materials and heights. We feel the amount of glazing balances the requirements of this façade and doesn't overly draw attention to the support sections of the building. The ends provide adequate glazing for the tenants to engage the plaza and corner intersection.

Roof treatment (refer to UDO section 3.08 A. 1. c. (2) (g))

Waiver request for Building 1 exceeding the 50' continuous roofline. We propose increasing to 55' on the north façade only.

RESPONSE: This façade faces an open, active plaza and we are providing an active elevation to respond to that. Large storefront glazing, a metal canopy, human scale elements and subtle variations in the façade provide an active façade to this plaza. This elevation also adds increased height to give it more prominence to the plaza. Since the building is a smaller scale, this continuous height and un-broken roof line support this elevation's scale.



1304 Hillsborough Street | Raleigh, NC 27605 | tel 919.831.1308 | fax 919.831.9737

www.newcitydesign.com

Sincerely,
New City Design Group, pllc

Ted Van Dyk
Principal

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R-15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03– Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03– Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08– Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05– Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01– Alternate Landscape Plan Approval
- ☐ UDO Section 7.01– Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03– Waiver of Sign Regulations
- ☐ UDO Section 7.04– Reduction in the Number of Required Off-Street Parking Spaces
- ☒ UDO Section 7.04– Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05– Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08– Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09– Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1– Waiver of Voluntary Annexation

For DPZ Use only

Project # **20-WAV-29**

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: Rhamkatte Center

Associated Project Number: TBD

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

To locate more than 75% of the total number of off-street spaces placed between the front building line and the property line as stipulated in UDO

7.04 E. 4. in accordance with Development Plan Rhamkatte Center.

Contact Information

Waiver/Alternate Compliance Contact

Name Thomas Spaulding Company The Spaulding Group, PA
 Mailing Address 141 Jones Franklin Road, Suite 101
 City Raleigh State NC Zip 27606
 Telephone # (919) 854-7990 E-Mail tom.spaulding@spaulding-group.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

UDO SECTION 7.04: WAIVER OF OFF-STREET PARKING REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) **A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:**
- Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,**
 - Number of employees on the largest shift; and,**
 - Minimum number of spaces needed to meet the parking demand for the specific use.**

Please see pages immediately following for complete responses for questions 1-4.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) **The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:**

- (3) **The proposed development is consistent with the intent of the *Comprehensive Plan*:**

- (4) **The proposed development is consistent with the intent and purpose of this UDO:**

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____

Date: 9-25-20

UDO SECTION 7.04 WAIVER OF OFF-STREET PARKING REGULATIONS FINDINGS OF FACT:

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

- (1) **A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:**
 - a. **Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,**
 - b. **Number of employees on the largest shift; and,**
 - c. **Minimum number of spaces needed to meet the parking demand for the specific use.**

As previously verified by staff, a parking demand study does not apply in this instance since the request is only for relief of location of off-street parking spaces.

- (2) **The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:**

This waiver request is only to locate the majority of parking behind the office and retail buildings that are located along Holly Springs Road. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). Locating the parking behind the buildings along Holly Springs Road, will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

- 3) **The proposed development is consistent with the intent of the Comprehensive Plan:**

The Town's Comprehensive Plan classifies these parcels as "Neighborhood Center". *Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood*

Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

The proposed Rhamkatte Center was designed and planned with the Neighborhood Center designation in mind. The majority of the uses in Rhamkatte Center will be professional office uses, which are low-intensity, unobtrusive uses and will operate under typical 8 to 6 office hours. The remaining square footage will be devoted to retail. This use is centered close to the intersection of Holly Springs and Bass Lake intersection and is the furthest away from the existing residences of 2018 Market. Retail uses will be boutique in nature, with no opportunities for large square footage, resulting in small-scale neighborhood store and café opportunities. Drive-thru facilities, of any kind, are not being proposed. The design of parking and drive isles will be intentionally constructed to off-set existing access points to neighborhood streets to prevent high-speed cut-throughs from occurring. Additionally, sidewalk connections are proposed throughout, and sidewalks have been thoughtfully designed through parking areas to ensure safe and convenient pedestrian access.

4) The proposed development is consistent with the intent and purpose of this UDO:

Rhamkatte Village was first approved in 2001, and was subsequently modified in 2015, but the commercial portion did not change. The PUD defers to Local Business District for development standards. The plan attempts to meet those standards to the greatest extent possible, the associated variances and waiver request are solely due to the fact that the commercial parcels for Rhamkatte Center are surrounded on three sides by public street right-of-way. This makes it impossible for parking standards such as not having more than 75% of the parking located between a front building line and front lot line because these parcels have three front lot lines. The plan preserves the intent of the UDO by proposing screening plant material to minimize potential negative impacts to adjacent residential. Additionally, the plan has located all proposed commercial buildings as closest to Holly Springs Road as possible and therefore, furthest away from 2018 Market as possible. Rhamkatte Center is consistent with the intent and purpose of the UDO – which is to establish a small-scale village like atmosphere by encouraging walkable professional office and retail opportunities – whilst being mindful of the community around it.

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09- Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10- Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☒ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # **20-WAV-30**

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: Rhamkette #301 Associated Project Number: 20-DP-10 part of 00-PUD-05

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

To allow for a waiver of design standards with 2 loading spaces to be proved at reduced minimum UDO standards of 10' X 25' due to no use of semi-tractor combinations or other vehicles in excess of twenty-five (25) feet in length.

Contact Information

Waiver/Alternate Compliance Contact

Name Tom Spaulding / Anne Oakley Company The Spaulding Group, PA
 Mailing Address 1611 Jones Franklin Road, Suite 101
 City Raleigh State NC Zip 27606
 Telephone # (919) 854-7990 E-Mail tom@spaulding-group.com / anne@spaulding-group.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

Findings of Fact**(1) The nature and location of the proposed building or structure, and;**

Please see pages immediately following for complete responses for questions 1-4.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

(2) The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;**(3) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;****(4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;****(5) An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.****Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.
Signature: _____ Date: 09/23/2020

Rhamkatte Plaza
20-DP-10 part of 00-PUD-05
UDO SECTION 7.05:
Waiver of Off-Street Loading Regulations
FINDINGS OF FACT

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

(1) The nature and location of the proposed building or structure, and;

The associated Rhamkatte Center development plan proposes a commercial integrated center. This center will be comprised of three (3) non-residential buildings situated along Holly Springs Road. The use of these buildings will be mostly professional office with some limited square footage that will be devoted to retail uses, with the intent of small-scale commercial shops or sit-down restaurants, cafes, and/or coffee/sandwich shops will fill in. Proposed 2 loading spaces will be provided at the UDO minimum standard of 10' X 25' in size, and "pull-off" in nature which is in keeping with the Unified Development Ordinance. The proposed uses of these (3) buildings does not warrant the loading space in excess of 25 feet as there will be no need for use of Semi trucks or trailers.

7.05 (5) Office, professional services, retail or other non-industrial uses may provide one (1) required loading space per building in a "pull-off" loading area located adjacent to an interior access drive. A "pull-off" loading area shall not be subject to the prohibition against being located between the front lot line and front facade of any portion of the building served.

7.05 B. 1. Loading Space Dimensions – A required, or excess off-street loading space shall be at least twelve (12) feet in width by at least fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet. However, a waiver may be requested in accordance with Section 7.05 G. Waiver of Off-Street Loading Regulations, if off-street loading will not involve the use of semitractor combinations or other vehicles in excess of twenty-five (25) feet in length. No off-street loading area may be reduced to less than ten (10) feet in width by twenty-five (25) feet in length.

(2) The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;

The size of delivery vehicles will not be greater than 25 feet due to the nature and needs of the proposed uses. The number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time is not known at this time and will be dependent on final individual tenants and use. We expect deliveries to occur during normal business hours and at times when most 2018 Market residents will be traditional gone for work between 8:00am – 5:00pm.

Rhamkatte Plaza
 20-DP-10 part of 00-PUD-05
 UDO SECTION 7.05:
 Waiver of Off-Street Loading Regulations
 FINDINGS OF FACT

- (3) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;**

The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property. It will provide 2 pull-off loading zone areas for the office, retail and smaller food service spaces. It will reduce the (2) loading zone areas in size and these loading zones shall be pull-off in orientation thus contributing to the overall pedestrian/public safety of the site.

- (4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;**

The waiver will not contravene the provisions of this UDO or the Comprehensive Plan as it meets the “pull-off” standards in UDO 7.05 (5), it meets the minimum reduced size standards set forth in UDO 7.05 B. 1. as well as the number of necessary loading spaces outlined in the table located in UDO 7.05.

- (5) An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

The areas provided for future off-street loading area on the plans provided within the integrated center/ business park are of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO as indicated on the approved plans. Such areas will not be used for any form of development. The waiver requested is in compliance with the UDO: “pull-off” loading zone standards in UDO 7.05 (5), it meets the minimum reduced size standards set forth in UDO 7.05 B. 1. as well as the number of necessary loading spaces outlined in the table located in UDO 7.05.

VARIANCE OF DEVELOPMENT STANDARDS PETITION



The current filing fees can be found online in the Town of Holly Springs Fee Schedule:
<http://www.hollyspringsnc.us/planning>

Variance Request (please be specific)

UDO Section No.: 3.02 B. 2. a.
 Section Title: Development Standards - Front Setback
 Specific Variance Request: To reduce the front building setback adjacent to Holly Springs Road from thirty (30) feet to twenty (20) feet.

For DPZ Use only

Project# 20-VARTC-06Fees Paid: \$ Date Received: ☐ BOA

D Town Council

Project Information

Project Name Rhamkatte Plaza
If this project is part of a previously approved plan, please specify:
 PUD/Master Plan/Subdivision Rhamkatte Village Shopping Center/Lot #
 Project Location 601 Holly Springs Road
Use street address. If none, use the closest intersection
☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
 PIN 0659135417;0659139511;0659136418 Real Estate ID 0205084;0108004;0434446

Project Acreage 5.36 AC Current Zoning PUD
 Scheduling Meeting Date: Concept Meeting Date: 3/19/20

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other:
 Name Thomas Spaulding Company The Spaulding Group, PA
 Mailing Address 1611 Jones Franklin Road, Suite 101
 City Raleigh State NC Zip 27606
 Telephone # (919) 854-7990 E-Mail tom@spaulding-group.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Wayne Hightower Company Anthony Property Group
 Mailing Address 1201 Edwards Mill Road, Suite 300
 City Raleigh State NC Zip 27605
 Telephone # (919) 582-3119 E-Mail whightower@aacre.com
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Jones, Richard Lane; Jones, Terry J Company
 Mailing Address P.O. Box 937
 City Holly Springs State NC Zip 27540
 Telephone # (919) 427-6116 E-Mail AT6116@yahoo.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information

Project Name: Rhamkatte Plaza

Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

For DPZ Use only

Project # _____

Date Received: _____

- (1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

Please see pages immediately following for complete responses to questions 1-4.

- (2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

- (3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

- (4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: [Signature]

Date: 6-19-20

Signature of Owner: [Signature]

Date: 16 JUNE 2020

June 16, 2020

Rhamkatte Plaza Variance Request: Front Building Setback

FINDINGS OF FACT

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of this property.**

To understand the grounds for this variance, one first must recognize the exact nature of this project. This project is forced to conform with a previously approved vision that the applicant had no part of. The subject parcel(s) are a part of the Rhamkatte Village PUD, which created the commercial parcels shape and design with regard to property lines, shape, acreage as well as street network. Without this variance to allow for a reduced setback, there will be no other choice but to have parking between the buildings and Holly Springs Road, we would not meet the intent of the designation of the Town's Comprehensive Plan, Neighborhood Center, which strives to have buildings up close to the road to create an appropriate pedestrian streetscape whilst protecting surrounding neighborhoods. If this variance were not granted, the buildings would be located in the center of the property with parking located all around it. This would likely mean pedestrian access connections to 2018 Market as well as Holly Springs Road would be difficult, because pedestrians would have to navigate through a sea of parking to get to the buildings. Buildings in turn would be located closer to existing residences which potentially could have adverse impacts.

- 2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This commercial lot's location and make-up has created this hardship. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). This commercial lot falls to Local Business District regulations which allows for a front building reduction from 30' to 20', so long as all parking is located behind the buildings. However, due to the fact that this project has three building fronts, the project cannot qualify for this routine ordinance requirement, therefore a variance is necessary. Locating the parking behind the buildings along Holly Springs Road, will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

- 3) The hardship did not result from actions taken from the applicant or the property owner. The act of purchasing the property with the knowledge that circumstances exist that may justify the granting of the variance shall not be regarded as a self-created hardship.**

As stated in previous statements above, it isn't the applicant or the property owner's actions that have led to this variance request. As previously discussed, the subject parcel(s) have been established as a result of a previously approved and designed Planned Unit Development, Rhamkatte Village. The lots and street networks have been created and subdivided based on this approved master plan. Therefore, it is not a result of the actions of the applicant that is raising the need for this variance request. The commercial lots of Rhamkatte Village must meet the standards and intent of the Local Business zoning district. The Local Business district does allow for a building thoroughfare setback reduction from 30' to 20' contingent upon having no parking in front of proposed buildings and buildings must not apply for architectural waivers during the review process. The design of Rhamkatte Center meets the intent of this setback reduction – with no parking between buildings and Holly Springs Road as well as no architectural waivers requested. However, due to the fact that the parcel is bound by 3 sides by a public street, the subject commercial lot has triple frontage and therefore it is impossible for parking not to be located within a front building setback.

- 4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Since this project's inception, the ordinance and potential public impacts have driven its design. From the initial meeting with the town, staff and the intent of the UDO has greatly influenced this plan. Driving the buildings to be located along Holly Springs Road and parking behind, as well as designing access points through parking areas that do not contain "straight-throughs". Clearly, the developer has been very conscious about building placement, therefore being the greatest distance away from the adjacent neighborhood of 2018 Market. Through those design elements the purpose and intent of the ordinance is being achieved as well as being mindful of the public's safety and interest. The purpose of this variance is purely to provide a visual orientation from the major thoroughfare of Holly Springs Road through a lessened setback that creates a pedestrian streetscape where the emphasis is on the building design, rather than an expansive parking lot where the passer-by does not feel safe or drawn into the development. By granting this variance, the many heightened goals of the Comprehensive Plan's Neighborhood Center can be achieved.

VARIANCE OF DEVELOPMENT STANDARDS PETITION

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



Variance Request (please be specific)

UDO Section No.: 3.02 B. 2. a.

Section Title: Development Standards - Front Setback

Specific Variance Request: To reduce the front yard setback adjacent to Rhamkatte Road from thirty (30) feet to twenty (20) feet.

For DPZ Use only

Project # 20-VARTC-12

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name Rhamkatte Center

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Rhamkatte Village

Project Location 601 Holly Springs Road

Shopping Center/Lot # _____

Use street address. If none, use the closest intersection

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

PIN 0659135417;0659139511;0659136418 Real Estate ID 0205084;0108004;0434446

Project Acreage 5.36 AC

Current Zoning PUD

Scoping Meeting Date : _____ Concept Meeting Date: 3/19/20

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other: _____

Name Thomas Spaulding Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin Road, Suite 101

City Raleigh State NC Zip 27606

Telephone # (919) 854-7990 E-Mail tom@spaulding-group.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Wayne Hightower Company Anthony Property Group

Mailing Address 1201 Edwards Mill Road, Suite 300

City Raleigh State NC Zip 27605

Telephone # (919) 582-3119 E-Mail whightower@aacre.com

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Jones, Richard Lane; Jones, Terry J Company _____

Mailing Address P.O. Box 937

City Holly Springs State NC Zip 27540

Telephone # (919) 427-6116 E-Mail AT6116@yahoo.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information

Project Name: Rhamkatte Center

Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

For DPZ Use only

Project # _____

Date Received: _____

(1) Unnecessary hardship would result from the strict application of the ordinance.

It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Please see pages immediately following for complete responses to questions 1-4.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____

Date: 11-12-20

Signature of Owner: _____

Date: 12 NOVEMBER 2020

Rhamkatte Center Variance Request: Front Yard Setback Rhamkatte Road

FINDINGS OF FACT

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of this property.**

To understand the grounds for this variance, one first must recognize the exact nature of this project. This project is forced to conform with a previously approved vision that the applicant had no part of. The subject parcel(s) are a part of the Rhamkatte Village PUD, which created the commercial parcels shape and design with regard to property lines, shape, acreage as well as street network. Without this variance to allow for a reduced setback, there will be no other choice but to have parking between the buildings and Rhamkatte Road, we would not meet the intent of the designation of the Town's Comprehensive Plan, Neighborhood Center, which strives to have buildings up close to the road to create an appropriate pedestrian streetscape whilst protecting surrounding neighborhoods. If this variance were not granted, the buildings would be located in the center of the property with parking located all around it. This would likely mean pedestrian access connections to 2018 Market as well as Rhamkatte Road would be difficult, because pedestrians would have to navigate through a sea of parking to get to the buildings. Buildings in turn would be located closer to existing residences which potentially could have adverse impacts.

- 2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This commercial lot's location and make-up has created this hardship. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). This commercial lot falls to Local Business District regulations which allows for a front building reduction from 30' to 20', so long as all parking is located behind the buildings. However, due to the fact that this project has three building fronts, the project cannot qualify for this routine ordinance requirement, therefore a variance is necessary. Locating the parking behind the buildings along Rhamkatte Road, will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

- 3) The hardship did not result from actions taken from the applicant or the property owner. The act of purchasing the property with the knowledge that circumstances exist that may justify the granting of the variance shall not be regarded as a self-created hardship.**

As stated in previous statements above, it isn't the applicant or the property owner's actions that have led to this variance request. As previously discussed, the subject parcel(s) have been established as a result of a previously approved and designed Planned Unit Development, Rhamkatte Village. The lots and street networks have been created and subdivided based on this approved master plan. Therefore, it is not a result of the actions of the applicant that is raising the need for this variance request. The commercial lots of Rhamkatte Village must meet the standards and intent of the Local Business zoning district. The Local Business district does allow for a building thoroughfare setback reduction from 30' to 20' contingent upon having no parking in front of proposed buildings and buildings must not apply for architectural waivers during the review process. The design of Rhamkatte Center meets the intent of this setback reduction – with no parking between buildings and Rhamkatte Road. However, due to the fact that the parcel is bound by 3 sides by a public street, the subject commercial lot has triple frontage and therefore it is impossible for parking not to be located within a front building setback.

- 4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Since this project's inception, the ordinance and potential public impacts have driven its design. From the initial meeting with the town, staff and the intent of the UDO has greatly influenced this plan. Driving the buildings to be located along Holly Springs Road and parking behind, as well as designing access points through parking areas that do not contain "straight-throughs". Clearly, the developer has been very conscious about building placement, therefore being the greatest distance away from the adjacent neighborhood of 2018 Market. Through those design elements the purpose and intent of the ordinance is being achieved as well as being mindful of the public's safety and interest. The purpose of this variance is purely to provide a visual orientation from the neighborhood entrance of Rhamkatte Road through a lessened setback that creates a pedestrian streetscape where the emphasis is on the building design, rather than an expansive parking lot where the passer-by does not feel safe or drawn into the development. By granting this variance, the many heightened goals of the Comprehensive Plan's Neighborhood Center can be achieved.

VARIANCE OF DEVELOPMENT STANDARDS PETITION



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

Variance Request (please be specific)

UDO Section No.: 3.02 B 3. a(2)(a) and 3.b

Section Title: Development Standards

Specific Variance Request: To locate a double loaded parking area served by more than (1) interior access drive that is generally parallel to the Rhamkatte Road right-of-way and to locate parking in the front bufferyard.

For DPZ Use only

Project # 20-VARTC-13

Fees Paid: \$

Date Received:

☐ BOA

☐ Town Council

Project Information

Project Name Rhamkatte Road

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Rhamkatte Village

Project Location 601 Holly Springs Road

Use street address. If none, use the closest intersection

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

PIN 0659135417;0659139511;0659136418 Real Estate ID 0205084;0108004;0434446

Project Acreage 5.36 AC

Current Zoning PUD

Scoping Meeting Date : Concept Meeting Date: 3/19/20

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other:

Name Thomas Spaulding Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin Road, Suite 101

City Raleigh State NC Zip 27606

Telephone # (919) 854-7990 E-Mail tom@spaulding-group.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Wayne Hightower Company Anthony Property Group

Mailing Address 1201 Edwards Mill Road, Suite 300

City Raleigh State NC Zip 27607

Telephone # (919) 582-3119 E-Mail whightower@aacre.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Jones, Richard Lane; Jones, Terry J Company

Mailing Address P.O. Box 937

City Holly Springs State NC Zip 27540

Telephone # (919) 427-6116 E-Mail at6116@yahoo.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information

Project Name: Rhamkatte Center

Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**
Please see pages immediately following for complete responses to questions 1-4.

- (2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

- (3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

- (4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

For DPZ Use only

Project # _____

Date Received: _____

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: [Signature]

Date: 11-12-20

Signature of Owner: Richard L. Jones
[Signature]

Date: 12 NOVEMBER 2020

Rhamkatte Center Variance Request: To locate a a double loaded parking area served by more than (1) interior access drive that is generally parallel to the Rhamkatte Road right-of-way and to locate parking in the front bufferyard.

FINDINGS OF FACT

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of this property.**

To understand the grounds for this variance, one first must recognize the exact nature of this project. This project is forced to conform with a previously approved vision that the applicant had no part of. The subject parcel(s) are a part of the Rhamkatte Village PUD, which created the commercial parcels shape and design with regard to property lines, shape, acreage as well as street network. Without this variance to allow for adequate number of parking spaces and drive aisles to be located adjacent to a street right-of-way, there would be no way to meet minimum parking requirements and maintain safe traffic flow throughout the vehicular service areas. Additionally, Rhamkatte Center would not meet the intent of the designation of the Town's Comprehensive Plan, Neighborhood Center, which strives to have buildings up close to the road to create an appropriate pedestrian streetscape whilst protecting surrounding neighborhoods. If this variance were not granted, commercial buildings in turn would be located closer to existing residences which potentially could have adverse impacts.

- 2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This commercial lot's location and make-up has created this hardship. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). This commercial lot falls to Local Business District regulations which stipulates that parking areas located between a front building line and a street right-of-way shall be limited to either a single-loading parking area or a double-loaded parking area served by not more than one interior access drive, where the interior access drive is located generally parallel to the street right-of-way. However, due to the fact that this project has three building fronts, the project cannot qualify for this routine ordinance requirement, therefore a variance is necessary. Locating the parking behind the buildings along Holly Springs Road will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

- 3) The hardship did not result from actions taken from the applicant or the property owner. The act of purchasing the property with the knowledge that circumstances exist that may justify the granting of the variance shall not be regarded as a self-created hardship.**

As stated in previous statements above, it isn't the applicant or the property owner's actions that have led to this variance request. As previously discussed, the subject parcel(s) have been established as a result of a previously approved and designed Planned Unit Development, Rhamkotte Village. The lots and street networks have been created and subdivided based on this approved master plan. Therefore, it is not a result of the actions of the applicant that is raising the need for this variance request. The commercial lots of Rhamkotte Village must meet the standards and intent of the Local Business zoning district. However, due to the fact that the parcel is bound by 3 sides by a public street, the subject commercial lot has triple frontage and therefore it is impossible for parking design to meet the UDO requirement on all three sides adjacent to street right-of-way.

- 4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Since this project's inception, the ordinance and potential public impacts have driven its design. From the initial scoping meeting with the town, staff, as well as the TRC meeting held in early 2020, the intent of the UDO has greatly influenced this plan. Driving the buildings to be located along Holly Springs Road and parking behind, as well as designing access points through parking areas that do not contain "straight-throughs". Clearly, the developer has been very conscious about building placement, therefore being the greatest distance away from the adjacent neighborhood of 2018 Market. Through those design elements the purpose and intent of the ordinance is being achieved as well as being mindful of the public's safety and interest. The purpose of this variance is purely to provide ample parking for an appropriately scaled neighborhood commercial development. Having parking behind buildings along Holly Springs creates a pedestrian streetscape where the emphasis is on the building design and inviting public spaces, rather than an expansive parking lot where the passer-by does not feel safe or drawn into the development. By granting this variance, the many heightened goals of the Comprehensive Plan's Neighborhood Center can be achieved.

REVISION DETAILS

DEVELOPMENT PLAN FOR:
RHAMKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PROJECT # 20-DP-10
(PART OF) 00-PUD-05

DEVELOPER:
RHAMKATTE PARTNERS, LLC
1201 EDWARDS MILL ROAD SUITE 300
RALEIGH, NC 27607
PHONE: (919) 832-1110
CONTACT: JASON CLOUGH, email: jclough@aacore.com

ENGINEER:
THE SPAULDING GROUP, PA
1611 JONES FRANKLIN ROAD, STE. 101
RALEIGH, NORTH CAROLINA 27606
PHONE: (919) 854-7990
FAX: (919) 854-7925
CONTACT: THOMAS J. SPAULDING, P.E. email: tom@spauldingnorris.com

LANDSCAPE ARCHITECT:
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, SUITE 200
DURHAM, NC 27713
PHONE: (919) 484-8880
FAX: (919) 484-8881
CONTACT: PAMELA PORTER, RLA, LEED AP, email: pam@tmlla.com

SURVEY:
ROBINSON & PLANTE LAND SURVEYING
1240 SE MAYNARD ROAD, SUITE 203
CARY, NORTH CAROLINA 27511
PHONE: (919) 481-1245
CONTACT: STUART PLANTE, III, PLS, email: buddy@robinsonplante.com

ARCHITECT:
NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
PHONE: (919) 831-1308
CONTACT: WAYNE SIDLE, AIA, email: wayne@newcitydesign.com

SITE DATA

PROJECT ADDRESS: 601 HOLLY SPRINGS ROAD
TOWN OF HOLLY SPRINGS
TOTAL PARCEL AREA: 5.36 AC
ZONING: PUD (00-PUD-05-A08)
PARCEL AREA: 1.32 AC
PIN: 0659-13-5417
REID: 0205084
BM: 2015, PG 02077

TOWNSHIP: HOLLY SPRINGS
COUNTY: WAKE
STATE: NORTH CAROLINA

PARCEL AREA: 0.11
PIN: 0659-13-6418
REID: 0434446
BM: 2015, PG 02077

PARCEL AREA: 3.93 AC
PIN: 0659-13-6511
REID: 0108004
BM: 2015, PG 02077

BUILDINGS
PROPOSED BUILDING (1) USE: OFFICE
PROPOSED GROSS MAIN FLOOR AREA = 20,000 SF
PROPOSED BUILDING FOOTPRINT: 10,000 SF (2 FLOORS - 10,000/ FLOOR)

MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 34'-10 1/2" STORIES

PROPOSED BUILDING (2) USE: OFFICE
PROPOSED GROSS MAIN FLOOR AREA = 30,000 SF
PROPOSED BUILDING FOOTPRINT: 30,000 SF (2 FLOORS - 15,000/ FLOOR)

MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 40'-8.572 STORIES

PROPOSED BUILDING (3) USE: RETAIL
PROPOSED GROSS MAIN FLOOR AREA = 8,251 SF (1 FLOOR)

MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 23'-27 1/1" STORY

SETBACKS:
FRONT SETBACK 20'
REAR SETBACK 20'
SIDE SETBACK 20'

IMPERVIOUS SURFACE: 3.39 AC

TOTAL PARKING
TOTAL PARKING REQUIRED = 233 SPACES (232 PROVIDED ON-SITE+9 OFF-SITE = 241 SPACES TOTAL)
TOTAL HC REQUIRED (INCL. VAN HC SPACES) = 11 SPACES (11 PROVIDED)
TOTAL BICYCLE RACKS REQUIRED: 5 RACKS / 10 BIKES (9 RACKS / 18 BIKES PROVIDED)

TOTAL SPACES REQUIRED BUILDING (1): 80 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*20,000 SF = 80 SPACES)

HANDICAP REQUIRED: 4 SPACES (INCL. 1 VAN HC SP) 4 SPACES/76-100 REGULAR SPACES
BICYCLE RACK REQUIRED: 2 RACKS

TOTAL SPACES REQUIRED BUILDING (2): 120 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*30,000 SF = 120 SPACES)

HANDICAP REQUIRED: 5 SPACES (INCL. 1 VAN HC SP) 5 SPACES/101-150 REGULAR SPACES
BICYCLE RACK REQUIRED: 2 RACKS

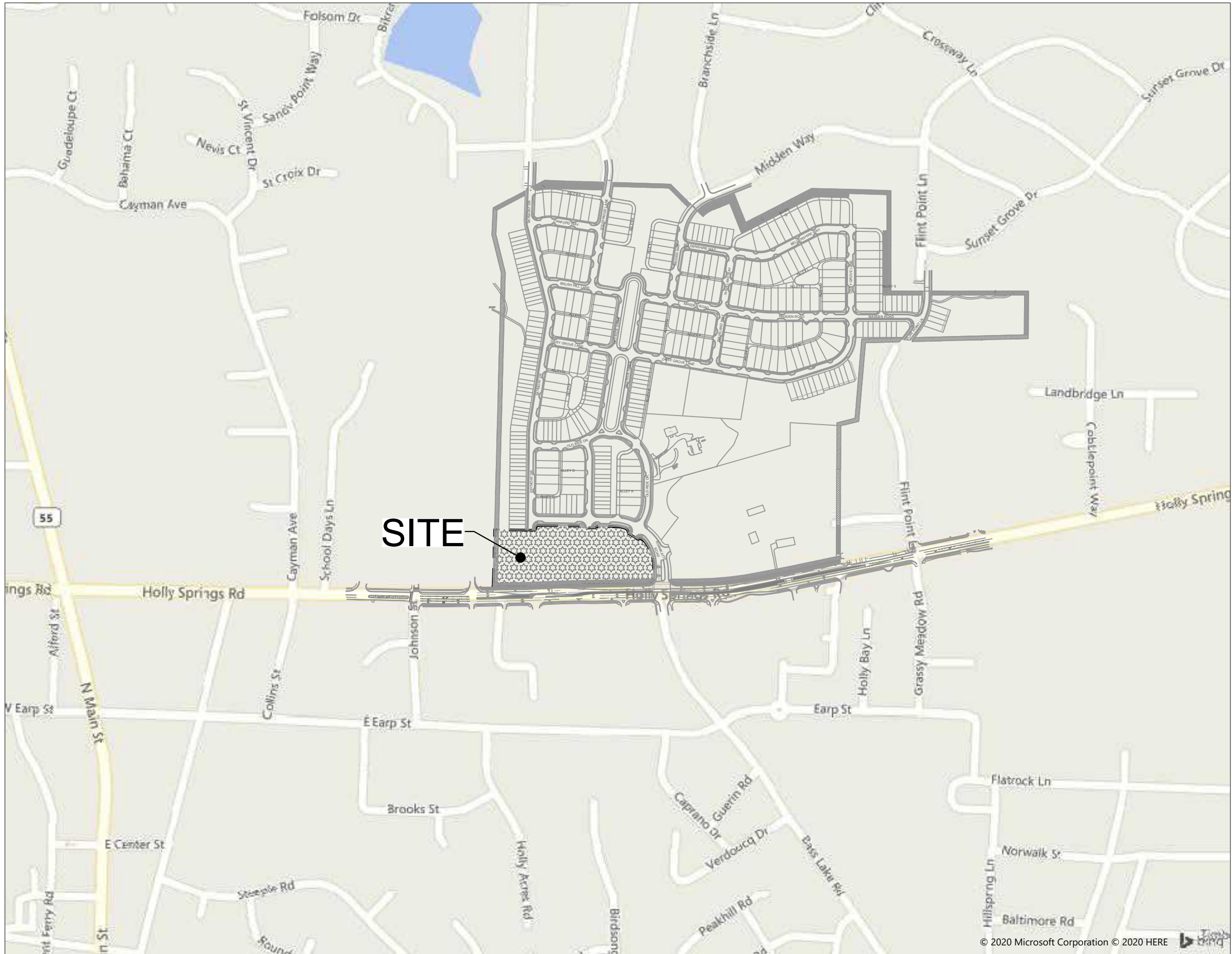
TOTAL SPACES REQUIRED BUILDING (3): 33 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*8,251 SF = 33 SPACES)

HANDICAP REQUIRED: 2 SPACES (INCL. 1 VAN HC SP) 2 SPACES/26-50 REGULAR SPACES
BICYCLE RACK REQUIRED: 1 RACK

TOTAL SPACES PROVIDED: 241 SPACES (232 SPS + 9 OFF-SITE SPACES ON RHAMKATTE ROAD (103.43% OF REQUIRED PARKING)

OPEN SPACE REQUIRED: 1.168 SF
0.5% PER TOTAL PROJECT AREA = 0.5% * 233,481.6 SF (5.36 AC)

OPEN SPACE PROVIDED: 3.439 SF PATIO AREA



SITE

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON SURVEY INFORMATION PROVIDED BY ROBINSON & PLANTE LAND SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. BUILDING FOOTPRINT PROVIDED BY NEW CITY DESIGN GROUP.
5. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
8. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
9. ADDRESS NUMBERS AND SUITE NUMBERS ON THE EACH BUILDING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.
10. BICYCLE RACKS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR AND SHALL NOT IMPEDE PEDESTRIAN TRAFFIC WHEN PLACED ADJACENT TO SIDEWALKS.
11. A FEE-IN-LIEU SHALL BE REQUIRED OF THE APPLICANT TO BE PAID AT THE TIME OF CONSTRUCTION APPROVAL FOR THE INTERSECTION OF MAIN STREET/HOLLY SPRINGS ROAD AS AGREED UPON BY THE TOWN OF HOLLY SPRINGS AND APPLICANT DURING THE TIA REVIEW OF THIS PROJECT.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THE PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

TOWN OF HOLLY SPRINGS GEODETIC MONUMENT USED AS BENCHMARK FOR DESIGN ELEVATIONS:

Station: GURIN
NAD 83 => LATITUDE = 35 39 08.10366 N LONGITUDE = 078 49 20.61714 W
SPC 83 => NORTHING = 692365.390 sft EASTING = 2052762.320 sft
ELEVATION (NGVD 88) = 439.00 sft (BM)

VICINITY MAP

SCALE: 1" = 500'

VARIANCES, WAIVERS, ALTERNATE COMPLIANCES & REQUESTED DESIGN STANDARDS

SPECIAL EXCEPTION USE

1. SPECIAL EXCEPTION USE FOR A FREE-STANDING BUILDING EXCEEDING 12,000 SQUARE FEET. (UDO 3.02 B 5)
2. SPECIAL EXCEPTION USE TO EXCEED TWENTY-FOUR THOUSAND (24,000) SQUARE FEET OF TOTAL GROSS MAIN FLOOR AREA (UDO 3.02 B 5)

VARIANCES

3. VARIANCE TO REDUCE THE FRONT YARD SETBACKS ALONG RHAMKATTE ROAD FROM 30 FEET TO 20 FEET.
4. VARIANCE TO REDUCE THE FRONT YARD SETBACKS ALONG HOLLY SPRINGS ROAD FROM 30 FEET TO 20 FEET.
5. VARIANCE TO LOCATE A DOUBLE LOADED PARKING AREA SERVED BY MORE THAN ONE (1) INTERIOR ACCESS DRIVE THAT IS GENERALLY PARALLEL TO THE RHAMKATTE ROAD RIGHT-OF-WAY AND TO LOCATE PARKING IN THE FRONT BUFFERYARD.

WAIVERS

6. WAIVER TO LOCATE MORE THAN SEVENTY-FIVE (75%) PERCENT OF THE TOTAL NUMBER OF OFF-STREET PARKING SPACES BETWEEN THE FRONT BUILDING LINE AND THE PROPERTY LINE ON RHAMKATTE ROAD.
7. WAIVER FOR LOADING SPACE DIMENSIONAL REQUIREMENTS TO ALLOW FOR REDUCED MINIMUMS OF 10' X 25' DUE TO NO USE OF SEMI-TRACTOR OR OTHER VEHICLES IN EXCESS OF 25 FEET IN LENGTH.

ALTERNATE COMPLIANCE DESIGN STANDARDS

8. ALTERNATE COMPLIANCE FOR VARIATION IN MASSING (UDO SECTION 3.08 A. 1. C. (2) (B)) - WAIVER REQUEST FOR BUILDING 1 EXCEEDING THE 30'. PROPOSE INCREASING TO 55' ON THE NORTH AND SOUTH FACADES ONLY.
9. ALTERNATE COMPLIANCE FOR BASE, BODY, CAP PER UDO SECTION 3.08 A. 1. C. (2) (A)) - WAIVER REQUEST FOR BUILDING 2 WEST ELEVATION NOT MEETING 9% MINIMUM BASE REQUIREMENT, VARIATION IN MASSING, TO ALLOW EXCEEDING 30' BAY WIDTH ON THE NORTH, SOUTH, AND EAST FACADES OF BUILDING 2.
10. ALTERNATE COMPLIANCE FOR VARIATION IN MASSING (UDO SECTION 3.08 A. 1. C. (2) (B)) - WAIVER REQUEST FOR BUILDING 3 EXCEEDING THE 30'. PROPOSE INCREASING TO 55' ON THE WEST FACADE AND 40' ON THE NORTH FACADE.

INDEX TO PLANS

- C-0.0 COVER SHEET
- C-0.1 EXISTING CONDITIONS PLAN
- C-1.0 SITE PLAN
- C-2.0 UTILITY PLAN
- C-3.0 STORM MANAGEMENT & GRADING PLAN
- C-3.1 OFF-SITE GRADING AREA
- C-5.0 TURNING TEMPLATE SITE PLAN
- C-6.1 HOLLY SPRINGS ROAD SITE EXHIBIT
- C-6.2 RHAMKATTE ROAD SITE EXHIBIT
- C-6.6 HOLLY SPRINGS ROAD STRIPING PLAN
- D-1.0 DEVELOPMENT PLAN DETAILS
- L-1.0 LANDSCAPING PLAN
- L-2.0 LANDSCAPE DETAILS
- A-201A EXTERIOR ELEVATIONS - BUILDING 1
- A-201B EXTERIOR ELEVATIONS - BUILDING 1
- A-202A EXTERIOR ELEVATIONS - BUILDING 2
- A-202B EXTERIOR ELEVATIONS - BUILDING 2
- A-203 EXTERIOR ELEVATIONS - BUILDING 3
- A-204 MATERIALS BOARD

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The Spaulding Group, PA

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FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

UTILITY FLOWS

SEWER
55,251 SF OFFICE/RETAIL x 0.12 GPD/SF 6,630 GPD
3000 SF FOOD SERVICE @ 15 SF / SEAT x 30 GPD/SEAT 9,000 GPD
TOTAL SANITARY SEWER FLOW : 12,630 GPD

DATE	09/25/2020
REVISION	
PERFORMED DOCUMENT	
NO.	2 3 4

SEAL:

THE SPAULDING GROUP, PA
planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7925

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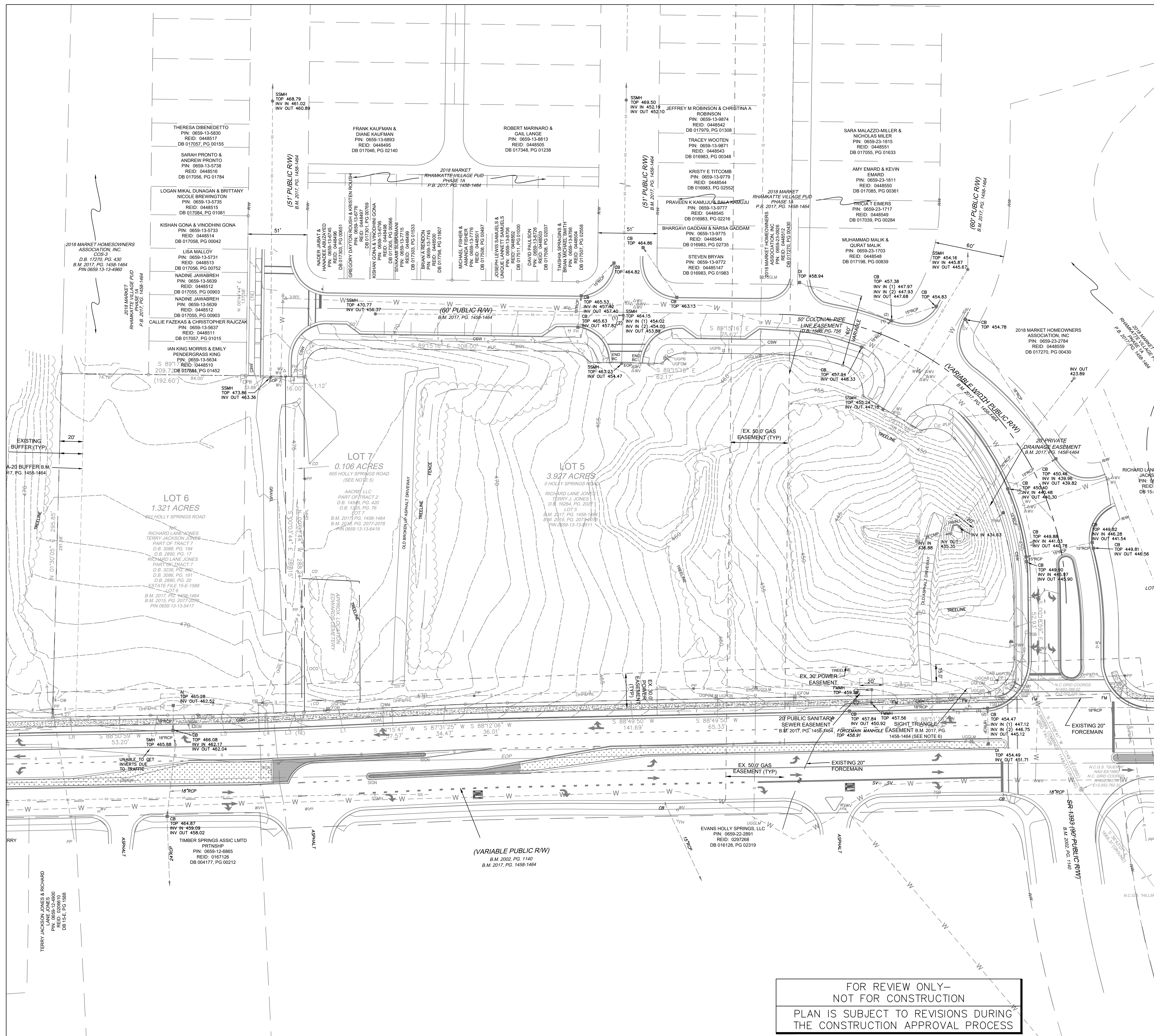
RHAMKATTE PLAZA
DEVELOPMENT PLAN
COVER SHEET

HOLLY SPRINGS

DRAWING
SHEET

C-0.0

PROJECT NUMBER
955-19

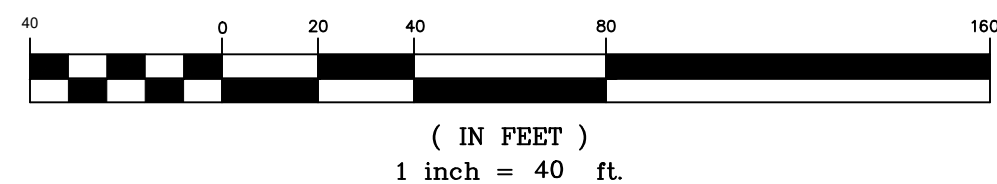


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GRAPHIC SCALE



RHAMKATTTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

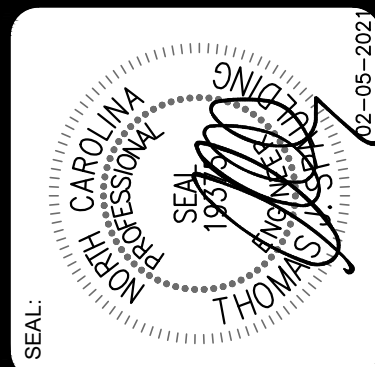
DEVELOPMENT PLAN EXISTING CONDITIONS

DRAWING
SHEET

C-0.1

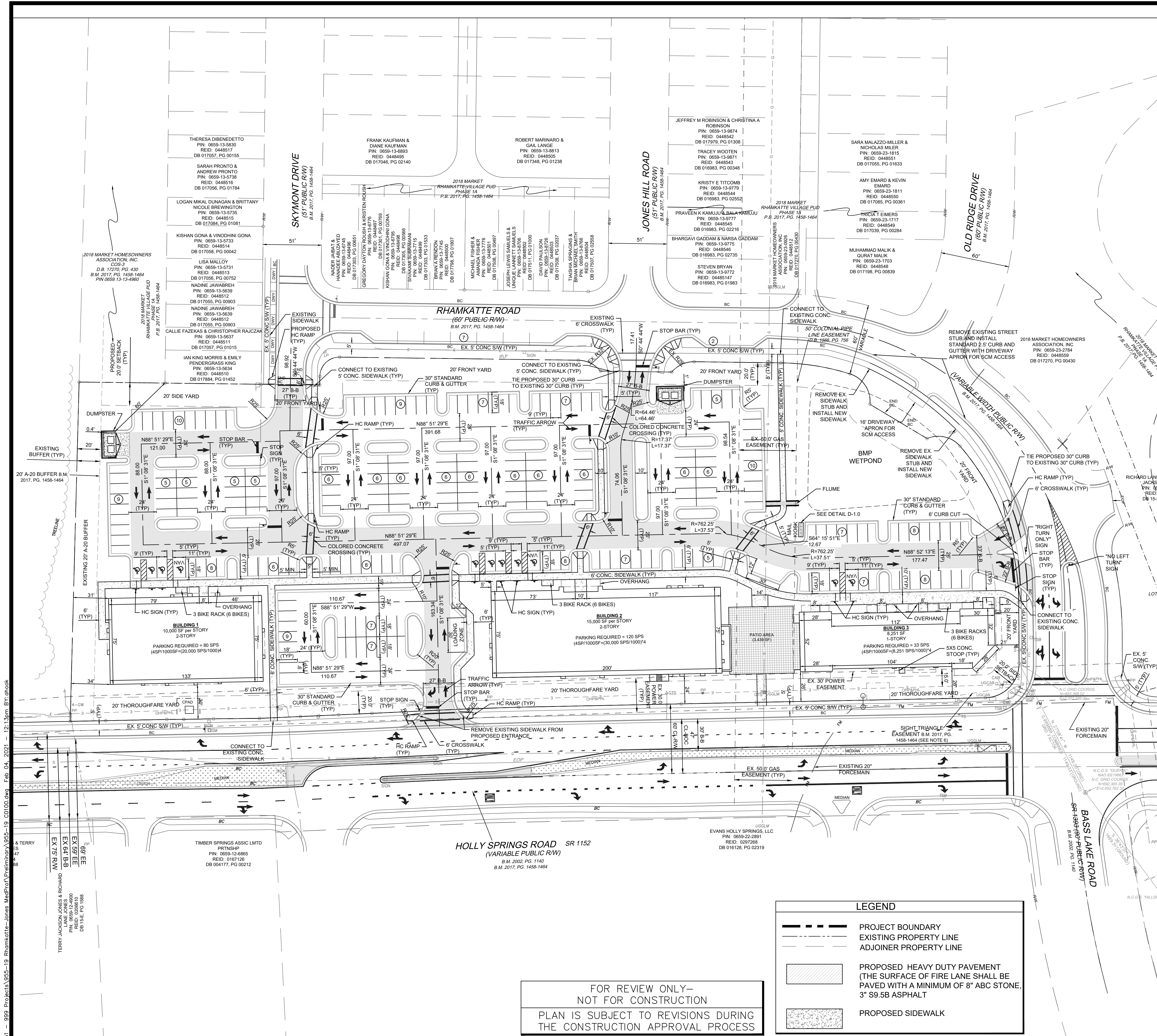
PROJECT NUMBER
955-19

NO.	REVISION	DATE
1.	PER TOHS COMMENTS	09/25/2020
2.	PER TOHS COMMENTS	11/13/2020
3.	PER TOHS COMMENTS	12/18/2020
4.	PER TOHS COMMENTS	02/05/2021



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planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7925

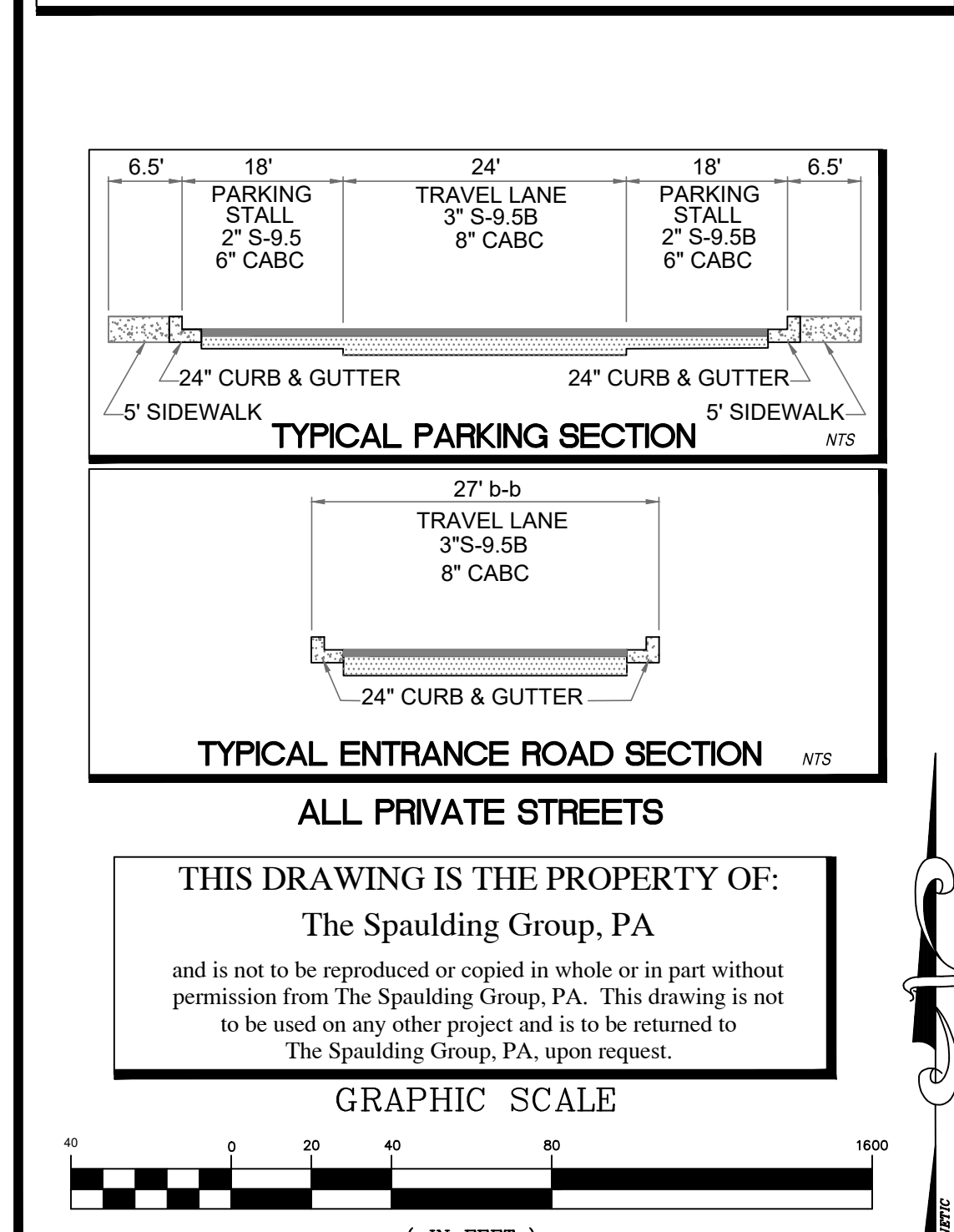
PREPARED FOR:
 LENNAR
 909 AVIATION PARKWAY, SUITE 700
 MORRISVILLE, NC 27560
 DATE: 02-13-2020
 SSAN FIRM CERTIFICATION # C-1875
 PROJECT ENGINEER:
 TOM SPAULDING
 PROJECT DESIGNER:
 JIRIS A. MITCHELL
 PROJECT SURVEYOR:
 TBD



- ### GENERAL NOTES
1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON SURVEY INFORMATION PROVIDED BY ROBINSON & PLANTE LAND SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
 3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
 4. BUILDING FOOTPRINT PROVIDED BY NEW CITY DESIGN GROUP.
 5. HIC RAMP AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
 7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DEE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
 8. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
 9. ADDRESS NUMBERS AND SUITE NUMBERS ON EACH BUILDING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.
 10. BICYCLE RACKS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR AND SHALL NOT IMPEDE PEDESTRIAN TRAFFIC WHEN PLACED ADJACENT TO SIDEWALKS.
 11. A FEE-IN-LIEU SHALL BE REQUIRED OF THE APPLICANT TO BE PAID AT THE TIME OF CONSTRUCTION APPROVAL FOR THE INTERSECTION OF MAIN STREET/HOLLY SPRINGS ROAD AS AGREED UPON BY THE TOWN OF HOLLY SPRINGS AND APPLICANT DURING THE TIA REVIEW OF THIS PROJECT.

SITE DATA

PROJECT ADDRESS: 601 HOLLY SPRINGS ROAD TOWN OF HOLLY SPRINGS	TOWNSHIP: HOLLY SPRINGS COUNTY: WAKE STATE: NORTH CAROLINA
TOTAL PARCEL AREA: 5.36 AC ZONING: PUD (00-PUD-05-A08) PARCEL AREA: 1.32 AC	REID: 0659-13-5417 REID: 0205084 REID: 0659-13-6418 REID: 0434446 REID: 016284-13-5511 REID: 0108004
PARCEL AREA: 0.11 AC PARCEL AREA: 3.93 AC	REID: 0659-13-5417 REID: 0205084 REID: 0659-13-6418 REID: 0434446 REID: 016284-13-5511 REID: 0108004
BUILDINGS PROPOSED BUILDING (1) USE: OFFICE PROPOSED GROSS MAIN FLOOR AREA = 20,000 SF PROPOSED BUILDING FOOTPRINT: 10,000 SF (2 FLOORS - 10,000/FLOOR) MAXIMUM BUILDING HEIGHT = 55/3 STORIES PROPOSED BUILDING HEIGHT = 34'-10 1/2 STORIES PROPOSED BUILDING (2) USE: OFFICE PROPOSED GROSS MAIN FLOOR AREA = 30,000 SF PROPOSED BUILDING FOOTPRINT: 30,000 SF (2 FLOORS - 15,000/FLOOR) MAXIMUM BUILDING HEIGHT = 55/3 STORIES PROPOSED BUILDING HEIGHT = 40'-8 5/2 STORIES PROPOSED BUILDING (3) USE: RETAIL PROPOSED GROSS MAIN FLOOR AREA = 8,251 SF (1 FLOOR) PROPOSED BUILDING HEIGHT = 55/3 STORIES PROPOSED BUILDING HEIGHT = 23'-2 1/1 STORY SETBACKS: FRONT SETBACK 20' REAR SETBACK 20' SIDE SETBACK 20' IMPERVIOUS SURFACE: 3.39 AC	
TOTAL PARKING: TOTAL PARKING REQUIRED = 233 SPACES (232 PROVIDED ON-SITE+9 OFF-SITE = 241 SPACES TOTAL) TOTAL HC REQUIRED (INCL. VAN HC SPACES) = 11 SPACES (11 PROVIDED) TOTAL BICYCLE RACKS REQUIRED: 5 RACKS / 10 BIKES (6 RACKS / 18 BIKES PROVIDED) TOTAL SPACES REQUIRED BUILDING (1): 80 SPACES (INCL. HC SPS) (4 SPACES/1000 SF*20,000 SF = 80 SPACES) HANDICAP REQUIRED: 4 SPACES (INCL. 1 VAN HC SP) 4 SPACES/76-100 REGULAR SPACES BICYCLE RACK REQUIRED: 2 RACKS TOTAL SPACES REQUIRED BUILDING (2): 120 SPACES (INCL. HC SPS) (4 SPACES/1000 SF*30,000 SF = 120 SPACES) HANDICAP REQUIRED: 5 SPACES (INCL. 1 VAN HC SP) 5 SPACES/101-150 REGULAR SPACES BICYCLE RACK REQUIRED: 2 RACKS TOTAL SPACES REQUIRED BUILDING (3): 33 SPACES (INCL. HC SPS) (4 SPACES/1000 SF*8,251 SF = 33 SPACES) HANDICAP REQUIRED: 2 SPACES (INCL. 1 VAN HC SP) 2 SPACES/26-50 REGULAR SPACES BICYCLE RACK REQUIRED: 1 RACK TOTAL SPACES PROVIDED: 241 SPACES (232 SPS + 9 OFF-SITE SPACES ON RHANKATTE ROAD (103.43% OF REQUIRED PARKING)) OPEN SPACE PROVIDED: 1,168 SF 0.5% PER TOTAL PROJECT AREA = 0.5% * 233,481.6 SF (5.36 AC) OPEN SPACE PROVIDED: 3,439 SF PATIO AREA	



LEGEND

---	PROJECT BOUNDARY
---	EXISTING PROPERTY LINE
---	ADJOINER PROPERTY LINE
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT (THE SURFACE OF FIRE LANE SHALL BE PAVED WITH A MINIMUM OF 8" ABC STONE, 3" S9.5B ASPHALT)
[Pattern]	PROPOSED SIDEWALK

FOR REVIEW ONLY-
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

DATE: 02/25/2020

REVISION: 1

NO. 1

PER TOWN COMMENTS

1

PER TOWN COMMENTS

1

PER TOWN COMMENTS

1

PER TOWN COMMENTS

1

DATE: 02/25/2020

REVISION: 1

NO. 1

PER TOWN COMMENTS

1

PER TOWN COMMENTS

1

PER TOWN COMMENTS

1

PER TOWN COMMENTS

1

THE SPAULDING GROUP, PA

planning • civil engineering

1611 Jones Franklin Road Suite 101 Raleigh, NC 27606

Phone (919) 854-7990 Fax (919) 854-7995

REVIEWED FOR:

959 AVIATION PARKWAY, SUITE 700

MORRISVILLE, NC 27560

DATE: 02/13/2020

SANITARY CERTIFICATION # C-10/15

PROJECT DESIGNER:

IRIS A. MITCHELL

PROJECT SURVEYOR:

TBD

RHANKATTE PLAZA

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

DEVELOPMENT PLAN

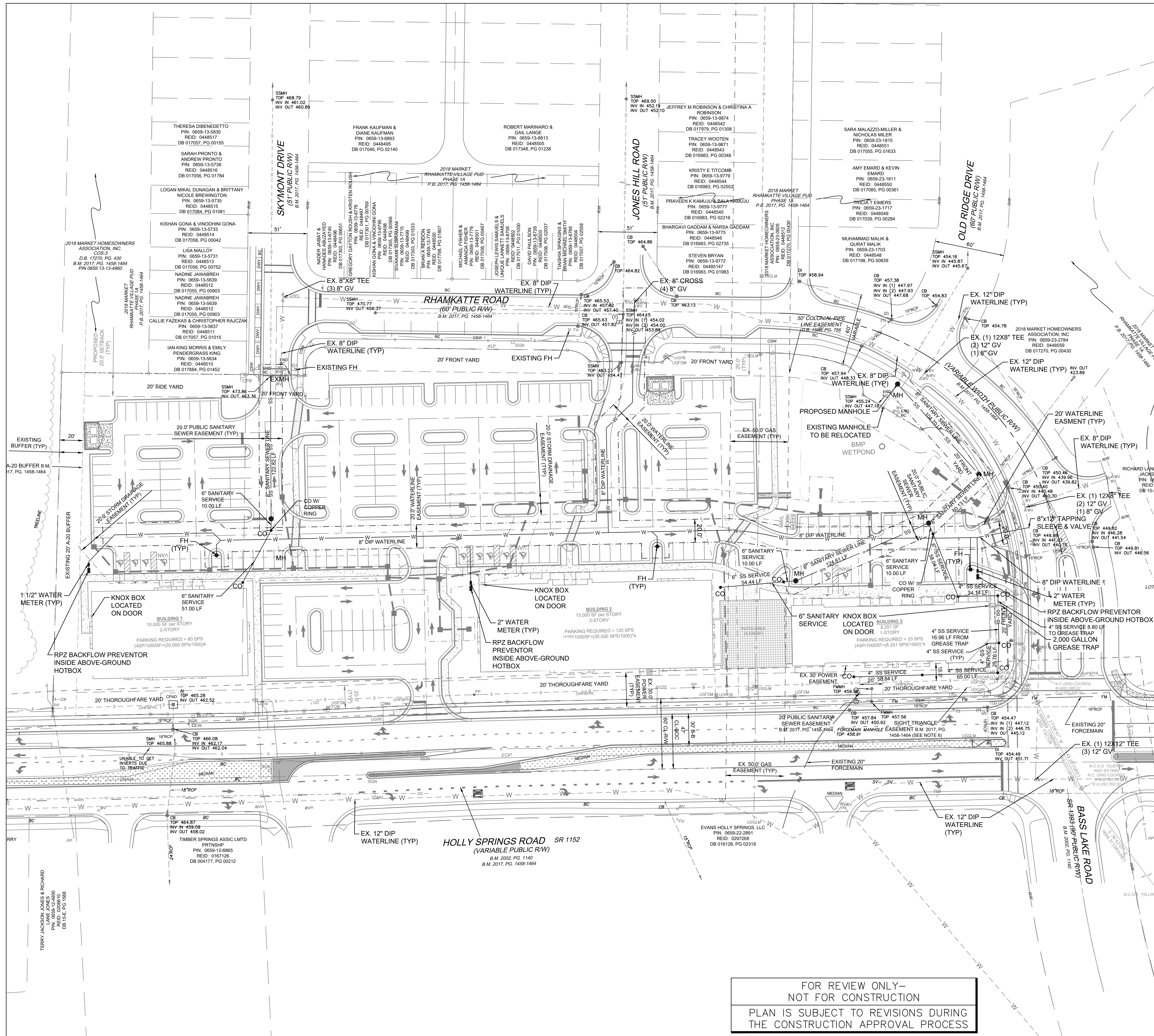
SITE PLAN

DRAWING SHEET

C-1.0

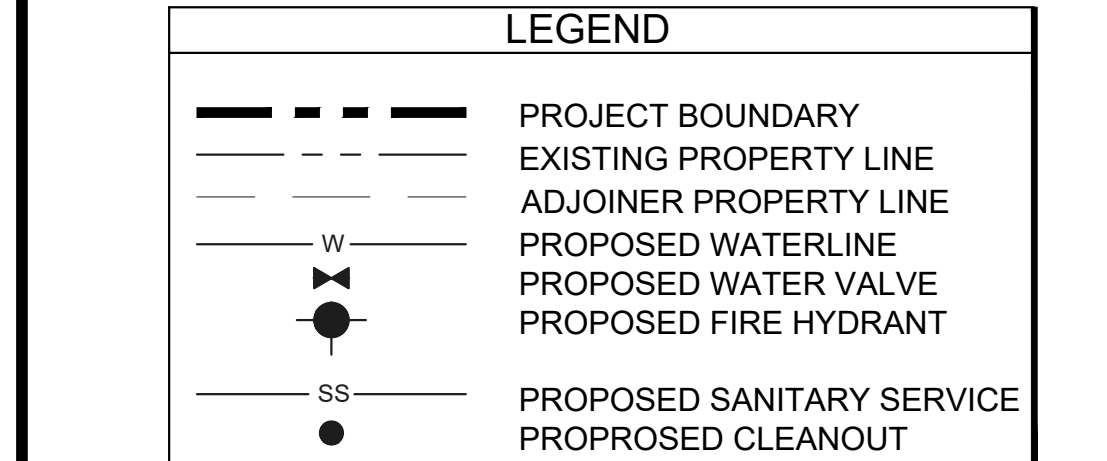
PROJECT NUMBER

955-19



- GENERAL NOTES**
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- UTILITY NOTES**
1. ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
 2. ALL NEW UTILITY LINES SHALL BE UNDERGROUND.
 3. ALL SANITARY SEWER LINES SHALL BE 6" SDR-35 PVC UNLESS OTHERWISE NOTED.
 4. ALL POTABLE WATER MAINS SHALL BE DIP.
 5. ALL POWER LINES SHALL BE PLACED UNDERGROUND.
 6. REMOTE FDC REQUIRED ON MULTI-STORY BUILDINGS WITHIN 100' OF FIRE HYDRANT, MUST BE 5" STORZ CONNECTION.



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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7925

RHANKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

DEVELOPMENT PLAN
UTILITY PLAN

DRAWING SHEET
C-2.0

PROJECT NUMBER
955-19

REVISIONS

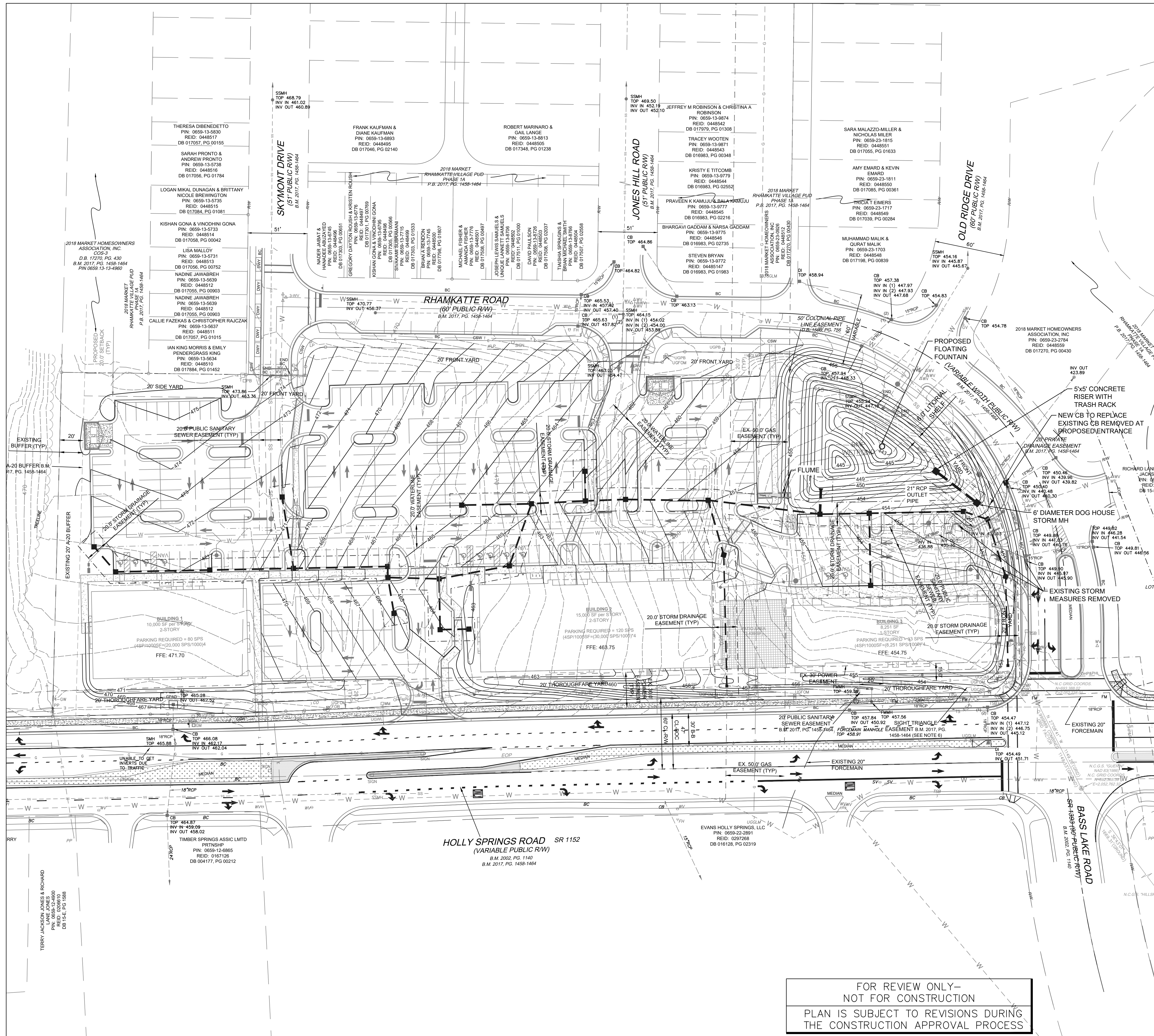
NO.	REVISION	DATE
1	PER TOWN COMMENTS	02/22/2020
2	PER TOWN COMMENTS	02/22/2020
3	PER TOWN COMMENTS	02/22/2020
4	PER TOWN COMMENTS	02/22/2020

DESIGNED FOR:
TERRY JACKSON JONES & RICHARD
959 AVIATION PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02/13/2020
SANITARY CERTIFICATION # C-1975

PROJECT DESIGNER:
TOM SPAULDING

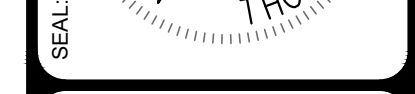
PROJECT SURVEYOR:
IRIS A. MITCHELL

PROJECT SURVEYOR:
TBD



- GENERAL NOTES
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DATE	REVISION	NO.	PER TONE COMMENTS
09/25/2020	1	1	PER TONE COMMENTS
12/19/2020	2	2	PER TONE COMMENTS
02/05/2021	3	3	PER TONE COMMENTS
	4	4	PER TONE COMMENTS



THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR:
FENNER
959 AVIATION PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02-13-2020
SANITARY CERTIFICATION # C-1975
PROJECT DESIGNER:
TOM SPAULDING
PROJECT SURVEYOR:
IRIS A. MITCHELL
BD

RHANKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
DEVELOPMENT PLAN
STORMWATER MANAGEMENT & GRADING PLAN

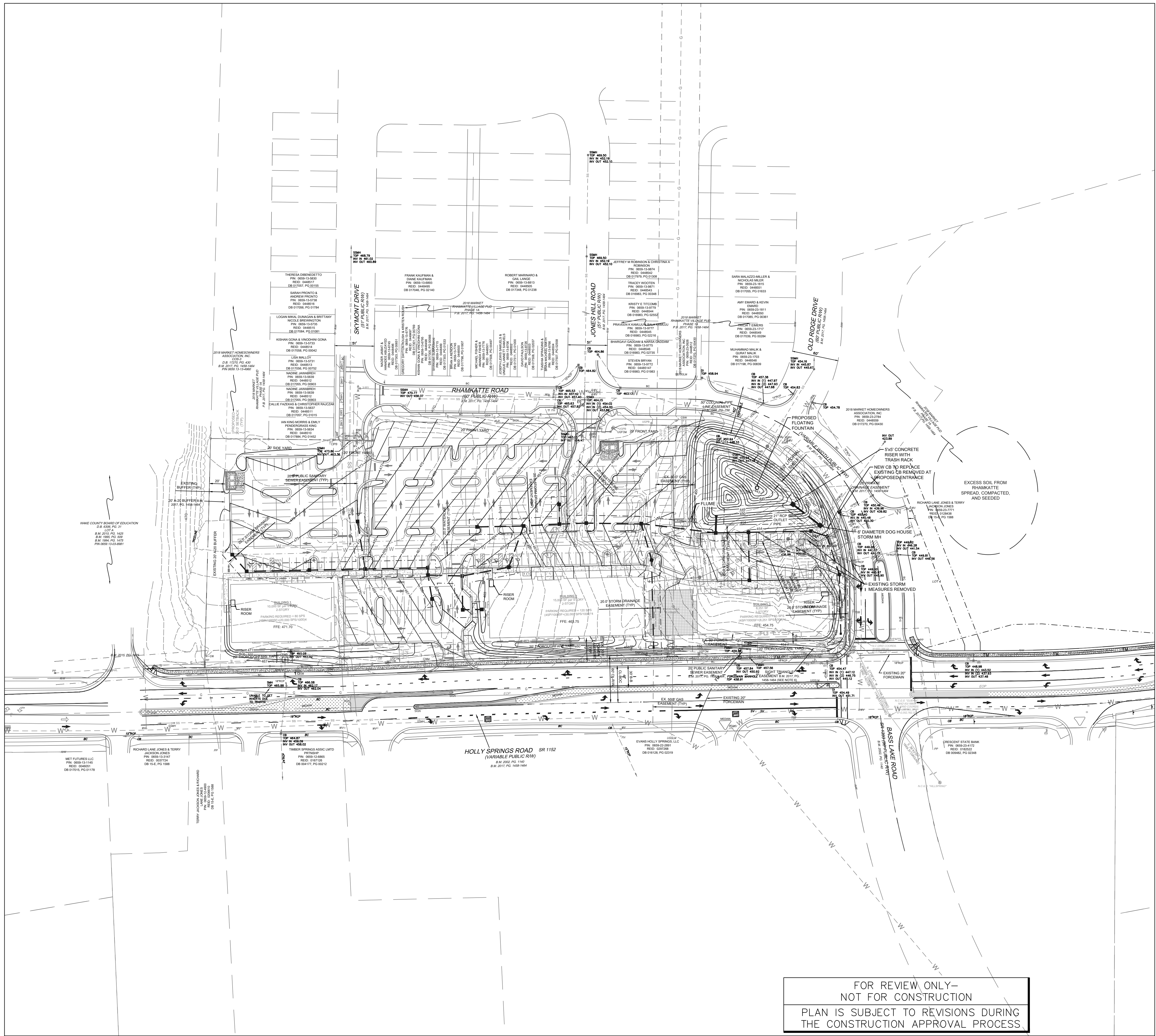
DRAWING SHEET
C-3.0
PROJECT NUMBER
955-19

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GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

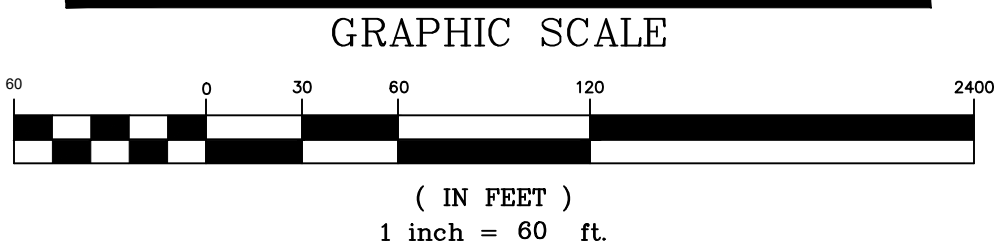
- STORM DRAIN LEGEND
- CATCH BASIN
 - ▼ FLARED END SECTION
 - STORM MH/ JUNCTION BOX
 - RCP UNLESS OTHERWISE NOTED



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- STORM DRAIN LEGEND**
- CATCH BASIN
 - ▼ FLARED END SECTION
 - STORM MH/ JUNCTION BOX
 - RCP UNLESS OTHERWISE NOTED

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THE SPAULDING GROUP, PA
planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

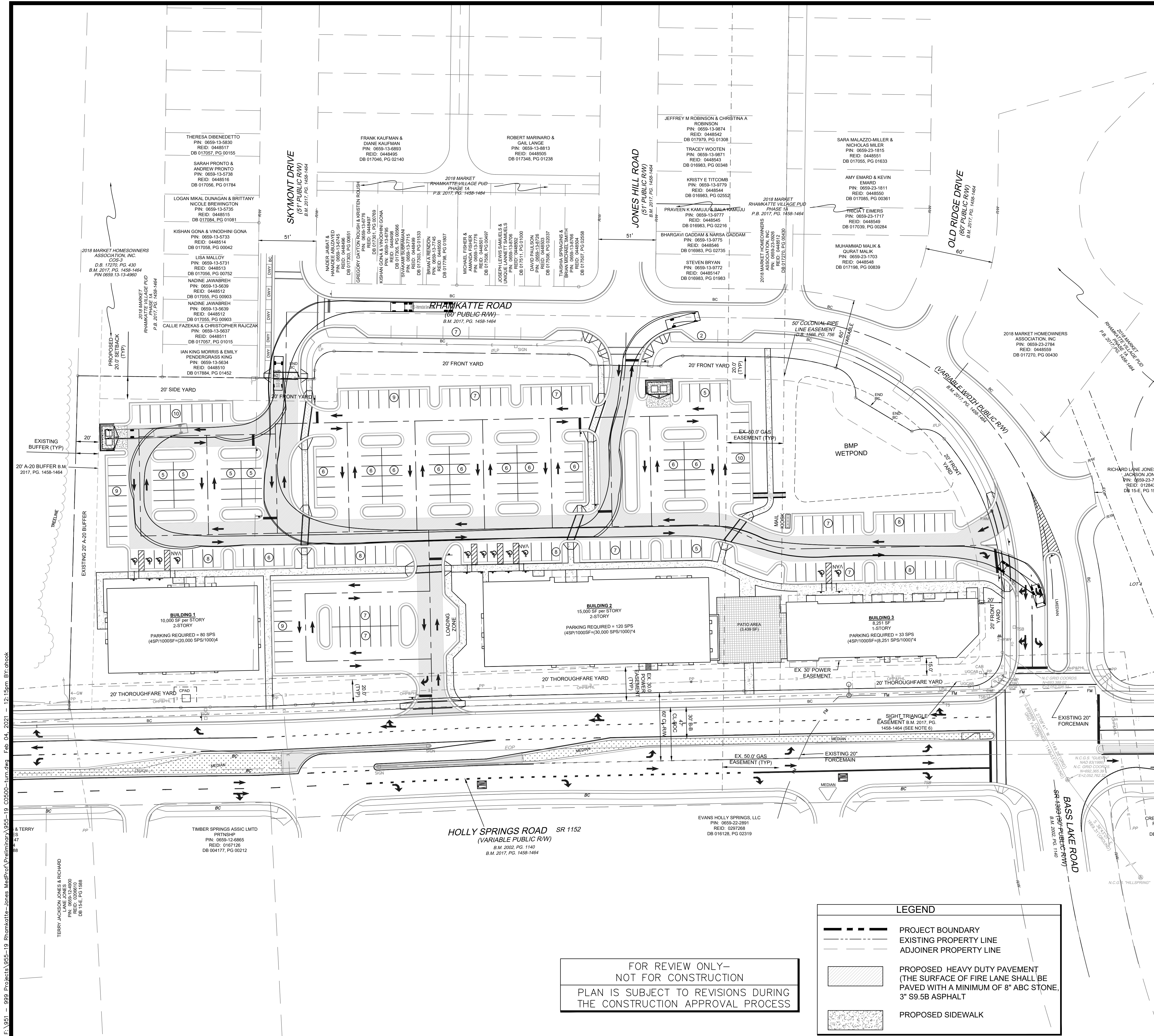
DESIGNED FOR:
LENNAR
999 AVIATION PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02/13/2020
SANITARY CERTIFICATION # C-1975
PROJECT DESIGNER:
IRIS A. MITCHELL
PROJECT SURVEYOR:
TBD

RHANKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
DEVELOPMENT PLAN
OFF-SITE GRADING AREA

DRAWING
SHEET
C-3.1
PROJECT NUMBER
955-19

NO.	REVISION	DATE
1	PER TOWN COMMENTS	02/25/2020
2	PER TOWN COMMENTS	02/25/2020
3	PER TOWN COMMENTS	02/25/2020
4	PER TOWN COMMENTS	02/25/2020

SEAL:
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
TOM SPAULDING
02-195-2020



GENERAL NOTES

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TOWN OF HOLLY SPRINGS
COUNTY: WAKE
STATE: NORTH CAROLINA
TOTAL PARCEL AREA: 5.36 AC
ZONING: PUD (00-PUD-05-A08)
PARCEL AREA: 1.32 AC
PARCEL AREA: 0.11
PARCEL AREA: 3.93 AC

BUILDINGS
PROPOSED BUILDING (1) USE: OFFICE
PROPOSED GROSS MAIN FLOOR AREA = 20,000 SF
PROPOSED BUILDING FOOTPRINT: 10,000 SF (2 FLOORS - 10,000/FLOOR)
MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 34'-10 1/2 STORIES
PROPOSED BUILDING (2) USE: OFFICE
PROPOSED GROSS MAIN FLOOR AREA = 30,000 SF
PROPOSED BUILDING FOOTPRINT: 30,000 SF (2 FLOORS - 15,000/FLOOR)
MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 40'-8 5/2 STORIES
PROPOSED BUILDING (3) USE: RETAIL
PROPOSED GROSS MAIN FLOOR AREA = 8,251 SF (1 FLOOR)
MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 23'-2 1/1 STORY

SETBACKS:
FRONT SETBACK 20'
REAR SETBACK 20'
SIDE SETBACK 20'

IMPERVIOUS SURFACE: 3.39 AC

TOTAL PARKING:
TOTAL PARKING REQUIRED = 233 SPACES (232 PROVIDED ON-SITE+9 OFF-SITE = 241 SPACES TOTAL)
TOTAL HC REQUIRED (INCL VAN HC SPACES) = 11 SPACES (11 PROVIDED)
TOTAL BICYCLE RACKS REQUIRED: 5 RACKS / 10 BIKES (9 RACKS / 18 BIKES PROVIDED)

TOTAL SPACES REQUIRED BUILDING (1): 80 SPACES (INCL HC SPS)
(4 SPACES/1000 SF*20,000 SF = 80 SPACES)
HANDICAP REQUIRED: 4 SPACES (INCL. 1 VAN HC SP) 4 SPACES/76-100 REGULAR SPACES
BICYCLE RACK REQUIRED: 2 RACKS

TOTAL SPACES REQUIRED BUILDING (2): 120 SPACES (INCL HC SPS)
(4 SPACES/1000 SF*30,000 SF = 120 SPACES)
HANDICAP REQUIRED: 5 SPACES (INCL. 1 VAN HC SP) 5 SPACES/101-150 REGULAR SPACES
BICYCLE RACK REQUIRED: 2 RACKS

TOTAL SPACES REQUIRED BUILDING (3): 33 SPACES (INCL HC SPS)
(4 SPACES/1000 SF*8,251 SF = 33 SPACES)
HANDICAP REQUIRED: 2 SPACES (INCL. 1 VAN HC SP) 2 SPACES/26-50 REGULAR SPACES
BICYCLE RACK REQUIRED: 1 RACK

TOTAL SPACES PROVIDED: 241 SPACES (232 SPS + 9 OFF-SITE SPACES ON RHANKATTE ROAD (103.43% OF REQUIRED PARKING))

OPEN SPACE REQUIRED: 1,168 SF
0.5% PER TOTAL PROJECT AREA = 0.5% * 233,481.6 SF (5.36 AC)
OPEN SPACE PROVIDED: 3,439 SF PATIO AREA

TYPICAL PARKING SECTION

6.5' 18' 24' 18' 6.5'
PARKING STALL 3" S-9.5B 6" CABC
TRAVEL LANE 3" S-9.5B 8" CABC
PARKING STALL 2" S-9.5B 6" CABC
24" CURB & GUTTER
5' SIDEWALK

TYPICAL ENTRANCE ROAD SECTION

27' b-b
TRAVEL LANE 3" S-9.5B 8" CABC
24" CURB & GUTTER

ALL PRIVATE STREETS

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- PROPOSED HEAVY DUTY PAVEMENT (THE SURFACE OF FIRE LANE SHALL BE PAVED WITH A MINIMUM OF 8" ABC STONE, 3" S-9.5B ASPHALT)
- PROPOSED SIDEWALK

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NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

RHANKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

TURN TEMPLATE
SITE PLAN

DRAWING SHEET
C-5.0

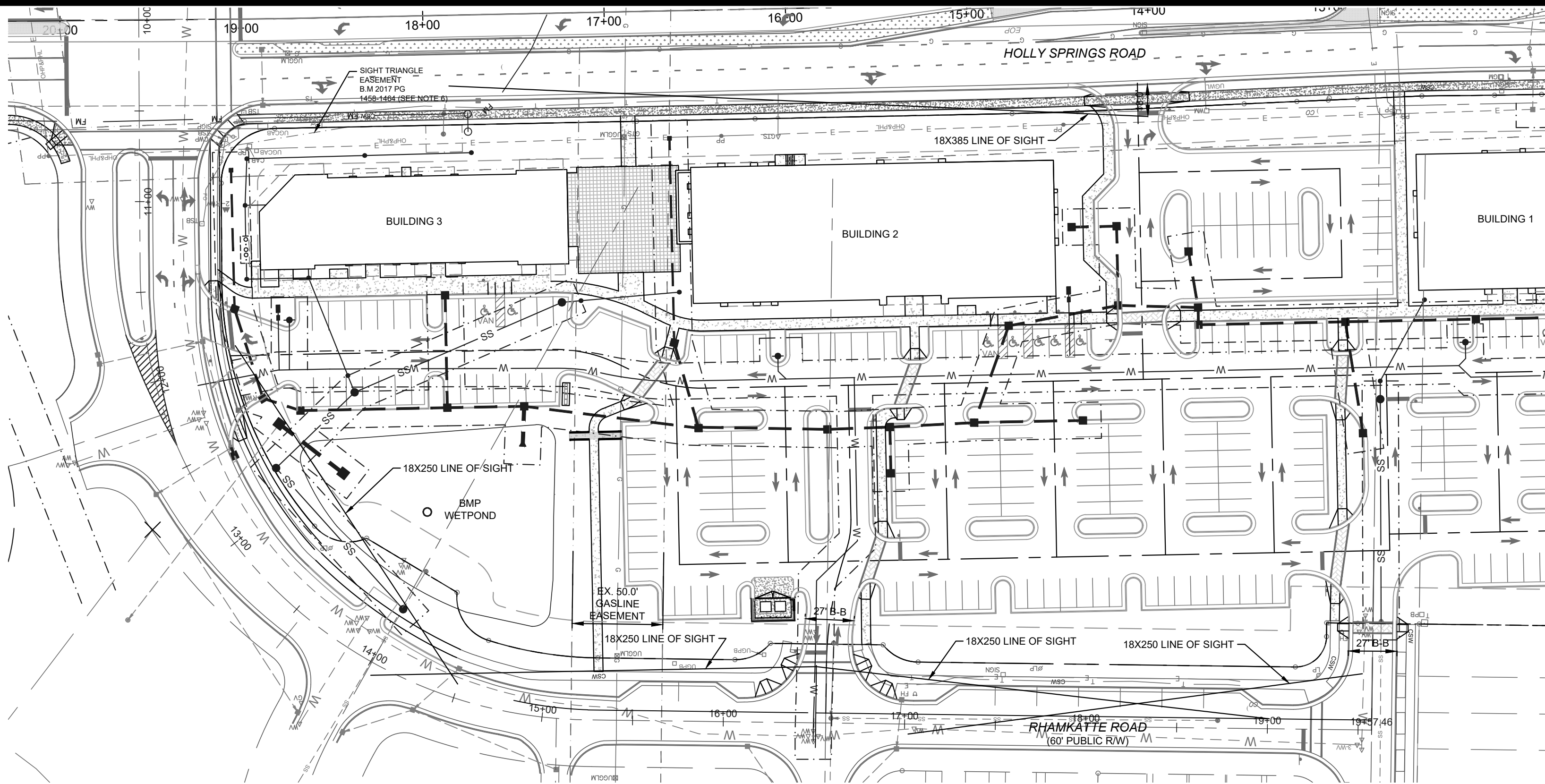
PROJECT NUMBER
955-19

REVISION

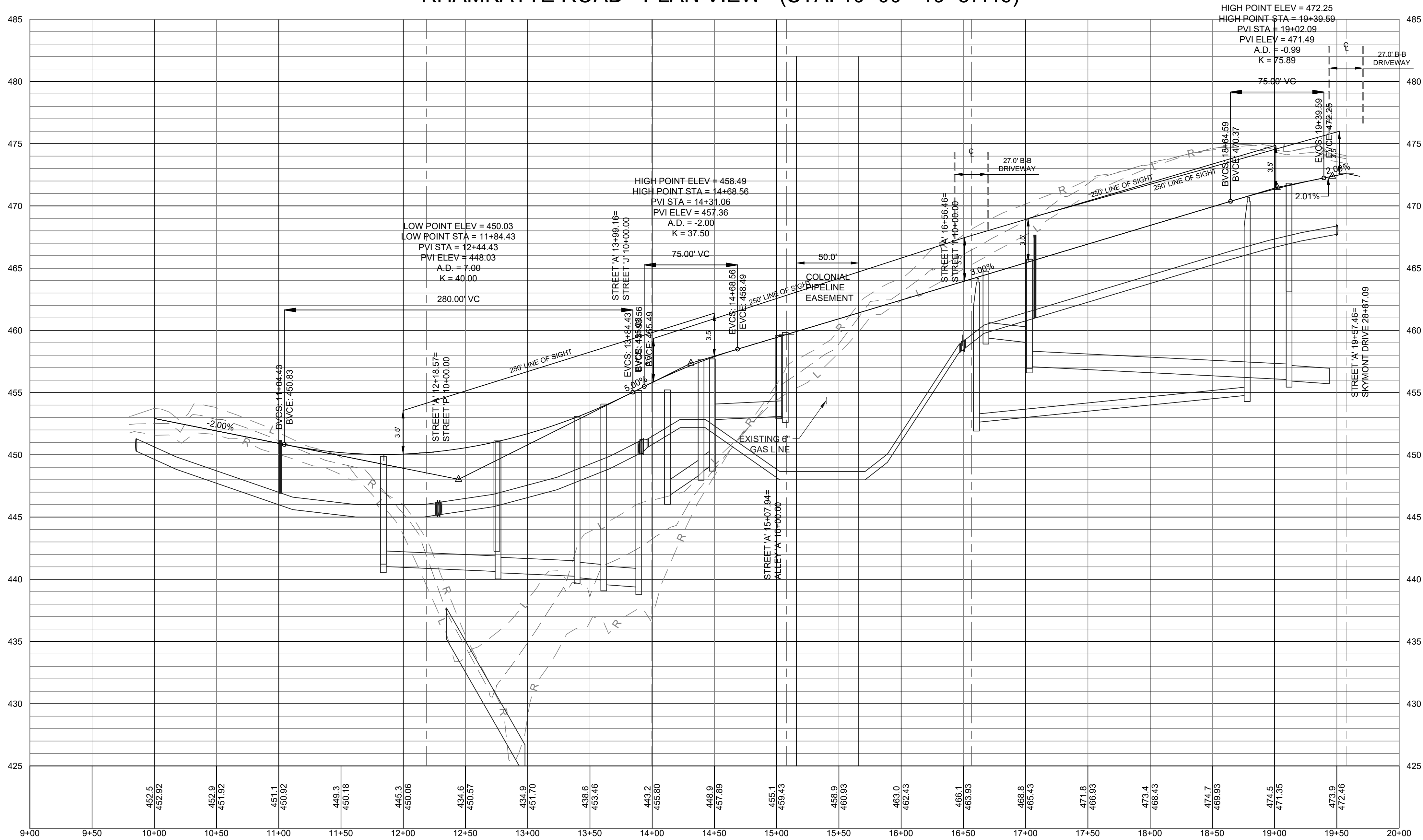
NO.	REVISION	DATE
1	PER TONS COMMENTS	02/25/2020
2	PER TONS COMMENTS	02/25/2020
3	PER TONS COMMENTS	02/25/2020
4	PER TONS COMMENTS	02/25/2020

SEAL:
CAROLINA
HOLLY SPRINGS
THOMAS
6-15-2020

REVIEWED FOR:
TERRA
959 AVIATION PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02/13/2020
SANITARY CERTIFICATION # C-1975
PROJECT DESIGNER:
IRIS A. MITCHELL
PROJECT SURVEYOR:
TBD

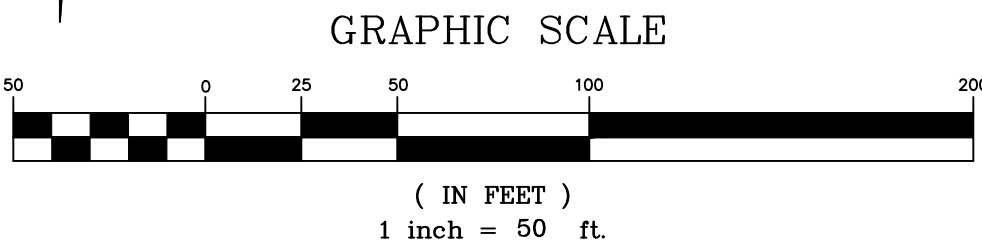


RHAMKATTE ROAD - PLAN VIEW (STA. 10+00 - 19+57.46)



RHAMKATTE ROAD - PROFILE VIEW (STA. 10+00 - 21+00)

Rhamkatte Pud	
INTERSECTION SIGHT DISTANCE CALCULATIONS	
August 18, 2014	
Internal Intersections	
DESIGN SPEED:	25 MPH
INTERSECTION SIGHT DISTANCE (ISD) Table 3.1 TOHS Standards (Stopping sight distance for passenger car)	
ISD	250 FEET
RIGHT OUT ON TO HOLLY SPRINGS ROAD	
DESIGN SPEED:	40 MPH
INTERSECTION SIGHT DISTANCE (ISD) FROM EXHIBIT 9-58 AASHTO GREEN BOOK (2004)	
	385 FEET



SCALE: HORIZ. - 1" = 50'
VERT. - 1" = 5'

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THE SPAULDING GROUP, PA
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1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

REVIEWED FOR:
LENNAR
909 AVIATION PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02/13/2020
SANITIZATION # C-1975
PROJECT DESIGNER:
IRIS A. MITCHELL
PROJECT SURVEYOR:
TBD

RHAMKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN
RHAMKATTE ROAD - SIGHT EXHIBIT

DRAWING
SHEET
C-6.2
PROJECT NUMBER
955-19

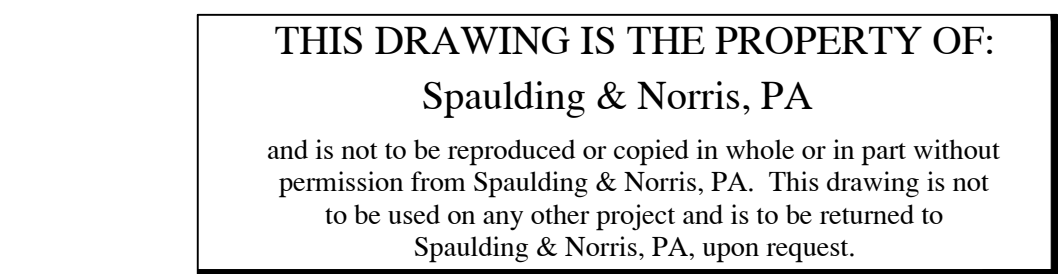


MINIMUM
PAVEMENT DESIGN
3" S9.5B
4" I19.0B
10" C.A.B.C.



G H	4" YELLOW EDGE LINE NCDOT STD. 1205.01 1.25' FROM EDGE OF ISLAND OR 0.5' FROM CURB EDGE OF PAVEMENT 10' WHITE SKIP LINE NCDOT STD. 1205.01
--	--

TAPER #4
PROPOSED SHIFT FOR SB TO EXISTING = 7'
POSTED SPEED LIMIT = 35 MPH
DESIGN SPEED = 40 MPH
 $A=WS^2 / 60= 186'$



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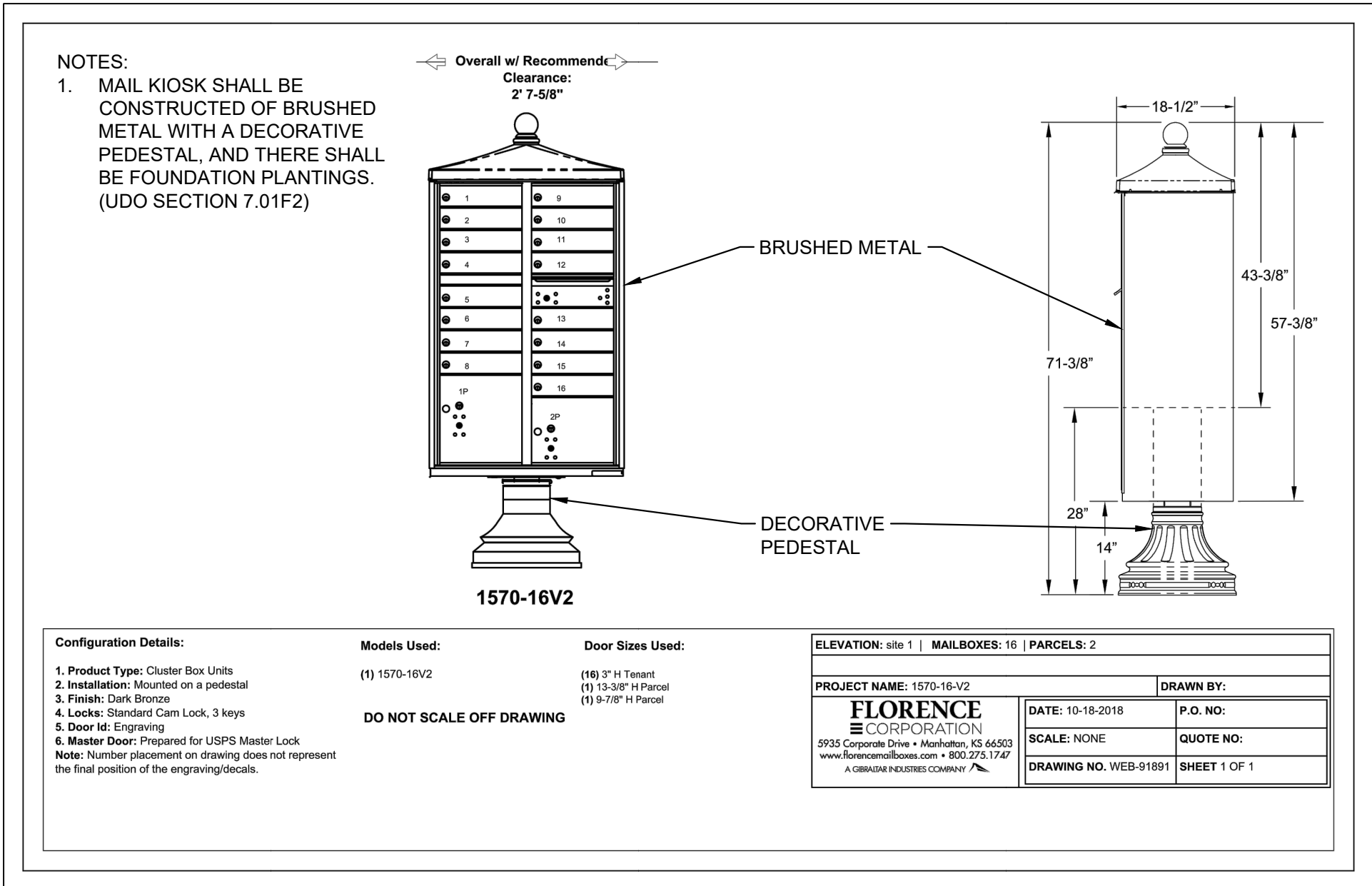
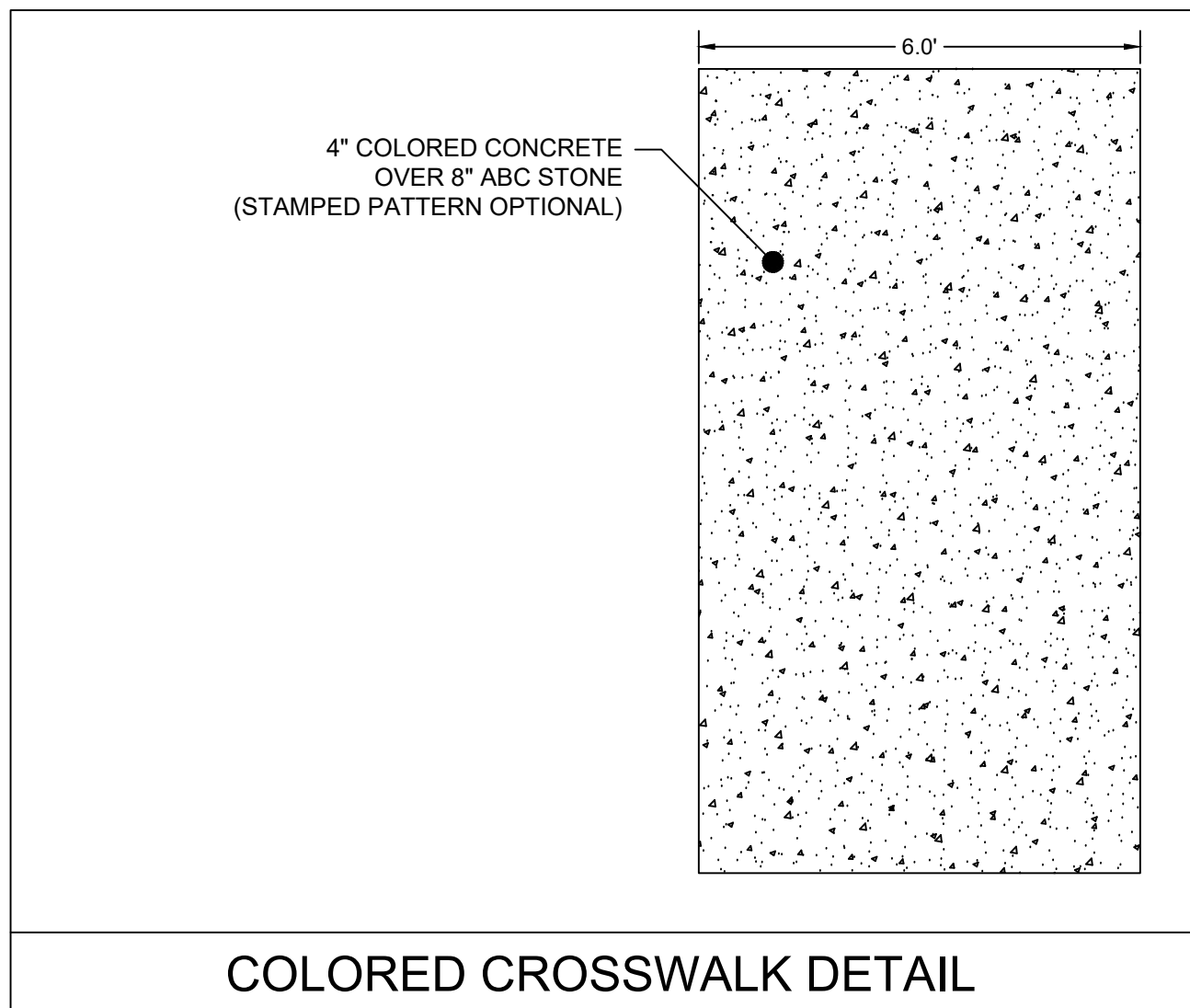
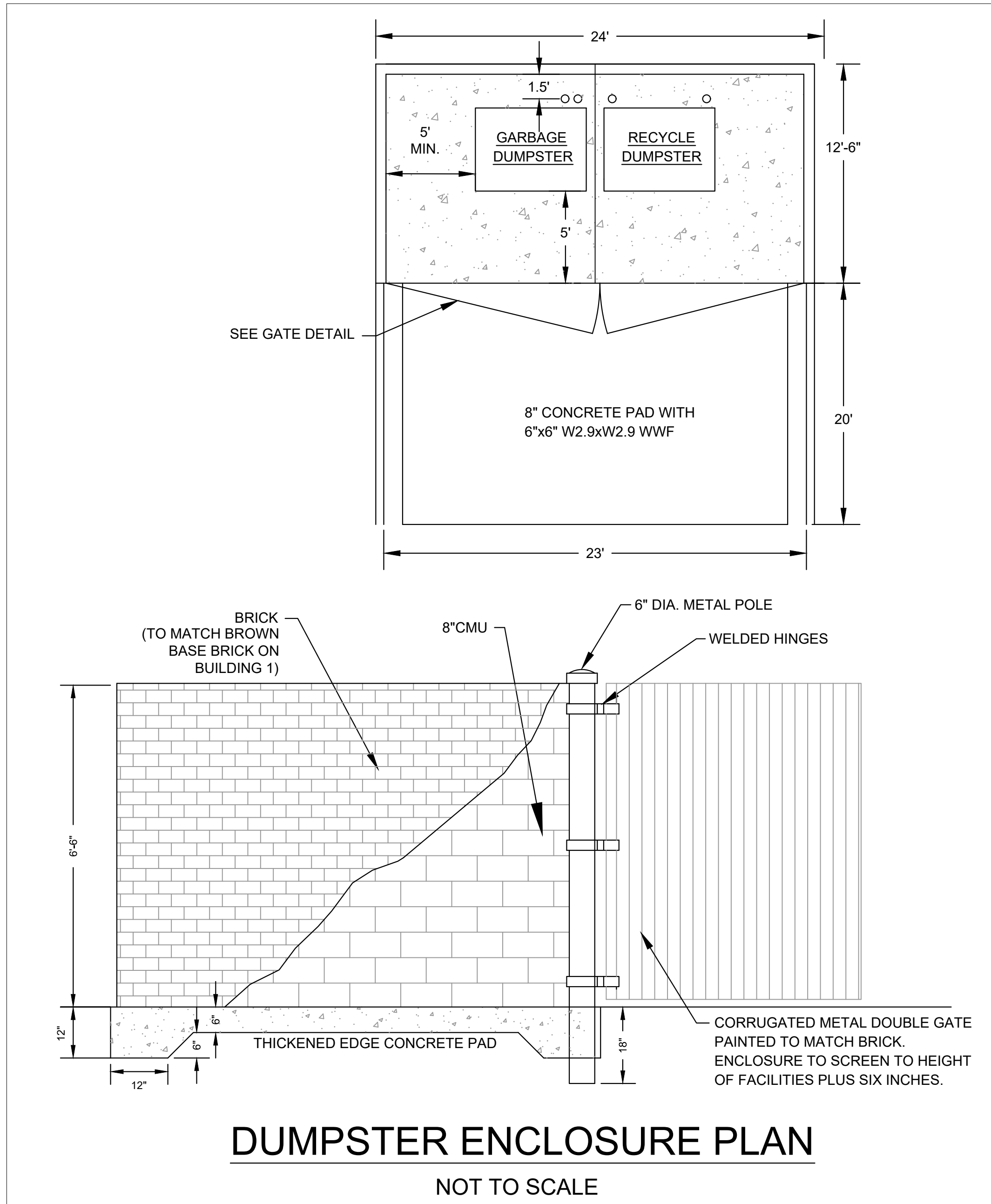
HOLD

DRAWING
SHEET

C-6.6

PROJECT NUMBER
955-19

F:\951 - 899 Projects\955-19 Rhankatte-Jones MedPro\955-19 Preliminary\955-19 DO100.dwg Feb 04, 2021 - 12:28pm BY: chack



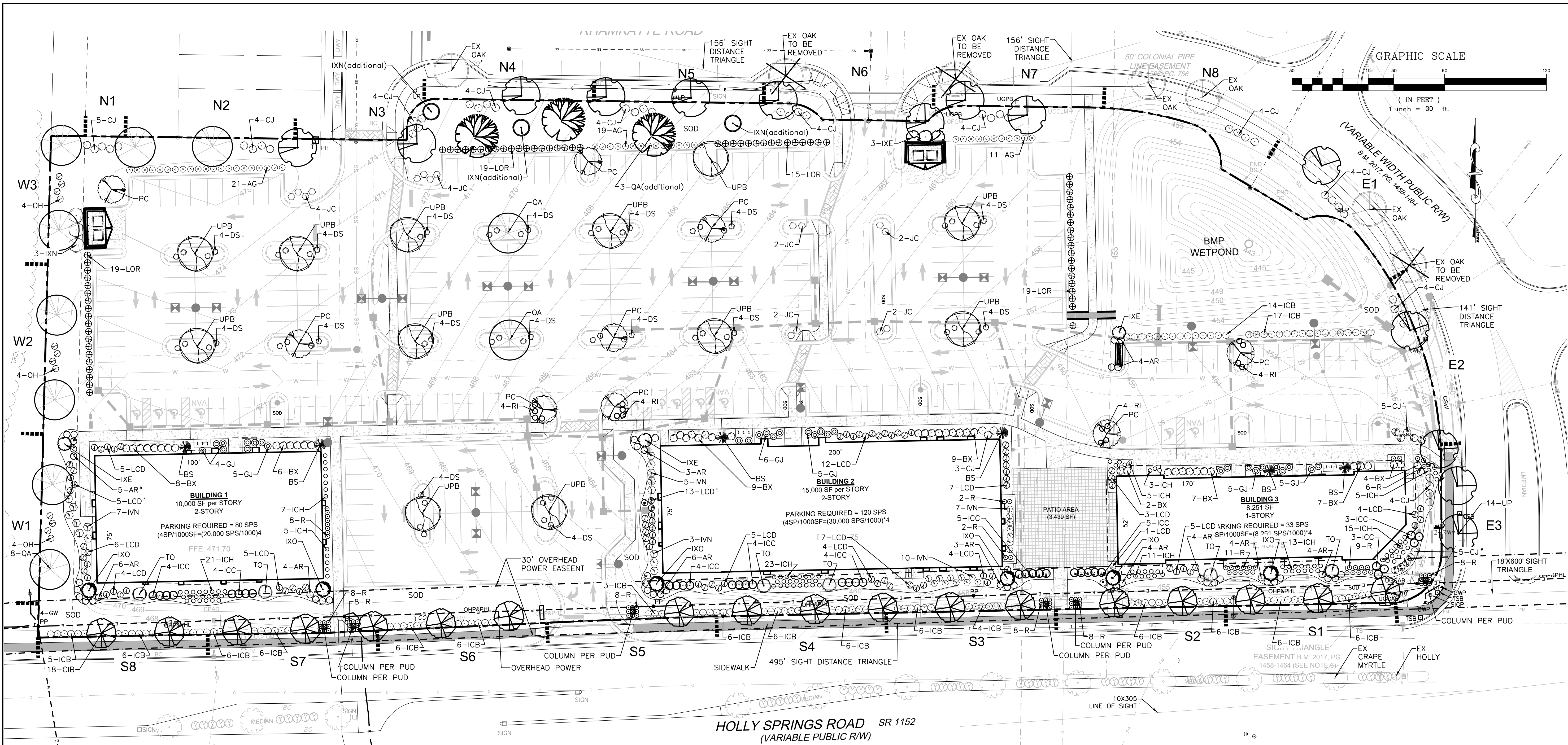
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THE CONSTRUCTION APPROVAL PROCESS

RHANKATTTE PLAZA
DEVELOPMENT PLAN
CONSTRUCTION DETAILS

HOLLY SPRINGS

DRAWING
SHEET
D-1.0
PROJECT NUMBER
955-18

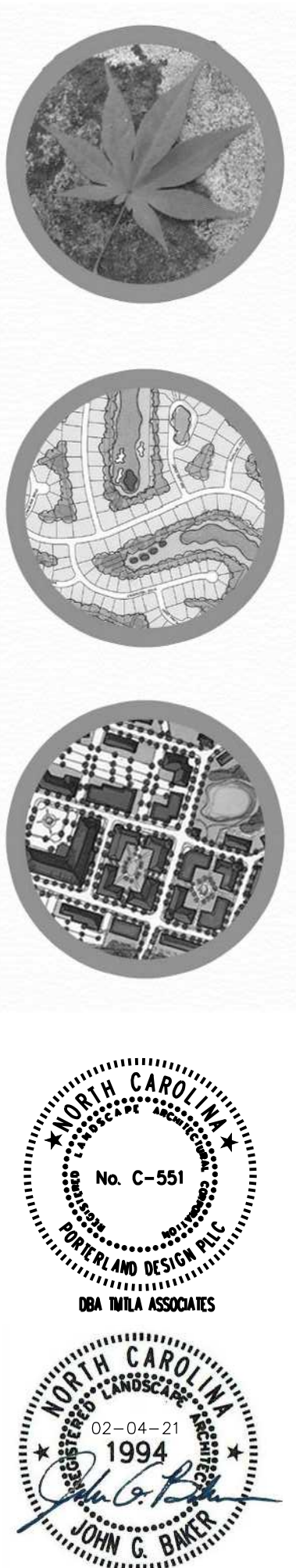


- LANDSCAPE NOTES**
1. All landscaping shall be installed and maintained in accordance with the Town of Holly Springs development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
 2. Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
 3. Do not change the design without approval from the the Owner and/or code compliance authority .
 4. All areas not otherwise specified shall be permanently planted with Zoysia Grass Sod and established per sediment and erosion control requirements.
 5. Foundation planting beds shall exhibit positive drainage, consist of native topsoil or imported eqv to a depth of 8", and fertilized/limed per soil report.
 6. Turf areas shall be fine graded, consisting of native topsoil or imported eqv to a depth of 4" and fertilized/limed per soil report.
 7. Landscape contractor shall verify plant quantities. If there is a discrepancy, use higher quantity.
 8. All newly installed trees and shrubs shall be guaranteed by the contractor for one year and replaced at the owners request if the plant is stressed, damaged, diseased or dead.
 9. Owner shall be responsible for the replacement of any required planting. Such replacement shall occur during the next planting season.
 10. Provide adequate visibility for safe vehicular and pedestrian movement within the parking area, plant materials located within five (5) feet of the back of curb / edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed thirty-six (36) inches above grade.
 11. Plants located in an easement area are subject to approval by easement holder.
 12. No large trees shall be planted in utility easements.
 13. Owner is responsible for the maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e. thickets)), and kept free from trash, debris and other objectionable materials.

- ALTERNATE LANDSCAPE PLANT LOCATIONS:**
- See the description below for relocation of required plants. Adjusted plants are denoted by an (*) asterisk on the plan.
1. For Building 1 N elevation, four 24" shrubs moved to W elevation.
 2. For Building 2 E elevation, three 24" shrubs moved to W elevation.
 3. For Building 3 N elevation, five 36" shrubs moved north across sidewalk.
 4. For Building 3 N elevation, two 36" shrubs moved to SE corner of Building 3.
 5. For Building 3 W elevation, two 36" shrubs relocated to SE corner of Building 3.

REMAINING CALCULATIONS AND
PLANT DETAILS LOCATED ON SHEET L-2

PLANT LIST - Rhamkatte										
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	PUV	PUV Total	% PUV	LOCATION	COMMENTS
DECIDUOUS TREES										
UP	Ulmus parviflora 'Allee'	Allee Elm	2 1/2"	B&B	14	8	112	23.63%	perimeter yard	
UPB	Ulmus parviflora 'Bosque'	Bosque Elm	2 1/2"	B&B	12	8	96	20.25%	parking	
QA	Quercus acutissima	Sawtooth Oak	2 1/2"	B&B	13	8	104	21.94%	perimeter yard / parking	
PC	Pistacia chinensis	Chinese pistache	2 1/2"	B&B	9	8	72	15.19%	parking	
CIB	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle	2 1/2"	B&B	18	5	90	18.99%	street yard	single stem, per PUD
TOTAL							474			
EVERGREEN TREES										
TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' HT.	B&B	6	5	30	20.00%	foundation	
IXO	Ilex x 'Oakland'	Oakland Holly	6' HT.	B&B	6	5	30	20.00%	foundation	
BS	Buxus sempervirens 'Fastigiata'	Fastigiata Boxwood	6' HT.	B&B	6	5	30	20.00%	foundation	
IXN	Ilex x 'Nellie Stevens'	Nellie Stevens Holly	6' HT.	B&B	6	5	30	20.00%	foundation	
IXE	Ilex x 'Emily Bruner'	Emily Bruner Holly	6' HT.	Cont.	6	5	30	20.00%	foundation	
TOTAL							150			
SHRUBS										
ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24" HT.	Cont.	124	0.5	62	14.57%	perimeter yard / parking	
ICC	Ilex cornuta 'Carissa'	Carissa Holly	24" HT.	Cont.	36	0.5	18	4.23%	foundation	
BX	Buxus x 'Greenvelvet'	Greenvelvet Boxwood	24" HT.	Cont.	48	0.5	24	5.64%	foundation	
CJ	Camellia japonica 'Kramer's Supreme'	Camellia	36" HT.	Cont.	58	1	58	13.63%	perimeter yard / foundation	
OH	Osmanthus heterophyllus 'Kaoi Hime'	False Holly	36" HT.	Cont.	12	1	12	2.82%	perimeter yard	
IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" HT.	Cont.	32	0.5	16	3.76%	foundation	
R	Rosa x Red Drift	Shrub Rose	18" HT.	Cont.	86	0.25	21.5	5.05%	foundation	
GJ	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	24" HT.	Cont.	30	0.5	15	3.53%	foundation	
AG	Abelia x grandiflora 'Little Richards'	Glossy Abelia	24" HT.	Cont.	47	0.5	23.5	5.52%	parking	
ICH	Ilex crenata 'Helleri'	Helleri Holly	18" HT.	Cont.	108	0.25	27	6.35%	foundation	
LCD	Loropetalum chinensis vr. 'Daruma'	Daruma Loropetalum	24" HT.	Cont.	86	0.5	43	10.11%	foundation	
AR	Abelia x grandiflora 'Radiance'	Variegated Abelia	24" HT.	Cont.	47	0.5	23.5	5.52%	foundation	
LOR	Loropetalum chinensis vr. 'Pizzazz'	Pizzazz Loropetalum	24" HT.	Cont.	72	0.5	36	8.46%	parking	
RI	Rhaphiolepis indica 'Olivia'	Indian Hawthorne	24" HT.	Cont.	16	0.5	8	1.88%	parking	
JC	Juniperus chinensis var. 'sargentii'	Sargent Juniper	24" HT.	Cont.	16	0.5	8	1.88%	parking	
DS	Distylium 'Vintage Jade'	Vintage Jade Distylium	24" HT.	Cont.	60	0.5	30	7.05%	parking	
TOTAL							425.5			



REVISIONS:	
9-21-20 - Comments Revision	
11-13-20 - Comments Revision	
12-18-20 - Base Revision	
02-04-21 - Additional Trees	

Landmark Pl

SCALE:
1"=30'

DRAWN BY:
JCB

PROJECT #
19205

DATE:
06-19-20

SHEET
L-1
OF

UB 24-2 Specifications 24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging landscapes and landscapes. Assembled in 2' long modules to create varying sizes of barriers for surrounding root balls (Surround planting style) or for linear applications directly beneath a landscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Barriers, L.P., 61 Langdon St. #4 San Francisco, CA 94040-4020, or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep, manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.5mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs (See Detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.5mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

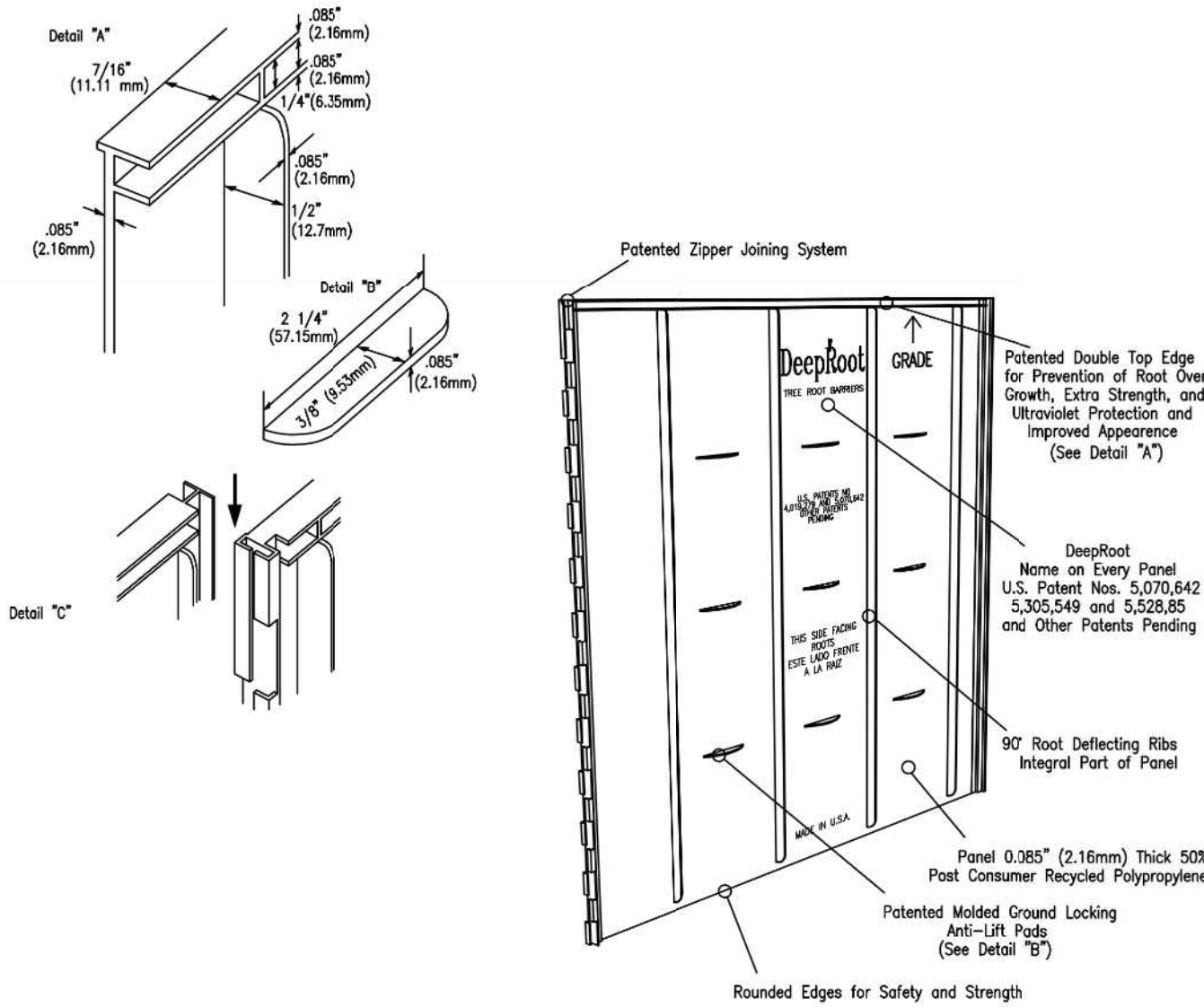
2. The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield - Wall	D638	2,264 PSI
Tensile strength @ yield - Ridge	D638	2,943 PSI
Yield Elongation - Wall	D638	7.44%
Yield Elongation - Ridge	D638	7.01%
Impact Modulus	D790	116,625 PSI
Notched Izod Impact - Wall	D256A	3.59 ft-lb/in
Notched Hardness - Rockwell C, scale - Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing towards the root ball and the double top edge shall be 1/2" (12.7mm) above grade. One of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscapes.

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

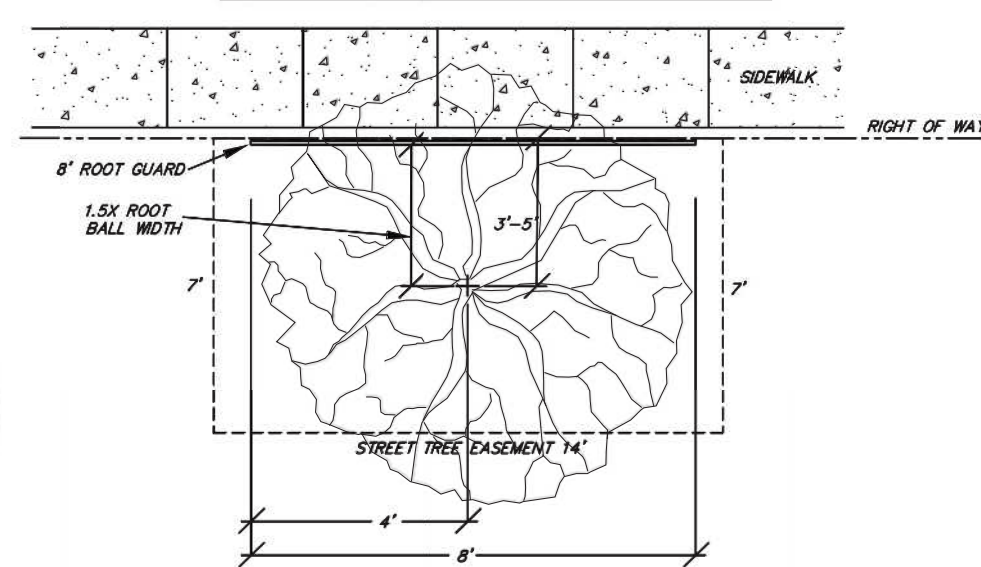
STANDARD ROOT GUARD

STANDARD DETAIL NUMBER: **H8817**
DATE: 7/27/18 REVISIONS:

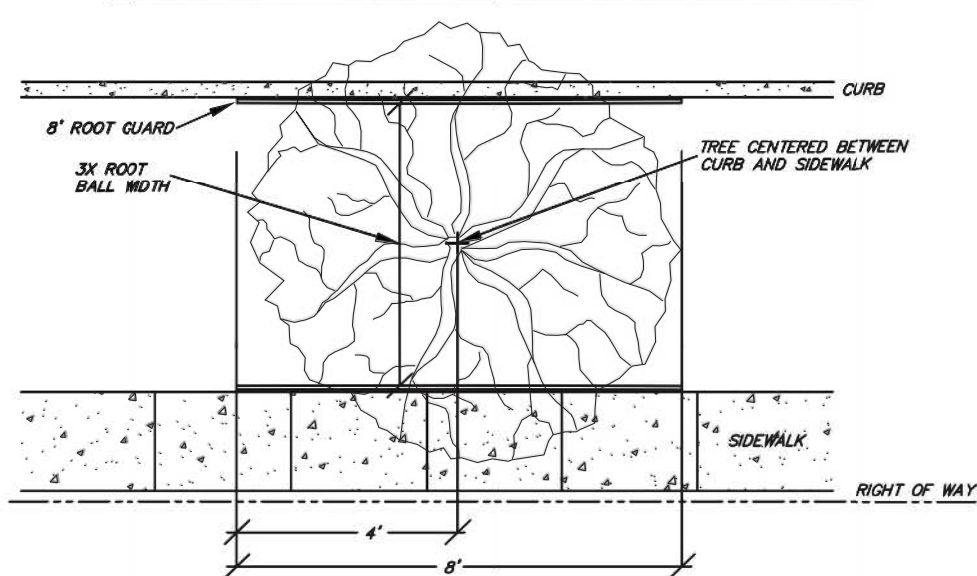
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



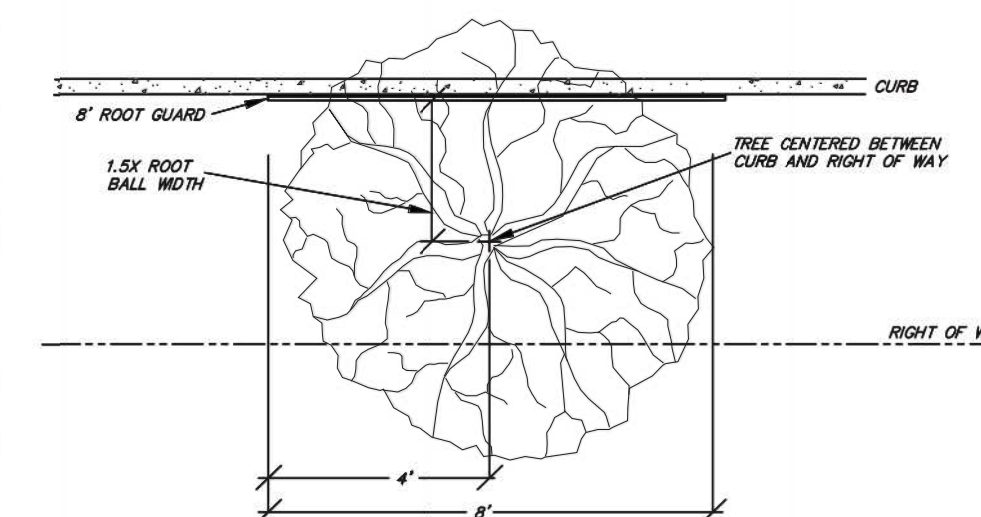
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



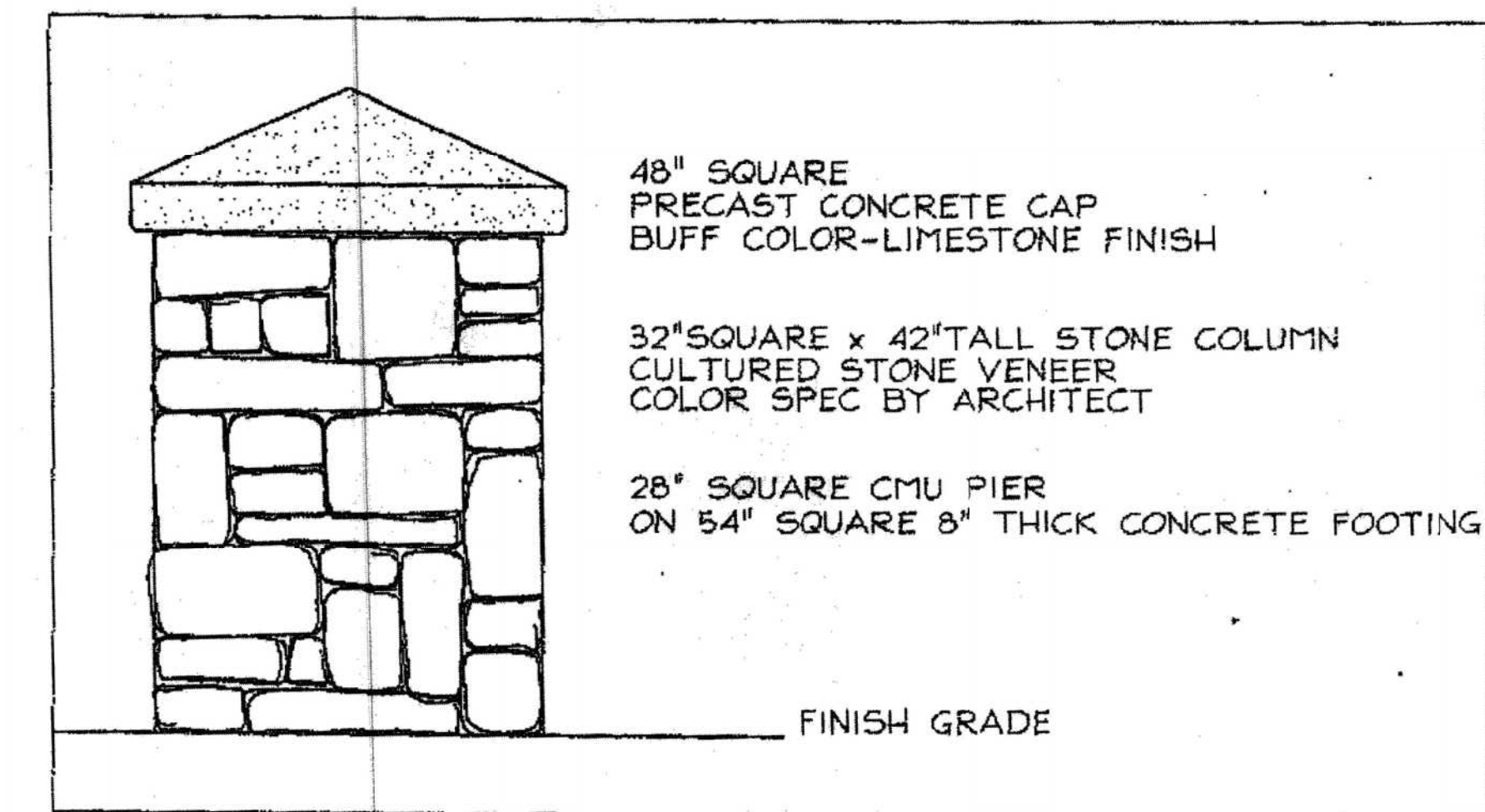
NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

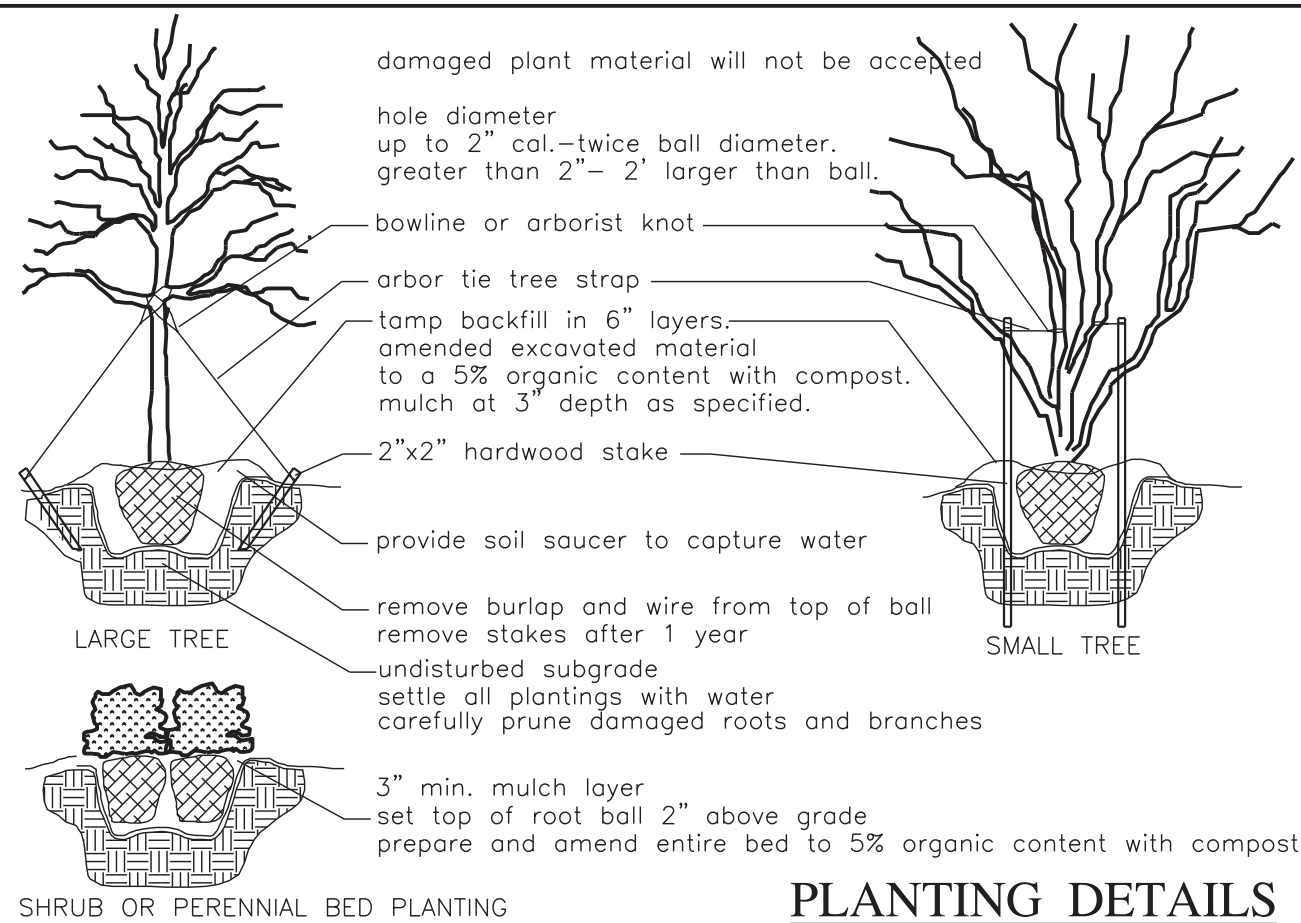
STANDARD ROOT GUARD INSTALLATION

STANDARD DETAIL NUMBER: **H8816**
DATE: 7/27/18 REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



COLUMN ELEVATION



SHRUB OR PERENNIAL BED PLANTING

PLANTING DETAILS

GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
5. PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
6. AMEND PLANTING SOIL WITH FERTILIZE AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS' APPLICATION RATE.
7. THOROUGHLY MIX AGED COMPOST WITH PLANTING SOIL TO ACHIEVE A 5%-10% ORGANIC CONTENT BY VOLUME.
8. GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
9. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
10. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES, COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
11. ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
12. REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
13. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR AGENT.
14. APPLY MULCH TO ALL PLANTING AREAS AS SPECIFIED.
15. ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5% ORGANIC CONTENT.
16. ALL BEDS ARE TO HAVE A SPADE CUT MULCH EDGE WHEN ADJACENT TO TURF.

