



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of March 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
6. Arbor Day Proclamation
7. Women's History Month Proclamation

PUBLIC HEARINGS

8. Holly Springs Business Park Tract E Special Exception Use 20-SEU-05 / 20-DP-08 - Quasi-Judicial Hearing
9. Voluntary Annexation A20-09, Regency at Holly Springs - Legislative Hearing
10. Regency Holly Springs Development Options Subdivision 20-DO-01 - Legislative Hearing
11. Parks, Recreation and Greenways Master Plan 21-CPA-01 – Legislative Public Hearing
12. 1317 N. Main Street (Sportsmanship Way) Rezoning 20-REZ-03 – Legislative Public Hearing
13. Norris Crossing Rezoning 20-REZ-04 - Legislative Public Hearing

CONSENT AGENDA

14. Approve the minutes of the March 2, 2021 Business Meeting.
15. Monthly Budget Amendment Report
16. Specimen Tree Removal Valencia (Steeplechase) Subdivision
17. Twelve Oaks Pump Station Upgrade Phase 2 Design (TOHS 18-005)
18. Regency Subdivision Preliminary Pump Station Site Plan
19. Municipal Concurrence for Speed Limit on Honeycutt Road

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

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Issue the Oath of Office to newly appointed Board of Adjustment member.

Explanation:

- Jeffrey Jones was recommended to the Wake County Board of Commissioners to be the ETJ member of the Board of Adjustment.
- The Wake County Board of Commissioners approved his appointment at their meeting on March 1, 2021.

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.

Recognitions

Title: Arbor Day Proclamation

Strategic Priority Area: Engaged, Healthy, & Active Community
Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

Proclaim March 19th Arbor Day in Holly Springs

Explanation:

- March 19th (the 3rd Friday of March) is Arbor Day in North Carolina.
- On March 20th, the Tree Advisory Committee will hold Arbor Day events, including a tree planting event at Ting Park and an event for the opening of the Bass Lake Tree Hike.
- Three City USA flags will also be flown at Town Hall and some park facilities on Arbor Day.

Background:

- The Tree Advisory Committee is responsible for assisting with the planning of the annual Arbor Day event.
- The Tree City USA program has been greening up cities and towns across America since 1976 and provides the framework necessary for communities to manage and expand their community tree canopy.
- In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that Arbor Day be established for the planting of trees, and it was first observed with the planting of more than a million trees in Nebraska.

Funding Source(s):

N/A

Attachment(s):

1. 2021_ArborDay_Proclamation

Town of Holly Springs



A Proclamation By The Mayor

Arbor Day, March 19, 2021

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, The Town of Holly Springs has created a Tree Advisory Committee in support of National Arbor Day and Tree City USA to recognize the Town's efforts to enhance and preserve the Town's urban forest.

NOW, THEREFORE, I, MAYOR DICK SEARS, do hereby proclaim March 19, 2021 as

Arbor Day

in the Town of Holly Springs, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 16th day of March, 2021.

Dick Sears, Mayor

Printed on Recycled Paper





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Recognitions

Title: Women's History Month Proclamation

Strategic Priority Area: Organizational Excellence

Staff Resource: Christine Kelly, Mayor Sears

Action(s):

Proclaim March as Women's History Month in Holly Springs

Explanation:

- Women have contributed to the history of this nation, the state of North Carolina, and the Town of Holly Springs.
- With this proclamation, the Town wishes to acknowledge the contribution of women to the cultural, scientific, military, and social fabric of society.

Background:

- In 1981 Congress passed Public Law 97-28 which authorized and requested the President to proclaim the week beginning March 7th as Women's History Week. For the next five years Congress continued to designate one week in March as Women's History Week.
- In 1987 after being petitioned by the National Women's History Project, Congress designated the month of March as Women's History Month.
- From 1988 to 1994 Congress passed additional legislation authorizing and requesting the President designate March as National Women's History Month.
- Since 1995, Presidents have proclaimed March as National Women's History Month.

Funding Source(s):

N/A

Attachment(s):

1. Women's History Month.pub

Town of Holly Springs



A Proclamation By The Mayor

Women's History Month 2021

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways;

WHEREAS, American women have played and continue to play critical economic, cultural, and social roles in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home;

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation;

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation;

WHEREAS, American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement;

WHEREAS, American women have served our country courageously in the military;

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching, and study of American History;

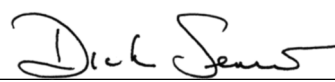
NOW, THEREFORE, I, Dick Sears, Mayor of the Town of Holly Springs, North Carolina, am hereby honored to declare March 2021 as

Women's History Month

in Holly Springs, and call upon all residents to celebrate the accomplishments of American Women.

Presented this 16th day of March, 2021

IN WITNESS WHEREOF, I have
Hereunto set my hand and caused the Seal of
the Town of Holly Springs, North Carolina
To be affixed on this 16th day of March, 2021


Dick Sears, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Public Hearings

Title: Holly Springs Business Park Tract E Special Exception Use 20-SEU-05 / 20-DP-08 - Quasi-Judicial Hearing

Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services, Rachel Jones, Development Services

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider a Special Exception Use (SEU) to allow for Research and Development Laboratories at 420 Green Oaks Way within the Holly Springs Business Park Planned Unit Development (PUD) Light Industrial district.
2. Adopt Resolution 21-08 to make and accept the Findings of Fact for consideration of SEU and Waivers.
3. Approve/deny/defer Holly Springs Business Park Tract E with the conditions stated in the attachment.

Explanation:

- The site is located within the Holly Springs Business Park Planned Unit Development (HSBP-PUD).
- Research and Development Laboratories are a Special Exception Use (SEU) within the HSBP-PUD.
- The applicant is proposing a development with two, 2-story buildings for lab use and three, 1-story flex-space (warehouse/office) use.
- In conjunction with the SEU and Development Plan, the applicant is requesting Waivers of certain development requirements:
 - reduction in the loading space length from 55 feet to 25 feet for the two, 2-story lab buildings (Buildings 1 & 2) (21-WAV-14)
 - alternate compliance for the architectural standards to provide primary features on the north façade of Building 5 instead of the east façade (21-WAV-33)
 - allow parking above the 110% maximum (additional 9 spaces; 114% of the minimum required) (21-WAV-05)

Background:

- The Holly Springs Business Park Planned Unit Development (HSBP-PUD) was approved by the Holly Springs Town Council on November 19, 2002.
- The HSBP-PUD is a 249± acre business park with a mix of commercial, office, flex space, and manufacturing uses.

- The HSBP-PUD was developed by the original property owner to create a master development plan for the remaining acreage of the business/industrial land in this area for marketing and development purposes.
- The PUD zoning designation was requested because the zoning ordinance that was in place at the time of preparing the PUD did not easily accommodate the creation of master plans or the proposed mix of uses that were envisioned for the area.
- Only one site within the PUD has been developed. The biotech company Seqirus is located across Green Oaks Parkway from the subject property.

Planning Board Recommendation

The Planning Board discussed the proposed development on February 23, 2021. No issues of concern were noted.

The Planning Board recommended approval (8-0) on the Special Exception Use (SEU), Development Plan, and associated Waivers.

Conditions

1. This project is required to meet the Town of Holly Springs National Pollutant Discharge Elimination System (NPDES) Phase 2 Post Construction Ordinance.
2. 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 Development Services.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003.
 - c. Staff recommends that an alternative Stormwater Control Measure (SCM) be evaluated at the SCM#2 location.
 - d. All transportation improvements identified as required in the approved Traffic Assessment Report (TAR) shall be the responsibility of the developer to design and construct.
3. Prior to Construction Drawing Approval and/or issuance of a land disturbance permit, the following items must be addressed:
 - a. Street Tree locations shall be shown with approved lighting fixture locations and shall be positioned as to not interfere with any lighting fixtures or any sight distance triangles.
 - b. Payment of the Stormwater Fee-in-Lieu.
 - c. Approval of Stormwater Management Plan.
 - 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 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.
4. Building elevations must be submitted as a major Development Plan Amendment and are subject to Town Council approval.
5. If build out of this development exceeds the anticipated time frame in the approved TAR, an update of the TAR is required prior to or with the Development Plan for the associated phase.

Funding Source(s):

N/A

Attachment(s):

1. 20DP08_HSBPTractE_Report and Plans
2. 20DP08_HSBPTractE_Motions and Conditions
3. 21-08 Holly Springs Business Park TractE_ResolutionFingsofFact



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

**REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
HOLLY SPRINGS BUSINESS PARK TRACT 3
20-DP-08 / 20-SEU-05**

APPLICANT(S):

Mike Roselli, PE
Underfoot Engineering, Inc
1149 Executive Cir., Suite C-1
Cary, NC 27511

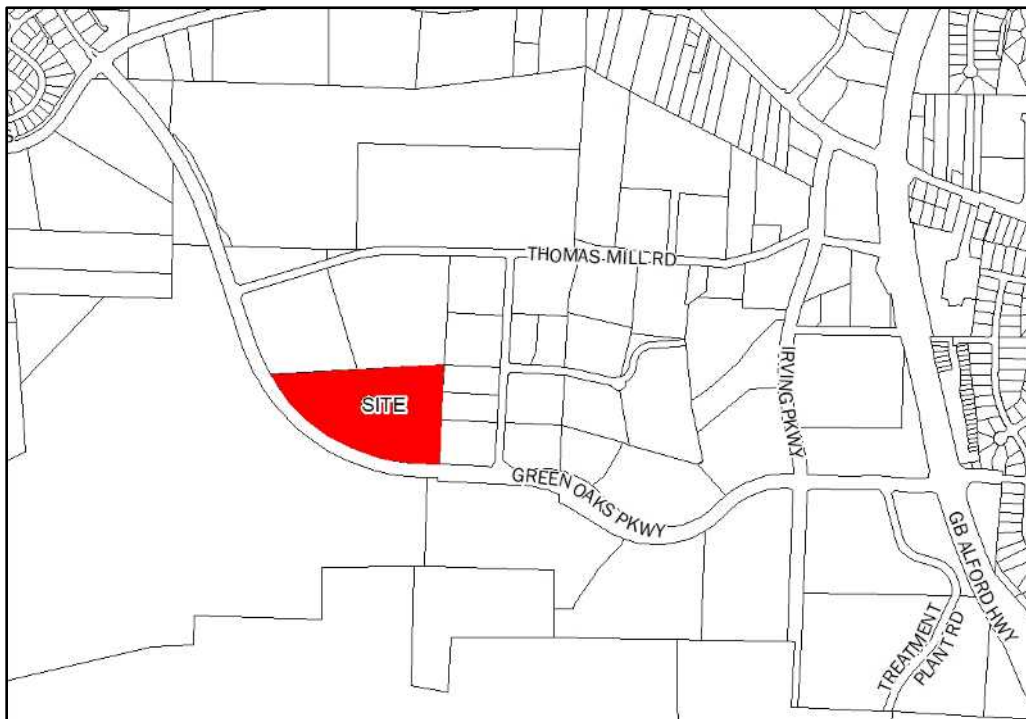
DEVELOPER(S):

Sean Mayefskie
SKIE Properties, LLC
211 Premier Dr.
Holly Springs, NC 27540

OWNER(S):

Sean Mayefskie
SKIE Properties Two, LLC
211 Premier Dr.
Holly Springs, NC 27540

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	February 23 2021
Town Council Public Hearing & Action:	March 16, 2021

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

ATTACHMENTS:

Site Plans, Petitioner's Response to the Special Exception Use Petition Findings of Fact, Waiver Petition and Response to Waiver Findings of Fact, Alternate Compliance and Response to Alternate Compliance Findings of Fact.

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
SKIE Properties Two, LLC	0649121571	PUD Planned Unit Development	14.82 acres
TOTAL			14.82 acres ±

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	PUD – Holly Springs Business Park	Vacant
North	RT Research and Technology	Industrial, Research and Technology, Office
South	Holly Springs Business Park PUD	Industrial, Research and Technology
East	RT Research and Technology	Industrial and Office
West	Holly Springs Business Park PUD	Industrial, Research and Technology

PROPERTY HISTORY

Rezoning History

Rezoning Number: 01PUD03

Original Zoning: I-1: Light Industrial District Proposed Zoning: PUD

Approved by Town Council on: 10/1/02

The Holly Springs Business Park Planned Unit Development (HSBP-PUD) was approved by the Holly Springs Town Council on November 19, 2002 and was amended on August 1, 2006 and on June 21, 2011. The HSBP-PUD is a proposed 249± acre business park with a mix of commercial, office, flex space, and manufacturing uses. The HSBP-PUD was developed by the original property owner to create a master development plan for the remaining acreage of the business/industrial land in this area for marketing and development purposes. The PUD zoning designation was requested because the then zoning ordinance that was in place at the time of preparing the PUD did not easily accommodate the creation of master plans or the proposed mix of uses that were envisioned for the area.

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in the Holly Springs Business Park PUD for Research and Development Laboratories within the PUD Light Industrial District at the property located at 420 Green Oaks Way, Wake County PIN 0649121571.

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).

- 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

Waiver 20-WAV-14: Request to waive the Off-Street Loading Regulations of UDO Section 7.05 B. 1 Loading Space Dimensions for Buildings 1 and 2 to 16' x 25'.

UDO Requirements:

Section 7.05 B Design and Construction of Loading Areas

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.

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.

Waiver 20-WAV-33: Request to allow Alternate Compliance with Gateway Corridor Architectural and Site Design Requirements of UDO Section 4.05 B.2 c Primary Façade Building Materials, and Building Massing and Façade Treatment to allow the north façade of Building 5 to satisfy the primary building façade requirements in lieu of the east façade which is the rear elevation of the building.

UDO Requirements:

Section 4.05 B.2.b Gateway Corridor Architectural and Site Design Requirements

Any façade which is located in the BT, RT and IT Districts of this UDO in which any portion of a lot is within a gateway corridor and which is determined to be oriented toward a public/private street or interior access drive pursuant to the following regulations shall be designed in compliance with the primary façade regulations of Section 4.05, B., 2., c.

- (1) One-hundred (100) percent of any façade which is located parallel to or up to one-hundred and five (105) degrees from being parallel to the front lot line; and,
- (2) The determination of being parallel to the front lot line or the number of degrees from a line being parallel to the front lot line shall be determined from a line which is perpendicular to a line which represents the minimum setback of a building to a front lot line.

Alternate Compliance 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

Waiver 21-WAV-05: Request to waive the requirements of UDO Section 7.04 E.4 Maximum Number of Off-Street Parking Spaces to allow more parking than the maximum 110% of the required minimum up to 150%. Nine additional spaces are proposed (14.3% above required minimum).

UDO Requirements:

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

In order to minimize the impact of glare and heat buildup, reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources, no single use site, integrated center, business park or industrial park shall provide a total number of off-street parking spaces in excess of one-hundred and ten (110) percent of the minimum number off-street parking spaces required by this UDO. 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. However, a waiver may be requested in accordance with Section 7.04, H. Waiver of Off-Street Parking Regulations to grant up to one hundred and fifty (150) percent of the minimum number of required off-street parking spaces; and, or 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. In cases of residential projects, there shall be no maximum number of off-street parking spaces for single-family residential dwelling units, two-family residential dwelling units, or multifamily townhome dwelling units.

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.

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 Holly Springs Business Park PUD designated use districts (light industrial, manufacturing, mixed use, and office) and outlines primary uses and special exception uses for each of these districts. The subject property is located within the light industrial district. The petitioner is proposing office, flex space, and research and development uses. Office and flex space are permitted in the light industrial district but research and development laboratories is a special exception use. The petitioner has requested a Special Exception Use to allow research and development laboratories in this development.

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.

In association with the Special Exception Use, a Development Plan has been submitted for this project consisting of five buildings. There are two, two-story office/lab buildings (25,090 square feet each) and three, one-story flex space buildings ranging from 12,287 to 14,360 square feet.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The Land Use Plan has this property designated as Business and Industrial. These centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that

are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Key design aspects of Neighborhood Centers include:

- Blocks are large, and may not have a discernible block structure due to the scale and access requirements of the tenants.
- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.
- Building types are primarily office and industrial
- Buildings may be up to 6 stories. Exceptions may be allowed for special manufacturing uses.
- Typically, business and industrial areas do not prioritize the preservation of natural resources, though they may rely on landscape for buffering between incompatible uses.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Streets are auto-oriented, and should have sidewalks providing internal connectivity within development sites and to adjacent uses.

DEVELOPMENT PLAN

Development Standards

Permitted Uses:

Office
Flex Space (Warehouse and Office)

Special Exception Use:

Research and Development Laboratories

Building Orientation:

Required:

Buildings shall be located with a front façade oriented toward any front lot line along a public street frontage.

Proposed:

The buildings have been oriented to face an internal parking area but Buildings 1 and 2 are located near the minimum building setback and buffer along Green Oaks Parkway.

Minimum Yards and Setbacks:

Required:

Along Green Oaks Parkway: 30 foot yard and setback per PUD
Along side and rear property lines: 10 foot yard and setback per PUD

Proposed:

Along Green Oaks Parkway: 33 foot yard and setback
Along all side or rear property lines: 78 foot yard and setback

Building Height:

Maximum Permitted: 75 feet provided no part of any building within the first 50 feet measured from the front setback line shall be in excess of 45 feet

Maximum Proposed: One-story buildings: 25± feet
Two-story buildings: 37± feet

Gross Floor Area:

Two Story Office/Lab Buildings

Building 1: 25,090 square feet

Building 2: 25,090 square feet

One Story Flex Buildings

Building 3: 12,287 square feet

Building 4: 14,308 square feet

Building 5: 14,360 square feet

Parking:

Minimum Required Parking:

Research & Development Lab: 100 spaces

Flex Space (Office & Warehouse): 54 spaces

Total: 154 spaces

Maximum Allowed (110% without waiver):

Research & Development Lab: 110 spaces

Flex Space (Office & Warehouse): 57 spaces

Total: 167 spaces

Maximum Allowed (150% with requested waiver):

Research & Development Lab: 150 spaces

Flex Space (Office & Warehouse): 81 spaces

Total: 237 spaces

Provided:

Research & Development Lab: 105 spaces

Flex Space (Office & Warehouse): 71 spaces

Total: 176; nine (9) more than 110% allowed per code

Loading:

Required Loading:

Office/Professional Service: 20,000 – 100,000 square feet 1 space

Industrial: 10,000 – 40,000 square feet 1 space

Total required 5; one for each building

Provided:

Buildings 1 and 2 each have one loading space which do not meet the minimum dimensional requirements. The applicant has requested a waiver for these two loading spaces.

Buildings 3, 4, and 5 each have one loading space that meet the dimensional and design standards.

Landscape Requirements:

Perimeter Yard/Bufferyard

Required:

Along Green Oaks Parkway: 30 foot semi-opaque buffer

Along north property line: 10 foot undisturbed buffer

Along all other property lines: 10 foot A-20 buffer per UDO

Provided:

Along Green Oaks Parkway: 30 foot semi-opaque buffer
Species Include: Elms, Oaks, Zelkova, Dogwood, Holly, and Cedar trees with Azalea and Camelia

Along north property line: 10 foot undisturbed Type A-20 Yard
Species Include: existing Oak and Pine trees

Along east property line: 10 foot Type A-20 Yard
Species Include: existing Pine, Oak, and Sweetgum trees supplemented as needed

Foundation

Foundation landscaping is required along the front and side of buildings on any lot in an industrial district. It is proposed along all four sides of the two story, office/lab buildings and along the front and sides of the one story, flex buildings.

Interior Parking Lot

Islands Required: 18

Islands Provided: 25, each with 1 tree and 4 shrubs

Parking Area Screening

Parking screening has been provided as required by the UDO.

Open Space

Minimum Required: 10% of 14.82 acres (approximately 1.48 acres)

Provided: 11.53% (1.71 acres) along the east side of the site

Tree Preservation

Minimum Required: 0% of sites within industrial districts

Provided: NA

Loading Areas:

General Regulations

Trash Containers:

Dumpster enclosure will be provided for each of the buildings and the Town's design standards for trash containers are met.

Mail Kiosks

Buildings 1 and 2 include internal mail facilities. Accessory mail kiosks are proposed for Buildings 3, 4, and 5 that meet the Town's design standards

Fences

Decorative metal fencing is proposed along retaining walls and meets the Town's design standards.

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 4.05, Architectural and Site Design Requirements and the color, material, and design standards set forth in the Planned Unit Development.

Building Materials

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

Colors

Brown brick veneer and light neutral accent panels (tan and sage green) are provided.

Architecture

In accordance with the PUD, multiple buildings in a project shall be designed with similar architecture. Materials, colors, and similar building features are used to tie the building designs together.

Roof Treatment

All sides of parapet walls visible from public view shall be finished to match the primary façade and shall extend an appropriate depth that is proportionate with the building size

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 meet this requirement.

Glazing (windows and glass doors) and Human Scale features are provided, including awnings and a brick soldier course.

Master Sign Plan:

A master sign plan has not been submitted for this project. A Master Sign Plan can be submitted in the future if desired by the applicant.

Lighting:

The Town has maximum light levels at property lines, which are stricter along residential property lines to prevent light pollution spilling onto residential properties. No residential properties are adjacent to the site. Lighting levels are not exceeded along property lines. The proposed lighting style is LED with black pole and fixture.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

The project has provided an internal sidewalk system that connects to the five proposed buildings, parking areas, and the public sidewalk along Green Oaks Parkway.

PARKS & RECREATION

Greenways (UDO Section 7.06, C.):

There are no public greenways required for this project.

ENGINEERING

Water Service:

Water service will be provided through connection to an existing 12" water main in Green Oaks Parkway. An 8" water main is shown extending into the site to serve each building. A Hydraulic Fire Flow Analysis was completed in conjunction with this Development Plan.

Sewer Service:

Sewer service will be provided through an existing on-site gravity sewer main that dissects the property near the eastern property line. An 8" gravity sewer main is shown extending into the site to serve each building. Sewer from this project will discharge to the Holly Springs Business Park Pump Station.

Transportation

A Traffic Assessment Report (TAR) was submitted and reviewed with this Development Plan. A revision to the TAR is currently under review and includes a scenario with the new traffic signal at Holly Springs New Hill Rd/Green Oaks Parkway as an built condition. The TAR is required to be finalized prior to Town Council. All recommendations for improvements identified in the updated TAR have been incorporated into this plan. No additional transportation improvements are expected as a result of the revision.

Road Widening:

Green Oaks Parkway is currently at its ultimate cross-section in accordance with the Comprehensive Transportation Plan, due to a previous Town capital improvement project.

Connectivity:

The proposed 5" internal sidewalk network has three connections to public sidewalk on Green Oaks Parkway. The internal sidewalk provides pedestrian connection between the various buildings within the development.

Environmental Issues

This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. This site is located in the Cape Fear River Basin and will be subject to the applicable rules of that basin.

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. Motion that the Planning Board recommend the Town Council **approve / deny** Waiver 20-WAV-14, a Waiver of Regulations of UDO Section 7.05 B.1 Loading Space Dimensions in association with Development Plan Petition #20-DP-08.
2. Motion that the Planning Board recommend the Town Council **approve / deny** Waiver 20-WAV-33, an Alternate Compliance of UDO Section 4.05 B.2 Gateway Corridor Architectural and Site Design Requirements in association with Development Plan Petition #20-DP-08.
3. Motion that the Planning Board recommend the Town Council **approve / deny** Waiver 21-WAV-05, to waive the requirements of UDO Section 7.04 E.4 Maximum Number of Off-Street Parking Spaces in association with Development Plan Petition #20-DP-08.

ACTION #2: SPECIAL EXCEPTION USE:

Motion that the Planning Board recommend the Town Council **approve / deny** Special Exception Use #20-SEU-05 as specified in the Holly Springs Business Park PUD for Research and Development Laboratories within the PUD Light Industrial District at the property located at 420 Green Oaks Way, Wake County PIN 0649121571, with the following 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-05.

ACTION #3: DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council **approve / deny** Development Plan #20-DP-08 for Holly Springs Business Park Tract E as submitted by Underfoot Engineering, dated Revised 2/10/21 with the following conditions:

1. This project is required to meet the Town of Holly Springs NPDES PH. 2 Post Construction Ordinance.
2. 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.
 - c. Staff recommends that an alternative SCM be evaluated at the SCM#2 location.
 - d. All transportation improvements identified as required in the approved Traffic Assessment Report (TAR) shall be the responsibility of the developer to design and construct.
3. Prior to Construction Drawing Approval and/or issuance of a land disturbance permit, the following items must be addressed:
 - 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. Payment of the Stormwater Fee-in-Lieu.
 - c. Approval of Stormwater Management Plan.
 - 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.
4. Building elevations must be submitted as a major Development Plan Amendment and are subject to Town Council approval.
5. If build out of this development exceeds the anticipated time frame in the approved TAR, an update of the TAR is required prior to or with the Development Plan for the associated phase.
6. Prior to Town Council, the following must be addressed:
 - a. The TAR review must be complete and finalized.

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-08**

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Holly Springs Business Park

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

PUD/Master Plan/Subdivision 01-PUD-03-A03 Shopping Center/Lot# n/aProject Location: 420 Green Oaks Parkway (Tract 3 Holly Springs Business Park)

Use street address. If none, use the closest intersection

☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0649-12-1571 Real Estate ID: 0347152Project Acreage (rounded to nearest tenth): 14.82 ac Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: PUD Proposed Use (see UDO Primary Use List): Office/Laboratory & Flex WarehouseOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A Already AccountedWaivers Requested: No ☒ Yes- Specify UDO Section Number(s): 7.05B1 For Elsewhere in PUD

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

Scoping Meeting Date: _____ Concept Meeting Date: February 20, 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 Mike Roselli PE Company Underfoot Engineering Inc.Mailing Address 1149 Executive Circle, Ste C-1City Cary State NC Zip 27511Telephone # (919) 696-0830 E-Mail mroselli@underfootengineering.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 Mike Roselli PE Company Underfoot Engineering Inc.Mailing Address 1149 Executive Circle, Ste C-1City Cary State NC Zip 27511Telephone # (919) 696-0830 E-Mail mroselli@underfootengineering.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 Sean Mayefskie Company SKIE Properties
Mailing Address 211 Premier Drive
City Holly Springs State NC Zip 27540
Telephone # () E-Mail smayefskie@skieproperties.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 John McGahey AIA Company McGahey Design
Mailing Address 123 Raleigh Street
City Fuquay-Varina State NC Zip 27526
Telephone # (919) 321-0123 E-Mail john@mccgaheydesign.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 Terry Boylan PLA Company Village Green Land Design PLLC
Mailing Address 1149 Executive Court, Ste. C-1
City Cary State NC Zip 26511
Telephone # (919) 624-4468 E-Mail terry.m.boylan@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

Other: Josh Dunbar, PE (any other contact that should receive comments and correspondence for this project)

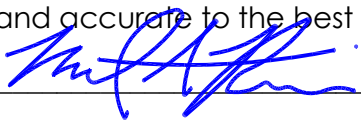
Name Josh Dunbar, PE Company The EI Group, Inc.
Mailing Address 2101 Gateway Centre Boulevard Suite 200
City Morrisville State NC Zip 27560
Telephone # (919) 459 5266 Alternate Telephone # ()
Fax # () E-Mail jdunbar@ei1.com
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Sean Mayefskie Company Skie Properties, LLC
Mailing Address 211 Premier Drive City Holly Zip 27540
State NC
Telephone # () E-Mail SMAYEFSKIE@SKIEPROPERTIES.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, Mike Roselli, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 2020.04.01

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: Holly Springs Business Park

Special Exception Use:

UDO Section No.: 01-PUD-03-A03

Special Exception Use: Research & Development Laboratories

Specific Special Exception Use Request:

Proposed "Research & Development Laboratories" Use for Area 4 of previously approved PUD 01-PUD-03-A03

For DPZ Use only

Project # 20-SEU-05

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:

The proposed "Research and Development Laboratories" Special Exception Use will allow laboratory space to be included in the two proposed office buildings as it already is in the Sequirus facility within the same PUD. It is not expected to be injurious to public health, safety, comfort, community moral standards, convenience or general welfare of the citizens of Holly Springs.

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

The proposed "Research and Development Laboratories" Special Exception Use will be compatible with the Sequirus facility within the same PUD and is not expected to adversely affect the adjacent area or property values.

(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 proposed "Research and Development Laboratories" Special Exception Use will be consistent with the character of the surrounding Holly Springs Business Park uses and with 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):

The proposed "Research and Development Laboratories" Special Exception Use is expected to conform to all development standards of the applicable district. A waiver is requested from UDO section 7.05G, however, to reduce the loading area dimensions to 10' in width and 25' in length as no vehicles in excess of 25' in length are expected to deliver or pickup materials from the two proposed R&D lab buildings.

(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:

Access drives and driveways are designed to Town standards and to be sufficient in size and location to ensure automotive and pedestrian safety and convenience, and to control and provide 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:**

Off-street parking, loading, service and trash collection areas are located throughout the proposed development so as to be safe, convenient, allow for emergency access, 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:**

The two proposed office/laboratory buildings will provide adequate restroom facilities, safety systems and any other service or equipment to provide for the needs of those persons who work at, visit or own nearby property just as a typical office building would. No cooking facilities are planned.

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

The two proposed office/laboratory buildings will require the same utilities and public/private services as a typical office building would. Provided public & private services are 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:**

The location and arrangement of the two proposed office/laboratory buildings will allow for proper screening, buffering, landscaping and pedestrian circulation to harmonize with adjacent properties both within the PUD and along Green Oaks Parkway.

- (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 proposed "Research and Development Laboratories" Special Exception Use is comparable with a typical "Office" use and should not increase the type, size, or intensity of the comparable "Office" use. It is not expected to have any adverse impacts on adjoining properties or 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: **4-2-20**

Signature of Owner: _____

Date: **4-1-20**

**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-14

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final**Project Information**

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: <u>Holly Springs Business Park Tract E</u>	Associated Project Number: <u>20-DP-12</u>
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Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

This request is for increasing the maximum parking for each building from 110% to 150% of the required minimum parking.

Contact Information**Waiver/Alternate Compliance Contact**

Name Mike Roselli, PE Company Underfoot Engineering, Inc.

Mailing Address 1149 Executive Circle Suite C-1

City Cary State NC Zip 27511

Telephone # (919) 696.0830 E-Mail mrosellie@underfootengineering.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.**

The maximum number of employees for the flex space buildings is anticipated to be 2 and the maximum number of guests is estimated to be 1 per bay. The hours of business is anticipated to be 8AM - 5 PM. Please see the TAR for the estimated daily trips for warehousing.

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:**

The increase in parking spaces will be in the back of each flex building and will be located in areas that would be proposed to be paved without parking spaces. These spaces are for tenants to park their vehicles and access the doors in the back of each flex building. These parking spaces will be screened by the buildings and parking screening / perimeter landscaping.

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

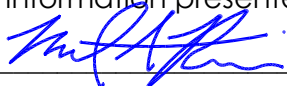
The existing zoning is IL which lists warehousing and the comprehensive plan shows this area to be a business and industrial use.

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

The existing zoning is IL which lists warehousing and the comprehensive plan shows this area to be a business and industrial use.

Certificate of Completion

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

Signature: 

Date: 8/27/2020

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-33

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final**Project Information**

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: HS Business Park Tract 3Associated Project Number: 20-DP-08/20-SEU-05**Waiver/Alternate Compliance Request**

Specific Request: (provide additional sheets if necessary)

See attached**Contact Information****Waiver/Alternate Compliance Contact**Name John McGahey, AIA Company McGahey Design, PAMailing Address 123 Raleigh StreetCity Fuquay-Varina State NC Zip 27526Telephone # (919) 422-0265 E-Mail john@mcsaheydesign.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

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;**

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

The proposed development meets all the architectural standards

as required within the applicable regulations. Alternate compliance

is being requested for the eastern elevation of Building 5 which is the rear facing elevation from the users and entry traffic to the development. The northern elevation of Building 5 will exceed the required architectural requirements. Building 5 east elevation will be screened via a stream buffer that will remain, a trash receptacle enclosure and additionally proposed landscaping screen. Photos of the existing vegetation has been provided and renderings of the proposed development have been provided to demonstrate this alternate compliance.

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

The proposed development is consistent with the existing architecture in the Business Park. The proposed development will provide much needed tenant space with finishes that are equivalent to and in many cases greater than the existing finishes found on nearby structures. Rendering have been provided to demonstrate the overall quality of construction proposed within this development. This development will provide approximately 90,000 SF of high end flex and lab space to serve the life sciences and general business markets.

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

The proposed development contributes high end flex space along the desired life sciences corridor of the Business Park. This usage is consistent with the desire and intent of the comprehensive plan and the Holly Springs Business Park PUD

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

It has been expressed that a high quality commercial is desirable to be able to attract life sciences and other professional level business to the business park. This development is consistent with the intent of the UDO and is able to achieving a reasonable alternate compliance for Building 5 that does not detract from the Green Oaks gateway corridor

Certificate of Completion

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

Signature: _____ Date: 12/18/2020



Figure 1. Initial Approach of Proposed Project heading West on Green Oaks Parkway



Figure 2. View looking from Green Oaks Parkway through the remaining stream buffer



Figure 3. View from Green Oaks Parkway just past the stream buffer along the existing sewer easement

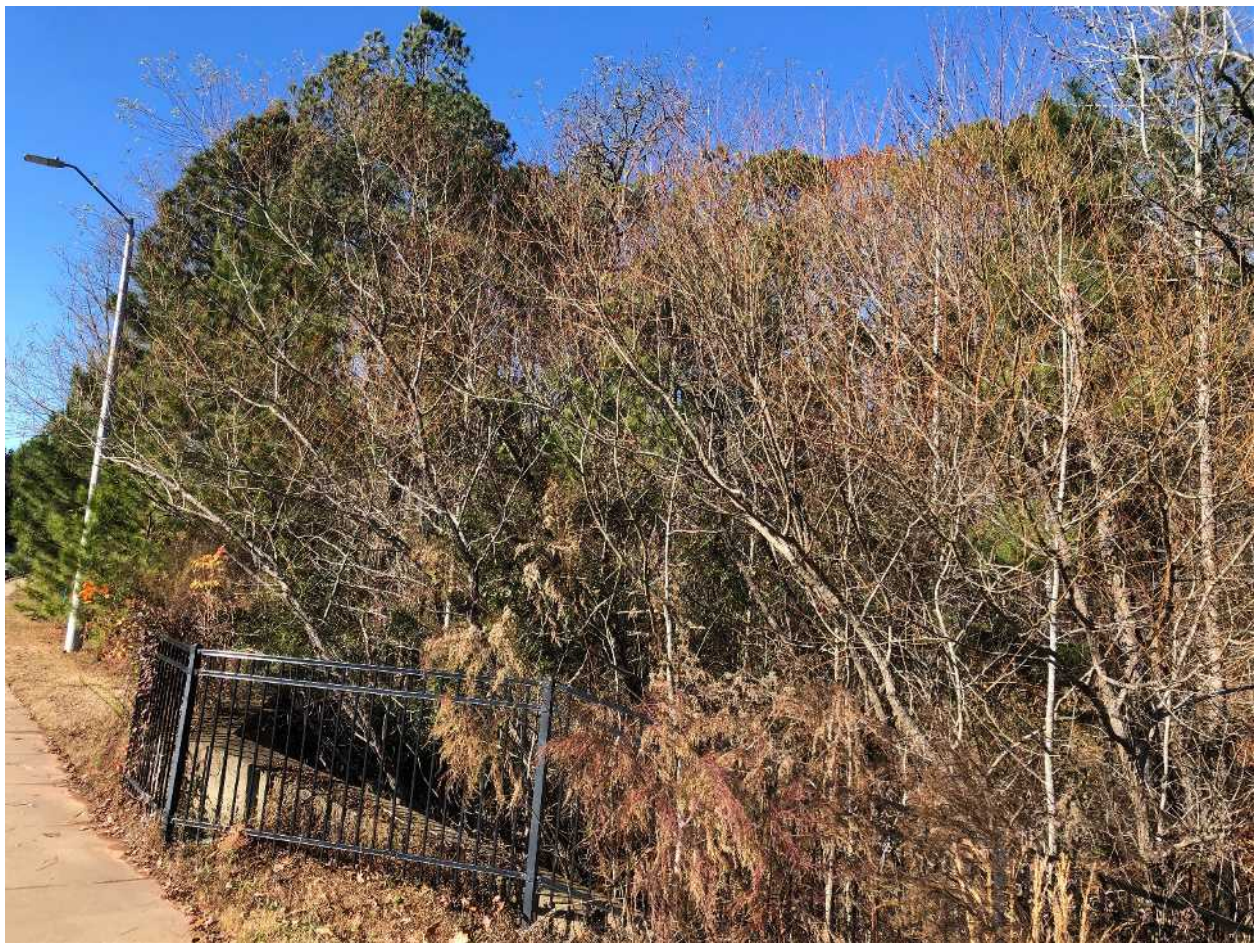


Figure 4. View of the stream buffer area and density of vegetation that will remain undisturbed.



Figure 5. View looking from New Drive Entrance along Green Oaks at Proposed Building 5



Figure 6. View looking from Green Oaks towards South Elevation of Proposed Building 5

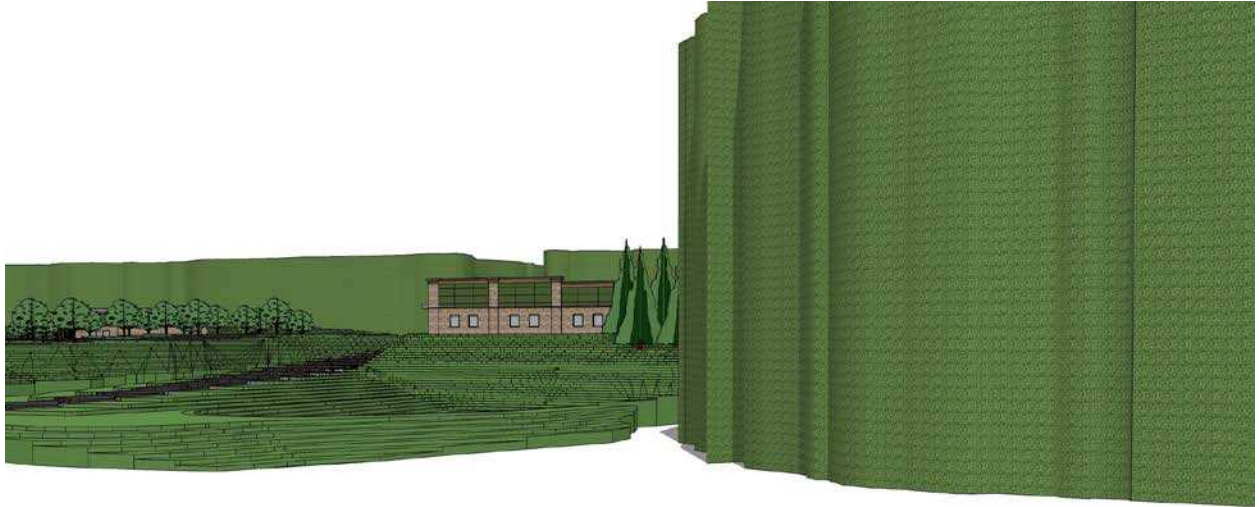


Figure 7. View from Green Oaks Parkway just past the stream buffer looking at Proposed Building 5

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 3.03- 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 # 21-WAV-05

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: Holly Springs Business Park Tract 3	Associated Project Number: 20-DP-08 / 20-SEU-05
---	--

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

This request is for an increase above the maximum 110% parking requirement for additional off-street parking as shown on the site plan. The site plan remains under 150% parking requirement.

Contact Information

Waiver/Alternate Compliance Contact

Name Mike Roselli, PE Company Underfoot Engineering, Inc.
 Mailing Address 1149 Executive Circle, Suite C-1
 City Cary State NC Zip 27511
 Telephone # (919) 696.0830 E-Mail mroselli@underfootengineering.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.**

This waiver is not for a reduction, but for a marginal increase in the number of spaces (9 additional spaces total). Spaces were calculated on a new use titled "Laboratory" and a combination of office/warehouse breakdown for "flex" tenants anticipated. To grant tenants additional flexibility, a maximum of 115% rather than the typical 110% is requested.

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:**

Within the confines of the business park, a separation between the project and Green Oaks Parkway, and under the project requirements that mitigate stormwater impacts as per applicable ordinances, the granting of this waiver will not cause negative impacts on the environment or adjacement properties.

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

Granting the waiver will not contravene the provisions of this UDO or the Comprehensive Plan.

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

Granting the waiver will not contravene the provisions of this UDO or the Comprehensive Plan.

Certificate of Completion

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

Signature: _____

Date: 2021.02.10

February 10, 2021

Sean Ryan, AICP
Planner II
Town of Holly Springs
128 S Main St.
Holly Springs, NC 27540



RE: Holly Springs Business Park Tract 3

RE: Laboratory/Office Space Parking Calculation
Underfoot Project #C19001.00

To Whom it May Concern,

On behalf of our client, El Group, this letter is to provide a detailed overview of the proposed parking calculation rate for a "Laboratory" use. The Town of Holly Springs does not have a specified parking calculation rate for a laboratory use. The proposed Holly Springs Business Park Tract 3 project proposes 2 laboratory buildings totaling 50,180 square feet. Several municipalities within Wake County and Durham County provide a parking rate for research laboratory use. Provided below are a list of these municipalities and the provided parking calculation rates:

- Morrisville – 1 per 500 sf
- Town of Cary – 1 per 500 sf
- City of Raleigh – 1 per 600 sf of office space and 1 per 3,000 sf of additional indoor area

Based on the above rates, we are proposing to have a parking calculation rate of 2 per 1,000 square feet of total floor area in the buildings, considerate of a combination of research and workstation areas, collectively to be called "Laboratory" use in the context of this project. It is in our opinion that this is the most applicable rate as a combination of any uses associated with research-focused tenants. This would require each building to provide 50 spaces.

If you have any questions or require additional information, please feel free to contact me directly at 919.696.0830 or mroselli@underfootengineering.com.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'Michael A. Roselli', is written over a light blue horizontal line.

Michael A. Roselli, PE, LEED AP-ND, NCLID

X:\CIVIL\PROJECTS\2019\C19001.00 - HOLLY SPRINGS BUSINESS PARK TRACT E DEVELOPMENT PLAN SETS\C19001 - COVER & NOTES.DWG PRINTED BY: JEFFREY ARDADA, 2/10/21 @ 12:26 PM. LAST SAVED BY: JEFFREY ARDADA

HOLLY SPRINGS BUSINESS PARK TRACT E DEVELOPMENT PLAN

UNDERFOOT PROJECT #C19001.00 HOLLY SPRINGS, NC DEVELOPMENT PLANS 20-DP-08

CONTACT INFORMATION

DEVELOPER / OWNER	SKIE PROPERTIES 211 PREMIER DRIVE HOLLY SPRINGS, NC 27540 SEAN F. MAYESKIE SMAYESKIE@SKIEPROPERTIES.COM
OWNER'S REPRESENTATIVE	EI GROUP INC. JOSH DUNBAR PE JDUNBAR@EI.COM 919.459.5266
CIVIL ENGINEER	UNDERFOOT ENGINEERING, (NCBELS C-3847) 1149 EXECUTIVE CIRCLE, SUITE C-1 CARY, NC 27511 LONDON LOVEFACE, PE, LEED AP-ND, NCLID LLOVEFACE@UNDERFOOTENGINEERING.COM 919.576.9733
LANDSCAPE ARCHITECT	VILLAGE GREEN LAND DESIGN PLLC 1149 EXECUTIVE CIRCLE, SUITE C-1 CARY, NC 27511 TERRY BOYLAN PLA, LEED AP TERRY.M.BOYLAN@GMAIL.COM 919.624.4468
SURVEYOR	MAERSTAN, PLLC 101 PASSPORT WAY CARY, NC 27513 RICHARD BULLOCK, PLS RICHARD@MAERSTAN.COM 919.678.5111
ARCHITECT	MCGAHEY DESIGN 123 RALEIGH STREET FUQUAY-VARINA, NC 27526 JOHN MCGAHEY JOHN@MCGAHEYDESIGN.COM 919.321.0123

PROJECT NARRATIVE

THIS IS A DEVELOPMENT PLAN WITHIN THE EXISTING PUD 01-PUD-03-A03. AS PART OF THIS PLAN, THE FOLLOWING DOCUMENTS ARE ADDITIONALLY SUBMITTED:

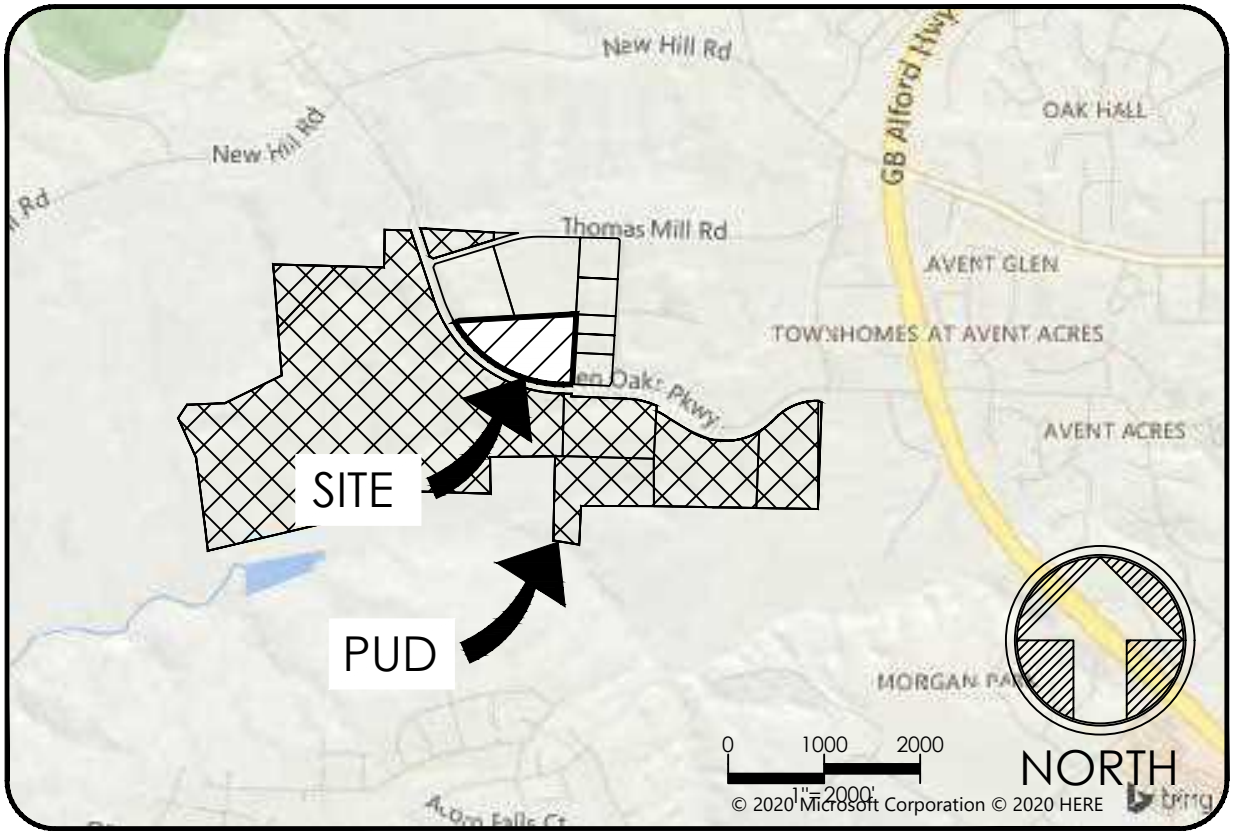
- SPECIAL EXCEPTION USE DEVELOPMENT PETITION WITH FINDINGS OF FACT
- LOADING ZONE WAIVER

RELATED PROJECTS

- HOLLY SPRINGS BUSINESS PARK PUD 01-PUD-03-A03
- HOLLY SPRINGS BUSINESS PARK TRACT E DEVELOPMENT PLAN 20-DP-08
- SPECIAL EXCEPTION USE 20-SEU-05
- OFF-STREET LOADING WAIVER 20-WAV-14



TYPICAL FRONT ELEVATION OF LABORATORY / OFFICE BUILDINGS 1 AND 2



PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

SITE DATA

EXISTING PARCEL ACREAGE	14.82
PARCEL IDENTIFICATION NUMBER	0649121571
REAL ESTATE IDENTIFICATION NUMBER	0347152
PARCEL ADDRESS	420 GREEN OAKS PARKWAY, HOLLY SPRINGS, NC (HOLLY SPRINGS TOWNSHIP)
EXISTING USE	VACANT
PROPOSED USE	FLEX SPACE & OFFICE/LABORATORY
ZONING	PUD - LIGHT INDUSTRIAL
APPROVED PLANNED UNIT DEVELOPMENT	HOLLY SPRING BUSINESS PARK PUD 01-PUD-03-A03 DATED: OCTOBER 1, 2002
SEWER FLOW	LABORATORY - 25 GAL/PERSON X 192 EMPLOYEES 4,800 GPD FLEX SPACE - 100 GAL/BAY X 17 BAYS = 1,700 GPD OFFICE FLEX SPACE - 25 GAL/PERSON X 52 EMPLOYEES = 1,300 GPD TOTAL = 7,800 GPD
HOLLY SPRINGS GEODETIC MONUMENT	ALFORD 33

SHEET INDEX

C-000	COVER SHEET
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	SITE PLAN LAYOUT
C-201	FIRE TRUCK CIRCULATION PLAN
C-202	GARBAGE TRUCK CIRCULATION AND ADA ACCESSIBILITY PLAN
C-300	GRADING & DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	SITE DETAILS
C-600	PHOTOMETRIC PLAN
L-100	TREE PRESERVATION AND THOROUGHFARE YARD PLANTING PLAN
L-200	LANDSCAPE PLAN (WEST)
L-201	LANDSCAPE PLAN (EAST)
L-202	LANDSCAPE DETAILS
A1.01	OVERALL FLOOR PLAN - BUILDING 1
A1.02	OVERALL FLOOR PLAN - BUILDING 2
A1.03	OVERALL FLOOR PLAN - BUILDING 3
A1.04	OVERALL FLOOR PLAN - BUILDING 4
A1.05	OVERALL FLOOR PLAN - BUILDING 5
A1.06	OVERALL FLOOR PLAN - BUILDING 6
A1.07	OVERALL FLOOR PLAN - BUILDING 7
A2.01	OVERALL ELEVATIONS - BUILDINGS 1 & 2
A2.02	OVERALL ELEVATIONS - BUILDINGS 3 & 4
A2.03	OVERALL ELEVATIONS - BUILDINGS 5 & 6
A2.04	OVERALL ELEVATIONS - BUILDING 7
A2.05	OVERALL ELEVATIONS - BUILDING 8
A2.06	OVERALL ELEVATIONS - BUILDING 9
A2.07	OVERALL ELEVATIONS - BUILDING 10
A2.08	OVERALL ELEVATIONS - BUILDING 11
A9.01	DUMPSTER SCREEN

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS. PLAN IS PROVIDED FOR PLANNING APPROVAL AND IS NOT A CONSTRUCTION DOCUMENT. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS

#	DATE	REVISION	BY
1	8.26.2020	TOWN COMMENTS	ERB
2	11.13.2020	TOWN COMMENTS	JT
3	12.17.2020	TOWN COMMENTS	JT
4	2021.02.10	TOWN COMMENTS	MR



PROJECT:

**HOLLY SPRINGS
BUSINESS PARK
TRACT E
DEVELOPMENT
PLAN**

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #: C19001
DRAWN BY: ERB
REVIEWED BY: MAB
1ST SUBMITTAL: 2020.04.03
SCALE: AS NOTED

**PRELIMINARY
NOT FOR CONSTRUCTION**

PREPARED FOR:



Environmental, Health & Safety Solutions

**SKIE
PROPERTIES, LLC**

PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

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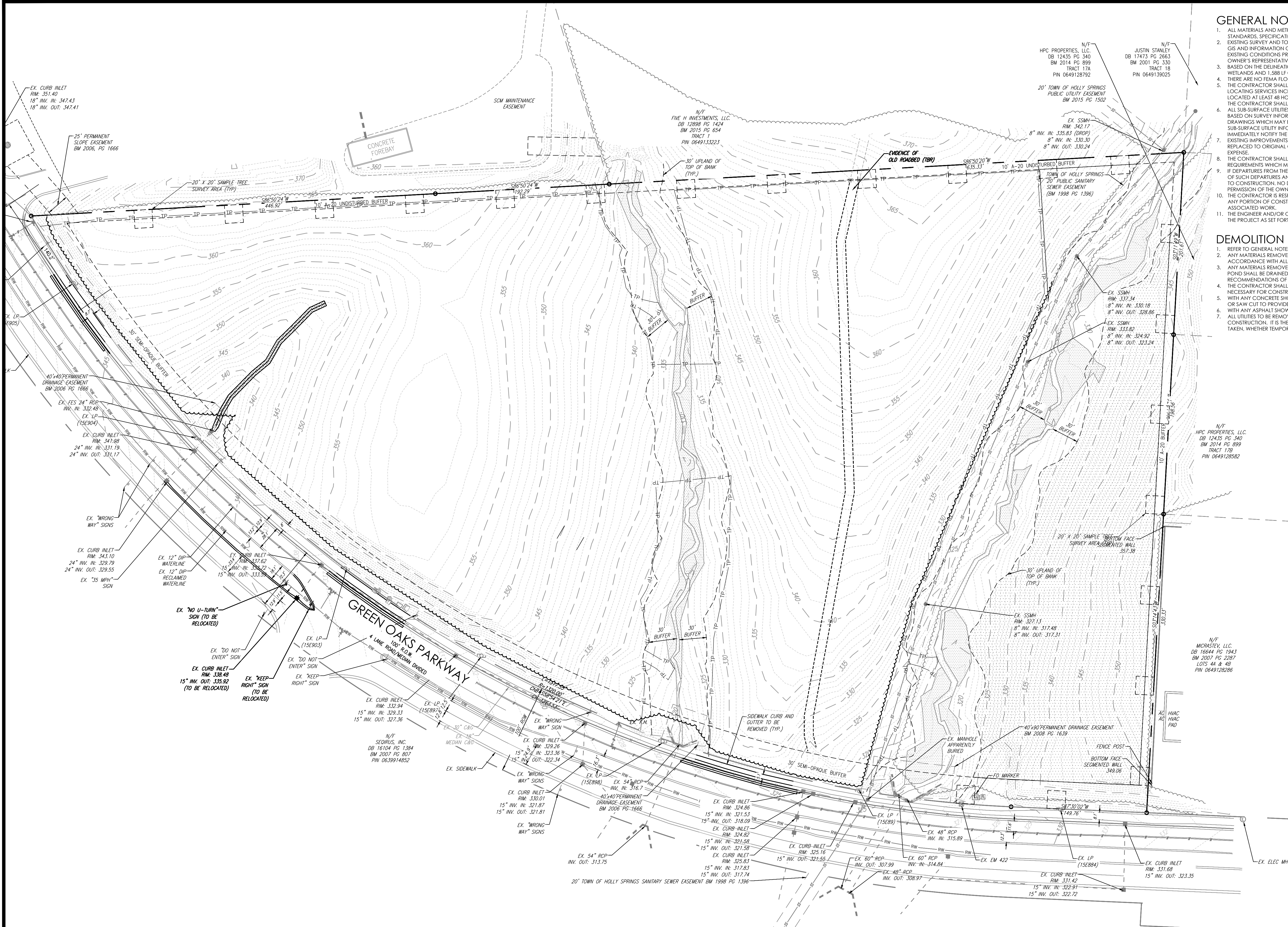


SHEET:

COVER

C-000

X:\CIVIL\PROJECTS\2019\PC\1901.00 - HOLLY SPRINGS PARK PARCEL DRAWINGS\PLAN SETS\C-1001 - EXISTING & SITE/DWG PRINTED BY: JEFFREY TABOLDA 2.10.21 @ 12:24 PM. LAST SAVED BY: MIKE ROSELLI



GENERAL NOTES

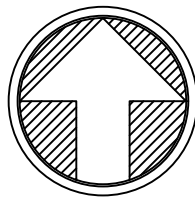
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS.
2. EXISTING SURVEY AND TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY PROVIDED BY MAERSTAN, PLLC, AS WELL AS GIS AND INFORMATION OBTAINED FROM A FIELD VISIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. BASED ON THE DELINEATION AND THE CONCURRENCE PROVIDED BY THE USACE, THERE ARE 0.43 ACRES OF JURISDICTIONAL WETLANDS AND 1,588 LF OF BUFFERED STREAM CHANNEL LOCATED ON THE SITE.
4. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3720049001, EFFECTIVE DATE MAY 2, 2006.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
6. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN-PLACE SUB-SURFACE UTILITY INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
7. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET OR TOWN OF HOLLY SPRINGS REQUIREMENTS ARE OBTAINED.
9. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

DEMOLITION NOTES

1. REFER TO GENERAL NOTES ON THIS SHEET.
2. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
3. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE REMOVED COMPLETELY. THE EXISTING POND SHALL BE DRAINED AND BACKFILLED WITH CLEAN FILL MATERIAL AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION, ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
5. WITH ANY CONCRETE SHOWN TO BE REMOVED, THE CONTRACTOR SHALL REMOVE THE CONCRETE TO THE NEAREST JOINT OR SAW CUT TO PROVIDE CLEAN EDGE.
6. WITH ANY ASPHALT SHOWN TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT TO PROVIDE A CLEAN EDGE.
7. ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES.

DEMOLITION LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
---	EASEMENT LINE
=====	CONCRETE CURB & GUTTER
⊂	UTILITY POLE
⊙	TYPICAL LIGHT
⊥	TYPICAL SIGN
---	SANITARY SEWER
---	LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
=====	STORM SEWER
---	SANITARY SEWER MAIN
⊕	HYDRANT
⊙	SANITARY MANHOLE
⊙	STORM JUNCTION BOX
⊙ WM	WATER METER
⊙ WV	WATER VALVE
(TBR)	TO BE REMOVED / RELOCATED



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

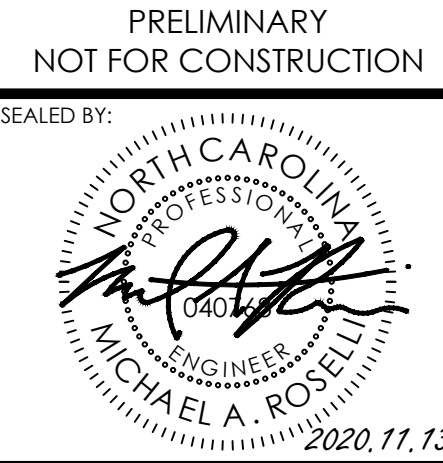


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ENGINEERING
1149 EXECUTIVE CIRCLE
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P: 919.576.9733
NCBELS # C-3847

HOLLY SPRINGS
BUSINESS PARK TRACT E
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

EXISTING CONDITIONS
& DEMOLITION PLAN

REVISION:	DRAWN BY:	CHECKED BY:	DATE:
1 - TOWN COMMENTS	ERB	MAR	08.26.2020
2 - TOWN COMMENTS	JT	MAR	11.13.2020
3 - TOWN COMMENTS	JT	MAR	12.17.2020



C-100

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SITE LEGEND (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
		CURB AND GUTTER
	CONCRETE CURB & GUTTER	SPILL CURB
	UTILITY POLE	
	TYPICAL LIGHT	
	TYPICAL SIGN	
	ELECTRIC BOX	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	

STOPPING SIGHT DISTANCE CALCULATIONS				
INTERIOR ACCESS DRIVES	DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE (FT)	ADJUSTMENT (FT)	STOPPING SIGHT DISTANCE WITH ADJUSTMENT (FT)
ACCESS DRIVE 1 (RIGHT TURN ONLY)	40	305	-16	289
ACCESS DRIVE 2 (RIGHT TURN)	40	305	-16	289
ACCESS DRIVE 2 (LEFT TURN)	40	305	10	315
ACCESS DRIVE 3 (RIGHT TURN ONLY)	40	305	-16	289

SITE PLAN NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.
2. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED HOLLY SPRINGS BUSINESS PARK PUD STANDARDS.
3. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
4. TREES SHALL NOT BE PLANTED IN ANY TOWN OF HOLLY SPRINGS SANITARY SEWER EASEMENTS.
5. BUFFER AND YARD WIDTHS ARE PER THE APPROVED HOLLY SPRINGS BUSINESS PARK PUD. FUTURE MAINTENANCE SHALL BE RESPONSIBILITY OF THE DEVELOPMENT.
6. ALL TRAVEL LANES (ANY AREA THAT IS NOT A PARKING AREA) SHALL PAVED WITH THE HEAVY DUTY PAVEMENT SECTION SPECIFIED ON SHEET C-500 (DETAIL SHEET). ALL PARKING AREAS SHALL BE PAVED WITH THE LIGHT DUTY PAVEMENT SECTION SPECIFIED ON SHEET C-500 (DETAIL SHEET).

PAVEMENT MARKING & SIGNAGE NOTES

1. ALL PAVEMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD, 2009 EDITION.
2. PAVEMENT MARKINGS IN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
3. SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETRO-REFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD. SIGNS PROVIDED FOR PEDESTRIAN CROSSINGS SHALL USE THE STRONG YELLOW-GREEN COLORING.
4. ALL SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS. REQUESTS FOR SPECIALTY SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN PRIOR TO INSTALLATION AND ACCEPTANCE OF MAINTENANCE FOR THE CERTIFICATE OF OCCUPANCY.

SITE DATA

EXISTING PARCEL ACREAGE	14.82
PARCEL IDENTIFICATION NUMBER	0649121571
REAL ESTATE IDENTIFICATION NUMBER	0347152
PARCEL ADDRESS	420 GREEN OAKS PKWY, HOLLY SPRINGS NC
EXISTING USE	VACANT
PROPOSED USE	FLEX SPACE & LABORATORY
ZONING	PUD - LIGHT INDUSTRIAL
APPROVED PLANNED UNIT DEVELOPMENT	HOLLY SPRING BUSINESS PARK PUD 01-PUD-03-A03 DATED: OCTOBER 1, 2002
SETBACKS (FROM PUD)	
FRONT (GREEN OAKS PARKWAY)	30'
REAR	10'
SIDE	10'
MAXIMUM BUILDING HEIGHT	
PRIMARY BUILDING	75' (NO PORTION OF ANY BUILDING LOCATED WITHIN THE FIRST 50' FROM A FRONT LINE SHALL BE IN EXCESS OF 45')
ACCESSORY BUILDING	45'
REQUIRED OPEN SPACE	10% MIN. (1.48 AC)
PROPOSED OPEN SPACE	11.53% (1.71 AC)
PARKING REQUIREMENTS	
BUILDING 1 (25,090 TOTAL - 25,090 SF LABORATORY)	
REQUIRED PARKING	50 SPACES (2/1000SF LABORATORY)
MAXIMUM ALLOWANCE	55 SPACES (50 SPACES * 1.10)
PROPOSED PARKING	50 SPACES (3 HC SPACES REQ'D., 3 PROVIDED)
BUILDING 2 (25,090 TOTAL - 25,090 SF LABORATORY)	
REQUIRED PARKING	50 SPACES (2/1000SF LABORATORY)
MAXIMUM ALLOWANCE	55 SPACES (50 SPACES * 1.10)
PROPOSED PARKING	55 SPACES (3 HC SPACES REQ'D., 4 PROVIDED)
BUILDING 3 (12,287 TOTAL - 3,682 SF OFFICE / 8,605 SF WAREHOUSE)	
REQUIRED PARKING	16 SPACES (1/3000SF WAREHOUSE, 3.5/1000SF OFFICE)
MAXIMUM ALLOWANCE	17 SPACES (16 SPACES * 1.10)
PROPOSED PARKING	24 SPACES (2 ADA SPACES REQ'D., 2 PROVIDED)
BUILDING 4 (14,308 TOTAL - 4,289 SF OFFICE / 10,019 SF WAREHOUSE)	
REQUIRED PARKING	19 SPACES (1/3000SF WAREHOUSE, 3.5/1000SF OFFICE)
MAXIMUM ALLOWANCE	20 SPACES (19 SPACES * 1.10)
PROPOSED PARKING	23 SPACES (2 ADA SPACES REQ'D., 2 PROVIDED)
BUILDING 5 (14,360 TOTAL - 4,289 SF OFFICE / 10,071 SF WAREHOUSE)	
REQUIRED PARKING	19 SPACES (1/3000SF WAREHOUSE, 3.5/1000SF OFFICE)
MAXIMUM ALLOWANCE	20 SPACES (19 SPACES * 1.10)
PROPOSED PARKING	24 SPACES (2 ADA SPACES REQ'D., 2 PROVIDED)
BICYCLE PARKING	ONE BICYCLE RACK PROVIDED FOR EA. BLDG. (5 TOTAL) (ONE RACK REQ'D. PER BUILDING PER UDO)
SEWER FLOW	
LABORATORY - 25 GAL/PERSON X 192 EMPLOYEES = 4,800 GPD FLEX SPACE - 100 GAL/BAY X 17 BAYS = 1,700 GPD OFFICE FLEX SPACE - 25 GAL/PERSON X 52 EMPLOYEES = 1,300 GPD	
DATUM	
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88	

BUILDING TABLE

BUILDING	GROSS FLOOR AREA	PROPOSED USE	BUILDING PLAN	HVAC LOCATION
1	25,090 SF	OFFICE / LABORATORY	TYPE 3 (SEE SHEET A.103)	ROOF
2	25,090 SF	OFFICE / LABORATORY	TYPE 3 (SEE SHEET A.103)	ROOF
3	12,287 SF	FLEX SPACE	TYPE 2 (SEE SHEET A.102)	EXTERIOR
4	14,308 SF	FLEX SPACE	TYPE 1 (SEE SHEET A.101)	EXTERIOR
5	14,360 SF	FLEX SPACE	TYPE 1 (SEE SHEET A.101)	EXTERIOR



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL



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ENGINEERING

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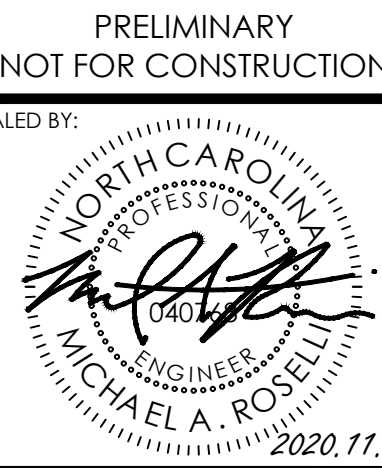
HOLLY SPRINGS
BUSINESS PARK TRACT E
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

SITE PLAN LAYOUT

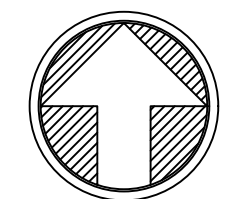
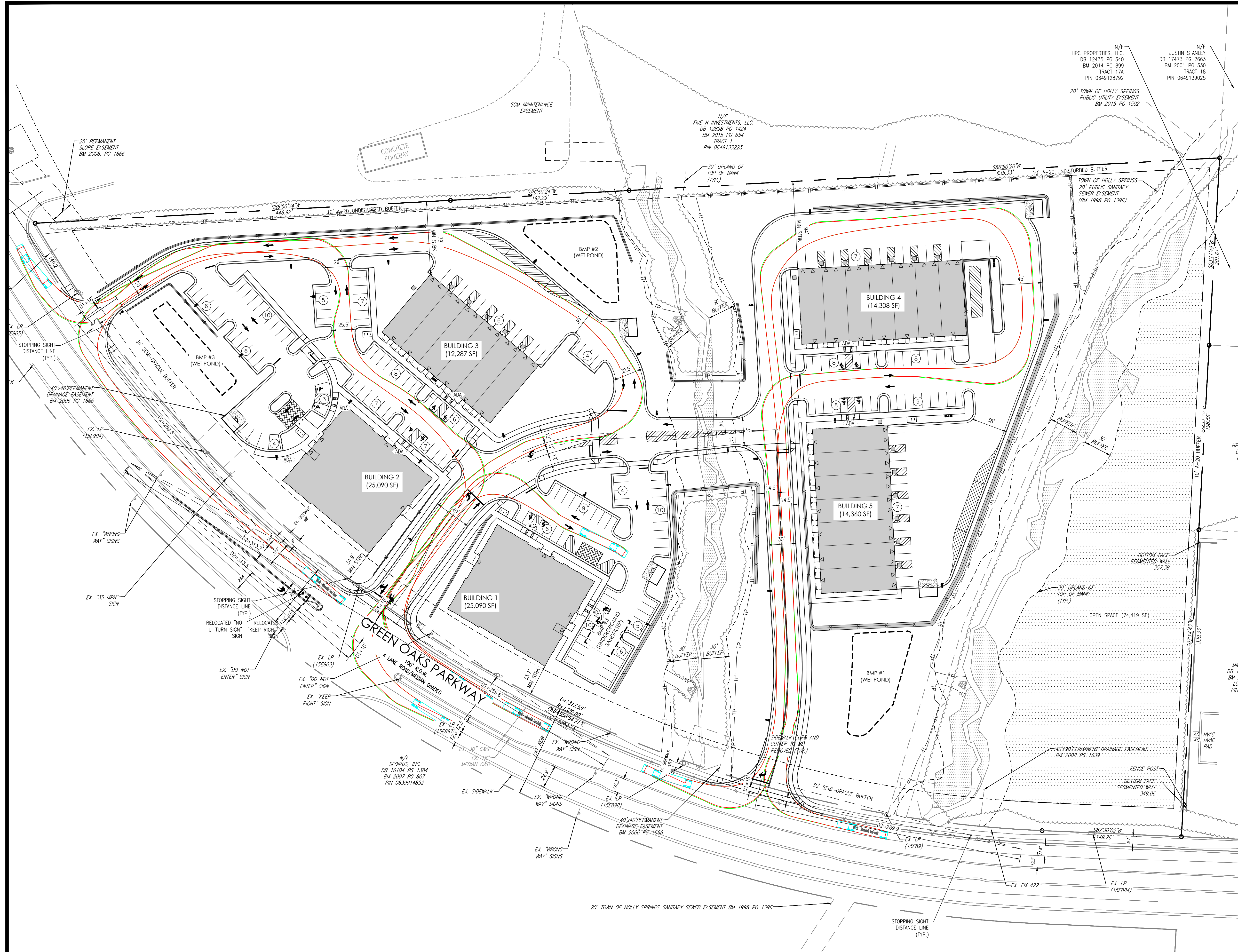
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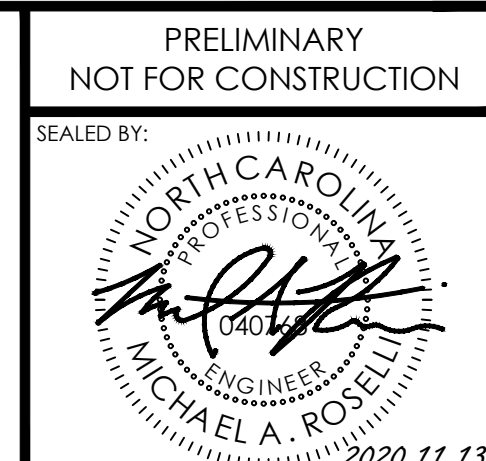
HOLLY SPRINGS BUSINESS PARK TRACT E DEVELOPMENT PLAN HOLLY SPRINGS, NC

FIRE TRUCK CIRCULATION PLAN

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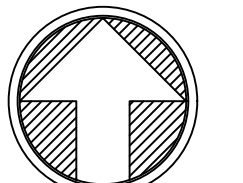
1. TRUCK MOVEMENTS SHOWN WERE DRAWN USING A STANDARD GARBAGE TRUCK.

1. ADA ROUTES SHOWN SHALL MEET ADA GUIDELINES FOR ACCESS ON-SITE.

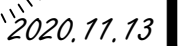
LEGEND

PROPOSED NOTE

• • • •



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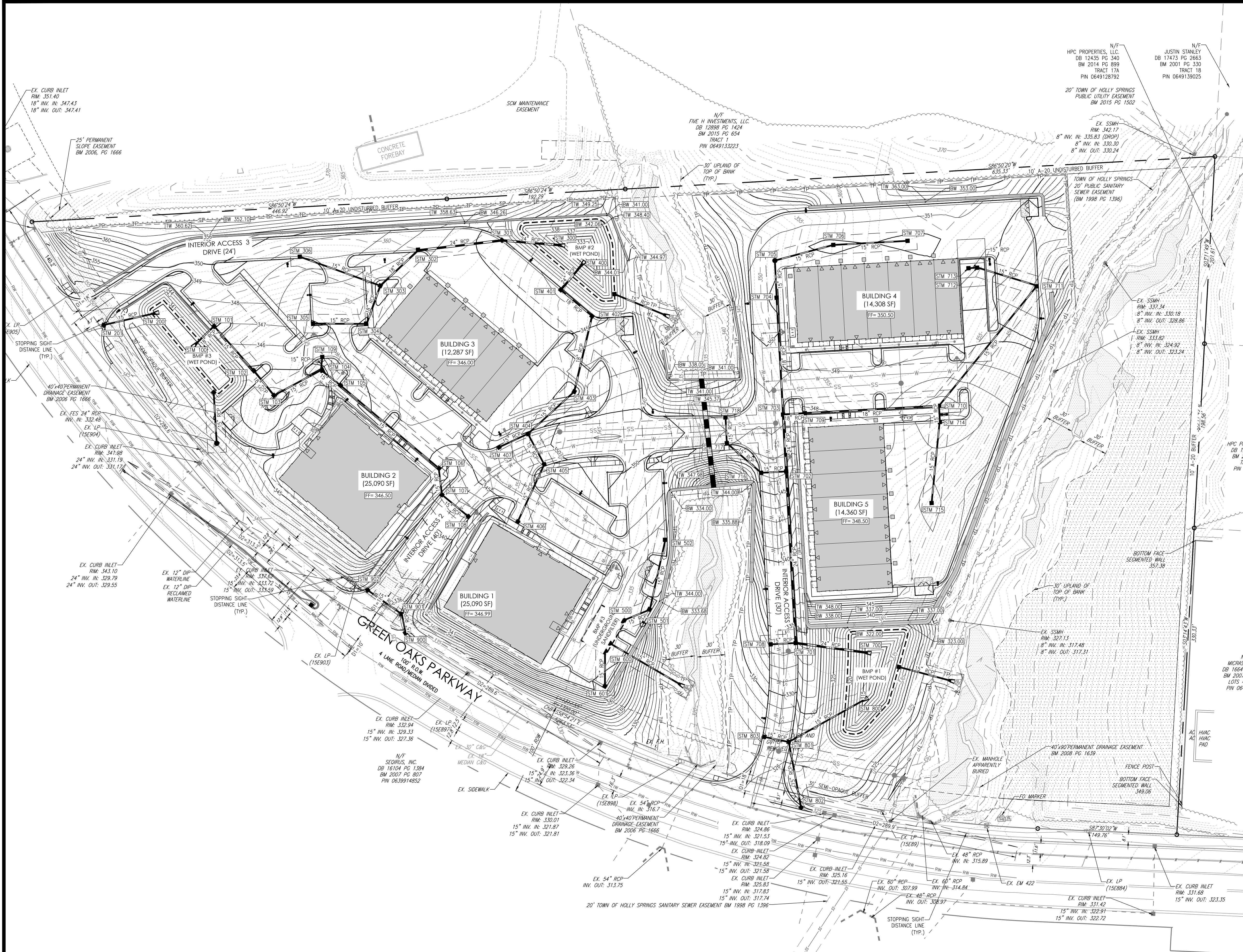


HOLLY SPRINGS BUSINESS PARK TRACT E DEVELOPMENT PLAN

HOLLY SPRINGS, NC

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X:\CIVIL\PROJECTS\2019\CI\PROJ1.00 - HOLLY SPRINGS PARK PARCEL DRAWINGS\PLAN SETS\CI\PROJ1 - GRADING & UTILITY DWG PRINTED BY: JEFFREY ARONADA, 2/10/21 @ 12:27 PM. LAST SAVED BY: JEFFREY ARONADA



GRADING AND DRAINAGE NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS OF GEO-TECHNICAL ENGINEER.
4. THE PROPOSED CONTOURS SHOWN IN ROADWAYS, DRIVES, AND SIDEWALKS ARE FINISHED ELEVATIONS. PAVEMENT CROSS SECTION DATA ON FINAL CONSTRUCTION DRAWINGS SHALL BE USED TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE CONSTRUCTED.
5. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP, UNLESS OTHERWISE NOTED.
6. STORMWATER DISCHARGES INTO UTLEY CREEK (CAPE FEAR WATERSHED, BUCKHORN CREEK SUBWATERSHED).
7. THE PROJECT WILL MEET ALL REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE HOLLY SPRINGS UDO AND TOWN STANDARDS AND SPECIFICATIONS.
8. BMPs SHALL BE LOCATED IN STORMWATER ACCESS EASEMENTS WITHIN THE COMMON OPEN SPACE, AN OPERATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE IN PLACE FOR EACH BMP.
9. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED FOR THIS PROJECT.
10. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED PRIOR TO THE ISSUANCE OF OCCUPANCY (CO). THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE SITE.
11. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT, WALLS GREATER THAN 4' IN HEIGHT REQUIRES ENGINEERING DESIGN APPROVAL AT THE CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT.
12. APPROVAL OF A STORMWATER MANAGEMENT PLAN IS REQUIRED TO ISSUANCE OF LAND DISTURBANCE OR CONSTRUCTION DRAWING APPROVAL.

ADA INSTRUCTIONS TO CONTRACTOR

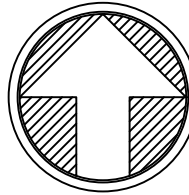
CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS, OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND/OR INTER-BUILDING ACCESS TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT MUST COMPLY WITH THESE ADA CODE REQUIREMENTS, THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1 1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%)
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1 1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 48-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1 1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 60" W BY 60" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1 1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC AND A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN, NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN BARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
--- 320 ---	CONTOUR LINE	--- 320 ---
349.5	SPOT ELEVATIONS	TC 349.00 TO 349.50 TC 349.00
SANITARY LABEL	SANITARY LABEL	MH XXX
STORM LABEL	STORM LABEL	STM XXX
---	STORM SEWER	---
(D)	STORM JUNCTION BOX	●
---	TYPICAL END SECTION	▽
---	HEADWALL OR ENDWALL	┌
---	CATCH BASIN	■
⊗	MONITORING WELL	⊗
⊕	BORING	⊕
⊞	BENCHMARK	⊞
---	TEST PIT	⊙



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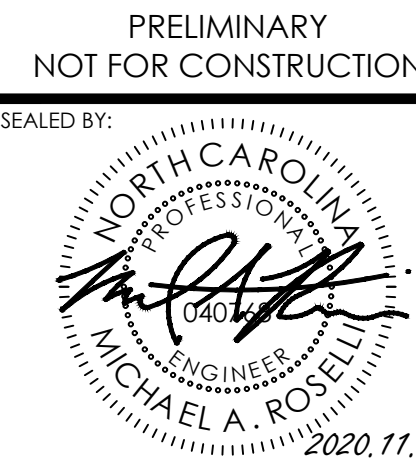
HOLLY SPRINGS
BUSINESS PARK TRACT E
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

GRADING & DRAINAGE PLAN

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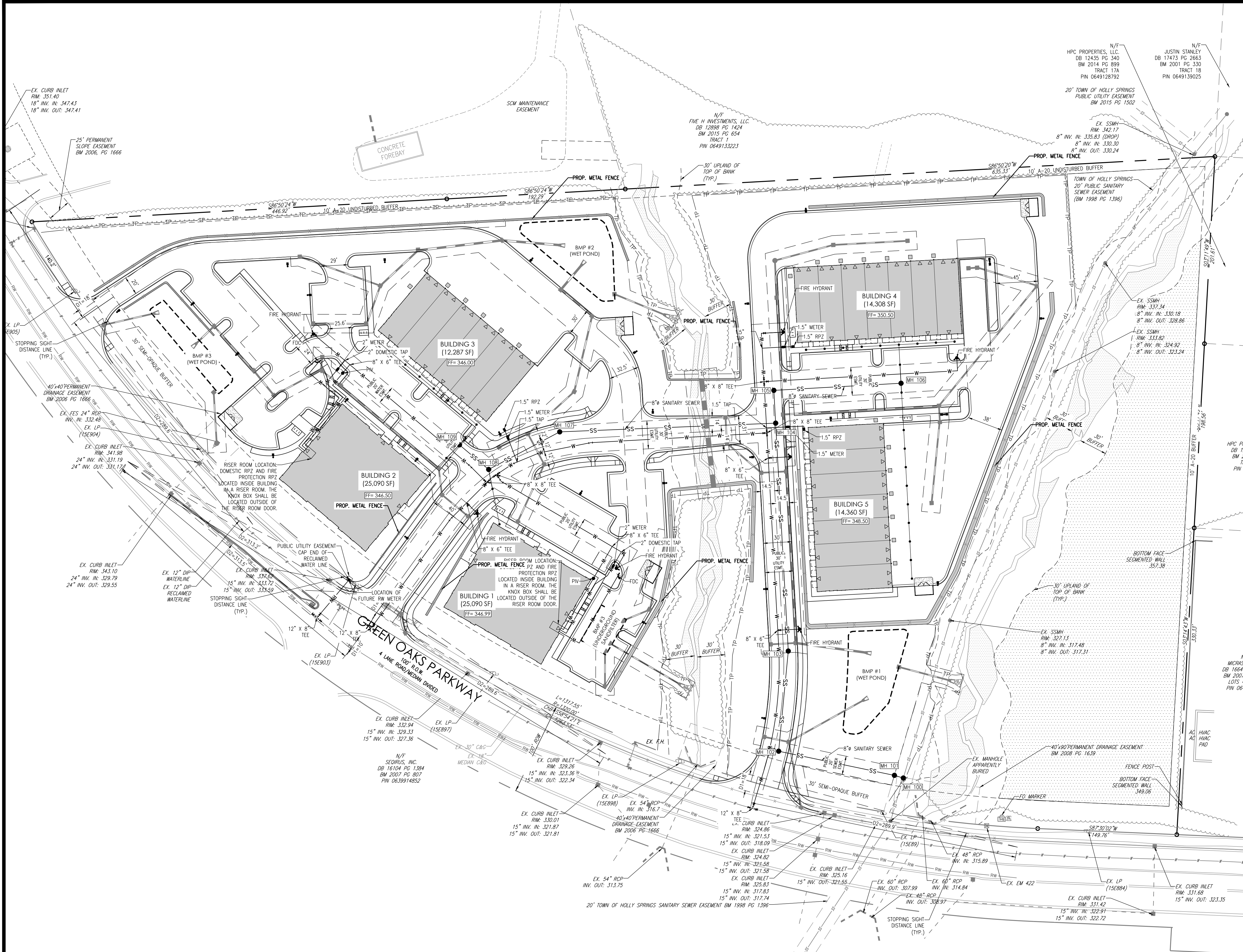


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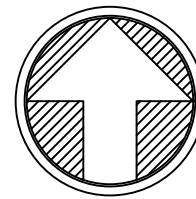


UTILITY NOTES

1. REFER TO GENERAL NOTES SHEET C-100
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL.
3. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE A RIM ELEVATION ONE FOOT ABOVE FINISHED GRADE. ALL MANHOLES WITHIN THE 100-YEAR FLOODPLAIN SHALL HAVE A RIM ELEVATION A MINIMUM OF TWO FEET ABOVE FINISHED GRADE.
4. WATER MAINS SHALL BE 2" MINIMUM OFF EDGE OF CURB UNLESS SHOWN OTHERWISE.
5. WATER MAINS SHALL BE LAID AT LEAST 10' LATERALLY MEASURED EDGE TO EDGE FROM EXISTING OR PROPOSED SANITARY OR STORM SEWER UNLESS ELEVATIONS OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3'. WHERE A WATER MAIN AND SANITARY SEWER CROSS, AND THE VERTICAL SEPARATION IS LESS THAN 18" OR THE WATERLINE PASSES UNDER THE SANITARY SEWER, THE SEWER MAIN SHALL BE DUCTILE IRON PIPE. ALL WATERLINES SHALL BE DUCTILE IRON PIPE.
6. ALL DOMESTIC WATER SERVICES SHALL BE 3/4" TYPE K COPPER AND ALL SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
8. MINIMUM SLOPE FOR 4" SANITARY SERVICES SHALL BE 1/8". ALL CLEANOUTS SHALL BE INSTALLED PER HOLLY SPRINGS STANDARDS AND SPECIFICATIONS. ANY CLEANOUTS LOCATED OUTSIDE PAVED AREAS HAVE A FLUSH TYPE CAP AND CONCRETE RING AROUND THE CLEANOUT POINT. ANY CLEANOUTS WITHIN PAVED AREAS SHALL BE WEIGHT BEARING MANHOLE MANHOLES.
9. NO DRY UTILITIES (SUCH AS CABLE, PHONE, POWER) SHALL BE ALLOWED TO RUN LONGITUDINALLY UNDER PAVEMENT AND SHOULD BE INSTALLED BEHIND THE CURB.
10. ALL ELECTRICAL AND TELECOMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND.
11. THIS DESIGN MEETS ALL CURRENT TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
12. WATER LOCATIONS ARE SHOWN GRAPHICALLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE LINES PER TOWN STANDARDS AND SPECIFICATIONS USING BENDS AS SHOWN HEREIN. PIPE DEFLECTION WHEN BENDS ARE ARE NOT SHOWN, AND AS OTHERWISE REQUIRED TO MEET ALL APPLICABLE STANDARDS.
13. ALL FIRE HYDRANTS AND FDC'S SHALL HAVE 5' STORY CONNECTION.
14. BUILDINGS 3, 4, AND 5 SHALL BE SUBMETERED FROM A MASTER METER.

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SANITARY LABEL	SANITARY LABEL	MH XXX
STORM LABEL	STORM LABEL	STM XXX
	SANITARY SEWER LATERAL	
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
SS	STORM SEWER	SS
SS	SANITARY SEWER MAIN	SS
H	HYDRANT	H
S	SANITARY MANHOLE	S
D	STORM JUNCTION BOX	D
WM	WATER METER	WM
WV	WATER VALVE	WV
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CATCH BASIN	
	CLEAN OUT	
	MONITORING WELL	
	TEST PIT	



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GRAPHIC SCALE

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL



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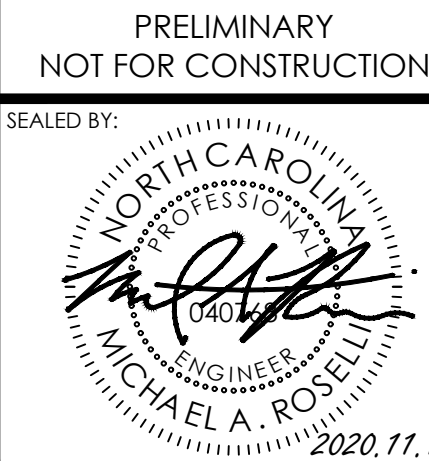
HOLLY SPRINGS
BUSINESS PARK TRACT E
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

UTILITY PLAN

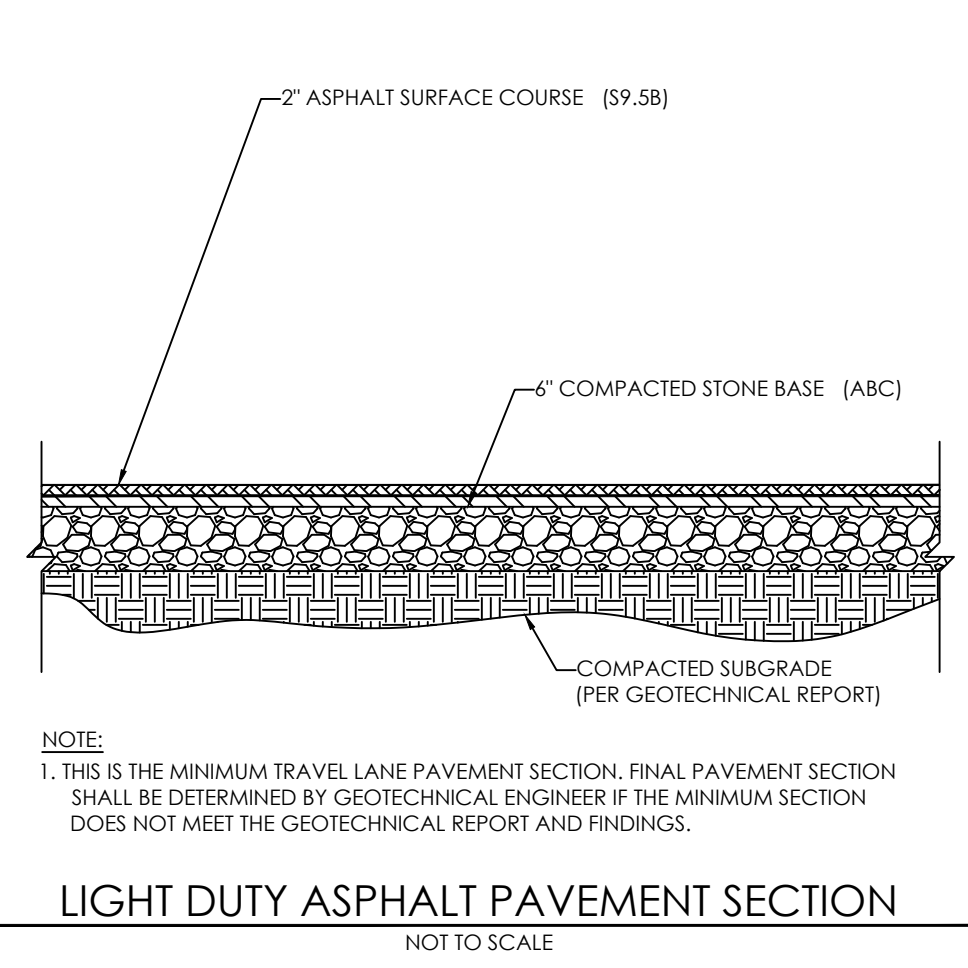
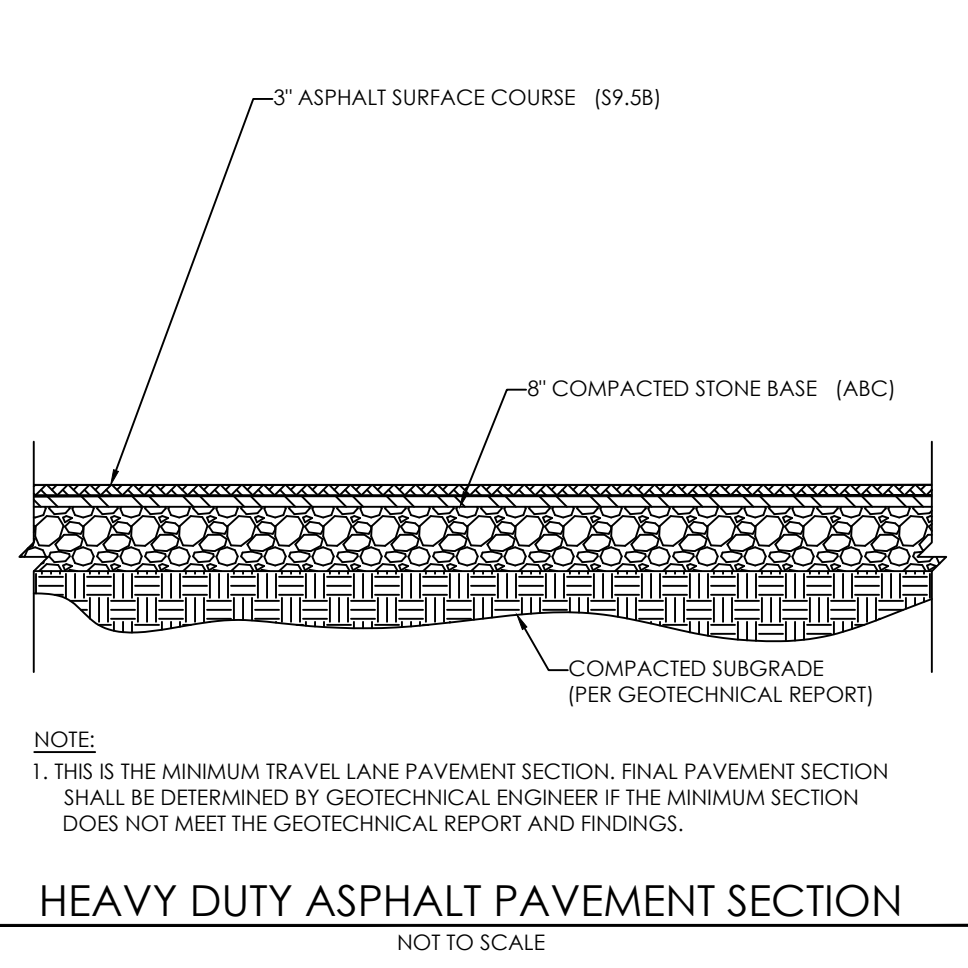
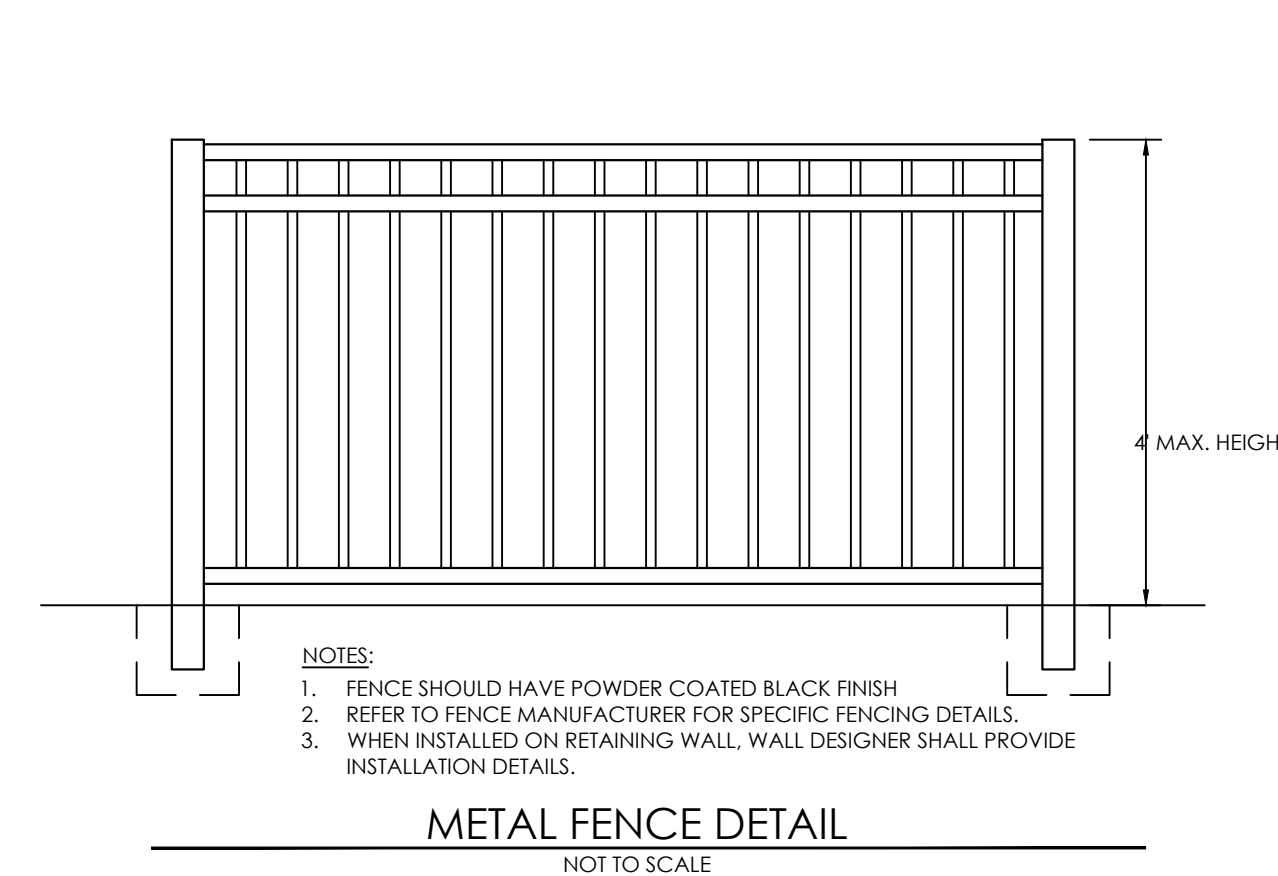
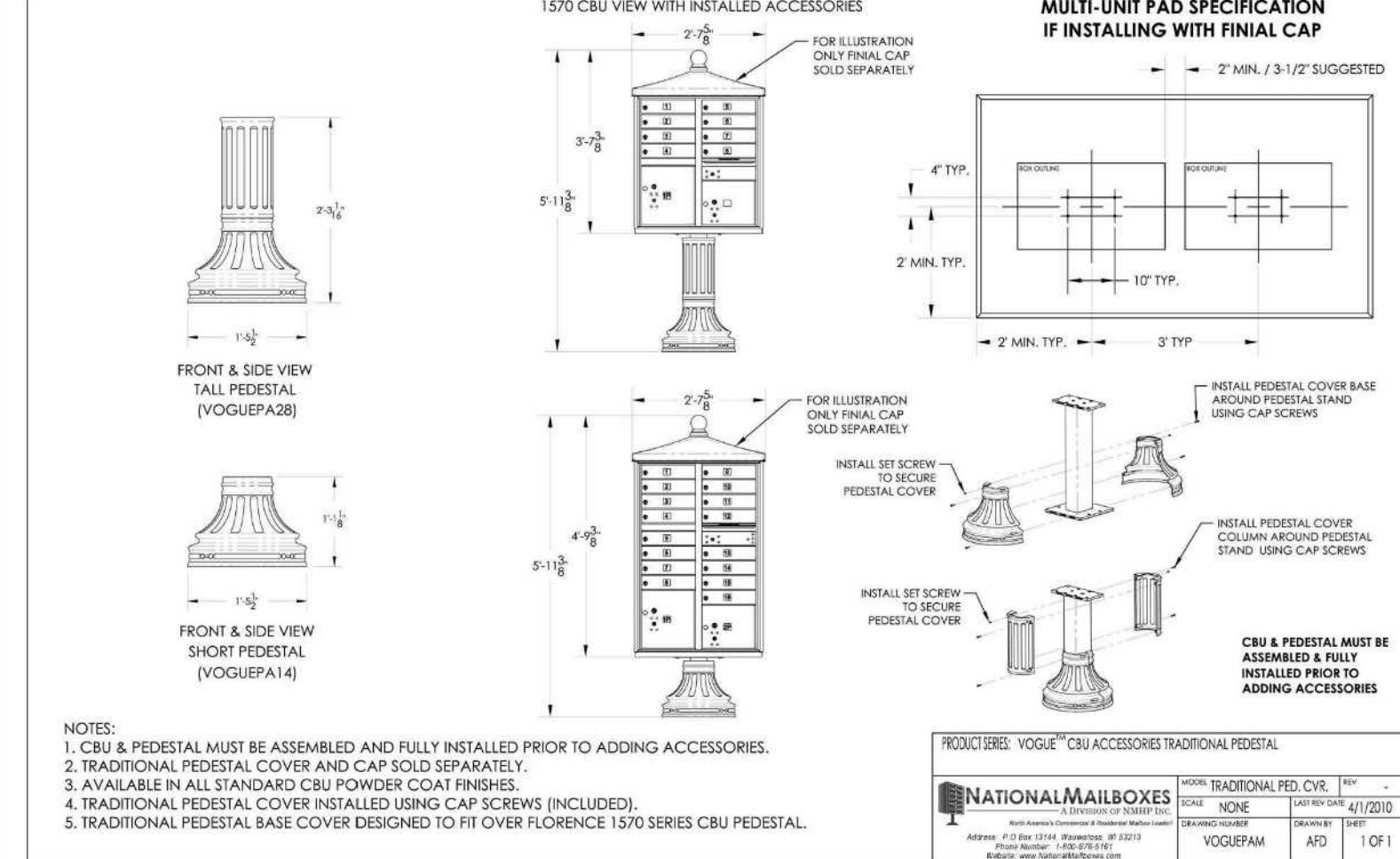
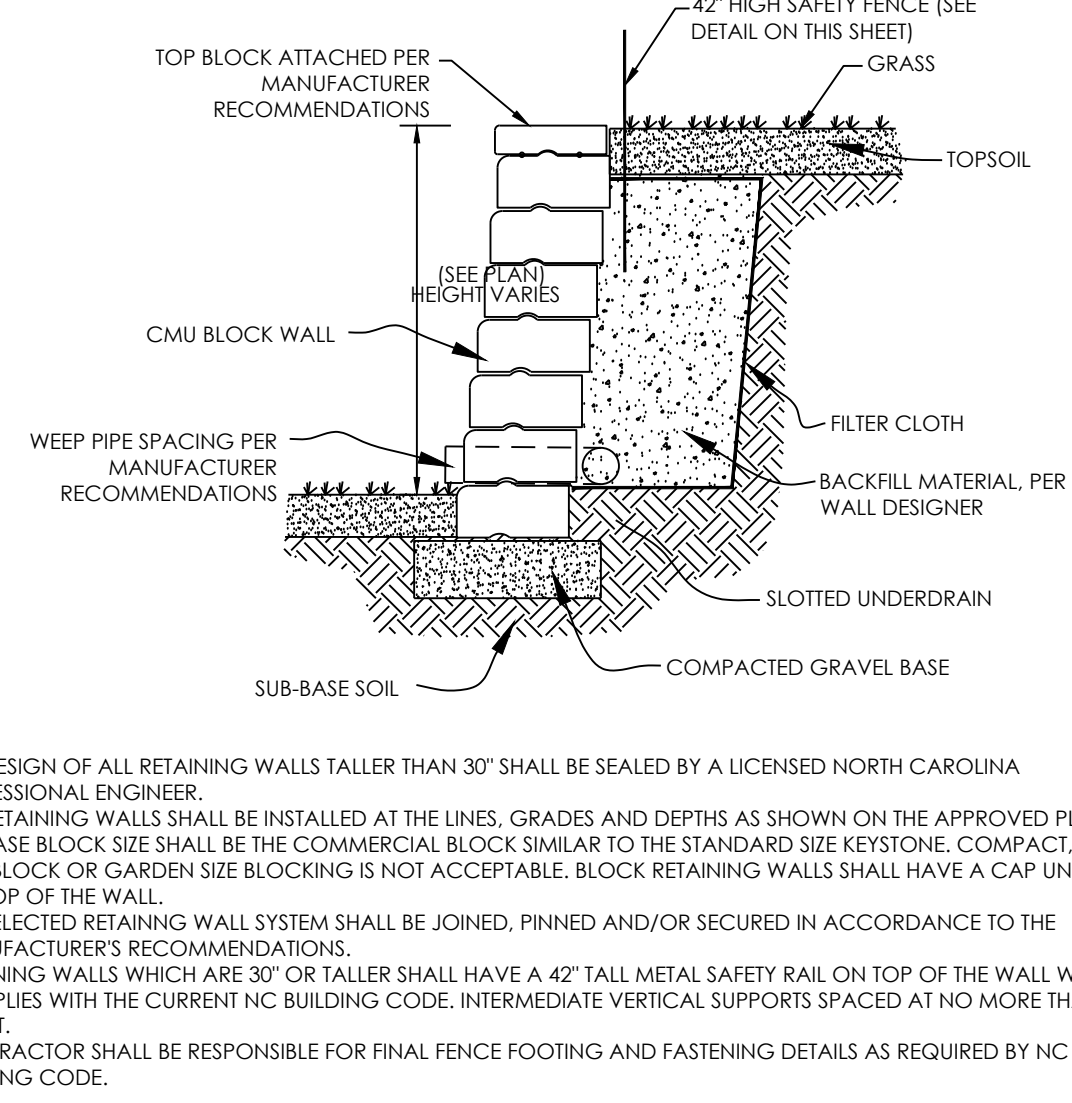
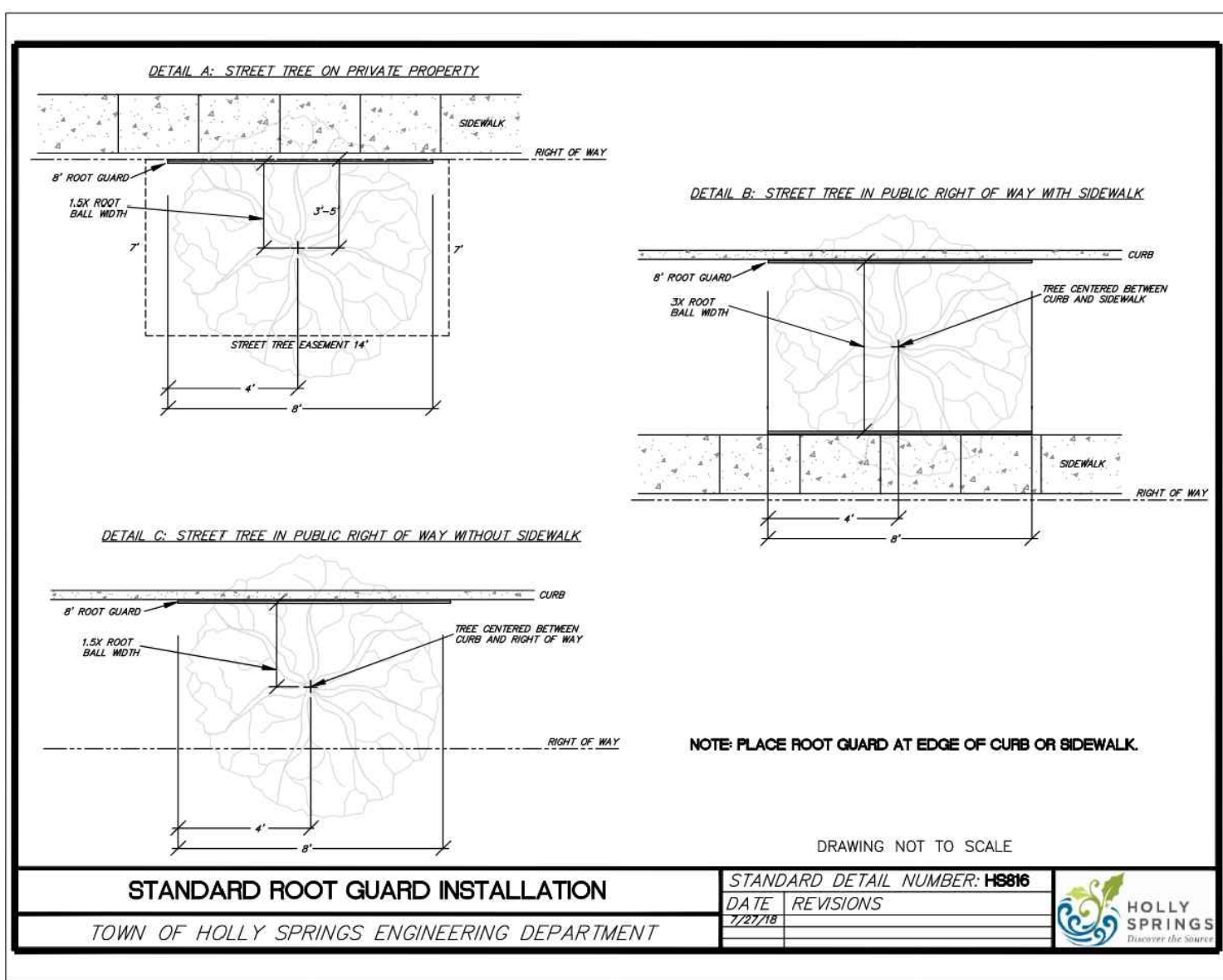
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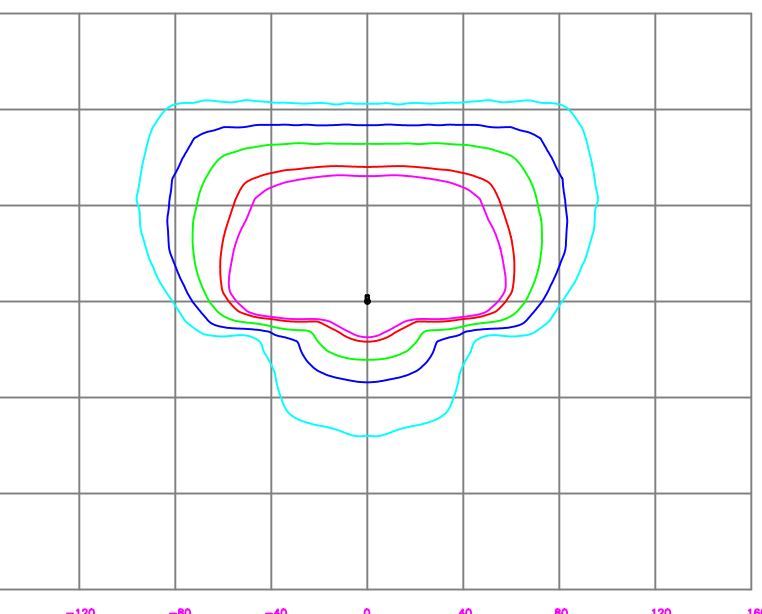


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LIGHTING DESIGN TOLERANCE
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

ISOFOOTCANDLE CURVES

FIGURE: 205, GALLON
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
LUMENS = 2491
PATTERN: TYPE IV, B3-U0-D4 (zero light at or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, UNLESS THE READINGS BELOW BY 40%.



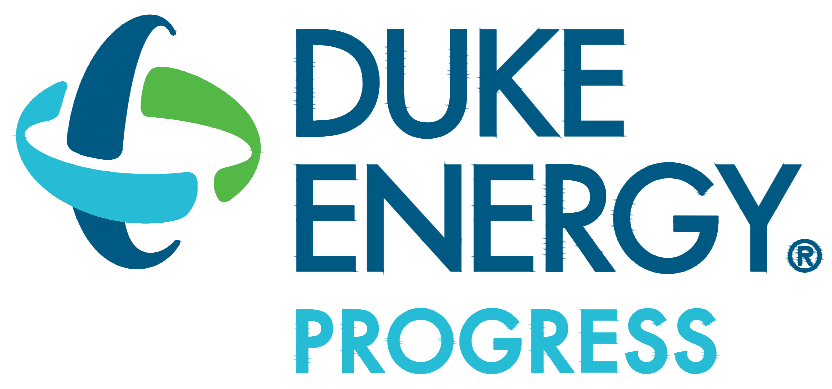
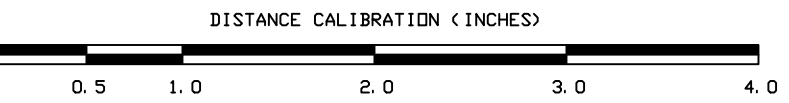
LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Overall Grid	+	0.9 fc	7.0 fc	0.0 fc	N/A
Parking	✱	2.1 fc	6.6 fc	0.1 fc	21.0:1
Property Line	+	0.1 fc	0.7 fc	0.0 fc	N/A

Schedule					
Symbol	Label	QTY	Catalog Number	Description	Number Lamps
	205A	25	GAN-AF-04-LED-U-T4W	LED 205w Shoebox - Type IV - 4000K	64
	205B	2	GAN-AF-04-LED-U-T4W	LED 205w Shoebox - Type IV - 4000K	64

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Customer approval _____ Date _____



HOLLY SPRINGS
BUSINESS PARK TRACT 3
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

PHOTOMETRIC PLAN

Designed by DEP LIGHTING SOLUTIONS
Reviewed by T. Ferguson Scale: 1" = 40'
Date 03/19/2020 Size "Arch D"
Description LED 205w Shoebox
Drawing No. 20-Q088A

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LANDSCAPE SCHEDULE - THOROUGHFARE YARD					
KEY	QTY.	%	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY / UNDERSTORY TREE(S)					
QP	36	22%	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL., 10'-12" HT.
MG	24	17%	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6' HT
IO	12	7%	ILEX X OAKLEAF 'CONAF'	OAKLEAF HOLLY	6' HT
CC	12	7%	CERIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	1.5" CAL 6-8' HT
CF	24	15%	CORNUS FLORIDA 'CLOUD NINE'	DOGWOOD	1.5" CAL 6-8' HT
EVERGREEN SHRUB(S)					
MC	54	11%	MYRTICA CERIFERA	WAX MYRTLE	24" H
IG	90	12%	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	24" H
ICBN	54	18%	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	24" H
ICN	90	7%	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	24" H

NOTES:
1. TREE AND SHRUB QUANTITIES LISTED IN THIS CHART ARE FOR STREETSCAPE PLANTINGS SHOWN ON THIS SHEET ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN PLANT COUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLANT COUNTS ON THE PLAN SHALL DICTATE.
2. PERCENTAGES SHOWN ARE FOR TOS REVIEW PURPOSES ONLY. THE PERCENTAGES SHOWN FOR EACH TREE SPECIES ON THIS SCHEDULE ARE BASED ON THE TOTAL OF NEW TREES PROPOSED FOR THIS PROJECT. THE PERCENTAGES SHOWN FOR EACH SHRUB SPECIES ON THIS SCHEDULE ARE BASED ON THE TOTAL OF NEW SHRUBS PROPOSED FOR THIS PROJECT.

Village Green
Land Design
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HOLLY SPRINGS
BUSINESS PARK TRACT 3
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

TREE PRESERVATION AND
THOROUGHFARE YARD
PLANTING PLAN

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SEALED BY:
NORTH CAROLINA
JERRY MICHAEL BOYLE
1200
12.17.2020

L-100

- ### TREE PRESERVATION NOTES
1. SPECIFIC TREE PRESERVATION AREAS ARE NOT PROPOSED AND ARE NOT REQUIRED AS PART OF THIS DEVELOPMENT.
 2. AS A TREE PRESERVATION PLAN IS NOT REQUIRED, THIS SHEET SERVES AS AN EXISTING VEGETATION PLAN SOLELY TO DEPICT THE EXTENTS OF EXISTING TREES SURVEYED AND INTENTIONALLY PROPOSED TO BE PRESERVED FOR THE PURPOSE OF ACHIEVING BUFFER PLANTING CREDIT.
 3. SAMPLE AREA SURVEYS ARE SHOWN AND USED IN PLACE OF A FULL SITE-SURVEY. REPRESENTATIVE AREAS [10'X20'] ARE DEPICTED AND INCLUDE NUMBER OF TREES, SPECIES, AND DIAMETER AT BREAST HEIGHT (DBH). ALL TREES SHOWN ARE OF GENERALLY GOOD HEALTH.
 4. AS A TREE PRESERVATION PLAN IS NOT REQUIRED, ADDITIONAL CALCULATIONS TYPICALLY REQUIRED OF THE TREE PRESERVATION PLAN ARE EXCLUDED.

- ### PLANTING NOTES
1. ALL LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 4. ALL TREES SHALL HAVE STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
 5. ALL LAWN AREAS SHALL BE SOODED WITH TURF OR CENTPEDE SOG OR APPROVED EQUAL.
 6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
 11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 13. WHERE SHOWN ON THE PLANS AS DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 3" DEPTH OF TRIPLE SHRED HARDWOOD MULCH.
 14. THE PRUNING OF VSA SCREENING SHRUBS SHALL ALLOW LATERAL GROWTH OF BRANCHES SO AS TO FORM A HEDGE.
 15. ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED BETWEEN THE CURBS.

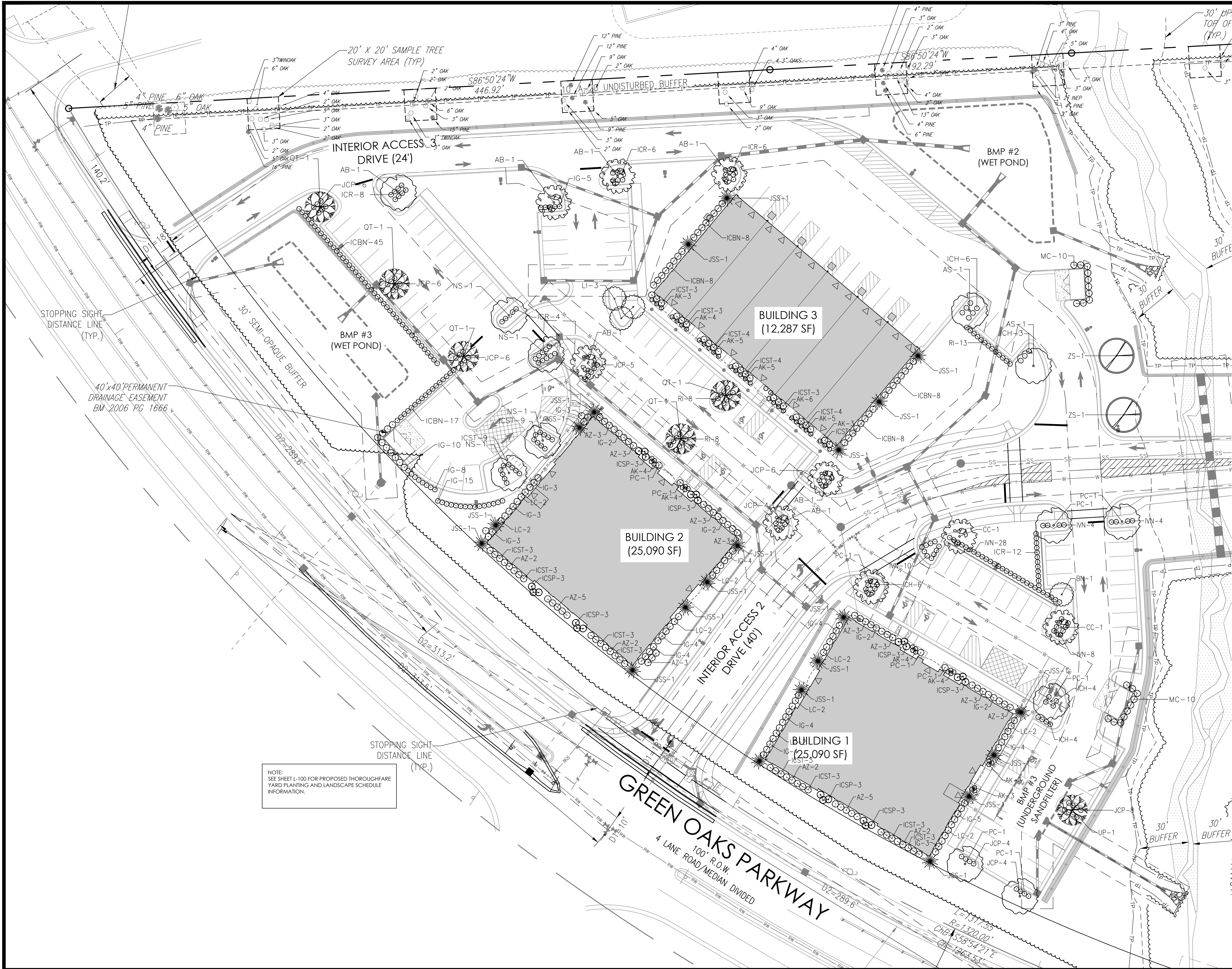
COMMERCIAL BUILDING OWNER SHALL BE RESPONSIBLE FOR:
THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, 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."

LANDSCAPE COMPLIANCE CHART

PERMETER YARD CALCULATIONS		HOLLY SPRINGS, NC		TOTAL PLY 10' X 10' REQD.		A-20 PLY REQUIRED		SEMI-OPQUE BUFFER REQD. / PROVIDED	
INCREMENT	LENGTH	LANDSCAPE MATERIAL	PAY OF MATERIAL PROVIDED	PAY OF PLY	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
N1	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	24	42	170%	80%	80%	NA	NA
N2	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	24	24	150%	80%	80%	NA	NA
N3	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	18	18	112%	80%	80%	NA	NA
N4	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	24	32	200%	80%	80%	NA	NA
N5	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	24	24	150%	80%	80%	NA	NA
N6	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	36	24	200%	80%	80%	NA	NA
N7	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	30	32	200%	80%	80%	NA	NA
N8	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	18	18	112%	80%	80%	NA	NA
N9	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	54	54	337%	80%	80%	NA	NA
N10	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	34	28	170%	80%	80%	NA	NA
N11	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	30	42	200%	80%	80%	NA	NA
N12	100 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	12	12	75%	80%	80%	NA	NA
N13	74.6 LF	TREE PRESERVATION 2" OAK (8 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY) 1" OAK (12 PLY)	6	6	37%	80%	80%	NA	NA
E-1	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	12	78	475%	80%	80%	NA	PROVIDED
E-2	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	12	30	157%	80%	80%	NA	PROVIDED
E-3	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	34	24	150%	80%	80%	NA	PROVIDED
E-4	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	34	38	237%	80%	80%	NA	PROVIDED
E-5	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	34	32	200%	80%	80%	NA	PROVIDED
E-6	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	34	56	467%	80%	80%	NA	PROVIDED
E-7	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	40	62	387%	80%	80%	NA	PROVIDED
S-1	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-2	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-3	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-4	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-5	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-6	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-7	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-8	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-9	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-10	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-11	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-12	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	-	-	-	NA	NA	PROVIDED	PROVIDED
S-13	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	72	54	128	NA	NA	PROVIDED	PROVIDED
S-14	100 LF	3 CANOPY TREES (2.5" CAL.) 8 SMALL TREES (1.5" CAL.) 8 EVERGREEN SHRUBS (8" H) 15 SHRUBS (18" H) PER 300 SF OF 10' X 10' BUFFER	80	80	-	NA	NA	PROVIDED	PROVIDED



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL



LANDSCAPE NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.
2. REFER TO SHEET L100 FOR THOROUGHFARE YARD AND BUFFER PLANTINGS AND CALCULATIONS.

FOUNDATION/LANDSCAPING - HOLLY SPRINGS UDO 7.010

OFFICE BUILDING 1

FOUNDATION - SOUTH ELEVATION
REQUIRED AREA: 120 LF X 2' = 240 SF
PROVIDED AREA: 720 SF
P.V. REQUIRED: 120 LF X 20 PTS / 100 LF = 24.0
P.V. PROVIDED: 22 LARGE SHRUBS @ 36" = 22.0
P.V. PROVIDED: 21 SMALL SHRUBS @ 24" = 21.0

FOUNDATION - WEST ELEVATION
REQUIRED AREA: 100 LF X 2' = 200 SF
PROVIDED AREA: 600 SF
P.V. REQUIRED: 100 LF X 20 PTS / 100 LF = 20.0
P.V. PROVIDED: 21 LARGE SHRUBS @ 36" = 21.0

OFFICE BUILDING 2

FOUNDATION - SOUTH ELEVATION
REQUIRED AREA: 120 LF X 2' = 240 SF
PROVIDED AREA: 720 SF
P.V. REQUIRED: 120 LF X 20 PTS / 100 LF = 24.0
P.V. PROVIDED: 22 LARGE SHRUBS @ 36" = 22.0
P.V. PROVIDED: 21 SMALL SHRUBS @ 24" = 21.0

FOUNDATION - WEST ELEVATION
REQUIRED AREA: 100 LF X 2' = 200 SF
PROVIDED AREA: 600 SF
P.V. REQUIRED: 100 LF X 20 PTS / 100 LF = 20.0
P.V. PROVIDED: 21 LARGE SHRUBS @ 36" = 21.0

OFFICE BUILDING 3

FOUNDATION - SOUTH ELEVATION
REQUIRED AREA: 120 LF X 2' = 240 SF
PROVIDED AREA: 720 SF
P.V. REQUIRED: 120 LF X 20 PTS / 100 LF = 24.0
P.V. PROVIDED: 22 LARGE SHRUBS @ 36" = 22.0
P.V. PROVIDED: 21 SMALL SHRUBS @ 24" = 21.0

FOUNDATION - WEST ELEVATION
REQUIRED AREA: 100 LF X 2' = 200 SF
PROVIDED AREA: 600 SF
P.V. REQUIRED: 100 LF X 20 PTS / 100 LF = 20.0
P.V. PROVIDED: 21 LARGE SHRUBS @ 36" = 21.0

FOUNDATION - NORTH ELEVATION

REQUIRED AREA: 120 LF X 2' = 240 SF
PROVIDED AREA: 720 SF
P.V. REQUIRED: 120 LF X 20 PTS / 100 LF = 24.0
P.V. PROVIDED: 22 LARGE SHRUBS @ 36" = 22.0
P.V. PROVIDED: 21 SMALL SHRUBS @ 24" = 21.0

FOUNDATION - EAST ELEVATION
REQUIRED AREA: 100 LF X 2' = 200 SF
PROVIDED AREA: 600 SF
P.V. REQUIRED: 100 LF X 20 PTS / 100 LF = 20.0
P.V. PROVIDED: 21 LARGE SHRUBS @ 36" = 21.0

FOUNDATION - NORTH ELEVATION

REQUIRED AREA: 120 LF X 2' = 240 SF
PROVIDED AREA: 720 SF
P.V. REQUIRED: 120 LF X 20 PTS / 100 LF = 24.0
P.V. PROVIDED: 22 LARGE SHRUBS @ 36" = 22.0
P.V. PROVIDED: 21 SMALL SHRUBS @ 24" = 21.0

FOUNDATION - EAST ELEVATION
REQUIRED AREA: 100 LF X 2' = 200 SF
PROVIDED AREA: 600 SF
P.V. REQUIRED: 100 LF X 20 PTS / 100 LF = 20.0
P.V. PROVIDED: 21 LARGE SHRUBS @ 36" = 21.0

FOUNDATION - NORTH ELEVATION

REQUIRED AREA: 120 LF X 2' = 240 SF
PROVIDED AREA: 720 SF
P.V. REQUIRED: 120 LF X 20 PTS / 100 LF = 24.0
P.V. PROVIDED: 22 LARGE SHRUBS @ 36" = 22.0
P.V. PROVIDED: 21 SMALL SHRUBS @ 24" = 21.0

FOUNDATION - EAST ELEVATION
REQUIRED AREA: 100 LF X 2' = 200 SF
PROVIDED AREA: 600 SF
P.V. REQUIRED: 100 LF X 20 PTS / 100 LF = 20.0
P.V. PROVIDED: 21 LARGE SHRUBS @ 36" = 21.0

PARKING LOT INTERIOR LANDSCAPING - HOLLY SPRINGS UDO 7.010

PARKING AREA SCREENING - HOLLY SPRINGS UDO 7.010

PARKING LOT 1 (WEST OF OFFICE BLDG. 2)

TOTAL PARKING SPACES = 28
INTERIOR LANDSCAPE ISLANDS REQUIRED = 2810' x 28'
INTERIOR LANDSCAPE ISLANDS PROVIDED = 7
(EACH ISLAND INCLUDES 1 TREE & 4 SHRUBS MIN.)
PARKING SCREENING REQUIRED: 24' SHRUBS AT 3' ON CENTER
PARKING SCREENING PROVIDED: 24' SHRUBS AT 3' ON CENTER

PARKING LOT 2 (SOUTH, WEST & NORTH OF FLEX SPACE BLDG. 3)

TOTAL PARKING SPACES = 48
INTERIOR LANDSCAPE ISLANDS REQUIRED = 4810' x 48'
INTERIOR LANDSCAPE ISLANDS PROVIDED = 11
(EACH ISLAND INCLUDES 1 TREE & 4 SHRUBS MIN.)
PARKING SCREENING REQUIRED: 24' SHRUBS AT 3' ON CENTER
PARKING SCREENING PROVIDED: 24' SHRUBS AT 3' ON CENTER

PARKING LOT 3 (NORTH OF OFFICE BLDG. 1)

TOTAL PARKING SPACES = 10
INTERIOR LANDSCAPE ISLANDS REQUIRED = 1010' x 10'
INTERIOR LANDSCAPE ISLANDS PROVIDED = 4
(EACH ISLAND INCLUDES 1 TREE & 4 SHRUBS MIN.)
PARKING SCREENING REQUIRED: 24' SHRUBS AT 3' ON CENTER
PARKING SCREENING PROVIDED: 24' SHRUBS AT 3' ON CENTER

PARKING LOT 4 (EAST OF OFFICE BLDG. 1)

TOTAL PARKING SPACES = 32 (INCL. LOADING AREA)
INTERIOR LANDSCAPE ISLANDS REQUIRED = 3210' x 32'
INTERIOR LANDSCAPE ISLANDS PROVIDED = 7
(EACH ISLAND INCLUDES 1 TREE & 4 SHRUBS MIN.)
PARKING SCREENING REQUIRED: 24' SHRUBS AT 3' ON CENTER
PARKING SCREENING PROVIDED: 24' SHRUBS AT 3' ON CENTER

BLDG 1 DUMPSTER ENCLOSURE

REQUIRED AREA: 52 LF X 2' = 104 SF
PROVIDED AREA: 104 SF
P.V. REQUIRED: 40 LF X 20 PTS / 100 LF = 8
P.V. PROVIDED: 10 LARGE SHRUBS @ 36" = 10

BLDG 2 DUMPSTER ENCLOSURE

REQUIRED AREA: 52 LF X 2' = 104 SF
PROVIDED AREA: 104 SF
P.V. REQUIRED: 40 LF X 20 PTS / 100 LF = 8
P.V. PROVIDED: 10 LARGE SHRUBS @ 36" = 10

LANDSCAPE SCHEDULE (LANDSCAPE PLAN WEST)

KEY	QTY.	%	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY / UNDERSTORY TREE(S)						
UP	1	1%	ULMUS PARVIFOLIA 'EMER II PP 7552'	ALLEE ELM	2.5' CAL., 10'-12' HT.	
PC	6	4%	PISTACHIA CHINENSIS	CHINESE PISTACHE	2.5' CAL., 10'-12' HT.	
ZS	2	1%	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2.5' CAL., 10'-12' HT.	
AS	2	1%	ACER SACHARUM	SUGAR MAPLE	2.5' CAL., 10'-12' HT.	
AB	8	5%	ACER BUERGERIANUM 'BTIR'	'STREETWISE' TRIDENT MAPLE	2.5' CAL., 10'-12' HT.	
NS	4	2%	NYSSA SYLVATICA 'GREEN GABLE'	BLACK GUM	2.5' CAL., 10'-12' HT.	
QT	5	3%	QUERCUS TEXANA	NUTTALL OAK	2.5' CAL., 10'-12' HT.	
CC	2	1%	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5' CAL., 10'-12' HT.	
BN	1	1%	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2.5' CAL., 10'-12' HT.	3-5 STEMS
LI	7	4%	LAGERSTROMIA INDICA 'RED ROCKET'	RED FLOWERING CREPE MYRTLE	1.5' CAL., 6'-8' HT	3-5 STEMS
EVERGREEN PARKING LOT SHRUB						
ICST	18	9%	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	24" H	
IVN	52	5%	ILEX VOMITORIA	YAUPOON HOLLY	24" H	
JCP	49	7%	JUNIPERUS HORIZONTALIS 'PLUMOSA'	PFITZER JUNIPER	24" H	
RI	28	4%	RAPHELOPSIS UNBELLATA 'SNOW WHITE'	SNOW WHITE HAWTHORNE	24" H	
ICBN	72	18%	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	24" H	
ICR	36	3%	ILEX CRENATA 'ROTUNDFOLIA'	ROUNDLEAF JAPANESE HOLLY	24" H	
ICH	25	2%	ILEX CRENATA 'HETZ'	HETZ HOLLY	24" H	
EVERGREEN FOUNDATION SHRUB						
ICST	45	7%	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	36" H	
ICBN	32	18%	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	36" H	
JSS	21	2%	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	36" H	
IG	38	12%	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	36" H	
AZ	42	3%	AZALEA KAMPEFFER 'CLEOPATRA'	KAMPEFFER AZALEA	36" H	
LC	50	8%	LOROPETALUM CHINENSE 'RUBY'	LOROPETALUM	36" H	
ICSP	24	2%	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	36" H	
PC	4	1%	PENNISETUM KARLEY ROSE	FOUNTAIN GRASS	24" H	
AK	22	4%	ABELIA KALEIDOSCOPE	KALEIDOSCOPE ABELIA	24" H	
MC	30	11%	MYRTICA CERIFERA	WAX MYRTLE	36" H	

- NOTES:
1. TREE AND SHRUB QUANTITIES LISTED IN THIS CHART ARE FOR PLANTINGS SHOWN ON THIS SHEET ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN PLANT COUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLANT COUNTS ON THE PLAN SHALL DICTATE.
 2. PERCENTAGES SHOWN ARE FOR TOWN REVIEW PURPOSES ONLY. THE PERCENTAGES SHOWN FOR EACH TREE SPECIES ON THIS SCHEDULE ARE BASED ON THE TOTAL OF NEW TREES PROPOSED FOR THIS PROJECT. THE PERCENTAGES SHOWN FOR EACH SHRUB SPECIES ON THIS SCHEDULE ARE BASED ON THE TOTAL OF NEW SHRUBS PROPOSED FOR THIS PROJECT.



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PRELIMINARY
NOT FOR CONSTRUCTION

SEALED BY:



L-200

Village Green
Land Design

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733

HOLLY SPRINGS
BUSINESS PARK TRACT 3
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

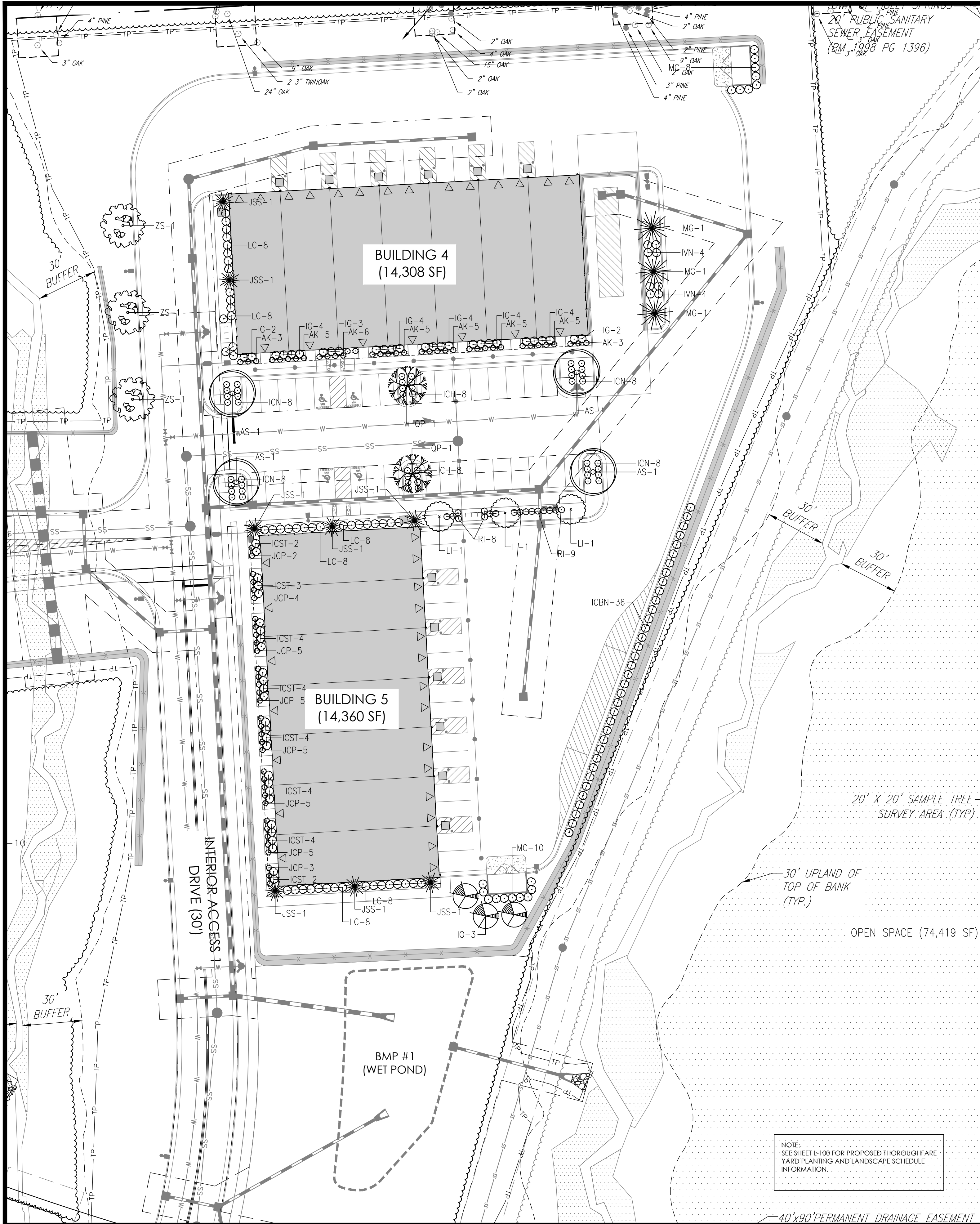
LANDSCAPE PLAN
(WEST)

REVISION:	DRAWN BY:	CHECKED BY:	DATE:
1 - TOWN COMMENTS	ERB	MAR	08.26.2020
2 - TOWN COMMENTS	JT	MAR	11.13.2020
3 - TOWN COMMENTS	TMB	TMB	12.17.2020



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

X:\CIVIL\PROJECTS\2019\CV\1901.00 - HOLLY SPRINGS PARK PARCEL DRAWINGS\PLAN SETS\CI\901 - LANDSCAPE DWG PRINTED BY: JEFFREY ARCADEA, 2/10/21 @ 12:37 PM. LAST SAVED BY: JEFFREY ARCADEA



LANDSCAPE NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.
2. REFER TO SHEET L-100 FOR THOROUGHFARE YARD AND BUFFER PLANTINGS AND CALCULATIONS.