FOUNDATION LANDSCAPING - BUILDING 3				
NORTH ELEVATION				
REQUIRED AREA	170 L.F. ² X 2 = 340 S.F.			
PROVIDED AREA	350 S.F. ¹			
PUV REQUIRED	170 L.F. ² X 20 POINTS PER 100 FEET =		34	
PUV PROVIDED	2 SM. EVER TREE AT 6' HT (5.0 POINT)		10	
PUV PROVIDED	7 MEDIUM SHRUBS AT 36" HT. (1 POINT)		7	
PUV PROVIDED	14 SM SHRUBS AT 18" HT. (0.25 POINT)		3.5	
PUV PROVIDED	28 SM SHRUBS AT 24" HT. (0.5 POINT)		14	
* eight 36" shrubs relocated				
TOTAL PUV PROVIDED			35	
EAST ELEVATION				
REQUIRED AREA	52 L.F. ² X 2 = 104 S.F.			
PROVIDED AREA	250 S.F. ¹			
PUV REQUIRED	52 L.F. ² X 20 POINTS PER 100 FEET =		10	
PUV PROVIDED	1 SM. EVER TREE AT 6' HT. (5.0 POINT)		1	
PUV PROVIDED	8 SM SHRUBS AT 24" HT. (0.5 POINT)		4	
PUV PROVIDED	20 SM SHRUBS AT 18" HT. (0.25 POINT)		5	
TOTAL PUV PROVIDED			10	
SOUTH ELEVATION				
REQUIRED AREA	170 L.F. ² X 2 = 340 S.F.			
PROVIDED AREA	579 S.F. ¹			
PUV REQUIRED	170 L.F. ² X 20 POINTS PER 100 FEET =		34	
PUV PROVIDED	3 SM. EVER TREE AT 6' HT (5.0 POINT)		15	
PUV PROVIDED	23 SM SHRUBS AT 24" HT. (0.5 POINT)		11.5	
PUV PROVIDED	44 SM SHRUBS AT 18" HT. (0.25 POINT)		11	
TOTAL PUV PROVIDED			37.50	
WEST ELEVATION				
REQUIRED AREA	52 L.F. ² X 2 = 104 S.F.			
PROVIDED AREA	105 S.F. ¹			
PUV REQUIRED	52 L.F. ² X 20 POINTS PER 100 FEET =		10	
PUV PROVIDED	1 SM. EVER TREE AT 6' HT (5.0 POINT)		5	
PUV PROVIDED	2 MEDIUM SHRUBS AT 36" HT. (1 POINT)		2	
PUV PROVIDED	9 SM SHRUBS AT 24" HT. (0.5 POINT)		4.5	
TOTAL PUV PROVIDED			11.5	

WEST DUMPSTER				
REQUIRED AREA	73 L.F. ² X 2 = 146 S.F.			
PROVIDED AREA	150 S.F. ¹			
PUV REQUIRED	73 L.F. ² X 20 POINTS PER 100 FEET =		15	
PUV PROVIDED	3 SM. EVER TREE AT 6' HT (5.0 POINT)		15	
TOTAL PUV PROVIDED			15.00	
NORTH DUMPSTER				
REQUIRED AREA	73 L.F. ² X 2 = 146 S.F.			
PROVIDED AREA	150 S.F. ¹			
PUV REQUIRED	73 L.F. ² X 20 POINTS PER 100 FEET =		15	
PUV PROVIDED	3 SM. EVER TREE AT 6' HT (5.0 POINT)		15	
TOTAL PUV PROVIDED			15.00	
MAIL KIOSK				
REQUIRED AREA	33 L.F. ² X 2 = 66 S.F.			
PROVIDED AREA	90 S.F. ¹			
PUV REQUIRED	33 L.F. ² X 20 POINTS PER 100 FEET =		7	
PUV PROVIDED	1 SM. EVER TREE AT 6' HT (5.0 POINT)		5	
PUV PROVIDED	4 SM SHRUBS AT 24" HT. (0.5 POINT)		2	
TOTAL PUV PROVIDED			7.00	

INTERIOR PARKING LANDSCAPING		
TOTAL PARKING SPACES	=	233
INTERIOR PARKING ISLANDS REQUIRED	=	23
INTERIOR LANDSCAPE ISLANDS PROVIDED	=	26
INTERIOR LARGE DECIDUOUS TREES REQUIRED	=	23
INTERIOR LARGE DECIDUOUS TREES PROVIDED	=	23
INTERIOR EVERGREEN SHRUBS REQUIRED	=	96
INTERIOR EVERGREEN SHRUBS PROVIDED	=	96

FOUNDATION LANDSCAPING - BUILDING 1				
NORTH ELEVATION				
REQUIRED AREA	134 L.F. ² X 2 = 268 S.F.			
PROVIDED AREA	546 S.F. ¹			
PUV REQUIRED	134 L.F. ² X 20 POINTS PER 100 FEET =		27	
PUV PROVIDED	2 SM. EVER TREE AT 6' HT (5.0 POINT)		10	
PUV PROVIDED	34 SM SHRUBS AT 24" HT. (0.5 POINT)		17	
* four 24" shrubs moved to west elevation.				
TOTAL PUV PROVIDED			27	
EAST ELEVATION				
REQUIRED AREA	75 L.F. ² X 2 = 150 S.F.			
PROVIDED AREA	210 S.F. ¹			
PUV REQUIRED	75 L.F. ² X 20 POINTS PER 100 FEET =		15	
PUV PROVIDED	2 SM. EVER TREE AT 6' HT (5.0 POINT)		10	
PUV PROVIDED	20 SM SHRUBS AT 18" HT. (0.25 POINT)		5	
TOTAL PUV PROVIDED			15	
SOUTH ELEVATION				
REQUIRED AREA	134 L.F. ² X 2 = 268 S.F.			
PROVIDED AREA	658 S.F. ¹			
PUV REQUIRED	134 L.F. ² X 20 POINTS PER 100 FEET =		27	
PUV PROVIDED	2 SM. EVER TREE AT 6' HT (5.0 POINT)		10	
PUV PROVIDED	24 SM SHRUBS AT 24" HT. (0.5 POINT)		12	
PUV PROVIDED	21 SM SHRUBS AT 18" HT. (0.25 POINT)		5.25	
TOTAL PUV PROVIDED			27.25	
WEST ELEVATION				
REQUIRED AREA	75 L.F. ² X 2 = 150 S.F.			
PROVIDED AREA	249 S.F. ¹			
PUV REQUIRED	75 L.F. ² X 20 POINTS PER 100 FEET =		15	
PUV PROVIDED	1 SM. EVER TREE AT 6' HT (5.0 POINT)		5	
PUV PROVIDED	20 SM SHRUBS AT 24" HT. (0.5 POINT)		10	
TOTAL PUV PROVIDED			15.0	

FOUNDATION LANDSCAPING - BUILDING 2				
NORTH ELEVATION				
REQUIRED AREA	200 L.F. ² X 2 = 400 S.F.			
PROVIDED AREA	690 S.F. ¹			
PUV REQUIRED	200 L.F. ² X 20 POINTS PER 100 FEET =		40	
PUV PROVIDED	3 SM. EVER TREE AT 6' HT (5.0 POINT)		15	
PUV PROVIDED	3 MEDIUM SHRUBS AT 36" HT. (1 POINT)		3	
PUV PROVIDED	44 SM SHRUBS AT 24" HT. (0.5 POINT)		22	
TOTAL PUV PROVIDED			40	
EAST ELEVATION				
REQUIRED AREA	75 L.F. ² X 2 = 150 S.F.			
PROVIDED AREA	180 S.F. ¹			
PUV REQUIRED	75 L.F. ² X 20 POINTS PER 100 FEET =		15	
PUV PROVIDED	1 SM. EVER TREE AT 6' HT (5.0 POINT)		5	
PUV PROVIDED	18 SM SHRUBS AT 24" HT. (0.5 POINT)		9	
PUV PROVIDED	4 SM SHRUBS AT 18" HT. (0.25 POINT)		1	
* three 24" shrubs moved to west elevation.				
TOTAL PUV PROVIDED			15	
SOUTH ELEVATION				
REQUIRED AREA	200 L.F. ² X 2 = 400 S.F.			
PROVIDED AREA	760 S.F. ¹			
PUV REQUIRED	200 L.F. ² X 20 POINTS PER 100 FEET =		40	
PUV PROVIDED	2 SM. EVER TREE AT 6' HT (5.0 POINT)		10	
PUV PROVIDED	49 SM SHRUBS AT 24" HT. (0.5 POINT)		24.5	
PUV PROVIDED	23 SM SHRUBS AT 18" HT. (0.25 POINT)		5.75	
TOTAL PUV PROVIDED			40.25	
WEST ELEVATION				
REQUIRED AREA	75 L.F. ² X 2 = 150 S.F.			
PROVIDED AREA	249 S.F. ¹			
PUV REQUIRED	75 L.F. ² X 20 POINTS PER 100 FEET =		15	
PUV PROVIDED	1 SM. EVER TREE AT 6' HT (5.0 POINT)		5	
PUV PROVIDED	20 SM SHRUBS AT 24" HT. (0.5 POINT)		10	
TOTAL PUV PROVIDED			15.0	

PERIMETER YARD LANDSCAPING					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
W1-W2 100'	2 Large Deciduous Trees at 2 1/2" Cal. 8 Points each 4 Large/Medium Shrubs at 36" Ht. 1 Points each	16 4	20	80%	Type A-20 20 REQUIRED
INCREMENT W3 76'	2 Large Deciduous Trees at 2 1/2" Cal. 8 Points each 4 Large/Medium Shrubs at 36" Ht. 1 Points each	16 4	20	105%	Type A-20 15 REQUIRED
INCREMENT N1 24'	0 Large Deciduous Trees at 2 1/2" Cal. 8 Points each 5 Large/Medium Shrubs at 36" Ht. 1 Points each	0 5	5	0%	Type A-20 5 REQUIRED
INCREMENT N2-N8 100'	2 Large Deciduous Trees at 2 1/2" Cal. 8 Points each 4 Large/Medium Shrubs at 36" Ht. 1 Points each	16 4	20	80%	Type A-20 20 REQUIRED
INCREMENT E1-E3 100'	2 Large Deciduous Trees at 2 1/2" Cal. 8 Points each 4 Large/Medium Shrubs at 36" Ht. 1 Points each	16 4	20	80%	Type A-20 20 REQUIRED
INCREMENT S1-S8 100'	Plantings and Column per PUD				



Know what's below.
Call before you dig.

REVISIONS:

9-21-20 - Comments Revision
11-13-20 - Comments Revision

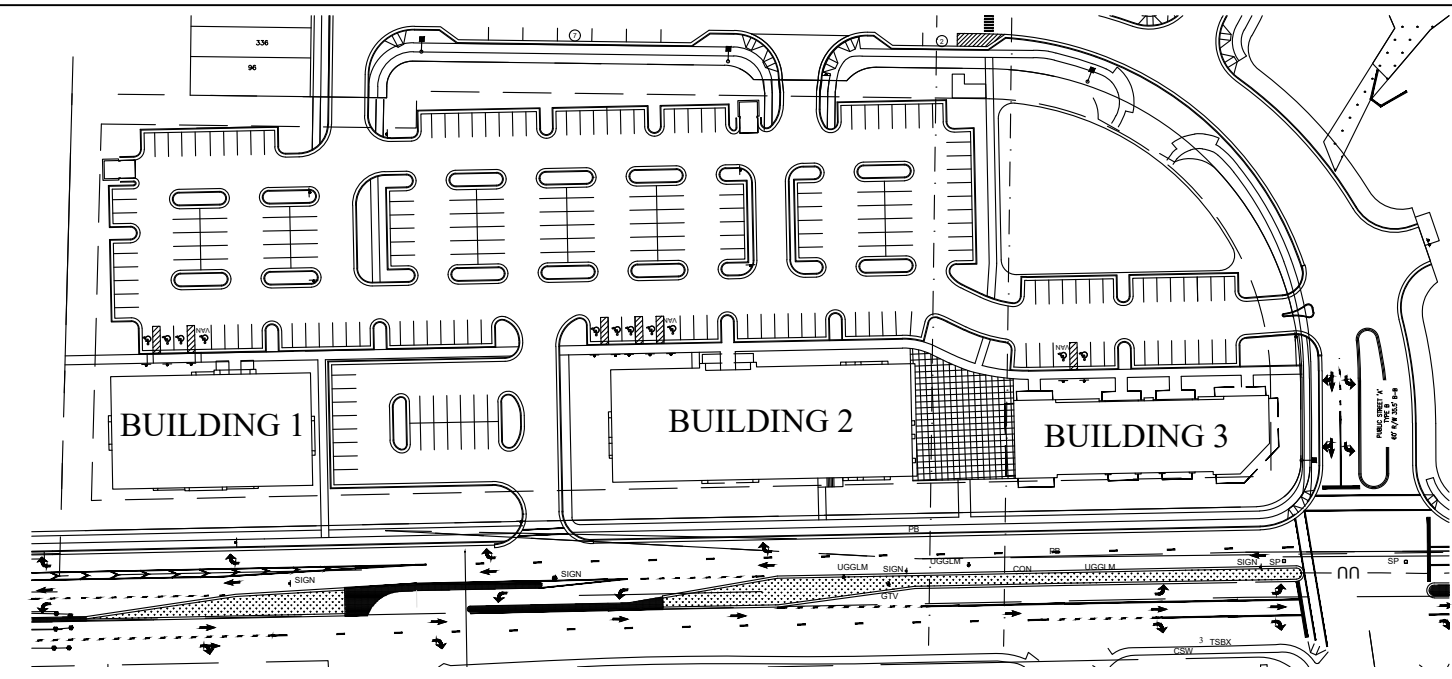
Landscape Details
Rhamkatte Plaza
Holly Springs Road
Holly Springs, NC

SCALE:

DRAWN BY:
JCB
PROJECT #
19205
DATE:
06-19-20

SHEET
L-2
OF

Key Plan:



Material Calculations: Building 1

South Elevation (Holly Springs Rd)

TOTAL FACADE AREA:	4,151 S.F.
AREA OF GLAZING:	1,507 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,684 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	2,491 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (64% PROVIDED):	2,684 S.F.

East Elevation

TOTAL FACADE AREA:	2,353 S.F.
AREA OF GLAZING:	967 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	1,386 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	1,412 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (59% PROVIDED):	1,386 S.F.

North Elevation

TOTAL FACADE AREA:	4,151 S.F.
AREA OF GLAZING:	1,482 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,669 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	2,491 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (64% PROVIDED):	2,669 S.F.

West Elevation

TOTAL FACADE AREA:	2,310 S.F.
AREA OF GLAZING:	500 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	1,810 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	1,386 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (78% PROVIDED):	1,810 S.F.

Primary Building Materials:

BRICK-PRIMARY B-1 "BROWN WIRECUT"	BRICK-SECONDARY VENEER #2 "MEDIUM GREY"	BRICK-ACCENT VENEER #3 "LIGHT BROWN WIRE"	FULL BED STONE ARISCRAFT ROCKED & SMOOTH	PRE-CAST CONCRETE SILL/HEAD/SURROUND
---	---	---	--	---

Elevation Keynotes:

- Human Scale Callouts:
- (H1) 8" TALL CAST CONCRETE SILL UNDER WINDOWS
 - (H2) 8" TALL CASE CONCRETE HEAD ABOVE WINDOWS
 - (H3) BRICK SOLDER COURSE BELOW WINDOWS
 - (H4) 8" TALL "ROCKED" STONE ACCENT BAND, 1" OUT FROM BASE
- Typical Building Callouts:
- (1) BRICK VENEER #1 - "FLAT SET BROWN FLASHED WIRECUT"
 - (2) BRICK VENEER #2 - "MEDIUM GREY WIRECUT"
 - (3) BRICK VENEER #3 - "LIGHT BROWN FLASHED WIRECUT"
 - (4) STONE BASE - ARISCRAFT "ROCKED/SMOOTH FACE"
 - (5) CAST CONCRETE SILL/HEAD, TYPICAL ALL WINDOWS
 - (6) METAL CANOPY
 - (7) ROOF MOUNTED PERFORATED METAL MECHANICAL SCREEN
 - (8) METAL PANEL AND COPING CAP ON PARAPET
 - (9) INSULATED METAL PANELS IN WINDOW FRAMES
 - (10) DOUBLE BRICK SOLDER COURSE
 - (11) BRICK SOLDER COURSE ABOVE AND BELOW WINDOWS
 - (12) METAL AWNING
 - (13) ALUMINUM SCUPPER, COLLECTOR AND DOWNSPOUT
 - (14) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (15) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING

BASE, BODY, CAP %
BASE: 8%
BODY: 82%
CAP: 10%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - UNDER 25,000 SF
COMMERCIAL USE - 40% MIN.
GLASS AREA: 618 SF/1,333 SF = 46%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 618/1,333 SF = 46%

2
A201A

Building 1 Elevation

North

SCALE: 1/8" = 1'-0"



BASE, BODY, CAP %
BASE: 8%
BODY: 82%
CAP: 10%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - UNDER 25,000 SF
COMMERCIAL USE - 40% MIN.
GLASS AREA: 587 SF/1,333 SF = 44%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 640 SF/1,333 SF = 48%

1
A201A

Building 1 Elevation

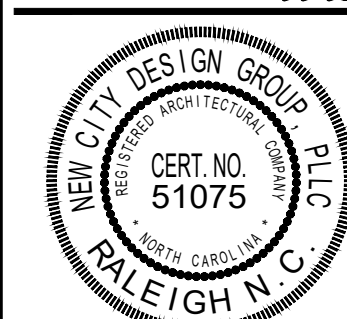
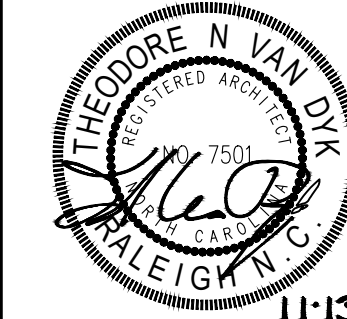
South

SCALE: 1/8" = 1'-0"

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city
design group

1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

13 November, 2020

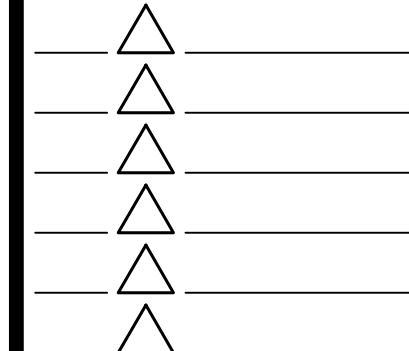


6.19.20 ■ SITE PLAN SUBMITTAL

- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

9.25.20 ▲ Town Comments - R1

11.13.20 ▲ Town Comments - R2



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

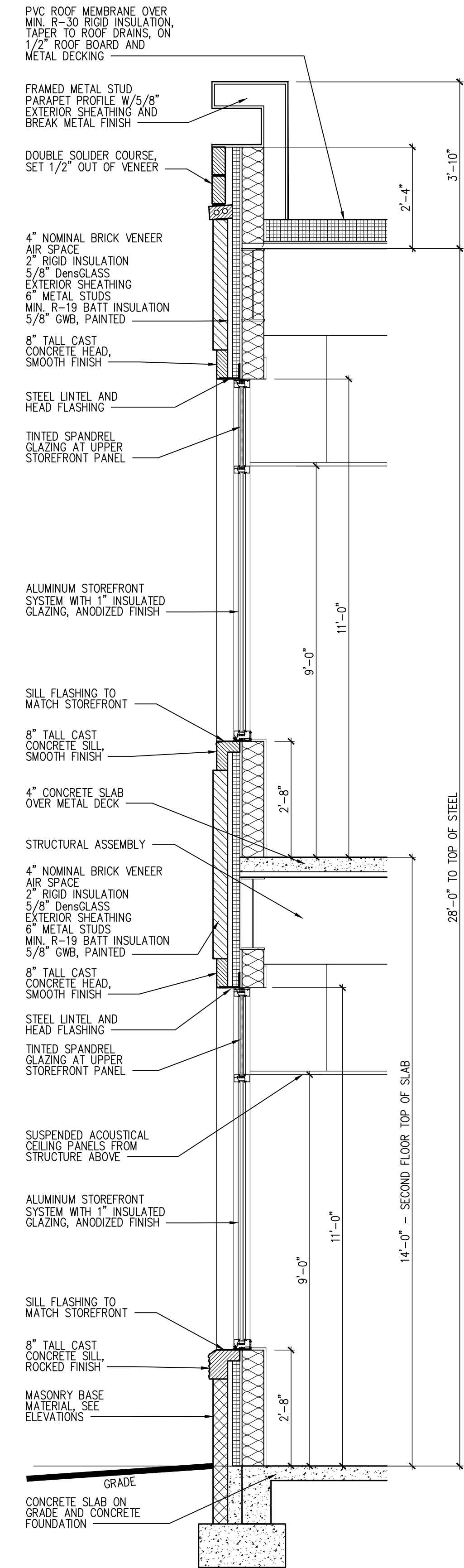
Rhamkatte Plaza

Rhamkatte Road
Holly Springs, NC 27540

Site Plan Submission

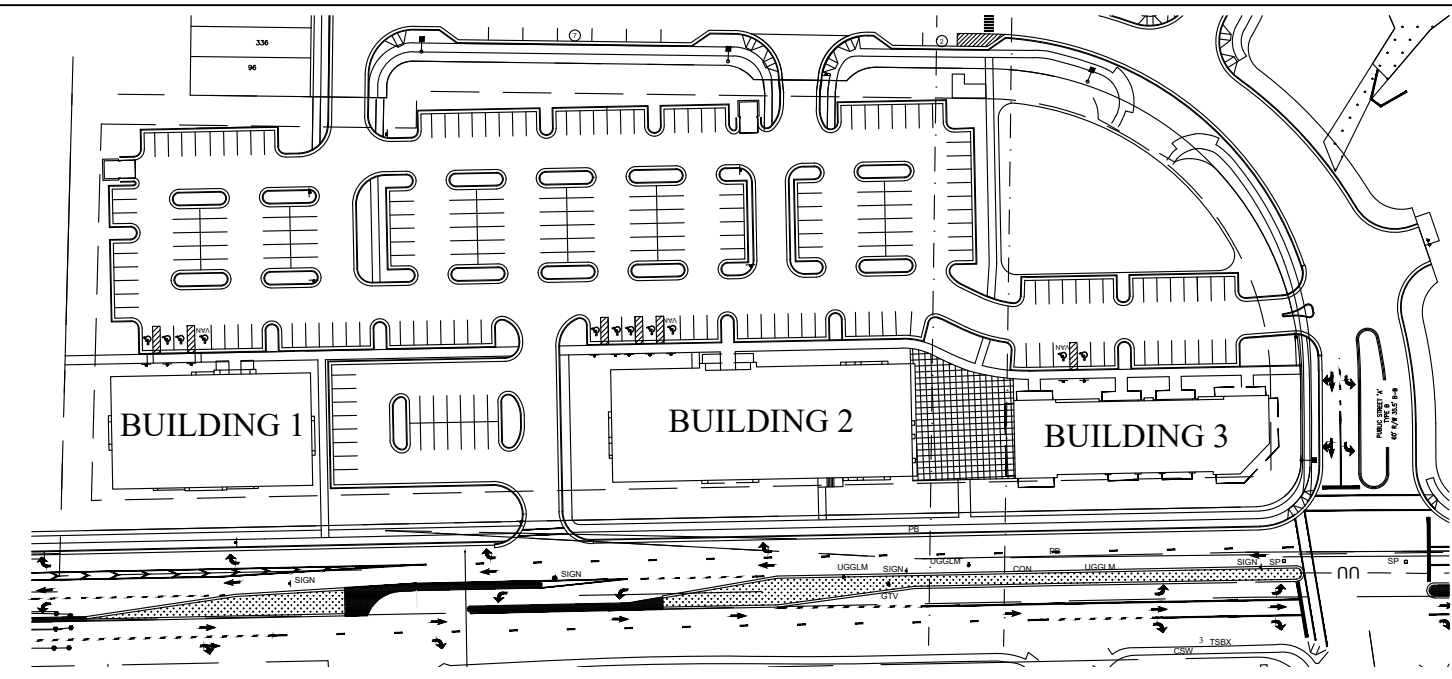
DESIGNER : -
DRAWN : -
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 8008A-C
SHEET TITLE
Exterior Elevations
Building 1

SHEET NUMBER
A201A



3 Wall Section
A201B SCALE: 1/2" = 1'-0" Typical Wall Section

Key Plan:



Material Calculations: Building 1

South Elevation (Holly Springs Rd)		East Elevation		North Elevation		West Elevation	
TOTAL FACADE AREA:	4,151 S.F.	TOTAL FACADE AREA:	2,353 S.F.	TOTAL FACADE AREA:	4,151 S.F.	TOTAL FACADE AREA:	2,310 S.F.
AREA OF GLAZING:	1,507 S.F.	AREA OF GLAZING:	967 S.F.	AREA OF GLAZING:	1,482 S.F.	AREA OF GLAZING:	500 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,684 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	1,386 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,669 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	1,810 S.F.
PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	2,491 S.F.	COMMERCIAL (60% REQUIRED):	1,412 S.F.	COMMERCIAL (60% REQUIRED):	2,491 S.F.	COMMERCIAL (60% REQUIRED):	1,386 S.F.
PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:	
COMMERCIAL (64% PROVIDED):	2,684 S.F.	COMMERCIAL (59% PROVIDED):	1,386 S.F.	COMMERCIAL (64% PROVIDED):	2,669 S.F.	COMMERCIAL (78% PROVIDED):	1,810 S.F.

Primary Building Materials:

BRICK-PRIMARY B-1 "BROWN WIRECUT"	BRICK-SECONDARY VENEER #2 "MEDIUM GREY"	BRICK-ACCENT VENEER #3 "LIGHT BROWN WIRE"	FULL BED STONE ARISCRAFT ROCKED & SMOOTH	PRE-CAST CONCRETE SILL/HEAD/SURROUND
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BASE, BODY, CAP %	
BASE:	8%
BODY:	82%
CAP:	10%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - UNDER 25,000 SF
COMMERCIAL USE - 40% MIN.
GLASS AREA: 367 SF/750 SF = 49%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 420/750 SF = 56%

BASE, BODY, CAP %	
BASE:	8%
BODY:	82%
CAP:	10%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - UNDER 25,000 SF
COMMERCIAL USE - 40% MIN.
GLASS AREA: 220/750 SF = 29%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 220/750 SF = 29%



1 Building 1 Elevation East
A201B SCALE: 1/8" = 1'-0"

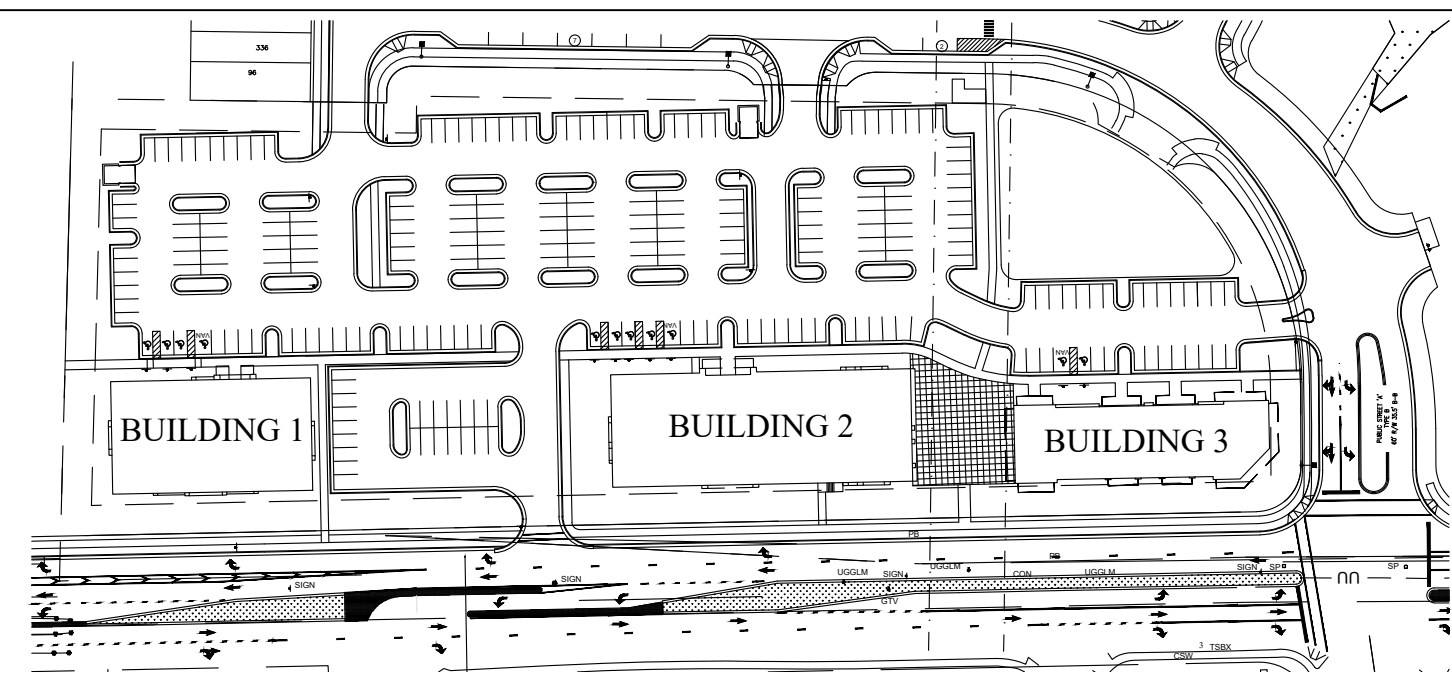


2 Building 1 Elevation West
A201B SCALE: 1/8" = 1'-0"

Elevation Keynotes:

- Human Scale Callouts:
- (H1) 8" TALL CAST CONCRETE SILL UNDER WINDOWS
 - (H2) 8" TALL CASE CONCRETE HEAD ABOVE WINDOWS
 - (H3) BRICK SOLDER COURSE BELOW WINDOWS
 - (H4) 8" TALL "ROCKED" STONE ACCENT BAND, 1" OUT FROM BASE
- Typical Building Callouts:
- (1) BRICK VENEER #1 - "FLAT SET BROWN FLASHED WIRECUT"
 - (2) BRICK VENEER #2 - "MEDIUM GREY WIRECUT"
 - (3) BRICK VENEER #3 - "LIGHT BROWN FLASHED WIRECUT"
 - (4) STONE BASE - ARISCRAFT "ROCKED/SMOOTH FACE"
 - (5) CAST CONCRETE SILL/HEAD, TYPICAL ALL WINDOWS
 - (6) METAL CANOPY
 - (7) ROOF MOUNTED PERFORATED METAL MECHANICAL SCREEN
 - (8) METAL PANEL AND COPING CAP ON PARAPET
 - (9) INSULATED METAL PANELS IN WINDOW FRAMES
 - (10) DOUBLE BRICK SOLDER COURSE
 - (11) BRICK SOLDER COURSE ABOVE AND BELOW WINDOWS
 - (12) METAL AWNING
 - (13) ALUMINUM SCUPPER, COLLECTOR AND DOWNSPOUT
 - (14) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (15) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING

Key Plan:



Material Calculations: Building 2

South Elevation (Holly Springs Rd)

TOTAL FACADE AREA:	7,036 S.F.
AREA OF GLAZING:	2,853 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	4,383 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	4,222 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (62% PROVIDED):	4,383 S.F.

East Elevation

TOTAL FACADE AREA:	3,090 S.F.
AREA OF GLAZING:	974 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,116 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	1,854 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (68% PROVIDED):	2,116 S.F.

North Elevation

TOTAL FACADE AREA:	7,090 S.F.
AREA OF GLAZING:	2,749 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	4,341 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	4,254 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (61% PROVIDED):	4,341 S.F.

West Elevation

TOTAL FACADE AREA:	2,503 S.F.
AREA OF GLAZING:	1,012 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	1,491 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	1,502 S.F.
PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% PROVIDED):	1,491 S.F.

Primary Building Materials:

BRICK-PRIMARY VENEER #1 "BROWN WIRECUT"	BRICK-SECONDARY VENEER #2 "MEDIUM GREY"	BRICK-ACCENT VENEER #3 "LIGHT BROWN WIRE"	FULL BED STONE ARISCRRAFT ROCKED & SMOOTH	PRE-CAST CONCRETE SILL/HEAD/SURROUND
---	---	---	---	--------------------------------------

Elevation Keynotes:

- Human Scale Callouts:
- (H1) 8" TALL CAST CONCRETE SILL UNDER WINDOWS
 - (H2) 8" TALL CASE CONCRETE HEAD ABOVE WINDOWS
 - (H3) BRICK SOLDIER COURSE BELOW WINDOWS
 - (H4) 8" TALL "ROCKED" STONE ACCENT BAND, 1" OUT FROM BASE
- Typical Building Callouts:
- (1) BRICK VENEER #1 - "FLAT SET BROWN FLASHED WIRECUT"
 - (2) BRICK VENEER #2 - "MEDIUM GREY WIRECUT"
 - (3) BRICK VENEER #3 - "LIGHT BROWN FLASHED WIRECUT"
 - (4) STONE BASE - ARISCRRAFT "ROCKED/SMOOTH FACE"
 - (5) CAST CONCRETE SILL/HEAD, TYPICAL ALL WINDOWS
 - (6) METAL CANOPY
 - (7) ROOF MOUNTED PERFORATED METAL MECHANICAL SCREEN
 - (8) METAL PANEL AND COPING CAP ON PARAPET
 - (9) INSULATED METAL PANELS IN WINDOW FRAMES
 - (10) DOUBLE BRICK SOLDIER COURSE
 - (11) BRICK SOLDIER COURSE ABOVE AND BELOW WINDOWS
 - (12) METAL AWNING
 - (13) ALUMINUM SCUPPER, COLLECTOR AND DOWNSPOUT
 - (14) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (15) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING

BASE, BODY, CAP %
BASE: MIN. 9%
BODY: 82%
CAP: 9%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - OVER 25,000 SF
COMMERCIAL USE - 20% MIN.
GLASS AREA: 992 SF/2,000 SF = 50%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 1,045 SF/2,000 SF = 52%

2
A202A

Building 2 Elevation

SCALE: 1/8" = 1'-0"

North

1
A202A

Building 2 Elevation

SCALE: 1/8" = 1'-0"

South

BASE, BODY, CAP %
BASE: 8%
BODY: 83%
CAP: 9%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - OVER 25,000 SF
COMMERCIAL USE - 20% MIN.
GLASS AREA: 912 SF/2,000 SF = 46%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 1,045 SF/2,000 SF = 52%

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1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
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13 November 2020

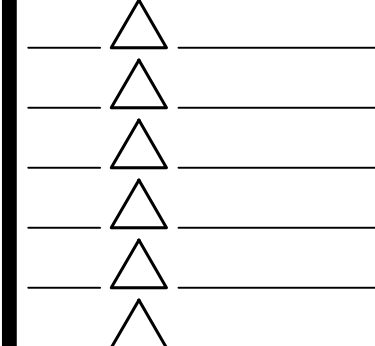


6.19.20 ■ SITE PLAN SUBMITTAL

- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

9.25.20 ▲ Town Comments - R1

11.13.20 ▲ Town Comments - R2



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Rhamkatte Plaza

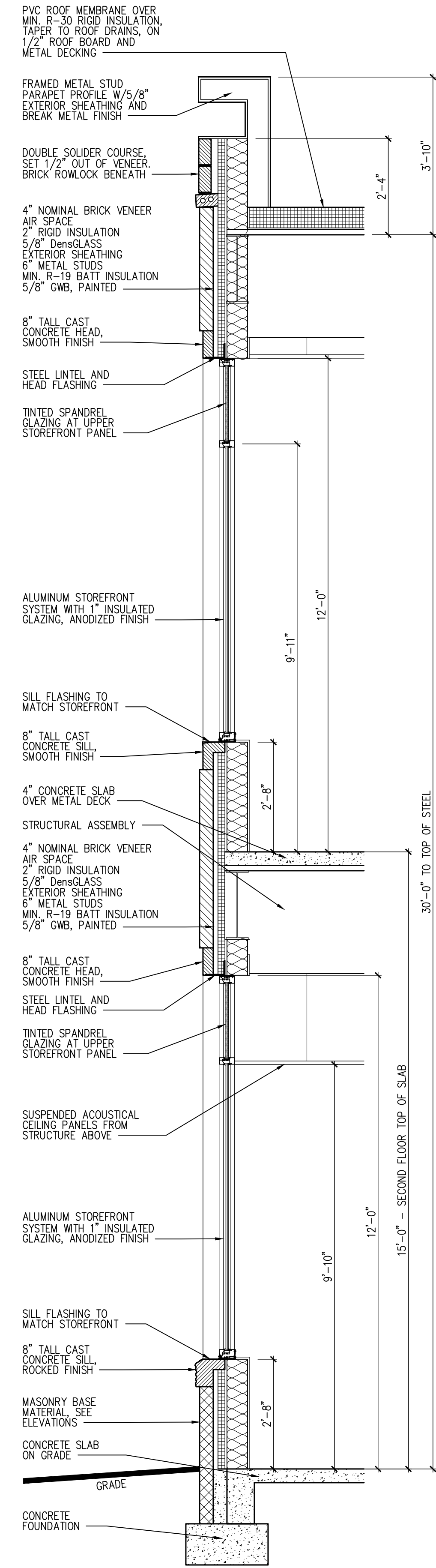
Rhamkatte Road
Holly Springs, NC 27540

Site Plan Submission

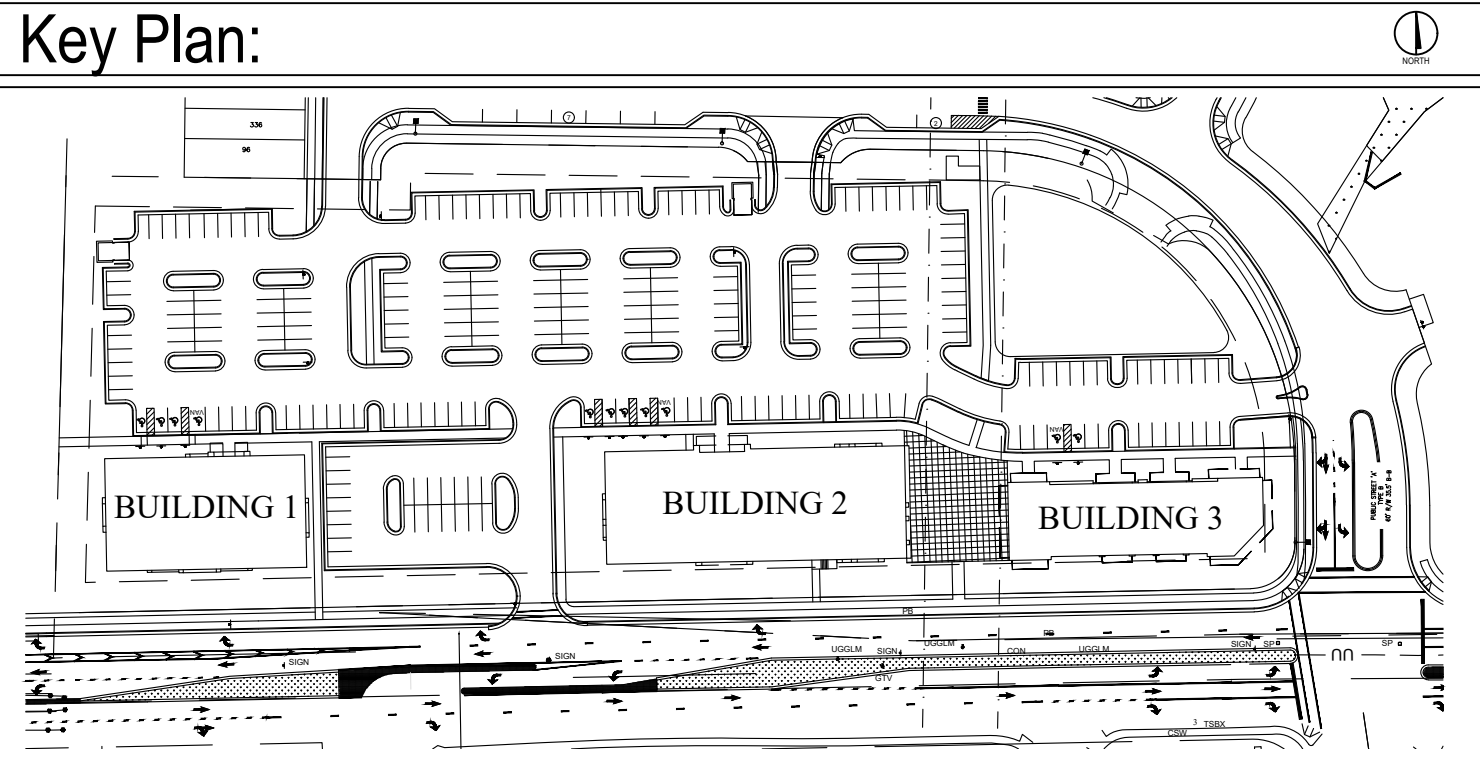
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DRAWN : -
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 8008A-C

SHEET TITLE
Exterior Elevations
Building 2

SHEET NUMBER
A202A



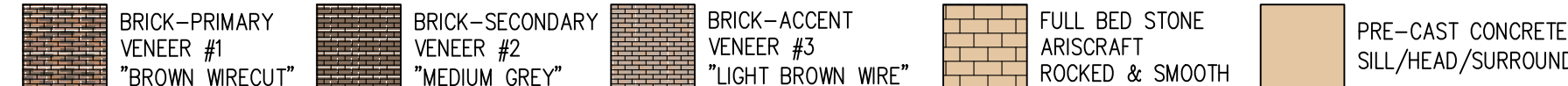
3 Wall Section
A202B SCALE: 1/2" = 1'-0" Typical Wall Section



Material Calculations: Building 2

South Elevation (Holly Springs Rd)		East Elevation		North Elevation		West Elevation	
TOTAL FACADE AREA:	7,036 S.F.	TOTAL FACADE AREA:	3,090 S.F.	TOTAL FACADE AREA:	7,090 S.F.	TOTAL FACADE AREA:	2,503 S.F.
AREA OF GLAZING:	2,853 S.F.	AREA OF GLAZING:	974 S.F.	AREA OF GLAZING:	2,749 S.F.	AREA OF GLAZING:	1,012 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	4,383 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,116 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	4,341 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	1,491 S.F.
PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED):	4,222 S.F.	PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED):	1,854 S.F.	PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED):	4,254 S.F.	PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED):	1,502 S.F.
PRIMARY BUILDING MATERIALS: COMMERCIAL (62% PROVIDED):	4,383 S.F.	PRIMARY BUILDING MATERIALS: COMMERCIAL (68% PROVIDED):	2,116 S.F.	PRIMARY BUILDING MATERIALS: COMMERCIAL (61% PROVIDED):	4,341 S.F.	PRIMARY BUILDING MATERIALS: COMMERCIAL (60% PROVIDED):	1,491 S.F.

Primary Building Materials:



Elevation Keynotes:

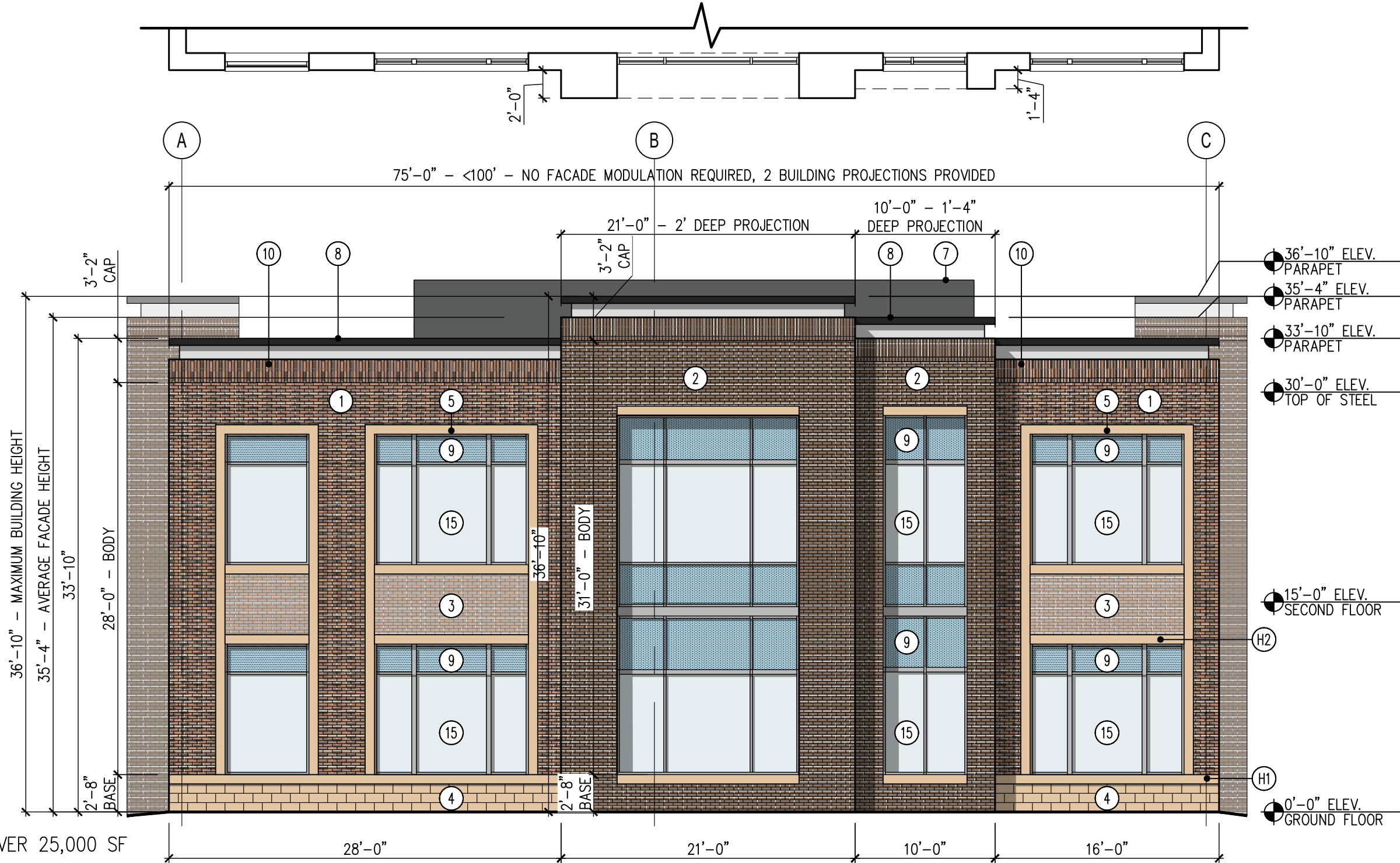
- Human Scale Callouts:
- (H1) 8" TALL CAST CONCRETE SILL UNDER WINDOWS
 - (H2) 8" TALL CASE CONCRETE HEAD ABOVE WINDOWS
 - (H3) BRICK SOLDER COURSE BELOW WINDOWS
 - (H4) 8" TALL "ROCKED" STONE ACCENT BAND, 1" OUT FROM BASE
- Typical Building Callouts:
- (1) BRICK VENEER #1 - "FLAT SET BROWN FLASHED WIRECUT"
 - (2) BRICK VENEER #2 - "MEDIUM GREY WIRECUT"
 - (3) BRICK VENEER #3 - "LIGHT BROWN FLASHED WIRECUT"
 - (4) STONE BASE - ARISCRAFT "ROCKED/SMOOTH FACE"
 - (5) CAST CONCRETE SILL/HEAD, TYPICAL ALL WINDOWS
 - (6) METAL CANOPY
 - (7) ROOF MOUNTED PERFORATED METAL MECHANICAL SCREEN
 - (8) METAL PANEL AND COPING CAP ON PARAPET
 - (9) INSULATED METAL PANELS IN WINDOW FRAMES
 - (10) DOUBLE BRICK SOLDER COURSE
 - (11) BRICK SOLDER COURSE ABOVE AND BELOW WINDOWS
 - (12) METAL AWNING
 - (13) ALUMINUM SCUPPER, COLLECTOR AND DOWNSPOUT
 - (14) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (15) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING

BASE, BODY, CAP %
BASE: 22%
BODY: 71%
CAP: 7%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - OVER 25,000 SF
COMMERCIAL USE - 20% MIN.
GLASS AREA: 330 SF/750 SF = 44%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 381 SF/750 SF = 51%

1 Building 2 Elevation
A202B SCALE: 1/8" = 1'-0" East



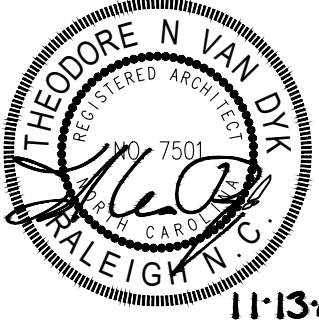
2 Building 2 Elevation
A202B SCALE: 1/8" = 1'-0" West

BASE, BODY, CAP %
BASE: 8%
BODY: 83%
CAP: 9%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - OVER 25,000 SF
COMMERCIAL USE - 20% MIN.
GLASS AREA: 345/750 SF = 46%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE/SIZE - 15% MIN.
GLASS AREA: 396/750 SF = 53%

13 November 2020

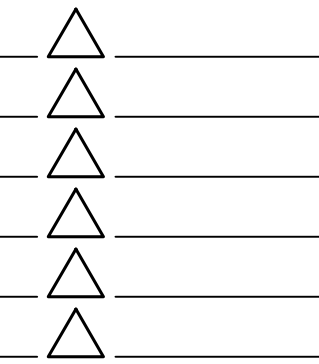


6.19.20 ■ SITE PLAN SUBMITTAL

- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

9.25.20 ⚠ Town Comments - R1

11.13.20 ⚠ Town Comments - R2



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Rhamkatte Plaza

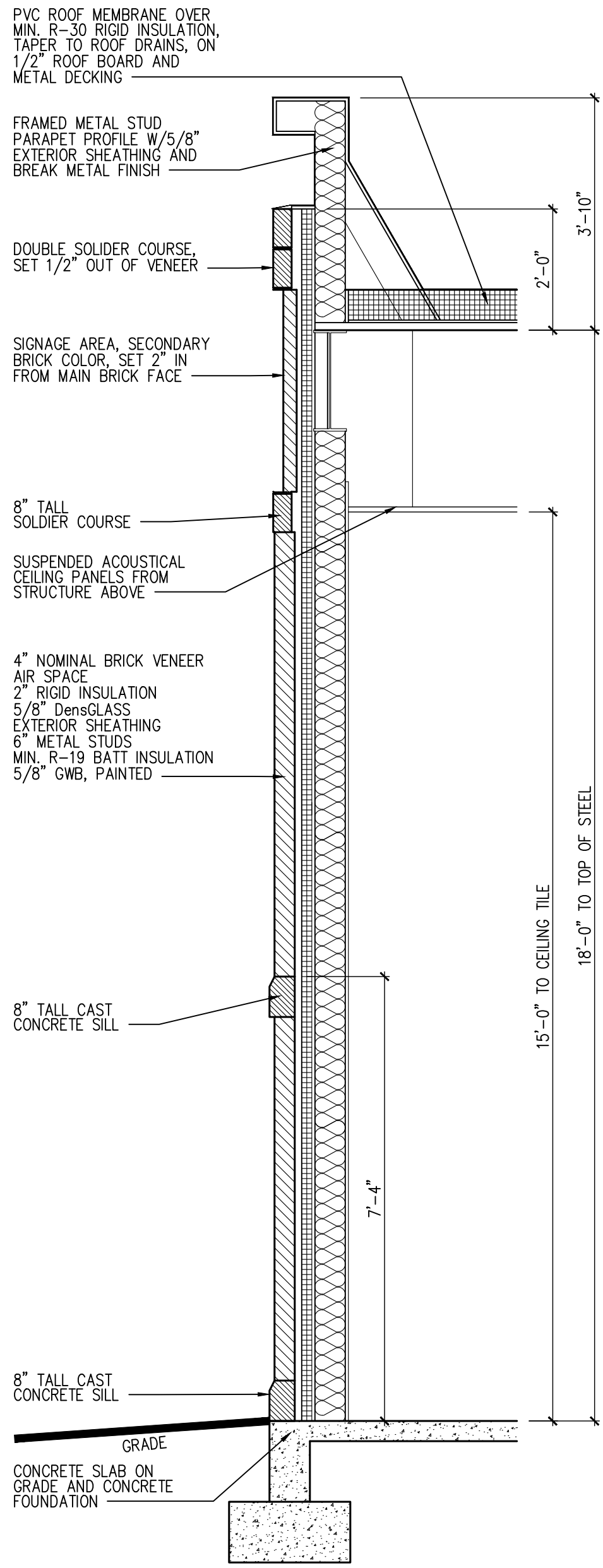
Rhamkatte Road
Holly Springs, NC 27540

Site Plan Submission

DESIGNER : -
DRAWN : -
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 8008A-C

SHEET TITLE
Exterior Elevations
Building 2

SHEET NUMBER
A202B



5 Wall Section
A203 SCALE: 1/2" = 1'-0" Typical Wall Section

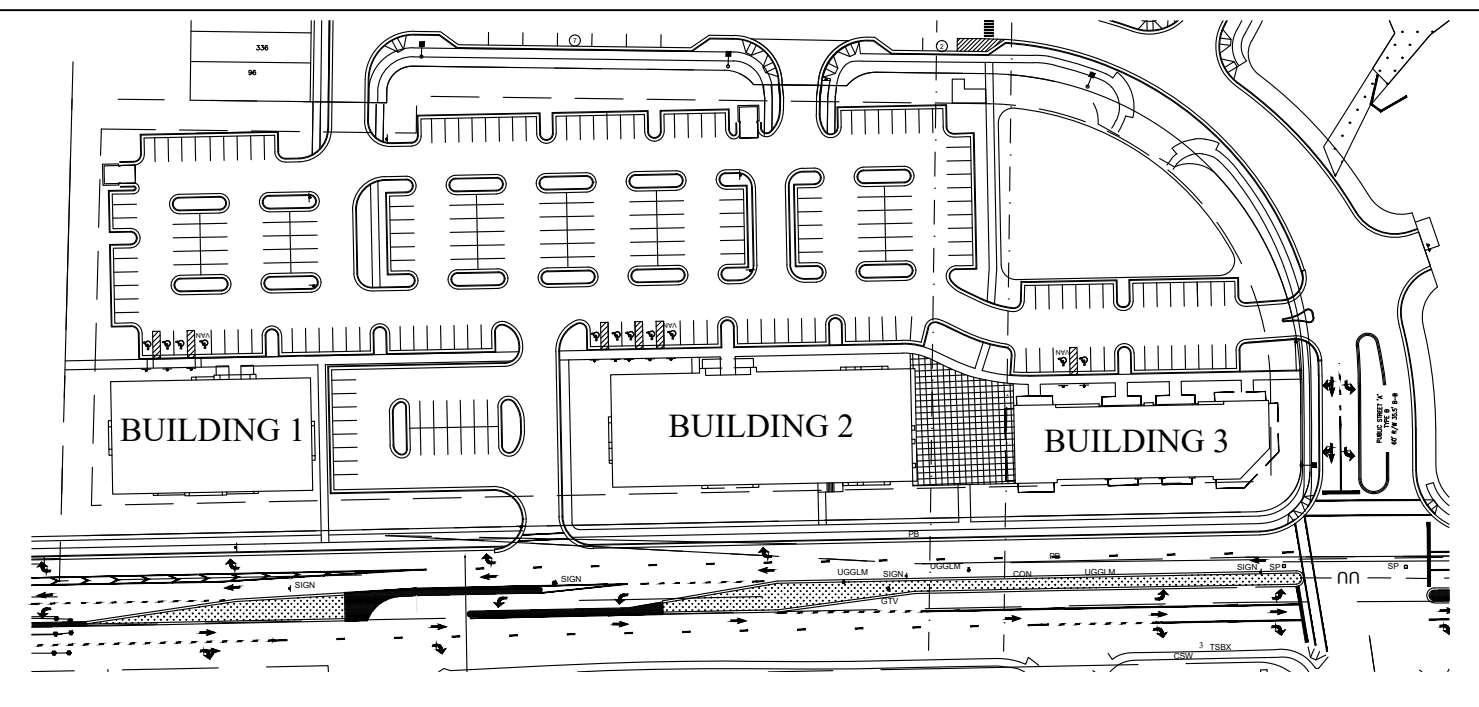
BASE, BODY, CAP %
BASE: MIN. 33%
BODY: MIN. 55%
CAP: MIN. 14%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - UNDER 25,000 SF
COMMERCIAL USE - 40% MIN.
GLASS AREA: 946/1,700 SF = 55%

BASE, BODY, CAP %
BASE: MIN. 16%
BODY: MIN. 71%
CAP: MIN. 13%

GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE - UNDER 25,000 SF
COMMERCIAL USE - 40% MIN.
GLASS AREA: 633 SF/1,783 SF = 36%

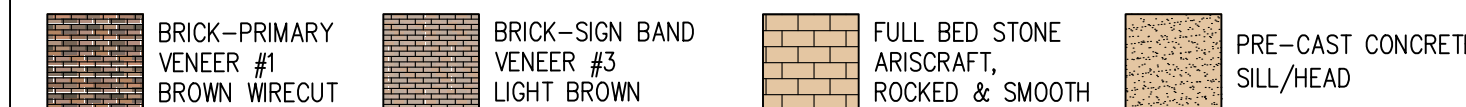
Key Plan:



Material Calculations: Building 3

South Elevation (Holly Springs Rd)		East Elevation		North Elevation		West Elevation	
TOTAL FACADE AREA:	3,443 S.F.	TOTAL FACADE AREA:	640 S.F.	TOTAL FACADE AREA:	3,293 S.F.	TOTAL FACADE AREA:	1,109 S.F.
AREA OF GLAZING:	751 S.F.	AREA OF GLAZING:	230 S.F.	AREA OF GLAZING:	1,068 S.F.	AREA OF GLAZING:	444 S.F.
TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,692 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	410 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	2,225 S.F.	TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS:	665 S.F.
PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:	
COMMERCIAL (60% REQUIRED):	2,066 S.F.	COMMERCIAL (60% REQUIRED):	384 S.F.	COMMERCIAL (60% REQUIRED):	1,976 S.F.	COMMERCIAL (60% REQUIRED):	665 S.F.
PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:		PRIMARY BUILDING MATERIALS:	
COMMERCIAL (78% PROVIDED):	2,692 S.F.	COMMERCIAL (64% PROVIDED):	410 S.F.	COMMERCIAL (68% PROVIDED):	2,225 S.F.	COMMERCIAL (60% PROVIDED):	665 S.F.

Primary Building Materials:



Elevation Keynotes:

- Human Scale Callouts:
- (H1) 8" TALL CAST CONCRETE SILL UNDER WINDOWS
 - (H2) 8" TALL CASE CONCRETE HEAD ABOVE WINDOWS
 - (H3) BRICK SOLDIER COURSE BELOW WINDOWS
 - (H4) 8" TALL "ROCKED" STONE ACCENT BAND, 1" OUT FROM BASE
- Typical Building Callouts:
- (1) BRICK VENEER #1 - "FLAT SET BROWN FLASHED WIRECUT"
 - (2) BRICK VENEER #2 - "MEDIUM GREY WIRECUT"
 - (3) BRICK VENEER #3 - "LIGHT BROWN FLASHED WIRECUT"
 - (4) STONE BASE - ARISCRAFT "ROCKED/SMOOTH FACE"
 - (5) CAST CONCRETE SILL/HEAD, TYPICAL ALL WINDOWS
 - (6) METAL CANOPY
 - (7) ROOF MOUNTED PERFORATED METAL MECHANICAL SCREEN
 - (8) METAL PANEL AND COPING CAP ON PARAPET
 - (9) INSULATED METAL PANELS IN WINDOW FRAMES
 - (10) DOUBLE BRICK SOLDIER COURSE
 - (11) BRICK SOLDIER COURSE ABOVE AND BELOW WINDOWS
 - (12) METAL AWNING
 - (13) ALUMINUM SCUPPER, COLLECTOR AND DOWNSPOUT
 - (14) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (15) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING

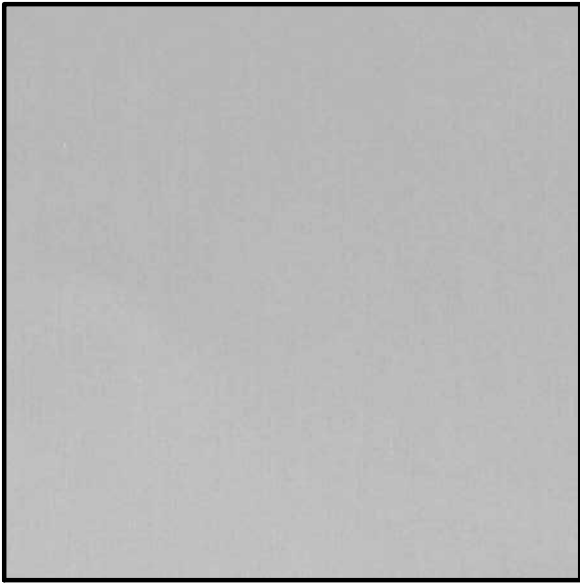




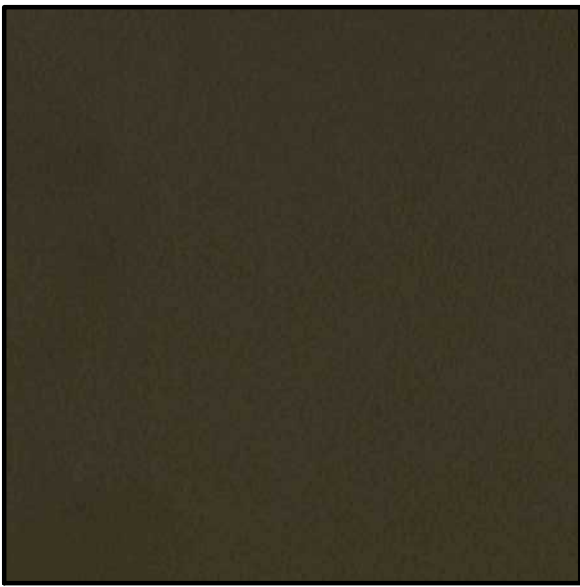
BUILDING GLAZING: (G-1)
1" INSULATED GLAZING
UNIT, LOW "E"
SOLARBAN 90 XL OR EQ.



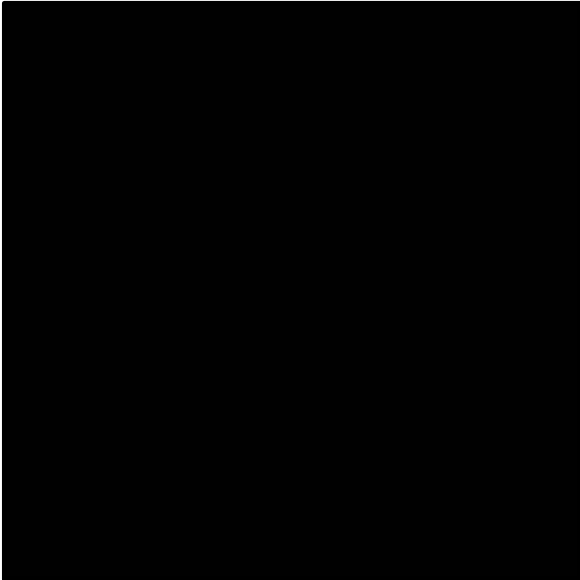
SPANDREL GLAZING: (G-2)
1" INSULATED SPANDREL
GLAZING PANEL
SOLARBAN OR EQ.,
FINAL TINT TBD



METAL FINISH #1: (M-1)
CLEAR ANODIZED



METAL FINISH #2:
DARK BRONZE



METAL FINISH #3:
BLACK



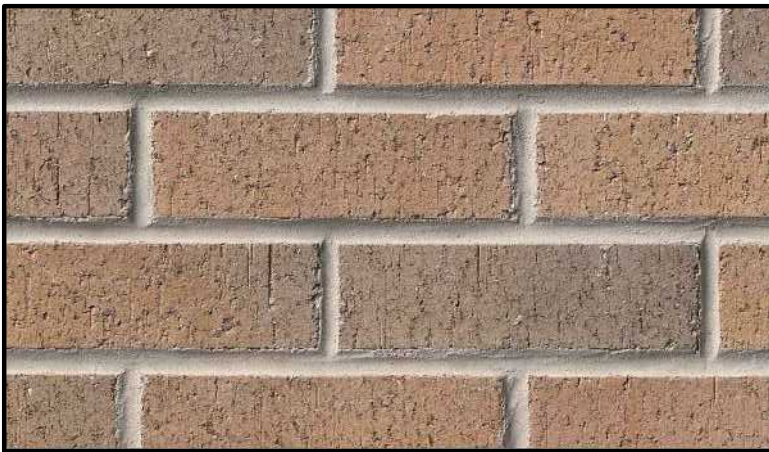
BUILDING BASE: (S-1)
STACKED STONE - ROCKED
OR SMOOTH
ARIS CRAFT OR EQUAL
"OAK RIDGE"



BRICK VENEER: #1 (B-1)
MERIDIAN BRICK
"FLAT SET BROWN FLASHED WIRECUT"



BRICK VENEER: #2 (B-2)
MERIDIAN BRICK
"MEDIUM GREY WIRECUT"



BRICK VENEER: #3 (B-3)
MERIDIAN BRICK
"FLAT SET LIGHT BROWN
FLASHED WIRECUT"

Finish Schedule:	
Exterior Materials	
B-1	TYPE: MODULAR BRICK MANUFACTURER: MERIDIAN BRICK, COLUMBIA ARCHITECTURAL SERIES COLOR: FLAT SET BROWN FLASHED WIRECUT LOCATION: HOLCOM "SANDSTONE" OR "TYPE N" NOTE: FIELD BRICK ON ALL BUILDINGS CONTACT: BEN AIKEN — CUSTOM BRICK CO, 919-795-5492
B-2	TYPE: MODULAR BRICK MANUFACTURER: MERIDIAN BRICK, COLUMBIA ARCHITECTURAL SERIES COLOR: MEDIUM GREY WIRECUT LOCATION: HOLCOM "SANDSTONE" OR "TYPE N" NOTE: BRICK ON ALL OFFICE BUMPOUTS AND OFFICE REVEALS CONTACT: BEN AIKEN — CUSTOM BRICK CO, 919-795-5492
B-3	TYPE: MODULAR BRICK MANUFACTURER: MERIDIAN BRICK, COLUMBIA ARCHITECTURAL SERIES COLOR: FLAT SET LIGHT BROWN FLASHED WIRECUT LOCATION: HOLCOM "SANDSTONE" OR "TYPE N" NOTE: BRICK AT RETAIL BUILDING SIGN BANDS CONTACT: BEN AIKEN — CUSTOM BRICK CO, 919-795-5492
G-1	TYPE: 1" INSULATED LOW "E" GLAZING MANUFACTURER: SOLARBAN 90XL OR EQ. COLOR: CLEAR LOCATION: ALL STOREFRONT/CURTAINWALL GLAZING U.N.O. NOTE:
G-2	TYPE: 1" INSULATED SPANDREL GLASS PANEL MANUFACTURER: SOLARBAN EQ COLOR: TO BE DETERMINED LOCATION: UPPER AND FLOOR PANELS IN STOREFRONTS AS SHOWN NOTE:
M-1	TYPE: CLEAR ANODIZED ALUMINUM LOCATION: NEW STOREFRONT SYSTEM AT ALL OFFICE BUILDING WINDOWS & CURTAINWALL WHERE FULL HEIGHT WINDOWS ARE SHOWN
M-2	TYPE: METAL PANEL SYSTEM, ALU/COBOND OR APPROVED EQ. COLOR: COLOR TO MATCH STOREFRONT FINISH WITH ACCENT LOCATION: ALL PARAPETS NOTE:
S-1	MANUFACTURER: ARRISCRAFT STONE COLOR: OAK RIDGE STYLE: ROCKED OR SMOOTH SIZE: 12" X 24" LOCATION: TYPICAL BUILDING BASE — ALL BUILDINGS CONTACT: BEN AIKEN, CUSTOM BRICK CO, 919-795-5492
S-2	MANUFACTURER: TO BE DETERMINED COLOR: TO MATCH BASE STYLE: SMOOTH SIZE: 8" TALL WITH DRIP EDGE LOCATION: ALL SILLS AND HEADS CONTACT: BEN AIKEN, CUSTOM BRICK CO, 919-795-5492
Notes:	
1.	ALL EXTERIOR GLASS TO BE CLR. LOW "E" SOLARBAN 90 XL OR EQ. ALL STOREFRONT MULLIONS TO BE CLEAR ANODIZED ALUMINUM FINISH AT OFFICE BUILDINGS AND DARK BRONZE AT RETAIL BUILDING U.N.O.
2.	UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 5/8" EXTERIOR DensGLASS GOLD SHEATHING AND ONE LAYER OF VAPOR BARRIER. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
3.	ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL
4.	SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL
5.	
6.	

newcity

design group

1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737



6.19.20	■ SITE PLAN SUBMITTAL
—	☐ HEALTH DEPT. PLAN CHECK
—	☐ BUILDING DEPT. PLAN CHECK
—	☐ BID SET
—	☐ CONSTRUCTION SET
—	☐ SUBMITTAL DOCUMENT
9.25.20	⚠ Town Comments — R1
11.13.20	⚠ Town Comments — R2
	⚠
	⚠
	⚠
	⚠
	⚠
	⚠

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—

DESIGNER :	—
DRAWN :	—
CHECKED :	—
SCALE :	AS SHOWN
JOB NUMBER :	8008A-C
SHEET TITLE	Materials Board

SHEET NUMBER
A204

Rhamkatt
Holly S
Rhamkatte
S



THE TOWN OF

Holly Springs

Rhamkatte Plaza Development Plan 20-DP-10, Special Exception Uses 20-SEU-06 & 20-SEU-13, Variances 20-VARTC-06, 20-VARTC-12 & 20-VARTC-13, and Waivers 20-WAV-26, 20-WAV-27, 20-WAV-28, 20-WAV-29 & 20-WAV-30 Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #XX-XX to make and accept the Findings of Fact for consideration of and to approve Special Exception Use, Waivers, and Variances with the following conditions:

Special Exception Use 20-SEU-06

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-06.

Special Exception Use 20-SEU-13

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-13.

Variance 20-VARTC-12

1. This Variance shall only apply to 20-DP-10 Rhamkatte Plaza.

Variance 20-VARTC-13

1. This Variance shall only apply to 20-DP-10 Rhamkatte Plaza.

Waiver 20-WAR-26

1. This Waiver shall only apply to 20-DP-10 Rhamkatte Plaza.

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Waiver 20-WAV-27

1. This Waiver shall only apply to 20-DP-10 Rhamkatte Plaza.

Waiver 20-WAV-28

1. This Waiver shall only apply to 20-DP-10 Rhamkatte Plaza.

Waiver 20-WAV-29

1. This Waiver shall only apply to 20-DP-10 Rhamkatte Plaza.

Waiver 20-WAV-30

1. This Waiver shall only apply to 20-DP-10 Rhamkatte Plaza.

Motion to approve / deny / defer Development Plan 20-DP-10 for Rhamkatte Plaza as submitted by The Spaulding Group PA, Project Number 955-19, dated Revised 2/5/2020, with the following conditions:

1. This project is required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
2. All previous approval conditions for *Rhamkatte Village PUD* will apply to this Development Plan.
3. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by the Department of Planning & Zoning.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003
4. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
 - a. A fee in lieu proportionate to project impact for construction of the northbound right turn lane/signal upgrades at the intersection of Main Street/Holly Springs Rd in the amount of \$75,687.70 is required.
 - b. Approval of Stormwater Management Plan
 - c. Payment of the Stormwater Fee-in-Lieu
 - d. All environmental permits must be obtained for the entire project.
5. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.

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THE TOWN OF

Holly Springs

Resolution No.: 21-05

Date Adopted: February 16, 2021

Effective Date:

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
SPECIAL EXCEPTION USES (20-SEU-06 & 20-SEU-13);
VARIANCE OF DEVELOPMENT STANDARDS
(20-VARTC-06, 20-VARTC-12 & 20-VARTC-13);
WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS
(20-WAV-26, 20-WAV-27 & 20-WAV-28);
WAIVER OF OFF-STREET PARKING REQUIREMENTS (20-WAV-29); &
WAIVER OF OFF-STREET LOADING REQUIREMENTS (20-WAV-30);
IN ASSOCIATION WITH DEVELOPMENT PETITION 20-DP-10 FOR
RHAMKATTE PLAZA**

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160A-361 & 388 and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant special exception uses, variances, and waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for

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- access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
 - h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
 - i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
 - j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

Variance Findings of Fact:

A *variance* may be granted by the Board if competent and substantial evidence is presented by the applicant which persuades the Board to either reach each of the following conclusions independently or be reasonably able to meet these conclusions upon implementation of conditions by the Board:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Waiver for Alternate Compliance with Architectural Design Requirements Findings of Fact:

A petition for a waiver of regulations of UDO Section 3.08, A., waiver for Alternate Compliance with Architectural Design Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces may only be granted upon the presentation of sufficient evidence to enable a written determination that:

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1. A parking demand study completed by a third party that provides evidence regarding:
 - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.05 F: Minimum Number of Off-Street Loading Areas may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The nature and location of the proposed building or structure, and;
2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Uses, Variance of Development Standards, & Waivers:

Part 1: Special Exception Use (20-SEU-06)

A Special Exception Use as specified in Unified Development Ordinance Section 3.02 B.5.a (2) to allow for free-standing buildings containing a single use to exceed twelve thousand (12,000) square feet of gross main floor area in the LB zoning district at the properties located at 601-607 Holly Springs Rd, Wake County PINs 0659139511, 0659135417, and 0659136418.

Part 2: Special Exception Use (20-SEU-13)

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A Special Exception Use as specified in Unified Development Ordinance Section 3.02 B.5.a (3) to allow for an integrated center to exceed twenty-four thousand (24,000) square feet of total gross main floor area in the LB zoning district at the properties located at 601-607 Holly Springs Rd, Wake County PINs 0659139511, 0659135417, and 0659136418.

Part 3: Variance of Development Standards (20-VARTC-06)

A Variance of Regulations of UDO Section 3.02 B. 2. a Development Standards, Yards and Building Setbacks, to allow a reduction in the minimum front yard setback on Holly Springs Road from 30 feet to 20 feet in association with Development Plan Petition #20-DP-10.

Part 4: Variance of Development Standards (20-VARTC-12)

A Variance of Regulations of UDO Section 3.02 B. 2. a Development Standards, Yards and Building Setbacks, to allow a reduction in the minimum front yard setback on Rhamkatte Road from 30 feet to 20 feet in association with Development Plan Petition #20-DP-10.

Part 5: Variance of Development Standards (20-VARTC-13)

A Variance of Regulations of UDO Section 3.02 B.3. a. (2) (a) and (3) (b) Use of Minimum Yards and Bufferyards, to allow a double loaded parking area served by more than one interior access drive that is generally parallel to the Rhamkatte Road right-of-way and to locate parking in the front bufferyard between the buildings and Rhamkatte Road in association with Development Plan Petition #20-DP-10.

Part 6: Alternate Compliance of Architectural Design Requirements (20-WAV-26)

A Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 1, Variation in Massing, to allow exceeding 30 feet bay width on the north and south facades (proposed 55 feet) and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet) in association with Development Plan Petition #20-DP-10.

Part 7: Alternate Compliance of Architectural Design Requirements (20-WAV-27)

A Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 2, Base, Body, Cap, to allow less than 9% base on the west façade (proposed 8%); Variation in Massing, to allow exceeding 30 feet bay width on the north, south, and east facades (proposed 60 feet on the north and south and 40 feet on the east); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north and south façades (proposed 60 feet) in association with Development Plan Petition #20-DP-10.

Part 8: Alternate Compliance of Architectural Design Requirements (20-WAV-28)

A Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 3, Variation in Massing, to allow exceeding 30 feet bay width on the north and west facades (proposed 55 feet on the west and 40 feet on the north); Animating Features, less than 40% glazing on the main street façade (36% along Holly Springs Road); and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the north façade (proposed 55 feet) in association with Development Plan Petition #20-DP-10.

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Part 9: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (20-WAV-29)

A Waiver of Regulations of UDO Section 7.04 E.4. Maximum Number of Off-Street Parking Spaces to allow for a more than 75% of the off-street parking spaces between the front building line and the property line along Rhamkatte Road in association with Development Plan Petition #20-DP-10.

Part 10: Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces (20-WAV-30)

A Waiver of Regulations of UDO Section 7.05 B.1. Loading Space Dimensions to allow the two proposed loading spaces to be less than the 12 feet by 55 feet minimum (proposed 10 feet by 25 feet) in association with Development Plan Petition #20-DP-10.

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Special Exception Uses, Variance of Development Standards, & Waivers, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Special Exception Use (20-SEU-06, 20-SEU-13); Variance Of Development Standards (20-VARTC-06, 20-VARTC-12, 20-VARTC-13); Waivers For Architectural And Design Requirements (20-WAV-26, 20-WAV-27, 20-WAV-28); Waiver Of Off-Street Parking Requirements (20-WAV-29); & Waiver Of Off-Street Loading Requirements (20-WAV-30); as submitted by The Spaulding Group, PA.

Adopted by the Holly Springs Town Council on this, the 16th day of February, 2021.

Town of Holly Springs by

ATTEST:


Dick Sears, Mayor

Linda McKinney, Town Clerk



Office of the Mayor

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RESOLUTION EXHIBIT A

Part 1: Special Exception Use (20-SEU-06) Findings of Fact Submitted By Petitioner

Response to Special Exception Use Findings of Fact – Rhamkatte Center

- 1) **The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

Rhamkatte Village was first approved in 2001, and was subsequently modified in 2015, but the commercial portion (which includes the subject parcels making up this request) did not change. The PUD defers to the Local Business zoning district of the Holly Springs UDO, which is a zoning district that is designed to create appropriate transitions between commercial and residential areas through building orientation and setbacks. The Local Business district contains a minimum thoroughfare building setback requirement of thirty (30) feet, however, there is a reduction that allows the setback to be reduced to twenty (20) feet if no architectural waivers are requested nor any parking is located in front of the building. Rhamkatte Center is using this option and by doing so, the commercial buildings will be located at the maximum distance as possible from the existing residences of 2018 Market – protecting the public health, safety and comfort. The buildings will be oriented to both Holly Springs Road as well as to the adjacent parking lot behind. This design ensures that the site was built for the pedestrian patron in mind, rather than the vehicle. Sidewalk connections will be provided on both sides of the building with glazing on both sides, resulting in no true rear of the buildings, this will ensure community convenience from all accessible sides, which is crucial for an infill development such as this. The stormwater device on-site has been sized appropriately to comply with all local and state stormwater requirements, this ensures that no additional run-off post-development will negatively impact the surrounding area. Finally, landscape buffers will be installed as appropriate, as necessary to create apt transition areas, whilst still creating welcoming streetscapes so that the surrounding community feels drawn in, rather than drawn out.

- 2) **The proposed use will not injure or adversely affect the adjacent area or property values therein:**

The subject property is largely abandoned vacant land, that has been previously cleared and graded, as necessary to be primed and ready for fluid commercial development. It is undisputable that the current state of these parcels is not the 'highest and best use' of the properties. The project, when completed, will no doubt result in a higher tax value then what was previously assessed and in turn positively affect property values in the surrounding area.

- 3) **The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

The properties are designated as 'Neighborhood Center' in the Town's Comprehensive Plan. Neighborhood Centers are designated as: *Small scale, neighborhood centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at scale and design compatible with nearby residential development. The design of neighborhood centers transitions effectively between residential and nonresidential uses and includes safe and convenient pedestrian and bicycle*

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access for nearby residents. While this is primarily a commercial category, some neighborhood centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation a way from adjacent neighborhoods.

The Rhamkatte Center design and overall intention was done with the Neighborhood Center designation in mind. Conscious of its surroundings, buildings of Rhamkatte Center are situated up to Holly Springs Road to the maximum extent possible. Additionally, professional office buildings are proposed, which will help create additional employment opportunities within Holly Springs, something that the Comprehensive Plan has long since acknowledged is lacking. Drive-thru facilities like restaurants and dry-cleaning businesses are not proposed, which will ensure that these commercial operations will be low-intensity and unobtrusive. Access drives were previously designed within the master plan of the Rhamkatte Village PUD. Rhamkatte Center utilizes those existing access points but purposely does not create "straight-aways" through parking areas, this will limit high traffic cut-through opportunities and preserve neighborhood traffic patterns and speeds. The majority of the square footage proposed here will be office as previously stated, however, there will be square footage that is intended to be devoted to small-scale restaurants and retail opportunities. This was exactly what Rhamkatte Village as a neighborhood center was envisioned as – a place where folks could walk to work, walk to lunch or a grab coffee after walking the kids to school nearby, a commercial development that will cement itself as a needed amenity rather than a deterrent.

- 4) **The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

As previously stated, Rhamkatte Center was envisioned to conform to the Local Business zoning district to the maximum extent possible. The buildings are utilizing a twenty (20) foot building setback back which is permitted, subject to certain performance standards which the design is meeting. In addition, pedestrian connections have been carefully considered so that patrons along Holly Springs Road as well as Rhamkatte Road feel equally welcomed and safe entering and exiting the site. Landscape buffers are being met along the perimeter which allow for appropriate transitions between commercial and residential areas. A parking location waiver has been requested due to the fact that this property is bound on three sides by public streets, resulting in three fronts, meaning it is impossible NOT to place parking within a front yard. Due to this fact, the project went before the TRC early on in the design process, where it was determined that it was most appropriate to have the buildings up close to Holly Springs Road and parking behind, as necessary to meet the intent of the pedestrian streetscape of Holly Springs Road. The developer has provided landscaping along Rhamkatte Road as well as public sidewalk, and parking lot screening so that there adjacent glare will be minimized and the feel of the pedestrian streetscape remains intact.

- 5) **Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 -**

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Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

All access drives and driveways have been designed to meet both Town and NCDOT spacing requirements for full-movement and limited access opportunities. The overall parking system was designed to result in a flow that would be easy for vehicles to navigate. Special attention was also paid to all turns and radii to ensure emergency vehicles could easily maneuver throughout the development. Additionally, internal pedestrian access walkways have also been provided adjacent to commercial entrances so that a safe and established path is present through parking areas and establishes safe and convenient pedestrian pathways to the 2018 Market residential areas behind.

- 6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:**

Off-street parking areas are situated behind the buildings to ensure both vehicular and pedestrian safety as well as to emphasize and establish an active neighborhood streetscape along Holly Springs Road. A trash enclosure has also been strategically provided in close proximity to the buildings likely containing restaurant and retail uses with adequate ability for waste vehicles to safely maneuver to pick-up refuse.

- 7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:**

All buildings constructed will meet all North Carolina Building Code requirements and be outfitted with smoke alarms, sprinkled throughout and so forth. All commercial spaces will be constructed with adequate restroom as well as cooking facilities if applicable.

- 8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:**

As part of the review process, sewer and flood special studies were submitted and reviewed to ensure that utilities could handle and/or would be upgraded and improved to meet the demands of the added development. Existing fire and police facilities and services will be adequate to meet the needs of this development as well. This development contains no residential component so it will have no impact to schools.

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- 9) **The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:**

The uses were placed on the site with regards to both the overall intent of the Town's vision as well as to minimize any potential adverse impacts to nearby residential uses. The buildings are situated at the closest setback possible adjacent to Holly Springs Road. This placement results in both creating a sense of place into the Town of Holly Springs as well as a friendly pedestrian streetscape from nearby developed areas. Throughout the development, the landscaping was designed for the patron in mind. Street trees will be installed along Holly Spring and Rhamkette Roads. To the interior of the site a courtyard is designed to be big enough to allow for outdoor seating, and planters will be situated throughout encouraging the patron "to sit down and stay awhile". Additionally, perimeter buffers will be designed to meet all landscape requirements.

- 10) **The type, size, and Intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:**

Due to the distance from commercial buildings which are likely to feature restaurant uses, it is unlikely that nearby neighborhoods will have any adverse impacts. Great attention will be given to hours of operation for any commercial uses to limit much activity beyond 11pm. However, the majority of the square footage of Rhamkette Center will be devoted to professional office uses, which will not be occupied generally past typical office hours Monday thru Friday.

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Part 2: Special Exception Use (20-SEU-13) Findings of Fact Submitted By Petitioner

Response to Special Exception Use Findings of Fact (24,000 Sq Ft)– Rhamkatte Center

- 1) **The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

Rhamkatte Village was first approved in 2001, and was subsequently modified in 2015, but the commercial portion (which includes the subject parcels making up this request) did not change. The PUD defers to the Local Business zoning district of the Holly Springs UDO, which is a zoning district that is designed to create appropriate transitions between commercial and residential areas through building orientation and setbacks. The Local Business district contains a minimum thoroughfare building setback requirement of thirty (30) feet, however, there is a reduction that allows the setback to be reduced to twenty (20) feet if no architectural waivers are requested nor any parking is located in front of the building. Rhamkatte Center is using this option and by doing so, the commercial buildings will be located at the maximum distance as possible from the existing residences of 2018 Market – protecting the public health, safety and comfort. The buildings will be oriented to both Holly Springs Road as well as to the adjacent parking lot behind. This design ensures that the site was built for the pedestrian patron in mind, rather than the vehicle. Sidewalk connections will be provided on both sides of the building with glazing on both sides, resulting in no true rear of the buildings, this will ensure community convenience from all accessible sides, which is crucial for an infill development such as this. The stormwater device on-site has been sized appropriately to comply with all local and state stormwater requirements, this ensures that no additional run-off post-development will negatively impact the surrounding area. Finally, landscape buffers will be installed as appropriate, as necessary to create apt transition areas, whilst still creating welcoming streetscapes so that the surrounding community feels drawn in, rather than drawn out.

- 2) **The proposed use will not injure or adversely affect the adjacent area or property values therein:**

The subject property is largely abandoned vacant land, that has been previously cleared and graded, as necessary to be primed and ready for fluid commercial development. It is undisputable that the current state of these parcels is not the 'highest and best use' of the properties. The project, when completed, will no doubt result in a higher tax value then what was previously assessed and in turn positively affect property values in the surrounding area.

- 3) **The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

The properties are designated as 'Neighborhood Center' in the Town's Comprehensive Plan. Neighborhood Centers are designated as: *Small scale, neighborhood centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at scale and design compatible with nearby residential development. The design of neighborhood centers transitions effectively between residential and nonresidential uses and includes safe and convenient pedestrian and bicycle*

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access for nearby residents. While this is primarily a commercial category, some neighborhood centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation a way from adjacent neighborhoods.

The Rhamkette Center design and overall intention was done with the Neighborhood Center designation in mind. Conscious of its surroundings, buildings of Rhamkette Center are situated up to Holly Springs Road to the maximum extent possible. Additionally, professional office buildings are proposed, which will help create additional employment opportunities within Holly Springs, something that the Comprehensive Plan has long since acknowledged is lacking. Drive-thru facilities like restaurants and dry-cleaning businesses are not proposed, which will ensure that these commercial operations will be low-intensity and unobtrusive. Access drives were previously designed within the master plan of the Rhamkette Village PUD. Rhamkette Center utilizes those existing access points but purposely does not create "straight-aways" through parking areas, this will limit high traffic cut-through opportunities and preserve neighborhood traffic patterns and speeds. The majority of the square footage proposed here will be office as previously stated, however, there will be square footage that is intended to be devoted to small-scale restaurants and retail opportunities. This was exactly what Rhamkette Village as a neighborhood center was envisioned as – a place where folks could walk to work, walk to lunch or a grab coffee after walking the kids to school nearby, a commercial development that will cement itself as a needed amenity rather than a deterrent.

- 4) **The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

As previously stated, Rhamkette Center was envisioned to conform to the Local Business zoning district to the maximum extent possible. The buildings are utilizing a twenty (20) foot building setback back which is permitted, subject to certain performance standards which the design is meeting. In addition, pedestrian connections have been carefully considered so that patrons along Holly Springs Road as well as Rhamkette Road feel equally welcomed and safe entering and exiting the site. Landscape buffers are being met along the perimeter which allow for appropriate transitions between commercial and residential areas. A parking location waiver has been requested due to the fact that this property is bound on three sides by public streets, resulting in three fronts, meaning it is impossible NOT to place parking within a front yard. Due to this fact, the project went before the TRC early on in the design process, where it was determined that it was most appropriate to have the buildings up close to Holly Springs Road and parking behind, as necessary to meet the intent of the pedestrian streetscape of Holly Springs Road. The developer has provided landscaping along Rhamkette Road as well as public sidewalk, and parking lot screening so that there adjacent glare will be minimized and the feel of the pedestrian streetscape remains intact.

- 5) **Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 -**

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Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

All access drives and driveways have been designed to meet both Town and NCDOT spacing requirements for full-movement and limited access opportunities. The overall parking system was designed to result in a flow that would be easy for vehicles to navigate. Special attention was also paid to all turns and radii to ensure emergency vehicles could easily maneuver throughout the development. Additionally, internal pedestrian access walkways have also been provided adjacent to commercial entrances so that a safe and established path is present through parking areas and establishes safe and convenient pedestrian pathways to the 2018 Market residential areas behind.

- 6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:**

Off-street parking areas are situated behind the buildings to ensure both vehicular and pedestrian safety as well as to emphasize and establish an active neighborhood streetscape along Holly Springs Road. A trash enclosure has also been strategically provided in close proximity to the buildings likely containing restaurant and retail uses with adequate ability for waste vehicles to safely maneuver to pick-up refuse.

- 7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:**

All buildings constructed will meet all North Carolina Building Code requirements and be outfitted with smoke alarms, sprinkled throughout and so forth. All commercial spaces will be constructed with adequate restroom as well as cooking facilities if applicable.

- 8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:**

As part of the review process, sewer and flood special studies were submitted and reviewed to ensure that utilities could handle and/or would be upgraded and improved to meet the demands of the added development. Existing fire and police facilities and services will be adequate to meet the needs of this development as well. This development contains no residential component so it will have no impact to schools.

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- 9) **The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:**

The uses were placed on the site with regards to both the overall intent of the Town's vision as well as to minimize any potential adverse impacts to nearby residential uses. The buildings are situated at the closest setback possible adjacent to Holly Springs Road. This placement results in both creating a sense of place into the Town of Holly Springs as well as a friendly pedestrian streetscape from nearby developed areas. Throughout the development, the landscaping was designed for the patron in mind. Street trees will be installed along Holly Spring and Rhamkette Roads. To the interior of the site a courtyard is designed to be big enough to allow for outdoor seating, and planters will be situated throughout encouraging the patron "to sit down and stay awhile". Additionally, perimeter buffers will be designed to meet all landscape requirements.

- 10) **The type, size, and Intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:**

Due to the distance from commercial buildings which are likely to feature restaurant uses, it is unlikely that nearby neighborhoods will have any adverse impacts. Great attention will be given to hours of operation for any commercial uses to limit much activity beyond 11pm. However, the majority of the square footage of Rhamkette Center will be devoted to professional office uses, which will not be occupied generally past typical office hours Monday thru Friday.

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Part 3: Variance (20-VARTC-06) Findings of Fact Submitted By Petitioner

Rhamkatte Plaza Variance Request: Front Building Setback

FINDINGS OF FACT

- 1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of this property.**

To understand the grounds for this variance, one first must recognize the exact nature of this project. This project is forced to conform with a previously approved vision that the applicant had no part of. The subject parcel(s) are a part of the Rhamkatte Village PUD, which created the commercial parcels shape and design with regard to property lines, shape, acreage as well as street network. Without this variance to allow for a reduced setback, there will be no other choice but to have parking between the buildings and Holly Springs Road, we would not meet the intent of the designation of the Town's Comprehensive Plan, Neighborhood Center, which strives to have buildings up close to the road to create an appropriate pedestrian streetscape whilst protecting surrounding neighborhoods. If this variance were not granted, the buildings would be located in the center of the property with parking located all around it. This would likely mean pedestrian access connections to 2018 Market as well as Holly Springs Road would be difficult, because pedestrians would have to navigate through a sea of parking to get to the buildings. Buildings in turn would be located closer to existing residences which potentially could have adverse impacts.

- 2) **The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This commercial lot's location and make-up has created this hardship. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). This commercial lot falls to Local Business District regulations which allows for a front building reduction from 30' to 20', so long as all parking is located behind the buildings. However, due to the fact that this project has three building fronts, the project cannot qualify for this routine ordinance requirement, therefore a variance is necessary. Locating the parking behind the buildings along Holly Springs Road, will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

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- 3) The hardship did not result from actions taken from the applicant or the property owner. The act of purchasing the property with the knowledge that circumstances exist that may justify the granting of the variance shall not be regarded as a self-created hardship.

As stated in previous statements above, it isn't the applicant or the property owner's actions that have led to this variance request. As previously discussed, the subject parcel(s) have been established as a result of a previously approved and designed Planned Unit Development, Rhamkette Village. The lots and street networks have been created and subdivided based on this approved master plan. Therefore, it is not a result of the actions of the applicant that is raising the need for this variance request. The commercial lots of Rhamkette Village must meet the standards and intent of the Local Business zoning district. The Local Business district does allow for a building thoroughfare setback reduction from 30' to 20' contingent upon having no parking in front of proposed buildings and buildings must not apply for architectural waivers during the review process. The design of Rhamkette Center meets the intent of this setback reduction – with no parking between buildings and Holly Springs Road as well as no architectural waivers requested. However, due to the fact that the parcel is bound by 3 sides by a public street, the subject commercial lot has triple frontage and therefore it is impossible for parking not to be located within a front building setback.

- 4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Since this project's inception, the ordinance and potential public impacts have driven its design. From the initial meeting with the town, staff and the intent of the UDO has greatly influenced this plan. Driving the buildings to be located along Holly Springs Road and parking behind, as well as designing access points through parking areas that do not contain "straight-throughs". Clearly, the developer has been very conscious about building placement, therefore being the greatest distance away from the adjacent neighborhood of 2018 Market. Through those design elements the purpose and intent of the ordinance is being achieved as well as being mindful of the public's safety and interest. The purpose of this variance is purely to provide a visual orientation from the major thoroughfare of Holly Springs Road through a lessened setback that creates a pedestrian streetscape where the emphasis is on the building design, rather than an expansive parking lot where the passer-by does not feel safe or drawn into the development. By granting this variance, the many heightened goals of the Comprehensive Plan's Neighborhood Center can be achieved.

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Part 4: Variance (20-VARTC-12) Findings of Fact Submitted By Petitioner

Rhamkatte Center Variance Request: Front Yard Setback Rhamkatte Road

FINDINGS OF FACT

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of this property.**

To understand the grounds for this variance, one first must recognize the exact nature of this project. This project is forced to conform with a previously approved vision that the applicant had no part of. The subject parcel(s) are a part of the Rhamkatte Village PUD, which created the commercial parcels shape and design with regard to property lines, shape, acreage as well as street network. Without this variance to allow for a reduced setback, there will be no other choice but to have parking between the buildings and Rhamkatte Road, we would not meet the intent of the designation of the Town's Comprehensive Plan, Neighborhood Center, which strives to have buildings up close to the road to create an appropriate pedestrian streetscape whilst protecting surrounding neighborhoods. If this variance were not granted, the buildings would be located in the center of the property with parking located all around it. This would likely mean pedestrian access connections to 2018 Market as well as Rhamkatte Road would be difficult, because pedestrians would have to navigate through a sea of parking to get to the buildings. Buildings in turn would be located closer to existing residences which potentially could have adverse impacts.

- 2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This commercial lot's location and make-up has created this hardship. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). This commercial lot falls to Local Business District regulations which allows for a front building reduction from 30' to 20', so long as all parking is located behind the buildings. However, due to the fact that this project has three building fronts, the project cannot qualify for this routine ordinance requirement, therefore a variance is necessary. Locating the parking behind the buildings along Rhamkatte Road, will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

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- 3) **The hardship did not result from actions taken from the applicant or the property owner. The act of purchasing the property with the knowledge that circumstances exist that may justify the granting of the variance shall not be regarded as a self-created hardship.**

As stated in previous statements above, it isn't the applicant or the property owner's actions that have led to this variance request. As previously discussed, the subject parcel(s) have been established as a result of a previously approved and designed Planned Unit Development, Rhamkatte Village. The lots and street networks have been created and subdivided based on this approved master plan. Therefore, it is not a result of the actions of the applicant that is raising the need for this variance request. The commercial lots of Rhamkatte Village must meet the standards and intent of the Local Business zoning district. The Local Business district does allow for a building thoroughfare setback reduction from 30' to 20' contingent upon having no parking in front of proposed buildings and buildings must not apply for architectural waivers during the review process. The design of Rhamkatte Center meets the intent of this setback reduction – with no parking between buildings and Rhamkatte Road. However, due to the fact that the parcel is bound by 3 sides by a public street, the subject commercial lot has triple frontage and therefore it is impossible for parking not to be located within a front building setback.

- 4) **The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Since this project's inception, the ordinance and potential public impacts have driven its design. From the initial meeting with the town, staff and the intent of the UDO has greatly influenced this plan. Driving the buildings to be located along Holly Springs Road and parking behind, as well as designing access points through parking areas that do not contain "straight-throughs". Clearly, the developer has been very conscious about building placement, therefore being the greatest distance away from the adjacent neighborhood of 2018 Market. Through those design elements the purpose and intent of the ordinance is being achieved as well as being mindful of the public's safety and interest. The purpose of this variance is purely to provide a visual orientation from the neighborhood entrance of Rhamkatte Road through a lessened setback that creates a pedestrian streetscape where the emphasis is on the building design, rather than an expansive parking lot where the passer-by does not feel safe or drawn into the development. By granting this variance, the many heightened goals of the Comprehensive Plan's Neighborhood Center can be achieved.

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Part 5: Variance (20-VARTC-13) Findings of Fact Submitted By Petitioner

Rhamkatte Center Variance Request: To locate a double loaded parking area served by more than (1) interior access drive that is generally parallel to the Rhamkatte Road right-of-way and to locate parking in the front bufferyard.

FINDINGS OF FACT

- 1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of this property.**

To understand the grounds for this variance, one first must recognize the exact nature of this project. This project is forced to conform with a previously approved vision that the applicant had no part of. The subject parcel(s) are a part of the Rhamkatte Village PUD, which created the commercial parcels shape and design with regard to property lines, shape, acreage as well as street network. Without this variance to allow for adequate number of parking spaces and drive aisles to be located adjacent to a street right-of-way, there would be no way to meet minimum parking requirements and maintain safe traffic flow throughout the vehicular service areas. Additionally, Rhamkatte Center would not meet the intent of the designation of the Town's Comprehensive Plan, Neighborhood Center, which strives to have buildings up close to the road to create an appropriate pedestrian streetscape whilst protecting surrounding neighborhoods. If this variance were not granted, commercial buildings in turn would be located closer to existing residences which potentially could have adverse impacts.

- 2) **The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This commercial lot's location and make-up has created this hardship. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). This commercial lot falls to Local Business District regulations which stipulates that parking areas located between a front building line and a street right-of-way shall be limited to either a single-loading parking area or a double-loaded parking area served by not more than one interior access drive, where the interior access drive is located generally parallel to the street right-of-way. However, due to the fact that this project has three building fronts, the project cannot qualify for this routine ordinance requirement, therefore a variance is necessary. Locating the parking behind the buildings along Holly Springs Road will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

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- 3) **The hardship did not result from actions taken from the applicant or the property owner. The act of purchasing the property with the knowledge that circumstances exist that may justify the granting of the variance shall not be regarded as a self-created hardship.**

As stated in previous statements above, it isn't the applicant or the property owner's actions that have led to this variance request. As previously discussed, the subject parcel(s) have been established as a result of a previously approved and designed Planned Unit Development, Rhamkette Village. The lots and street networks have been created and subdivided based on this approved master plan. Therefore, it is not a result of the actions of the applicant that is raising the need for this variance request. The commercial lots of Rhamkette Village must meet the standards and intent of the Local Business zoning district. However, due to the fact that the parcel is bound by 3 sides by a public street, the subject commercial lot has triple frontage and therefore it is impossible for parking design to meet the UDO requirement on all three sides adjacent to street right-of-way.

- 4) **The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Since this project's inception, the ordinance and potential public impacts have driven its design. From the initial scoping meeting with the town, staff, as well as the TRC meeting held in early 2020, the intent of the UDO has greatly influenced this plan. Driving the buildings to be located along Holly Springs Road and parking behind, as well as designing access points through parking areas that do not contain "straight-throughs". Clearly, the developer has been very conscious about building placement, therefore being the greatest distance away from the adjacent neighborhood of 2018 Market. Through those design elements the purpose and intent of the ordinance is being achieved as well as being mindful of the public's safety and interest. The purpose of this variance is purely to provide ample parking for an appropriately scaled neighborhood commercial development. Having parking behind buildings along Holly Springs creates a pedestrian streetscape where the emphasis is on the building design and inviting public spaces, rather than an expansive parking lot where the passer-by does not feel safe or drawn into the development. By granting this variance, the many heightened goals of the Comprehensive Plan's Neighborhood Center can be achieved.

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Part 6: Alternate Compliance with Architectural Design Requirements (20-WAV-26) Findings of Fact Submitted By Petitioner

- 1) The proposed development represents the use of (building materials, building massing and facade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

While the commercial office building will serve multiple tenants, a prominent design on the primary facade facing Holly Springs Road is intended to serve as a focal point, with raised facades adjacent to provide an attractive and active facade on the main road. This design feature is repeated on the opposite facade facing the parking lot to act as a focal point and clearly identify the building entry to a common core. Introduction of a larger scale, more prominent, entry & accent elements with increased depth and wider building elements is appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- 2) The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkette Plaza is a continued development of an established Planned Unit Development (PUD) along Holly Springs Road. Our development will help complete the original vision of a live/work mixed use community by completing the commercial portion of the PUD site. Rhamkette Plaza will bring approximately 50,000 sf of mixed-use commercial office space and 8,000 sf of retail space.

- 3) The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed Rhamkette Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed use center, offering a range of retail and commercial office space while complementing the existing residential townhomes development which will help support the commercial portion of the PUD.

- 4) The proposed development is consistent with the intent and purpose of this UDO.**

A high-quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the main road and building entry on the opposite facade that engages the active user by providing a high number of glazing, building reveals, sills, and materials. The features are specifically set off center of the building to create interest and being required to add additional façade articulation will detract from the main area of the façade. We support the features by increasing the depth of the projections, adding additional height and supporting secondary building projections.

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Part 7: Alternate Compliance with Architectural Design Requirements (20-WAV-27) Findings of Fact Submitted By Petitioner

- 1) The proposed development represents the use of (building materials, building massing and facade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

While the commercial office building will serve multiple tenants, a prominent design on the primary facade facing Holly Springs Road is intended to serve as a focal point, with raised facades adjacent to provide an attractive and active facade on the main road. This design feature is repeated on the opposite facade facing the parking lot to act as a focal point and clearly identify the building entry to a common core. Introduction of a larger scale, more prominent, entry & accent elements with increased depth and wider building elements is appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- 2) The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkette Plaza is a continued development of an established Planned Unit Development (PUD) along Holly Springs Road. Our development will help complete the original vision of a live/work mixed use community by completing the commercial portion of the PUD site. Rhamkette Plaza will bring approximately 50,000 sf of mixed-use commercial office space and 8,000 sf of retail space.

- 3) The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed Rhamkette Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed-use center, offering a range of retail and commercial office space while complementing the existing residential townhomes development which will help support the commercial portion of the PUD.

- 4) The proposed development is consistent with the intent and purpose of this UDO.**

We are providing a consistent base around the entire perimeter of the building. This base allows for typical interior flexibility for future tenants while providing sufficient height above grade for exterior elements. The building as a whole exceeds the minimum 9% requirement and can support the reduction on this elevation.

A high-quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the main road and building entry on the opposite facade at a minimum of 2 locations with design elements that are specifically set off center of the building to create interest and being required to add additional façade articulation will detract from the main area of the façade. We support the features by increasing the depth of the projections, the width of projections, the off-center location and adding additional height. The remaining areas provide glazing and primary building materials that exceed the minimum requirements and keep human scale elements, variation in materials and active design features.

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Part 8: Alternate Compliance with Architectural Design Requirements (20-WAV-28) Findings of Fact Submitted By Petitioner

- 1) The proposed development represents the use of (building materials, building massing and facade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

The proposed retail building will serve multiple tenants while providing access to and supporting the shared building plaza with the commercial office building. It has been orientated to accent the end tenants to engage the plaza and main intersection at Holly Springs Road. Tenant entries are defined by portals or building bumpouts that direct the patron to the entryway. Introduction of varying building heights, large glazing areas on all side, more prominent, entry & accent elements with increased depth and wider building elements is appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- 2) The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkette Plaza is a continued development of an established Planned Unit Development (PUD) along Holly Springs Road. Our development will help complete the original vision of a live/work mixed use community by completing the commercial portion of the PUD site. Rhamkette Plaza will bring approximately 50,000 sf of mixed-use commercial office space and 8,000 sf of retail space.

- 3) The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed Rhamkette Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed-use center, offering a range of retail and commercial office space while complementing the existing residential townhomes development which will help support the commercial portion of the PUD.

- 4) The proposed development is consistent with the intent and purpose of this UDO.**

A high-quality active retail design is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. We are providing active design features along the exterior plaza façade (west) and are creating an informal secondary bay with additional glazing and design features on the section of north façade. We provide a large amount of glazing, building reveals, sills, and materials. These areas provide deeper projections of the building façade and complement the adjacent facades.

The façade facing Holly Springs road is officially the rear of the building but has been designed to look as a normal façade. We have continued to keep large expanses of glazing, active façade modulation to meet the bay spacing, increased bay bumpout depths and variation in materials and heights. We feel the amount of glazing balances the requirements of this façade and doesn't overly draw attention to the support sections of the building. The ends provide adequate glazing for the tenants to engage the plaza and corner intersection.

For the façade facing the open, active plaza, we are providing an active elevation to respond to that. Large storefront glazing, a metal canopy, human scale elements and subtle variations in the façade provide an active façade to this plaza. This elevation also adds increased height to give it more prominence to the plaza. Since the building is a smaller scale, this continuous height and un-broken roof line support this elevation's scale.

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Part 9: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (XX-WAV-XX) Findings of Fact Submitted By Petitioner

UDO SECTION 7.04 WAIVER OF OFF-STREET PARKING REGULATIONS FINDINGS OF FACT:

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

- (1) A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:
- a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use.

As previously verified by staff, a parking demand study does not apply in this instance since the request is only for relief of location of off-street parking spaces.

- (2) The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:

This waiver request is only to locate the majority of parking behind the office and retail buildings that are located along Holly Springs Road. Due to the unique fact that this previously created commercial lot is surrounded on three sides by public right-of-way (Holly Springs and Rhamkatte Roads). Locating the parking behind the buildings along Holly Springs Road, will not cause negative environmental impacts. All impervious surface area will be treated in accordance with the town and state's Phase II Stormwater Regulations, and the on-site detention pond has been sized accordingly. Evergreen shrubs have been proposed along all parking spaces that are adjacent to Rhamkatte Road, that will be positioned and pruned to ensure no adverse impacts to adjacent residential properties are made due to automobile headlights. In addition, a buffer is also proposed along the property line shared with Rhamkatte Road.

- 3) The proposed development is consistent with the intent of the Comprehensive Plan:

The Town's Comprehensive Plan classifies these parcels as "Neighborhood Center". *Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood*

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Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

The proposed Rhamkatte Center was designed and planned with the Neighborhood Center designation in mind. The majority of the uses in Rhamkatte Center will be professional office uses, which are low-intensity, unobtrusive uses and will operate under typical 8 to 6 office hours. The remaining square footage will be devoted to retail. This use is centered close to the intersection of Holly Springs and Bass Lake intersection and is the furthest away from the existing residences of 2018 Market. Retail uses will be boutique in nature, with no opportunities for large square footage, resulting in small-scale neighborhood store and café opportunities. Drive-thru facilities, of any kind, are not being proposed. The design of parking and drive isles will be intentionally constructed to off-set existing access points to neighborhood streets to prevent high-speed cut-throughs from occurring. Additionally, sidewalk connections are proposed throughout, and sidewalks have been thoughtfully designed through parking areas to ensure safe and convenient pedestrian access.

4) The proposed development is consistent with the intent and purpose of this UDO:

Rhamkatte Village was first approved in 2001, and was subsequently modified in 2015, but the commercial portion did not change. The PUD defers to Local Business District for development standards. The plan attempts to meet those standards to the greatest extent possible, the associated variances and waiver request are solely due to the fact that the commercial parcels for Rhamkatte Center are surrounded on three sides by public street right-of-way. This makes it impossible for parking standards such as not having more than 75% of the parking located between a front building line and front lot line because these parcels have three front lot lines. The plan preserves the intent of the UDO by proposing screening plant material to minimize potential negative impacts to adjacent residential. Additionally, the plan has located all proposed commercial buildings as closest to Holly Springs Road as possible and therefore, furthest away from 2018 Market as possible. Rhamkatte Center is consistent with the intent and purpose of the UDO – which is to establish a small-scale village like atmosphere by encouraging walkable professional office and retail opportunities – whilst being mindful of the community around it.

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Part 10: Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces (20-WAV-30) Findings of Fact Submitted By Petitioner

(1) The nature and location of the proposed building or structure, and;

The associated Rhamkatte Center development plan proposes a commercial integrated center. This center will be comprised of three (3) non-residential buildings situated along Holly Springs Road. The use of these buildings will be mostly professional office with some limited square footage that will be devoted to retail uses, with the intent of small-scale commercial shops or sit-down restaurants, cafes, and/or coffee/sandwich shops will fill in. Proposed 2 loading spaces will be provided at the UDO minimum standard of 10' X 25' in size, and "pull-off" in nature which is in keeping with the Unified Development Ordinance. The proposed uses of these (3) buildings does not warrant the loading space in excess of 25 feet as there will be no need for use of Semi trucks or trailers.

7.05 (5) Office, professional services, retail or other non-industrial uses may provide one (1) required loading space per building in a "pull-off" loading area located adjacent to an interior access drive. A "pull-off" loading area shall not be subject to the prohibition against being located between the front lot line and front facade of any portion of the building served.

7.05 B. 1. Loading Space Dimensions – A required, or excess off-street loading space shall be at least twelve (12) feet in width by at least fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet. However, a waiver may be requested in accordance with Section 7.05 G. Waiver of Off-Street Loading Regulations, if off-street loading will not involve the use of semitractor combinations or other vehicles in excess of twenty-five (25) feet in length. No off-street loading area may be reduced to less than ten (10) feet in width by twenty-five (25) feet in length.

(2) The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;

The size of delivery vehicles will not be greater than 25 feet due to the nature and needs of the proposed uses. The number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time is not known at this time and will be dependent on final individual tenants and use. We expect deliveries to occur during normal business hours and at times when most 2018 Market residents will be traditional gone for work between 8:00am – 5:00pm.

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- (3) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;**

The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property. It will provide 2 pull-off loading zone areas for the office, retail and smaller food service spaces. It will reduce the (2) loading zone areas in size and these loading zones shall be pull-off in orientation thus contributing to the overall pedestrian/public safety of the site.

- (4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;**

The waiver will not contravene the provisions of this UDO or the Comprehensive Plan as it meets the "pull-off" standards in UDO 7.05 (5), it meets the minimum reduced size standards set forth in UDO 7.05 B. 1. as well as the number of necessary loading spaces outlined in the table located in UDO 7.05.

- (5) **An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

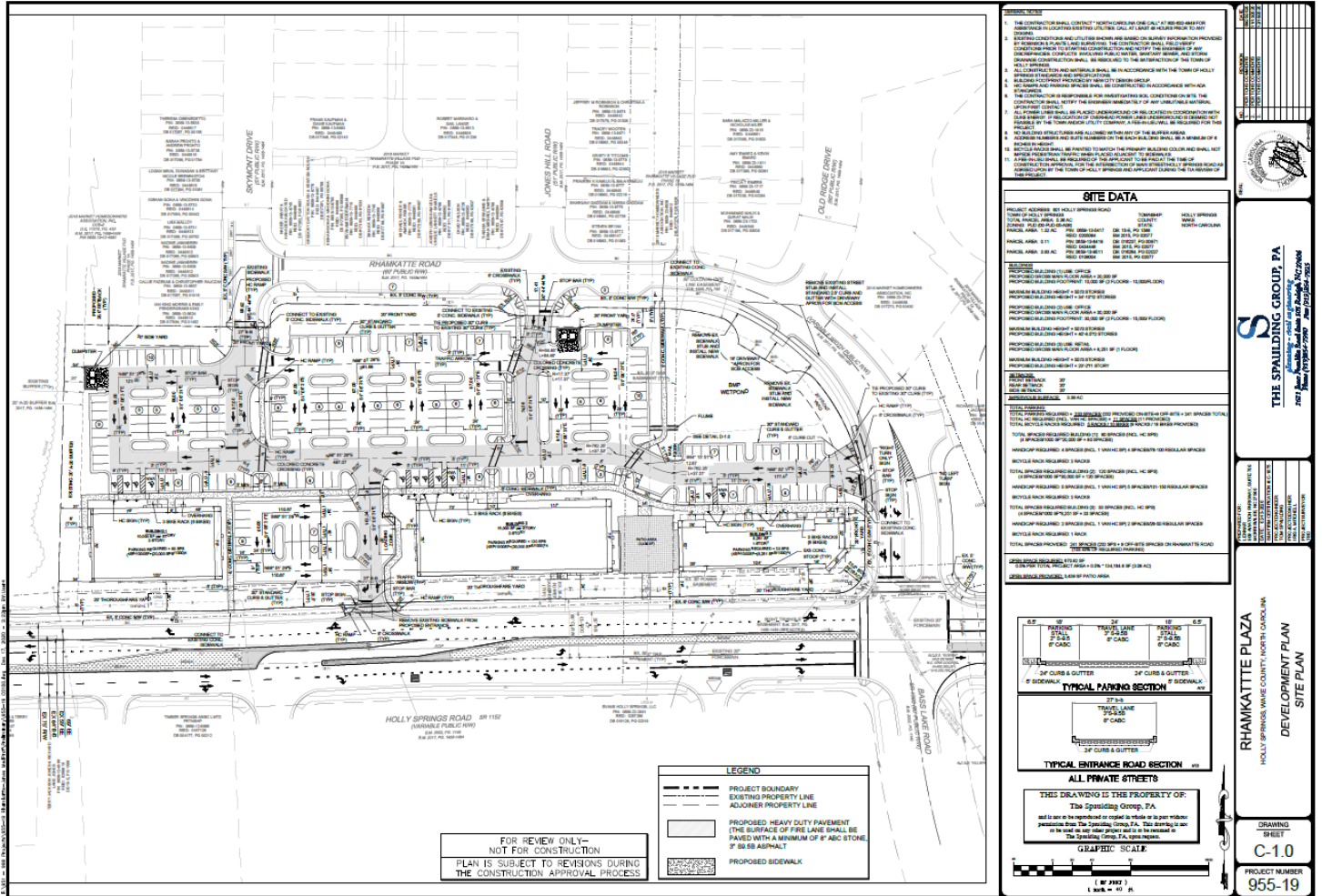
The areas provided for future off-street loading area on the plans provided within the integrated center/ business park are of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO as indicated on the approved plans. Such areas will not be used for any form of development. The waiver requested is in compliance with the UDO: "pull-off" loading zone standards in UDO 7.05 (5), it meets the minimum reduced size standards set forth in UDO 7.05 B. 1. as well as the number of necessary loading spaces outlined in the table located in UDO 7.05.

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SITE PLAN & ELEVATIONS



RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Special Exception Use (20-SEU-06)

No additional findings

Part 2: Special Exception Use (20-SEU-13)

No additional findings

Part 3: Variance (20-VARTC-06)

No additional findings

Part 4: Variance (20-VARTC-12)

No additional findings

Part 5: Variance (20-VARTC-13)

No additional findings

Part 6: Alternate Compliance with Architectural Design Requirements (20-WAV-26)

No additional findings

Part 7: Alternate Compliance with Architectural Design Requirements (20-WAV-27)

No additional findings

Part 8: Alternate Compliance with Architectural Design Requirements (20-WAV-28)

No additional findings

Part 9: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (20-WAV-29)

No additional findings

Part 5: Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces (20-WAV-30)

No additional findings

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RESOLUTION EXHIBIT D
CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

Part 1: Special Exception Use (20-SEU-06)

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-06.

Part 2: Special Exception Use (20-SEU-13)

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-13.

Part 3: Variance (20-VARTC-06)

1. This Variance shall only apply to 20-DP-10 Rhamkatte Plaza

Part 4: Variance (20-VARTC-12)

1. This Variance shall only apply to 20-DP-10 Rhamkatte Plaza

Part 5: Variance (20-VARTC-13)

1. This Variance shall only apply to 20-DP-10 Rhamkatte Plaza

Part 6: Alternate Compliance with Architectural Design Requirements 20-WAV-26)

No Conditions

Part 7: Alternate Compliance with Architectural Design Requirements (20-WAV-27)

No Conditions

Part 8: Alternate Compliance with Architectural Design Requirements (20-WAV-28)

No Conditions

Part 9: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (20-WAV-29)

No Conditions

Part 5: Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces (20-WAV-30)

No Conditions



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Public Hearings

Title: 201 W Elm Special Exception Use 20-SEU-11 - Quasi-Judicial Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider a Special Exception Use (SEU) to allow for one (1) accessory dwelling within the R-15 Residential District.
2. Adopt Resolution 21-06 to make and accept the Findings of Fact for consideration of and to approve SEU.
3. Approve/deny/defer SEU for 201 W Elm Street with the conditions stated in the attachment.

Explanation:

- A Special Exception Use (SEU) is a Permitted Use within a specific zoning district that may not necessarily fit in the the surrounding areas and uses and is subject to further review. Applicants requesting an SEU must be able to demonstrate that all required Findings of Fact are being met.
- The Town Council, through the public hearing and sworn testimony, must be able to make findings that these facts will be met.
- The applicant is requesting SEU approval for one (1) accessory dwelling located at 201 W Elm Avenue.
- Since the parcel is zoned R-15 Residential, an SEU is required to evaluate the appropriateness of an accessory dwelling at this location.

Background:

- The Holly Springs Comprehensive Plan identified allowing accessory dwellings in residential areas as a way to provide affordable housing options and a variety of housing types.
- The applicant is requesting an SEU to allow use of an existing structure (shed) on their property as an accessory dwelling.

Planning Board Recommendation

The Planning Board discussed the proposal on 1/26/2021. There was one question on the aesthetics of the structure. The applicant stated that it would match the primary residence.

Town Council Business Meeting
February 16, 2021

The Planning Board recommended that the Town Council approve Special Exception Use 20-SEU-11 (9-0).

Conditions

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-11.

Funding Source(s):

N/A

Attachment(s):

1. 20SEU11_201WEm_Plans
2. 20SEU11_201WEIm_Conditions
3. Resolution 21-06 Findings of Fact, SEU 201 W. Elm

**Town of Holly Springs
Staff Report to the Planning Board**

**REQUEST FOR SPECIAL EXCEPTION USE
201 W ELM
20-SEU-11**

PETITIONER(S):

Alan Baumann
201 W Elm Ave
Holly Springs, NC 27540

OWNER(S):

Alan Baumann
201 W Elm Ave
Holly Springs, NC 27540

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board:
Town Council Public Hearing & Action:

STAFF CONTACTS: Cheryl Caines, Planner II
Bronwyn Bishop, Development Plan Reviewer

ATTACHMENTS:

20-SEU-11 Plans
Petitioner's Response to the Special Exception Use Petition Findings of Fact

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Alan R and Karen S Baumann	0649807180	R-15 Residential District	.56 Acres
TOTAL			.56 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	EXISTING LAND USE
Subject Property	R-15 Residential District	Single family residential
North	R-15 Residential District	Street, then single Family Residential
South	R-15 Residential District	Single family residential
East	TV Town Village District	Street, then vacant
West	R-15 Residential District	Single family residential

PROPERTY HISTORY**Rezoning History**

N/A

Subdivision History

N/A

Variance History

Variance Number: 93-VAR-05

Variance Request: Appeal for a variance to reduce the side yard setback.

Approved by Board of Adjustment on: 10/26/1993

Variance Number: 02-VAR-06

Variance Request: Allow an accessory structure closer to the street than the building.

Approved by Board of Adjustment on: 4/9/2002

Development Plan History

N/A

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.03 R-15 Residential District to allow for an accessory dwelling unit in the R-15 Residential District at the property located at 201 W Elm, Wake County PIN 0649807180.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

STAFF ANALYSIS

PROJECT OVERVIEW

A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

The applicant has requested a Special Exception Use for an accessory dwelling unit within the R-15 Residential District.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

The Land Use Plan has this property designated as Residential Neighborhood to allow for single family detached housing. Projects in this area are encouraged to have accessory dwelling units.

Land Use Policies that apply to this project include:

Increase Diversity and Affordability of Housing: "Providing a broader range of housing types to include small multi-dwelling, townhome, live/work and **Accessory Dwelling units** can help fill this need."

SPECIAL EXCEPTION USE

There is currently a shed in the back yard of this home. The applicant is proposing to convert this into an accessory dwelling unit and has provided documentation that complies to the Unified Development Ordinance.

ENGINEERING

The proposed Accessory Dwelling unit will be served by the existing water and sewer services and meter/cleanout.

STAFF RECOMMENDATION TO THE PLANNING BOARD

SPECIAL EXCEPTION USE

Staff recommends that the Planning Board recommend approval/denial/table of Special Exception Use #20-SEU-11 as specified in Unified Development Ordinance Section 2.03 R-15 Residential District to allow for an Accessory Dwelling Unit in the R-15 Residential District at the property located at 201 W Elm Ave, Wake County PIN 0649807180 as submitted by Alan Baumann with the following conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-11.

DEVELOPMENT PETITION

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



Petition Type:

☐ Master Plan

- ☐ New Detailed ☐ New Schematic
☐ Major Amendment ☐ Minor Amendment*

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☐ Development Plan (check all that apply)

- ☐ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☒ Special Exception Use

- ☒ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: 201 W. Elm Avenue ADU

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision Avent Acres Shopping Center/Lot# 19RProject Location: 201 W. Elm Avenue Holly Springs, NC 27540

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0649 80 7180 Real Estate ID: 0170773Project Acreage (rounded to nearest tenth): .56 Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: R-1S Proposed Use (see UDO Primary Use List): Residential - single-family dwelling ADUOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____Scoping Meeting Date: 9/24/2020 If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Concept Meeting Date: _____

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other _____Name Alan Baumann Company _____Mailing Address 201 W. Elm AvenueCity Holly Springs State NC Zip 27540Telephone # (919) 579-7485 E-Mail alan.baumann.pmp@gmail.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name TBD Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name TBD Company _____
 Mailing Address _____
 City _____ State _____ Zip _____
 Telephone # () _____ E-Mail _____
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Architect

Name TBD Company _____
 Mailing Address _____
 City _____ State _____ Zip _____
 Telephone # () _____ E-Mail _____
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name N/A Company _____
 Mailing Address _____
 City _____ State _____ Zip _____
 Telephone # () _____ E-Mail _____
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Other: _____ (any other contact that should receive comments and correspondence for this project)

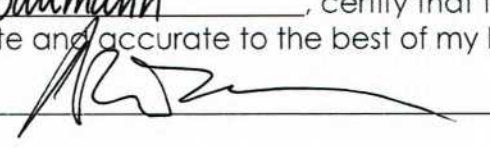
Name _____ Company _____
 Mailing Address _____
 City _____ State _____ Zip _____
 Telephone # () _____ Alternate Telephone # () _____
 Fax # () _____ E-Mail _____
 How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Alan Baumann Company _____
 Mailing Address 201 W. Elm Avenue
 City Holly Springs, State NC Zip 27540
 Telephone # (919) 579-7485 E-Mail alan.baumann.pmp@gmail.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, Alan Baumann, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: _____

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: 201 W. Elm ADU

Special Exception Use:

UDO Section No.: 2.03 A 2G, 2.08 A, DPM 5.04

Special Exception Use: Accessory Dwelling Unit, "one bedroom"

Specific Special Exception Use Request:

Change of Use / Interior Fit-Up to Residential Dwelling -
Granny Flat

For DPZ Use only

Project # _____

Date Received: _____

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

See attached

- (2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

See attached

- (3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

See attached

- (4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

See attached

- (5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

See attached

- (6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

See attached

- (7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

See attached

- (8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

See attached

- (9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

See attached

- (10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

See attached

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____

Date: _____

10/6/2020

Signature of Owner: _____

Date: _____

10/6/2020

Question #1

The proposed use of this property will be for an accessory dwelling unit or “granny flat” for my wife’s mother, who is aging. It will be a one-bedroom unit. We will be utilizing an already existing structure and will be improving upon it. This proposed use of an accessory dwelling unit is not injurious to the public health, safety, comfort, community moral standards, convenience or general welfare.

Question #2

The existing structure will be improved and consistent with the colors, building materials and architectural style of the main residence.

The existing structure has a pitched roof with asphalt shingles as the house does. It will be sided with lap siding and be painted white like the main residence.

Question #3

The proposed use of this property as an accessory dwelling unit (ADU) is consistent with the character of the district land uses authorized therein, and with the Town of Holly Springs Comprehensive Plan.

Accessory Dwelling Units (ADU) are mentioned several times in the plan. I will reference some of these below:

1. According to the Land Use Character Plan section of the Town of Holly Springs Comprehensive Plan, “Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units”, (pg. 40).
2. As stated in the section entitled, Important Themes for Exploring Holly Springs on page 102, it states, “Holly Springs, like many other communities like it, has a lack of ‘missing middle’ housing - more dense than single dwelling detached but less dense than large-scale multi-dwelling apartment buildings. Providing a broader range of housing types to include small multi-dwelling, townhome, live/work and Accessory Dwelling units can help fill this need”.
3. This issue of protecting affordable housing is mentioned again in the Specific Recommendations: Future Land Use Section on page 110, “Demand for more homes means prices will continue to rise for both land and houses. While Holly Springs is still a somewhat affordable housing market, that situation is changing as more people move to Town and home prices rise. While multi-dwelling development creates the quantity of housing that can address some of the issues, not all multi-dwelling housing must be in the form of apartment style development. Small homes, townhomes, duplexes, cluster housing, row homes, and condominiums should be part of the product mix. Accessory dwelling units (ADUs) should be permitted throughout Town”.
4. Support for Accessory Dwelling Units (ADU) are mentioned again in the section entitled: Expand Capacity for Accessory Dwelling Units in the Town on page 111. The plan states, “The Wake County Affordable Housing Plan recommends adoption of rules and requirements allowing accessory dwelling units in municipal zoning ordinances to help provide more affordable housing units in the area. The Unified Development Ordinance in Holly Springs does include provisions for accessory dwelling units (in-law suites); however, their use in the community is

relatively low at this time. Town officials should allow accessory dwelling units in all zoning districts that permit residential uses, and update the UDO to allow by-right approval of such use”.

5. Lastly, the Town of Holly Springs Mission Statement states: “To preserve the small town atmosphere that Holly Springs offers by establishing a "village" that enriches the quality of place by encouraging the creation and enhancement of residential and nonresidential development, which ultimately fosters a greater sense of community.” I reference the mission statement because there is no greater sense of community than bringing multi-generations of family together to enjoy and learn from one another. Giving us this opportunity would provide my mother-in-law with an affordable alternative to living alone or in a care facility. She would also benefit from the wonderful sense of community we have experienced here in Holly Springs. Our property is very close to the Downtown District. She will be able to enjoy all the benefits that our beautiful downtown has to offer without getting in her car.

Question #4

The proposed use will conform to the applicable development standards and will not require a waiver from those development standards.

Question #5

The current driveway is sufficient in size. We have a two-car garage and a driveway that can accommodate three cars. This is shown on the official survey, which is attached.

Question #6

The off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal and other service areas will be safe, convenient and allow for access in case of emergency. There will be no economic, glare, odor, or any other impacts on adjoining properties and properties in the general neighborhood.

Question #7

This question does not apply to our proposed use as we are requesting to update an existing structure to a single-family accessory dwelling unit.

Question #8

The proposed structure is already existing and has easy access to utilities, schools, fire, etc. in case of emergency.