FOUNDATION LANDSCAPING - TONS UDD 7.010

FLEX BUILDING 4

FOUNDATION - SOUTH ELEVATION
REQUIRED AREA: 177 LF X 2' = 354 SF
PROVIDED AREA: 1080 SF

PUV REQUIRED: 177 LF X 20 PTS / 100 LF = 35.4
PUV PROVIDED: 27 LARGE SHRUBS @ 30' = 27.0
35 SMALL SHRUBS @ 24' = 17.5

FOUNDATION - WEST ELEVATION
REQUIRED AREA: 81 LF X 2' = 162 SF
PROVIDED AREA: 480 SF

PUV REQUIRED: 81 LF X 20 PTS / 100 LF = 16.2
PUV PROVIDED: 19 LARGE SHRUBS @ 30' = 18.0

FLEX BUILDING 5

FOUNDATION - SOUTH ELEVATION
REQUIRED AREA: 81 LF X 2' = 162 SF
PROVIDED AREA: 162 SF

PUV REQUIRED: 81 LF X 20 PTS / 100 LF = 16.2
PUV PROVIDED: 19 LARGE SHRUBS @ 30' = 19.0

FOUNDATION - WEST ELEVATION
REQUIRED AREA: 177 LF X 2' = 354 SF
PROVIDED AREA: 564 SF

PUV REQUIRED: 177 LF X 20 PTS / 100 LF = 35.4
PUV PROVIDED: 27 LARGE SHRUBS @ 30' = 27.0
35 SMALL SHRUBS @ 24' = 18.0

FOUNDATION - NORTH ELEVATION

REQUIRED AREA: 177 LF X 2' = 354 SF
PROVIDED AREA: NA - LOADING AREA ALONG LENGTH OF BLDG

PUV REQUIRED: NA
PUV PROVIDED: NA

FOUNDATION - EAST ELEVATION
REQUIRED AREA: 81 LF X 2' = 162 SF
PROVIDED AREA: 480 SF

PUV REQUIRED: 81 LF X 20 PTS / 100 LF = 16.2
PUV PROVIDED: 3 LARGE EVERGREEN TREES @ 8' H = 15.0
8 LARGE SHRUBS @ 30' = 8.0

PARKING LOT INTERIOR LANDSCAPING - TONS UDD 7.01H

PARKING AREA SCREENING - TONS UDD 7.01H

REQUIRED AREA: 177 LF X 2' = 354 SF
PROVIDED AREA: 1080 SF

PUV REQUIRED: 177 LF X 20 PTS / 100 LF = 35.4
PUV PROVIDED: 27 LARGE SHRUBS @ 30' = 27.0
35 SMALL SHRUBS @ 24' = 17.5

FOUNDATION - WEST ELEVATION
REQUIRED AREA: 81 LF X 2' = 162 SF
PROVIDED AREA: 480 SF

PUV REQUIRED: 81 LF X 20 PTS / 100 LF = 16.2
PUV PROVIDED: 19 LARGE SHRUBS @ 30' = 18.0

FLEX BUILDING 5

FOUNDATION - SOUTH ELEVATION
REQUIRED AREA: 81 LF X 2' = 162 SF
PROVIDED AREA: 162 SF

PUV REQUIRED: 81 LF X 20 PTS / 100 LF = 16.2
PUV PROVIDED: 19 LARGE SHRUBS @ 30' = 19.0

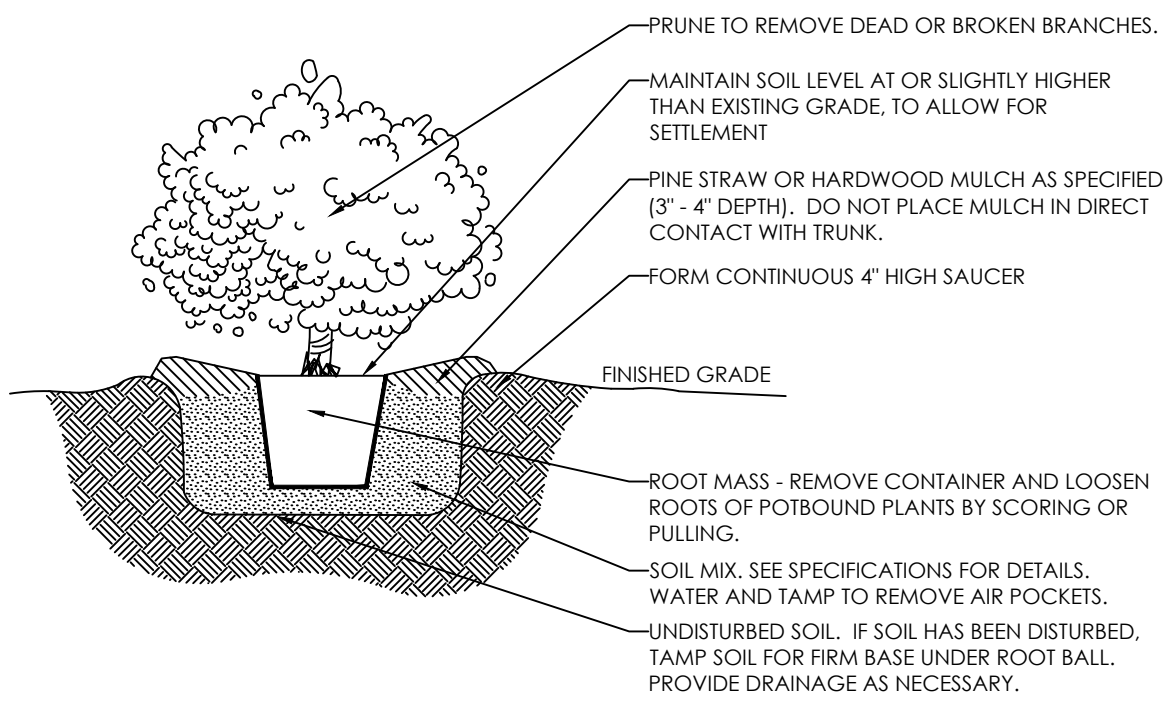
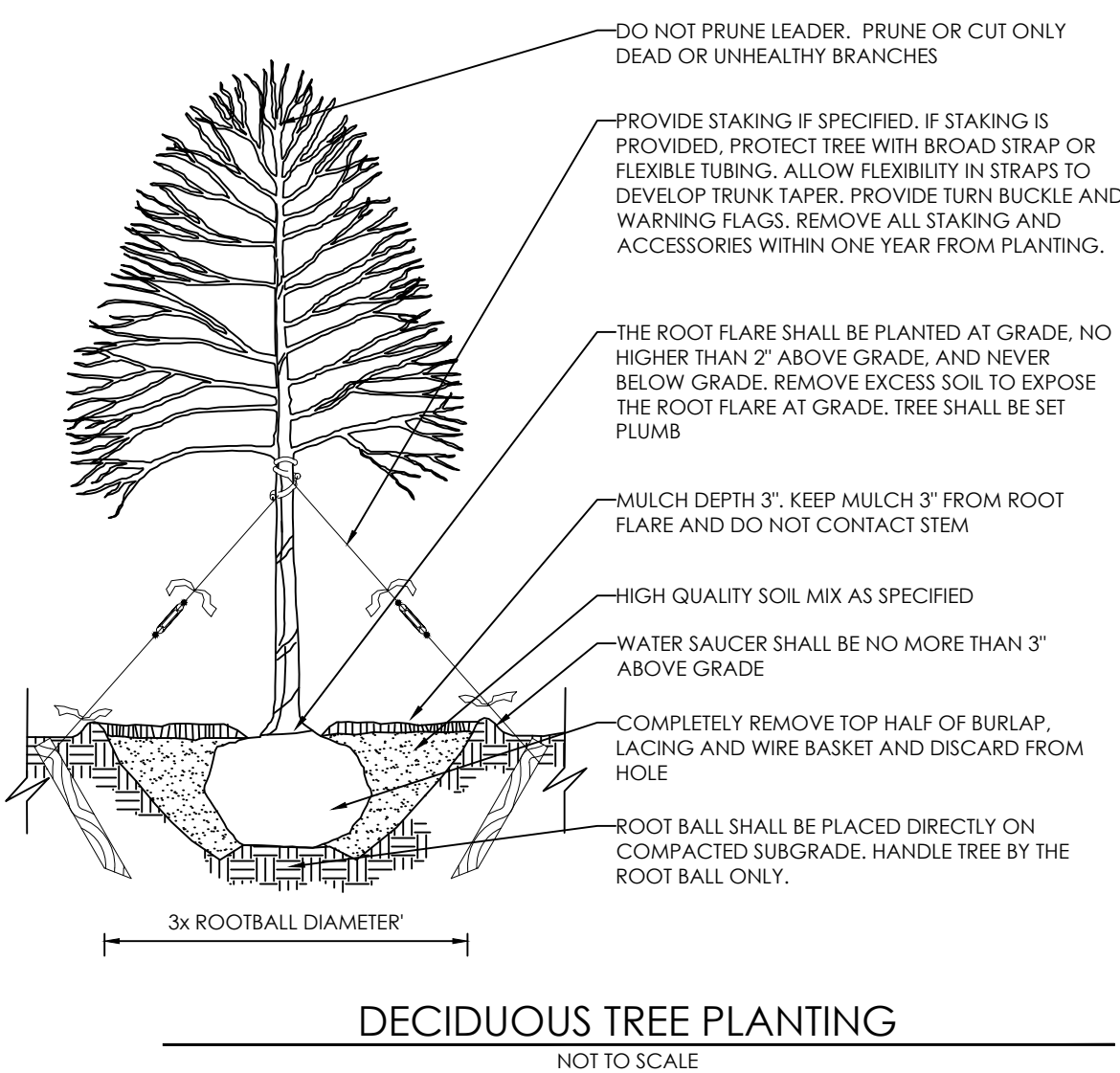
FOUNDATION - WEST ELEVATION
REQUIRED AREA: 177 LF X 2' = 354 SF
PROVIDED AREA: 564 SF

PUV REQUIRED: 177 LF X 20 PTS / 100 LF = 35.4
PUV PROVIDED: 27 LARGE SHRUBS @ 30' = 27.0
35 SMALL SHRUBS @ 24' = 18.0

LANDSCAPE SCHEDULE (LANDSCAPE PLAN EAST)

KEY	QTY.	%	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY / UNDERSTORY TREES						
QP	2	2%	QUERCUS PHellos	WILLOW OAK	2.5' CAL., 10'-12' HT.	
ZS	3	2%	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2.5' CAL., 10'-12' HT.	
AS	4	2%	ACER SACCHARUM	SUGAR MAPLE	2.5' CAL., 10'-12' HT.	
MG	3	17%	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6' HT	
IO	3	7%	ILEX X OAKLEAF 'CONAF'	OAKLEAF HOLLY	6' HT	
LI	3	2%	LAGERSTROEMIA INDICA 'RED ROCKET'	RED FLOWERING CREPE MYRTLE	1.5' CAL 6'-8' HT	3-5 STEMS
EVERGREEN PARKING LOT SHRUBS						
IVN	8	5%	ILEX VOMITORIA	YAUPOINT HOLLY	24" H	
ICN	48	11%	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	24" H	
RI	18	4%	RAPHELOPSIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	24" H	
EVERGREEN FOUNDATION SHRUBS						
JSS	9	2%	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	36" H	
LC	48	8%	LOROPETALUM CHINENSE 'RUBY'	LOROPETALUM	36" H	
JCP	34	7%	JUNIPERUS HORIZONTALIS 'PLUMOSA'	PFITZER JUNIPER	24" H	
AK	35	4%	ABELIA KALEIDOSCOPE	KALEIDOSCOPE ABELIA	24" H	
IG	30	12%	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	36" H	
ICST	27	7%	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	36" H	
MC	18	17%	MYRICIA CERIFERA	WAX MYRTLE	36" H	
ICBN	36	17%	ILEX CORNUTA BURFORDII NANA	DWARF BURFORD HOLLY	36" H	

- NOTES:
1. TREE AND SHRUB QUANTITIES LISTED IN THIS CHART ARE FOR PLANTINGS SHOWN ON THIS SHEET ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN PLANT COUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLANT COUNTS ON THE PLAN SHALL DICITATE.
 2. PERCENTAGES SHOWN ARE FOR TONS REVIEW PURPOSES ONLY. THE PERCENTAGES SHOWN FOR EACH TREE SPECIES ON THIS SCHEDULE ARE BASED ON THE TOTAL OF NEW TREES PROPOSED FOR THIS PROJECT. THE PERCENTAGES SHOWN FOR EACH SHRUB SPECIES ON THIS SCHEDULE ARE BASED ON THE TOTAL OF NEW SHRUBS PROPOSED FOR THIS PROJECT.



- NOTES:
1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY.
 2. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

SHRUB PLANTING

NOT TO SCALE



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

Village Green
Land Design

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733

HOLLY SPRINGS
BUSINESS PARK TRACT 3
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

LANDSCAPE PLAN
(EAST)

REVISION:	DRAWN BY:	CHECKED BY:	DATE:
1 - TOWN COMMENTS	ERB	MAR	08.26.2020
2 - TOWN COMMENTS	JT	MAR	11.13.2020
3 - TOWN COMMENTS	TMB	TMB	12.17.2020

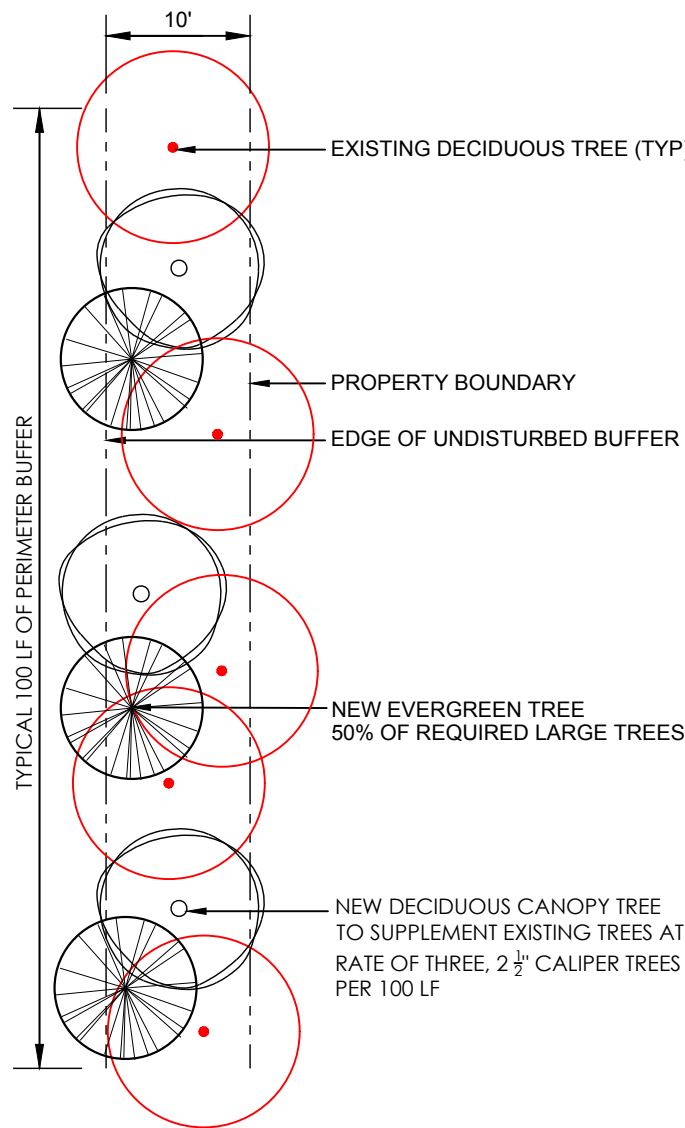


PRELIMINARY
NOT FOR CONSTRUCTION

SEALED BY:

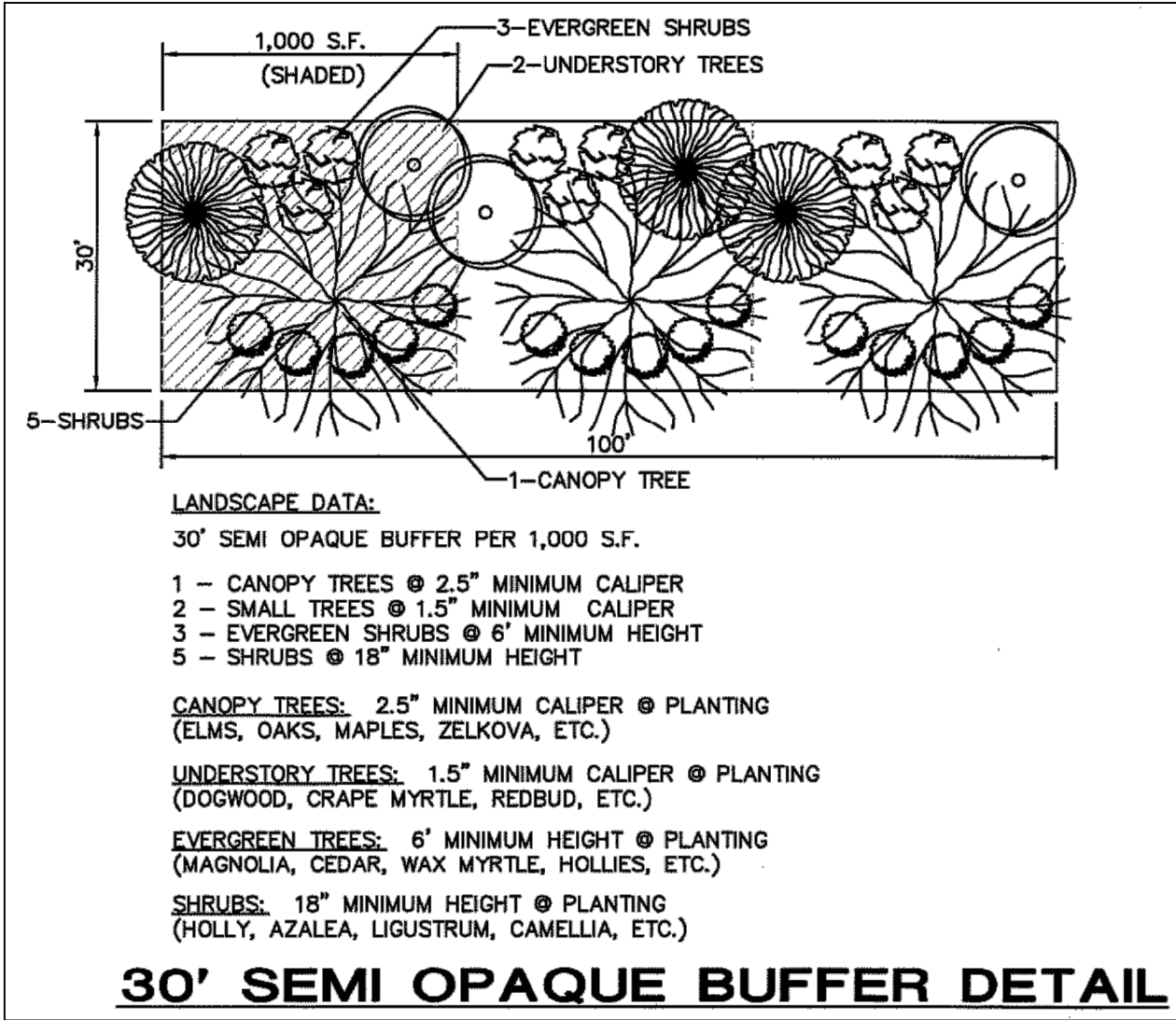


L-201



10' WIDE A-20 BUFFER DETAIL

NTS
NOTE:
IN SEGMENTS E-1 THRU E-7 ALONG EAST BOUNDARY OF PROJECT CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN FROM DAMAGE AND SUPPLEMENT WITH ADDITIONAL TREES AS REQUIRED TO MEET A-20 BUFFER STANDARDS.



30' SEMI OPAQUE BUFFER DETAIL

ALONG GREEN OAK PARKWAY FRONTAGE PER PREVIOUSLY APPROVED DEVELOPMENT PLAN

NOTE:
IN SEGMENTS S-13 AND S-14 ALONG GREEN OAK PARKWAY CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN FROM DAMAGE AND SUPPLEMENT WITH NEW TREES / SHRUBS TO MEET ABOVE BUFFER STANDARDS.

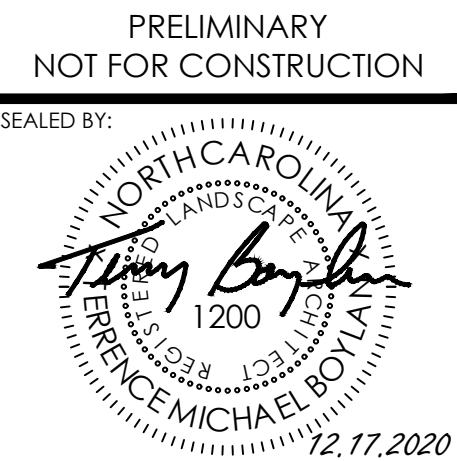
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

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Land Design
1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733

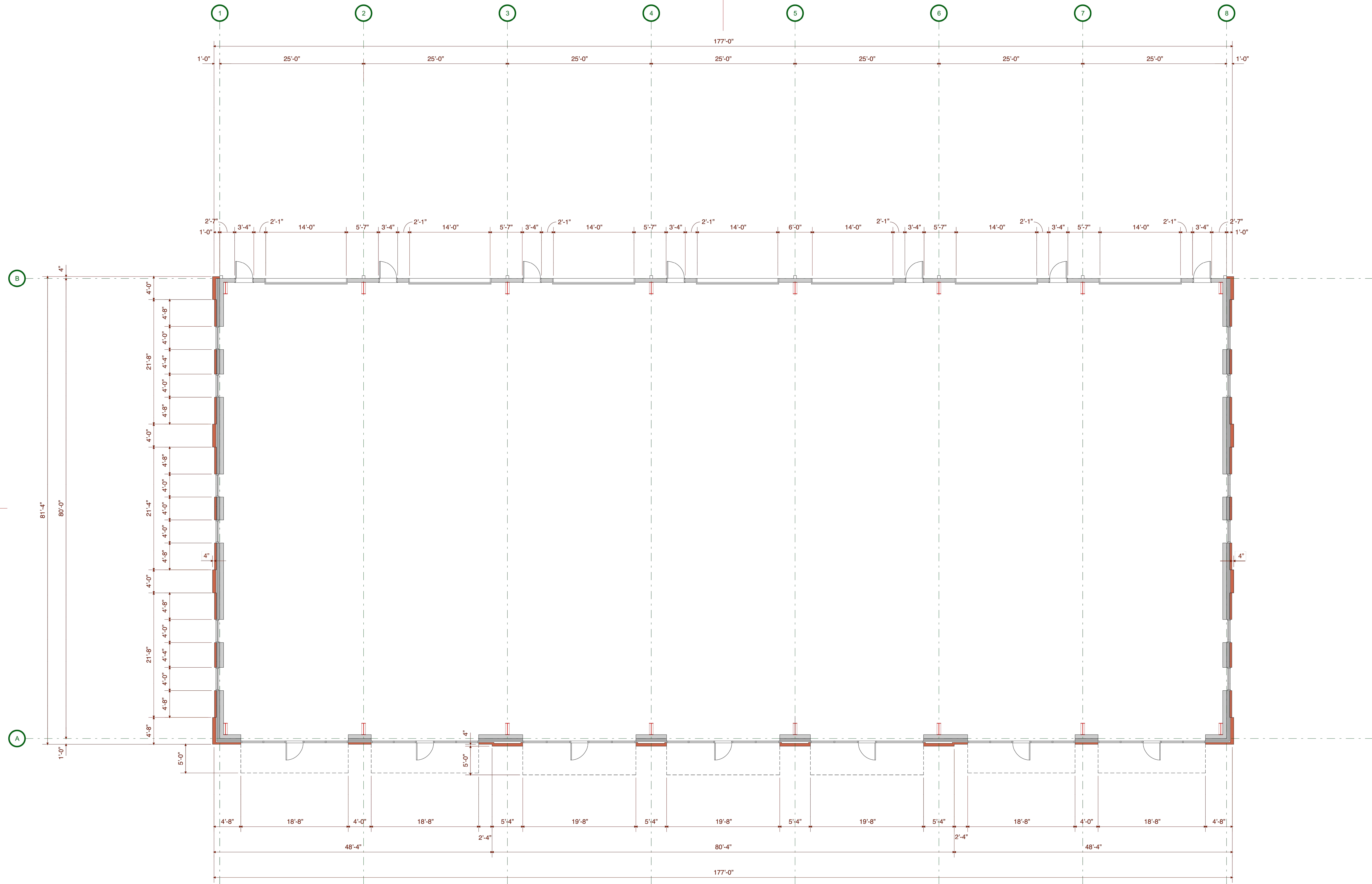
HOLLY SPRINGS
BUSINESS PARK TRACT 3
DEVELOPMENT PLAN
HOLLY SPRINGS, NC

LANDSCAPE DETAILS

REVISION:	DRAWN BY:	CHECKED BY:	DATE:
1 - TOWN COMMENTS	ERB	MAR	08.26.2020
2 - TOWN COMMENTS	JT	MAR	11.13.2020
3 - TOWN COMMENTS	TMB	TMB	12.17.2020



L-202



Building Type-1
Buildings #4&5 per Site Plan Layout

14,168.00 Sq ft

1

Overall Floor Plan

Scale: 1/8" = 1'-0"

10'

0'

2'

4'

6'

8'

10'

PLAN REVISIONS

NO.	DATE	REVISION	BY

PROJECT:

HOLLY SPRINGS
BUSINESS PARK
TRACT 3
DEVELOPMENT
PLAN

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

2019-20
JMM
JMM
04.28.2020
AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

Environmental, Health and Safety Solutions

SKIE
PROPERTIES, LLC

CGAHEY
DESIGN

123 Raleigh Street, Fuquay-Varina, North Carolina 27526
919.321.0123 + 919.422.0265 info@mcgaheydesign.com

53338

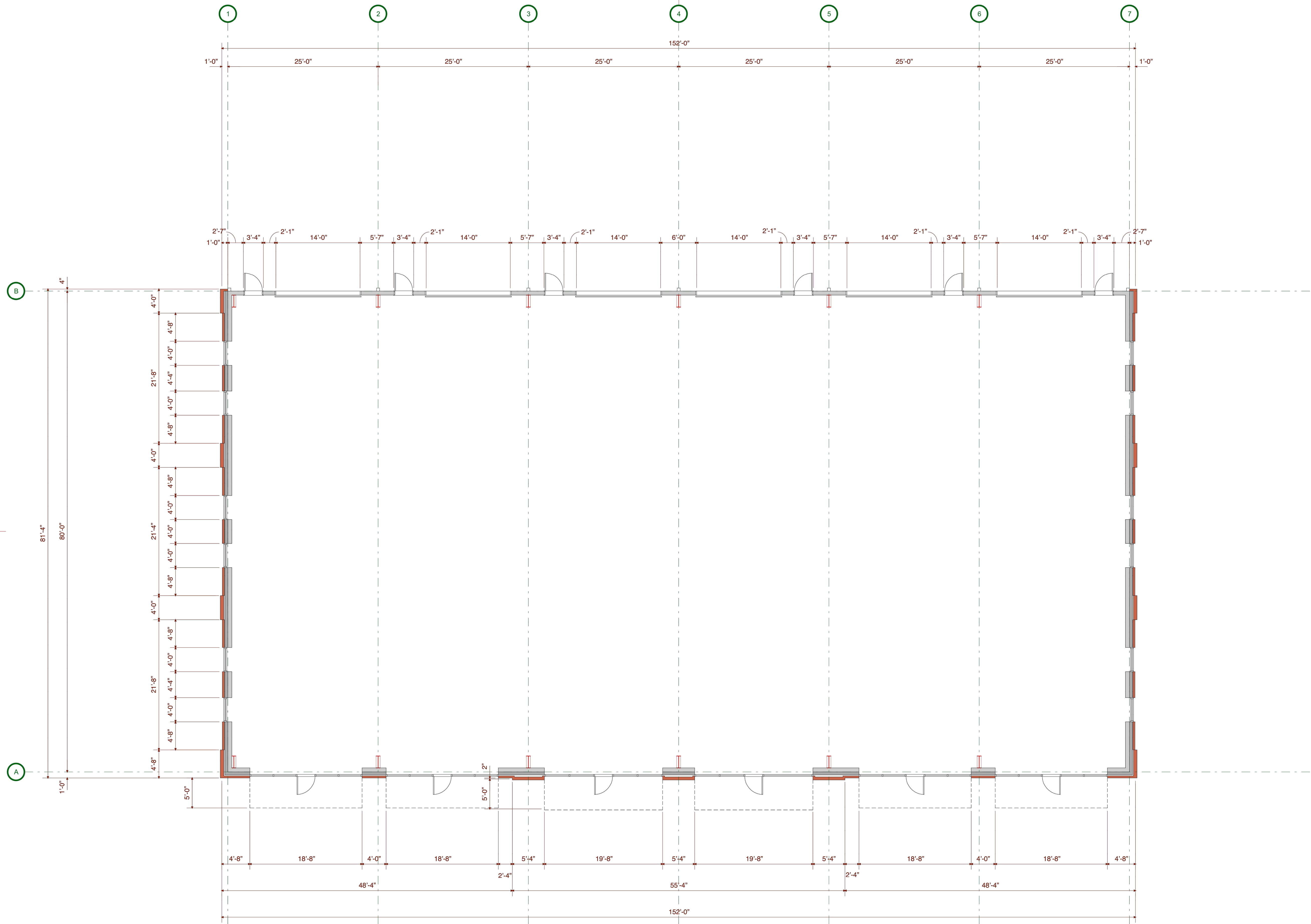
JOHN MORRIS
REGISTERED ARCHITECT
9603
JOHN MORRIS
FOUQUAY-VARINA, NC

4.28.20

SHEET:

Overall Floor Plan

A1.01



Building Type-2
Building #3 per Site Plan Layout

12,155.01 Sq ft

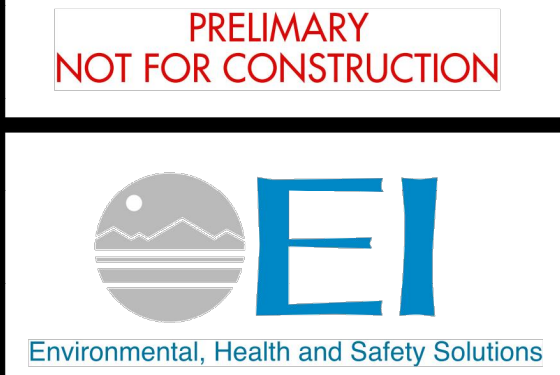
PLAN REVISIONS			
NO.	DATE	REVISION	BY

PROJECT:
**HOLLY SPRINGS
BUSINESS PARK
TRACT 3
DEVELOPMENT
PLAN**

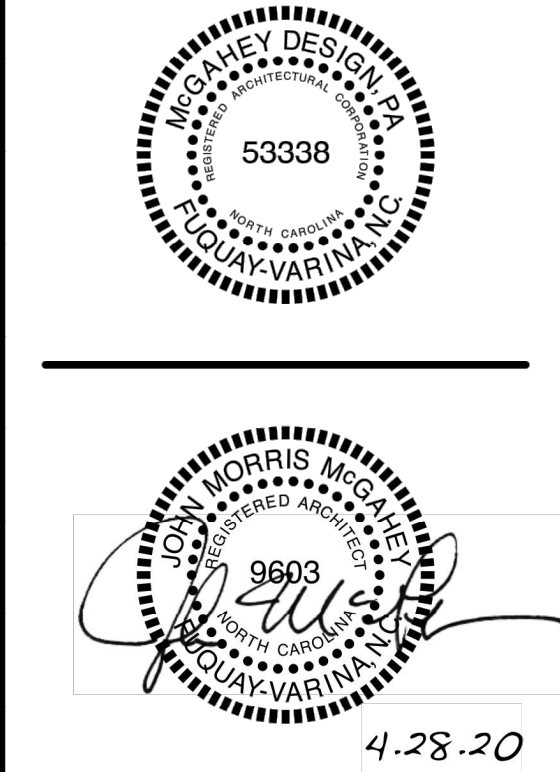
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420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

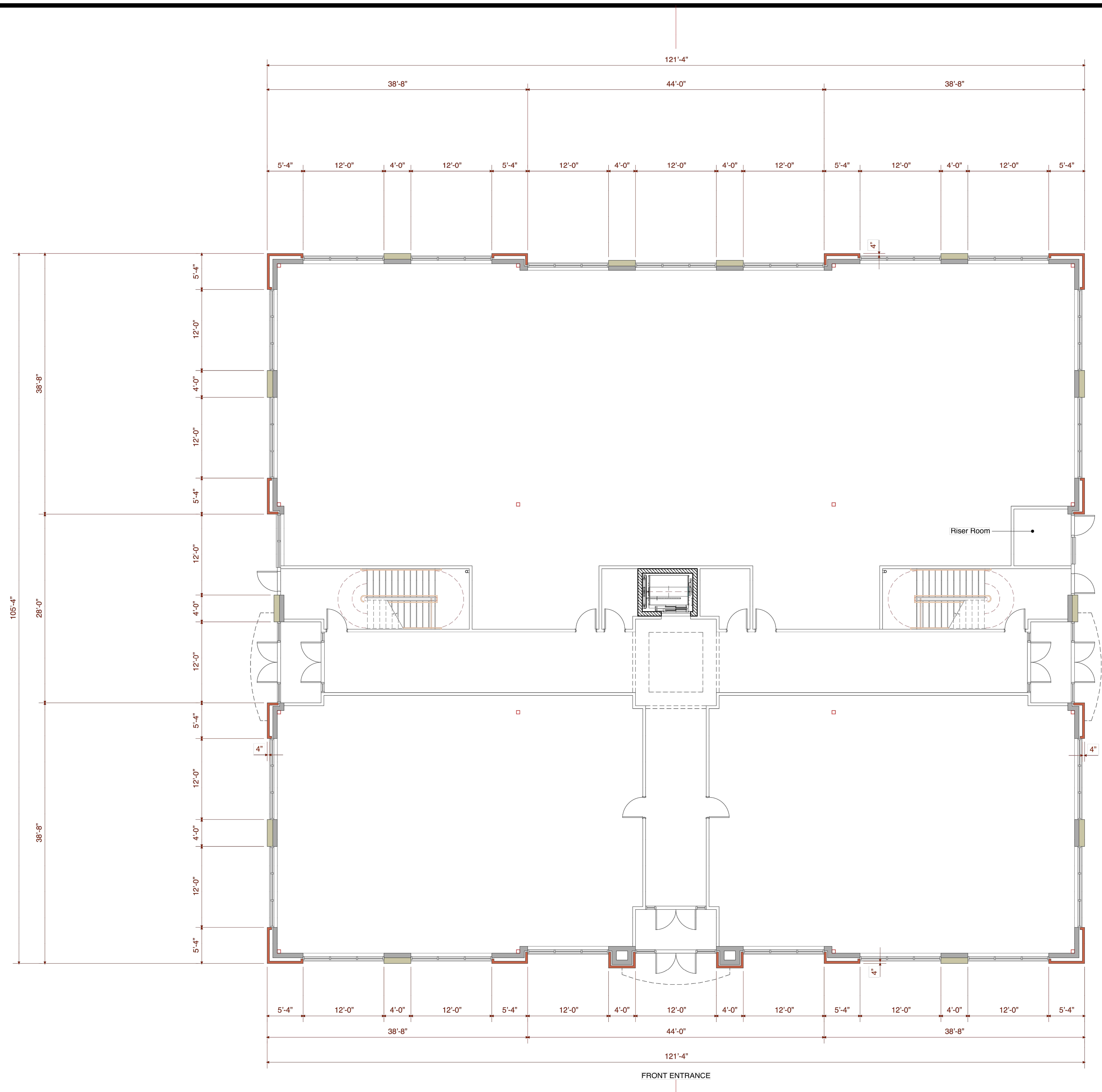
PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

2019-20
JMM
JMM
04.28.2020
AS NOTED



SKIE
PROPERTIES, LLC





Building Type-3
Buildings #1 & 2 per Site Plan Layout

12,405.15 Sq ft

1

Overall First Floor Plan

Scale: 1/8" = 1'-0"

10' 0' 2' 4' 6' 8' 10'

PLAN REVISIONS			
NO.	DATE	REVISION	BY

PROJECT:
**HOLLY SPRINGS
BUSINESS PARK
TRACT 3
DEVELOPMENT
PLAN**

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #: 2019-20
DRAWN BY: JMM
REVIEWED BY: JMM
1ST SUBMITTAL: 04.28.2020
SCALE: AS NOTED

**PRELIMINARY
NOT FOR CONSTRUCTION**



**SKIE
PROPERTIES, LLC**

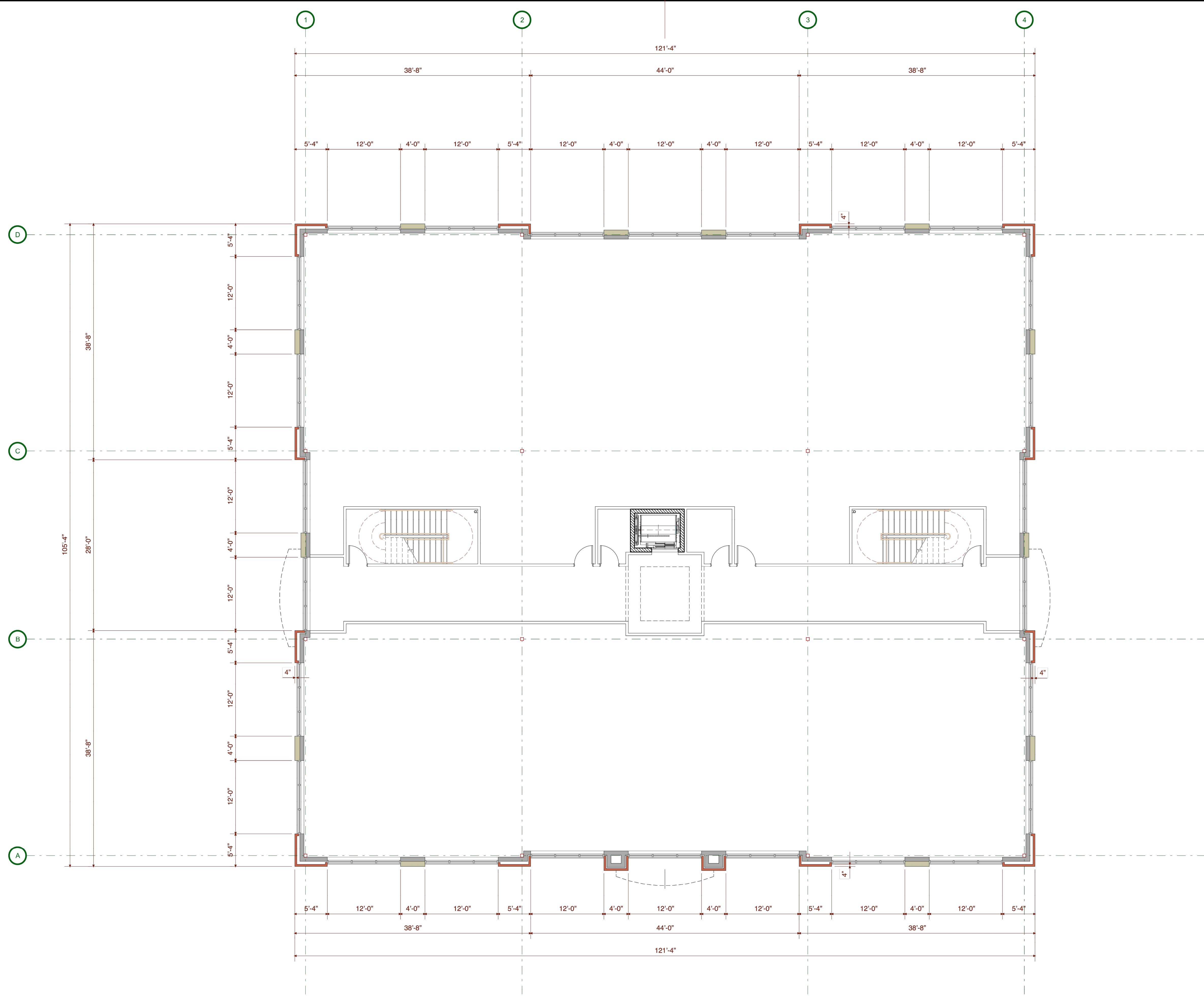
**CGAHEY
DESIGN**

123 Raleigh Street, Fuquay-Varina, North Carolina 27526
919.321.0123 + 919.422.0265 info@mcgaheydesign.com

SHEET:
Overall Floor Plan

A1.03

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Building Type-3
Buildings #1 & 2 per Site Plan Layout

12,405.15 Sq ft

1

Overall Second Floor Plan

Scale: 1/8" = 1'-0"

10' 0' 2' 4' 6' 8' 10'

PLAN REVISIONS			
NO.	DATE	REVISION	BY

PROJECT:

HOLLY SPRINGS
BUSINESS PARK
TRACT 3
DEVELOPMENT
PLAN

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

2019-20
JMM
JMM
04.28.2020
AS NOTED

PRELIMINARY
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SKIE
PROPERTIES, LLC

CGAHEY
DESIGN

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919.321.0123 + 919.422.0265 info@mcgaheydesign.com

MC GAHEY DESIGN, P.A.
53338
PLANNING
FLOUAY-VARINA, NC

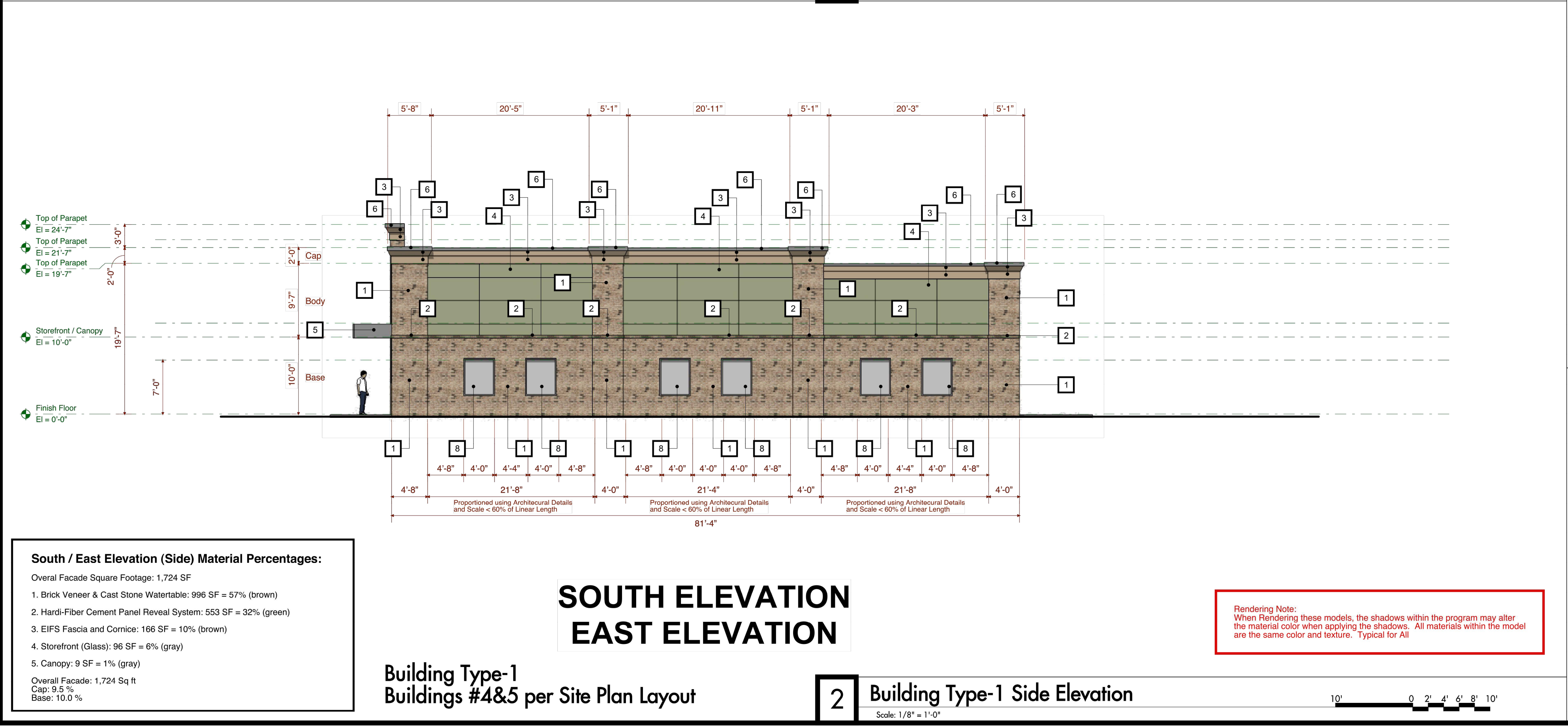
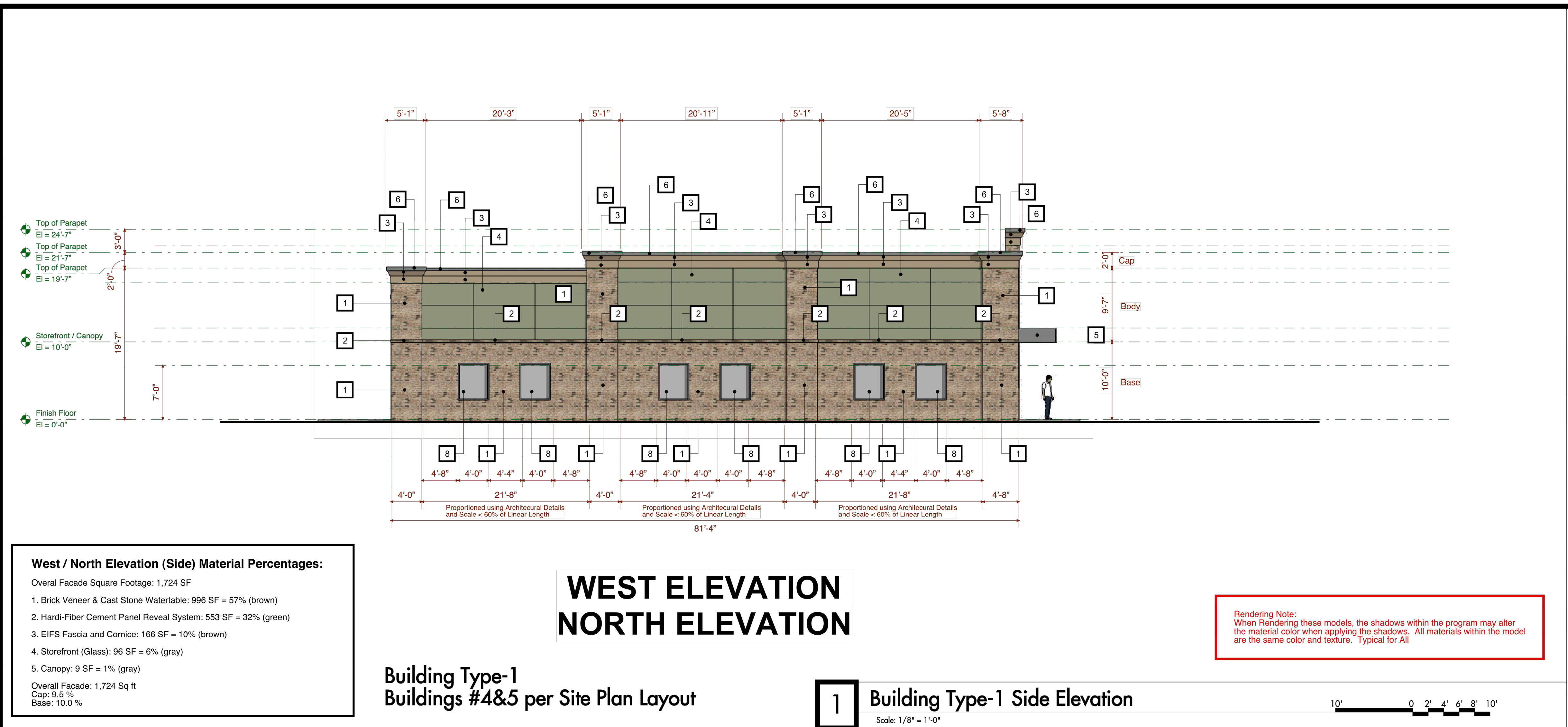
JOHN MORRIS
REGISTERED ARCHITECT
9603
JOHN MORRIS
FLOUAY-VARINA, NC
4.28.20

SHEET:
Overall Floor Plan

A1.04

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MATERIAL LEGEND

1	Modular Brick - Color: General Shale: Colony Pointe
1a	Modular Brick - Header: Solider: Color: General Shale: Monument Tudor
1b	Modular Brick - Sill: Rowlock: Color: General Shale: Monument Tudor
1c	Modular Brick - Watertable: Rowlock/Solider: Color: General Shale: Monument Tudor
2	Pre-cast Concrete Watertable: Color: Limestone to match 462 Almond
3	Synthetic Stucco (EIFS) Fascia/Cornice: Color: 462 Almond
3a	Synthetic Stucco (EIFS) Veneer: Color: 462 Almond
3b	Synthetic Stucco (EIFS) Trim: Color: 462 Almond
4	Hardi Panel Reveal System - smooth panels with Aluminum Reveal Extrusions with exposed fasteners with color Plus Technology Color: Clary Sage SW 6178
5	Aluminum Canopy: Color: Ceco - Slate Gray
6	Aluminum Cap Flashing: Color: Ceco - Slate Gray
7	Aluminum Storefront - Entrance: Color: Clear Andozied
8	Aluminum Storefront - Window: Color: Clear Andozied
9	NOT USED
10	Metal Building Manufacturer Architectural Wall Panel: Horizontal: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
11	Metal Building Manufacturer Eave Trim: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
12	Metal Building Manufacturer Gutter: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
12a	Metal Building Manufacturer Downspout: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
13	Metal Building Manufacturer Roof Wall Panel: Color: Ceco - Slate Gray on Building #3, #4 & #5
14	Metal Building Manufacturer Metal Roof Panel: Color: Ceco - Slate Gray on Building #3, #4 & #5
15	Metal Building Manufacturer Architectural - Screen Wall Panel: Color: Ceco - Slate Gray on Building #1 & #2
16	Hollow Metal Door and Frame: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
17	Aluminum OH Door: Color: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
18	Exterior Wall Light Fixture
19	Inside of Parapet Wall - TPO Roof Membrane: Color: White on Building #1 & #2
20	NOT USED

(GRAY) Slate Gray

(GREEN) Clary Sage SW 6178 - Green Paint Color - Sherwin-Williams

(BROWN) Dryvit Systems Inc - 462 Almond

(BROWN) Modular Brick: Color: General Shale: Colony Pointe

(BROWN) Modular Brick: Color: General Shale: Monument Tudor

PLAN REVISIONS

NO.	DATE	REVISION	BY

PROJECT:

HOLLY SPRINGS BUSINESS PARK TRACT 3 DEVELOPMENT PLAN

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #: 2019-20
DRAWN BY: JMM
REVIEWED BY: JMM
1ST SUBMITTAL: 04.28.2020
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

SKIE PROPERTIES, LLC

CGAHEY DESIGN
123 Raleigh Street, Fuquay-Varina, North Carolina 27526
919.321.0123 + 919.422.0265 info@mcgaheydesign.com

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REGISTERED ARCHITECT
53338
FLOU-Y-VARINA, NC

JOHN MORRIS
REGISTERED ARCHITECT
9603
FLOU-Y-VARINA, NC
4.28.20

SHEET:
Overall Elevations

A2.02

Building Type Layout

Page 56 of 340

PLAN REVISIONS

NO.	DATE	REVISION	BY

PROJECT:
**HOLLY SPRINGS BUSINESS PARK
TRACT 3
DEVELOPMENT
PLAN**

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

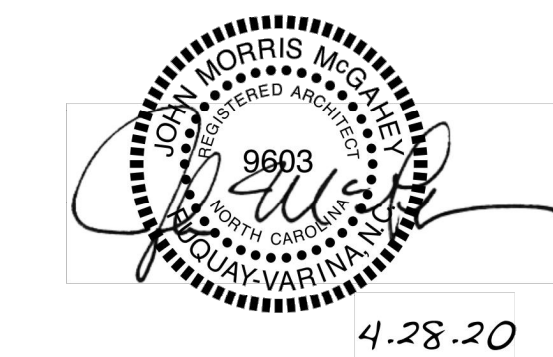
PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

2019-20
JMM
JMM
04.28.2020
AS NOTED

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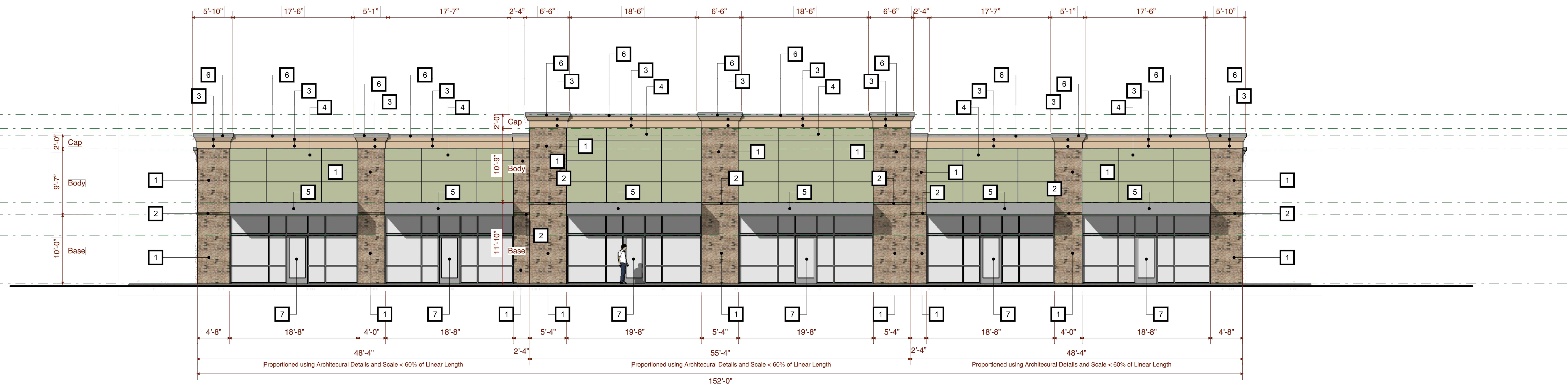


**SKIE
PROPERTIES, LLC**



SHEET:
Overall Elevations

A2.03



South Elevation (Front) Material Percentages:

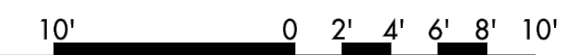
- Overall Facade Square Footage: 3,465 SF
- 1. Brick Veneer & Cast Stone Watertable: 805 SF = 23% (brown)
 - 2. Hardi-Fiber Cement Panel Reveal System: 1,002 SF = 29% (green)
 - 3. EIFS Fascia and Cornice: 310 SF = 9% (brown)
 - 4. Storefront (Glass): 1,143 SF = 33% (gray)
 - 5. Canopy: 206 SF = 6% (gray)
- Overall Facade: 3,465 Sq ft
Cap: 8.9 %
Base: 12.0 %

**Building Type-2
Buildings #3 per Site Plan Layout**

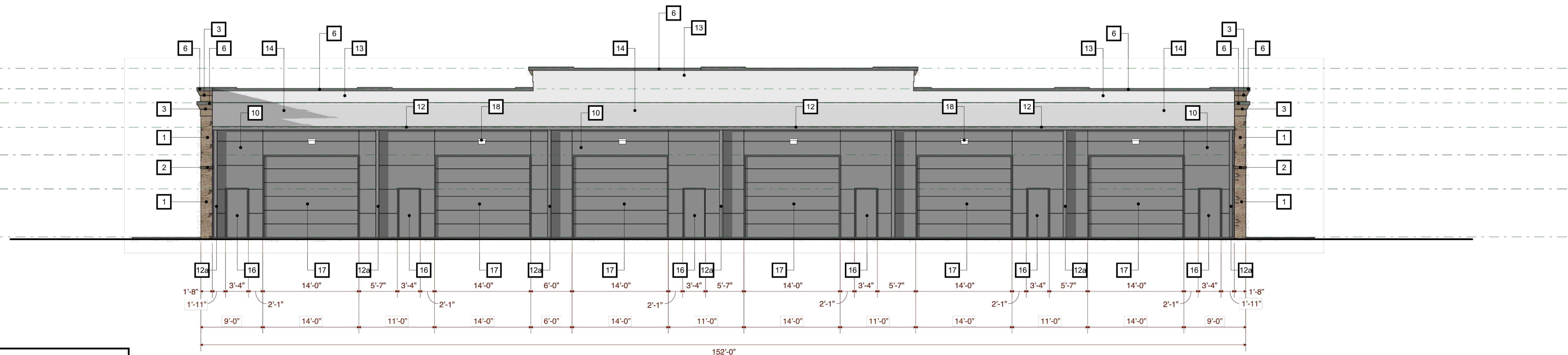
SOUTH ELEVATION

1 Building Type-2 Front Elevation

Scale: 1/8" = 1'-0"



Rendering Note:
When Rendering these models, the shadows within the program may alter the material color when applying the shadows. All materials within the model are the same color and texture. Typical for All



North Elevation (Rear) Material Percentages:

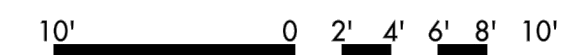
- Overall Facade Square Footage: 2,446 SF
- 1. Brick Veneer & Cast Stone Watertable: 62 SF = 3%
 - 2. Architectural Metal Wall Panel: 1,449 SF = 51%
 - 3. EIFS Fascia and Cornice: 9 SF = 1%
 - 4. Man Doors (6): 138 SF = 6%
 - 5. OH Doors (6): 882 SF = 36%

**Building Type-2
Buildings #3 per Site Plan Layout**

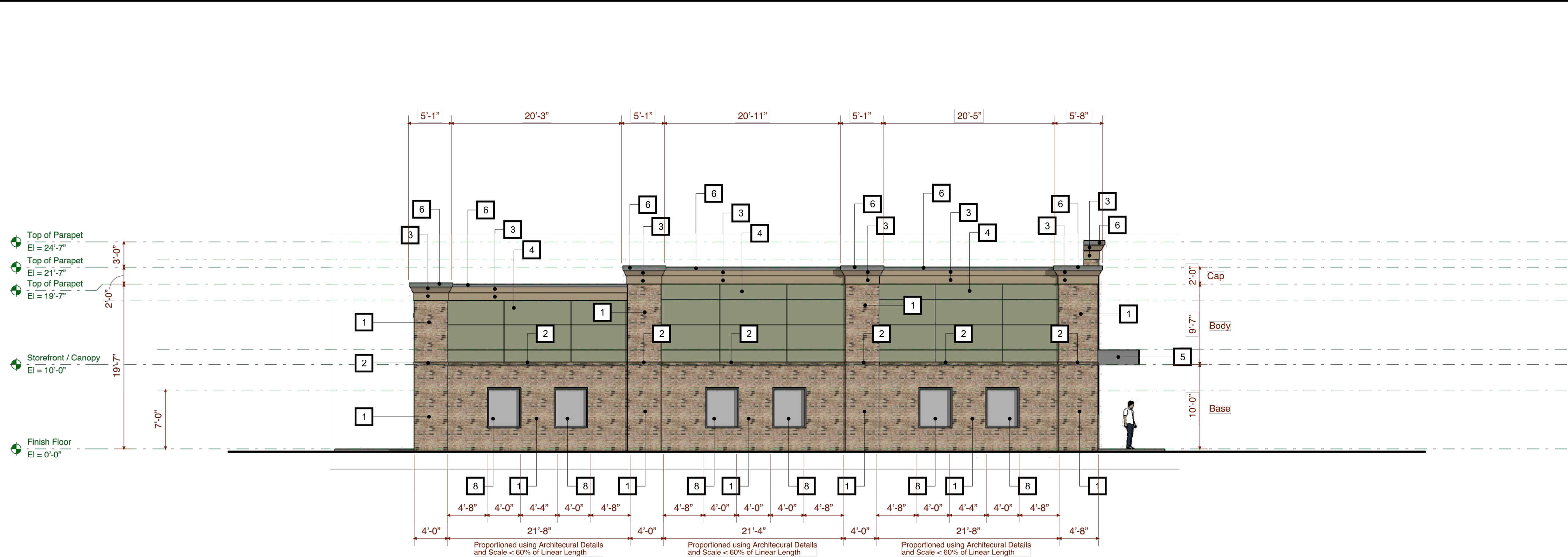
NORTH ELEVATION

2 Building Type-2 Rear Elevation

Scale: 1/8" = 1'-0"



Rendering Note:
When Rendering these models, the shadows within the program may alter the material color when applying the shadows. All materials within the model are the same color and texture. Typical for All



West / North Elevation (Side) Material Percentages:

- Overall Facade Square Footage: 1,724 SF
- 1. Brick Veneer & Cast Stone Watertable: 996 SF = 57% (brown)
 - 2. Hardi-Fiber Cement Panel Reveal System: 553 SF = 32% (green)
 - 3. EIFS Fascia and Cornice: 166 SF = 10% (brown)
 - 4. Storefront (Glass): 96 SF = 6% (gray)
 - 5. Canopy: 9 SF = 1% (gray)
- Overall Facade: 1,724 Sq ft
Cap: 9.5 %
Base: 10.0 %

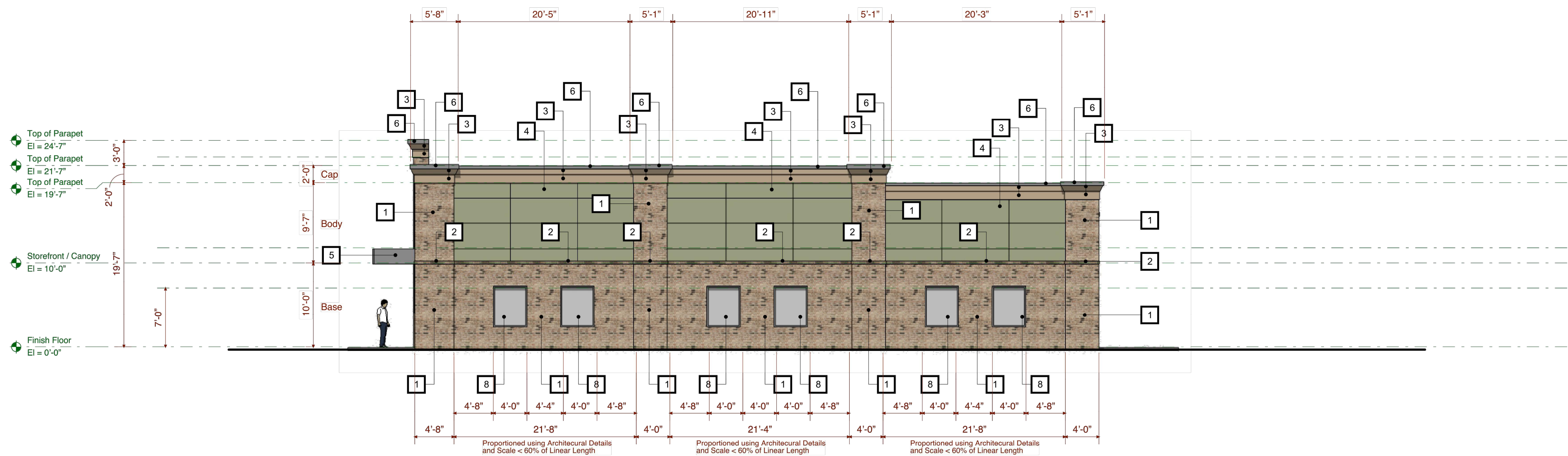
WEST ELEVATION

Building Type-2
Buildings #3 per Site Plan Layout

1 Building Type-2 Side Elevation

Scale: 1/8" = 1'-0"

Rendering Note:
When Rendering these models, the shadows within the program may alter the material color when applying the shadows. All materials within the model are the same color and texture. Typical for All



South / East Elevation (Side) Material Percentages:

- Overall Facade Square Footage: 1,724 SF
- 1. Brick Veneer & Cast Stone Watertable: 996 SF = 57% (brown)
 - 2. Hardi-Fiber Cement Panel Reveal System: 553 SF = 32% (green)
 - 3. EIFS Fascia and Cornice: 166 SF = 10% (brown)
 - 4. Storefront (Glass): 96 SF = 6% (gray)
 - 5. Canopy: 9 SF = 1% (gray)
- Overall Facade: 1,724 Sq ft
Cap: 9.5 %
Base: 10.0 %

EAST ELEVATION

Building Type-2
Buildings #3 per Site Plan Layout

2 Building Type-2 Side Elevation

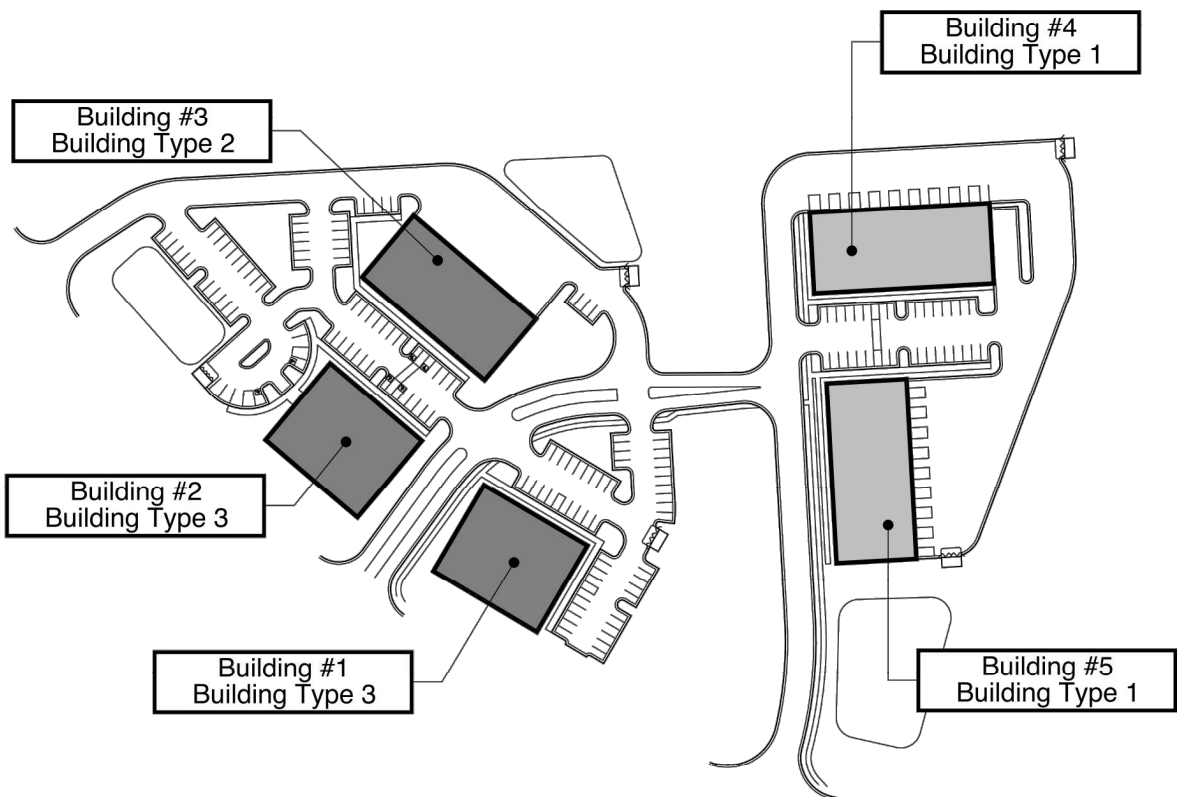
Scale: 1/8" = 1'-0"

Rendering Note:
When Rendering these models, the shadows within the program may alter the material color when applying the shadows. All materials within the model are the same color and texture. Typical for All

MATERIAL LEGEND

- 1 Modular Brick: Color: General Shale: Colony Pointe
- 1a Modular Brick - Header: Solider: Color: General Shale: Monument Tudor
- 1b Modular Brick - Sill: Rowlock: Color: General Shale: Monument Tudor
- 1c Modular Brick - Watertable: Rowlock/Solider: Color: General Shale: Monument Tudor
- 2 Pre-cast Concrete Watertable: Color: Limestone to match 462 Almond
- 3 Synthetic Stucco (EIFS) Fascia/Cornice: Color: 462 Almond
- 3a Synthetic Stucco (EIFS) Veneer: Color: 462 Almond
- 3b Synthetic Stucco (EIFS) Trim: Color: 462 Almond
- 4 Hardi Panel Reveal System - smooth panels with Aluminum Reveal Extrusions with exposed fasteners with color Plus Technology Color: Clary Sage SW 6178
- 5 Aluminum Canopy: Color: Ceco - Slate Gray
- 6 Aluminum Cap Flashing: Color: Ceco - Slate Gray
- 7 Aluminum Storefront - Entrance: Color: Clear Andozied
- 8 Aluminum Storefront - Window: Color: Clear Andozied
- 9 NOT USED
- 10 Metal Building Manufacturer Architectural Wall Panel: Horizontal: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
- 11 Metal Building Manufacturer Eave Trim: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
- 12 Metal Building Manufacturer Gutter: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
- 12a Metal Building Manufacturer Downspout: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
- 13 Metal Building Manufacturer Roof Wall Panel: Color: Ceco - Slate Gray on Building #3, #4 & #5
- 14 Metal Building Manufacturer Metal Roof Panel: Color: Ceco - Slate Gray on Building #3, #4 & #5
- 15 Metal Building Manufacturer Architectural - Screen Wall Panel: Color: Ceco - Slate Gray on Building #1 & #2
- 16 Hollow Metal Door and Frame: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
- 17 Aluminum OH Door: Color: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
- 18 Exterior Wall Light Fixture
- 19 Inside of Parapet Wall - TPO Roof Membrane: Color: White on Building #1 & #2
- 20 NOT USED

- (GRAY) Slate Gray
- (GREEN) Clary Sage SW 6178 - Green Paint Color - Sherwin-Williams
- (BROWN) Dryvit Systems Inc - 462 Almond
- (BROWN) Modular Brick: Color: General Shale: Colony Pointe
- (BROWN) Modular Brick: Color: General Shale: Monument Tudor



Building Type Layout

PLAN REVISIONS			
NO.	DATE	REVISION	BY
PROJECT:			
HOLLY SPRINGS BUSINESS PARK TRACT 3 DEVELOPMENT PLAN			
PUD: 01-PUD-03-A03 420 GREEN OAKS PKWY HOLLY SPRINGS, NC			
PROJECT #:	2019-20	JMM	
DRAWN BY:	REVIEWED BY:	1ST SUBMITTAL:	04.28.2020 AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

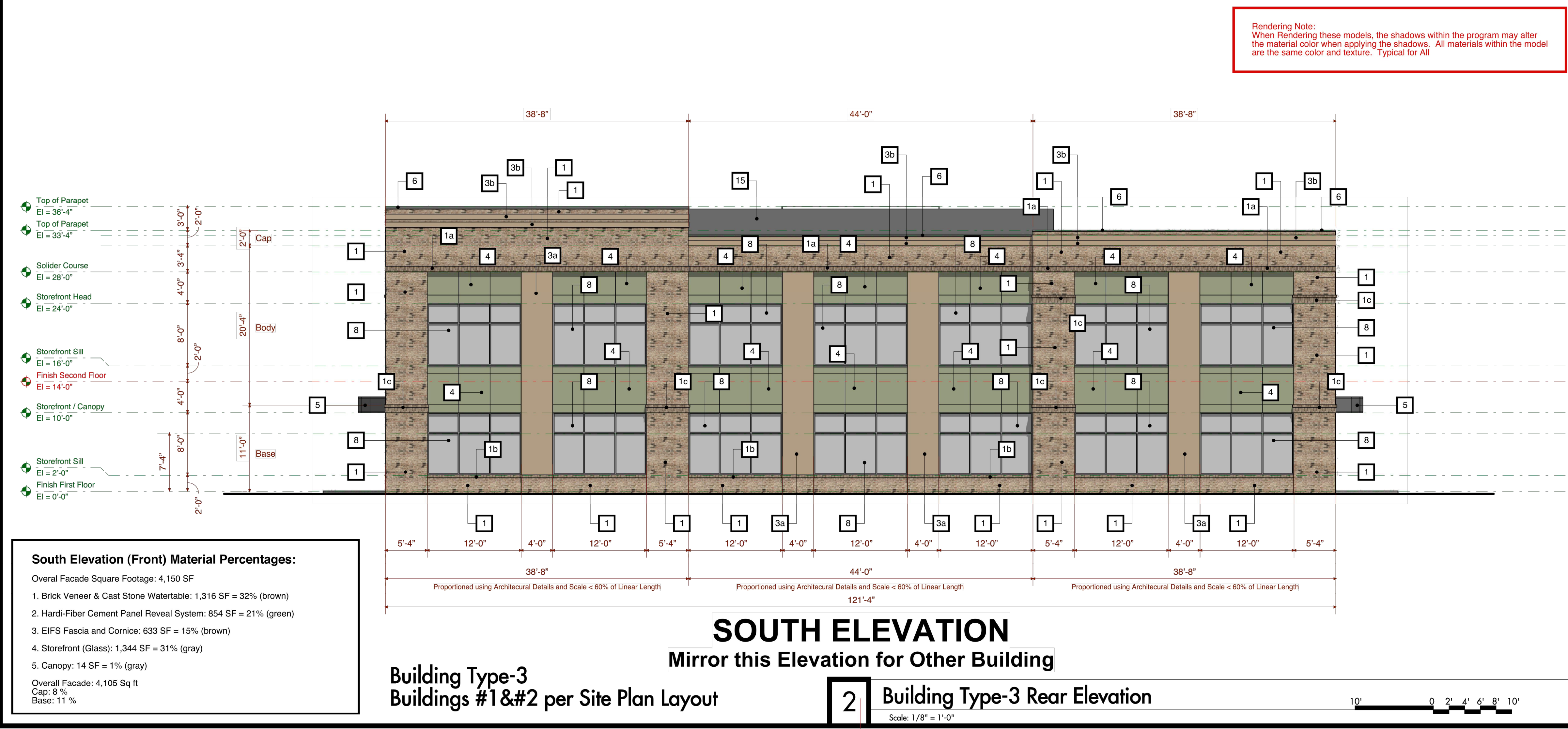
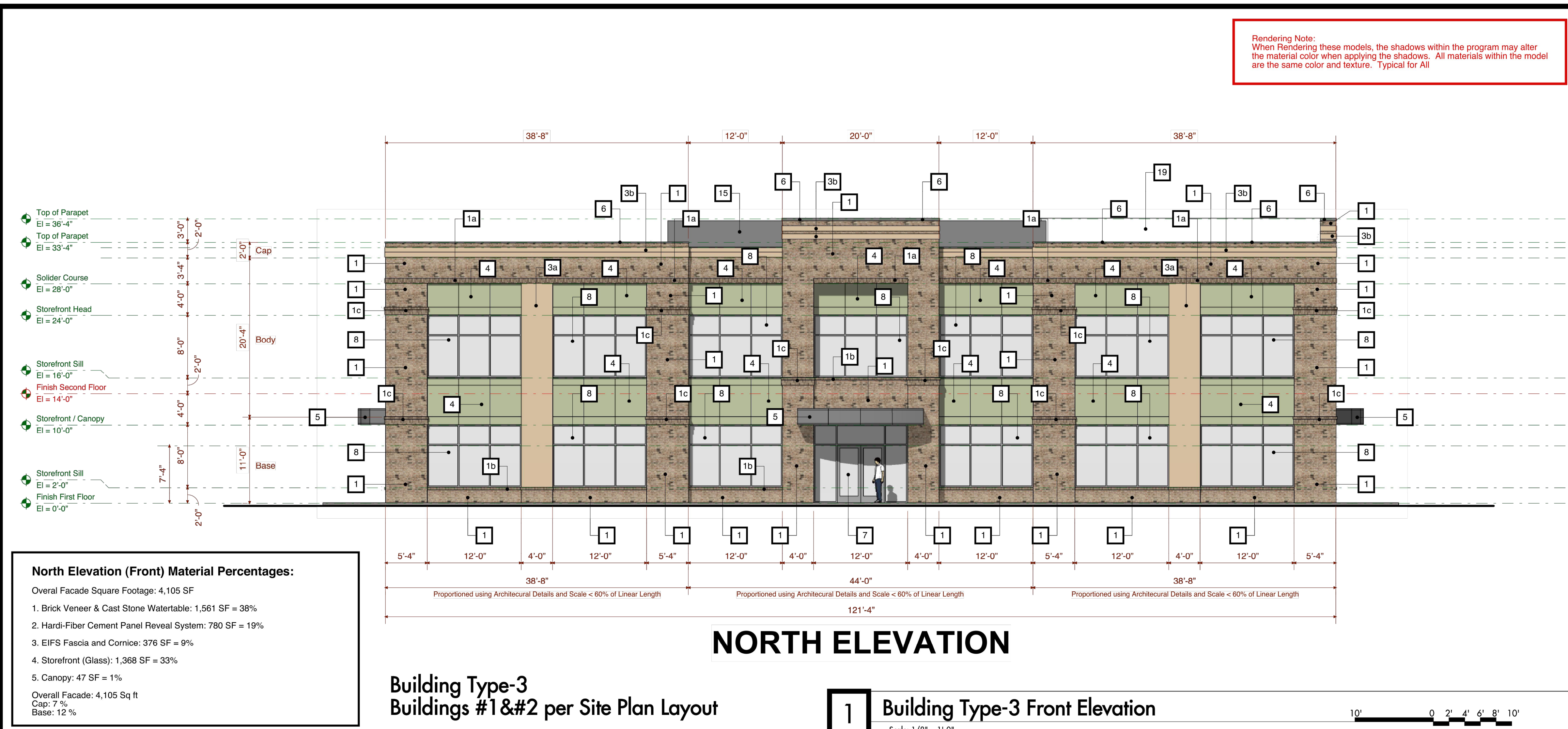


SKIE
PROPERTIES, LLC



SHEET:
Overall Elevations

A2.04



MATERIAL LEGEND

1	Modular Brick - Color: General Shale: Colony Pointe
1a	Modular Brick - Header: Solider: Color: General Shale: Monument Tudor
1b	Modular Brick - Sill: Rowlock: Color: General Shale: Monument Tudor
1c	Modular Brick - Watertable: Rowlock/Solider: Color: General Shale: Monument Tudor
2	Pre-cast Concrete Watertable: Color: Limestone to match 462 Almond
3	Synthetic Stucco (EIFS) Fascia/Cornice: Color: 462 Almond
3a	Synthetic Stucco (EIFS) Veneer: Color: 462 Almond
3b	Synthetic Stucco (EIFS) Trim: Color: 462 Almond
4	Hardi Panel Reveal System - smooth panels with Aluminum Reveal Extrusions with exposed fasteners with color Plus Technology Color: Clary Sage SW 6178
5	Aluminum Canopy: Color: Ceco - Slate Gray
6	Aluminum Cap Flashing: Color: Ceco - Slate Gray
7	Aluminum Storefront - Entrance: Color: Clear Andozied
8	Aluminum Storefront - Window: Color: Clear Andozied
9	NOT USED
10	Metal Building Manufacturer Architectural Wall Panel: Horizontal: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
11	Metal Building Manufacturer Eave Trim: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
12	Metal Building Manufacturer Gutter: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
12a	Metal Building Manufacturer Downspout: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
13	Metal Building Manufacturer Roof Wall Panel: Color: Ceco - Slate Gray on Building #3, #4 & #5
14	Metal Building Manufacturer Metal Roof Panel: Color: Ceco - Slate Gray on Building #3, #4 & #5
15	Metal Building Manufacturer Architectural - Screen Wall Panel: Color: Ceco - Slate Gray on Building #1 & #2
16	Hollow Metal Door and Frame: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
17	Aluminum OH Door: Color: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5
18	Exterior Wall Light Fixture
19	Inside of Parapet Wall - TPO Roof Membrane: Color: White on Building #1 & #2
20	NOT USED

(GRAY) Slate Gray

(GREEN) Clary Sage SW 6178 - Green Paint Color - Sherwin-Williams

(BROWN) Dryvit Systems Inc - 462 Almond

(BROWN) Modular Brick: Color: General Shale: Colony Pointe

(BROWN) Modular Brick: Color: General Shale: Monument Tudor

Building Type Layout

PLAN REVISIONS			
NO.	DATE	REVISION	BY

PROJECT:

HOLLY SPRINGS BUSINESS PARK TRACT 3 DEVELOPMENT PLAN

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #: 2019-20
DRAWN BY: JMM
REVIEWED BY: JMM
1ST SUBMITTAL: 04.28.2020
SCALE: AS NOTED

**PRELIMINARY
NOT FOR CONSTRUCTION**

SKIE PROPERTIES, LLC

CGAHEY DESIGN
123 Raleigh Street, Fuquay-Varina, North Carolina 27526
919.321.0123 + 919.422.0265 info@mcgaheydesign.com

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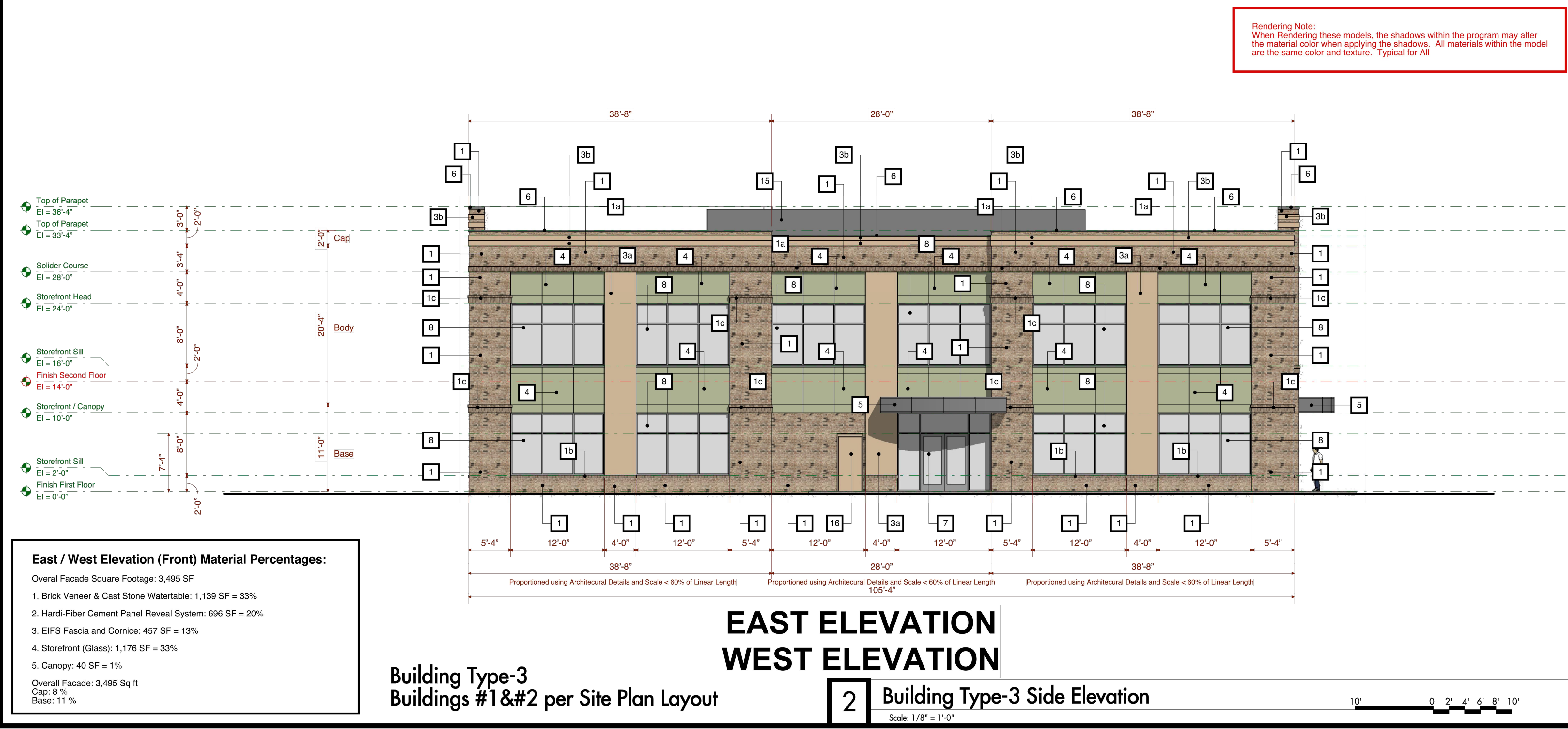
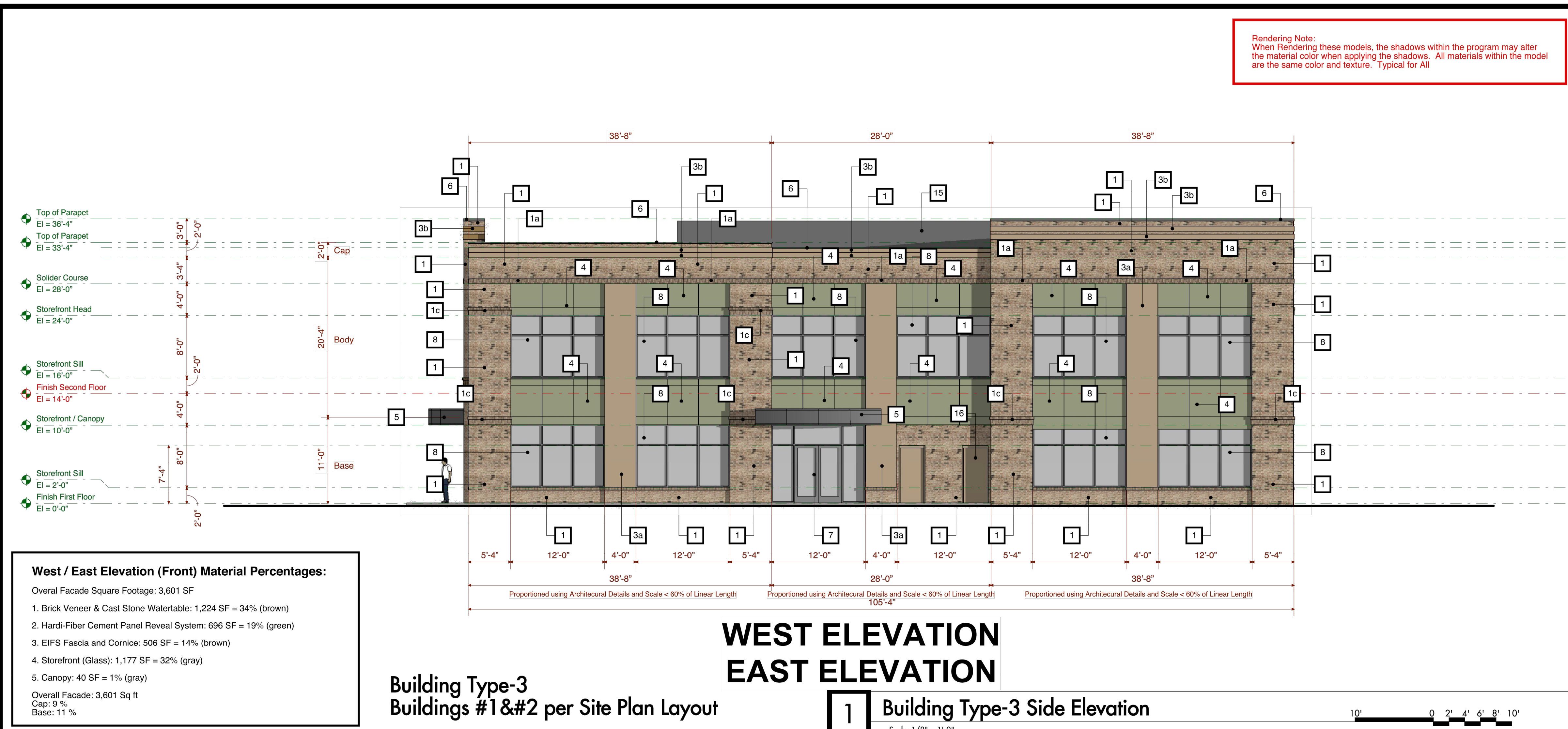
53338
McGAHEY DESIGN, PA
REGISTERED ARCHITECT
FURNISHED WITH
FURNISHED WITH
FURNISHED WITH

9603
JOHN MORRIS
REGISTERED ARCHITECT
FURNISHED WITH
FURNISHED WITH
FURNISHED WITH

4.28.20

SHEET:
Overall Elevations

A2.05



MATERIAL LEGEND

1 Modular Brick: Color: General Shale: Colony Pointe

1a Modular Brick - Header: Solider: Color: General Shale: Monument Tudor

1b Modular Brick - Sill: Rowlock: Color: General Shale: Monument Tudor

1c Modular Brick - Watertable: Rowlock/Solider: Color: General Shale: Monument Tudor

2 Pre-cast Concrete Watertable: Color: Limestone to match 462 Almond

3 Synthetic Stucco (EIFS) Fascia/Cornice: Color: 462 Almond

3a Synthetic Stucco (EIFS) Veneer: Color: 462 Almond

3b Synthetic Stucco (EIFS) Trim: Color: 462 Almond

4 Hardi Panel Reveal System - smooth panels with Aluminum Reveal Extrusions with exposed fasteners with color Plus Technology Color: Clary Sage SW 6178

5 Aluminum Canopy: Color: Ceco - Slate Gray

6 Aluminum Cap Flashing: Color: Ceco - Slate Gray

7 Aluminum Storefront - Entrance: Color: Clear Andozied

8 Aluminum Storefront - Window: Color: Clear Andozied

9 NOT USED

10 Metal Building Manufacturer Architectural Wall Panel: Horizontal: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5

11 Metal Building Manufacturer Eave Trim: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5

12 Metal Building Manufacturer Gutter: Color: Match EIFS Brown on Building #4, Color: Ceco - Slate Gray on Building #3 & #5

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18 Exterior Wall Light Fixture

19 Inside of Parapet Wall - TPO Roof Membrane: Color: White on Building #1 & #2

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(GRAY) Slate Gray

(GREEN) Clary Sage SW 6178 - Green Paint Color - Sherwin-Williams

(BROWN) Dryvit Systems Inc - 462 Almond

(BROWN) Modular Brick: Color: General Shale: Colony Pointe

(BROWN) Modular Brick: Color: General Shale: Monument Tudor

Building Type Layout

PLAN REVISIONS

NO.	DATE	REVISION	BY

PROJECT:

HOLLY SPRINGS BUSINESS PARK TRACT 3 DEVELOPMENT PLAN

PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #: 2019-20
DRAWN BY: JMM
REVIEWED BY: JMM
1ST SUBMITTAL: 04.28.2020
SCALE: AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

SKIE PROPERTIES, LLC

CGAHEY DESIGN
123 Raleigh Street, Fuquay-Varina, North Carolina 27526
919.321.0123 + 919.422.0265 info@mcgaheydesign.com

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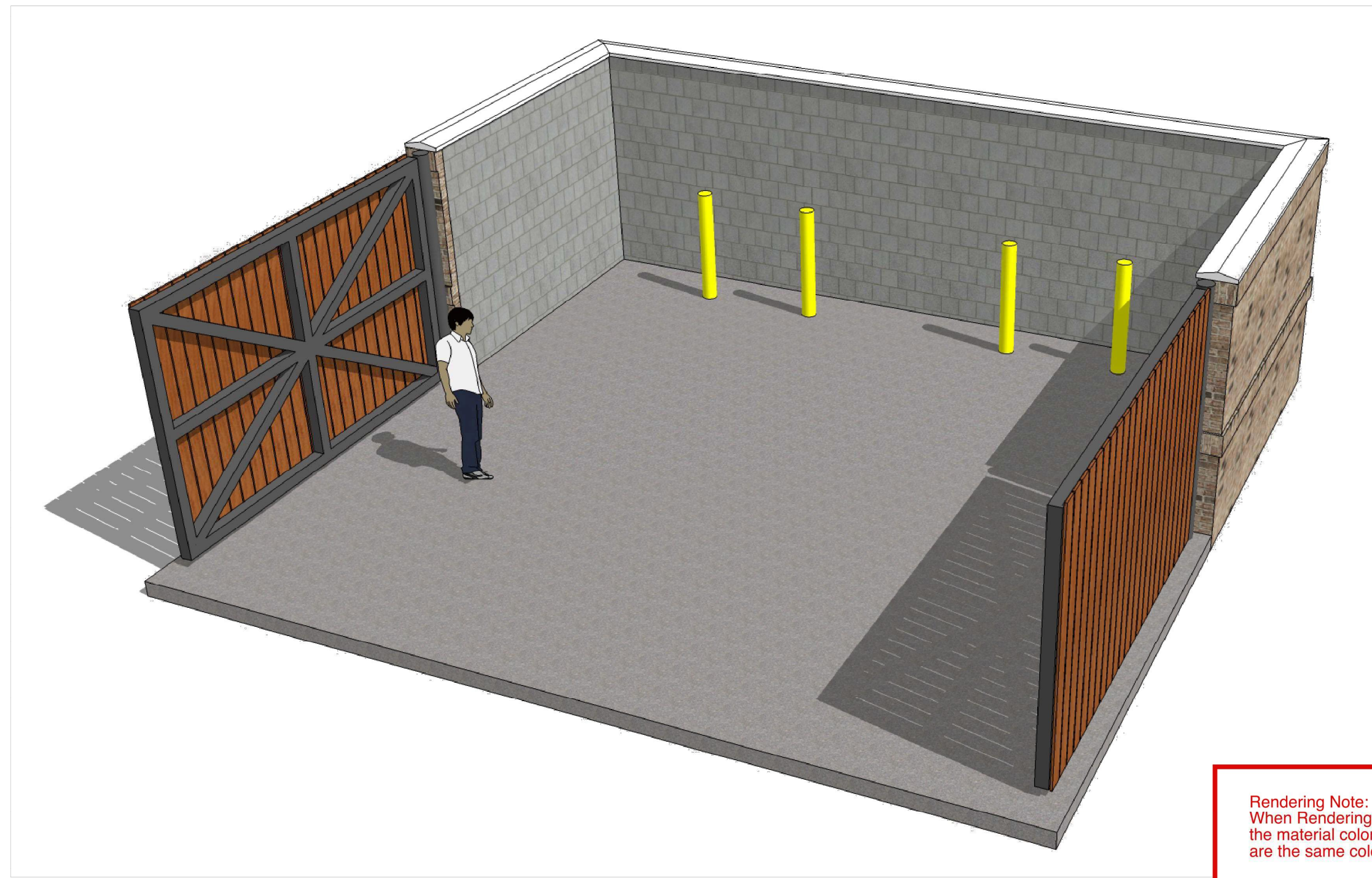
53338

JOHN MORRIS
REGISTERED ARCHITECT
9603
FURNISHED CONTRACT
FURNISHED CONTRACT
4.28.20

SHEET:
Overall Elevations

A2.06

Page 60 of 340



Rendering Note:
When Rendering these models, the shadows within the program may alter the material color when applying the shadows. All materials within the model are the same color and texture. Typical for All

3

View

Not to Scale

4

Dumpster Plan

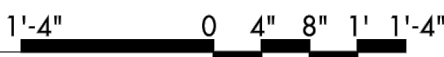
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2

Gate Detail

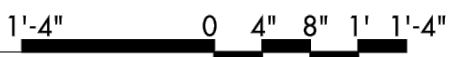
Scale: 3/4" = 1'-0"



1

Wall Section

Scale: 3/4" = 1'-0"



PLAN REVISIONS

NO.	DATE	REVISION	BY

PROJECT:

**HOLLY SPRINGS
BUSINESS PARK
TRACT 3
DEVELOPMENT
PLAN**

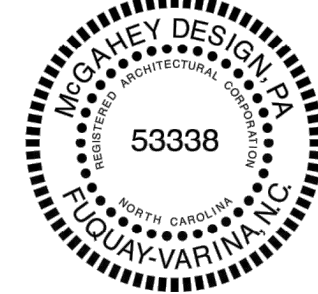
PUD: 01-PUD-03-A03
420 GREEN OAKS PKWY
HOLLY SPRINGS, NC

PROJECT #: 2019-20
DRAWN BY: JMM
REVIEWED BY: JMM
1ST SUBMITTAL: 04.28.2020
SCALE: AS NOTED

**PRELIMINARY
NOT FOR CONSTRUCTION**



**SKIE
PROPERTIES, LLC**



SHEET:

Dumpster Screen

A9.01



THE TOWN OF

Holly Springs

Holly Springs Business Park Tract E Development Plan 20-DP-08, Special Exception Use 20-SEU-05, and Waivers 20-WAV-14 / 20-WAV-33 / 21-WAV-05 Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #21-08 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-05

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-05.

Waiver 20-WAV-14

1. This Waiver shall only apply to 20-DP-08 Holly Springs Business Park Tract E.

Waiver 20-WAV-33

1. This Waiver shall only apply to 20-DP-08 Holly Springs Business Park Tract E.

Waiver 21-DP-05

1. The Waiver shall only apply to 20-DP-08 Holly Springs Business Park Tract E.

Motion to approve / deny / defer Development Plan 20-DP-08 for Holly Springs Business Park Tract E as submitted by Underfoot Engineering, Project Number C19001, dated Revised 02/10/2021, with the following conditions:

1. This project is required to meet the Town of Holly Springs NPDES PH. 2 Post Construction Ordinance.
2. 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.
 - c. Staff recommends that an alternative SCM be evaluated at the SCM#2 location.
 - d. All transportation improvements identified as required in the approved Traffic Assessment Report (TAR) shall be the responsibility of the developer to design and construct.
3. Prior to Construction Drawing Approval and/or issuance of a land disturbance permit, the following items must be addressed:
 - 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. Payment of the Stormwater Fee-in-Lieu.
 - c. Approval of Stormwater Management Plan.
 - 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.
4. Building elevations must be submitted as a major Development Plan Amendment and are subject to Town Council approval.
5. If build out of this development exceeds the anticipated time frame in the approved TAR, an update of the TAR is required prior to or with the Development Plan for the associated phase.
6. Prior to Town Council, the following must be addressed:
 - a. The TAR review must be complete and finalized.



THE TOWN OF

Holly Springs

Resolution No.: 21-08

Date Adopted: March 16, 2021

Effective Date: March 16, 2021

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
SPECIAL EXCEPTION USE (20-SEU-05);
WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS (20-WAV-33);
WAIVER OF OFF-STREET PARKING REQUIREMENTS (21-WAV-05); &
WAIVER OF OFF-STREET LOADING REQUIREMENTS (20-WAV-14);
IN ASSOCIATION WITH DEVELOPMENT PETITION 20-DP-08 FOR
HOLLY SPRINGS BUSINESS PARK TRACT E**

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;
- 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 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:

- 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 B.1: Minimum Size 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 & Waivers:

Part 1: Special Exception Use (20-SEU-05)

A Special Exception Use as specified in the Holly Springs Business Park PUD for Research and Development Laboratories within the PUD Light Industrial District at the property located at 420 Green Oaks Way, Wake County PIN 0649121571.

Part 2: Alternate Compliance with Architectural Design Requirements (20-WAV-33)

Alternate Compliance with Gateway Corridor Architectural and Site Design Requirements of UDO Section 4.05 B.2 c Primary Facade Building Materials, and Building Massing and Façade Treatment to allow the north façade of Building 5 to satisfy the primary building façade requirements in lieu of the east façade which is the rear elevation of the building.

Part 3: Waiver of regulations of UDO Section 7.04 E.4. Maximum Number of Off-Street Parking Spaces (21-WAV-05)

A Waiver of the requirements of UDO Section 7.04 E.4 Maximum Number of Off-Street Parking Spaces to allow more parking than the maximum 110% of the required minimum up to 150%. Nine additional spaces are proposed (14.3% above required minimum).

Part 4: Waiver of regulations of UDO Section 7.05 B.1: Minimum Size of Off-Street Loading Spaces (20-WAV-14)

A Waiver of the Off-Street Loading Regulations of UDO Section 7.05 B. 1 Loading Space Dimensions for Buildings 1 and 2 to 16' x 25'.

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 & 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-05); Waivers For Architectural and Design Requirements (20-WAV-33); Waiver Of Off-Street Parking Requirements (21-WAV-05); & Waiver Of Off-Street Loading Requirements (20-WAV-14); as submitted by Underfoot Engineering.

Adopted by the Holly Springs Town Council on this, the 16th day of March, 2021.

Town of Holly Springs by

ATTEST:


Dick Sears, Mayor

Linda McKinney, Town Clerk



RESOLUTION EXHIBIT A

Part 1: Special Exception Use (20-SEU-05) Findings of Fact Submitted By Petitioner

1. The proposed “Research and Development Laboratories” Special Exception Use will allow laboratory space to be included in the two proposed office buildings as it already is in the Seqirus facility within the same PUD. It is not expected to be injurious to public health, safety, comfort, community moral standards, convenience or general welfare of the citizens of Holly Springs.
2. The proposed “Research and Development Laboratories” Special Exception Use will be compatible with the Seqirus facility within the same PUD and is not expected to adversely affect the adjacent area or property values.
3. The proposed “Research and Development Laboratories” Special Exception Use will be consistent with the character of the surrounding Holly Springs Business Park uses and with the Town of Holly Springs Comprehensive Plan.
4. The proposed “Research and Development Laboratories” Special Exception Use is expected to conform to all development standards of the applicable district. A waiver is requested from UDO section 7.05.G however, to reduce the loading area dimensions to 10’ in width and 25’ in length as no vehicles in excess of 25’ in length are expected to deliver or pickup materials from the two proposed R&D lab buildings.
5. Access drives and driveways are designed to Town standards and to be sufficient in size and location to ensure automotive and pedestrian safety and convenience, and to control and provide access in case of fire or other emergency.
6. Off-street parking, loading, service and trash collection areas are located throughout the proposed development so as to be safe, convenient, allow for emergency access, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood.
7. The two proposed office/laboratory buildings will provide adequate restroom facilities, safety systems and any other service or equipment to provide for the needs of those persons who work at, visit or own nearby property just as a typical office building would. No cooking facilities are planned.
8. The two proposed office/laboratory buildings will require the same utilities and public/private services as a typical office building would. Provided public and private services are adequate to handle the proposed use.
9. The location and arrangement of the two proposed office/laboratory buildings will allow for proper screening, buffering, landscaping and pedestrian circulation to harmonize with adjacent properties both within the PUD and along Green Oaks Parkway.

10. The proposed "Research and Development Laboratories" Special Exception Use is comparable with a typical "office" use and should not increase the type, size, or intensity of the comparable "office" use it is not expected to have any adverse impacts on adjoining properties or neighborhood.

Part 2: Alternate Compliance with Architectural Design Requirements (20-WAV-33) Findings of Fact Submitted By Petitioner

1. The proposed development meets all the architectural standards as required within the applicable regulations. Alternate compliance is being requested for the eastern elevation of Building 5 which is the rear facing elevation from the users and entry traffic to the development. The northern elevation of Building 5 will exceed the required architectural requirements. Building 5 east elevation will be screened via a stream buffer that will remain, a trash receptacle enclosure and additionally proposed landscaping screen. Photos of the existing vegetation has been provided and renderings of the proposed development have been provided to demonstrate this alternate compliance.
2. The proposed development is consistent with the existing architecture in the Business Park. The proposed development will provide much needed tenant space with finishes that are equivalent to and in many cases greater than the existing finishes found on nearby structures. Rendering have been provided to demonstrate the overall quality of construction proposed within this development. This development will provide approximately 90,000 SF of high-end flex and lab space to serve the life sciences and general business markets.
3. The proposed development contributes high end flex space along the desired life sciences corridor of the Business Park. This usage is consistent with the desire and intent of the comprehensive plan and the Holly Springs Business Park PUD.
4. It has been expressed that a high quality commercial is desirable to be able to attracted life sciences and other professional level business to the business park. This development is consistent with the intent of the UDO and is able to achieving a reasonable alternate compliance for Building 5 that does not detract from the Green Oaks gateway corridor.

Part 3: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (21-WAV-05) Findings of Fact Submitted By Petitioner

1. The maximum number of employees for the flex space buildings is anticipated to be 2 and the maximum number of guests is estimated to be 1 per bay. The hours of business are anticipated to be 8AM - 5 PM. Please see the TAR for the estimated daily trips for warehousing.
2. The increase in parking spaces will be in the back of each flex building and will be located in areas that would be proposed to be paved without parking spaces. These spaces are for tenants to park their vehicles and access the doors in the back of each flex buildings.

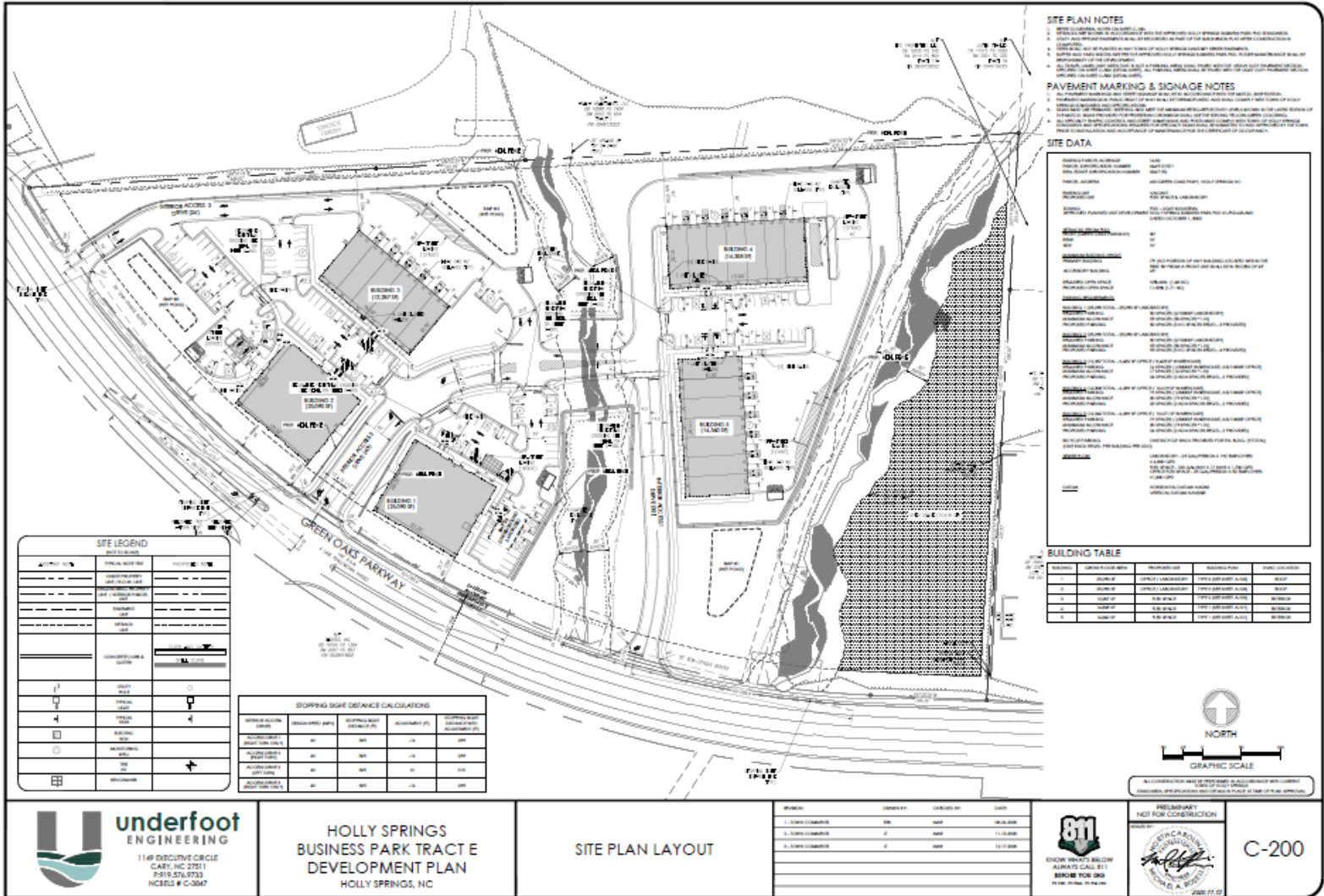
These parking spaces will be screened by the buildings and parking screening / perimeter landscaping.

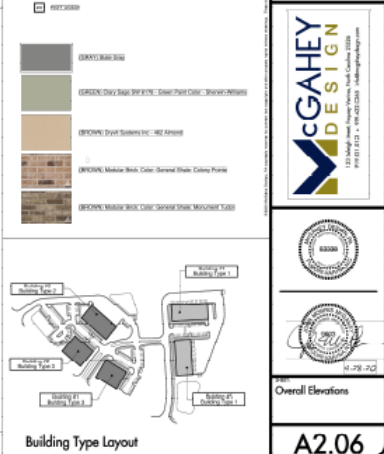
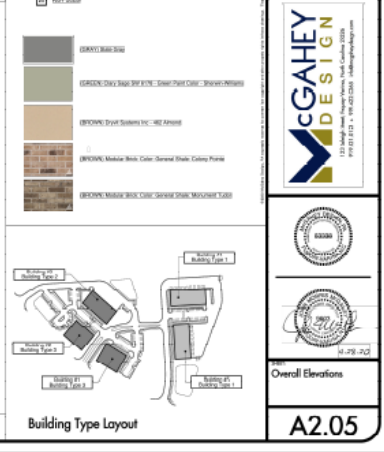
3. The existing zoning is IL which lists warehousing and the comprehensive plan shows this area to be a business and industrial use.
4. The existing zoning is IL which lists warehousing and the comprehensive plan shows this area to be a business and industrial use.

Part 4: Waiver of regulations of UDO Section 7.05 B.1: Minimum Size of Off-Street Loading Spaces (20-WAV-14) Findings of Fact Submitted By Petitioner

1. This waiver is not for a reduction, but for a marginal increase in the number of spaces (9 additional spaces total). Spaces were calculated on a new use titled "Laboratory" and a combination of office/warehouse breakdown for flex" tenants anticipated. To grant tenants additional flexibility, a maximum of 115% rather than the typical 110% is requested.
2. Within the confines of the business park, a separation between the project and Green Oaks Parkway, and under the project requirements that mitigate stormwater impacts as per applicable ordinances, the granting of this waiver will not cause negative impacts on the environment or adjacent properties.
3. Granting the waiver will not contravene the provisions of this UDO or the Comprehensive Plan.
4. Granting the waiver will not contravene the provisions of this UDO or the Comprehensive Plan.

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-05)

☒ No additional findings

Part 2: Alternate Compliance with Architectural Design Requirements (20-WAV-33)

☒ No additional findings

Part 3: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (21-WAV-05)

☒ No additional findings

Part 4: Waiver of regulations of UDO Section 7.05 B.1: Minimum Size of Off-Street Loading Spaces (20-WAV-14)

☒ No additional findings

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-05)

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-05.

Part 2: Alternate Compliance with Architectural Design Requirements (20-WAV-33)

1. This Waiver shall only apply to 20-DP-08 Holly Springs Business Park Tract E.

Part 3: Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (21-WAV-05)

1. This Waiver shall only apply to 20-DP-08 Holly Springs Business Park Tract E.

Part 4: Waiver of regulations of UDO Section 7.05 B.1: Minimum Size of Off-Street Loading Spaces (20-WAV-14)

1. This Waiver shall only apply to 20-DP-08 Holly Springs Business Park Tract E.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

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):

Adopt Annexation Ordinance A20-09, annexing 119 +/- acres located along Holly Springs New Hill Road, Wake County PIN 0639311837, owned by ESC Ventures, LLC.

Explanation:

- The Town has received a petition for voluntary annexation of 119+/- acres, located along Holly Springs New Hill Road.
- The property is owned by ESC Ventures, LLC.
- Annexation is being requested pursuant to plans to develop the property.

Background:

- The property is owned by ESC, LLC 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.

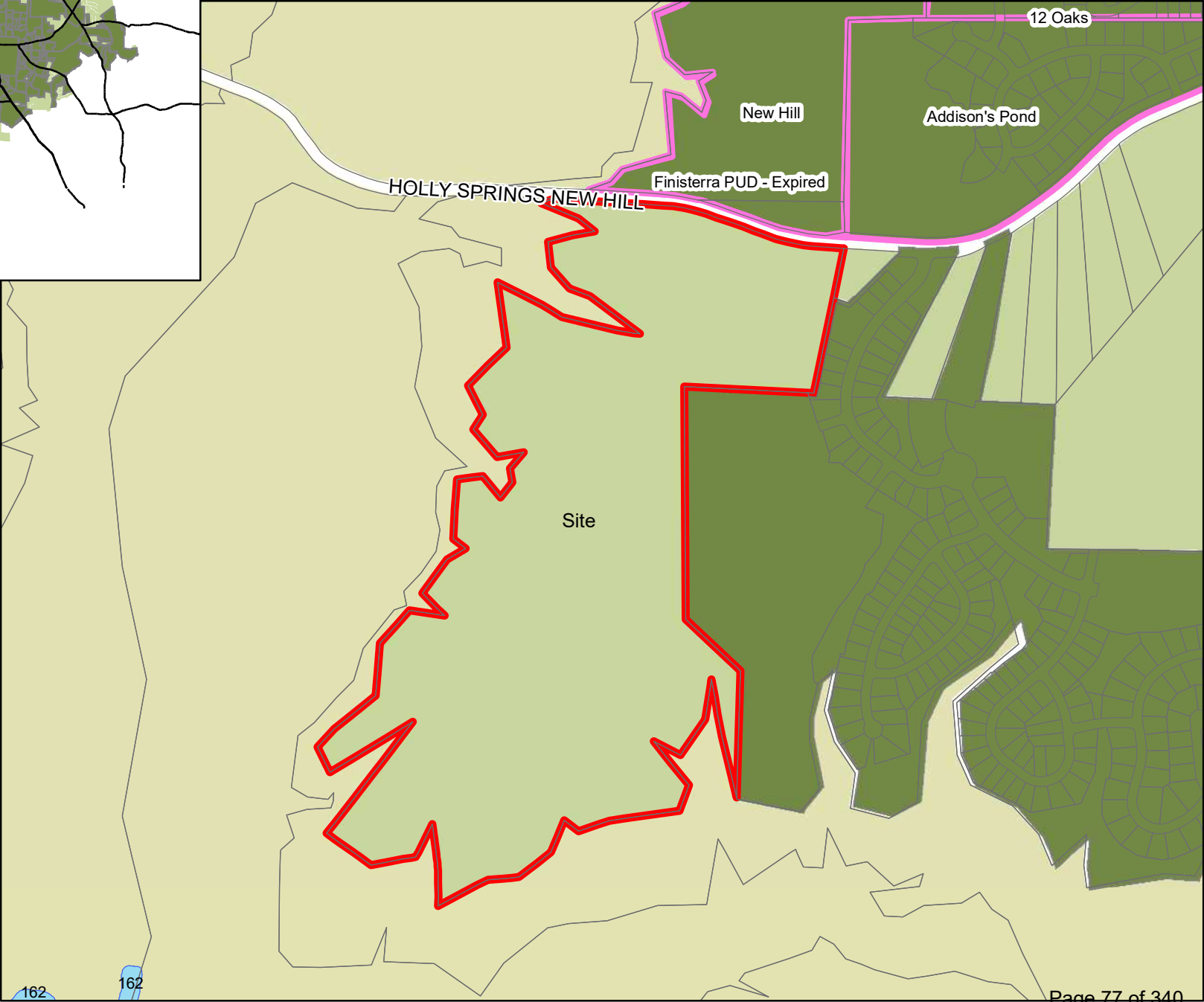
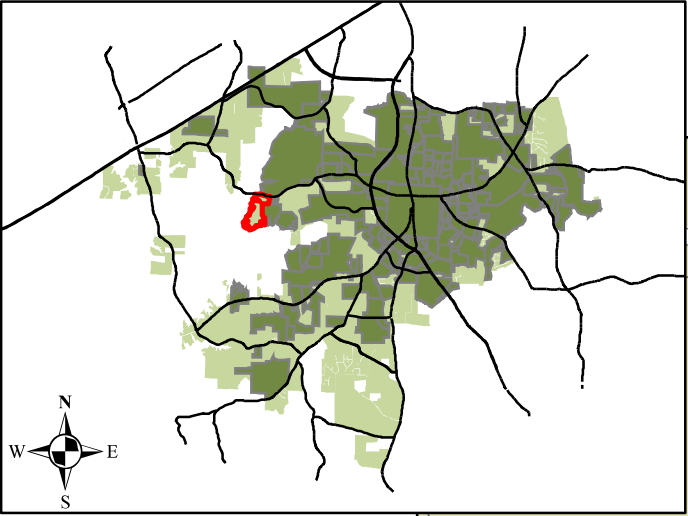
Funding Source(s):

N/A

Attachment(s):

1. Annexation A20-09 Map
2. A20-09 Resolution of Sufficiency
3. A20-09 Regency at HS - Ordinance-draft

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:

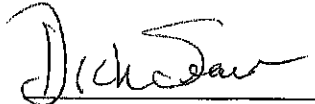
Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

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.

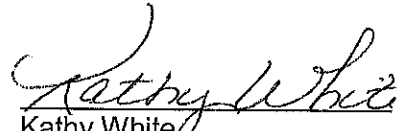
Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 2nd day of February 2021.

ATTEST:



Dick Sears, Mayor



Kathy White
Assistant Town Clerk





THE TOWN OF

Holly Springs

Annexation Ordinance No.: **A20-09**

Please mail after recordation to:

Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

**An Ordinance to Extend the Corporate Limits
of the Town of Holly Springs, North Carolina**

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 16th day of March, 2021.

Legal Description for Voluntary Annexation

Being 119 +/- acres located along Holly Springs New Hill Road as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office.

Office of the Mayor

128 S. Main Street • P.O. Box 8 • Holly Springs, NC 27540 • (919) 557-3901
dick.sears@hollyspringsnc.us • www.hollyspringsnc.us

Adopted this, the 16th day of March, 2021.

ATTEST TO:

Linda C. McKinney, Town Clerk

Dick Sears, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held March 16, 2021, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 16th day of March, 2021.

Linda C. McKinney, Town Clerk

Office of the Mayor

128 S. Main Street • P.O. Box 8 • Holly Springs, NC 27540 • (919) 557-3901
dick.sears@hollyspringsnc.us • www.hollyspringsnc.us



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Public Hearings

Title: Regency Holly Springs Development Options Subdivision 20-DO-01 - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services, Rachel Jones, Development Services

Action(s):

1. Conduct Legislative Public Hearing to consider a Waiver from the Unified Development Ordinance (UDO) Section 2.04: R-10 Residential District to allow for the use of Development Options for Regency Holly Springs subdivision.
2. Adopt Resolution 21-09 to make and accept the Findings of Fact for consideration of and approve the Waiver.
3. Approve/deny/defer Regency Holly Springs Development Options Plan with the conditions stated in the attachment.

Explanation:

- The request is for a Development Options subdivision located on approximately 119.50 acres of land at 12125 Holly Springs New Hill Road.
- The proposal is for 230 lots at a density of 1.96 dwellings per acre.
- The development will be single family homes for adults 55 and older.
- Over 36 acres of open space are provided. This is approximately 30% of the site; only 11.95 acres (or 10%) is required. The breakdown of open space is 30.55 acres are designated as passive open space and 6.08 acres active open space.
- As allowed by Development Options, the applicant is requesting waivers to the R-10 development standards including:
 - Minimum lot size is 10,000 square feet; 7,500 square feet is proposed
 - Minimum lot width is 70 feet; 60 feet is proposed
 - Minimum lot depth is 100 feet; 80 feet is proposed

Background:

- The site was rezoned from R-30 to R-10 Conditional Use (CU) on January 21, 2020.
- The applicant provided conditions limiting the use to age-restricted single-family residential.

Planning Board Recommendation

The Planning Board discussed the proposal on February 23, 2021. One suggestion was made to include a pedestrian crossing for Holly Springs New Hill Road.

Town Council Business Meeting
March 16, 2021

The Planning Board recommended that Town Council approve the waiver to allow Development Options and Development Options Plan 20-DO-01.

Conditions

1. All previous approval conditions for *Regency Rezoning* will apply to this plan.
2. This project will be required to meet Town's National Pollutant Discharge Elimination System (NPDES) Phase II Post Construction Stormwater ordinance.
3. Prior to or with the first construction drawing submittal, the following items must be addressed:
 - a. The applicant shall provide revised plans illustrating that the proposed Willow Oaks along Holly Springs New Hill Road (C-225 buffer plantings) will be located within five (5) feet of the right-of-way line on the private property side in order to give the appearance of street trees.
 - b. Thoroughfares, collectors and boulevards will require a calculated pavement design and will require Town and NCDOT approval.
 - c. Provide the final detailed sanitary sewer profiles to the Town for review. Provide an updated Sewer & Pump Station Preliminary Engineering Report if final line sizes have changed.
 - d. The following note must be clearly reflected on the plats and construction drawings for the following lots: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 70. "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
 - e. If offsite sewer easements are required, provide documentation in the form of a recorded plat.
4. Prior to Construction Drawing Approval and/or issuance of land disturbance permit, the following items must be addressed:
 - a. Street Tree locations shall be shown with approved lighting fixture locations and shall be positioned as to not interfere with any lighting fixtures or any sight distance triangles.
 - b. A fee-in-lieu proportionate to the project impact for the realignment of Holly Springs New Hill Road/Old Holly Springs Apex Road intersection in the amount of \$157,500 is required.
 - c. A fee-in-lieu proportionate to the project impact for the new traffic signal at the Holly Springs New Hill Road/Green Oaks Parkway intersection in the amount of \$87,500 is required.
 - d. Off-site sewer 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 off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
 - e. 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 off-site water facilities, and will not guarantee completion of such facilities by any other party.
 - f. 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 off-site reclaimed water facilities, and will not guarantee completion of such facilities by any other party.
5. At time of petitioning for the first Final Plat for this subdivision:

Town Council Business Meeting
March 16, 2021

- a. Homeowner's Association covenants shall be submitted for review prior to recording. Covenants shall include information on maintenance of street trees and assurances that sufficient variation shall exist in the design and appearance of adjacent dwelling units (elevations and color palettes) necessary to avoid a monotonous building design and streetscape.
 - b. A note shall be included on the final plat regarding the variation in design and appearance of adjacent dwelling units (elevations and color palettes) necessary to avoid a monotonous building design and streetscape.
6. Prior to building permit submittal, the applicant shall submit master building plans for each home type to be constructed in the subdivision. These plans shall demonstrate how the zoning conditions, development options plan conditions, and development options requirements are satisfied.
 7. No more than 85% of building permits shall be issued prior to the completion of all developed recreational open space.
 8. No more than 85% of building permits shall be issued prior to the installation of all street trees not located along a residential lot.
 9. The Preliminary Pump Station Site Plan is required to go to the same Town Council meeting as the Regency Subdivision Plan to be considered for approval.
 10. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.

Funding Source(s):

N/A

Attachment(s):

1. 20D001_Regency_ReportandPlans
2. 20D001_RegencyHS_Motions and Conditions
3. 21-09 RegencyHS_ResolutionFingsofFact



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR DEVELOPMENT OPTION PLAN Regency at Holly Springs 20-DO-01

APPLICANT(S):

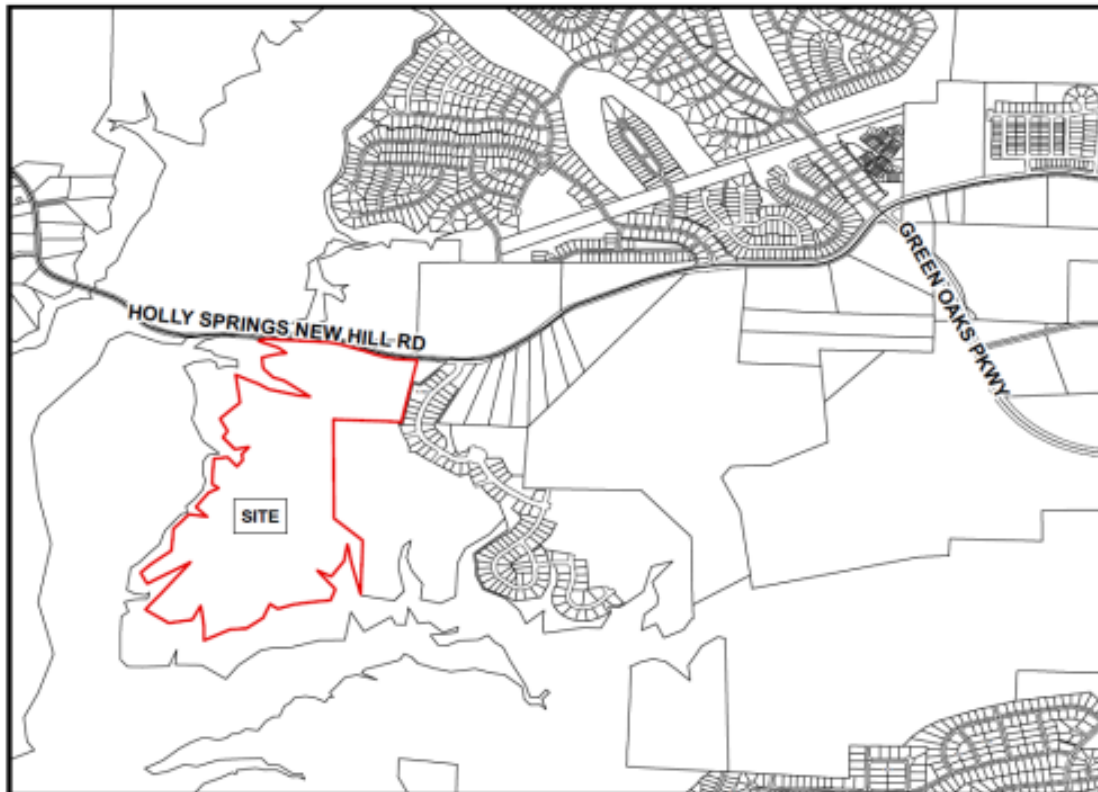
Tom Spaulding, P.E.
The Spaulding Group, PA
1611 Jones Franklin Rd., #101
Raleigh, NC 27606

DEVELOPER(S):

Toll Brothers
2310 T.W. Alexander Dr.
Raleigh, NC 27617

OWNER(S):

ESC Ventures, LLC
501 Earl Goodwin Rd.
Apex, NC 27502

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 23, 2021
Town Council: March 16, 2021

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

ATTACHMENTS:

Petition, Development Options Findings of Fact, Plans

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
ESC Ventures, LLC	0639311837	R-10 CU	119.50 ac
TOTAL			119.50

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	R-10 CU Residential	Vacant, undeveloped
North	R-10 Residential	Single family residential
South	R-80 (Wake County)	Vacant, undeveloped. Duke Energy high lake level protection area.
East	R-10 CU Residential	Single family residential
West	R-80 (Wake County)	Vacant, undeveloped. Duke Energy high lake level protection area.

PROPERTY HISTORY

Rezoning History

Rezoning Number: 19-REZ-06

Original Zoning: R-30

Proposed Zoning: R-10-CU

Approved by Town Council: January 21, 2020

R-10 CU Conditions:

- The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
- The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.
 - The Developer hereby agrees to pay a fee-in-lieu proportionate to the project impact at the intersection of New Hill Road and Old Holly Springs Apex Road toward the realignment identified in the *Holly Springs Comprehensive Transportation Plan*.
 - The Developer hereby agrees to pay a fee-in-lieu proportionate to the project impact at the intersection of Green Oaks Parkway and Holly Springs New Hill Road toward the future traffic signal at this intersection.
- All internal neighborhood streets shall feature sidewalks on both sides.
- Permitted uses shall be limited to single-family dwellings.
- The use of vinyl-siding shall be prohibited, except for accent elements of the façade, limited to twenty (20) percent of the total façade area.
- Dwelling units containing a front-loaded garage must provide decorative or carriage style garage doors or a decorative garage opening.
- The proposed subdivision shall have a maximum permitted density of 2.10 dwellings units per acre.
- All private yards within the subdivision shall be maintained by the Homeowners' Association.

These services include but are not limited to: mowing as well as debris blowing services.

9. The proposed subdivision will feature several active amenity types including: walking trails, pocket parks, as well as a sport/game court.
10. A minimum of 2,640 LF of private walking trails shall be built at the developer's expense. These walking trails shall be a eight (8) feet in width.
11. In order to create a diverse neighborhood, there will be a minimum of two housing collections offered. Housing collection 'A' shall consist of a min. of 39' dwelling width with a base house square footage range between 1,500 – 2,300 SF. At least 30% of the homes will be built from Housing Collection 'A'. Housing Collection 'B' shall consist of a minimum of 49' dwelling with a base house square footage range between 2,100 – 3,500 SF. At least 30% of the homes will be built from Housing Collection 'B'.
12. All dwellings shall be limited to age-restricted with associated amenities and are intended to consist of ranch style homes. A Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction") shall be recorded with the applicable Register of Deeds Office. Any recession or modification of the covenants regarding age restriction shall have approval of the town.
Prior to applying for any building permits, an opinion letter from an attorney licensed to practice in North Carolina shall be provided to the Town stating that the age restriction was drafted in a form that the attorney, in the exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. 41A-1, et seq.
13. All garage doors shall be limited to a maximum of 50% of the linear length of the ground floor.
14. The proposed subdivision associated with this rezoning will be served by public sewer. The developer acknowledges that a pump station will be required to serve a portion of this future subdivision. The developer will be required to submit a pump station development plan which shall be designed and constructed to meet or exceed Town of Holly Springs standards. The entire cost of the design and construction of the pump station will be the responsibility of the developer of the proposed subdivision when developed.

DEVELOPMENT OPTIONS WAIVER REQUEST

Request for a Waiver from the Unified Development Ordinance Section 2.04: R-10 Residential District to allow for the use of Development Options for properties located at 12125 Holly Springs New Hill Road; Wake County PINs 0648101232; 0639311837.

Waiver Findings of Fact:

- a. The use of area properties will not be adversely affected;
- b. The proposed development is appropriate to the site and its surroundings;
- c. The proposed development is consistent with the policy statements of the *Comprehensive Plan*;
- d. The proposed development is consistent with the intent and purpose of this UDO;
- e. The proposed development will enhance or preserve the natural and/or environmental features on the property; and
- f. The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using *Development Options*.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Development Options Subdivision located on approximately 119.50 acres of land along the south side of Holly Springs New Hill Road west of Cedar Wren Lane. A total of 230 single family dwelling units are proposed. The total proposed gross density is 1.96 units per

acre and the net density, after removing the required open space as required with Development Options, is 2.33 units per acre.

The project area is zoned R-10 Conditional Use and, as such, must meet all of the commitments made as part of the approved rezoning. In addition, as a Development Options Subdivision, the project must provide a higher quality product in accordance with the residential design façade requirements, provide a minimum of 10% of the project area as open space, and provide sidewalks on both sides of all streets.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Community Character: The Future Land Use Plan has this property designated as Mixed Residential Neighborhood. The Mixed Residential Neighborhood category is intended to provide a range of home choices in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Smaller blocks and a grid street network support a well-connected, cohesive community. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off.

Community Character Recommendations that apply to this request include:

- CC-1) Establish a discernable neighborhood structure: ensures that all residents are within a short walk of a meaningful destination.
- CC-7) Improve multi-modal connectivity throughout the town.
- CC-8) Increase walkability.

This proposal is for 230 age restricted (senior), single-family dwellings. In accordance with the approved Rezoning of this property, a minimum of two house collections will be provided. These will establish varying lots widths and house square footages, which ensures that there will be a mix and variety of housing stock to choose from within this neighborhood.

Open space is distributed throughout the project that includes passive and developed sites. Each home is within a quarter mile of an open space area. Trails and sidewalks are proposed, including a sidewalk connection to the existing subdivision to the east (Trinity Creek).

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

The purpose of the Parks & Recreation Master plan is to acknowledge the importance of providing open space and active opportunities for all town residents. The master plan has several guiding principles, and our rezoning request meets the following:

- 1) "To physically unite the Town by connecting existing trails, sidewalks, and open spaces."

This project will contribute to the town sidewalk systems by constructing public sidewalks along its property frontage along Holly Springs New Hill Road. Additionally, sidewalks will be constructed on both sides of the interior streets within the subdivision which will allow its residents to walk to all of its open space areas and connect with the Trinity Creek subdivision to the east.

Zoning Commitments

1. The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to

timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

Proposed: This requirement will continue to be implemented throughout the process.

2. The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.
 - A. The Developer hereby agrees to pay a fee-in-lieu proportionate to the project impact at the intersection of New Hill Road and Old Holly Springs Apex Road toward the realignment identified in the *Holly Springs Comprehensive Transportation Plan*.
 - B. The Developer hereby agrees to pay a fee-in-lieu proportionate to the project impact at the intersection of Green Oaks Parkway and Holly Springs New Hill Road toward the future traffic signal at this intersection.

Proposed: This requirement will continue to be implemented throughout the process.

3. All internal neighborhood streets shall feature sidewalks on both sides.

Proposed: Sidewalks are proposed on both sides of all internal streets.

4. Permitted uses shall be limited to single-family dwellings.

Proposed: Only single-family dwellings are proposed with this development.

5. The use of vinyl-siding shall be prohibited, except for accent elements of the façade, limited to twenty (20) percent of the total façade area.

Proposed: This requirement will be enforced at time of building permit.

6. Dwelling units containing a front-loaded garage must provide decorative or carriage style garage doors or a decorative garage opening.

Proposed: This requirement will be enforced at time of building permit.

7. The proposed subdivision shall have a maximum permitted density of 2.10 dwellings units per acre.

Proposed: The proposed density is 1.96 units per acre.

8. All private yards within the subdivision shall be maintained by the Homeowners' Association. These services include but are not limited to: mowing as well as debris blowing services.

Proposed: This requirement will continue to be implemented throughout the process.

9. The proposed subdivision will feature several active amenity types including: walking trails, pocket parks, as well as a sport/game court.

Proposed: The proposed subdivision will include walking trails, pocket parks, and a community clubhouse.

10. A minimum of 2,640 LF of private walking trails shall be built at the developer's expense. These walking trails shall be a eight (8) feet in width.

Proposed: Approximately 2,870 square feet are proposed with the subdivision.

11. In order to create a diverse neighborhood, there will be a minimum of two housing collections offered. Housing collection 'A' shall consist of a min. of 39' dwelling width with a base house square footage range between 1,500 – 2,300 SF. At least 30% of the homes will be built from Housing Collection 'A'. Housing Collection 'B' shall consist of a minimum of 49' dwelling with a base house square footage range between 2,100 – 3,500 SF. At least 30% of the homes will be built from Housing Collection 'B'.

Proposed: This requirement will be enforced at time of building permit.

12. All dwellings shall be limited to age-restricted with associated amenities and are intended to consist of ranch style homes. A Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction") shall be recorded with the applicable Register of Deeds Office. Any recession or modification of the covenants regarding age restriction shall have approval of the town.

Prior to applying for any building permits, an opinion letter from an attorney licensed to practice in North Carolina shall be provided to the Town stating that the age restriction was drafted in a form that the attorney, in the exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. 41A-1, et seq.

Proposed: This requirement will continue to be implemented throughout the process.

13. All garage doors shall be limited to a maximum of 50% of the linear length of the ground floor.

Proposed: This requirement will be enforced at time of building permit.

14. The proposed subdivision associated with this rezoning will be served by public sewer. The developer acknowledges that a pump station will be required to serve a portion of this future subdivision. The developer will be required to submit a pump station development plan which shall be designed and constructed to meet or exceed Town of Holly Springs standards. The entire cost of the design and construction of the pump station will be the responsibility of the developer of the proposed subdivision when developed.

Proposed: A permit for the pump station has been submitted for review and is currently under review.

Minimum Development Requirements

The proposed Development Options Subdivision meets the minimum development requirements outlined in UDO Section 2.09 Residential Development Options.

1. Minimum Area
Required: 5 acres
Provided: 119.50 acres
2. Maximum Gross Density
Maximum Allowed: 2.10 units per acre

**approved zoning conditions limit the maximum permitted density to 2.10 units per acre.*

Proposed: 1.96 units per acre

3. Water and Sewer Availability

Required: Connection to public water and sewer

Proposed: Connection to public water and sewer

4. Compliance with other applicable laws

Required: Compliance with all applicable permitted use, development standard and subdivision regulations of this UDO applicable to that district for which a waiver is not otherwise provided

Proposed: Compliance with all UDO requirements in which a waiver has not been requested.

5. Project Open Space (*further detail in Open Space section of this report*)

Required: 11.95 acres (10% of the total project area)

Developed Open Space – 5.98 acres

A minimum fifty (50) percent of the required open space shall be set aside as developed recreational open space.

Non-Developed Open Space – 5.97 acres

The remaining open space can remain as passive recreational areas.

Proposed: 36.63 (30% of project area)

Developed Open Space – 6.08 acres (51% of required 10% open space)

Non-Developed Open Space – 30.55 acres

6. Master Sign Plan

A Master Sign Plan has not been submitted for this project. A Master Sign Plan may be submitted at a later time if desired by the applicant.

Waiver of Development Requirements in R-10 Districts.

Permitted Uses

Allowed: The maximum number of dwelling units within an overall subdivision shall not exceed the maximum gross density for the applicable conditional zoning (R-10 CU = 2.10 units per acre).

Total Land Area	119.50 acres
- Perimeter Right-of-Way	1.94 acres
Land area to be developed	117.56 acres
Land area to be developed	117.56 acres
x 2.10 u/a (R-10 Conditional Zoning)	
Total number dwelling units permitted	246 dwelling units

Proposed:

Total number dwelling units proposed 230 dwelling units

Development Standards
Lot Area/Lot Size

Single Family

	Maximum Single Family Lot Waivers	Proposed Single Family Lot Waivers
Lot Area	7,500	7,500
Lot Width	60'	60'
Lot Depth	86'	86'
Lot Frontage	30'	35' - Waiver not requested
Front Yard	20'/15'/5'	20' - Waiver not requested
Side Yard	5'	5' – Waiver not requested
Rear Yard	25'	25'

Minimum Lot Area Provided: 7,500 sq. ft.

Maximum Lot Area Provided: 12,168sq. ft.

Average Lot Area Provided: 8,910± sq. ft.

Residential Off-Street Parking

Single Family / Two Family Dwellings

Required: 2 spaces per dwelling unit (230 dwelling units x 2 spaces = 460 spaces)

Provided: 460 spaces provided in garages or driveways

Additional Development Requirements for Development Options in the R-10 Districts

Lot Access

Required: Each lot or sub-lot within an overall subdivision has direct access to a public street, private street or private alley.

Provided: Each lot or sub-lot within the subdivision has direct access to a public street.

Design Features

Single Family dwellings and Two Family dwellings

A Development Option subdivision requires specific criteria the builder will have to meet at time of building permit. The first chart gives choices of front features and the second gives choices of rear and side features that will have to be reviewed for approval, and then inspected at the time of certification of occupancy. For all single family dwellings and two family dwellings, the use of vinyl siding shall be prohibited, except for accent elements of the façade, limited to 20% of the total façade area.

Table 2.09, C. – 4: Residential Design Features for Front Façades [Amended Ordinance #17-02]*	
Select a minimum of ten (10) of the following design features for the front façade, and a minimum of one (1) garage design feature, with: - All five (5) design features from Group 1; and, - Two (2) design features from Group 2; and, - Three (3) additional design features selected from either Group 2 or Group 3; and, - One (1) garage design feature.	
Group 1 – Must have all five (5) of the following: Change in Elevation of Roof Ridge; or, Change in Direction of Roof Ridge; or, Roof with Dormers (minimum of two (2) dormers). Foundation Landscape Package (minimum 2 trees; 1 tree and 4 shrubs; or 8 shrubs). Façade Modulation (other than items listed herein; minimum of 12 inches in depth). Roof Overhangs (minimum 12 inches in depth on all elevations). Decorative garage door, if front loaded.	
Group 2 – Pick at least two (2) of the following: Multiple Building Materials (stone, brick, or wood siding) or Textures (shakes, board and batten, etc.) (secondary material must comprise at least 20% of front façade). Covered Porch – a covered front porch occupying a minimum of forty (40) percent of the overall width of the <i>primary building</i> containing a <i>dwelling unit</i>. Side Garage Bump-out (minimum size 3'X10'). Architectural Shingles. Window Transom or Door Sidelight(s), or Door Transom.	
Group 3 – Additional Items: Decorative Door Architrave. Decorative Window Architrave. Decorative Window Cornice. Decorative Trim Molding (including, at a minimum, fascia, soffit & corner trim). Decorative Front Door (min. 25% glazing). Shutters (front). Keystone (over all first floor, front façade windows and doors). Pent Roof or Pent Roof Return. Architectural Elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).	
Garages (attached or detached) if applicable – Choose one (1) of the following: Garage Off-Set (stepped back from front building line by at least 10') Garage as Percent of Façade (shall not exceed 40% of linear length of ground floor) Side Loaded or Rear Loaded Garages. Note for designs with more than two-car garages: no more than two-car garage doors may be located on the same architectural plane. Additional garage doors must be off-set by a minimum of twelve (12) inches.	
* Front façade wall area shall be exclusive of window or door areas and shall include all wall areas oriented to the front of a <i>primary building</i> containing a <i>dwelling unit</i> between the two side walls of such <i>building</i> .	

Table 2.09, C. – 5: Residential Design Features for Side and Rear Facades																			
Select from the following design features based upon the location and orientation of the side or rear façade: - Street Orientation – a minimum of five (5) of the following design features, with at least two (2) features selected from Group 1, for any side or rear façade oriented toward a <i>street</i>; or, - Open Space Orientation – a minimum of four (4) of the following design features, with at least two (2) features selected from Group 1, for any side or rear façade oriented toward an open space common area.																			
Group 1: Change in Direction of Roof Ridge. Finished Space "pop-out" (minimum size 3' X 10'). Façade Modulation (minimum variation eighteen (18) inches in depth and four (4) feet in width). Open or Screened in Porch (minimum size 10' X 10'). Bay or Oriel Window. Roof with Dormers (minimum of two (2) dormers). Roof Overhangs (minimum 12" on all elevations). Minimum 50% brick or stone on rear façade*. Brick or stone chimney. * Note: Rear façade wall area shall be exclusive of window or door areas and shall include all wall areas oriented to the rear of a <i>primary building</i> containing a <i>dwelling unit</i> between the two side walls of such <i>building</i>.																			
Group 2: <table border="0"> <tr> <td>Multiple Building Materials (secondary material must comprise at least 20% of the applicable façade).</td><td>Accent Siding.</td></tr> <tr> <td>Hip Roof.</td><td>Elevated Deck with Decorative Rail Patio</td></tr> <tr> <td>Roof Overhang (subject elevation only).</td><td>Doors – Double Width (not sliding glass doors).</td></tr> <tr> <td>Decorative Door Architrave.</td><td>Integrated Covered Storage Area (<u>not</u> the same as a side garage bump-out; minimum size 3' X 10').</td></tr> <tr> <td>Decorative Window Architrave.</td><td>Shutters (all sides).</td></tr> <tr> <td>Decorative Window Cornice.</td><td>Door Transom.</td></tr> <tr> <td>Decorative Trim Molding (including, at a minimum, fascia, soffit and corner trim).</td><td>Window Transom.</td></tr> <tr> <td>Architectural Elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).</td><td>Window Grids (permanent).</td></tr> <tr> <td></td><td>Patio Doors (double width, not sliding).</td></tr> </table>		Multiple Building Materials (secondary material must comprise at least 20% of the applicable façade).	Accent Siding.	Hip Roof.	Elevated Deck with Decorative Rail Patio	Roof Overhang (subject elevation only).	Doors – Double Width (not sliding glass doors).	Decorative Door Architrave.	Integrated Covered Storage Area (<u>not</u> the same as a side garage bump-out; minimum size 3' X 10').	Decorative Window Architrave.	Shutters (all sides).	Decorative Window Cornice.	Door Transom.	Decorative Trim Molding (including, at a minimum, fascia, soffit and corner trim).	Window Transom.	Architectural Elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).	Window Grids (permanent).		Patio Doors (double width, not sliding).
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	Patio Doors (double width, not sliding).																		
[Amended Ordinance #06-04]*																			

Streetscapes

In order to minimize the potential negative impact of higher intensity development, interior and exterior streetscape elements are required.

Perimeter Streetscapes: A fifty (50) foot greenbelt with preservation, landscaping and buffering details in compliance with the requirements for a Type C – 225 has been provided along Holly Springs New Hill Road (*see landscaping section for more information*).

Interior Streetscapes: The applicant will be required to provide variation in home appearance. No dwelling can be constructed with an exterior elevation (front façade) or color palette that is identical to the home on either side or directly across the street from it.

Landscape Requirements:

Perimeter Yards:

Required: When a minimum lot area, minimum lot width, minimum lot depth, or minimum side yard development standard is proposed, a twenty (20) foot greenbelt around the perimeter of the overall subdivision.

Provided: 20-foot greenbelt has been provided around the entire perimeter and will be a combination of existing vegetation and landscaping with a type A-20 open buffer. When existing vegetation cannot meet this requirement, new plant species used in this yard will include White Oak, Bald Cypress, American Holly, and Camelia.

Thoroughfare Yards

Required: A fifty (50) foot greenbelt with preservation, landscaping and buffering details in compliance with the requirements for a Type C – 225 (75% evergreen species).

Provided: A fifty (50) foot greenbelt with preservation, landscaping and buffering details in compliance with the requirements for a Type C – 225 has been provided. Plant species used in this yard will include Willow Oak, Southern Magnolia, Eastern Red Cedar, and Buford Holly.

Street Trees:

Interior Streets

Along interior street in residential subdivisions, street trees are provided between the curb and sidewalk. These trees have been positioned so as not to interfere with sight distance requirements at all intersections. A minimum of two species on each street is provided to protect against disease and blight. Root guards will be provided to protect the sidewalk from growing roots.

Interior Street Tree species provided include Zelkova, Trident Maple, Allee Elm, Bosque Elm, Chinese Pistache, & Eastern Hornbeam.

Thoroughfares

Along thoroughfares, street trees are provided within five (5) feet of the right-of-way, on the private property side, to create the appearance of street trees. Root guards will be provided to protect the sidewalk from growing roots.

The tree species selected along Holly Springs New Hill Road is Willow Oak.

Tree Preservation Area

Existing Tree Canopy: 78.7% of project area

Required Preservation: 20% of project area (± 23.90)

Provided Preservation: 20% of project area (± 24.35)

Open Space Requirements

Development Option subdivisions are required to provide ten (10) percent of the total project area as dedicated to open space and fifty percent of the open space must be developed recreational open space.

Required Open Space

Open Space Required: 10% of 119.50 acres = 11.95 acres

Developed Open Space Required: 50% of 11.95 acres = 5.98 acres

Passive Open Space Required: 11.95 total acres – 5.98 developed open space = 5.97 acres

Open Space Provided: 36.63 acres (30% of project area)

Developed Open Space Provided: 6.08 acres

Passive Open Space Provided: 30.55 acres

Developed Open Space

- Required:** Developed open space may include, but not be limited to such facilities as: playgrounds; parks; tot lots; swimming pools; tennis; volleyball or basketball courts, common recreational buildings, and community gardens. All single-family dwellings must be located within 1,320 feet or quarter of a mile from a developed recreational area
- Provided:** The proposed project provides various developed open space areas. The primary recreation lot will contain a community clubhouse and walking trail. Additional recreation spaces are proposed with benches, a gazebo, a fire pit, and additional walking trails.

Central Mail Delivery - Cluster Mailbox Unit (CMU)

A cluster mailbox unit is not proposed. Should cluster mailbox units be desired or needed later in the development process, a separate UDO Permit will be required.

Vehicular Design and Pedestrian Connectivity

The project proposes the following elements as part of the vehicular design and pedestrian connectivity of the subdivision:

1. Sidewalks on both side of all local streets within the overall subdivision.
2. Variation in street pavement markings to delineate pedestrian cross-walks.
3. A sidewalk, walkway or pedestrian/bikeway system which functionally connects the various land uses.

Greenways

Public Greenways

A public greenway is not identified on the Town's greenway map for this property.

Private Walking Trails

A Private greenway trail is proposed for the subdivision. In total, approximately 2,870 linear feet of private trail is proposed.

Sidewalks

Sidewalks are proposed on both sides of all streets

The private walking trails and sidewalks will connect the various open space elements provided.