Question #9

The location of our proposed structure is a residential area. It is already an existing structure that we are requesting to update into a single-family accessory dwelling unit. There will be no adverse impacts on the community.

Question #10

As stated above, this is a request to make changes in a residential area. There will be no adverse impacts on adjoining properties or the neighborhood.

PLAN REQUIREMENTS & DATA CHECKLIST



Mark each item as applicable (A) or not applicable (NA) by placing an "X" in the appropriate box.

Note: This checklist is a general list of requirements. More specific requirements are available upon request.

A	NA	
I. EACH SHEET MUST CONTAIN THE FOLLOWING ITEMS		
X		A. Name, address, telephone number, and fax number of the Engineer, Architect, Landscape Architect, and/or Surveyor responsible for the plans <i>(TBD)</i>
X		B. Date of drawing preparation and all revision dates
		C. Sheet Number and Title ?
X		D. North Arrow
X		E. The scale of the drawings listed in feet per inch in both graphic and numeric scale. Use Engineering scale no larger than 1" = 200'.
		F. Seal and signature of Registered Design Professional <i>(Do we need one?)</i>
	X	G. Name of the proposed development plus the name of Master Plan or PUD, if applicable.
	X	H. For Plan Amendments Only: Cloud all individual changes that were made to the plans and place a numbered delta next to each clouded area that corresponds with the numbered revisions on the coversheet.
		I. For Site Plan, Landscape, Utilities, and Grading Plans: show all overhead and underground utilities. If overhead utilities exist, developer/engineer must contact Duke Energy and/or other overhead utility providers and provide documentation regarding the relocation of such underground. <i>(Does this apply?)</i>
II. COVER SHEET INFORMATION		
X		A. Parcel Identification Number (PIN)/Real Estate Identification Number and location (including township, county, and state) for all parcels involved
X		B. Vicinity map at 1" = 500' with project boundary clearly marked. There must be sufficient detail and legibility in order to locate the project in reference to nearby roads and property lines
X	X	C. Note the dates of any previously approved Waivers, Variances, Master Plans, or PUDS
X		D. Owner/Applicant/Developer/Engineer/Architect/Landscape Architect(s) name, address, and telephone number
X		E. Zoning designation of the property to be developed (and list of conditions, if applicable)
X		F. Provide statement "Plan is subject to revisions during Construction Drawing Approval Process"
X		G. Provide 10" X 8" blank space in upper right corner for Town use. <i>(Does this apply for us?)</i>
X		H. Total Acreage of Tract(s) to be developed and number lots
X		I. Clearly identify survey benchmark used for project on the cover or overall project sheet. Project should be tied to local monuments established by G.P.S. for Town of Holly Springs with identification of the monument that was used, if such monument is in proximity to the project. This requirement shall not supersede any requirement to tie to NCGS monumentation.
X		J. List type of development: Development Plan, Preliminary Plan, Master Plan (Detailed or Schematic), Special Exception Use, Development Option Plan etc.
X		K. Provide proposed sewer flow for the project including how calculation was determined.
		L. For Plan Amendments Only: Provide a dated table listing all amendments made to plan since last Town approval.
III. BASE DATA/SITE PLAN SHEET / LOT LAYOUT INFORMATION		
X		A. Show boundaries of tract(s) proposed for development. If there is more than one tract involved and a recombination is to occur, place the note "to be recombined". All adjoining property lines of tracts adjoining the property should include zoning designation and property owner information for adjacent properties

For DPZ Use only

Project # _____

Date Received: _____

A	NA	
	X	B. Show all historic resources identified within the project area (<i>Refer to Vision Holly Springs: The Town of Holly Springs Comprehensive Plan, Section 1: Future Land Use & Community Character</i>). Provide information on the preservation, rehabilitation, or reuse of the historic resource.
	X	C. Show and label proposed and existing streets, right-of-way, sidewalks and greenway, including all dimensions. Provide existing street names and required road improvements
	X	D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 7.09
X		E. Show any existing structures, underground storage tanks, utilities (specify overhead or underground and indicate where overhead lines will be relocated underground), drives, roads, and natural features on and within 200' of the subject property and label them as such. (<i>If a structure on the subject property is to be removed, label it "to be removed".</i>)
	X	F. Show, dimension, and label required landscape buffer areas as specified in UDO Section 7.06, D. Provide information on the future maintenance of the buffer area
X		G. List minimum yard, building, and driveway setbacks and indicate on plan the setback from each side of the building to the corresponding property line.
X		H. Show proposed building layout; including square footage, FFE's and building footprint if applicable
	X	I. Show the location of all HVAC units, Mailbox Kiosks, exterior CO canisters and similar equipment, and Trash Enclosures with the trash truck turning radii template. Note: Trash or recycling containers of any size must be enclosed. All ground mounted equipment, including HVAC units, exterior CO canisters, and similar equipment must be screened from view.
	X	J. List the average lot size, minimum lot width, minimum lot depth, maximum building height, and the gross density of the development
	X	K. Show and label required riparian buffers, FEMA and local floodplain areas within the boundaries of the site
	X	L. Design Engineering data for all roadway radii and curves
X		M. Provide lot size(s)
X		N. Show and label all easements
X		O. Show proposed parking lot layout and list the required number of spaces and the number of spaces provided. Provide dimensions of spaces and aisles. [See UDO Table 7.04-D]
	X	P. Show the proposed location and list the required number of bicycle racks and the number of bicycle racks being provided (see UDO Table 7.04-D)
	X	Q. Show required off-street loading areas and off-street loading spaces. (See UDO Table 7.05-A)
	X	R. Show all required greenways. [See UDO Section 7.06, C.]
	X	S. Indicate areas for all proposed outdoor operations including outdoor seating, display/sales of merchandise, outdoor storage, and business vehicle parking.
IV. GRADING AND DRAINAGE PLAN		
	X	A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures
	X	B. Provide preliminary drainage calculations
	X	C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	X	D. Clearly label restricted stream buffers
	X	E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	X	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
	X	A. Location and size of proposed plant material including live vegetation ground cover and species selection. This includes perimeter yard and/ or buffer yard and/or foundation planting and/or parking area screening and/or interior parking lot planting. Include site distance triangles at all intersections. Do not label perimeter yards as "buffer" unless it is a designated buffer area as specified in 7.06 D or a bufferyard as defined in the UDO.
	X	B. Indicate locations, size, and species of proposed street trees. [See UDO section 7.01, K.]
	X	C. Show fencing details [See UDO Section 7.01, L.]
	X	D. Show the location of berms, if there are any, and provide detail information on the berm [See UDO Section 7.01, L.]

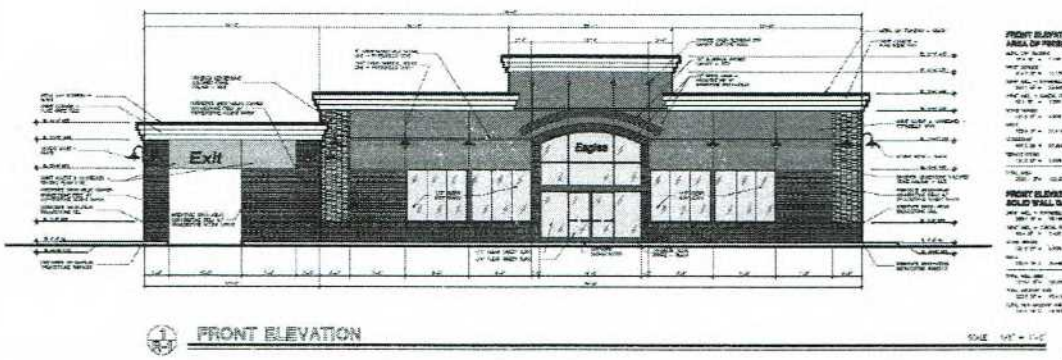
A	NA	
	X	E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)
	X	F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
	X	G. Provide landscape tables listing the plant species to be used. Note: No single species shall constitute more than twenty-five percent (25%) of the plant material of its type. [See UDO Section 7.01, M.] Verify species are not listed on the <i>Invasive Species List</i> (See DPM Section 12.01).
	X	H. Provide plant unit value calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required. [See UDO Section 7.01, M.]
	X	I. Specify the limits of live vegetation, ground cover and mulch. [See UDO Section 7.01J]
	X	J. Note who will be responsible for the maintenance of the Landscaping and include the following notes: Example: Owner shall be responsible for: "The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials; "The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."
	X	K. If an alternate Landscape Plan is being proposed, see UDO Section 7.01, P. and include a letter to the Director of Planning & Zoning regarding why this is being requested.
	X	L. If using existing vegetation you must provide a tree survey, 20' X 20' sq. ft. tree sample areas every 100' linear feet along the perimeter buffer. [See UDO Section 7.01, K.]
	X	M. Indicate the location of all tree protection fencing
	X	N. Show all tree preservation areas.
	X	O. Landscape Plans shall be sealed by a Registered Landscape Architect.

VI. TREE PRESERVATION PLAN

	X	A. The latest available aerial photograph of the project area.
	X	B. An Existing Vegetation Plan depicting the location, area, predominant species, general health, estimated number of trees, and average Diameter at Breast Height (or DBH) of stands of trees.
	X	C. When Sample Area Surveys are used in place of a full site-survey, Survey Area shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty-foot (20' X 20') representative sample area to be preserved and the location of the sample area. [See UDO Section 7.01, K.]
	X	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	X	E. Provide calculations for overall Tree Preservation Area, specifying which methods (Specimen Tree, Significant Tree Stands, Supplemental Undisturbed Perimeter Landscape Yards or Significant Natural Resource Areas) were used to meet Tree Preservation Area requirements.
	X	F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect or other qualified professional approved by Director of Planning & Zoning.

VI. UTILITY LAYOUTS

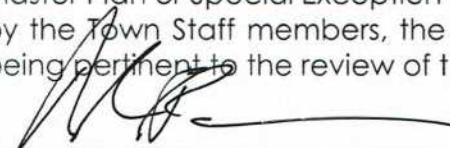
	X	A. Provide base site plan information including, but not limited to all structures, utilities, drives, roads and natural features on the property and within 200' beyond property lines.
	X	B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
	X	C. Show, label and dimension all existing and proposed Town utility lines (potable water, sanitary sewer, and reclaimed water). Also show both underground and overhead dry utilities on and off site to serve site (example: electric, telephone, and cable)
	X	D. Provide street lighting plan for interior and/or adjacent roadways

VII. DETAILS SHEET	
☒	A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
☒	B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
☒	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLAN	
☒	A. Alternate Architectural Compliance and Site Design Waivers can only be requested if submitted at the time of the filing of the Development Plan Petition. Request must comply with the findings listed in either UDO Section 2.06, 2.07, 3.03, 3.08, 4.05, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08 and/or 7.09.; whichever is applicable. See Waiver Packet for more information.
☒	B. Indicate the type of outdoor light fixtures that will be used (Parking lot lighting, architectural lighting, building lights, safety lights, and landscaping lights), including but not limited to, the manufacturers or electric utility catalog specifications sheets, drawings, or photometric reports, color of pole, type of light source [See UDO Section 7.02] 1. The maximum light level permitted within the parcel shall not exceed fifteen (15) horizontal foot candles. 2. The maximum light level permitted on the lot line shall not exceed (0.2) horizontal foot candles.
☒	C. Provide details for all proposed dumpster enclosures, mailbox kiosks, accessory structures, and fences on either the elevation or detail sheet with material and color call outs.
☒	D. Provide color, scalable elevations with building material and color callouts, and dimension stringers indicating building height. Provide square footage and % of façade area for the following materials: masonry (excluding: windows; display window; doors; roofing; fascia or soffit materials), glass, other materials. Also include an explanation of how the architectural design elements that are being used satisfy the applicable Architectural and Site Design Requirements in the UDO. [See Section 3.03, 3.08, 4.05] Show all roof mounted mechanical equipment and screening. [Section 3.08 and 4.05] Provide a materials board indicating all colors and materials proposed for the project.
☒	
VIII. INFORMATION REQUIRED FOR SPECIAL EXCEPTION USE	
☒	A. Special Exception Use petitions are required to submit a written narrative response which provides a detailed statement regarding the proposed use in addition to the required Findings of Fact Form.
☒	B. A petition for a Special Exception Use may contain a request to waive Development Standards of the district determined to be inappropriate for the individual Special Exception Use if such waiver is specifically requested in said petition and specifically approved by the Town Council [UDO Section 9.10.]
IX. INFORMATION REQUIRED FOR RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)	
☒	A. Show and label all passive and active open space, and reference applicable greenway and park requirements as specified in the Comprehensive Plan [See UDO Section 7.06, C & F]
☒	B. Indicate the amount of land dedicated to Open Space and the entity responsible for maintenance [See UDO Section 7.06, F]
☒	C. Provide the maximum and minimum lot sizes [Note: Buffer areas are not permitted to be a part of the minimum lot area in residential districts. See UDO Section 7.06, D]
☒	D. If subdivision is utilizing Development Options note which waivers are being used and which design features will be used. [See UDO Section 2.09, C.]

IS there something in addition to the Findings of Fact Form?

X. INFORMATION REQUIRED FOR MASTER PLANS – SCHEMATIC (PLEASE INCLUDE ON SITE PLAN)	
☒	A. Include the max number of lots, minimum lot area, access easements to all lots
☒	B. Show schematic layout of major road connections (including curb cuts to existing roads and general internal road connectivity), layout of major utility connections (including where the utilities will be tied to and how adjacent properties will be stubbed).
XI. INFORMATION REQUIRED FOR MASTER PLANS – DETAILED (PLEASE INCLUDE ON SITE PLAN)	
☒	A. Include the max number of lots, minimum lot area, access easements to all lots
☒	B. Show road configurations, utility layout as needed to serve each phase or lots.

This checklist serves as a list of basic information required with a Preliminary Plan, Development Plan, Master Plan or Special Exception Use. There may be additional information needed that is considered by the Town Staff members, the Planning Board, Town Council or Technical Review Committee as being pertinent to the review of the project being submitted.

I,  certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

RE: ADU Project at 201 W Elm Ave, Holly Springs, NC 27540

Contact person: Alan Baumann

Phone: 919-579-7485

Email: alan.baumann.pmp@gmail.com

Background:

I purchased the property at 201 W Elm Ave. in 2017. In 2002 (prior to the H.S. UDO being adopted) there was an accessory structure built on the property with a permit. The existing structure has electricity. The existing storage building will be converted for the proposed Accessory Dwelling Unit. The attached proposed layout describes converting 39 feet of the 50 ft long building into living space.

Statement of Proposed Use:

We are requesting permission for the interior fit up of the already existing structure on our property at 201 W. Elm Avenue. The intended use of this accessory dwelling unit is a residence for an aging parent. The parent has a limited fixed income so this ADU will provide affordable housing and allow us to be close to her to assist her with daily living and care. As her health is deteriorating, we would like to complete this project as soon as possible.

Below are requirements found in the UDO, Section 2.08 General Regulations for Residential Districts 2.08-38 Town of Holly Springs *Amended Supplement #22 J. Additional Regulations for Accessory Dwellings. My comments for each rule are bulleted.

1. An accessory dwelling shall contain no more than two (2) bedrooms.
 - The unit will be a one-bedroom residence as shown in the proposed layout.
2. The gross floor area of an accessory dwelling shall be no greater than 50% of the finished floor area of the primary use single-family dwelling located on the lot or one thousand (1,000) square feet, whichever is less.
 - The living space square footage of the ADU will be approximately 690 square feet (of the existing 939 SF storage building. The square footage of our primary residence is 2080 sf. This is roughly 33% of the total sf of the primary residence.
3. An accessory dwelling shall comply with all minimum front yard and minimum side yard and aggregate side yard requirements of the district in which it is located.
 - The property line was redrawn in 2002 so that the accessory building would comply with setback rules at the time it was built.

4. If an accessory dwelling is located in a detached accessory building, the detached accessory building containing the accessory dwelling shall not be located between the established front building line and the front lot line.

- As the attached 2002 survey shows, the accessory building is behind the house.

5. Two (2) off-street parking spaces shall be provided for the accessory dwelling in addition to the off-street parking spaces required for the primary use single family dwelling located on the lot.

- Note: attached file 201_w_elm_existing_parking_spaces.png shows 5 off-street parking spaces for this lot.

6. The building materials and architectural style of the accessory dwelling shall be compatible with the building materials and architectural style of the primary use single family dwelling.

- The ADU is of similar style and materials. Both are “wood frame” and have pitched roofs with asphalt shingles. Lap siding will be added to be consistent with the main residence.

7. An accessory dwelling shall only be permitted on a lot upon the grant of a Special Exception pursuant to Section 9.09 – Decision Matrix.

8. An accessory dwelling on a lot shall not be a manufactured home unless the primary dwelling on the lot is a manufactured home.

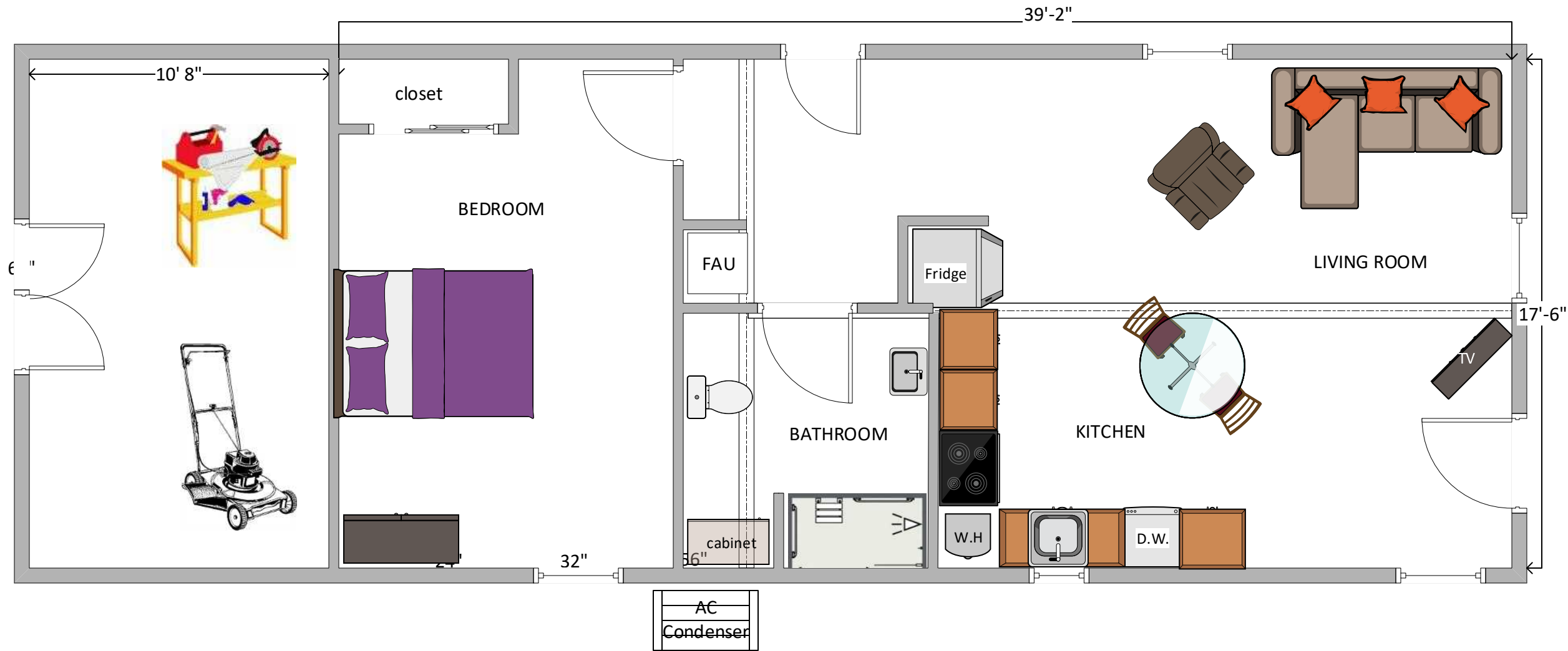
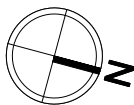
- N/A

Ref:

https://www.hollyspringsnc.gov/DocumentCenter/View/920/Section-02_08-General-Residential?bidId=

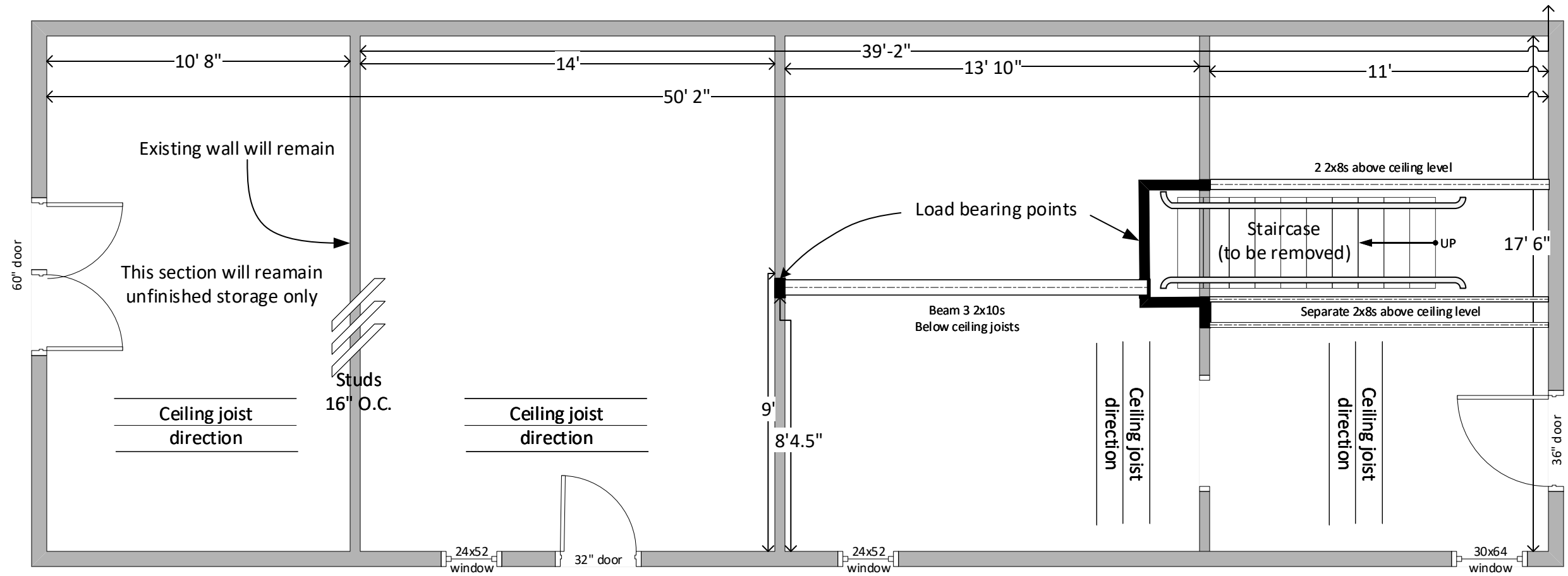
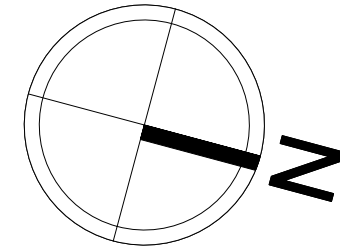
201 W Elm Ave, ADU Project

Planned Layout, Subject to Change



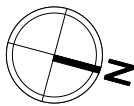
201 W Elm Ave ADU Project

Layout of existing structure (built 2002)

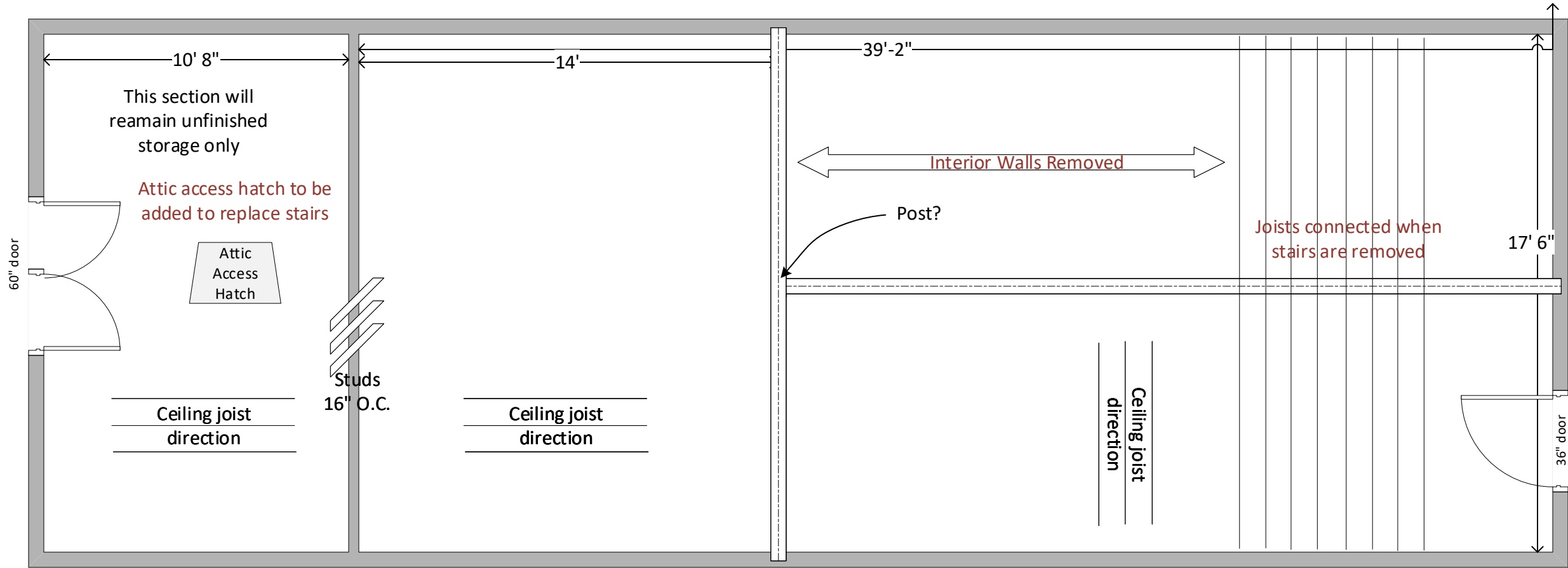


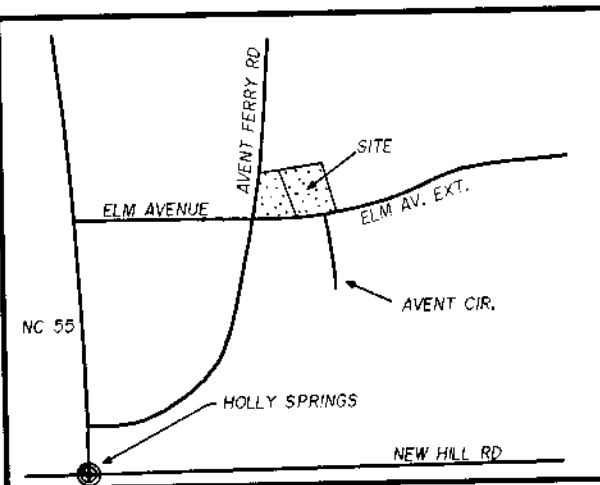
201 W Elm Ave, ADU Project

Removal of Staircase from Existing Structure
and Addition of LVL Beam(s)



Subject to Change





VICINITY MAP NTS

LEGEND

CMS - CONCRETE MONUMENT SET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIS - EXISTING IRON STAKE
ERS - EXISTING RAILROAD SPIKE
EPK - EXISTING PK NAIL
EN - EXISTING NAIL
IPS - IRON PIPE SET
ISS - IRON STAKE SET
RSS - RAILROAD SPIKE SET
NS - NAIL SET
R/W - RIGHT OF WAY
D.B. - DEED BOOK
B.M. - BOOK OF MAPS
CL - CENTERLINE
MBSL - MINIMUM BUILDING SETBACK LIMIT
SB - SETBACK
EP - EDGE OF PAVEMENT
BC - BACK OF CURB
MH - MANHOLE
UP - UTILITY POLE

NOTES

AREA BY COORDINATES
IRON PIPE SET AT ALL NEW CORNERS
THESE LOTS ARE LOCATED IN THE TOWN
OF HOLLY SPRINGS SUBDIVISION JURISDICTION.

THESE LOTS ARE NOT LOCATED IN A
FLOOD HAZARD AREA.
F.E.M.A. MAP #37183C0660 E
EFF. DATE: 3/3/92 ZONE X

REFERENCES

B.M. 1988 PG. 957
B.M. 1988 PG. 1015
B.M. 1984 PG. 153
OTHERS AS SHOWN

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HOLLY SPRINGS AND THAT I HEREBY ADOPT THIS PLAN SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

OWNERS Milton K. Fussell & Teresa M. Fussell DATE 3/19/02 LOT 19R

OWNERS Milton K. Fussell & Teresa M. Fussell DATE 3/19/02 LOT 20R

OWNERS _____ DATE _____

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO TOWN STANDARDS IN _____ ACRES _____ SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF HOLLY SPRINGS HAS BEEN RECEIVED.

TOWN ENGINEER [Signature] DATE 4.9.02
TOWN OF HOLLY SPRINGS, NC

I HEREBY CERTIFY THAT ALL REQUIREMENTS FOR FEES IN LIEU OF LAND DEDICATION, LAND DEDICATION, OR AGREEMENTS FOR GREENWAY TRAIL CONSTRUCTION, PARK DEVELOPMENT, OR COMBINATION INCLUDING ANY OF THE ABOVE HAVE BEEN SATISFIED ACCORDING TO THE TOWN'S OPEN SPACE ORDINANCE AND PRELIMINARY PLAT APPROVAL.

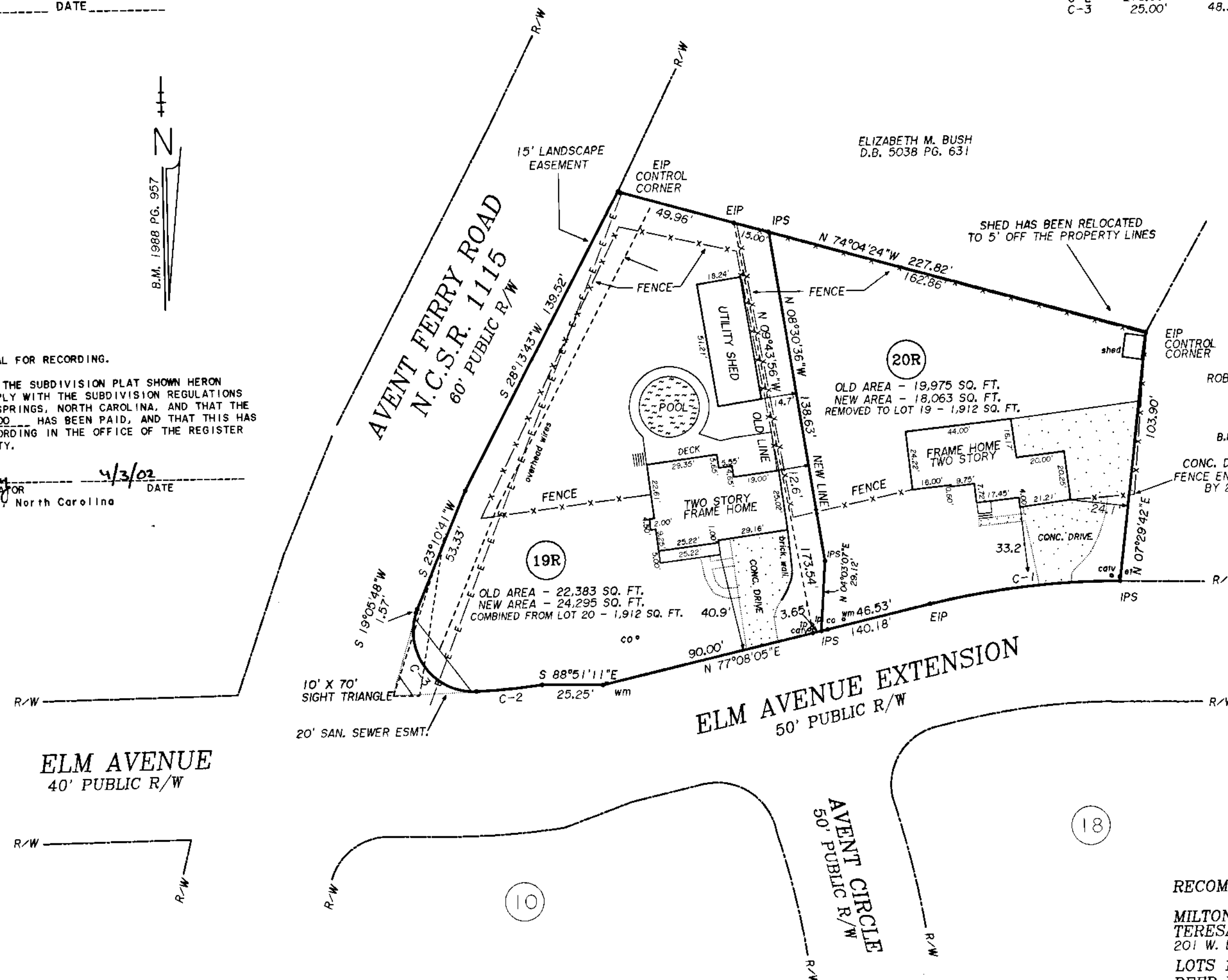
FEES-IN-LIEU OF DEDICATION PAID _____
ACRES OF LAND DEDICATION _____
AGREEMENT FOR PROPERTY IMPROVEMENTS _____
DATE 4.09.02
PARKS & REC. DIRECTOR [Signature]
TOWN OF HOLLY SPRINGS

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	325.00'	79.85'	14°04'38"	79.65'	N 84°10'13"E
C-2	270.00'	27.57'	5°51'03"	27.56'	N 85°15'57"E
C-3	25.00'	48.39'	110°53'37"	41.18'	S 36°21'22"E

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF \$ 500.00 HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

[Signature] DATE 4/3/02
SUBDIVISION ADMINISTRATOR
Town of Holly Springs, North Carolina



CERTIFICATE OF REVIEW OFFICER

[Signature] REVIEW OFFICER OF WAKE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature] DATE 6.5.2002
REVIEW OFFICER

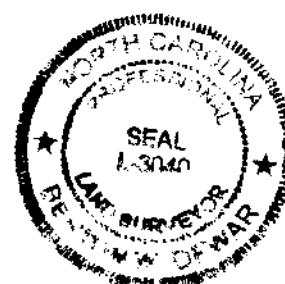
THE SUBDIVIDER SHALL FILE THE APPROVED PLAT WITH THE REGISTER OF DEEDS OF WAKE COUNTY WITHIN 60 DAYS OF FINAL APPROVAL; OTHERWISE SUCH APPROVAL SHALL BE NULL AND VOID.

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY: THAT THIS PLAT IS OF A SURVEY THAT CREATES A RECOMBINATION SURVEY OF AN EXISTING PARCEL OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
BENTON W. DEWAR, NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 1000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BOLD LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 22 DAY OF MARCH, 2002.

[Signature] BENTON W. DEWAR, NCPLS - 3040



Wake County, NC 189
Laura M. Riddick, Register Of Deeds
Presented & Recorded 07/02/2002 10:52:34
Book : 082002 Page : 01131

FILED FOR
REGISTRATION
LAURA M. RIDDICK

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY : _____
ASST. / DEPUTY

TIME _____

DATE _____

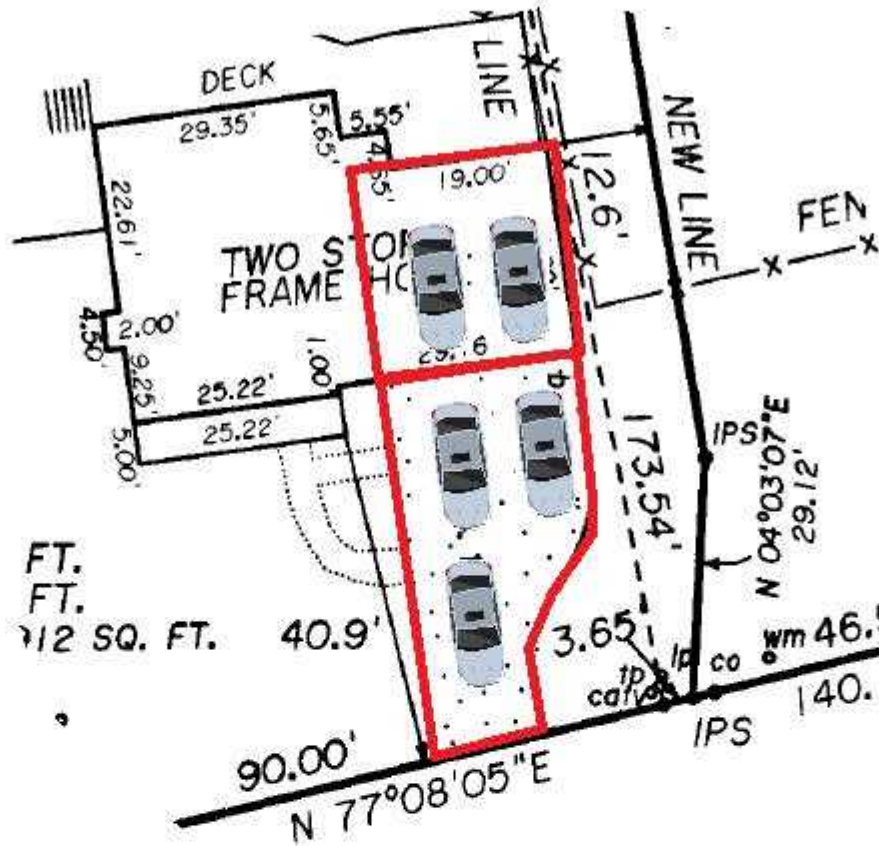
RECOMBINATION SURVEY FOR:

MILTON KENT FUSSELL &
TERESA M. FUSSELL
201 W. ELM ST. - HOLLY SPRINGS
LOTS 19 & 20 AVENT ACRES SEC. 3
DEED BOOK 4753 PG. 87
BOOK OF MAPS 1988 PAGE 957
TOWN OF HOLLY SPRINGS
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY - NORTH CAROLINA
SCALE: 1" = 40' MARCH 1, 2002
PIN #0649.20-80-6150 & #0649.20-80-7180
ZONED R-15

40 0 40 80 120
GRAPHIC SCALE - FEET

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919)-552-9813

RECORDED IN BOOK OF MAPS 2002 PAGE 1131 WAKE CO. REG.



There are 5 off-street parking spaces for this address. Note the areas outlined in red for the garage and driveway.
(image copied from official survey)

Front of house

pitched roof with asphalt shingles

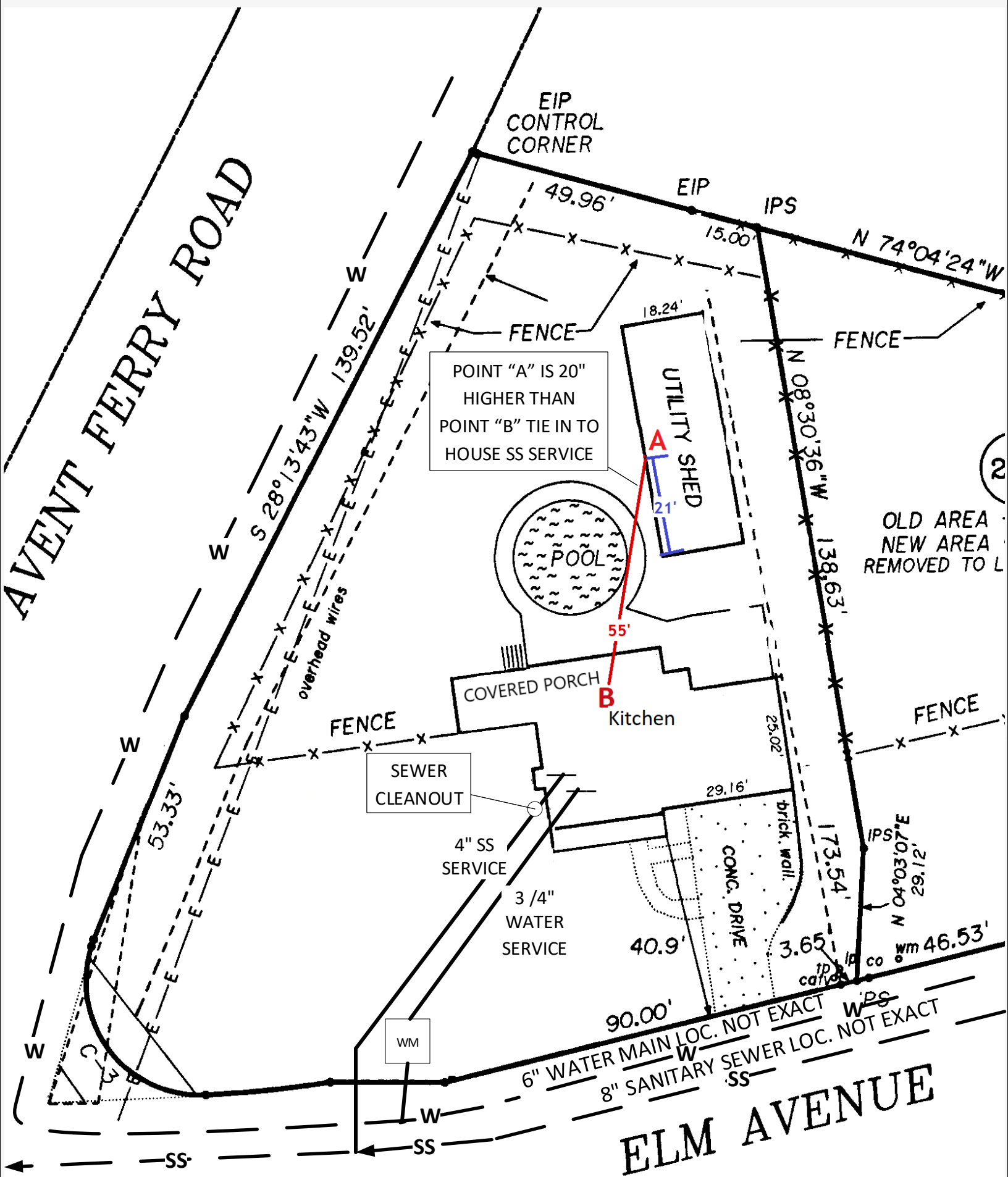
lap siding



Accessory Building

Pitched roof with
asphalt shingles

Wood panel siding
will be replaced with
lap siding.





THE TOWN OF

Holly Springs

201 W Elm Special Exception Use 20-SEU-11 Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #21-06 to make and accept the Findings of Fact for consideration of and to approve Special Exception Use with the following conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-11.

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Email: dick.sears@hollyspringsnc.us



THE TOWN OF

Holly Springs

Resolution No.: 21-06

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
SPECIAL EXCEPTION USE (20-SEU-11);
201 W ELM**

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160A-361 & 388 and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant special exception uses, variances, and waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;

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- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) for the following requested Special Exception Use:

Part 1: Special Exception Use (20-SEU-11)

Special Exception Use #20-SEU-11 as specified in Unified Development Ordinance Section 2.03 R-15 Residential District to allow for an Accessory Dwelling Unit in the R-15 Residential District at the property located at 201 W Elm Ave, Wake County PIN 0649807180

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Special Exception Use, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Special Exception Use (20-SEU-11); as submitted by Alan Baumann.

Adopted by the Holly Springs Town Council on this, the 16th day of February, 2021.

Town of Holly Springs by

ATTEST:


Dick Sears, Mayor

Linda McKinney, Town Clerk



Office of the Mayor

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Email: dick.sears@hollyspringsnc.us

RESOLUTION EXHIBIT A

Part 1: Special Exception Use (20-SEU-11) Findings of Fact Submitted By Petitioner

Question #1

The proposed use of this property will be for an accessory dwelling unit or "granny flat" for my wife's mother, who is aging. It will be a one-bedroom unit. We will be utilizing an already existing structure and will be improving upon it. This proposed use of an accessory dwelling unit is not injurious to the public health, safety, comfort, community moral standards, convenience or general welfare.

Question #2

The existing structure will be improved and consistent with the colors, building materials and architectural style of the main residence.

The existing structure has a pitched roof with asphalt shingles as the house does. It will be sided with lap siding and be painted white like the main residence.

Question #3

The proposed use of this property as an accessory dwelling unit (ADU) is consistent with the character of the district land uses authorized therein, and with the Town of Holly Springs Comprehensive Plan.

Accessory Dwelling Units (ADU) are mentioned several times in the plan. I will reference some of these below:

1. According to the Land Use Character Plan section of the Town of Holly Springs Comprehensive Plan, "Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units", (pg. 40).
2. As stated in the section entitled, Important Themes for Exploring Holly Springs on page 102, it states, "Holly Springs, like many other communities like it, has a lack of 'missing middle' housing - more dense than single dwelling detached but less dense than large-scale multi-dwelling apartment buildings. Providing a broader range of housing types to include small multi-dwelling, townhome, live/work and Accessory Dwelling units can help fill this need".
3. This issue of protecting affordable housing is mentioned again in the Specific Recommendations: Future Land Use Section on page 110, "Demand for more homes means prices will continue to rise for both land and houses. While Holly Springs is still a somewhat affordable housing market, that situation is changing as more people move to Town and home prices rise. While multi-dwelling development creates the quantity of housing that can address some of the issues, not all multi-dwelling housing must be in the form of apartment style development. Small homes, townhomes, duplexes, cluster housing, row homes, and condominiums should be part of the product mix. Accessory dwelling units (ADUs) should be permitted throughout Town".
4. Support for Accessory Dwelling Units (ADU) are mentioned again in the section entitled: Expand Capacity for Accessory Dwelling Units in the Town on page 111. The plan states, "The Wake County Affordable Housing Plan recommends adoption of rules and requirements allowing accessory dwelling units in municipal zoning ordinances to help provide more affordable housing units in the area. The Unified Development Ordinance in Holly Springs does include provisions for accessory dwelling units (in-law suites); however, their use in the community is

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Email: dick.sears@hollyspringsnc.us

relatively low at this time. Town officials should allow accessory dwelling units in all zoning districts that permit residential uses, and update the UDO to allow by-right approval of such use".

5. Lastly, the Town of Holly Springs Mission Statement states: "To preserve the small town atmosphere that Holly Springs offers by establishing a "village" that enriches the quality of place by encouraging the creation and enhancement of residential and nonresidential development, which ultimately fosters a greater sense of community." I reference the mission statement because there is no greater sense of community than bringing multi-generations of family together to enjoy and learn from one another. Giving us this opportunity would provide my mother-in-law with an affordable alternative to living alone or in a care facility. She would also benefit from the wonderful sense of community we have experienced here in Holly Springs. Our property is very close to the Downtown District. She will be able to enjoy all the benefits that our beautiful downtown has to offer without getting in her car.

Question #4

The proposed use will conform to the applicable development standards and will not require a waiver from those development standards.

Question #5

The current driveway is sufficient in size. We have a two-car garage and a driveway that can accommodate three cars. This is shown on the official survey, which is attached.

Question #6

The off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal and other service areas will be safe, convenient and allow for access in case of emergency. There will be no economic, glare, odor, or any other impacts on adjoining properties and properties in the general neighborhood.

Question #7

This question does not apply to our proposed use as we are requesting to update an existing structure to a single-family accessory dwelling unit.

Question #8

The proposed structure is already existing and has easy access to utilities, schools, fire, etc. in case of emergency.

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Email: dick.sears@hollyspringsnc.us

Question #9

The location of our proposed structure is a residential area. It is already an existing structure that we are requesting to update into a single-family accessory dwelling unit. There will be no adverse impacts on the community.

Question #10

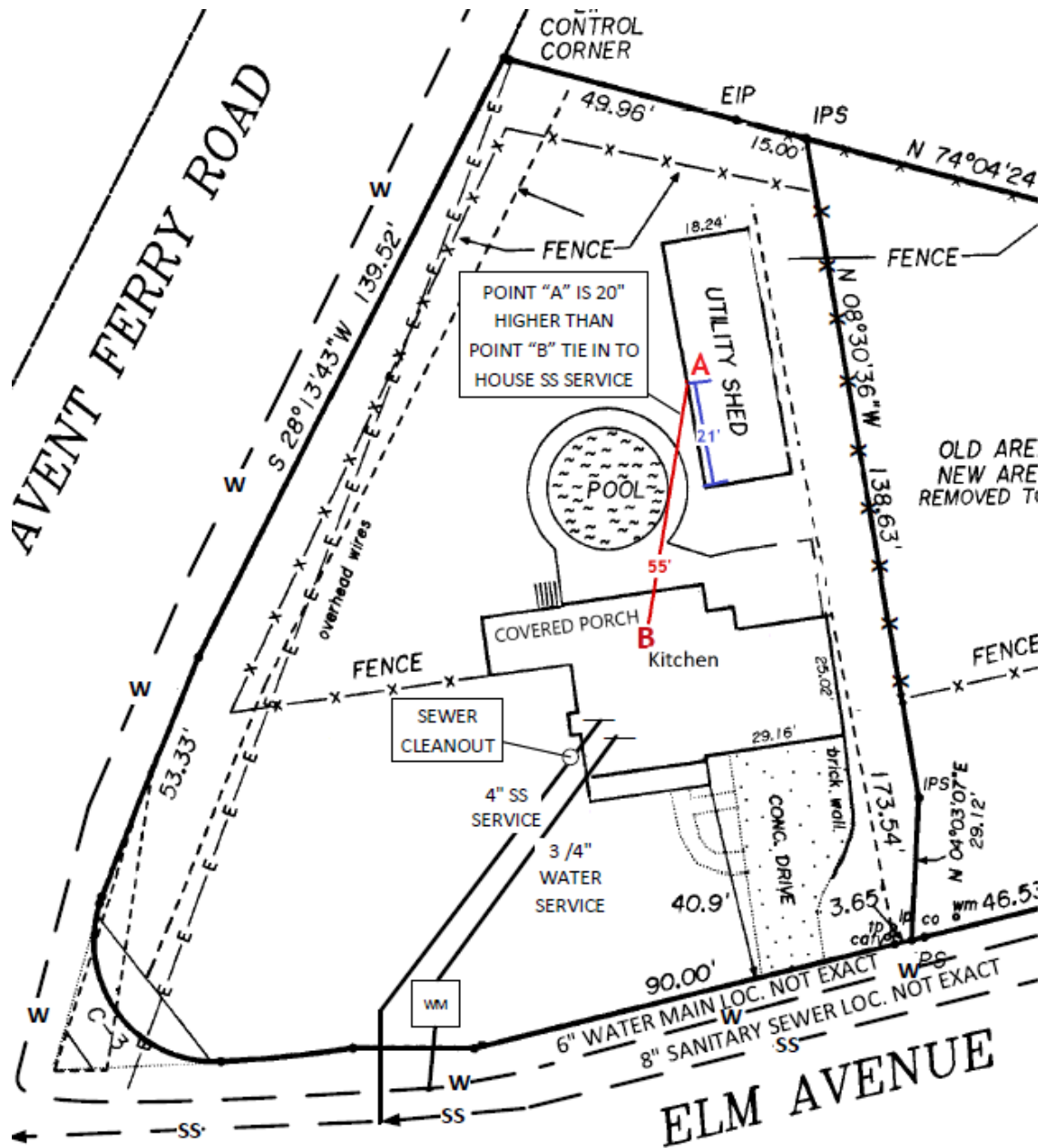
As stated above, this is a request to make changes in a residential area. There will be no adverse impacts on adjoining properties or the neighborhood.

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Email: dick.sears@hollyspringsnc.us

RESOLUTION EXHIBIT B
SITE PLANS & ELEVATIONS



RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Special Exception Use (20-SEU-11)

No additional findings

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Email: dick.sears@hollyspringsnc.us

RESOLUTION EXHIBIT D
CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

Part 1: Special Exception Use (20-SEU-11)

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-11.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Public Hearings

Title: Woods Creek Elementary Development Plan and Special Exception Use - 20-DP-11 / 20-SEU-10 - Quasi-Judicial Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider a Special Exception Use (SEU) and Variance for Woods Creek Elementary School.
2. Adopt Resolution 21-07 to make and accept the Findings of Fact for consideration of and to approve SEU, Variance, and Waivers.
3. Approve/deny/defer Woods Creek Elementary Development Plan with the conditions stated in the attachment.

Explanation:

- The Town has received a request for a Special Exception Use to allow a public school in the R-30 Residential District.
- Three interconnected buildings are proposed totaling 132,108 square feet. The proposal also includes other uses associated with the school including outdoor play areas, bus drop-off/pick-up areas, and staff and visitor parking on the 114.3 acre site.
- In conjunction with the requested SEU, the applicant is requesting a Variance and Waivers of certain development requirements, as follows:
 - allow a maximum building height of 55' 7" (35 feet allowed)
 - to reduce the minimum required parking by 25% (196 spaces required and 147 spaces proposed)
 - to allow alternate compliance related to the following architectural design standards in some locations on the buildings - prohibited building material (metal siding), less than required base/body/cap percentages on facades with sloped roofs, reduce building bay offsets from 4" to 1/2", reduce animating features such as glazing, exceed 50 foot continuous roof plan (Building A southeast facade 79'-2", Building B west and east facade 69'-5", Building B north and south facade 73'-9", Building C north and south facade 225'-7"), and exceed 100 foot wall length (Building A southeast facade 144' , Building A northwest facade 144' , Building C southeast facade 184'-8")

Background:

- A plan is being concurrently reviewed under a separate application for the Woods Creek Elementary Sewage Pump Station (formerly Carolina Springs Pump Station #2) on the subject property.
- A future middle school may be located on the subject property but is not proposed with this application.
- The following Conditions of Approval were shifted or removed following the Planning Board meeting for clarity:
 - Conditions 4a. & 4b. & 4c. were removed because they no longer apply.
 - Condition 3d. shifted to Condition 5a.
 - Condition 4d. shifted to Condition 7a.
 - Condition 4e. shifted to Condition 8a.
- Since the Planning Board meeting, the plans have undergone minor clean up revisions related to dimensioning and labeling.

Planning Board Recommendation

The Planning Board discussed the following issues on 1/26/2021:

- Concerns arose about parking, especially if events were scheduled simultaneously for both schools (elementary and future middle school). The applicant explained that events would be coordinated and there would be few overlapping events. The outside car stacking lanes could be used for parking during events.
- A question was asked about on-site car stacking for pick-up/drop-off. The applicant stated that there would be adequate capacity with the proposed triple stacking, and the applicant had been working with NC Department of Transportation.
- Temporary classrooms were also discussed. The expectation is to not need any temporary classrooms at this facility based on planned capacity.

Special Exception Use: the Planning Board recommended approval (9-0)

Waivers: the Planning Board recommended approval (9-0)

Development Plan: the Planning Board recommended approval (9-0)

Conditions

Special Exception Use

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-10.

Development Plan

2. This project is required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. If build out exceeds the anticipated time frame in the approved TIA, the Town and the NCDOT shall coordinate to determine if an updated TIA is required prior to or with the Development Plan for the associated phase.
4. The following must be addressed prior to or submitted with the first Construction Drawing submittal:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall

- be positioned as to not interfere with any lighting fixtures or any site distance triangles.
- b. A Final Gravity Sewer Line Sizing Report is required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties and shall include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
 - c. All invoiced fees from Special Studies third party review must be paid.
 - d. All items listed on the Stormwater Submittal Checklist, Form #16003
5. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
- a. Provide documentation in the form of a recorded plat of any required offsite sewer easements.
 - b. Approval of Stormwater Management Plan is required
 - c. All environmental permits must be obtained for the entire project.
 - d. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the SCM prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
6. Woods Creek Elementary School Pump Station (formerly Carolina Springs Pump Station #2):
- a. Pump Station Site Plan and this Development Plan must go to the Town Council for approval at the same time.
 - b. The Construction Drawings for Pump Station #2 cannot receive Construction Drawing approval until Carolina Springs PS#1 has been constructed by the developer and approved by the Town.
 - c. Carolina Springs Pump Station #1 must be completed by the developer and accepted by the Town prior to Construction Drawing approval of the School's Development Plan.
 - d. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.
7. If the Woods Creek Elementary School constructs prior to the Carolina Springs project (Preliminary Subdivision Ph. 1), this development is responsible for completion of the waterline extension along Woods Creek Rd prior to issuance of any plat approval or building permit.
- a. Any off site water facilities needed to serve this project must be completed by the developer and accepted by the Town. The Town is not responsible for completion of offsite water facilities, and will not guarantee completion of such facilities by any other party.
8. If the Woods Creek Elementary School constructs prior to the Carolina Springs project (Preliminary Subdivision Ph. 1), this development is responsible for completion of the reclaimed waterline extension along Woods Creek Rd prior to issuance of any plat approval or building permit.
- a. Any off site reclaimed water facilities needed to serve this project must be completed by the developer and accepted by the Town. The Town is not responsible for completion of offsite reclaimed water facilities, and will not guarantee completion of such facilities by any other party.
9. Areas that are included as permanently preserved open space in the calculations should

remain as preserved open space. If additional development is to occur on the site that area should be removed from the nitrogen calculations.

Funding Source(s):

N/A

Attachment(s):

1. 20DP11_WoodsCreek_PBStaffReportPetitionForms
2. 20DP11_WoodsCreek_Plans
3. 20DP11_WoodsCreek_ Motions and Conditions
4. Resolution 21-07 Findings of Fact WoodsCreek



**Town of Holly Springs
Staff Report to the Planning Board**

**REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
WOODS CREEK ELEMENTARY SCHOOL
20-DP-11 / 20-SEU-10**

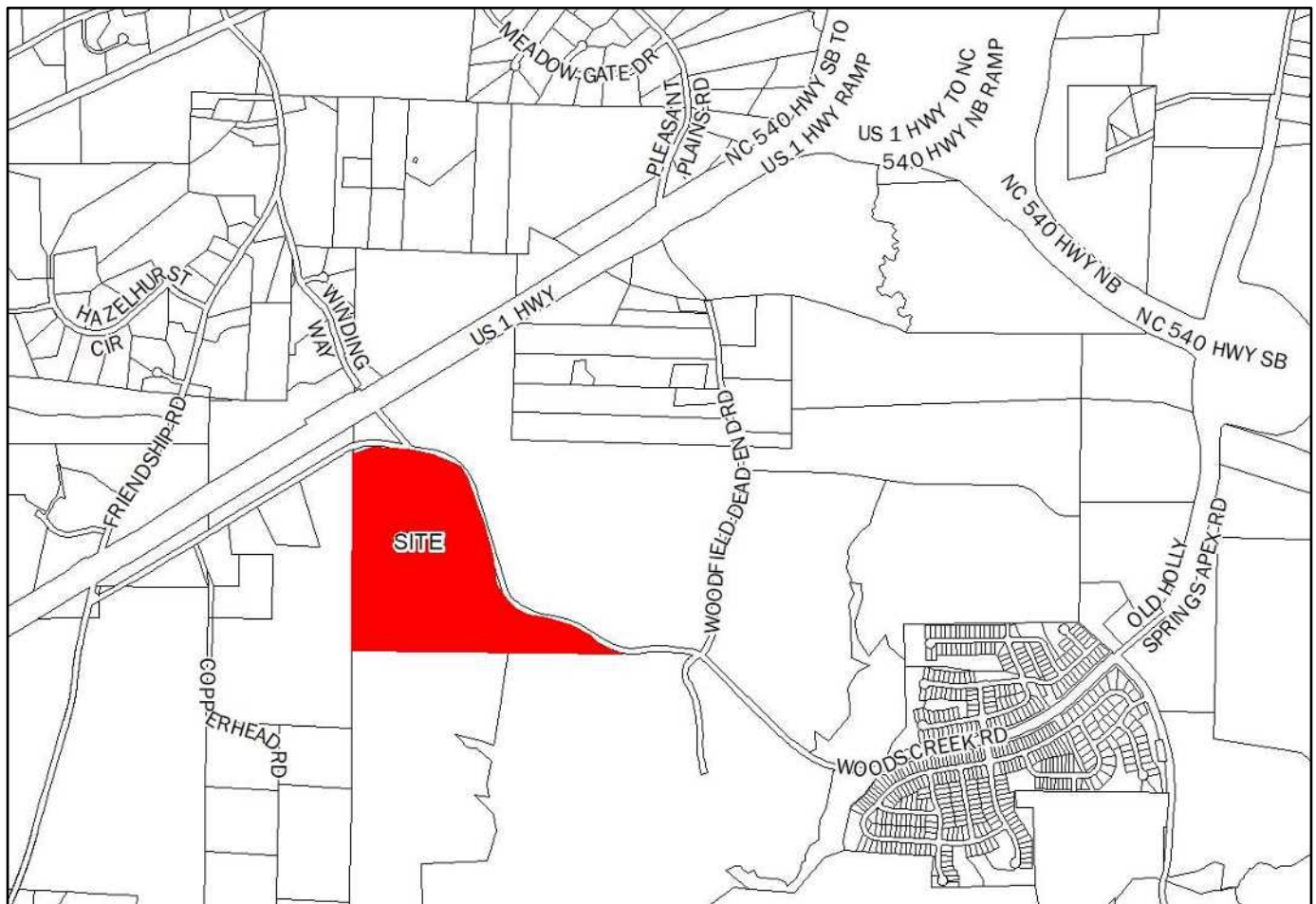
APPLICANT(S):

Alice Reese
CLH Design, PA
400 Regency Forest Dr., Suite 120
Cary, NC 27518

OWNER:

Wake County Board of Education
Shelley Foley
111 Corning Rd., Suite 190
Cary, NC 27518

LOCATION:



☒ [X] Within Corporate Limits of Holly Springs ☐ [] Within Holly Springs ETJ ☐ [] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: January 26, 2021
Town Council Action: February 16, 2021

STAFF CONTACTS: Cheryl Caines, Planner II
Bronwyn Bishop, Development Plan Reviewer

ATTACHMENTS:

Development Petition, Development Plan, Applicant's Findings of Fact for Special Exception Use, Waiver/Alternate Compliance and Variance requests

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Wake Co. Board of Education	0730330409	R-30	114.3 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	R-30	Vacant, undeveloped
North	Carolina Springs PUD	Vacant, undeveloped
South	R-30	Vacant, undeveloped
East	Carolina Springs PUD	Vacant, undeveloped
West	R-30	Single family on acreage

PROPERTY HISTORY

Annexation History

Original Zoning: Wake County R-80: Residential District

Current Zoning: R-30

Annexed on: 01/21/2020

SPECIAL EXCEPTION USE

20-SEU-10: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.01 A.1.c to allow for a school use in the R-30 Residential zoning district at the properties located at 7451 Woods Creek Road, Wake County PIN 0730330409.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- The proposed use will not injure or adversely affect the adjacent area;
- The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency,

and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;

- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

WAIVER REQUESTS

1. **20-WAV-16: Request to allow for a Waiver of Regulations of UDO Section 7.04 E.1 Required Off-Street Parking to reduce the minimum required parking by 25% (196 spaces required and 147 spaces proposed) in association with Development Plan Petition #20-DP-10.**

UDO Requirements:

7.04 E Required Off-Street Parking

Minimum Parking - One (1) parking space for every five (5) seats in auditorium or assembly hall at maximum capacity calculated pursuant to Fire Code, plus: Elementary and Junior High Two and one-half (2.5) parking spaces per classroom. Three (3) bicycle racks.

Waiver Findings of Fact:

1. The nature and location of the proposed building or structure, and;
 2. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;
 3. The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;
 4. The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;
 5. A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.
2. **20-WAV-17: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment to allow**
 - **Building Materials – prohibited building material (metal siding)**
 - **Base, Body, Cap – less than required on facades with sloped roofs**
 - **Variation in Massing – reduce offsets for bays from 4” to ½”**
 - **Animating Features – less than required**

- **Roof Treatment – Building A Southeast Facing to exceed the 50' continuous roof plane requirement to 79'-2", Building B West and East Facing to exceed the 50' continuous roof plane requirement to 69'-5", Building B North and South Facing to exceed the 50' continuous roof plane requirement to 73'-9", Building C North and South Facing to exceed the 50' continuous roof plane requirement to 225'-7"**
- **Façade Modulation - Building A Southeast Facing to exceed the 100' length requirement to 144' , Building A Northwest Facing to exceed the 100' length requirement to 144' , Building C Southeast Facing to exceed the 100' length requirement to 184'-8"**

UDO Requirements:

3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Primary Building Material

Prohibited exterior Building Materials – the following building materials shall be prohibited: metal siding.

Base, Body, and Cap (required) - The composition of the building shall include a clearly recognizable base, body, and cap along the entire length of the façade. A recognizable base shall consist of a minimum of nine (9) percent of the vertical height of the building wall and shall be constructed of a masonry material. A recognizable cap shall consist of a minimum of seven (7) percent of the vertical height of the building wall and shall be designed with multiple 3-dimensional decorative layers.

Variation in Massing (required) – Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Animating Features (required) - Building walls shall be subdivided and proportioned using a variety of features such as windows, entrances, arcades, arbors, awnings, trellises, friezes or alternate architectural detail that defines human scale, along no less than sixty (60) percent of the lineal length of the façade.

Treatment (required) - Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Façade Modulation (required) - For buildings greater than twenty-five thousand (25,000) square feet of gross main floor area, any wall exceeding one hundred (100) feet in length shall include at least one (1) change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade and extending at least twenty (20) percent of the entire length of the façade.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

**TOWN COUNCIL VARIANCE REQUESTS
NOT FOR PLANNING BOARD DISCUSSION OR CONSIDERATION**

1. **20-VARTC-11: Request to allow for a Variance of Regulations of UDO Section 2.01 B. 7. a Development Standards, Maximum Building Height, to allow a maximum building height of 55' 7" in association with Development Plan Petition #20-DP-11.**

UDO Requirements:

Section 2.01 B.7. a. Development Standards – Maximum Building Height

Primary Building - 35 feet

Variance Findings of Fact:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

STAFF ANALYSIS

PROJECT OVERVIEW

Part 1: Special Exception

A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

The applicant has requested a Special Exception Use to allow for public school in the R-30 Residential District.

Part 2: Development Plan

Any Development Plan that is submitted along with a Special Exception Use is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed Special Exception Use of the land is approved.

A Development Plan has been submitted alongside the Special Exception Use Petition for a new, elementary school on Woods Creek Road. Three interconnected buildings are proposed totaling 132,108 square feet. The proposal also includes other uses associated with the school including outdoor play areas, bus drop-off/pick-up areas, and staff and visitor parking on the 114.3 acre site.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designation: Innovation Village

An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center.

The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

Development Standards

Minimum Yards and Setbacks:

Minimum Required:

Front, Thoroughfare (Woods Creek Road): 50 feet, Type-A 50

Side: 20 feet, Type-C 75

Rear: 50 feet, Type C-75

Provided:

Front Adjacent to Woods Creek Road 50 feet, Type-A 50

Side: 20 feet, Type-C 75

Rear: 50 feet, Type- C 75

Building Height:

Maximum Permitted: 35 feet

Proposed: Tallest building is approximately 55 feet 7 inches. The petitioner has requested a variance that is pending Town Council review.

Parking & Loading:

Parking Required: One (1) parking space for every five (5) seats in auditorium or assembly hall at maximum capacity calculated pursuant to Fire Code, plus: two and one-half (2.5) parking spaces per classroom. Three (3) bike racks.

Total Required: 196 spaces + 3 bike racks

Parking Provided: 147 parking spaces + 3 bike racks

Landscape Requirements:

Yard/Bufferyard:

Minimum Required:

Adjacent Woods Creek Road: 50 feet, Type-A 50 Bufferyard

Side: 20 feet, Type-C 75 Bufferyard

Provided:

Adjacent Woods Creek Road: 50 feet, Type-A 50 Bufferyard
Plants include Overcup Oak, Chinese Pistache, Chinese Fringe Tree, and Bracken's Southern Magnolia, among others.

Side: 20 feet, Type-C 75 Bufferyard
Plants include existing deciduous and evergreen trees.

Rear: 50 feet, Type-C 75 Bufferyard
Plants include existing deciduous and evergreen trees.

Foundation:

Foundation landscaping has been provided including Southern Gentleman Winterberry Holly, Dwarf Japanese Garden Juniper, Klein's Hardy Gardenia, and Alice Oakleaf Hydrangea, among others

Interior Parking Lot Landscape Islands:

Required: 15 Landscape Islands containing 1 tree and 4 shrubs
Provided: 18 Landscape Islands containing 1 tree and 4 shrubs including Chinese Lacebark Elm, Chinese Pistache, Dwarf Japanese Garden Juniper, and Distylium.

Parking Area Screening:

Parking area screening has been provided along all parking spaces which face an adjacent right-of-way.

Tree Preservation

Required: 10% of the project area (137,832 square feet or 3.16 acres)
Provided: 11.8% (163,537 square feet or 3.75 acres) including specimen trees, tree stands, significant natural resource areas, and landscape buffer areas.

General Regulations

Trash Containers:

A trash collection area is proposed on the north side of the main building within the service court. An enclosure that is part of the building architecture along with a metal gate with matching building colors is proposed. Foundation and street bufferyard landscaping (including existing trees) will screen the facility from the street, adjacent properties, and other areas of the site.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

A Special Exception Use in the R-30 District shall be subject to the Architectural and Site Design Review regulations of the Local Business District (UDO 3.08). The petitioner has requested Alternate Compliance (through the waiver process) for an overall design that does not completely meet the architectural design requirements.

Building Materials

A minimum of 60% of the primary building façade must be constructed using a masonry material, such as brick or stone. A combination of brick and metal panels

are proposed as the primary building materials. Metal siding is a prohibited building material. The petitioner has requested Alternate Compliance to allow the use of these panels.

Colors

A variety of brown and gray tones are used throughout the various building materials for the three buildings.

Base, Body, and Cap

The base, body, and cap percentages are less than the minimum required on area where the roofline is sloped. The petitioner has requested a waiver to allow this design.

Variation in Massing

Walls have distinct bays in accordance with the maximum width required. However, the depth of the architectural features establishing the bays are less than the minimum depth required; the petitioner has requested Alternate Compliance through the use of ½ inch depth, color, and texture.

Roof Treatment

Rooflines extend in a continuous plane for more than fifty (50) feet along some facades. The petitioner has requested Alternate Compliance for those locations.

Animating Features

Glazing (windows and glass doors) and other animating features are provided, at less than minimum percentage required. The petitioner has requested Alternate Compliance for the proposed features which are appropriate for the function and scale of the building.

Master Sign Plan:

A master sign plan has been submitted and is under separate review.

Lighting:

Lighting will be reviewed for compliance with the Unified Development Ordinance for this development. The Town has maximum light levels at property lines, which are stricter along residential property lines to prevent light pollution spilling onto residential properties.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

A connection to the public sidewalk system will be required for each building.

ENGINEERING

Water Service:

This development will connect to future 12-inch water main in Woods Creek Road to be constructed with the Carolina Springs project. This project will extend 16-inch water main across its property frontage and a network of 8-inch water main internal to the site to serve all proposed buildings. A Hydraulic Fire Flow Analysis has been completed for this project.

Sewer Service:

This development will receive sanitary sewer service through the construction of a new Pump Station. This pump station was previously called the Carolina Springs Pump Station #2 as it was originally located on the Carolina Springs PUD. After further evaluation, it was determined that the hydraulically

most feasible location of the pump station was adjacent to the Woods Creek Elementary School site. At this location, the pump station can adequately service the build out of the school as well as the western portion of the Carolina Springs development. It is important to note that both the school and the western portion of Carolina Springs development will construct gravity sewer main that will extend and discharge to the new pump station. The new pump station will ultimately pump to the Carolina Springs Pump Station #1 and to the Town's Water Reclamation Facility (WRF). The new pump station site plan and this development plan will be on the same meeting agenda for Town Council consideration.

Transportation

A Traffic Impact Analysis (TIA) was completed with this development plan. The TIA recommended the following transportation improvements to mitigate the impact of the Woods Creek School:

- Road widening across the property frontage to meet ½ of the ultimate 4-lane, median divided thoroughfare cross section in accordance with the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP).
- Construction of a 50-ft westbound left-turn lane at Site Driveway #1 on Woods Creek Rd
- Construction of a 350-ft westbound left-turn lane at Site Driveway #2 on Woods Creek Rd
- Restriction of northbound left-turns during school peak hours at Site Driveway #2 on Woods Creek Rd
- Striping of through/right turn lanes at Site Driveway #1 and Site Driveway #2 on Woods Creek Rd

Wake County Public Schools is exempt from meeting the Town's UDO requirements related to road widening/improvements due to North Carolina General Statutes. Based on review and comments from NCDOT's Congestion Management and Municipal School Transportation Assistance (MSTA) regarding safety priorities, the following improvements will be implemented with this development plan:

- Construction of a 350-ft westbound left-turn lane at Site Driveway #2 on Woods Creek Rd
- Striping of through/right turn lanes at Site Driveway #1 and Site Driveway #2 on Woods Creek Rd
- Striping of a through/left turn lane at Site Driveway #1 on Woods Creek Rd

Public sidewalk across the property frontage on Woods Creek Rd is typically constructed as part of the ultimate street cross section in accordance with the Town's UDO and CTP. As mentioned above, Wake County Public Schools is exempt from this requirement due to North Carolina General Statutes. Staff requested that the applicant provide a cost estimate for the construction of the sidewalk, so the Town could review and consider taking on the sidewalk construction as a future Town Project.

Environmental Issues

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance and is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO

Planning Board recommends approval/denial of the following Waivers for Woods Creek Elementary, as submitted by CLH Design, PA, Project Number: 1355-19/19-166, dated 12/23/20:

1. **20-WAV-16: Request to allow for a Waiver of Regulations of UDO Section 7.04 D Required Off-Street Parking to reduce the minimum required parking by 25% (196 spaces required and 147 spaces proposed) in association with Development Plan Petition #20-DP-10.**
2. **20-WAV-17: Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c.**

Primary Façade Building Materials, and Building Massing and Façade Treatment

ACTION #2: SPECIAL EXCEPTION USE

Planning Board recommends approval/denial of Special Exception Use #20-SEU-10 as specified in Unified Development Ordinance 2.01 A.1.c to allow for a school use in the R-30 Residential zoning district at the properties located at 7451 Woods Creek Road, Wake County PIN 0730330409 as submitted by CLH Design, PA with the following conditions:

- 1. 20-SEU-10: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.01 A.1.c to allow for a school use in the R-30 Residential zoning district at the properties located at 7451 Woods Creek Road, Wake County PIN 0730330409 with the following condition:**
 - 1) All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-10.**

Action #3 DEVELOPMENT PLAN

Staff recommends that the Planning Board recommend approval/denial of Development Plan #20-DP-11 for Woods Creek Elementary as submitted by CLH Design, PA, Project Number 1355-19/19-166, dated Revised 12/23/20 with the following conditions:

1. This project is required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
2. If build out exceeds the anticipated time frame in the approved TIA, the Town and the NCDOT shall coordinate to determine if an updated TIA is required prior to or with the Development Plan for the associated phase.
3. The following must be addressed prior to or submitted with the first Construction Drawing submittal:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. A Final Gravity Sewer Line Sizing Report is required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties and shall include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
 - c. All invoiced fees from Special Studies third party review must be paid.
 - d. Provide documentation in the form of a recorded plat of any required offsite sewer easements.
 - e. All items listed on the Stormwater Submittal Checklist, Form #16003
4. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
 - a. The existing access from the public right-of-way at Woods Creek Rd. to the Poe property, located south of the school site, shall be maintained at all times during construction and after the school is operational.
 - b. The detailed design of how the access will be maintained from Woods Creek Rd. to the adjacent Poe property shall be finalized during construction drawing review.
 - c. A Private Access Easement Agreement between WCPSS and the southern adjacent Poe property is required to be finalized so that access is maintained to the public right-of-way.
 - d. Any off site water facilities needed to serve this project must be completed by the developer and accepted by the Town. The Town is not responsible for completion of offsite water facilities, and will not guarantee completion of such facilities by any other party. If
 - e. Any off site reclaimed water facilities needed to serve this project must be completed by the developer and accepted by the Town. The Town is not responsible for completion of offsite

reclaimed water facilities, and will not guarantee completion of such facilities by any other party.

- f. Approval of Stormwater Management Plan is required
 - g. All environmental permits must be obtained for the entire project.
 - h. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
5. Carolina Springs Pump Station #2 specifications:
- a. Pump Station Site Plan and this Development Plan must go to the Town Council for approval at the same time.
 - b. The Construction Drawings for Pump Station #2 cannot receive Construction Drawing approval until Carolina Springs PS#1 has been constructed by the developer and approved by the Town
 - c. Carolina Springs Pump Station #1 must be completed by the developer and accepted by the Town prior to Construction Drawing approval of the School's Development Plan.
 - d. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.
6. If the Woods Creek Elementary School constructs prior to the Carolina Springs project (Preliminary Subdivision Ph. 1), this development is responsible for completion of the waterline extension along Woods Creek Rd prior to issuance of any plat approval or building permit.
7. If the Woods Creek Elementary School constructs prior to the Carolina Springs project (Preliminary Subdivision Ph. 1), this development is responsible for completion of the reclaimed waterline extension along Woods Creek Rd prior to issuance of any plat approval or building permit.
8. Areas that are included as permanently preserved open space in the calculations should remain as preserved open space. If additional development is to occur on the site that area should be removed from the nitrogen calculations.

DEVELOPMENT PETITION

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

**Petition Type:**☐ **Master Plan**

- ☐ New Detailed ☐ New Schematic
☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)

- ☒ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☒ **Special Exception Use**

- ☒ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ **20-DP-11** _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: **E-51 WOODS CREEK ELEMENTARY SCHOOL**

If this project is part of a previously approved plan, please specify: _____

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: **O WOODS CREEK ROAD**

Use street address. If none, use the closest intersection

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

PIN: **0730330409** Real Estate ID: **0730330409**

Project Acreage (rounded to nearest tenth): **70.9** Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: **R-30** Proposed Use (see UDO Primary Use List): **EDUCATION**

Open Space [See UDD Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A

Waivers Requested: ☐ No ☒ Yes- Specify UDO Section Number(s): _____

Scoping Meeting Date: **October 31, 2019** if yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Concept Meeting Date: **June 25, 2020**

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)**Project Applicant/Contact**

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other

Name **ALICE M. REESE** Company **CLH DESIGN PA.**

Mailing Address **400 REGENCY FOREST DR. SUITE 120**

City **CARY** State **NC** Zip **27540**

Telephone # **(919) 319-6716 x 4035** Mail **areese@clhdesignpa.com**

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # _____ E-Mail _____

How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: E-51 Woods Creek Elementary School

Special Exception Use:

UDO Section No.: 2.01

Special Exception Use: School in Residential Zoning District

Specific Special Exception Use Request:

To allow a school building within a residential zoning district (R-30)

For DPZ Use only

Project # 20-SEU-10

Date Received:

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

Not only is the site providing a public service in educating the children of Holly Springs, but it is providing public infrastructure for the surrounding area. The school has been designed to mitigate off-site traffic impacts to nearby surrounding properties by providing adequate queuing on-site to ensure adjacent public roads are not compromised. The required Town landscape buffers for the perimeter of the site will be provided against adjacent properties. Sidewalk and cross-walk connectivity will be provided to the future adjacent residential development to encourage physical activity and increase walkability to the school site.

(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

It is common for public schools in Wake County to be located in residentially zoned areas within a town's jurisdiction. The school will comply with all developmental standards excepting for any variances being requested by the school system. By complying with developmental standards, the adjacent areas or property values will not be affected or lose value. Large portions of the site are being left undisturbed at this time.

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The new elementary school will compliment the surrounding areas. The required Town landscape buffers for the perimeter of the site will be provided and existing vegetation has been retained to the fullest extent. Streetscape plantings will be provided to reduce the visual impact from the road and adjacent properties. The elementary school program elements supporting the school, such as the multi-purpose field, walking track and play equipment will allow the site to provide more open space that carries forth the character of the surrounding area.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

The proposed Elementary School will conform to all development standards of the R-30 district, with the exception of some of the building elements and the building height. Specific waivers are being requested for these elements to conform with the Town of Holly Springs UDO. A variance is also being requested to allow the building height to exceed 35', which is the development standard of the R-30 district.

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

The internal drives provide adequate width for not only standard vehicular access, but for emergency vehicles such as EMS and Fire. The plan provides safe ingress and egress routes from the main road to the building and around the building. Safe traffic flow will be provided internal to the site separating the car traffic from the bus traffic and safe pedestrian crosswalks will be provided from the parking areas.

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

The new elementary school plan provides safe ingress and egress routes for emergency services. Adequate vehicular access and wide drive aisles around the building are provided. A service area with a trash enclosure is provided to the rear of the building and allows for ease of access from the bus loop. This area will be properly screened to minimize any impact on adjacent properties.

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

The new elementary school provides adequate services for all students and faculty that will utilize this building.

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

With the construction of the new school public water and sewer extensions will be provided to the site to serve the new building. All other entities such as fire and police will be adequate to handle this new development.

(9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

All exterior mechanical equipment and service area will be enclosed by a masonry screen wall to the rear of the building and site and will be screened from view. The required Town landscape buffers for the perimeter of the site will be provided and existing vegetation has been retained to the fullest extent. Streetscape plantings will be provided to reduce the visual impact from the road and adjacent properties. Adequate pedestrian sidewalks will be provided within the site as well as crosswalk connectivity to adjacent properties to promote walkability to the school site.

(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The new elementary school will follow normal school hours of operation. The school has been designed to mitigate off-site traffic impacts to nearby surrounding properties by providing adequate car stacking on-site to ensure adjacent public roads are not compromised. Adequate parking will be provided on-site that meets the Town's parking requirements.

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: Alice M. Reese

Date: July 7, 2020

Signature of Owner: Will C. Hauth

Date: 7-8-20

MAJOR PROJECTS
Director, Strategic Projects, WCPSS
WCPSS, for and on behalf of the
Wake County Board of Education
pursuant to duly delegated authority.

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☐ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☒ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # **20-WAV-16**

Fees Paid: \$

Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: **E51 Woods Creek Elementary** Associated Project Number:

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Reduction in off street parking from 196 required, to 140 spaces or 71.8%.

Contact Information

Waiver/Alternate Compliance Contact

Name **Alice Reese** Company **CAH Design PA.**
 Mailing Address **400 Regency Forest Dr. Suite 120**
 City **CAW** State **NC** Zip **27540**
 Telephone # **(919) 319-6716 x 4035** E-Mail **areese@cahdesignpa.com**
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

TOWN OF HOLLY SPRINGS
UDO SECTION 7.04: REDUCTION IN THE NUMBER OF REQUIRED OFF-STREET
PARKING SPACES
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

Findings of Fact

- (1) The nature and location of the proposed building or structure, and;

The proposed building

see attached.

- (2) The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;

see attached.

- (3) The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;

see attached.

- (4) The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;

see attached.

- (5) A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

see attached.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: Alice M. Reese

Date: 13 July, 2020

UDO SECTION 7.04: REDUCTION IN THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

FINDINGS OF FACT

1. The proposed Elementary School is located on the north end of the site. While the site looks large enough to accommodate the parking requirement, ultimate build-out will include a Middle School and its programmatic requirements. For all new WCPSS elementary schools, WCPSS requires 115 parking spaces. The ToHS parking requirement for this elementary school is 196 spaces and this plan provides 148 spaces (77.8%). In order to maximize flexibility in the design of the future middle school, the parking reduction allows flexibility for the future development while meeting daily demand for parking.
2. The total number of employees will be approximately 70, there are no student drivers at this level. 15 visitor spaces are provided at the building entrance for parent volunteers and student pick-up during the day. There are 6 dedicated parking spaces for Child Nutrition Staff at the Service Courtyard/Loading Dock. Anticipated daily requirement for parking would be 91 spaces minimum with 115 anticipated spaces needed for high-demand overlap times.
3. NC DOT's division of MSTA now recommends more on-site carpool stacking. Typically, an 800 capacity school provides 1,700 lf of carpool stacking for the high demand days. E-51 proposes to provide roughly double or 2,440 LF of carpool stacking in the form of a triple stacked driveway. During afterhours and special events, car pool will not be operating leaving the right lane available for parking while still providing one in bound, one out bound and one emergency bypass lane of traffic. Also, the bus loop will be available for additional parking during after hours events.
4. The reduction of off-street parking will result in preserving existing vegetation on-site not only in keeping more natural space in lieu of parking, but also, the stormwater control systems can be smaller in size to accommodate less impervious surface. Incidentally, the west side of the site where the additional parking and larger SCM would be located, there are several large canopy trees worth preserving.
5. The future plans for the site include a Middle School, which will also require a significant amount of parking. As stated earlier, if additional parking for the Elementary School is required, it can be incorporated into the design of the Middle School and constructed at that time.

WAIVER/ALTERNATE COMPLIANCE PETITION

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



Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 3.03- Waiver of Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Waiver of Development Standards in TV
- ☒ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures

For DPZ Use only

Project # _____ - **20-WAV-17**

Fees Paid: \$ _____

Date Received: _____

☐ Complete ☐ Incomplete

Project Information

Project Name: Elementary School: E51 Woods Creek Elementary School

Waiver/Alternate Compliance Request

Specific Request:

- Building Materials (UDO Section 3.08 A 1 c (1) (b) (iv)– Variance: Prohibited Exterior Materials – Metal Siding. Our proposed elementary school is constructed primarily of brick. However, we have a few locations, above roof levels where it is not economical to hang brick. Brick located above a roof possess the potential to damage the roof during construction through dropping brick and adds to the cost of structural steel for the overall project. In addition, the weight of brick makes it a material that does not lend itself to being suspended in space. Our school is non-combustible, so metal is an appropriate material and in contrast to EIFS, metal is self-cleaning and maintains a better appearance. We have used metal panels successfully on schools throughout Wake County (located in Cary, Rolesville, Raleigh, Knightdale, and in Holly Springs at Holly Grove Middle School) and will submit photos of those buildings along with actual samples of the materials proposed.
- Base, Body, and Cap (UDO Section 3.08 A 1 c (2) (a) (ii & iv) – Wavier: Base, Body, and cap are articulated and noted on each elevation. On elevations with sloped roofs the percentages vary. We request that the base, body, and cap be approved as drawn.

3. Variation in Massing - (UDO Section 3.08 A 1 c (2)(b) (i)- Wavier: The proposed building is divided into 30' bays as required. However, we request that the bay offset of 4" in depth be allowed to be reduced to ½" so that the bays can be achieved without additional structure or wall modification. We can achieved the same effect with careful use or color and texture.
4. Animating Features - (UDO Section 3.08 A 1 c (2)(c) (i & ii)- Wavier: Animating features and glazing percentages are articulated and noted on each elevation. The features and glazing as designed is appropriate for the function and scale of the building. We request that the amount of animating features and glazing be approved as indicated.
5. Roof Treatment - (UDO Section 3.08 A 1 c (2)(g) (i) - Wavier:
 - a. Building A Southeast Facing: Waiver to exceed the 50'-0" continuous roof plane requirement to 79'-2" for the classroom wing is requested.
 - b. Building B West and East Facing: Waiver to exceed the 50'-0" continuous roof plane requirement to 69'-5" for the cafeteria is requested.
 - c. Building B North and South Facing (sheet A06.04s Elevations 1 & 3: Waiver to exceed the 50'-0" continuous roof plane requirement to 73'-9" for the classroom wing is requested.
 - d. Building C North and South Facing: Waiver to exceed the 50'-0" continuous roof plane requirement to 225'-7" for the classroom wing is requested.
6. Facade Modulation (UDO Section 3.08 A 1 c (2) (h) – Wavier:
 - a. Building A Southeast Facing: Waiver to exceed the 100'-0" length requirement to 144' for the classroom wing is requested.
 - b. Building A Northwest Facing: Waiver to exceed the 100'-0" length requirement to 144' for the classroom wing is requested.
 - c. Building C Southeast Facing: Waiver to exceed the 100'-0" length requirement to 184'-8" for the classroom wing is requested.

Contact Information

Waiver/Alternate Compliance Contact

Name Alice Reece Company CLH Design, p.a.
Mailing Address 400 Regency Forest Drive, Suite 120
City Cary State NC Zip 27518
Telephone # (919) 319.6716 ext. 4035 Alternate Telephone # ()
Fax # (919) 319.7516 E-Mail areese@clhdesignpa.com
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;

The proposed education facility represents elements that are equivalent or superior to that achievable under the applicable regulations. Durable masonry will be the primary exterior material. Glazing will be used to enhance primary functions of the facility without compromising the function of the spaces provided. Building massing and articulation will be defined by form and function of the learning spaces.

- (2) The proposed development will be compatible with and will enhance the use or value of area properties;

The proposed education facility will be compatible with and will enhance the use of the surrounding properties by providing an elementary school to help with the quickly growing developments of Holly Springs. The site will have connectivity to future surrounding neighborhoods to make the facility more pedestrian friendly. Offsite requirements will be provide as required by all authorities having jurisdiction.

- (3) The proposed development is consistent with the intent of the Comprehensive Plan; and,

The proposed education facility will be consistent with the intent of the Comprehensive Plan. The rhythm of the building is defined by the function of the space. Waivers will be filled out accordingly when request are necessary due to the nature, form, and function of the education program requirements set forth by WCPSS.

- (4) The proposed development is consistent with the intent and purpose of this UDO.

The proposed education facility will be consistent with the intent and purpose of the UDO. As an elementary school, the form and function of the required spaces is expressed in the building's exterior. The use of a very limited amount of metal panels will provide an economical and attractive option for areas that are above the roof areas or otherwise suspended in space. The façade is broken down by actual or implied base, body, and cap that is in scale with the overall facility. The façade is broken down into 30' bays to reduce scale of the building. Animating features and glazing are provided in keeping with the scale and function of the building. Roof treatment is broken down in a way to allow good daylighting for the interior spaces. Façade modulation is varied and appropriate for the scale and function of the building.

For DPZ Use only

Project # _____ - _____ - _____

Date Received:

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____

Alie M. Reese

Date: July 24, 2020

Alternate Compliance Petition

- a. Please add the following information to the request so that the hearing body will understand what is required and how much of a deviation is requested:
 - i. Base, Body, Cap – what is the **percentage required** and **proposed**
 - ii. Animating Features – what is the **percentage required** and **proposed**

Section 3.08 Architectural and Site Design Requirements.

A. General Architectural and Site Design Requirements.

1. Building Materials, Colors, Textures, Architecture, Roof Treatment and Façade Modulation.

c. Primary Façade Building Materials, and Building Massing and Façade Treatment.

(2) Building Massing and Façade Treatment.

(a) Base, Body, and Cap.

(ii) A recognizable base shall consist of a minimum of **nine (9) percent of the vertical height** of the building wall and shall be constructed of a masonry material.

(iv) A recognizable cap shall consist of a minimum of **seven (7) percent of the vertical height** of the building wall and shall be designed with multiple 3- dimensional decorative layers.

(c) Animating Features.

(i) Building walls shall be subdivided and proportioned using a variety of features such as windows, entrances, arcades, arbors, awnings, trellises, friezes or alternate architectural detail that defines human scale, along no less than sixty **(60) percent of the lineal length** of the façade.

(ii) Windows and glass doors shall be provided on a minimum of two (2) building facades based on highest levels of pedestrian traffic and vehicular visibility as follows: [Amended Ordinance #09-20]

2. Ground level (first ten (10) feet measured vertically at street level) of commercial uses over twenty-five thousand (25,000) square feet of gross main floor area: **twenty (20) percent minimum surface area**. [Amended Ordinance #09-20]

3. Ground level (first ten (10) feet measured vertically at street level) of office and institutional uses: **twenty (20) percent minimum surface area**. [Added Ordinance #09-20]

4. Upper levels of all uses: **fifteen (15) percent minimum surface area**. [Amended Ordinance #09-20]

Exterior Elevations – Building A

SW Facing

Vertical Wall Height: 28' – 4"

Cap Minimum [7%]: 1' – 11 ½"

Base Minimum [9%]: 2' – 6 ½"

Cap Actual: 2' – 8"

Base Actual: 2' – 8"

Animating Features:

(i) Required: 60%

Actual: 64% of the surface area

(ii) Required: 20%

Actual: 30% of the surface area

SE Facing

(A) Vertical Wall Height: 46' – 8"

(A) Cap Minimum [7%]: 3' – 3"

(A) Base Minimum [9%]: 4' – 2 ½"

Cap Actual: 3' – 0"

Base Actual: 7' – 8"

(B) Vertical Wall Height: 34' – 0"

(B) Cap Minimum [7%]: 2' – 4 ½"

(B) Base Minimum [9%]: 3' – 0"

Cap Actual: 3' – 0"

Base Actual: 3' – 8"

Animating Features:

(i) Required: 60%

Actual: 64% of the surface area

(ii) Required: 20%

Actual: 30% of the surface area

NE Facing

Vertical Wall Height: 29' – 0"

Cap Minimum [7%]: 2' – 0"

Base Minimum [9%]: 2' – 7"

Cap Actual: 2' – 1"

Base Actual: 7' – 8"

Animating Features:

(i) Required: 60%

Actual: 44% of the surface area

(ii) Required: 20%

Actual: 20% of the surface area

NW Facing

(A) Vertical Wall Height: 46' – 8"

(A) Cap Minimum [7%]: 3' – 3"

(A) Base Minimum [9%]: 4' – 2 ½"

Cap Actual: 3' – 0"

Base Actual: 7' – 8"

(B) Vertical Wall Height: 34' – 0"

(B) Cap Minimum [7%]: 2' – 4 ½"

(B) Base Minimum [9%]: 3' – 0"

Cap Actual: 3' – 0"

Base Actual: 3' – 8"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:66% of the surface area
Actual:29% of the surface area

Exterior Elevations – Building B

W Facing

Vertical Wall Height: 13' – 8"

Cap Minimum [7%]: 0' – 11 ½"
Base Minimum [9%]: 1' – 3"

Cap Actual: 2' – 0"
Base Actual: 4' – 8"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:26% of the surface area
Actual:19% of the surface area

E Facing

(A) Vertical Wall Height: 22' – 0"

(A) Cap Minimum [7%]: 1' – 6 ½"
(A) Base Minimum [9%]: 2' – 0"

Cap Actual: 3' – 0"
Base Actual: 4' – 4"

(B) Vertical Wall Height: 16' – 4"

(B) Cap Minimum [7%]: 1' – 2"
(B) Base Minimum [9%]: 1' – 6"

Cap Actual: 2' – 4"
Base Actual: 2' – 4"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:43% of the surface area
Actual:27% of the surface area

N Facing

Vertical Wall Height: 25' – 8"

Cap Minimum [7%]: 1' – 10"
Base Minimum [9%]: 2' – 4"

Cap Actual: 2' – 4"
Base Actual: 2' – 4"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:37% of the surface area
Actual:10% of the surface area

S Facing

Vertical Wall Height: 21' – 8"

Cap Minimum [7%]: 1' – 6"
Base Minimum [9%]: 1' – 11"

Cap Actual: 2' – 8"
Base Actual: 3' – 0"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:40% of the surface area
Actual:18% of the surface area

N.2 Facing

Vertical Wall Height: 24' – 4"

Cap Minimum [7%]: 1' – 6"
Base Minimum [9%]: 2' – 2"

Cap Actual: 11' - 4"
Base Actual: 2' - 8"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:29% of the surface area
Actual:16% of the surface area

E.2 Facing

Vertical Wall Height: 24' – 4"

Cap Minimum [7%]: 1' – 9"
Base Minimum [9%]: 2' – 3"

Cap Actual: 2' - 4"
Base Actual: 4' - 0"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:32% of the surface area
Actual:15% of the surface area

S.2 Facing

Vertical Wall Height: 10' – 7"

Cap Minimum [7%]: 0' – 9"
Base Minimum [9%]: 0' – 11 ½"

Cap Actual: 2' - 7"
Base Actual: 3' - 0"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:38% of the surface area
Actual:27% of the surface area

W.2 Facing

Vertical Wall Height: 16' – 8"

Cap Minimum [7%]: 1' – 2"
Base Minimum [9%]: 1' – 6"

Cap Actual: 3' - 0"
Base Actual: 3' - 0"

Animating Features:

- (i) Required: 60%
- (ii) Required: 20%

Actual:32% of the surface area
Actual:22% of the surface area

Exterior Elevations – Building C

NW Facing

Vertical Wall Height: 14' – 8"

Cap Minimum [7%]: 1' – 0"

Base Minimum[9%]: 1' – 4"

Cap Actual: 1' – 8"

Base Actual: 3' – 0"

Animating Features:

(i) Required: 60%

Actual:43% of the surface area

(ii) Required: 20%

Actual:19% of the surface area

NE Facing

Vertical Wall Height: 29' – 5"

Cap Minimum [7%]: 2' – 2"

Base Minimum[9%]: 2' – 9"

Cap Actual: 2' – 5"

Base Actual: 4' – 4"

Animating Features:

(i) Required: 60%

Actual:32% of the surface area

(ii) Required: 20%

Actual:15% of the surface area

SE Facing

Vertical Wall Height: 14' – 4"

Cap Minimum [7%]: 1' – 0"

Base Minimum [9%]: 1' – 3"

Cap Actual: 2' – 8"

Base Actual: 1' – 8"

Animating Features:

(i) Required: 60%

Actual:49% of the surface area

(ii) Required: 20%

Actual:23% of the surface area

SW Facing

Vertical Wall Height: 29' – 4"

Cap Minimum [7%]:2' – 0"

Base Minimum [9%]: 2' – 7"

Cap Actual: 2' – 8"

Base Actual: 3' – 0"

Animating Features:

(i) Required: 60%

Actual:38% of the surface area

(ii) Required: 20%

Actual:17% of the surface area

VARIANCE OF DEVELOPMENT STANDARDS

Petition



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

Variance Request (please be specific)

UDO Section No.: Section 2.02 B.7.a
 Section Title: Maximum Building Height
 Specific Variance Request: To allow height of proposed elementary school to exceed district height limitation by 20'-7" . Proposed elementary school is two story and 55'-7" high.

For DPZ Use only

Project # 20-VARTC-11

Fees Paid: \$ _____

Date Received: _____

☐ BOA☐ Town Council

Project Information

Project Name E-51 Woods Creek Elementary School

If this project is part of a previously approved plan, please specify: _____

PUD/Master Plan/Subdivision _____ Shopping Center/Lot # _____

Project Location 0 Woods Creek Road

Use street address. If none, use the closest intersection

☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN 0730330409 Real Estate ID 0465556Project Acreage 70.94 Current Zoning R-30Scoping Meeting Date : October 31, 2019 Concept Meeting Date: June 25, 2019

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other: _____Name Alice Reese Company CLH Design, paMailing Address 400 Regency Forest Drive, Suite 120City Cary State NC Zip 27540Telephone # (919) 319-6716 E-Mail areese@clhdesignpa.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Wake County Board of Education Company Facilities Design and ConstructionMailing Address 111 Corning Road Suite 190City Cary State NC Zip 27518Telephone # (919) 588-3614 E-Mail sfoley@wcpss.netHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Wake County Board of Education Company _____Mailing Address 5625 Dillard DriveCity Cary State NC Zip 27518Telephone # (919) 588-3614 E-Mail sfoley@wcpss.netHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information

Project Name: E-51 Woods Creek Elementary

Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

See Attached

- (2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

See Attached

- (3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

See Attached

- (4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

See Attached

For DPZ Use only

Project # _____

Date Received: _____

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____

Date: _____

Signature of Owner: [Signature]

Date: 8/26/2020

Wake County Board of Education by: D. M. Haydon, Jr., Chief of Facilities and Operations

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The height restriction of 35' in a residential district would result in a hardship to the Wake County Public School System (WCPSS) as it would essentially cause the school to be one story in height or would force the design to have a flat roof. A one-story design would disturb too much space on the site, create a longer out-of-scale façade, and reduce the amount of conserved natural amenities (greenspace). The current design of a building that is partially 2-story, allows the site to accommodate all the necessary program requirements that a typical elementary school needs to house. A public facility that houses many students needs to be scaled for classrooms to have adequate ceiling height, provide a safe structure, and allow interstitial space to accommodate modern fresh air requirements. This leads to a floor to floor height of 15'-4". In addition, the current design incorporates sloping shed roofs that allow daylight to penetrate deeply into the center of the building. Defining the building height as the average grade measured to the highest eave-line of the building, creates a greater hardship for a building with a shed roof vs. a building with a flat or hipped roof. The reason this school is designed with a shed roof is because it is a very wide facility and this roof design allows daylight to be admitted to the middle portion of the building that is farthest from side walls containing windows. Daylighting is very important to the health and wellbeing of students and faculty alike. The proposed sloping roofline is more contextual with a residential area than a flat roof.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

This property is located with access off of Woods Creek Road and with the vertical and horizontal site lines needed for safe vehicular and pedestrian access, the 2 points of entry required for cars and buses, and the 3,000 feet of car stacking as required by Municipal and School Transportation Assistance (MSTA), we have located the building on the part of the site that allows all this to occur. When play fields, stream buffers, landscape buffers, setbacks, a major utility easement (gas pipeline), a Duke Power emergency siren, sanitary sewer pump station, and wetland requirements that are specific to this site are combined with the other program requirements mentioned above, that results in a building that is partially 2-story. The size of the facility and the requirement for good interior daylighting leads to a sloped roof where the upper eave line approaches 55' above the average grade on some sides of the building. These factors have been mitigated in the design by making the 2-story portion of the building step down into the landscape rather than flattening the entire site and adding a 2nd story above the main floor level. In addition, the tallest part of the structure is the light well that brings daylight into the central portion of the building. That means that the tallest area is very far back from any façade and is nearly undetectable. In fact, this tall area ranges from 127' to 270' back from the façade of the building. Please see attached perspectives from ground level that illustrate this phenomenon

- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

To create an adequately sized and scaled public school for this site and most other sites within Wake County, the resulting design is at least 2 stories and very typically 3-stories. Locating an elementary school within a residential district is important to creating strong communities. Public Schools are appropriately sized and scaled when they are larger and taller than the surrounding residential communities.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

This requested variance is consistent with the spirit, purpose, and intent of the ordinance because this is a public building that is civic in scale. It is much larger than a home or group of attached dwellings and as such requires a height that exceeds the height requirements of residential scaled buildings for all the reasons mentioned above. The facility will benefit the nearby dwellings by providing public education in a location that is convenient and serves as a center for the community. As such, it is appropriate to be scaled so that it stands as a central and important civic building in the community.

E-51 WOODS CREEK ELEMENTARY SCHOOL

7851 WOODS CREEK ROAD

HOLLY SPRINGS, NC 27539

CLH DESIGN PROJECT NUMBER: 19-166

DEVELOPMENT PETITION: OFFICIAL ACTION

TOWN OF HOLLY SPRINGS PROJECT #: 20-DP-11

SPECIAL EXCEPTION USE #: 20-SEU-10

RESERVED FOR TOWN USE

Skinner | Farlow | Kirwan
architecture

consultants



project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals



revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System



PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL

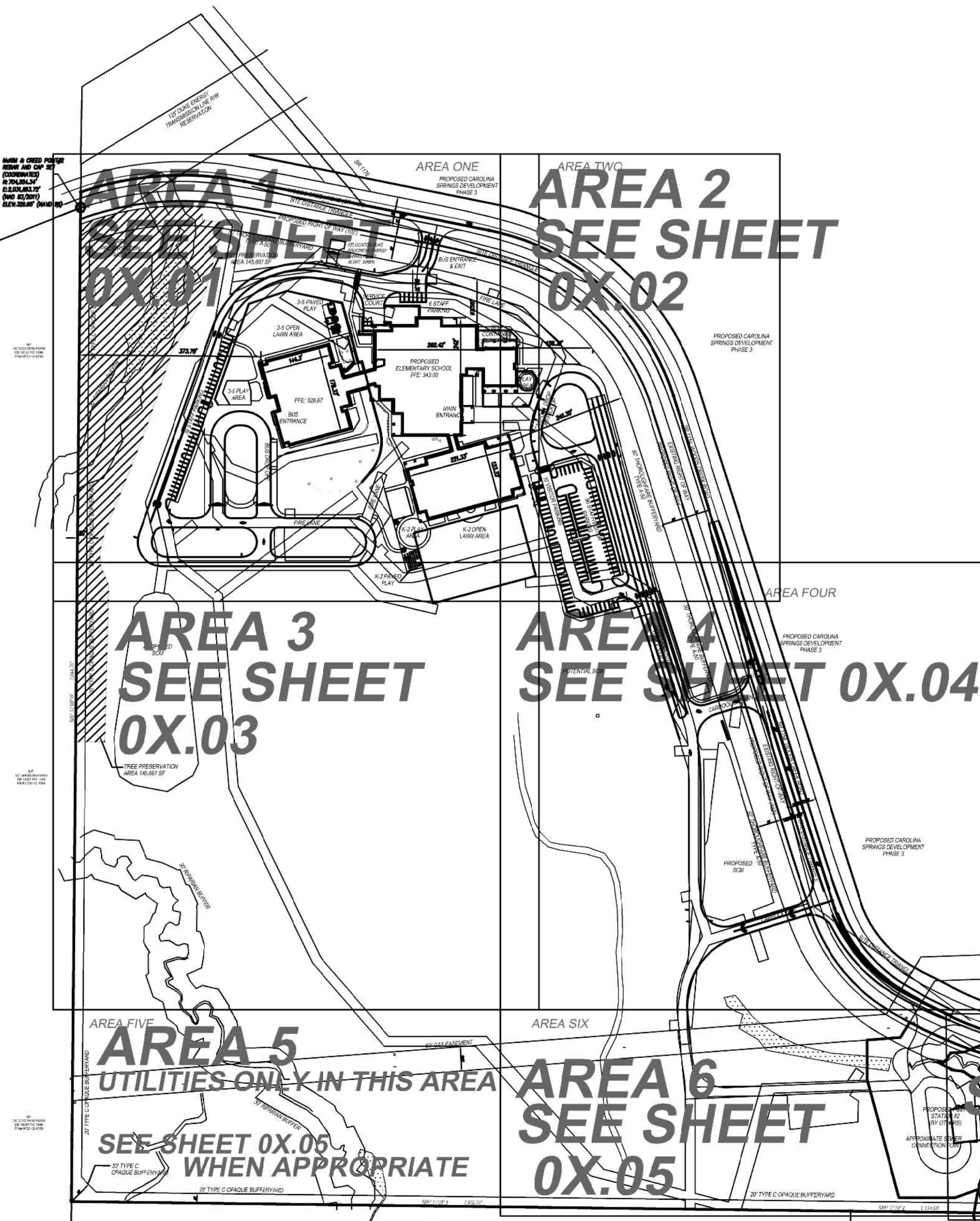
sheet name

Sheet Description
COVER

sheet no

C00.00

Page 219 of 398



OWNER & DESIGNER INFORMATION

OWNER/DEVELOPER:
OWNER CONTACT: WAKE COUNTY BOARD OF EDUCATION
SHELLEY FOLLEY
171 CORNING RD. SUITE 190
CARY, NC 27518
919-588-3614

APPLICANT:
APPLICANT CONTACT: CLH DESIGN, PA
ALICE REESE, PLA
400 REGENCY FOREST DR., SUITE 120
CARY, NC 27518
PHONE: 919-319-6716

SURVEYOR:
RANDY RAMBEAU, SR., PLS
MC KIM & CREED
1730 VARSITY DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE: 919-233-8091

ARCHITECT:
BRAD FARLOW, AIA
SKINNER, FARLOW, KIRWAN ARCHITECTS
1730 VARSITY DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE: 919-233-8091

ENGINEER:
KENNETH LORING, PE
CLH DESIGN, PA
400 REGENCY FOREST DR., SUITE 120
CARY, NC 27518
PHONE: 919-319-6716

LANDSCAPE ARCHITECT:
ALICE M. REESE, PLA
CLH DESIGN, PA
400 REGENCY FOREST DR., SUITE 120
CARY, NC 27518
PHONE: 919-319-6716

OFF-SITE UTILITY ENGINEER:
DAVID MC CLURE
WITHERS & RAVENEL
115 MACKENNA DRIVE
CARY, NC 27511
PHONE: 919-469-3340

PIN #: 0730330409
REAL ESTATE ID: 0465556
LOCATION: BUCKHORN TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

ZONING: R-30
DEEDED ACREAGE: 70.94 ACRES
PROPOSED SEWER USE: 9,600 GPD AVE (12 GPD/ STUDENT)
24,000 GPD (INCLUDES FUTURE MIDDLE SCHOOL)

SHEET INDEX

C 00.00 COVER SHEET
C 00.01 OVERALL PLAN

C 01.01 SITE STAKING PLAN AREA 1
C 01.02 SITE STAKING PLAN AREA 2
C 01.03 SITE STAKING PLAN AREA 3
C 01.04 SITE STAKING PLAN AREA 4
C 01.05 SITE STAKING PLAN AREAS 5 & 6
C 01.06 SITE STAKING PLAN AREA 7
C 01.07 SIGNAGE & STRIPING PLAN AREA 1
C 01.08 SIGNAGE & STRIPING PLAN AREA 2
C 01.09 SIGNAGE & STRIPING PLAN AREA 4

C 02.01 EXISTING CONDITIONS AND DEMOLITION PLAN AREA 1
C 02.02 EXISTING CONDITIONS AND DEMOLITION PLAN AREA 2
C 02.03 EXISTING CONDITIONS AND DEMOLITION PLAN AREA 3
C 02.04 EXISTING CONDITIONS AND DEMOLITION PLAN AREA 4
C 02.05 EXISTING CONDITIONS AND DEMOLITION PLAN AREA 5 & 6
C 02.06 EXISTING CONDITIONS AND DEMOLITION PLAN AREA 7

C 03.01 SITE GRADING PLAN AREA 1
C 03.02 SITE GRADING PLAN AREA 2
C 03.03 SITE GRADING PLAN AREA 3
C 03.04 SITE GRADING PLAN AREA 4
C 03.05 SITE GRADING PLAN AREA 5 & 6
C 03.06 SITE GRADING PLAN AREA 7
C 03.07 PRE-DEVELOPMENT DRAINAGE AREA MAP
C 03.08 POST-DEVELOPMENT DRAINAGE AREA MAP

C05.00 OVERALL SITE UTILITY PLAN
C05.01 SITE UTILITY PLAN AREA 1
C05.02 SITE UTILITY PLAN AREA 2
C05.03 SITE UTILITY PLAN AREA 3
C05.04 SITE UTILITY PLAN AREA 4
C05.05 SITE UTILITY PLAN AREA 5 & 6
C05.06 SITE UTILITY PLAN AREA 7
C05.07 SEWER MAP

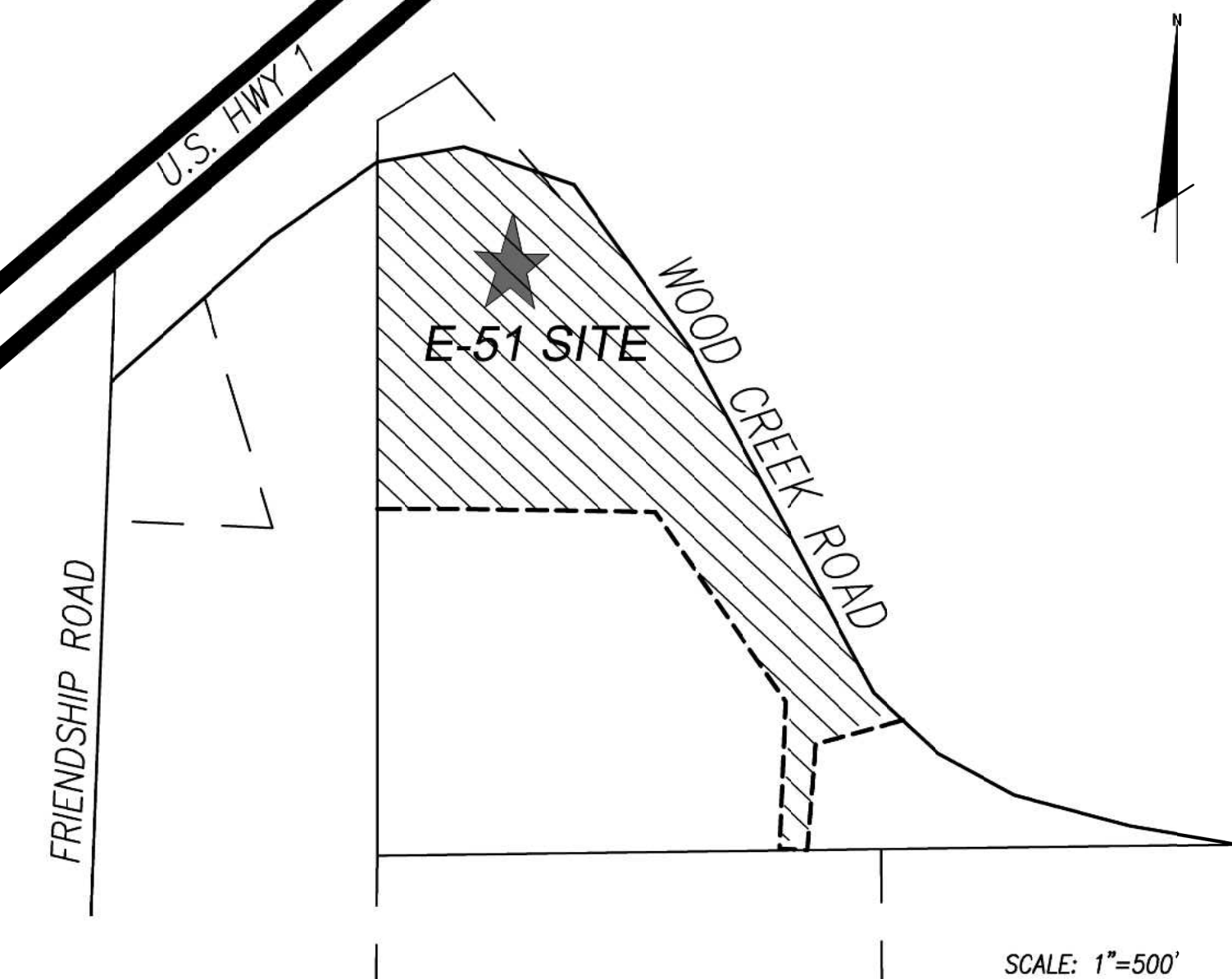
C06.00 OVERALL LANDSCAPE PLAN AND TOHS CALCS.
C06.01 SITE LANDSCAPE PLAN AREA 1
C06.02 SITE LANDSCAPE PLAN AREA 2
C06.03 SITE LANDSCAPE PLAN AREA 3
C06.04 SITE LANDSCAPE PLAN AREA 4
C06.05 SITE LANDSCAPE PLAN AREA 5&6
C06.06 SITE LANDSCAPE PLAN AREA 7
C06.07 TREE PRESERVATION PLAN AREA 1
C06.08 TREE PRESERVATION PLAN AREA 2
C06.09 TREE PRESERVATION PLAN AREA 3
C06.10 TREE PRESERVATION PLAN AREA 4
C06.11 TREE PRESERVATION PLAN AREA 5 & 6
C06.12 TREE PRESERVATION PLAN AREA 7

C07.01 - C07.07 SITE LANDSCAPE DETAILS
C08.01 - C08.06 SITE UTILITY DETAILS
C09.01 - C09.04 SITE DETAILS

C10.01 - C10.03 SIGHT DISTANCE PLAN AND PROFILE

A101 - A 102 ARCHITECTURAL PLANS
A201 - A 205 ARCHITECTUAL ELEVATIONS

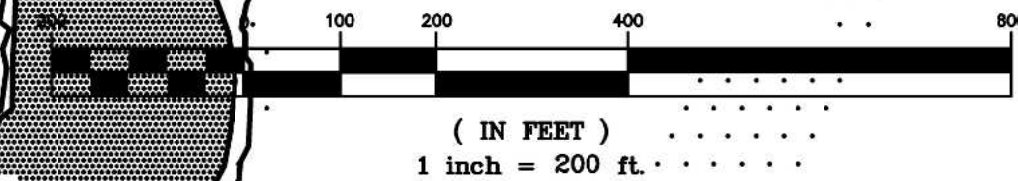
VICINITY MAP



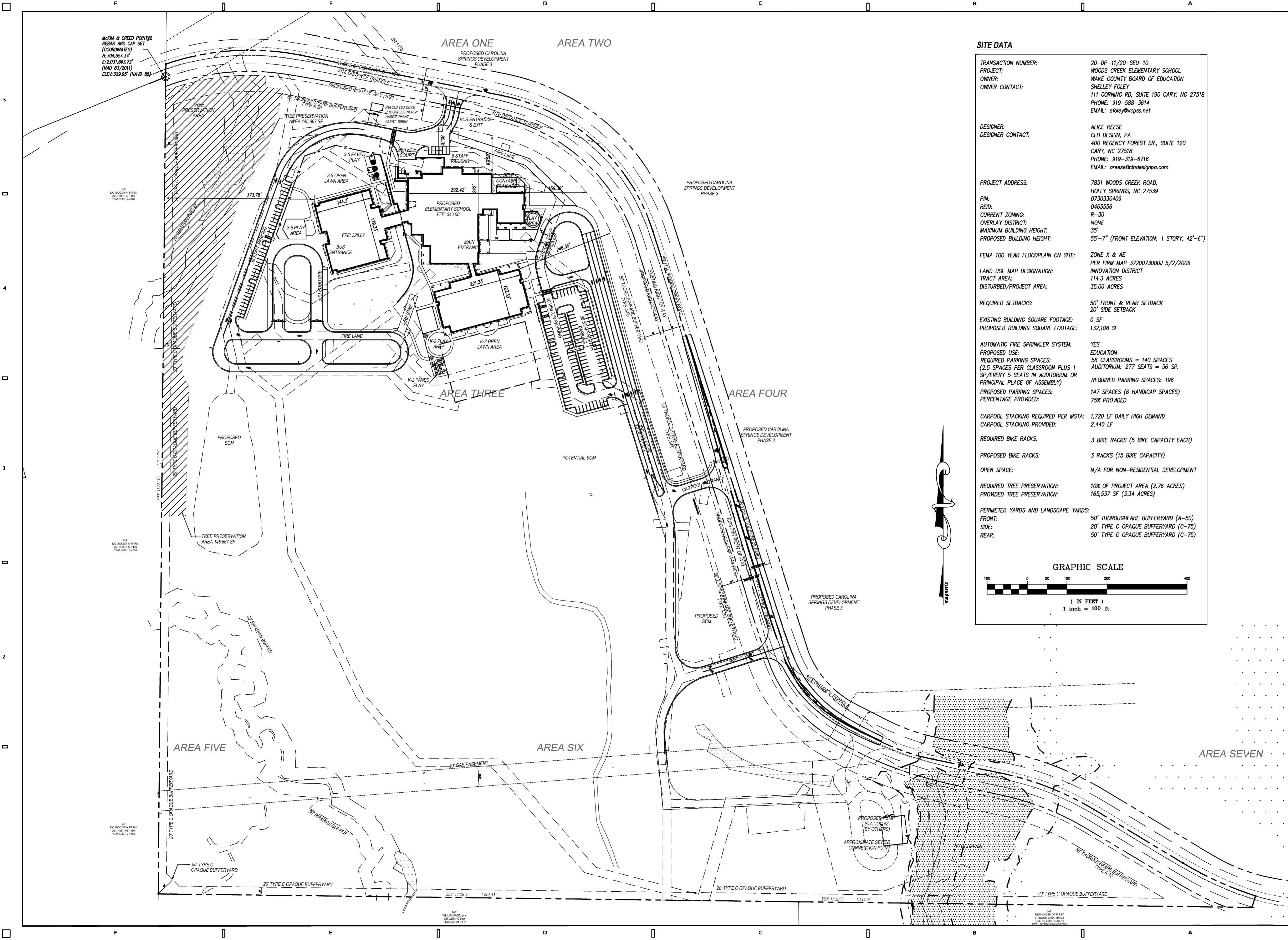
NOTES:

1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
3. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

GRAPHIC SCALE



2/28/2020 8:28:01 AM



SITE DATA

TRANSACTION NUMBER:

PROJECT:

OWNER:

OWNER CONTACT:

20-DP-11/20-SEU-10

WOODS CREEK ELEMENTARY SCHOOL

WAKE COUNTY BOARD OF EDUCATION

SHELLEY FOLEY

111 CORNING RD, SUITE 190 CARY, NC 27518

PHONE: 919-589-3614

EMAIL: sfoley@wcpss.net

DESIGNER:

DESIGNER CONTACT:

ALICE REESE

CLH DESIGN, PA

400 REGENCY FOREST DR., SUITE 120

CARY, NC 27518

PHONE: 919-319-6716

EMAIL: areese@clhdesignpa.com

PROJECT ADDRESS:

PIN:

REID:

CURRENT ZONING:

OVERLAY DISTRICT:

MAXIMUM BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT:

7851 WOODS CREEK ROAD,

HOLLY SPRINGS, NC 27539

0730330409

0465556

R-30

NONE

35'

55'-7" (FRONT ELEVATION: 1 STORY, 42'-6")

FEMA 100 YEAR FLOODPLAIN ON SITE:

LAND USE MAP DESIGNATION:

TRACT AREA:

DISTURBED/PROJECT AREA:

ZONE X & AE

PER FIRM MAP 3720073000J 5/2/2006

INNOVATION DISTRICT

114.3 ACRES

35.00 ACRES

REQUIRED SETBACKS:

EXISTING BUILDING SQUARE FOOTAGE:

PROPOSED BUILDING SQUARE FOOTAGE:

50' FRONT & REAR SETBACK

20' SIDE SETBACK

0 SF

132,108 SF

AUTOMATIC FIRE SPRINKLER SYSTEM:

PROPOSED USE:

REQUIRED PARKING SPACES:

(2.5 SPACES PER CLASSROOM PLUS 1 SP/EVERY 5 SEATS IN AUDITORIUM OR PRINCIPAL PLACE OF ASSEMBLY)

PROPOSED PARKING SPACES:

PERCENTAGE PROVIDED:

YES

EDUCATION

56 CLASSROOMS = 140 SPACES

AUDITORIUM: 277 SEATS = 56 SP.

REQUIRED PARKING SPACES: 196

147 SPACES (6 HANDICAP SPACES)

75% PROVIDED

CARPOOL STACKING REQUIRED PER MSTA:

CARPOOL STACKING PROVIDED:

1,720 LF DAILY HIGH DEMAND

2,440 LF

REQUIRED BIKE RACKS:

PROPOSED BIKE RACKS:

3 BIKE RACKS (5 BIKE CAPACITY EACH)

3 RACKS (15 BIKE CAPACITY)

OPEN SPACE:

N/A FOR NON-RESIDENTIAL DEVELOPMENT

REQUIRED TREE PRESERVATION:

PROVIDED TREE PRESERVATION:

10% OF PROJECT AREA (2.76 ACRES)

165,537 SF (3.34 ACRES)

PERIMETER YARDS AND LANDSCAPE YARDS:

FRONT:

SIDE:

REAR:

50' THOROUGHFARE BUFFERYARD (A-50)

20' TYPE C OPAQUE BUFFERYARD (C-75)

50' TYPE C OPAQUE BUFFERYARD (C-75)

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

100

0

50

100

200

300

400

Skinner | Farlow | Kirwan

architecture

361 Gorman Rd., Raleigh, NC 27603

919.222.0072

consultants

CLH DESIGN

CLH Design, PA

400 Regency Forest Dr

Suite 120

Cary, NC 27518

Phone: 919.319.6716

Fax: 919.319.7916

www.clhdesignpa.com

project status

OFFICIAL ACTION

SITE PLAN PERMIT # 4

owner id

seals

NORTH CAROLINA

STATE LANDS

PRELIMINARY

NOT FOR CONSTRUCTION

01-20-21

revisions

#

date

note

New Elementary School:

E51-Woods Creek Elementary School

7851 Woods Creek Road Holly Springs, 27539

Wake County Public Schools System

WAKE COUNTY PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166

DATE 01/20/2021

DRAWN AR/KL

CHECKED KL

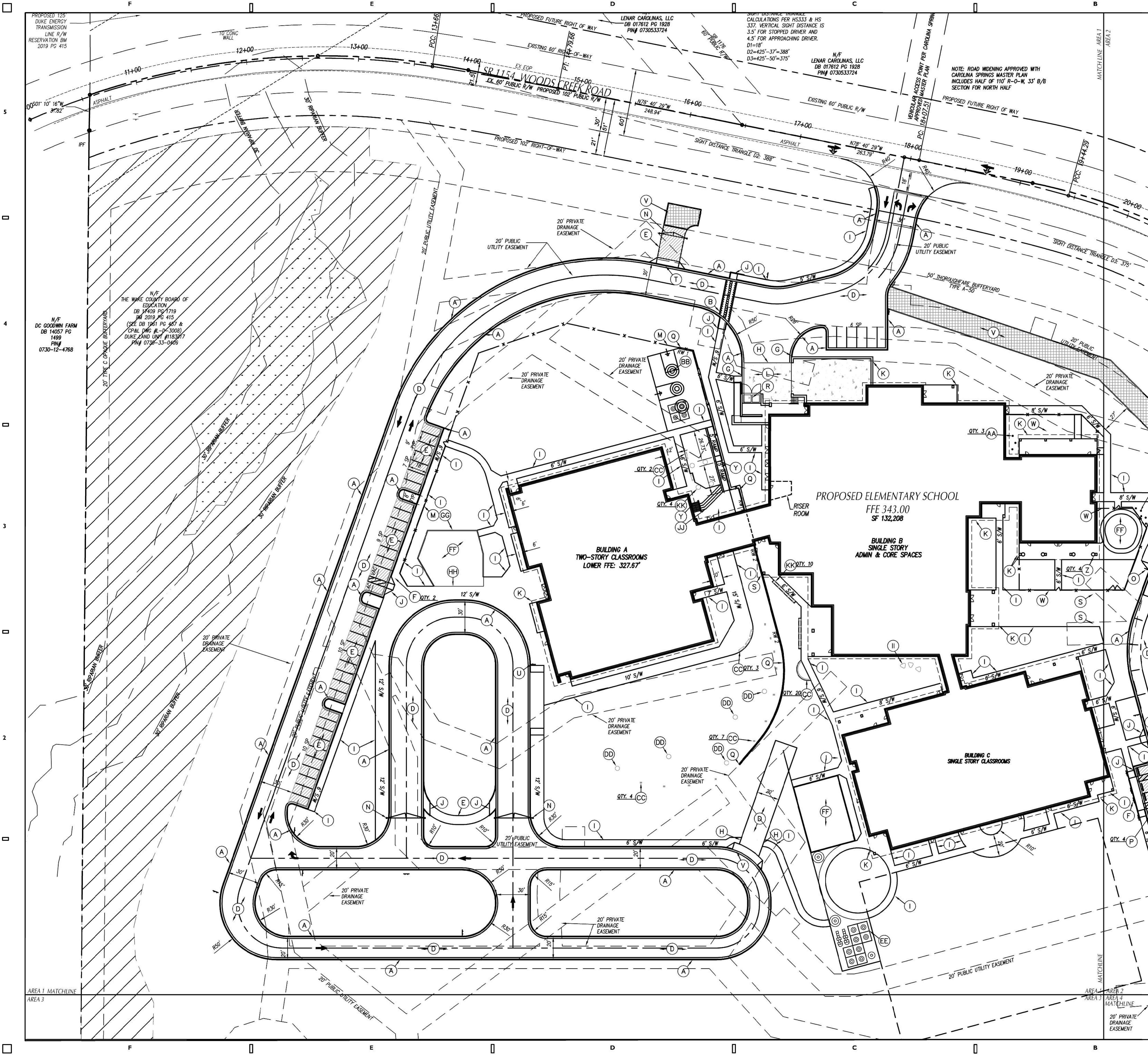
sheet name

SITE OVERALL PLAN

sheet no

C00.01

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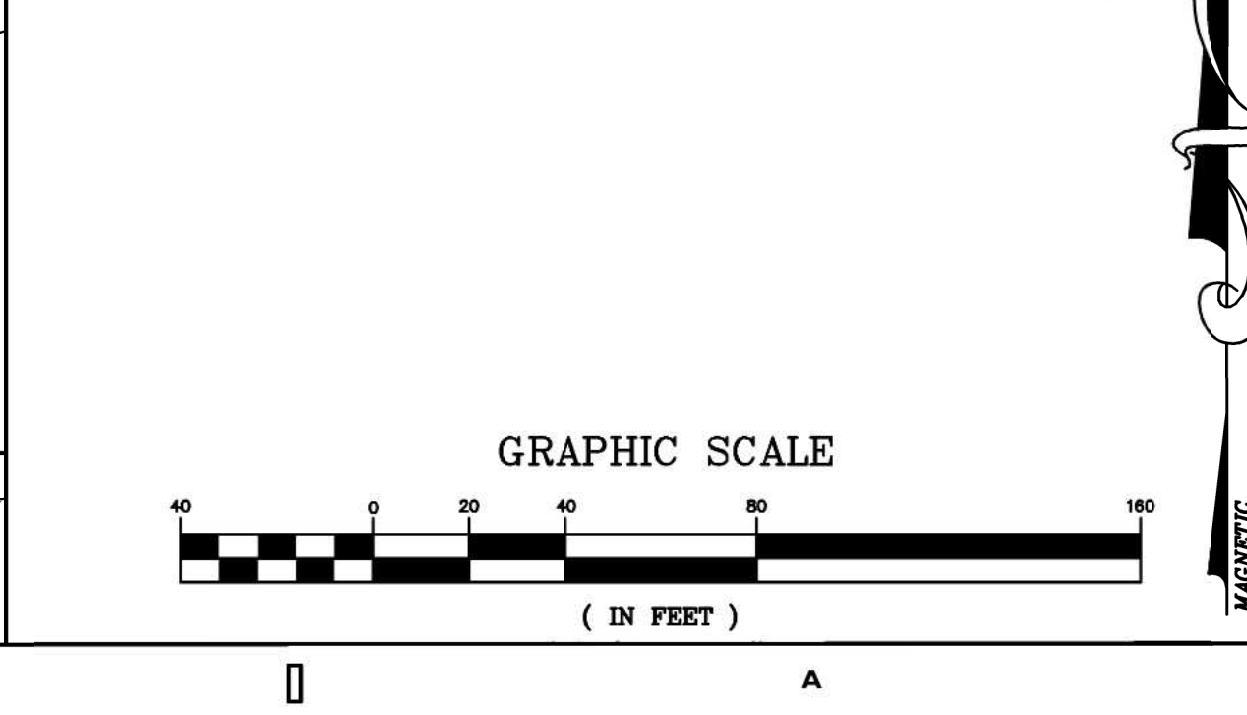
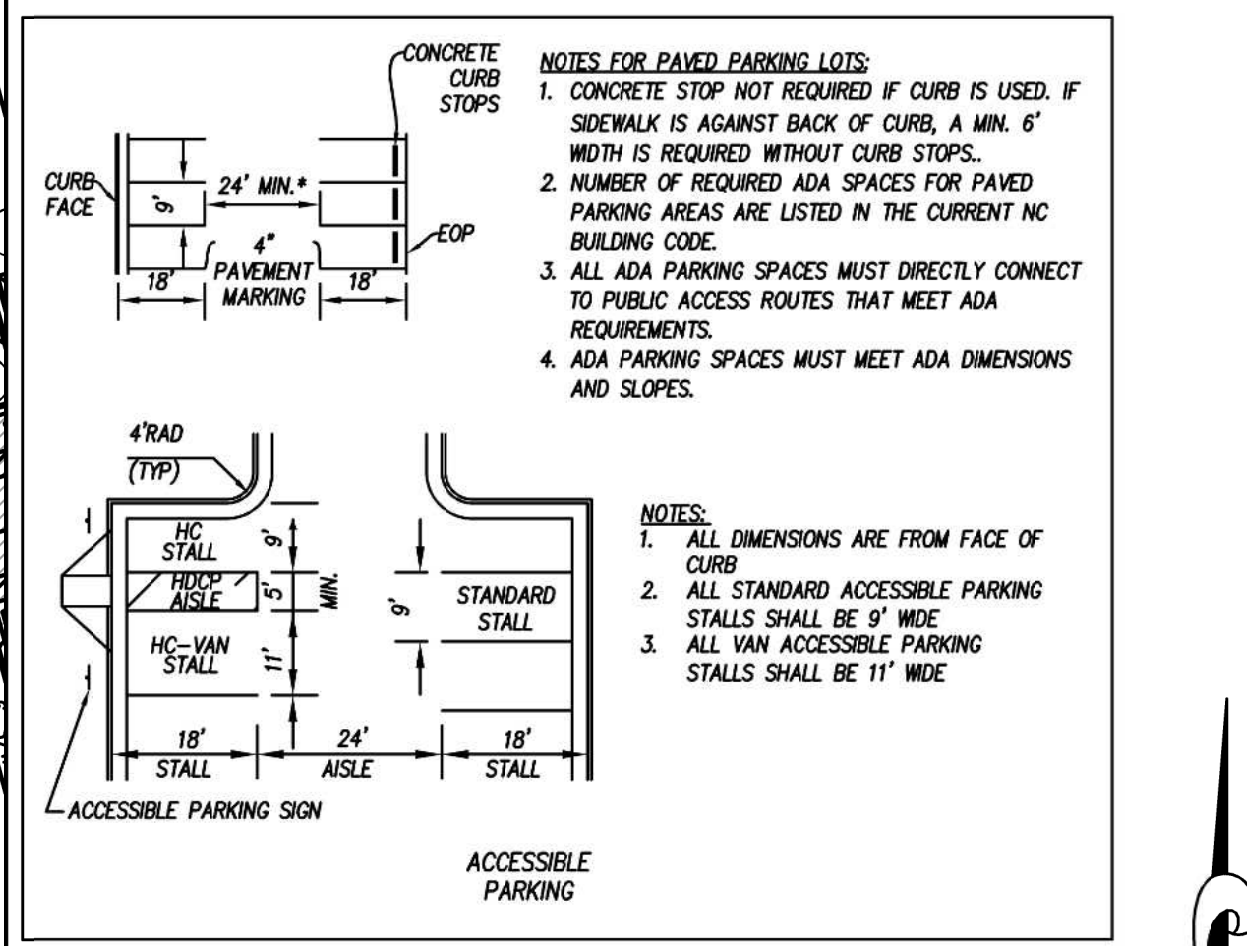
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL FACE OF RADII ARE 4 FT UNLESS OTHERWISE SHOWN.
7. ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.
8. (AC) DENOTES ACCESSIBLE PARKING SPACE. (SEE TYPICAL PARKING DIMENSIONS, MIN. 8' STALL WITH 5' AISLE)
9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE. (SEE TYPICAL PARKING DIMENSIONS)
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) 24" CURB & GUTTER, SEE DETAIL SHEET C09.01.
(B) DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSING TREATMENT, SEE DETAIL SHEET C09.02.
(C) CONCRETE PAVEMENT, SEE DETAIL SHEET C09.01.
(D) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C09.01.
(E) 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C09.01.
(F) ACCESSIBLE PARKING, SEE SIGNAGE AND STRIPING PLAN AND DETAIL SHEET C09.03.
(G) STANDARD CURB & GUTTER TERMINUS, SEE DETAIL SHEET C09.01.
(H) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C09.01.
(I) CONCRETE SIDEWALK, SEE DETAIL SHEET C09.01.
(J) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C09.01.
(K) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS AND MECHANICAL SERVICE YARD.
(L) 4" CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.
(M) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C09.02.
(N) LOCKED PIPE GATE, SEE DETAIL SHEET C09.02.
(O) PASSENGER LOADING ZONE, SEE DETAIL SHEET C09.02.
(P) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C09.01.
(Q) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS FOR DETAILS.
(R) DUMPSTER, PROVIDED BY OWNER.
(S) FLAGPOLE, SEE DETAIL SHEET C09.03.
(T) DRIVE APRON, SEE DETAIL SHEET C09.01.
(U) 6 SPACE "HELIX" COIL BIKE RACK, SEE SPECIFICATIONS & DETAIL SHEET C09.04.
(V) CONCRETE EDGED GRASSPAVER, SEE DETAIL SHEET C09.02.
(W) ORNAMENTAL FENCE AND GATES, SEE DETAIL SHEET C09.02.
(X) BRICK LANDSCAPE WALL, SEE SIGNAGE AND STRIPING PLAN & DETAIL SHEET C09.03.
(Y) ACCESSIBLE RAMP OR STAIR, SEE DETAIL C---
(Z) PLANTER, SEE SPECIFICATIONS.
(AA) LOUITOPPER, SEE SPECIFICATIONS.
(BB) 3-5 PAVED PLAY STRIPING, BASKETBALL COURT AND LAYOUT, SEE DETAIL SHEET ---
(CC) INGROUND MOUNTED ROUND BIKE RACK, BY WAUSAU, SEE SPECIFICATIONS & SEE DETAIL SHEET C09.---
(DD) 24" DIA. ROUND CONCRETE BOLLARD, SEE SPECIFICATIONS AND DETAIL SHEET C09.---
(EE) K-2 PAVED PLAY STRIPING, SEE DETAIL SHEET ---
(FF) PLAY EQUIPMENT AND SURFACING BY OWNER.
(GG) PLAY EQUIPMENT EDGING AND DRAINAGE, SEE DETAIL ---
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(JJ) CONCRETE LEARNING STAIR, SEE DETAIL SHEET ---
(KK) 25" DIA. CONCRETE CLOUD SEAT WAUSAU MODEL ZB.CL.01, SEE SPECIFICATIONS.
(LL) TRASH RECEPTACLE, SEE SPECIFICATIONS, "PETOSKEY" BY LANDSCAPE FORMS.

TYP. PARKING DIMENSIONS



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

NORTH CAROLINA
STATE SEAL
PRELIMINARY
NOT FOR
CONSTRUCTION
01-20-21

revisions

date note

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL

sheet name

SITE STAKING PLAN
AREA ONE

sheet no

C01.01

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New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
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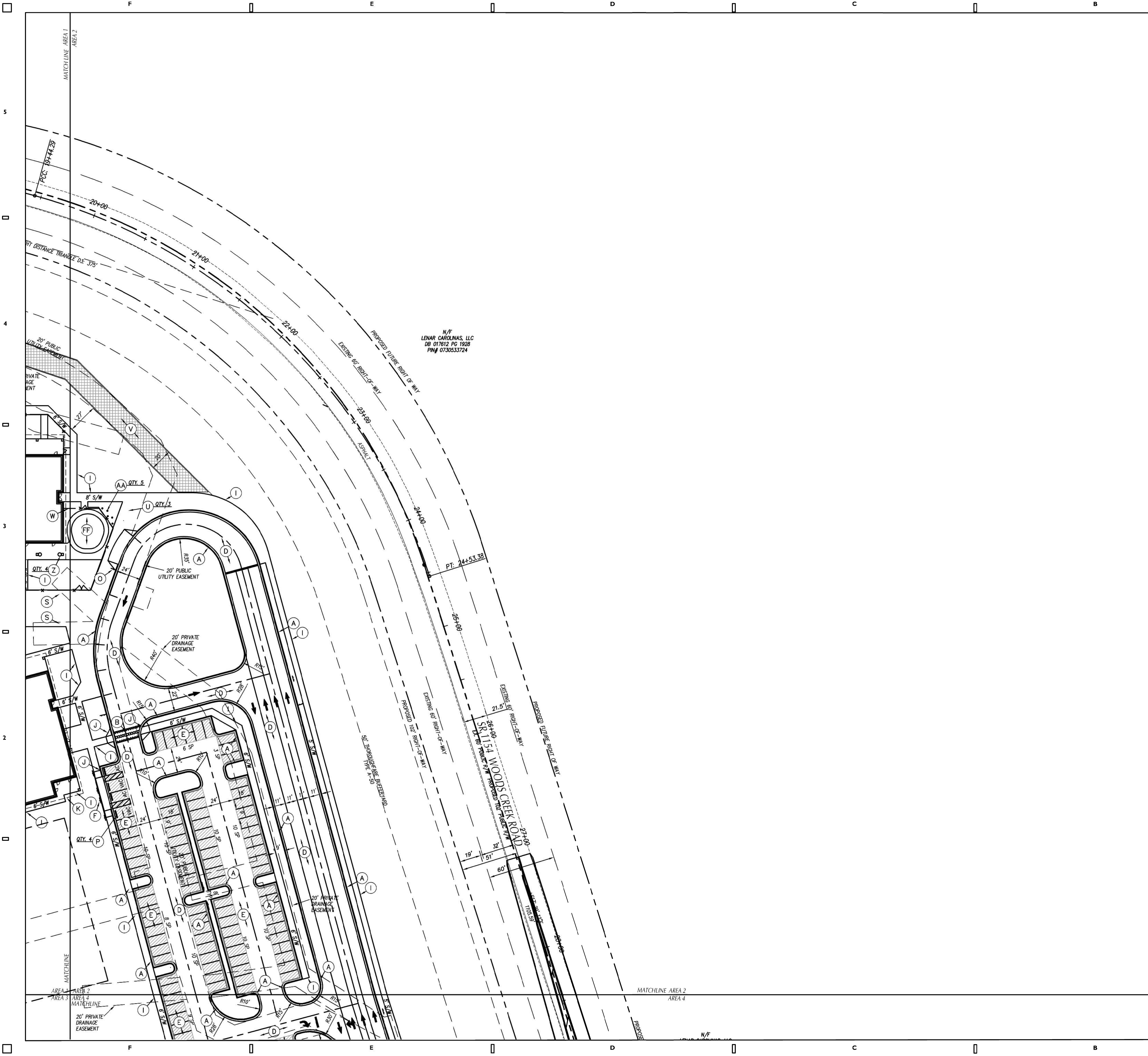
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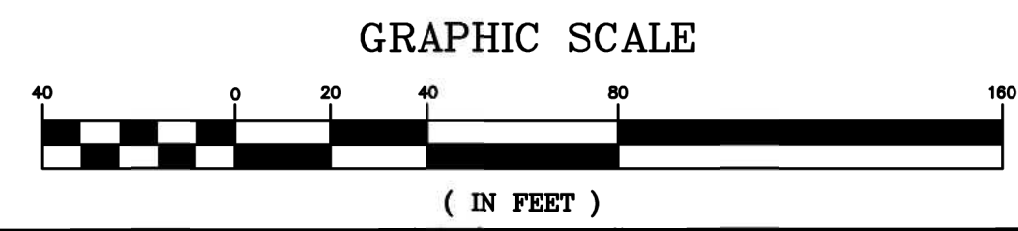
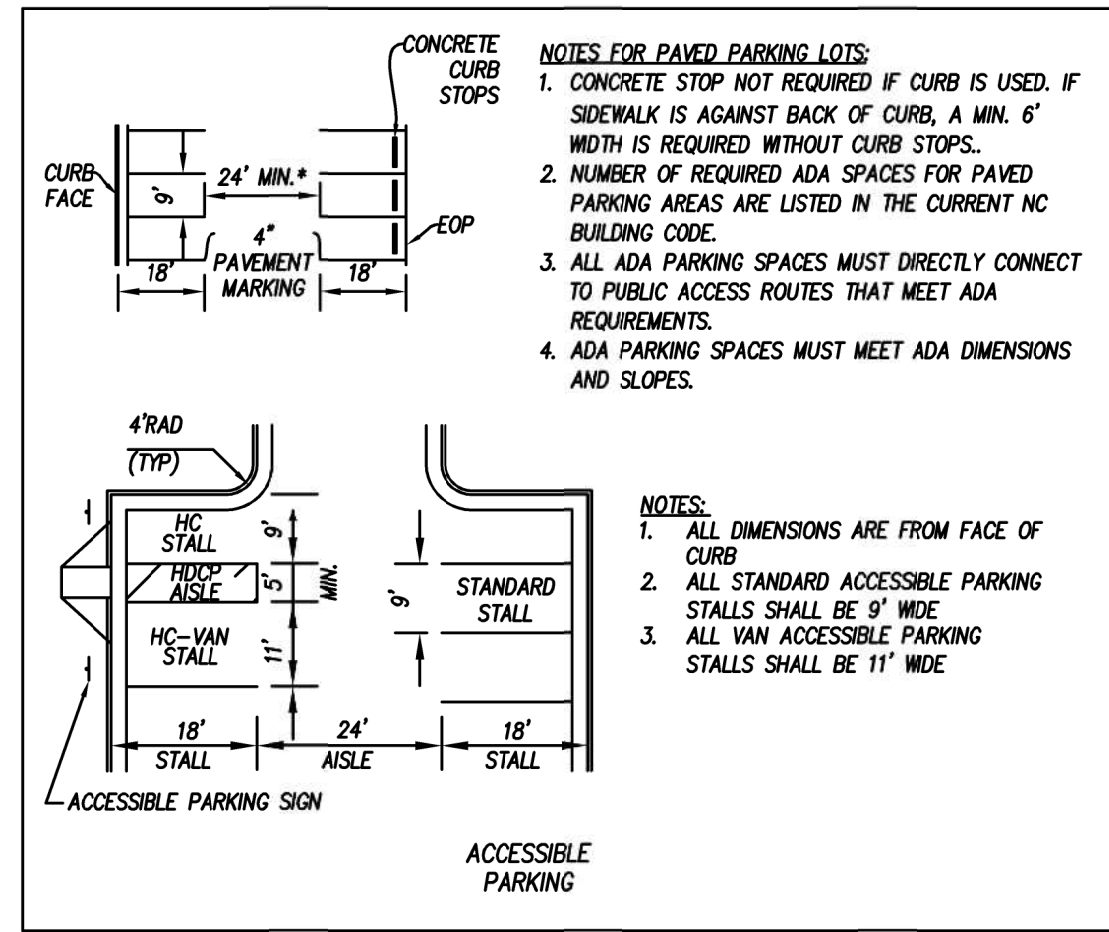
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2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
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6. ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
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8. (AC) DENOTES ACCESSIBLE PARKING SPACE. (SEE TYPICAL PARKING DIMENSIONS, MIN. 8' STALL WITH 5' AISLE)
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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

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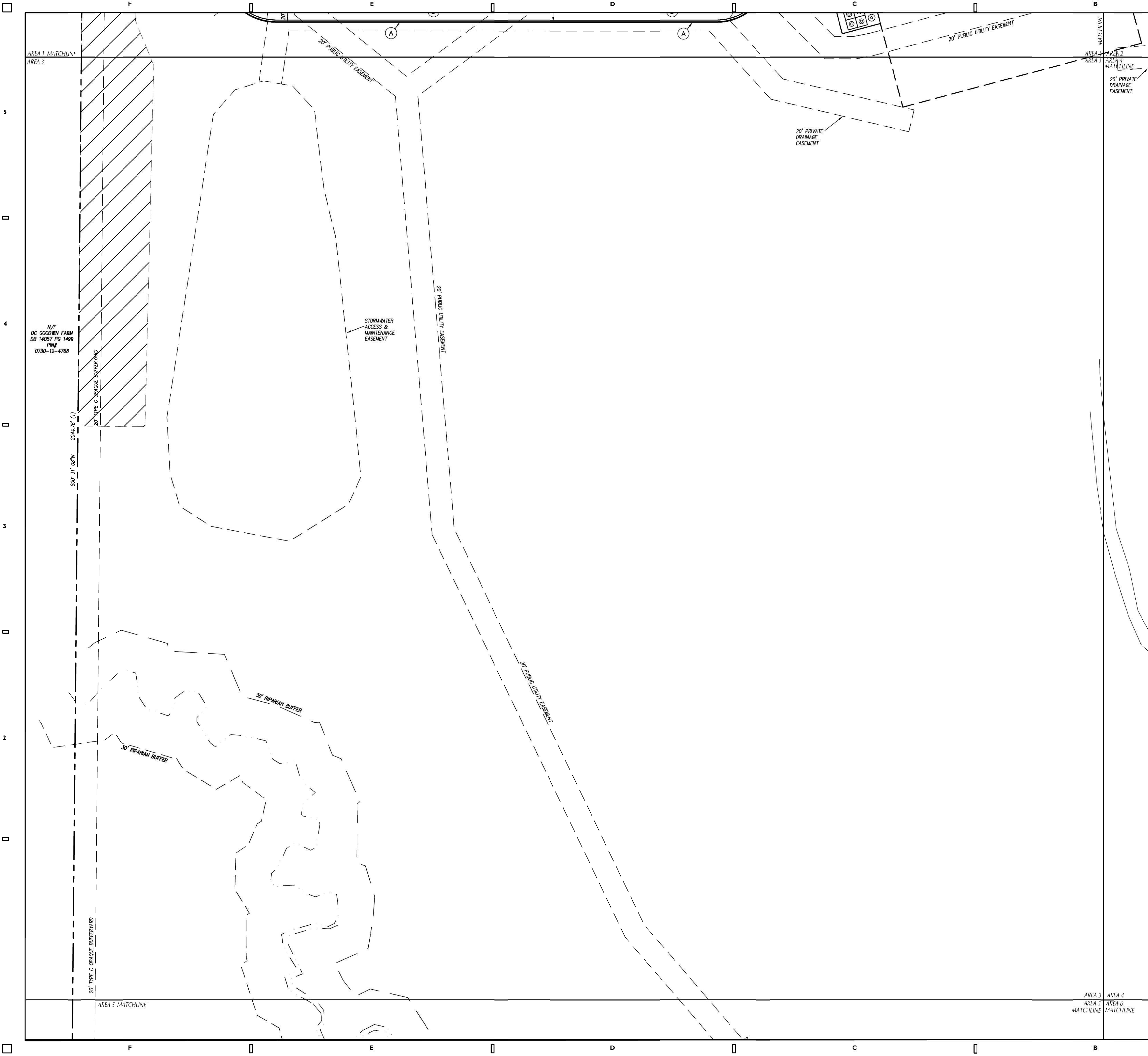
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AREA TWO

sheet no

C01.02

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TYP. PARKING DIMENSIONS

CONCRETE CURB STOPS

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4' RAD (TYP)

HC STALL

HC-VAN STALL

STANDARD STALL

ACCESSIBLE PARKING SIGN

ACCESSIBLE PARKING

NOTES:

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- ALL STANDARD ACCESSIBLE PARKING STALLS SHALL BE 9' WIDE.
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GRAPHIC SCALE

(IN FEET)

skinner | farlow | kirwan
architecture

consultants

CLH DESIGN
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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

REVIEW DOCUMENTS
NOT FOR CONSTRUCTION

revisions

#	date	note
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New Elementary School:

E51-Woods Creek Elementary School

7851 Woods Creek Road Holly Springs, 27539

Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166

DATE 01/20/2021

DRAWN A/R/K/L

CHECKED KL

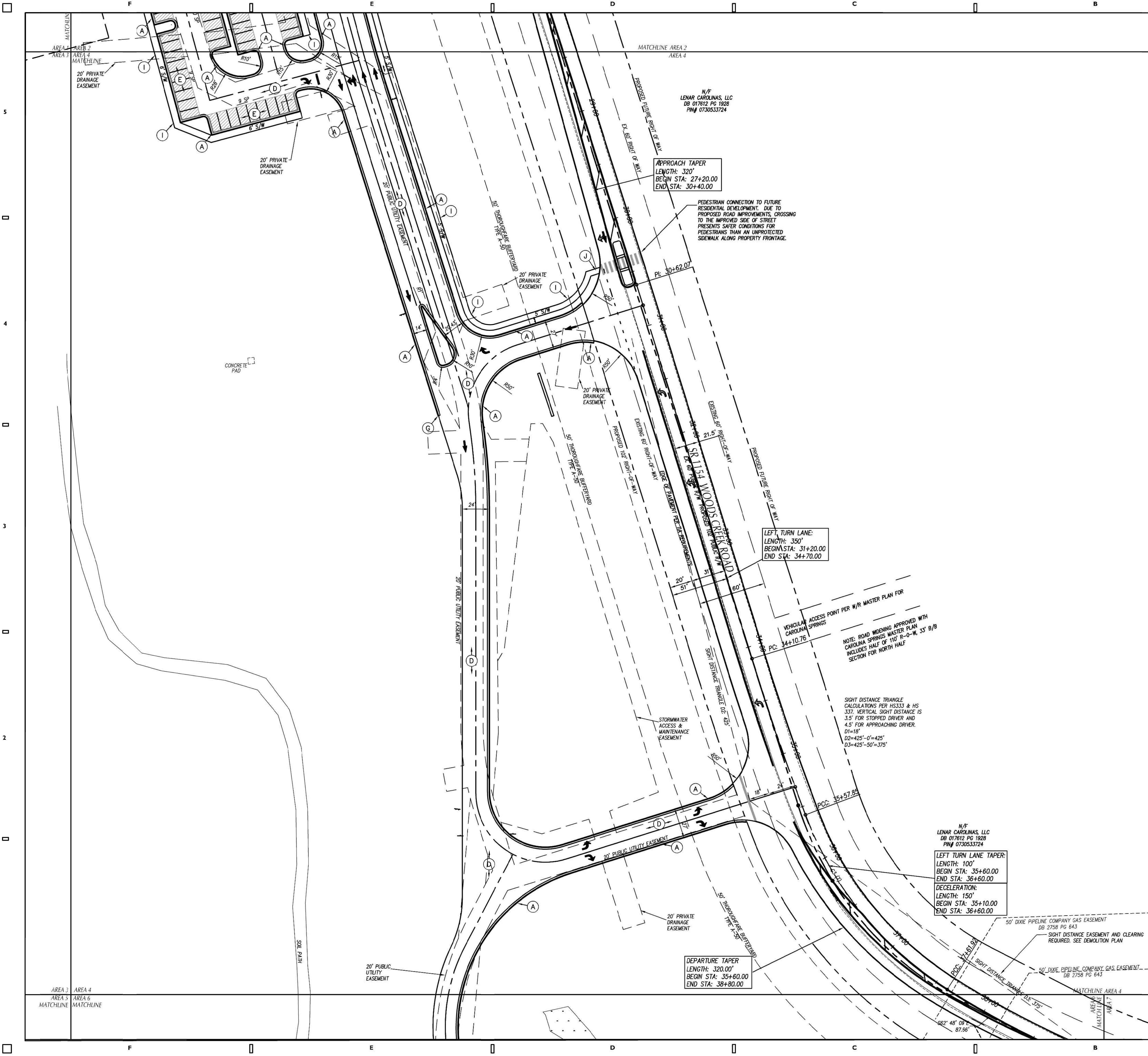
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SITE STAKING PLAN
AREA THREE

sheet no

C01.03

Page 223 of 398



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TYPE PARKING DIMENSIONS

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GRAPHIC SCALE

(IN FEET)

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E: C-108, PA, C-158

project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

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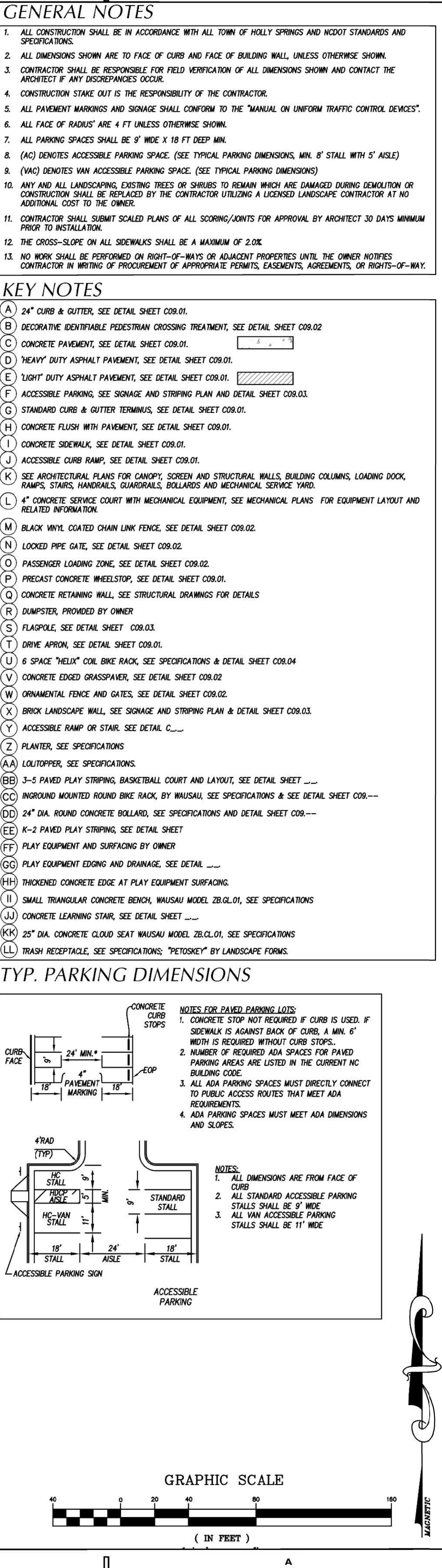
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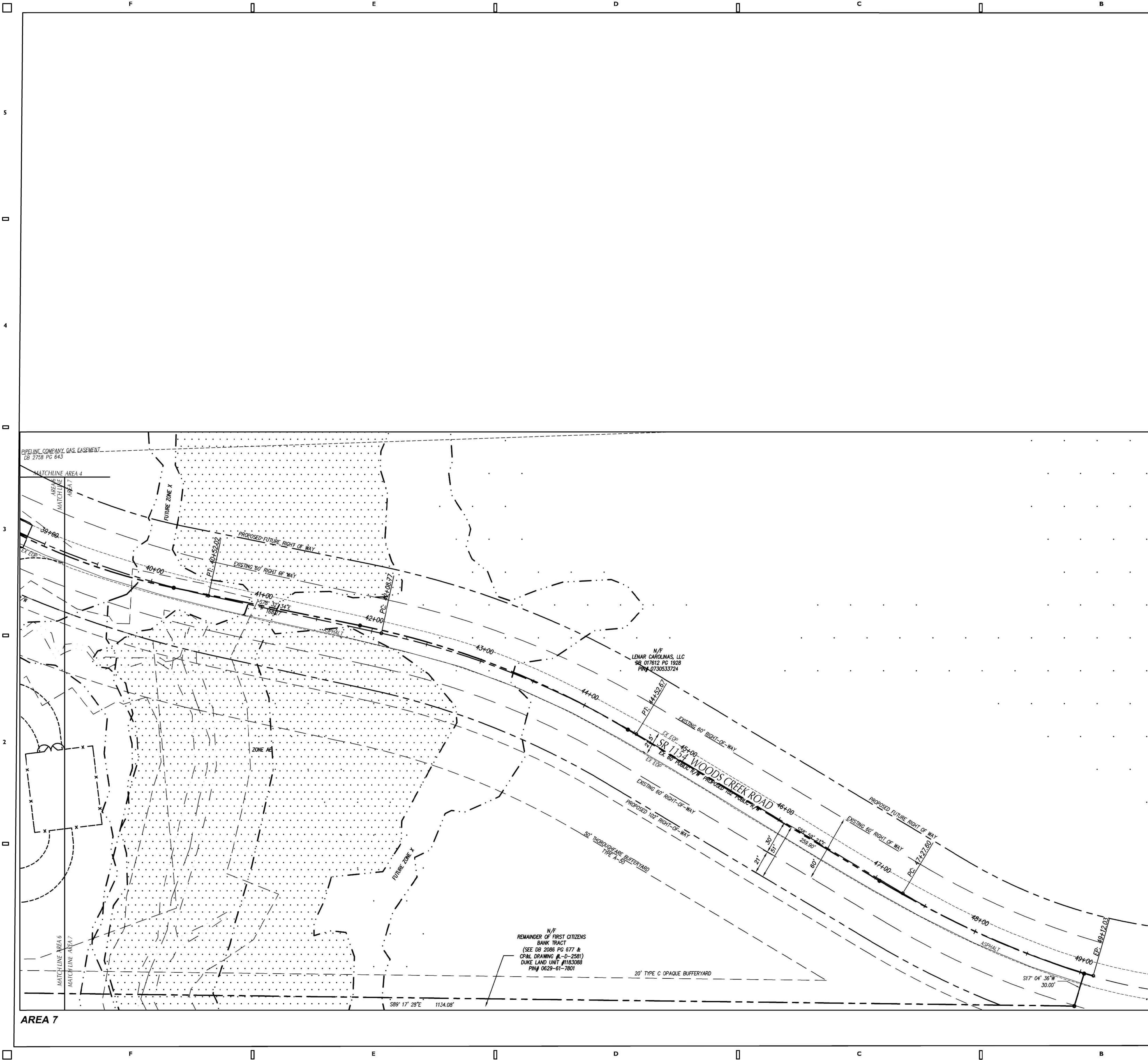
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SITE STAKING PLAN
AREA 4
sheet no

C01.04

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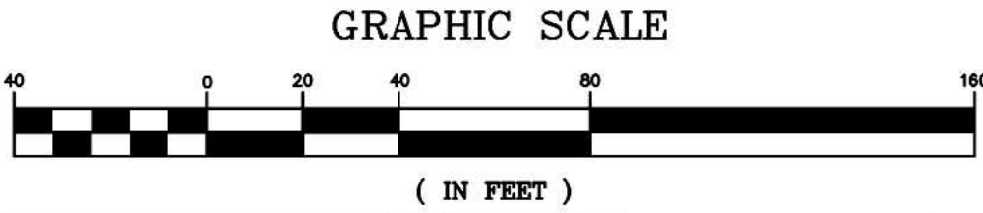
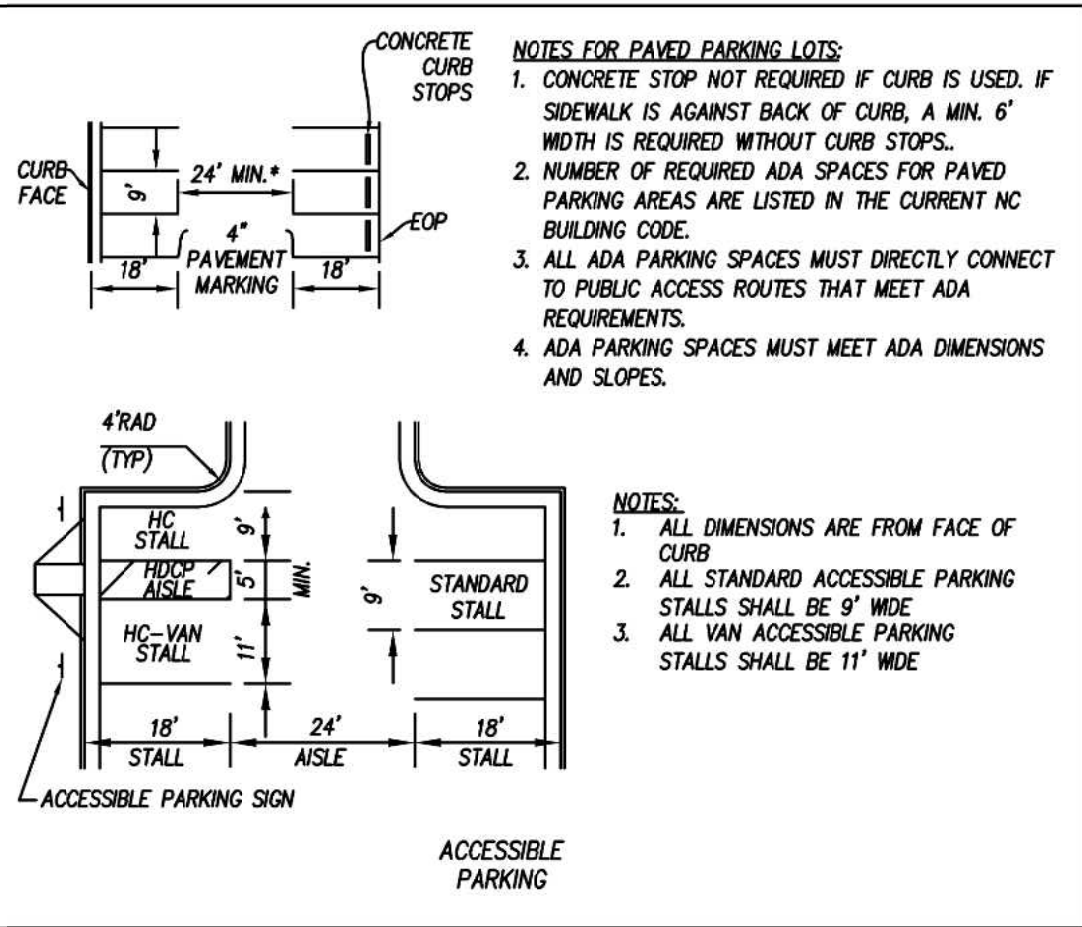
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- (B) DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSING TREATMENT, SEE DETAIL SHEET C09.02.
- (C) CONCRETE PAVEMENT, SEE DETAIL SHEET C09.01.
- (D) HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C09.01.
- (E) LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C09.01.
- (F) ACCESSIBLE PARKING, SEE SIGNAGE AND STRIPING PLAN AND DETAIL SHEET C09.03.
- (G) STANDARD CURB & GUTTER TERMINUS, SEE DETAIL SHEET C09.01.
- (H) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C09.01.
- (I) CONCRETE SIDEWALK, SEE DETAIL SHEET C09.01.
- (J) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C09.01.
- (K) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS AND MECHANICAL SERVICE YARD.
- (L) 4" CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.
- (M) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C09.02.
- (N) LOCKED PIPE GATE, SEE DETAIL SHEET C09.02.
- (O) PASSENGER LOADING ZONE, SEE DETAIL SHEET C09.02.
- (P) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C09.01.
- (Q) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS FOR DETAILS
- (R) DUMPSTER, PROVIDED BY OWNER
- (S) FLAGPOLE, SEE DETAIL SHEET C09.03.
- (T) DRIVE APRON, SEE DETAIL SHEET C09.01.
- (U) 6 SPACE "HELIX" COIL BIKE RACK, SEE SPECIFICATIONS & DETAIL SHEET C09.04
- (V) CONCRETE EDGED GRASSPAVER, SEE DETAIL SHEET C09.02
- (W) ORNAMENTAL FENCE AND GATES, SEE DETAIL SHEET C09.02.
- (X) BRICK LANDSCAPE WALL, SEE SIGNAGE AND STRIPING PLAN & DETAIL SHEET C09.03.
- (Y) ACCESSIBLE RAMP OR STAIR, SEE DETAIL C---
- (Z) PLANTER, SEE SPECIFICATIONS
- (AA) LOUITOPPER, SEE SPECIFICATIONS.
- (BB) 3-5 PAVED PLAY STRIPING, BASKETBALL COURT AND LAYOUT, SEE DETAIL SHEET ---
- (CC) INGROUND MOUNTED ROUND BIKE RACK, BY WAUSAU, SEE SPECIFICATIONS & SEE DETAIL SHEET C09.---
- (DD) 24" DIA. ROUND CONCRETE BOLLARD, SEE SPECIFICATIONS AND DETAIL SHEET C09.---
- (EE) K-2 PAVED PLAY STRIPING, SEE DETAIL SHEET
- (FF) PLAY EQUIPMENT AND SURFACING BY OWNER
- (GG) PLAY EQUIPMENT EDGING AND DRAINAGE, SEE DETAIL ---
- (HH) THICKENED CONCRETE EDGE AT PLAY EQUIPMENT SURFACING.
- (II) SMALL TRIANGULAR CONCRETE BENCH, WAUSAU MODEL ZB.CL.01, SEE SPECIFICATIONS
- (JJ) CONCRETE LEARNING STAIR, SEE DETAIL SHEET ---
- (KK) 25" DIA. CONCRETE CLOUD SEAT WAUSAU MODEL ZB.CL.01, SEE SPECIFICATIONS
- (LL) TRASH RECEPTACLE, SEE SPECIFICATIONS; "PETOSKEY" BY LANDSCAPE FORMS.

TYP. PARKING DIMENSIONS



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E: C-008, DR, C-158

project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY
NOT FOR
CONSTRUCTION
01-20-21

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL

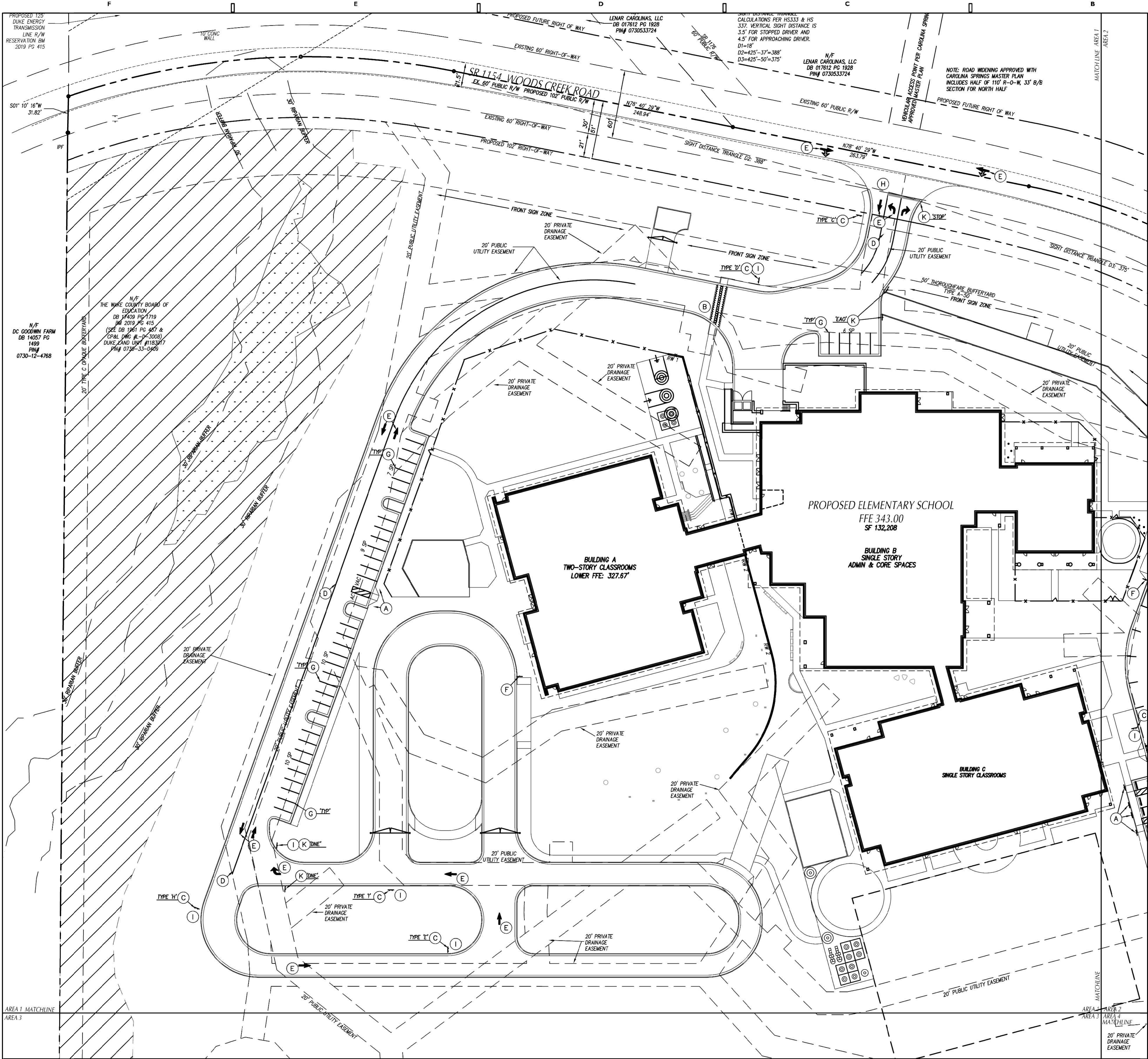
sheet name

SITE STAKING PLAN
AREAS 5&6

sheet no

C01.06

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KEY NOTES

- (A) ACCESSIBLE PARKING & SIGNAGE, SEE DETAIL SHEET C07.05.
- (B) DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSING, SEE DETAIL C08.02.
- (C) SCHOOL DIRECTIONAL SIGNAGE, SEE C08.03.
- (D) SOLID WHITE MARKINGS, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (E) DIRECTIONAL ARROW, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (F) PASSENGER/BUS LOADING ZONE SIGNAGE, SEE DETAIL SHEET C07.05.
- (G) PARKING SPACE STRIPING, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (H) STOP BAR, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (I) ELEMENTARY MONUMENT SIGNAGE, SEE DETAIL SHEET C09.04.
- (J) INCIDENTAL SIGN ZONE
- (K) TRAFFIC CONTROL SIGNAGE, SEE TRAFFIC CONTROL NOTES THIS SHEET.

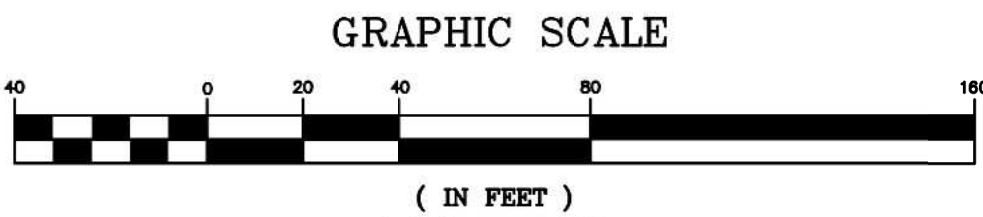
TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
ONE WAY	R6-2	18"x24"
DO NOT ENTER (ONE)	R5-1	30"x30"
NO PARKING ANY TIME FIRE LANE (NPF)	-	12"x18"
BEGIN ONE WAY (BOW)	R6-6	24"x30"
EMERGENCY PARKING ONLY (EPO)	R8-4	30"x24"
EMERGENCY ACCESS ONLY (EAO)	-	30"x24"
- ALL SIGNS SHALL BE MOUNTED WITH 7'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CORNER POST SET IN 3'-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	1205.07(H-VS)	4-IN	WHT.
CROSSWALK	1205.07(STANDARD)	24-IN	WHT.
CROSSWALK	1205.07(STANDARD)	8-IN	WHT.
DIRECTIONAL ARROWS	1205.08	STD.	WHT.
NO PARKING - FIRE LANE *	1205.01	4-IN	WHT./YEL.
SOLID	1205.09	4-IN	WHT.
DIAGONAL	1205.09	24-IN	WHT.
STOP BAR	1205.01	4-IN	WHT.
MINI-SKIP (3'-5' TYPE)	1205.01	4-IN	WHT.

* NO PARKING - FIRE LANE MARKING SHALL BE THERMOPLASTIC AND CONSIST OF A 4" SOLID YELLOW STRIPE AND 8" HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 40' INTERVALS.
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- CENTER ALL DIRECTIONAL ARROWS WITHIN TRAVEL LANE.
- COORDINATE FIRE LANE MARKINGS WITH TOWN OF APEX FIRE MARSHAL.
- ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM REFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

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PRELIMINARY
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01-20-21

revisions

date note

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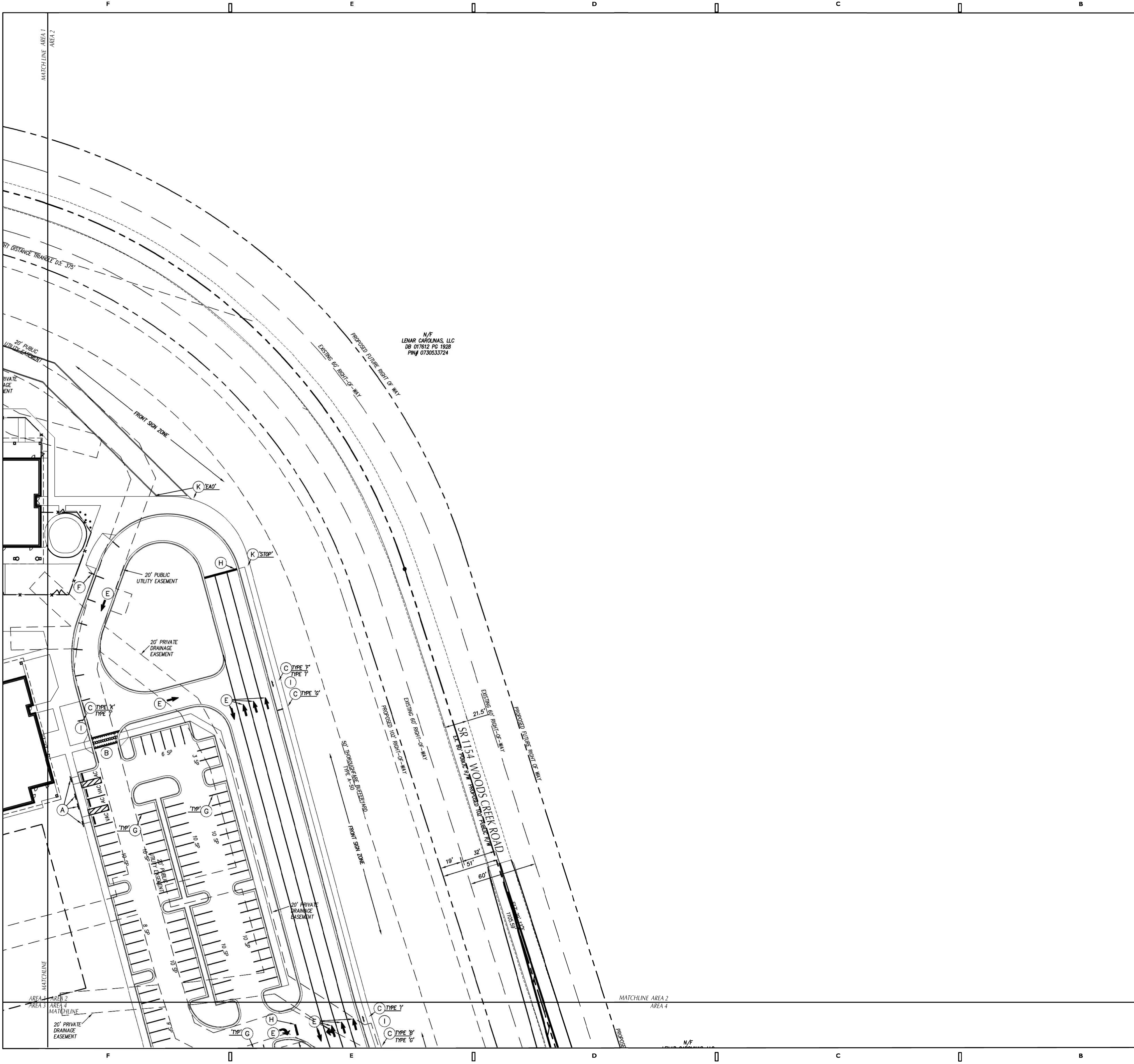
PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL
sheet name

Sheet Description
STRIPING & SIGNAGE
PLAN AREA 1
sheet no

C01.07

Page 227 of 398

2/28/2020 8:28:01 AM



KEY NOTES

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TRAFFIC CONTROL NOTES

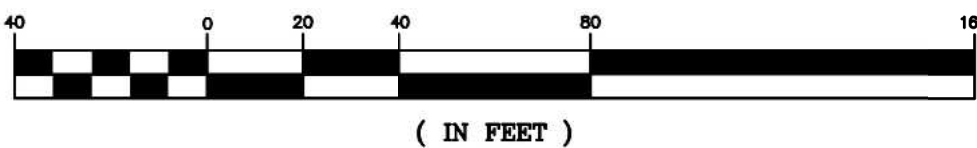
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GRAPHIC SCALE

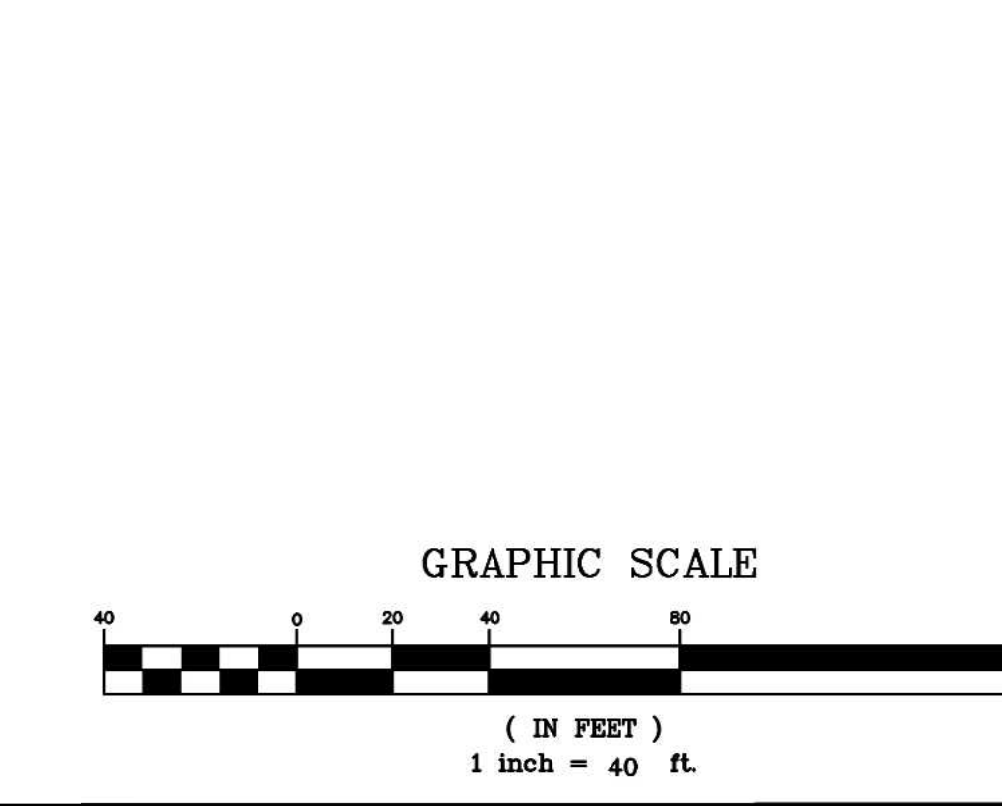




LEGEND	
STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
SANITARY SEWER	SANITARY SEWER
TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
STORM DRAIN	STORM DRAIN
INDIVIDUAL TREE TO BE REMOVED	INDIVIDUAL TREE TO REMAIN
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
DROP INLET/CATCH BASIN	DROP INLET/CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
CONSTR./CLEARING LIMITS	PAVEMENT, S/W, C&G TO BE REMOVED
TREE PROTECTION FENCE	BUILDING/STRUCTURE TO BE REMOVED. SEE ARCHITECTURAL PLANS

- ### KEY NOTES
- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C07.09
 - (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS.
 - (C) REMOVE STRUCTURE/UTILITY.
 - (D) EXISTING UTILITY LINE/STRUCTURE TO BE REMOVED/RELOCATED BY LOCAL UTILITY COMPANY. LOCAL UTILITY COMPANY SHALL DETERMINE THE LIMITS AND EXTENT OF REMOVAL/RELOCATION OF UTILITIES REQUIRED FOR NEW CONSTRUCTION. COORDINATE SCHEDULE AND WORK WITH LOCAL UTILITY COMPANY AND ARCHITECT/OWNER.
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 - (H) TEMPORARY CONSTRUCTION FENCING, SEE DETAIL SHEET C07.09

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 - ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 - ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY MCKIM & CREED PERFORMED 12/20/19. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
 - TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2-FT DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
 - PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 - VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
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 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
 - DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK. SEE SHEET C07.09 FOR PAVEMENT REPAIR DETAILS.
 - THIS SITE IS/IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAP, DATED, AS BEING WITHIN ZONE "X"-OTHER AREA.
 - NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.



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project status

SITE PLAN PERMIT # 3

owner id

seals

PRELIMINARY
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12-23-20

revisions

date note

New Elementary School:
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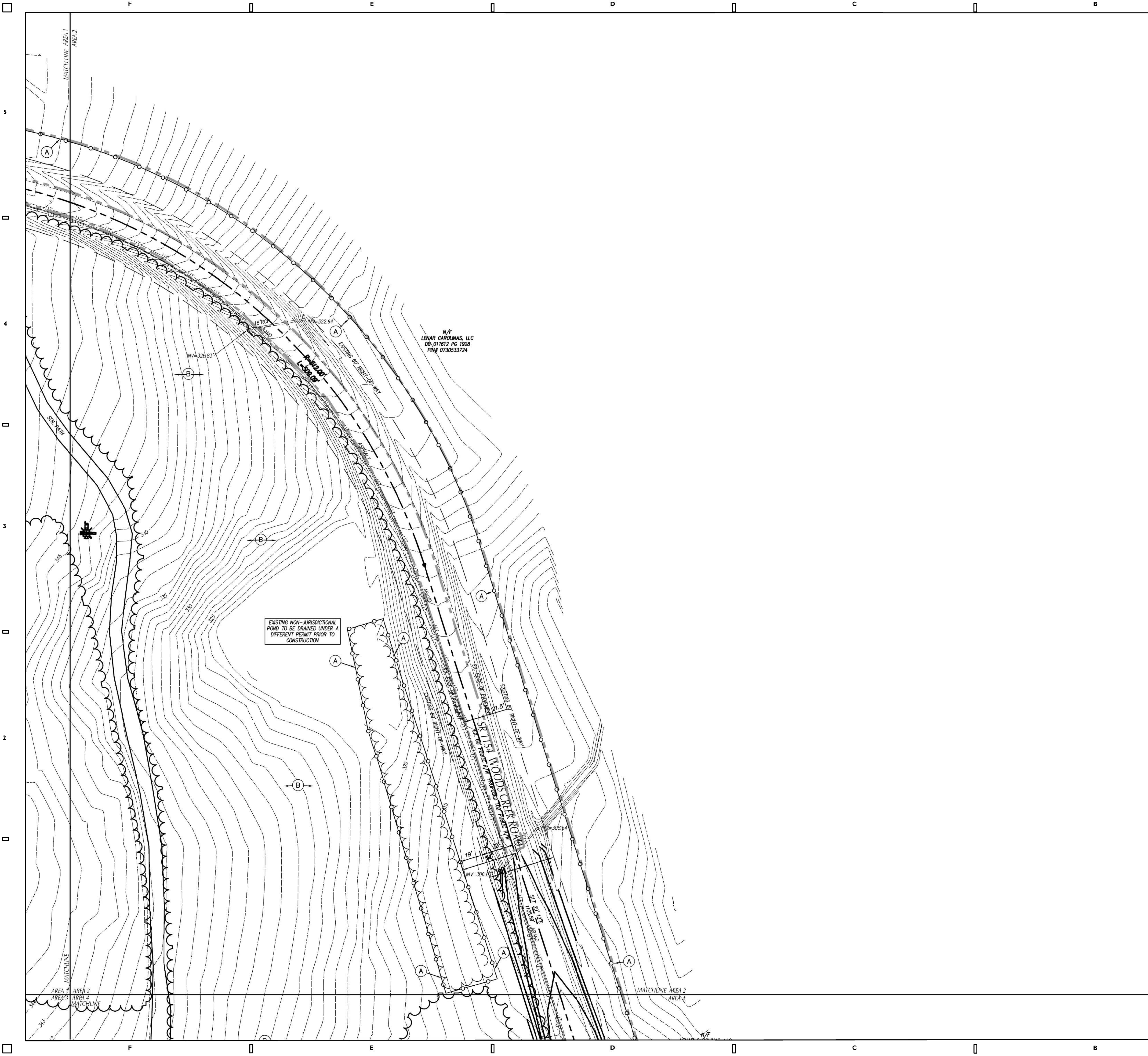
PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL
sheet name

SITE EX. CONDITIONS
& DEMO PLAN AREA I

sheet no

C02.01

Page 229 of 398



LEGEND

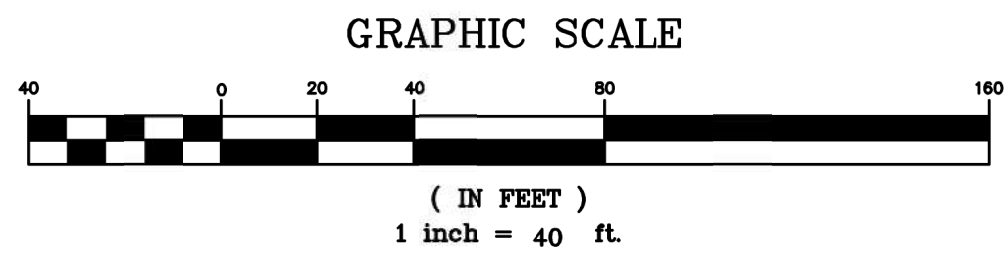
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INDIVIDUAL TREE TO BE REMOVED	INDIVIDUAL TREE TO REMAIN
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UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
DROP INLET, CATCH BASIN	DROP INLET, CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
CONSTR./CLEARING LIMITS	PAVEMENT, S/W, C&G TO BE REMOVED.
TREE PROTECTION FENCE	BUILDING/STRUCTURE TO BE REMOVED. SEE ARCHITECTURAL PLANS.

KEY NOTES

- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C07.09
- (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS.
- (C) REMOVE STRUCTURE/UTILITY.
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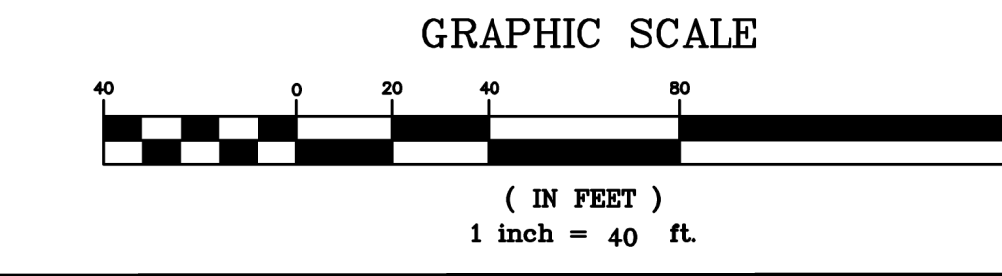




LEGEND	
STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
SANITARY SEWER	SANITARY SEWER
TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
STORM DRAIN	STORM DRAIN
INDIVIDUAL TREE TO BE REMOVED	INDIVIDUAL TREE TO REMAIN
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
DROP INLET/CATCH BASIN	DROP INLET/CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
CONSTR./CLEARING LIMITS	PAVEMENT, S/W, C&G TO BE REMOVED
TREE PROTECTION FENCE	BUILDING/STRUCTURE TO BE REMOVED. SEE ARCHITECTURAL PLANS

- ### KEY NOTES
- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C07.09
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 - (F) REMOVE SIGN AND POST. RELOCATE SIGN ON NEW POST AS INDICATED ON SITE STAKING PLAN.
 - (G) CAP AND ABANDON UTILITY IN ACCORDANCE WITH SPECIFICATIONS.
 - (H) TEMPORARY CONSTRUCTION FENCING, SEE DETAIL SHEET ____

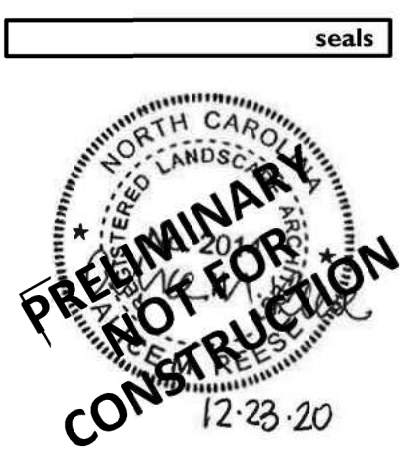
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Skinner | Farlow | Kirwan
architecture
sfarchitecture.com



project status
SITE PLAN PERMIT # 3
owner id



revisions
date note

New Elementary School:
E51-Woods Creek Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY PUBLIC SCHOOLS SYSTEM
PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN A/R/K/L
CHECKED KL
sheet name

SITE EX. CONDITIONS & DEMO PLAN AREA 3
sheet no



LEGEND	
STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
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FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
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TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
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GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

LEGEND

STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
SANITARY SEWER	SANITARY SEWER
TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
STORM DRAIN	STORM DRAIN
INDIVIDUAL TREE TO BE REMOVED	INDIVIDUAL TREE TO REMAIN
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
DROP INLET,CATCH BASIN	DROP INLET,CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
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Skinner | Farlow | Kirwan architecture

consultants

CLH DESIGN

project status

SITE PLAN PERMIT # 3

owner id

seals

PRELIMINARY NOT FOR CONSTRUCTION

revisions

date note

New Elementary School: E51-Woods Creek Elementary School

7851 Woods Creek Road Holly Springs, 27539

Wake County Public Schools System

WAKE COUNTY PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166

DATE 12/23/2020

DRAWN A/R/K/L

CHECKED KL

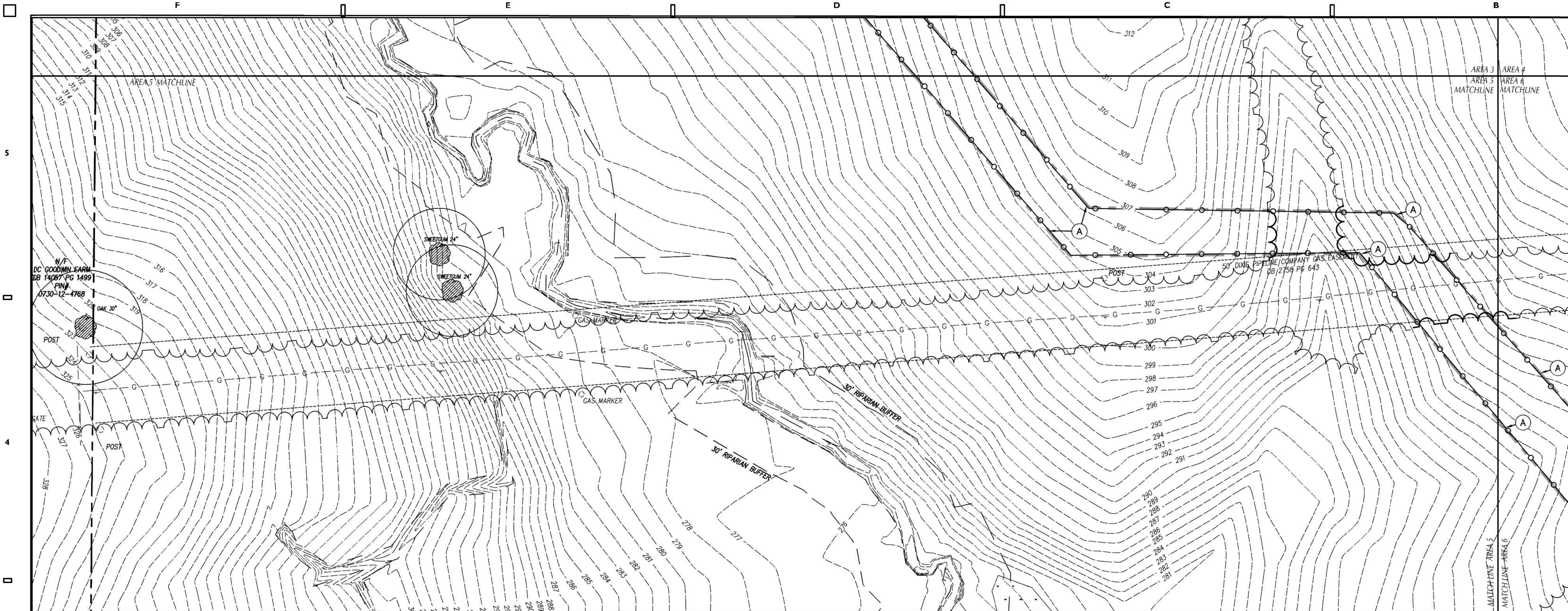
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SITE EX. CONDITIONS & DEMO PLAN AREA 4

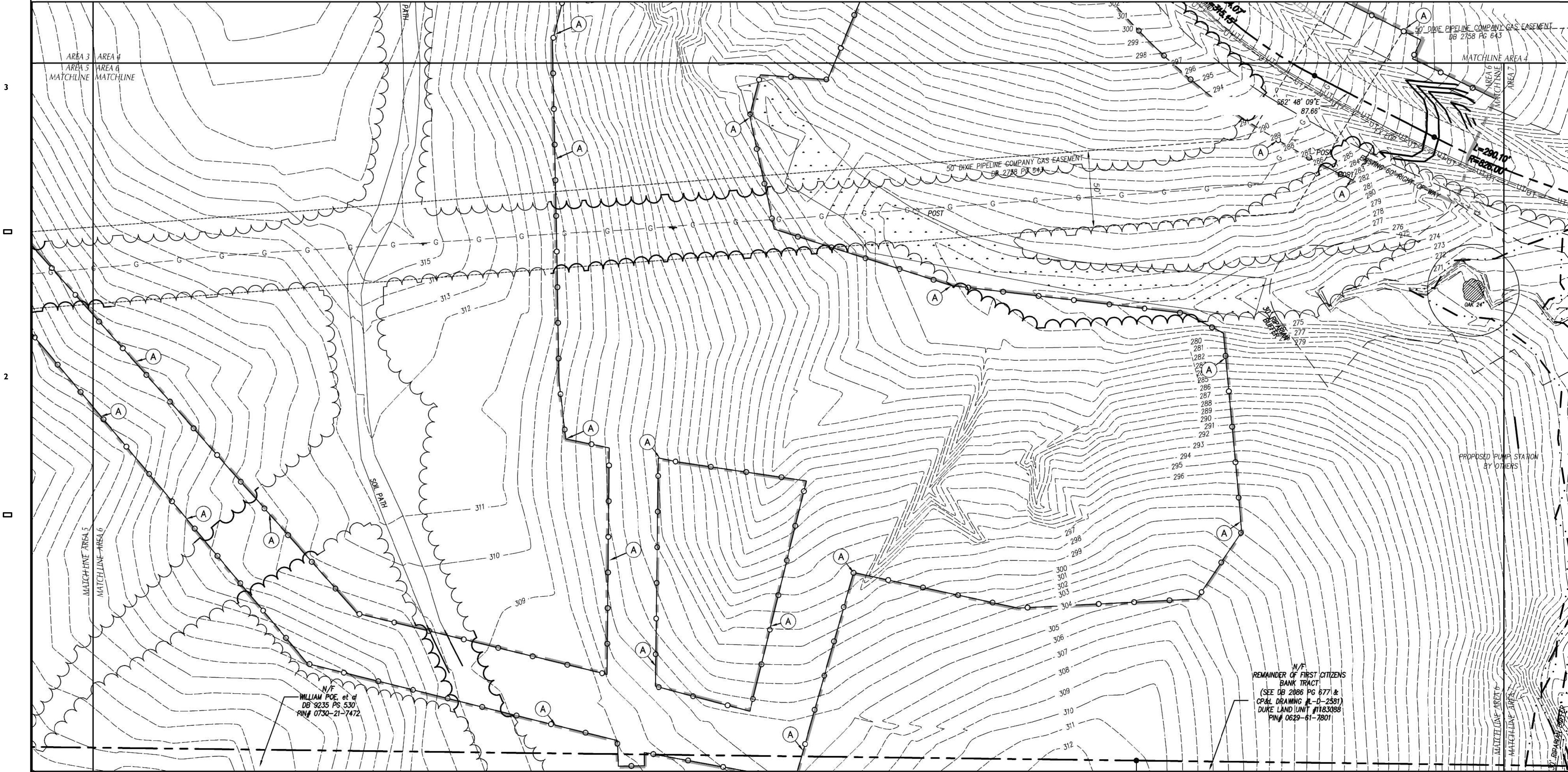
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Page 232 of 398



AREA 5



AREA 6

LEGEND

STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
SANITARY SEWER	SANITARY SEWER
TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
STORM DRAIN	STORM DRAIN
INDIVIDUAL TREE TO BE REMOVED.	INDIVIDUAL TREE TO REMAIN.
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
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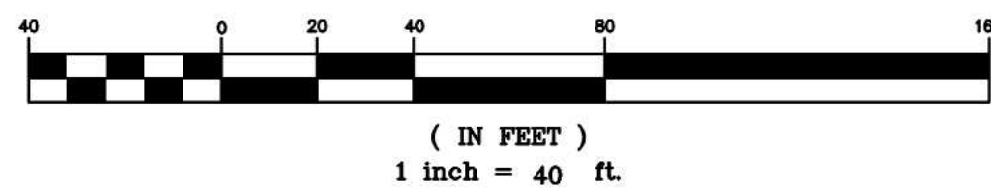
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GRAPHIC SCALE



Skinner | Farlow | Kirwan
architecture

3610 University Road, Raleigh, NC 27609
919.222.0072
sfarchitecture.com

consultants



project status

SITE PLAN PERMIT # 3

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revisions

date note

New Elementary School:

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Elementary School

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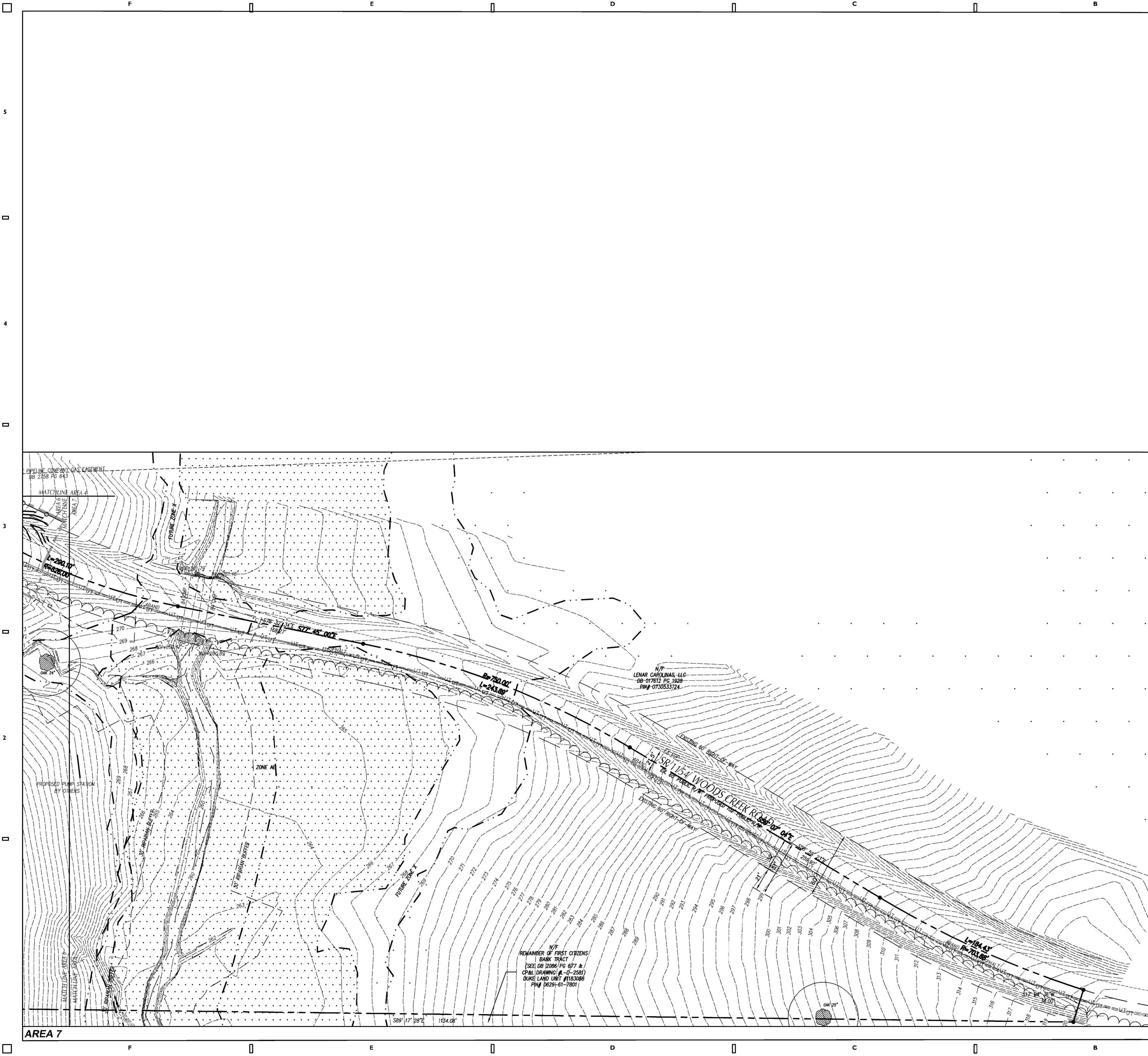
PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL

sheet name

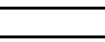
EX. COND & DEMO
PLAN AREAS 5&6

sheet no

C02.05



LEGEND

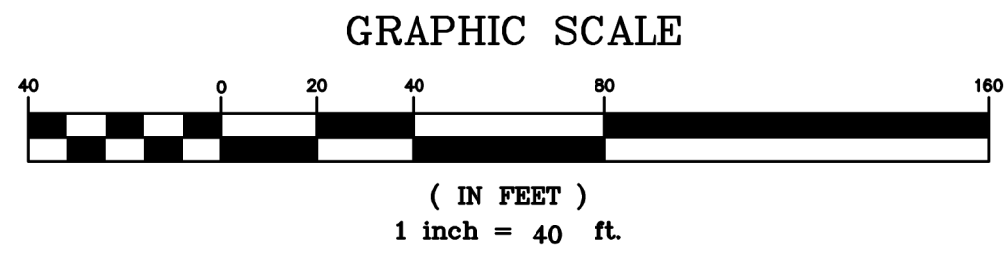
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OVERHEAD ELECTRICAL	----- E -----	OVERHEAD ELECTRICAL	----- E -----
UNDERGROUND ELECTRICAL	-----UE-----	UNDERGROUND ELECTRICAL	-----UE-----
FIRE PROTECTION	-----FP-----	FIRE PROTECTION	-----FP-----
GAS	----- G -----	GAS	----- G -----
SANITARY SEWER	-----SS-----	SANITARY SEWER	-----SS-----
TELEPHONE	----- T -----	TELEPHONE	----- T -----
UNDERGROUND TELEPHONE	-----UT-----	UNDERGROUND TELEPHONE	-----UT-----
FIBER OPTIC	-----FO-----	FIBER OPTIC	-----FO-----
WATER	----- W -----	WATER	----- W -----
FORCE MAIN	-----FM-----	FORCE MAIN	-----FM-----
STORM DRAIN	=====	STORM DRAIN	=====
INDIVIDUAL TREE TO BE REMOVED.		INDIVIDUAL TREE TO REMAIN.	
LIGHT POLE	☆ LP	LIGHT POLE	☆ LP
UTILITY POLE	⊙ PP	UTILITY POLE	⊙ PP
MANHOLE	⊙ MH	MANHOLE	⊙ MH
CLEAN OUT	⊙ CO	CLEAN OUT	⊙ CO
DROP INLET,CATCH BASIN	⊙ DI, CB	DROP INLET,CATCH BASIN	⊙ DI, CB
FIRE HYDRANT	⊙ FH	FIRE HYDRANT	⊙ FH
WATER VALVE	⊙ WV	WATER VALVE	⊙ WV
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- (E) REMOVE FENCE.
- (F) REMOVE SIGN AND POST. RELOCATE SIGN ON NEW POST AS INDICATED ON SITE STAGING PLAN.
- (G) CAP AND ABANDON UTILITY IN ACCORDANCE WITH SPECIFICATIONS.
- (H) TEMPORARY CONSTRUCTION FENCING, SEE DETAIL SHEET ---

GENERAL NOTES

- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION IN GENERAL. FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROMOTE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY M&M & CREED PERFORMED 12/20/19. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
- TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2-FT DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
- PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
- DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK. SEE SHEET --- FOR PAVEMENT REPAIR DETAILS.
- THIS SITE IS/IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAP --- DATED --- AS BEING WITHIN ZONE "X"-OTHER AREA.
- NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.





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GRADING LEGEND

	EXISTING CONTOURS
	FINAL CONTOURS
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	PROPOSED TOP OF CURB SPOT ELEVATION
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	PROPOSED ROOF DRAIN
	TREE PROTECTION FENCE

GRAPHIC SCALE

(IN FEET)

0 20 40 60 80 100 120 140 160

PROJECT

DATE

DRAWN

CHECKED

1355-19/19-166

01/20/2021

ARI/KL

KL

sheet name

SITE GRADING PLAN

AREA 1

sheet no

C03.01

Page 235 of 398

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E: C-03.01, R: C-03.02

project status

OFFICIAL ACTION

SITE PLAN PERMIT # 4

owner id

seals

revisions

#	date	note
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New Elementary School:

E51-Woods Creek

Elementary School

7851 Woods Creek Road Holly Springs, 27539

Wake County Public Schools System

WAKE COUNTY

PUBLIC SCHOOL SYSTEM

PROJECT

DATE

DRAWN

CHECKED

1355-19/19-166

01/20/2021

ARI/KL

KL

sheet name

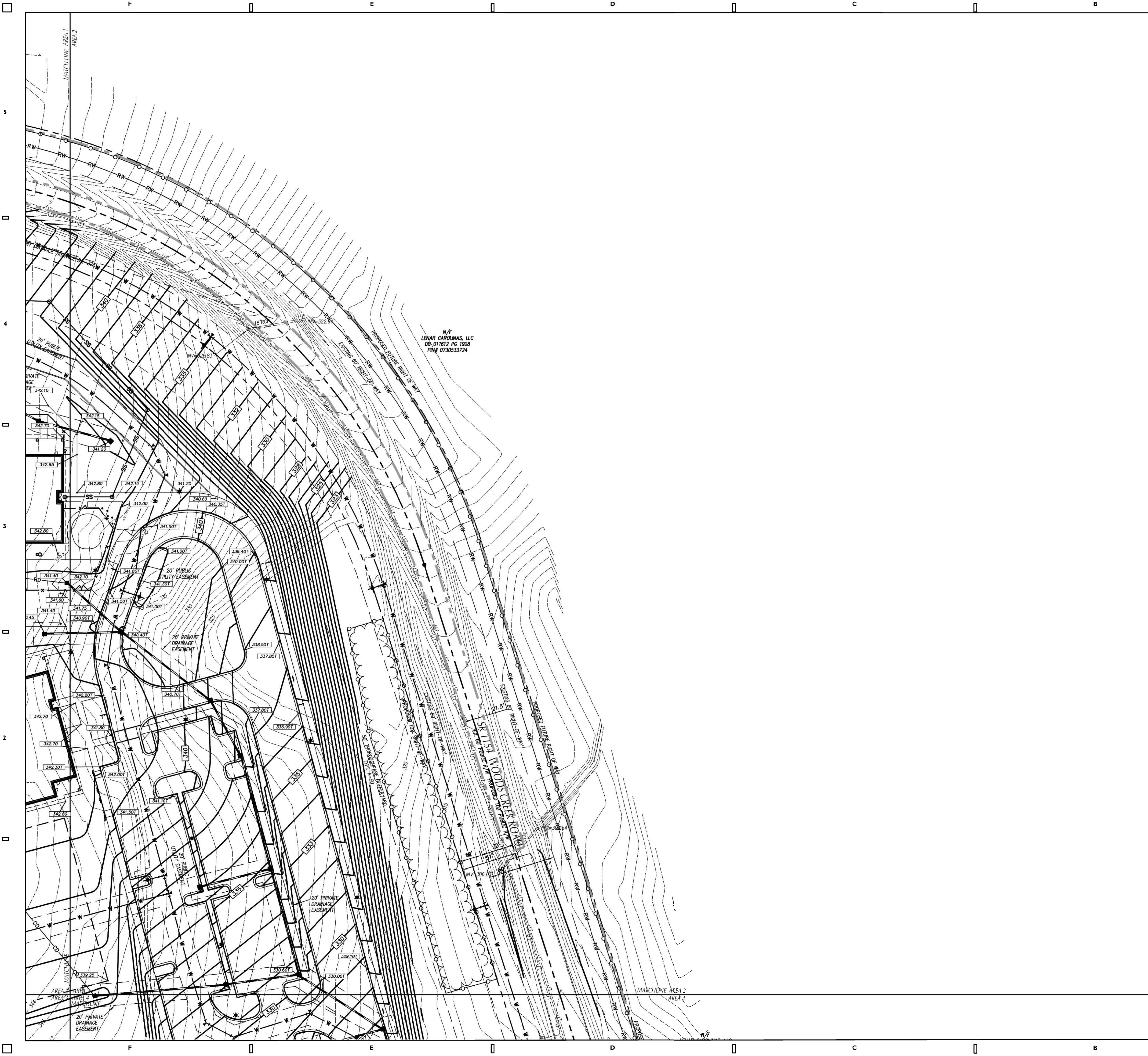
SITE GRADING PLAN

AREA 1

sheet no

C03.01

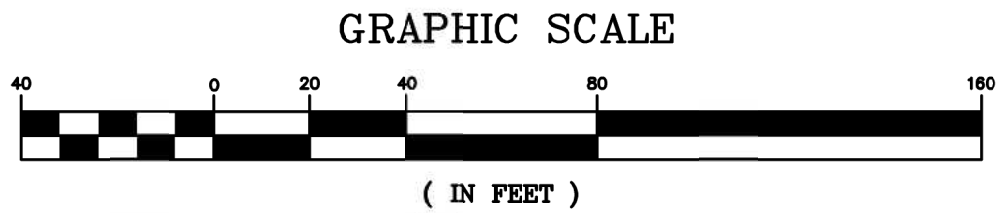
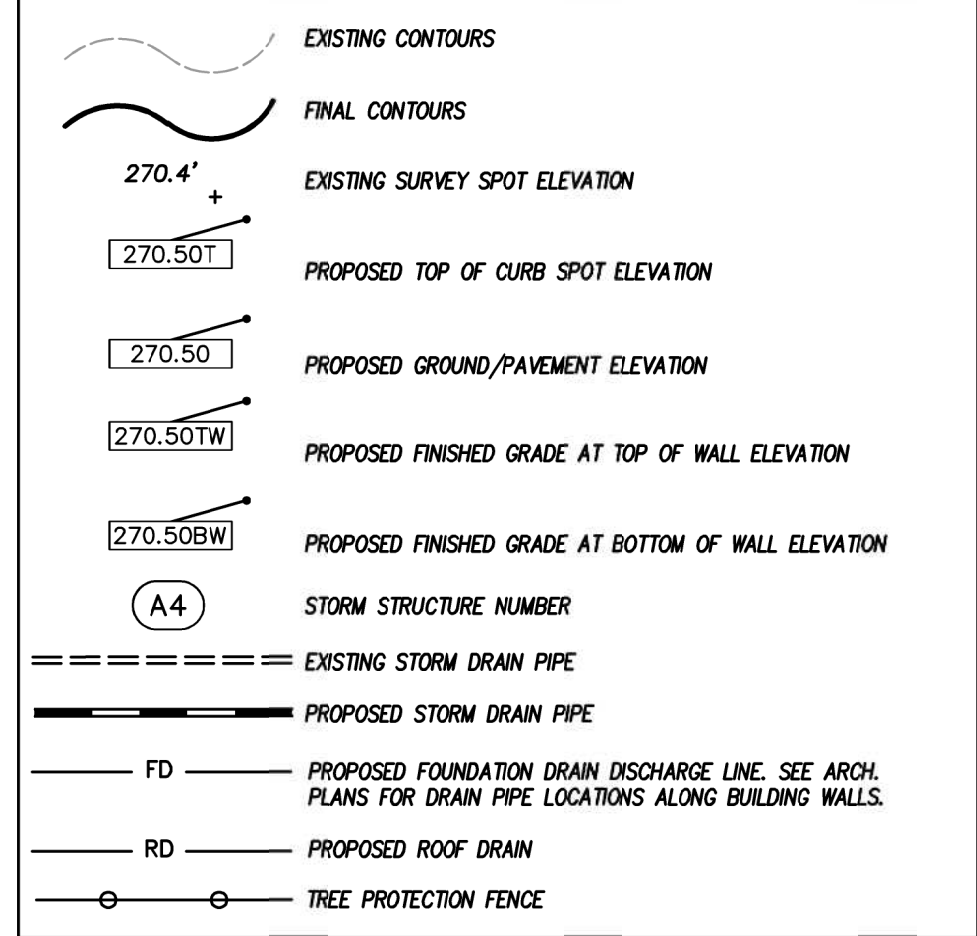
Page 235 of 398



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GRADING LEGEND



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

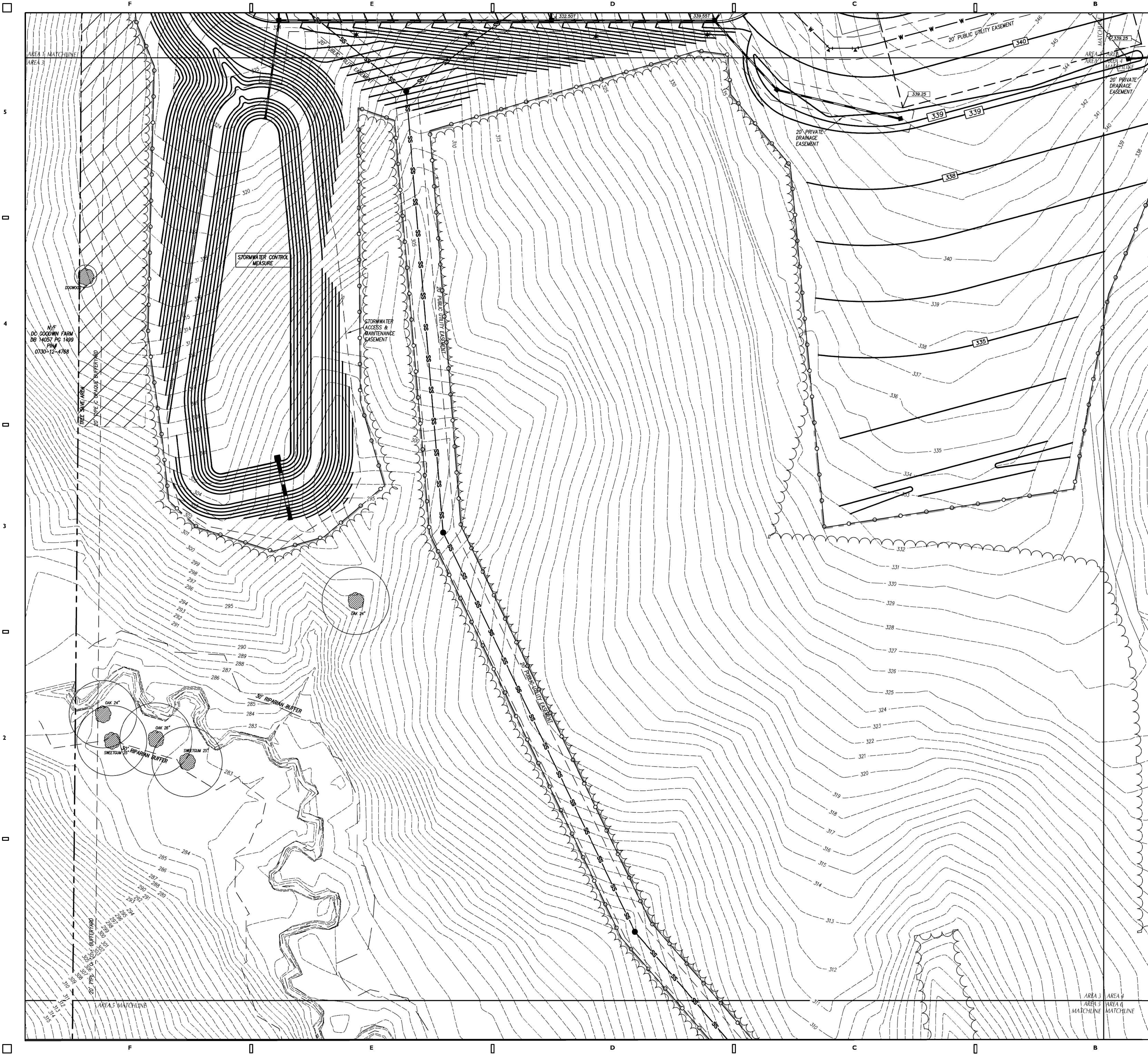
WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL
sheet name

SITE GRADING PLAN
AREA 2
sheet no

C03.02

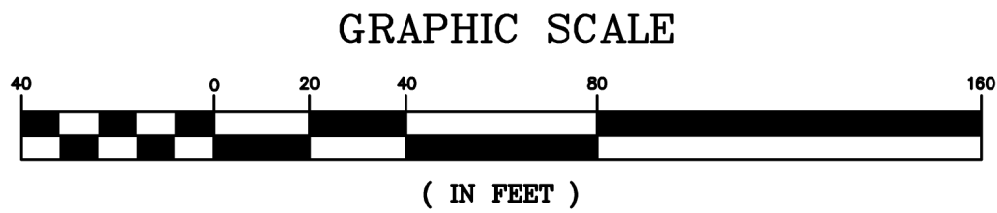
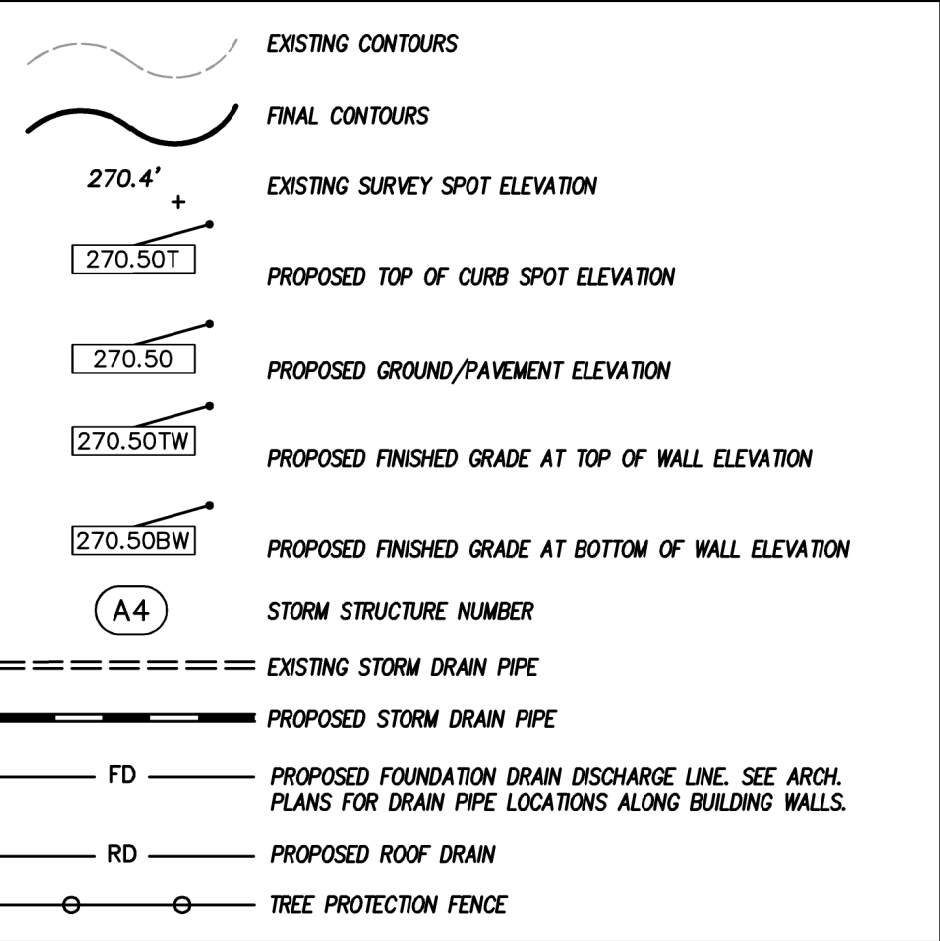
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GRADING LEGEND



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project status
OFFICIAL ACTION
SITE PLAN PERMIT # 4
owner id

seals
PRELIMINARY
NOT FOR
CONSTRUCTION
JAN 20 2021
J. A. LORING

revisions
date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM
PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL
sheet name

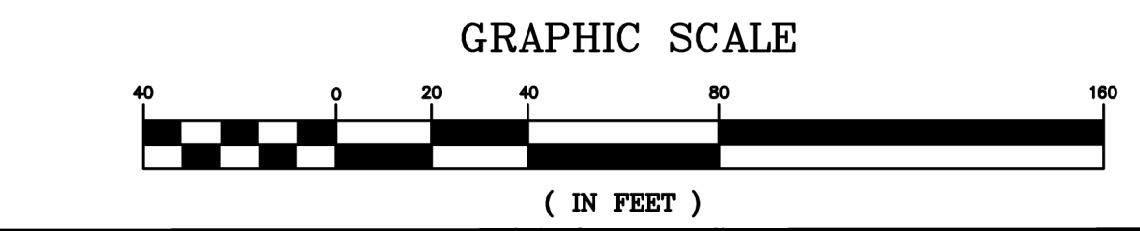
SITE GRADING PLAN
AREA 3
sheet no



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	RD PROPOSED ROOF DRAIN
	TREE PROTECTION FENCE



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
12-02-1
W. A. LORING

revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

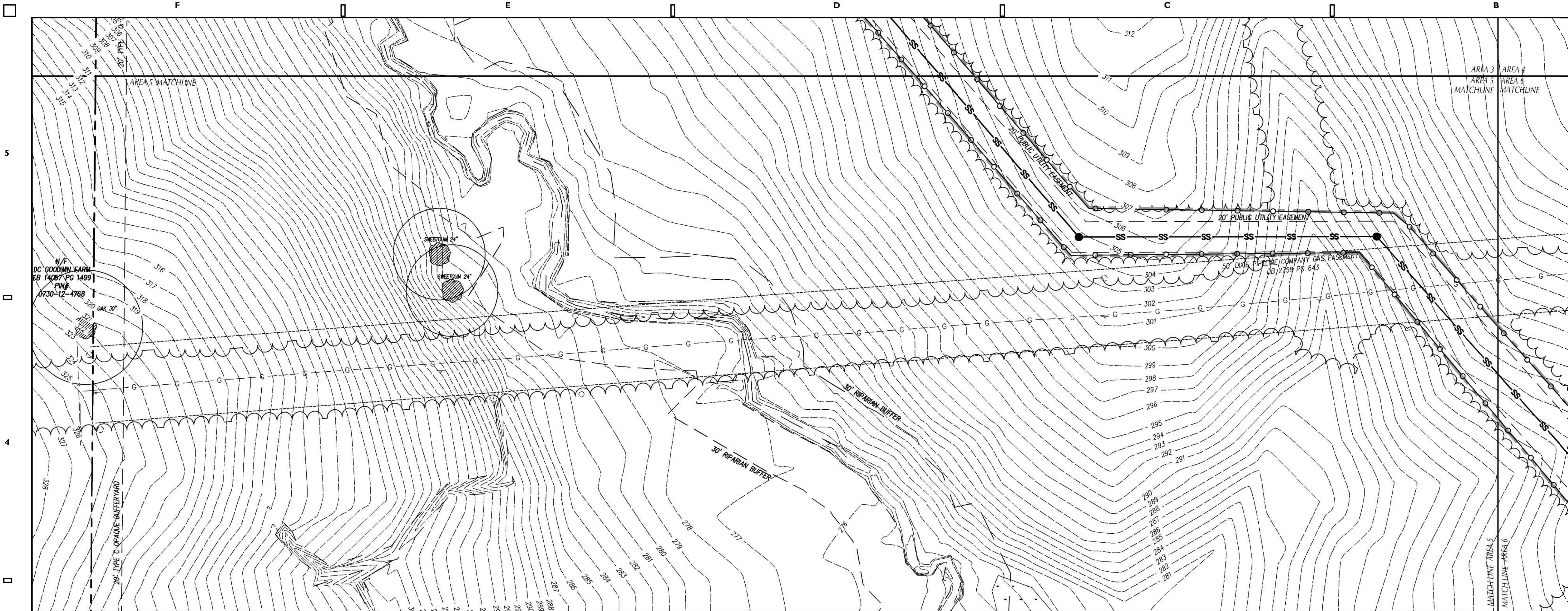
PROJECT 1355-19/19-166
DATE 01/20/2021
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CHECKED KL
sheet name

SITE GRADING PLAN
AREA 4

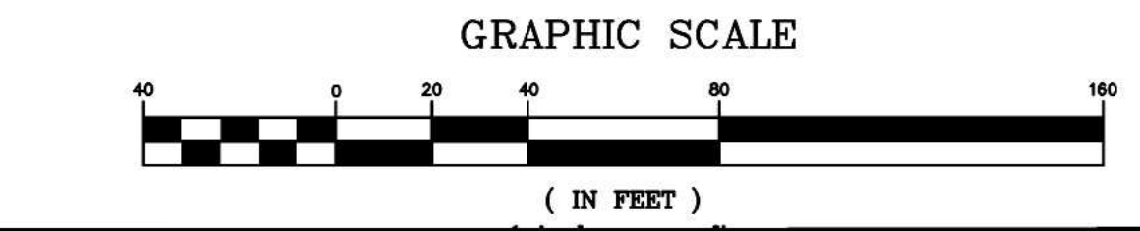
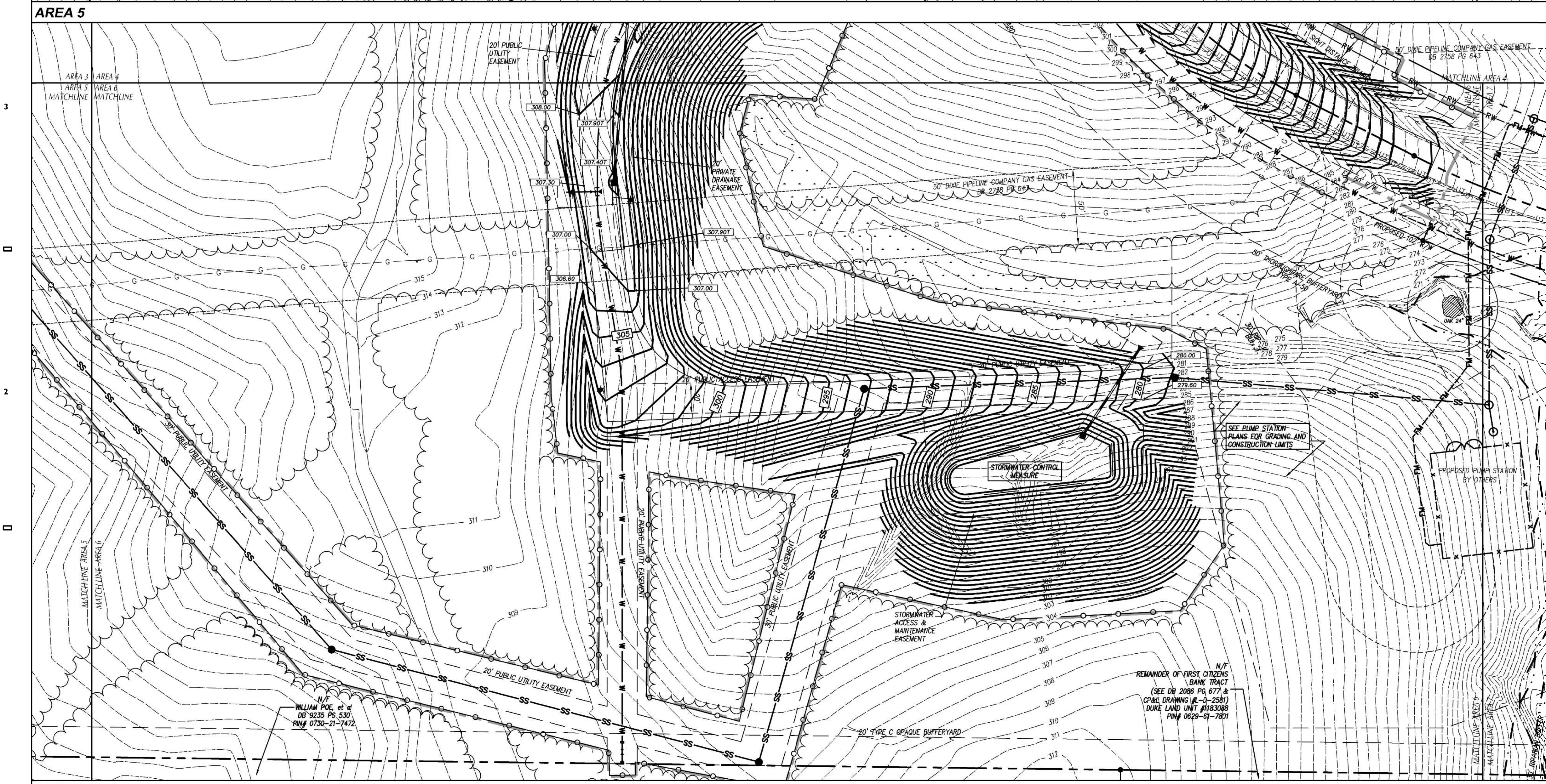
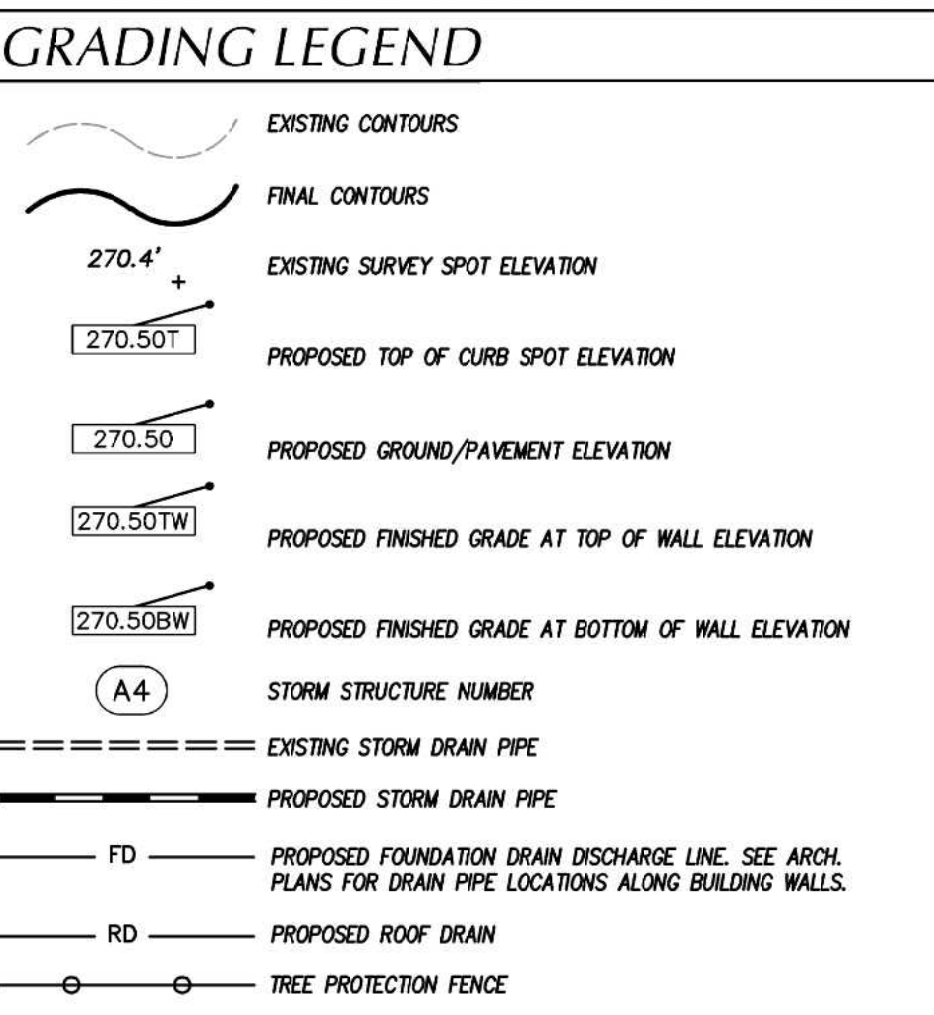
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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

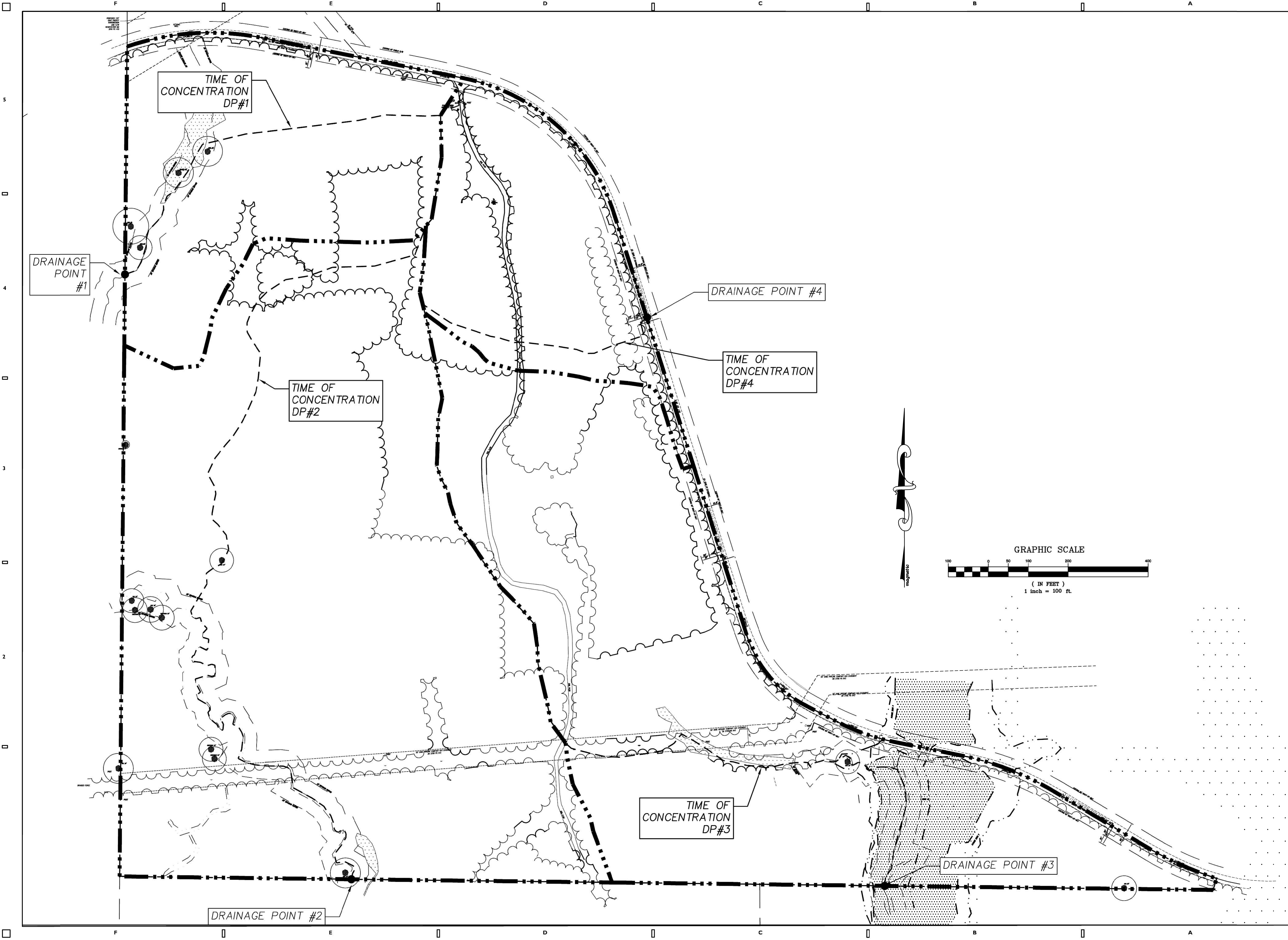
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DATE 01/20/2021
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CHECKED KL
sheet name

SITE GRADING PLAN
AREAS 5 & 6

sheet no

C03.05

Page 239 of 398



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E: C-108, PA, C-158

project status

SITE PLAN PERMIT # 3

owner id

seals



revisions

#	date	note
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revisions

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
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WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166

DATE 12/23/2020

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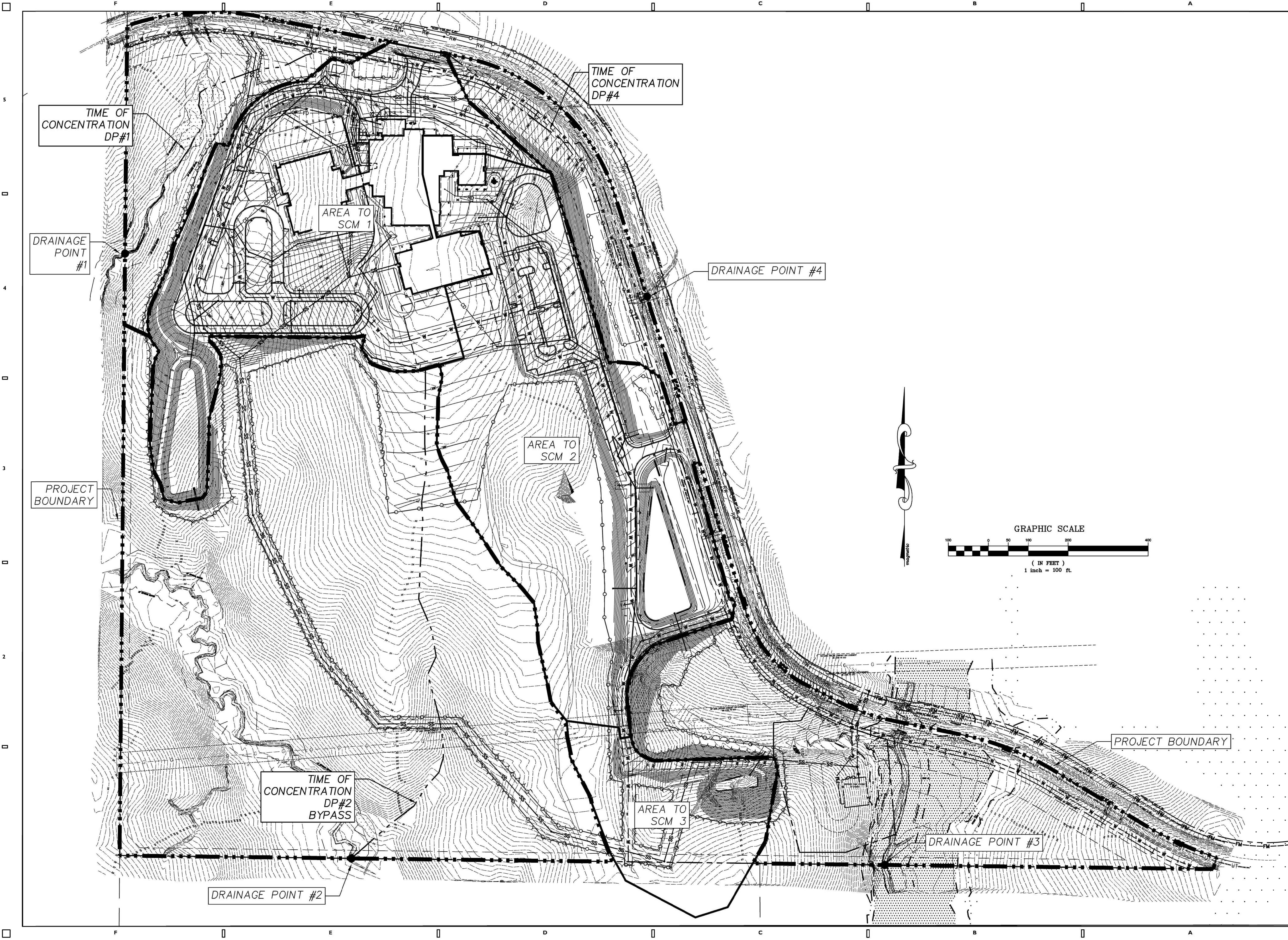
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PRE-DEVELOPMENT
DRAINAGE MAP

sheet no

C03.07

Page 241 of 398



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project status

SITE PLAN PERMIT # 3

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
THOMAS A. LONG
17-232820

revisions

date note

New Elementary School:
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7851 Woods Creek Road Holly Springs, 27539
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WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL

sheet name

POST-DEVELOPMENT
DRAINAGE MAP

sheet no

C03.08

Page 242 of 398



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals



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THOMAS A. LONG
12-02-1

revisions

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WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT	1355-19/19-166
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DRAWN	AR/KL
CHECKED	KL

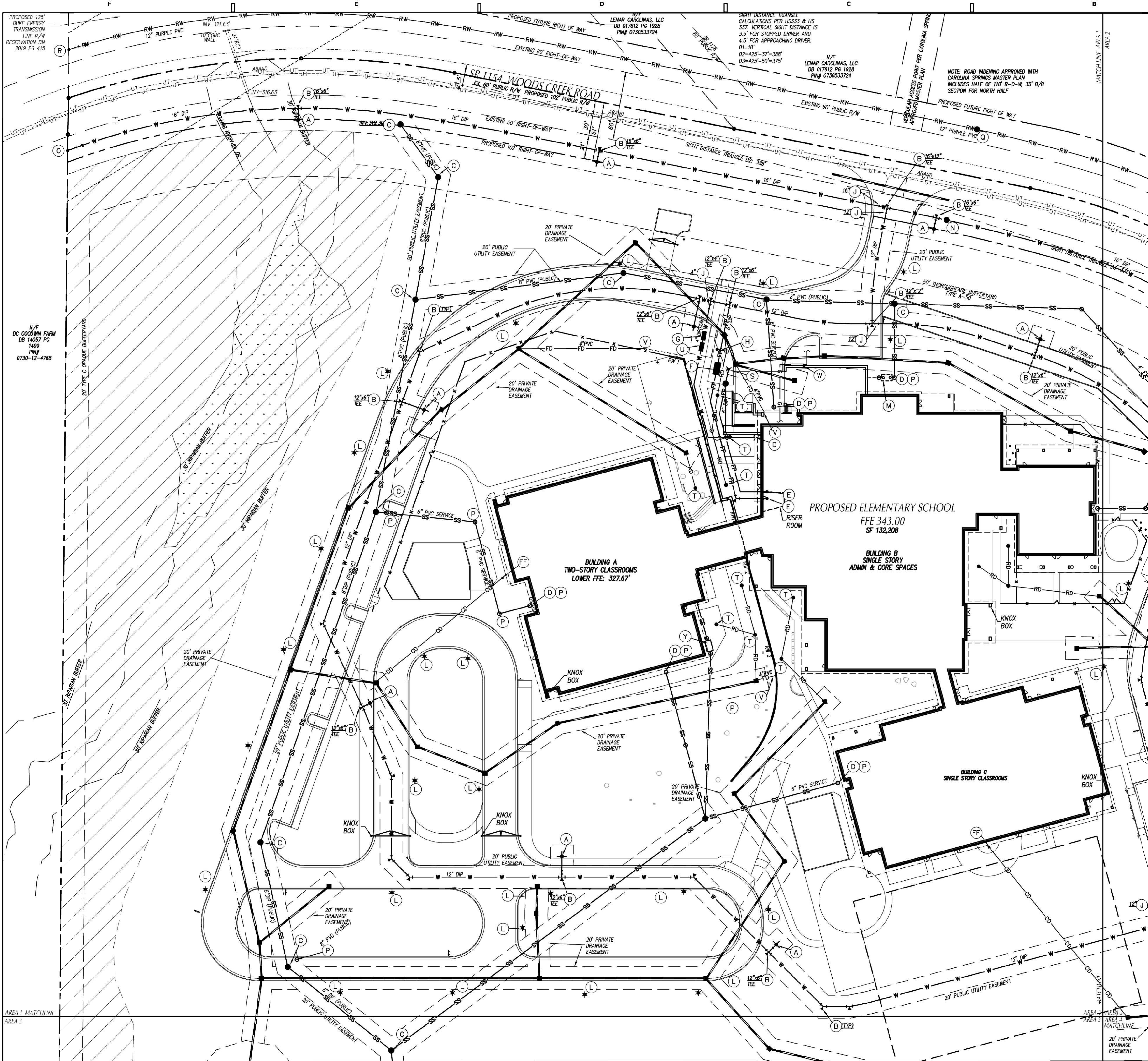
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SITE UTILITY PLAN
OVERALL

sheet no

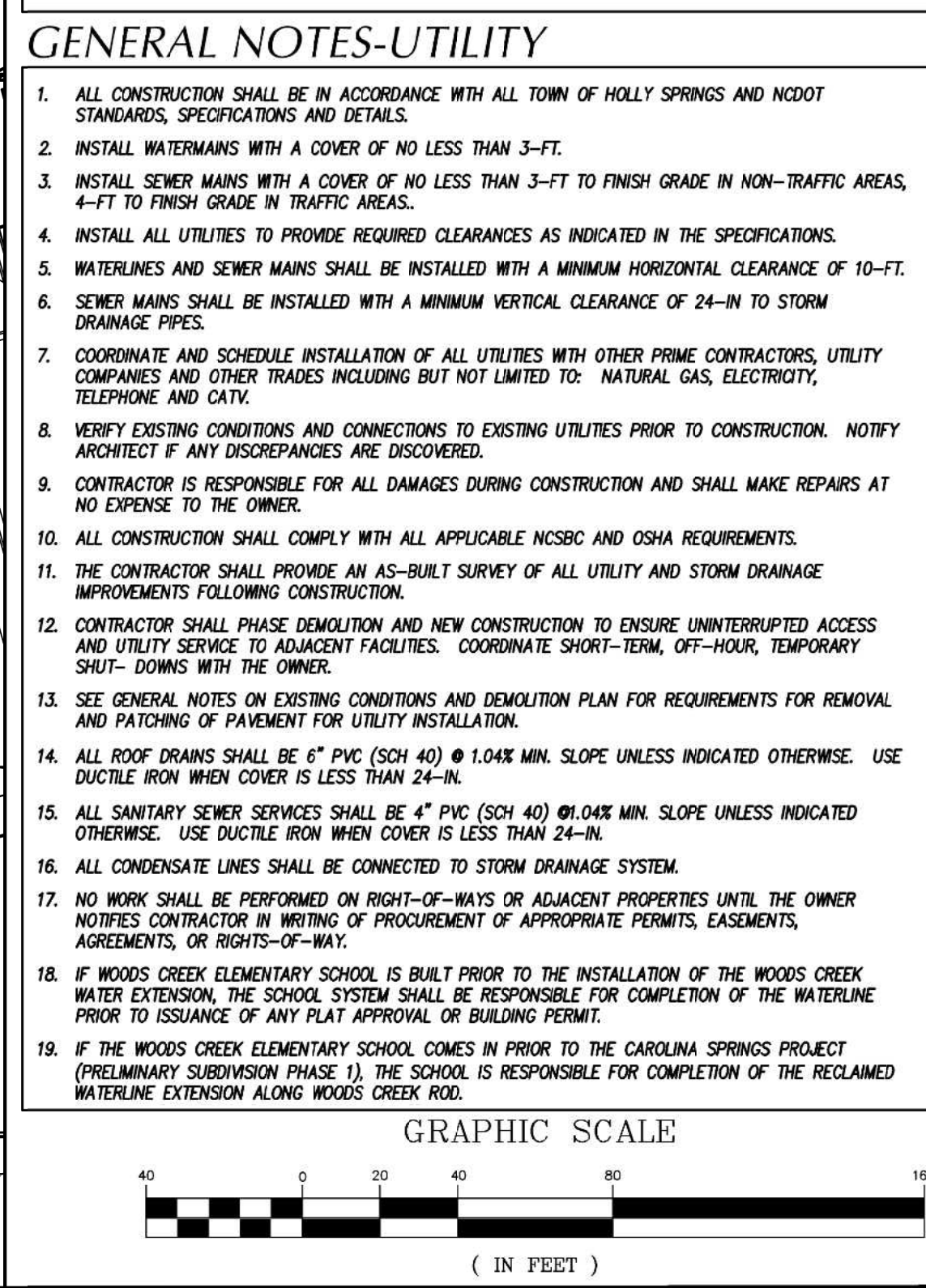
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UTILITY LEGEND		
	EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	---	---
ELECTRICAL (UNDERGROUND)	---	---
FOUNDATION DRAIN	---	---
GAS	---	---
SANITARY SEWER	---	---
TELEPHONE (UNDERGROUND)	---	---
WATER	---	---
ROOF DRAIN	---	---
FIRE PROTECTION	---	---
STORM DRAIN	---	---
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		
LIGHT POLE	☆	☆
UTILITY POLE	PP	PP
MANHOLE	○	○
CLEAN OUT	○	○
DROP INLET/CATCH BASIN	□	□
FIRE HYDRANT	+	+
WATER VALVE	+	+
POST INDICATOR VALVE (PIV)	+	+
FIRE DEPARTMENT CONNECTION (FDC)	+	+
THRUST BLOCKING	+	+
SANITARY SEWER STRUCTURE IDENTIFICATION	1	1

- ### KEY NOTES
- (A) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C08.04.
 - (B) THRUST BLOCKING, TYP, SEE DETAIL SHEET C08.04.
 - (C) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C08.04.
 - (D) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
 - (E) EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION, SEE DETAIL SHEET C08.04. REFER TO TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
 - (F) 6-IN ZURN-WILKINS MODEL 3750A REDUCED PRESSURE BACKFLOW DETECTOR ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.06. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - (G) 4" DOMESTIC WATER METER, SEE DETAIL SHEET C08.04.
 - (H) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C08.04 AND SPECS.
 - (J) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C08.04.
 - (K) DOWNSPOUT CONNECTION, SEE DETAIL SHEET C08.03.
 - (L) SITE LIGHT POLE BY DUKE ENERGY (APPROXIMATE LOCATION). COORDINATE INSTALLATION & SCHEDULE WITH DUKE ENERGY.
 - (M) 1,500 GALLON GREASE INTERCEPTOR BY PC.
 - (N) AIR RELEASE VALVE MANHOLE, SEE DETAIL SHEET.
 - (O) BLOW-OFF ASSEMBLY, SEE DETAIL SHEET.
 - (P) SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
 - (Q) RECLAIMED WATER AIR RELEASE VALVE MANHOLE, SEE DETAIL SHEET.
 - (R) RECLAIMED WATER BLOW-OFF ASSEMBLY, SEE DETAIL SHEET.
 - (S) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET.
 - (T) IN-LINE DRAIN, SEE DETAIL SHEET.
 - (U) 4-IN ZURN-WILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.06. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - (V) CONNECT 4" PVC TO FOUNDATION DRAIN, SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
 - (W) APPROXIMATE LOCATION GAS METER AND GAS SERVICE LINES. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR FINAL LOCATIONS.
 - (X) APPROXIMATE ROUTE OF UNDERGROUND ELECTRICAL BY LOCAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE LOCATION, DEPTH AND SCHEDULE WITH LOCAL UTILITY COMPANY.
 - (Y) OIL/WATER SEPARATOR SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
 - (FF) 6-IN PVC CONDENSATE DRAIN PIPE AT 2.0% MIN. SLOPE, AND RELIEF BASIN (CRB). CONNECT PIPE DIRECTLY TO DOWNSTREAM STORM INLET, UNLESS SHOWN OTHERWISE. SEE DETAIL SHEET C07.09.
- ### GENERAL NOTES-UTILITY
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 - INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3'-FT.
 - INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
 - INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
 - WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
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 - IF WOODS CREEK ELEMENTARY SCHOOL IS BUILT PRIOR TO THE INSTALLATION OF THE WOODS CREEK WATER EXTENSION, THE SCHOOL SYSTEM SHALL BE RESPONSIBLE FOR COMPLETION OF THE WATERLINE PRIOR TO ISSUANCE OF ANY PLAT APPROVAL OR BUILDING PERMIT.
 - IF THE WOODS CREEK ELEMENTARY SCHOOL COMES IN PRIOR TO THE CAROLINA SPRINGS PROJECT (PRELIMINARY SUBDIVISION PHASE 1), THE SCHOOL IS RESPONSIBLE FOR COMPLETION OF THE RECLAIMED WATERLINE EXTENSION ALONG WOODS CREEK ROAD.



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION

revisions

date note

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL

sheet name

SITE UTILITY PLAN
AREA I

sheet no

C05.01

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New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

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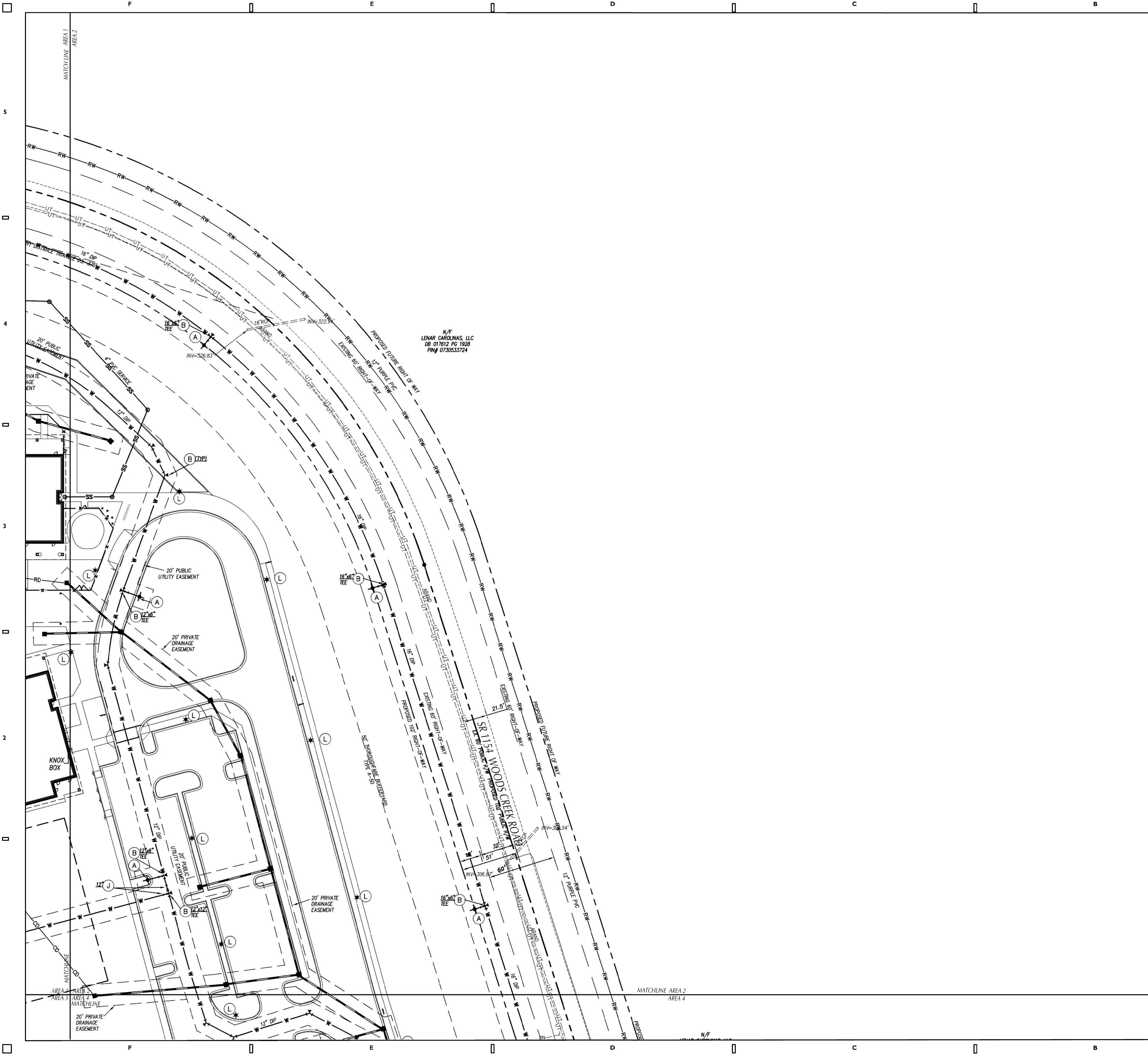
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AREA I

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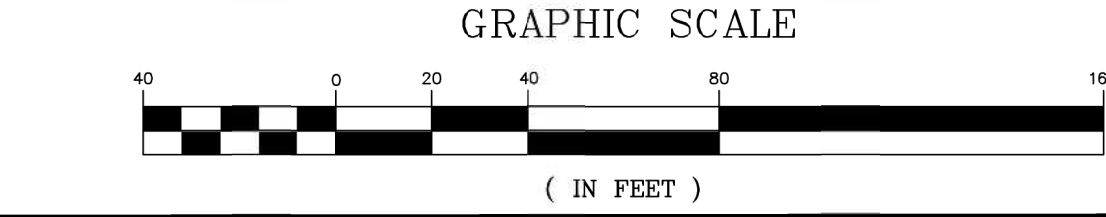
Page 244 of 398



UTILITY LEGEND		
	EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	----- E -----	E -----
ELECTRICAL (UNDERGROUND)	----- UE -----	UE -----
FOUNDATION DRAIN	----- FD -----	FD -----
GAS	----- G -----	G -----
SANITARY SEWER	----- SS -----	SS -----
TELEPHONE (UNDERGROUND)	----- UT -----	UT -----
WATER	----- W -----	W -----
ROOF DRAIN	----- RD -----	RD -----
FIRE PROTECTION	----- FP -----	FP -----
STORM DRAIN	===== SD =====	SD =====
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		
LIGHT POLE	☆ LP	★
UTILITY POLE	⦿ PP	⦿
MANHOLE	⊙ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET,CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⦿ FH	⦿
WATER VALVE	⦿ WV	⦿
POST INDICATOR VALVE (PIV)		⦿
FIRE DEPARTMENT CONNECTION (FDC)		⦿
THRUST BLOCKING		⦿
SANITARY SEWER STRUCTURE IDENTIFICATION		1

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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN A/R/K/L
CHECKED KL
sheet name

SITE UTILITY PLAN
AREA 2

sheet no

C05.02

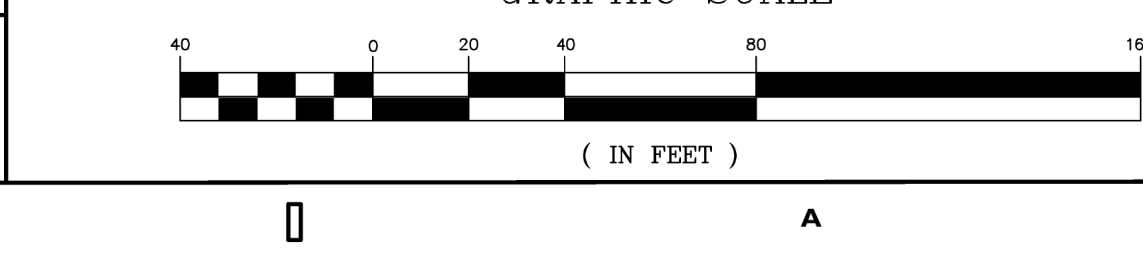
Page 245 of 398



UTILITY LEGEND		
	EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	----- E -----	— E —
ELECTRICAL (UNDERGROUND)	----- UE -----	— UE —
FOUNDATION DRAIN	----- FD -----	— FD —
GAS	----- G -----	— G —
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WATER	----- W -----	— W —
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WATER VALVE	⊙ WV	⊕
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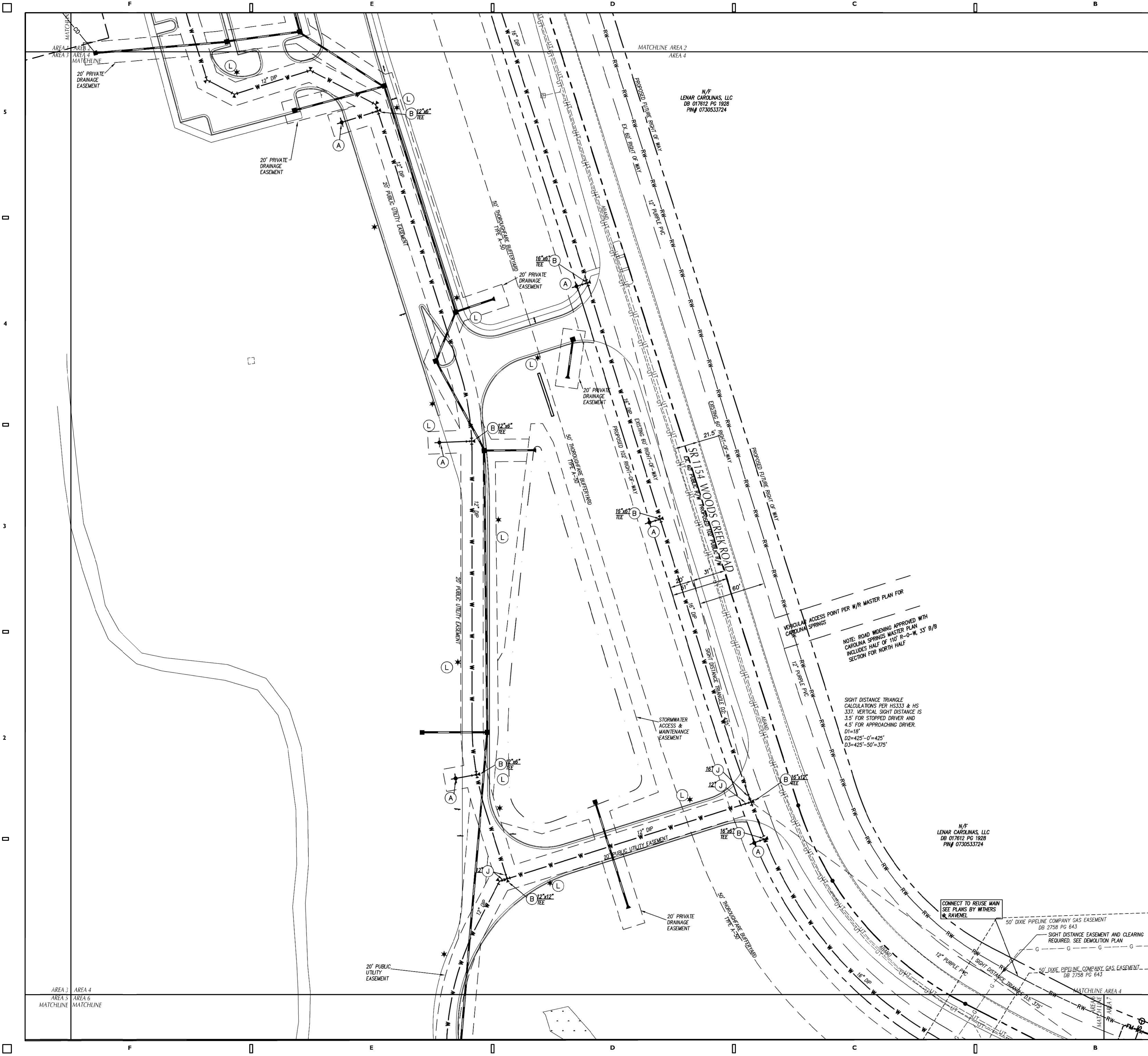
sheet name

SITE UTILITY PLAN
AREA 3

sheet no

C05.03

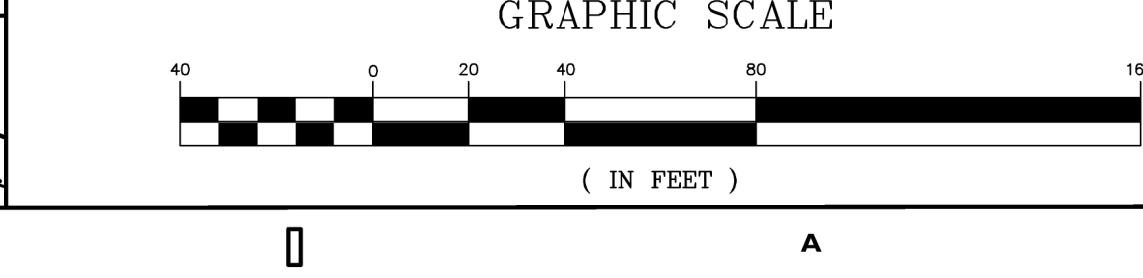
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FIRE PROTECTION	----- FP -----	FP -----
STORM DRAIN	===== SD =====	SD =====
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		
LIGHT POLE	☆ LP	★
UTILITY POLE	⋈ PP	⋈
MANHOLE	○ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET, CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⋈ FH	⋈
WATER VALVE	⊙ WV	⊙
POST INDICATOR VALVE (PIV)		⋈
FIRE DEPARTMENT CONNECTION (FDC)		⋈
THRUST BLOCKING		⋈
SANITARY SEWER STRUCTURE IDENTIFICATION		1

- ### KEY NOTES
- (A) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C08.04.
 - (B) THRUST BLOCKING, TYP, SEE DETAIL SHEET C08.04.
 - (C) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C08.04.
 - (D) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
 - (E) EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION, SEE DETAIL SHEET C08.04. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
 - (F) 6-IN ZURN-WILKINS MODEL 3750A REDUCED PRESSURE BACKFLOW DETECTOR ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.06. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - (G) 4" DOMESTIC WATER METER, SEE DETAIL SHEET C08.04.
 - (H) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C08.04 AND SPECS.
 - (J) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C08.04.
 - (K) DOWNSPOUT CONNECTION, SEE DETAIL SHEET C08.03.
 - (L) SITE LIGHT POLE BY DUKE ENERGY (APPROXIMATE LOCATION). COORDINATE INSTALLATION & SCHEDULE WITH DUKE ENERGY.
 - (M) 1,500 GALLON GREASE INTERCEPTOR BY PC.
 - (N) AIR RELEASE VALVE MANHOLE, SEE DETAIL SHEET.
 - (O) BLOW-OFF ASSEMBLY, SEE DETAIL SHEET.
 - (P) SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
 - (Q) RECLAIMED WATER AIR RELEASE VALVE MANHOLE, SEE DETAIL SHEET.
 - (R) RECLAIMED WATER BLOW-OFF ASSEMBLY, SEE DETAIL SHEET.
 - (S) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET.
 - (T) IN-LINE DRAIN, SEE DETAIL SHEET.
 - (U) 4-IN ZURN-WILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C07.06. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - (V) CONNECT 4" PVC TO FOUNDATION DRAIN, SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
 - (W) APPROXIMATE LOCATION GAS METER AND GAS SERVICE LINES. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR FINAL LOCATIONS.
 - (X) APPROXIMATE ROUTE OF UNDERGROUND ELECTRICAL BY LOCAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE LOCATION, DEPTH AND SCHEDULE WITH LOCAL UTILITY COMPANY.
 - (Y) OIL/WATER SEPARATOR SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
 - (FF) 6-IN PVC CONDENSATE DRAIN PIPE AT 2.0% MIN. SLOPE, AND RELIEF BASIN (CRB). CONNECT PIPE DIRECTLY TO DOWNSTREAM STORM INLET, UNLESS SHOWN OTHERWISE. SEE DETAIL SHEET C07.09.