ENGINEERING

Water Service:

Water service for this project will be provided through a proposed water main extension on Holly Springs New Hill Rd that will be constructed with the New Hill Subdivision project. If Regency Subdivision is constructed prior to New Hill Subdivision, it will be responsible for completing this water main extension across the property frontage. A network of 8-inch water main extends throughout the site and will connect to the adjacent Trinity Creek Subdivision.

Sewer Service:

Sewer Service for this project will be provided through the on-site extension of gravity sewer main that discharges to a new Pump Station on the Regency site. A proposed forcemain will extend from the new Pump Station to tie into an existing gravity sewer manhole in the adjacent Trinity Creek Subdivision.

The Regency Pump Station Site Plan has been designed in accordance with the Engineering Design & Construction Standards and Unified Development Ordinance. The Pump Station Site Plan will be on the Consent Agenda for Town Council approval at the same meeting as the Regency Subdivision.

Transportation:

A Traffic Impact Analysis (TIA) was completed and approved with the Rezoning for this project. Road Improvements identified in the approved TIA have been incorporated into this Development Plan.

With this project, Holly Springs New Hill Rd will be widened across the property frontage to meet ½ of the ultimate 4-lane, median-divided, thoroughfare cross-section. Road improvements are in accordance with the Town's Comprehensive Transportation Plan and Engineering Design and Construction Standards. Turn lanes have been provided at the two Site Access Drives per TIA recommendations.

Additionally, two fee-in-lieu payments for intersection improvements were identified in the TIA for this project.

- A fee-in-lieu for design and construction of a new traffic signal at the intersection of Green Oaks Parkway and Holly Springs New Hill Rd proportionate to the project impact in the amount of \$87,500.
- A fee-in-lieu for design and construction of the realignment of the Holly Springs New Hill Rd and Old Holly Springs Apex Rd intersection proportionate to the project impact in the amount of \$157,500.

A vehicular and pedestrian connection has been provided for interconnectivity with the adjacent Trinity Creek Subdivision.

With this project, 5-ft public sidewalk will be provided across the property frontage on Holly Springs New Hill Rd that will continue the sidewalk to be constructed with Trinity Creek. Five-foot sidewalk will be provided on both sides of all residential streets within the site. Eight-foot private greenway will be provided in various locations throughout the site for residents to utilize.

Environmental:

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.

This project 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

Staff has reviewed the requested Development Options Subdivision Plan and has found that the petitions, as submitted and presented to the Planning Board, comply with the minimum requirements as specified in Town adopted land development policies and ordinances.

ACTION #1: DEVELOPMENT OPTIONS WAIVER REQUEST

Motion to recommend the Town Council **approve/deny** a Waiver from the Unified Development Ordinance Section 2.04: R-10 Residential District to allow for the use of Development Options for properties located at 12125 Holly Springs New Hill Road; Wake County PIN 0639311837.

ACTION #2: DEVELOPMENT OPTIONS PETITION REQUEST

Motion to recommend the Town Council approve/deny Development Options Plan #20-DO-01 for Regency, as submitted by The Spaulding Group, project number 951-19, dated revised 11/16/2020, with the following conditions:

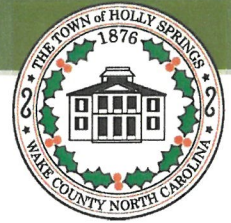
1. All previous approval conditions for *Regency Rezoning* will apply to this plan.
2. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. Prior to or with the 1st construction drawing submittal, the following items must be addressed:
 - a. The applicant shall provide revised plans illustrating that the proposed Willow Oaks along Holly Springs New Hill Road (C-225 buffer plantings) will be located within five (5) feet of the right-of-way line on the private property side in order to give the appearance of street trees.
 - b. Thoroughfares, collectors and boulevards will require a calculated pavement design and will require Town and NCDOT approval.
 - c. Provide the final detailed sanitary sewer profiles to the Town for review. Provide an updated Sewer & Pump Station Preliminary Engineering Report if final line sizes have changed.
 - d. The following note must be clearly reflected on the plats and construction drawings for the following lots: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 70. "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
 - e. If offsite sewer easements are required, provide documentation in the form of a recorded plat.
4. Prior to Construction Drawing Approval and/or issuance of land disturbance permit, the following items must be addressed:
 - 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 fee-in-lieu proportionate to the project impact for the realignment of Holly Springs New Hill Road/Old Holly Springs Apex Road intersection in the amount of \$157,500 is required.
 - c. A fee-in-lieu proportionate to the project impact for the new traffic signal at the Holly Springs New Hill Road/Green Oaks Parkway intersection in the amount of \$87,500 is required.
 - d. Off-site sewer 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 off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
 - e. 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 off-site water facilities, and will not guarantee completion of such facilities by any other party.
 - f. 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 off-site reclaimed water facilities, and will not guarantee completion of such facilities by any other party.
5. At time of petitioning for the first Final Plat for this subdivision:
 - a. Homeowner's Association covenants shall be submitted for review prior to recording. Covenants shall include information on maintenance of street trees and assurances that sufficient variation shall exist in the design and appearance of adjacent dwelling units (elevations and color palettes) necessary to avoid a monotonous building design and streetscape.
 - b. A note shall be included on the final plat regarding the variation in design and appearance of adjacent dwelling units (elevations and color palettes) necessary to avoid a monotonous building design and streetscape.
6. Prior to building permit submittal, the applicant shall submit master building plans for each home type to be constructed in the subdivision. These plans shall demonstrate how the zoning conditions, development options plan conditions, and development options requirements are satisfied.
7. No more than 85% of building permits shall be issued prior to the completion of all developed recreational open space.

8. No more than 85% of building permits shall be issued prior to the installation of all street trees not located along a residential lot.
9. The Preliminary Pump Station Site Plan is required to go to the same Town Council meeting as the Regency Subdivision Plan to be considered for approval.
10. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.

Agenda Item Completeness Checklist				
Staff Member	Approved for Distribution			Comments
	Yes	No	Initials	
Cheryl Caines	X		CAC	
Rachel Jones	X		RDJ	
Melissa Sigmund	X		MS	

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: Regency at Holly Springs

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

PUD/Master Plan/Subdivision N/A Shopping Center/Lot# N/AProject Location: 12125 Holly Springs New Hill Road

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending AnnexationPIN: 0639311837 Real Estate ID: 0032148Project Acreage (rounded to nearest tenth): 119.5 Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: R-10-CU Proposed Use (see UDO Primary Use List): Major Subdivision, residentialOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/AWaivers Requested: ☐ No ☒ Yes- Specify UDO Section Number(s): 2.09 - Development Options Subdivision

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

Scoping Meeting Date: _____ 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 Thomas Spaulding Company The Spaulding Group, PAMailing Address 1611 Jones Franklin Road, Suite 101City Raleigh State NC Zip 27606Telephone # (919) 854-7990 E-Mail tom@spaulding-group.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 Brian Duncan Company The Spaulding Group, PAMailing Address 1611 Jones Franklin Road, Suite 101City Raleigh State NC Zip 27606Telephone # (919) 854-7990 E-Mail brian@spaulding-group.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 Perry Verille Company Toll Brothers, Inc.
Mailing Address 2310 T.W. Alexander Drive
City Raleigh State NC Zip 27617
Telephone # (919) 321-4800 E-Mail pverille@tollbrothers.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 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

Landscape Architect

Name Pamela 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 Glen Phillips Company ESE of North Carolina, PC.
Mailing Address 2310 T. W. Alexander Drive
City Raleigh State NC Zip 27617
Telephone # (919) 355-0706 Alternate Telephone # ()
Fax # () E-Mail Glenn Phillips <gphillips@eseconsultants.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

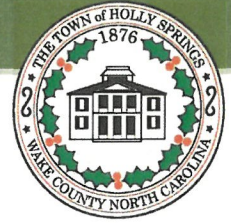
Name Susan Clark Company ESC VENTURES LLC
Mailing Address 501 Earl Goodwin Road
City Apex State NC Zip 27502
Telephone # (919) 362-7124 E-Mail N/A
How would you like to receive staff review comments? ☐ E-Mail ☒ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☒ US Mail- Certified

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

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 # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: Regency at Holly Springs Associated Project Number: TBD

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

To request a waiver of Development Requirements in the R-10: Residential District for the purpose of constructing a development options subdivision on Wake County PIN:0639311837, known as Regency at Holly Springs.

Contact Information

Waiver/Alternate Compliance Contact

Name Thomas Spaulding Company The Spaulding Group, PA

Mailing Address 1611 Jones Franklin, Suite 101

City Raleigh State NC Zip 27606

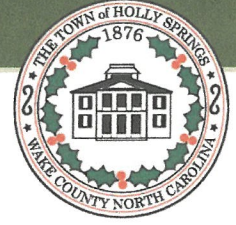
Telephone # (919) 854-7990 E-Mail tom@spaulding-group.com

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

TOWN OF HOLLY SPRINGS
UDO SECTION 2.09: WAIVER OF DEVELOPMENT REQUIREMENTS
RESIDENTIAL DEVELOPMENT OPTIONS
FINDINGS OF FACT

DPM Appendix #A.04
Supplement #15
December 2018



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

Project Information:

Project Name: Regency at Holly Springs

Residential Development Option Request:

Specific Development Option Request:

To request a waiver of Development Requirements in the R-10: Residential District for the purpose of constructing a development options subdivision on Wake County PIN:0639311837, known as Regency at Holly Springs.

Findings of Fact:

A petition for Development Options 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: _____

☐ Initial ☐ Revised ☐ Final

(1) The use of area properties will not be adversely affected:

Please see pages immediately following for complete responses for questions 1-6, thank you.

(2) The proposed development is appropriate to the site and its surroundings:

(3) The proposed development is consistent with the policy statements of the Comprehensive Plan:

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

(5) The proposed development will enhance or preserve the natural and/or environmental features on the property:

(6) The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options:

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: Susan J. Clark

Date: 4/2/2020

Residential Development Options Findings of Fact: Regency at Holly Springs

A petition for Development Options may only be granted 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 use of area properties will not be adversely affected:

The location of the subject property is a unique one. The parcel is located along the residential corridor of Holly Springs New Hill Road. It is the last remaining parcel along the corridor that is available for private development. To the west and south, the remaining properties are owned by Duke Energy, meaning additional development – residential or commercial – is highly unlikely. Therefore, properties to the west and south of Regency at Holly Springs will not be adversely affected.

To also answer this question, one must also consider the precursor to this development plan, the Conditional Use Zoning, which Regency at Holly Springs must adhere to whilst creating the subdivision plan. The zoning conditions that were approved in accordance with #19-REZ-06 must be adhered to, one of them is that the maximum density of Regency at Holly Springs must be limited to 2.10 units per acre. The subject parcel is bounded to the east by the Trinity Creek subdivision, which features a density of 2.16, so the density is harmonious and the area properties will not be adversely affected. Additionally, the zoning conditions also stipulated that the sole land use on this parcel will be restricted to single-family detached, which is also in keeping with the developed parcels in the surrounding area. When this parcel was rezoned to R-10 Residential Conditional Use, it became an appropriately fitted puzzle piece, joining like-minded nearby subdivisions.

2) The proposed development is appropriate to the site and its surroundings:

3) The proposed development is consistent with the policy statements of the Comprehensive Plan:

The Comprehensive Plan designates these subject parcels as 'Mixed Residential Neighborhood'. The designation states that:

A Mixed Residential Neighborhood includes several housing types – single dwelling detached, townhome, condominium, apartment and/or senior living – that provide a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Residents can start in a smaller, less expensive option like an apartment or townhome early in life, and move to larger detached single dwelling homes on larger lots as their families grow and change. Empty nesters can downsize to a townhome or senior living option without ever leaving the neighborhood.

In a Mixed Residential Neighborhood, homes are oriented toward the street with on-street parking in front of more dense housing options. Some neighborhoods may mix housing types on the same block, or provide accessory dwelling units. Small blocks and a grid street network

support a well-connected, cohesive community. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering place, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes.

The proposed subdivision allows for single-family detached dwellings as well as a wide variety of open space amenities, in accordance with Development Options subdivision requirements. This allows the vision described above to be realized, with a variety of pocket parks located throughout the neighborhood as well as walking trails through wide amounts of passive, natural open space areas.

While the subdivision does not have multifamily dwellings, the proposed single-family dwellings themselves, being restricted to age targeted units, represent housing diversity all on their own. By locating single-family units throughout this active adult community, it allows this proposed subdivision to have a chance to meet the surrounding small-town residential character with the likes of Trinity Creek, Addison Pond as well as the New Hill Road subdivision, all of whom do not contain multifamily dwellings. The majority of this parcel will be surrounded by intense floodplain owned by Duke Energy and is not suitable for development. This is truly the last available parcel suitable for residential construction so therefore it does not make harmonious sense for high-density residential to be located along the fringe of town. This is why all of the proposed and approved multifamily units and dwellings are located within close proximity to the existing commercial areas adjacent to GB Alford Highway, which is in keeping with the Comprehensive Plan's objective to "Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character".

Also, the developer, in conformance with applicable zoning conditions, is providing a minimum of two home collections throughout the subdivision. These collections will establish varying lots widths and house square footages, which ensures that there will be a mix and variety of housing stock to choose from within this neighborhood.

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

The UDO states the intent of a Developments Options subdivision is the following:

This Section provides developers with a variety of development options selected by the Town to design and build residential communities which encourage: the incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character; the preservation of significant view corridors; development of out-lying areas of the Town of Holly Springs and its extra-territorial jurisdiction in a manner which retains elements of traditional agrarian land use patterns; development of pedestrian oriented communities; development of traditional style neighborhoods; development of communities that are visually and functionally connected to one another; protection of significant watershed areas in order to preserve water quality; creativity and imagination in the process of development; efficient, aesthetic and desirable use of open space;

variety in housing types and physical development patterns; and, special considerations for property with a unique history or outstanding physical features.

Much as already been said within these findings of fact regarding the incorporation of existing features such as wooded areas and slopes into the site's design, as stated in response #6 below, lots were purposely designed in centralized areas within the property to preserve existing wooded areas and slopes, resulting in the natural topography in those areas to remain. This preservation areas allow significant view corridors, specifically along the perimeter of the property to remain.

This property is currently in the extra-territorial jurisdiction and will be brought into the town's limits concurrently with the successful approval of this subdivision plan. Traditional agrarian land use patterns have always been to settle on the good land and leave the low-lying steep areas alone. Therefore, original wagon roads like Holly Springs New Hill Road were created on natural ridges that made travel by foot or carriage easy. The subdivision plan takes that into account, lots have been designed along the high "good land" and low lying and steep areas have been left along in their natural state.

Regency will be a pedestrian oriented community, with an abundance of sidewalks throughout the community. This new subdivision will be required to construct sidewalk within its interior streets as well as along Holly Springs New Hill Road, ensuring that it will be walkable. Additionally, the neighborhood will feature walking trails interspersed throughout the natural, protected areas of open space. These trails will ensure all residents will get to enjoy the rural character of the area, whilst still being able to enjoy developed amenities as well.

Traditional neighborhoods are thought of as places where neighbors talk to one another freely and there are amenities abundant where neighbors can go and play on any given sunny day. Under the R-10 zoning district, the minimum front building setback is 20 feet, ensuring that homes will be built close enough to wave and say hello to your neighbor as they walk by but far enough away so that single-family houses will have adequate front yards. Additionally, this property will have an active open space component with pocket parks located throughout the subdivision giving residents an opportunity to interact with one another. Most folks also think of traditional neighborhoods as featuring thoughtfully constructed homes with high-quality materials. This proposed neighborhood will be no different. The development must meet previously approved zoning conditions which speak to the architectural quality of the dwelling units. Vinyl-siding as a primary material is not permitted. Additionally, the homeowners' association will provide lawn maintenance services including but not limited to mowing and blowing debris services to ensure that the subdivision is maintained neatly at all times. The result of these tools will feature a neighborhood that will exhibit small town charm for years to come.

As previously mentioned, the proposed subdivision will be required to build sidewalks on both sides of all interior streets as well as construct sidewalk along the subject frontage of Holly Springs New Hill Road. Regency at Holly Springs is located directly adjacent to Trinity Creek, so when fully constructed, both of these developments will be joined by sidewalk and pedestrians will flow between them. This new neighborhood will also connect to Trinity Creek via public street, thereby creating a seamless transition from one neighborhood to next.

Significant environmental features, included streams and wetlands, have been preserved and set aside as permanent open space, thereby preserving watershed areas and overall water quality.

Much creativity and imagination was given not only to the overall design of this subdivision which has been stated, but the vision of this neighborhood as well. While the subdivision does not have multifamily dwellings, the proposed single-family dwellings themselves, being restricted to age targeted units, represent housing creativity and imagination all on their own. Also, the developer has voluntarily offered zoning condition language which speaks to housing diversity by specifying a minimum of two house collections being provided through the subdivision. These collections will establish varying lots widths and house square footages, which ensures that there will be a mix and variety of housing stock to choose from within this neighborhood.

The Regency at Holly Springs Development Options request meets the intent of the UDO. When developed, this project will offer a walkable, thoughtful residential concept, not currently existent in town, that will be a welcomed part of Holly Springs.

5) The proposed development will enhance or preserve the natural and/or environmental features on the property:

The subject parcel contains a generous amount of woodland areas. In 2018, the town passed a tree protection ordinance, as part of those new requirements, the proposed subdivision will be required to set aside 20% of those woodlands as tree preservation area. It is important to note that perimeter buffers cannot count towards tree preservation so these areas will be located internal to the development giving future residents the ability to enjoy the natural environment throughout the subdivision.

Additionally, the town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the town must verify that each project, ours included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the site plan process, an environmental scientist is retained by the developer to perform delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through a on-site visit. Once this visit is preformed, the agency will then issue an official determination letter that is valid for a period of five years. This letter must be submitted to town staff to verify that all environmental features on-site have been accounted for and protected accordingly. Currently, we have retained an environmental scientist and are in the process of performing official on-site inspections with the appropriate state and federal agencies to properly account for some environmental features on-site.

6) The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options:

Development Options were created as a 'cluster option' for subdivision design. The thought being, if a neighborhood was permitted to reduce their lot size it allows more uninterrupted areas of natural plant material – this subdivision design certainly meets that intent. Lots were designed to be located on the natural ridges on the property to the greatest extent possible – allowing grades to work with the natural contours of the land. In this instance, this resulted in lots being centrally located on-site and makes overall mass grading not possible. This translates to a community conscious design, where the majority of natural woodlands and preservation areas are located along the perimeter of the neighborhood, which will result in natural buffers for both future of Regency at Holly Springs and beyond, reducing areas of tree cutting. Additionally, walking trails are located where natural grades permit, resulting in connecting these natural areas and having them become an amenity for the residents.

June 4, 2020
S&EC Job # 14254.W1

**Reference: Town of Holly Springs Tree Survey-Sample Area Review
Regency at Holly Springs Site**

On June 1, 2020, S&EC personnel reviewed the Regency at Holly Springs site to conduct sample areas survey for existing tree coverage onsite. The term “tree survey” as used herein is generic in nature and intended to describe the identification, measurement, and evaluation of trees under the direction of a registered forester/certified arborist as described and/or required by local development ordinance(s).

Presence of Specimen Trees was NOT reviewed at this time.

Three 20’x20’ sample areas were set forth and proposed by the site engineer. Within the sample areas, all trees 3” DBH and greater were located via Trimble Handheld GPS units. Where appropriate identified trees were approximately located by S&EC using a Trimble Geo XT and/or Geo X7 hand-held GPS unit. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.

Species noted include Sourwood, Sweetgum, Laurel Oak, Red Maple, and Loblolly Pine among others. There were some sample areas that fell within non-forested areas as noted on the attached Aerial Map overlay. These areas may not meet the requirements for existing tree coverage conservation. A CAD file of these tree locations has been provided to the site engineer for site plan integration.

Please advise if you have any questions about the documentation provided.

Sincerely,
SOIL & ENVIRONMENTAL CONSULTANTS, PA



Steven Ball, RF, PWS
NC Registered Forester No. 1723

Attachments: 1) Tree Map

REVISION DETAILS

PRELIMINARY DEVELOPMENT PLANS FOR:
REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PROJECT # 20-DO-01

DEVELOPER:
TOLI BROTHERS
2310 T.W. ALEXANDER DRIVE
RALEIGH, NC 27617
PHONE: (919) 321-4800
CONTACT: DAN ROSSI, email: drossi@tolibrothers.com

OWNER:
ESC VENTURES, LLC
501 EARL GOODWIN ROAD
APEX, NC 27502

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:
ECLS GLOBAL
19 N. MCKINLEY STREET
COATS, NORTH CAROLINA 27521
PHONE: (910) 897-3257
FAX: (910) 897-2329

SITE DATA

PROJECT ADDRESS: 12125 HOLLY SPRINGS NEW HILL ROAD
TOWN OF HOLLY SPRINGS PIN: 0639-31-1637 TOWNSHIP: HOLLY SPRINGS
TOTAL PARCEL AREA: 119.50 AC DB: 013811 PG 02/754 COUNTY: WAKE
TOTAL R/W AREA: 1.04 REID: 0032146 STATE: NORTH CAROLINA
ZONING: R-10 CU (SEE C-0.2-CONDITIONS)

WATERSHED: HARRIS LAKE RIVER BASIN: CAPE FEAR

DENSITY CALCULATIONS:
MAXIMUM GROSS DENSITY = 2.10 UNITS/AC (PER 19-REZ-06)
MAXIMUM NET DENSITY ALLOWED = 3.25 UNITS/AC

NET DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = - 1.94 AC
NON-DEVELOPED AREA = - 0.97 AC
SUBTOTAL (GROSS AREA) = 110.59 AC
OPEN SPACE AREA (REQUIRED 10%) = - 11.95 AC
FLOODWAY = - 0.00 AC
LAND AREA TO BE DEVELOPED = **98.64 AC**

MAXIMUM DWELLING UNITS PERMITTED = 321 UNITS (98.64 AC x 3.25 UNITS/AC)
DWELLING UNITS PROPOSED (SINGLE FAMILY) = 236 UNITS
PROPOSED DEVELOPMENT OPTIONS DENSITY = **2.39 UNITS/AC** (236 UNITS/ 98.64 AC)

GROSS DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = - 1.94 AC
LAND AREA TO BE DEVELOPED = **117.56 AC**

MAXIMUM DWELLING UNITS PERMITTED = 247 UNITS (117.56 x 2.10 UNITS/AC)
PROPOSED DEVELOPMENT OPTIONS DENSITY = **1.96 UNITS/AC** (230 UNITS/ 117.56 AC)

OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED = 11.95 AC (119.50 AC (10%))
PASSIVE RECREATION OPEN SPACE REQUIRED = 5.97 AC (11.95 AC-5.98 AC (DEV. REC OPEN SPACE))
DEVELOPED RECREATION OPEN SPACE REQUIRED = 5.98 AC (11.95 AC-50%)
OPEN SPACE PROVIDED = 36.63 AC
PASSIVE RECREATION OPEN SPACE PROVIDED = 30.55 AC
DEVELOPED RECREATION OPEN SPACE PROVIDED = 6.08 AC

TREE CONSERVATION CALCULATIONS:
TREE CONSERVATION AREA REQUIRED = 23.91 AC (119.50 AC (20%))
TREE CONSERVATION AREA PROVIDED = 24.35 AC

* ALL CONSTRUCTION CALCULATIONS BASED UPON DEVELOPMENT OPTIONS FOR RESIDENTIAL DISTRICTS SINGLE MAXIMUM SINGLE FAMILY LOT WAIVERS (AMENDED ORDINANCE #05-19, 05-19, 15-11, 20-01). SECTION 2.09 OF TOWN OF HOLLY SPRINGS UDO.

LOT DIMENSIONAL REQUIREMENTS
SINGLE FAMILY LOT WIDTHS AND SETBACKS

Total Lots	Zoning	Minimum Width	Minimum Depth	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Lot Frontage
226	R-10	60'	86'	20'	5'	25'	30'
Maximum Building Height: 35' Minimum Lot Size: 7,500 Ac. Maximum Lot Size: 21,840 Ac. Average Lot Size: 8,910 Ac.				*Aggregate Side Setback - 6'			

SINGLE FAMILY LOT WAIVERS	
LOT AREA	7,500 SF
SIDE YARD	5'
AGGREGATE SIDE YARD	5'
REAR YARD	25'
LOT WIDTH	60'
LOT DEPTH	86'

NOTE: DESIGN FEATURES OF UDO 20.09 C 2 (d) SHALL BE UTILIZED FOR WAIVERS BEING REQUESTED.

* **SEE CONDITIONAL USE ZONING PLAN C-0.2 FOR ZONING CONDITIONS**
ZONING NOTES:

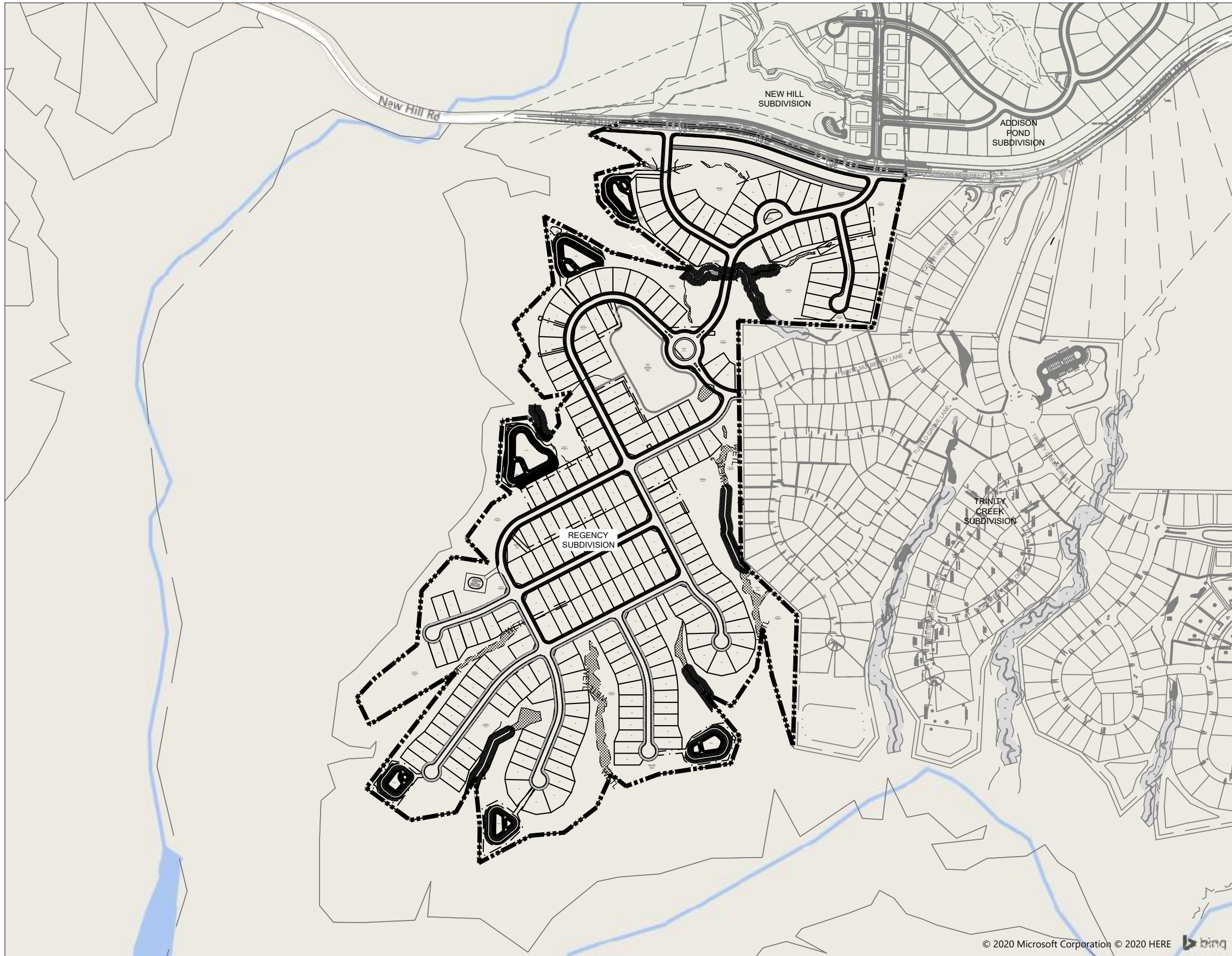
UDO Section 2.09 C 2 (d) Design Features

2.09 C 2 (d) (1) (a) (i) b. Garage as Percent of facade:
All garage doors shall be limited to a maximum of 40% of the linear length of the ground floor.

2.09 C 2 (d) (4) (a) Sidewalks on both side of all local streets within the overall subdivision/project:
All internal neighborhood streets shall feature sidewalks on both sides.

2.09 C 2 (d) (1) (a) (ii) c. Building Materials:
The use of vinyl-siding shall be prohibited, except for accent elements of the facade, limited to twenty (20) percent of the total facade area.

2.09 C 2 (d) (4) (d) Include sidewalk/ walkway or pedestrian/bikeway system which functionality connects the various land use elements to the overall project.
A minimum of 2,640 LF of private walking trails shall be built at the developer's expense. These walking trails shall be a eight (8) feet in width.



VICINITY MAP

SCALE: 1" = 500'

UTILITY FLOWS

SEWER
RESIDENTIAL: 255 GPD/UNIT x 236 UNITS = **60,180 GPD**

NOTE:
PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES OF THE FOLLOWING LOTS ONCE THE PUMP STATION IS IN OPERATION.

LOT 60	LOT 61	LOT 59	LOT 69	LOT 68	LOT 67	LOT 66
LOT 65	LOT 64	LOT 63	LOT 62	LOT 58	LOT 70	

NOTE: THE DESIGN FEATURES OF UDO 2.09 C2(D) WILL BE UTILIZED FOR THE WAIVERS BEING REQUESTED.

NOTE:
IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, NO SINGLE-FAMILY HOME CAN BE CONSTRUCTED WITH AN EXTERIOR ELEVATION (FRONT FACADE) OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OR DIRECTLY ACROSS THE STREET FROM IT, TO PROVIDE AN **ANTI-MONOTONY DEVELOPMENT**.

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: AEROSPORT
NAD 83 => LATITUDE = 35 37 55.345466 N LONGITUDE = 078 51 12.92290 W
SPC 83 => NORTHING = 684993.62 sft EASTING = 2043505.63 sft
ELEVATION (NGVD 88) = 456.00 sft (BM)

FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

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NO.	REVISION	DATE
1.	PER TONS COMMENTS	07/24/2020
2.	PER TONS COMMENTS	08/03/2020
3.	PER TONS COMMENTS	10/14/2020
4.	RELOCATED PUMP STATION	12/07/2020
5.	PER TONS COMMENTS	01/13/2021
6.	PER TONS COMMENTS	02/05/2021

SEAL:

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: 2310 T.W. ALEXANDER DRIVE RALEIGH, NC 27617 DATE: 03-16-2020	SANITARY CERTIFICATION # C-1975 PROJECT ENGINEER: THOMAS J. SPAULDING PROJECT DESIGNER: IRIS A. MITCHELL PROJECT SURVEYOR: TBD
---	--

REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLANS
COVER SHEET

DRAWING
SHEET

C-0.0

PROJECT NUMBER
951-19



LINE	BEARING	DISTANCE
L1	S 09°36'08" W	29.74'
L2	N 80°28'39" W	4.69'
L3	S 08°37'17" W	212.26'
L4	N 63°08'49" W	160.81'
L5	N 51°25'14" W	96.67'
L6	N 42°41'05" E	132.00'
L7	N 60°07'39" E	113.47'
L8	N 53°05'03" W	85.41'
L9	N 82°34'00" E	137.19'
L10	N 36°52'16" E	105.43'
L11	N 09°39'31" W	73.97'
L12	N 40°16'47" E	114.08'
L13	S 79°19'47" W	145.27'
L14	N 32°58'49" E	94.07'
L15	S 59°02'20" E	122.32'
L16	S 82°32'57" E	121.62'
L17	N 69°50'51" W	116.49'
L18	N 40°50'52" W	150.02'
L19	N 06°25'28" W	134.94'
L20	N 74°20'13" E	140.74'
L21	N 81°00'16" E	117.07'
L22	N 50°19'03" W	103.45'
L23	S 85°21'39" E	20.75'
L24	S 84°19'58" E	50.71'
L25	S 82°01'07" E	50.45'
L26	S 79°24'32" E	50.67'
L27	S 76°25'52" E	50.24'
L28	S 74°12'43" E	50.52'
L29	S 71°30'17" E	50.51'
L30	S 70°11'33" E	100.72'
L31	S 70°31'12" E	100.98'
L32	S 71°13'22" E	100.74'
L33	S 73°12'22" E	50.36'
L34	S 75°20'24" E	50.43'
L35	S 77°54'24" E	50.43'
L36	S 80°53'56" E	50.43'
L37	S 82°43'41" E	50.68'
L38	S 85°00'20" E	82.28'
L39	S 86°10'16" E	68.60'

LEGEND

- EIP = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- EOP = EDGE OF PAVEMENT
- R/W = RIGHT OF WAY
- WEP = WOOD ELECTRIC POLE
- WM = WATER METER
- OLP = OVERHEAD POWER LINES
- CP = CALCULATED POINT
- IRS = IRON REBAR SET

NOTES

- COORDINATES AT CONTROL CORNER WERE ESTABLISHED USING RTK GPS UNIT REFERENCING VRS NETWORK.
- REFERENCES:
D.B. 13811, PG. 2754
D.B. 16856, PG. 1076
D.B. 16294, PG. 0482
D.B. 14808, PG. 0204
D.B. 11018, PG. 0794
D.B. 13811, PG. 2754
D.B. 10408, PG. 2513
B.M. 2018, PG. 0217
B.M. 2019, PG. 0235
B.M. 2017, PG. 1285
- PROPERTY SHOWN MAY BE SUBJECT TO ANY/ALL ENCUMBRANCES OR EASEMENTS ASSOCIATED WITH THE PROPERTY.
- 30' WIDE PROGRESS ENERGY COMPANY, INC. (PEC) EASEMENT IS SHOWN HEREON 15' TO EACH SIDE FROM THE CENTER OF OVERHEAD POWERLINE. SEE DEED 11018, PAGE: 796 FOR DETAILS.

OWNERS

ESC VENTURES, LLC
501 EARL GOODWIN ROAD
APEX, NC 27502

ZONING

R-10 CU

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOOD MAP 3720062800J
EFFECTIVE DATE 05/02/2006.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS
EXISTING CONDITIONS

DRAWING
SHEET

C-0.1

PROJECT NUMBER

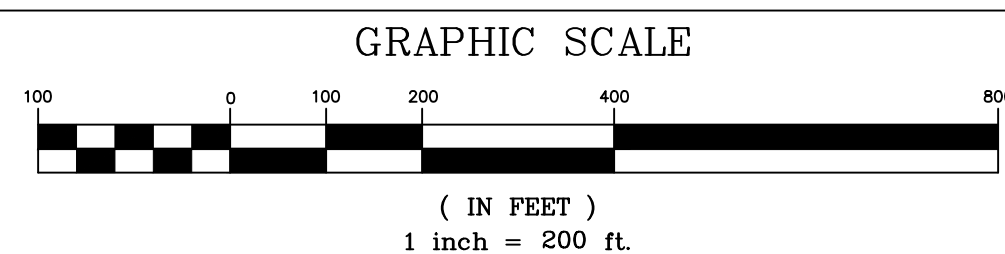
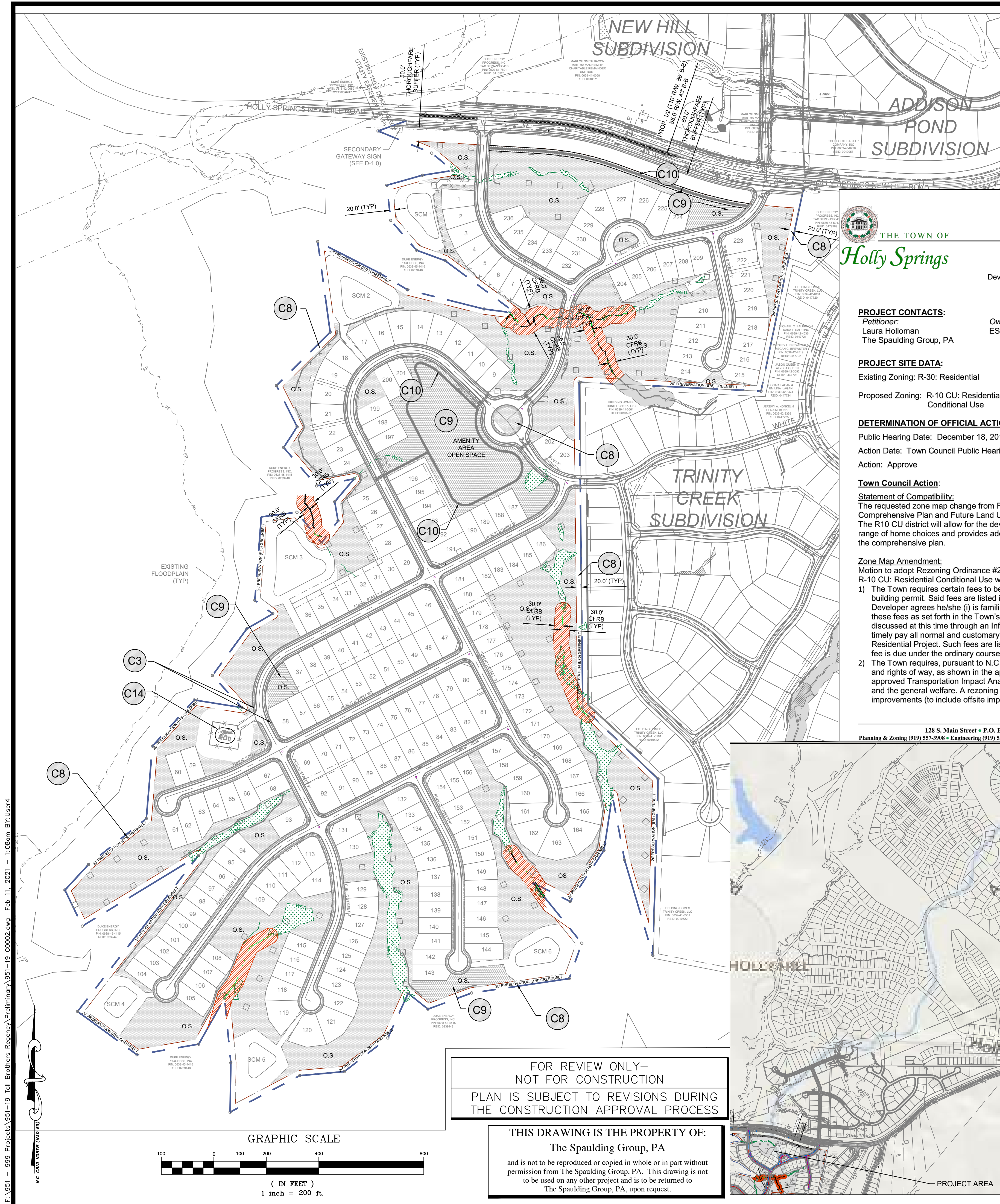
951-19

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:
TOLL BROTHERS
2310 TW ALEXANDER DRIVE
RALEIGH, NC 27617
DATE: 03-16-2020
SAN FIRM CERTIFICATION # C-1975
PROJECT ENGINEER:
IRIS A. MITCHELL
PROJECT DESIGNER:
IRIS A. MITCHELL
PROJECT SURVEYOR:
BDB

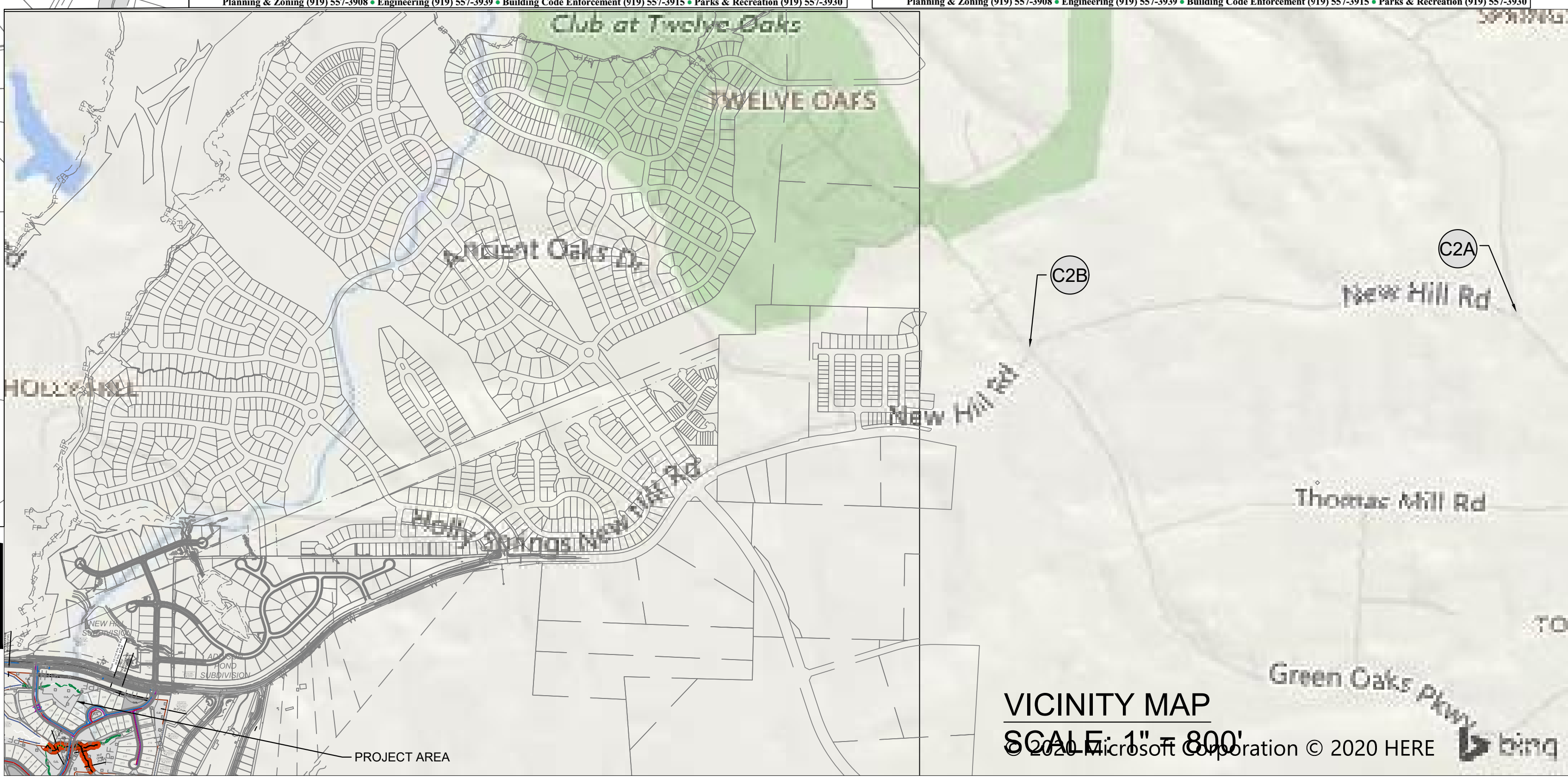
DATE	REVISION	NO.	PER TONS COMMENTS
07/24/2020	1.	1.	PER TONS COMMENTS
08/10/2020	2.	2.	PER TONS COMMENTS
11/12/2020	3.	3.	PER TONS COMMENTS
12/07/2020	4.	4.	RELOCATED PUMP STATION
01/13/2021	5.	5.	PER TONS COMMENTS
02/05/2021	6.	6.	PER TONS COMMENTS

SEAL
CAROLINA
PROFESSIONAL
ENGINEER
IRIS A. MITCHELL
05-2020



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THE TOWN OF
Holly Springs

Notice of Action

Development Petition Number: **19-REZ-06**
Petition Type: **Conditional Use Rezoning**
Name of Project: **Regency at Holly Springs**
Project Location: **12125 Holly Springs New Hill Road**

PROJECT CONTACTS:
Petitioner:
Laura Holloman
The Spaulding Group, PA

PROJECT SITE DATA:
Existing Zoning: R-30: Residential
Proposed Zoning: R-10 CU: Residential
Conditional Use

DETERMINATION OF OFFICIAL ACTION:
Public Hearing Date: December 18, 2019
Action Date: Town Council Public Hearing – January 21, 2020
Action: Approve

Town Council Action:
Statement of Compatibility:
The requested zone map change from R-30 to R-10 CU is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Mixed Residential Neighborhood. The R10 CU district will allow for the development of a residential neighborhood that provides a range of home choices and provides additional housing options, consistent with recommendations of the comprehensive plan.

Zone Map Amendment:
Motion to adopt Rezoning Ordinance #20-REZ-01 to approve the rezoning from R-30: Residential to R-10 CU: Residential Conditional Use with the Petitioner's Offered Conditions as attached:
1) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
2) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the

Development Petition Number: **19-REZ-06**
Petition Type: **Conditional Use Rezoning**
Name of Project: **Regency at Holly Springs**
Project Location: **12125 Holly Springs New Hill Road**

Owners:
ESC Ventures LLC

PIN: 0639311837
Total Site Acreage: 119.5 acres

Town of Holly Springs
128 S. Main Street • P.O. Box 8 • Holly Springs, NC 27540 • www.hollyspringsnc.us
Planning & Zoning (919) 557-3908 • Engineering (919) 557-3939 • Building Code Enforcement (919) 557-3915 • Parks & Recreation (919) 557-3930

Developer can enter into agreements to accelerate the time for completion of these needed improvements.

A. The Developer hereby agrees to pay a fee-in-lieu proportionate to the project impact at the intersection of New Hill Road and Old Holly Springs Apex Road toward the realignment identified in the *Holly Springs Comprehensive Transportation Plan*.

B. The Developer hereby agrees to pay a fee-in-lieu proportionate to the project impact at the intersection of Green Oaks Parkway and Holly Springs New Hill Road toward the future traffic signal at this intersection.

3) All internal neighborhood streets shall feature sidewalks on both sides.

4) Permitted uses shall be limited to single-family dwellings.

5) The use of vinyl-siding shall be prohibited, except for accent elements of the façade, limited to twenty (20) percent of the total façade area.

6) Dwelling units containing a front-loaded garage must provide decorative or carriage style garage doors or a decorative garage opening.

7) The proposed subdivision shall have a maximum permitted density of 2.10 dwellings units per acre.

8) All private yards within the subdivision shall be maintained by the Homeowners' Association. These services include but are not limited to: mowing as well as debris blowing services.

9) The proposed subdivision will feature several active amenity types including: walking trails, pocket parks, as well as a sport/game court.

10) A minimum of 2,640 LF of private walking trails shall be built at the developer's expense. These walking trails shall be a eight (8) feet in width.

11) In order to create a diverse neighborhood, there will be a minimum of two housing collections offered. Housing collection 'A' shall consist of a min. of 39' dwelling width with a base house square footage range between 1,500 – 2,300 SF. At least 30% of the homes will be built from Housing Collection 'A'. Housing Collection 'B' shall consist of a minimum of 49' dwelling with a base house square footage range between 2,100 – 3,500 SF. At least 30% of the homes will be built from Housing Collection 'B'.

12) All dwellings shall be limited to age-restricted with associated amenities and are intended to consist of ranch style homes. A Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction") shall be recorded with the applicable Register of Deeds Office. Any recession or modification of the covenants regarding age restriction shall have approval of the town.

Prior to applying for any building permits, an opinion letter from an attorney licensed to practice in North Carolina shall be provided to the Town stating that the age restriction was drafted in a form that the attorney, in the exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. 41A-1, et seq.

13) All garage doors shall be limited to a maximum of 50% of the linear length of the ground floor.

14) The proposed subdivision associated with this rezoning will be served by public sewer. The developer acknowledges that a pump station will be required to serve a portion of this future subdivision. The developer will be required to submit a pump station development plan which shall be designed and constructed to meet or exceed Town of Holly Springs standards. The entire cost of the design and construction of the pump station will be the responsibility of the developer of the proposed subdivision when developed.

This notice of amendment to the Holly Springs Zoning Map is effective as of Date of Town Council Action Date of Action, as a result of action taken by Holly Springs Town Council. The Official Zoning Map is hereby amended to include the zoning change described above.

Town of Holly Springs
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Planning & Zoning (919) 557-3908 • Engineering (919) 557-3939 • Building Code Enforcement (919) 557-3915 • Parks & Recreation (919) 557-3930

NO.	REVISION	DATE
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2.	PER TONS COMMENTS	10/02/2020
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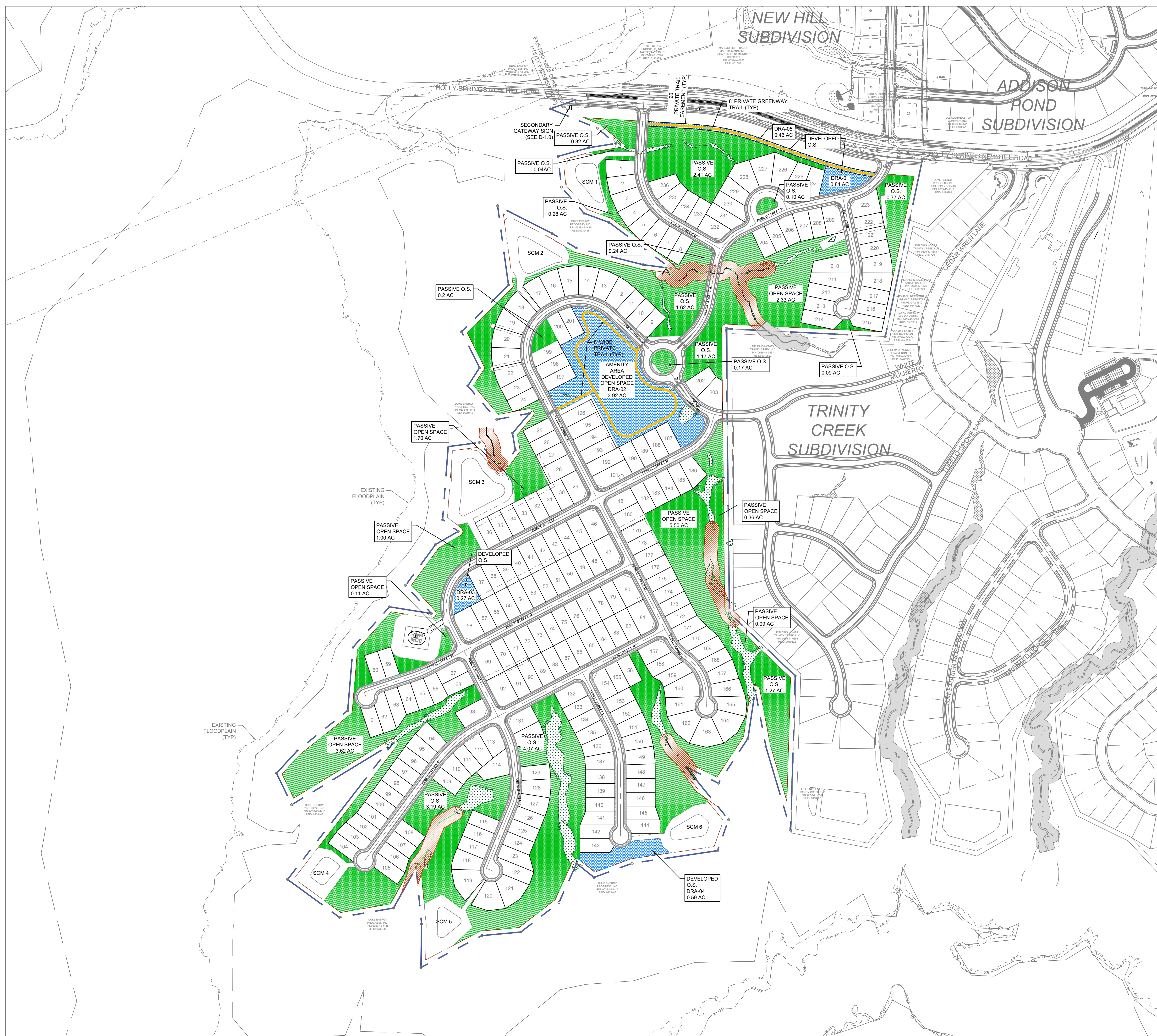
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PREPARED FOR:
2310 TW. ALEXANDER DRIVE
RALEIGH, NC 27617
DATE: 03-16-2020
SANITARY CERTIFICATION # C-1975
PROJECT ENGINEER:
PROJECT DESIGNER:
PROJECT SURVEYOR:
TBD

REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLANS
CONDITIONAL USE ZONING PLAN

DRAWING
SHEET
C-0.2
PROJECT NUMBER
951-19



- 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 (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED UPON GIS INFORMATION. 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. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
 6. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
 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 FILL MATERIAL IS TO BE BROUGHT INTO THE RIPARIAN BUFFERS.
 9. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
 10. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT AND EXISTING OVERHEAD POWER LINES MUST BE RELOCATED UNDERGROUND. THERE SHALL BE COORDINATION WITH DUKE ENERGY AND THE APPROVED NEW HILL SUBDIVISION DIRECTLY ACROSS HOLLY SPRINGS NEW HILL ROAD TO COMPLETE THIS WORK.
 11. ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
 12. ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
 13. THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
 14. NO PARKING SHALL BE ALLOWED ON THE ROUND-ABOUT. OFF-STREET PARKING SHALL BE PROVIDED FOR AMENITY.

OPEN SPACE/TRAILS SUMMARY	
TOTAL LAND AREA	119.50 AC
OPEN SPACE	REQUIRED PER DEVELOPMENT OPTION: 11.95 AC (10%) PROVIDED: 37.39 AC (31.29%)
DEVELOPED RECREATION OPEN SPACE	REQUIRED: 5.98 AC (50% OF DEVELOPMENT OPTION O.S.) PROVIDED: 6.08 AC (57.24%)
PASSIVE OPEN SPACE (EXCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, ENVIRONMENTAL AREAS, STEEP SLOPES AND EASEMENTS)	PROVIDED: 30.55 AC
PRIVATE WALKING TRAIL (LF)	PROPOSED: +/- 2,748 LF

DEVELOPED RECREATION AREAS			
FINAL DESIGN OF EACH DEVELOPED RECREATIONAL AREA WILL BE APPROVED AT THE TIME OF CONSTRUCTION DRAWINGS. THE FOLLOWING IS A SUMMARY OF THE AMENITIES THAT MAY BE INCLUDED IN EACH OF THE DEVELOPED RECREATIONAL AREAS.			
DRA NUMBER	MINIMUM NUMBER OF AMENITIES WITHIN DRA	ACREAGE	AMENITY OPTIONS
DRA-01	2	0.84 AC	Benches
DRA-02	1	3.92 AC	Community Clubhouse and Walking Trail
DRA-03	3	0.27 AC	Benches
DRA-04	1	0.68 AC	Gazebo and Firepit
DRA-05	1	0.46 AC	Walking Trail
TOTAL		6.08 AC	

LEGEND	
PASSIVE OPEN SPACE	
DEVELOPED OPEN SPACE	
WETLANDS	
PRIVATE GREENWAY TRAIL	

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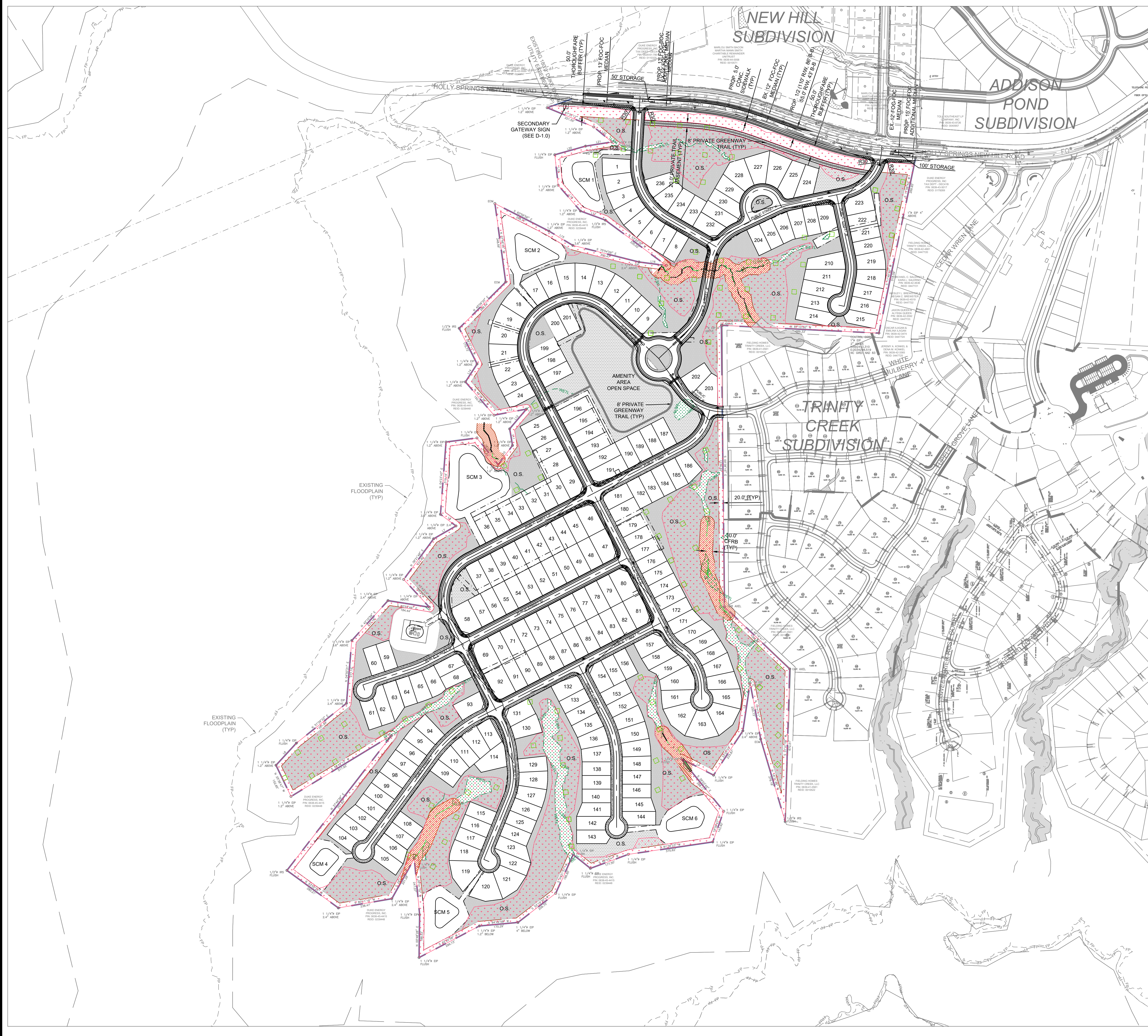
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02/09/2021	6.	6.	PER TONS COMMENTS

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: TOLL BROTHERS 2310 TW ALEXANDER DRIVE RALEIGH, NC 27617	DATE: 03-16-2020	SANITARY CERTIFICATION # C-1975
PROJECT ENGINEER: IRIS A. MITCHELL	PROJECT DESIGNER: IRIS A. MITCHELL	PROJECT SURVEYOR: TBD

REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLANS
OPEN SPACE PLAN

DRAWING
SHEET
C-0.3
PROJECT NUMBER
951-19



- GENERAL NOTES
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SITE DATA			
PROJECT ADDRESS: 12125 HOLLY SPRINGS NEW HILL ROAD	PIN: 0639-31-1837	TOWNSHIP: HOLLY SPRINGS	
TOWN OF HOLLY SPRINGS	TOTAL PARCEL AREA: 119.50 AC	COUNTY: WAKE	
DB: 013811 PG 02754	REID: 0032148	STATE: NORTH CAROLINA	
TOTAL RW AREA: 1.94			
ZONING: R-10 CU (SEE C-0.2-CONDITIONS)			
WATERSHED: HARRIS LAKE	RIVER BASIN: CAPE FEAR		
DENSITY CALCULATIONS:			
MAXIMUM GROSS DENSITY =	2.10 UNITS/AC (PER 19-REZ-06)		
MAXIMUM NET DENSITY ALLOWED =	3.25 UNITS/AC		
NET DENSITY:			
TOTAL LAND AREA =	119.50 AC		
PERIMETER R/W DEDICATION AREA =	1.94 AC		
NON-DEVELOPED AREA =	6.97 AC		
SUBTOTAL (GROSS AREA) =	110.59 AC		
OPEN SPACE AREA (REQUIRED 10%) =	11.06 AC		
FLOODWAY	0.00 AC		
LAND AREA TO BE DEVELOPED =	98.64 AC		
MAXIMUM DWELLING UNITS PERMITTED =	321 UNITS (98.64 AC x 3.25 UNITS/AC)		
DWELLING UNITS PROPOSED (SINGLE FAMILY) =	236 UNITS		
PROPOSED DEVELOPMENT OPTIONS DENSITY =	2.39 UNITS/AC (236 UNITS/ 98.64 AC)		
GROSS DENSITY:			
TOTAL LAND AREA =	119.50 AC		
PERIMETER R/W DEDICATION AREA =	1.94 AC		
LAND AREA TO BE DEVELOPED =	117.56 AC		
MAXIMUM DWELLING UNITS PERMITTED =	247 UNITS (117.56 x 2.10 UNITS/AC)		
PROPOSED DEVELOPMENT OPTIONS DENSITY =	1.96 UNITS/AC (230 UNITS/ 117.56 AC)		
OPEN SPACE CALCULATIONS:			
OPEN SPACE REQUIRED = 11.06 AC (119.50 AC (10%))			
PASSIVE RECREATION OPEN SPACE REQUIRED = 5.97 AC (11.95 AC-5.98 AC (DEV. REC OPEN SPACE))			
DEVELOPED RECREATION OPEN SPACE PROVIDED = 30.55 AC			
OPEN SPACE PROVIDED = 36.63 AC			
PASSIVE RECREATION OPEN SPACE PROVIDED = 30.55 AC			
DEVELOPED RECREATION OPEN SPACE PROVIDED = 6.08 AC			
TREE CONSERVATION CALCULATIONS:			
TREE CONSERVATION AREA REQUIRED = 23.91 AC (119.50 AC (20%))			
TREE CONSERVATION AREA PROVIDED = 24.35 AC			

ALL CONSTRUCTION CALCULATIONS BASED UPON DEVELOPMENT OPTIONS FOR RESIDENTIAL DISTRICTS SINGLE MAXIMUM SINGLE FAMILY LOT WAIVERS. [AMENDED ORDINANCE #03-18, 08-16, 15-11, 20-01] - SECTION 2.09 OF TOWN OF HOLLY SPRINGS UDO.

LOT DIMENSIONAL REQUIREMENTS							
SINGLE FAMILY LOT WIDTHS AND SETBACKS							
Total Lots	Zoning	Minimum Width	Minimum Depth	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Lot Frontage
226	R-10	60'	86'	20"	5'	25'	30'
Maximum Building Height: 35'				*Aggregate Side Setback - 5'			
Minimum Lot Size: 7,500 Ac.							
Maximum Lot Size: 21,840 Ac.							
Average Lot Size: 8,910 Ac.							

SEE SHEET D-1.0 FOR STREET CROSS-SECTION

LEGEND

- PASSIVE OPEN SPACE
- DEVELOPED OPEN SPACE
- WETLANDS
- PRIVATE GREENWAY TRAIL

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft

FOR REVIEW ONLY— NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

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REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

OVERALL SITE PLAN

DRAWING SHEET

C-1.0

PROJECT NUMBER

951-19

THE SPAULDING GROUP, PA

Planning • civil engineering

1611 Jones Franklin Road Suite 101 Raleigh, NC 27606

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

DATE: 07/24/2020

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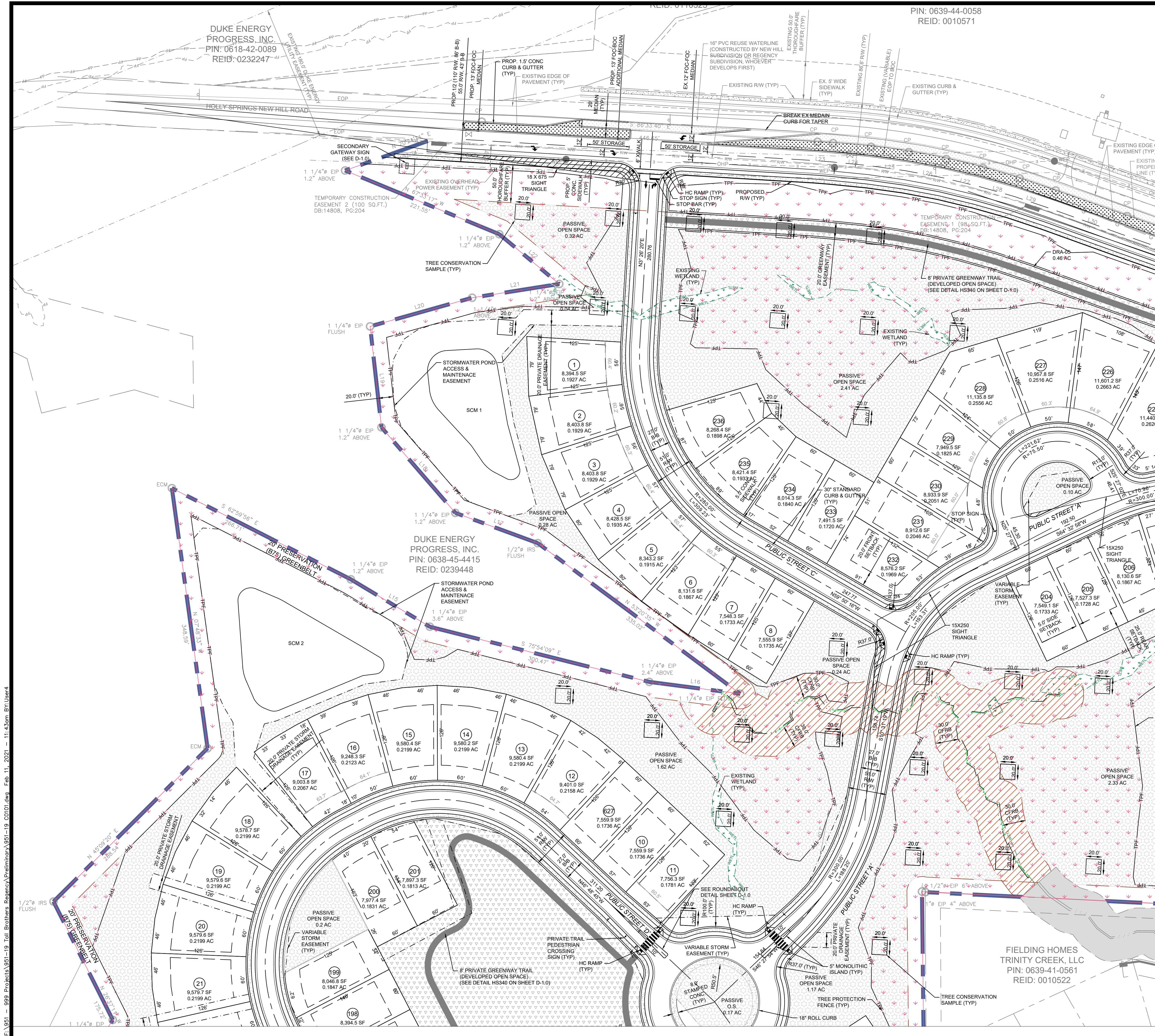
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GENERAL NOTES

- 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.
- EXISTING CONDITIONS (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED ON GIS INFORMATION. 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.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- HIC RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION.
- 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.
- NO FILL MATERIAL IS TO BE BROUGHT INTO THE RIPARIAN BUFFERS.
- NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
- ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS CONSTRUCTION AND EXISTING OVERHEAD POWER LINES MUST BE RELOCATED UNDERGROUND. THERE SHALL BE COORDINATION WITH DUKE ENERGY AND THE APPROVED NEW HILL SUBDIVISION DIRECTLY ACROSS HOLLY SPRINGS NEW HILL ROAD TO COMPLETE THIS WORK.
- ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT. IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
- THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
- NO PARKING SHALL BE ALLOWED ON THE ROUND-ABOUT. OFF-STREET PARKING SHALL BE PROVIDED FOR AMENITY.

SITE DATA

PROJECT ADDRESS: 12125 HOLLY SPRINGS NEW HILL ROAD
TOWN OF HOLLY SPRINGS
TOTAL PARCEL AREA: 118.50 AC
TOTAL RW AREA: 1.94
ZONING: R-10 CU (SEE C-0.2-CONDITIONS)

PIN: 0639-31-1637
DB: 013811 PG 02754
REID: 0032148

TOWNSHIP: HOLLY SPRINGS
COUNTY: WAKE
STATE: NORTH CAROLINA

WATERSHED: HARRIS LAKE
RIVER BASIN: CAPE FEAR

DENSITY CALCULATIONS:
MAXIMUM GROSS DENSITY = 2.10 UNITS/AC (PER 19-REZ-06)
MAXIMUM NET DENSITY ALLOWED = 3.25 UNITS/AC

NET DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = 1.94 AC
NON-DEVELOPED AREA = 6.97 AC
SUBTOTAL (GROSS AREA) = 110.59 AC
OPEN SPACE AREA (REQUIRED 10%) = 11.06 AC
FLOODWAY LAND AREA TO BE DEVELOPED = 98.64 AC

MAXIMUM DWELLING UNITS PERMITTED = 321 UNITS (98.64 AC x 3.25 UNITS/AC)
DWELLING UNITS PROPOSED (SINGLE FAMILY) = 236 UNITS
PROPOSED DEVELOPMENT OPTIONS DENSITY = 2.39 UNITS/AC (236 UNITS/ 98.64 AC)

GROSS DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = 1.94 AC
LAND AREA TO BE DEVELOPED = 117.56 AC

MAXIMUM DWELLING UNITS PERMITTED = 247 UNITS (117.56 x 2.10 UNITS/AC)
PROPOSED DEVELOPMENT OPTIONS DENSITY = 1.96 UNITS/AC (230 UNITS/ 117.56 AC)

OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED = 11.06 AC (119.50 AC (10%))
PASSIVE RECREATION OPEN SPACE REQUIRED = 5.97 AC (11.95 AC-5.98 AC (DEV. REC OPEN SPACE))
DEVELOPED RECREATION OPEN SPACE REQUIRED = 5.98 AC (11.95 AC*50%)
OPEN SPACE PROVIDED = 36.63 AC
PASSIVE RECREATION OPEN SPACE PROVIDED = 30.55 AC
DEVELOPED RECREATION OPEN SPACE PROVIDED = 6.08 AC

TREE CONSERVATION CALCULATIONS:
TREE CONSERVATION AREA REQUIRED = 23.91 AC (119.50 AC (20%))
TREE CONSERVATION AREA PROVIDED = 24.35 AC

* ALL CONSTRUCTION CALCULATIONS BASED UPON DEVELOPMENT OPTIONS FOR RESIDENTIAL DISTRICTS SINGLE MAXIMUM SINGLE FAMILY LOT WAIVERS, [AMENDED ORDINANCE #03-18, 08-16, 15-11, 20-01]-SECTION 2.09 OF TOWN OF HOLLY SPRINGS UDO.

LOT DIMENSIONAL REQUIREMENTS

SINGLE FAMILY LOT WIDTHS AND SETBACKS

Total Lots	Zoning	Minimum Width	Minimum Depth	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Lot Frontage
226	R-10	60'	86'	20"	5'	25'	30'

Maximum Building Height: 35'
Minimum Lot Size: 7,500 Ac.
Maximum Lot Size: 21,840 Ac.
Average Lot Size: 8,910 Ac.