- ### GENERAL NOTES-UTILITY
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 - INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3'-FT.
 - INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
 - INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
 - WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
 - SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
 - COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
 - VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBG AND OSHA REQUIREMENTS.
 - THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
 - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
 - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
 - ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
 - ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 0.14% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
 - ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
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 - IF WOODS CREEK ELEMENTARY SCHOOL IS BUILT PRIOR TO THE INSTALLATION OF THE WOODS CREEK WATER EXTENSION, THE SCHOOL SYSTEM SHALL BE RESPONSIBLE FOR COMPLETION OF THE WATERLINE PRIOR TO ISSUANCE OF ANY PLAT APPROVAL OR BUILDING PERMIT.
 - IF THE WOODS CREEK ELEMENTARY SCHOOL COMES IN PRIOR TO THE CAROLINA SPRINGS PROJECT (PRELIMINARY SUBDIVISION PHASE 1), THE SCHOOL IS RESPONSIBLE FOR COMPLETION OF THE RECLAIMED WATERLINE EXTENSION ALONG WOODS CREEK ROAD.



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

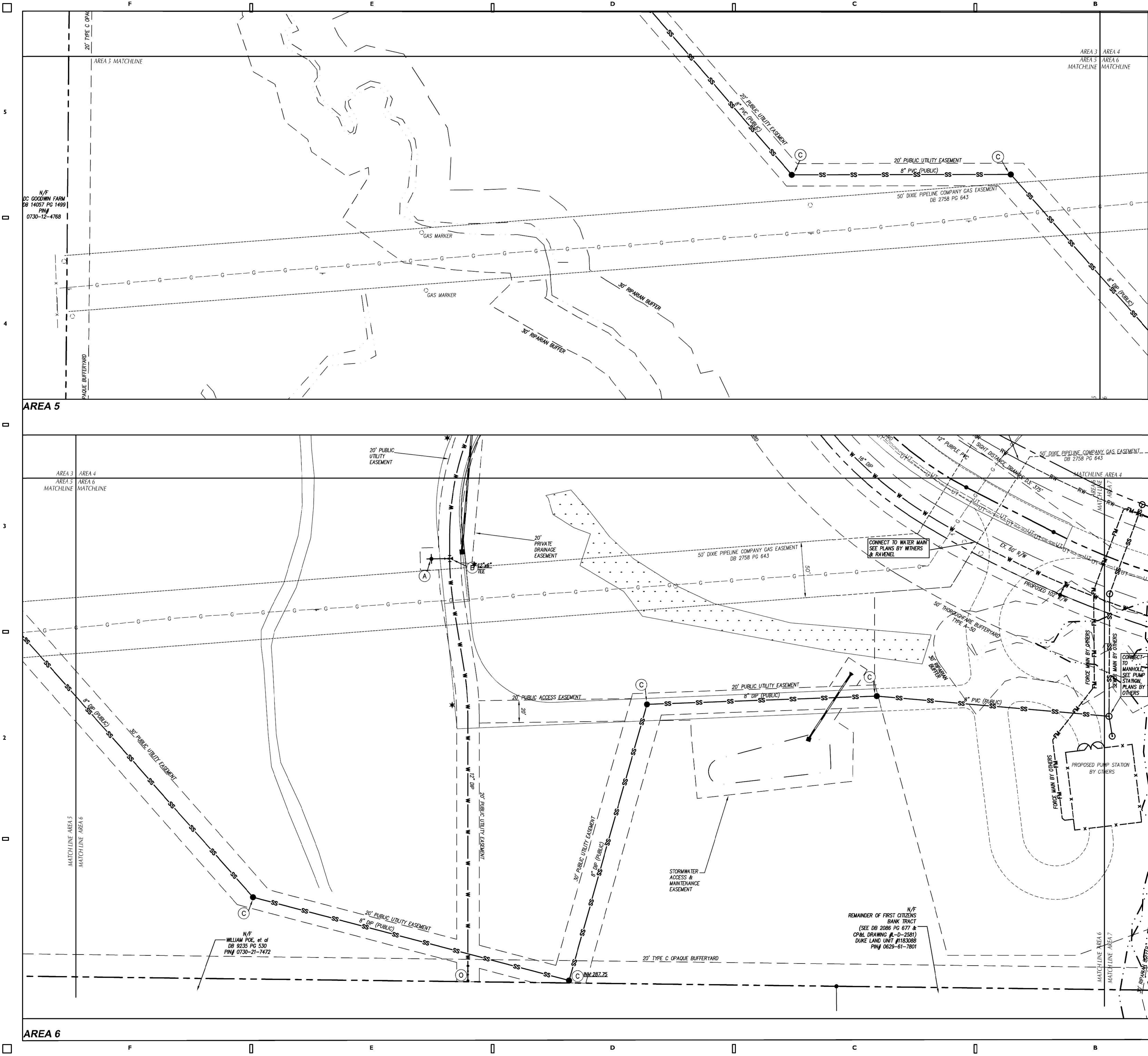
PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL
sheet name

SITE UTILITY PLAN
AREA 4

sheet no

C05.04

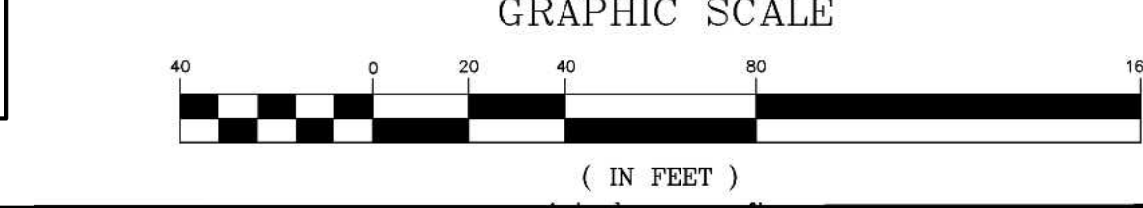
Page 247 of 398



UTILITY LEGEND		
	EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	----- E -----	----- E -----
ELECTRICAL (UNDERGROUND)	----- UE -----	----- UE -----
FOUNDATION DRAIN	----- FD -----	----- FD -----
GAS	----- G -----	----- G -----
SANITARY SEWER	----- SS -----	----- SS -----
TELEPHONE (UNDERGROUND)	----- UT -----	----- UT -----
WATER	----- W -----	----- W -----
ROOF DRAIN	----- RD -----	----- RD -----
FIRE PROTECTION	----- FP -----	----- FP -----
STORM DRAIN	===== SD =====	===== SD =====
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		----- TPF -----
LIGHT POLE	☆ LP	★
UTILITY POLE	PP	PP
MANHOLE	○ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET,CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⊕ FH	⊕
WATER VALVE	⊙ WV	⊕
POST INDICATOR VALVE (PIV)		⊕
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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
12-02-1
THOMAS A. LONG

revisions

date note

New Elementary School:
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Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

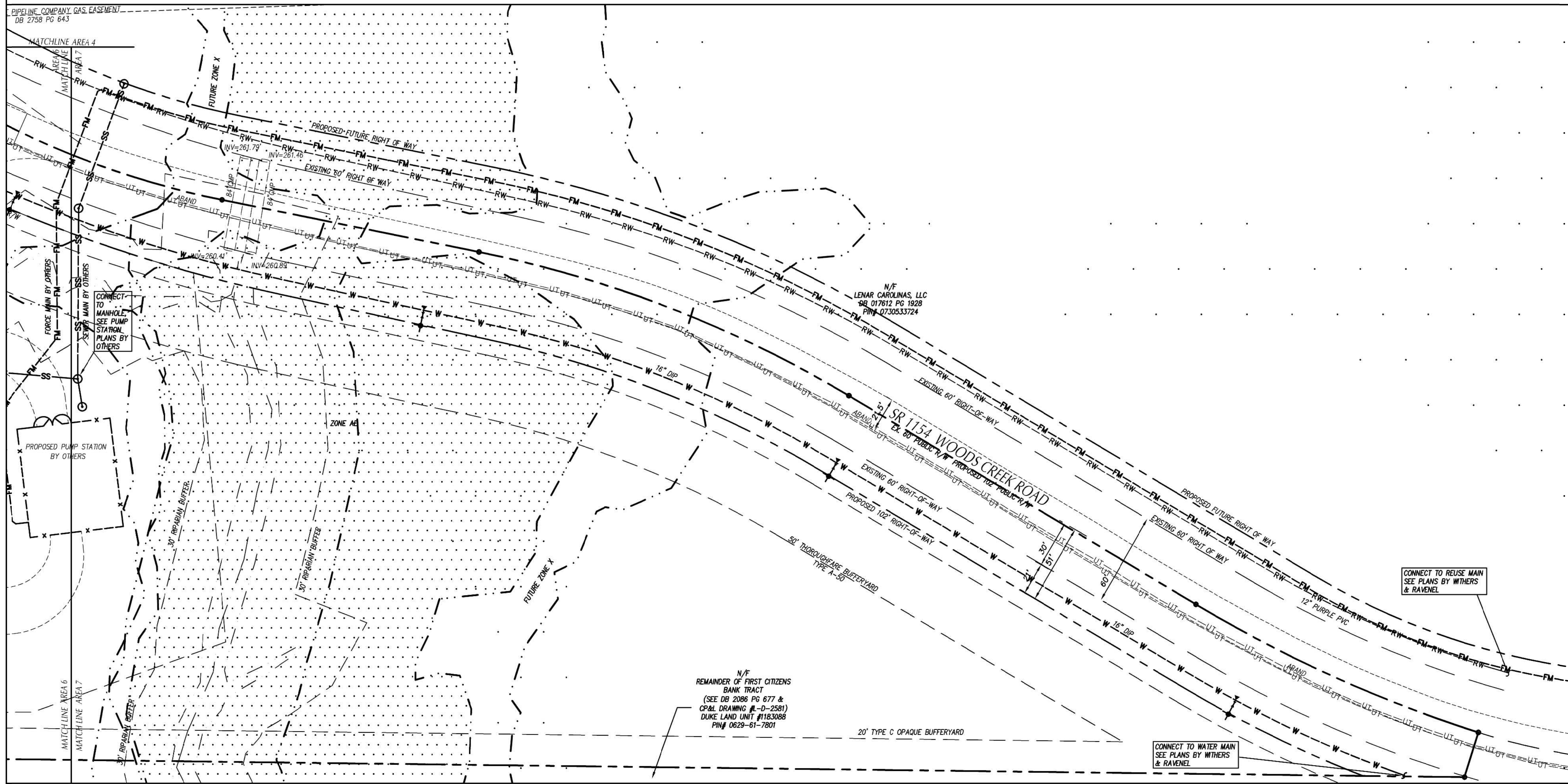
PROJECT 1355-19/19-166
DATE 01/20/2021
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sheet name

SITE UTILITY PLAN
AREAS 5 & 6

sheet no

C05.05

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UTILITY LEGEND

	EXISTING	PROPOSED
ELECTRICAL (OVERHEAD)	----- E -----	===== E =====
ELECTRICAL (UNDERGROUND)	----- UE -----	===== UE =====
FOUNDATION DRAIN	----- FD -----	===== FD =====
GAS	----- G -----	===== G =====
SANITARY SEWER	----- SS -----	===== SS =====
TELEPHONE (UNDERGROUND)	----- UT -----	===== UT =====
WATER	----- W -----	===== W =====
ROOF DRAIN	----- RD -----	===== RD =====
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CLEAN OUT	⊙ CO	⊙
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WATER VALVE	⊕ WV	⊕
POST INDICATOR VALVE (PIV)		⊕
FIRE DEPARTMENT CONNECTION (FDC)		⊕
THRUST BLOCKING		⊕
SANITARY SEWER STRUCTURE IDENTIFICATION		1

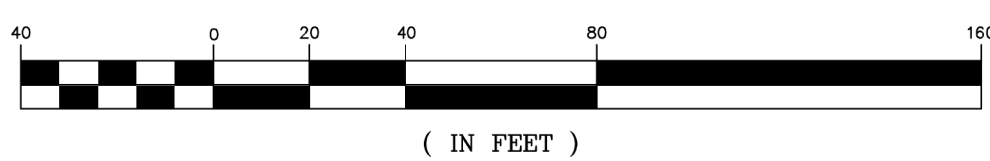
KEY NOTES

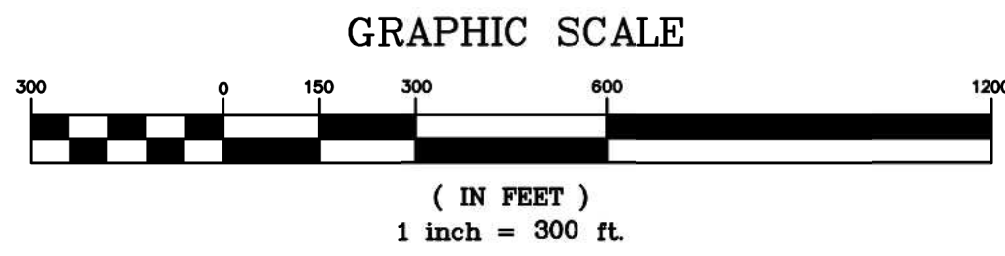
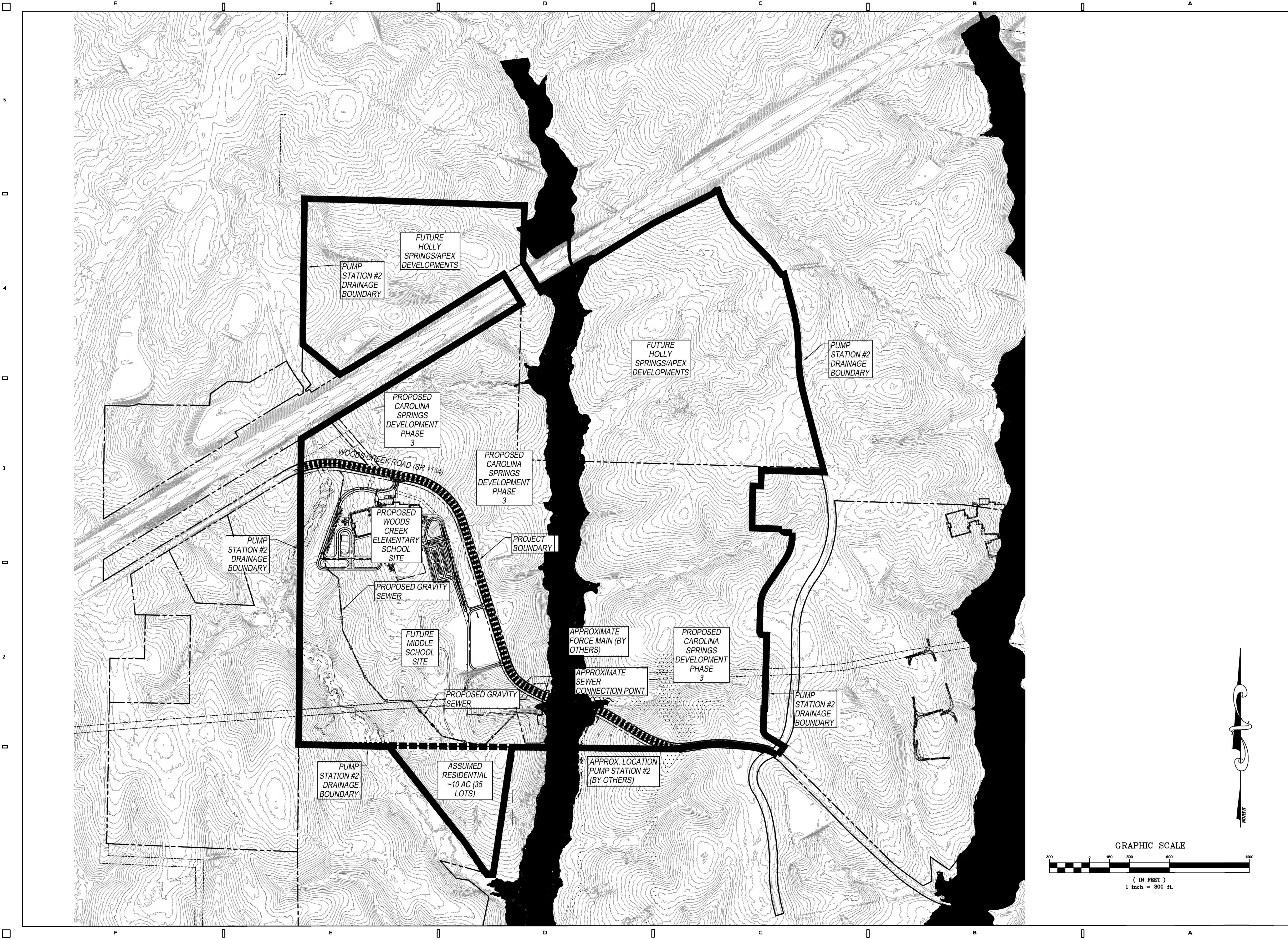
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GRAPHIC SCALE





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PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
LICENSE NO. 20155

revisions

date note

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WAKE COUNTY PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
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DRAWN AR/KL
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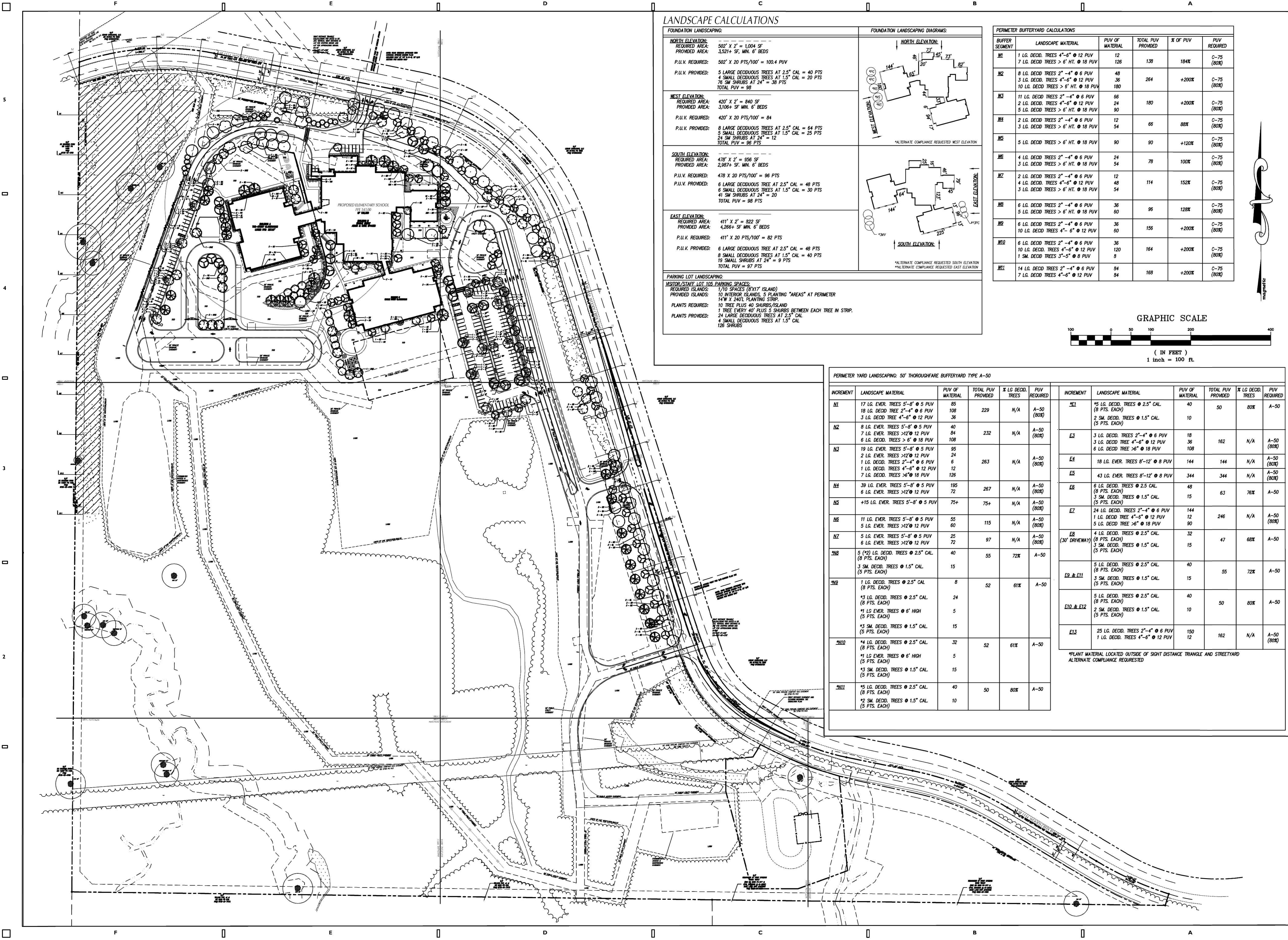
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SEWER MAP

sheet no

C05.07

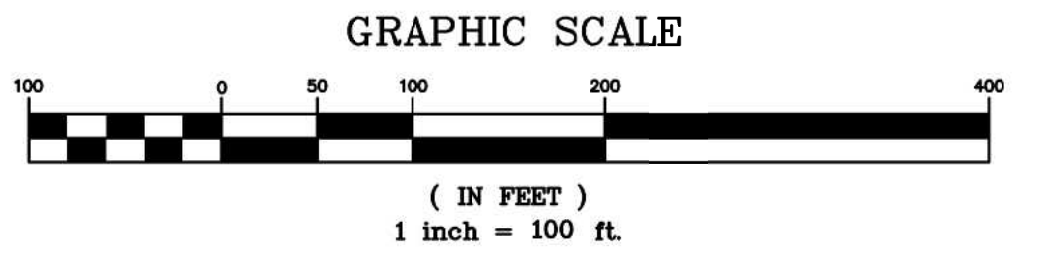
Page 250 of 398



LANDSCAPE CALCULATIONS

FOUNDATION LANDSCAPING:		FOUNDATION LANDSCAPING DIAGRAMS:	
NORTH ELEVATION: REQUIRED AREA: 502' X 2' = 1,004 SF PROVIDED AREA: 3,521+ SF, MIN. 6' BEDS P.U.V. REQUIRED: 502' X 20 PTS/100' = 100.4 PUV P.U.V. PROVIDED: 5 LARGE DECIDUOUS TREES AT 2.5" CAL = 40 PTS 4 SMALL DECIDUOUS TREES AT 1.5" CAL = 20 PTS 76 SM SHRUBS AT 24" = 38 PTS TOTAL PUV = 98			
WEST ELEVATION: REQUIRED AREA: 420' X 2' = 840 SF PROVIDED AREA: 3,106+ SF MIN. 6' BEDS P.U.V. REQUIRED: 420' X 20 PTS/100' = 84 P.U.V. PROVIDED: 8 LARGE DECIDUOUS TREES AT 2.5" CAL = 64 PTS 5 SMALL DECIDUOUS TREES AT 1.5" CAL = 25 PTS 24 SM SHRUBS AT 24" = 12 TOTAL PUV = 96 PTS			
SOUTH ELEVATION: REQUIRED AREA: 478' X 2' = 956 SF PROVIDED AREA: 2,987+ SF, MIN. 6' BEDS P.U.V. REQUIRED: 478' X 20 PTS/100' = 96 PTS P.U.V. PROVIDED: 6 LARGE DECIDUOUS TREES AT 2.5" CAL = 48 PTS 6 SMALL DECIDUOUS TREES AT 1.5" CAL = 30 PTS 41 SM SHRUBS AT 24" = 20 TOTAL PUV = 98 PTS			
EAST ELEVATION: REQUIRED AREA: 411' X 2' = 822 SF PROVIDED AREA: 4,266+ SF MIN. 6' BEDS P.U.V. REQUIRED: 411' X 20 PTS/100' = 82 PTS P.U.V. PROVIDED: 6 LARGE DECIDUOUS TREES AT 2.5" CAL = 48 PTS 8 SMALL DECIDUOUS TREES AT 1.5" CAL = 40 PTS 19 SMALL SHRUBS AT 24" = 9 PTS TOTAL PUV = 97 PTS			
PARKING LOT LANDSCAPING: VISITOR/STAFF LOT 100 PARKING SPACES: REQUIRED ISLANDS: PROVIDED ISLANDS: PLANTS REQUIRED: PLANTS PROVIDED:		*ALTERNATE COMPLIANCE REQUESTED WEST ELEVATION *ALTERNATE COMPLIANCE REQUESTED SOUTH ELEVATION *ALTERNATE COMPLIANCE REQUESTED EAST ELEVATION	

PERIMETER BUFFERYARD CALCULATIONS					
BUFFER SEGMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
W1	1 LG. DECID. TREES 4"-6" @ 12 PUV	12	138	184%	C-75 (80%)
	7 LG. DECID. TREES > 6' HT. @ 18 PUV	126			
W2	8 LG. DECID. TREES 2"-4" @ 6 PUV	48	264	+200%	C-75 (80%)
	3 LG. DECID. TREES 4"-6" @ 12 PUV	36			
	10 LG. DECID. TREES > 6' HT. @ 18 PUV	180			
W3	11 LG. DECID. TREES 2"-4" @ 6 PUV	66	180	+200%	C-75 (80%)
	2 LG. DECID. TREES 4"-6" @ 12 PUV	24			
	5 LG. DECID. TREES > 6' HT. @ 18 PUV	90			
W4	2 LG. DECID. TREES 2"-4" @ 6 PUV	12	66	88%	C-75 (80%)
	3 LG. DECID. TREES > 6' HT. @ 18 PUV	54			
W5	5 LG. DECID. TREES > 6' HT. @ 18 PUV	90	90	+120%	C-75 (80%)
W6	4 LG. DECID. TREES 2"-4" @ 6 PUV	24	78	100%	C-75 (80%)
	3 LG. DECID. TREES > 6' HT. @ 18 PUV	54			
W7	2 LG. DECID. TREES 2"-4" @ 6 PUV	12	114	152%	C-75 (80%)
	4 LG. DECID. TREES 4"-6" @ 12 PUV	48			
	3 LG. DECID. TREES > 6' HT. @ 18 PUV	54			
W8	6 LG. DECID. TREES 2"-4" @ 6 PUV	36	96	128%	C-75 (80%)
	5 LG. DECID. TREES > 6' HT. @ 18 PUV	60			
W9	6 LG. DECID. TREES 2"-4" @ 6 PUV	36	156	+200%	C-75 (80%)
	10 LG. DECID. TREES 4"-6" @ 12 PUV	60			
W10	6 LG. DECID. TREES 2"-4" @ 6 PUV	36	164	+200%	C-75 (80%)
	10 LG. DECID. TREES 4"-6" @ 12 PUV	120			
	1 SM. DECID. TREES 3"-5" @ 8 PUV	8			
W11	14 LG. DECID. TREES 2"-4" @ 6 PUV	84	168	+200%	C-75 (80%)
	7 LG. DECID. TREES 4"-6" @ 12 PUV	84			



PERIMETER YARD LANDSCAPING: 50' THOROUGHFARE BUFFERYARD TYPE A-50											
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% LG DECID. TREES	PUV REQUIRED	INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% LG DECID. TREES	PUV REQUIRED
N1	17 LG. EVER. TREES 5'-8" @ 5 PUV	85	229	N/A	A-50 (80%)	E1	*5 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	40	50	80%	A-50
	18 LG. DECID. TREE 2'-4" @ 6 PUV	108					2 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	10			
	3 LG. DECID. TREE 4'-6" @ 12 PUV	36									
N2	8 LG. EVER. TREES 5'-8" @ 5 PUV	40	232	N/A	A-50 (80%)	E3	3 LG. DECID. TREES 2'-4" @ 6 PUV	18	162	N/A	A-50 (80%)
	7 LG. EVER. TREES >12" @ 12 PUV	84					3 LG. DECID. TREE 4'-6" @ 12 PUV	36			
	6 LG. DECID. TREES > 6' @ 18 PUV	108					6 LG. DECID. TREE >6" @ 18 PUV	108			
N3	19 LG. EVER. TREES 5'-8" @ 5 PUV	95	263	N/A	A-50 (80%)	E4	18 LG. EVER. TREES 8'-12" @ 8 PUV	144	144	N/A	A-50 (80%)
	2 LG. EVER. TREES >12" @ 12 PUV	24									
	1 LG. DECID. TREES 2'-4" @ 6 PUV	6									
N4	1 LG. DECID. TREES 4'-6" @ 12 PUV	12	267	N/A	A-50 (80%)	E5	43 LG. EVER. TREES 8'-12" @ 8 PUV	344	344	N/A	A-50 (80%)
	7 LG. DECID. TREES >6" @ 18 PUV	8									
N5	39 LG. EVER. TREES 5'-8" @ 5 PUV	195	267	N/A	A-50 (80%)	E6	6 LG. DECID. TREES @ 2.5 CAL (8 PTS. EACH)	48	63	76%	A-50
	6 LG. EVER. TREES >12" @ 12 PUV	72					3 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	15			
	+15 LG. EVER. TREES 5'-8" @ 5 PUV	75+					75+				
N6	11 LG. EVER. TREES 5'-8" @ 5 PUV	55	115	N/A	A-50 (80%)	E7	24 LG. DECID. TREES 2'-4" @ 6 PUV	144	246	N/A	A-50 (80%)
	5 LG. EVER. TREES >12" @ 12 PUV	60					1 LG. DECID. TREE 4'-6" @ 12 PUV	12			
							5 LG. DECID. TREE >6" @ 18 PUV	90			
N7	5 LG. EVER. TREES 5'-8" @ 5 PUV	25	97	N/A	A-50 (80%)	E8 (30' DRIVEWAY)	4 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	32	47	68%	A-50
	6 LG. EVER. TREES >12" @ 12 PUV	72					3 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	15			
N8	5 (+2) LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	40	55	72%	A-50	E9 & E11	5 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	40	55	72%	A-50
	3 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	15					3 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	15			
N9	1 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	8	52	61%	A-50	E10 & E12	5 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	40	50	80%	A-50
	+3 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	24					2 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	10			
	+1 LG. EVER. TREES @ 6' HIGH (5 PTS. EACH)	5									
N10	+3 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	15	52	61%	A-50	E13	25 LG. DECID. TREES 2'-4" @ 6 PUV	150	162	N/A	A-50 (80%)
							1 LG. DECID. TREES 4'-6" @ 12 PUV	12			
N11	+4 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	32	50	80%	A-50	*PLANT MATERIAL LOCATED OUTSIDE OF SIGHT DISTANCE TRIANGLE AND STREETYARD ALTERNATE COMPLIANCE REQUESTED					
	+1 LG. EVER. TREES @ 6' HIGH (5 PTS. EACH)	5									
	+3 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	15									
N12	+5 LG. DECID. TREES @ 2.5" CAL (8 PTS. EACH)	40	50	80%	A-50						
	+2 SM. DECID. TREES @ 1.5" CAL (5 PTS. EACH)	10									

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project status

SITE PLAN PERMIT # 3

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
12-23-20

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

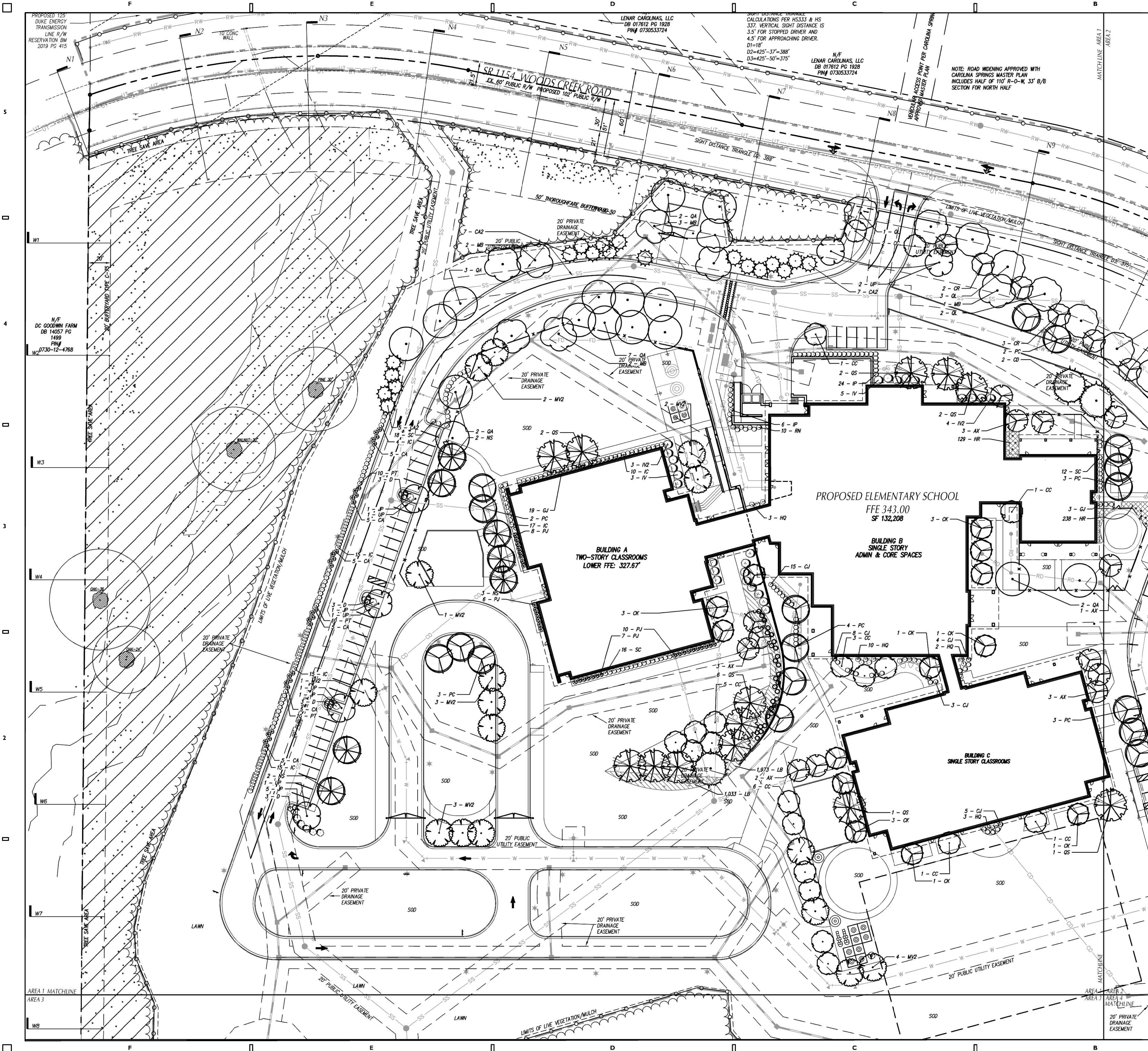
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DATE 12/23/2020
DRAWN AR/KL
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sheet name

OVERALL PLANTING
PLAN & CALCS

sheet no

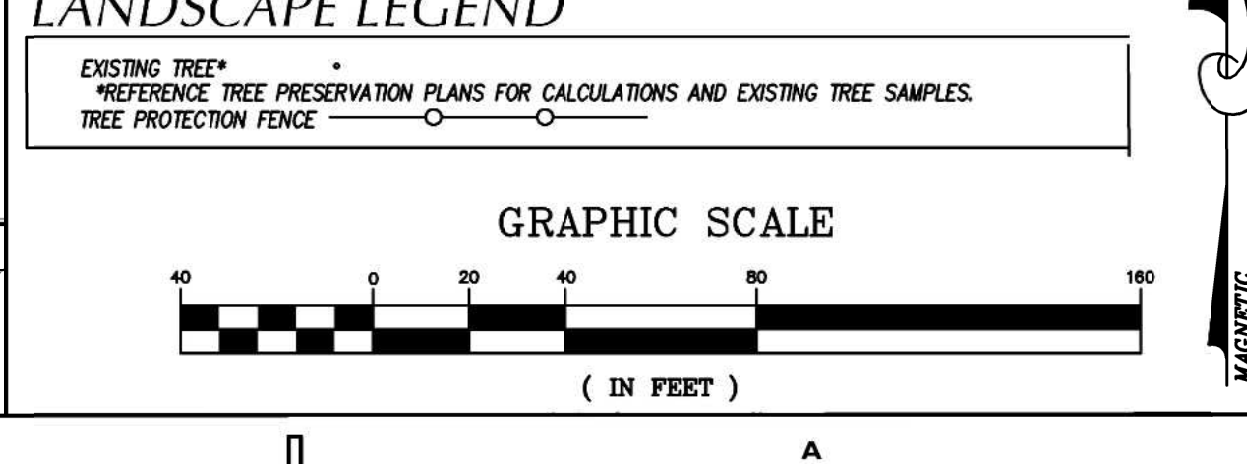
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PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	% USED OF 268
AX	14	Amelanchier x grandiflora 'Autumn Brilliance'	CONT./B&B	2.5"		5%
CD	3	Cedrus deodara 'Bla' Blue'	CONT./B&B		12' HT.	1%
CC	20	Cercis canadensis 'Hearts of Gold'	CONT./B&B	1 1/2"		7%
CR	31	Chionanthus retusus 'Chinese Fringe Tree'	CONT.	2.0"		12%
OK	20	Cornus kousa 'Kousa Dogwood'	CONT./B&B	1 1/2"		7%
CA2	19	Cupressus arizonica 'Carolina Sapphire'	B&B		5'-6' HT.	7%
MB	8	Magnolia grandiflora 'Brackens Brown Beauty'	CONT./B&B	2.5"		3%
MV2	16	Magnolia virginiana 'Northern Belle'	CONT./B&B	2.5"		6%
NS	17	Nyssa sylvatica 'Sour Gum'	CONT./B&B	2.5"		6%
PC	29	Platanus chinensis 'Chinese Platane'	CONT./B&B	2.5"		10%
QA	20	Quercus acutissima 'Sawtooth Oak'	CONT./B&B	2.5"		7%
OL	33	Quercus lyrata 'Overcup Oak'	CONT./B&B	2.5"		12%
OS	13	Quercus shumardii 'Shumard Red Oak'	CONT./B&B	2.5"		5%
UP	25	Ulmus parvifolia 'Chinese Lacebark Elm'	B&B	2.5"		9%
* Quercus alba may be substituted if Quercus lyrata is not available. Contractor shall notify landscape architect for approval.						
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	% USED OF 311	REMARKS
CA	30	Clethra alnifolia 'Ruby Spice'	CONT.	5 GAL	18-24" HT.	5%
CJ	35	Cryptomeria japonica 'Gibbosa Nana'	CONT.	3 GAL	8"-12" HT.	7%
OW	34	Ostrya japonica 'Dwarf Japanese Oak'	CONT.	3 GAL	8"-12" HT.	7%
DL	33	Distylium 'Swing Low'	CONT.	3 GAL	8"-12" HT.	6%
GJ	54	Gardenia jasminoides 'Klein's Hardy'	CONT.	5 GAL	18-24" HT.	11%
HQ	19	Hydrangea quercifolia 'Alice'	CONT.	5 GAL	18-24" HT.	4%
IC	76	Ilex crenata 'Soft Touch'	CONT.	5 GAL	30-36" HT.	15%
IV	3	Ilex verticillata 'Southern Gentleman'	CONT.	5 GAL	18-24" HT.	1%
IV2	3	Ilex verticillata 'Winter Red'	CONT.	5 GAL	18-24" HT.	1%
IP	35	Illicium parviflorum 'Florida Sunshine'	CONT.	5 GAL	21-24" HT.	7%
JP	35	Juniperus procumbens 'Nana'	CONT.	3 GAL	8"-12" HT.	7%
PG	28	Platanus virginiana 'Blue Fountain'	CONT.	18-24" HT.	5%	
PJ	31	Pieris japonica 'Compacta'	CONT.	3 GAL	18-24" HT.	6%
PT	60	Pittosporum tobira 'Mojo'	CONT.	3 GAL	12"-15" HT.	12%
RN	10	Rhododendron cataractense 'Nova Zembla'	CONT.	5 GAL	15-18" HT.	2%
SC	94	Sarcococca confusa 'Sweetbox'	B&B	5 GAL	15-18" HT.	18%
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
LB	3,000	Liriope spicata 'Big Blue'	LARGE PLUG			12" o.c.
	6	Creeping Lily Turf				

- ### GENERAL NOTES-LANDSCAPING
- LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
 - VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLANT LIST.
 - ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
 - ALL PLANT MATERIAL (SHRUBS/TREES) SHALL BE A MINIMUM DISTANCE OF 4 1/2 FEET FROM BACK OF CURB, EXCEPT ALONG ANY WALLS WHERE CURB STOPS WILL BE USED. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" OF MULCH.
 - ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. 3" OF DYED BROWN DOUBLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH THE EXCEPTION OF BUFFER PLANTINGS.
 - APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
 - ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
 - DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (i.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
 - LAWN AREAS SHALL BE SEED WITH RIVERIA OR SUNSTAR BERBERIS GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
 - REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION
 - REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION
 - ONE SUBSTANTIAL COMPLETION MEETING FOR PLANT INSTALLATION
 - ONE FINAL INSPECTION FOR ALL SEEDING/PLANTING OPERATIONS
 - THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
 - LANDSCAPE SUB-CONTRACTOR (UNDER GC CONTRACT) SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND LAWN AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING DURING PERIODS OF DROUGHT UNTIL THE PLANTS AND LAWN MEET FINAL COMPLETION. PLANT MATERIALS OR AREAS OF GRASS WHICH PERISH SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDING AREAS. IF DAMAGE THROUGH NO FAULT OF THE OWNER AREAS SHALL BE RESEED AND RESEED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL WATER AND MAINTAIN THOSE AREAS UNTIL THEY ARE AT 95% COVERAGE AT FINAL COMPLETION.
 - SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS MUST BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY REASONS WHICH CAN BE SUBSTITUTED OR FOR SUPERIOR STOCK SUBSTITUTIONS.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING. IF THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT FIND GRADING UNACCEPTABLE FOR FINAL SEEDING, LANDSCAPE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
 - IF CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
 - GENERAL LAWN AREAS SHALL BE SEED WITH RIVERIA OR SUNSTAR BERBERIS. PLAYING FIELDS SHALL BE SOODED WITH TIFWAY-419 BERBERIS. SEE PLANTING PLAN FOR LIMITS.
 - ALL 3:1 SLOPES SHALL BE STABILIZED WITH "NO-MOW" NATURALIZED SEED MIX AND EROSION CONTROL MATTING.
 - ALL FOUNDATION SHRUBS AND TREES TO BE PLANTED A MINIMUM OF 5'-FT FROM BUILDING WALL. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
 - INSTALL PERMANENT SEEDING ALONG ALL ROADSIDE DITCHES AND CHANNELS WITHIN CONSTRUCTION LIMITS OF PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.
 - AFTER WARRANTY PERIOD, OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOVED. ALL PLANTS MAINTAINED AS DISEASE FREE. ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (IE THICKETS) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBSCURABLE MATERIALS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTING WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. REPLACEMENT SHALL BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY REASONS WHICH CAN BE SUBSTITUTED OR FOR SUPERIOR STOCK SUBSTITUTIONS. OF THE WARRANTY PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR PLANT REPLACEMENTS. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

NORTH CAROLINA
PRELIMINARY
NOT FOR
CONSTRUCTION
01-20-21

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

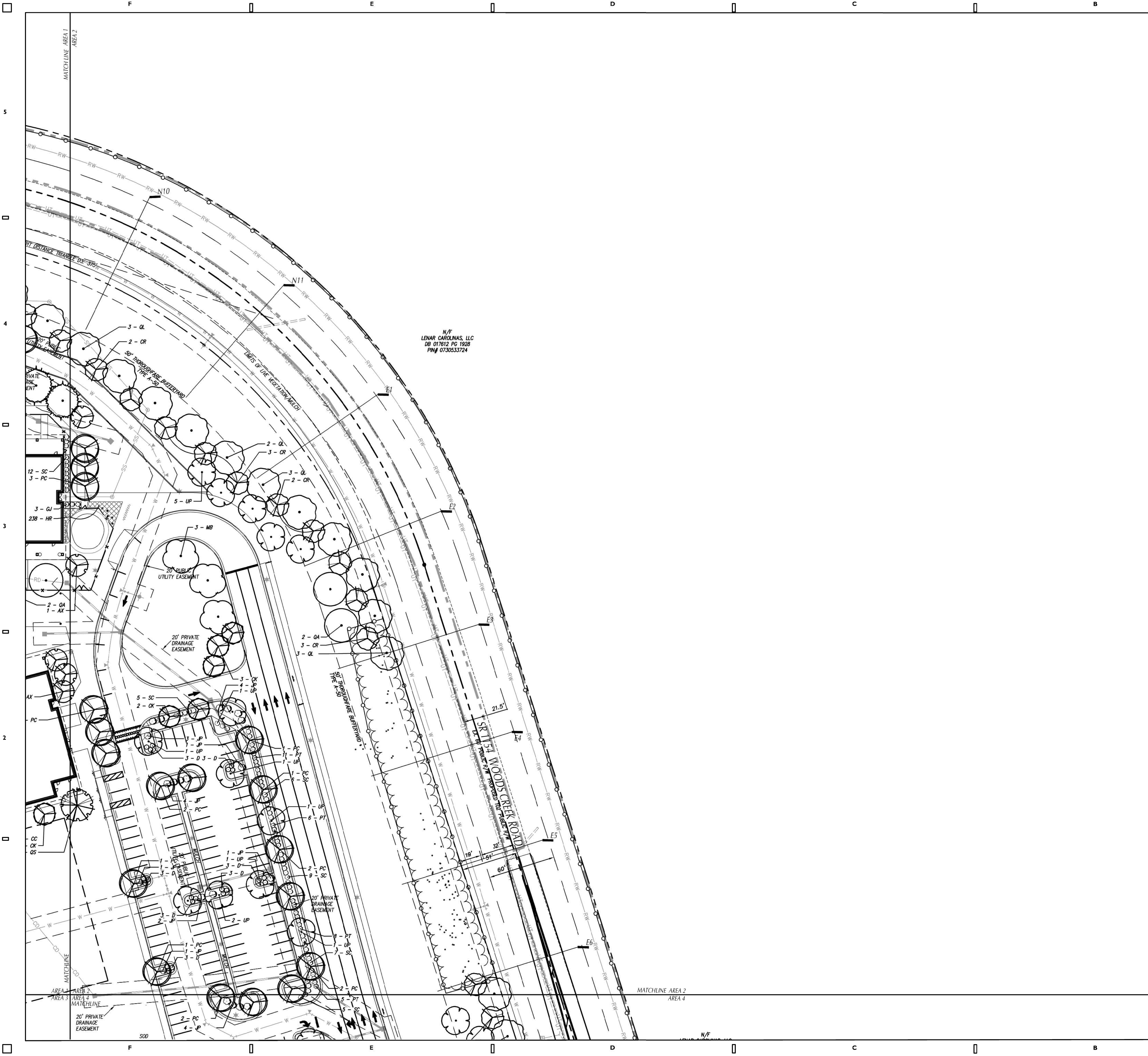
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DATE 01/20/2021
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SITE PLANTING PLAN
AREA I

sheet no

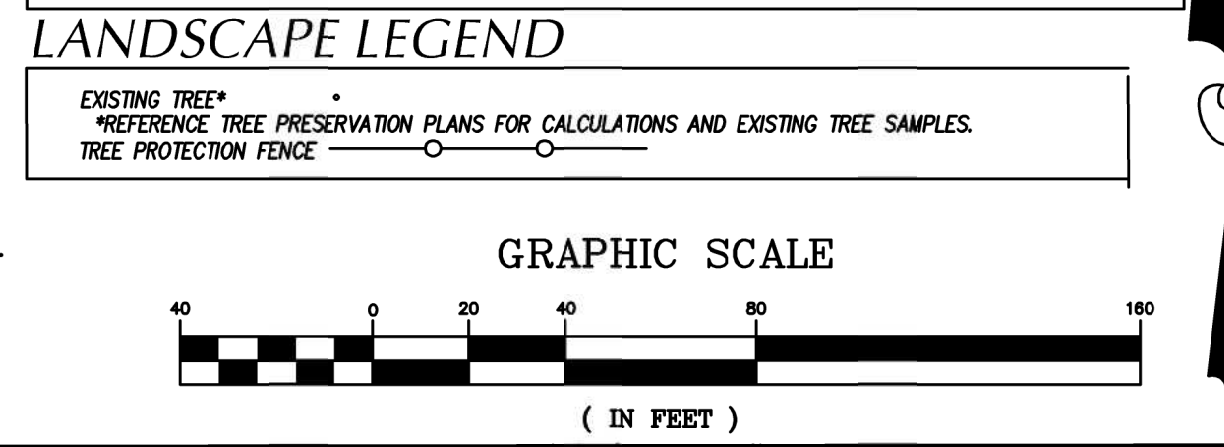
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PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	% USED OF 268	REMARKS
AX	14	Amelanchier x grandiflora 'Autumn Brilliance'	CONT./B&B	2.5"		5%	
CD	3	Cedrus deodara 'Bill's Blue'	CONT./B&B		12' HT.	1%	
CC	20	Cercis canadensis 'Hearts of Gold'	CONT./B&B	1 1/2"		7%	
CR	31	Chionanthus retusus 'Forest Pansy'	CONT.	2.0"		12%	
OK	20	Cornus kousa 'Chinese Dogwood'	CONT./B&B	1 1/2"		7%	
CA2	19	Cupressus arizonica 'Carolina Sapphire'	B&B		5'-6' HT.	7%	
MB	8	Magnolia grandiflora 'Brackens Brown Beauty'	CONT./B&B	2.5"		3%	
MV2	16	Magnolia virginiana 'Northern Belle'	CONT./B&B	2.5"		6%	
NS	17	Nyssa sylvatica 'Sour Gum'	CONT./B&B	2.5"		6%	
PC	29	Platanus chinensis 'Chinese Pistache'	CONT./B&B	2.5"		10%	STRAIGHT LEADER
QA	20	Quercus acutissima 'Sawtooth Oak'	CONT./B&B	2.5"		7%	
OL	33	Quercus lyrata* 'Overcup Oak'	CONT./B&B	2.5"		12%	
QS	13	Quercus shumardii 'Shumard Red Oak'	CONT./B&B	2.5"		5%	
UP	25	Ulmus parvifolia 'Chinese Lacebark Elm'	B&B	2.5"		9%	
* Quercus alba may be substituted if Quercus lyrata is not available. Contractor shall notify landscape architect for approval.							
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	-	SIZE	% USED OF 311	REMARKS
CA	30	Clethra alnifolia 'Ruby Spice'	CONT.	5 GAL	18-24" HT.	5%	
CJ	35	Cryptomeria japonica 'Gibbosa Nana'	CONT.	3 GAL	8"-12" HT.	7%	
D	33	Distylium 'Swing Low'	CONT.	3 GAL	8"-12" HT.	6%	
CJ	54	Gardenia jasminoides 'Klein's Hardy'	CONT.	5 GAL	18-24" HT.	11%	
HQ	19	Hydrangea quercifolia 'Alice'	CONT.	5 GAL	18-24" HT.	4%	
C	76	Ilex crenata 'Soft Touch'	CONT.	5 GAL	30-36" HT.	15%	
IV	3	Ilex verticillata 'Southern Gentleman'	CONT.	5 GAL	18-24" HT.	1%	
IV2	3	Ilex verticillata 'Winter Red'	CONT.	5 GAL	18-24" HT.	1%	
IP	35	Illicium parviflorum 'Florida Sunshine'	CONT.	5 GAL	21-24" HT.	7%	
JP	35	Juniperus procumbens 'Nana'	CONT.	3 GAL	8"-12" HT.	7%	
PG	28	Panicum virgatum 'Blue Fountain'	CONT.		18-24" HT.	5%	
PJ	31	Pieris japonica 'Compacta'	CONT.	3 GAL	18-24" HT.	6%	
PT	60	Pittosporum tobira 'Mojo'	CONT.	3 GAL	12-15" HT	12%	
RW	10	Rhododendron catawbiense 'Nova Zembla'	CONT.	5 GAL	15-18" HT.	2%	
SC	94	Syringae confusa 'Sweetbox'	B&B	5 GAL	15-18" HT.	18%	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	-	SIZE	SPACING	REMARKS
LB	3,000	Liriope spicata 'Big Blue'	LARGE PLUG			12" o.c.	

- ### GENERAL NOTES-LANDSCAPING
- LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
 - VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
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 - APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
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 - DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (i.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TYPICAL REQUIREMENTS.
 - LAWN AREAS SHALL BE SEED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
 - REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION
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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

PREMININARY
NOT FOR
CONSTRUCTION
01-20-21

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN ATR/KL
CHECKED KL

sheet name

SITE PLANTING PLAN
AREA 2

sheet no

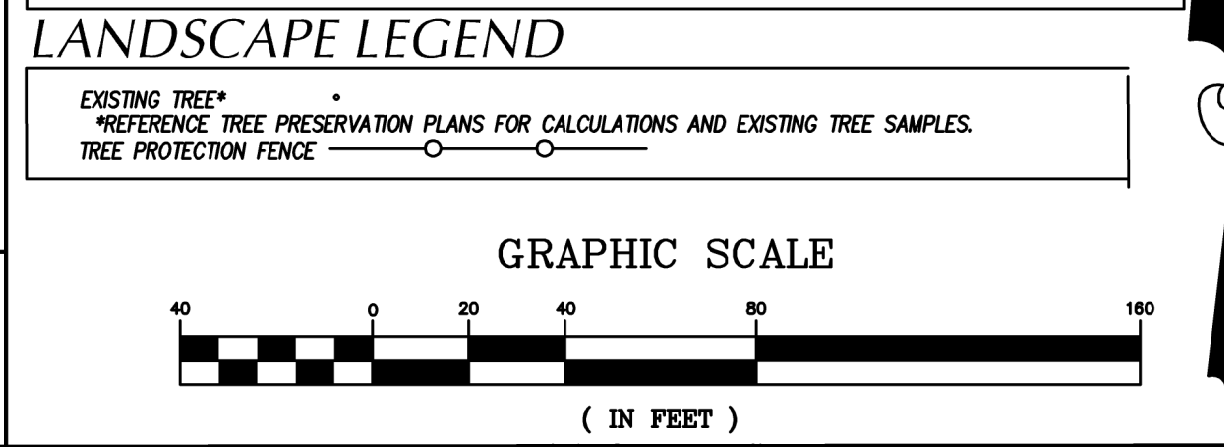
C06.02

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PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	% USED OF 268
AX	14	Amelanchier x grandiflora 'Autumn Brilliance'	CONT./B&B	2.5"		5%
CD	3	Cedrus deodara 'Bill's Blue'	CONT./B&B		12' HT.	1%
CC	20	Cercis canadensis 'Hearts of Gold'	CONT./B&B	1 1/2"		7%
CR	31	Chionanthus retusus 'Forest Pansy'	CONT.	2.0"		12%
OK	20	Cornus kousa 'Kousa Dogwood'	CONT./B&B	1 1/2"		7%
CA2	19	Cupressus arizonica 'Carolina Sapphire'	B&B		5'-6' HT.	7%
MB	8	Magnolia grandiflora 'Brackens Brown Beauty'	CONT./B&B	2.5"		3%
MV2	16	Magnolia virginiana 'Northern Belle'	CONT./B&B	2.5"		6%
NS	17	Nyssa sylvatica 'Sour Gum'	CONT./B&B	2.5"		6%
PC	29	Platanus chinensis 'Chinese Pistache'	CONT./B&B	2.5"		10%
QA	20	Quercus acutissima 'Sawtooth Oak'	CONT./B&B	2.5"		7%
OL	33	Quercus lyrata* 'Overcup Oak'	CONT./B&B	2.5"		12%
QS	13	Quercus shumardii 'Shumard Red Oak'	CONT./B&B	2.5"		5%
UP	25	Ulmus parvifolia 'Chinese Lacebark Elm'	B&B	2.5"		9%
* Quercus alba may be substituted if Quercus lyrata is not available. Contractor shall notify landscape architect for approval.						
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	% USED OF 311	REMARKS
CA	30	Clethra alnifolia 'Ruby Spice'	CONT.	5 GAL	18-24" HT.	5%
CJ	35	Cryptomeria japonica 'Globosa Nana'	CONT.	3 GAL	8"-12" HT.	7%
D	33	Distylium "Swing Low"	CONT.	3 GAL	8"-12" HT.	6%
CJ	54	Gardenia jasminoides 'Klein's Hardy'	CONT.	5 GAL	18-24" HT.	11%
HQ	19	Hydrangea quercifolia 'Alice'	CONT.	5 GAL	18-24" HT.	4%
C	76	Ilex crenata 'Soft Touch'	CONT.	5 GAL	30-36" HT.	15%
IV	3	Ilex verticillata 'Southern Gentleman'	CONT.	5 GAL	18-24" HT.	1%
IV2	3	Ilex verticillata 'Winter Red'	CONT.	5 GAL	18-24" HT.	1%
IP	35	Illicium parviflorum 'Florida Sunshine'	CONT.	5 GAL	21-24" HT.	7%
JP	35	Juniperus procumbens 'Nana'	CONT.	3 GAL	8"-12" HT.	7%
PG	28	Platanus virginiana 'Blue Fountain'	CONT.		18-24" HT.	5%
PJ	31	Pieris japonica 'Compacta'	CONT.	3 GAL	18-24" HT.	6%
PT	60	Pittosporum tobira 'Mojo'	CONT.	3 GAL	12"-15" HT	12%
RN	10	Rhododendron catawbiense 'Nova Zembla'	CONT.	5 GAL	15-18" HT.	2%
SC	94	Sorbaria confusa 'Sweetbox'	B&B	5 GAL	15-18" HT.	18%
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
LP	3,000	Liriope spicata 'Big Blue'	LARGE PLUG			12" o.c.
	6	Creeping Lily Turf				

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 - SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS AND WILL ONLY BE ACCEPTED FOR SUPERIOR STOCK SUBSTITUTIONS.
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Suite 120
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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

revisions

date note

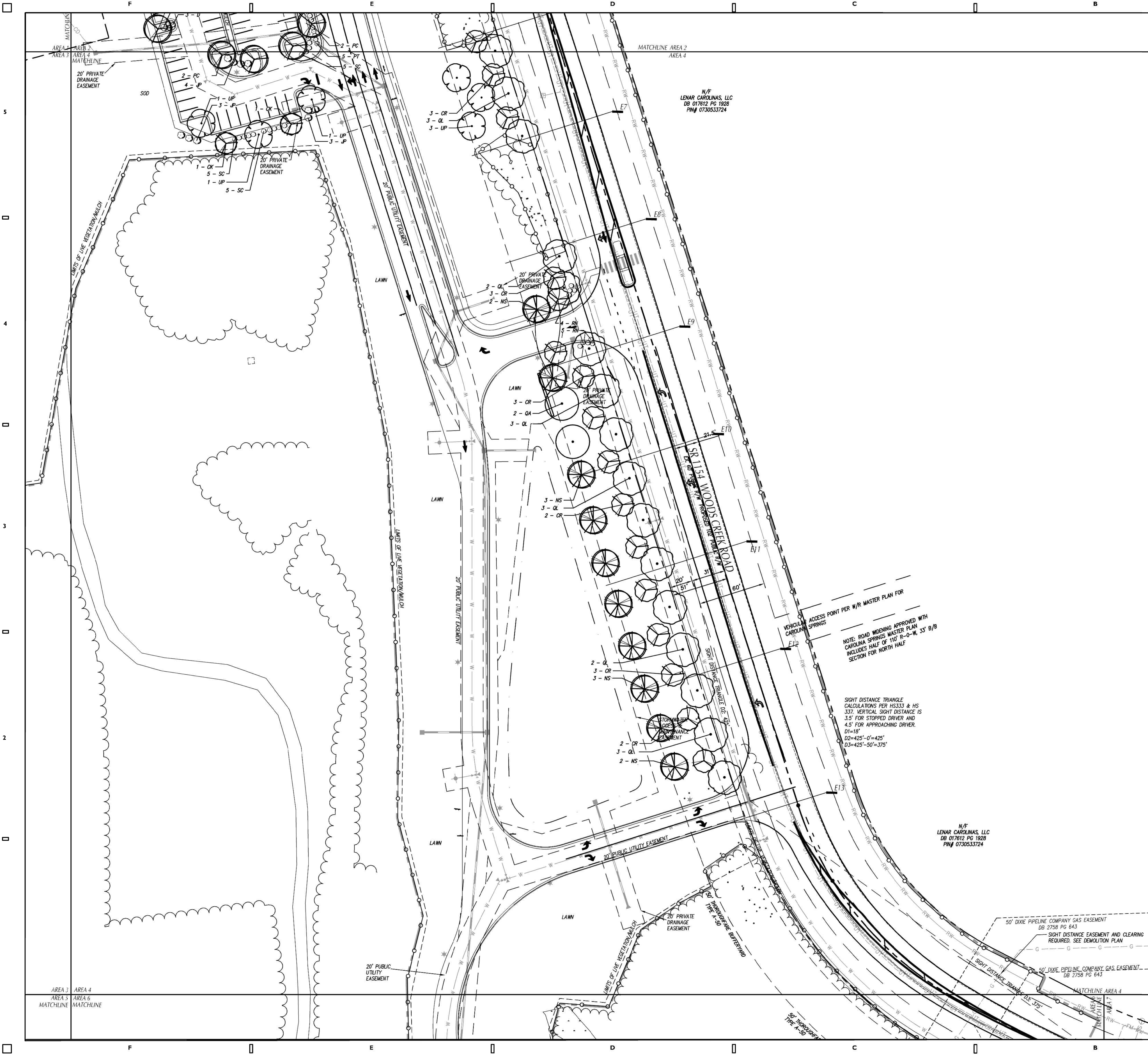
New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL
sheet name

SITE PLANTING PLAN
AREA 3
sheet no

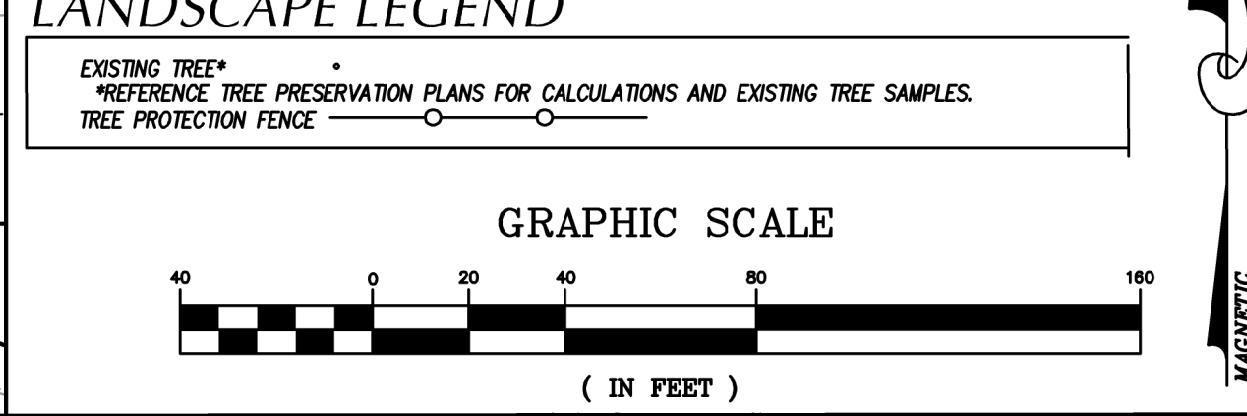
C06.03

Page 254 of 398



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project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

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NORTH CAROLINA
TREE LANDSCAPE
PRELIMINARY
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01-20-21

revisions

date note

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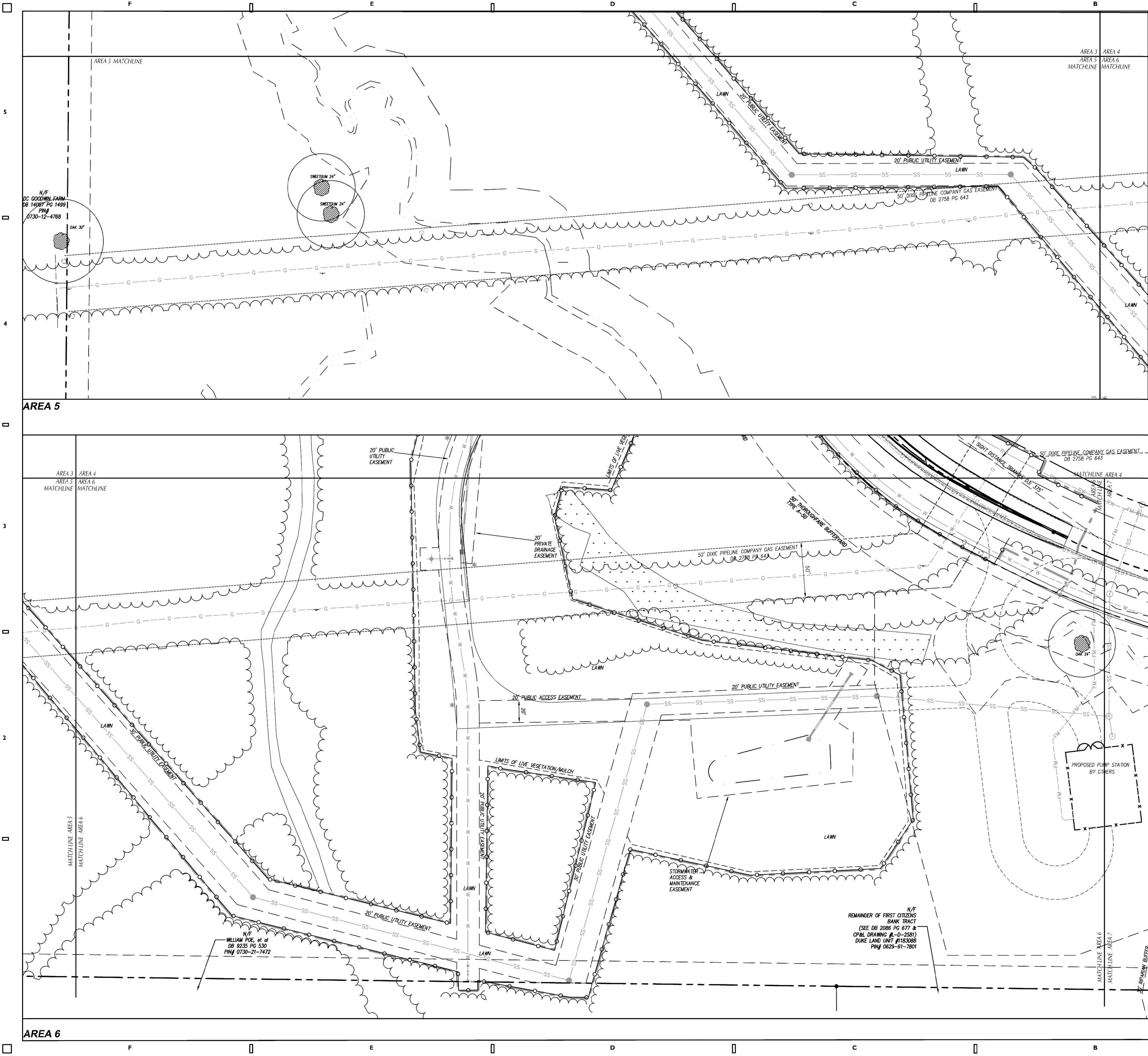
PROJECT 1355-19/19-166
DATE 01/20/2021
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CHECKED KL
sheet name

SITE PLANTING PLAN
AREA 4

sheet no

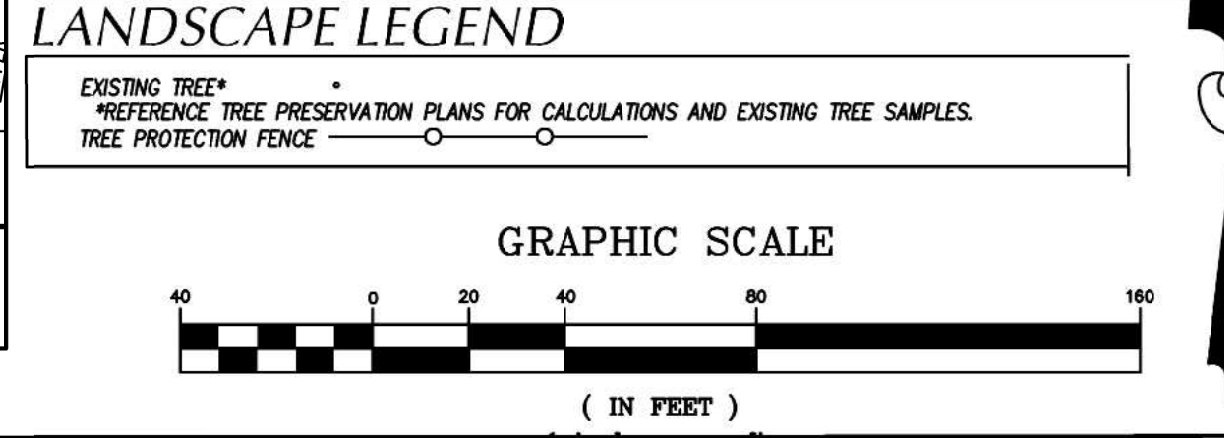
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PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	% USED OF 268
AX	14	Amelanchier x grandiflora 'Autumn Brilliance'	CONT./B&B	2.5"		5%
CD	3	Cedrus deodora 'Bl' Blue'	CONT./B&B		12' HT.	1%
CC	20	Cercis canadensis 'Hearts of Gold'	CONT./B&B	1 1/2"		7%
CR	31	Chionanthus retusus 'Chinese Fringe Tree'	CONT.	2.0"		12%
CK	20	Cornus kousa	CONT./B&B	1 1/2"		7%
CA2	19	Dupressus arizonica 'Carolina Sapphire'	B&B		5'-6' HT.	7%
MB	8	Magnolia grandiflora 'Bracken's Brown Beauty'	CONT./B&B	2.5"		3%
MY2	16	Magnolia virginiana 'Northern Belle'	CONT./B&B	2.5"		6%
NS	17	Nyssa sylvatica	CONT./B&B	2.5"		6%
PC	29	Pistacia chinensis	CONT./B&B	2.5"		10%
QA	20	Quercus acutissima	CONT./B&B	2.5"		7%
QL	33	Quercus lyrata*	CONT./B&B	2.5"		12%
QS	13	Quercus shumardii	CONT./B&B	2.5"		5%
UP	25	Ulmus parvifolia	B&B	2.5"		9%
* Quercus also may be substituted if Quercus lyrata is not available. Contractor shall notify landscape architect for approval.						
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	% USED OF 311	REMARKS
CA	30	Clethra alnifolia 'Ruby Spice'	CONT.	5 GAL	18-24" HT.	5%
CJ	35	Camptocarpus japonica 'Glossa Nana'	CONT.	3 GAL	8"-12" HT.	7%
D	33	Dietylum 'Swing Low'	CONT.	3 GAL	8"-12" HT.	6%
GU	54	Gardenia jasminoides 'Klein's Hardy'	CONT.	5 GAL	18-24" HT.	11%
HQ	19	Hydrangea quercifolia 'Alice'	CONT.	5 GAL	18-24" HT.	4%
IC	76	Ilex crenata 'Soft Touch'	CONT.	5 GAL	30-36" HT.	15%
IV	3	Ilex verticillata 'Southern Gentleman'	CONT.	5 GAL	18-24" HT.	1%
IV2	3	Ilex verticillata 'Winter Red'	CONT.	5 GAL	18-24" HT.	1%
IP	35	Illicium parviflorum 'Florida Sunshine'	CONT.	5 GAL	21-24" HT.	7%
JP	35	Juniperus procumbens 'Nana'	CONT.	3 GAL	8"-12" HT.	7%
PG	28	Panicum virgatum 'Blue Fountain'	CONT.		18-24" HT.	5%
PJ	31	Pieris japonica 'Compacta'	CONT.	3 GAL	18-24" HT.	6%
PT	60	Pittosporum tobira 'Mojo'	CONT.	3 GAL	12"-16" HT.	12%
RN	10	Rhododendron catawbiense 'Nova Zembla'	CONT.	5 GAL	15-18" HT.	2%
SC	94	Sarcococca confusa	B&B	5 GAL	15-18" HT.	18%
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
LB	3,00	Liriope spicata 'Big Blue'	LARGE PLUG		12" o.c.	

- ### GENERAL NOTES-LANDSCAPING
- LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
 - VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
 - ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
 - ALL PLANT MATERIAL (SHRUBS/TREES) SHALL BE A MINIMUM DISTANCE OF 4 1/2 FEET FROM BACK OF CURB, EXCEPT ALONG ANY NEW WALLS ADJACENT TO PARKING WHERE CURB STOPS WILL BE USED. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" OF MULCH.
 - ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. 3" OF DYED BROWN DOUBLE SHREDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH THE EXCEPTION OF BUFFER PLANTINGS.
 - APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
 - ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
 - DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (i.e. HOLES WHICH WHEN FILLED WITH WATER, DO NOT COMPLY WITH TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
 - LAWN AREAS SHALL BE SEED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
 - REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION
 - REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION
 - ONE SUBSTANTIAL COMPLETION MEETING FOR PLANT INSTALLATION
 - ONE FINAL INSPECTION FOR ALL SEEDING/PLANTING OPERATIONS
 - THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
 - LANDSCAPE SUB-CONTRACTOR (UNDER GC CONTRACT) SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND LAWN AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING DURING PERIODS OF DROUGHT UNTIL THE PLANTS AND LAWN MEET FINAL COMPLETION. PLANT MATERIALS OR AREAS OF GRASS WHICH PERISH SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDING AREAS. IF DAMAGE OCCURS THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED AND RESEED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL WATER AND MAINTAIN THOSE AREAS UNTIL THEY ARE AT 95% COVERAGE AT FINAL COMPLETION.
 - SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS MUST BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY REASONS WHICH CAN BE SUBSTANTIATED OR FOR SUPERIOR STOCK SUBSTITUTIONS.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING. IF THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT FIND GRADING UNACCEPTABLE FOR FINAL SEEDING, LANDSCAPE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
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 - ALL FOUNDATION SHRUBS AND TREES TO BE PLANTED A MINIMUM OF 5'-FT FROM BUILDING WALL. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
 - INSTALL PERMANENT SEEDING ALONG ALL ROADSIDE DITCHES AND CHANNELS WITHIN CONSTRUCTION LIMITS OF PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.
 - AFTER WARRANTY PERIOD, OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (IE THICKETS) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTING WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING ACCORDING TO WARRANTY DATES IN THE SPECIFICATIONS. OUTSIDE OF THE WARRANTY PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR PLANT REPLACEMENTS. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.



Skinner | Farlow | Kirwan
architecture

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Tel: 919.516.6716
Fax: 919.516.7919
E: c.farlow@clhdesign.com

project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
01-20-21

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

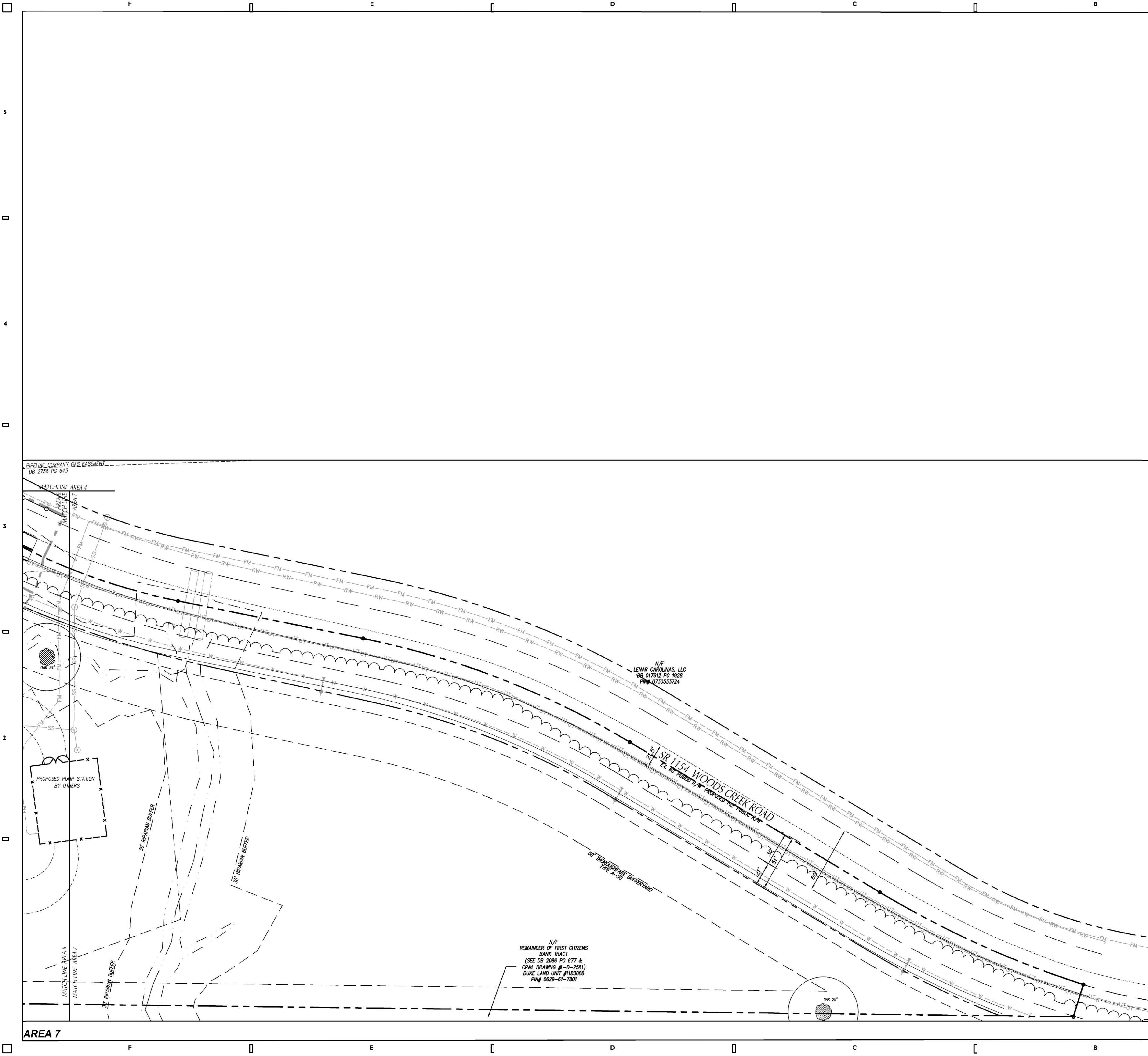
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AREAS 5 & 6

sheet no

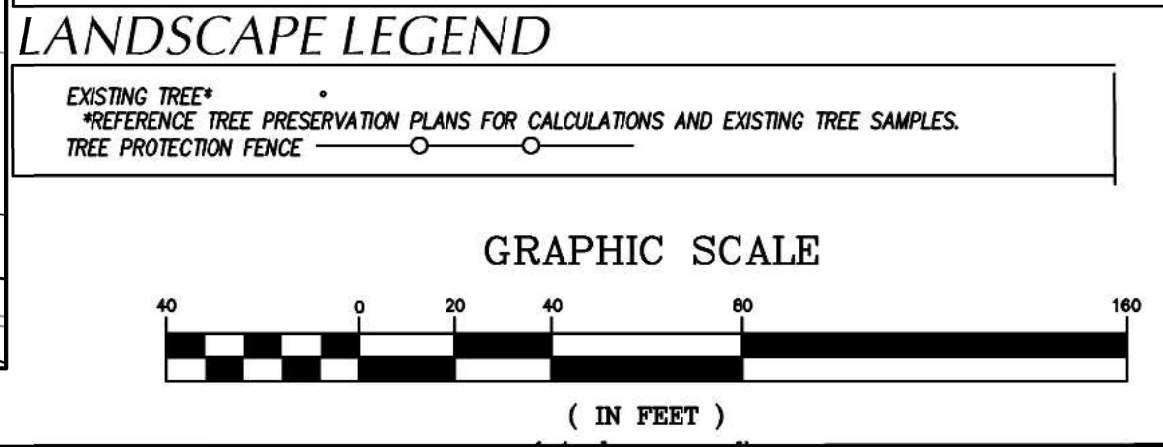
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Page 256 of 398



PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	% USED REMARKS
AX	14	Amelanchier x grandiflora 'Autumn Brilliance'	CONT./B&B	2.5"		5%
CD	3	Cedrus deodara 'Bil's Blue'	CONT./B&B		12' HT.	1%
CC	20	Cercis canadensis 'Hearts of Gold'	CONT./B&B	1 1/2"		7%
CR	31	Chionanthus retusus	CONT.	2.0"		12%
CK	20	Cornus kousa	CONT./B&B	1 1/2"		7%
CAZ	19	Cupressus arizonica 'Carolina Sapphire'	B&B		5'-6' HT.	7%
MB	8	Magnolia grandiflora 'Bracken's Southern Magnolia'	CONT./B&B	2.5"		3%
MV2	16	Magnolia virginiana 'Northern Belle'	CONT./B&B	2.5"		6%
NS	17	Nyssa sylvatica	CONT./B&B	2.5"		6%
PC	29	Pistacia chinensis	CONT./B&B	2.5"		10%
QA	20	Quercus acutissima	CONT./B&B	2.5"		7%
QL	33	Quercus lyrata	CONT./B&B	2.5"		12%
QS	13	Quercus shumardii	CONT./B&B	2.5"		5%
UP	25	Ulmus parvifolia	B&B	2.5"		9%
* Quercus alba may be substituted if Quercus lyrata is not available. Contractor shall notify landscape architect for approval.						
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	% USED REMARKS	
CA	30	Clethra alnifolia 'Ruby Spice'	CONT.	5 GAL	18-24" HT.	5%
CJ	35	Cryptomeria japonica 'Globosa Nana'	CONT.	3 GAL	8"-12" HT.	7%
D	33	Distylium "Swing Low"	CONT.	3 GAL	8"-12" HT.	6%
GJ	54	Gardenia jasminoides 'Klein's Hardy'	CONT.	5 GAL	18-24" HT.	11%
HQ	19	Hydrangea quercifolia 'Alice'	CONT.	5 GAL	18-24" HT.	4%
IC	76	Ilex crenata 'Soft Touch'	CONT.	5 GAL	30-36" HT.	15%
IV	3	Ilex verticillata 'Southern Gentleman'	CONT.	5 GAL	18-24" HT.	1%
IV2	3	Ilex verticillata 'Winter Red'	CONT.	5 GAL	18-24" HT.	1%
JP	35	Illicium parviflorum 'Florida Sunshine'	CONT.	5 GAL	21-24" HT.	7%
JP	35	Juniperus procumbens 'Nana'	CONT.	3 GAL	8"-12" HT.	7%
PG	28	Panicum virgatum 'Blue Fountain'	CONT.		18-24" HT.	5%
PJ	31	Pieris japonica 'Compacta'	CONT.	3 GAL	18-24" HT.	6%
PT	60	Pittosporum tobira Moja	CONT.	3 GAL	12"-15" HT.	12%
RN	10	Rhododendron catawbiense 'Nova Zembla'	CONT.	5 GAL	15-18" HT.	2%
SC	94	Sororococcus confusa	B&B	5 GAL	15-18" HT.	18%
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
LB	3.00	Liriope spicata 'Big Blue'	LARGE PLUG			12" o.c.
	6	Creeping Lily Turf				

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Skinner | Farlow | Kirwan
architecture

consultants

project status

owner id

seals

revisions

date note

CLH DESIGN

CLH Design, PA
4400 Highway 107 Forest Dr
Suite 120
Raleigh, NC 27603
Tel: 919.318.7516
Fax: 919.318.7515
P.O. Box 222, 0771

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

PRELIMINARY
NOT FOR
CONSTRUCTION

01-20-21

Wake County Public Schools System

7851 Woods Creek Road Holly Springs, 27539

Elementary School

E51-Woods Creek

New Elementary School:

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
CHECKED KL

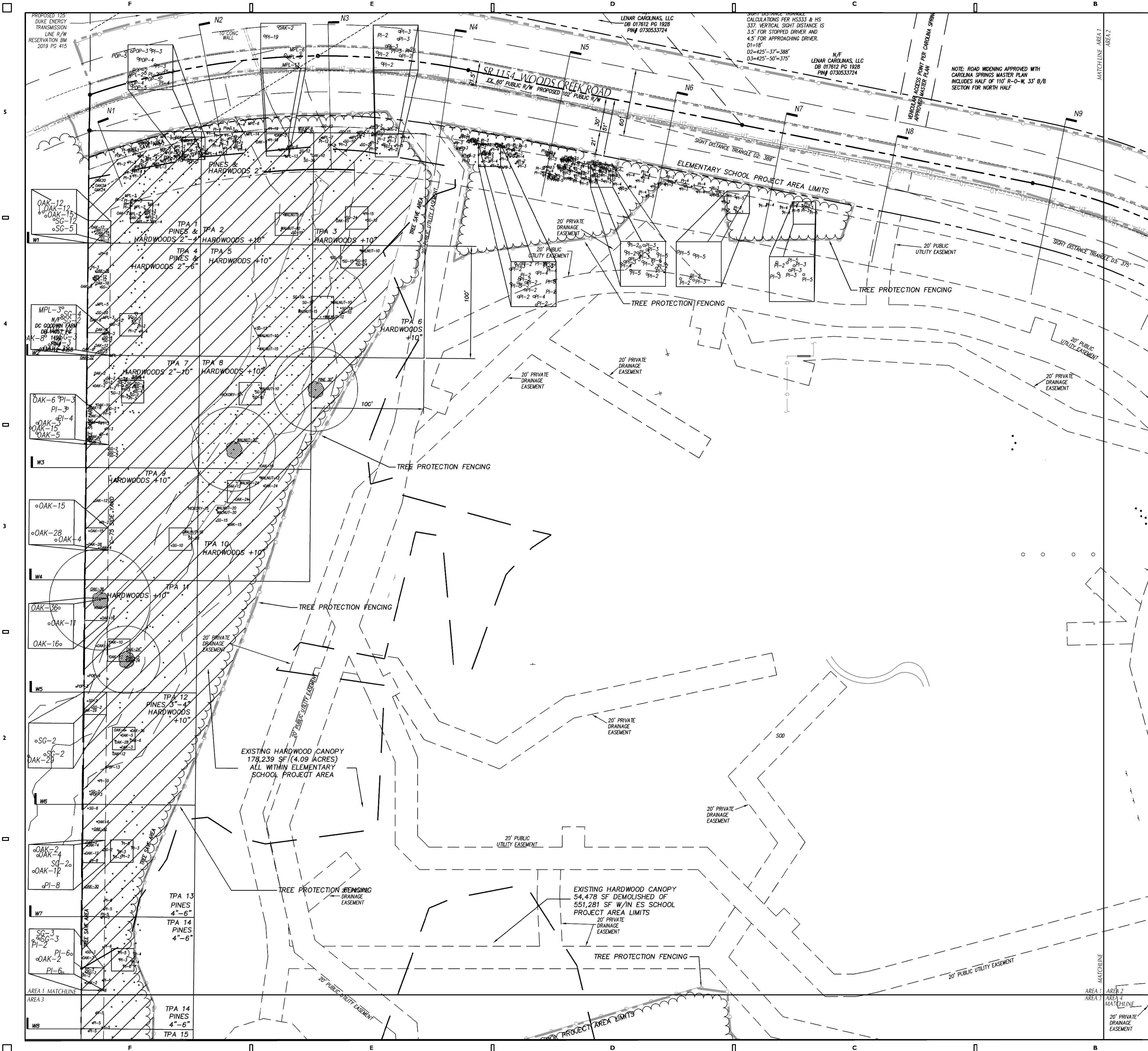
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AREAS 7

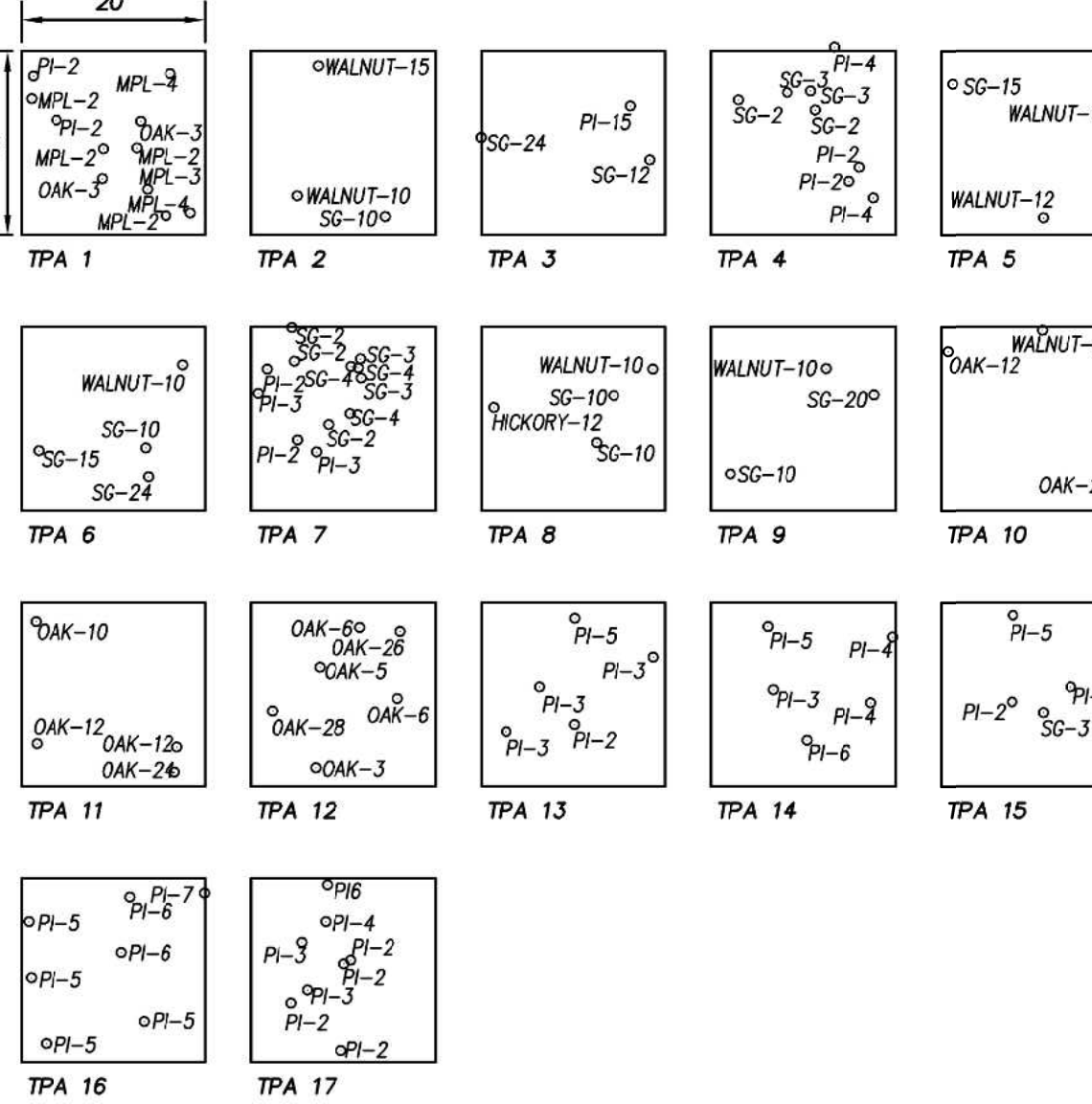
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TREE PRESERVATION SAMPLE AREAS



TREE IDENTIFICATION KEY:

PI = PINUS TAEDA
POP = QUERCUS SP.
OAK = QUERCUS SP.
HICKORY = CARYA SP.
SG = LIQUIDAMBAR STYRACIFLUA
DOGWOOD = CORNUS
WALNUT = JUGLANS NIGRA

TREE PRESERVATION CALCULATIONS:

TREE PRESERVATION REQUIRED: 10% OF DISTURBED (ES PROJECT) AREA.
PROJECT AREA INCLUDING TPA: 1,378,324 SF (31.64 ACRES)
TPA REQUIRED: 10% OF 1,378,324 SF = 137,832 SF (3.16 ACRES)
PROVIDED: 163,537 SF (3.75 ACRES)

TREE PRESERVATION AREA	SQUARE FEET	%
SPECIMEN TREE PRESERVATION	15,511 SF	9.4%
SIGNIFICANT TREE STANDS	35,235 SF	21.5%
PERIMETER LANDSCAPE YARDS	27,571 SF	16.8%
SUPPLEMENTAL UNDISTURBED PERIMETER LANDSCAPE YARD	39,517 SF	24.2%
SIGNIFICANT NATURAL RESOURCE AREA	45,703 SF	27.9%
TOTAL TREE PRESERVATION	163,537 SF	99.8%

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project status

SITE PLAN PERMIT # 3

owner id

seals



revisions

date note

New Elementary School:
E51-Woods Creek Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

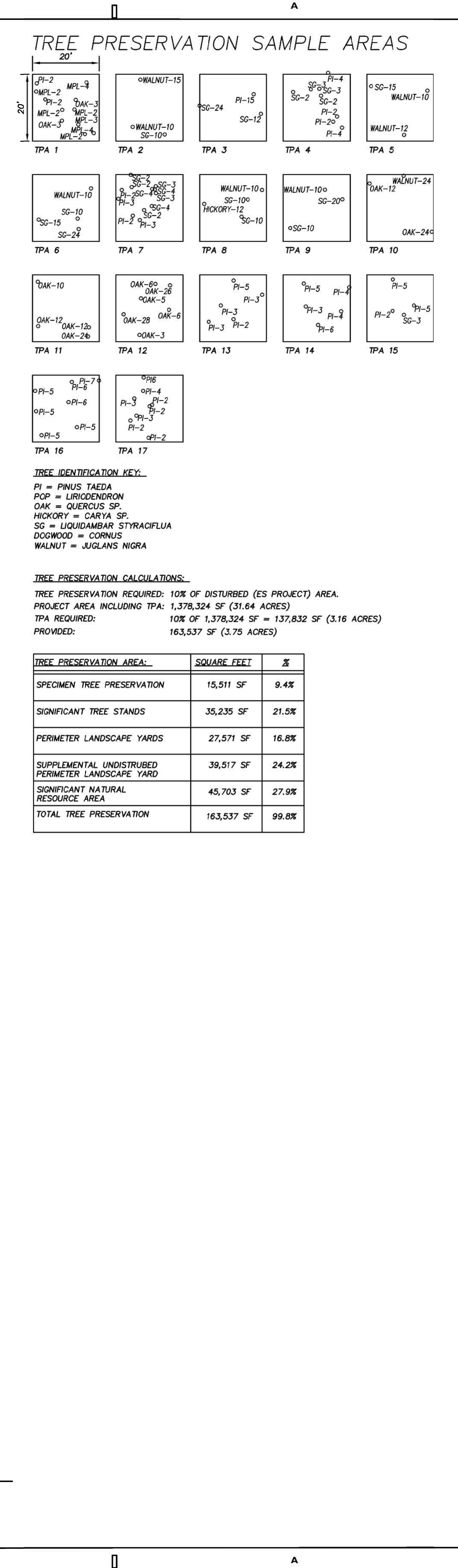


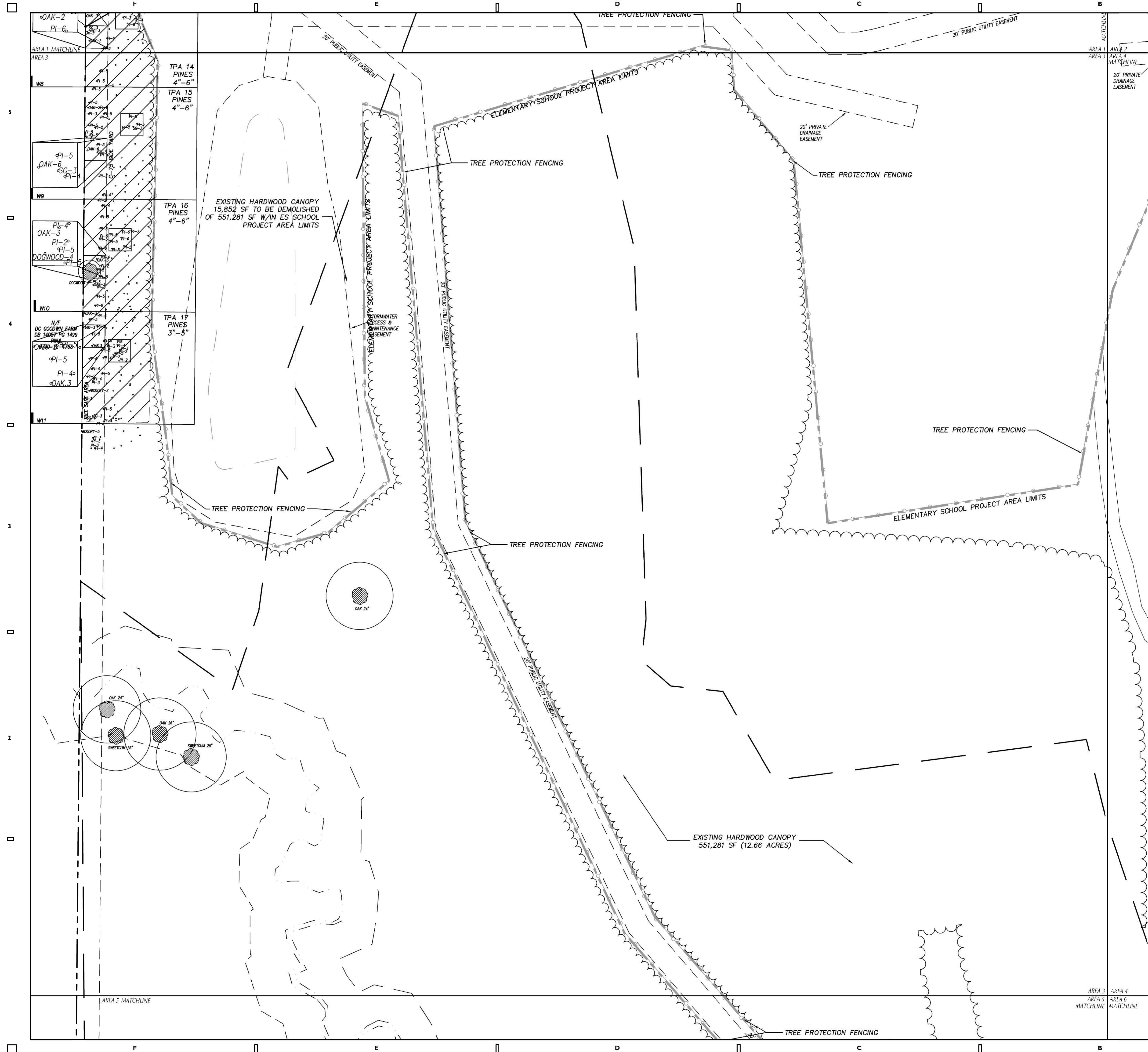
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DATE 12/23/2020
DRAWN AR/KL
CHECKED KL

TREE PRESERVATION
PLAN AREA 1

sheet no

C06.07





TREE PRESERVATION SAMPLE AREAS

[illegible]

TREE IDENTIFICATION KEY:

PI = PINUS TAEDA
POP = LIRIODENDRON
OAK = QUERCUS SP.
HICKORY = CARYA SP.
SG = LIQUIDAMBAR STYRACIFLUA
DOGWOOD = CORNUS
WALNUT = JUGLANS NIGRA

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TREE PRESERVATION REQUIRED: 10% OF DISTURBED (ES PROJECT) AREA.
 PROJECT AREA INCLUDING TPA: 1,378,324 SF (31.64 ACRES)
 TPA REQUIRED: 10% OF 1,378,324 SF = 137,832 SF (3.16 ACRES)
 PROVIDED: 163,537 SF (3.75 ACRES)

<u>TREE PRESERVATION AREA:</u>	<u>SQUARE FEET</u>	<u>%</u>
SPECIMEN TREE PRESERVATION	15,511 SF	9.4%
SIGNIFICANT TREE STANDS	35,235 SF	21.5%
PERIMETER LANDSCAPE YARDS	27,571 SF	16.8%
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SIGNIFICANT NATURAL RESOURCE AREA	45,703 SF	27.9%
TOTAL TREE PRESERVATION	163,537 SF	99.8%

Skinner | Farlow | Kirwan
architecture
301 Glenwood Ave., Suite 270
Raleigh, NC 27603
sfkarchitecture.com

sfkarchitecture.com

consultants



Project status

SITE PLAN PERMIT # 3

owner id

seals:



1.23.20

revisions

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# date      note
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New Elementary School:

**E51-Woods Creek
Elementary School**

7851 Woods Creek Road Holly Springs, 27539

Wake County Public Schools System



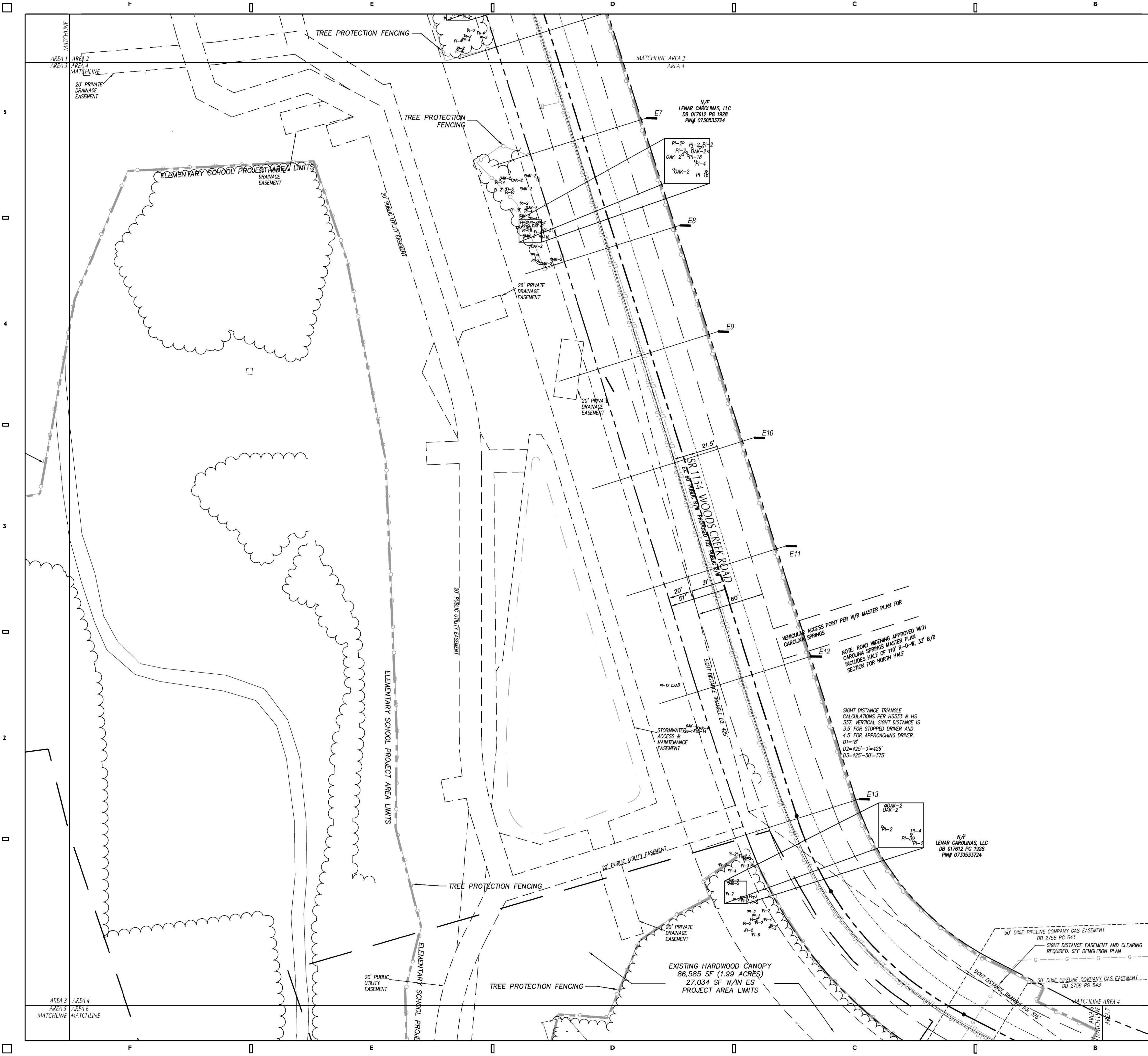
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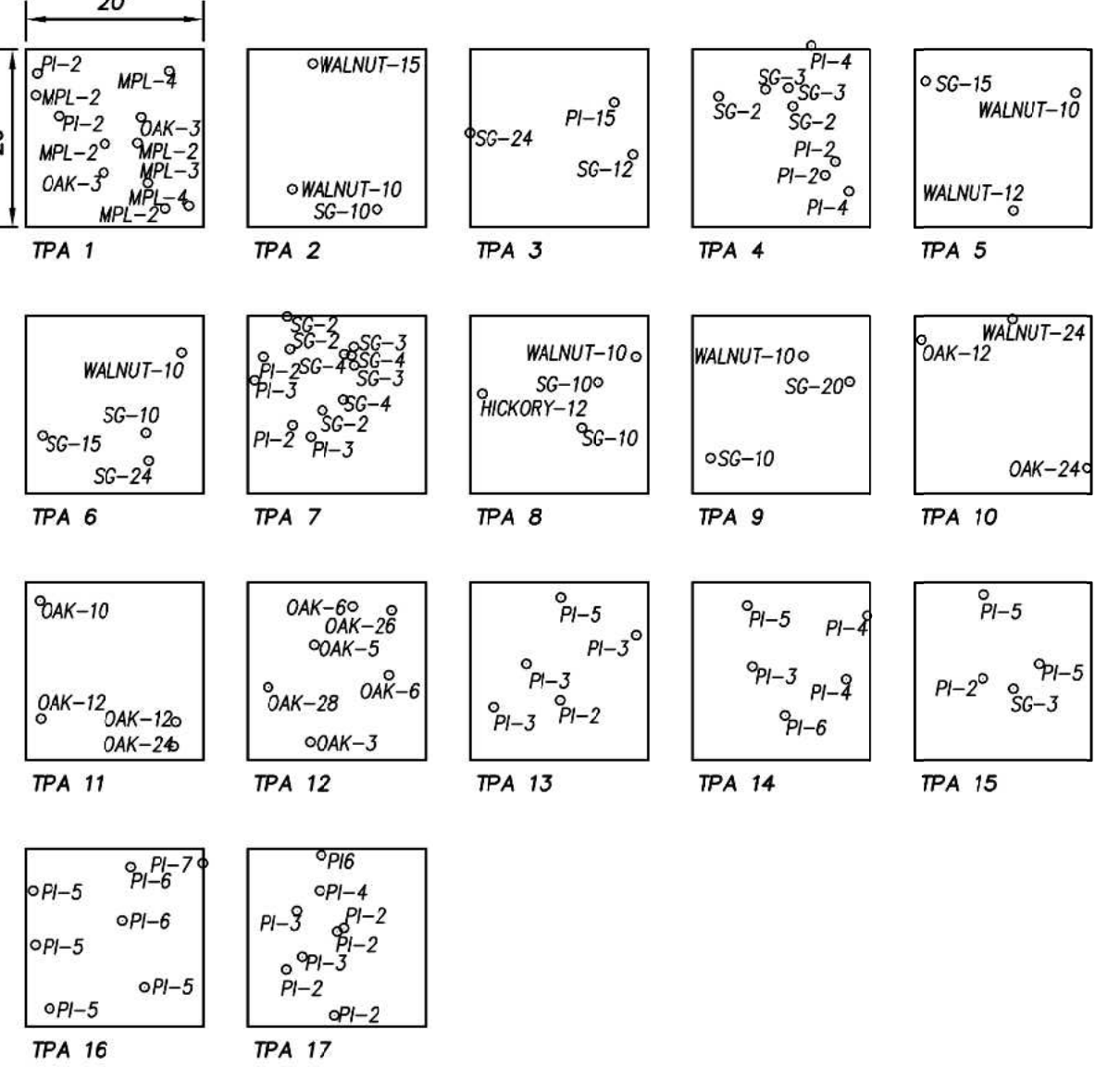
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PLAN AREA 3**

sheet no

C06.09



TREE PRESERVATION SAMPLE AREAS



TREE IDENTIFICATION KEY:

PI = PINUS TAEDA
POP = LIQUIDAMBAR
OAK = QUERCUS SP.
HICKORY = CARYA SP.
SG = LIQUIDAMBAR STYRACIFLUA
DOGWOOD = CORNUS
WALNUT = JUGLANS NIGRA

TREE PRESERVATION CALCULATIONS:

TREE PRESERVATION REQUIRED: 10% OF DISTURBED (ES PROJECT) AREA.
PROJECT AREA INCLUDING TPA: 1,378,324 SF (31.64 ACRES)
TPA REQUIRED: 10% OF 1,378,324 SF = 137,832 SF (3.16 ACRES)
PROVIDED: 163,537 SF (3.75 ACRES)

TREE PRESERVATION AREA	SQUARE FEET	%
SPECIMEN TREE PRESERVATION	15,511 SF	9.4%
SIGNIFICANT TREE STANDS	35,235 SF	21.5%
PERIMETER LANDSCAPE YARDS	27,571 SF	16.8%
SUPPLEMENTAL UNDISTURBED PERIMETER LANDSCAPE YARD	39,517 SF	24.2%
SIGNIFICANT NATURAL RESOURCE AREA	45,703 SF	27.9%
TOTAL TREE PRESERVATION	163,537 SF	99.8%

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400 Highway Forest Dr
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E: C-108, P: C-108

consultants

project status

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
12-23-20

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL

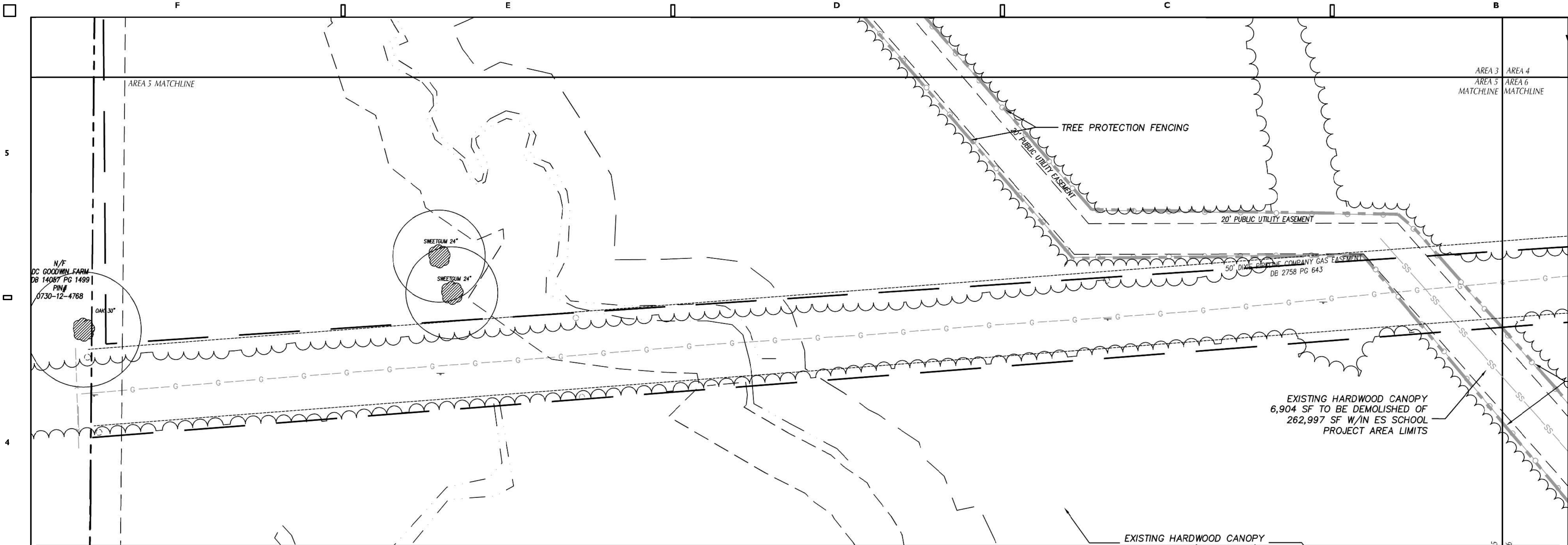
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TREE PRESERVATION
PLAN AREA 4

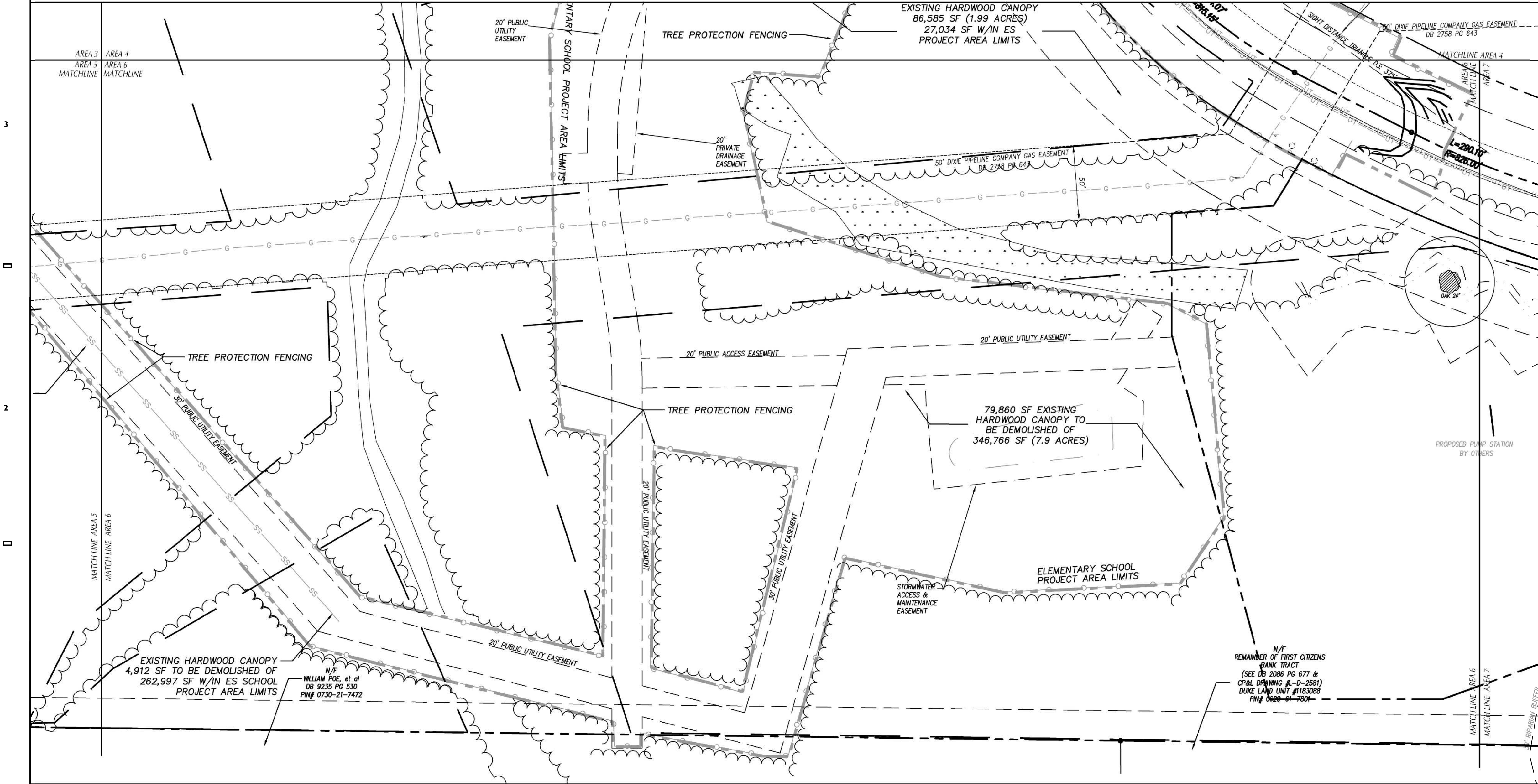
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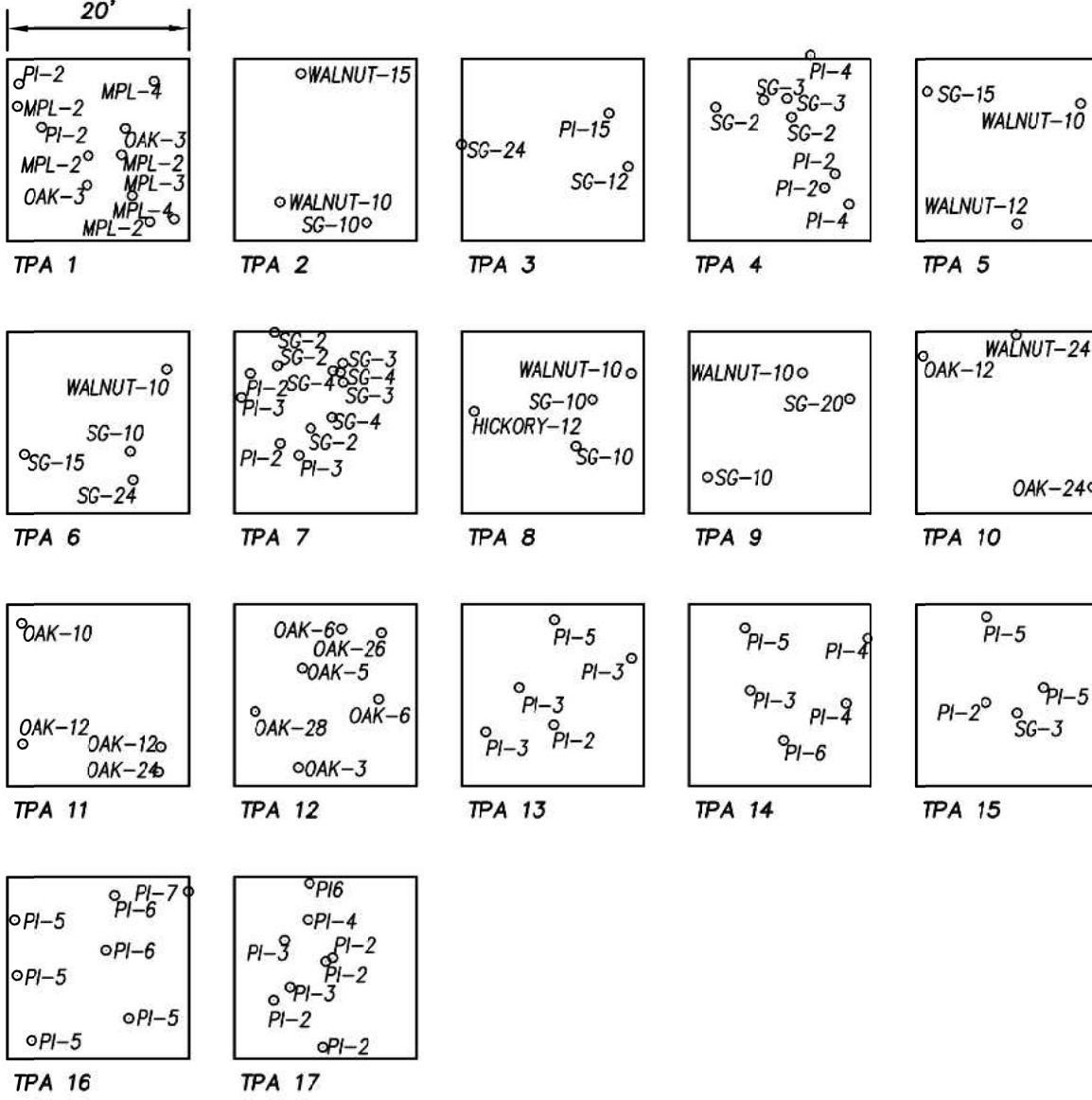


AREA 5



AREA 6

TREE PRESERVATION SAMPLE AREAS



TREE IDENTIFICATION KEY:

PI = PINUS TAEDA
POP = LIRODENDRON
OAK = QUERCUS SP.
HICKORY = CARYA SP.
SG = LIQUIDAMBAR STRACIFLUA
DOGWOOD = CORNUS
WALNUT = JUGLANS NIGRA

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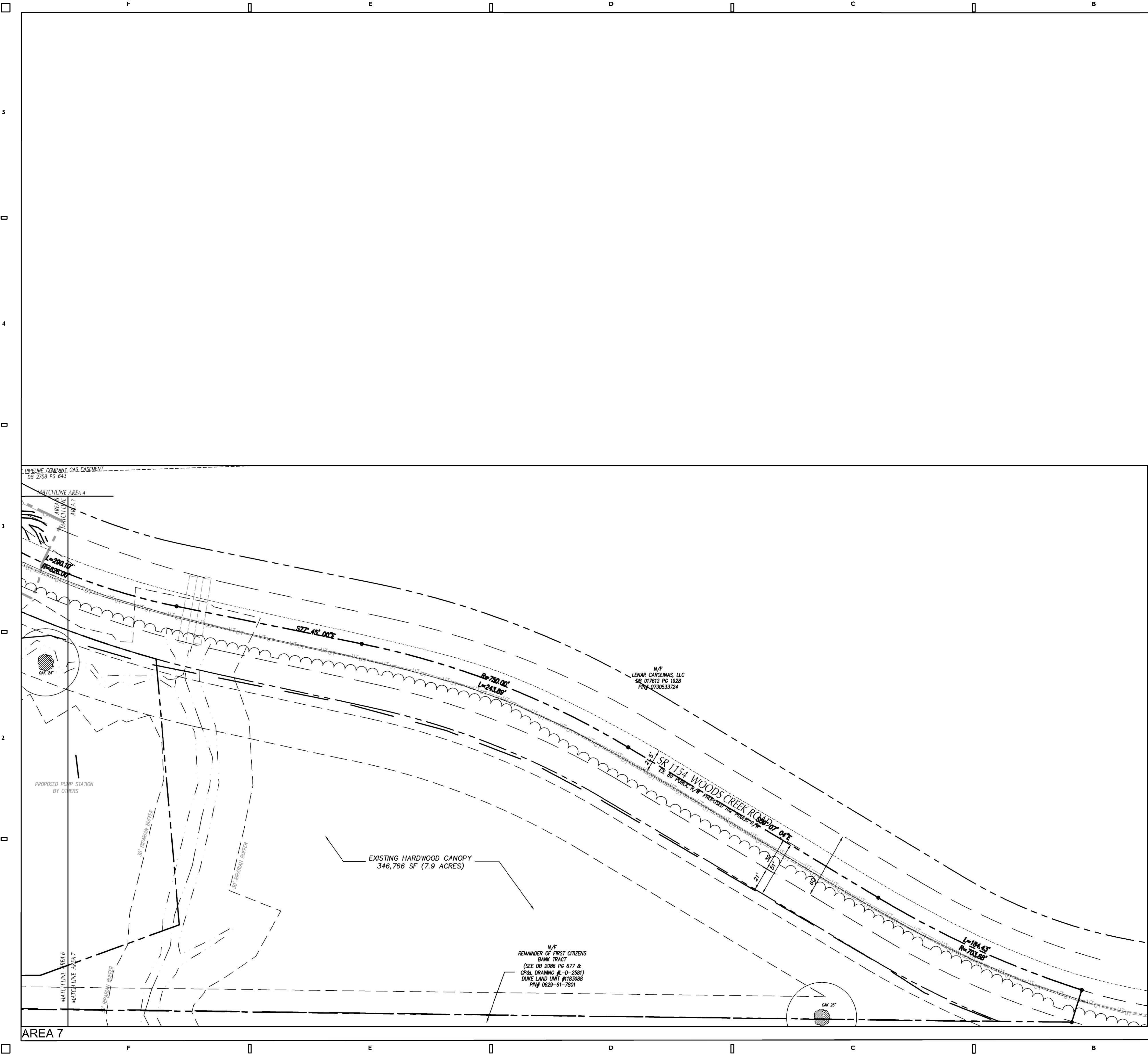


New Elementary School:
E51-Woods Creek Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

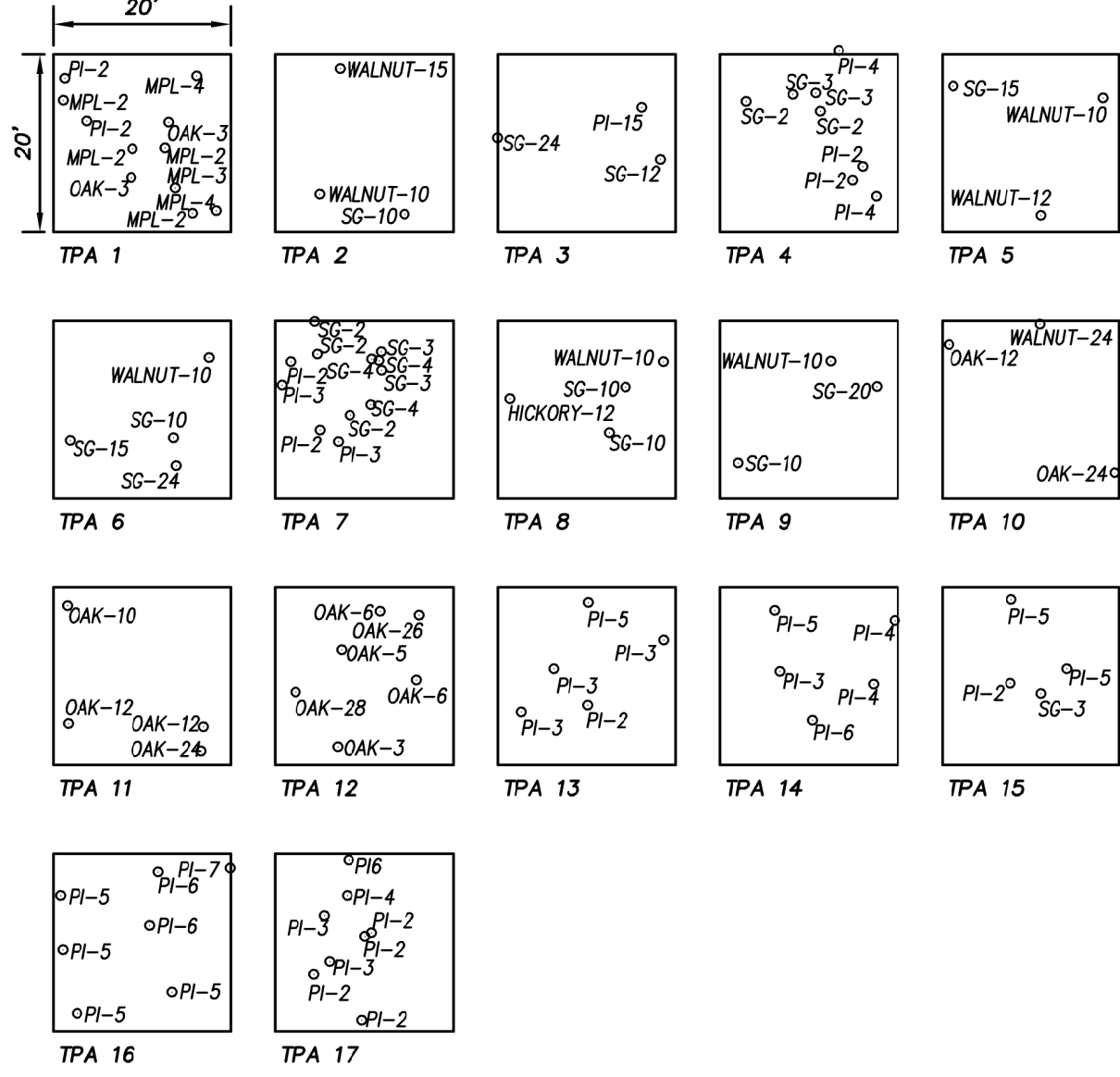


PROJECT	1355-19/19-166
DATE	12/23/2020
DRAWN	AR/KL
CHECKED	KL

TREE PRESERVATION
PLAN AREA 5 & 6



TREE PRESERVATION SAMPLE AREAS



TREE IDENTIFICATION KEY:

PI = PINUS TAEDA
POP = LIRODENDRON
OAK = QUERCUS SP.
HICKORY = CARYA SP.
SG = LIQUIDAMBAR STYRACIFLUA
DOGWOOD = CORNUS
WALNUT = JUGLANS NIGRA

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SIGNIFICANT NATURAL RESOURCE AREA	45,703 SF	27.9%
TOTAL TREE PRESERVATION	163,537 SF	99.8%

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project status

SITE PLAN PERMIT # 3

owner id

seals

NORTH CAROLINA
PRELIMINARY
NOT FOR
CONSTRUCTION
12-23-20

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

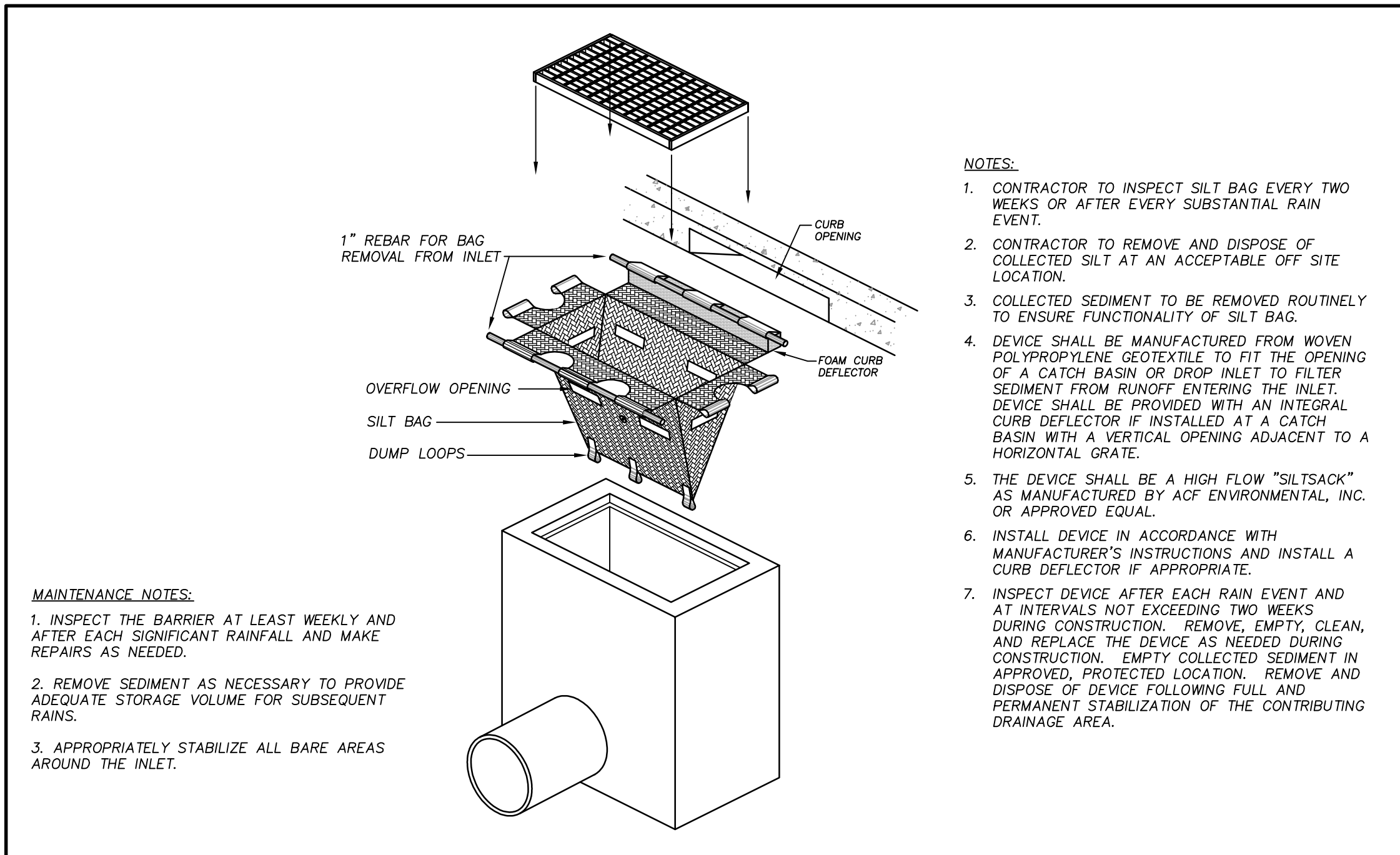
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DATE 12/23/2020
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CHECKED KL
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TREE PRESERVATION
PLAN AREA 7
sheet no

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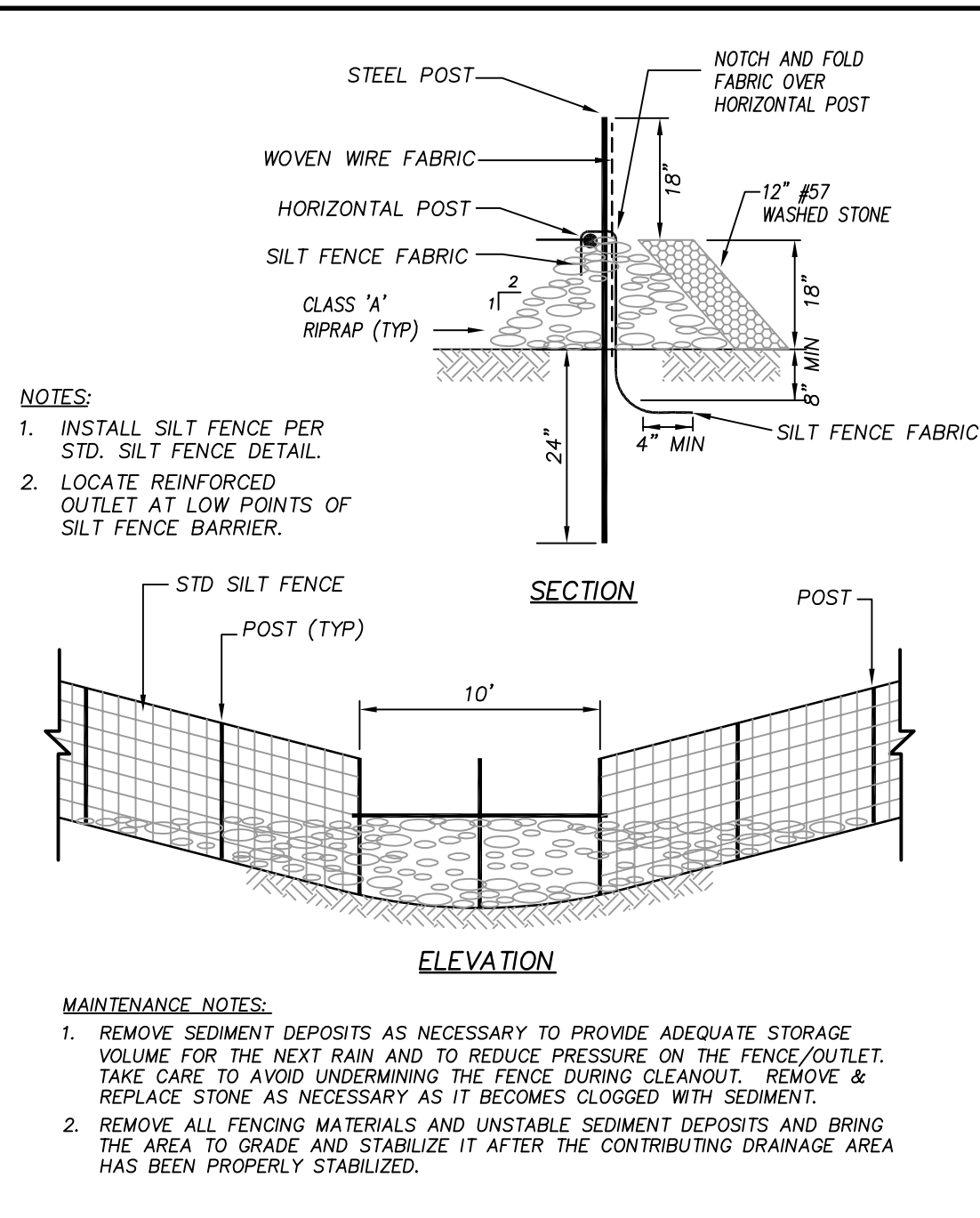
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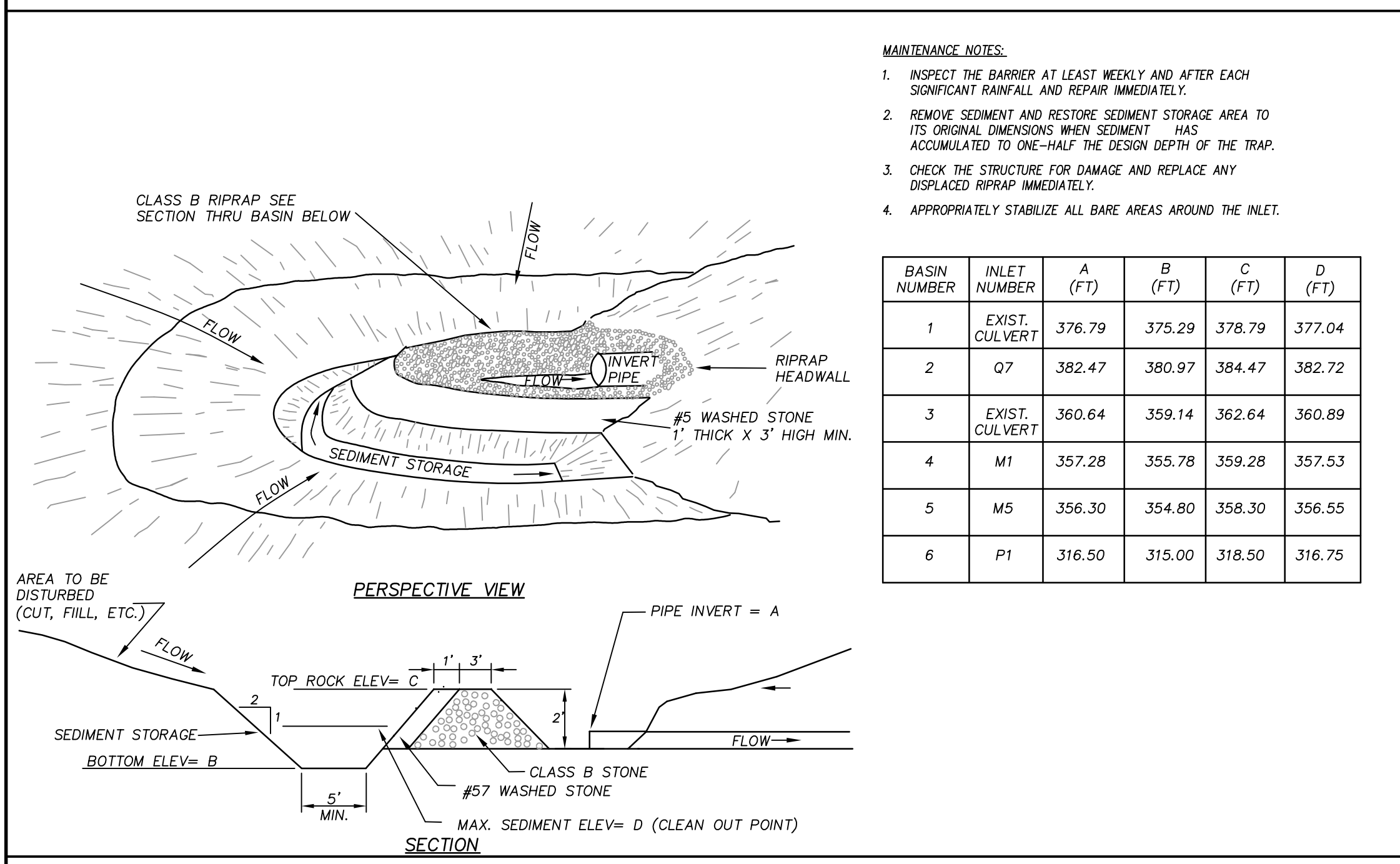
SILT BAG INLET PROTECTION

N.T.S.



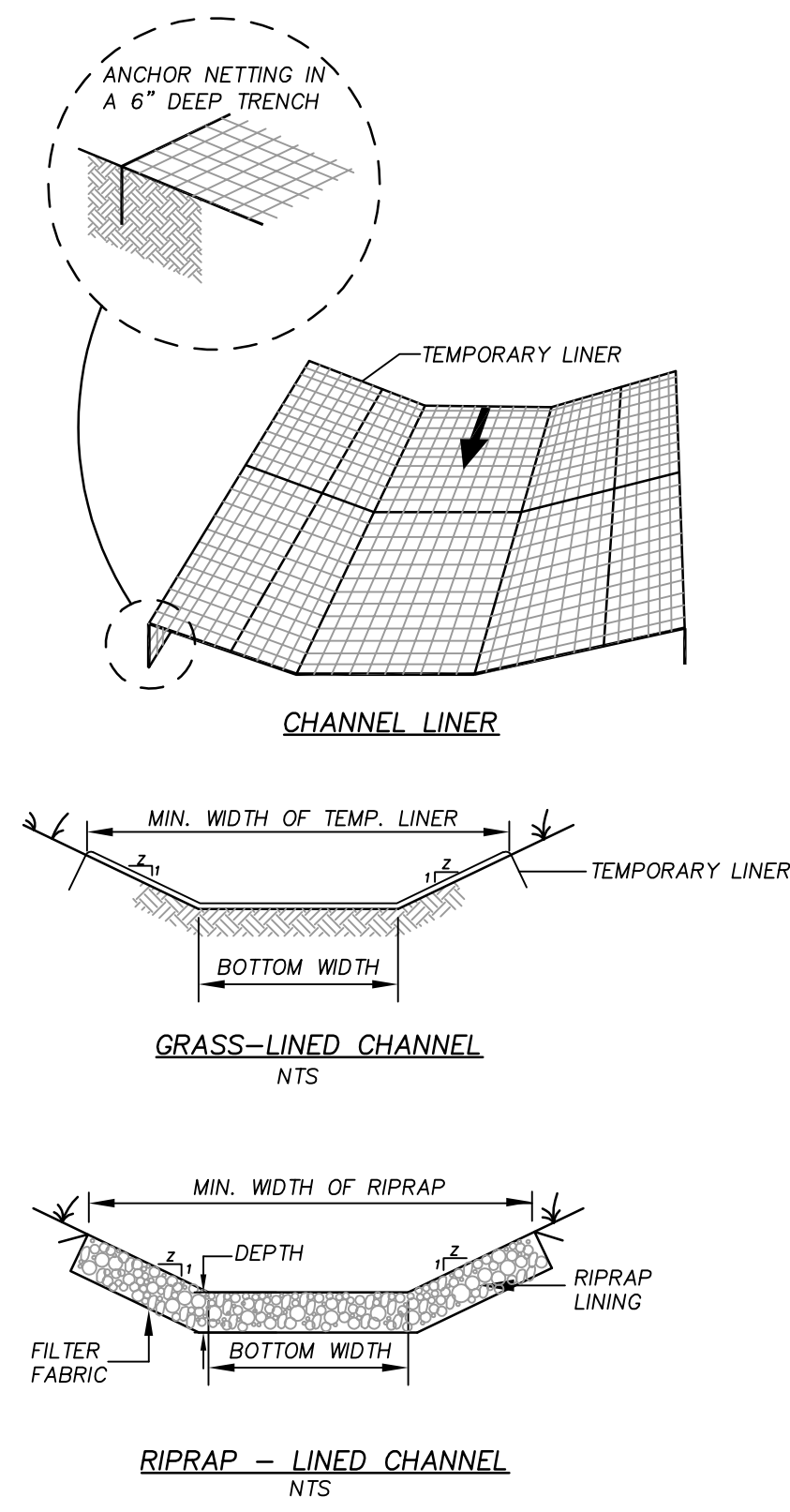
REINFORCED SILT FENCE OUTLET

N.T.S.



TEMPORARY ROCK PIPE INLET PROTECTION

N.T.S.



CHANNEL SCHEDULE									
CHANNEL	BOTTOM WIDTH (FT)	SIDE SLOPE (H:V)	CHANNEL GRADE	CHANNEL LENGTH	PERM. LINING	TEMP. LINING	MIN. TOP WIDTH OF LINING (FT)	RIPRAP DEPTH (IN)	
1	2	3:1	5.2%	200 LF	GRASS	SYNTHETIC MAT	8	N/A	
2	2	3:1	7.1%	85 LF	GRASS	SYNTHETIC MAT	8	N/A	
3	2	3:1	5.6%	60 LF	GRASS	EXCELSIOR	8	N/A	
4	2	3:1	1.6%	65 LF	GRASS	EXCELSIOR	8	N/A	
5	0	3:1	1.9%	130 LF	GRASS	EXCELSIOR	8	N/A	
6	0	3:1	6.0%	35 LF	GRASS	EXCELSIOR	6	N/A	
7	0	3:1	1.5%	415 LF	GRASS	EXCELSIOR	6	N/A	
8	2	3:1	7.2%	330 LF	GRASS	EXCELSIOR	8	N/A	
9	2	3:1	1.4%	105 LF	GRASS	EXCELSIOR	8	N/A	
10	0	3:1	1.4%	505 LF	GRASS	EXCELSIOR	6	N/A	
11	0	3:1	0.8%	380 LF	GRASS	EXCELSIOR	6	N/A	
12	0	3:1	1.2%	380 LF	GRASS	EXCELSIOR	6	N/A	
13	0	3:1	2.2%	295 LF	GRASS	EXCELSIOR	6	N/A	
14	2	3:1	8.4%	55 LF	GRASS	EXCELSIOR	8	N/A	
15	0	3:1	2.0%	160 LF	GRASS	EXCELSIOR	6	N/A	
16	0	3:1	5.2%	305 LF	GRASS	EXCELSIOR	6	N/A	
17	2	3:1	10.8%	235 LF	GRASS	EXCELSIOR	8	N/A	
18	2	3:1	5.3%	520 LF	GRASS	SYNTHETIC MAT	8	N/A	
19	0	3:1	4.0%	80 LF	GRASS	EXCELSIOR	6	N/A	
20	0	3:1	1.3%	175 LF	GRASS	EXCELSIOR	6	N/A	
21	0	3:1	1.9%	600 LF	GRASS	EXCELSIOR	6	N/A	
22	0	3:1	2.5%	105 LF	GRASS	EXCELSIOR	6	N/A	
23	4	3:1	9.8%	70 LF	CLASS 1	RIP RAP	10	27	
24	4	3:1	3.0%	140 LF	CLASS 1	RIP RAP	16	27	
25	4	3:1	1.0%	10 LF	CLASS 1	RIP RAP	16	27	
** 26	2	3:1	5.0%	175 LF	GRASS	EXCELSIOR	8	N/A	
27	0	3:1	5.6%	805 LF	GRASS	SYNTHETIC MAT	6	N/A	
28	0	3:1	10.0%	125 LF	CLASS 2	RIP RAP	6	32	
29	0	3:1	1.4%	210 LF	GRASS	EXCELSIOR	6	N/A	
30	0	3:1	1.0%	135 LF	GRASS	EXCELSIOR	6	N/A	
31	0	3:1	1.8%	375 LF	GRASS	EXCELSIOR	6	N/A	
32	0	3:1	2.8%	80 LF	GRASS	EXCELSIOR	6	N/A	
33	0	3:1	0.8%	610 LF	GRASS	EXCELSIOR	6	N/A	
34	0	3:1	0.8%	115 LF	GRASS	EXCELSIOR	6	N/A	
35	0	3:1	1.7%	790 LF	GRASS	EXCELSIOR	6	N/A	
36	0	3:1	1.3%	410 LF	GRASS	EXCELSIOR	6	N/A	
37	0	3:1	0.7%	315 LF	GRASS	EXCELSIOR	6	N/A	
38	0	3:1	2.2%	370 LF	GRASS	EXCELSIOR	6	N/A	
39	0	3:1	1.7%	275 LF	GRASS	EXCELSIOR	6	N/A	
40	0	3:1	1.3%	160 LF	GRASS	EXCELSIOR	6	N/A	
41	0	3:1	2.2%	200 LF	GRASS	EXCELSIOR	6	N/A	
42	0	3:1	1.5%	50 LF	GRASS	EXCELSIOR	6	N/A	
43	0	3:1	0.7%	145 LF	GRASS	EXCELSIOR	6	N/A	
44	0	3:1	0.4%	255 LF	GRASS	EXCELSIOR	6	N/A	
45	0	3:1	0.8%	205 LF	GRASS	EXCELSIOR	6	N/A	
46	0	3:1	1.7%	45 LF	GRASS	EXCELSIOR	6	N/A	
47	0	3:1	0.5%	100 LF	GRASS	EXCELSIOR	6	N/A	
48	0	3:1	0.2%	325 LF	GRASS	EXCELSIOR	12	N/A	
49	0	3:1	1.6%	110 LF	GRASS	EXCELSIOR	6	N/A	
50	0	3:1	1.0%	145 LF	GRASS	EXCELSIOR	6	N/A	
51	0	3:1	0.9%	300 LF	GRASS	EXCELSIOR	6	N/A	
52	0	3:1	1.7%	145 LF	GRASS	EXCELSIOR	6	N/A	
53	4	4:1	25%	30 LF	GRASS	EXCELSIOR	12	N/A	
54	4	4:1	25%	45 LF	GRASS	EXCELSIOR	12	N/A	
55	4	4:1	25%	45 LF	GRASS	EXCELSIOR	12	N/A	
** 56	4	3:1	1.7%	105 LF	GRASS	EXCELSIOR	10	N/A	
* TC-1	2	3:1	4.2%	40 LF	CLASS B	STONE	8	22	

* TEMPORARY CHANNEL 1
** CHANNEL #26 IS REMOVED AND CHANNEL #56 IS ADDED IF GYMNASIUM ALTERNATE IS NOT ACCEPTED.

CHANNEL SECTIONS

N.T.S.

seals

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CONSTRUCTION

12-23-2020

revisions

date note

New Elementary School:

E51-Woods Creek
Elementary School

7851 Woods Creek Road Holly Springs, 27539

Wake County Public Schools System

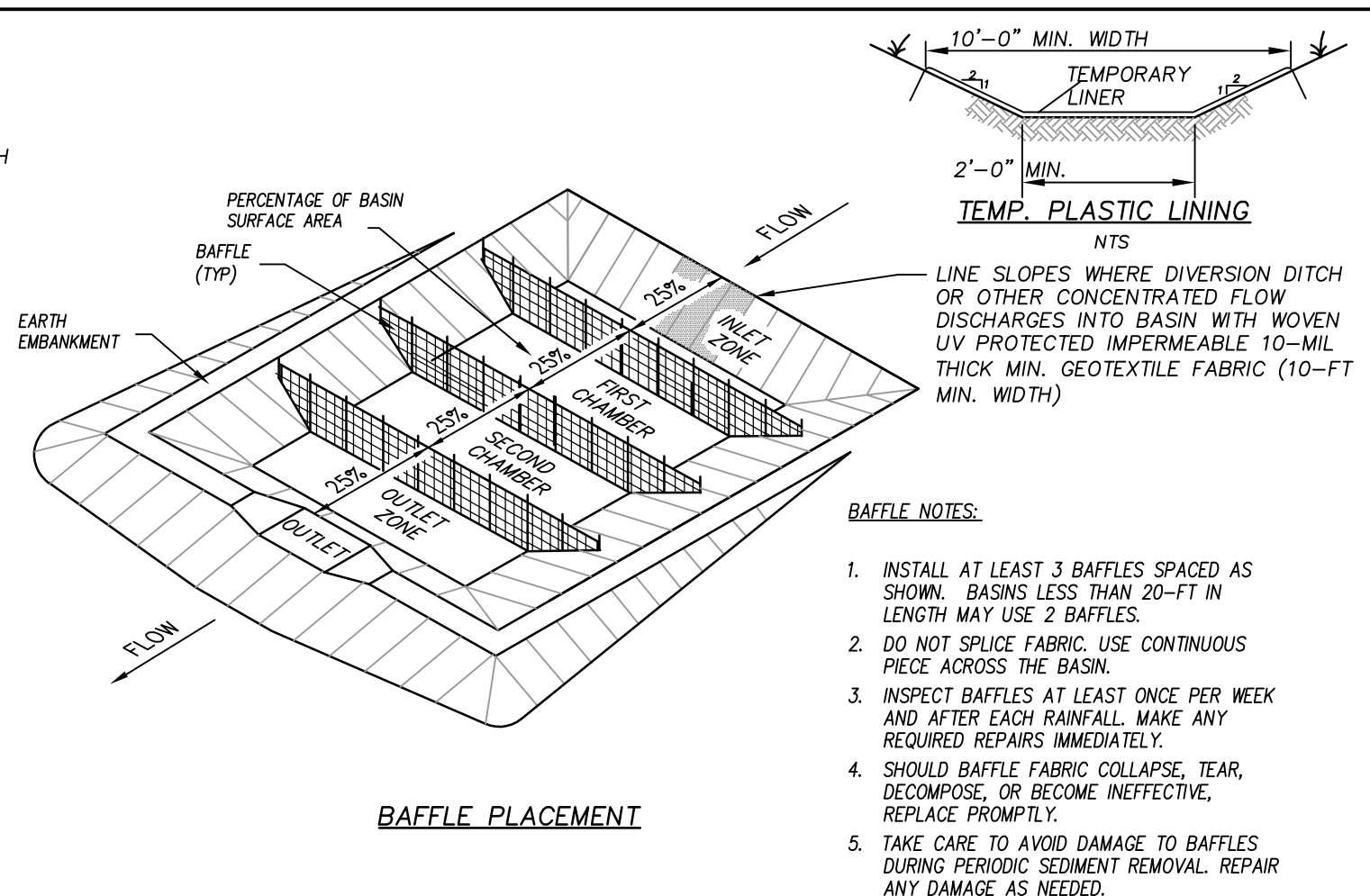
WAKE COUNTY
PUBLIC SCHOOLS SYSTEM

PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL

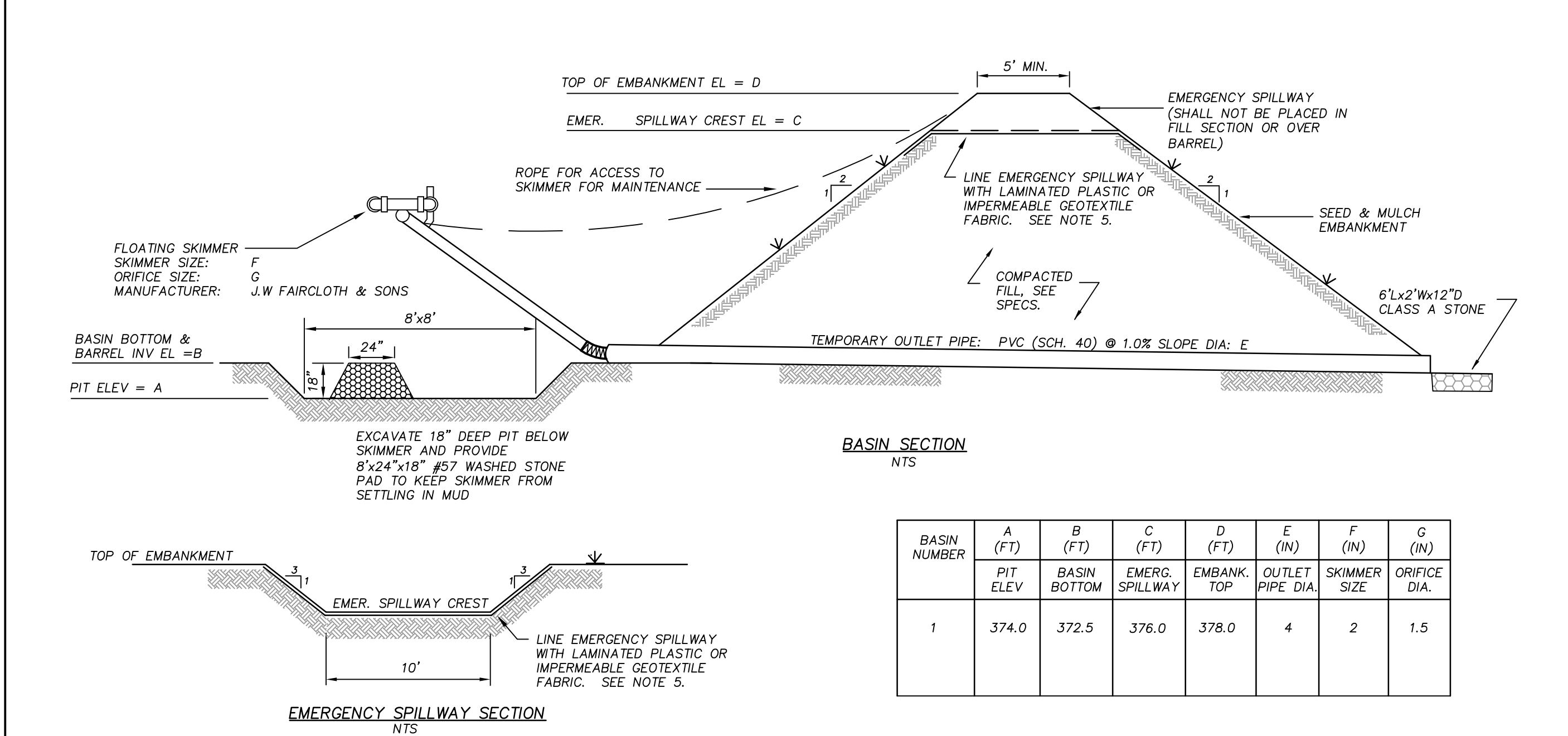
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SITE DETAILS

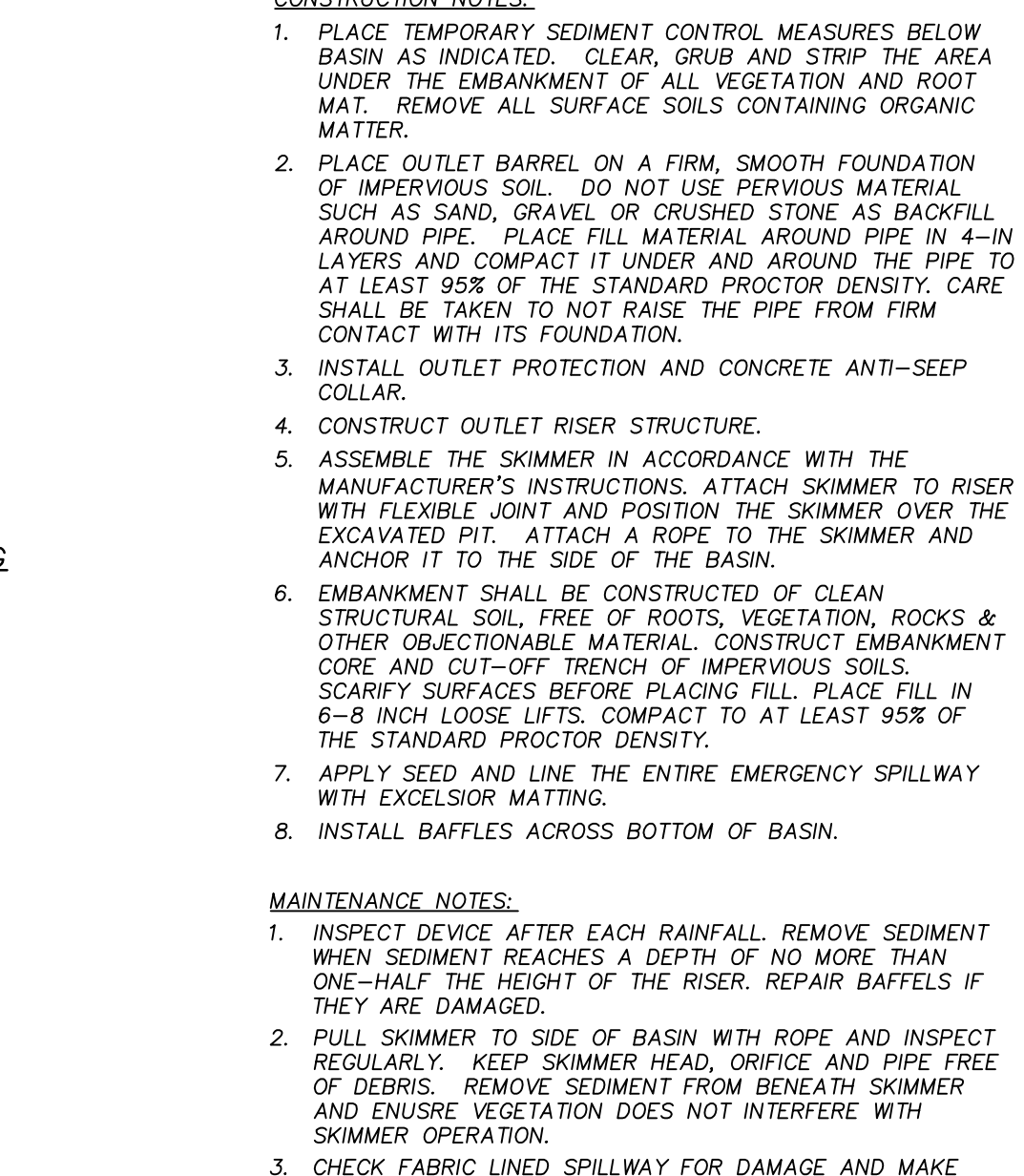
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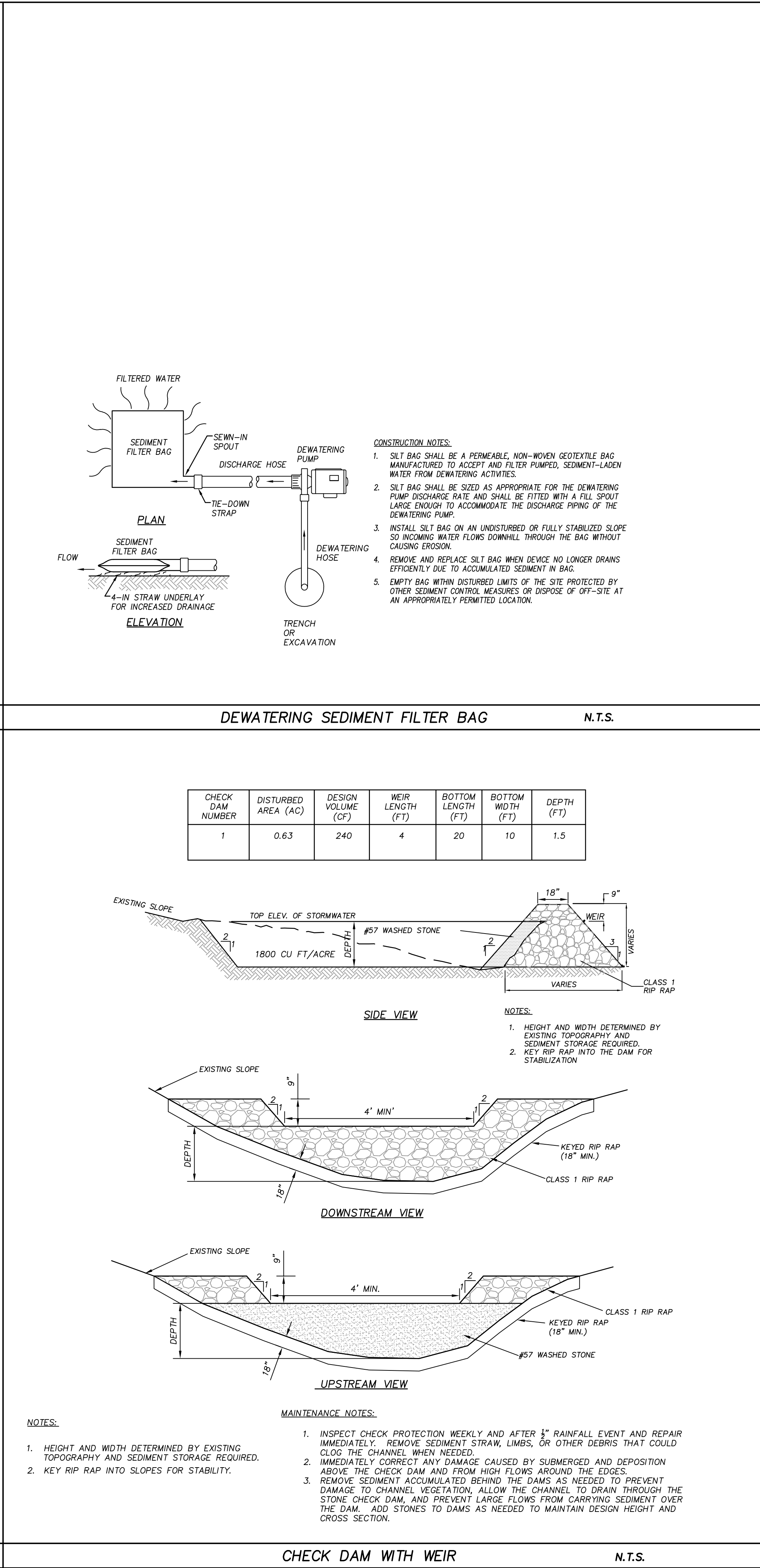
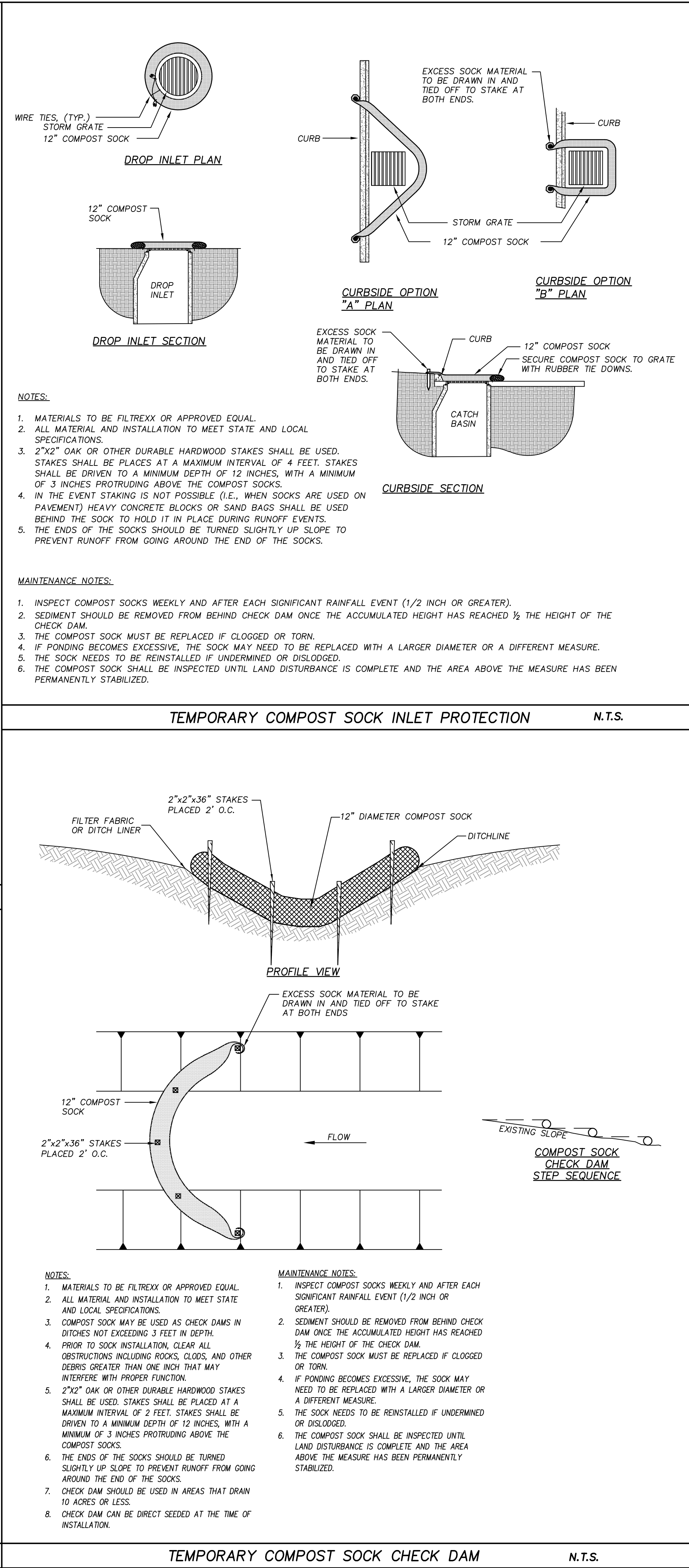
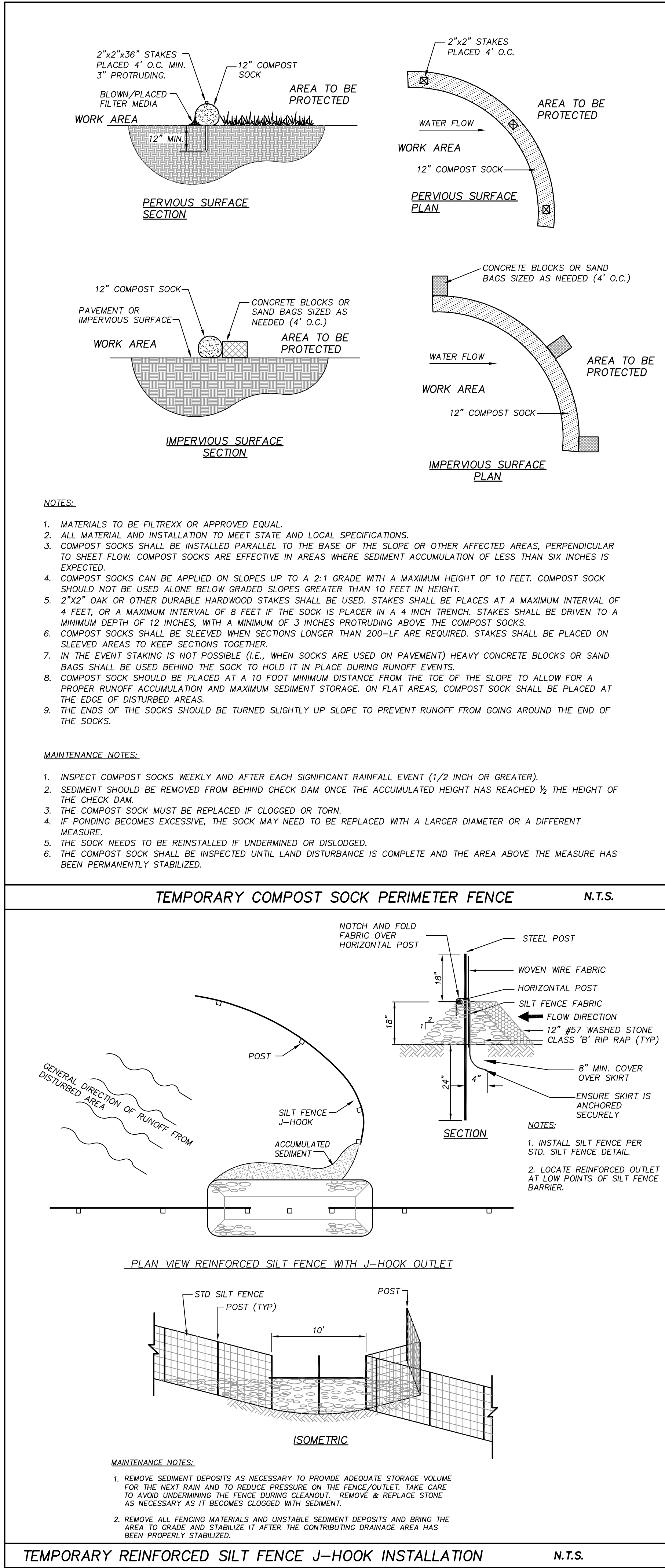


N.T.S.



N.T.S.

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seals

PRELIMINARY
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JAN 14 2020
12-23-2020

revisions

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Wake County Public Schools System

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PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 12/23/2020
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CHECKED KL

sheet name

Sheet Description
SITE DETAILS

sheet no

C07.04

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NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers - Hydroseeding - Rolled erosion control products with or without temporary grass seed - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers - Geotextile fabrics such as permanent soil reinforcement matting - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover sufficient to restrain erosion - Structural methods such as concrete, asphalt or retaining walls - Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

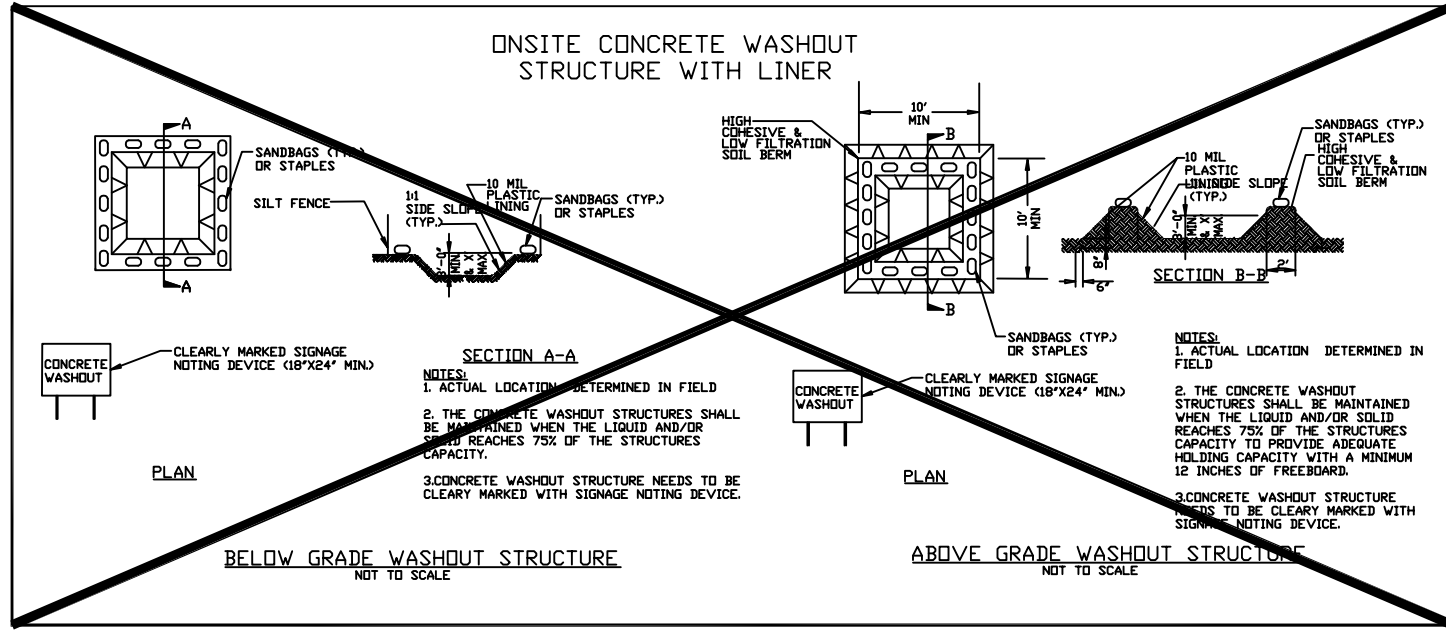
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

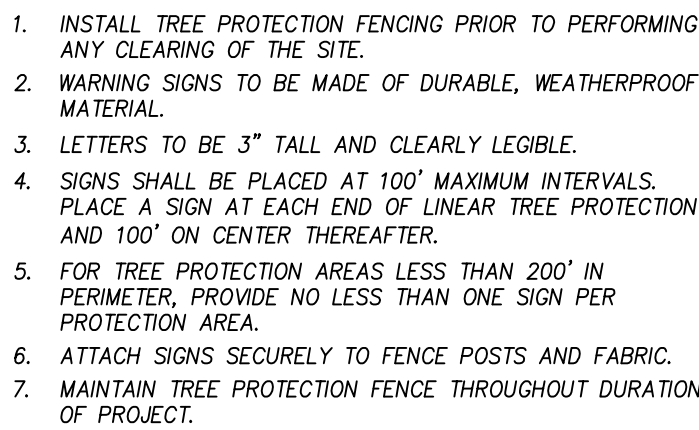
HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

N.T.S.

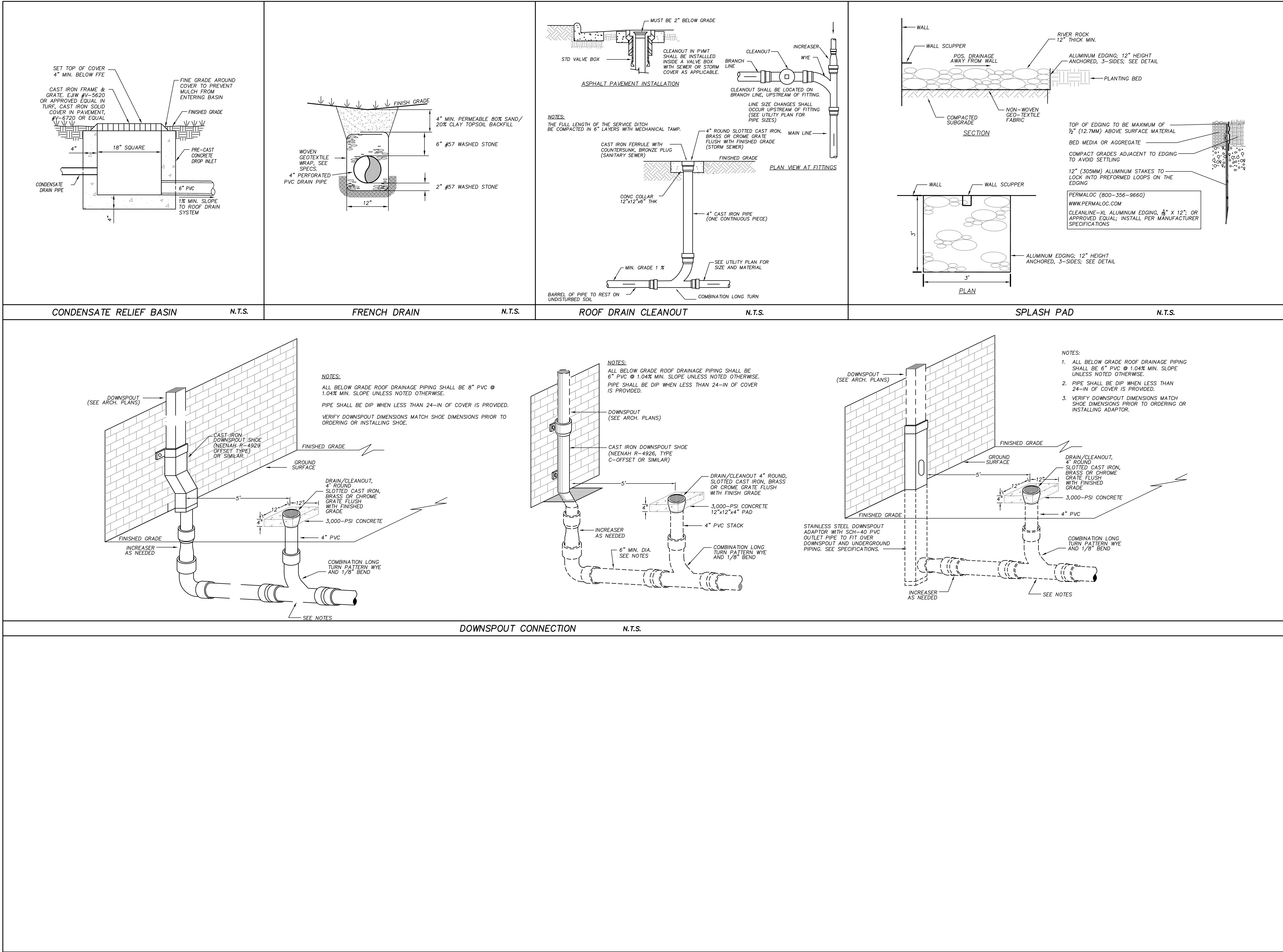


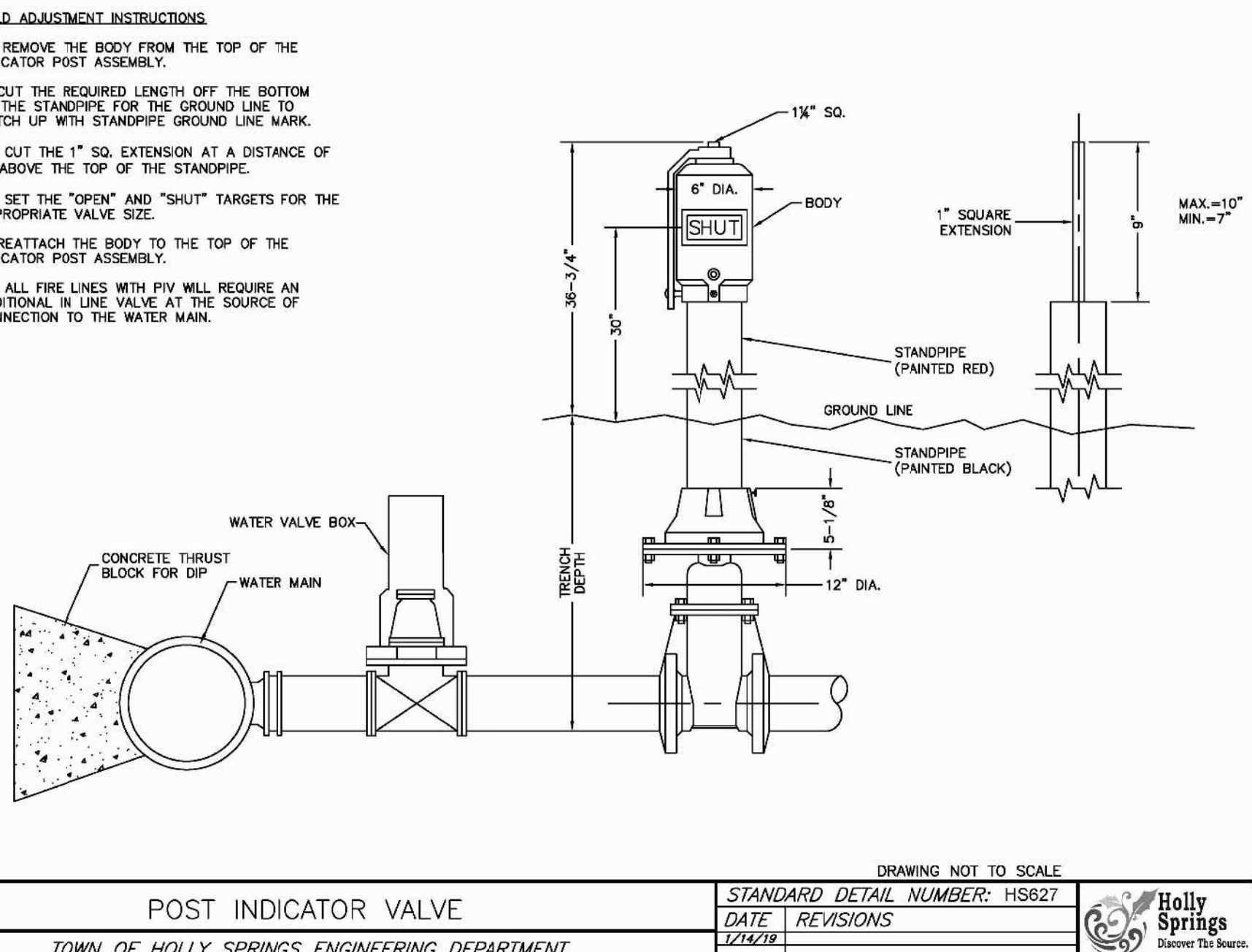
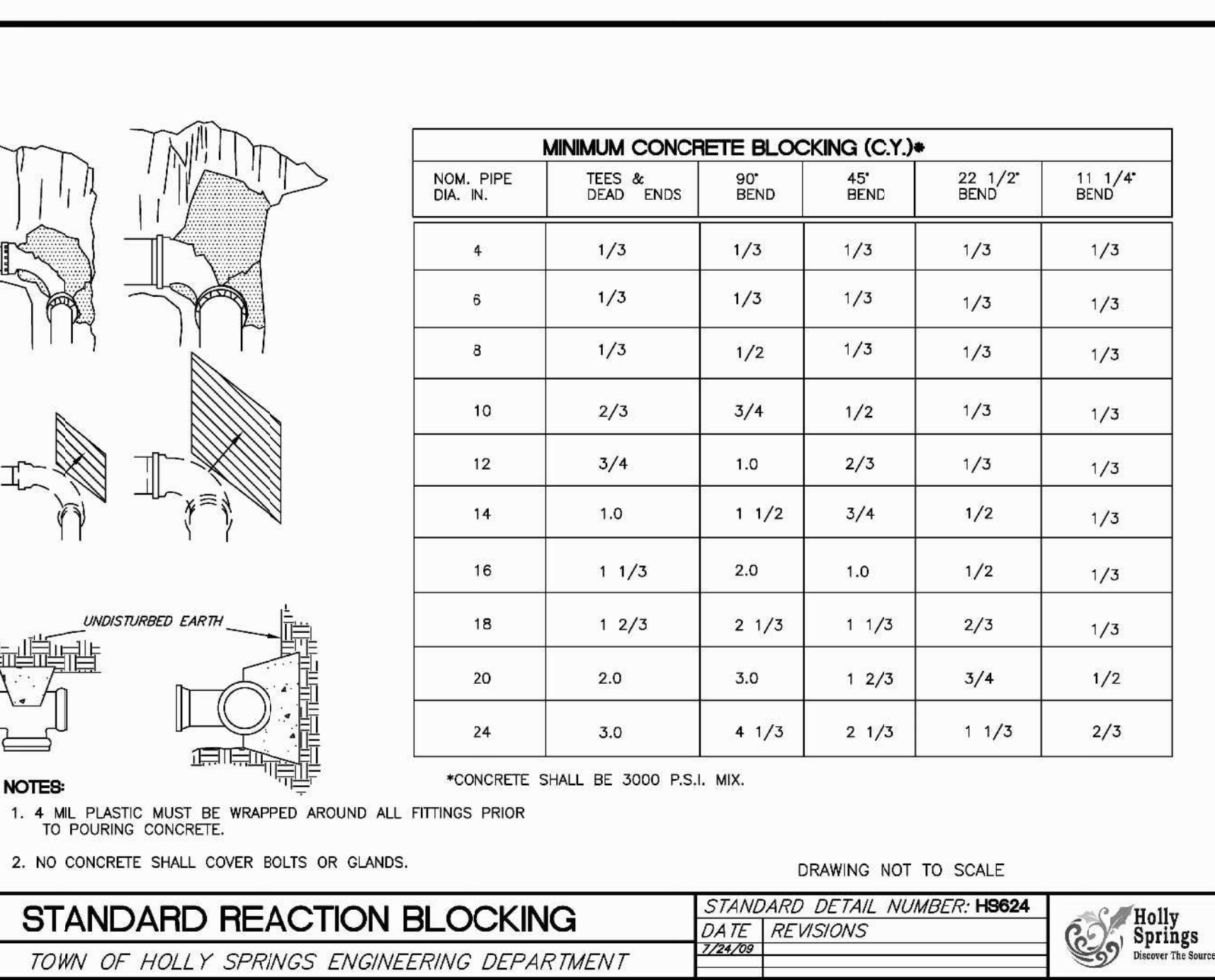
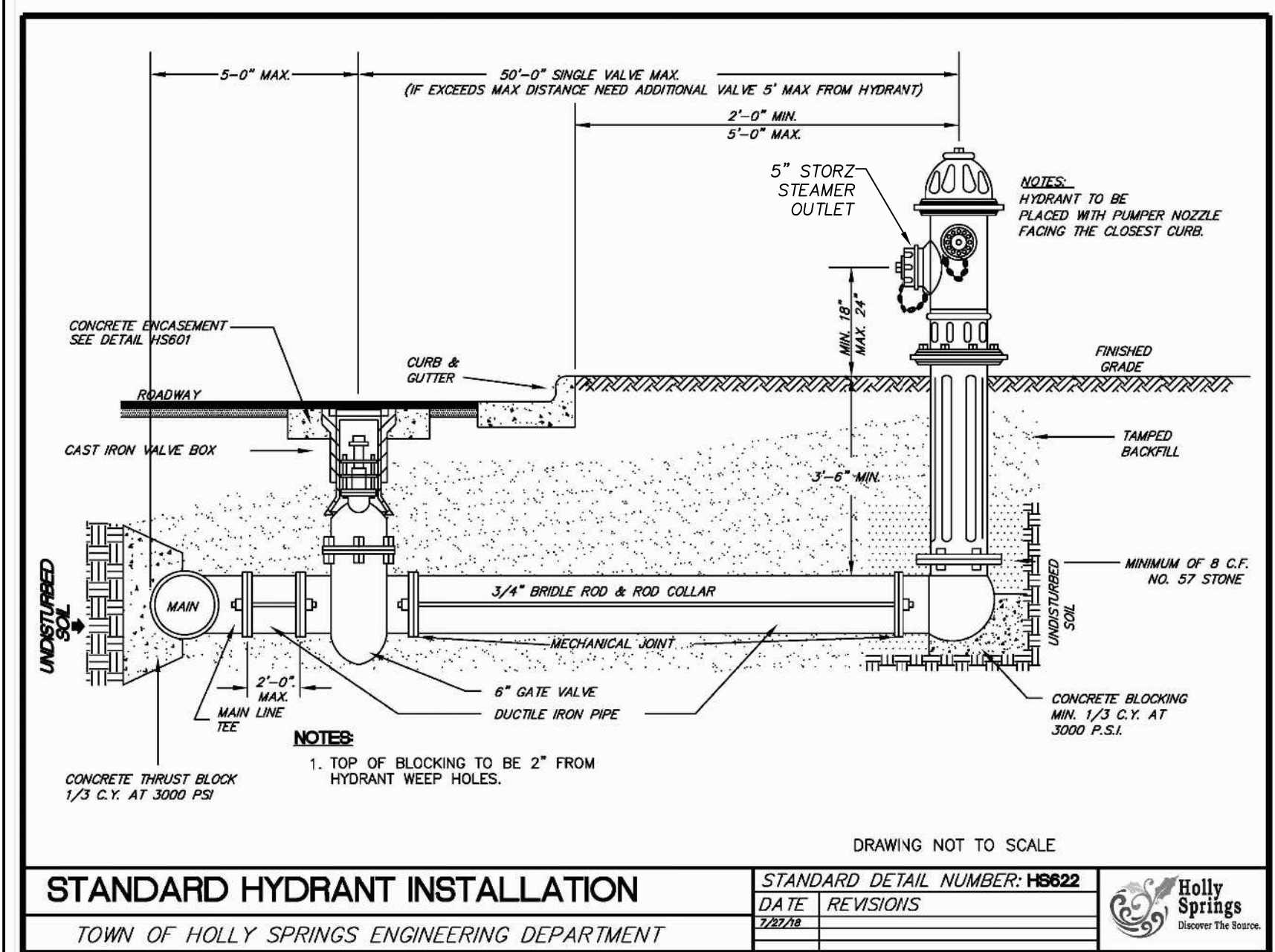
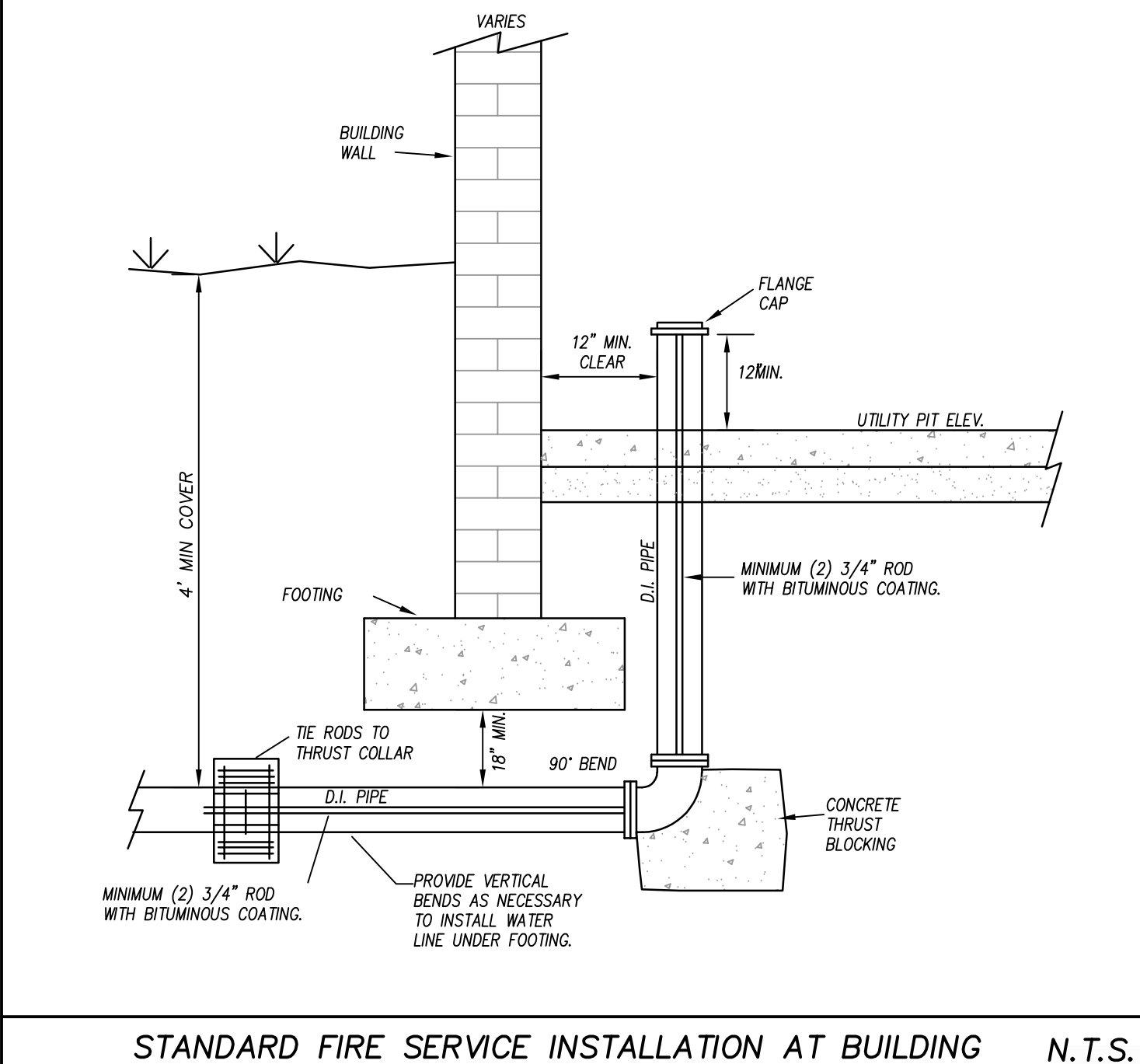
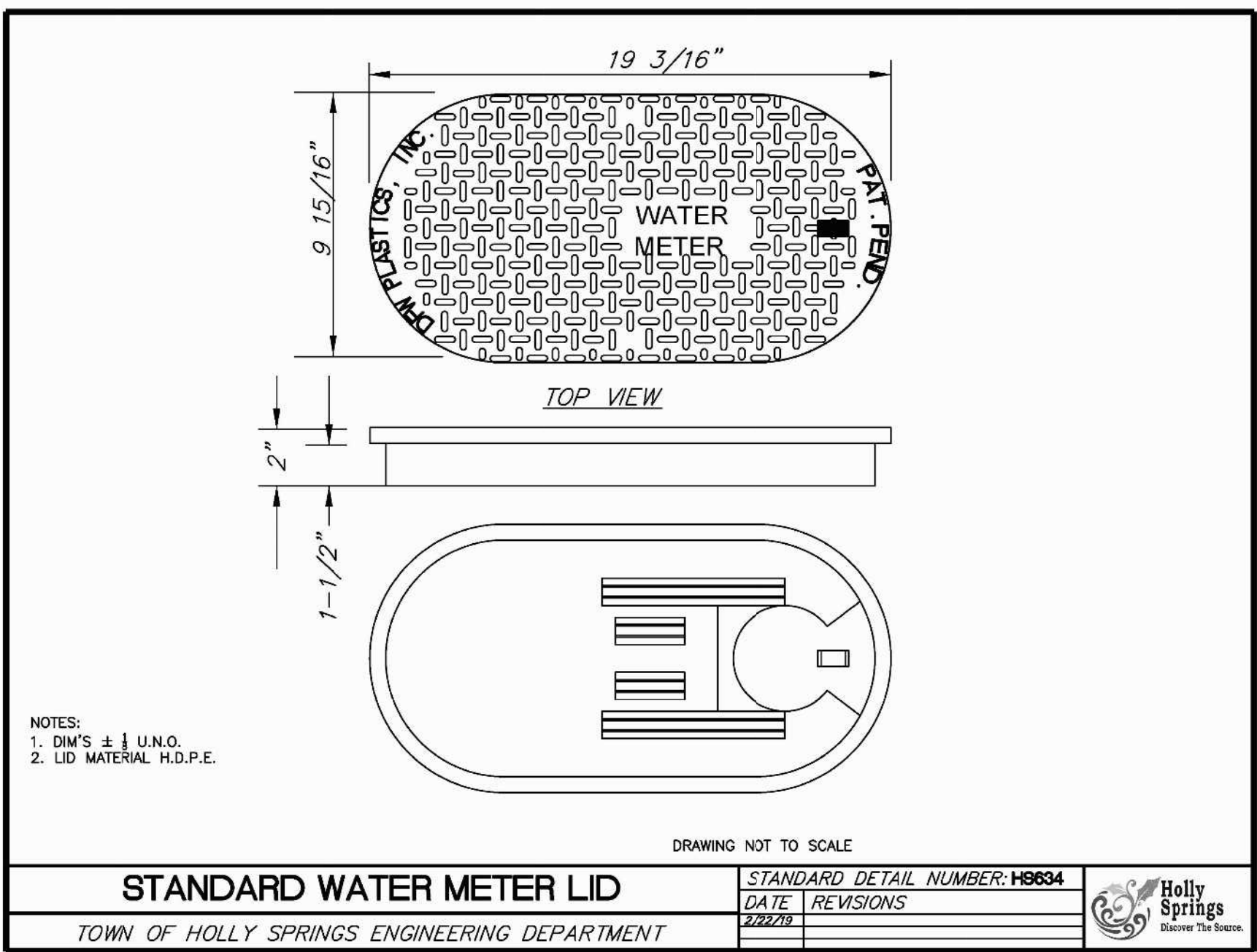
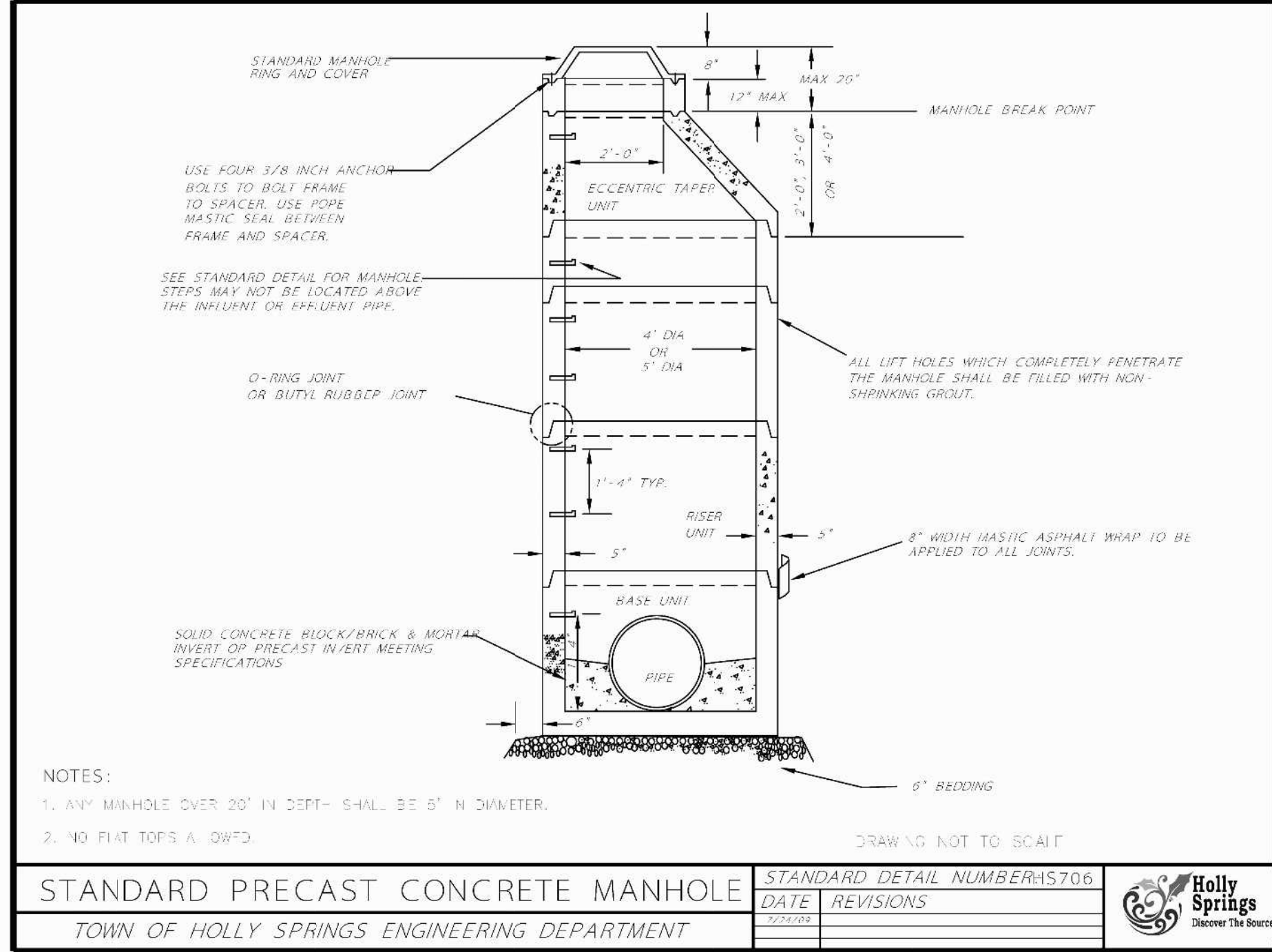
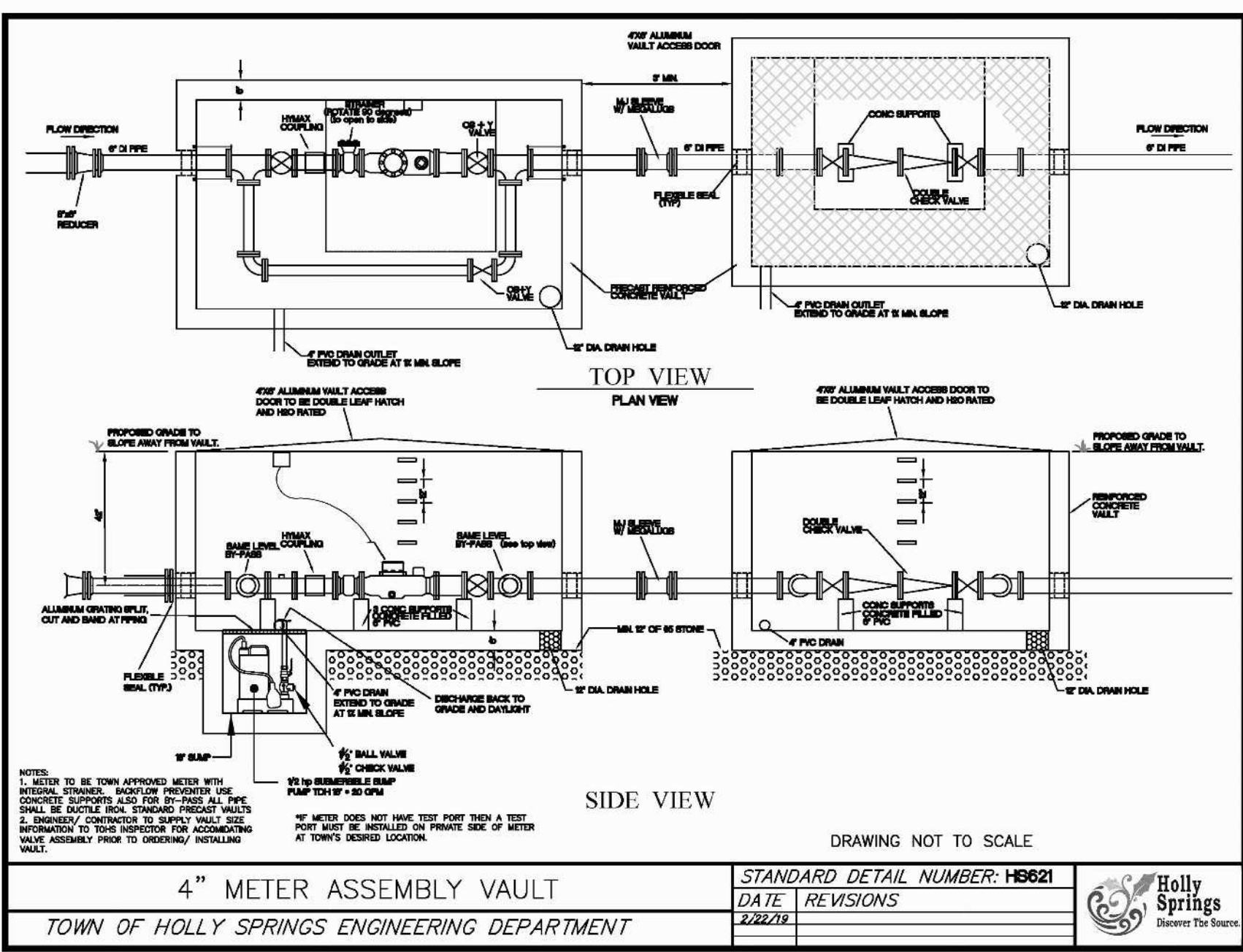
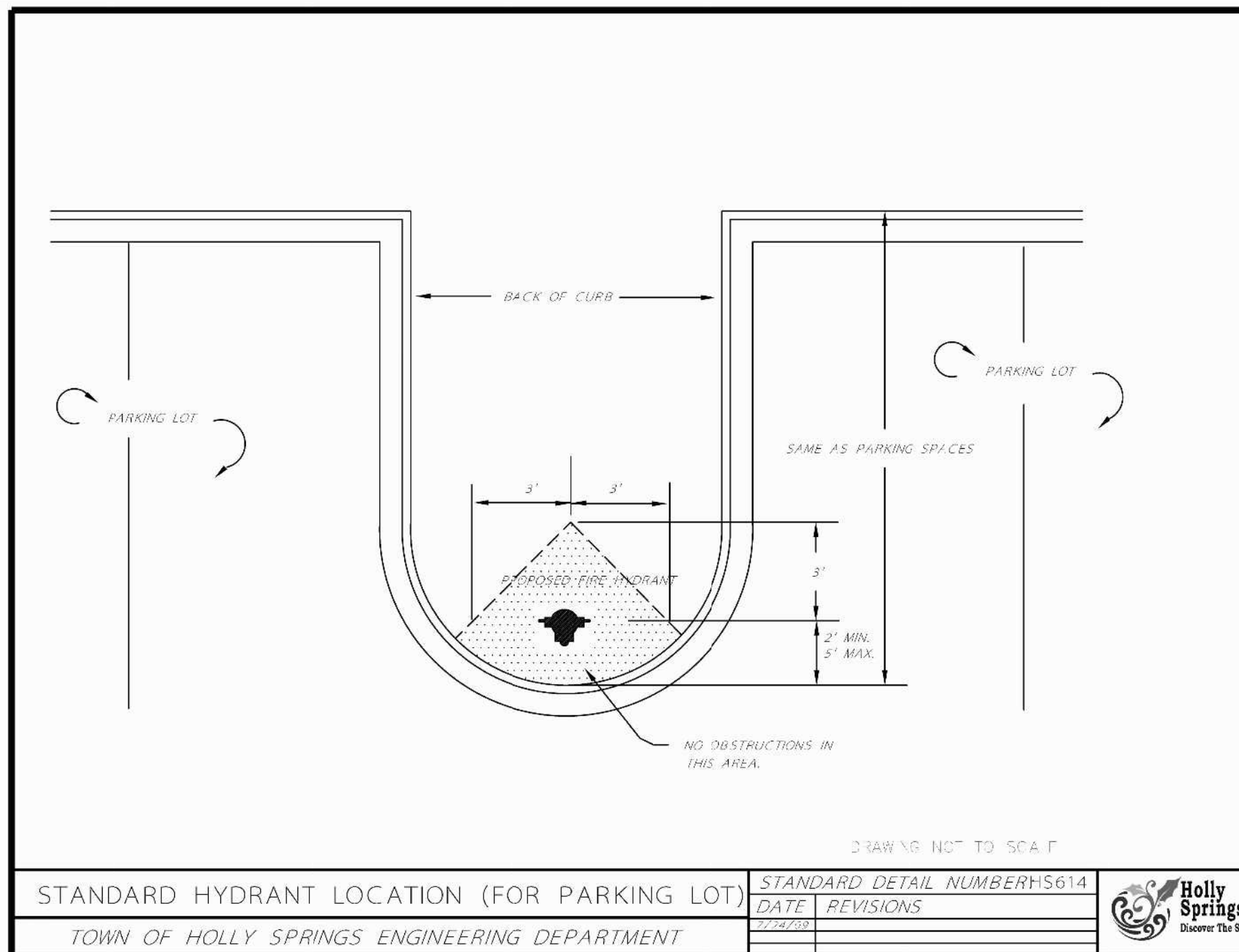
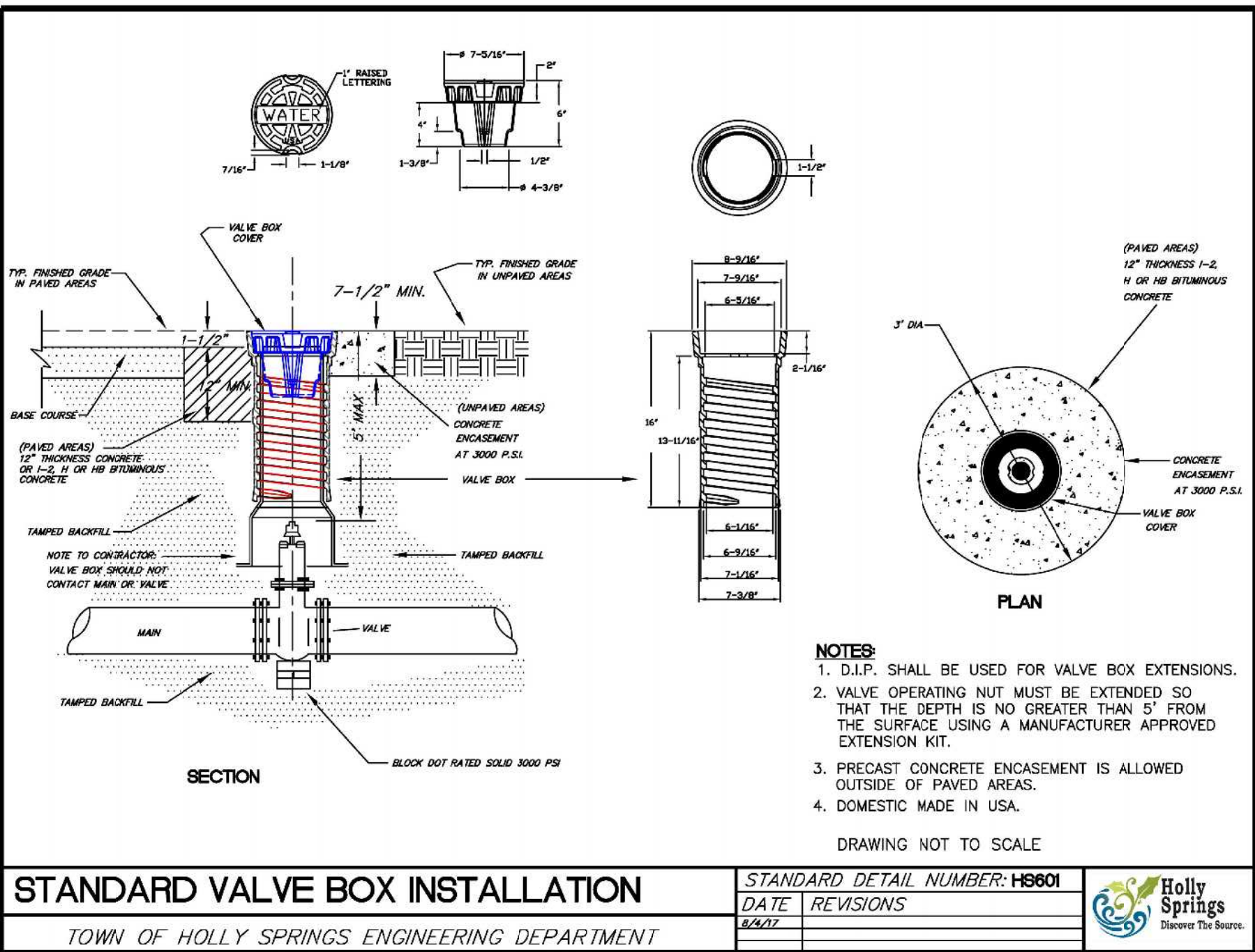
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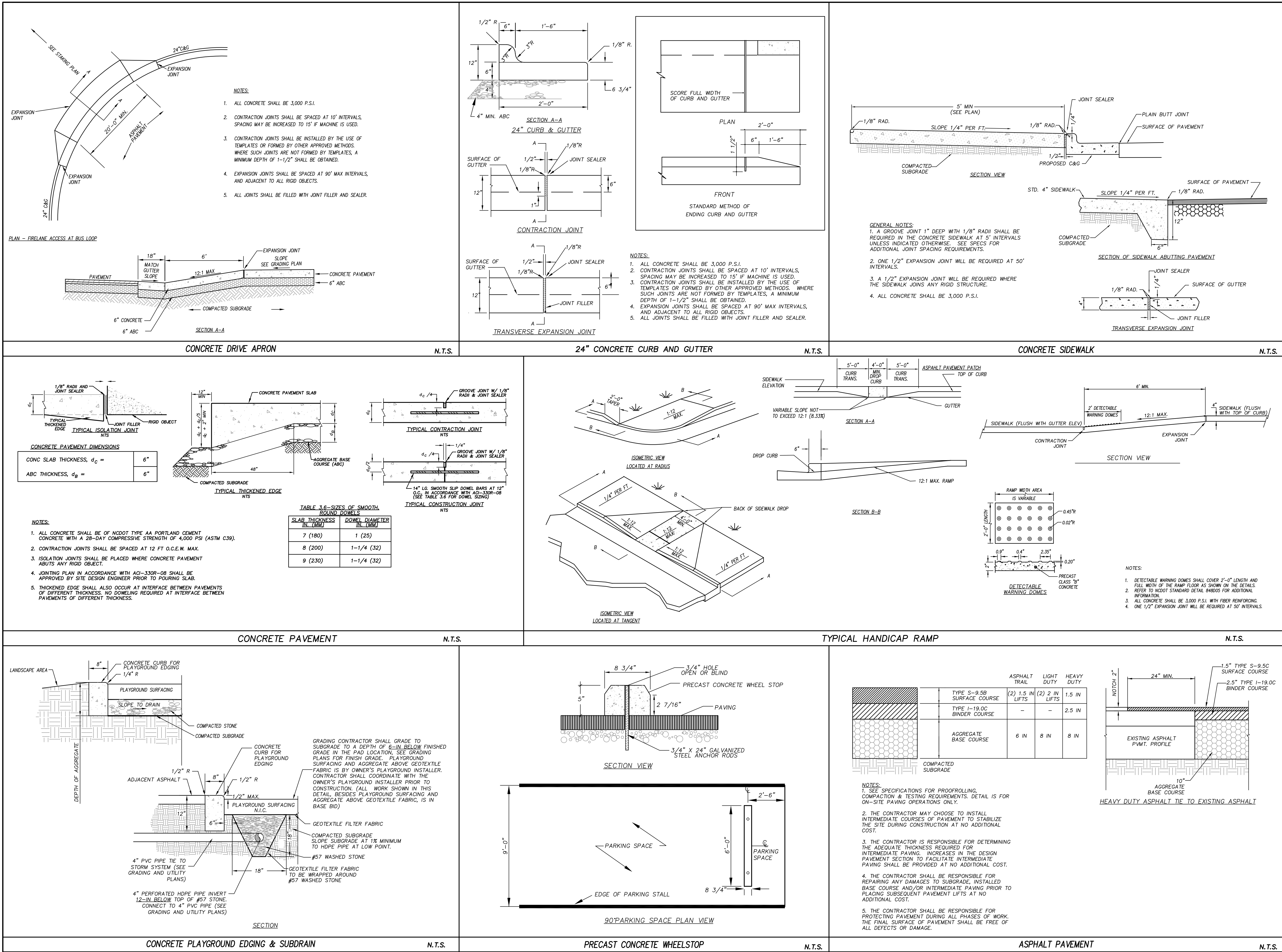


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DESIGN
Civil Design, PA
4400 Regency Forest Dr
Suite 120
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919.216.2572
Fax: 919.216.2516
E: C-108, 99, C-158

project status

SITE PLAN PERMIT # 3

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
12-23-20

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL
sheet name

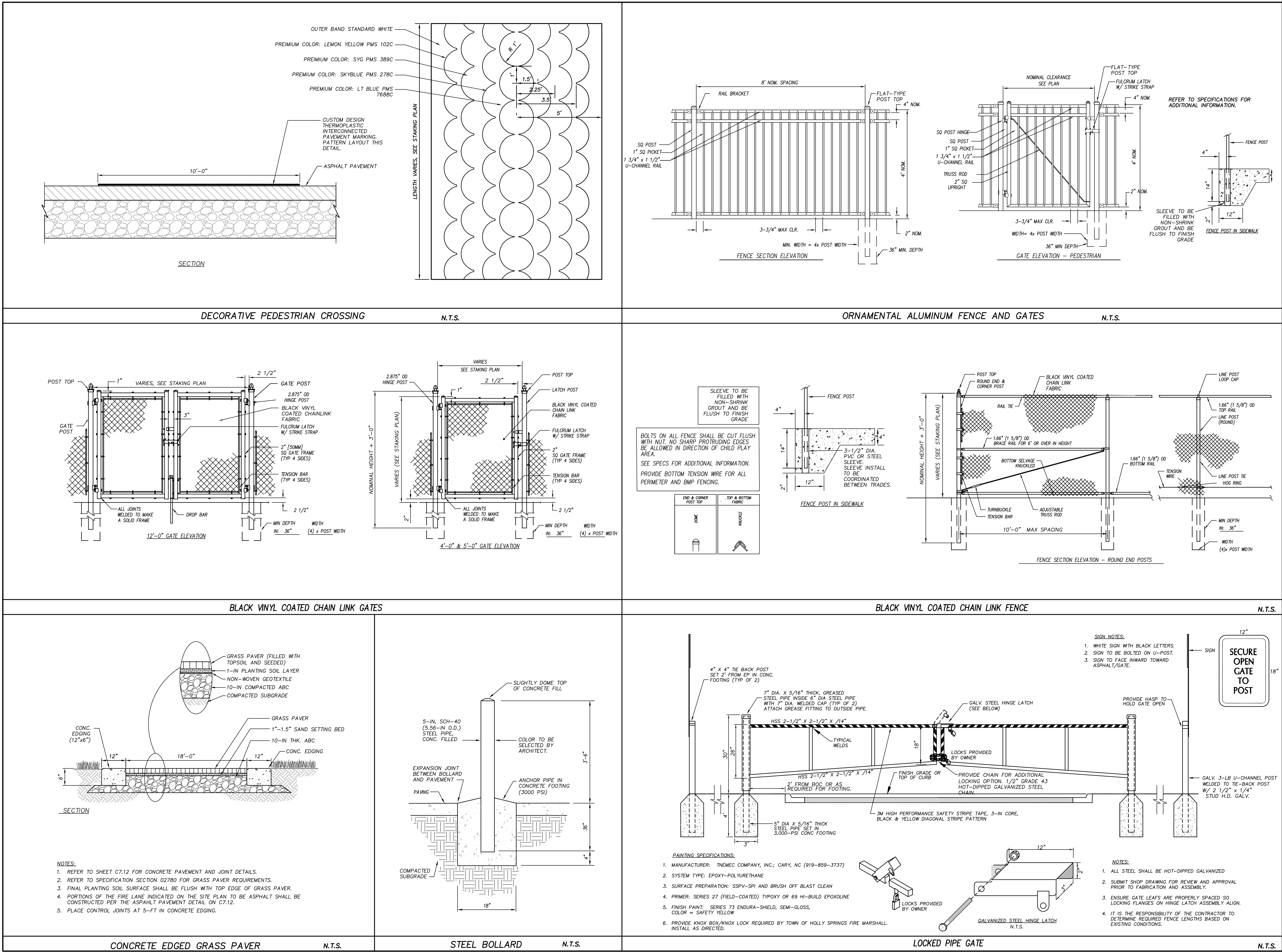
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SITE DETAILS

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C09.01

Page 276 of 398

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919.218.6716
Fax: 919.218.7516
E: c-108, 919.218.6716

project status

OFFICIAL ACTION
SITE PLAN PERMIT # 4

owner id

seals

NORTH CAROLINA
SEAL OF THE STATE ENGINEER
PRELIMINARY
NOT FOR
CONSTRUCTION
01-20-21

revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19/19-166
DATE 01/20/2021
DRAWN AR/KL
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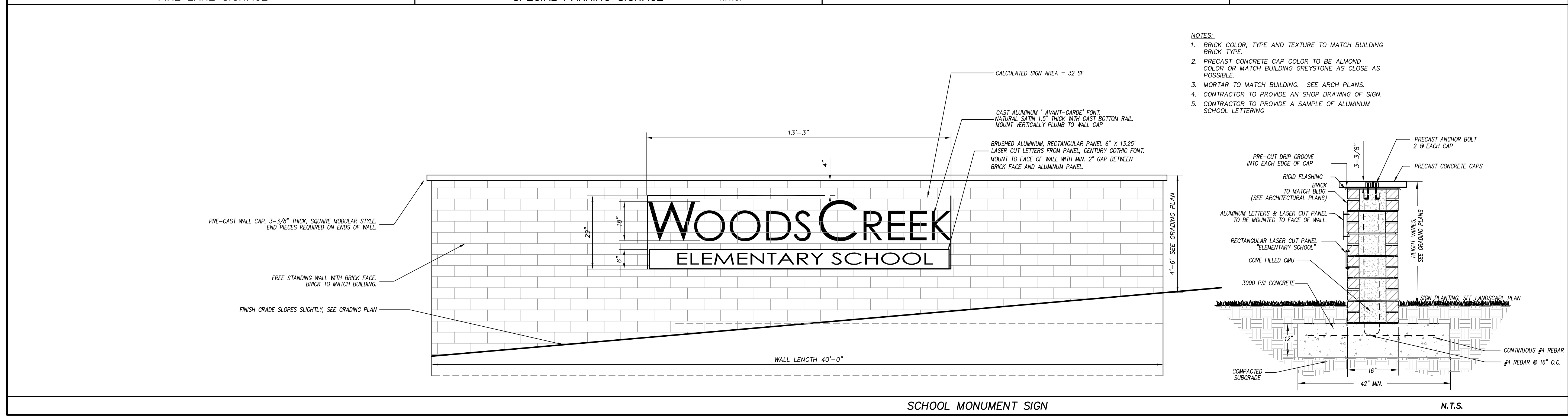
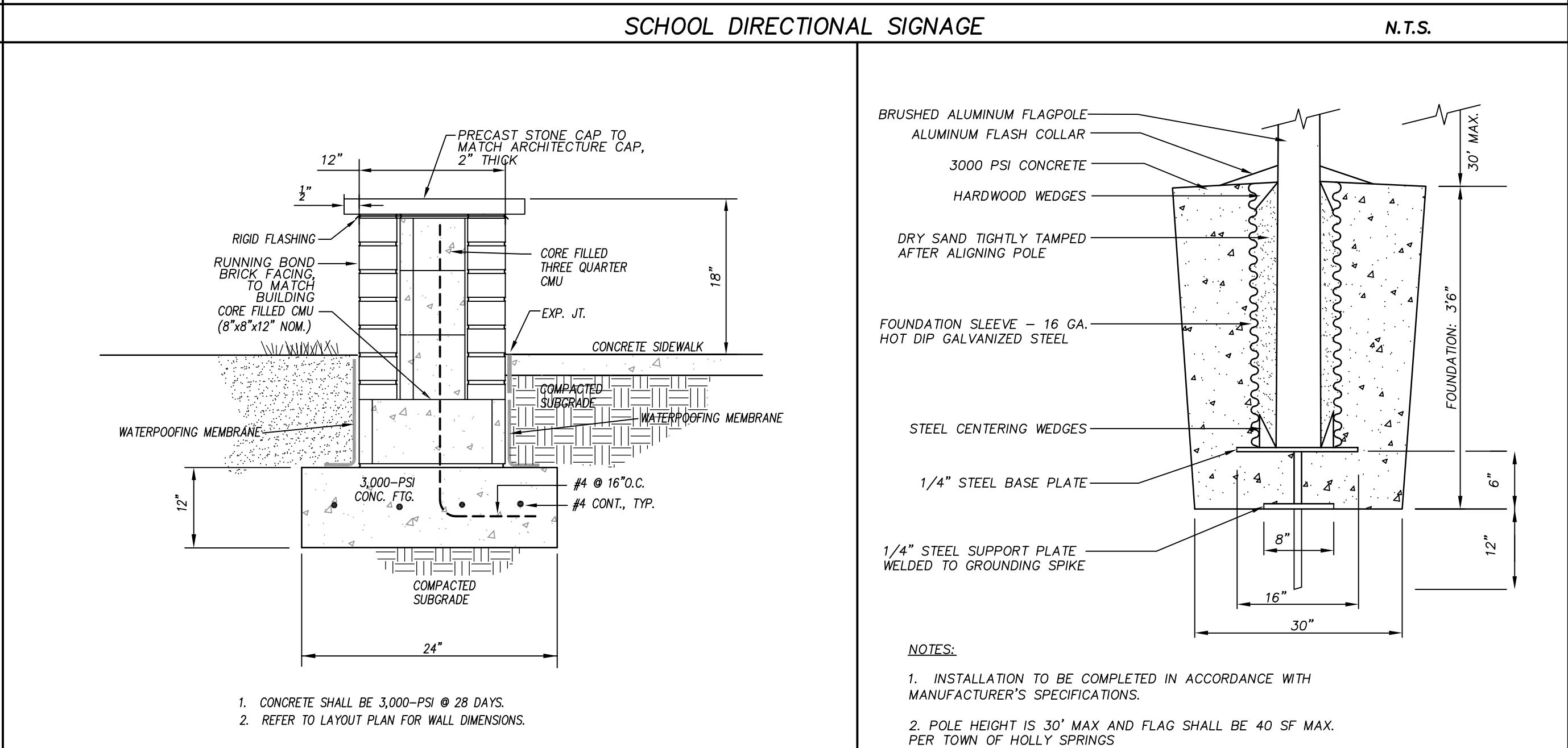
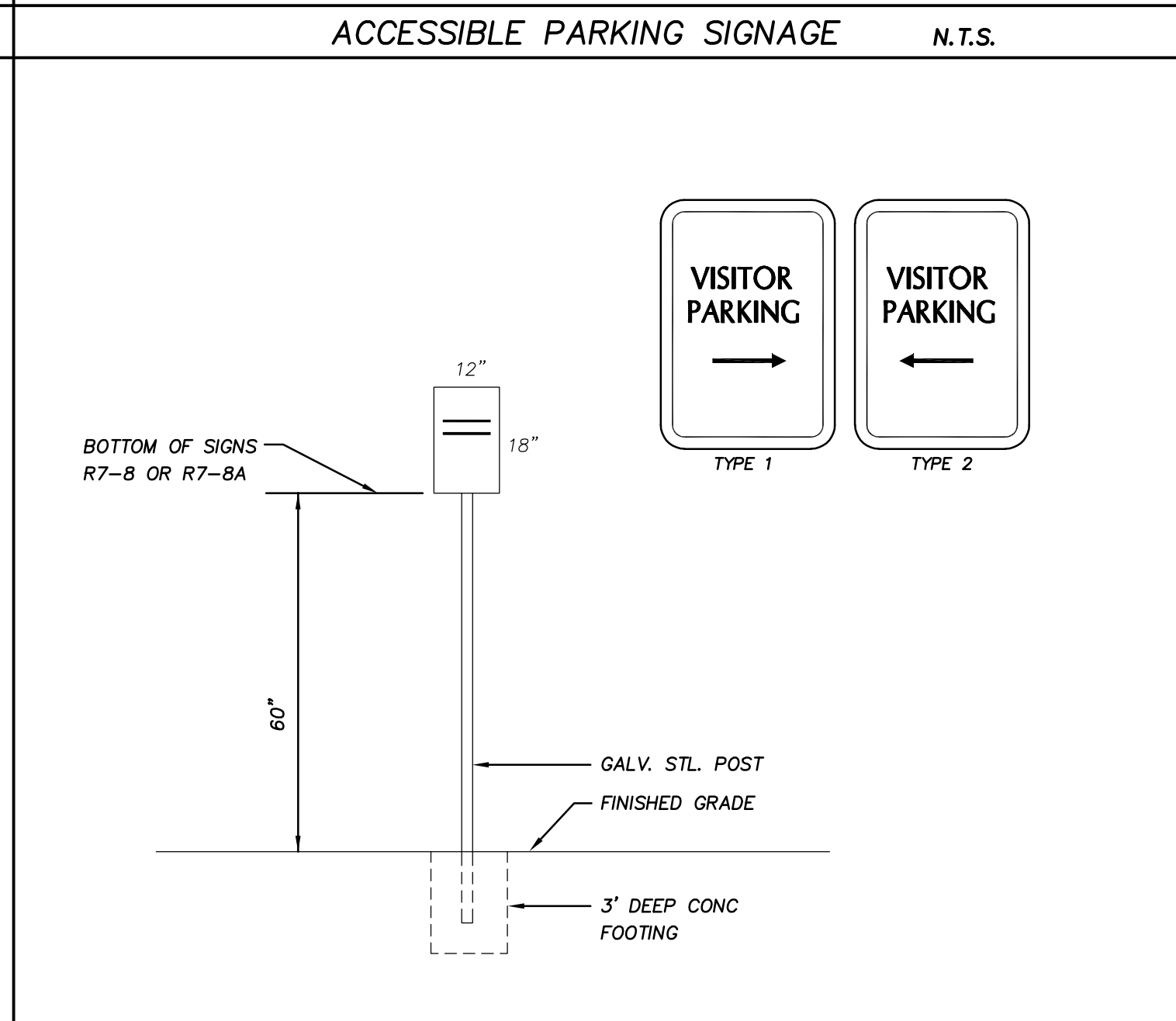
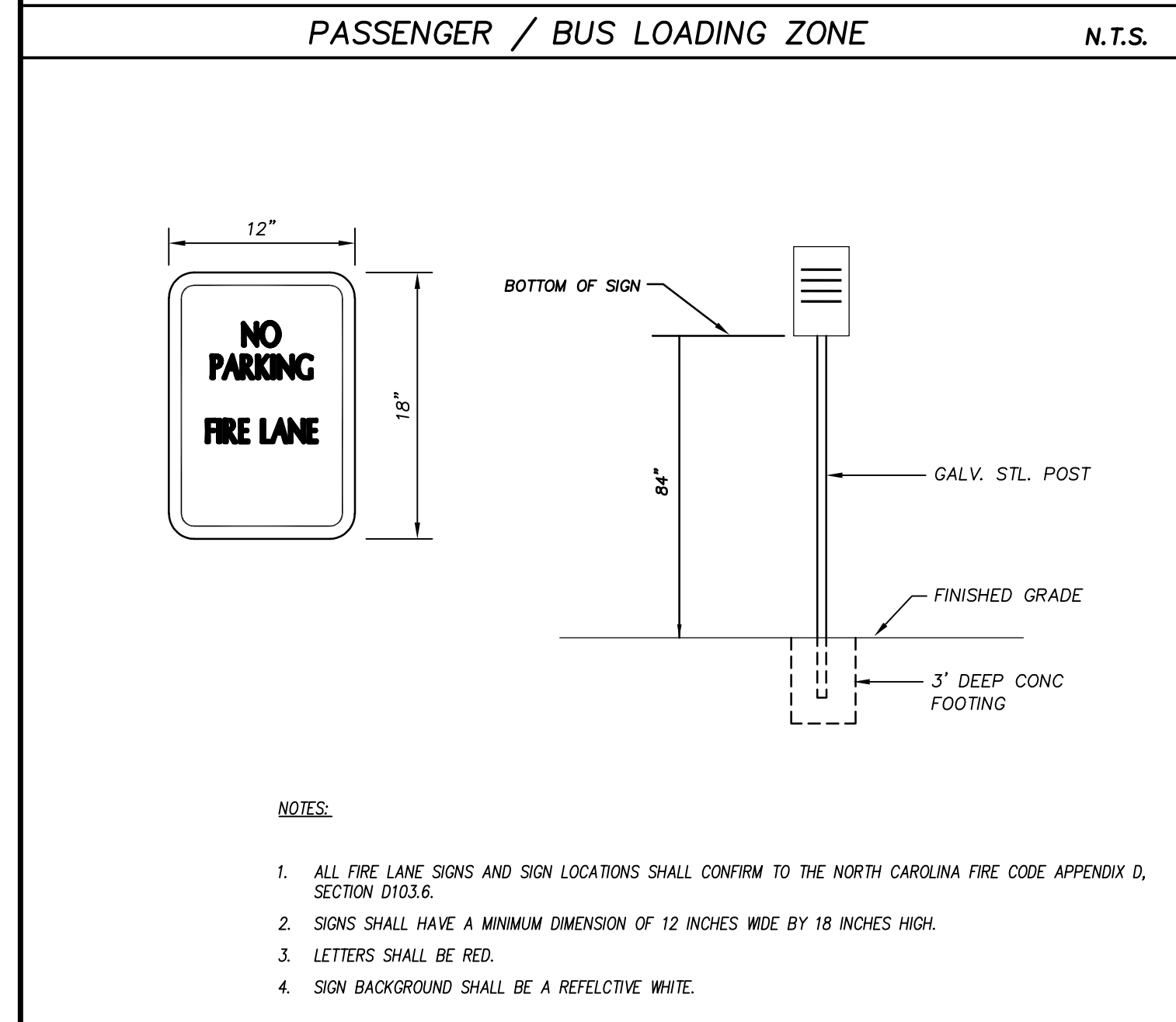
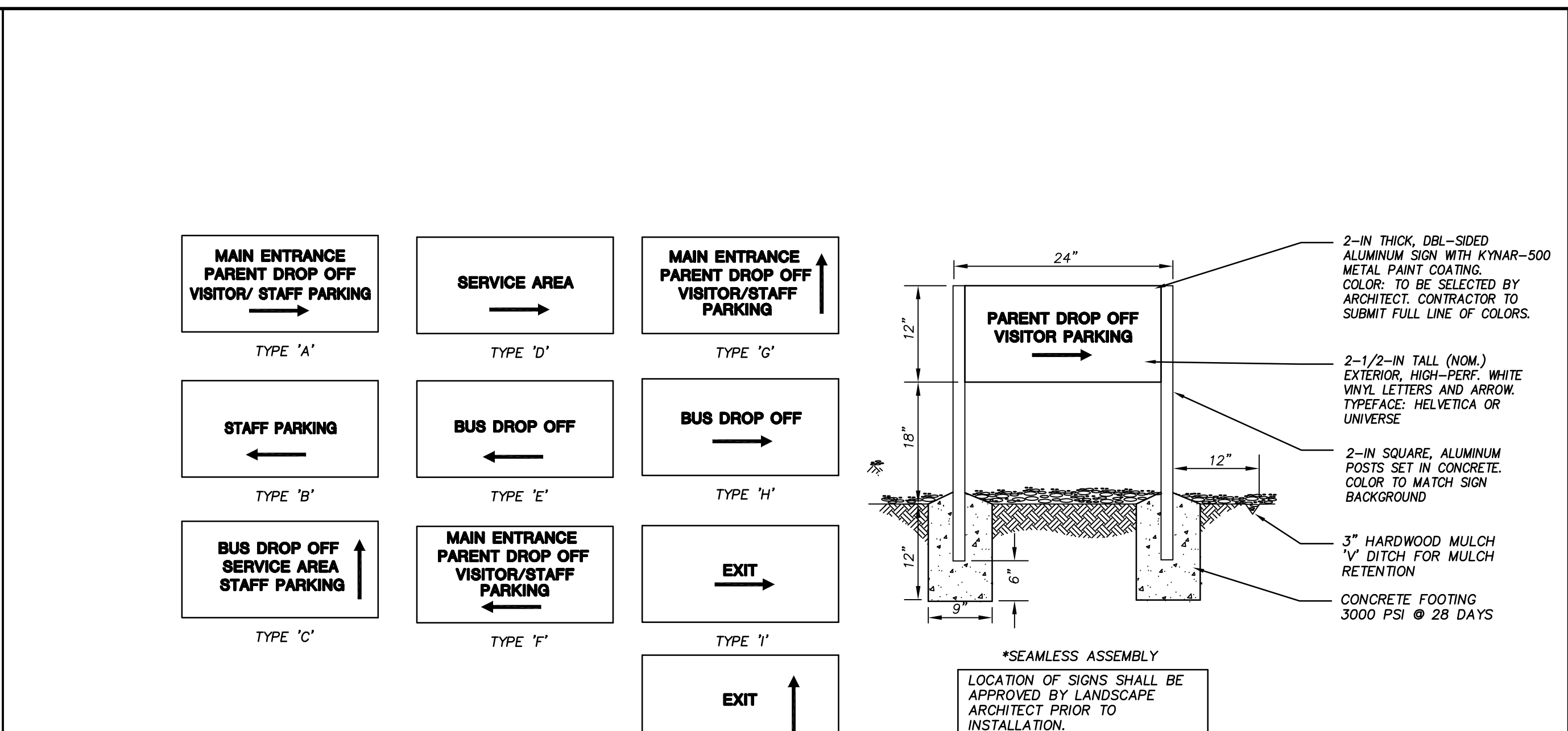
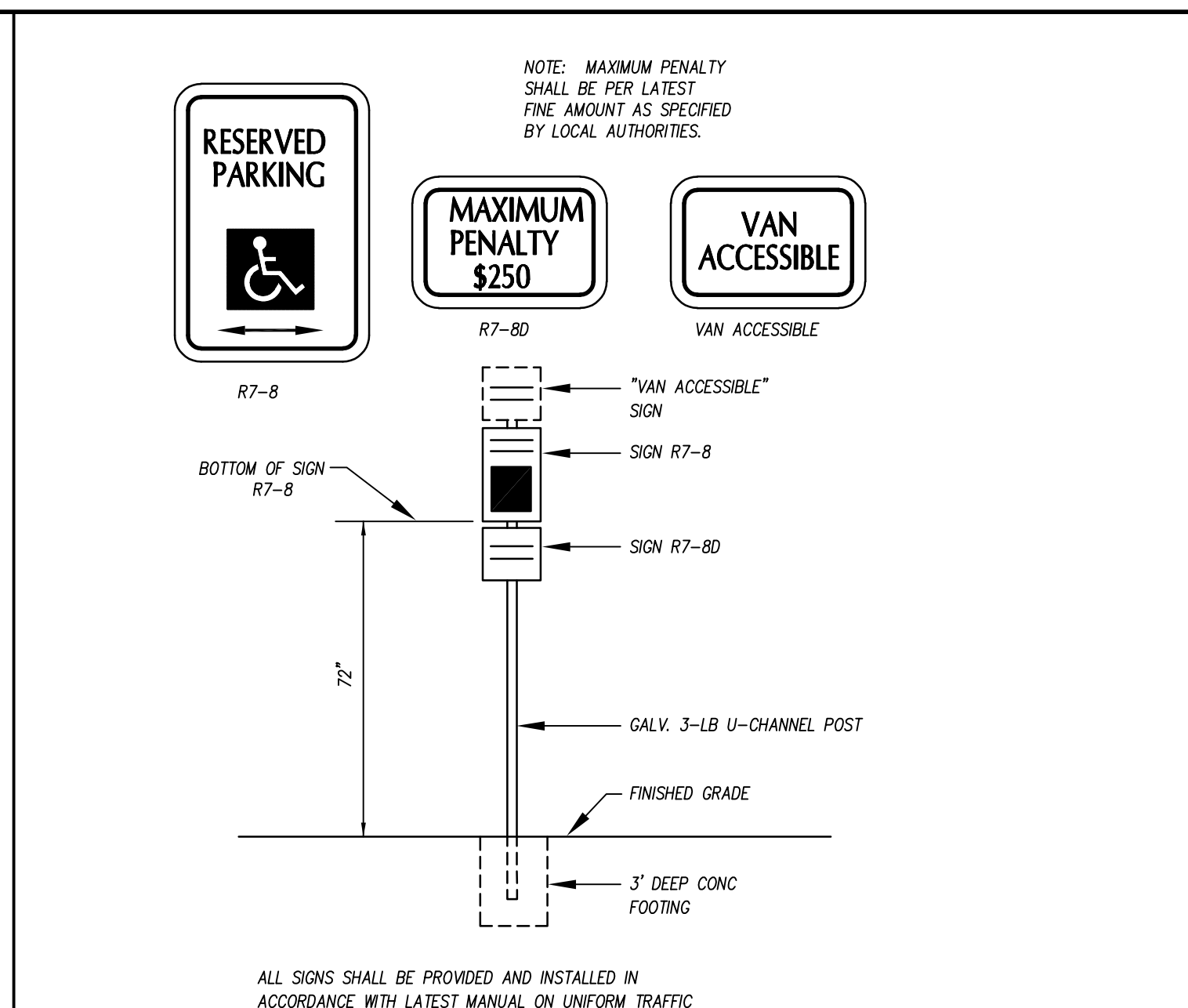
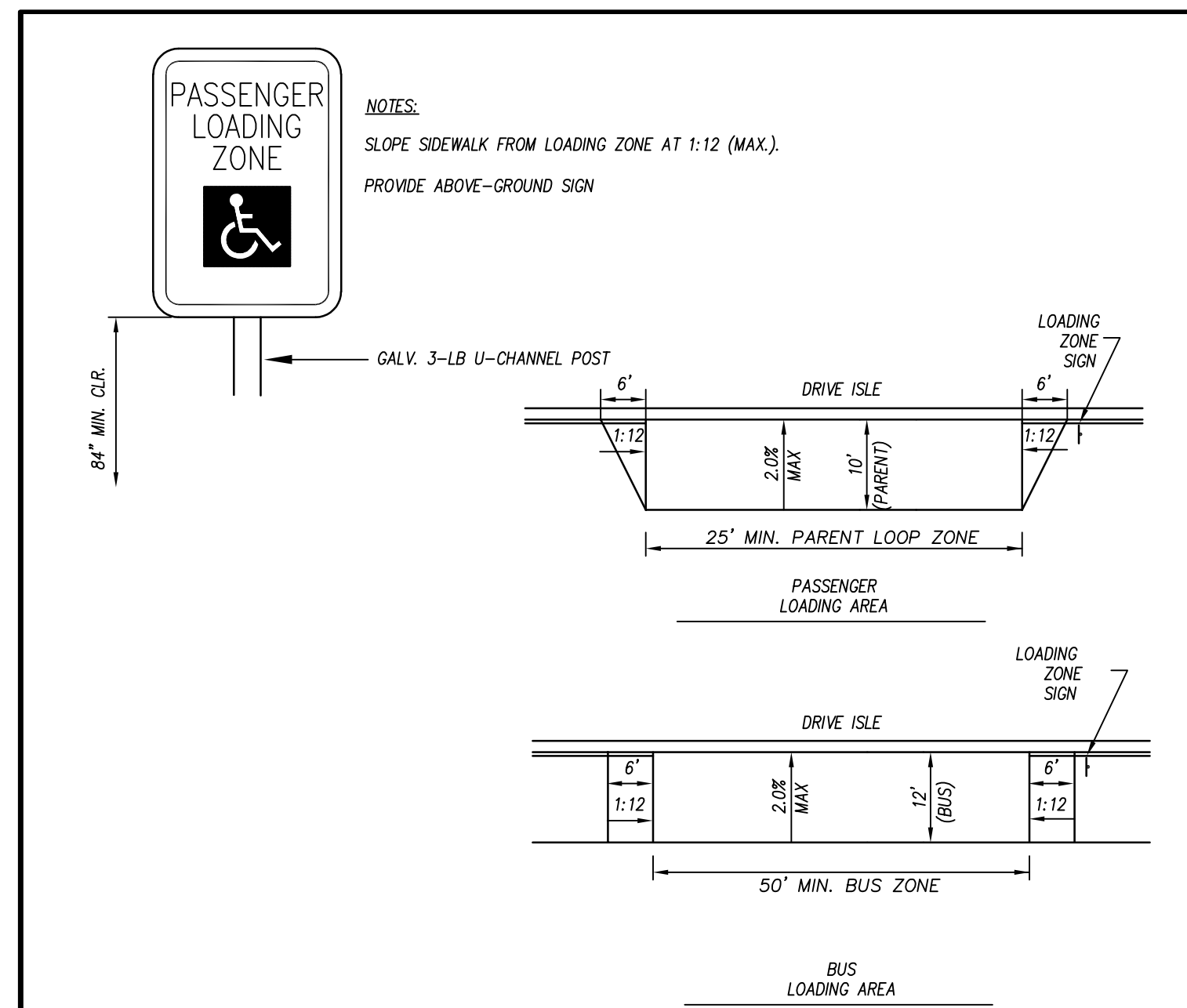
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SITE DETAILS

sheet no

C09.02

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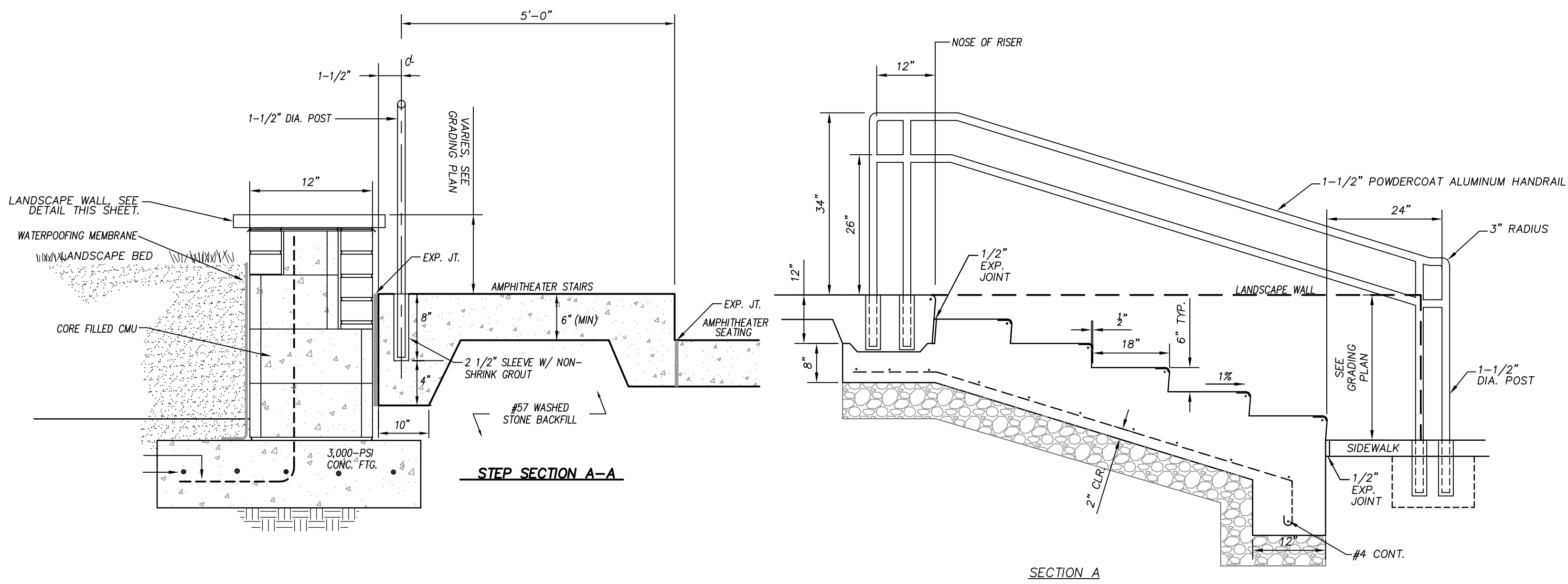
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A

- NOTES
1. CONCRETE SHALL BE 4,000-PSI @ 28 DAYS.
 2. PROVIDE NO-SLIP BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
 3. HANDRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2012 NCSBC SECTION 1010 AND 1012 AND ICC/ANSI A117.1- 2009 SECTION 405.
 4. PROVIDE 1-1/2" MINIMUM CLEAR SPACE BETWEEN WALL AND HANDRAIL.
 5. HANDRAILS AT STAIR SHALL BE POWDERCOAT ALUMINUM.
 6. PROVIDE SHOP DRAWINGS FOR HANDRAIL.

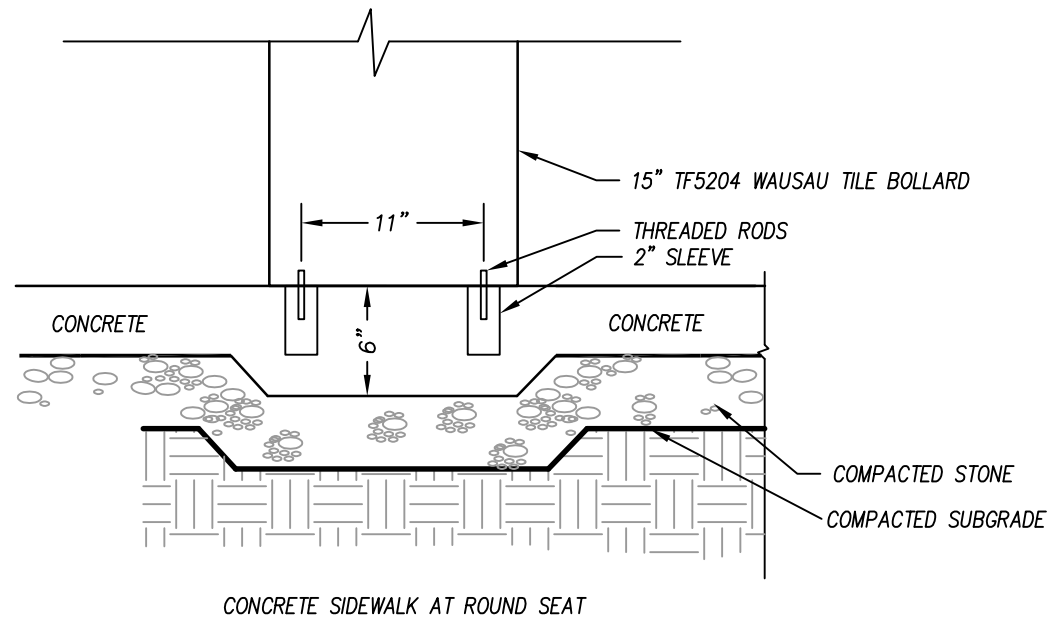


PROVIDE SHOP
DRAWINGS FOR
HANDRAIL

COORDINATE ALL ELEVATION WITH GRADING DRAWING

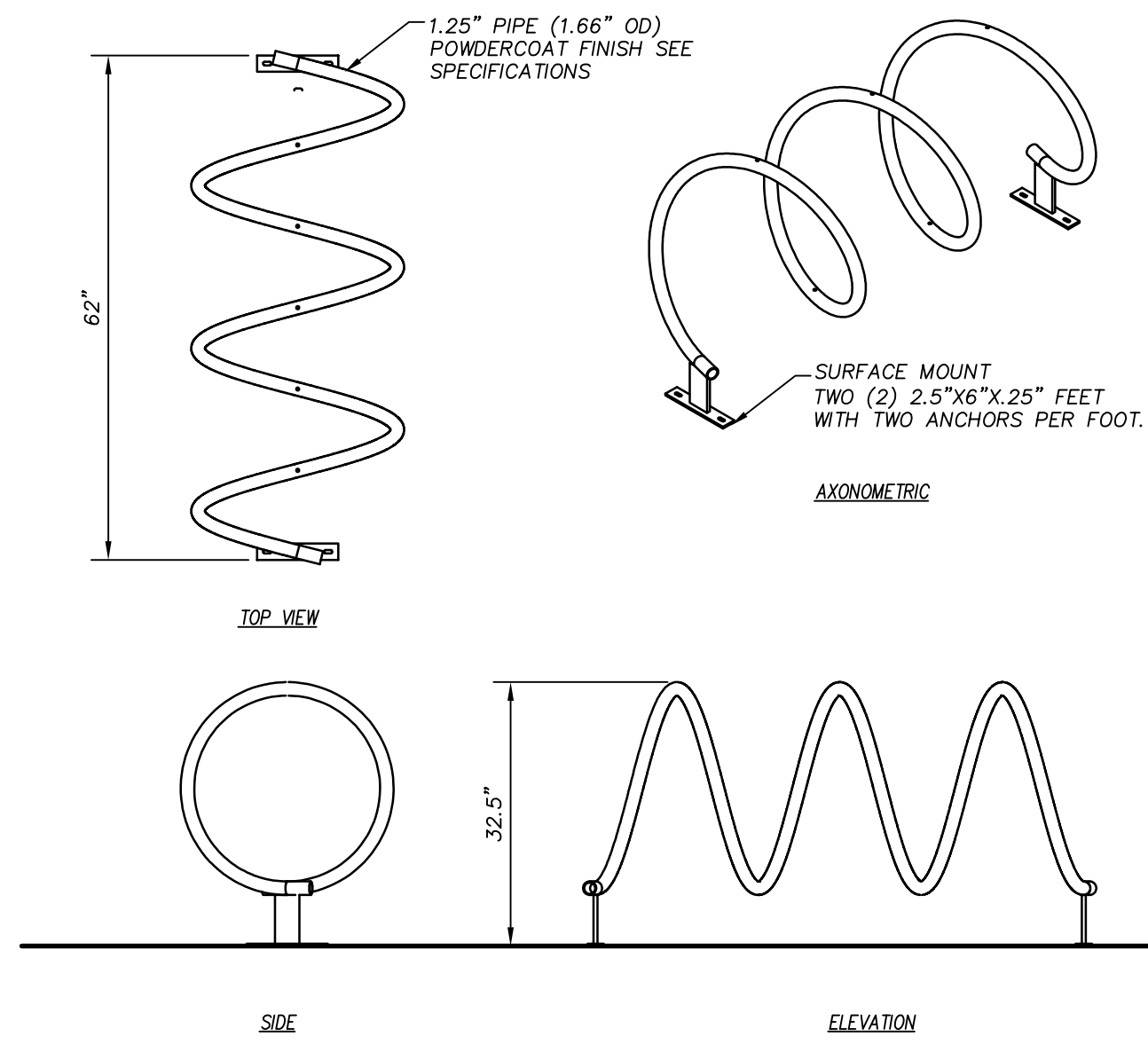
CONCRETE LEARNING STAIR SEATING

N.T.S.



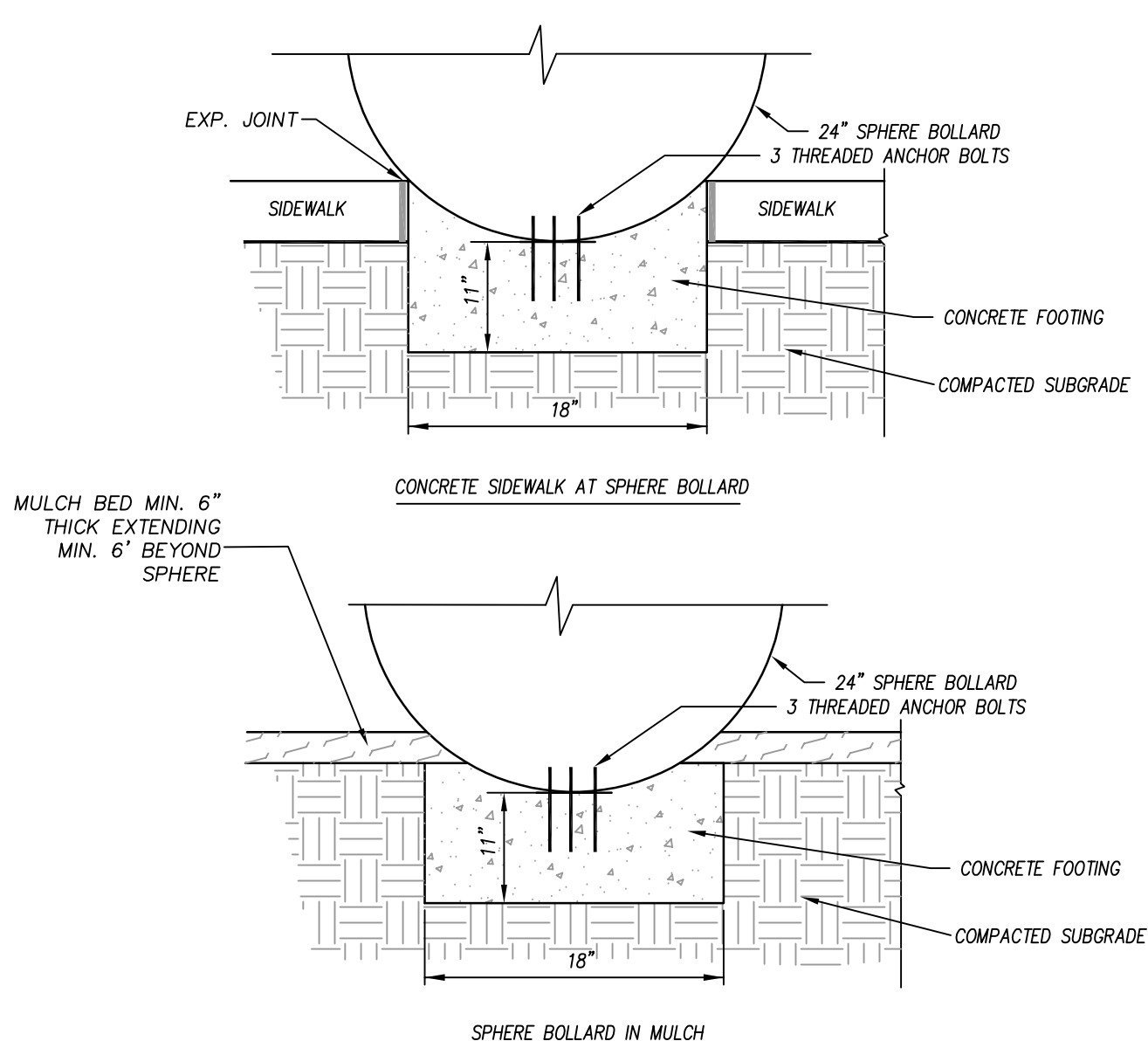
ROUND CONCRETE SEAT

N.T.S.