SEE SHEET D-1.0 FOR STREET CROSS-SECTION

LEGEND

- PASSIVE OPEN SPACE
- DEVELOPED OPEN SPACE
- WETLANDS
- TREE CONSERVATION AREA
- TREE PROTECTION FENCE

GRAPHIC SCALE

0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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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

PREPARED FOR:
2310 TW ALEXANDER DRIVE
RALEIGH, NC 27617

DATE: 03-16-2020

SANITARY CERTIFICATION # C-1975

PROJECT ENGINEER:
IRIS A. MITCHELL

PROJECT DESIGNER:
IRIS A. MITCHELL

PROJECT SURVEYOR:
TBD

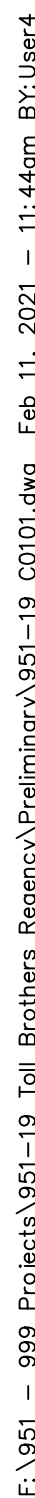
REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS
SITE PLAN

DRAWING SHEET
C-1.1

PROJECT NUMBER
951-19

Page 116 of 340



- | NO. | REVISION | DATE |
|-----|------------------------|------------|
| 1. | PER TOHS COMMENTS | 07/24/2020 |
| 2. | PER TOHS COMMENTS | 10/20/2020 |
| 3. | PER TOHS COMMENTS | 11/16/2020 |
| 4. | RELOCATED PUMP STATION | 12/07/2020 |
| 5. | PER TOHS COMMENTS | 01/13/2021 |
| 6. | PER TOHS COMMENTS | 02/05/2021 |
| | | |
| | | |
| | | |
| | | |
| | | |
- Professional Engineer Seal for North Carolina, State Seal, and Thomas Engineering, Inc. logo.
- 6/10/2023

WATERSHED: HARRIS LAKE RIVER BASIN: CAPE FEAR

MAXIMUM DWELLING UNITS PERMITTED =	324 UNITS (98.64 AC x 3.25 UNITS/AC)
------------------------------------	--------------------------------------

GROSS DENSITY	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

MAXIMUM DWELLING UNITS PERMITTED-	247 UNITS (447.50 ÷ 1.80 UNITS/AC)
-----------------------------------	------------------------------------

OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED = 11.95 AC (119.50 AC (10%))

DEVELOPED RECREATION OPEN SPACE REQUIRED = 5.98 AC (11.95 AC-50%)
OPEN SPACE PROVIDED = 36.63 AC

TREE CONSERVATION CALCULATIONS:

* ALL CONSTRUCTION CALCULATIONS BASED UPON DEVELOPMENT OPTIONS FOR

LOT DIMENSIONAL REQUIREMENTS

Total	Zoning	Minimum	Minimum	Minimum	Minimum Side	Minimum	Minimum
-------	--------	---------	---------	---------	--------------	---------	---------

Maximum Building Height: 35'
Minimum Lot Size : 7,500 Ac.
Maximum Lot Size : 21,840 Ac.
Average Lot Size : 8,910 Ac.

SECTION

(IN FEET)
1 inch = 60 ft

PLAN IS SUBJECT TO REVISIONS DURING
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PREPARED FOR: OLL BROTHERS 3330 T.W. ALEXANDER DRIVE WALEIGH, NC 27617	DATE: 03-16-2020 338N FIRM CERTIFICATION # C-1875
PROJECT ENGINEER: TOM SPAULDING	PROJECT DESIGNER: KRIS A. MITCHELL
PROJECT SURVEYOR: BO	

DRAWING
SHEET
C-1.3
PROJECT NUMBER
951-19

F:\951 - 999 Projects\951-19 Preliminary\951-19 Preliminary.dwg Feb 11, 2021 - 11:44am BY:User4



GENERAL NOTES

- 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.
- EXISTING CONDITIONS (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED UPON GIS INFORMATION. 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.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- HIC RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- 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.
- NO FILL MATERIAL IS TO BE BROUGHT INTO THE RIPARIAN BUFFERS.
- NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
- ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT AND EXISTING OVERHEAD POWER LINES MUST BE RELOCATED UNDERGROUND. THERE SHALL BE COORDINATION WITH DUKE ENERGY AND THE APPROVED NEW HILL SUBDIVISION DIRECTLY ACROSS HOLLY SPRINGS NEW HILL ROAD TO COMPLETE THIS WORK.
- ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT. IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
- THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
- NO PARKING SHALL BE ALLOWED ON THE ROUND-ABOUT. OFF-STREET PARKING SHALL BE PROVIDED FOR AMENITY.

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

SITE DATA

PROJECT ADDRESS: 12125 HOLLY SPRINGS NEW HILL ROAD
TOWN OF HOLLY SPRINGS, NC 27606
TOTAL PARCEL AREA: 119.50 AC
TOTAL RW AREA: 1.94
ZONING: R-10 CU (SEE C-0.2-CONDITIONS)

TOWNSHIP: HOLLY SPRINGS
COUNTY: WAKE
STATE: NORTH CAROLINA

WATERSHED: HARRIS LAKE
RIVER BASIN: CAPE FEAR

DENSITY CALCULATIONS:
MAXIMUM GROSS DENSITY = 2.10 UNITS/AC (PER 19-REZ-06)
MAXIMUM NET DENSITY ALLOWED = 3.25 UNITS/AC

NET DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = 1.94 AC
NON-DEVELOPED AREA = 6.97 AC
SUBTOTAL (GROSS AREA) = 110.59 AC
OPEN SPACE AREA (REQUIRED 10%) = 11.06 AC
FLOODWAY = 0.00 AC
LAND AREA TO BE DEVELOPED = 98.64 AC

MAXIMUM DWELLING UNITS PERMITTED = 321 UNITS (98.64 AC x 3.25 UNITS/AC)
DWELLING UNITS PROPOSED (SINGLE FAMILY) = 236 UNITS
PROPOSED DEVELOPMENT OPTIONS DENSITY = 2.39 UNITS/AC (236 UNITS/ 98.64 AC)

GROSS DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = 1.94 AC
LAND AREA TO BE DEVELOPED = 117.56 AC

MAXIMUM DWELLING UNITS PERMITTED = 247 UNITS (117.56 x 2.10 UNITS/AC)
PROPOSED DEVELOPMENT OPTIONS DENSITY = 1.96 UNITS/AC (230 UNITS/ 117.56 AC)

OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED = 11.06 AC (119.50 AC (10%))
PASSIVE RECREATION OPEN SPACE REQUIRED = 5.97 AC (11.95 AC-5.98 AC (DEV. REC OPEN SPACE))
DEVELOPED RECREATION OPEN SPACE REQUIRED = 5.98 AC (11.95 AC*50%)
OPEN SPACE PROVIDED = 38.63 AC
PASSIVE RECREATION OPEN SPACE PROVIDED = 30.55 AC
DEVELOPED RECREATION OPEN SPACE PROVIDED = 6.08 AC

TREE CONSERVATION CALCULATIONS:
TREE CONSERVATION AREA REQUIRED = 23.91 AC (119.50 AC (20%))
TREE CONSERVATION AREA PROVIDED = 24.35 AC

* ALL CONSTRUCTION CALCULATIONS BASED UPON DEVELOPMENT OPTIONS FOR RESIDENTIAL, DISTRICTS SINGLE MAXIMUM SINGLE FAMILY LOT WAIVERS. (AMENDED ORDINANCE 803-18, 08-16, 15-11, 20-01) - SECTION 2.09 OF TOWN OF HOLLY SPRINGS UDO.

LOT DIMENSIONAL REQUIREMENTS
SINGLE FAMILY LOT WIDTHS AND SETBACKS

Total Lots	Zoning	Minimum Width	Minimum Depth	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Lot Frontage
226	R-10	60'	86'	20'	5'	25'	30'

Maximum Building Height: 35'
Minimum Lot Size: 7,500 AC
Maximum Lot Size: 21,840 AC
Average Lot Size: 8,910 AC

LEGEND

- PASSIVE OPEN SPACE
- DEVELOPED OPEN SPACE
- WETLANDS
- TREE CONSERVATION AREA
- TREE PROTECTION FENCE

GRAPHIC SCALE
60 0 30 60 120 180 240
(IN FEET)
1 inch = 60 ft.

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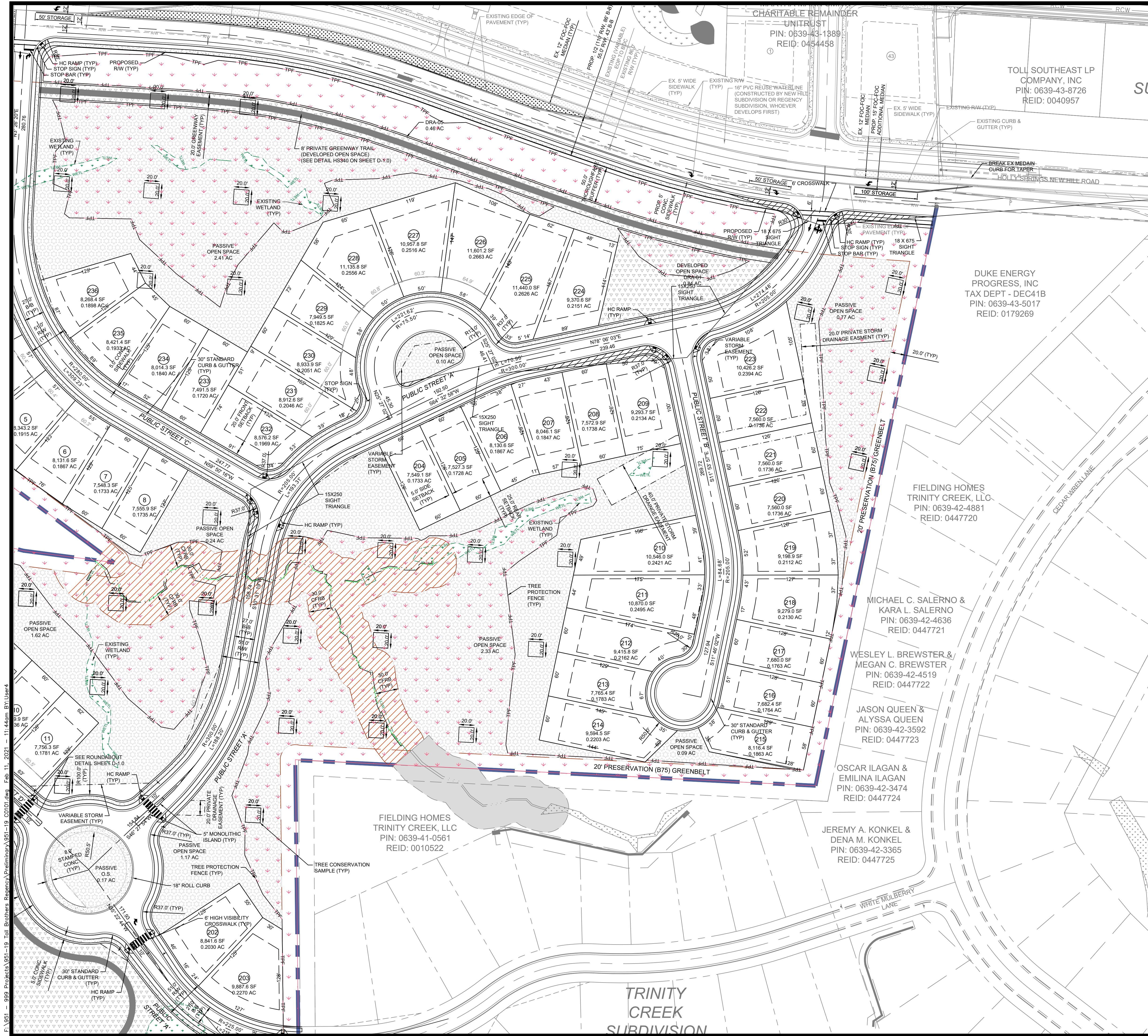
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REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS
SITE PLAN

DRAWING SHEET
C-1.5

PROJECT NUMBER
951-19



GENERAL NOTES

- 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.
- EXISTING CONDITIONS (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED UPON GIS INFORMATION. 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.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- HIC RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
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- NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
- ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT AND EXISTING OVERHEAD POWER LINES MUST BE RELOCATED UNDERGROUND. THERE SHALL BE COORDINATION WITH DUKE ENERGY AND THE APPROVED NEW HILL SUBDIVISION DIRECTLY ACROSS HOLLY SPRINGS NEW HILL ROAD TO COMPLETE THIS WORK.
- ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT. IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
- THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
- NO PARKING SHALL BE ALLOWED ON THE ROUND-ABOUT. OFF-STREET PARKING SHALL BE PROVIDED FOR AMENITY.

SITE DATA

PROJECT ADDRESS: 12125 HOLLY SPRINGS NEW HILL ROAD
TOWN OF HOLLY SPRINGS, NC 27643
TOTAL PARCEL AREA: 119.50 AC
TOTAL RW AREA: 1.94
ZONING: R-10 CU (SEE C-0-2-CONDITIONS)

PIN: 0639-31-1637
DB: 010381 P02 02754
REID: 0032148

TOWNSHIP: HOLLY SPRINGS
COUNTY: WAKE
STATE: NORTH CAROLINA

WATERSHED: HARRIS LAKE
RIVER BASIN: CAPE FEAR

DENSITY CALCULATIONS:
MAXIMUM GROSS DENSITY = 2.10 UNITS/AC (PER 19-REZ-06)
MAXIMUM NET DENSITY ALLOWED = 3.25 UNITS/AC

NET DENSITY:
TOTAL LAND AREA = 119.50 AC
PERIMETER R/W DEDICATION AREA = 1.94 AC
NON-DEVELOPED AREA = 6.97 AC
SUBTOTAL (GROSS AREA) = 110.59 AC
OPEN SPACE AREA (REQUIRED 10%) = 11.06 AC
FLOODWAY = 0.00 AC
LAND AREA TO BE DEVELOPED = 98.64 AC

MAXIMUM DWELLING UNITS PERMITTED = 321 UNITS (98.64 AC x 3.25 UNITS/AC)
DWELLING UNITS PROPOSED (SINGLE FAMILY) = 236 UNITS
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LAND AREA TO BE DEVELOPED = 117.56 AC

MAXIMUM DWELLING UNITS PERMITTED = 247 UNITS (117.56 x 2.10 UNITS/AC)
PROPOSED DEVELOPMENT OPTIONS DENSITY = 1.96 UNITS/AC (236 UNITS/ 117.56 AC)

OPEN SPACE CALCULATIONS:
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OPEN SPACE PROVIDED = 36.63 AC
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DEVELOPED RECREATION OPEN SPACE PROVIDED = 6.08 AC

TREE CONSERVATION CALCULATIONS:
TREE CONSERVATION AREA REQUIRED = 23.91 AC (119.50 AC (20%))
TREE CONSERVATION AREA PROVIDED = 24.35 AC

* ALL CONSTRUCTION CALCULATIONS BASED UPON DEVELOPMENT OPTIONS FOR RESIDENTIAL, DISTRICTS SINGLE MAXIMUM SINGLE FAMILY LOT WAIVERS, [AMENDED ORDINANCE #03-18, 08-16, 15-11, 20-01], SECTION 2.09 OF TOWN OF HOLLY SPRINGS UDO.

LOT DIMENSIONAL REQUIREMENTS
SINGLE FAMILY LOT WIDTHS AND SETBACKS

Total Lots	Zoning	Minimum Width	Minimum Depth	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Lot Frontage
226	R-10	60'	86'	20'	5'	25'	30'

Maximum Building Height: 35'
Minimum Lot Size: 7,500 Ac.
Maximum Lot Size: 21,840 Ac.
Average Lot Size: 8,910 Ac.

*Aggregate Side Setback - 5'

SEE SHEET D-1.0 FOR STREET CROSS-SECTION

LEGEND

PASSIVE OPEN SPACE
DEVELOPED OPEN SPACE
WETLANDS
TREE CONSERVATION AREA
TREE PROTECTION FENCE

GRAPHIC SCALE
60 0 30 60 120 180 240
(IN FEET)
1 inch = 60 ft.

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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

PREPARED FOR:
2310 TW ALEXANDER DRIVE
RALEIGH, NC 27617
DATE: 03-16-2020
SAN FIRM CERTIFICATION # C-1975

PROJECT ENGINEER:
PROJECT DESIGNER:
PROJECT SURVEYOR:

REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS
SITE PLAN

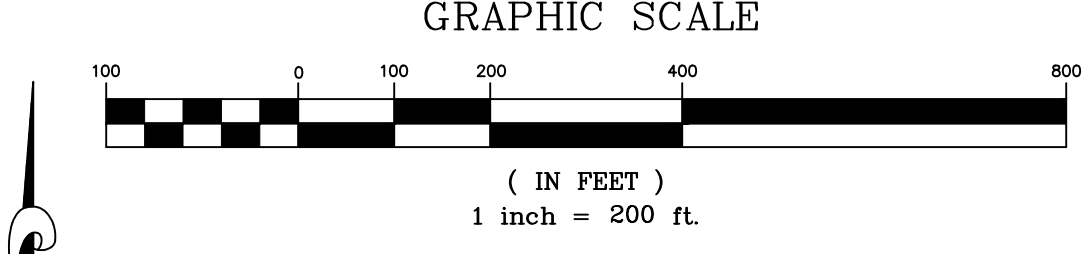
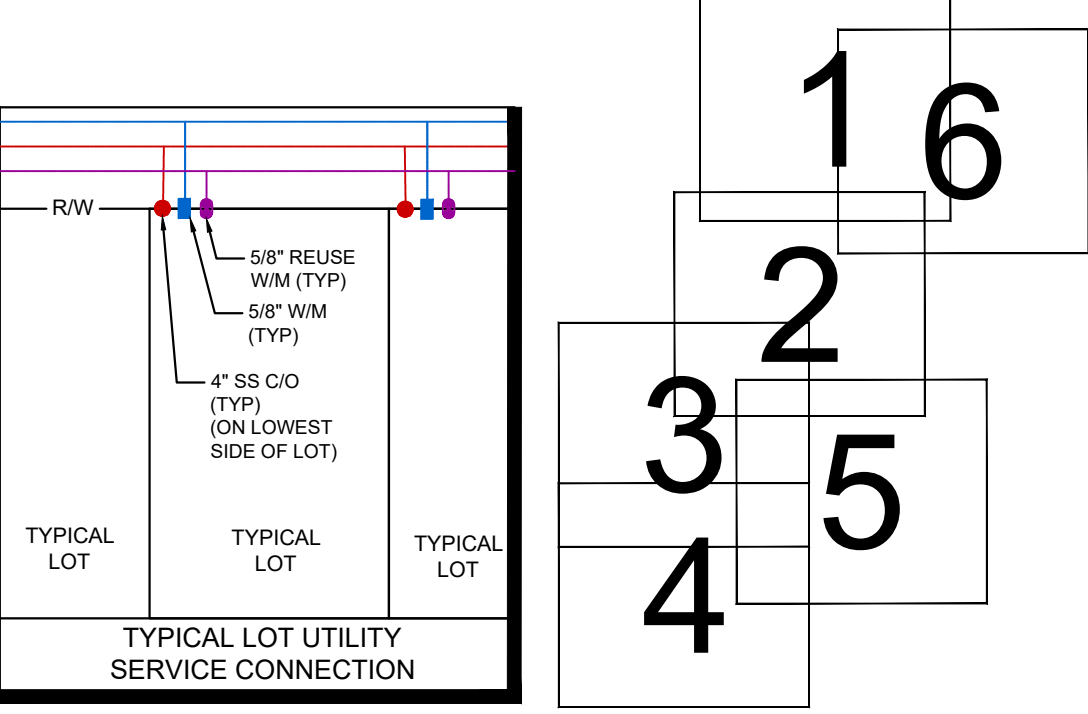
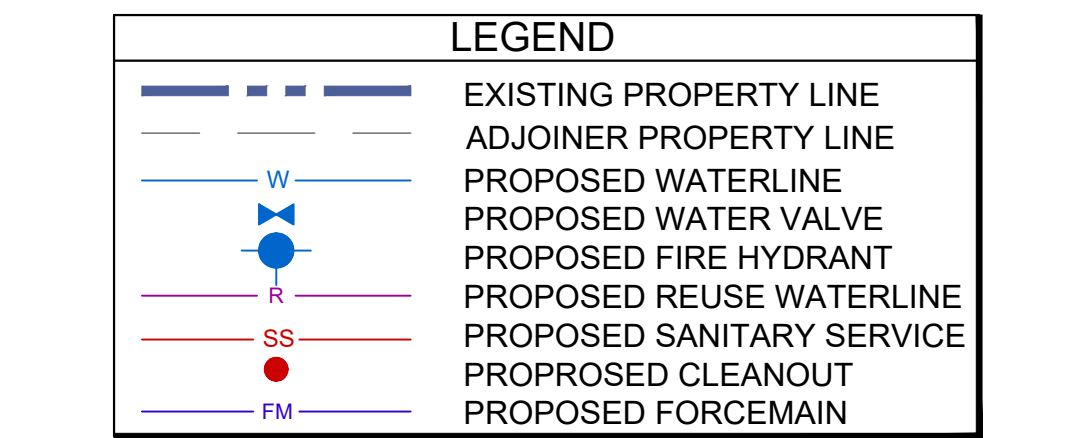
DRAWING SHEET
C-1.6

PROJECT NUMBER
951-19



- 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 (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED UPON GIS INFORMATION. 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. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
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 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 FILL MATERIAL IS TO BE BROUGHT INTO THE RIPARIAN BUFFERS.
 9. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
 10. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT AND EXISTING OVERHEAD POWER LINES MUST BE RELOCATED UNDERGROUND. THERE SHALL BE COORDINATION WITH DUKE ENERGY AND THE APPROVED NEW HILL SUBDIVISION DIRECTLY ACROSS HOLLY SPRINGS NEW HILL ROAD TO COMPLETE THIS WORK.
 11. ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
 12. ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT. IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
 13. THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
 14. NO PARKING SHALL BE ALLOWED ON THE ROUND-ABOUT. OFF-STREET PARKING SHALL BE PROVIDED FOR AMENITY.

- 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 8" SDR-35 PVC UNLESS OTHERWISE NOTED.
 4. OUTFALLS SHALL REQUIRE ACCESSIBILITY WITH A MAXIMUM CROSS SLOPE OF 6:1.
 5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES AND SHALL BE 401 PROTECTANT LINED.
 6. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE STANDARD DETAILS SECTION OF THE TOWNS STANDARDS.
 7. ALL POTABLE WATER MAINS SHALL BE DIP.
 8. WATER SYSTEM ANALYSIS NOT APPROVED.
 9. LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FIELD-COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
 10. WATER MAIN TO BE DEFLECTED, VERTICAL BENDS ARE NOT ALLOWED.
 11. FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 500', HAVE A 5" STORZ CONNECTION AND BE YELLOW IN COLOR.



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The Spaulding Group, PA, upon request.

DATE	REVISION	NO.	PER TONS COMMENTS
07/24/2020	1.	PER TONS COMMENTS	
08/10/2020	2.	PER TONS COMMENTS	
10/20/2020	3.	PER TONS COMMENTS	
12/07/2020	4.	RELOCATED PUMP STATION	
01/13/2021	5.	PER TONS COMMENTS	
02/05/2021	6.	PER TONS 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:	2310 TW ALEXANDER DRIVE RALEIGH, NC 27617
DATE:	03-16-2020
SANITARY CERTIFICATION #:	C-1975
PROJECT ENGINEER:	IRIS A. MITCHELL
PROJECT DESIGNER:	IRIS A. MITCHELL
PROJECT SURVEYOR:	TBD

REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

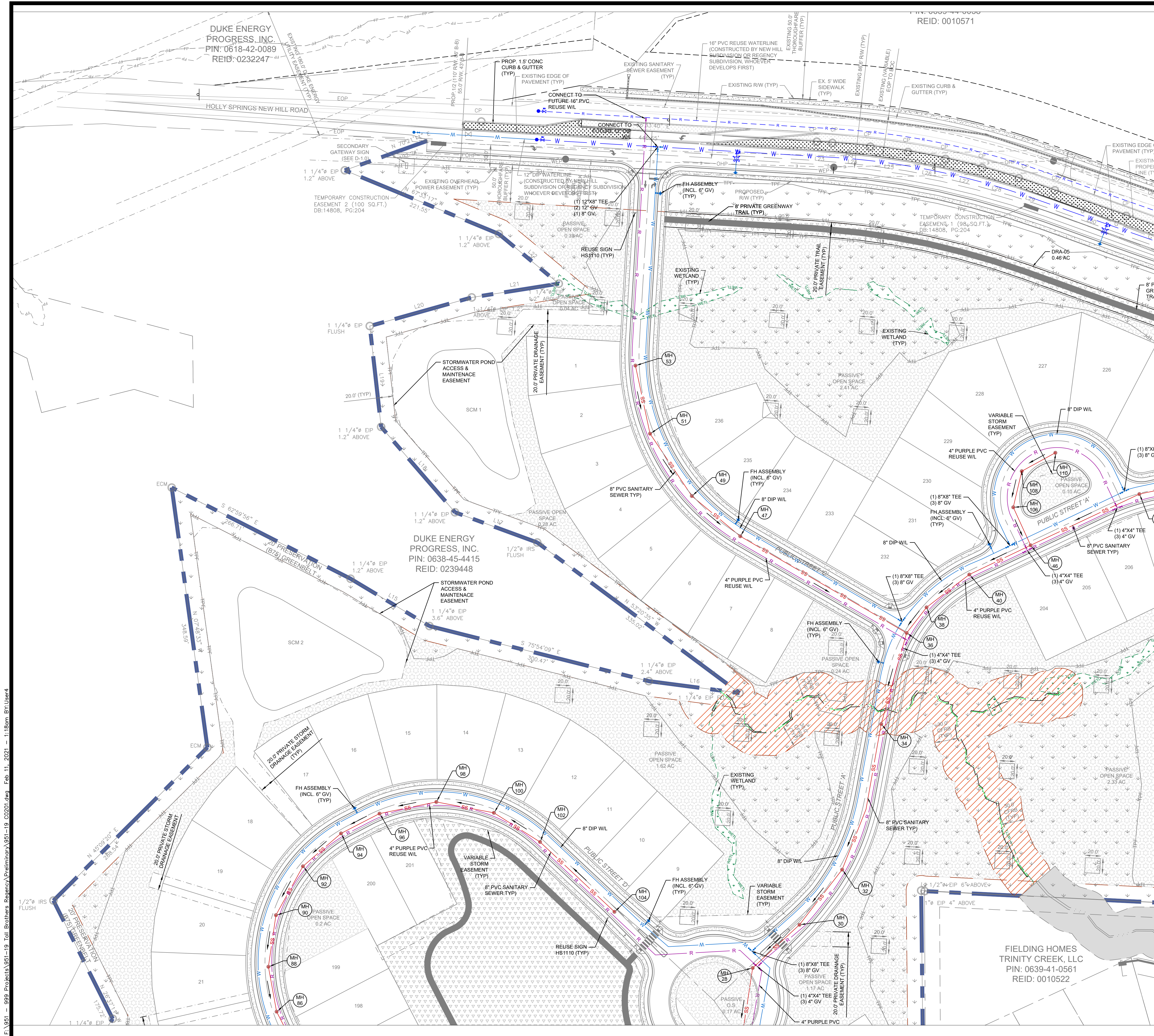
OVERALL UTILITY PLAN

DRAWING
SHEET

C-2.0

PROJECT NUMBER

951-19



GENERAL NOTES

- 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.
- EXISTING CONDITIONS (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED UPON GIS INFORMATION. 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.
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- 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.
- NO FILL MATERIAL IS TO BE BROUGHT INTO THE RIPARIAN BUFFERS.
- NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
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- ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT. IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
- THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
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- ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
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- SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES AND SHALL BE 401 PROTECTANT LINED.
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- FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 500', HAVE A 5" STORZ CONNECTION AND BE YELLOW IN COLOR.

THE 12-INCH WATERLINE ON HOLLY SPRINGS NEW HILL ROAD IS TO BE CONSTRUCTED WITH THE NEW HILL SUBDIVISION DEVELOPMENT PLAN. IF IT DOES NOT EXIST AT THE TIME THAT THE REGENCY SUBDIVISION IS CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE REGENCY SUBDIVISION TO EXTEND THE NEW 12-INCH WATER MAIN ACROSS THE PROPERTY FRONTAGE.

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LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- PROPOSED WATERLINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED REUSE WATERLINE
- PROPOSED SANITARY SERVICE
- PROPOSED CLEANOUT
- PROPOSED FORCEMAIN

TYPICAL LOT UTILITY SERVICE CONNECTION

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

UTILITY PLAN

DRAWING SHEET

C-2.1

PROJECT NUMBER

951-19

REVISION

NO.	DATE	REVISION
1	07/24/2020	PER TOWNS COMMENTS
2	08/10/2020	PER TOWNS COMMENTS
3	08/10/2020	PER TOWNS COMMENTS
4	12/07/2020	RELOCATED PUMP STATION
5	01/13/2021	PER TOWNS COMMENTS
6	02/09/2021	PER TOWNS COMMENTS

SEAL

CAROLINA PROFESSIONAL ENGINEER

THOMAS J. SPALDING

05-2020

PREPARED FOR:

TRINITY CREEK, LLC

2310 TW ALEXANDER DRIVE

RALEIGH, NC 27617

DATE: 03-16-2020

SANITARY CERTIFICATION #: C-1975

PROJECT ENGINEER:

IRIS A. MITCHELL

PROJECT DESIGNER:

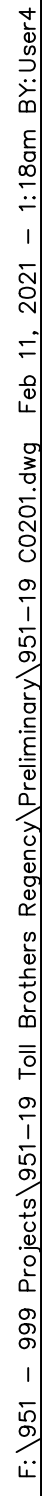
IRIS A. MITCHELL

PROJECT SURVEYOR:

TBD

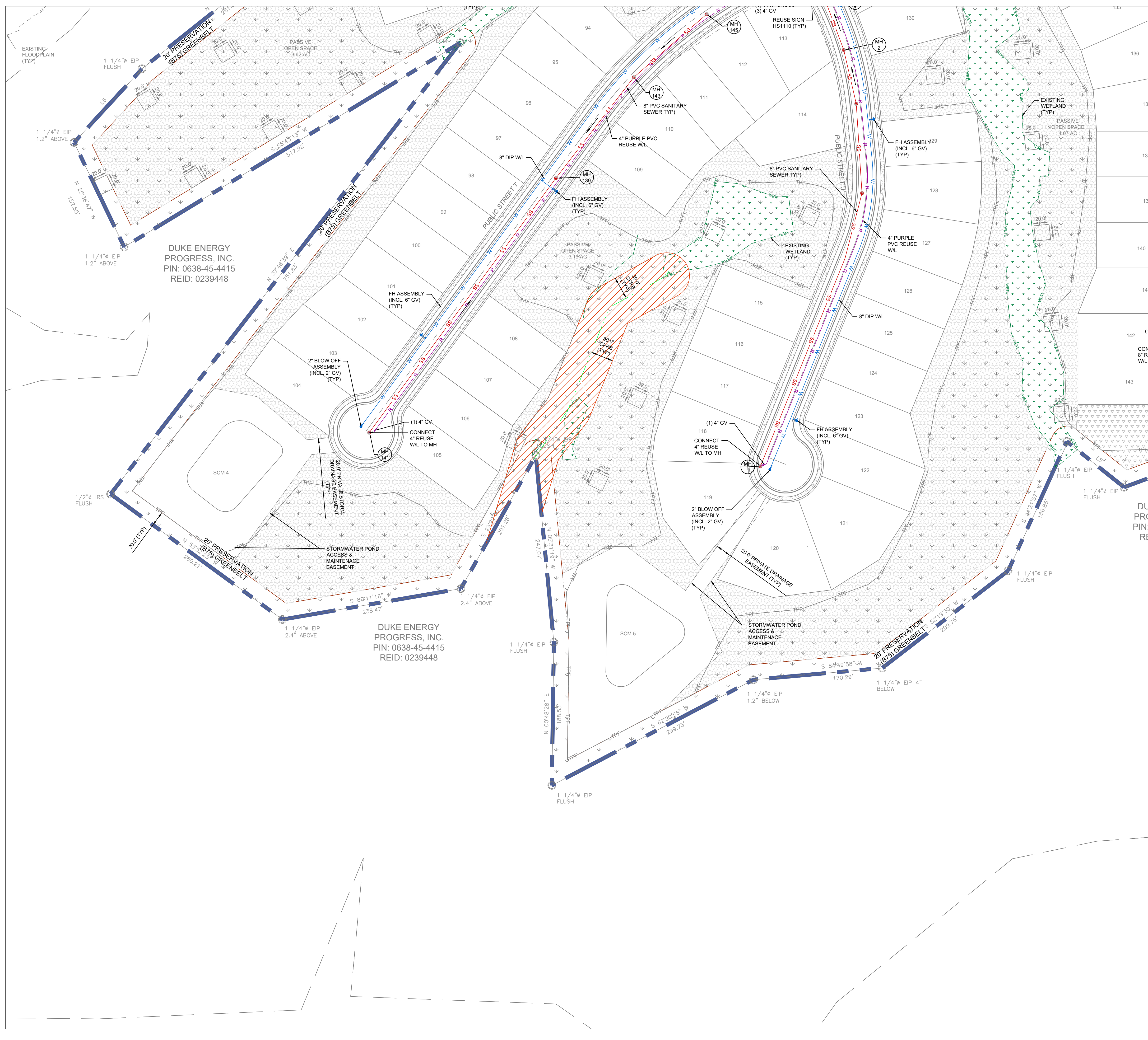
951-19

Page 123 of 340



NO	REVISION	DATE
1.	PER TONS COMMENTS	07/24/2020
2.	PER TONS COMMENTS	10/30/2020
3.	PER TONS COMMENTS	11/16/2020
4.	RELOCATED PUMP STATION	12/07/2020
5.	PER TONS COMMENTS	01/11/2021
6.	PER TONS COMMENTS	02/05/2021

DRAWING
SHEET
C-2.2
PROJECT NUMBER
951-19



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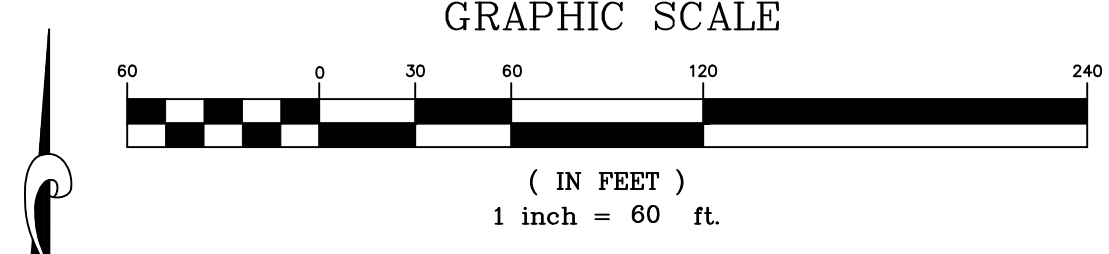
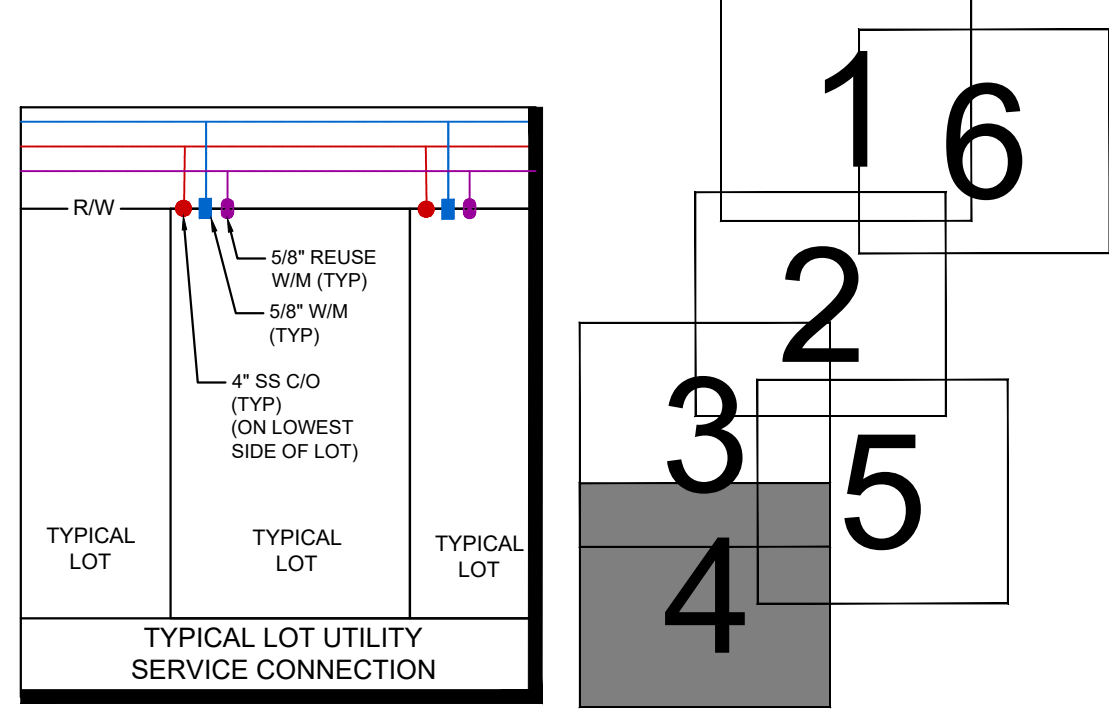
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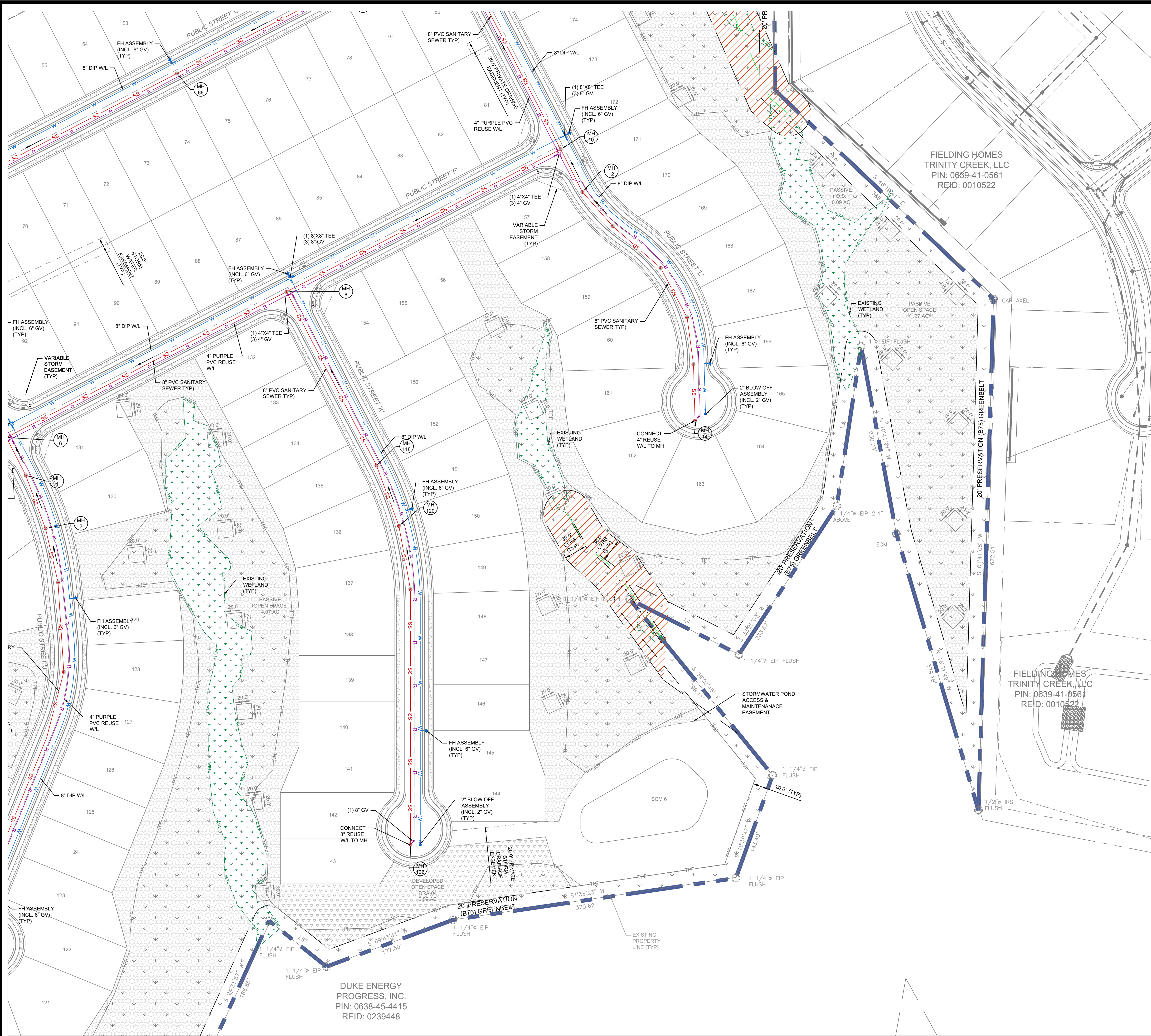
DATE	REVISION	NO.	PER TONS COMMENTS
07/24/2020	1.	1.	PER TONS COMMENTS
08/10/2020	2.	2.	PER TONS COMMENTS
10/13/2021	3.	3.	PER TONS COMMENTS
12/07/2020	4.	4.	PER TONS COMMENTS
01/13/2021	5.	5.	PER TONS COMMENTS
02/09/2021	6.	6.	PER TONS COMMENTS

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

PREPARED FOR: TOLL BROTHERS 2310 TW ALEXANDER DRIVE RALEIGH, NC 27617	DATE: 03-16-2020	SANITARY CERTIFICATION # C-1975
PROJECT ENGINEER: TOLL BROTHERS	PROJECT DESIGNER: IRIS A. MITCHELL	PROJECT SURVEYOR: TBD

REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLANS
UTILITY PLAN

DRAWING
SHEET
C-2.4
PROJECT NUMBER
951-19



GENERAL NOTES

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TYPICAL LOT UTILITY SERVICE CONNECTION

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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

REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

UTILITY PLAN

DRAWING SHEET

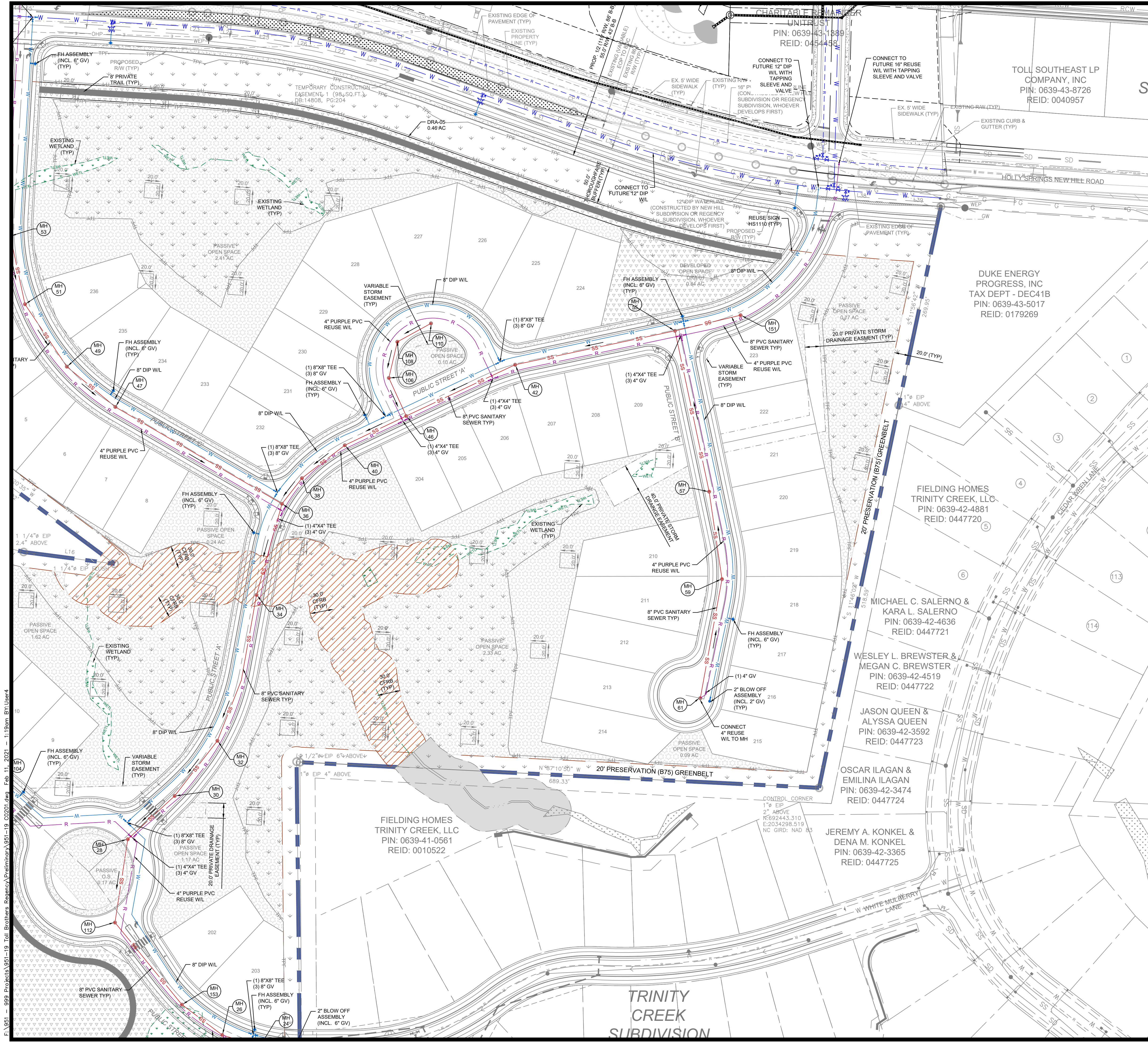
C-2.5

PROJECT NUMBER

951-19

NO.	REVISION	DATE
1.	PER TONS COMMENTS	07/24/2020
2.	PER TONS COMMENTS	08/10/2020
3.	PER TONS COMMENTS	09/02/2020
4.	RELOCATED PUMP STATION	12/07/2020
5.	PER TONS COMMENTS	01/13/2021
6.	PER TONS COMMENTS	02/09/2021

SEAL: [Professional Engineer Seal for The Spaulding Group, PA]



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THE 12-INCH WATERLINE ON HOLLY SPRINGS NEW HILL ROAD IS TO BE CONSTRUCTED WITH THE NEW HILL SUBDIVISION DEVELOPMENT PLAN. IF IT DOES NOT EXIST AT THE TIME THAT THE REGENCY SUBDIVISION IS CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE REGENCY SUBDIVISION TO EXTEND THE NEW 12-INCH WATER MAIN ACROSS THE PROPERTY FRONTAGE.

THE 12-INCH RECLAIMED WATERLINE ON HOLLY SPRINGS NEW HILL ROAD IS TO BE CONSTRUCTED WITH THE NEW HILL SUBDIVISION DEVELOPMENT PLAN. IF IT DOES NOT EXIST AT THE TIME THAT THE REGENCY SUBDIVISION IS CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE REGENCY SUBDIVISION TO EXTEND THE NEW 12-INCH WATER MAIN ACROSS THE PROPERTY FRONTAGE.

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- PROPOSED WATERLINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED REUSE WATERLINE
- PROPOSED SANITARY SERVICE
- PROPOSED CLEANOUT
- PROPOSED FORCEMAIN

TYPICAL LOT UTILITY SERVICE CONNECTION

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft

FOR REVIEW ONLY— NOT FOR CONSTRUCTION

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

REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

UTILITY PLAN

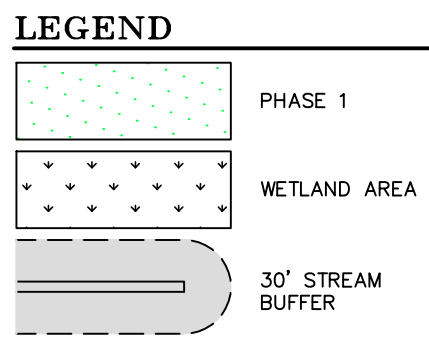
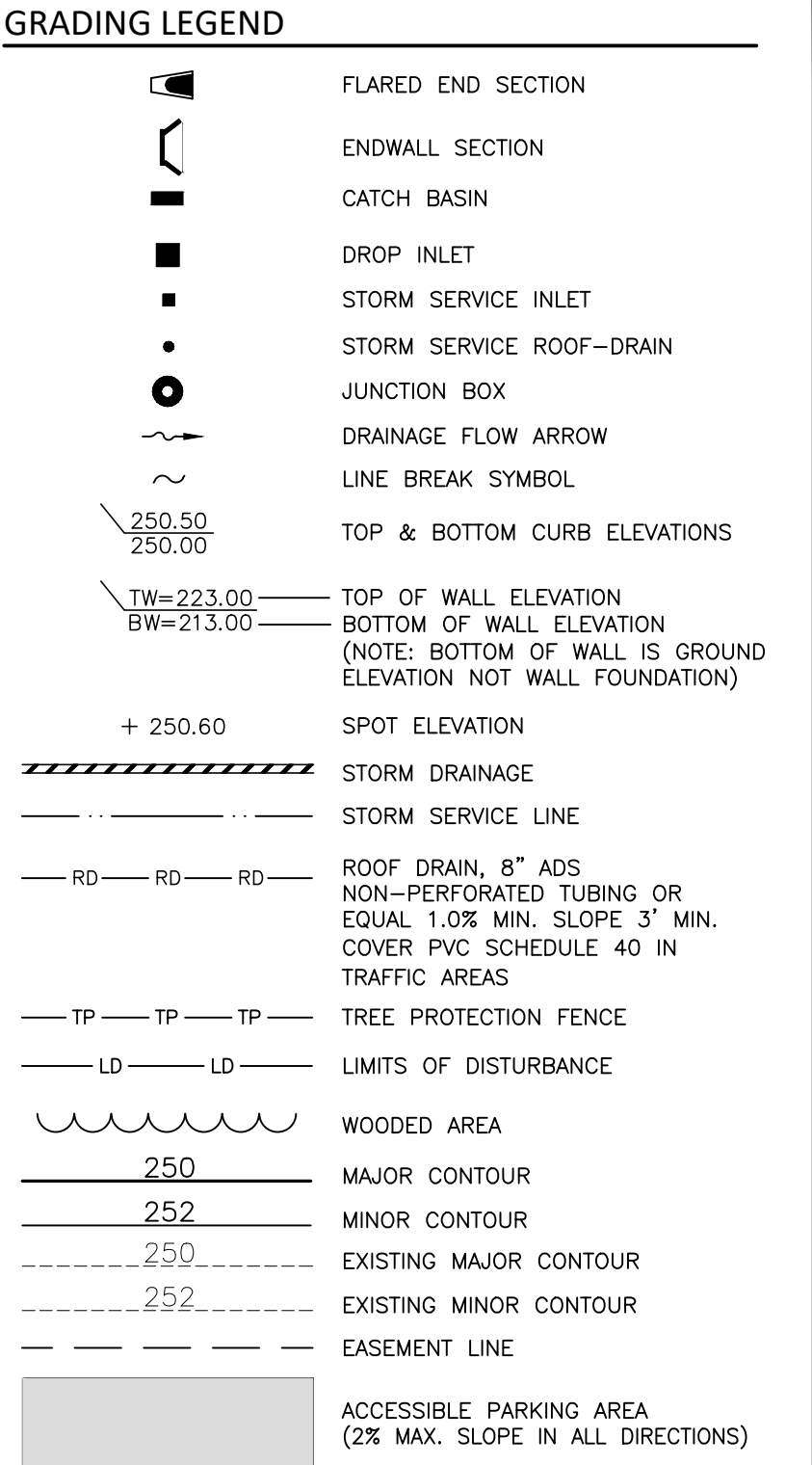
DRAWING SHEET

C-2.6

PROJECT NUMBER

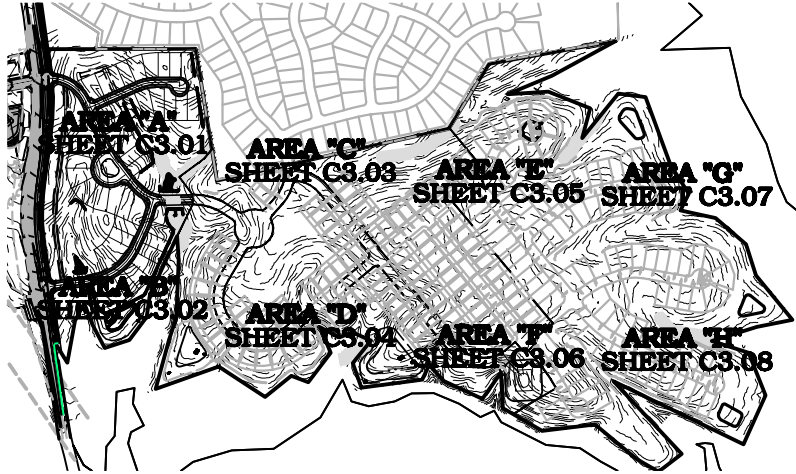
951-19

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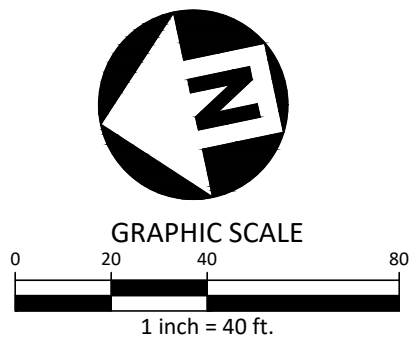


SEE SHEET C0.01 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY NOTES

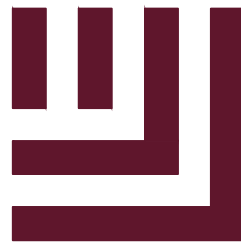
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



INDEX MAP



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

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14529 GRAND PALISADES PARKWAY
CHARLOTTE, NORTH CAROLINA 28272
PHONE: 740. 430. 9392

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

**REGENCY SUBDIVISION
PHASE 1
CONSTRUCTION DRAWINGS
HOLLY SPRINGS NEW HILL ROAD
HOLLY SPRINGS, NORTH CAROLINA**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

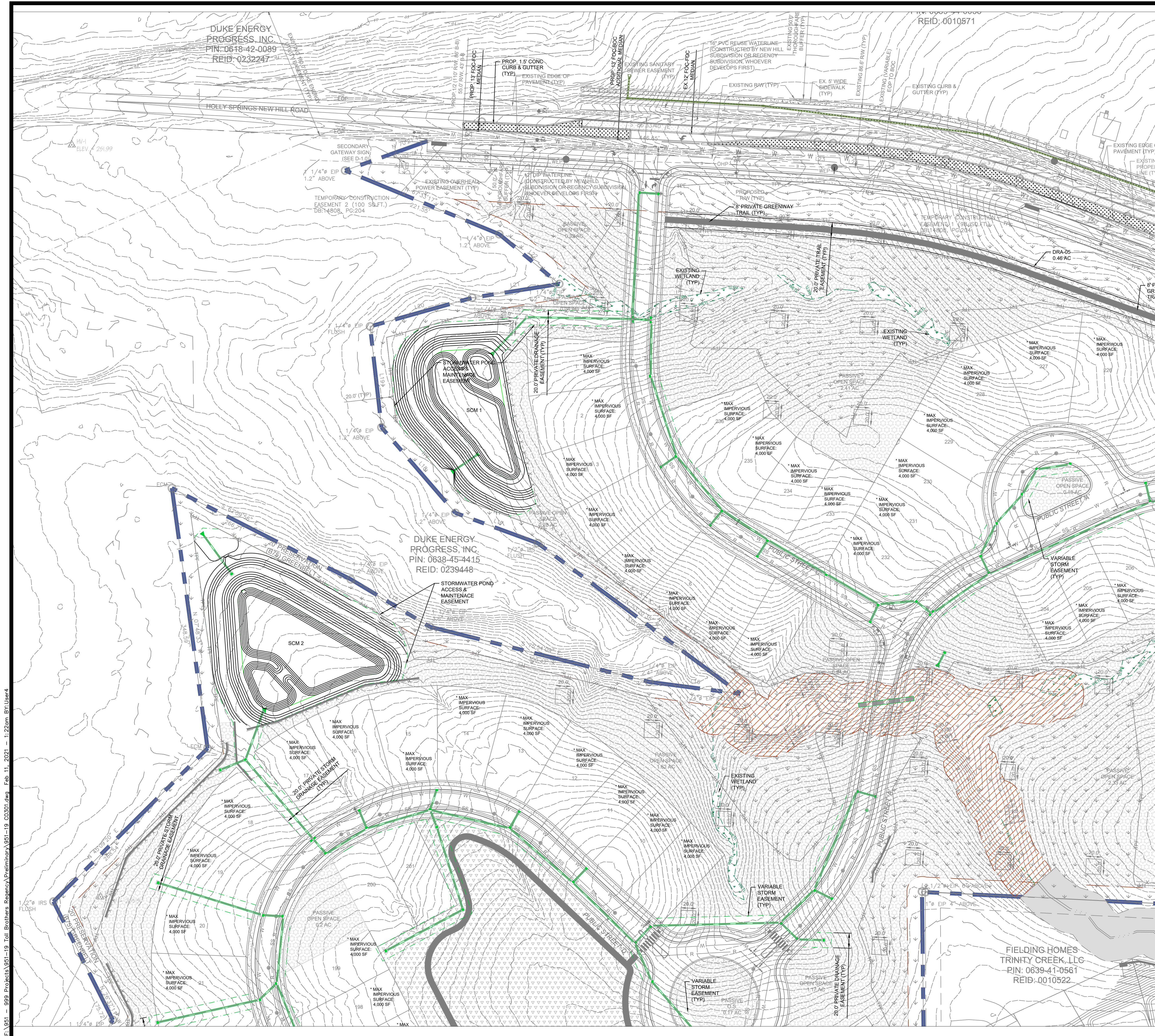
PLAN INFORMATION

PROJECT NO.	TOL-20030
FILENAME	TOL20030-OAG1
CHECKED BY	XXX
DRAWN BY	XXX
SCALE	1" = 160'
DATE	XX. XX. XXXX

SHEET

OVERALL GRADING & STORM DRAINAGE PLAN

C3.00



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- ADJOINER PROPERTY LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
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- STREAM BANK
- 30' RIPARIAN BUFFER
- WETLAND EDGE
- WETLANDS

STORM DRAIN LEGEND

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

GRADING & STORMWATER MANAGEMENT PLAN

DRAWING SHEET

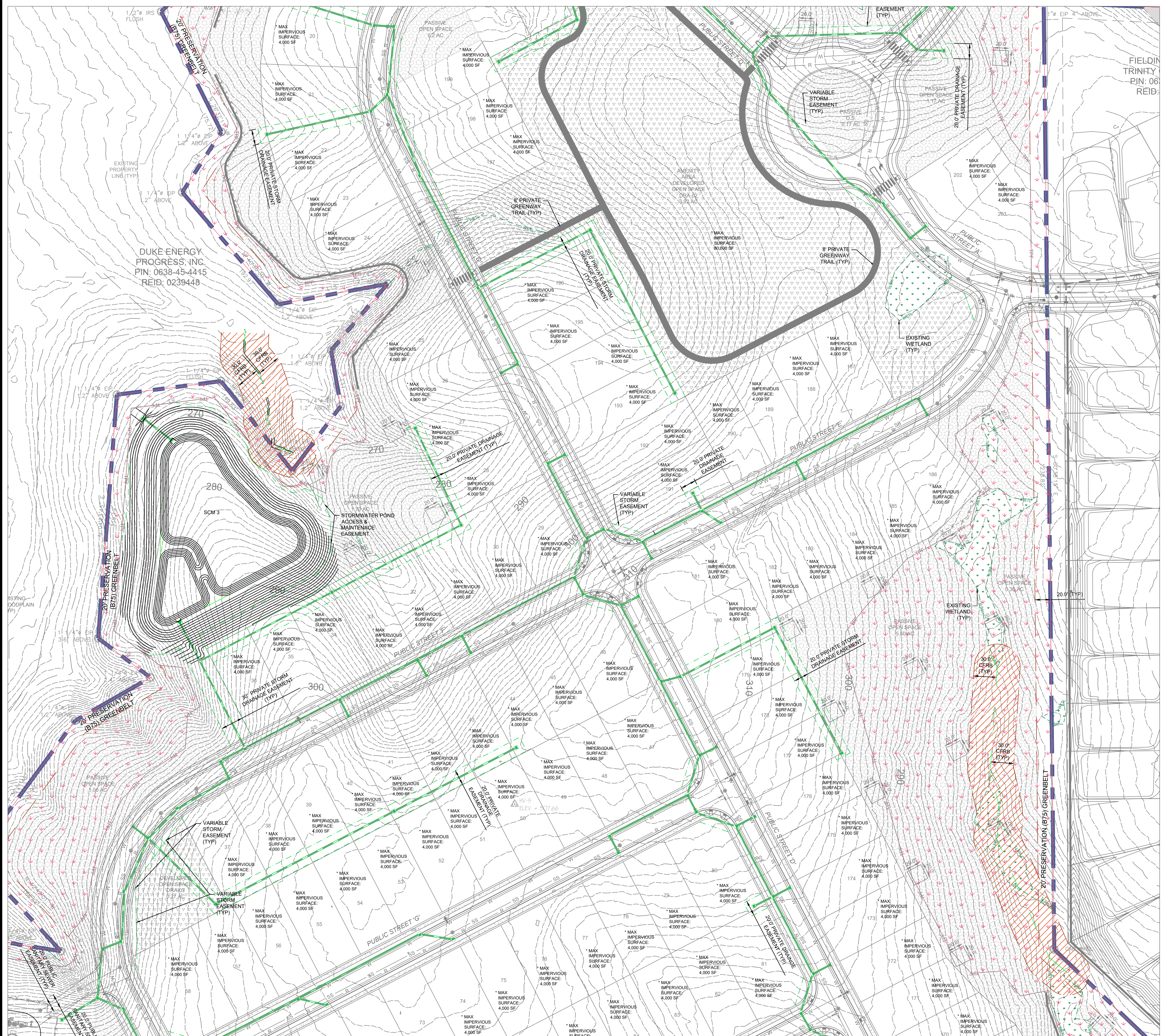
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PROJECT NUMBER

951-19

DATE	REVISION	NO.	PER TONS COMMENTS
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09/16/2020	2.	2.	PER TONS COMMENTS
10/13/2020	3.	3.	PER TONS COMMENTS
12/07/2020	4.	4.	PER TONS COMMENTS
01/13/2021	5.	5.	PER TONS COMMENTS
02/05/2021	6.	6.	PER TONS COMMENTS

SEAL: [Professional Engineer Seal for Iris A. Mitchell, State of North Carolina, License No. 15000]



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ADJOINER PROPERTY LINE
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■ CATCH BASIN
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GRAPHIC SCALE

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(IN FEET)
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REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**PRELIMINARY DEVELOPMENT PLANS
GRADING & STORMWATER MANAGEMENT PLAN**

DRAWING SHEET
C-3.2

PROJECT NUMBER
951-19

REVISION

NO.	PER TONS COMMENTS	DATE
1.	PER TONS COMMENTS	07/24/2020
2.	PER TONS COMMENTS	08/10/2020
3.	PER TONS COMMENTS	10/12/2020
4.	RELOCATED PUMP STATION	12/07/2020
5.	PER TONS COMMENTS	01/13/2021
6.	PER TONS COMMENTS	02/09/2021

SEAL

CAROLINA
SEALED
10/13/2021
THOMAS
05-2020

PREPARED FOR:
2310 TW ALEXANDER DRIVE
RALEIGH, NC 27617

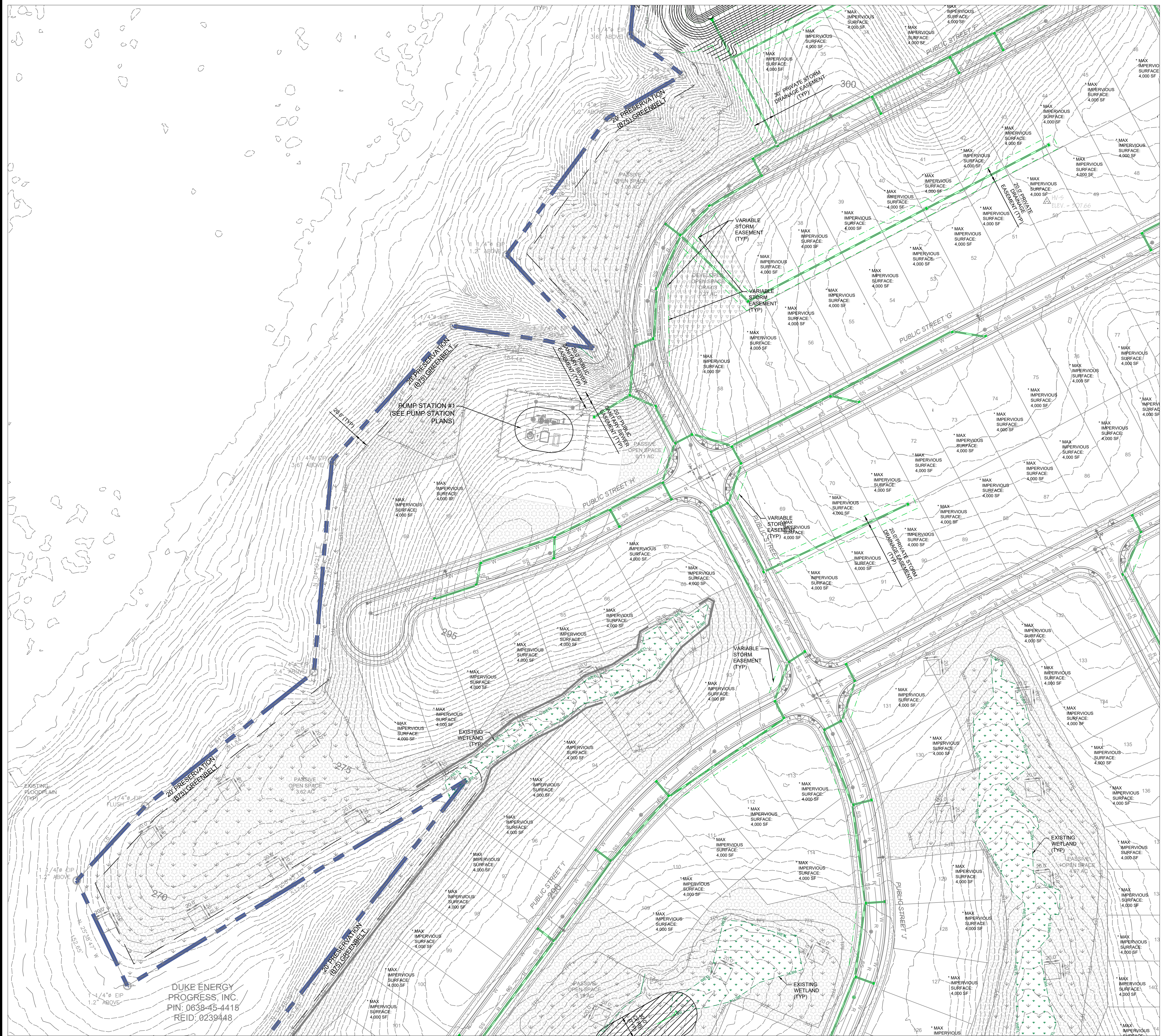
DATE: 03-16-2020

SANITARY CERTIFICATION #: C-1975

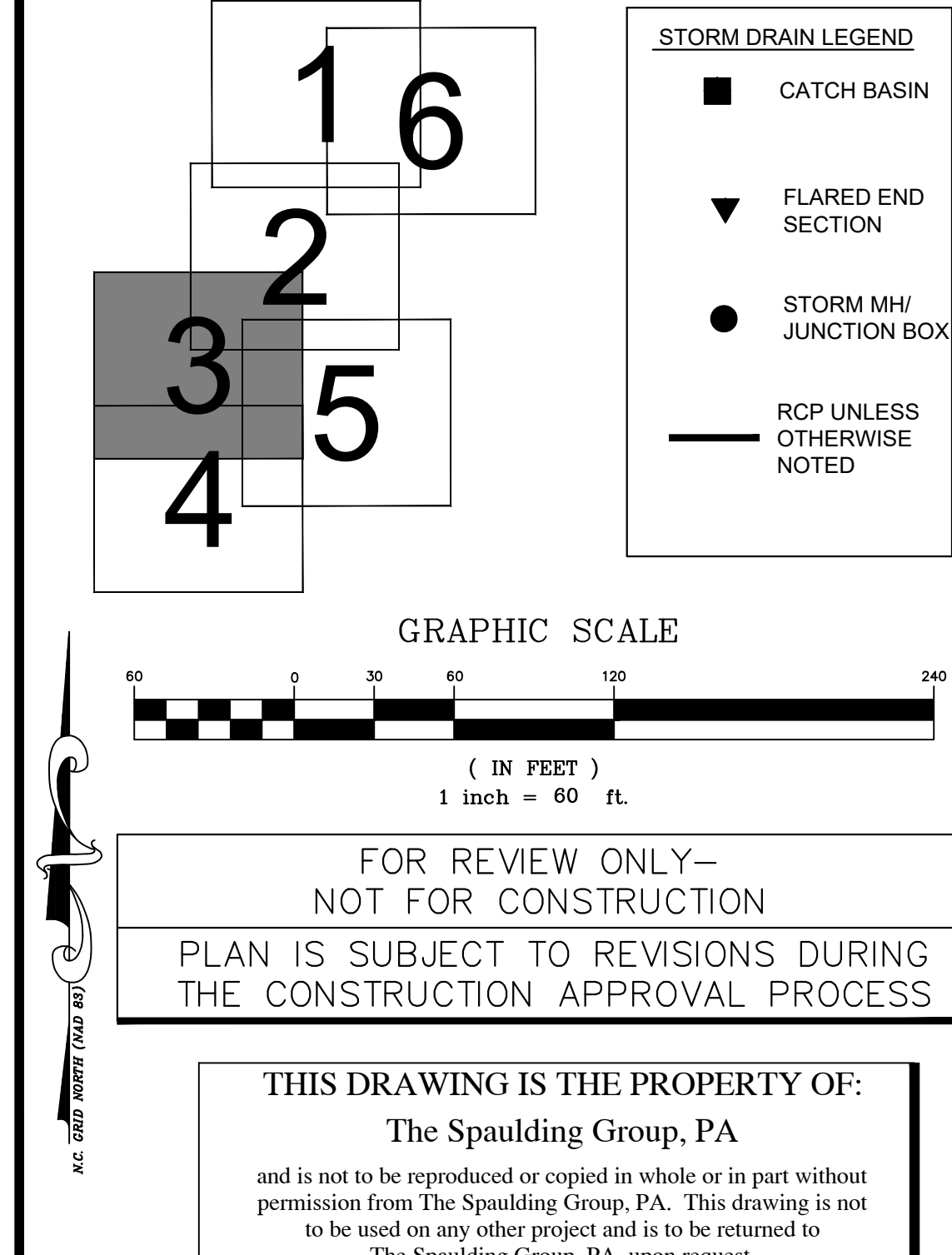
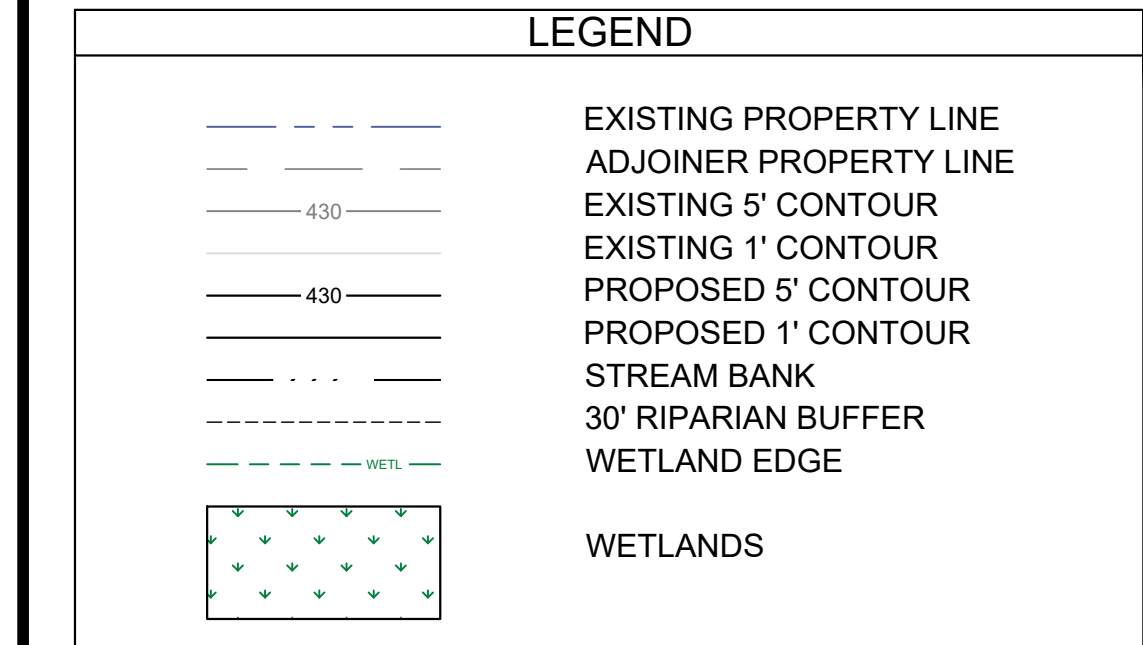
PROJECT ENGINEER:
IRIS A. MITCHELL