6 CAPACITY HELIX BIKE RACK

N.T.S.



CONCRETE SPHERE BOLLARD

N.T.S.

consultants



project status

SITE PLAN PERMIT # 3

owner id

seals



revisions

date note

New Elementary School:
E51-Woods Creek
Elementary School
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

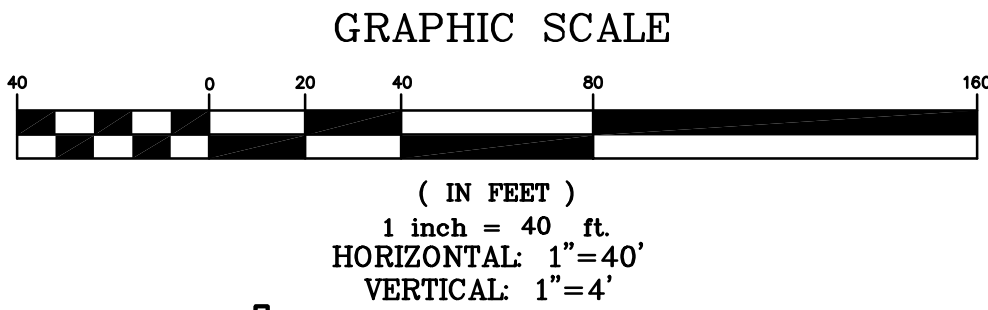
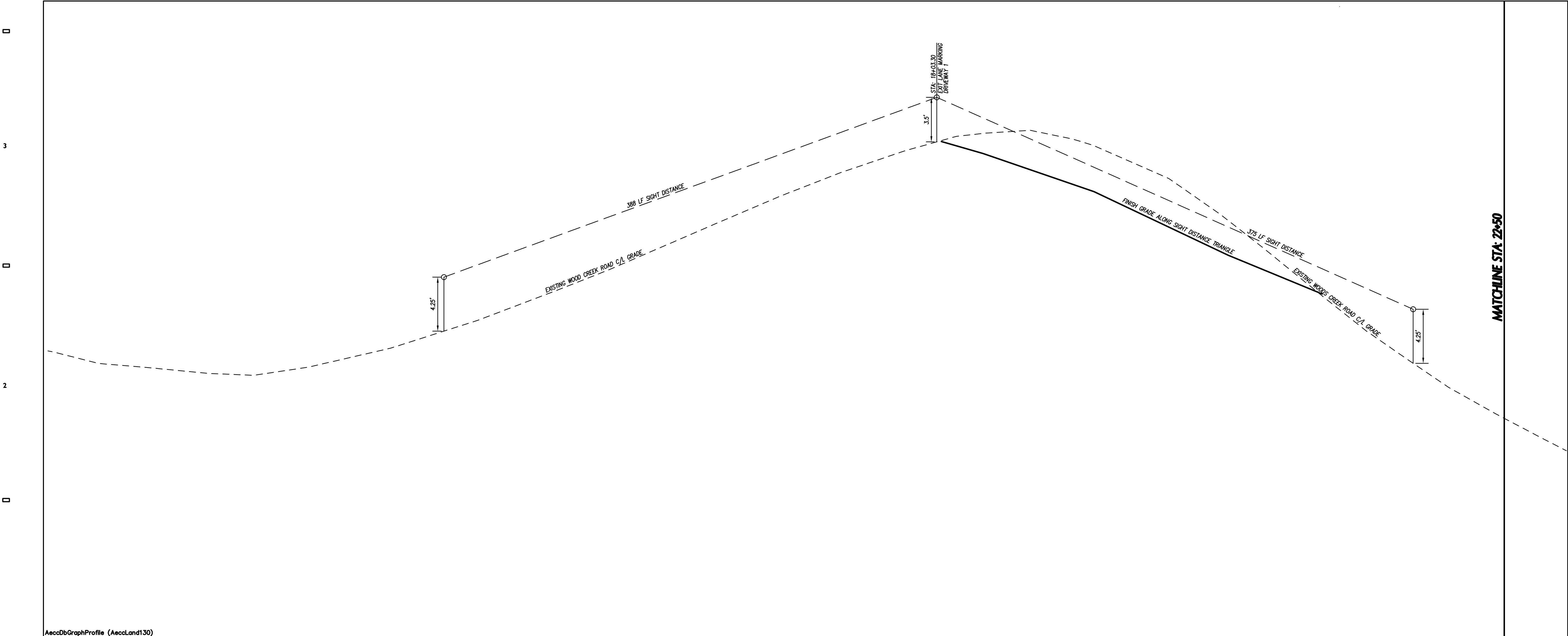
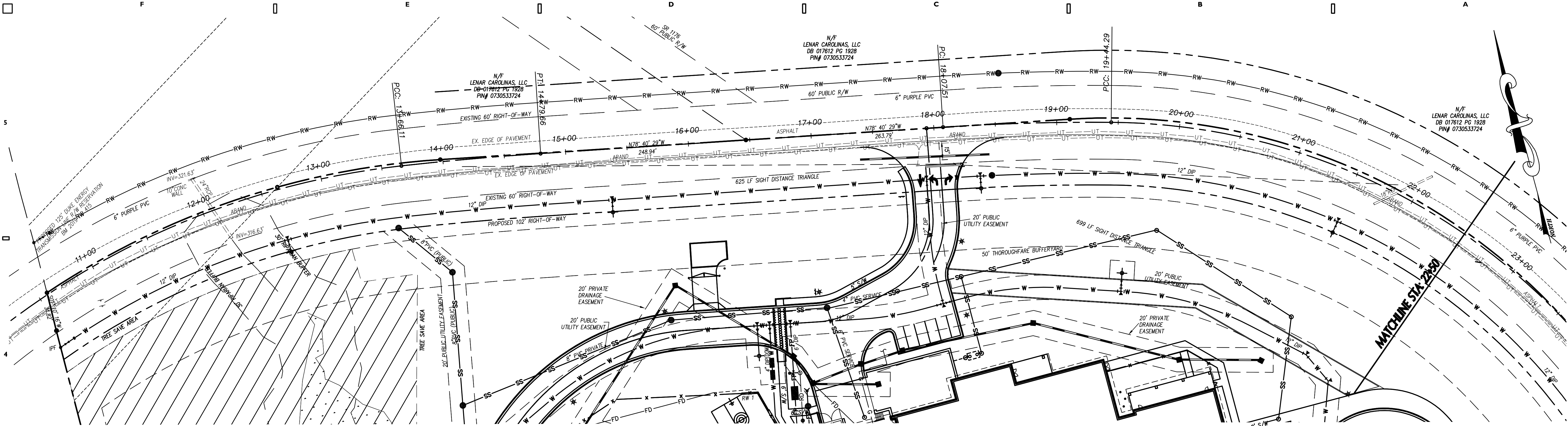


PROJECT 1355-19/19-166
DATE 12/23/2020
DRAWN AR/KL
CHECKED KL

sheet name

Sheet Description
SITE DETAILS

sheet no



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architecture

consultants

CLH DESIGN
Civil Design, PA
4400 Regency Forest Dr
Suite 120
Cary, NC 27513
Phone: 919.319.7516
Fax: 919.319.7516
E: c-100, P: 100, C: 100

project status

SITE PLAN PERMIT # 3

owner id

seals

revisions

date note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

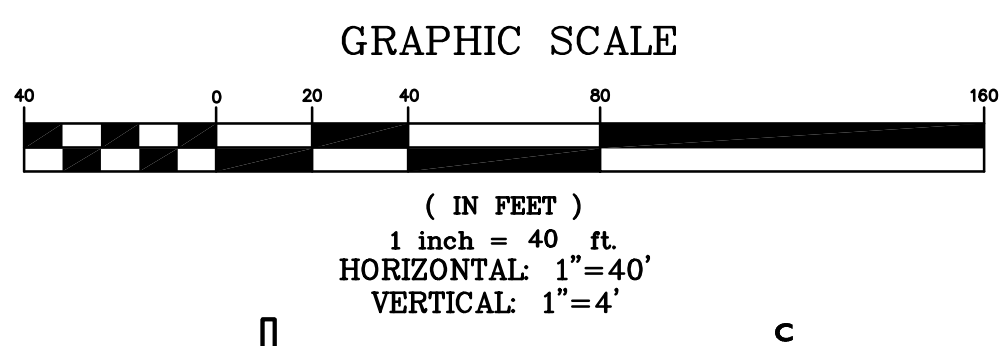
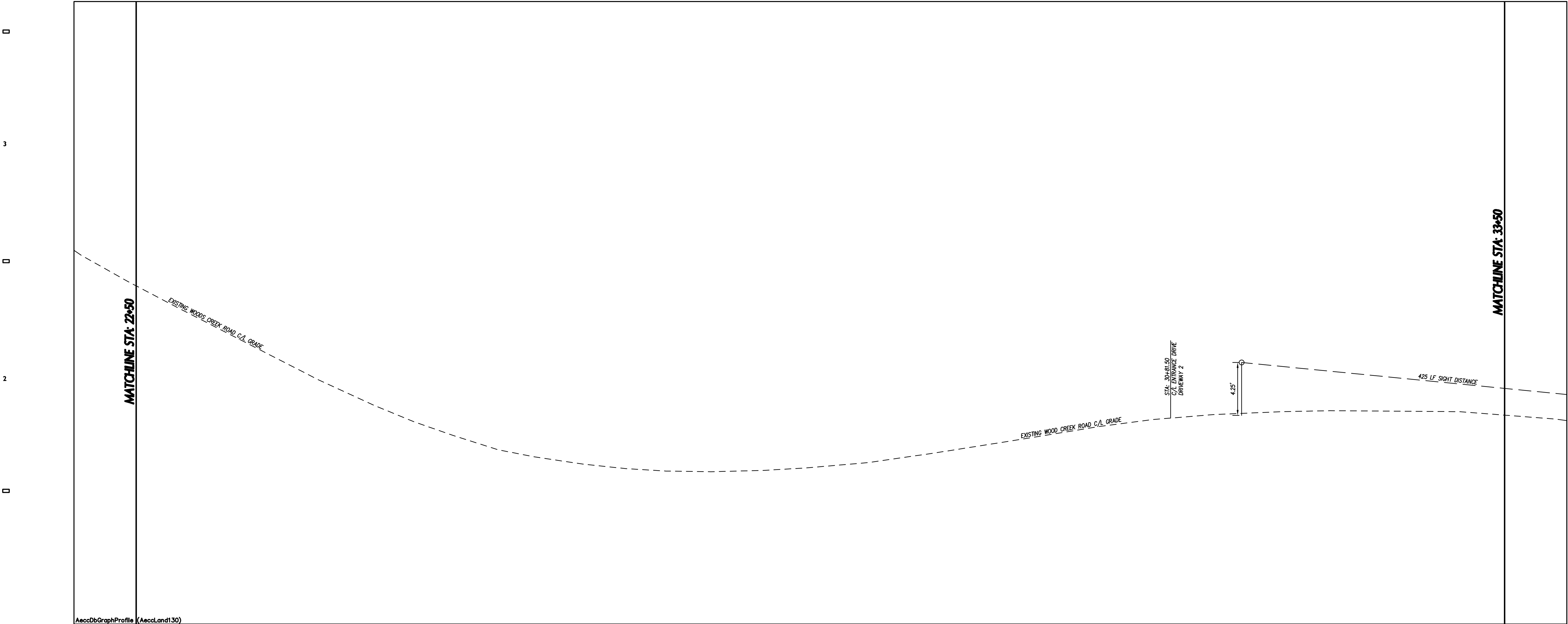
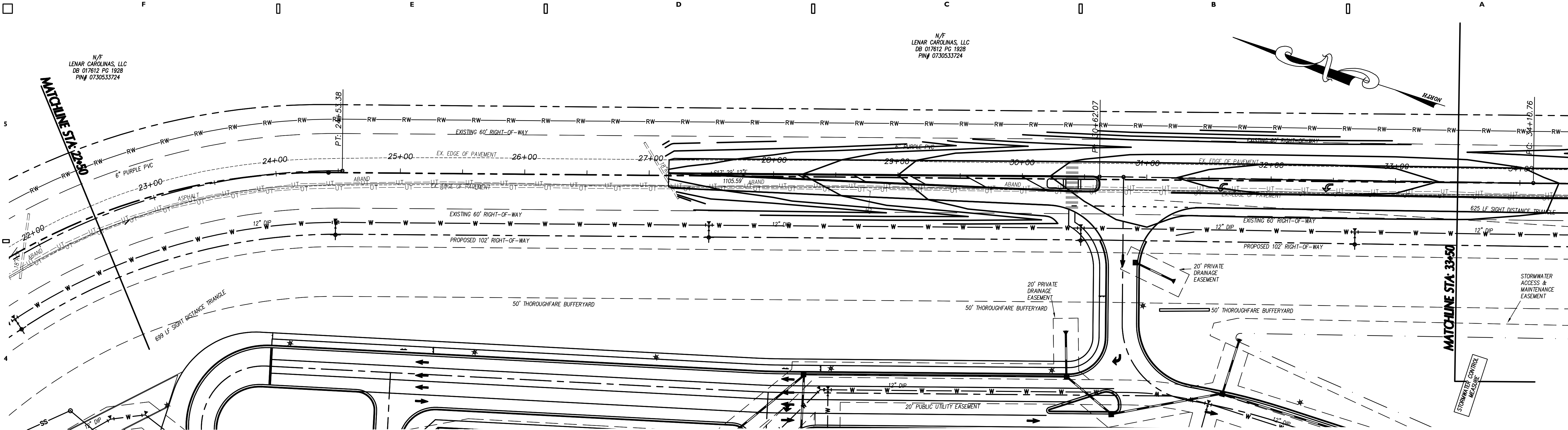
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DATE 12/23/2020
DRAWN AR/KL
CHECKED KL
sheet name

SIGHT DISTANCE
PLAN & PROFILE

sheet no

C10.01

Page 280 of 398



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CLH
DESIGN

CLH Design, PA
400 Regency Forest Dr
Suite 120
Raleigh, NC 27609
Tel.: 919.318.6716
Fax.: 919.318.7516
E: c-108, 99, c-158

project status

SITE PLAN PERMIT # 3

owner id

seals

PRELIMINARY
NOT FOR
CONSTRUCTION
NATHAN A. LORING
17-03-0020

revisions

#

date

note

New Elementary School:
**E51-Woods Creek
Elementary School**
7851 Woods Creek Road Holly Springs, 27539
Wake County Public Schools System

**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

PROJECT: 1355-19/19-166
DATE: 12/23/2020
DRAWN: AR/KL
CHECKED: KL

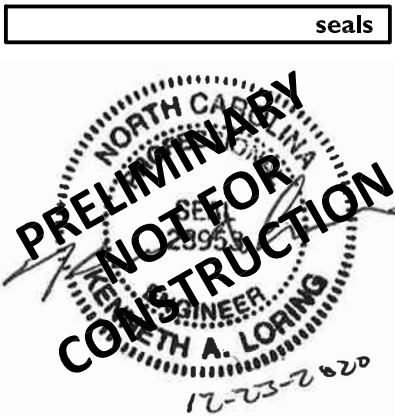
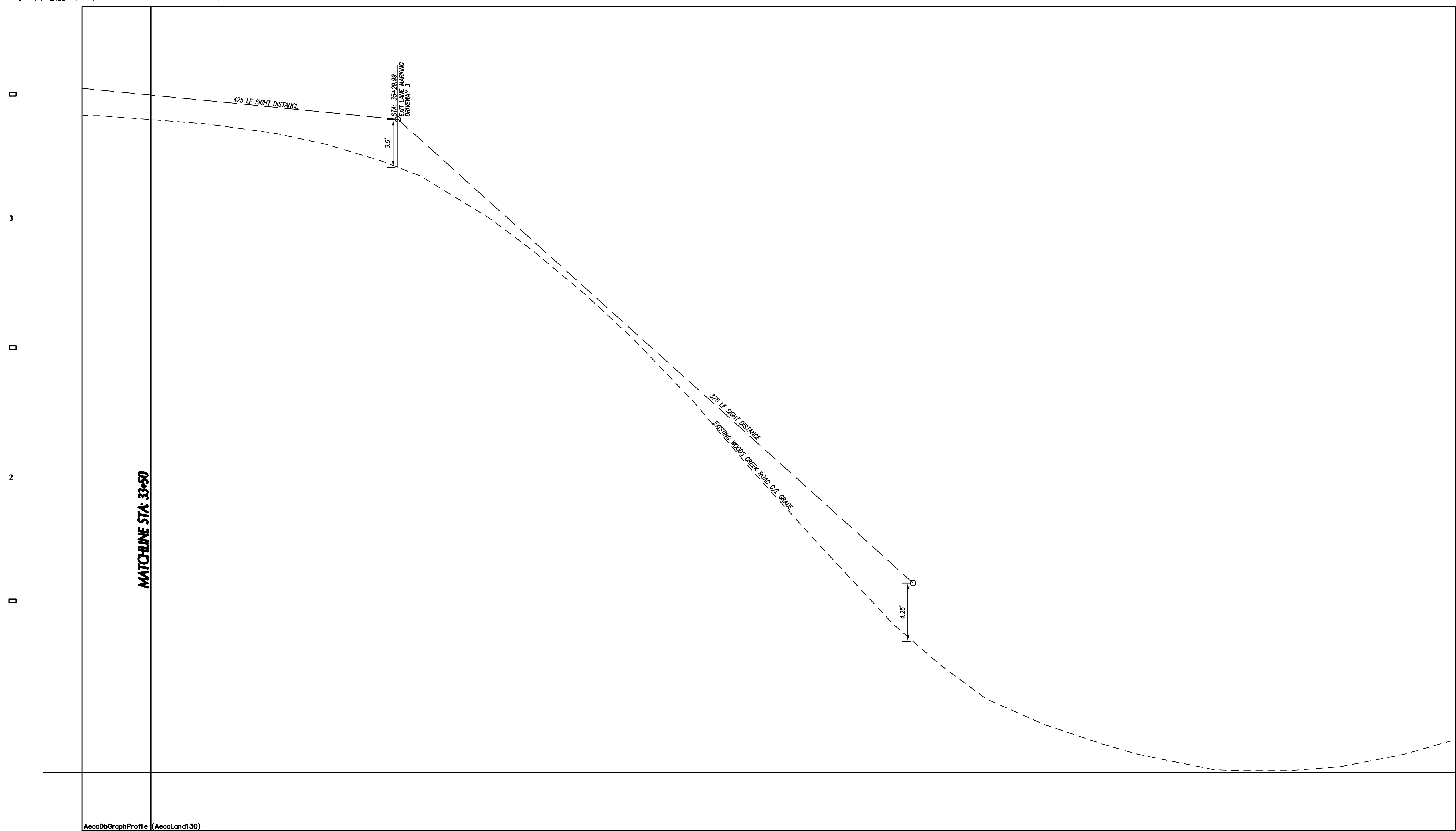
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SIGHT DISTANCE
PLAN & PROFILE

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C10.02

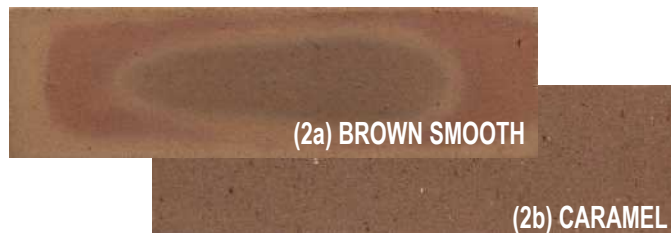
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BRICK WALL



GLAZED BRICK COLUMN



CONCRETE RETAINING WALL



METAL PANEL



ROOF, GUTTERS, DOWNSPOUTS



WINDOW FRAMES



UTILITY DOORS



LOUVERS & VENTS





01 Overall Lower Floor Plan
1" = 20'-0"



MAIN LEVEL ABOVE
REFER TO A102 FOR PLAN CONTINUATION

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project status

90% Construction Documents

owner id

seals

SKINNER FARLOW KIRWAN ARCHITECTURE
50177
REVIEW DOCUMENTS
NOT FOR CONSTRUCTION
RALEIGH, NC

BRADLEY W. FARLOW
6306
REVIEW DOCUMENTS
NOT FOR CONSTRUCTION
RALEIGH, NC

revisions

date note

New Elementary School:
E51 - Woods Creek Elementary School
Woods Creek Road Apex NC, 27539
Wake County Public School System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19
DATE December 23, 2020
DRAWN TMM
CHECKED BWVF

sheet name

Overall Lower Floor Plan

sheet no

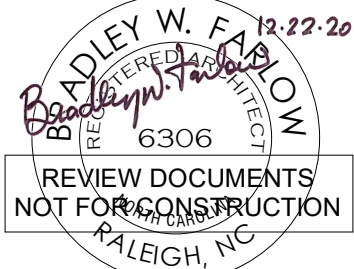
A101

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01 Overall Main Floor Plan
1" = 20'-0"



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01 Axonometric

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sifarchitecture.com
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Raleigh, NC 27605
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90% Construction Documents

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seals

SKINNER FARLOW KIRWAN ARCHITECTURE
REGISTERED ARCHITECTURAL COMPANY
50177
REVIEW DOCUMENTS
NOT FOR CONSTRUCTION
RALEIGH, NC

BUDLEY W. FARLOW
REGISTERED ARCHITECT
6306
REVIEW DOCUMENTS
NOT FOR CONSTRUCTION
RALEIGH, NC

revisions
date note

New Elementary School:
E51 - Woods Creek
Elementary School
Woods Creek Road Apex NC, 27539
Wake County Public School System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19
DATE December 23, 2020
DRAWN TMM
CHECKED BWJF

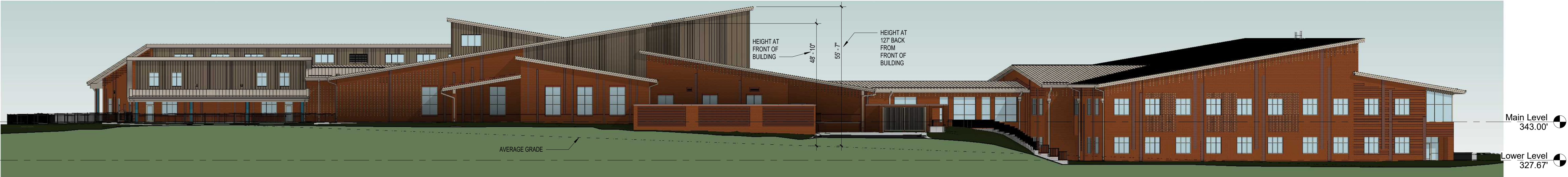
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A103

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F I E I D I C I B I A

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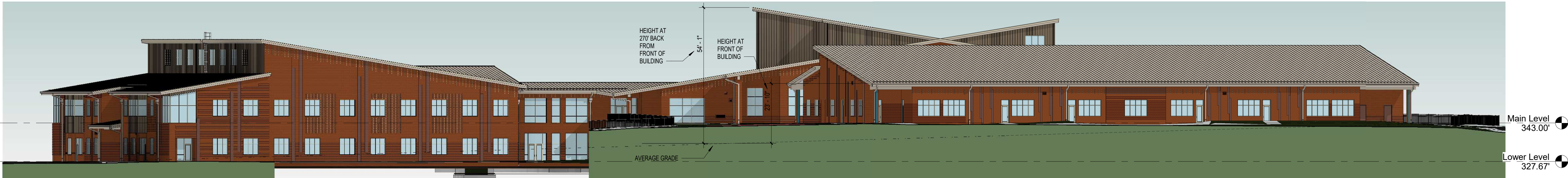
01 Overall Exterior Elevation - North Facing
1" = 20'-0"

4



02 Overall Exterior Elevation - East Facing
1" = 20'-0"

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03 Overall Exterior Elevation - South Facing
1" = 20'-0"

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04 Overall Exterior Elevation - West Facing
1" = 20'-0"

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project status
90% Construction Documents

owner id

seals



revisions
date note

New Elementary School:
E51 - Woods Creek Elementary School
Woods Creek Road Apex NC, 27539
Wake County Public School System



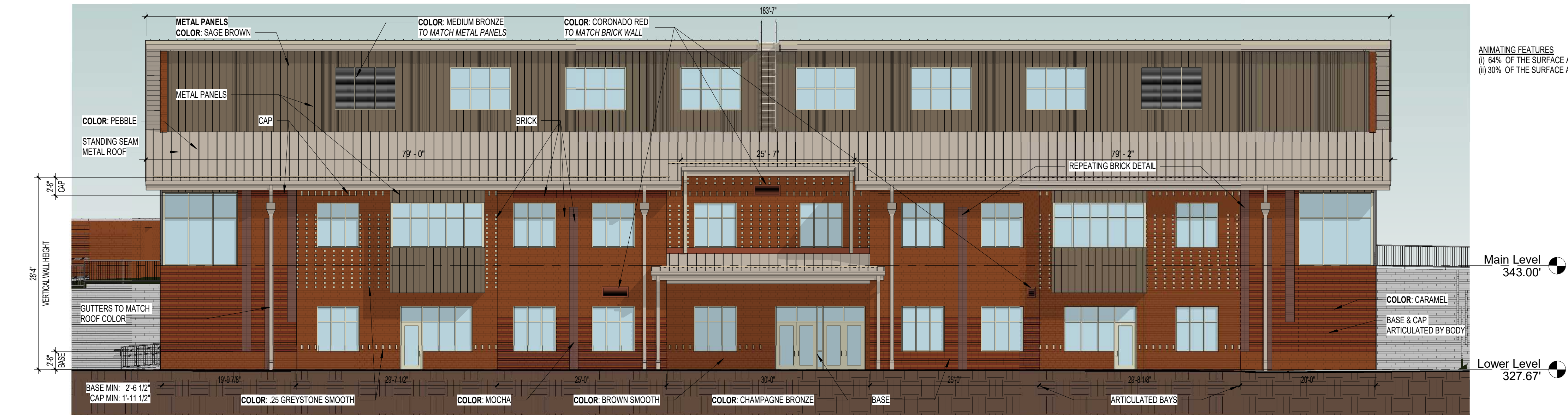
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DATE December 23, 2020
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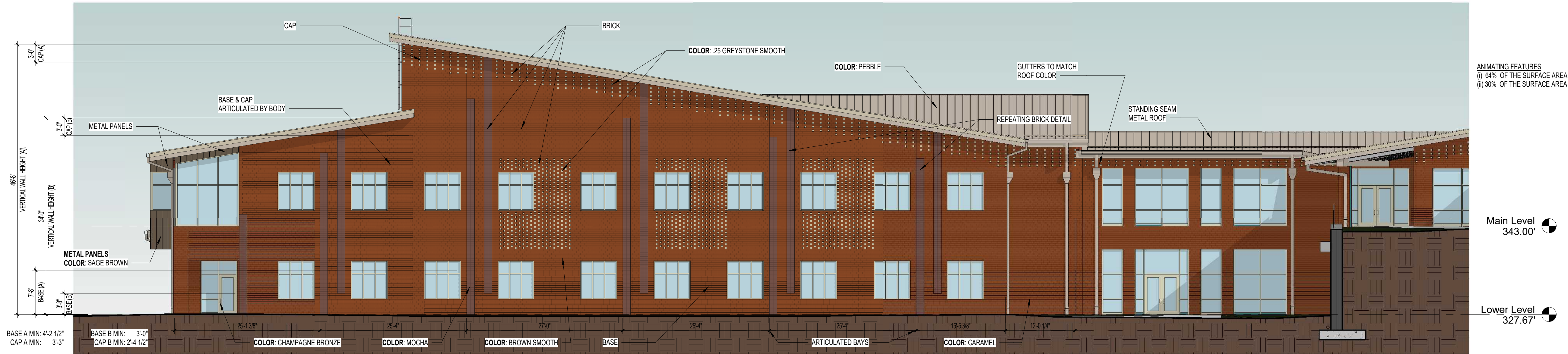
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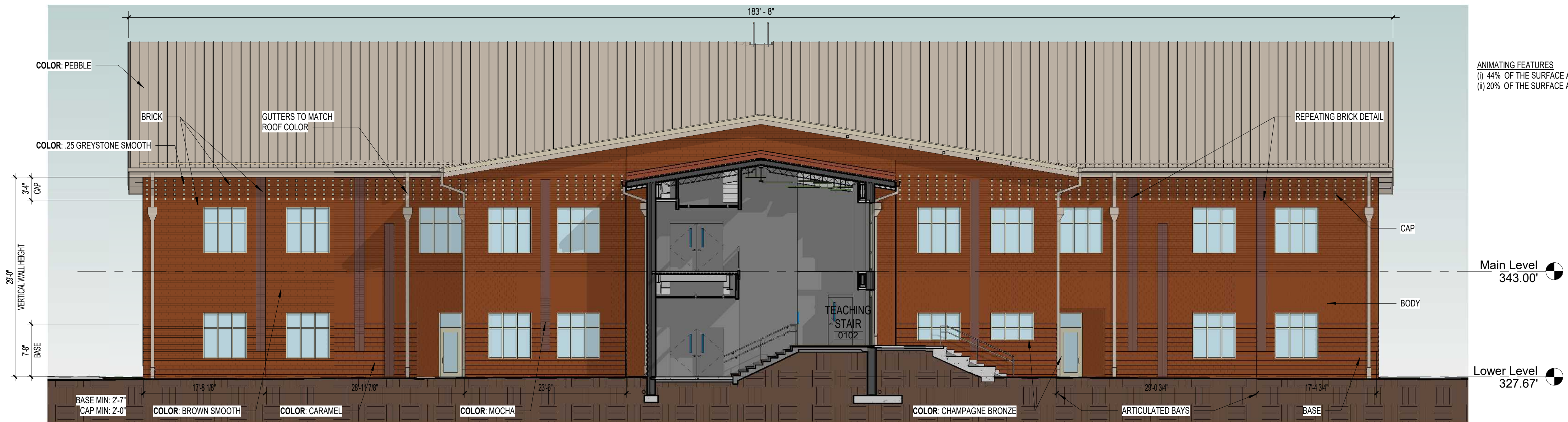
A200



01 Exterior Elevation - Building A Southwest Facing
1" = 10'-0"



02 Exterior Elevation - Building A Southeast Facing
1" = 10'-0"



03 Exterior Elevation - Building A Northeast Facing
1" = 10'-0"

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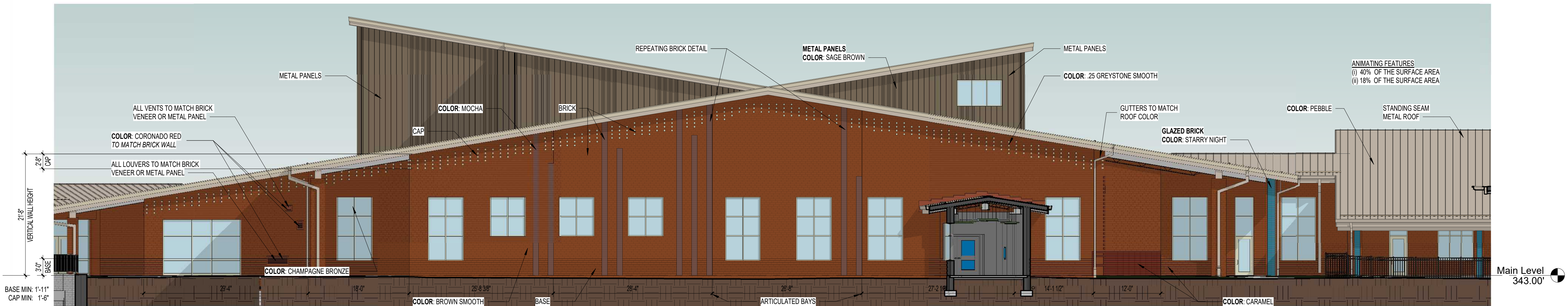
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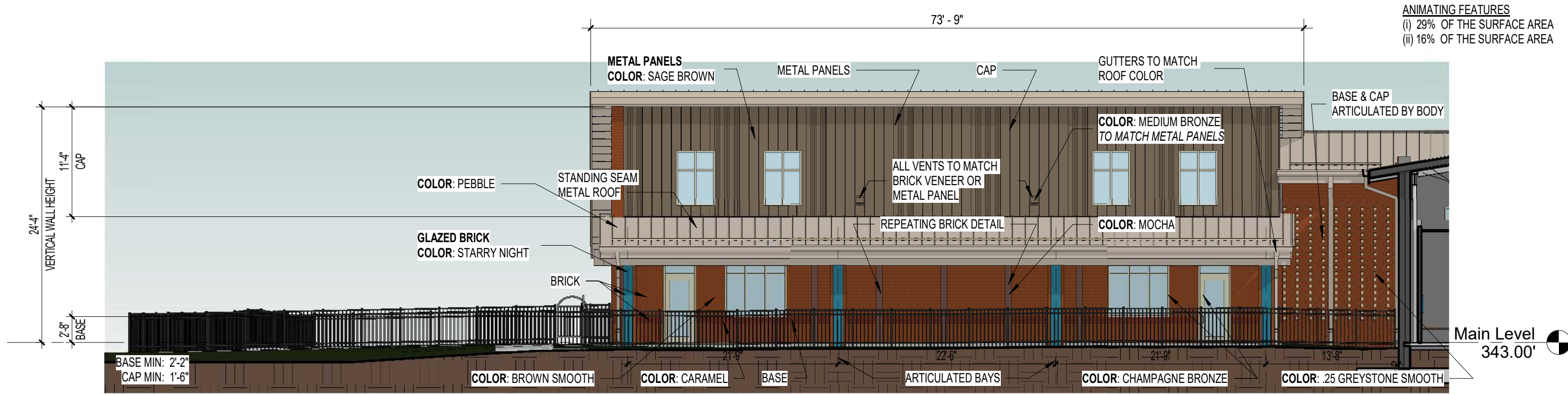


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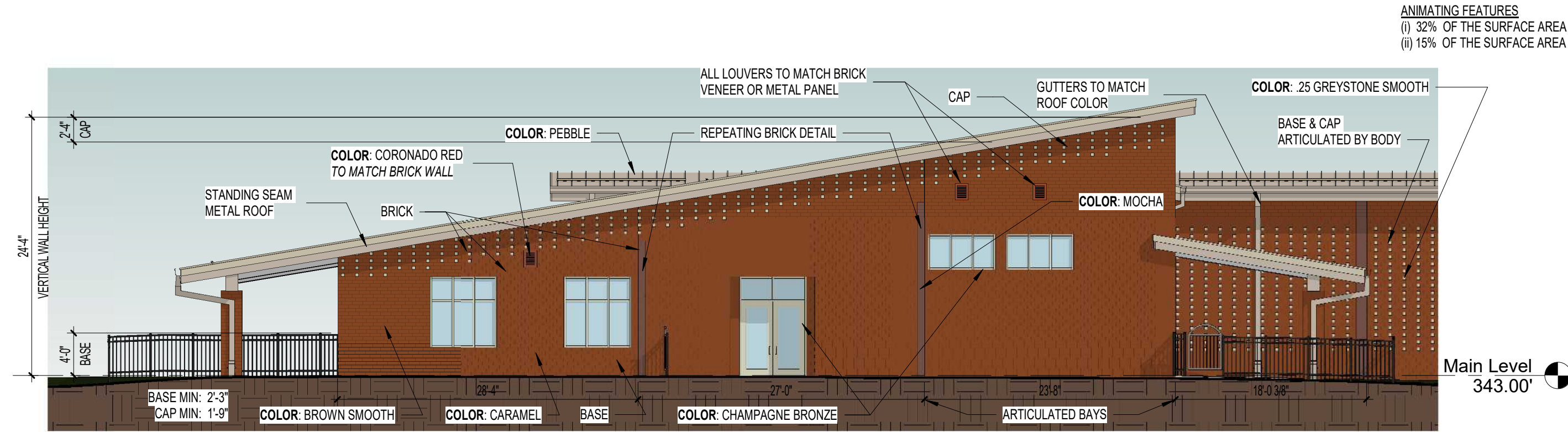


03 Exterior Elevation - Building B South Facing
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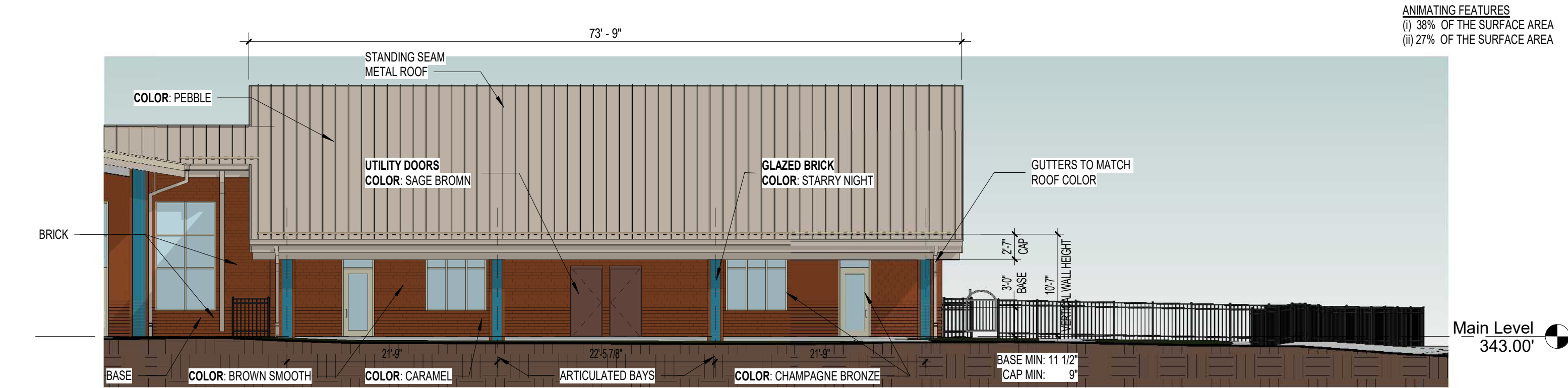




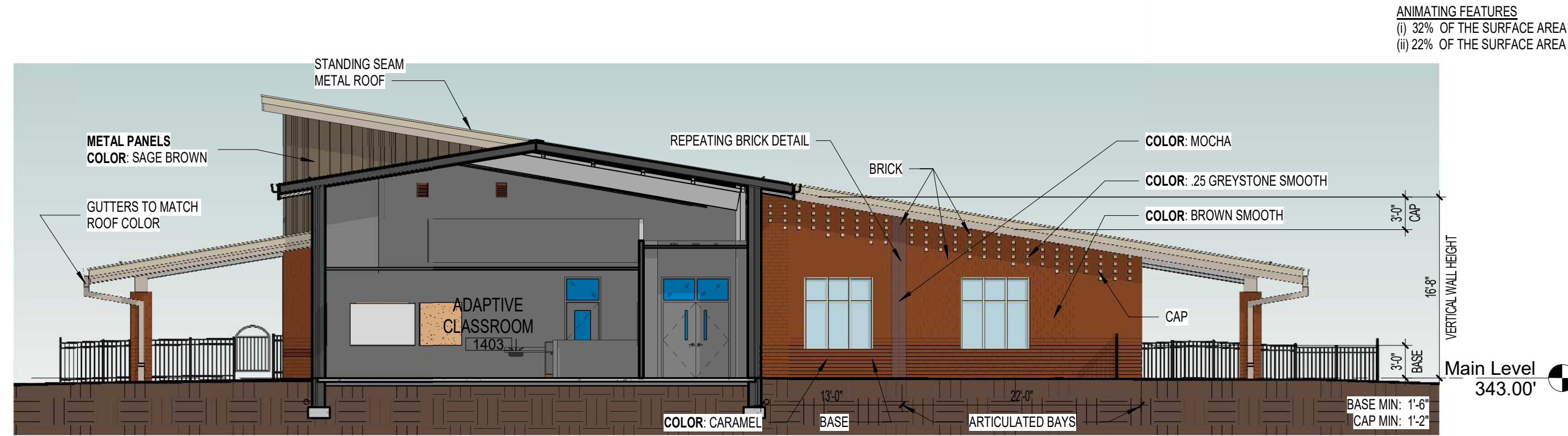
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02 Exterior Elevation - Building B.2 East Facing
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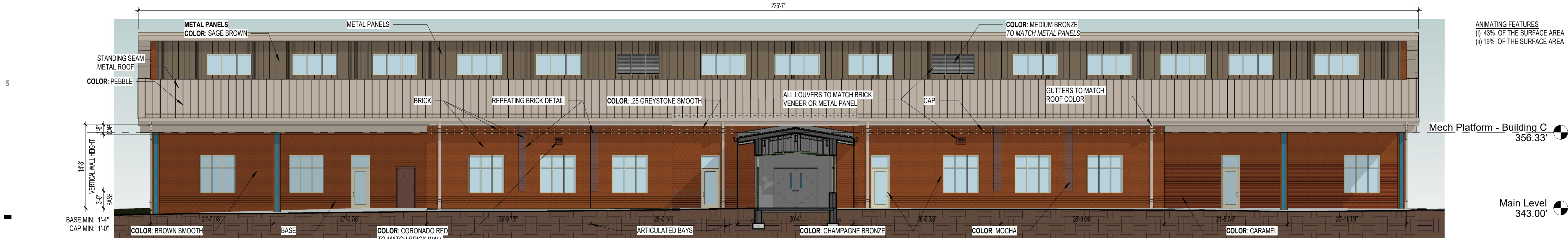


03 Exterior Elevation - Building B.2 South Facing
1" = 10'-0"



04 Exterior Elevation - Building B.2 West Facing
1" = 10'-0"

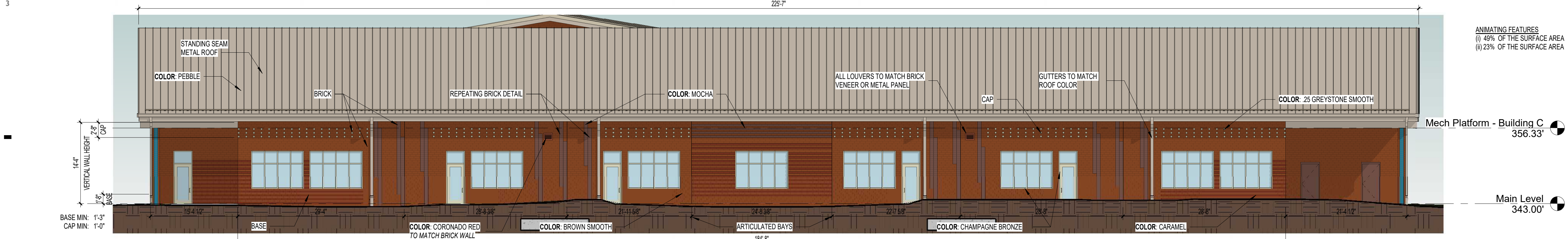
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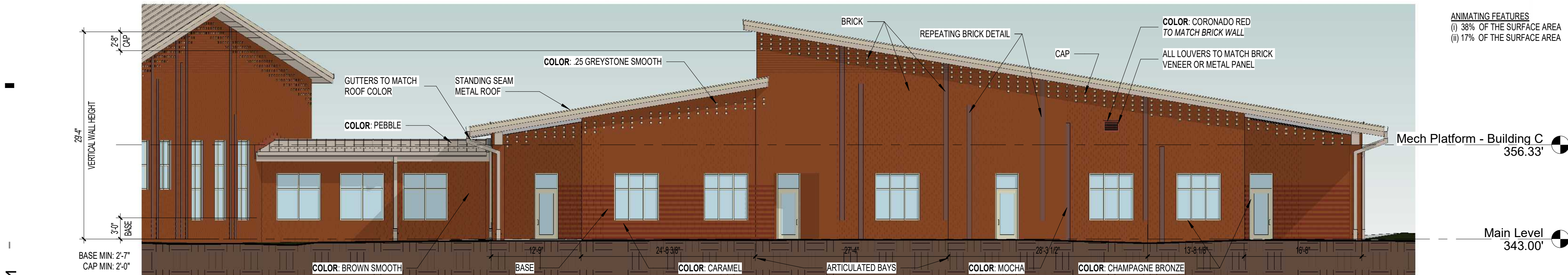
01 Exterior Elevation - Building C Northwest Facing
1" = 10'-0"



02 Exterior Elevation - Building C Northeast Facing
1" = 10'-0"



03 Exterior Elevation - Building C Southeast Facing
1" = 10'-0"



04 Exterior Elevation - Building C Southwest Facing
1" = 10'-0"

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project status

90% Contruction Documents

owner id

seals

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50177
REVIEW DOCUMENTS
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KALEIGH, NC

DAVID W. FARLOW
6306
REVIEW DOCUMENTS
NOT FOR CONSTRUCTION
KALEIGH, NC

revisions

date note

New Elementary School:
E51 - Woods Creek
Elementary School
Woods Creek Road Apex NC, 27539
Wake County Public School System

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

PROJECT 1355-19
DATE December 23, 2020
DRAWN TMM
CHECKED BWf

sheet name
Exterior Elevations -
Building C

sheet no

A205

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Woods Creek Elementary School

Holly Springs, NC

1-Main Entry from Road

E-51



Woods Creek Elementary School

Holly Springs, NC

2-Main Entry

E-51

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PUBLIC SCHOOL SYSTEM



Woods Creek Elementary School

Holly Springs, NC

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3-Northeast View from Road

E-51



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Woods Creek Elementary School

Holly Springs, NC

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4-Northwest View

E-51



WAKE COUNTY
PUBLIC SCHOOL SYSTEM



Woods Creek Elementary School

Holly Springs, NC

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5-Southwest View

E-51



WAKE COUNTY
PUBLIC SCHOOL SYSTEM



THE TOWN OF

Holly Springs

Project Name Development Plan 20-DP-11, Special Exception Use 20-SEU-10, Variance 20-VARTC-11, and Waivers 20-WAV-16, 20-WAV-17 Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #XX-XX to make and accept the Findings of Fact for consideration of and to approve Special Exception Use and Waivers with the following conditions:

Special Exception Use 20-SEU-10

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-10.

Variance 20-VARTC-11

1. This Variance shall only apply to 20-DP-11 Woods Creek Elementary.

Waiver 20-WAV-16

1. This Waiver shall only apply to 20-DP-11 Woods Creek Elementary.

Waiver 20-WAV-17

1. This Waiver shall only apply to 20-DP-11 Woods Creek Elementary.

Motion to approve / deny / defer Development Plan 20-DP-11 for Woods Creek Elementary as submitted by CLH Design, PA, Project Number 1355-19/19-166, dated Revised 12/23/2020, with the following conditions:

1. This project is required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

2. If build out exceeds the anticipated time frame in the approved TIA, the Town and the NCDOT shall coordinate to determine if an updated TIA is required prior to or with the Development Plan for the associated phase.
 3. The following must be addressed prior to or submitted with the first Construction Drawing submittal:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Update the site plan to show 147 parking spaces are provided.
 - c. A Final Gravity Sewer Line Sizing Report is required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties and shall include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
 - d. All invoiced fees from Special Studies third party review must be paid.
 - e. Provide documentation in the form of a recorded plat of any required offsite sewer easements.
 - f. All items listed on the Stormwater Submittal Checklist, Form #16003
 4. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
 - a. Any off site water facilities needed to serve this project must be completed by the developer and accepted by the Town. The Town is not responsible for completion of offsite water facilities, and will not guarantee completion of such facilities by any other party. If
 - b. Any off site reclaimed water facilities needed to serve this project must be completed by the developer and accepted by the Town. The Town is not responsible for completion of offsite reclaimed water facilities, and will not guarantee completion of such facilities by any other party.
 - c. Approval of Stormwater Management Plan is required
 - d. All environmental permits must be obtained for the entire project.
 - e. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
 5. Carolina Springs Pump Station #2 specifications:
 - a. Pump Station Site Plan and this Development Plan must go to the Town Council for approval at the same time.
 - b. The Construction Drawings for Pump Station #2 cannot receive Construction Drawing approval until Carolina Springs PS#1 has been constructed by the developer and approved by the Town
 - c. Carolina Springs Pump Station #1 must be completed by the developer and accepted by the Town prior to Construction Drawing approval of the School's Development Plan.
 - d. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.
 6. If the Woods Creek Elementary School constructs prior to the Carolina Springs project (Preliminary Subdivision Ph. 1), this development is responsible for completion of the waterline extension along Woods Creek Rd prior to issuance of any plat approval or building permit.
 7. If the Woods Creek Elementary School constructs prior to the Carolina Springs project (Preliminary Subdivision Ph. 1), this development is responsible for completion of the reclaimed waterline extension along Woods Creek Rd prior to issuance of any plat approval or building permit.
- Areas that are included as permanently preserved open space in the calculations should remain as preserved open space. If additional development is to occur on the site that area should be removed from the nitrogen calculations.

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THE TOWN OF

Holly Springs

Resolution No.: 21-07

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
SPECIAL EXCEPTION USE (20-SEU-10);
VARIANCE OF DEVELOPMENT STANDARDS (20-VARTC-11);
WAIVER OF OFF-STREET PARKING REQUIREMENTS (20-WAV-16);
WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS (20-WAV-17);
IN ASSOCIATION WITH DEVELOPMENT PETITION 20-DP-11 FOR
WOODS CREEK ELEMENTARY**

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160A-361 & 388 and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant special exception uses, variances, and waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;

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- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

Variance Findings of Fact:

A *variance* may be granted by the Board if competent and substantial evidence is presented by the applicant which persuades the Board to either reach each of the following conclusions independently or be reasonably able to meet these conclusions upon implementation of conditions by the Board:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Waiver of regulations of UDO Section 7.04 E.2 Reduction in the Number of Off-Street Parking Spaces Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.04 Required Number of Off-Street Parking Spaces may be granted and the following shall be taken under consideration when making the decision:

1. The nature and location of the proposed building or structure, and;
2. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;
3. The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;
4. The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;
5. A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

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Waiver for Alternate Compliance with Architectural Design Requirements Findings of Fact:
A petition for a waiver of regulations of UDO Section 3.08, A., waiver for Alternate Compliance with Architectural Design Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Use, Variance of Development Standards, & Waivers:

Part 1: Special Exception Use (20-SEU-10)

A Special Exception Use as specified in Unified Development Ordinance Section 2.01 A.1.c to allow for a school use in the R-30 Residential zoning district at the properties located at 7451 Woods Creek Road, Wake County PIN 0730330409.

Part 2: Variance (20-VARTC-11)

A Variance of Regulations of UDO Section 2.01 B. 7. a Development Standards, Maximum Building Height, to allow a maximum building height of 55' 7" in association with Development Plan Petition #20-DP-11.

Part 3: Waiver of regulations of UDO Section 7.04 E.1 Required Number of Off-Street Parking Spaces (20-WAV-16)

A Waiver of Regulations of UDO Section 7.04 E.1 Required Off-Street Parking to reduce the minimum required parking by 25% (196 spaces required and 147 spaces proposed) in association with Development Plan Petition #20-DP-10.

Part 4: Alternate Compliance with Architectural Design Requirements (20-WAV-17)

A Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment to allow:

- Building Materials – prohibited building material (metal siding)
- Base, Body, Cap – less than required on facades with sloped roofs
- Variation in Massing – reduce offsets for bays from 4" to ½"
- Animating Features – less than required
- Roof Treatment – Building A Southeast Facing to exceed the 50' continuous roof plane requirement to 79'-2", Building B West and East Facing to exceed the 50' continuous roof plane requirement to 69'-5", Building B North and South Facing to exceed the 50' continuous roof plane requirement to 73'-9", Building C North and South Facing to exceed the 50' continuous roof plane requirement to 225'-7"
- Façade Modulation - Building A Southeast Facing to exceed the 100' length requirement to 144' , Building A Northwest Facing to exceed the 100' length

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requirement to 144' , Building C Southeast Facing to exceed the 100' length
requirement to 184'-8"

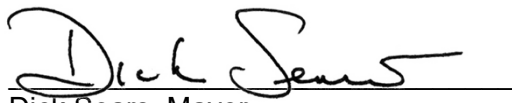
WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Special Exception Uses, Variance of Development Standards, & Waivers, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Special Exception Use (20-SEU-10); Variance Of Development Standards (20-VARTC-11); Waiver Of Off-Street Parking Requirements (20-WAV-16); Waivers For Architectural And Design Requirements (20-WAV-17); as submitted by CLH Design, PA.

Adopted by the Holly Springs Town Council on this, the 16th day of February, 2021.

Town of Holly Springs by

ATTEST:


Dick Sears, Mayor

Linda McKinney, Town Clerk



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RESOLUTION EXHIBIT A

Part 1: Special Exception Use (20-SEU-10) Findings of Fact Submitted By Petitioner

1. Not only is the site providing a public service in educating the children of Holly Springs, but it is providing public infrastructure for the surrounding area. The school has been designed to mitigate off-site traffic impacts to nearby surrounding properties by providing adequate queuing on-site to ensure adjacent public roads are not compromised. The required Town landscape buffers for the perimeter of the site will be provided against adjacent properties. Sidewalk and cross-walk connectivity will be provided to the future adjacent residential development to encourage physical activity and increase walkability to the school site.
2. It is common for public schools in Wake County to be located in residentially zoned areas within a town's jurisdiction. The school will comply with all developmental standards excepting for any variances being requested by the school system. By complying with developmental standards, the adjacent areas or property values will not be affected or lose value. Large portions of the site are being left undisturbed at this time.
3. The new elementary school will complement the surrounding areas. The required Town landscape buffers for the perimeter of the site will be provided and existing vegetation has been retained to the fullest extent. Streetscape plantings will be provided to reduce the visual impact from the road and adjacent properties. The elementary school program elements supporting the school, such as the multi-purpose field, walking track and play equipment will allow the site to provide more open space that carries forth the character of the surrounding area.
4. The proposed Elementary School will conform to all development standards of the R-30 district, with the exception of some of the building elements and the building height. Specific waivers are being requested for these elements to conform with the Town of Holly Springs UDO. A variance is also being requested to allow the building height to exceed 35', which is the development standard of the R-30 district.
5. The internal drives provide adequate width for not only standard vehicular access, but for emergency vehicles such as EMS and Fire. The plan provides safe ingress and egress routes from the main road to the building and around the building. Safe traffic flow will be provided internal to the site separating the car traffic from the bus traffic and safe pedestrian crosswalks will be provided from the parking areas.
6. The new elementary school plan provides safe ingress and egress routes for emergency services. Adequate vehicular access and wide drive aisles around the building are provided. A service area with a trash enclosure is provided to the rear of the building and allows for ease of access from the bus loop. This area will be properly screened to minimize any impact on adjacent properties.
7. The new elementary school provides adequate services for all students and faculty that will utilize this building.
8. With the construction of the new school public water and sewer extensions will be provided to the site to serve the new building. All other entities such as fire and police will be adequate to handle this new development.
9. All exterior mechanical equipment and service area will be enclosed by a masonry screen wall to the rear of the building and site and will be screened from view. The required Town landscape buffers for the perimeter of the site will be provided and existing vegetation has been retained to the fullest extent. Streetscape plantings will be provided to reduce the visual impact from the road and adjacent properties. Adequate pedestrian sidewalks will be provided within the site as well as crosswalk connectivity to adjacent properties to promote walkability to the school site.
10. The new elementary school will follow normal school hours of operation. The school has been designed to mitigate off-site traffic impacts to nearby surrounding properties by providing adequate car stacking on-site to ensure adjacent public roads are not compromised. Adequate parking will be provided on-site that meets the towns parking requirements.

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Part 2: Variance (XX-VARTC-XX) Findings of Fact Submitted By Petitioner

1. The proposed Elementary School is located on the north end of the site. While the site looks large enough to accommodate the parking requirement, ultimate build-out will include a Middle School and its programmatic requirements. For all new WCPSS elementary schools, WCPSS requires 115 parking spaces. The ToHS parking requirement for this elementary school is 196 spaces and this plan provides 148 spaces (77.8%). In order to maximize flexibility in the design of the future middle school, the parking reduction allows flexibility for the future development while meeting daily demand for parking.
2. The total number of employees will be approximately 70, there are no student drivers at this level. 15 visitor spaces are provided at the building entrance for parent volunteers and student pick-up during the day. There are 6 dedicated parking spaces for Child Nutrition Staff at the Service Courtyard/Loading Dock. Anticipated daily requirement for parking would be 91 spaces minimum with 115 anticipated spaces needed for high-demand overlap times.
3. NC DOT's division of MSTA now recommends more on-site carpool stacking. Typically, an 800 capacity school provides 1,700 lf of carpool stacking for the high demand days. E-51 proposes to provide roughly double or 2,440 LF of carpool stacking in the form of a triple stacked driveway. During afterhours and special events, car pool will not be operating leaving the right lane available for parking while still providing one in bound, one out bound and one emergency bypass lane of traffic. Also, the bus loop will be available for additional parking during after hours events.
4. The reduction of off-street parking will result in preserving existing vegetation on-site not only in keeping more natural space in lieu of parking, but also, the stormwater control systems can be smaller in size to accommodate less impervious surface. Incidentally, the west side of the site where the additional parking and larger SCM would be located, there are several large canopy trees worth preserving.
5. The future plans for the site include a Middle School, which will also require a significant amount of parking. As stated earlier, if additional parking for the Elementary School is required, it can be incorporated into the design of the Middle School and constructed at that time.

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Part 3: Waiver of regulations of UDO Section 7.04 E.1 Required Number of Off-Street Parking Spaces (20-WAV-16) Findings of Fact Submitted By Petitioner

1. The height restriction of 35' in a residential district would result in a hardship to the Wake County Public School System (WCPSS) as it would essentially cause the school to be one story in height or would force the design to have a flat roof. A one-story design would disturb too much space on the site, create a longer out-of-scale façade, and reduce the amount of conserved natural amenities (greenspace). The current design of a building that is partially 2-story, allows the site to accommodate all the necessary program requirements that a typical elementary school needs to house. A public facility that houses many students needs to be scaled for classrooms to have adequate ceiling height, provide a safe structure, and allow interstitial space to accommodate modern fresh air requirements. This leads to a floor to floor height of 15'-4". In addition, the current design incorporates sloping shed roofs that allow daylight to penetrate deeply into the center of the building. Defining the building height as the average grade measured to the highest eave-line of the building, creates a greater hardship for a building with a shed roof vs. a building with a flat or hipped roof. The reason this school is designed with a shed roof is because it is a very wide facility and this roof design allows daylight to be admitted to the middle portion of the building that is farthest from side walls containing windows. Daylighting is very important to the health and wellbeing of students and faculty alike. The proposed sloping roofline is more contextual with a residential area than a flat roof.
2. This property is located with access off of Woods Creek Road and with the vertical and horizontal site lines needed for safe vehicular and pedestrian access, the 2 points of entry required for cars and buses, and the 3,000 feet of car stacking as required by Municipal and School Transportation Assistance (MSTA), we have located the building on the part of the site that allows all this to occur. When play fields, stream buffers, landscape buffers, setbacks, a major utility easement (gas pipeline), a Duke Power emergency siren, sanitary sewer pump station, and wetland requirements that are specific to this site are combined with the other program requirements mentioned above, that results in a building that is partially 2-story. The size of the facility and the requirement for good interior daylighting leads to a sloped roof where the upper eave line approaches 55' above the average grade on some sides of the building. These factors have been mitigated in the design by making the 2-story portion of the building step down into the landscape rather than flattening the entire site and adding a 2nd story above the main floor level. In addition, the tallest part of the structure is the light well that brings daylight into the central portion of the building. That means that the tallest area is very far back from any façade and is nearly undetectable. In fact, this tall area ranges from 127' to 270' back from the façade of the building.
3. To create an adequately sized and scaled public school for this site and most other sites within Wake County, the resulting design is at least 2 stories and very typically 3-stories. Locating an elementary school within a residential district is important to creating strong communities. Public Schools are appropriately sized and scaled when they are larger and taller than the surrounding residential communities.
4. This requested variance is consistent with the spirit, purpose, and intent of the ordinance because this is a public building that is civic in scale. It is much larger than a home or group of attached dwellings and as such requires a height that exceeds the height requirements of residential scaled buildings for all the reasons mentioned above. The facility will benefit the nearby dwellings by providing public education in a location that is convenient and serves as a center for the community. As such' it is appropriate to be scaled so that it stands as a central and important civic building in the community.

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Part 4: Alternate Compliance with Architectural Design Requirements (XX-WAV-XX) Findings of Fact Submitted By Petitioner

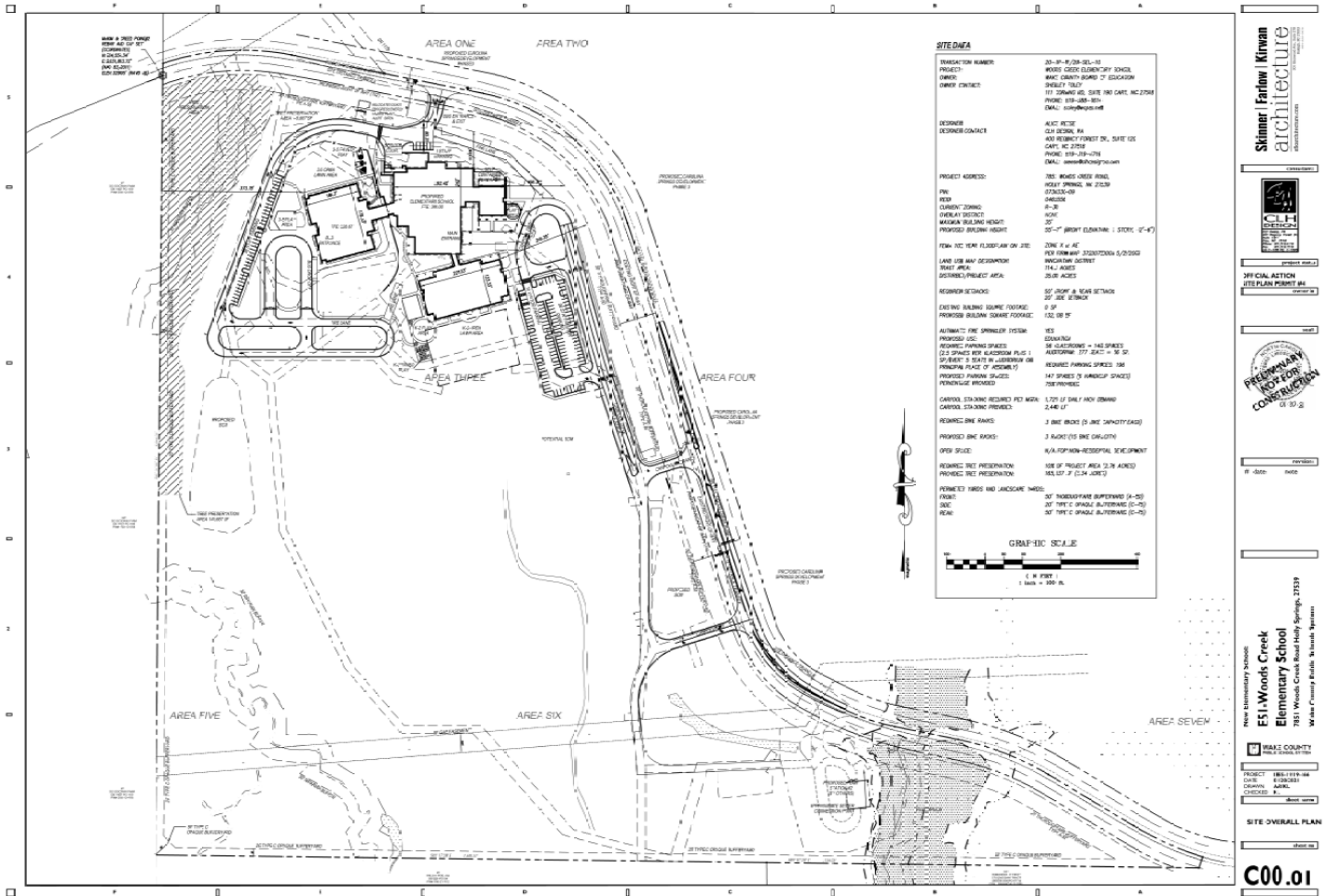
1. The proposed education facility represents elements that are equivalent or superior to that achievable under the applicable regulations. Durable masonry will be the primary exterior material. Glazing will be used to enhance primary functions of the facility without compromising the function of the spaces provided. Building massing and articulation will be defined by form and function of the learning spaces.
2. The proposed education facility will be compatible with and will enhance the use of the surrounding properties by providing an elementary school to help with the quickly growing developments of Holly Springs. The site will have connectivity to future surrounding neighborhoods to make the facility more pedestrian friendly. Offsite requirements will be provide as required by all authorities having jurisdiction.
3. The proposed education facility will be consistent with the intent of the Comprehensive Plan. The rhythm of the building is defined by the function of the space. Waivers will be filled out accordingly when request are necessary due to the nature, form, and function of the education program requirements set forth by Wake County Public School System.
4. The proposed education facility will be consistent with the intent and purpose of the UDO. As an elementary school, the form and function of the required spaces is expressed in the building's exterior. The use of a very limited amount of metal panels will provide an economical and attractive option for areas that are above the roof areas or otherwise suspended in space. The façade is broken down by actual or implied base, body, and cap that is in scale with the overall facility. The façade is broken down into 30' bays to reduce scale of the building. Animating features and glazing are provided in keeping with the scale and function of the building. Roof treatment is broken down in a way to allow good daylighting for the interior spaces. Façade modulation is varied and appropriate for the scale and function of the building.

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SITE PLANS & ELEVATIONS



RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Special Exception Use (20-SEU-10)

No additional findings

Part 2: Variance (20-VARTC-11)

No additional findings

Part 3: Waiver of regulations of UDO Section 7.04 E. 1. Required Number of Off-Street Parking Spaces (20-WAV-16)

No additional findings

Part 4: Alternate Compliance with Architectural Design Requirements (20-WAV-17)

No additional findings

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RESOLUTION EXHIBIT D
CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

Part 1: Special Exception Use (20-SEU-10)

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-10.

Part 2: Variance (20-VARTC-11)

1. This Variance shall only apply to 20-DP-11 Woods Creek Elementary.

Part 3: Waiver of regulations of UDO Section 7.04 E. 1. Required Number of Off-Street Parking Spaces (20-WAV-16)

1. This Waiver shall only apply to 20-DP-11 Woods Creek Elementary.

Part 4: Alternate Compliance with Architectural Design Requirements (20-WAV-17)

1. This Waiver shall only apply to 20-DP-11 Woods Creek Elementary.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Approve the minutes of the February 2, 2021 Business Meeting, the February 5-6, 2021 Annual Retreat, and the February 9, 2021 workshop meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's business meeting held February 2, 2021, the Annual Mayor and Council Retreat held February 5th and 6th, 2021, and the workshop meeting held February 9, 2021.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please call the Town Clerk at 919-557-3900 in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. 2.2.21 minutes - draft
2. 2021 retreat minutes-draft
3. 2.9.21 minutes - draft



Holly Springs Town Council
7:00 PM **Tuesday, February 2, 2021**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, February 2, 2021 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mark Andrews, *Communication and Marketing*; Jeff Wilson, *Director, IT*; Mathew Mutter, *IT*; Irena Krstanovic, *Director Economic Development*; Daniel Pope, *Development Services*; Andrew Rubley, *Development Services*; Kendra Parrish, *Executive Director Utilities and Infrastructure*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Willie J. Hunter, Jr. of St. Mary's Free Will Baptist Church.

4. Agenda Adjustment: The February 2, 2021 meeting agenda was adopted with changes, if any, as listed: Item 10, Lease Agreement, was pulled from the Consent Agenda for discussion.

Motion: Berry

Second: McGrath

Vote: Unanimous

Public Comment: Public Comment was requested in writing prior to the meeting. The following number of comments was received and provided to the Council prior to the meeting: one comment requesting that rock debris be cleaned off the streets.

Recognitions

5. Introduction of State Senator for District 17, Sydney Batch

Mayor Sears introduced State Senator Sydney Batch and mentioned some of her many accomplishments, including sponsoring the NC Family First Act and multiple bills to assist people and businesses affected by the COVID-19 pandemic, to protect safe drinking water, and to protect student loan borrowers. He said that she was the recipient of the Lillian's List Jan Allen Courage Award for advocating women's equality, and was 2019 Wake Woman of the Year for her contributions to supporting women and advancing the rights and welfare of women under the law. She was nominated for the Gabrielle Giffords Rising Star Award in 2020, and is a member of the Chief Justice's Commission on Race and Equity, the NC State Bar Child Welfare Law Specialty Committee and the National Association for the Counsel of Children.

Senator Batch thanked the Mayor for his introduction, and thanked the Council for inviting her. She commended the Council for forming the Legislative Committee with MPT Berry and

Councilman Wolff, which puts Holly Springs ahead of other municipalities. She spoke about the challenges of growth facing Holly Springs. She said she has reached out to Representative Paré to see what items they can work on together. She looks forward to working with the Town over the next years, and said that she has an open door policy and would request that people reach out to her with any concerns.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda, with the exception of Item 10 which was pulled for discussion. The motion carried following a motion by MPT Berry, a second by Councilman Wolff and a unanimous vote. The following actions were affected:

6. Minutes – The Council approved minutes of the Council business meeting held January 19, 2021.

7. Voluntary Annexation A20-09, Regency at Holly Springs. - The Council adopted Resolution 21-03 directing the Town Clerk to investigate the sufficiency of Annexation Petition A20-09 and set public hearing for February 16, 2021.

A copy of Resolution 20-36 is attached to these minutes.

8. Farmers Market Fee Schedule Amendment - The Council approved changes in the vendor fees for the Holly Springs Farmers Market.

A copy of the fee adjustments is attached to these minutes.

9. Arbor/Middle Creek Greenway Project Amendment #1 – The Council approved a budget amendment in the amount of \$80,600 for SEPI Amendment #1 and to establish a land acquisition/easement budget for the final trail alignment.

A copy of the budget amendment is attached to these minutes.

NEW BUSINESS

11. Resolution for Town Attorney to Petition Court for Compliance with the Minimum Housing Ordinance

Andrew Rubley, Development Services, said the purpose of this item was for Council to consider the Resolution for Town Attorney to Petition the Court for Compliance with the Minimum Housing Ordinance. He said that staff was notified by the Fire Department that there had been a fire in the structure on July 24, 2020. On July 28, 2020 inspectors visited the property and found minimum housing violations. The tenant was present for the inspection. Notice of Violation was sent to the property owner, who lives in Raleigh, by certified mail and regular mail, on August 5, 2020, and she admits receiving the Notice. A hearing was set for August 18, 2020 a Minimum Housing Hearing was held, and the owner did not show up for the hearing. An Order of the Chief Code Enforcement Officer was issued on August 19, 2020 with a deadline for Compliance of November 20, 2020. The homeowner contacted staff on August 19th and said that she intended to repair the violations. From August to November 2020 staff was actively engaging with the owner in an attempt to establish an on-site meeting to discuss repairs and form a plan of action. Their attempts were unsuccessful. An electrical permit was applied for and paid for on November 17, 2020 but no building permit has been submitted to date. The Town inspector will not restore power due to the dilapidated condition of the structure. Staff has had numerous phone calls with the owner up until the end of November 2020 when the owner stopped communicating with staff. Staff attempted to contact owner six times since December 2020. The afternoon of this meeting, staff received an email from the homeowner at 4:25 pm stating her intention of making the repairs. The unit was used as a rental property, and no tenant is currently living in the house.

Mr. Rubley showed photos of the violations including frayed wiring, and loose insulation hanging next to loose-hanging wires, both of which are fire hazards. He showed large gaps in rotted wood, which could allow ingress for vermin, and could indicate the presence of termites.

Daniel Pope, Development Services, said that the correspondence was received at 4:25 pm and said that the owner did indicate the desire to repair the structure. In this letter, the owner requested an extension to May 1st and said that she would have the home up to standards by that time. The structure is vacant, and has no power or water to it. There is no risk to anyone in the structure at this time. In light of the commitment the applicant has made, he recommended deferring this action for 90 days.

There was discussion about whether the homeowner would be more motivated with a shorter deferral, and whether there could be a phased compliance. Mr. Pope said that he believed it would take the 90 days, because of the time it takes to get contractors. Because no one is living in the structure, full compliance would be expected. Council then discussed whether there was an option to grant the deferral without requiring the action to come before them again. John Schifano, Town Attorney, said that changes in North Carolina General Statute 160D will alter the process and make it both more streamlined and more successful, but that the item would come back to Council under New Business if compliance was not met. Questions were asked about repairs being done with the electricity shut off, and Mr. Pope explained that with a building permit there could be a temporary power pole erected to bring power for construction without bringing it into the structure. When the structure is up to code, then the power could be turned on.

Randy Harrington, Town Manager, said as a side note that there are plans to bring updates to the minimum housing code to Council in the spring.

Action: Motion to defer Resolution 21-04 directing the Town Attorney to petition the Superior Court for an order directing owner to comply with Minimum Housing Standards for 90 days to May 1, 2021.

Moved by: Wolff

Second by: Kelly

Vote: Unanimous

10. Lease Agreement for 376 & 378 Raleigh Street – The Council moved this item from the Consent agenda to discuss. MPT Berry said he requested it be pulled as a matter of principle. He understands from the Manager's email that it was put on Consent because these funds were already budgeted, but he felt that it needed discussion. The budgeted money was earmarked to purchase these properties, but that has changed to a lease. It is from restricted funds that can only be used for certain things, so this money could not be used for operating expenses. In a way, this is a savings, because it is using less of the funds than was budgeted.

Randy Harrington, Town Manager, said that MPT Berry was exactly right. It is coming from restricted funds, and this is one of the eligible uses. These are funds that cannot be used for general operating expenses.

Action: Motion to approve lease agreement for 376 & 378 Raleigh Street.

Moved by: Villadsen

Second by: Berry

Vote: Unanimous

OTHER BUSINESS

Mayor Sears said that as of Monday Wake County reported 66,925 cases of COVID-19 and 428 deaths. Holly Springs' zip code reported 1,821 cases of COVID-19 and 3 deaths. He said if you haven't gotten vaccinated, please check to see if you are eligible, and get an appointment. If

you are on the fence, he recommends that you get the vaccine when you are eligible. He said in real estate news, there were 30 closings last week in Holly Springs with a \$428,999 average selling price, average days on the market was 13, and there are more than 50 active listings.

Councilwoman Kelly said that February is Black History Month and there are upcoming events sponsored by the M. L. King Committee for residents to participate in.

Councilman Wolff said that as Senator Batch mentioned, he and MPT Berry have had good, productive, conversations with our state representatives. There is more work to be done in the committee, but there are two very active and engaged representatives representing Holly Springs.

MPT Berry said he was looking forward to the retreat. It's going to be different this year, due to COVID, and he appreciates the staff effort towards making it work in this environment. He asked a question relating to Parks and Recreation programs. He said that neighboring towns are having youth programs filled up but Holly Springs is having trouble filling some of our programs, particularly for younger children. He requested that staff look at data and anecdotal evidence to see why that is.

Councilman McGrath said the TJ COG had a discussion on GoTriangle and broader transportation issues. The Holly Springs bus service is averaging 3 people per ride. The low ridership is partially due to COVID, but he would like to look in to all the reasons for it.

Mayor Sears said he watched the Governor's press conference this afternoon, and was pleased at how strongly he and his staff were recommending getting children back to school.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had one item. He is looking forward to spending time together at the retreat this Friday and Saturday. It is not open to the public physically, but people are able to watch or listen via Zoom. The links will be on the town's webpage.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss two economic development matters. No grants will be made in this closed session.

Motion by: Berry

Second by: McGrath

Vote: Unanimous

General Account of Closed Session:

Irena Krstanovic, Director of Economic Development, updated Council on two potential development partnership opportunities. Counsel directed staff to continue engagement on the projects.

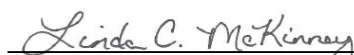
-End of General Account

Motion to seal the minutes of the closed session was made by Councilwoman Kelly seconded by Mayor Pro Tem Berry and passed with a unanimous vote.

Motion to return to open session was made by Councilwoman Kelly seconded by Councilman Villadsen and passed with a unanimous vote.

Adjournment: Mayor Pro Tem Berry made a motion to adjourn at 9:03 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, February 16, 2021.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.

Mayor and Council Retreat

February 5th and 6th, 2021

The Rizzo Center, Chapel Hill, NC, and Zoom



MINUTES

The Holly Springs Town Council met for their annual retreat at the Rizzo Center in Chapel Hill and via video conferencing. Mayor Sears presided, calling the meeting to order at 9:00 a.m. A quorum was established as five Councilmembers and the Mayor were present as the meeting opened.

Council Members Present: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath, and Aaron Wolff, and Councilwoman Christine Kelly

Council Members absent: none.

Staff Members Present in the room: Randy Harrington, Town Manager; Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; John Schifano, Town Attorney; Linda McKinney, Town Clerk (recording the minutes); Jeff Wilson, Director of IT.

Staff Members Present via Video Conferencing: Kendra Parrish, Executive Director of Utilities and Infrastructure; LeeAnn Plumer, Director of Parks and Recreation; Erika Phillips, Director of Human Resources; Antwan Morrison, Director of Finance; Cassie Hack, Director of Communications and Marketing; Paul Liquorie, Police Chief; LeRoy Smith, Fire Chief; Irena Krstanovic, Director of Economic Development; Corey Petersohn, Finance; Melissa Sigmund, Development Services; Sean Ryan, Development Services

Friday:

Review of Agenda

Randy Harrington, Town Manager, gave an overview of the agenda and discussed with Council what they needed to have a successful retreat. Council members said they wanted:

- Actionable items and clear direction to staff;
- To stay focused;
- Synchronization of expectations;
- To think outside of the box;
- To keep discussion at a policy level;
- To debate and commit, not create too many follow-up meetings.

Scott Chase, Assistant Town Manager, introduced the panel for Creating the Community We Desire. Mayor Harold Weinbrecht of the Town of Cary; Commissioner Chad Sary with the Town of Wake Forest and a professional planner with Stewart Engineering; Adam Lovelady, UNC School of Government; Jackie Turner of J. Turner Consulting; and Craig Lewis of Stantec, who is the consultant for the Town's UDO update.

Creating the Community We Desire

Trends and Best Practices in Development Decision-Making

Jackie Turner of J. Turner Consulting facilitated a Panel Discussion with Adam Lovelady of the UNC School of Government, Chad Sary, Stewart Engineering and Wake Forest Council member, Mayor Harold Weinbrecht of the Town of Cary, and Craig Lewis of Stantec.

Mr. Lovelady gave a presentation on the role of the School of Government in assisting good government in North Carolina. He discussed frameworks for development regulations in North Carolina, including the adoption of NCGS 160D, which regulates land use in North Carolina. He discussed the types of decisions around land use as well as the procedures for each, and the way we think about design.

He talked about the deadlines associated with NCGS 160D and how Holly Springs is on target to meet those deadlines. He discussed the tensions inherent in different points of view around development and government's role in balancing those tensions.

With those perspectives in mind, he talked about the three big types of decisions that are made and the different procedures that must be followed for the three.

- Legislative – big political decisions that establish ordinances, standards, and rules for the jurisdiction; rezoning;
 - Anyone and everyone can show up and give their opinion
 - Governing board is the sole decision maker
- Quasi-Judicial – court-like decision, to apply broad policies to a specific circumstance; variances, SEU.
 - Must be based on evidence in the record
 - Evidentiary hearing with increased formality
 - Must be factual testimony and experts must be accepted experts
 - Typically made by an appointed board like Board of Adjustment or Planning Board
- Administrative – ministerial decisions based on objective standards in the ordinance; made by staff every day; zoning permits, notice of violation;
 - Typically, no hearing required
 - Typically made by staff

Mr. Lovelady said that many communities have been using the SEU process for larger projects. But that is starting to shift to more legislative or administrative decision making for both legal and other reasons. Some municipalities are using form-based decision making in their UDO. For mixed-use development and other large projects that do not fit into the zoning box, Conditional Use Zoning is being used.

He talked about the differences between Municipal Jurisdictions and Annexation; extraterritorial jurisdiction; and urban service areas. He spoke of the different tools for managing costs of growth. He talked about thinking about place types, rather than simple uses. A CVS, for example, can be urban, suburban or something in between. These are long-term decisions that will stay with the land for generations.

Mayor Harold Weinbrecht, Town of Cary, said that understanding how Council, Community and Staff interact with each other is the basis for success. Clear and frequent communication is key. He said that Cary is about 85% built out and most of what they do is in-fill, which garners lots of push-back. Their Council will not meet with developers unless the developers have extra information that is not in the public hearing, because it creates distrust in the community. They let their Board of Adjustment handle quasi-judicial hearings because citizens did not understand that they were not experts and could not understand the process. Their Council does not do development plans, because zoning is attached to the land, but plans are not. He spoke of maintaining trust and the different roles of staff and elected officials: Mayor and Council are the Board of Directors. They do not do operations and need to let the manager do that. If you are going to work together toward a common goal, the governing body must trust staff. He said that being divided or unprofessional will keep people from moving to your community. Ms. Turner asked if he could share a misstep that Cary had in terms of development decision making. Mayor Weinbrecht said they used to have a plan that was proscriptive, which took away creativity from developers. They moved away from that to an

interpretive plan with all the parts included. They allow staff to decide whether it meets the plan, the advisory board evaluates, and the citizens can have input.

Mr. Sary gave his background from being a planner for the town, to joining the Planning Board, to being elected to Council. When he first moved to Wake Forest, there were 8,000 people in town and one grocery store. He agreed with Mayor Weinbrecht that communication is key. He also said that good things don't just happen. They require planning. Having a good, relevant, updated Comprehensive plan is key and he recommends that municipalities update their plan every five years, or three years if they are fast-growing. He stressed the need for clear language in the Unified Development Ordinance, and the importance of training for advisory boards.

Ms. Turner opened the floor for questions.

Mayor Sears asked for more information on other town's decisions regarding the handling of quasi-judicial matters. Mayor Weinbrecht said that Cary's governing body does not participate in quasi-judicial hearings. He said that the residents who show up are not prepared for a court-like experience. They changed a few ordinances and now these matters go to the Board of Adjustment.

Chad Sary said that Wake Forest is going through the same process now. Changing the UDO can reduce the number of cases that must go before the board by clarifying standards.

Councilwoman Kelly asked about best practices for selecting board members.

Mr. Sary said that Wake Forest asks for a resume, how long they have lived in town, and then sets aside time at work sessions to interview the applicants. He said they ask them hard questions and then train them. UNC School of Government can provide training. Mr. Lovelady sent information regarding those courses in the chat. It is attached to these minutes. There is a need for a balance between those who have lived in a municipality for a long time and new comers.

Councilwoman Kelly asked Mayor Weinbrecht about Cary's successful Arts Program. He said it began a decade ago with planning. The town was proactive in purchasing land, and hired a planner focused on Art. There were difficult meetings to get Council to come up with a unified vision. And then they had to commit to the vision.

Councilman McGrath posed a question about impact fees. The Town of Cary let go of impact fees after studies showed they only covered 60% of costs. As a town, they made a decision to be competitive by being desirable. The Mayor of Cary followed up on a previous question stating that many of the Board of Adjustment members were attorneys, and emphasized that a well-trained board will give you good advice.

Mr. Sary said Wake Forest at one point had a Planning Board Academy, that anyone could attend, but anyone who wanted to apply for a seat on the board had to have gone through that training. Councilman Wolff asked if Cary 101 was good training for board members. Mayor Weinbrecht said that it creates ambassadors for the Town of Cary because they know what is going on. He said a town needs to have a plan and follow it, and trust staff. It is sometimes scary for an elected body to give up control, but they should trust their manager to follow their vision.

Mr. Lovelady said that using Conditional Use (which is legislative) can make some decisions that would have been quasi-judicial still come before Council, but not be quasi-judicial.

Mayor Pro Tem Berry said we need to find a balance in the UDO, on our Boards and on what decisions Council makes and what decisions they push down to other boards or staff.

Councilman Villadsen asked how much information was appropriate for Council members to receive on submittals. Mr. Sary suggested that in a rezoning, a conditional district would establish roads and general land uses might be the way to go. The Council should focus on the land use, and the conceptual plan for the area. Staff can worry about the details of design.

The meeting recessed for 15 minutes at 10:50

The meeting resumed at 11:05. Mr. Craig Lewis, Stantec, facilitated a discussion of trends and best practices in municipal planning.

Council discussed their role as making policy, not deals, whether it would be better to move quasi-judicial proceedings to the Board of Adjustment, and what that would require in terms of recruiting and training Board of Adjustment members. There was discussion of rewriting the UDO in order to limit the number of quasi-judicial hearings that were required, no matter whether they were going before Council or some other board. There was a lot of discussion about setting policy and vision, and creating an atmosphere where Council trusts staff and appointed boards to carry out their vision. This could be done in part during the UDO rewrite. This led to discussion on how to accomplish this and still allow Council the ability to react to residents' desires for what Holly Springs should be. One suggestion was that there be more administrative decisions made by staff, but that these be brought before Council on the Consent agenda.

The risks of Council holding quasi-judicial hearings as opposed to using conditional use rezoning were discussed, including non-legal risks such as business risk and staff risk. The benefits of conditional zoning, and the fact that, unlike a development plan, it stays with the land were discussed along with the difference between development plan conditions and zoning conditions.

Mr. Lewis said that in the rewrite of the UDO they were trying to identify all the things that currently require a Special Exception Use (SEU) and rewrite the UDO so that those things were covered and would not require the SEU. He said that Council should not worry about developers not understanding a change, because many of our neighboring towns use conditional zoning and have quasi-judicial matters handled by appointed boards, so developers are used to working this way. He emphasized the need to train board members and to make training an ongoing commitment, and said that Holly Springs was large enough to have a pool of qualified people to choose from.

Mr. Harrington said themes he was hearing were balance, flexibility, and transition to Board of Adjustment for quasi-judicial proceedings, while keeping responsibility for large scale projects with Council.

The meeting recessed for lunch from 12:00 pm to 12:45 pm.

After lunch Randy Harrington welcomed the group back and introduced the topic of the UDO update, facilitated by Craig Lewis of Stantec.

Translating "Character" into Practice: UDO Policy Update Work

Mr. Lewis gave an update on the UDO Re-Write policy implementation. He said he wanted to have a conversation about some of the details on the UDO rewrite. Next week, things will be pushed out to the steering committee. Some of what gets talked about today will be future-facing. He outlined 5 big topic areas:

- Housing
- Design and review board
- Sustainability
- Hospital
- Landscaping

He asked if there were other areas to be addressed. Scott Chase, Assistant Town Manager, said infrastructure was an issue, where neither the Town nor developers could afford to fund what was needed.

Council participated in a brainstorming activity. Regarding housing Mr. Lewis heard three words:

- Affordability
- Diversity
- Character

He asked Council and Mayor to jot down notes about housing diversity and what things are important to them. These could be “what” or “why” elements. He said the key things were life-cycle, families, seniors, young professionals under the “who” category. Affordability and missing-middle, multi-generational options; infrastructure and housing density; does it match the job market, percentages of things; impact of gentrification.

He said that HS has multiple older areas that are predominately black. When it comes to affordable housing he asked if Council was interested in being active participants, or were they looking for third parties to largely do that. Councilman Wolff said there was not Council consensus on that issue, but he felt that there was room for addressing the missing middle. Our average sales price was \$429,000, which is good in some respects and difficult in others. Councilwoman Kelly asked if it was worth revisiting this since COVID and the Black Lives Matter protests over the summer. She said Council hasn’t had this discussion in terms of how we translate being more open and honoring things that need to be done.

Mr. Lewis said you can’t start early enough in addressing this because land is only going to get more expensive. Councilman Wolff said he thought it was important that the UDO be accessible for partners like Habitat for Humanity, that regulations aren’t too expensive for them to be able to build in Holly Springs. There was discussion about helping people who are being displaced (for example by 540) who want to stay in the community, to enable them to stay. There was discussion about housing availability for people who work in the service industry jobs that come to town with the growth of the higher income industries.

Mr. Lewis said what he heard was the Town wants to bring more diversity of housing. He asked Council what qualities or elements of successful Townhome projects that Council felt were most important. They said:

- Quality materials;
- Not cookie-cutter; they don’t all look alike;
- Mixed use;
- Innovative design concepts
- Nature landscape, variety of trees and shrubs
- Traffic

Council next discussed the commercial elements of mixed-use development, and the relative advantages and disadvantages of commercial “in the building” as opposed to “near the building,” including phasing, density, and location of amenities. Density in the Village District area was discussed as well as the limitations caused by the narrowness of Main Street.

Councilwoman Kelly said she saw the medical offices as going more on the Avent Ferry side of the hospital where there is more room for parking. There was discussion about using zoning designations or overlays, what types of businesses would be on ground floor and what other areas of Town Council would like to encourage apartments. Key interests of Council were:

- Sustainability;
- Economic diversity;
- Residential vs. Commercial (balancing the tax base)
- Long term life-cycle costs
- Efficiency of infrastructure
- Right-sizing lane widths (costs less and slows down traffic)
- Right sizing alleys
- Electric car infrastructure

Council discussed being permissive rather than proscriptive. For example, car charging stations are inexpensive to put in at development, and the market is going to bring more charging stations as more electric cars are on the roads.

Tree preservation was discussed as an issue that needed to be looked at in the UDO rewrite, because the current situation allows counting buffers as tree preservation, which preserves stands of trees but does not meet the spirit of the requirement by preserving character. Similarly, with open space requirements, there should be context-sensitive requirements to allow a range, depending on density or other characteristics, and “open space” should be differentiated from buffer, because open space that cannot be used is not true open space. The impact of parking space requirements on both tree preservation and stormwater management were discussed.

Mr. Lewis said that the next steps were engaging the steering committee, looking at the use table in the new districts, looking at dimensional standards, landscaping, and process. He said that Council would start to see a lot over the next few months, but this code will not meet the 160D deadline. Melissa Sigmund said that our current UDO is not widely out of compliance with 160D so it will remain in place until the new ordinance is approved by Council.

The meeting took a short recess from 2:45 to 3:00 pm.

Building the Roadmap Strategic Plan Update

Corey Petersohn, Finance, reviewed the progress on the Strategic Plan and asked for Council’s feedback on what revisions they would like. He gave an overview of the Strategic Plan process, and an orientation of the hierarchy of vision, priority areas, goals, and initiatives. Daniel Weeks, Assistant Town Manager, and Scott Chase, Assistant Town Manager, gave examples of initiatives that had been challenges in the past year, as well as success stories for each of the five Strategic Priorities.

Mr. Petersohn said that in all 7 initiatives had been completed, 34 were in progress, 2 were delayed, 8 were delayed or otherwise impacted by COVID-19, but none had been stopped or cancelled.

Randy Harrington then discussed sustainability and its evolving importance. Then he asked Mr. Petersohn to outline three existing goals that involve sustainability, one under Engaged, Healthy, and Active Community and two under Responsible and Balanced Growth.

Mr. Petersohn outlined what other local municipalities are doing regarding sustainability, then explained three possible options for how Holly Springs could move in this direction, outlining the advantages of each.

1. Maintain current sustainability capacity and efforts – status quo
2. Create a sustainability position – in-house sustainability expertise
3. Create a sustainability office – higher level certifications and program participation.

Mr. Harrington said that currently the Town does not have the staff expertise to go beyond scenario one; He recommends scenario two, and wants to know how they would like to staff that if it is the will of Council.

It was asked what the cost difference would be between Scenario 2 and Scenario 3. Mr. Harrington said there might be some more operating expenses involved with Scenario 3. Two would be a \$60,000 - \$70,000, midlevel expertise position. There might be some operational expenses if there were specific programs that Council wanted to do. It was asked if Scenario 2 could be a growth path to Scenario 3. Mr. Harrington said it was more focused on building off of Scenario 1. There was discussion about any opportunity for the new Solid Waste Manager to take on sustainability issues. Mr. Harrington said the nature of that job is more management of our crews, and coordination with our contract service. There would be some education involved by this person, but they would not have the time and availability to oversee other sustainability

projects. There was a question about additional costs associated with a new position, such as studies or consulting fees. Mr. Harrington said they had not looked at bringing in consultants or other things for this. There would be some training and material costs and an office. Probably out of the gate, between \$75,000 to \$110,000 to have Scenario 2.

There was discussion about the necessity for a Sustainability Manager because sustainability has implication for every department, and about the Economic Development payoff with sustainability efforts. There was a question about using summer interns, and Mr. Harrington said that we had an intern last summer who did a lot of work, but that report is sitting on a shelf because there is no one to administer it. It was asked in what department the employee would reside, since there are interdepartmental aspects to the job. Mr. Harrington said he thought it would need to be in Administration. The need for analysis, especially for return on investment, was important to Council and this position would facilitate that. Mr. Harrington said staff would put together a few draft initiatives and bring them to Council at a future workshop.

Daniel Weeks suggested two new initiatives under the Economic Prosperity & Diversity Strategic Priorities: create a Downtown Village District Business Consortium for downtown business community to connect and collaborate; and connect strategic partners in the development community that facilitate life science, laboratory and industrial flex space to support growing demand.

Council discussed whether this should be expanded to include the small business community as a whole, and Mr. Petersohn explained that there were other initiatives dealing with all small businesses, that this was to address the unique opportunities and challenges the downtown businesses face. There was a question about the Chamber of Commerce's role, but since they only represent their members and the Town's Economic Development Department represents all Holly Springs businesses, it was felt that they should certainly have a seat at the table, but not be asked to facilitate. Mr. Harrington said he had been approached by some downtown businesses about facilitating something like this. Being a Certified Entrepreneurial Community is something that a group like this could take and run with.

Cassie Hack, Director of Communications and Marketing, presented some new initiatives to elevate the Town's branding profile to increase consistency and professionalism, and to streamline the Town's website to make it easier for residents to gain access to important information, programs, and initiatives. MPT Berry applauded the desire for more consistency.

Daniel Weeks presented some new initiatives under the Safe and Friendly Strategic Priority. He said the Town did a deep dive on these. He said Chief Liquorie was asked to put his stamp on these new initiatives and he did a good job. He expanded upon initiative 1.1 to include organic partnerships with the community, and to increase visibility and interaction with residents, visitors, and business owners. Four new initiatives include investing in data-driven geo-based and analytical policing strategies; enhancing the Police Department's public safety role to supplement and complement responses to medical and other non-law enforcement emergencies; develop multi-disciplinary approaches and partnerships to address social, physical, and mental health issues with the goal of referring residents to organizations with subject matter expertise; and planning for future fire department facilities using historical response trends, modeling, and long-range community growth projections.

It was asked if any of these initiatives included the body cameras. Mr. Weeks said that program would be covered under several of the initiatives. Mr. Harrington said the spirit of body cameras is included in many initiatives, but also when Council has given the go-ahead, staff checks those programs off.

There was a question about whether there was any thought given to bringing other professional on staff to be first responders to deal with non-criminal situations. Fire Chief LeRoy Smith said that there is a Wake County professional they call in when they respond to a mental health emergency, whose job is to make sure the person involved is referred to the correct assistance.

Council wanted to be sure that the emphasis on emergency public safety notifications took priority over other notifications.

B. Community Survey

Cassie Hack, Director of Communications and Marketing, outlined what the Community Survey was, and how the results would be used to benchmark with other communities, for future strategic planning, to pinpoint geographic areas that need attention, and to set budget priorities. She said that ETC Institute had done extensive work in NC, including surveys for Apex, Raleigh, Wilmington, High Point, Mecklenburg County, Durham City and County, and Chapel Hill. She explained the methods they would use, and shared some sample survey questions. She also showed how the results would be communicated back to the Town through maps, graphs, and benchmarking data. She said that with feedback from Council, next steps would be for staff to draft questions in the spring. The survey would launch in the summer or early fall, with results presented to Council next December to help guide budget decision making for FY22-23.

Mayor Sears liked the idea of benchmarking against our neighboring municipalities. Councilwoman Kelly suggested there could be quality of life questions that might bring in the landfill, and asked if there was a place to ask about preferred styles of communication: maybe through church bulletins or other methods for people who are not tech-savvy. She also asked if any of these survey questions ask about how effective the governing body is. Ms. Hack said that Apex asked both of those questions and they could be included. Councilman McGrath suggested Council members each send their top five questions to Ms. Hack for her to correlate, in order to save time as it was after 5:00. It was asked if 400 respondents were enough for a statistically valid survey. Mr. Petersohn said that ETC looks at the responses and if they are not representative they continue to ask for others until they get a statistically valid sample.

The meeting was recessed until 9:00 Saturday, February 6, 2021.

Mayor Sears called the meeting back to order at 9:00 am Saturday, February 6, 2021. A quorum still existed, as the Mayor and five Council members were present when the meeting resumed. The Mayor led the Council in reflecting on the previous day's work.

Randy Harrington, Town Manager, asked if there was anything from yesterday that Council wanted to discuss before jumping into today's agenda. There was not.

Managing the Funding Plan

COVID Impact on Budget and Local Economy

Irena Krstanovic, Director of Economic Development, shared how the COVID-19 pandemic has impacted the local economy and local businesses. Through various metrics from consumer spending to new business registrations she showed that the impact of COVID-19 was not as dire as had been predicted.

Next, she explained what possible "future impacts" the pandemic might have on the economy, quoting specifically from Dr. Walden's Economic Forecast.

Local economic development efforts, she said, included new investment policies, a COVID-19 Resource page on the website, aggressive recruitment to reach a 70%/30% tax base ratio, and having a Small Business Program Manager as *ex officio* member of the Chamber of Commerce Board of Directors.

There were questions about whether "big box" businesses were impacted in the same ways as small businesses. Ms. Krstanovic said that she talked to a manager at a national chain clothing store. She said that the decision to close that store was made company-wide, even though Holly Springs was the best performing store. We may feel the effect of some of those businesses if the effects on a national level dictate that they close. She said that many of the 400 new businesses are home based, but that creates an opportunity for the Town to provide

ways for those businesses, as they expand, to move into commercial space and hire employees.

Potential FY 2021-2022 Budget Considerations

i. Operating Budget

Finance Director, Antwan Morrison, gave an overview of the budget outlook. He outlined the top four revenue sources and their percentage of revenue over the past two fiscal years, with a projection for next fiscal year. He said the main budgetary impact from COVID was Parks and Recreation program fee revenue, but this was partially offset by reduced Parks and Recreation expenses. There has been no impact to property taxes and sales tax collection has remained strong. Holly Springs has a 99.7% collection rate on property taxes, which is ahead of the statewide average. Property taxes are expected to grow in the 5 -7 % range. More people working from home has decreased the amount of gasoline sold and may affect the Town's Powell Bill funds. Staff is monitoring this closely. He said that while the low interest rates are affecting how much interest-bearing accounts earn, they make it a good time to refinance debt. The Town refinanced three loans over the summer and there is one more that may be refinanced at a later time.

Mr. Morrison said that staff is closely monitoring the US economic situation. There are predications that things will get worse before they get better and staff wants to be conservative in decision making.

Mr. Morrison said that Utility Fund year-end projections are on target, and said that a rate study is in the works to ensure that our rates are set at a point to cover maintenance and operations. This study will take a year to 18 months to complete.

There was discussion about projected revenue keeping up with service delivery needs. Mr. Morrison said that tax base growth can be used for the needed expansion, because as the budget increases, not every expense increases. There was discussion about electric vehicles and their effect on Powell Bill funds. Mr. Schifano said that electric vehicles pay higher ad valorem tax than equivalent gas-powered vehicles, and Mr. Harrington said that the legislature is looking at ways to cover road maintenance that look to the future.

The meeting was recessed for 20 minutes, reconvening at 10:20 am.

Randy Harrington, Town Manager, said that the Chief of Police and Fire Chief would give a preview of what budget investments might be requested in public safety. But first, Antwan Morrison would give a budget outlook.

Mr. Morrison gave a forecast of tax revenue growth and utilities, population growth, and overall budget growth. He gave a forecast on the expense side, including personnel and other operations costs. There will be an increase in debt service, but this has been prepared for in Council's planning in establishing the debt service fund. This fiscal year will see the final payment on some current debt service. He said that these forecasts do not consider any change in the tax rates. The Town is in a strong position, but staff will continue to watch what is going on at the state level and analyze how it will affect the Town.

LeRoy Smith, Fire Chief, gave an overview of some public safety budget items. He said the new fire truck has been delivered and outlined some of its state-of-the-art safety features. It came in under expected budget. He explained how this and the coming aerial truck affect the Town's ISO rating. The new tractor-drawn aerial truck is in progress and it is expected to be put in service by March of 2022. He gave cost estimates, including new personnel needed to run the truck. He gave an overview of other personnel and equipment that might be requested in order to keep the level of service that the Town is used to.

Daniel Weeks, Assistant Town Manager, talked about the benefits of the new potential location for Fire Station 3. This site will receive sewer and water sooner than the other site, and

it will not require the building of expensive retaining walls. Chief Smith said that the driveway onto the road is in a better location, as the originally planned site had the driveway at a curve in the road with limited sight lines. Mr. Weeks said that the Town's control over the architectural style might be lessened in this location, but that the pros outweighed the cons. There was discussion of whether this location would reduce the amount of commercial square footage built by Carolina Springs, and it was said that the fire station was not displacing any commercial that the developer was planning to build. Mr. Harrington said that the area where the fire station was originally sited will be zoned commercial and things could be built there that do not require the same grading that a fire station requires. It was asked if the Town was swapping an equivalent amount of land. Mr. Weeks said that the Town is providing fee credits for the value of what they are providing us, and we may have to provide more fee credits, but construction costs will be less, and there will be shared parking so that decreases the costs also.

Chief Smith outlined goals for the department for the year. They include:

1. begin Center for Public Excellence departmental accreditation process;
2. reduce emergency travel times;
3. enhance the protection of firefighting personnel from occupational hazards;
4. improve departmental data analysis support functions;
5. ensure effective communications and information dissemination during community crises.

Police Chief Liquorie spoke about the Police Department outlook. He praised the members of the department and said an area that he hopes to improve is clarifying policies. He gave an overview of the body-worn camera program. He spoke about developing a career ladder within the department which leads to better retention and recruitment and improves morale. He outlined potential reorganization and associated service enhancements for the department, including in-house training and better coordination with the state Standards and Training Commission; enhanced investigations for increased focus on complex cases and increased supervision and coordination of narcotics cases.

He outlined some potential new positions, reclassifications, and equipment that would be needed, including a training recruitment and personnel lieutenant, two new traffic officers, and two officer reclassifications to investigator positions. Equipment needs include life safety supplies, analytical and forensic technology, and vehicle replacements. He said his goals and visions for the department would be 1. achieve CALEA accreditation; 2. develop and employ multi-discipline teams and approaches to social issues; 3. continue to increase community engagement and outreach; 4. foster and advance regional cooperation; 5. improve and increase the level of in-house training; 6. incorporate modern technologies, analytics and data-based strategies to more efficiently and accurately defer and solve crimes; and 7. proactively and prudently grow the department to meet the positive development and population growth of the Town.

Questions were asked regarding the cost for the career ladder and whether it would be salary increases for people in the ranks, or new personnel. Chief Liquorie said that he was working with Human Resources to come up with those costs, and it requires further study. But while some would include salary bumps, it would include personnel meeting certifications as well as longevity with the department. He is looking at adding Corporal as a competitive rank with testing involved to obtain it.

Mayor Pro Tem Dan Berry asked, regarding replacement vehicles, if this was a one-year ask at that cost. Chief Liquorie stated he's been working with the Town Fleet Manager and came up with this cost as a one-year expense. MPT Berry further asked if this was included in the fleet overview. Randy Harrington confirmed yes, the Town is overall behind in fleet replacement but has been more aggressive on the Police Department's side, so are not as far behind with them as with the other departments. There was further discussion about the fleet costs, the cost of putting Automatic External Defibrillators (AEDs) in patrol cars, more diverse recruitment into the

department, and additional responsibilities put on the department that once were Wake County responsibilities.

Mr. Harrington outlined what all of these outlooks add up to. He emphasized that the budget hasn't been worked up yet, and this is not the only strategic priority, but that staff will work to balance this with the other priorities.

ii. Community Investment Plan

Corey Petersohn, Finance, said that the CIP is a five-year plan. It will become master-plan driven as those plans are completed. He touched on the Parks and Rec Bond Projects, the Transportation Bond Projects, including some new LAPP grants that are anticipated which would free up some bond funds. He highlighted the Operations Campus, Fire Station 3, and some improvements to the Hunt Center. He discussed potential fleet replacement considerations. In the past the Town was using vehicles until they died, with funding from \$500,000 to \$1 million. Using best practices for a sustainable fleet, vehicles should be replaced more often. The immediate need is for \$4.2 million, due to a backlog. But once that is cleared, it would take about \$2 million annually to sustain the program. There would be some revenue increase due to surplussing vehicles sooner.

Council discussed the pros and cons of paying cash versus financing vehicles, and whether there were any state bid programs that would be worth pursuing. The question was asked whether this was a FY22 item to rectify. Mr. Petersohn said that it would be a multi-year path to reach sustainability. Mr. Harrington said that this is a best-case scenario to get to the sustainability level, but we may need to smooth it out. There was discussion of spreading out the timing or vehicle replacement, investigating alternative-fuel sources, and "right sizing" vehicles so that a large truck is not being driven when a small vehicle would work.

Mr. Petersohn said that future water and sewer capital needs of close to \$80 million over the next five years were identified and staff is looking at ways to fund this need. He talked about the PAYGO fund and what areas that had been funded or would be funded in the future.

Councilman McGrath asked about multi-year planning and what the plan was to meet these types of needs. Mr. Harrington said he was putting these items on Council's radar, not to solve them this weekend, but to start thinking about solutions. He said that the Town's debt affordability model allows the Town to have a better idea of what the affordability of any of these projects would be over the long term.

iii. System Development Fee Report/Update

Kendra Parrish, Executive Director of Utilities and Infrastructure, said that the purpose of this item was to look at a 20-year horizon on infrastructure funding. She said the revenue sources were either new development, or existing rate base. This needs to fund existing maintenance, preventive maintenance, and new construction. She gave the background on system development fees historically. She said that Holly Springs is in the top ten for system development fees, among other high-growth areas. Holly Springs has the highest fees in Wake County, closely followed by Apex and Fuquay-Varina. Cary and Raleigh are able to offer better rates because of their magnitude.

She talked about how the fee is calculated. There are state restrictions on how much can be charged. The maximum fee is \$20,878 per unit. Over the next 20 years the Town will be adding 60% more water infrastructure. The options are 1. The fee remains the same creating a funding gap; 2. Raise to the needed \$20,878 to make the equation work; or 3. Reestablish the fee at \$9,500 for water and sewer and re-evaluate the fee after the completion of the upcoming utility rate study. Staff recommends option 3.

Questions were asked about the implementation of a new fee. Ms. Parrish said it would go into the proposed budget for July 1st implementation, and that the fee is paid at building permit time. The reasons for the funding gap were discussed, including the Town's skyrocketing

growth rate, the costs of running water and sewer across a scattered geographic area, and the size of the Town. Ms. Parrish said that other high-growth municipalities that did not have fees as high as ours were taking on debt in order to finance their growth. She said that historically raising or lowering the fee does not affect the cost of the housing that is built. That cost is market-driven. Mr. Harrington agreed saying that even with our current fees, Holly Springs had the second highest number of housing starts ever this past year.

The timing of the results of the rate study were discussed and it was estimated that it would be ready to go back to Council at their next retreat. Ways that were and were not acceptable for incentivizing behavior by developers were discussed, and it was suggested that the study include looking at some sustainability measures.

Mr. Harrington outlined a few other budget considerations and challenges, including additional staffing needs to service a growing population; maintaining yard waste level of service; a housing study and Village District area plan update; 311 customer care investments; a Townwide pay and position classification study; and technology investments.

Councilwoman Kelly said she would like the Town to consider art and streetscape issues in the Village District Area. Mr. Harrington said that is a prime opportunity area for those types of components. Some communities have 'streetscape programs' for walking areas which is a good opportunity to do some of those things.

Open Discussion

Councilman Wolff asked about reinvigorating the Arts Council and reintegrating it with the downtown program. He would be interested in reaching out to them. Mayor Pro Tem Berry said it was worth a discussion of what the Arts Council was in the past, and whether it was town-sponsored, or town funded, or independent. He said it was worth a 30-minute discussion.

Councilman McGrath would like to hear how other municipalities leverage other people's money. He also would like to know more about life-cycle costs driven by retirement and how other government agencies handle that. Mr. Harrington said that North Carolina has one of the strongest retirement systems in the nation, and one reason for that is that everyone has to be in the same system. There can be some long-term costs in other pension benefits, such as medical.

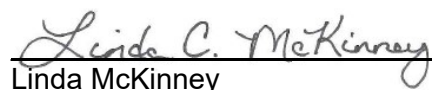
Councilman McGrath asked if we had an expectation on when we will get the Census results. Mr. Harrington said that as soon as we get them staff will share them with Council.

MPT Berry said that he would like to carve out time at future workshops to keep Council updated on the UDO work as that evolves. He would like to hear more and sooner, rather than waiting for final approval. Mr. Harrington said there will be Friday briefings on the progress, but Council could also have dedicated workshops on that topic.

Adjournment:

Motion to adjourn was made by Councilwoman Kelly seconded by Councilman McGrath and passed with a unanimous vote. The 2021 Annual Retreat of the Holly Springs Town Council was adjourned at 12:30 pm, Saturday, February 6, 2021.

Respectfully Submitted on Tuesday, February 16, 2021.


Linda McKinney
Town Clerk



MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, February 9, 2021 at the Holly Springs Law Enforcement Center and via video conferencing. Mayor Sears presided, calling the meeting to order at 6:00 p.m. A quorum was established as five Councilmembers and the Mayor were present as the meeting opened.

Council Members Present in the room: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, and Aaron Wolff, and Councilwoman Christine Kelly

Council Members Present via Video Conferencing: Councilman Shaun McGrath.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Antwan Morrison, Finance Director; Jeff Wilson, IT Director; John Schifano, Town Attorney; LeeAnn Plumer, Director of Parks and Recreation; Matt Beard, Parks and Recreation.

2. Workshop Overview

Mr. Harrington gave an overview of the items on the agenda.

3. Parks, Recreation & Greenways Master Plan – Draft Plan

LeeAnn Plumer, Director of Parks and Recreation, said that the purpose of this item was for the project consultants from McAdams to present the final draft and key recommendations for the *Parks, Recreation and Greenways Master Plan* as an update to Chapter 3 of the Vision Holly Springs Comprehensive Plan. She requested feedback and suggested modifications to the plan for anticipated adoption at the March 2nd Council meeting. She said that updating the plan is part of the Strategic Priority Plan, *Engaged, Healthy and Active Community*, Initiative 2.3. She introduced Rachel Cotter, Shweta Nanekar, and Erich Melville from McAdams who were present, and Leon Younger, who was attending via Zoom. She said that Susan Smith was also available via Zoom as a representative of the steering committee.

Ms. Cotter said that this is the culmination of a year's worth of work. She reminded Council of the process, including community outreach that was mostly virtual due to COVID, but was one of the best-represented community engagements of any municipality they have worked with. The guiding principles came out of the research, engagement, and findings. The guiding principles will not change over the next ten years. They used these principles to come up with recommendations and then the draft plan. She talked about "place making" and identifying the Town's "brand" in furnishings, signage, etc.

Shweta Nanekar, said the seven guiding principles were: Balanced growth; Equity and access; Health; Connectivity; Financial sustainability; Environmental Awareness; and Excellence. The guiding principles led to recommendations, and then action items. Recommendations were prioritized by whether they were compatible with these guiding principles, met community needs, and served to advance the parks system. She explained that goals were marked as either short-term (1-3 years) mid-term (4-8 years) long-term (8+ years) or ongoing. They were given an "order of magnitude" cost classification, not using actual cost estimates, but cost ranges, and responsible groups were identified for each goal. Recommendations that did not require funding but required staff time were marked as such.

The McAdams team then went through each of the guiding principles and outlined some action items and strategies for achieving those goals. Ms. Nanekar spoke to the first three guiding principles.

- Balanced growth - acquire additional land, develop park land, construct additional indoor recreations footage and offer diverse recreation and cultural arts programs and amenities.
- Equity and access - Equitable distribution of parkland; equitable distribution of financial investment in the system; increase the percentage of people within a 10-minute walk of a park from 41% to 55%; access for all ages and ability levels; program plan for special needs populations.
- Health – provide plan and program to improve health outcomes related to physical fitness, mental health, social cohesion, and healthy eating.

Mayor Sears asked whether the request for aquatic facilities was high or low. Ms. Nanekar said that it was within the first five priorities identified.

MPT Berry asked how Holly Springs compared today against the national standards for acres of parkland. Ms. Nanekar said that Holly Springs is close to the national average for acres per 1,000 population. There are other aspects for which Holly Springs is in need, and others where the Town is in a good place. She said you need to look at this in context, not just compare to the standards. Ms. Cotter said they looked at both the peer communities and the national standards. They recommended more aggressive action on things that Holly Springs residents indicated were important to them, and less on things that residents were not as interested in.

Erich Melville spoke to the next principle.

- Connectivity – connected recreation system; design standards and policies; partnerships with developers; community awareness; funding support;

Councilman Villadsen asked how they deal with NC 540 and 55 that tend to interrupt this connectivity. Mr. Melville said there are not a lot of good options north of 540 expansion, but there is a green line where a culvert/connection was built that can be built into. They propose bringing people to Sunset Lake Road and building a side path as a safe connection. Matt Beard, Parks and Recreation, said the regional collaboration pays off at 540. Apex and Cary have projects that go under 540 that Holly Springs can connect to if we can get to it. Staff is working with developers on roadway and intersection designs to move people through or across the road safely.

Leon Youngers spoke to the next principle.

- Financial sustainability – Implement total cost of service ownership model; establish cost recovery goals for programs and facilities; diverse pricing policy; funding strategies; mutually beneficial partnerships

Ms. Cotter spoke to the last two principles.

- Environmental Awareness - maximizing sustainability practices; expand programs to raise environmental awareness; cross-sector approach to protection of natural resources.
- Excellence – implement best practices; balance uniqueness and consistency of parks and facilities: CPTED, deferred maintenance, ADA compliance, wayfinding signage; develop and support a culture of innovation, technology, and adaptability to respond to on-going local, national and global challenges; marketing and branding; establish best practices national awards and CAPRA accreditation.

Specific suggestions were given for existing parks and facilities. Ms. Cotter said that next steps would be a one-month detailed public and Council review / feedback period, with adoption sought at the March 2nd meeting of Council.

Councilman Villadsen said there are about 60 short-term goals that are accounted to “staff time.” He asked if the Town was staffed to handle this, or would new staffing be required. LeeAnn Plumer said there are a lot of staff recommendations, some easier to achieve than others. The important thing is that there are things that don’t cost money that will help bring the department into the future. Some of the organization changes are not *adding* staff they are *realigning* staff. But there could be staff positions needed for some things.

Councilwoman Kelly asked if once the plan is adopted, staff will look at prioritization that is data-driven. Ms. Plummer said that this will be used as a work plan. Some things can be concurrent, some plans can be developed to guide what staff does. Councilwoman Kelly also asked for the Cass Holt Road property to be listed along with the existing parks in the presentation at the March 2nd meeting so that the public knows what the plan is for that park.

4. Political Activity on Town Property Policy Development

Randy Harrington, Town Manager, said that Council had asked staff after the November election, to draft some policies regarding what types of political activities are and are not permissible on town property. He emphasized that there is a First Amendment component that weaves its way in to these decisions. There are some policies and practices already, but they are not all in one place. He started from a higher level with 8 elements.

1. *Campaign Signage on Town Streets in the right of way (ROW)*: There is an ordinance that covers this and no updates are suggested. Councilwoman Kelly said that there was a difference between the regulations on town streets and on DOT roads, and that needs to be clarified to candidates.

2. *Campaign signage on Town Property*: This is generally not allowed. State law allows them in the ROW if the property owner consents. The Town has not given permission. No updates suggested. Councilwoman Kelly asked for clarity in terms of who regulates this be provided to candidates.

3. *Early Voting/Election Day Town Facility Site Campaign Activity*: Suggested updates would allow campaign tents in the designated ROW only and no affixed campaign signs.

There was discussion around making sure tents in the ROW do not block sightlines or access, and having a map to show candidates what can be done where. There was discussion about whether large signs on vehicles could be allowed and it was pointed out that they are like bumper stickers, and thus hard to regulate. But the Town does have an ordinance against parking on Town property overnight or when not using the property. So that could be used to keep a candidate from parking a sign-covered car overnight.

Mr. Harrington was asked about other municipalities’ experiences, specifically with tents and candidate signs, and said that the other municipalities had also had these issues. There was some discussion on whether the Hunt Center would be used again, or if the Cultural Center would be a better location for early voting.

4. *Rental of Parks and Rec facilities for Political Events*. Currently Holly Springs does not allow the rental of facilities for political fund-raising events, but any group can rent facilities to meet. There is no suggested update.

5. *Booth purchase at Farmers Market* – Current vendor protocols allow renting booths to those who are selling wares only. There may be a need to clarify that this precludes political booths.

6. *Booth Purchases at Town Organized Festivals* – The Town has partnered with the Chamber of Commerce to manage areas of HollyFest where political groups can purchase a booth and

booth fees are paid directly to the Chamber, and the Town receives no money. Also, nothing prohibits political groups from walking around and promoting their campaign. No updates are suggested.

7. Virtual Environments: There is no current guidance. Since during town-organized virtual meetings or community engagement opportunities the public has not been provided video capability, staff has the following suggestions: a) Avoid Mayor or Council member from being on public virtual meeting with a viewable “vote for me” banner or sign in camera view; and b) Avoid Mayor, Council members or other candidates running for office using virtual meeting’s chat function to campaign on their behalf, either using words or sharing links.

8. Advertising locations – There is no current guidance prohibiting the purchase of political signs. Suggested update would be to clarify that the purchase of campaign advertisements on facility/field billboards is not permitted.

Council discussed making sure there was uniformity around town-sponsored events, whether the Chamber was involved or not, as the public is not always aware of whether the Chamber is involved or not. They requested that Town policies and Board of Elections information both be provided to candidates and that who is responsible for which regulations be clarified. They would like the Board of Elections to clarify the 50-foot buffer rule, but also thought a “don’t bother anyone who is in line to vote” policy would be reasonable. They said that awareness was key and that any policy should reference a map of the facility and a town-maintained vs. DOT-maintained roadways, which would be provided, but that the maps should not be part of the policy as it could change if different locations were used for early voting and as roadways change. There was discussion of the First Amendment and how regulations must be narrowly tailored to serve a government interest. John Schifano, Town Attorney, said he felt comfortable with drawing the line at not renting booths, while allowing political groups to wander and pass out materials at town-sponsored events. Enforcement, and the need to make it clear and uniform, was discussed. The manager of the particular facility used for early voting would be the go-to person with questions about the policy’s implementation, and the Board of Elections representative would also be listed as a reference on any candidate materials.

5. Open Discussion:

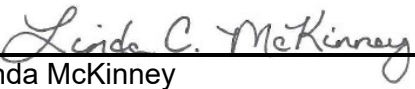
Mayor Sears opened the floor for comments. MPT Berry said he got calls and social media contact about a new local business, My Little Farmer, coming to town in front of Morgan Park, across from Sheetz, saying that they’ve run in to some zoning issues for a farm education business. He asked what the Town’s role is in this, asked for an update and some bullet points to respond to constituents. Mr. Harrington asked if the Friday briefing memo be soon enough. John Schifano, Town Attorney, said the short version is the people who own the barn have been doing horse boarding as a grandfathered use, and want to change to this other use, as a day camp. They can do that, but they have to go through the development process. Becoming a day care brings in all sorts of other requirements of parking and safety and other things that were not part of the original use that was grandfathered in. They do not have a farm exemption, and have never operated a farm there. Operating a farm and operating a day care that’s farm based are two separate things. The grandfathering exemption for boarding horses continues, but they can’t jump into a day camp without going through the process. There are road improvements that would have to be worked out, parking needed, and other requirements. MPT Berry said it sounds like staff is engaged and will provide the necessary pathways if they want to move forward. Mr. Harrington said it was his understanding that staff has been meeting with them. Staff has only been engaged with them for two weeks, but they are continuing to work with them.

6. Closed Session: none

7. Adjournment:

Motion to adjourn was made by Councilwoman Kelly seconded by Councilman Berry, and passed with a unanimous vote. The February 9, 2021 workshop meeting of the Holly Springs Town Council was adjourned at 8:21 pm.

Respectfully Submitted on Tuesday, February 16, 2021.



Linda McKinney
Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda

Title: Monthly Budget Amendment Report

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

Receive Report. No further action is required.

Explanation:

- The budget ordinance for the Town of Holly Springs authorizes the Town Manager to approve inter-department budget amendments within the same fund up to \$50,000 with notification to Town Council the following month.
- Each month, when applicable, the Finance Department will provide Council a copy of these approved budget amendments from the preceding month.

Background:

Funding Source(s):

Attachment(s):

1. COVID Hold Release Budget Amendment

Town of Holly Springs Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Department: Administration

Date: 1/21/2021

Reason for Budget Amendment:

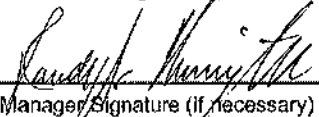
Release of general fund COVID contingency funds to departments per the authority established in the FY2020-21 budget ordinance

Expense			
Account #	Account Description	Increase	Decrease
10-411-12.05	Contract Services (Communications Survey)	\$ 20,000	
10-412-11-12.01	Professional Fees (311 Business Process and Design)	\$ 50,000	
10-412-12-15.03	Training (Leadership Academy)	\$ 17,000	
10-414-62.06	Computers (Police Laptops and new FTE equipment)	\$ 29,500	
10-417-12.05	Contract Services (NC540 Plan)	\$ 81,500	
10-418-18-62.11	Supplies (body-worn cameras)	\$ 60,000	
10-412-14-82.01	Special Programs (non-profit grants)	\$ 10,000	
10-417-01.01	Salary (Permit/Planning Tech)	\$ 20,000	
10-417-02.04	Social Security	\$ 1,400	
10-417-02.05	Medicare	\$ 500	
10-417-02.06	401K	\$ 1,000	
10-417-02.07	Retirement	\$ 2,100	
10-417-02.01	Health Insurance	\$ 3,500	
10-417-02.02	Life Insurance	\$ 500	
10-417-02.03	Long-term disability and AD&D	\$ 500	
10-417-02.09	Dental Insurance	\$ 500	
10-417-15.02	Training	\$ 1,800	
10-417-62.03	Supplies Office	\$ 250	
10-417-63	Uniforms	\$ 400	
10-417-62.07	Supplies Safety	\$ 175	
10-418-18-01.01	Salary (Animal Control Supervisor)	\$ 20,000	
10-418-18-02.04	Social Security	\$ 1,400	
10-418-18-02.05	Medicare	\$ 500	
10-418-18-02.06	401K	\$ 1,000	
10-418-18-02.07	Retirement	\$ 2,100	
10-418-18-02.01	Health Insurance	\$ 3,500	
10-418-18-02.02	Life Insurance	\$ 500	
10-418-18-02.03	Long-term disability and AD&D	\$ 500	
10-418-18-02.09	Dental Insurance	\$ 500	
10-418-18-15.02	Training	\$ 150	
10-418-18-62.11	Law Enforcement Supplies	\$ 7,000	

10-418-18-90.02	Capital Vehicle	\$	28,600	
10-422-22-01.01	Salary (Two Public Works Techs)	\$	30,000	
10-422-22-02.04	Social Security	\$	2,100	
10-422-22-02.05	Medicare	\$	600	
10-422-22-02.06	401K	\$	1,600	
10-422-22-02.07	Retirement	\$	3,200	
10-422-22-02.01	Health Insurance	\$	7,000	
10-422-22-02.02	Life Insurance	\$	500	
10-422-22-02.03	Long-term disability and AD&D	\$	500	
10-422-22-02.09	Dental Insurance	\$	500	
10-422-22-62.07	Safety Supplies	\$	1,000	
10-422-22-63	Uniforms	\$	1,000	
10-410-82.98	COVID Contingency			\$ 414,375
Total Expense:		\$	414,375	\$ 414,375

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

Department Head Signature (or electronic submission)

 1/21/21
Town Manager Signature (if necessary)

Finance Director Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda

Title: Budget Amendment and Establishment of Capital Project Ordinances

Strategic Priority Area: Organizational Excellence

Responsible & Balanced Growth

Staff Resource: Corey Petersohn, Finance, Antwan Morrison, Finance

Action(s):

Approve budget amendment to adopt the following capital budget project ordinances:

- Parks and Recreation Capital Reserve Ordinance
- Streets Capital Reserve Ordinance
- Water Capital Reserve Ordinance
- Waste Water Capital Reserve Ordinance
- Stormwater Capital Reserve Ordinance
- System Development Fee Capital Reserve Ordinance
- PAYGO Project Ordinance
- Grants and Special Revenue Project Ordinance
- Parks and Recreation Project Ordinance
- Street and Sidewalk Project Ordinance
- Town Building Project Ordinance

Explanation:

- As part of capital budgeting best practice, capital funds should be appropriated to multi-year "project" accounts as part of budget adoption. Project accounts are designed to not lapse at year end and reflect appropriation needs for infrastructure projects that need to be available for expenditures beyond an annual fiscal year.
- A number of capital funds in the Fiscal Year 2020-21 budget were not initially established as project capital funds. This requested Council action provides technical accounting adjustments to ensure proper categorization for multi-year project accounting purposes. This amendment includes:
 - Transfer of funds to the PAYGO from the COVID hold for funding the first phase of the ADA plan
 - Close out of the IT Fiber fund and transferring the IT Fiber operational budget
 - Transfer of the surplus of inspections funds to the newly created special revenue fund and then transfer back for previously approved operational items
 - Clean up of how Finance manages the cost allocation between funds
 - Transfer of funds previously held for an I-540 Utilities project to the project account
 - Transfer of federal forfeiture funds to the newly created special revenue fund
 - Amend utility fund end of year transfer out to reserves to water distributions for

Town Council Business Meeting
February 16, 2021

the necessary purchase of a replacement vehicle critical to utility fund operations

- Benefits to managing projects with multi-year project ordinances include:
 - Projects will only need to be brought before Council when initially adopted and not annually re-appropriated
 - Creates continuity of capital project management
 - Makes the financial management and reporting of capital projects less administratively burdensome
 - Simplifies the operating budget process by separating out the capital project component
 - Aligns Holly Springs to a common practice already utilized by our peer local governments

Background:

- North Carolina General Statute 159-13.2 authorizes the establishment of project ordinances for capital projects and grant project purposes.
- North Carolina General Statute 159-18 authorizes the establishment of capital reserve funds.
- Such ordinances allow for projects to be established for specific purposes and does not acquire annual re-appropriation of funds.
- Project ordinances may be amended in the future as needed with Town Council approval.

Funding Source(s):

Existing funds and authorized future bond issuances established in the operating budget and community investment plan.

Attachment(s):

1. FY21 Feb Quarterly Budget Amendment
2. Parks and Rec Reserve Ordinance
3. Streets Reserve Ordinance
4. Water Reserve Ordinance
5. Waste Water Reserve Ordinance
6. Stormwater Reserve Ordinance
7. SDF Reserve Ordinance
8. PAYGO Project Ordinance
9. Grants and Special Revenue Project Ordinance
10. Town Building Project Ordinance
11. Street and Sidewalk Project Ordinance
12. Parks Project Ordinance

Town of Holly Springs Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Department: Finance **Date:** 2/16/2021

Reason for Budget Amendment:

In order to maintain a more orderly budget process, Finance has transitioned to a quarterly budget amendment process for any clean-up actions or necessary amendments.