PROJECT DESIGNER:
IRIS A. MITCHELL

PROJECT SURVEYOR:
BD



- GENERAL NOTES**
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REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**PRELIMINARY DEVELOPMENT PLANS
GRADING & STORMWATER MANAGEMENT PLAN**

DRAWING SHEET
C-3.3

PROJECT NUMBER
951-19

REVISION

NO.	REVISION	DATE
1.	PER TONS COMMENTS	07/24/2020
2.	PER TONS COMMENTS	08/10/2020
3.	PER TONS COMMENTS	10/13/2020
4.	RELOCATED PUMP STATION	12/07/2020
5.	PER TONS COMMENTS	01/13/2021
6.	PER TONS COMMENTS	02/16/2021

PREPARED FOR:
2310 TW ALEXANDER DRIVE
RALEIGH, NC 27617

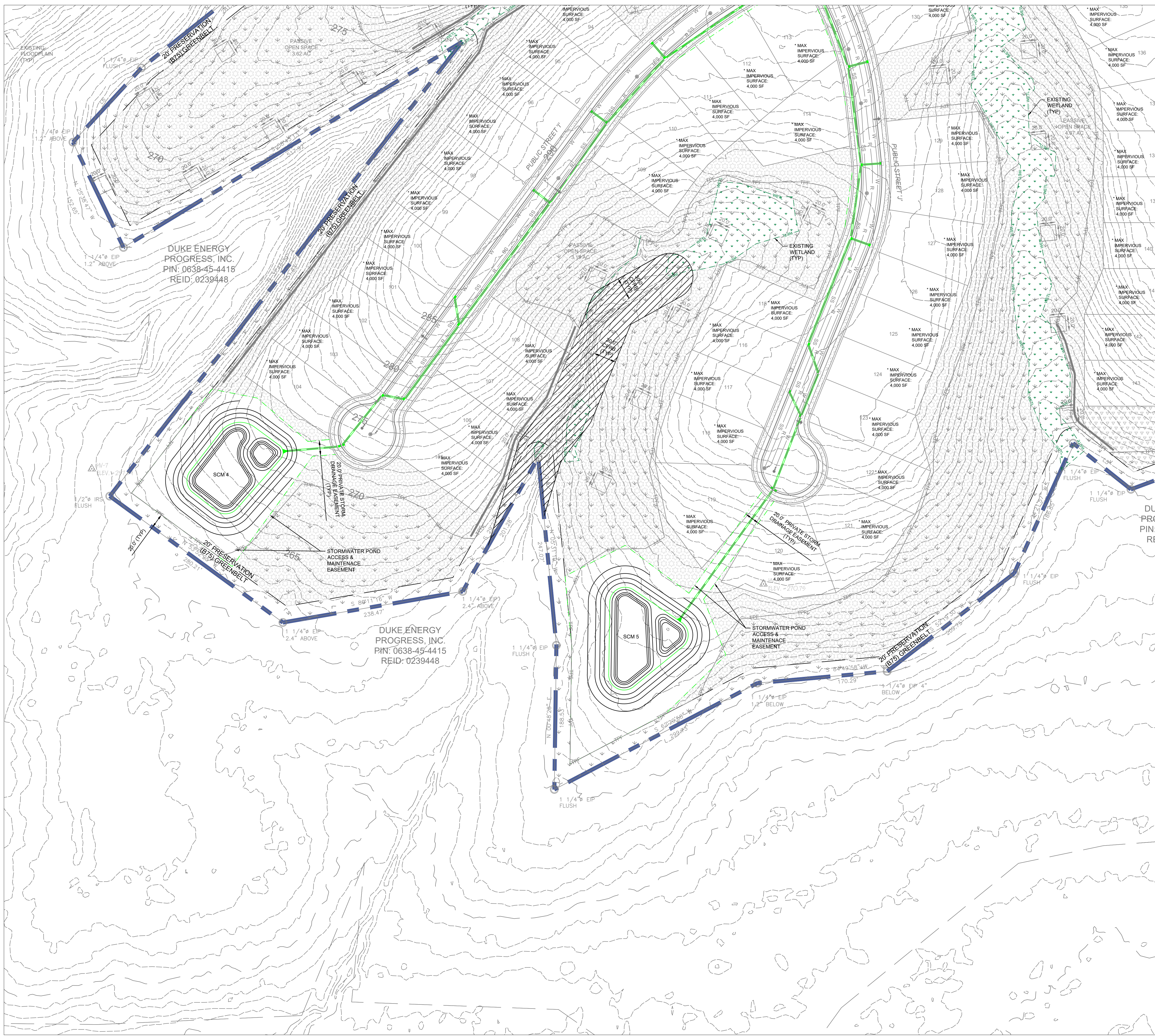
DATE: 03-16-2020

SANITARY CERTIFICATION #: C-1975

PROJECT ENGINEER:
IRIS A. MITCHELL

PROJECT DESIGNER:
IRIS A. MITCHELL

PROJECT SURVEYOR:
TBD



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- WETLANDS

STORM DRAIN LEGEND

- CATCH BASIN
- FLARED END SECTION
- STORM MH/ JUNCTION BOX
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GRAPHIC SCALE

(IN FEET)

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REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

GRADING & STORMWATER MANAGEMENT PLAN

DRAWING SHEET

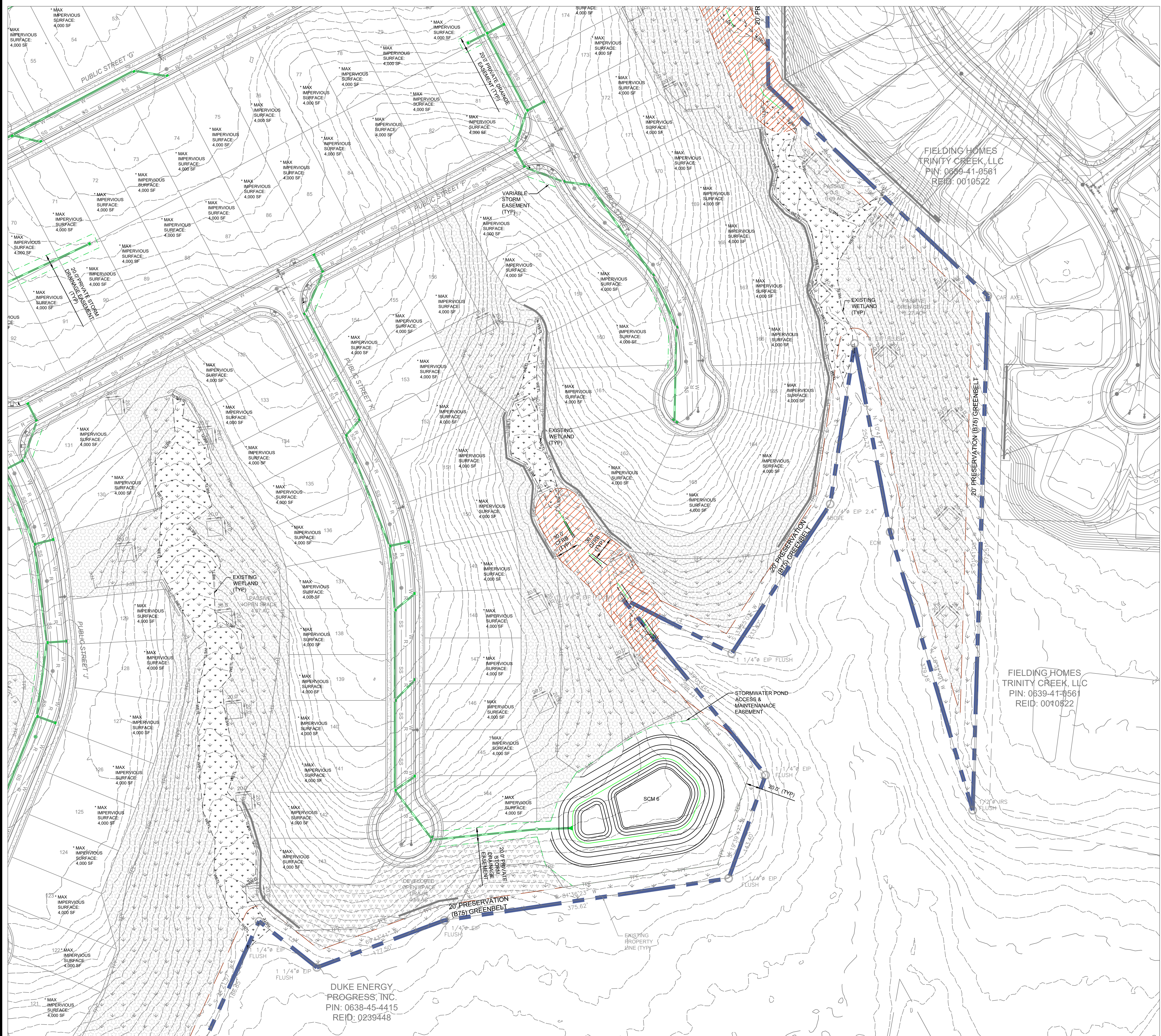
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PROJECT NUMBER

951-19

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08/10/2020	2	2	PER TONS COMMENTS
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SEAL: [Professional Engineer Seal for Iris A. Mitchell, State of North Carolina, License No. 15199]



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10. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT AND EXISTING OVERHEAD POWER LINES MUST BE RELOCATED UNDERGROUND. THERE SHALL BE COORDINATION WITH DUKE ENERGY AND THE APPROVED NEW HILL SUBDIVISION DIRECTLY ACROSS HOLLY SPRINGS NEW HILL ROAD TO COMPLETE THIS WORK.
11. ACCESS MUST BE MAINTAINED TO THE PUMP STATION THROUGHOUT CONSTRUCTION OF THE REST OF THE RESIDENTIAL AREA.
12. ALL DRIVEWAYS SHALL BE A MINIMUM OF 25 FT. IN LENGTH MEASURED FROM THE RIGHT-OF-WAY.
13. THE 20-FOOT GREENBELT SHALL BE PRESERVED AND SUPPLEMENTED TO A TYPE-B-75 LANDSCAPE YARD IF SUFFICIENT NATURAL VEGETATION DOES NOT EXIST.
14. NO PARKING SHALL BE ALLOWED ON THE ROUND-ABOUT. OFF-STREET PARKING SHALL BE PROVIDED FOR AMENITY.

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- STREAM BANK
- 30' RIPARIAN BUFFER
- WETLAND EDGE
- WETLANDS

STORM DRAIN LEGEND

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

FOR REVIEW ONLY— NOT FOR CONSTRUCTION

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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

REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

GRADING & STORMWATER MANAGEMENT PLAN

DRAWING SHEET

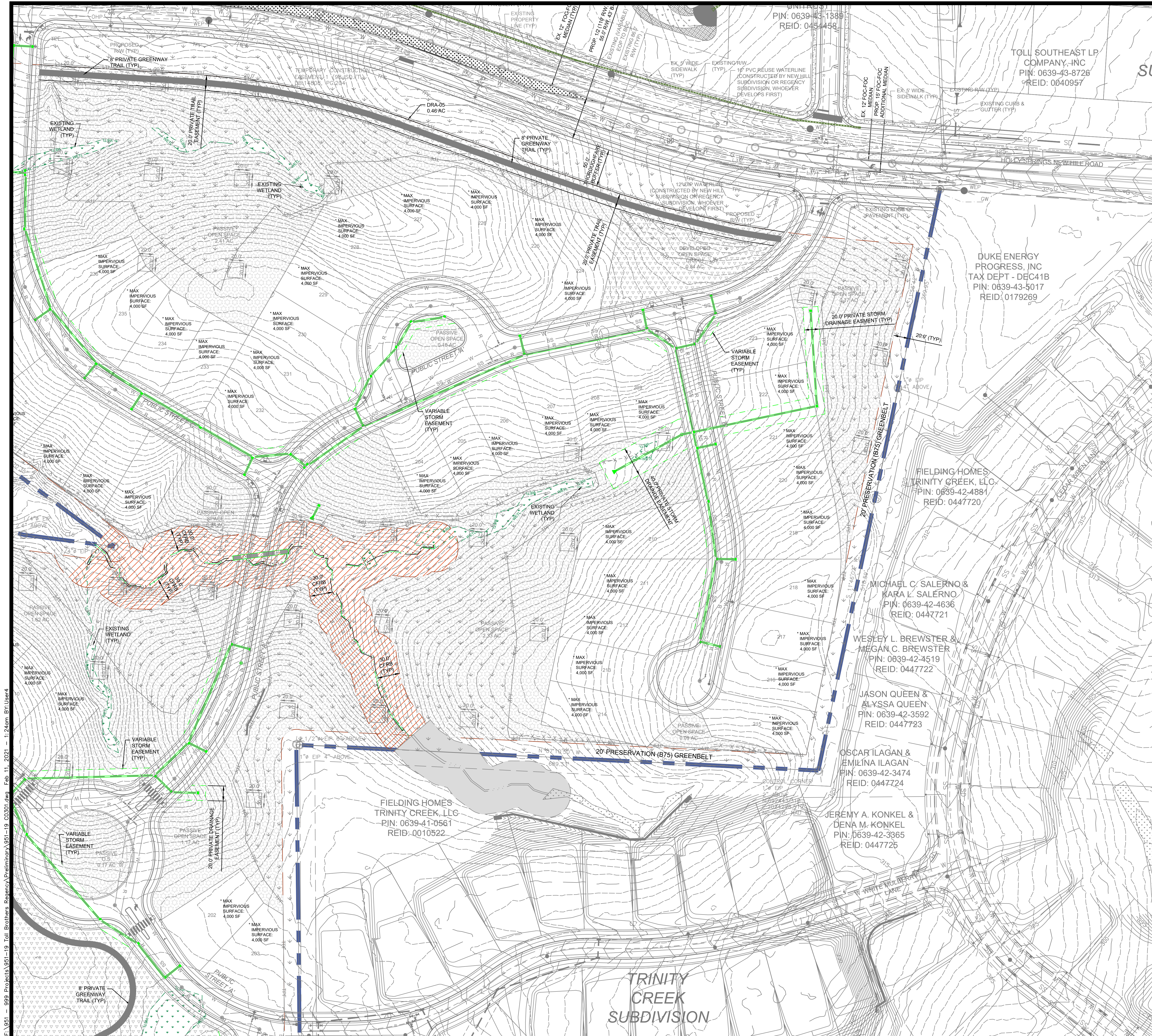
C-3.5

PROJECT NUMBER

951-19

DATE	REVISION	NO.	PER TONS COMMENTS
07/24/2020	1.	1.	PER TONS COMMENTS
09/16/2020	2.	2.	PER TONS COMMENTS
10/20/2020	3.	3.	PER TONS COMMENTS
12/07/2020	4.	4.	RELOCATED PUMP STATION
01/13/2021	5.	5.	PER TONS COMMENTS
02/05/2021	6.	6.	PER TONS COMMENTS

SEAL: [Professional Engineer Seal for Iris A. Mitchell, State of North Carolina, License No. 15007]



- 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 (BOUNDARY, TOPOGRAPHY, AND WETLANDS) AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ECLS GLOBAL. TOPOGRAPHY AND FLOOD PLAIN OUTSIDE OF THE PROPERTY BOUNDARY IS BASED UPON GIS INFORMATION. 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.
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 4. HIC RAMP AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
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 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.
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GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

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REGENCY SUBDIVISION

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS

GRADING & STORMWATER MANAGEMENT PLAN

DRAWING SHEET

C-3.6

PROJECT NUMBER

951-19

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:
2310 TW ALEXANDER DRIVE
RALEIGH, NC 27617

DATE: 03-16-2020

SANITARY CERTIFICATION # C-1975

PROJECT ENGINEER:
IRIS A. MITCHELL

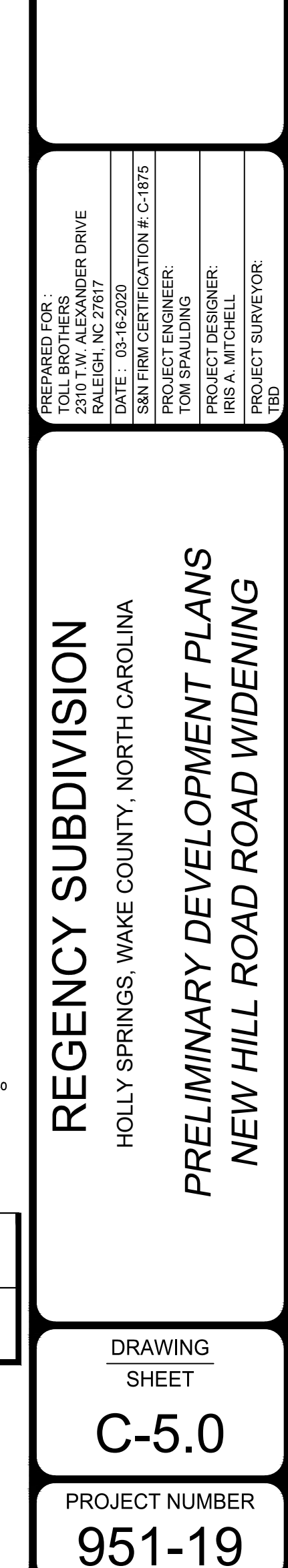
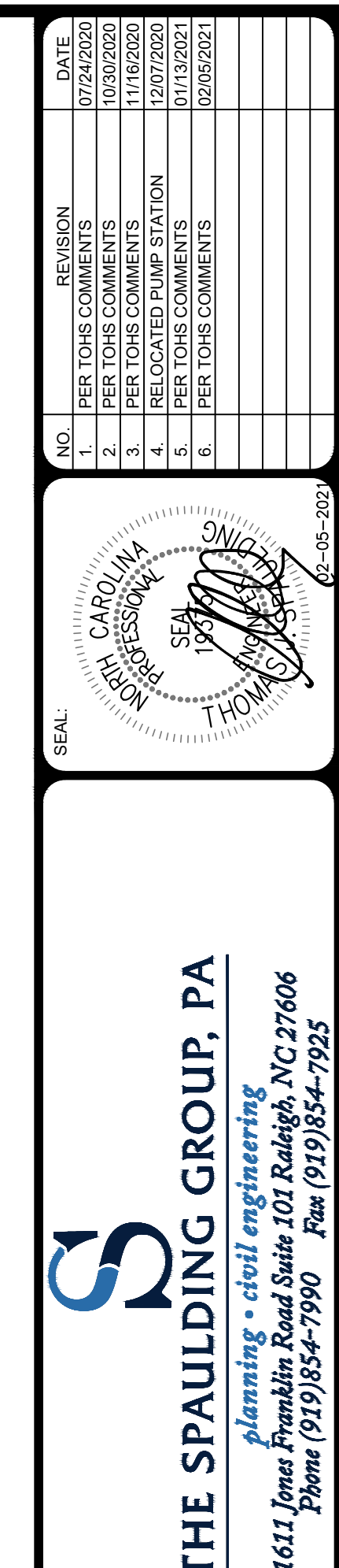
PROJECT DESIGNER:
IRIS A. MITCHELL

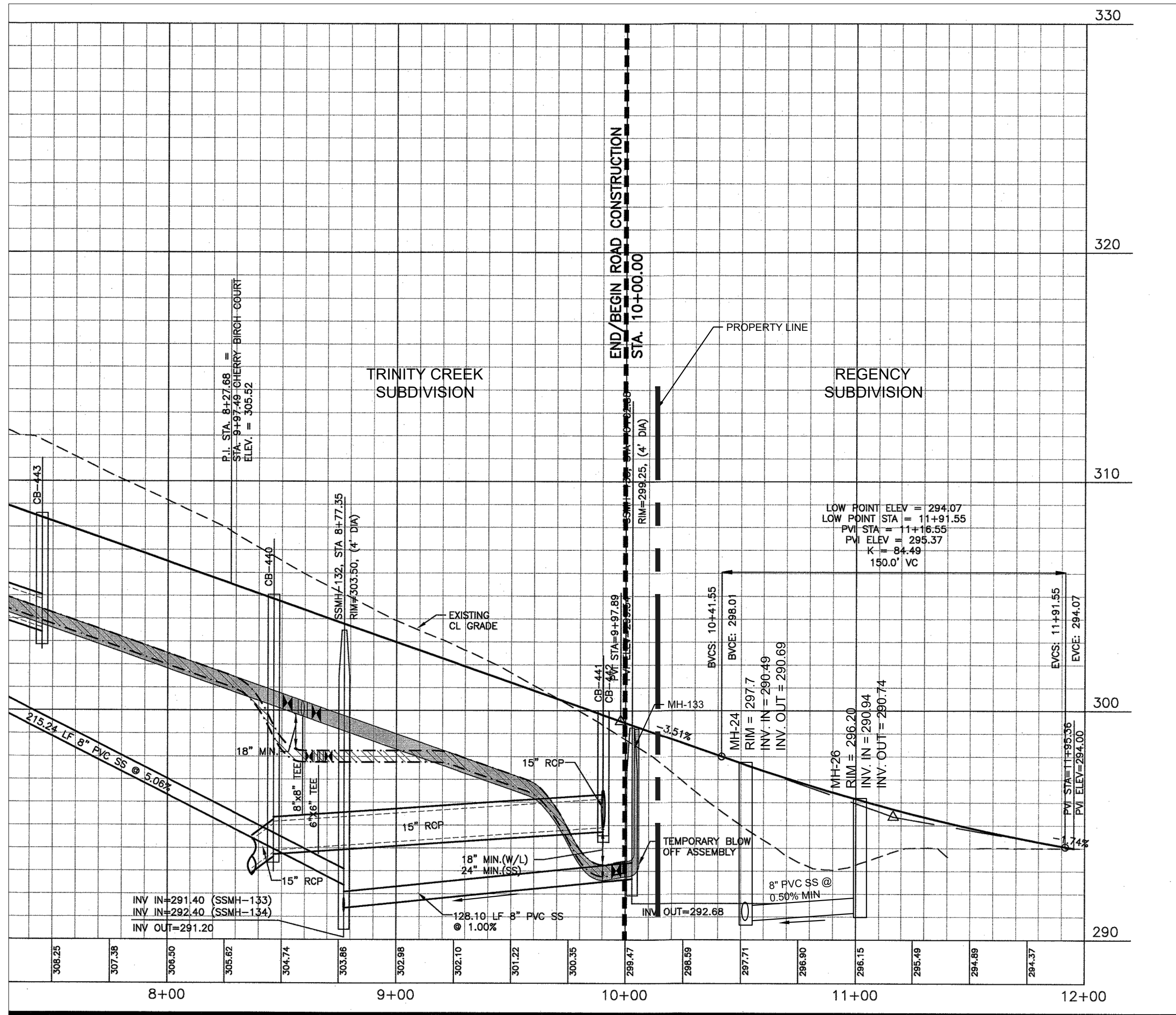
PROJECT SURVEYOR:
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DATE: 07/24/2020

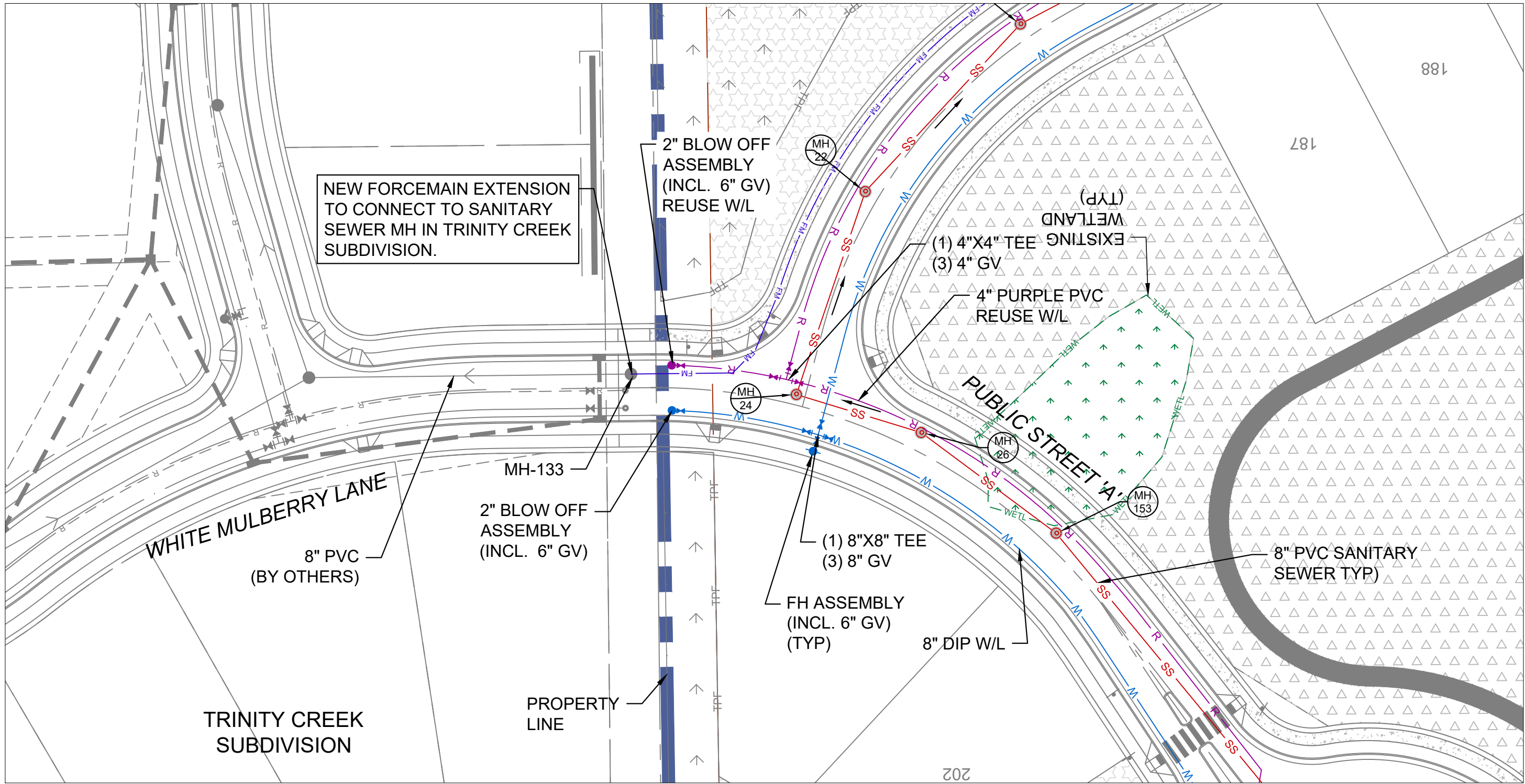
REVISION

NO.	PER TONS COMMENTS	DATE
1.	PER TONS COMMENTS	07/24/2020
2.	PER TONS COMMENTS	07/24/2020
3.	PER TONS COMMENTS	07/24/2020
4.	PER TONS COMMENTS	07/24/2020
5.	PER TONS COMMENTS	07/24/2020
6.	PER TONS COMMENTS	07/24/2020



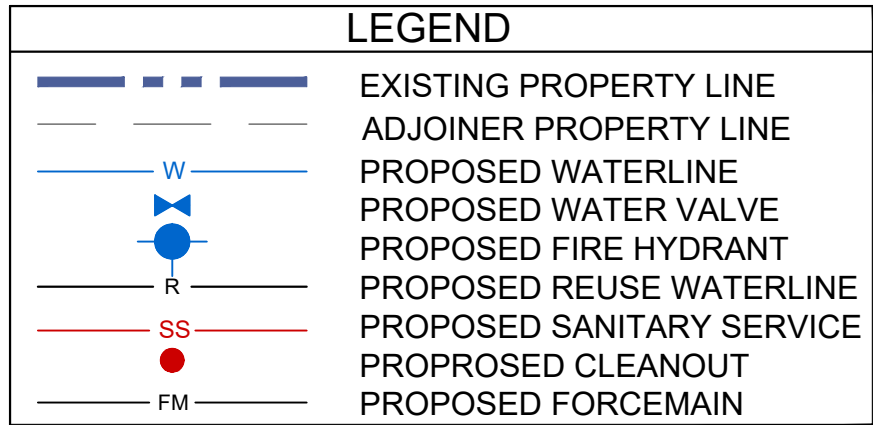


NOTE: ALL MEASUREMENTS AND INVERTS ARE APPROXIMATE.



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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 8" SDR-35 PVC UNLESS OTHERWISE NOTED.
 4. OUTFALLS SHALL REQUIRE ACCESSIBILITY WITH A MAXIMUM CROSS SLOPE OF 6:1.
 5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES AND SHALL BE 40' PROTECTANT LINED.
 6. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE STANDARD DETAILS SECTION OF THE TOWNS STANDARDS.
 7. ALL POTABLE WATER MAINS SHALL BE DIP.
 8. WATER SYSTEM ANALYSIS NOT APPROVED.
 9. LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FIELD-COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
 10. WATER MAIN TO BE DEFLECTED. VERTICAL BENDS ARE NOT ALLOWED.
 11. FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 500', HAVE A 5" STORZ CONNECTION AND BE YELLOW IN COLOR.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS
WHITE MULBERRY LANE PLAN & PROFILE

DRAWING
SHEET
C-5.1

PROJECT NUMBER
951-19

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:
2310 TW ALEXANDER DRIVE
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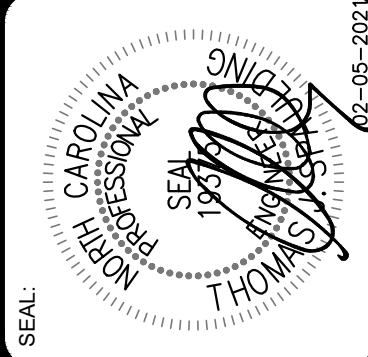
SANITARY CERTIFICATION #: C-1975

PROJECT ENGINEER:
IRIS A. MITCHELL

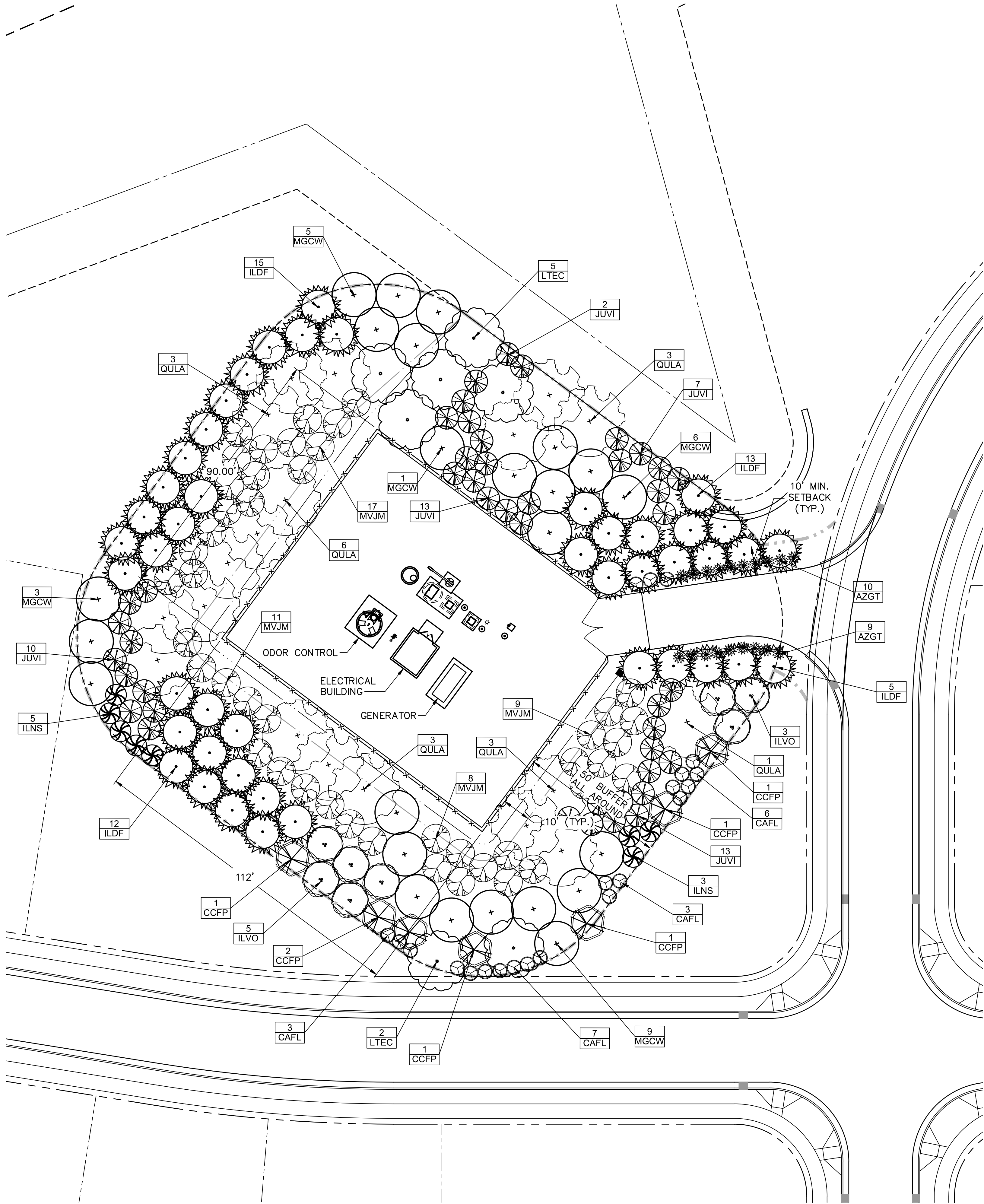
PROJECT DESIGNER:
IRIS A. MITCHELL

PROJECT SURVEYOR:
TBD

NO.	REVISION	DATE
1.	PER TOWNS COMMENTS	07/24/2020
2.	PER TOWNS COMMENTS	08/10/2020
3.	PER TOWNS COMMENTS	10/13/2020
4.	RELOCATED PUMP STATION	12/07/2020
5.	PER TOWNS COMMENTS	01/13/2021
6.	PER TOWNS COMMENTS	02/09/2021



L:\McAdams-20.01 - Regency Subdivision\PS\B00 - Drawings\B10 Design Drawings\02 Civil\Pump Station Landscaping Plan.dwg; Last Saved By: COOPER, 1/7/2021 3:16:41 PM; Pump Station Landscaping Plan; Plotted By: Cooper Francis, 01/07/21 03:18:16 PM
XREFs: TOL200303a, McAdams-20.01-TitleBlock.dwg, McAdams-20.01-PS Site, McAdams-20.01-PS Plant, IMAGE: No Images



GENERAL NOTES:

1. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
2. ALL TREES SHALL BE LOCATED OUTSIDE OF THE SITE DISTANCE TRIANGLES. THE TOWN SHALL TRIM OR REMOVE3 ANY STREET TREES OF LIMBS THAT CONFLICT WITH SIGHT DISTANCE REQUIREMENTS.
3. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON ALL STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
4. STREET TREES ARE TO BE CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN TO UTILITY STRIP BETWEEN SIDEWALK AND BACK OF CURB.
5. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF LANDSCAPING AFTER EXPIRATION OF THE INITIAL LANDSCAPE WARRANTY.
6. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS, SHALL CONSTITUTE MORE THAN TWENTY-FIVE (25) PERCENT OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
7. ALL STREET TREES SHALL BE REQUIRED TO PROVIDE A ROOT GUARD.
8. STREET TREES ON ALL INTERIOR STREETS SHALL BE POSITIONED AS TO NOT INTERFERE WITH ANY LIGHTING FIXTURES OR SITE DISTANCE TRIANGLES.

LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS, OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC..., REFER TO ARCHITECTURE, SITE, AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL RORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS, AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM TEN (10) FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. REFER TO SPECIFICATION FOR MORE INFORMATION ON DELIVERY, STORAGE, AND HANDLING OF PLANT MATERIAL, QUALITY ASSURANCE, PRODUCTS, AND MATERIALS. SOIL TESTING AND AMENDMENTS, INSTALLATION, MAINTENANCE AND WARRANTIES, AND ADDITIONAL PLANTING REQUIREMENTS.

C-225 OPAQUE BUFFER

PERIMETER BUFFER:

REQUIRED PUV: 1,614 PUV (717 LF X 225 POINTS/ 100 LF)
PROVIDED PUV: 1,636 PUV

C-225 OPAQUE BUFFER					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
A1	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A2	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A3	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A4	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A5	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A6	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A7	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A8	(3) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	24	39	61%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		26%	
	(0) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	0		0%	
	(0) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	0		0%	
	(10) SMALL SHRUBS @ 24" HT (0.5 PUV)	10		13%	
A1-8			1,614 PUV		

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	COMMENTS
TREES						
CCFP	7	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5"		SINGLE-STEM
ILDF	45	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY		12'	SINGLE-STEM
ILVO	8	ILEX VOMITORIA	YAUAPON HOLLY		6'	
ILNS	8	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		6'	FULL TO GROUND
JUVI	45	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR		12'	
LTEC	7	LIRIODENDRON TULIPIFERA 'JFS-OZ' EMERALD CITY	EMERALD CITY TULIP POPLAR	2.5"		
MGCW	24	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA WANNAMAKER SOUTHERN MAGNOLIA		12'	
MVJM	45	MAGNOLIA VIRGINIANA 'JIM WILSON' PP 12,065	MOONGLOW SWEETBAY MAGNOLIA		12'	
QULA	19	QUERCUS LAURIFOLIA	LAUREL OAK		12'	
SHRUBS						
AZGT	19	AZALEA INDICA 'GEORGE TABOR'	GEORGE TABOR AZALEA		24"	4' O.C.
CAFL	19	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB		24"	5' O.C.

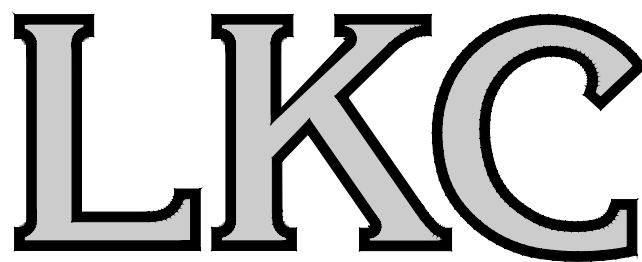
FILENAME: Pump Station Landscaping Plan.dwg; Layout=Pump Station Landscaping Plan

REVISIONS:

NO.	DESCRIPTION	DATE



THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-02893
(800) 733-5646 • McAdamsCo.com



Engineering
Landscape Architecture
Surveying

LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

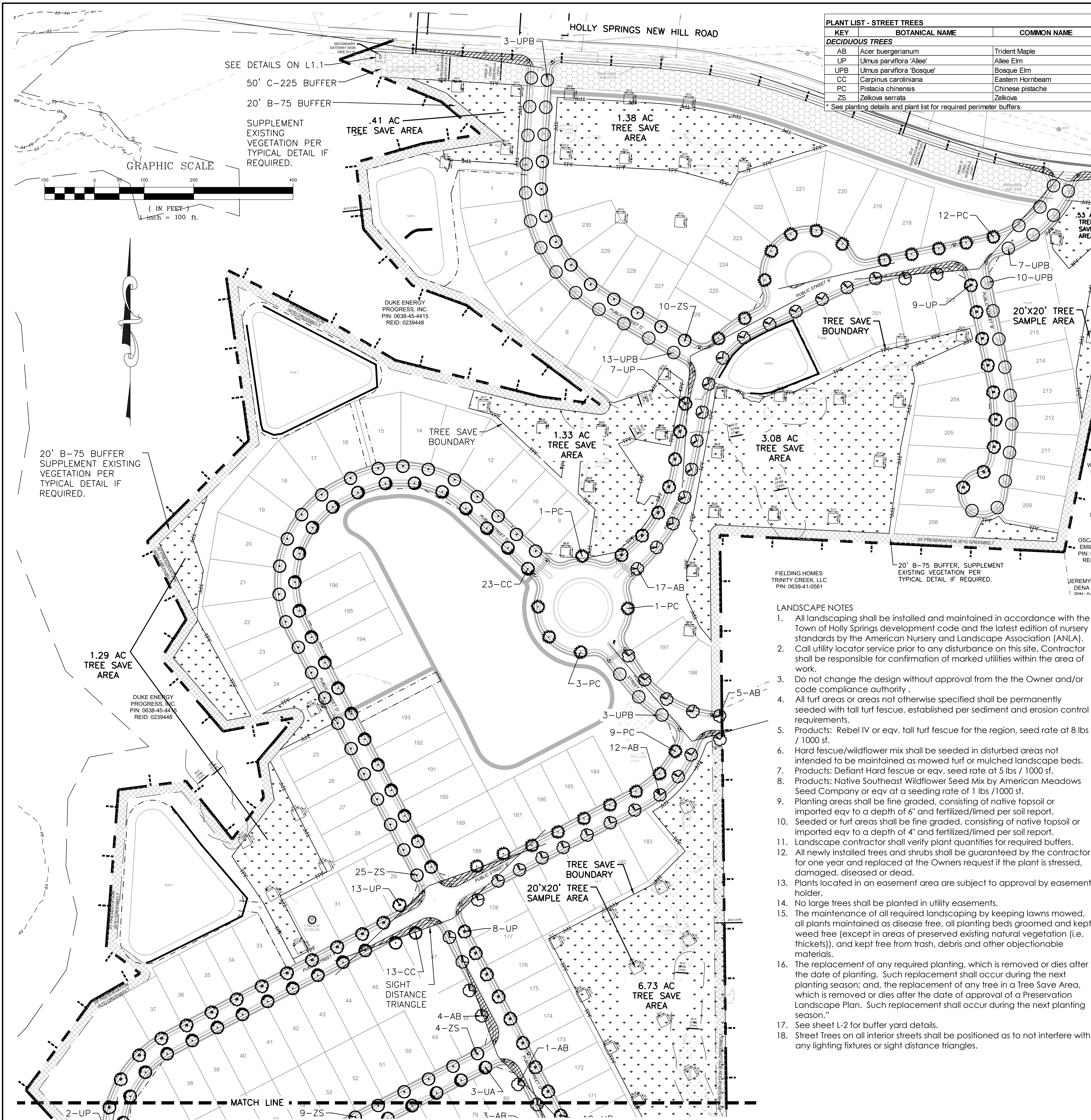
PROJECT NO.	TOL-20030
DESIGNED BY:	PWH
DRAWN BY:	PWH
CHECKED BY:	APK
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	10-26-2020

Pump Station
Landscaping Plan

Regency Subdivision
PUMP STATION

HOLLY SPRINGS, NORTH CAROLINA

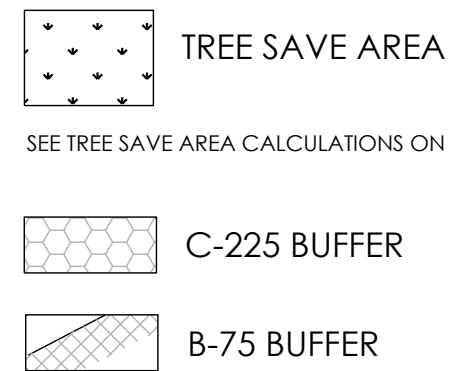
SHEET NO.	LS-1
PRINT DATE:	



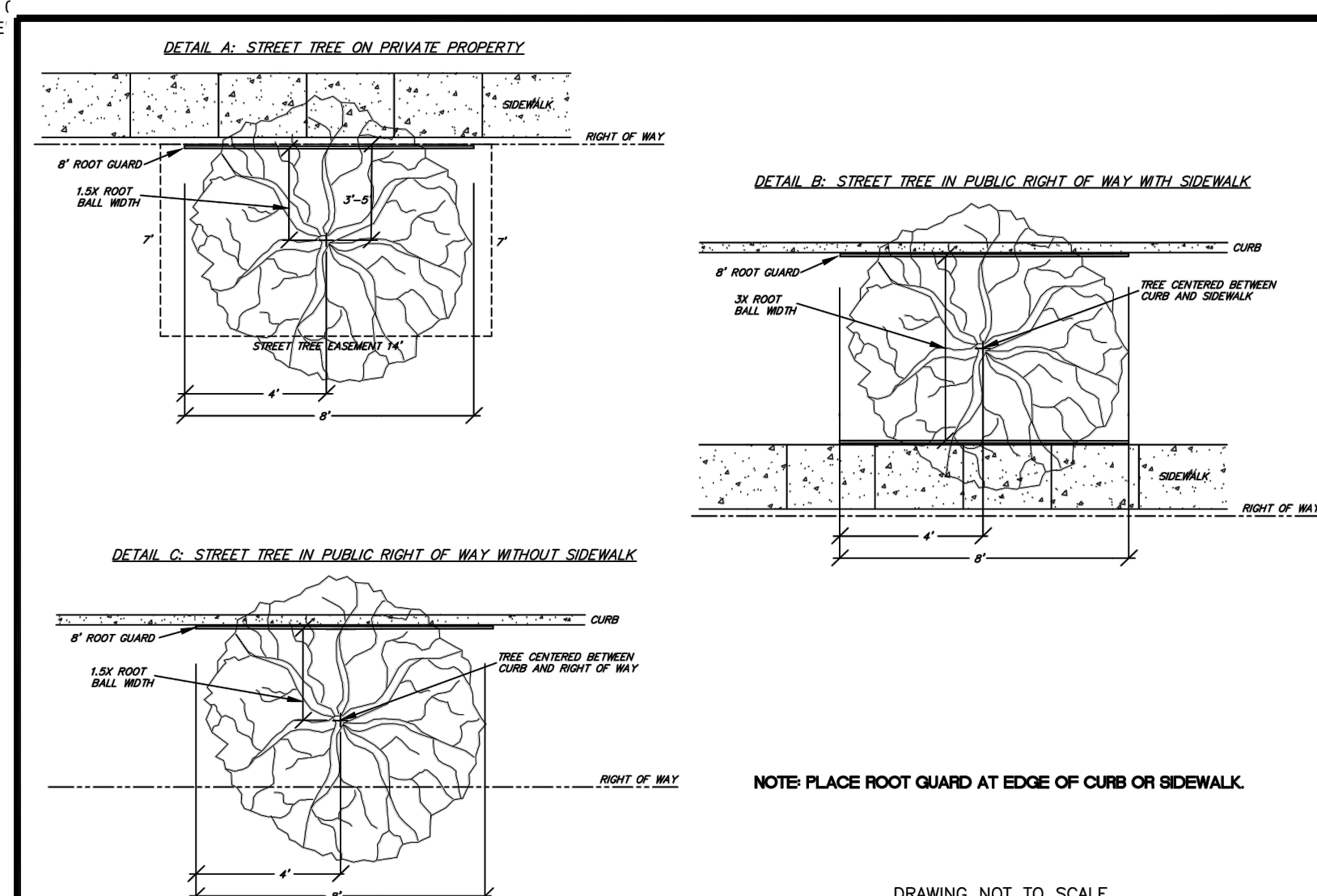
PLANT LIST - STREET TREES											
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	PUV	PUV Total	% PUV	LOCATION	COMMENTS	
DECIDUOUS TREES											
AB	Acer buergerianum	Trident Maple	2"	B&B	91	8	728	23.04%	street tree		
UP	Ulmus parviflora 'Allee'	Allee Elm	2"	B&B	81	8	648	20.51%	street tree		
UPB	Ulmus parviflora 'Bosque'	Bosque Elm	2"	B&B	61	8	488	15.44%	street tree		
CC	Carpinus caroliniana	Eastern Hornbeam	2"	B&B	58	8	464	14.68%	street tree		
PC	Pistacia chinensis	Chinese pistache	2"	B&B	47	8	376	11.90%	street tree		
ZS	Zelkova serrata	Zelkova	2"	B&B	57	8	456	14.43%	street tree		
* See planting details and plant list for required perimeter buffers.							3160				

PERIMETER YARD LANDSCAPING					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
west and south 100'	2 Large Deciduous Trees at 2 1/2' Cal.	8 Points each	16	21%	75 REQUIRED
	5 Small Deciduous Trees at 1 1/2' Cal.	5 Points each	25	33%	
	6 Small Evergreen Trees at 6' HT.	5 Points each	30	40%	
	4 Large/Medium Shrubs at 36" HT.	1 Points each	4	5%	
north 100'	14 Large Evergreen Trees at 2 1/2' Cal.	8 Points each	112	50%	225 REQUIRED
	12 Small Evergreen Trees at 1 1/2' Cal.	5 Points each	60	27%	
	53 Large/Medium Shrubs at 36" HT.	1 Points each	53	24%	

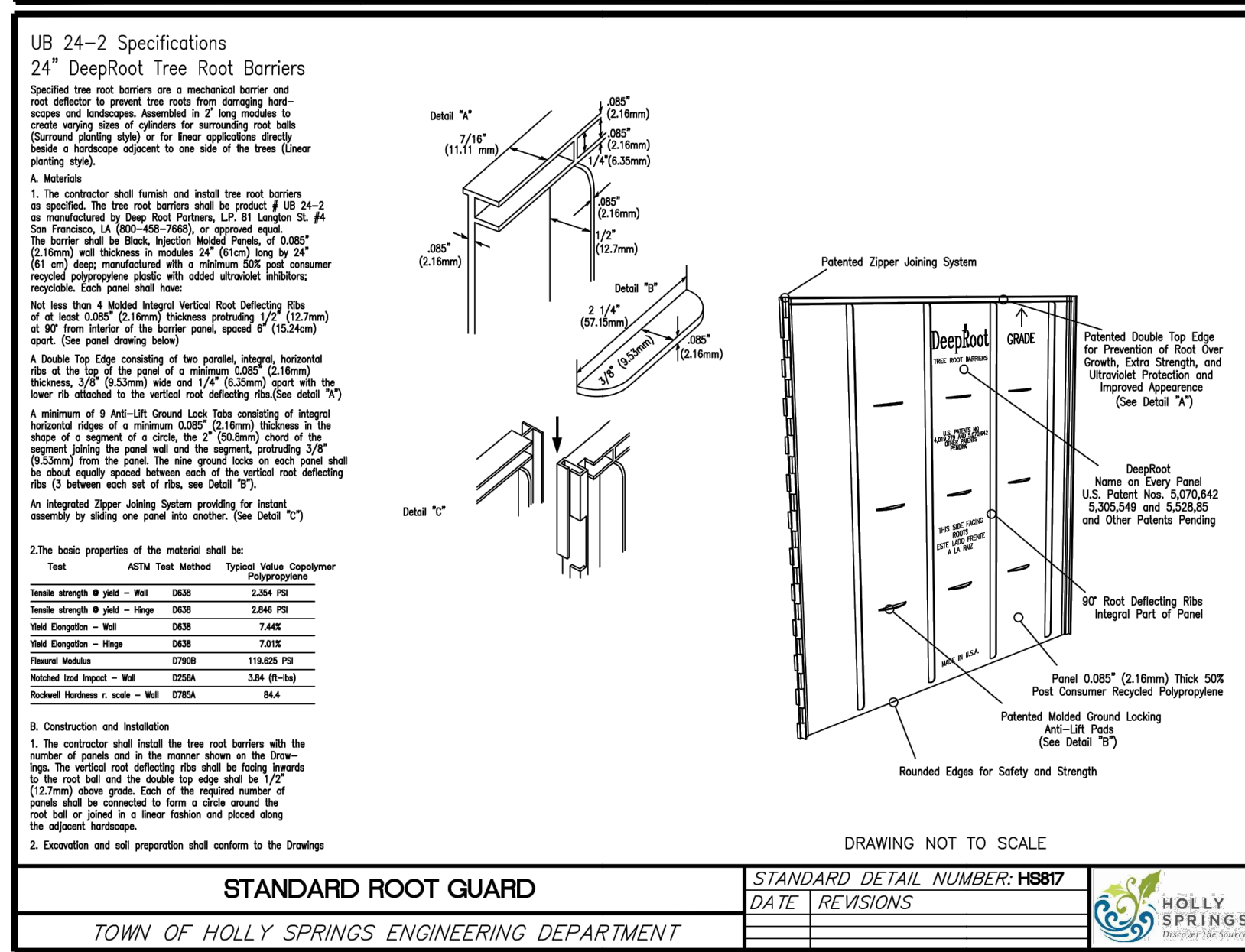
*Buffer segments shall use existing vegetation to meet buffer requirements. Supplement with evergreen trees and shrubs where necessary.



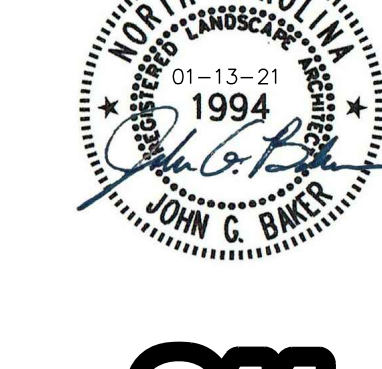
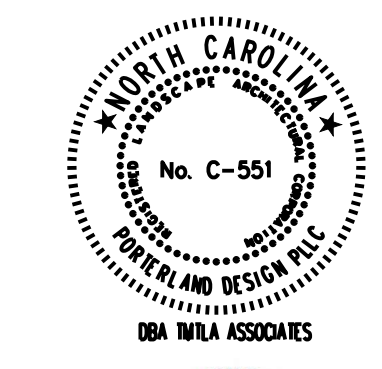
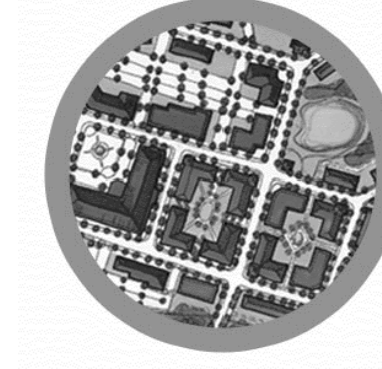
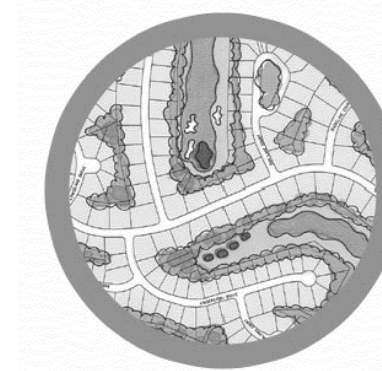
SEE TREE SAVE AREA CALCULATIONS ON SHEET L-1.2



DRAWING NOT TO SCALE	
STANDARD ROOT GUARD INSTALLATION	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	
STANDARD DETAIL NUMBER: HSB16	HOLLY SPRINGS
DATE: 12/20/20	REVISIONS:



- LANDSCAPE NOTES
- 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).
 - 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.
 - Do not change the design without approval from the the Owner and/or code compliance authority .
 - All turf areas or areas not otherwise specified shall be permanently seeded with tall turf fescue, established per sediment and erosion control requirements.
 - Products: Rebel IV or eqv. tall turf fescue for the region, seed rate at 8 lbs / 1000 sf.
 - Hard fescue/wildflower mix shall be seeded in disturbed areas not intended to be maintained as mowed turf or mulched landscape beds.
 - Products: Defiant Hard fescue or eqv. seed rate at 5 lbs / 1000 sf.
 - Products: Native Southeast Wildflower Seed Mix by American Meadows Seed Company or eqv at a seeding rate of 1 lbs /1000 sf.
 - Planting areas shall be fine graded, consisting of native topsoil or imported eqv to a depth of 6' and fertilized/limed per soil report.
 - Seeded or turf areas shall be fine graded, consisting of native topsoil or imported eqv to a depth of 4" and fertilized/limed per soil report.
 - Landscape contractor shall verify plant quantities for required buffers.
 - 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.
 - Plants located in an easement area are subject to approval by easement holder.
 - No large trees shall be planted in utility easements.
 - 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."
 - See sheet L-2 for buffer yard details.
 - Street Trees on all interior streets shall be positioned as to not interfere with any lighting fixtures or sight distance triangles.

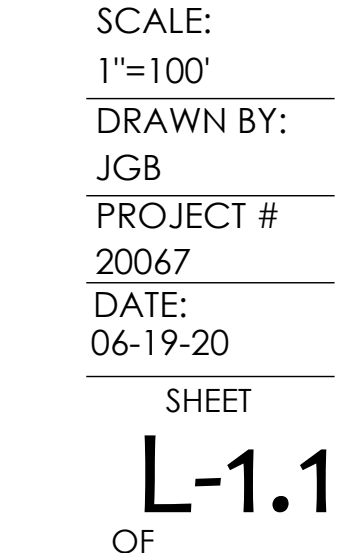


REVISIONS:	
comments revision	7-24-20
comments revision	8-27-20
comments revision	11-13-20

Landscape Plan
Regency Subdivision
Holly Springs New Hill Rd
Holly Springs, NC

SCALE:
1"=100'
DRAWN BY:
JGB
PROJECT #
20067
DATE:
06-19-20
SHEET
L-1.0
OF

TMILA ASSOCIATES
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmila.com



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 REPLACEMENT 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 MATERIAL SHALL BE HEALTHY, FREE FROM PESTS AND DISEASE, 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. NEW PLANTINGS INCLUDE A ONE YEAR REPLACEMENT WARRANTY.
16. ALL BEDS ARE TO HAVE A SPADE CUT MULCH EDGE WHEN ADJACENT TO TURF.

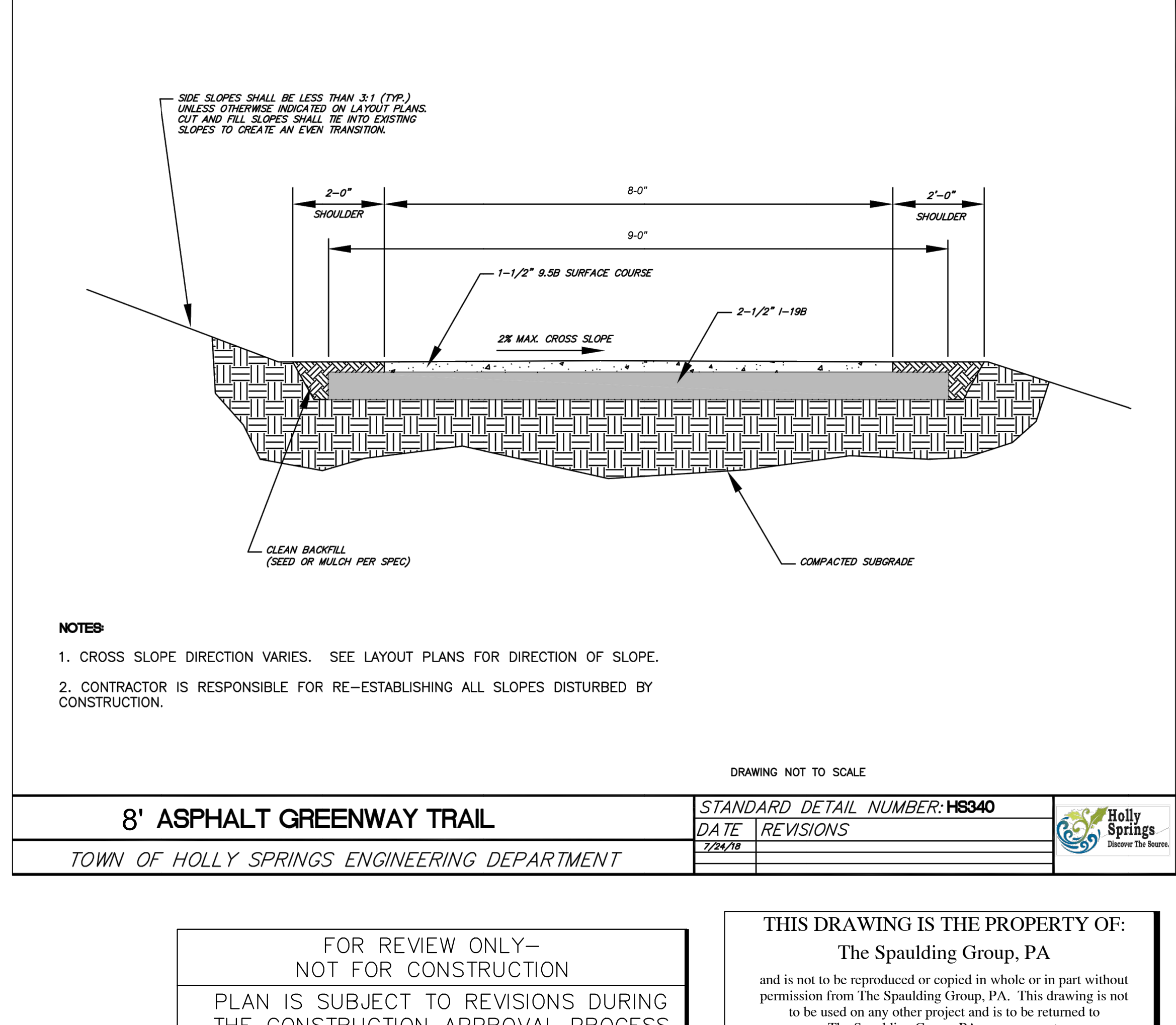
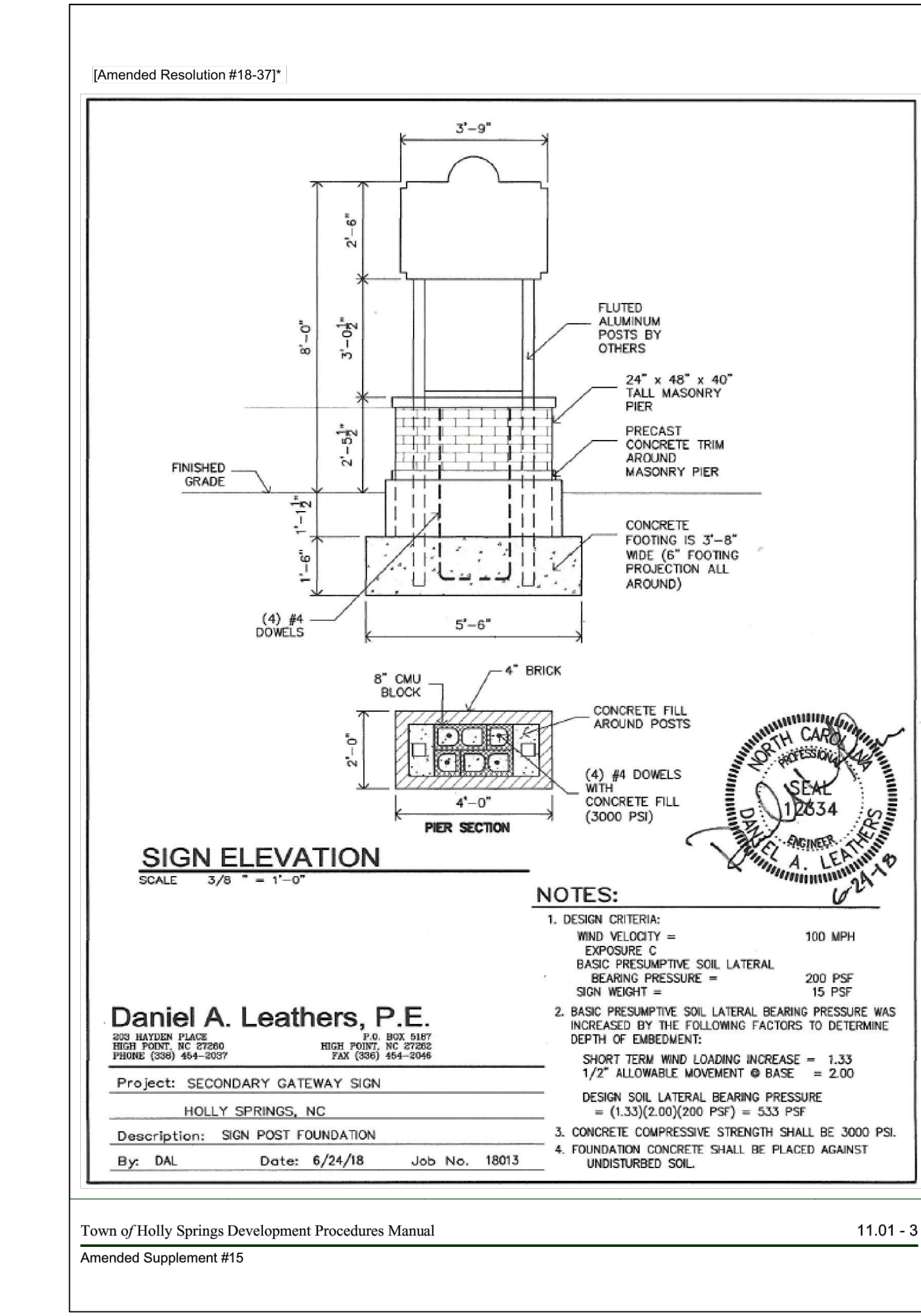
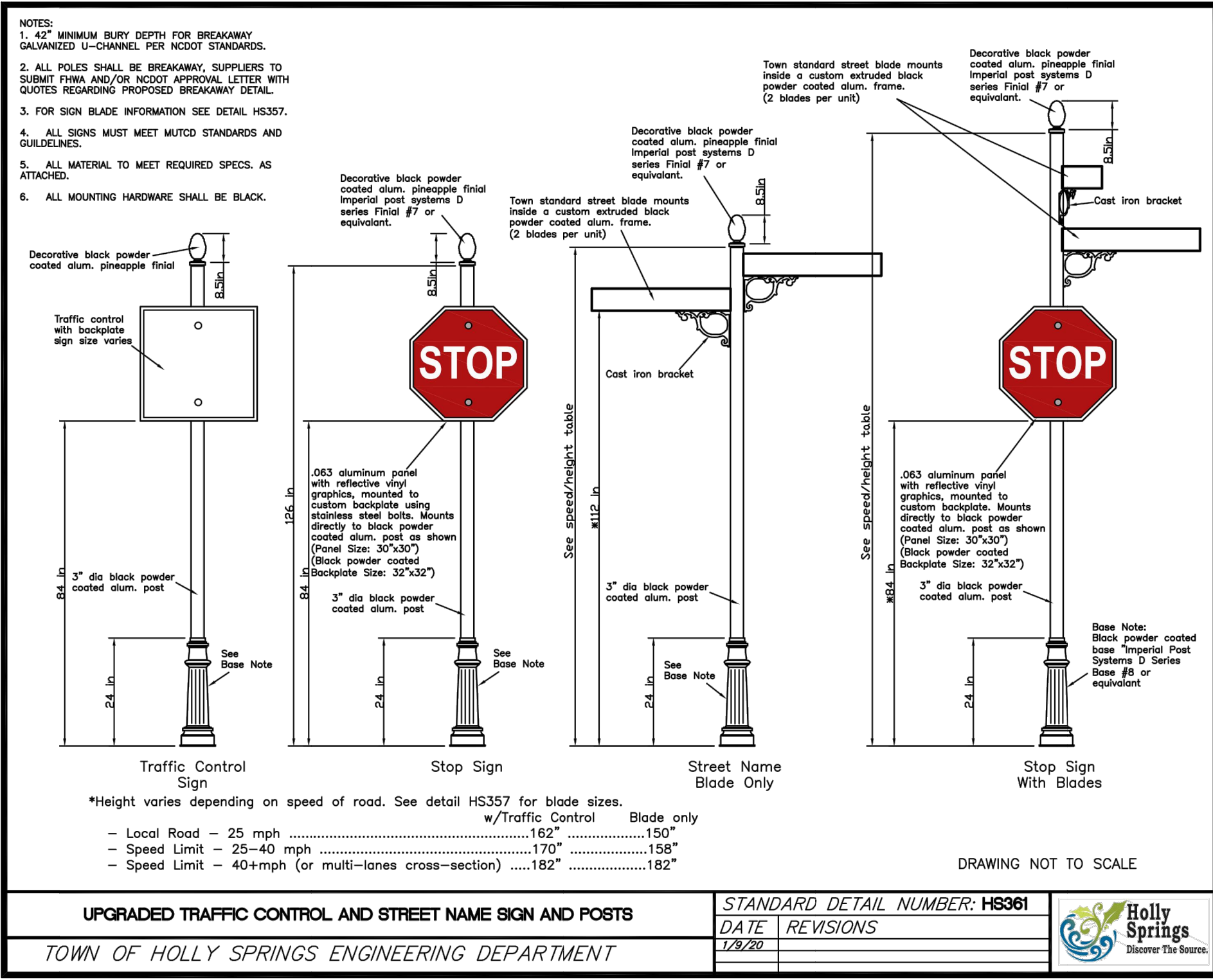
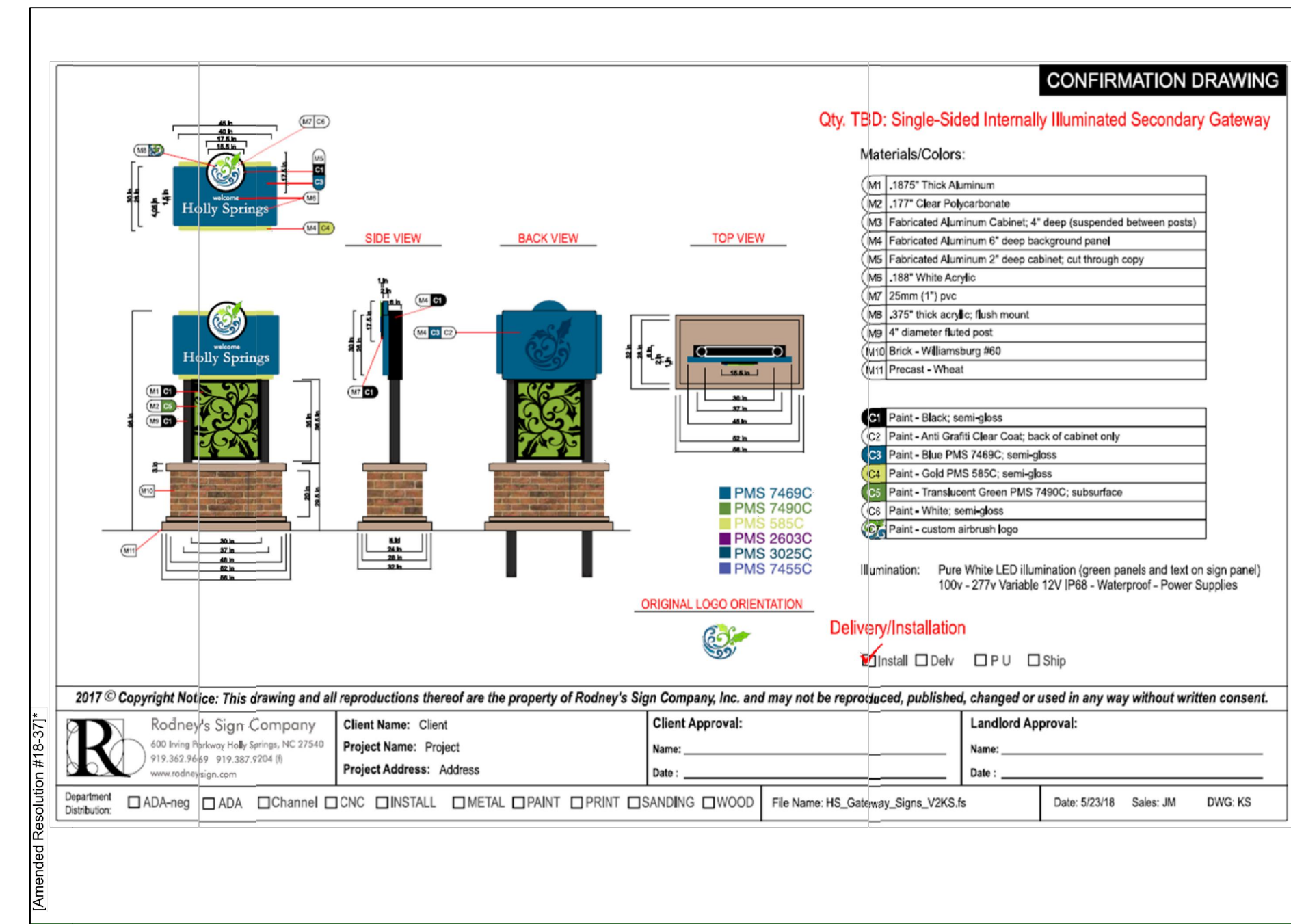
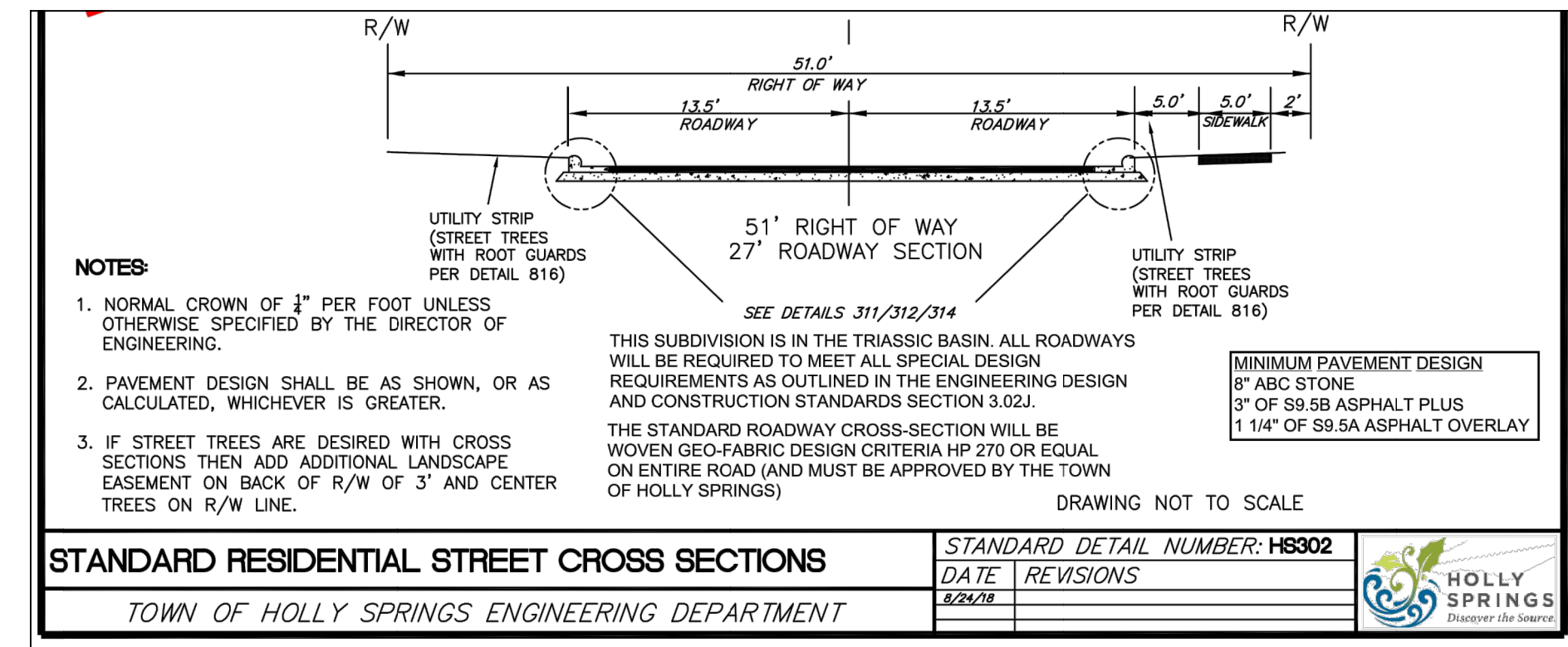
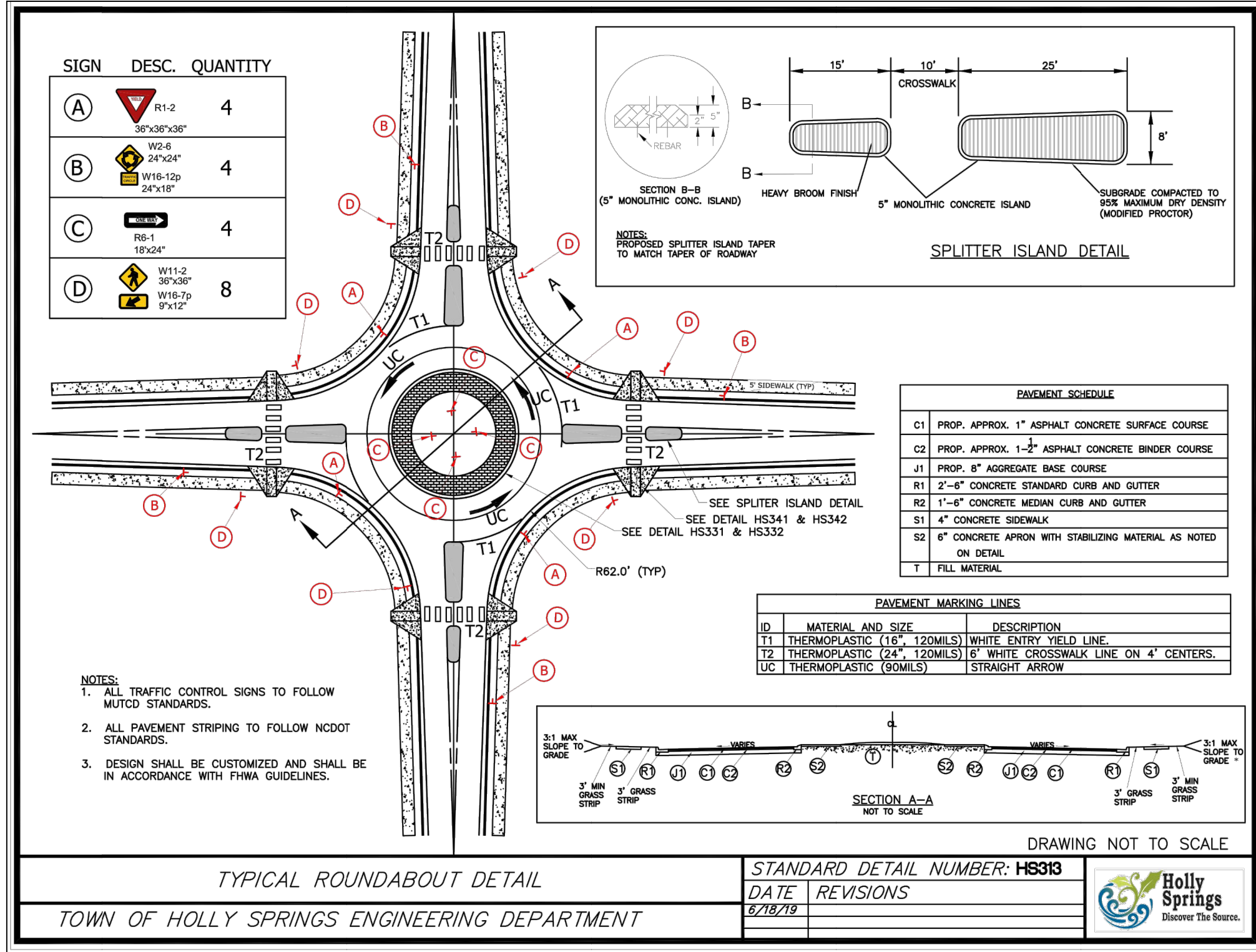


NOTE:
- Where appropriate identified trees were approximately located by S&EC using a Trimble Geo XT and/or Geo X7 hand-held GPS unit. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.
- At the current scale, not all tree location labels may be legible or show. Please refer to the CAD drawing of the locations provided to the site engineer.