Expense			
Account #	Account Description	Increase	Decrease
10-95	Transfer Out (PAYGO for ADA Plan)	\$ 5,000	
10-410-82.98	COVID Hold Funds		\$ 5,000
28-95	IT Fiber	\$ 8,338	
10-414-50-62.04	IT Fiber Supplies	\$ 8,338	
10-95	Transfer Out (Inspections)	\$ 1,403,540	
10-415-12.05	Contract Services Lease (Inspections)	\$ 14,000	
10-95.46	Transfer to Town Building Project (Inspections)		\$ 205,920
10-95.21	Transfer Out (Parks and Rec)		\$ 500,000
10-410-82.99	Cost Allocation (Central Services)		\$ 169,997
10-411-82.99	Cost Allocation (Communications)		\$ 144,559
10-412-11-82.99	Cost Allocation (Town Manager)		\$ 120,855
10-412-12-82.99	Cost Allocation (Human Resources)		\$ 72,563
10-412-13-82.99	Cost Allocation (Town Attorney)		\$ 55,853
10-413-82.99	Cost Allocation (Finance)		\$ 193,928
10-414-82.99	Cost Allocation (Information Technology)		\$ 167,647
10-422-21-82.99	Cost Allocation (Fleet Maintenance)		\$ 53,771
10-425-30-82.99	Cost Allocation (Facilities Maintenance)		\$ 37,076
30-410-82.99	Cost Allocation (Utility Fund)	\$ 934,802	
30-95	Cost Allocation Transfer Out (Utility fund)		\$ 934,802
31-410-82.99	Cost Allocation (Stormwater Fund)	\$ 81,447	
31-432-95.10	Cost Allocation Transfers Out (Stormwater Fund)		\$ 81,447
30-95	Utility Fund Transfer (I-540 utilities)	\$ 644,750	
43-450-12.01	Water Projects (I-540 utilities)	\$ 739,750	
10-95	Transfer to SRF (Federal Forfeiture)	\$ 101,637	
10-418-20-62.13	Police Supplies (Federal Forfeiture)		\$ 75,863
10-418-20-12.05	Police Contract Services (Federal Forfeiture)		\$ 12,000
30-95.23	Utility Fund Transfer to Reserves		\$ 130,000
30-440-41-90.02	Water Distributions - Capital Vehicle	\$ 130,000	
Total Expense:		\$ 4,071,602	\$ 2,961,281

Revenue			
Account #	Account Description	Increase	Decrease
10-355.01	Transfer in (fiber)	\$ 8,338	
28-352	Fiber - Interest Revenue (fiber)	\$ 195	
28-355.01	Fiber Transfer in (fiber)	\$ 8,143	
10-360.12	Approp from Restricted Balance (Inspections)	\$ 1,177,620	
10-355.01	Transfer In (Inspections)	\$ 34,000	
10-323.01	Development Fee (Parks and Rec)		\$ 500,000
10-355.01	Transfer in (Cost Allocation)		\$ 1,016,249
30-360.08	Approp from Utility Fund Balance (I-540 Utilities)	\$ 644,750	
43-00-355.03	Water Projects Transfer from Utility (I-540 Utilities)	\$ 644,750	
43-00-355.23	Water Projects Transfer In Water (I-540 Utilities)	\$ 65,000	
43-00-355.24	Water Projects Transfer In Sewer (I-540 Utilities)	\$ 30,000	
10-360.13	Approp from Balance (Federal Forfeiture)	\$ 13,774	
Total Revenue:		\$ 2,626,570	\$ 1,516,249

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 02

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of Parks and Recreation Capital Reserve Fund HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, purchasing, planning, and constructing capital equipment or facilities for parks and recreation purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: Parks and Recreation Development Fees shall be deposited directly into this fund effective February 16, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Parks and Recreation Capital Reserve Fund	
Expenditures:	
Transfers Out	9,000,000
Total	9,000,000

SECTION V: The following revenues are anticipated to be available to complete these projects:

Parks and Recreation Capital Reserve Fund	
Revenues:	
Parks and Recreation Revenues	9,000,000
Total	9,000,000

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 03

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of Street Capital Reserve Fund HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, and purchasing, constructing, or maintaining capital equipment or facilities for street projects purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: General fund street improvement revenues as identified will be transferred into this fund effective February 16, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Streets Capital Reserve Fund	
Expenditures:	
Transfers Out	2,700,000
Total	2,700,000

SECTION V: The following revenues are anticipated to be available to complete these projects:

Streets Capital Reserve Fund	
Revenues:	
Street Improvement Revenues	2,700,000
Total	2,700,000

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 04

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of Water Capital Reserve Fund HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, and purchasing, constructing, or maintaining capital equipment or facilities for water system purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: Utility fund revenues as identified will be transferred into this fund effective February 16, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Water Capital Reserve Fund	
Expenditures:	
Transfers Out	10,000,000
Total	10,000,000

SECTION V: The following revenues are anticipated to be available to complete these projects:

Water Capital Reserve Fund	
Revenues:	
Water Revenues	10,000,000
Total	10,000,000

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 05

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of Waste Water Capital Reserve Fund HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, and purchasing, constructing, or maintaining capital equipment or facilities for waste water system purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: Utility fund revenues as identified will be transferred into this fund effective February 16, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Waste Water Capital Reserve Fund	
Expenditures:	
Transfers Out	5,000,000
Total	5,000,000

SECTION V: The following revenues are anticipated to be available to complete these projects:

Waste Water Capital Reserve Fund	
Revenues:	
Sewer Revenues	5,000,000
Total	5,000,000

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 06

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of Stormwater Capital Reserve Fund HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, and purchasing, constructing, or maintaining capital equipment or facilities for stormwater purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: Stormwater fund revenues as identified will be transferred into this fund effective February 16, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Stormwater Capital Reserve Fund	
Expenditures:	
Transfers Out	600,000
Total	600,000

SECTION V: The following revenues are anticipated to be available to complete these projects:

Stormwater Capital Reserve Fund	
Revenues:	
Stormwater Revenues	600,000
Total	600,000

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 07

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of System Development Fee Capital Reserve Fund HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, purchasing and constructing capital equipment or facilities for water, reclaimed water, and waste water system purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: Water, Reclaimed Water, and Sewer System Development Fees shall be deposited directly into this fund effective February 16, 2021.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

System Development Fee Capital Reserve Fund	
Expenditures:	
Transfers Out	19,000,000
Total	19,000,000

SECTION V: The following revenues are anticipated to be available to complete these projects:

System Development Fee Capital Reserve Fund	
Revenues:	
System Development Fees	19,000,000
Total	19,000,000

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 08

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

PAYGO Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government “pay-as-you-go” (PAYGO) capital projects related to downtown development incentive, public facilities, public safety, sidewalk and streets, and Americans with Disabilities Act (ADA) improvements.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

PAYGO Fund	
Expenditures:	
Downtown Development Incentive	25,000
Public Facility Projects	240,000
Public Safety Projects	40,000
Sidewalk and Streets Projects	275,000
ADA Projects	30,000
Total	610,000

SECTION IV: The following revenues are anticipated to be available to complete these projects:

PAYGO Fund	
Revenues:	
General Government Revenues	610,000
Total	610,000

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION VIII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 09

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Establishment of Grants and Special Revenue Fund Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grants and special revenue project fund ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government projects funded by donations, grants, and local, state, and federal restricted funds.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Grant and Special Revenue Fund	
Expenditures:	
Code Enforcement	1,403,540
Police Department	101,638
General Government	61,714
Total	1,566,892

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Grant and Special Revenue Fund	
Revenues:	
Federal Grants	101,638
State Grants	57,177
Inspections Revenues	1,403,540
Miscellaneous Revenues	4,537
Total	1,566,892

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future

Finance Department

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costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION VIII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 10

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Town Building Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of construction of town buildings.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Town Building Project Fund	
Expenditures:	
Administration	305,920
Fire	302,975
Public Works	1,767,050
Total	2,375,945

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Town Building Project Fund	
Revenues:	
Transfers In	2,375,945
Total	2,375,945

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VIII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 11

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Street and Sidewalk Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of street and sidewalk projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Street and Sidewalk Project Fund	
Expenditures:	
Street and Sidewalk Projects	91,375,126
Total	91,375,126

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Street and Sidewalk Project Fund	
Revenues:	
Intergovernmental / State Grants	32,790,633
Transfers In	15,344,593
General Obligation Bond Proceeds	40,000,000
Limited Obligation Bond Proceeds	3,031,000
Developer Contributions	208,900
Total	91,375,126

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION VIII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21 - 12

Date Adopted: February 16, 2021

Effective Date: February 16, 2021

Parks and Recreation Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of parks and recreation capital projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds:

Parks and Recreation Capital Project Fund	
Expenditures:	
Parks and Recreation Capital Projects	14,608,404
Total	14,608,404

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Parks and Recreation Capital Project Fund	
Revenues:	
Transfers In	5,041,064
State Grants	580,000
Federal Grants	987,340
Bond Proceeds	8,000,000
Total	14,608,404

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Finance Department

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

SECTION VIII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of February 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda

Title: Woods Creek Elementary School Sewage Pump Station - Preliminary Site Plan

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Rachel Jones, Development Services

Action(s):

Approve Preliminary Pump Station Site Plan as submitted with the Woods Creek Elementary School development.

Explanation:

- The Woods Creek Elementary School has planned to design and construct a new sewage pump station to serve their development through build out as well as portions of the Carolina Springs PUD and other adjacent upstream property with sanitary sewer service.
- The Preliminary Pump Station Site Plan was submitted for review and finalized concurrently with the school's Development Plan.

Background:

- This pump station is required for the Woods Creek Elementary School Development project to meet Town Standards and Ordinances that require public utility connection. As there are currently no public sewer utilities available to the project area, the construction of a sewage pump station is necessary for the project to receive approval.
- As the sewage pump station site is not considered a development plan, but is rather treated as public infrastructure that must be platted and conveyed by deed to the Town by the developer prior to pump station final acceptance, the plan is considered on the consent agenda.
- The pump station was previously known as the Carolina Springs Pump Station #2 as it was shown on the approved Carolina Springs PUD Master Plan. After further hydraulic analysis, it was determined that the school site was the most feasible location to serve both projects.
- This new pump station discharges to the previously approved Carolina Springs Pump Station #1, and ultimately to the Town's Water Reclamation Facility (WRF).

Funding Source(s):

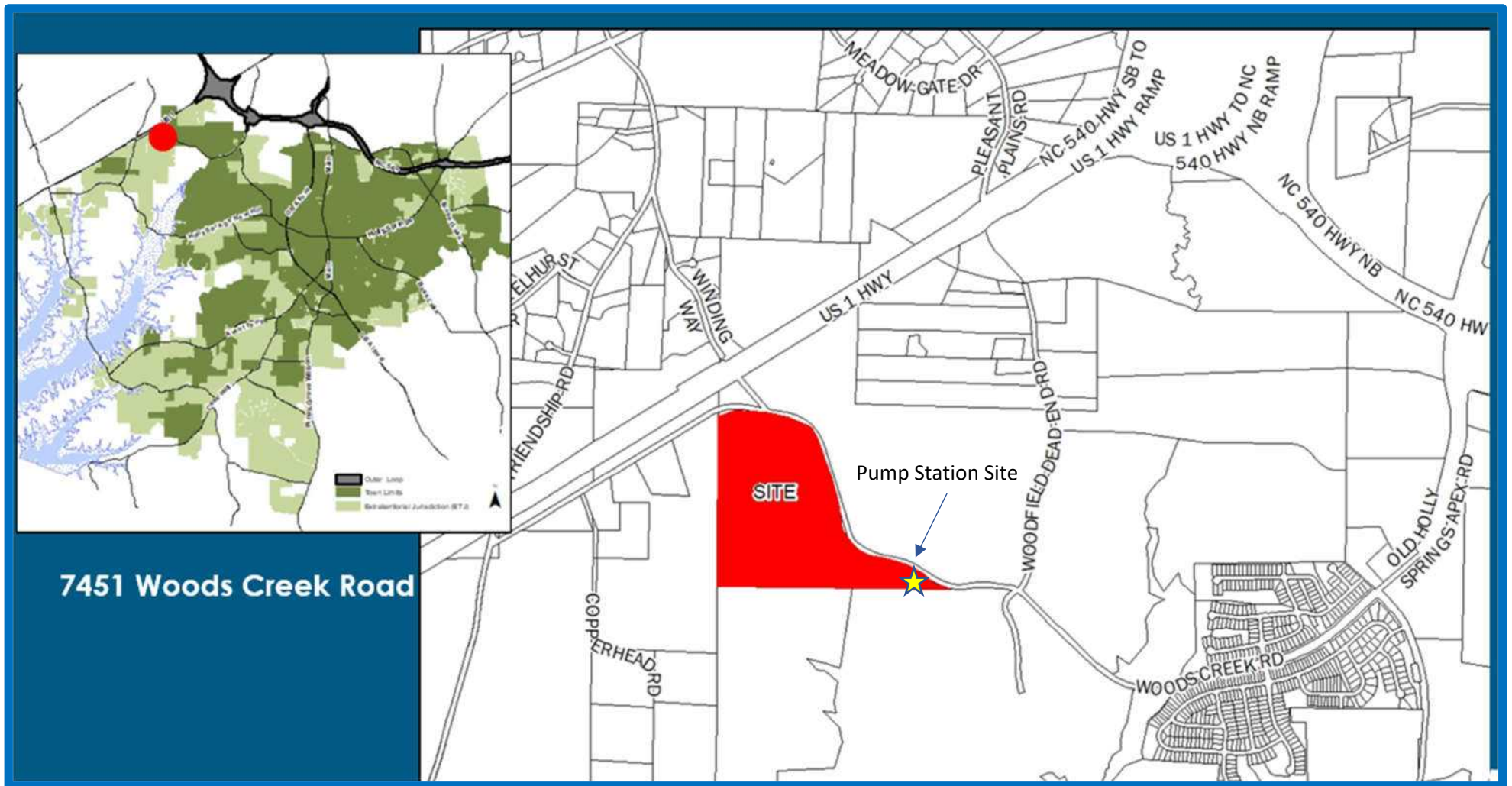
N/A

Attachment(s):

1. Woods Creek Elementary School_Preliminary PS Site Plan_Vicinity Map
2. 20-09-PSS Woods Creek ES Sewage Pump Station-Site Plans

Woods Creek Elementary School

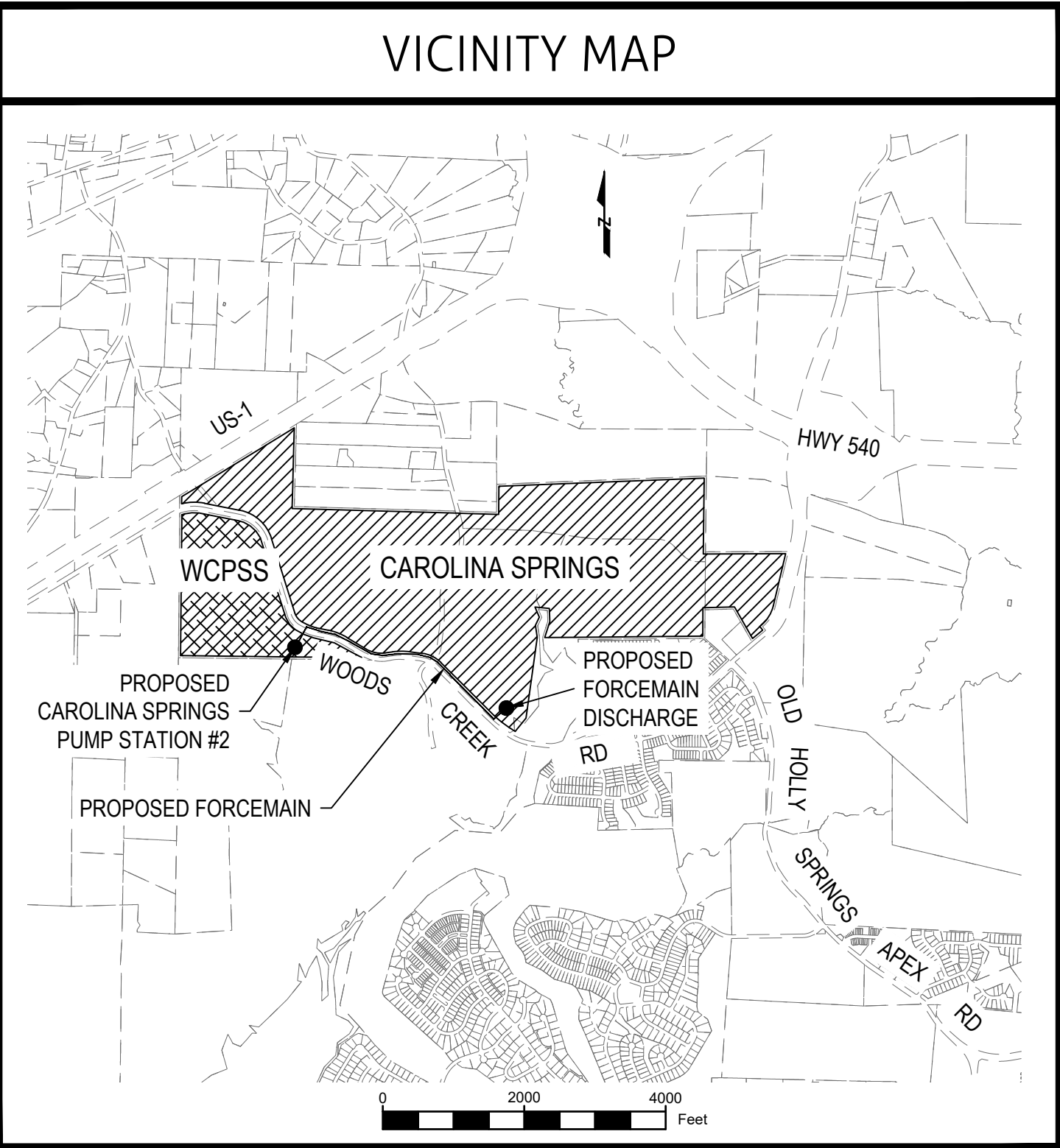
Preliminary Pump Station Site Plan - Vicinity



DEVELOPMENT PLAN
PROJECT No. (20-09-PSS)
WOODS CREEK
ELEMENTARY SCHOOL
SEWAGE PUMP STATION
HOLLY SPRINGS, NORTH CAROLINA
DECEMBER 23, 2020

DEVELOPMENT PLAN
CAROLINA SPRINGS PUMP STATION #2
WR PROJECT NO. 02200455.00

VICINITY MAP



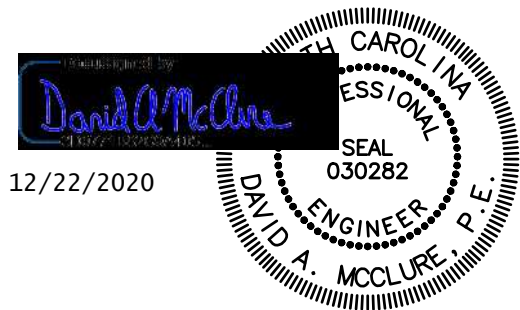
PLAN IS SUBJECT TO REVISIONS DURING
CONSTRUCTION DRAWING APPROVAL PROCESS

Sheet List Table

Sheet Number	Sheet Title
00	Cover
01	Force Main Plan
02	Site Plan
03	Vehicle Plan
L1.0	Landscape plan

NOTES:

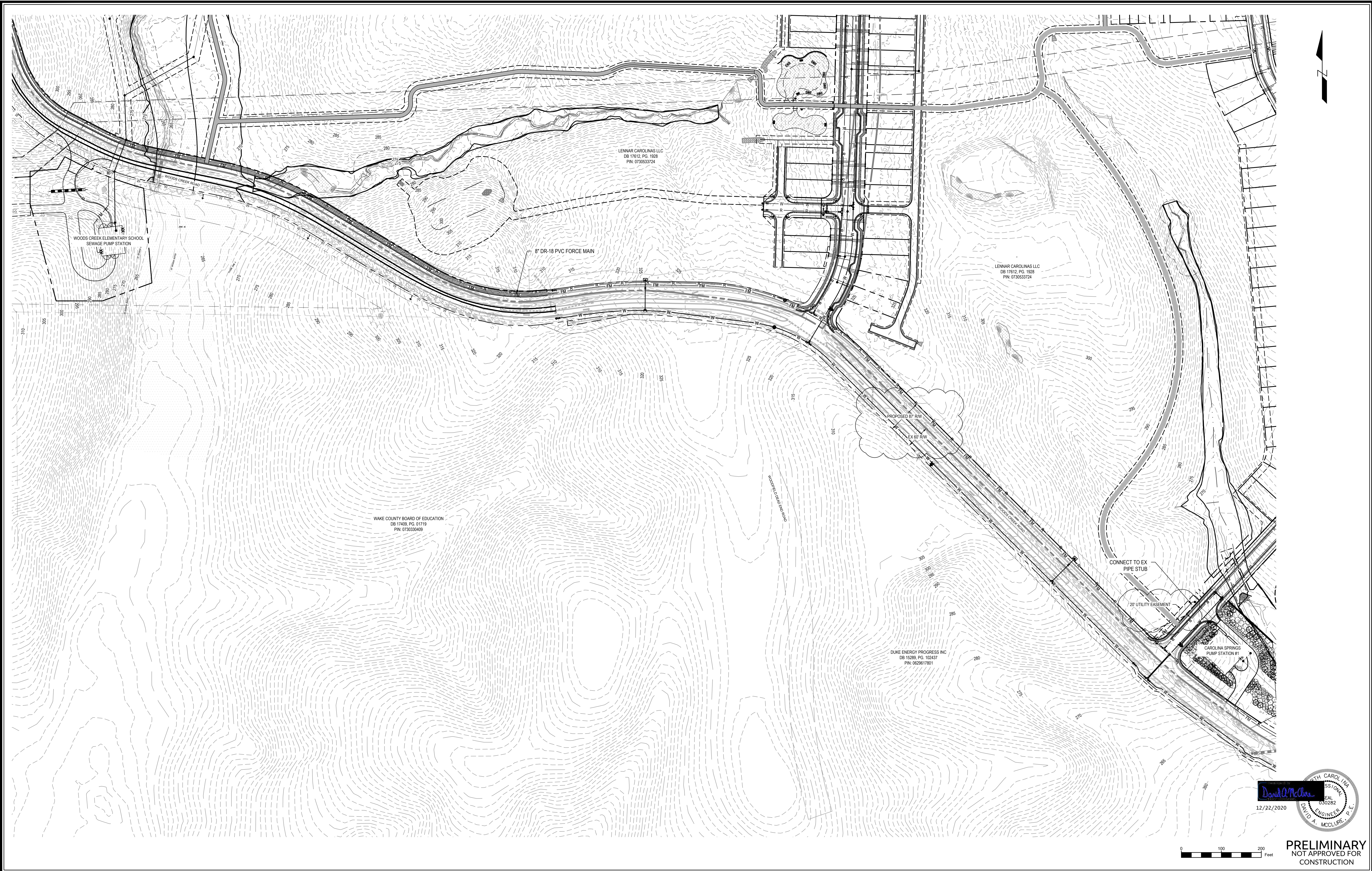
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT. MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.



PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

DEVELOPER/OWNER

WAKE COUNTY BOARD OF EDUCATION
1551 ROCK QUARRY ROAD
RALEIGH, NC 27610-4145



No.	Revision	Date	By

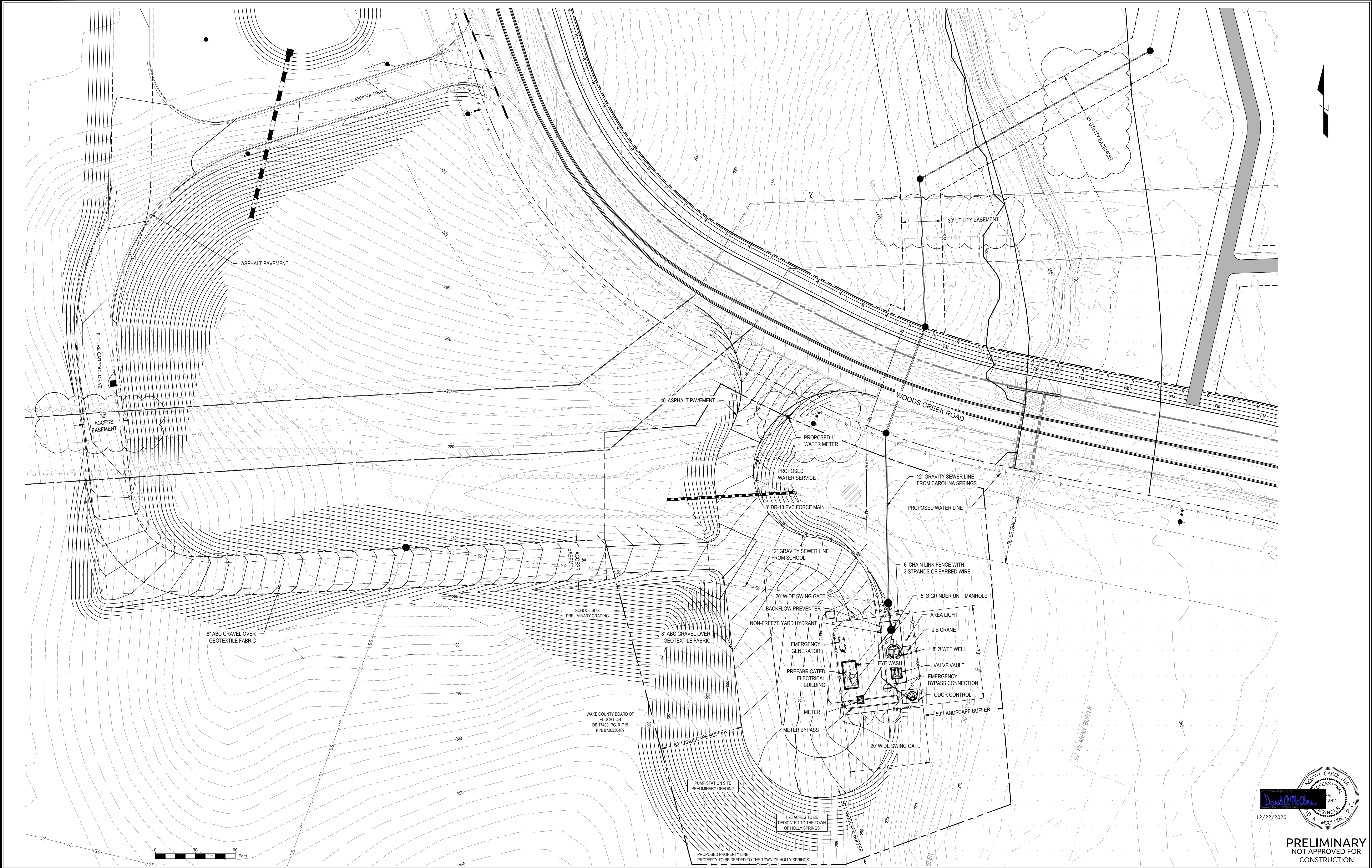
Designer	DAM	Scale	As Noted
Drawn By	PAP	Date	12.23.2020
Checked By	MCW	Job No.	02200455.00

WOODS CREEK ELEMENTARY SCHOOL
SEWAGE PUMP STATION

Holly Springs
Wake County
North Carolina

FORCE MAIN PLAN

WithersRavenel
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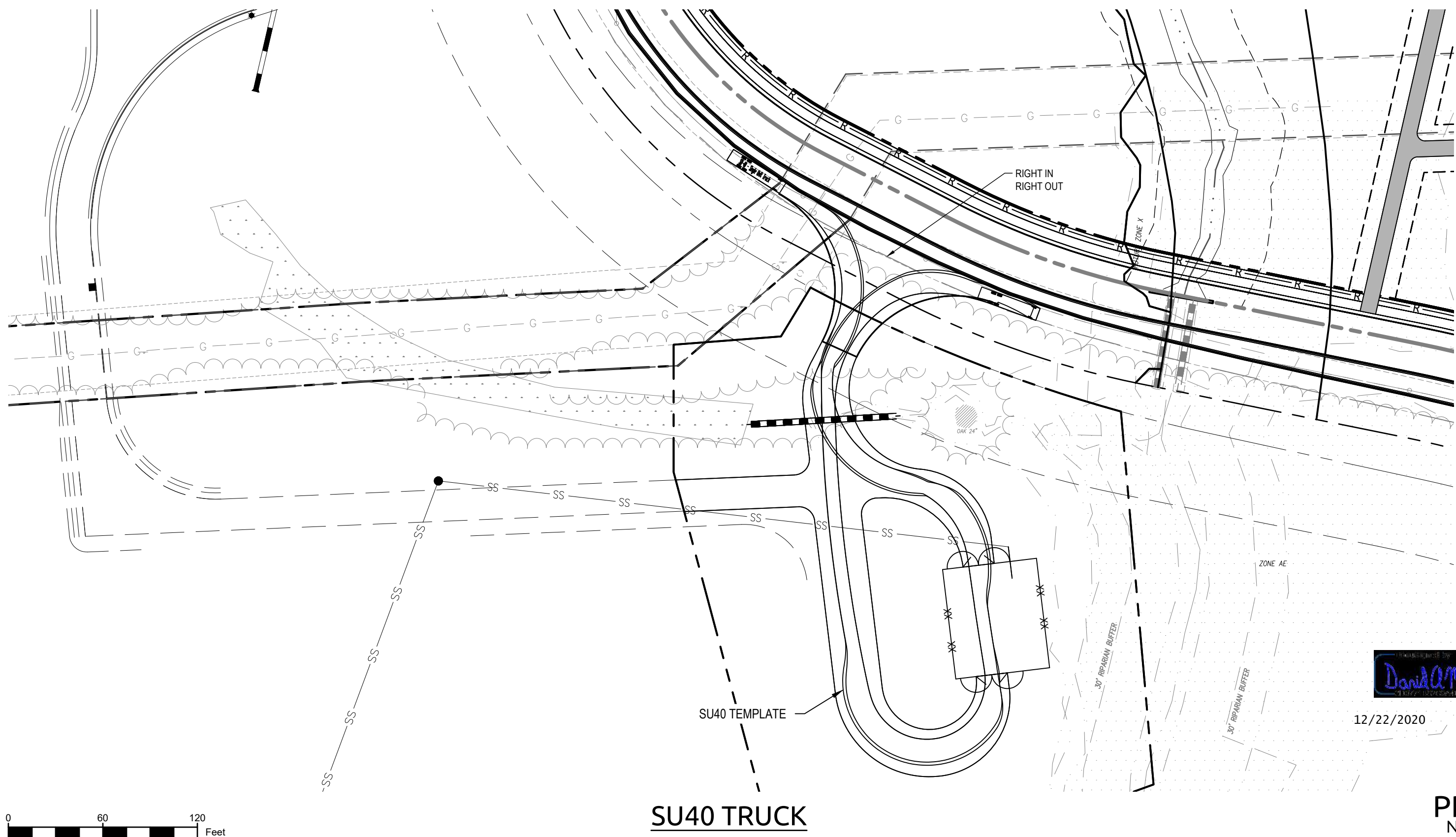
No.	Revision	Date	By	Designer	DAM	Scale	As Noted
				Drawn By	PAP	Date	12.23.2020
				Checked By	MCW	Job No.	02200455.00

WOODS CREEK ELEMENTARY SCHOOL
SEWAGE PUMP STATION

Holly Springs
Wake County
North Carolina

SITE PLAN

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Designer	DAM	Scale	As Noted
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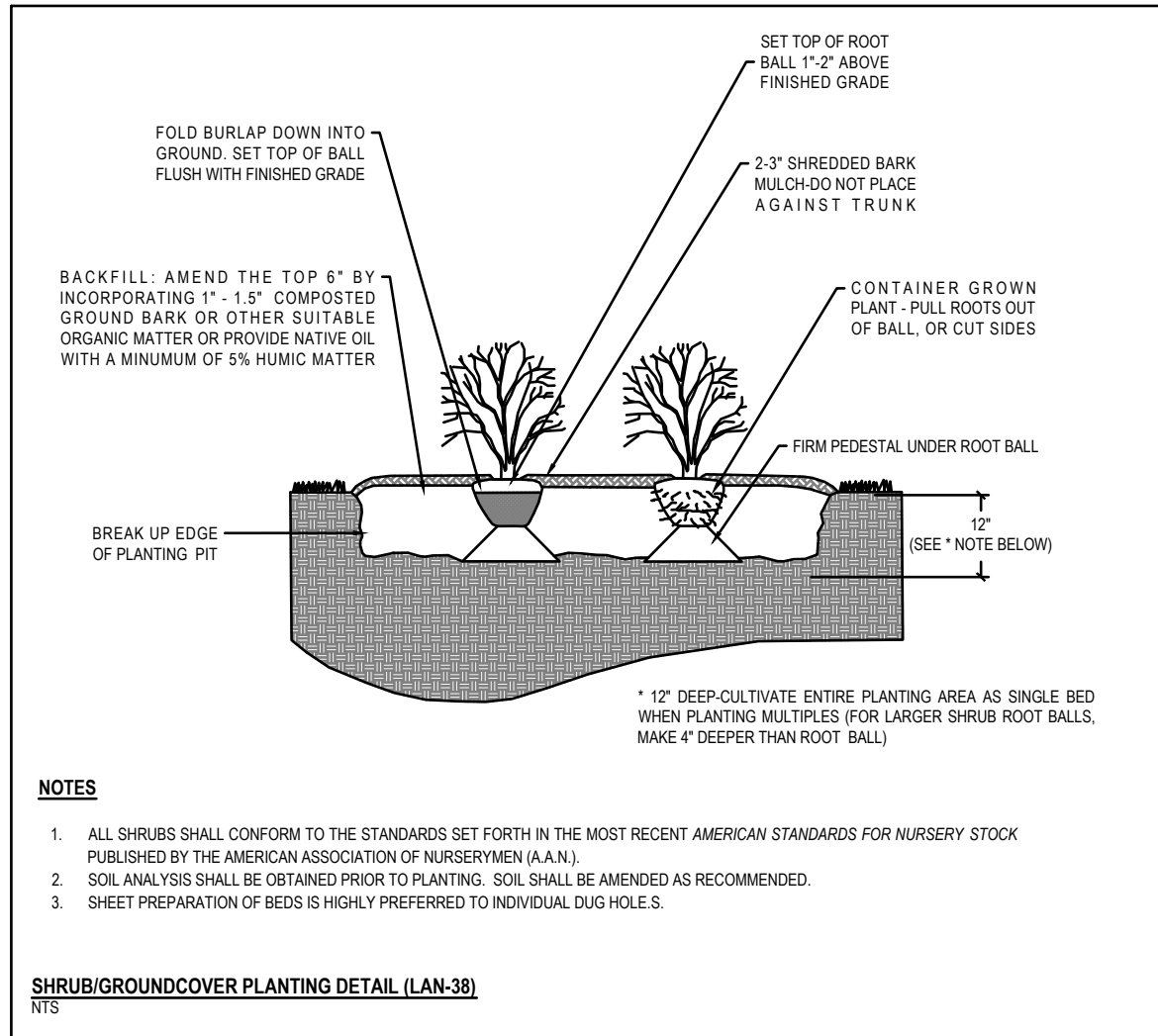
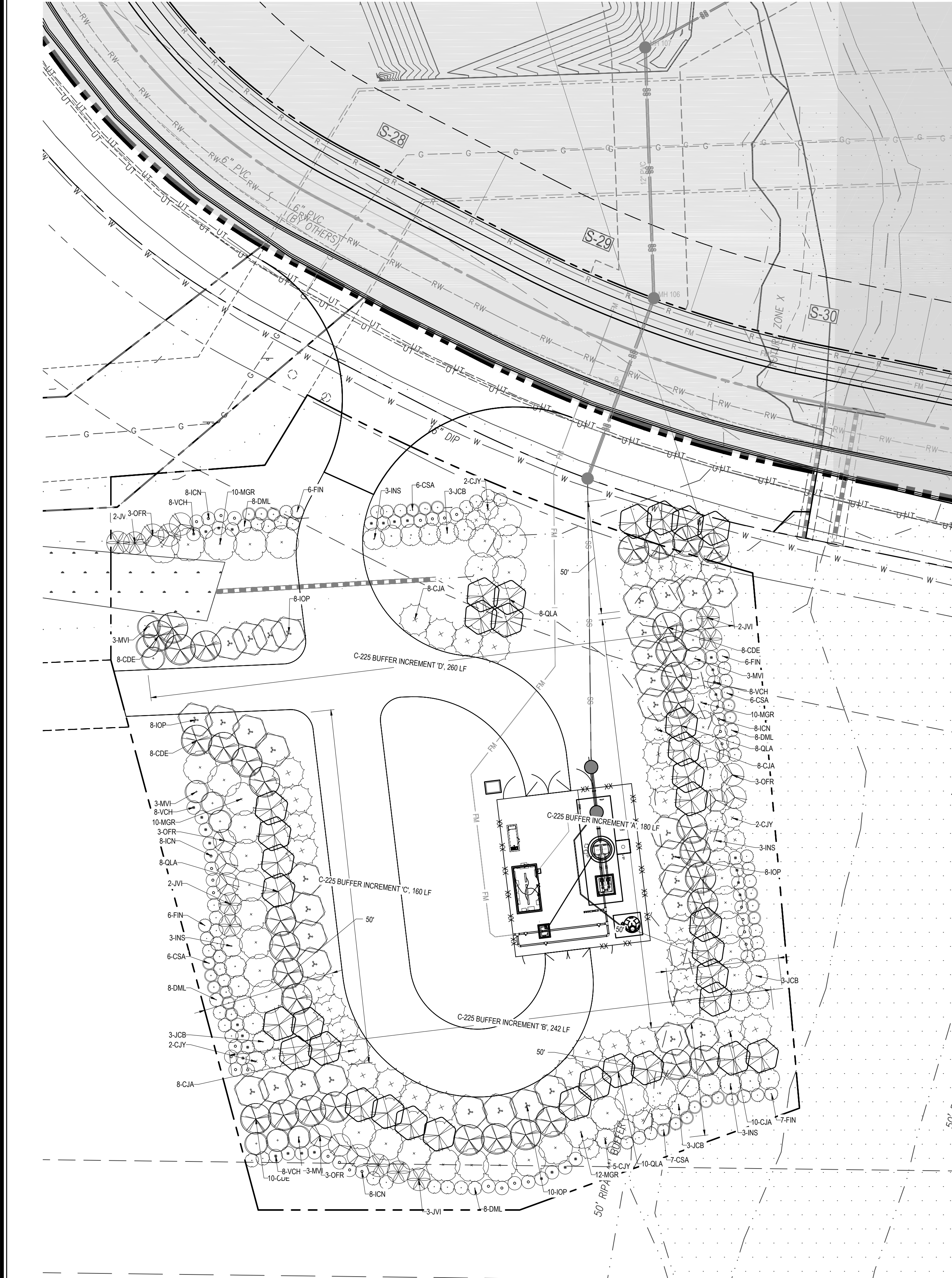
WOODS CREEK ELEMENTARY SCHOOL SEWAGE PUMP STATION

VEHICLE PLAN


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 115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

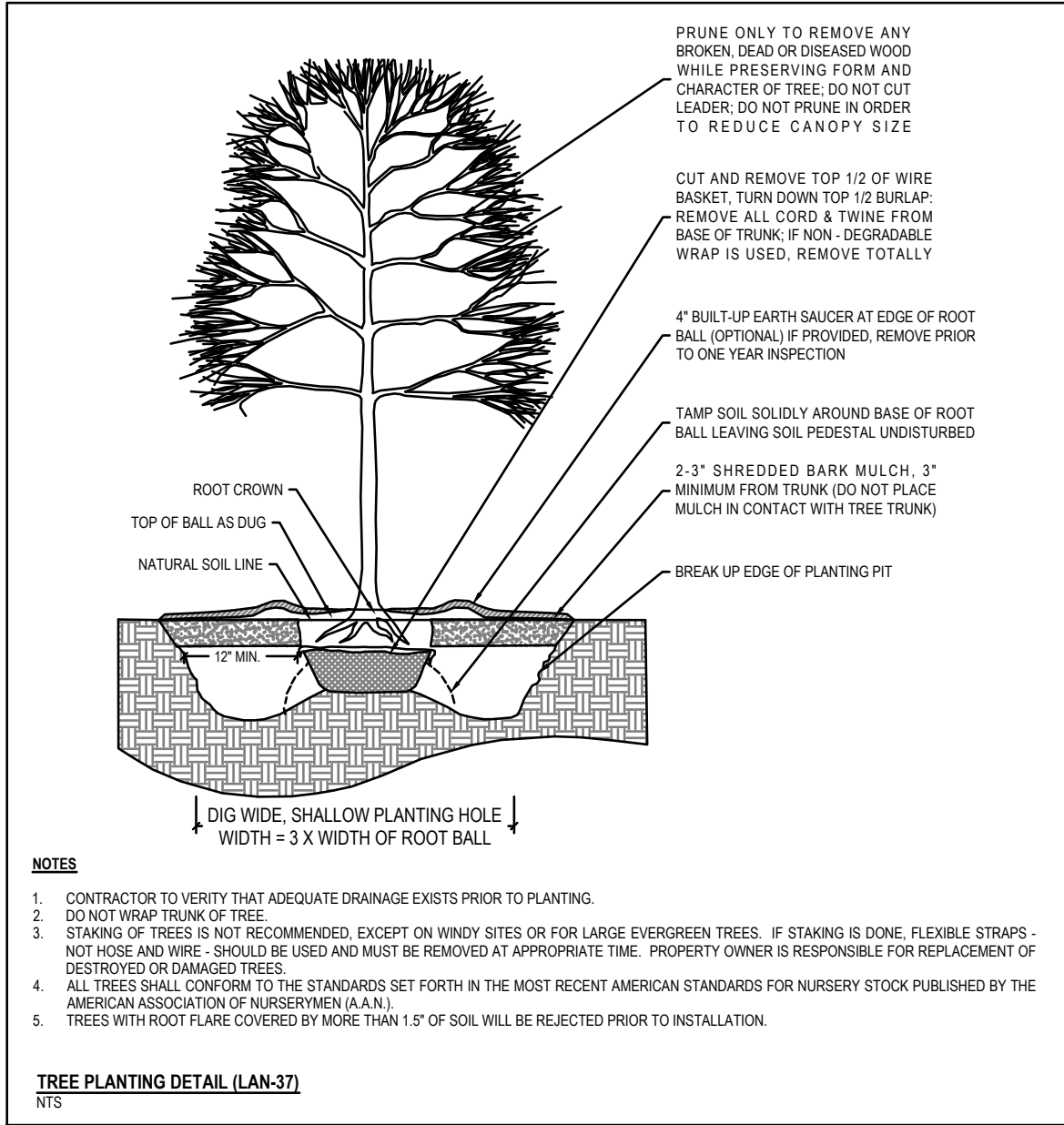
Sheet No.
03

K:\2020\4055-8258-402B-4D55-E02E93884996\Drawings\Site\Site Plan\Shrub\Shrub Planting Schedule.dwg T:\dwg\12/23/2020 12:23 PM MCW\JLH.DWG



CAROLINA SPRINGS - PUMP STATION BUFFER LANDSCAPED AREAS						
SEGMENT	BUFFER TYPE	PLANT QTY	QUALIFYING PLANT DESCRIPTION	PLANT PUV	% PUV	TOTAL PUV PER 100 LF
A	C-225	0	Large Deciduous @ 2' Caliper (6 points each)	0	0%	226
		21	Large Evergreen @ 12' (8 points each)	168	74%	
		0	Small Deciduous @ 1" Caliper (4 points each)	0	0%	
		8	Small Evergreen @ 6' (5 points each)	40	18%	
		18	Shrubs @ 36" (1 point each)	18	8%	
		0	Large Deciduous @ 2' Caliper (6 points each)	0	0%	
B	C-225	21	Large Evergreen @ 12' (8 points each)	168	74%	226
		0	Small Deciduous @ 1" Caliper (4 points each)	0	0%	
		8	Small Evergreen @ 6' (5 points each)	40	18%	
		18	Shrubs @ 36" (1 point each)	18	8%	
		0	Large Deciduous @ 2' Caliper (6 points each)	0	0%	
		21	Large Evergreen @ 12' (8 points each)	168	74%	
C	C-225	0	Small Deciduous @ 1" Caliper (4 points each)	0	0%	226
		8	Small Evergreen @ 6' (5 points each)	40	18%	
		18	Shrubs @ 36" (1 point each)	18	8%	
		0	Large Deciduous @ 2' Caliper (6 points each)	0	0%	
		21	Large Evergreen @ 12' (8 points each)	168	74%	
		0	Small Deciduous @ 1" Caliper (4 points each)	0	0%	
D	C-225	8	Small Evergreen @ 6' (5 points each)	40	18%	226
		18	Shrubs @ 36" (1 point each)	18	8%	
		0	Large Deciduous @ 2' Caliper (6 points each)	0	0%	
		21	Large Evergreen @ 12' (8 points each)	168	74%	
		0	Small Deciduous @ 1" Caliper (4 points each)	0	0%	
		8	Small Evergreen @ 6' (5 points each)	40	18%	

PUMP STATION PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
LARGE EVERGREEN TREES							
34	IOP	Ilex Opaca	American Holly	B&B	2" CAL. MIN.	12' MIN. HT.	MATCHED
42	MGR	Magnolia grandiflora	Southern Magnolia	B&B	2" CAL. MIN.	12' MIN. HT.	MATCHED
34	CJA	Cryptomeria japonica	Japanese Cedar	B&B	2" CAL. MIN.	12' MIN. HT.	MATCHED
34	CDE	Cedrus deodara	Deodar Cedar	B&B	2" CAL. MIN.	12' MIN. HT.	MATCHED
34	QLA	Quercus laurifolia	Laurel Oak	B&B	2" CAL. MIN.	12' MIN. HT.	MATCHED
SMALL EVERGREEN TREES							
12	MVI	Magnolia virginiana	Sweetbay Magnolia	B&B	2" CAL. MIN.	6' MIN. HT.	MATCHED
12	OFR	Osmanthus fragrans	Tea Olive	B&B	2" CAL. MIN.	6' MIN. HT.	MATCHED
9	JVI	Juniperus virginiana 'Brodie'	Eastern Red Cedar	B&B	2" CAL. MIN.	6' MIN. HT.	MATCHED
12	INS	Ilex Nellie R Stevens	Nellie Stevens Holly	B&B	2" CAL. MIN.	6' MIN. HT.	MATCHED
12	JCB	Juniperus chinensis 'Blue Point'	Chinese Juniper	B&B	2" CAL. MIN.	6' MIN. HT.	MATCHED
11	CJY	Cryptomeria japonica 'Yoshino'	Japanese Cedar	B&B	2" CAL. MIN.	6' MIN. HT.	MATCHED
SHRUBS							
32	VCH	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		36" HT. MIN.	MATCHED
32	ICN	Ilex cornuta 'Needlepoint'	Needlepoint Holly	CONT.		36" HT. MIN.	MATCHED
32	DML	Distylium 'Linebacker'	Distylium	CONT.		36" HT. MIN.	MATCHED
25	FIN	Fothergilla major	Fothergilla	CONT.		36" HT. MIN.	MATCHED
25	CSA	Camellia sasanqua	Camellia	CONT.		36" HT. MIN.	MATCHED



- GENERAL LANDSCAPE NOTES**
- ALL STREET TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
 - TREES SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG NORMALLY SHAPED, HEAVY AND WELL BRANCHED, WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED SYSTEMS. TREES MUST BE SELF SUPPORTING, WITH STRAIGHT TRUNKS AND WITH LEADERS INTACT. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS.
 - ALL TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS. THE DEVELOPER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE PLANT MATERIAL MEETS THIS QUALITY REQUIREMENT AT THE TIME OF INSTALLATION.
 - IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETScape, EACH RESIDENTIAL STREET MUST CONTAIN A LEAST (2) SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 50% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.
 - CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE UTILITY STRIP BETWEEN THE SIDEWALK AND CURB OR CENTERED BETWEEN RIGHT-OF-WAY LINE AND CURB IF NO SIDEWALK IS PRESENT.
 - WHERE NOTE #5 IS DEEMED NOT FEASIBLE AND PRACTICAL, THE DIRECTOR SHALL HAVE THE AUTHORITY TO MODIFY AND APPROVE ACCEPTABLE ALTERNATIVES TO STREET TREE REQUIREMENTS.
 - STREET TREES MUST BE INSTALLED PRIOR TO THE CERTIFICATE OF UDO COMPLIANCE FOR THE DWELLING ON THE LOT WHERE THE TREE IS LOCATED.
 - AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
 - ALL REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH TOWN POLICY STATEMENT #P-039.
- INSTALLATION OF LANDSCAPING:**
- ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE REAL ESTATE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN OF HOLLY SPRINGS, SHALL BE PROVIDED TO THE DIRECTOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 9.05 B.5 - CONSTRUCTION DRAWINGS. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED WITHIN THE FIRST (3) MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
 - THE MONTHS OF JUNE, JULY AND AUGUST ARE CONSIDERED SEASON OR WEATHER CONDITIONS WHICH ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.
 - ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK (2014 OR LATER EDITION).
 - ALL TREES AND SHRUBS SHALL BE FULL, WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
 - TOPSOIL SHALL BE SPREAD OVER THE ENTIRE MEDIAN LANDSCAPE AREA TO A DEPTH OF AT LEAST 6" IN LAWN AREAS AND IN PLANT BEDS.
 - SOIL SHALL BE RIPPED AND SUB-SOILED TO A MINIMUM DEPTH OF 12 INCHES TO REDUCE COMPACTION AND RESTORE THE SOIL'S STRUCTURE. PLANT BEDS AND LAWN AREAS SHALL BE AMENDED WITH FERTILIZER AND LIME BASED ON SOIL SAMPLE RECOMMENDATIONS, THEN SHALL BE TILLED AND FINE GRADED.
- MAINTENANCE OF LANDSCAPING:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS).
 - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
 - THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
 - FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.

FRONT, SIDE & REAR YARDS AND FRONT, SIDE & REAR BUFFERYARDS:

- ALL REQUIRED YARDS AND BUFFERYARDS SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 7.01 C - TYPE AND PLANT UNIT VALUE OF REQUIRED LANDSCAPING.
- ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:
 - DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS 'DEVELOPMENT PROCEDURES MANUAL', OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.
 - WHERE EXISTING ONE UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
- REQUIREMENTS:
 - LARGE DECIDUOUS TREES = 2" CAL. (40' O.C. ON AVERAGE)
 - SMALL DECIDUOUS TREE = 1" CAL. (30' O.C. ON AVERAGE)
- ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADI AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
- ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
- ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.
- AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAS BEEN INSTALLED.
- TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

No.	Revision	Date	By	Designer	DAM	Scale	As Noted
				Drawn By	PAP	Date	12.23.2020
				Checked By	MCW	Job No.	02200455.00

**WOODS CREEK ELEMENTARY SCHOOL
SEWAGE PUMP STATION**
Holly Springs Wake County North Carolina

LANDSCAPE PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
L1.0



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business

Title: I-540 Utility Relocation Agreement (TOHS Eng. Proj. #18-011)

Strategic Priority Area: Responsible & Balanced Growth

Economic Prosperity & Diversity

Engaged, Healthy, & Active Community

Safe & Friendly

Staff Resource: Aaron Levitt, Utilities and Infrastructure

Action(s):

Approve utility relocation agreement between the Town and NCDOT/Turnpike Authority and increase the project budget by \$95,000 using water and sewer reserves.

Explanation:

- As part of the I-540 extension project, some of the Town's sanitary sewer and water mains will require relocation. The town is required to contribute 25% towards non betterment relocation and 100% of betterment construction.
- Betterments are an opportunity to upgrade the facility being relocated that is not attributable to the highway construction and is made solely for the benefit of and at the election of the town's utility.
- Over the last year, NCDOT continued designing all of the relocations necessary. As a result there is an increase in scope and expenses:
 - Nov 2019 Budget included \$77,244.45 (betterment) and \$455,601.89 (non-betterment) plus contingency
 - Construction cost escalation plus an expanded scope (Sunset Lake waterline) for utility relocation have increased the costs.
 - Current project costs include \$155,787.70 (betterment) and \$517,277.21 (non-betterment) plus contingency
 - 20% increase in property relocation cost
 - 80% of this current increase in cost is for the waterline connection on Sunset Lake Road. This connection is identified as a critical connection for water quality.
 - Previous contingency funds are being utilized to reduce the request for additional funds to \$95,000.
 - Staff was successful at engineering an additional pump station out of the plan, saving the Town considerable construction costs
- The betterment project is part of previous Community Investment Plan (CIP) requests.
- This betterment provides an opportunity to complete this connection prior to the construction of I-540.

Background:

- Since April 2018 town staff has been working with the NCDOT/Turnpike authority to accommodate the I-540 project through Holly Springs. Planned work includes:
 - Relocation of existing utility lines that would be impacted by I-540
 - Installation of sleeves for upcoming utility projects
 - Completion of the sunset lake waterline loop to improve potable water quality and system performance (which is a highly desirable CIP project)
- Per § 136-27.1. of the NCGS, the Town of Holly Springs shall pay 25% of the non-betterment costs and 100% for betterment improvements located in the existing State transportation project right-of-way.
- Preliminary work prior to execution of a utility relocation agreement was required for study work associated with the sanitary sewer relocation in the area north and south of the proposed I-540 corridor along Sunset Lake Road.
- Nov 19, 2019 Town Council approved a preliminary project budget and approved a utility study that would help shape the forthcoming NCDOT/Turnpike Authority Agreement. The budget amendment for the preliminary budget consisted of \$85,150 from Sewer Reserves and \$572,000 from Water Reserves for a total of \$657,150.
- \$12,400 has been spent to date on a study incorporated into the I-540 utility relocation plan revisions.
- The remaining \$644,750 has been held in Utility Fund balance.
- The new project budget is \$739,750, consisting of the remaining \$644,750 plus an additional \$30,000 from sewer reserves and \$65,000 from water reserves.
- I-540 construction started in FY 2020 and is anticipated to be complete in 2023.

Funding Source(s):

- The quarterly budget amendment is moving \$739,750 to a project account which includes \$644,750 originally held in Utility Fund balance along with \$30,000 from sewer reserves and \$65,000 from water reserves.

Attachment(s):

1. Design-Build Utility Construction Agreement

WAKE COUNTY

**DESIGN-BUILD UTILITY CONSTRUCTION
AGREEMENT (UCA)**

DATE: 11/25/2020

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

Project: R-2721A

AND

WBS Elements: 37673.3.TA2

TOWN OF HOLLY SPRINGS

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Holly Springs, hereinafter referred to as the "Municipality."

WITNESSETH:

WHEREAS, the Department has prepared and adopted plans to make certain street and highway improvements under Project R--2721A, in Wake County, said plans consists of the construction of NC 540 from NC 55 Bypass to east of SR 1152 (Holly Springs Road); said project having a right-of-way width as shown on the project plans on file with the Department's office in Raleigh, North Carolina; and,

WHEREAS, the parties hereto wish to enter into an agreement for certain utility work to be performed by the Department's construction contractor with full reimbursement by the Municipality for the costs thereof as hereinafter set out.

NOW, THEREFORE, it is agreed as follows:

CONSTRUCTION

1. The Department shall place provisions in the construction contract for Project R--2721A for the contractor to adjust and relocate water and sewer lines. Said work shall be accomplished in accordance with plan sheets attached hereto as Exhibit "A", costs attached hereto as Exhibit "B", and project specific provisions attached hereto as Exhibit "C".

2. The Municipality shall be responsible for water and sewer lines as shown on the attached Exhibit "A". The fixed cost to the Municipality is \$717,329.64 as shown on the attached Exhibit "B". It is understood by both parties that this is a lump sum amount and not subject to change.

REIMBURSEMENT TO THE DEPARTMENT

3. The Municipality shall reimburse the Department for said costs as follows:
 - A. Upon completion of the highway project, the Municipality shall reimburse the Department Reimbursement in a lump sum payment within sixty (60) days of the Department's invoice.
 - B. Reimbursement shall be made by the Municipality in one final payment within sixty (60) days of said invoice.
 - C. If the Municipality does not pay said invoice within sixty (60) days of the date of the invoice, the Department shall charge interest on any unpaid balance at a variable rate of the prime plus (1%) in accordance with G.S. 136-27.3.
 - D. Said interest rate shall be set upon final execution of the Agreement by the Department. The Municipality will be notified of the set interest rate by the Department's approval letter upon receipt of the fully executed agreement.
 - E. Any cost incurred due to additional utility work requested by the Municipality after award of the construction contract, shall be solely the responsibility of the Municipality. The Municipality shall reimburse the Department 100% of the additional utility cost.
4. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by North Carolina General Statute, Section 136-41.1, until such time as the Department has received payment in full.
5. Upon the satisfactory completion of the relocations and adjustments of the utility lines covered under this Agreement, the Municipality shall assume normal maintenance operations to the said utility lines. Upon completion of the construction of the highway project, the Municipality shall

release the Department from any and all claims for damages in connection with adjustments made to its utility lines; and, further, the Municipality shall release the Department of any future responsibility for the cost of maintenance to said utility lines. Said releases shall be deemed to be given by the Municipality upon completion of construction of the project and its acceptance by the Department from its contractor unless the Municipality notifies the Department, in writing, to the contrary prior to the Department's acceptance of the project.

6. It is further agreed that the following provisions shall apply regarding the utilities covered in this Agreement.
 - A. The Municipality obligates itself to service and to maintain its facilities to be retained and installed over and along the highway within the Department's right-of-way limits in accordance with the mandate of the North Carolina General Statutes and such other laws, rules, and regulations as have been or may be validly enacted or adopted, now or hereafter.
 - B. If at any time the Department shall require the removal of or changes in the location of the encroaching facilities which are being relocated at the Municipality's expense, the Municipality binds itself, its successors and assigns, to promptly remove or alter said facilities, in order to conform to the said requirement (if applicable per G.S. 136-27.1), without any cost to the Department.
7. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF HOLLY SPRINGS

BY: _____ BY: _____

TITLE: _____ TITLE: _____

DATE: _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

(FINANCE OFFICER)

Federal Tax Identification Number

Remittance Address:

Town of Holly Springs

DEPARTMENT OF TRANSPORTATION

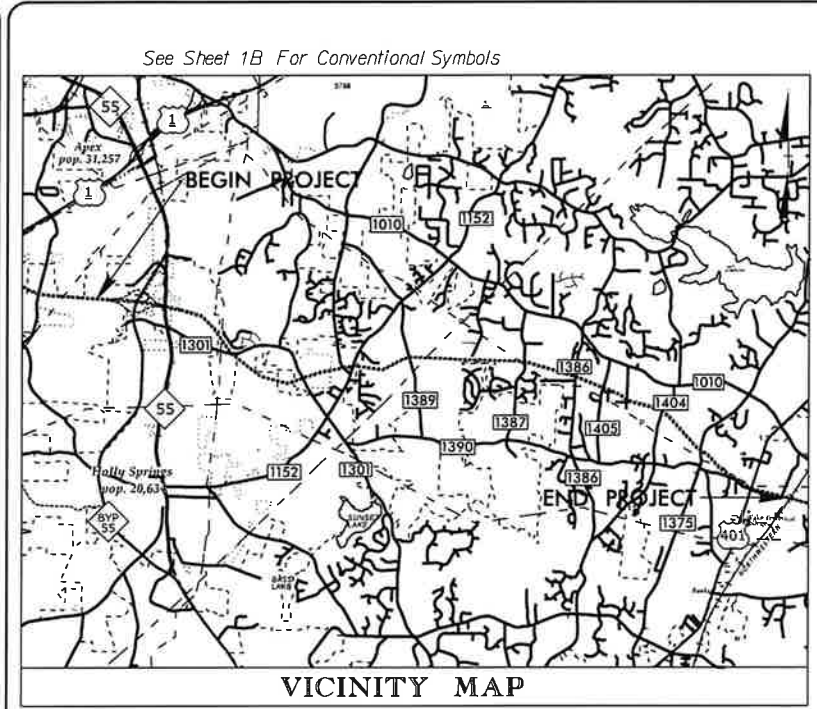
BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____

22-JUL-2020 14:44
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\$\$\$\$\$USERNAME\$\$\$\$\$

TIP PROJECT: R-2721



VICINITY MAP

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

UTILITY CONSTRUCTION PLANS

WAKE COUNTY

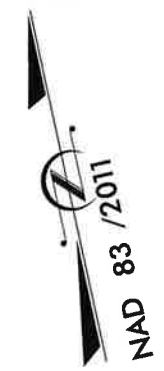
LOCATION: COMPLETE 540 - FROM WEST OF NC55 TO EAST OF HWY 401
TYPE OF WORK: UTILITY CONSTRUCTION

T.I.P. NO.	SHEET NO.
R-2721	UC-1

DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED

EXHIBIT A

AGREEMENT PLANS

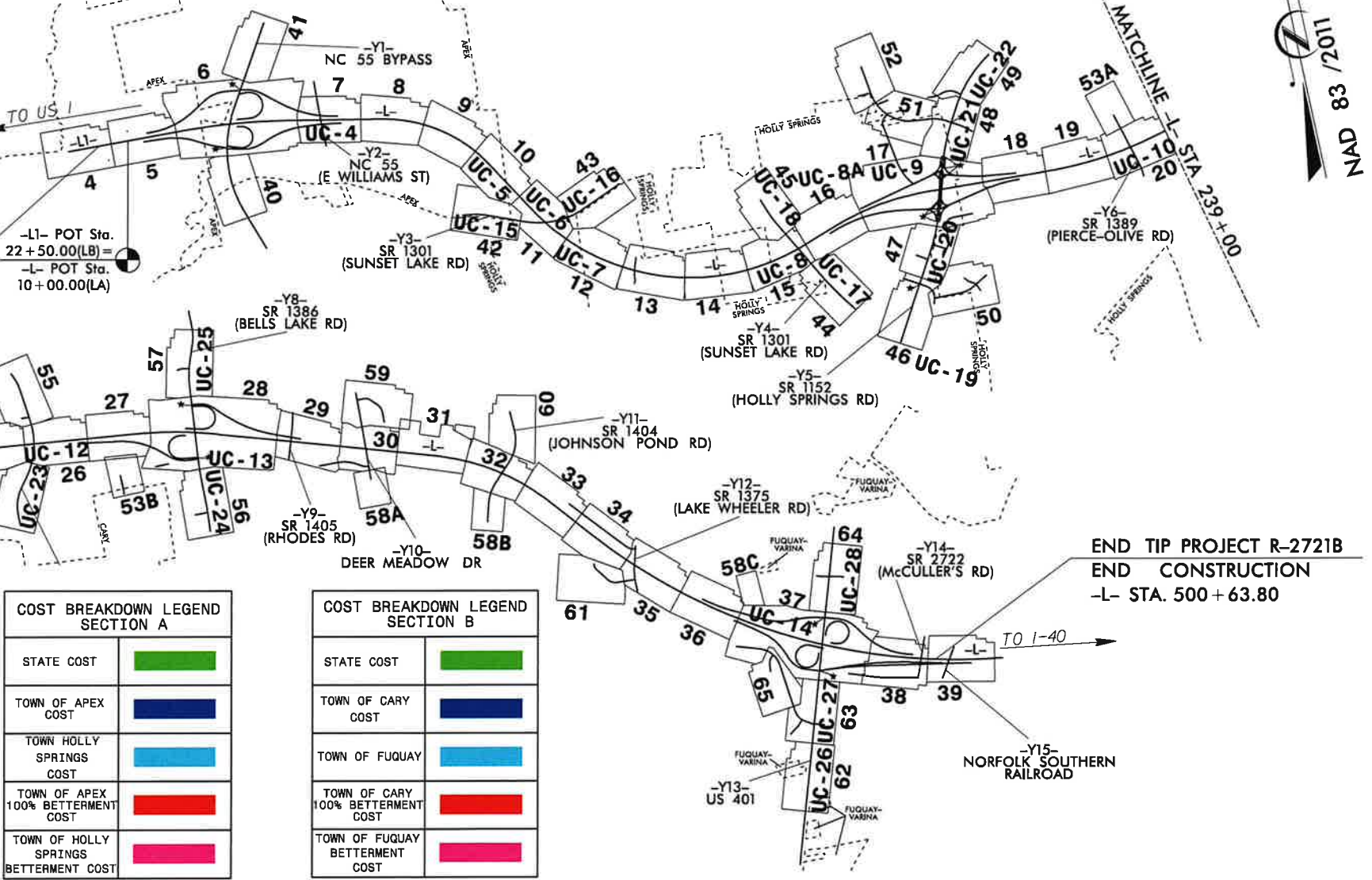


BREAKDOWN SECTION A & B

- SHEET 7 (UC-4) A
- SHEET 10 (UC-5) A
- SHEET 11 (UC-6) A
- SHEET 12 (UC-7) A
- SHEET 15 (UC-8) A
- SHEET 17 (UC-9) A
- SHEET 20 (UC-10) B
- SHEET 21 (UC-11) B
- SHEET 26 (UC-12) B
- SHEET 28 (UC-13) B
- SHEET 37 (UC-14) B
- SHEET 42 (UC-15) A
- SHEET 43 (UC-16) A
- SHEET 44 (UC-17) A
- SHEET 45 (UC-18) A
- SHEET 46 (UC-19) A
- SHEET 47 (UC-20) A
- SHEET 48 (UC-21) A
- SHEET 49 (UC-22) A
- SHEET 54 (UC-23) B
- SHEET 56 (UC-24) B
- SHEET 57 (UC-25) B
- SHEET 62 (UC-26) B
- SHEET 63 (UC-27) B
- SHEET 64 (UC-28) B

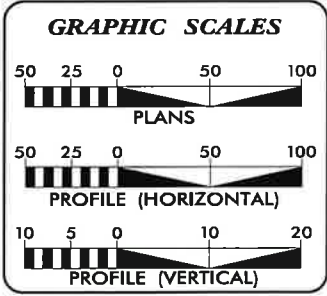
BEGIN TIP PROJECT R-2721A
BEGIN CONSTRUCTION
-L- STA. 16 + 50.00

END TIP PROJECT R-2721A
-L- STA. 240 + 00 (LB) =
BEGIN TIP PROJECT R-2721B
-L- STA. 240 + 00 (LA) =



COST BREAKDOWN LEGEND SECTION A	
STATE COST	
TOWN OF APEX COST	
TOWN HOLLY SPRINGS COST	
TOWN OF APEX 100% BETTERMENT COST	
TOWN OF HOLLY SPRINGS BETTERMENT COST	

COST BREAKDOWN LEGEND SECTION B	
STATE COST	
TOWN OF CARY COST	
TOWN OF FUQUAY COST	
TOWN OF CARY 100% BETTERMENT COST	
TOWN OF FUQUAY BETTERMENT COST	



SHEET NO.	DESCRIPTION
UC-1	TITLE SHEET
UC-2	UTILITY SYMBOLOGY
UC-3	NOTES
UC-3A	DETAILS
UC-4 THRU UC-28	UTILITY CONSTRUCTION SHEETS
UC-X THRU UC-X	PROFILE SHEETS

WATER AND SEWER OWNERS ON PROJECT

(A) Town of Apex
(B) Town of Holly Springs
(C) Town of Cary
(D) Town of Fuquay Varina

PREPARED IN THE OFFICE OF:

HINDE ENGINEERING

License No. C-2839
401 Harrison Oaks Blvd., Suite 145 Cary, NC 27513
Ph. (919) 653-0001

Clim L. Stevens, P.E. UTILITIES PROJECT MANAGER
R. B. Wilkins, P.E. UTILITIES PROJECT ENGINEER
N. P. Arnold UTILITIES PROJECT DESIGNER

SEAL

**DIVISION OF HIGHWAYS
UTILITIES UNIT**

1555 MAIL SERVICES CENTER
RALEIGH NC 27699-1555
PHONE (919) 707-6690
FAX (919) 250-4151

UTILITIES REGIONAL ENGINEER
UTILITIES ENGINEER
UTILITIES AREA COORDINATOR
UTILITIES COORDINATOR

NC License
Number F-0159

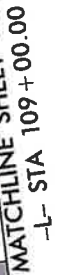


EXHIBIT A

AGREEMENT PLANS

LOCHNER

H. W. LOCHNER, INC.
2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

NC License
Number F-0159

HINDE
ENGINEERING

License No. C-2639
401 Harrison Oaks Blvd., Suite 145 Cary, NC 27513

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PROJECT REFERENCE NO.

R-2721

SHEET NO.

UC-7

DESIGNED BY: RBW

DRAWN BY: ASW

CHECKED BY: CLS

APPROVED BY: RBW

REVISED:

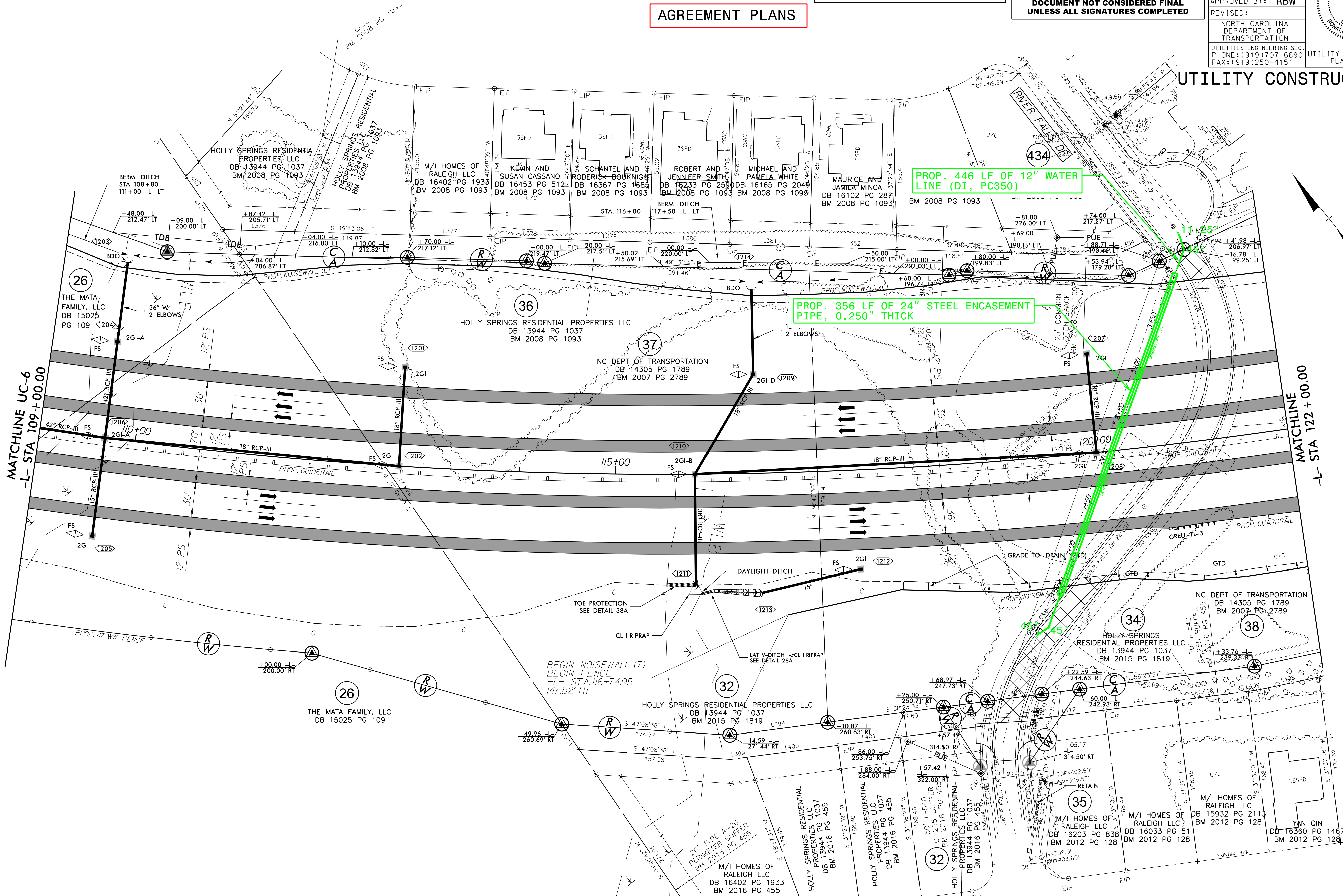
NORTH CAROLINA
DEPARTMENT OF
TRANSPORTATION

UTILITIES ENGINEERING SEC.
PHONE: (919) 707-6690
FAX: (919) 250-4151

SEAL
10157
ENGINEER
RONALD B. WILKINS

UTILITY CONSTRUCTION
PLANS ONLY

UTILITY CONSTRUCTION



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EXHIBIT A

AGREEMENT PLANS

LOCHNER

H. W. LOCHNER, INC.
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NC License
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ENGINEERING

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PROJECT REFERENCE NO.

R-2721

SHEET NO.

UC-8

DESIGNED BY: RBW

DRAWN BY: ASW

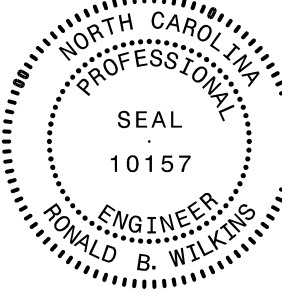
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APPROVED BY: RBW

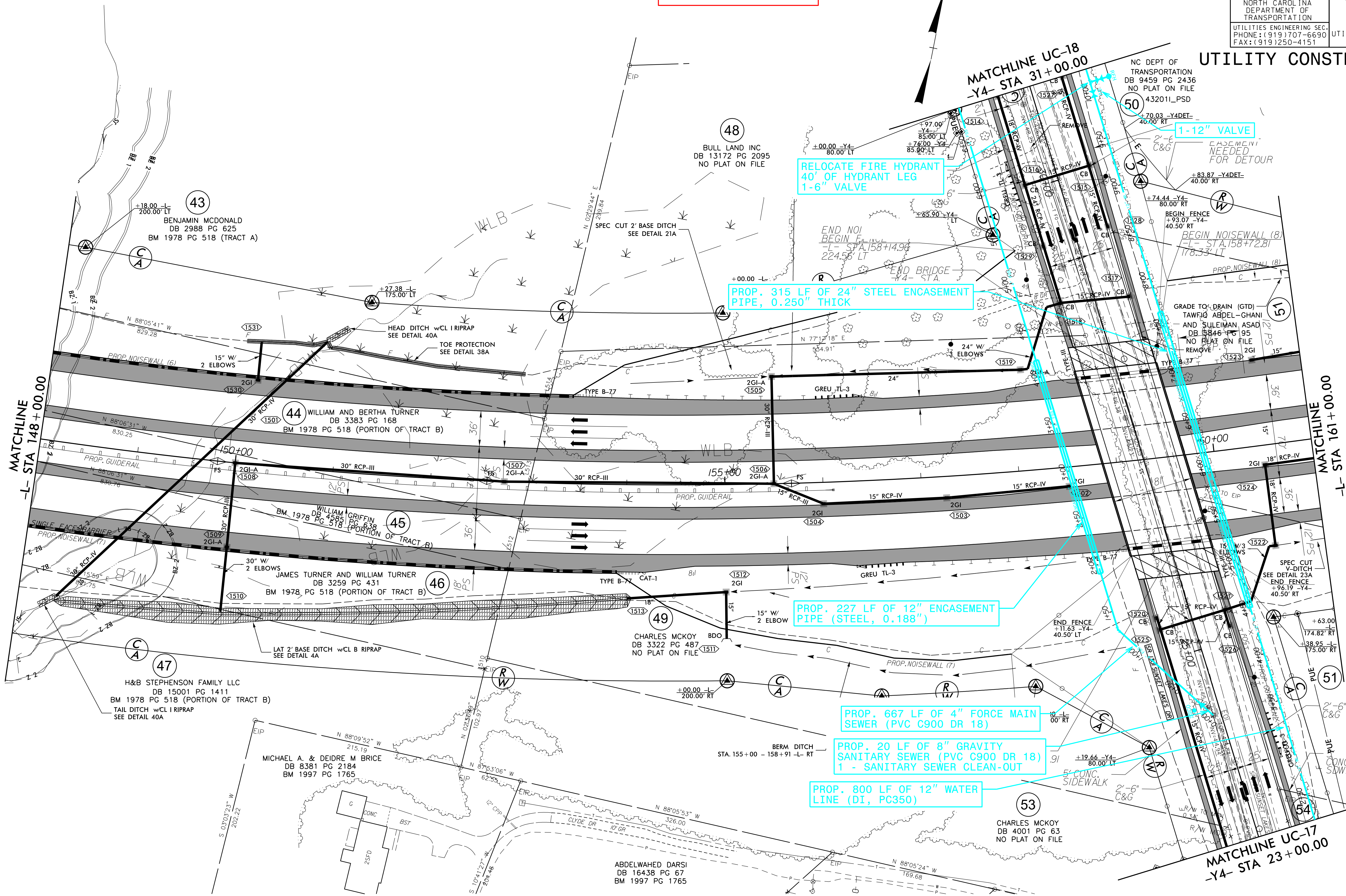
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FAX: (919) 250-4151

UTILITY CONSTRUCTION
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UTILITY CONSTRUCTION



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**NOTE:
UPSIZING OF THE 8" SANITARY SEWER TO
12" SANITARY SEWER IS A BETTERMENT AND
THE COST RESPONSIBILITY OF THE TOWN OF
HOLLY SPRINGS.**

337 LF OF 24" STEEL ENCASEMENT
(0.250" THICK)

PROP. MANHOLE A8
SL-8 STA. 0+00.00
STA. 13+78.52, 14
LINE-Y5RPC-

1 - 4' DIA. MANHOLE
4.6 LF UTILITY MANHOLE WALL 4' DIA.

MATCHLINE SHEET UC-8
 -L- STA 161+00.00

MATCHLINE SHEET UC-9
-L- STA 174 + 00.00

-2018 1649
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EXHIBIT A

AGREEMENT PLANS



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PROJECT REFERENCE NO.	SHEET NO.
R-2721	UC-9
DESIGNED BY: RBW	
DRAWN BY: ASW	
CHECKED BY: CLS	
APPROVED BY: RBW	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	UTILITY CONSTRUCTION PLANS ONLY
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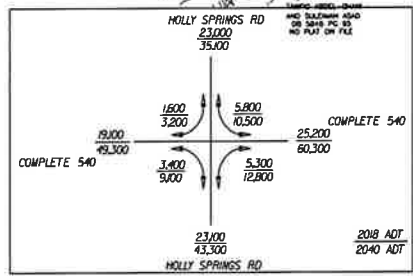
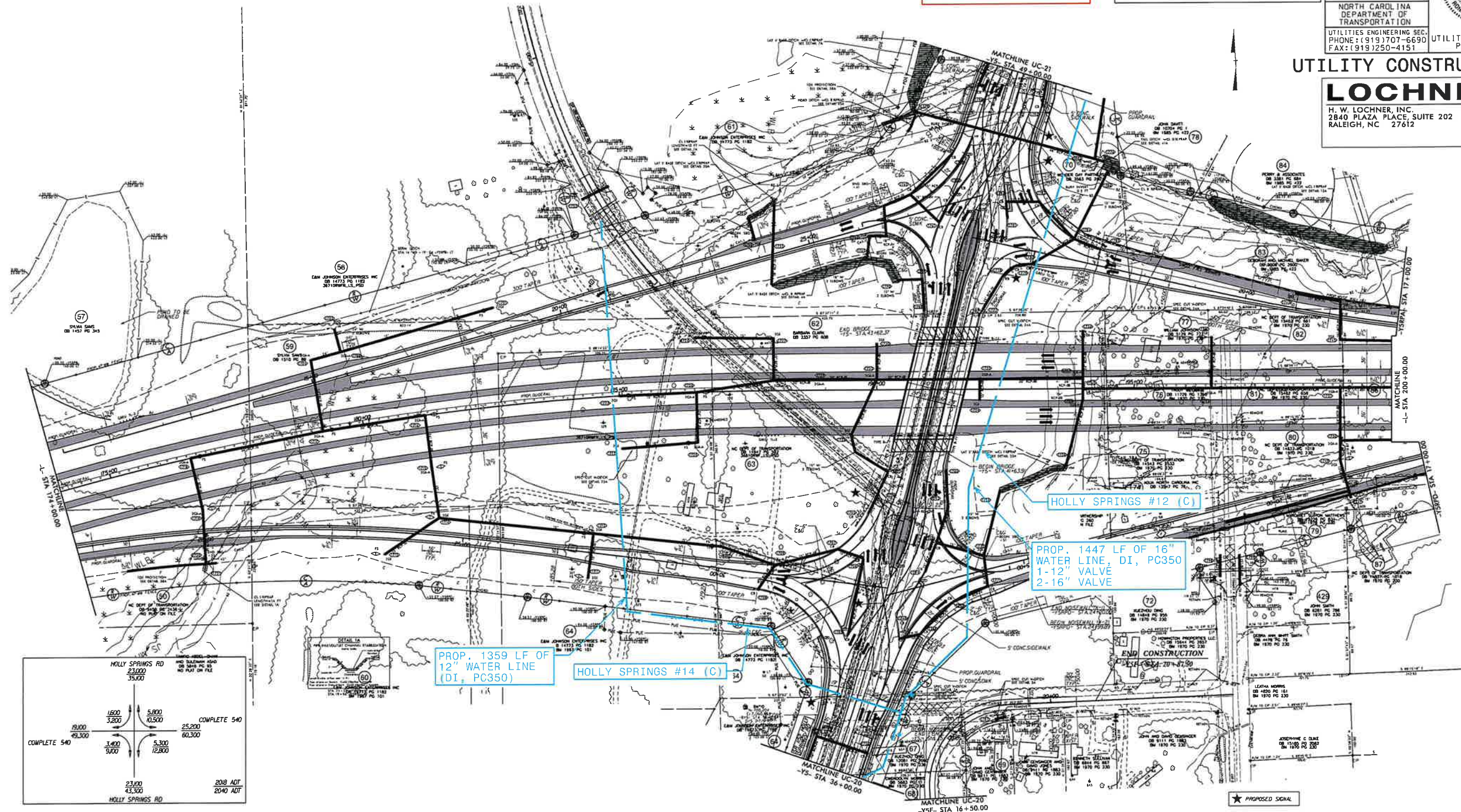


UTILITY CONSTRUCTION

LOCHNER

H. W. LOCHNER, INC.
2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

NC License
Number F-0159



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EXHIBIT A

AGREEMENT PLANS



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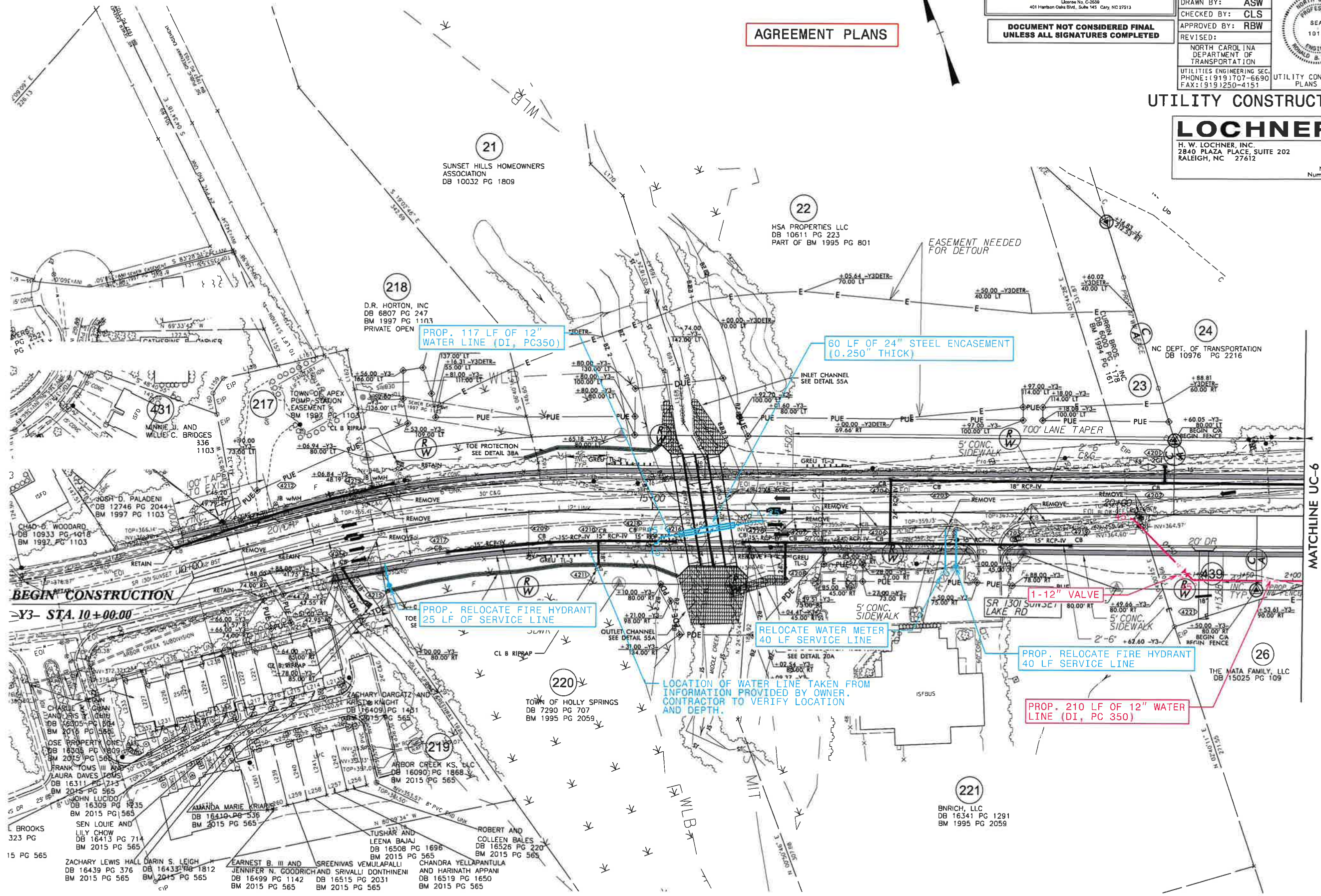
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R-2721		UC-15	
DESIGNED BY: RBW			
DRAWN BY: ASW			
CHECKED BY: CLS			
APPROVED BY: RBW			
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Number F-0159



MATCHLINE UC-6
-Y3- STA 22 + 00.00



PROJECT REFERENCE NO.		SHEET NO.	
R-2721		UC-16	
DESIGNED BY:	RBW		UTILITY CONSTRUCTION PLANS ONLY
DRAWN BY:	ASW		
CHECKED BY:	CLS		
APPROVED BY:	RBW		
REVISED:			
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UTILITY CONSTRUCTION

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2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

NC License
Number F-0159

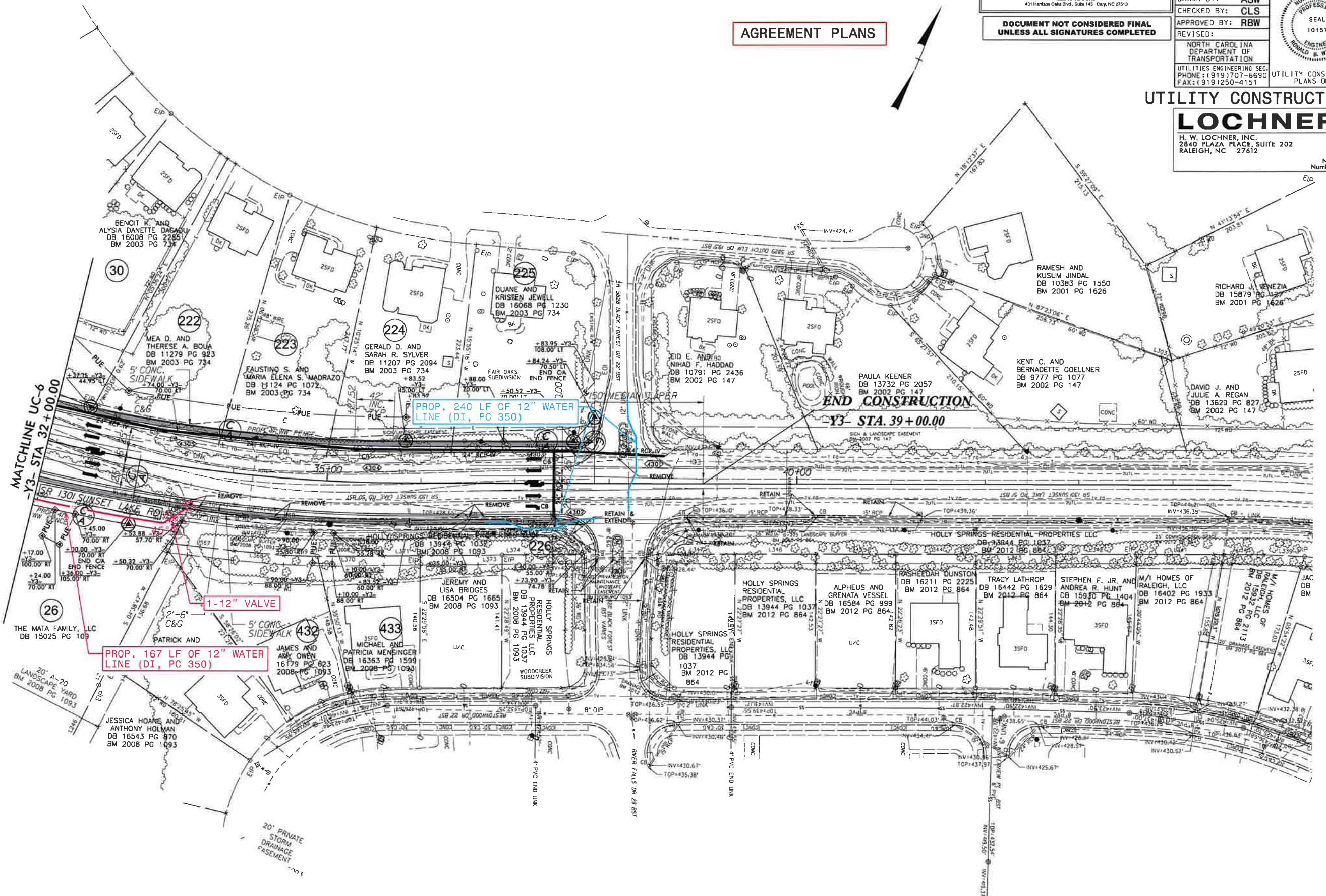


EXHIBIT A

LOCHNER

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2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

NC License
Number F-0159

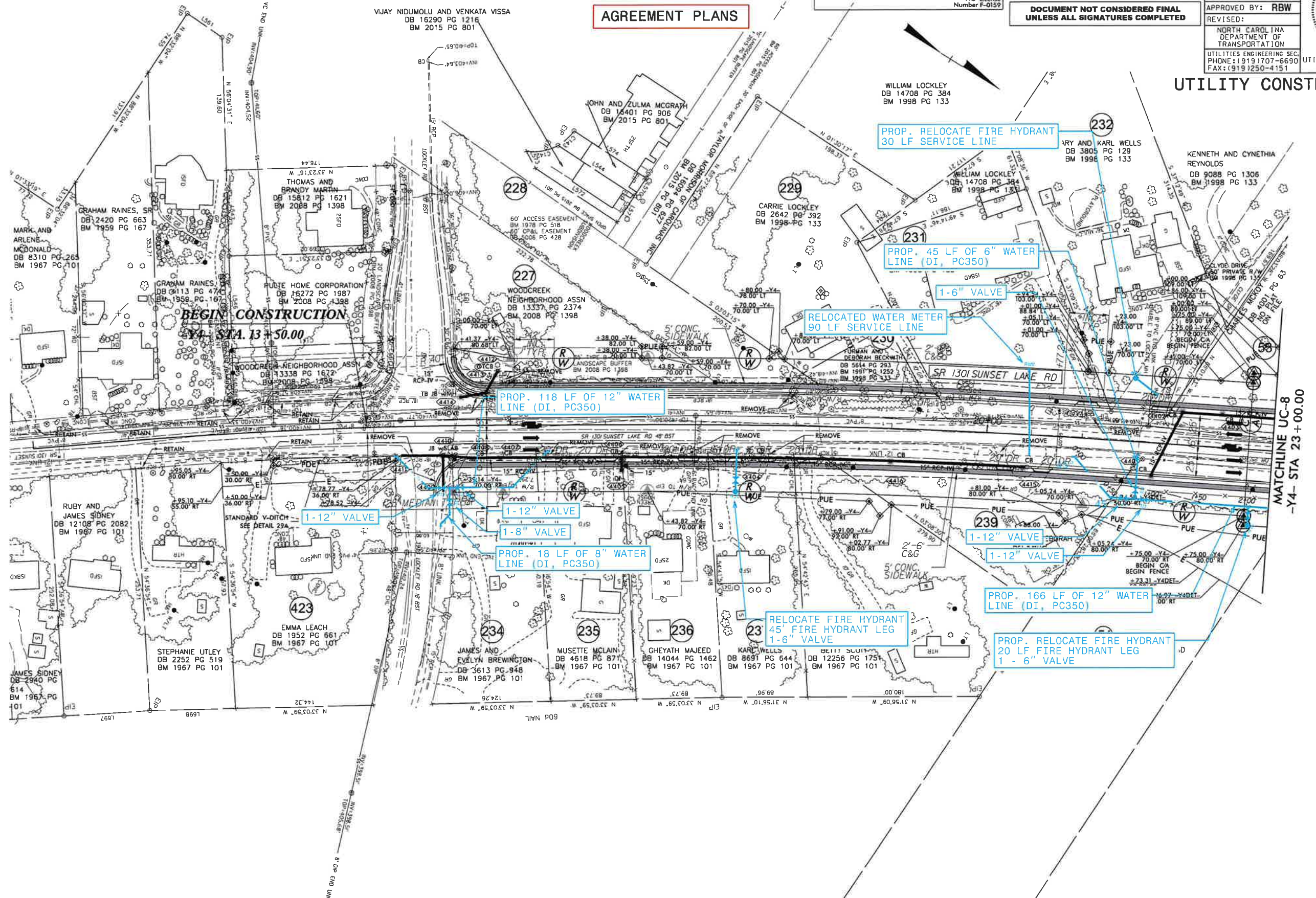


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DESIGNED BY: RBW			
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CHECKED BY: CLS			
APPROVED BY: RBW			
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UTILITY CONSTRUCTION

AGREEMENT PLANS



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LOCHNER

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RALEIGH, NC 27612

NC License
Number F-0759

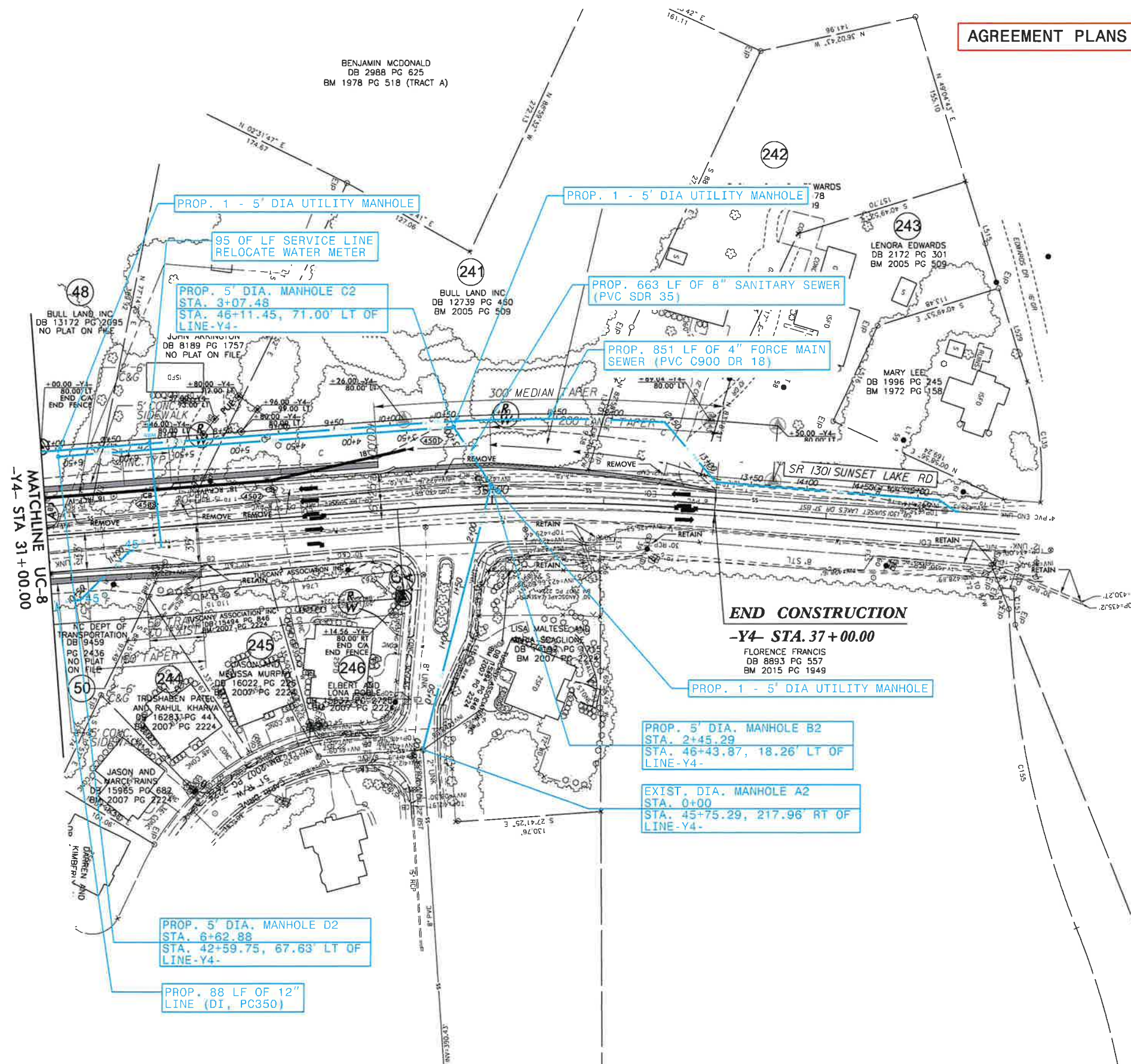


EXHIBIT A

LOCHNER

H. W. LOCHNER, INC.
2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

NC License
Number F-0159

HINDE
ENGINEERING

License No. C-0039
401 Harrison Oaks Blvd., Suite 145 Cary, NC 27513

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PROJECT REFERENCE NO. R-2721

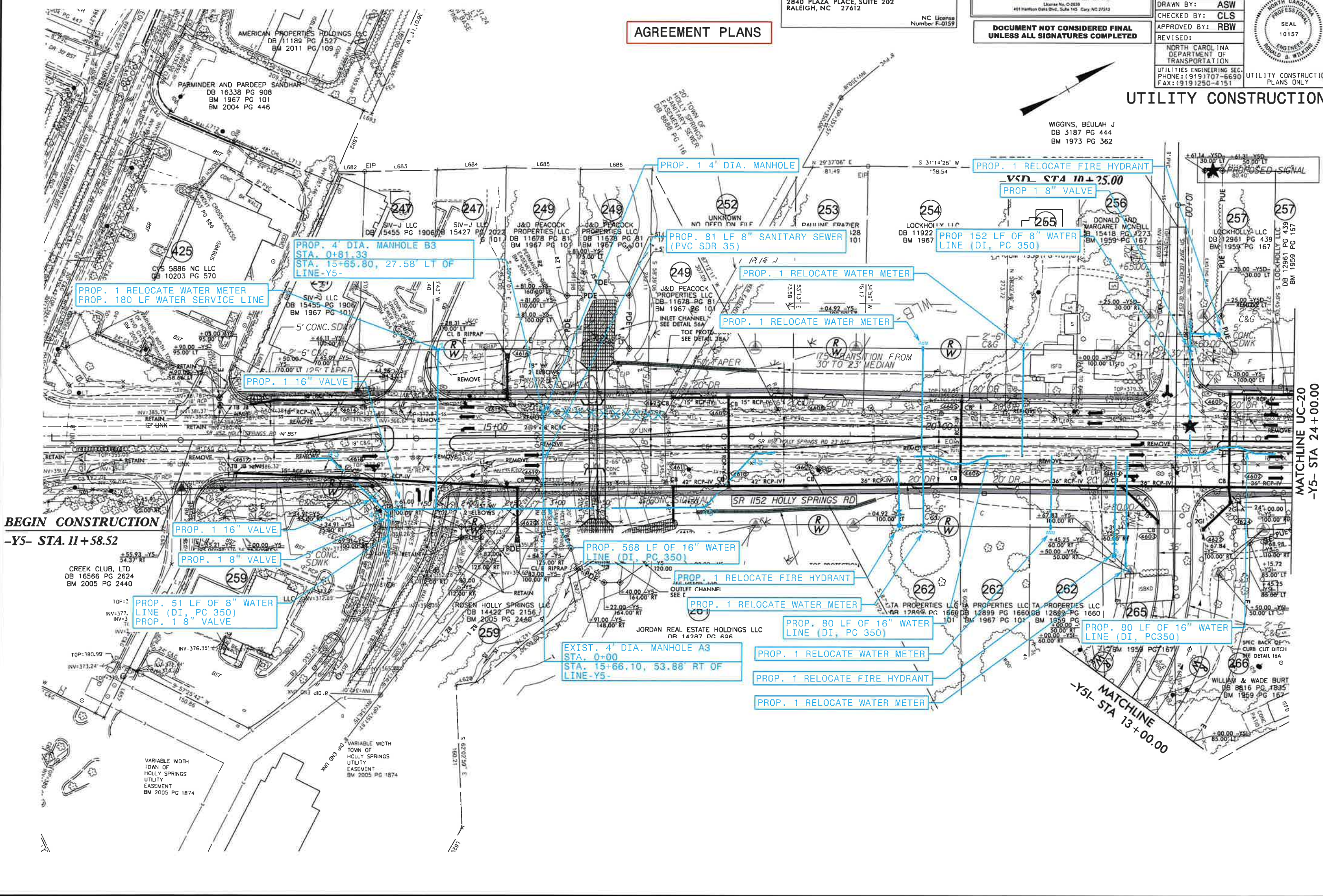
SHEET NO. UC-19

DESIGNED BY: RBW
DRAWN BY: ASW
CHECKED BY: CLS
APPROVED BY: RBW
REVISED:
NORTH CAROLINA
DEPARTMENT OF
TRANSPORTATION
UTILITIES ENGINEERING SEC.
PHONE: (919) 707-6690
FAX: (919) 250-4151



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EXHIBIT A

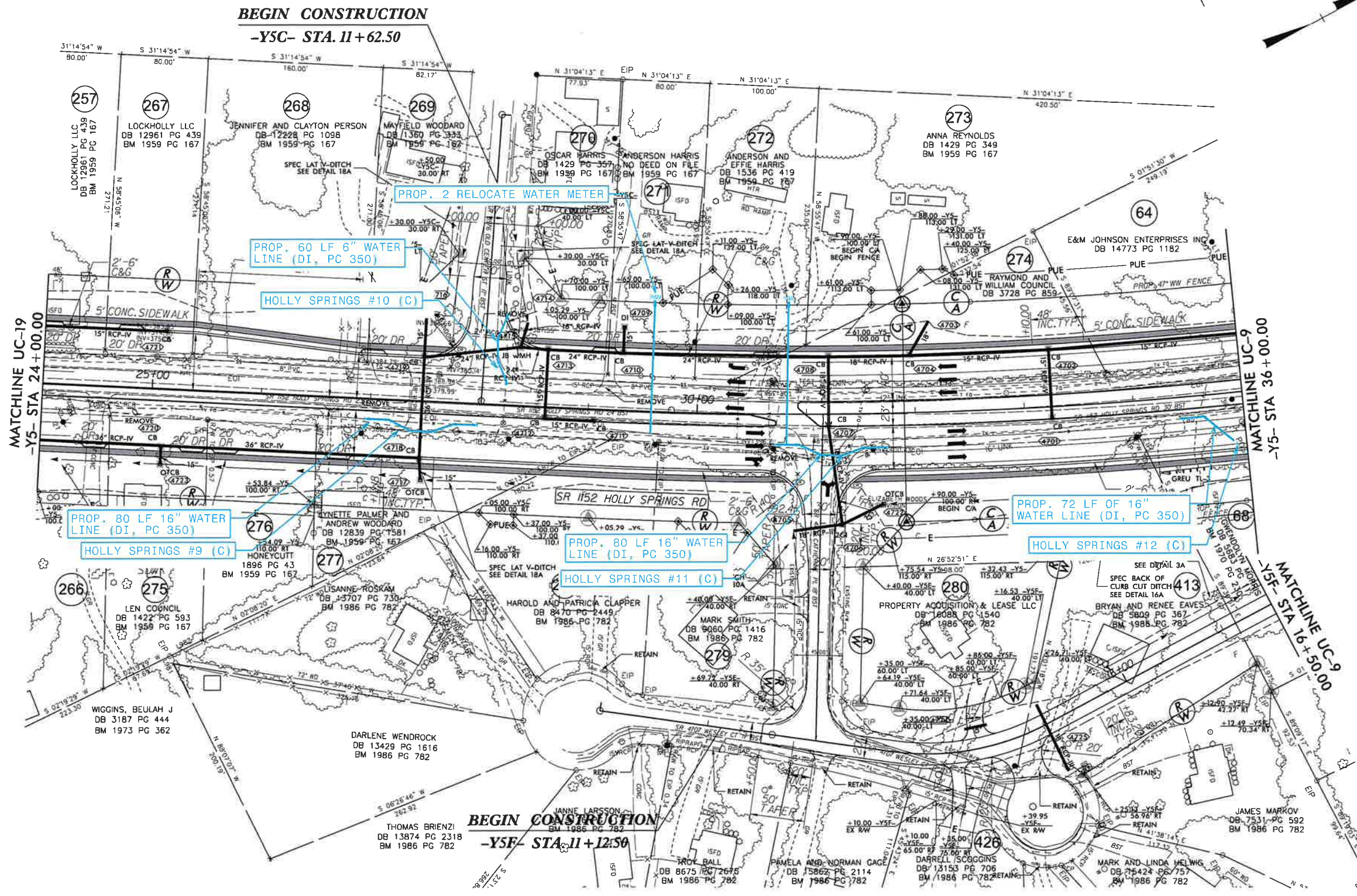
AGREEMENT PLANS

LOCHNER
H. W. LOCHNER, INC.
2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612
NC License Number F-0159

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401 Hartman Oaks Blvd., Suite 145 Cary, NC 27513
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PROJECT REFERENCE NO.		SHEET NO.	
R-2721		UC-20	
DESIGNED BY: RBW			
DRAWN BY: ASW			
CHECKED BY: CLS			
APPROVED BY: RBW			
REVISED:			
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION			
UTILITY ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151		UTILITY CONSTRUCTION PLANS ONLY	

UTILITY CONSTRUCTION



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EXHIBIT A

AGREEMENT PLANS

LOCHNER

H. W. LOCHNER, INC.
2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

HINDE
ENGINEERING

401 Harrison Oaks Blvd., Suite 145 Cary, NC 27513

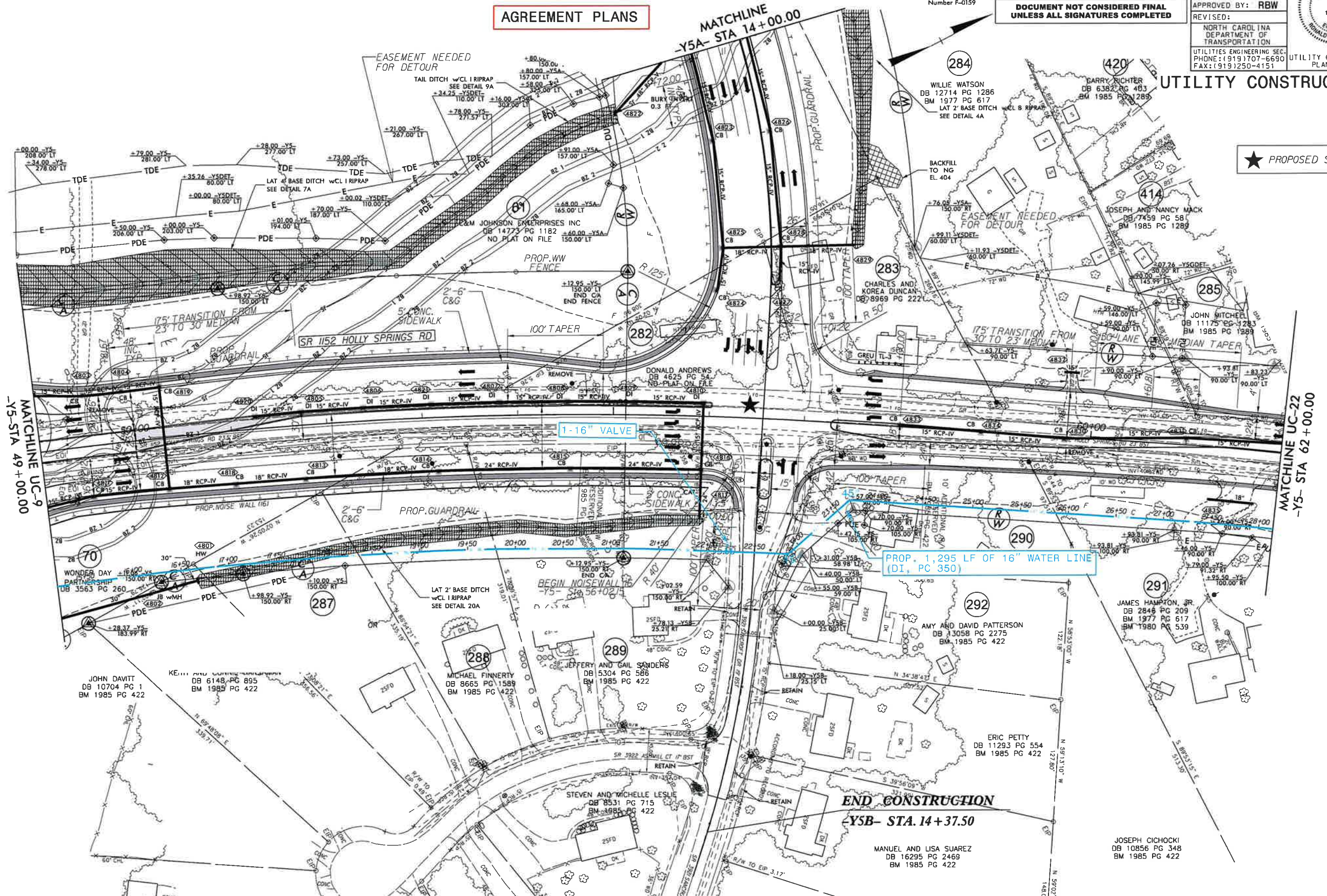
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R-2721	UC-21
DESIGNED BY: RBW	
DRAWN BY: ASW	
CHECKED BY: CLS	
APPROVED BY: RBW	
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★ PROPOSED SIGNAL



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EXHIBIT A

LOCHNER

H. W. LOCHNER, INC.
2840 PLAZA PLACE, SUITE 202
RALEIGH, NC 27612

NC License
Number F-0159

HINDE
ENGINEERING

License No. C-7835
401 Harrison Oaks Blvd., Suite 145 Cary, NC 27513

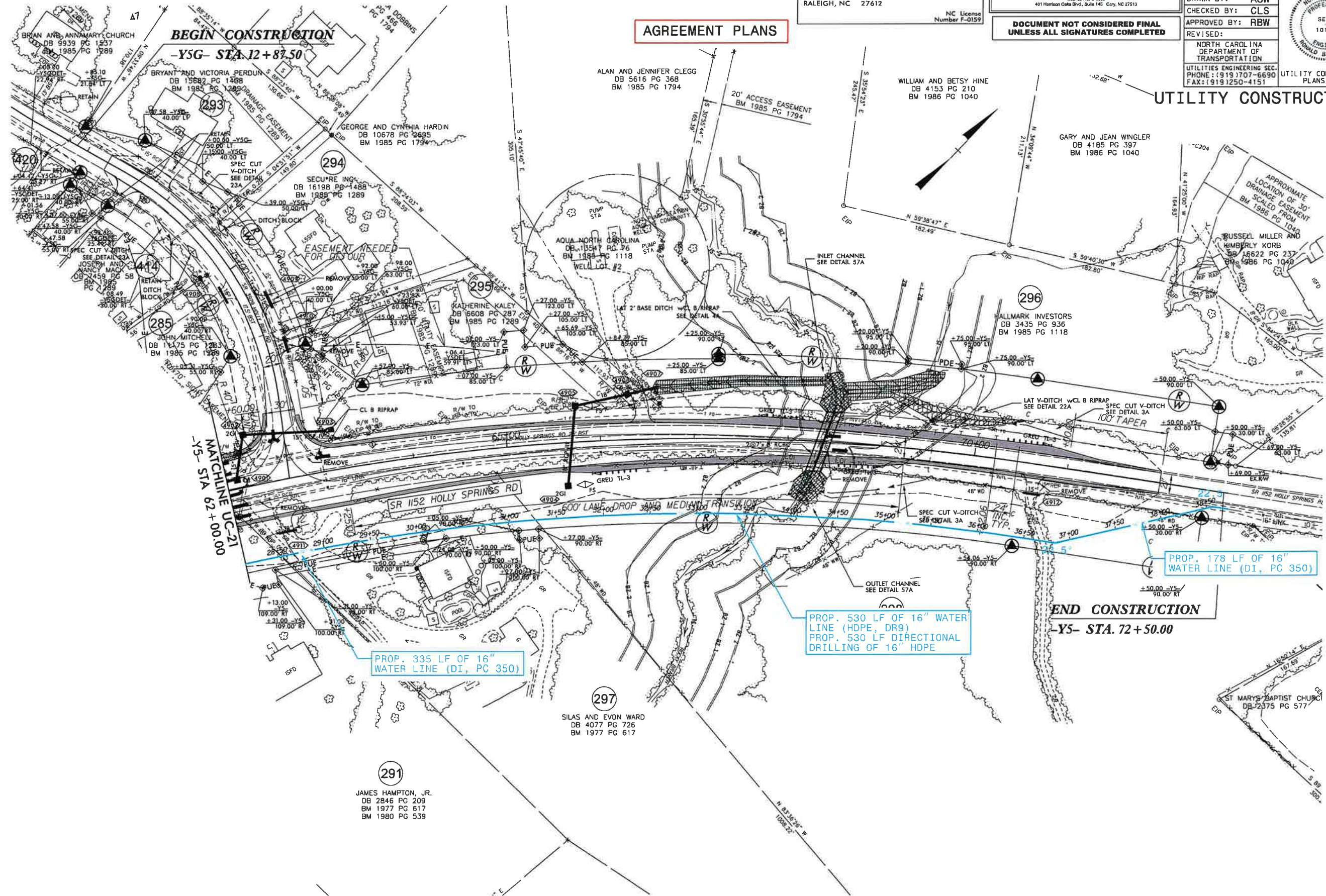
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PROJECT REFERENCE NO.	SHEET NO.
R-2721	UC-22
DESIGNED BY: RBW	
DRAWN BY: ASW	
CHECKED BY: CLS	
APPROVED BY: RBW	
REVISED:	UTILITY CONSTRUCTION PLANS ONLY
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151	

AGREEMENT PLANS

UTILITY CONSTRUCTION

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R-2721 Triangle Expressway (Holly Springs)

Sheet

Item					UC-6						UC-7						UC-8			
	Total Quantity	Unit	Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State
Foundation Conditioning Geotextile	3959	SY	446	SY	\$1.50	\$668.50	\$668.50	\$0.00	267	SY	\$1.50	\$401.00	\$0.00	\$401.00	378	SY	\$1.50	\$567.50	\$141.88	\$425.63
Foundation Conditioning Material, minor Strs	630	TONS	71	TONS	\$30.00	\$2,125.83	\$2,125.83	\$0.00	43	TONS	\$30.00	\$1,275.18	\$0.00	\$1,275.18	60	TONS	\$30.00	\$1,804.65	\$451.16	\$1,353.49
6" Water Line	105	LF																		
8" Water Line	221	LF																		
12" Water Line	3334	LF																		
12" Water Line (Betterment)	1414	LF	1037	LF	\$66.01	\$68,452.37	\$68,452.37	\$0.00	446	LF	\$66.01	\$29,440.46	\$0.00	\$29,440.46	800	LF	\$66.01	\$52,808.00	\$13,202.00	\$39,606.00
16" Water Line	4215	LF																		
16" Water Line (Material Only)	530	LF																		
6" Valve	4	EA													1	EA	\$3,190.39	\$3,190.39	\$797.60	\$2,392.79
8" Valve	3	EA																		
12" Valve	8	EA													1	EA	\$5,436.73	\$5,436.73	\$1,359.18	\$4,077.55
16" Valve	5	EA																		
DI Water Pipe Fittings	23715	LBS							860	LBS	\$9.45	\$8,127.00	\$0.00	\$8,127.00						
8" Sanitary Gravity Sewer	1221	LF													20	LF	\$170.86	\$3,417.20	\$854.30	\$2,562.90
12" Sanitary Gravity Sewer (Betterment)	457	LF																		
Sewer Cleanout	1	EA							1						1	EA	\$1,026.17	\$1,026.17	\$256.54	\$769.63
4' Dia Utility Manhole	3	EA																		
4' Dia Utility Manhole Wall	18	LF																		
5' Dia Utility Manhole	3	EA																		
Relocate Fire Hydrant	10	EA													1	EA	\$3,815.93	\$3,815.93	\$953.98	\$2,861.95
Relocate Water Meter	11	EA																		
Fire Hydrant Leg	420	LF													40	LF	\$67.96	\$2,718.40	\$679.60	\$2,038.80
Water Service Line	1165	LF																		
24" Steel Encasement Pipe	1368	LF	300	LF	\$148.47	\$44,541.00	\$44,541.00	\$0.00	356	LF	\$148.47	\$52,855.32	\$0.00	\$52,855.32	315	LF	\$148.47	\$46,768.05	\$11,692.01	\$35,076.04
Directional Drilling of 14"	980	LF																		
Directional Drilling of 16"	530	LF																		
12" Steel Encasement pipe	227	LF													227	LF	\$67.30	\$15,277.10	\$3,819.28	\$11,457.83
4" Force Main	1518	LF													667	LF	\$65.06	\$43,395.02	\$10,848.76	\$32,546.27
TOTALS						\$115,787.70	\$115,787.70	\$0.00				\$92,098.96	\$0.00	\$92,098.96				\$180,225.14	\$45,056.29	\$135,168.86

Population in 2010 was 24,661, therefore per G.S. 136-27.1
Holly Springs is responsible for 25% of non-betterment cost
of utility relocations

EXHIBIT B

Breakdown Totals:	Town of Holly Springs	\$633,064.91
	75% of Sewer Study by	
	Town of Holly Springs	
	responsibility of NCDOT	<u>-\$9,300.00</u>
	Town of Holly Springs	
	minus study	\$623,764.91
	15% for Inspection and	<u>\$93,564.74</u>
	Engineering	
	Total Cost for Holly Springs	\$717,329.64

		UC-8A						UC-9				UC-15				UC-16								
Quantity	Units	Unit Price	Total		Owner	State	Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State
265	SY	\$1.50	\$397.00		\$99.25	\$297.75	935	SY	\$1.50	\$1,403.00	\$350.75	\$1,052.25	129	SY	\$1.50	\$193.50	\$48.38	\$145.13	136	SY	\$1.50	\$203.50	\$50.88	\$152.63
42	TONS	\$30.00	\$1,262.46		\$315.62	\$946.85	149	TONS	\$30.00	\$4,461.54	\$1,115.39	\$3,346.16	21	TONS	\$30.00	\$615.33	\$153.83	\$461.50	22	TONS	\$30.00	\$647.13	\$161.78	\$485.35
							1359	LF	\$66.01	\$89,707.59	\$22,426.90	\$67,280.69	117	LF	\$66.01	\$7,723.17	\$1,930.79	\$5,792.38	240	LF	\$66.01	\$15,842.40	\$3,960.60	\$11,881.80
							1447	LF	\$165.17	\$239,000.99	\$59,750.25	\$179,250.74	210	LF	\$66.01	\$13,862.10	\$13,862.10	\$0.00	167	LF	\$66.01	\$11,023.67	\$11,023.67	\$0.00
							1	EA	\$5,436.73	\$5,436.73	\$1,359.18	\$4,077.55	1	EA	\$5,436.73	\$5,436.73	\$1,359.18	\$4,077.55	1	EA	\$5,436.73	\$5,436.73	\$5,436.73	\$0.00
							2	EA	\$10,423.67	\$20,847.34	\$5,211.84	\$15,635.51												
							5845	LBS	\$9.45	\$55,235.25	\$13,808.81	\$41,426.44	1295	LBS	\$9.45	\$12,237.75	\$3,059.44	\$9,178.31	2770	LBS	\$9.45	\$26,176.50	\$6,544.13	\$19,632.38
457	LF	\$170.86	\$78,083.02	**	\$0.00	\$78,083.02																		
457	LF	\$19.04	\$8,701.28	*	\$8,701.28	\$0.00																		
2	EA	\$3,956.47	\$7,912.94		\$0.00	\$7,912.94																		
5.9	LF	\$332.33	\$1,960.75		\$0.00	\$1,960.75																		
							2	EA	\$3,815.93	\$7,631.86	\$1,907.97	\$5,723.90	2	EA	\$3,815.93	\$7,631.86	\$1,907.97	\$5,723.90						
													1	EA	\$1,560.02	\$1,560.02	\$390.01	\$1,170.02						
													65	EA	\$67.96	\$4,417.40	\$1,104.35	\$3,313.05						
													40	LF	\$28.00	\$1,120.00	\$280.00	\$840.00						
337	LF	\$148.47	\$50,034.39		\$12,508.60	\$37,525.79		LF	\$148.47	\$148.47	\$37.12	\$111.35	60	LF	\$148.47	\$8,908.20	\$2,227.05	\$6,681.15						
			\$148,351.84		\$21,624.74	\$126,727.09				\$423,872.77	\$105,968.19	\$317,904.58				\$63,706.06	\$26,323.09	\$37,382.97				\$59,329.93	\$27,177.78	\$32,152.15

** NCDOT responsible for 8" cost of Gravity Sewer Main
* Town of Holly Springs responsible for Betterment cost of 12' Gravity Sewer Main

UC-17						UC-18						UC-19						UC-20					
Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State
116	SY	\$1.50	\$173.50	\$43.38	\$130.13	250	SY	\$1.50	\$375.50	\$93.88	\$281.63	337	SY	\$1.50	\$506.00	\$126.50	\$379.50	97	SY	\$1.50	\$146.00	\$36.50	\$109.50
18	TONS	\$30.00	\$551.73	\$137.93	\$413.80	40	TONS	\$30.00	\$1,194.09	\$298.52	\$895.57	54	TONS	\$30.00	\$1,609.08	\$402.27	\$1,206.81	15	TONS	\$30.00	\$464.28	\$116.07	\$348.21
45	LF	\$69.62	\$3,132.90	\$783.23	\$2,349.68													60	LF	\$70.25	\$4,215.00	\$1,053.75	\$3,161.25
18	LF	\$57.94	\$1,042.92	\$260.73	\$782.19							203	LF	\$44.24	\$8,980.72	\$2,245.18	\$6,735.54						
284	LF	\$66.01	\$18,746.84	\$4,686.71	\$14,060.13	88	LF	\$66.01	\$5,808.88	\$1,452.22	\$4,356.66												
												728	LF	\$165.17	\$120,243.76	\$30,060.94	\$90,182.82	232	LF	\$165.17	\$38,319.44	\$9,579.86	\$28,739.58
3	EA	\$3,190.39	\$9,571.17	\$2,392.79	\$7,178.38																		
1	EA	\$3,538.63	\$3,538.63	\$884.66	\$2,653.97							2	EA	\$3,538.63	\$7,077.26	\$1,769.32	\$5,307.95						
4	EA	\$5,436.73	\$21,746.92	\$5,436.73	\$16,310.19																		
												2	EA	\$10,423.67	\$20,847.34	\$5,211.84	\$15,635.51						
2175	LBS	\$9.45	\$20,553.75	\$5,138.44	\$15,415.31							4120	LBS	\$9.45	\$38,934.00	\$9,733.50	\$29,200.50	3920	LBS	\$9.45	\$37,044.00	\$9,261.00	\$27,783.00
						663	LF	\$170.86	\$113,280.18	\$28,320.05	\$84,960.14	81	LF	\$170.86	\$13,839.66	\$3,459.92	\$10,379.75						
												1	EA	\$3,956.47	\$3,956.47	\$989.12	\$2,967.35						
												12.5	LF	\$332.33	\$4,154.13	\$1,038.53	\$3,115.59						
						3	EA	\$7,474.25	\$22,422.75	\$5,605.69	\$16,817.06												
2	EA	\$3,815.93	\$7,631.86	\$1,907.97	\$5,723.90							3	EA	\$3,815.93	\$11,447.79	\$2,861.95	\$8,585.84						
1	EA	\$1,560.02	\$1,560.02	\$390.01	\$1,170.02	1	EA	\$1,560.02	\$1,560.02	\$390.01	\$1,170.02	6	EA	\$1,560.02	\$9,360.12	\$2,340.03	\$7,020.09	2	EA	\$1,560.02	\$3,120.04	\$780.01	\$2,340.03
95	LF	\$67.96	\$6,456.20	\$1,614.05	\$4,842.15							220	LF	\$67.96	\$14,951.20	\$3,737.80	\$11,213.40						
90	LF	\$28.00	\$2,520.00	\$630.00	\$1,890.00	95	LF	\$28.00	\$2,660.00	\$665.00	\$1,995.00	700	LF	\$28.00	\$19,600.00	\$4,900.00	\$14,700.00	240	LF	\$23.00	\$5,520.00	\$1,380.00	\$4,140.00
						851	LF	\$65.06	\$55,366.06	\$13,841.52	\$41,524.55												
			\$97,226.44	\$24,306.61	\$72,919.83				\$202,667.48	\$50,666.87	\$152,000.61				\$275,507.53	\$68,876.88	\$206,630.64				\$88,828.76	\$22,207.19	\$66,621.57

EXHIBIT B

		UC-21						UC-22			
Quantity	Units	Unit Price	Total	Owner	State	Quantity	Units	Unit Price	Total	Owner	State
432	SY	\$1.50	\$647.50	\$161.88	\$485.63	171	SY	\$1.50	\$256.50	\$64.13	\$192.38
69	TONS	\$30.00	\$2,059.05	\$514.76	\$1,544.29	27	TONS	\$30.00	\$815.67	\$203.92	\$611.75
1295	LF	\$165.17	\$213,895.15	\$53,473.79	\$160,421.36	513	LF	\$165.17	\$84,732.21	\$21,183.05	\$63,549.16
						530	LF	\$30.00	\$15,900.00	\$3,975.00	\$11,925.00
1	EA	\$10,423.67	\$10,423.67	\$2,605.92	\$651.48						
2040	LBS	\$9.45	\$19,278.00	\$4,819.50	\$14,458.50	690	LB	\$9.45	\$6,520.50	\$1,630.13	\$4,890.38
						530	LF	\$275.00	\$145,750.00	\$36,437.50	\$109,312.50
			\$246,303.37	\$61,575.84	\$177,561.25				\$253,974.88	\$63,493.72	\$190,481.16

EXHIBIT "C"

License No. C-2639
 401 Harrison Oaks Blvd.
 Suite 145
 Cary, NC 27513
 (919) 653-0001

**PROJECT SPECIAL PROVISIONS****Utility Construction****Revise the 2018 Standard Specifications as follows:**

Page 15-1, Sub-article 1500-2 COOPERATION WITH UTILITY OWNERS, paragraph 2:
 add the following sentences:

The utility owners are listed below. The project location of their utilities as well as contact information is listed as well. The owners are as follows:

<u>Owner</u>	<u>Utility</u>	<u>Location</u>	<u>Contact</u>
Town of Apex	Water & Sewer	-L- and -Y2- (NC55/Williams Street)	Marty Stone, PE 919-249-3353
Town of Holly Springs	Water & Sewer	-L-, -Y3- (Sunset Lake Road, -Y4- (Sunset Lakes Drive), -Y5- (Holly Springs Road), -Y5A- (Kildaire Farm Road)	Kendra Parrish, PE 919-557-3935
Town of Cary	Water & Sewer	-L-, -Y6- (Pierce- Olive Road), -Y7- (West Lake Road), -Y8- (Bells Lake Road)	Glen Harrell, PE 919-460-4933

Town of Fuquay Varina	Water & Sewer	-Y13- (US401 Fayetteville Road)	Jay Meyers, PE 919-567-3911
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All proposed water line and sewer relocation work shall be performed at a time to be coordinated with the respective utility owner. Water lines and sewer lines shall not be taken out of service without prior approval of the utility owner and service interruptions shall not exceed four hours.

Page 15-2, Sub-article 1500-7 SUBMITTALS AND RECORDS, paragraph 3: add the following sentences:

As-built plans shall be provided to the appropriate utility owner showing the size and type of material installed and the coordinates of all utility horizontal and vertical locations of all installed piping and appurtenances. As-built plans and associated documentation shall be provided to the Engineer prior to acceptance of the work.

Page 15-8, Sub-Article 1515-3 (D), Fire Hydrants, add the following sentence at the end of line 24:

When relocating fire hydrants a new replacement fire hydrant will be provided and installed by the Contractor and the existing fire hydrant shall be removed from the project. Fire hydrants shall be installed and operational prior to taking the fire hydrant to be relocated out of service. All new/relocated fire hydrants shall be provided with integral 5" Storz connection.

Page 15-10, Sub-Article 1520-2, SANITARY SEWER, MATERIALS, add the following sentence at the end of line 17:

All ductile iron piping used for gravity sanitary sewer applications shall be provided with a ceramic epoxy interior line with a minimum dry thickness of not less than 40 mils. All ceramic epoxy lining material shall be factory applied and patching of coating defects after installation will not be allowed.

Page 15-14, Sub-Article 1525-2 UTILITY MANHOLES, add the following sentence at the end of line 19:

All sanitary sewer manholes shall receive an interior coating of ceramic epoxy applied to the entire manhole interior to include the bench. The minimum thickness of epoxy coating shall be 80 mils.

Standard four-foot diameter precast manholes shall have eccentric cone sections with rings and covers as shown on the detail sheets. Six-foot diameter precast manholes shall be provided with flat tops. Rings and covers shall be provided as shown on the specific detail sheets. Watertight rings and covers shall be provided as shown on the profile sheets and no additional payment will be made for watertight rings and covers or vent piping consistent with these specifications.

FIBERGLASS GRAVITY SEWER PIPE**General:**

Centrifugally cast fiberglass reinforced polymer mortar (CCFRPM) pipe, fittings, couplings, and specials shall be marked with the manufacturer's name or trademark, size, stiffness class, pressure class, the date of manufacture, and the word "CCFRPM"

CCFRPM pipe of the sizes shown or specified in the plans shall conform to ASTM D3262, for CCFRPM pipe manufactured of "Fiberglass" (Glass-Fiber-Reinforced Thermosetting-Resin) materials. All CCFRPM pipe shall conform to ASTM D2412 for minimum stiffness and external loading characteristics. All CCFRPM pipe shall be supplied in 20-foot nominal lengths or as required to meet the requirements of the plans. Couplings, fittings, and push-on joints shall be manufactured with flexible, elastomeric seals conforming to the requirements of ASTM D4161 and ASTM F477, and shall be of a Class that equals or exceeds the pipe class at the location of its installation.

Manufacturer shall have at least five years experience producing pipe of similar diameter at the proposed facility of manufacture.

CCFRPM Pipe, Couplings and Fittings:

Pipe shall be Stiffness Class 72. Pipe shall meet the minimum requirements of ASTM D3681 and ASTM D3262. Manufacturer shall provide complete 10,000-hour test results on pipe produced at the proposed location of manufacture. Test results shall reflect that the pipe has a minimum allowable strain of no less than 0.9% at fifty years when tested in accordance ASTM D3681 and ASTM D3262. Normal production pipe for this project shall not incorporate raw materials that are not in compliance with ASTM D3681 and ASTM D3262.

For increased abrasion resistance, the interior of the pipe shall be manufactured using a resin with a minimum allowable elongation of 50% when measured in accordance with ASTM D638. This liner shall have a nominal thickness of 40-mils. The interior surface shall provide crack and abrasion resistance.

Couplings shall be push-on type with elastomeric gaskets supplied by the pipe manufacturer and act as the sole means to maintain joint water tightness. Couplings shall conform to the requirements of ASTM D4161 and ASTM F477.

The exterior surface of the pipes shall be comprised of a layer of sand and resin which provides UV protection to the exterior.

CCFRPM Installation:

The pipe shall be installed in accordance with the CCFRPM pipe manufacturer's instructions. Do not exceed forces recommended by the manufacturer for joining pipe. The gasket shall be wiped

clean. If the gasket is found to have been damaged, is defective, or contains any bulges which may interfere with the entry of the plain end of the pipe, the coupling shall be replaced. The plain end of the pipe, which is chamfered for ease of assembly, shall be wiped clean prior to insertion into the socket. Joint lubricant shall be applied to the pipe end and elastomeric gaskets. Use only lubricants approved by the pipe manufacturer. Suitable equipment and end protection shall be used to push or pull the pipes together. Do not exceed forces recommended by manufacturer for coupling pipe. If assembly is not accomplished by reasonable force, the last section of pipe shall be removed, and the condition corrected.

The Contractor shall use textile slings, other suitable materials for handling of the pipe. Use of cables or chains is not permitted with the CCFRPM pipe. Any damaged pipe shall be rejected. All pipes shall be free from nicks, scratches and gouges at the time of installation. All pipes with visible gouges shall be rejected.

The maximum allowable long-term deflection for CCFRPM pipe shall be LESS THAN 5%. Maximum deflection after 24 hours post-backfilling shall not exceed 3%, and after 30 days shall not exceed 4%.

All structures and pipes shall be backfilled with the type of materials shown in the in the Utility Construction plans.

Bedding and Embedment for CCFRPM Gravity Sewers:

Bedding Material shall consist of a minimum of 6-inches of Class VI washed stone, installed under the pipe. Bedding shall be spread in layers and shall be compacted in place to the proper grade to provide a solid bed for the pipe or structures for the full width of the excavation.

Embedment material above the bedding shall consist of Class VI select granular material, per ASTM D3839. Embedment material shall be installed to 6-inches above the crown of the pipe for the full width of the excavation.

Bedding and embedment shall be compacted to 95% standard proctor density. Careful attention shall be placed on compacting embedment under the haunches of the pipe to prevent any potential voids.

The bedding and embedment materials shall be in accordance with ASTM D3839. The embedment materials shall be installed from trench wall to trench wall.

The minimum trench width shall be one pipe diameter plus 6 inches on each side of the pipe. However, if poor quality material is experienced in the trench walls, additional width or other means to achieve proper support may be required.

A single layer of engineering fabric, per Section 17000 of the Contract Documents, shall be installed between the trench floor and trench wall, and shall fully encapsulate the CCFRPM gravity sewer, bedding material, and embedment material, with a minimum of 12-inch overlap at

the top of the embedment material.

Measurement and Payment:

Measurement and payment will be made on a linear foot basis as measured from the beginning of each line installed to the end of each line installed on this project with no deductions for manholes. No additional payment will be made for other appurtenances or miscellaneous items necessary to place the new gravity sewer line in service.

Pay Item
42" Fiberglass Gravity Sewer Pipe

Pay Unit
LF

MARKER BALLS

General:

Non-programmable marker balls are required at the ends of all casing pipe and at reducers. They shall also be installed along and directly above all water mains in conditions where marking tape cannot be installed due to restrictions or conflicts. In these conditions, non-programmable marker balls shall be placed at all vertical and horizontal deflection pints, at all tees and crosses, and at a spacing along the main no greater than 100 feet apart. Each marker ball shall be installed directly above the center of the pipe and at least sixteen inches deep from final grade to a maximum depth of twenty-four inches below final grade. The marker ball shall be non-programmable and shall be as identified on the Town of Cary Approved Products List. Marker balls shall be blue in color for potable water and conform to APWA standards. It shall have a detectable depth of five feet.

Programmable marker balls are required for installation on utility lines owned by the Town of Fuquay Varina at similar locations as described above and all fittings on pressurized piping systems. A minimum of one marker ball shall be located along the alignment between structures at a maximum spacing of 150 feet spaced equidistant.

Marker balls furnished and installed in accordance with these specifications will not be paid for separately and will be considered incidental to the cost of the water pipe or encasement being installed and paid for elsewhere in the contract.

END OF SECTION