Legend

- Sample Area Trees 3" and greater
- <all other values>
- Sample Areas
- Property Boundary
- Conservation Areas

Project No. 14254.W2	Scale: 1" = 100'	NC OneMap Wake County GIS	Tree Sample Plot Map for Potential Tree Save Areas Regency Holly Springs	S&EC Soil & Environmental Consultants, PA 8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467 sandec.com	0100200400 Feet
Project Mgr.: Steven Ball	07/31/2020	Prepared by: JH			

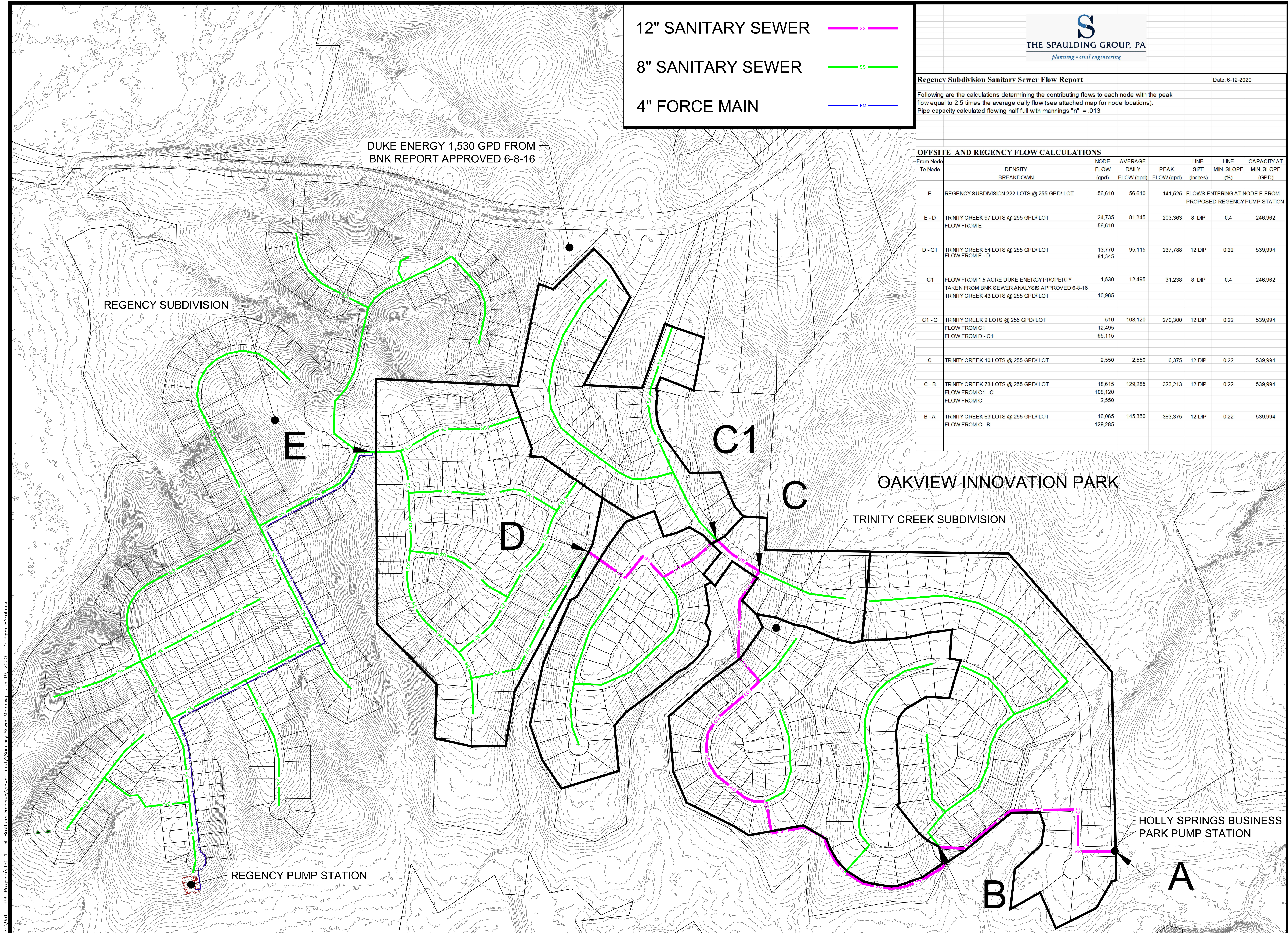


THE SPAULDING GROUP, PA
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

REGENCY SUBDIVISION
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLANS
CONSTRUCTION DETAILS

DRAWING SHEET
D-1.0
PROJECT NUMBER
951-19

F:\951 - 199 Projects\951-19 Toll Brothers Regency\sewer study\Sanitary Sewer Map.dwg Jun 19, 2020 1:08pm BY:chuck



Regency Subdivision Sanitary Sewer Flow Report Date: 6-12-2020

Following are the calculations determining the contributing flows to each node with the peak flow equal to 2.5 times the average daily flow (see attached map for node locations).
Pipe capacity calculated flowing half full with manning's "n" = .013

OFFSITE AND REGENCY FLOW CALCULATIONS							
From Node To Node	DENSITY BREAKDOWN	NODE FLOW (gpd)	AVERAGE DAILY FLOW (gpd)	PEAK FLOW (gpd)	LINE SIZE (Inches)	LINE MIN SLOPE (%)	CAPACITY AT MIN SLOPE (GPD)
E	REGENCY SUBDIVISION 222 LOTS @ 255 GPD/ LOT	56,610	56,610	141,525	FLOWS ENTERING AT NODE E FROM PROPOSED REGENCY PUMP STATION		
E - D	TRINITY CREEK 97 LOTS @ 255 GPD/ LOT FLOW FROM E	24,735 56,610	81,345	203,363	8 DIP	0.4	246,962
D - C1	TRINITY CREEK 54 LOTS @ 255 GPD/ LOT FLOW FROM E - D	13,770 81,345	95,115	237,788	12 DIP	0.22	539,994
C1	FLOW FROM 1.5 ACRE DUKE ENERGY PROPERTY TAKEN FROM BNK SEWER ANALYSIS APPROVED 6-8-16 TRINITY CREEK 43 LOTS @ 255 GPD/ LOT	1,530 10,965	12,495	31,238	8 DIP	0.4	246,962
C1 - C	TRINITY CREEK 2 LOTS @ 255 GPD/ LOT FLOW FROM C1 FLOW FROM D - C1	510 12,495 95,115	108,120	270,300	12 DIP	0.22	539,994
C	TRINITY CREEK 10 LOTS @ 255 GPD/ LOT	2,550	2,550	6,375	12 DIP	0.22	539,994
C - B	TRINITY CREEK 73 LOTS @ 255 GPD/ LOT FLOW FROM C1 - C FLOW FROM C	18,615 108,120 2,550	129,285	323,213	12 DIP	0.22	539,994
B - A	TRINITY CREEK 63 LOTS @ 255 GPD/ LOT FLOW FROM C - B	16,065 129,285	145,350	363,375	12 DIP	0.22	539,994

DATE: 6-12-2020
REVISION: 1
NO. 1

SEAL: [Signature]
CAROLINA
H. J. JONES
P.E.
06-19-2020

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

PROJECT NO. 951-19
PROJECT NAME: REGENCY SUBDIVISION
PROJECT LOCATION: HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PROJECT DESIGNER: IRIS A. MITCHELL
PROJECT SURVEYOR: T.B.D.

DRAWING SHEET
EX-SAN
PROJECT NUMBER
951-19



Holly Springs

Regency Holly Springs Development Options Plan 20-DO-01 Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #21-09 to make and accept the Findings of Fact for consideration of and to approve a Waiver to allow Development Options 20-DO-01.

Motion to approve / deny / defer Development Options Plan 20-DO-01 for Holly Springs Regency Holly Springs as submitted by The Spaulding Group, PA, Project Number 951-19, dated Revised 02/05/2021, with the following conditions:

1. All previous approval conditions for *Regency Rezoning* will apply to this plan.
2. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. Prior to or with the 1st construction drawing submittal, the following items must be addressed:
 - a. The applicant shall provide revised plans illustrating that the proposed Willow Oaks along Holly Springs New Hill Road (C-225 buffer plantings) will be located within five (5) feet of the right-of-way line on the private property side in order to give the appearance of street trees.
 - b. Thoroughfares, collectors and boulevards will require a calculated pavement design and will require Town and NCDOT approval.
 - c. Provide the final detailed sanitary sewer profiles to the Town for review. Provide an updated Sewer & Pump Station Preliminary Engineering Report if final line sizes have changed.
 - d. The following note must be clearly reflected on the plats and construction drawings for the following lots: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 70. "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
 - e. If offsite sewer easements are required, provide documentation in the form of a recorded plat.
4. Prior to Construction Drawing Approval and/or issuance of land disturbance permit, the following items must be addressed:
 - 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 fee-in-lieu proportionate to the project impact for the realignment of Holly Springs New Hill Road/Old Holly Springs Apex Road intersection in the amount of \$157,500 is required.
 - c. A fee-in-lieu proportionate to the project impact for the new traffic signal at the Holly Springs New Hill Road/Green Oaks Parkway intersection in the amount of \$87,500 is required.
 - d. Off-site sewer 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 off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
 - e. 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 off-site water facilities, and will not guarantee completion of such facilities by any other party.

- f. 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 off-site reclaimed water facilities, and will not guarantee completion of such facilities by any other party.
- 5. At time of petitioning for the first Final Plat for this subdivision:
 - a. Homeowner's Association covenants shall be submitted for review prior to recording. Covenants shall include information on maintenance of street trees and assurances that sufficient variation shall exist in the design and appearance of adjacent dwelling units (elevations and color palettes) necessary to avoid a monotonous building design and streetscape.
 - b. A note shall be included on the final plat regarding the variation in design and appearance of adjacent dwelling units (elevations and color palettes) necessary to avoid a monotonous building design and streetscape.
- 6. Prior to building permit submittal, the applicant shall submit master building plans for each home type to be constructed in the subdivision. These plans shall demonstrate how the zoning conditions, development options plan conditions, and development options requirements are satisfied.
- 7. No more than 85% of building permits shall be issued prior to the completion of all developed recreational open space.
- 8. No more than 85% of building permits shall be issued prior to the installation of all street trees not located along a residential lot.
- 9. The Preliminary Pump Station Site Plan is required to go to the same Town Council meeting as the Regency Subdivision Plan to be considered for approval.
- 10. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.



THE TOWN OF

Holly Springs

Resolution No.: 21-09

Date Adopted: March 16, 2021

Effective Date: March 16, 2021

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
WAIVER TO ALLOW RESIDENTIAL DEVELOPMENT OPTIONS (20-DO-01);
IN ASSOCIATION WITH DEVELOPMENT OPTION PETITION 20-DO-01 FOR
REGENCY HOLLY SPRINGS SUBDIVISION**

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:

Development Plan Utilizing Development Options in the R-10 District Findings of Fact:

A development plan which incorporates development options for development in the R-30, R-20, R 15, R-10 and R-8 Districts (and thereby grant the waivers requested by the Petitioner) indicating compliance with this Section may only be granted upon finding that:

- a. The use of area properties will not be adversely affected;
- b. The proposed development is appropriate to the site and its surroundings;
- c. The proposed development is consistent with the policy statements of the Comprehensive Plan;
- d. The proposed development is consistent with the intent and purpose of this UDO;
- e. The proposed development will enhance or preserve the natural and/or environmental features on the property; and
- f. The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options.

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 depicting the requested WAIVER (Exhibit B) for the following requested Waiver:

Part 1: Development Plan Utilizing Development Options in the R-10 District

Request for a Waiver from the Unified Development Ordinance Section 2.04: R-10 Residential District to allow for the use of Development Options for properties located at 12125 Holly Springs New Hill Rd.; Wake County PIN 0639311837.

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

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 Waiver, 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 Waiver to allow Development Options (20-DO-01); as submitted by The Spaulding Group, PA.

Adopted by the Holly Springs Town Council on this, the 16th day of March, 2021.

Town of Holly Springs by

ATTEST:


Dick Sears, Mayor

Linda McKinney, Town Clerk



Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

RESOLUTION EXHIBIT A

Part 1: Waiver to allow Development Options (20-DO-01) Findings of Fact Submitted By Petitioner

Residential Development Options Findings of Fact: Regency at Holly Springs

A petition for Development Options may only be granted 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 use of area properties will not be adversely affected:

The location of the subject property is a unique one. The parcel is located along the residential corridor of Holly Springs New Hill Road. It is the last remaining parcel along the corridor that is available for private development. To the west and south, the remaining properties are owned by Duke Energy, meaning additional development – residential or commercial – is highly unlikely. Therefore, properties to the west and south of Regency at Holly Springs will not be adversely affected.

To also answer this question, one must also consider the precursor to this development plan, the Conditional Use Zoning, which Regency at Holly Springs must adhere to whilst creating the subdivision plan. The zoning conditions that were approved in accordance with #19-REZ-06 must be adhered to, one of them is that the maximum density of Regency at Holly Springs must be limited to 2.10 units per acre. The subject parcel is bounded to the east by the Trinity Creek subdivision, which features a density of 2.16, so the density is harmonious and the area properties will not be adversely affected. Additionally, the zoning conditions also stipulated that the sole land use on this parcel will be restricted to single-family detached, which is also in keeping with the developed parcels in the surrounding area. When this parcel was rezoned to R-10 Residential Conditional Use, it became an appropriately fitted puzzle piece, joining like-minded nearby subdivisions.

2) The proposed development is appropriate to the site and its surroundings:

3) The proposed development is consistent with the policy statements of the Comprehensive Plan:

The Comprehensive Plan designates these subject parcels as 'Mixed Residential Neighborhood'. The designation states that:

A Mixed Residential Neighborhood includes several housing types – single dwelling detached, townhome, condominium, apartment and/or senior living – that provide a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Residents can start in a smaller, less expensive option like an apartment or townhome early in life, and move to larger detached single dwelling homes on larger lots as their families grow and change. Empty nesters can downsize to a townhome or senior living option without ever leaving the neighborhood.

In a Mixed Residential Neighborhood, homes are oriented toward the street with on-street parking in front of more dense housing options. Some neighborhoods may mix housing types on the same block, or provide accessory dwelling units. Small blocks and a grid street network

Office of the Mayor

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Email: dick.sears@hollyspringsnc.us

support a well-connected, cohesive community. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering place, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes.

The proposed subdivision allows for single-family detached dwellings as well as a wide variety of open space amenities, in accordance with Development Options subdivision requirements. This allows the vision described above to be realized, with a variety of pocket parks located throughout the neighborhood as well as walking trails through wide amounts of passive, natural open space areas.

While the subdivision does not have multifamily dwellings, the proposed single-family dwellings themselves, being restricted to age targeted units, represent housing diversity all on their own. By locating single-family units throughout this active adult community, it allows this proposed subdivision to have a chance to meet the surrounding small-town residential character with the likes of Trinity Creek, Addison Pond as well as the New Hill Road subdivision, all of whom do not contain multifamily dwellings. The majority of this parcel will be surrounded by intense floodplain owned by Duke Energy and is not suitable for development. This is truly the last available parcel suitable for residential construction so therefore it does not make harmonious sense for high-density residential to be located along the fringe of town. This is why all of the proposed and approved multifamily units and dwellings are located within close proximity to the existing commercial areas adjacent to GB Alford Highway, which is in keeping with the Comprehensive Plan's objective to "Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character".

Also, the developer, in conformance with applicable zoning conditions, is providing a minimum of two home collections throughout the subdivision. These collections will establish varying lots widths and house square footages, which ensures that there will be a mix and variety of housing stock to choose from within this neighborhood.

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

The UDO states the intent of a Developments Options subdivision is the following:

This Section provides developers with a variety of development options selected by the Town to design and build residential communities which encourage: the incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character; the preservation of significant view corridors; development of out-lying areas of the Town of Holly Springs and its extra-territorial jurisdiction in a manner which retains elements of traditional agrarian land use patterns; development of pedestrian oriented communities; development of traditional style neighborhoods; development of communities that are visually and functionally connected to one another; protection of significant watershed areas in order to preserve water quality; creativity and imagination in the process of development; efficient, aesthetic and desirable use of open space;

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variety in housing types and physical development patterns; and, special considerations for property with a unique history or outstanding physical features.

Much as already been said within these findings of fact regarding the incorporation of existing features such as wooded areas and slopes into the site's design, as stated in response #6 below, lots were purposely designed in centralized areas within the property to preserve existing wooded areas and slopes, resulting in the natural topography in those areas to remain. This preservation areas allow significant view corridors, specifically along the perimeter of the property to remain.

This property is currently in the extra-territorial jurisdiction and will be brought into the town's limits concurrently with the successful approval of this subdivision plan. Traditional agrarian land use patterns have always been to settle on the good land and leave the low-lying steep areas alone. Therefore, original wagon roads like Holly Springs New Hill Road were created on natural ridges that made travel by foot or carriage easy. The subdivision plan takes that into account, lots have been designed along the high "good land" and low lying and steep areas have been left along in their natural state.

Regency will be a pedestrian oriented community, with an abundance of sidewalks throughout the community. This new subdivision will be required to construct sidewalk within its interior streets as well as along Holly Springs New Hill Road, ensuring that it will be walkable. Additionally, the neighborhood will feature walking trails interspersed throughout the natural, protected areas of open space. These trails will ensure all residents will get to enjoy the rural character of the area, whilst still being able to enjoy developed amenities as well.

Traditional neighborhoods are thought of as places where neighbors talk to one another freely and there are amenities abundant where neighbors can go and play on any given sunny day. Under the R-10 zoning district, the minimum front building setback is 20 feet, ensuring that homes will be built close enough to wave and say hello to your neighbor as they walk by but far enough away so that single-family houses will have adequate front yards. Additionally, this property will have an active open space component with pocket parks located throughout the subdivision giving residents an opportunity to interact with one another. Most folks also think of traditional neighborhoods as featuring thoughtfully constructed homes with high-quality materials. This proposed neighborhood will be no different. The development must meet previously approved zoning conditions which speak to the architectural quality of the dwelling units. Vinyl-siding as a primary material is not permitted. Additionally, the homeowners' association will provide lawn maintenance services including but not limited to mowing and blowing debris services to ensure that the subdivision is maintained neatly at all times. The result of these tools will feature a neighborhood that will exhibit small town charm for years to come.

As previously mentioned, the proposed subdivision will be required to build sidewalks on both sides of all interior streets as well as construct sidewalk along the subject frontage of Holly Springs New Hill Road. Regency at Holly Springs is located directly adjacent to Trinity Creek, so when fully constructed, both of these developments will be joined by sidewalk and pedestrians will flow between them. This new neighborhood will also connect to Trinity Creek via public street, thereby creating a seamless transition from one neighborhood to next.

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Significant environmental features, included streams and wetlands, have been preserved and set aside as permanent open space, thereby preserving watershed areas and overall water quality.

Much creativity and imagination was given not only to the overall design of this subdivision which has been stated, but the vision of this neighborhood as well. While the subdivision does not have multifamily dwellings, the proposed single-family dwellings themselves, being restricted to age targeted units, represent housing creativity and imagination all on their own. Also, the developer has voluntarily offered zoning condition language which speaks to housing diversity by specifying a minimum of two house collections being provided through the subdivision. These collections will establish varying lots widths and house square footages, which ensures that there will be a mix and variety of housing stock to choose from within this neighborhood.

The Regency at Holly Springs Development Options request meets the intent of the UDO. When developed, this project will offer a walkable, thoughtful residential concept, not currently existent in town, that will be a welcomed part of Holly Springs.

5) The proposed development will enhance or preserve the natural and/or environmental features on the property:

The subject parcel contains a generous amount of woodland areas. In 2018, the town passed a tree protection ordinance, as part of those new requirements, the proposed subdivision will be required to set aside 20% of those woodlands as tree preservation area. It is important to note that perimeter buffers cannot count towards tree preservation so these areas will be located internal to the development giving future residents the ability to enjoy the natural environment throughout the subdivision.

Additionally, the town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the town must verify that each project, ours included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the site plan process, an environmental scientist is retained by the developer to perform delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through a on-site visit. Once this visit is preformed, the agency will then issue an official determination letter that is valid for a period of five years. This letter must be submitted to town staff to verify that all environmental features on-site have been accounted for and protected accordingly. Currently, we have retained an environmental scientist and are in the process of performing official on-site inspections with the appropriate state and federal agencies to properly account for some environmental features on-site.

6) The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options:

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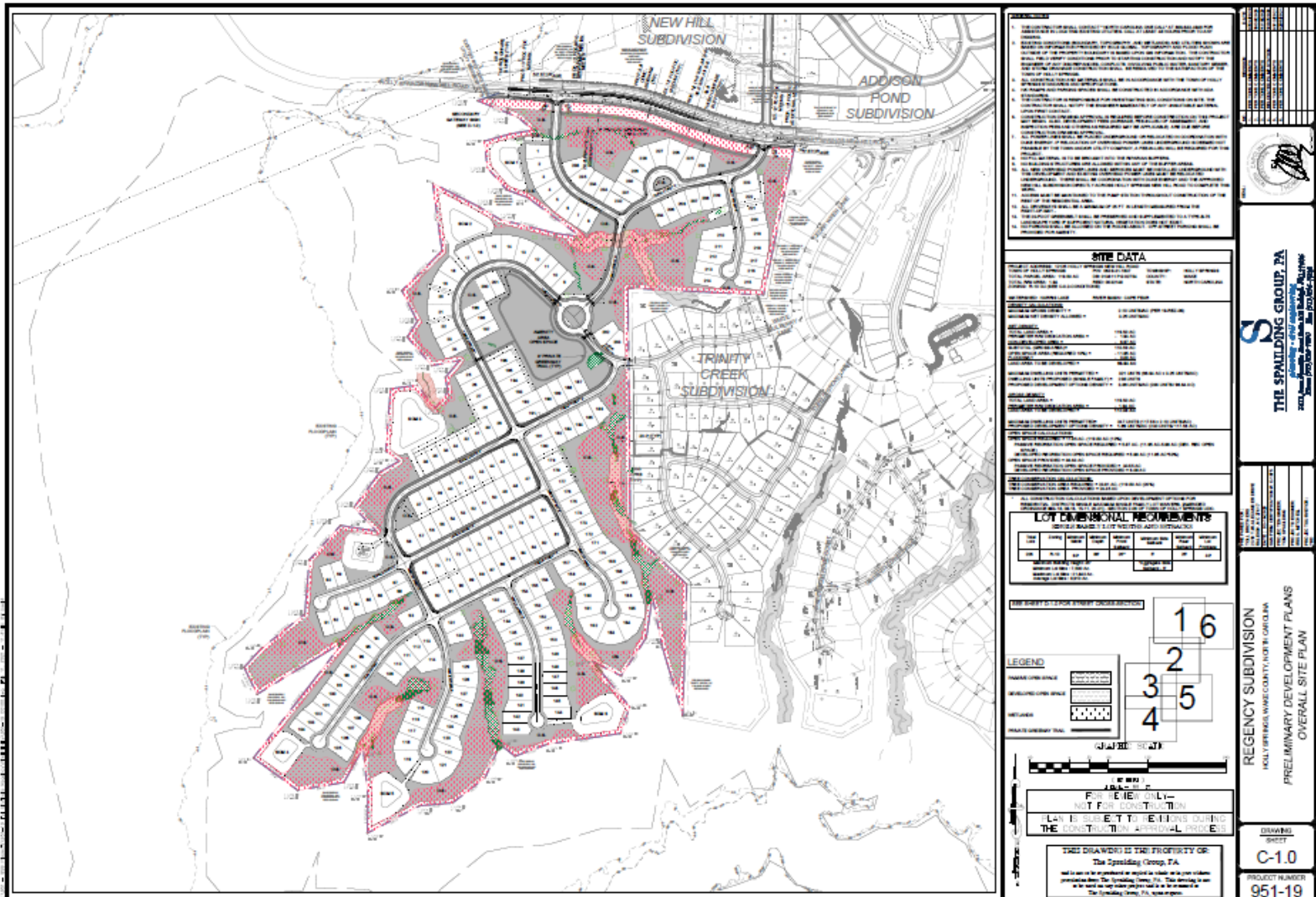
Development Options were created as a 'cluster option' for subdivision design. The thought being, if a neighborhood was permitted to reduce their lot size it allows more uninterrupted areas of natural plant material – this subdivision design certainly meets that intent. Lots were designed to be located on the natural ridges on the property to the greatest extent possible – allowing grades to work with the natural contours of the land. In this instance, this resulted in lots being centrally located on-site and makes overall mass grading not possible. This translates to a community conscious design, where the majority of natural woodlands and preservation areas are located along the perimeter of the neighborhood, which will result in natural buffers for both future of Regency at Holly Springs and beyond, reducing areas of tree cutting. Additionally, walking trails are located where natural grades permit, resulting in connecting these natural areas and having them become an amenity for the residents.

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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: Waiver to allow Development Options (20-DO-01)

X 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: Waiver to allow Development Options (20-DO-01)

X No conditions of approval



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Public Hearings

Title: Parks, Recreation and Greenways Master Plan 21-CPA-01 – Legislative Public Hearing

Strategic Priority Area: Engaged, Healthy, & Active Community
Responsible & Balanced Growth

Staff Resource: LeeAnn Plumer, Parks & Recreation, Matt Beard, Parks & Recreation

Action(s):

1. Conduct Legislative Public Hearing
2. Approve/deny Resolution 21-10, Comprehensive Plan Amendment 21-CPA-01 to replace the existing Section 3: Beyond the Green Plan with Section 3: Parks, Recreation and Greenway Master Plan, subject to final edits to layout and design of the document.

Explanation:

- A Legislative Public Hearing is being held because this document provides land use recommendations as part of the Greenways and Trails Map as well as the Park Search Areas map.
- At the February 9, 2021 Workshop meeting, Mayor and Council received a presentation on the updated parks, recreation, and greenways master plan following a yearlong engagement with the governing body, staff, and community.
- The *Beyond the Green Plan* was originally adopted in 2007 with a few modifications over the past 12 years. Since that time, the Town has seen a tremendous amount of growth, change and demand for services. Updating the Parks, Recreation and Greenways Master Plan (Chapter 3 of the *Vision Holly Springs* Comprehensive Plan) will provide a framework and action plan that incorporates the changing needs and opportunities of a growing community and incorporation of various Town strategic planning documents and goals.
- The updated master plan will guide decisions for strategic planning and capital investment in parks, recreation facilities, open space and greenways over the next 10-years.
- Forty-five recommendations presented in the plan follow the seven guiding principles of:
 - Balanced growth
 - Equity
 - Health
 - Connectivity
 - Financial Sustainability
 - Environmental Awareness
 - Excellence
- The draft plan has gone through several iterations after review and comment by the public, town staff, and the project's steering committee.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on February 28, 2021:
The Board did not have any questions or concerns.

The Planning Board recommended approval (9-0-0)

Background:

- In February 2020 the town contracted with a consultant team led by McAdams to undertake the development of a new parks and recreation master plan including an update to the greenways network map.
- The process included a significant public engagement effort and realized a successful engagement level despite challenges of the COVID-19 pandemic. Participation included:
 - Steering Committee - 14 members including the Parks & Recreation Advisory Committee, Planning Board, Teen Council, and the Tree Advisory Committee Representatives; met three times during the course of the process
 - Focus Groups - Targeted seniors, teens, population with special needs, strategic partners, and multi-jurisdictional staff (+/- 40 participants)
 - Two virtual public open house meetings (+/- 120 participants)
 - On-line public survey participation - 392 respondents
 - Scientific survey - 351 households representative of town citizen demographics

Funding Source(s):

N/A

Attachment(s):

1. 21-10 21CPA01 Parks Master Plan



THE TOWN OF

Holly Springs

Resolution No.: 21-10

Date Submitted: March 16, 2021

Date Adopted: March 16, 2021

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL ADOPTING THE NEW OFFICIAL ZONING MAP OF THE TOWN OF HOLLY SPRINGS

WHEREAS, the Holly Springs Town Council adopted *Beyond the Green Master Plan* in August 2007 and updated the plan in 2018; and

WHEREAS, the Holly Springs Town Council has embarked on a five-year approach to updating Vision Holly Springs beginning with Section 1: Land Use & Community Character, adopted on October 15, 2019; and

WHEREAS, the Town Council appointed a citizen steering committee representing all areas of the community who have dedicated time, effort, experience, talent and energy to provide feedback and input regarding the development of the new Plan; and,

WHEREAS, the project consultant has worked with the Steering Committee, community focus groups, Stakeholder Groups, Planning Board, Town Council and members of the staff of the Town of Holly Springs to prepare a Parks, Recreation and Greenways Master plan designed to enhance the lives of all residents of Holly Springs through thoughtful Park and Greenways planning, dynamic and deliberate programming opportunities and fiscal responsibility; and

WHEREAS, the Parks, Recreation and Greenways Master Plan has been presented to the citizens of Holly Springs virtually through a project website and multiple online engagement opportunities, during a Planning Board meeting, and a Town Council public hearing and has received favorable support and comments;

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

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

THEREFORE, BE IT RESOLVED by the Holly Springs Town Council that it accepts the recommendations of staff, the Planning Board and input garnered from citizens and hereby approves and enacts Comprehensive Plan Amendment 21-CPA-01 to replace the existing Section 3: *Beyond the Green Plan* with Section 3: Parks, Recreation and Greenway Master Plan, subject to final edits to layout and design of the document

BE IT FURTHER RESOLVED that the effective date of Resolution 21-10 is March 16, 2021. Adopted this, the 16th day of March 2021.

ATTEST:

Dick Sears, Mayor

[] Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Public Hearings

Title: 1317 N. Main Street (Sportsmanship Way) Rezoning 20-REZ-03 – Legislative Public Hearing

Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services, Rachel Jones, Development Services

Action(s):

Open Legislative Public Hearing, receive public comment, and continue hearing to April 6, 2021.

Explanation:

- This public hearing will be continued so as to allow the development agreement to be brought at the same time. However, public comment is expected. Therefore the presentation will be made, and testimony accepted prior to continuing the hearing.
- The request is to rezone the property from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use.
- This rezoning request involves two parcels totaling 20.01 acres.
- The project area is generally located north of Sportsmanship Way, between NC 55 and N. Main Street.
- The applicant has submitted a conditional use rezoning, which allows the property owner to offer specific conditions relating to the future development of the parcel.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on February 23, 2021:

- Traffic on Sportsmanship way, including pedestrians who may be crossing the street.
- The bus stop on Sportsmanship Way and if a cut out and shelter would be possible to prevent traffic backups.
- Confirmation on if My Computer Career has committed to move their offices to this location.
- Clarification if affordable housing will be required as a part of the rezoning.
- Clarification on the apartment breakdown per unit (1-bed, 2-bed, 3-bed) and level of affordability.
- The consistency with the character feature aspects of the mixed-use designation in the Land Use & Character Plan.
- Discussions about the conceptual diagram presented by the applicant and how it illustrates a possible future development plan and proposed conditions associated with this location.
- Discussions about renewable energy and recharging stations and if it will be included in

Town Council Business Meeting
March 16, 2021

this proposed project.

Planning Board Recommendation:

The Planning Board recommended approval (6-2-1)

Those voting against the motion were:

- Mr. Urquhart: Concerns about the residential aspect as it pertains to traffic impact.
- Mr. Crandall: Not enough granularity to make a good zoning decision.

Additional Motion: The Planning Board recommended the Town Council to look at the 2018 Resolution by the Wake County Board of Commissioners, "Resolution Endorsing The Goals of Achieving Clean Energy by 2050," as it pertains to this property and to include any conditions in the sale of the property to help achieve this goal (the resolution is included in the attachments for reference).

The Planning Board recommended approval (8-0-1)

Background:

- The Town Council adopted a Memorandum of Agreement (MOA) regarding the subject property on July 21, 2020 (Amended November 17, 2020). The MOA provides for a written agreement and understanding of the various roles that Wake County, the Town of Holly Springs and the Lead Applicants will have during the Due Diligence period. This agreement does not impact the Council's determination of action on any of the development petitions, including this rezoning, as they are presented for consideration during the process.
- The Property was identified by Wake County as part of its Evaluation and Disposition of County-owned Land for Affordable Housing Policy which evaluates publicly-owned land for disposition to include affordable housing development. In January 2020, Wake County issued its first ever, public land disposition RFP under the newly adopted Policy for development proposals for 1317 N. Main Street.
- In May 2020, Wake County selected the proposal by the development team of My Computer Career (MyCC) and DHIC as the Lead Applicants for the potential development of 1317 N. Main Street.
- The Town has sought opportunities for economic development projects for this parcel, and Wake County has had this parcel on "hold" while determining the appropriate use and disposition of the property.
- This parcel was part of the land that was originally designated as the "borrow pit" for the South Wake Landfill. Since the property was removed from the landfill plans, Wake County sold the south half to the Town for the North Main Athletic Park (Ting Park) and the north half has remained under the ownership of the County.
- The property was last zoned Office & Institutional on August 15, 2000, and modified to LB Local Business Limited, with the adoption of the current Unified Development Ordinance, on October 15, 2002.

Funding Source(s):

N/A

Attachment(s):

1. PlanningBoardStaffReport_20REZ03_1317NMainSportsmanshipWay
2. Attachments_20REZ03_1317NMainSportsmanshipWay
3. RZ21-01 SportsmanshipWay_PB__ORD_02232021
4. WakeCounty_CleanEnergy2050Resolution



Town of Holly Springs Staff Report to the Planning Board

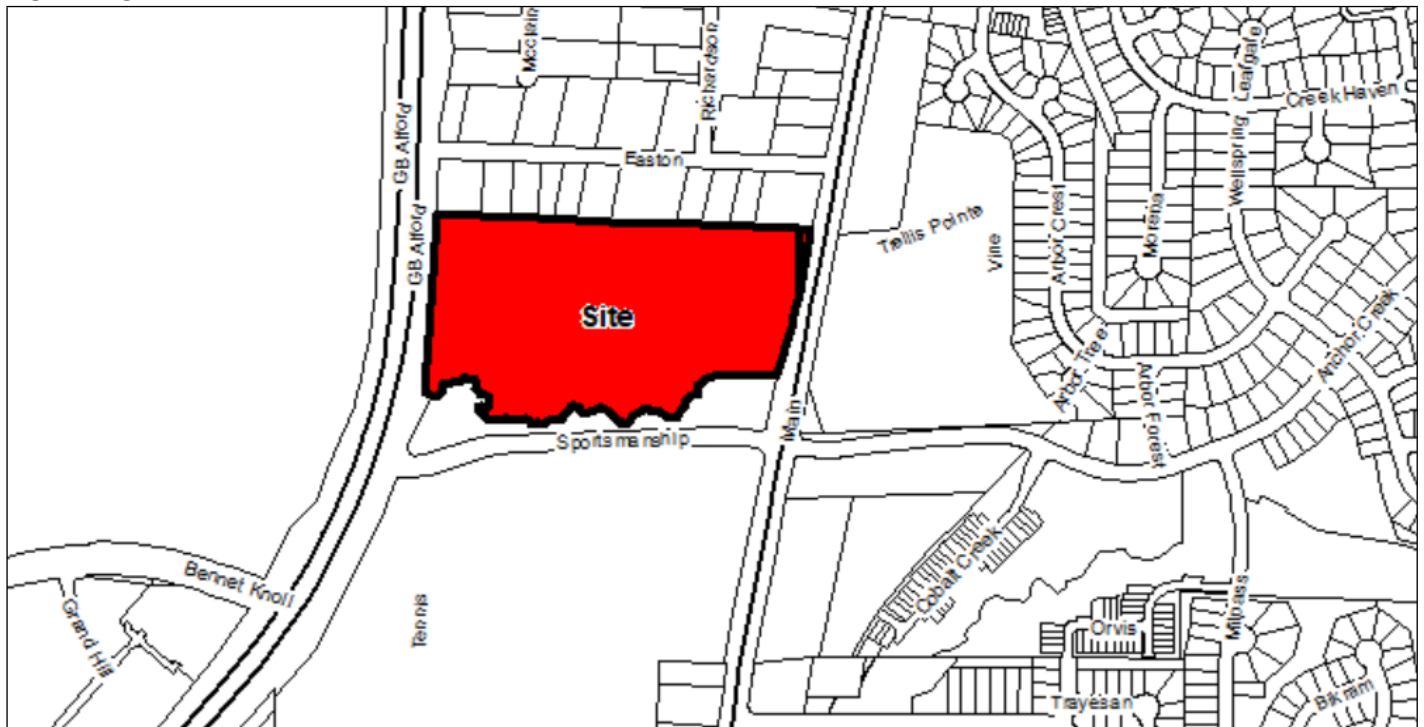
REQUEST FOR ZONE MAP CHANGE 1317 N. Main Street (Sportsmanship Way) 20-REZ-03

PETITIONER(S):

Laura Holloman
McAdams Company
2905 Meridian Parkway
Durham NC 27713

DEVELOPER(S):**OWNER(S):**

Wake County
Attorney's Office
PO Box 550
Raleigh NC 27602

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 23, 2021
Public Hearing and Town Council Action: March 16, 2021

STAFF CONTACTS: Sean Ryan, Senior Planner
Rachel Jones, Development Review Engineer
Matthew Beard, Parks Planner

ATTACHMENTS:

Petition for Zone Map Change
Conditional Use Statement
Statement of Zoning Compatibility

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Wake County	649894163	LB: Local Business Limited	19.89 ac.
Wake County	649991395	LB: Local Business Limited	0.12 ac.
TOTAL			20.01 ac. ±

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	LB: Local Business Limited	Undeveloped / Vacant
North	R-10 Residential	Single Family Residential
South	CB: Community Business	Park (Ting Park)
East	PUD: Arbor Creek	Multifamily Residential
West	BT: Business & Technology	NC 55 right-of-way / South Wake Landfill

PROPERTY HISTORY

Rezoning History

Rezoning Number: 00-REZ-13

Original Zoning: LI and C-1

Proposed Zoning: O&I

Approved by Town Council on: August 15, 2000

Rezoning Number: 02-UDO-01

Original Zoning: O&I

Proposed Zoning: LB Limited

Approved by Town Council on: October 15, 2002

Subdivision History

Description: Minor Subdivision of County Land

Approved on: March 8, 2013

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	LB: Local Business Limited	CB CU: Community Business Conditional Use R-MF-15 CU High-Density Multifamily Residential Conditional Use
Future Land-Use Designation	Mixed-Use Center	No Change
Overlay District	None	No Change
Conditional Use Permit Restrictions	N/A	See Below:
1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display). 2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.		

- 3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.
- 4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.
- 5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

- 6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.
- 7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

- 8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.
- 9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.
- 10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
- The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
 - To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
 - Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".
- 11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.
- 12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***
- 13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements proportionate to the project's impact. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***
- 14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:
- Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
 - Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project

impact.

This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

STAFF ANALYSIS

Zone Map Change Request:

The request is to rezone the property in question from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use.

PROJECT OVERVIEW

This rezoning request involves two parcels totaling 20.01 acres. The project area is generally located north of Sportsmanship Way, between NC 55 and N. Main Street. Ting Park is located south of the project area. The applicant has submitted a conditional use rezoning, which allows the property owner to offer specific conditions relating to the future development of the parcel.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The Land Use & Character Plan designation is Mixed-Use Center. A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Character Area Features for Mixed-Use Centers include:

- Open Spaces & Natural Resources
 - These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
 - Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
 - Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
 - Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
 - Green roof elements and/or rooftop gardens are encouraged.
- Street & Block Patterns
 - Existing areas may have a conventional suburban development pattern, with surface parking lots between the street and buildings. Blocks may be indiscernible due to a lack of street connectivity to adjacent neighborhoods.

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- Paved surface lots have shared parking agreements.
- Formal and informal on-street parking is provided.
- Lot Size & Building Placement
 - In existing development, lot sizes may be variable and irregular. Redevelopment and new development should seek to regularize lot and building patterns.
 - Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- Building Types & Massing
 - Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses.
 - Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.
 - Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.
- Transportation Network
 - Suburban corridor character with curbs and formal street tree planting.
 - Primarily auto-oriented, but should also be located along corridors served by transit.
 - Sidewalks and bike facilities provide links to adjacent neighborhoods.

Other Planning & Zoning Topics

Affordable Housing

The proposed R-MF-15 district conditions provide the opportunity for affordable housing. The Land Use & Character Plan supports the increase in housing diversity and affordability of housing in Holly Springs. As stated in the plan, “in addition to the need for more varied home and neighborhood choices in Holly Springs, there is also a need for more affordable housing. An adequate supply of affordable housing ensures that the people who make Holly Springs a great place to live (teachers, police officers, public works staff, retail and restaurant workers, and more) can live in the same community where they work.”

Town Council’s Strategic Plan

The Town Council’s Strategic Plan includes initiatives related to this rezoning.

Responsible and Balanced Growth

5. Leverage Town and regional partners to mitigate resident housing displacement from NCDOT and Town infrastructure projects.

Initiative 5.1: Support the Wake County Department of Housing Affordability and Community Revitalization’s efforts to increase housing options on County-owned property north of Ting Park.

Zone Map Change Analysis

The proposed CB district will allow for a wide variety of office, retail, restaurant, and personal service uses, including high volume and intensity uses. Through the Special Exception Use process, which requires a separate public hearing for the particular use, additional uses such public facilities and recreation uses (by way of example miniature golf or skating rinks) may be permitted. Developments within the CB district are required to be developed in a coordinated manner to facilitate vehicular and pedestrian access from nearby residential districts.

The proposed R-MF-15 district will allow for multifamily residential dwellings which, by the applicant's offered conditions, are limited to residential uses that meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. Developments within the R-MF-15 district are intended to be of higher density with on-site amenities.

The applicant has offered several zoning conditions to coincide with the Land-Use & Character Plan's vision for Mixed-Use Centers:

- Condition 1 limits the use of auto-oriented land uses
- Condition 2 provides a minimum amount of office space to be developed on the parcel
- Condition 2 requires a minimum building height
- Condition 3 limits uses to multifamily residential that meets the requirements of affordable rental units
- Condition 4 requires both vehicular and pedestrian connectivity between the two zoning districts
- Condition 5 establishes an urban streetscape with buildings located in close proximity to internal driveways
- Condition 6 requires shared parking areas
- Condition 7 promotes safer pedestrian connectivity to Ting Park and the GoTriangle bus stop on Sportsmanship Way
- Condition 8 provides for open space
- Condition 9 requires the use of "green infrastructure"
- Condition 10 provides for pedestrian oriented streetscape elements
- Conditions 11-4 provide for utility and infrastructure improvements

One area of note is that the proposal is not consistent with the character area features for *Building Types & Massing*, specifically related to the location and arrangement of multifamily residential uses. The Mixed-Use Center is intended for multi-dwelling housing to be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses, not extending more than two consecutive blocks in any direction unless included in a vertical mixed-use building. However, the character area features are not intended to be used as strict evaluation criteria for the features of the Mixed-Use Center designation. Rather, they are intended to provide generalized descriptions of key components of development and can be adapted to implement the Town's desired development pattern. Other Town policies or Town Council priorities should be considered in determining which character area features are most important to implement the Mixed-Use Center designation.

The proposed CB and R-MF-15 districts, with the zoning conditions offered by the applicant, substantially demonstrate how future development of the property will support the implementation of the Mixed-Use Center designation as described in the Land Use & Character Plan.

PARKS & RECREATION

Recreational Facilities and Open Space Dedication Requirements (UDO Section 7.06, F.):

The Residential portion of the proposed development will need to comply with the UDO Section 7.06 F with regards to dedication of parkland or payment of fee-in-lieu. This is an ongoing conversation with the applicant and may be better defined with the proposed Developer's Agreement between the Town and Applicant/Developer.

Greenways (UDO Section 7.06, C.):

A Greenway connection is proposed on the western edge of the property, which would link a current greenway stub on the Town's Ting Park property just north of Sportsmanship Way, north across the subject property to the existing underpass structure where a future Greenway connection under NC-55 would provide bike/pedestrian access to Holly Springs Towne Center and other areas west of NC-55. This connection is shown on both the current approved Greenway Map (Comprehensive Transportation Plan Figure 4.2b) as well as the proposed Greenway and Trails Map included in the Parks, Recreation and Greenways Master Plan update.

Figure 4.2b



Proposed Greenways and Trails Map



ENGINEERING

Utility Availability and Impacts due to change of Permitted Uses:

All utility related Town ordinances and standards are required to be met at the time of development.

Water

This project is required to tie to and extend Town water facilities to serve any proposed buildings. A Hydraulic Fire Flow Analysis will be required at the time of Master Plan and Development Plan Submittal.

Sewer

This project is required to tie to and extend Town sewer facilities to serve any proposed buildings. A Sewer Study and Pump Station analysis was completed as required with this Rezoning Petition. This development will discharge to the Twelve Oaks Pump Station. This item is expected to be addressed as part of a Developer Agreement between Applicant and Town and presented to Town Council for approval.

Transportation

All transportation related Town ordinances and standards are required to be met at the time of development.

A Traffic Impact Analysis (TIA) was submitted as required with this Rezoning Petition. This development will be required to adhere to and construct all recommended improvements within the Approved TIA as required by the Town and the NCDOT. The TIA is required to be finalized prior to this rezoning moving forward to Town Council. A fee-in-lieu (FIL) for improvements at the intersection of Katha Dr./N. Main St./Arbor Creek Way proportionate to project impact is expected with this development. The specific (FIL) amount will be finalized between Developer and Town as part of the Developer Agreement discussions.

- It's important to note that the scenario identified as "Scenario 2" in the TIA is supported by the NCDOT and the Town. This design will restrict the proposed project access off of N. Main Street to a right-in-right-out with a left over, and allow the existing Trellis Point access on N. Main St. to remain full movement

In accordance with the Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), road widening to meet ½ of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on N. Main Street at the time of development. Standard 20-ft of right-of-way dedication will be required along the property frontage on the NC 55/GB Alford Hwy side at the time of development.

- A fee-in-lieu of median construction along the project property frontage is expected with this development. Construction of a median at this time is not supported by the NCDOT as it would restrict access points of existing property owners and require u-turn bulbs that are not desired at this time. In the future when the ultimate cross section can be constructed as part of a larger funded transportation project and not one specific of a single development, the standard median divided cross section would be constructed.

Pedestrian and vehicular connectivity will be required between the various elements of this project in accordance with UDO and Engineering Design & Construction Standard requirements.

Environmental Issues

With development , this project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance. This project is within the Cape Fear River Basin and will be subject to all requirements of that basin.

MEMORANDUM OF AGREEMENT

The Town Council adopted a Memorandum of Agreement (MOA) regarding the subject property
Date of Adoption: July 21, 2020

Date of Amendment: November 17, 2020

Summary: The MOA provides for a written agreement and understanding of the various roles that Wake County, the Town of Holly Springs and the Lead Applicants will have during the Due Diligence period. This agreement does not impact the Council's determination of action on any of the development petitions, including this rezoning, as they are presented for consideration during the process.

DEVELOPMENT AGREEMENT

The Town Council will consider a Development Agreement on March 16, 2021

The items below are being considered as part of a Development Agreement that will be considered for approval by Town Council. Please note that these have not been finalized and could result in changes to the Rezoning Conditions prior to going before the Town Council.

- The timing of sewer and pump station infrastructure improvements needed to accommodate the demand from the development.
- Transportation improvements and fee-in-lieu payments proportionate to project impact.
- Stormwater alternative design
- Timing of subdivision
- Building Height

TECHNICAL REVIEW COMMITTEE DISCUSSION

The Technical Review Committee discussed the initial concept for this project on July 7, 2020

Planning Board Representatives: Chris Deshazor

Town Council Representatives: Christine Kelly & Dan Berry

Summary of Discussion:

- The TRC preferred the applicant pursue two different zoning districts (CB and R-MF-15) rather than rezoning the entire parcel CB and suggested continued conversations with staff on the mixed-use option requirements.
- The TRC suggested it would be important to have interconnection through a project master plan to allow the two districts to operate as a single site.
- The TRC discussed that the TIA needed to be completed as soon as possible to understand the traffic impacts and that the project should consider transit stops.
- It was further discussed that the residential district needed to include affordable housing assurances.
- Other topics of conversation included concerns about additional buffers and maintaining existing vegetation; meeting with adjacent neighborhoods as part of the zoning application, and completion of a sewer study.

PLANNING BOARD RECOMMENDATION

PLAN CONSISTENCY STATEMENT:

The requested zone map change from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use is consistent with the Vision Holly Springs Comprehensive Plan since the Land Use & Character Plan Future Land Use Map designates this property as Mixed-Use Center and the CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use districts, with the conditions offered by the applicant, will serve the broader economic, entertainment, and housing needs of the community and will provide for a compact, walkable environment and mix of residential and non-residential uses.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council **approve / deny** Zone Map Change Petition #20-REZ-03 to change the zoning of 20.01 acres of Wake County PIN # 649894163 & 649991395 from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use (as further described below), with the following conditions as submitted by McAdams Company:

- 1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).
- 2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.
- 3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than

60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

- 4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.
- 5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

- 6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.
- 7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.
- 8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.
- 9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.
- 10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:

- a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
 - b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
 - c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".
- 11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.
- 12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***
- 13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements proportionate to the project's impact. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***
- 14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:
- a. Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
 - b. Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project impact.

This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

Legal Description

TRACT A – LB: Local Business Limited to CB CU: Community Business Conditional Use

Beginning at an Existing Concrete Monument located at the Northwest Corner of "Tract 2" as shown in BM. 2013, PG.313 recorded among the Wake County Register of Deeds. Thence South 87°44'35" East a distance of 659.37 feet to a point; thence South 02°14'16" West a distance of 373.83 feet to a point; thence South 18°31'33" East a distance of 331.56 feet to a point along the centerline of creek; thence South 50°12'53" West a distance of 15.20 feet to a point; thence South 52°44'34" West a distance of 41.72 feet to a point; thence South 24°51'08" West a

distance of 11.95 feet to a point; thence South 60°23'33" West a distance of 24.69 feet to a point; thence North 40°39'32" West a distance of 14.36 feet to a point; thence North 34°58'59" East a distance of 13.67 feet to a point; thence North 83°25'27" West a distance of 18.50 feet to a point; thence North 48°24'32" West a distance of 58.84 feet to a point; thence North 71°17'44" West a distance of 17.51 feet to a point; thence South 61°27'00" West a distance of 23.23 feet to a point; thence South 40°15'20" West a distance of 11.99 feet to a point; thence North 69°22'16" West a distance of 14.53 feet to a point; thence South 50°20'24" West a distance of 21.81 feet to a point; thence North 64°29'08" West a distance of 10.07 feet to a point; thence North 31°02'13" West a distance of 10.67 feet to a point; thence North 01°55'12" East a distance of 14.92 feet to a point; thence North 82°09'49" West a distance of 30.17 feet to a point; thence South 33°31'57" West a distance of 21.05 feet to a point; thence South 41°50'56" West a distance of 28.77 feet to a point; thence South 34°33'30" West a distance of 17.50 feet to a point; thence North 85°47'03" West a distance of 24.11 feet to a point; thence South 79°49'18" West a distance of 25.38 feet to a point; thence South 44°00'11" West a distance of 15.88 feet to a point; thence North 82°28'05" West a distance of 21.38 feet to a point; thence North 54°57'20" West a distance of 5.87 feet to a point; thence South 79°59'16" West a distance of 11.39 feet to a point; thence South 78°24'16" West a distance of 17.23 feet to a point; thence North 32°17'36" West a distance of 15.67 feet to a point; thence North 00°15'28" East a distance of 9.29 feet to a point; thence North 47°50'03" West a distance of 5.59 feet to a point; thence South 31°01'48" West a distance of 8.18 feet to a point; thence South 78°10'20" West a distance of 36.29 feet to a point; thence North 75°58'19" West a distance of 13.54 feet to a point; thence North 64°05'13" West a distance of 23.59 feet to a point; thence South 57°43'31" West a distance of 28.73 feet to a point; thence South 88°43'13" West a distance of 28.05 feet to a point; thence North 61°24'41" West a distance of 10.17 feet to a point; thence North 40°15'09" West a distance of 14.21 feet to a point; thence North 22°42'15" West a distance of 13.48 feet to a point; thence North 47°42'21" West a distance of 23.45 feet to a point; thence North 67°20'50" West a distance of 9.68 feet to a point; thence North 04°07'23" West a distance of 12.04 feet to a point; thence North 79°07'41" East a distance of 5.47 feet to a point; thence South 79°41'11" East a distance of 10.74 feet to a point; thence South 50°58'56" East a distance of 12.86 feet to a point; thence North 74°11'31" East a distance of 18.18 feet to a point; thence North 11°54'30" West a distance of 15.35 feet to a point; thence North 04°08'11" West a distance of 7.06 feet to a point; thence North 25°24'17" East a distance of 7.49 feet to a point; thence North 24°56'46" West a distance of 4.81 feet to a point; thence North 65°35'44" West a distance of 12.91 feet to a point; thence North 77°16'57" West a distance of 9.93 feet to a point; thence North 76°31'14" West a distance of 7.59 feet to a point; thence North 21°31'59" West a distance of 13.85 feet to a point; thence North 64°36'50" West a distance of 18.07 feet to a point; thence North 01°19'28" East a distance of 15.24 feet to a point; thence North 25°03'49" East a distance of 13.65 feet to a point; thence North 26°10'46" West a distance of 5.04 feet to a point; thence North 44°55'33" West a distance of 8.69 feet to a point; thence South 47°46'02" West a distance of 9.13 feet to a point; thence South 80°30'23" West a distance of 9.55 feet to a point; thence North 56°19'14" West a distance of 20.11 feet to a point; thence North 59°44'19" West a distance of 2.87 feet to a point; thence South 79°00'05" West a distance of 6.72 feet to a point; thence South 17°59'28" West a distance of 13.42 feet to a point; thence South 60°34'39" West a distance of 8.87 feet to a point; thence North 89°20'50" West a distance of 20.49 feet to a point; thence North 70°01'15" West a distance of 5.27 feet to a point; thence South 62°34'35" West a distance of 20.90 feet to a point; thence North 89°40'12" West a distance of 19.09 feet to a point; thence South 04°03'27" East a distance of 22.91 feet to a point; thence South 49°11'05" West a distance of 27.15 feet to a point; thence South 86°35'42" West a distance of 14.39 feet to a point; thence North 74°24'52" West a distance of 14.74 feet to a point; thence North 48°11'01" West a distance of 21.73 feet to a point along NC Hwy 55 Bypass; thence North 03°39'34" East a distance of 645.21 feet to the Point of Beginning. Having an area of 483,825 square feet, 11.11 acres

TRACT B - LB: Local Business Limited to R-MF-15 CU: High Density Multifamily Residential Conditional Use Beginning at an Existing Concrete Monument located at the Northwest Corner of "Tract 2" as shown in BM. 2013, PG.313 recorded among the Wake County Register of Deeds. Thence South 11°13'38" West a distance of 232.68 feet to a point; thence South 11°16'12" West a distance of 88.65 feet to a point; thence South 11°07'29" West a distance of 48.02 feet to a point; thence South 17°58'03" West a distance of 176.23 feet to a point; thence South 11°05'28" West a distance of 6.07 feet to a point; thence North 88°36'57" West a distance of 189.00 feet to a point in the centerline of creek; thence South 71°55'55" West a distance of 4.56 feet to a point; thence North 87°14'27" West a distance of 24.92 feet to a point; thence South 68°26'52" West a distance of 29.33 feet to a point; thence South 60°40'32" West a distance of 32.78 feet to a point; thence South 46°30'42" West a distance of 21.40 feet to a point; thence South 01°51'53" West a distance of 23.35 feet to a point; thence South 65°29'53" West a distance of 29.39 feet to a point; thence South 46°11'58" West a distance of 13.45 feet to a point; thence South 20°42'00" West a distance of 31.56 feet to a point; thence South 31°24'27" West a distance of 16.96 feet to a point; thence South 41°30'39" West a distance of 33.53 feet to a point; thence South 78°26'14" West a distance of 17.44 feet to a point; thence North 63°00'38" West a distance of 30.70 feet to a point; thence North 58°26'59" West a distance of 18.73 feet to a point; thence North 80°49'51" West a distance of 25.03 feet to a point; thence North 64°44'49" West a distance of 22.24 feet to a point; thence South 71°28'36" West a distance of 20.34 feet to a point; thence South

50°12'53" West a distance of 0.17 feet to a point; thence North 18°31'33" West a distance of 331.56 feet to a point; thence North 02°14'16" East a distance of 373.83 feet to a point; thence South 87°44'35" East a distance of 665.69 feet to an Iron Pipe; thence South 87°44'35" East a distance of 46.66 feet to a the Point of Beginning. Having an area of 387,980 square feet, 8.91 acres

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	Yes	No	Initials	Comments
Sean Ryan	X		SR	Pending Final Conditions added
Rachel Jones		X		
Melissa Sigmund	X			
Elizabeth Goodson		X		

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (check one- each request must be on separate petitions)

☒ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Use District/Permit

☐ Comprehensive Plan Amendment (check all that apply)

☐ Text Amendment ☐ Future Land Use Plan Map Amendment

☐ Area/Corridor Plan Map Amendment / Name: _____

☐ UDO Amendment (UDO Section: _____)

Project Information

Project Name: Sportsmanship Way Development

Project Location: 1317 N. Main Street

Use street address. If none, use the closest intersection

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

PIN: 0649894163; 0649991395

Real Estate ID: 0414978; 0414980

Project Acreage: (Rounded to nearest tenth) 20.01 AC Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: _____ Concept Meeting Date: 10/29/20

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: LB:LIMITED Proposed Zoning: CB: 11.40 AC R-MF-15: 8.49 AC

Current Future Land Use Designation: Mixed Use Center

Proposed Future Land Use Designation: No Change

Area Plan Designation (if applicable): 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 ☐ Design Professional ☐ Developer ☒ Other Project Planner

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Laura Holloman Company McAdams Company

Mailing Address 2905 Meridian Parkway

City Durham State NC Zip 27713

Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.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(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name WAKE COUNTY Company WAKE COUNTY ATTORNEY'S OFFICE

Mailing Address PO BOX 550

City RALEIGH State NC Zip 27602

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 (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s)

PIN/REID

Date

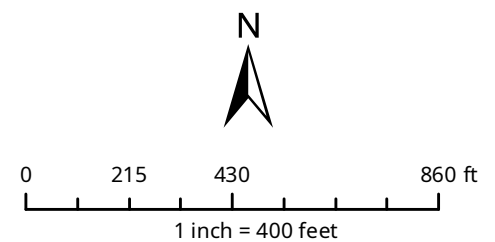
0649894163/0414978

11/6/20

Mark Forestieri for Wake County



Vicinity Map



Disclaimer

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ZONING COMPATIBILITY STATEMENT

The town has acted as a development catalyst for this rezoning request. With the construction and opening of Ting Park, which contains state-of-the-art recreational facilities which attract national tournaments and their families throughout the year, the highest and best use of the property north of Sportsmanship Way is clearly a conglomerate of uses that can benefit greatly from recreational uses located just outside their front door. This highest and best use notion then translates into a significant professional office presence that provides activity throughout the workday, the presence of neighborhood-scale business, which will provide goods and services to nearby employees and residents alike, as well as public arts facility that will provide community enrichment. This rezoning also will answer a call that is being screamed across Wake County. The call for affordable housing. The proposed rezoning of the R-MF-15 portion will feature affordable multifamily units and will answer that call that has gone on deaf ears for far too long.

These parcels are adjacent to existing residential neighborhoods – Easton Acres, Trellis Pointe, as well as Bridgewater all which feature a variety of residential types– however there is no nearby commercial and office uses and although the North Main corridor has long since been established it has failed to ignite with the exception of the redevelopment of a self-storage facility. This rezoning will kickstart this area for private non-residential development, which has long been the Town’s vision.

Currently, the existing zoning of parcels do not meet the Comprehensive Plan’s designation of Mixed Use Center. These parcels are zoned LB: Limited which was created as a band-aid fix from the elimination of the O&I zoning district that was eliminated when the UDO was created in 2002. As a result, only educational, office/professional and residential uses are permitted as in conformance with the LB zoning district. That does not allow for neighborhood scale commercial which will be featured as part of this rezoning request, just as the Mixed Use Center Comprehensive Plan designation specifies.

Nor does it allow for the emergence of a public arts facility for Holly Springs residents. In addition, residential is only allowed as upper-story which does not allow the desperate need for sizable affordable housing to be realized, which has been identified as both a county and Town critical goal and need.

By rezoning these parcels to Community Business and R-MF-15 conditional use the parcels can now be developed to be in conformance with the town’s vision as outlined in the Comprehensive Plan. Additionally, this project will continue to improve the adjacent major thoroughfare of North Main Street, by improving it in conjunction with the approved transportation and Traffic Impact Analysis recommendations, which is also assured in the zoning conditions.

The Sportsmanship Way Development Conditional Zoning represents a mindful rezoning request that has strived to answer a critical need of substantial employment, neighborhood commercial, as well as affordable housing opportunities, and will become a community development area that everyone will enjoy living, working and playing in.

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Sportsmanship Way Development

Proposed Zoning District: CB/R-MF-15

Proposed Land Use/Density: Commercial/Multifamily

Future Land Use Plan Map Designation: Mixed Use Center

Future Land Use Plan Designation Land Use/Density: No change

For DPZ Use only

Project # 20-REZ-03

Date Received:

Plan Consistency Statement:

In accordance with NCGS §160A-383 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response	Staff's Evaluation
Executive Summary Please see pages immediately following for complete responses. Thank you.	☐ Agree ☐ Disagree
Section 1: Future Land Use & Community Character	☐ Agree ☐ Disagree
Section 2: Transportation / Comprehensive Transportation Plan	☐ Agree ☐ Disagree

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan	☐ Agree ☐ Disagree
Section 4: Community Facilities	☐ Agree ☐ Disagree
Section 5: Infrastructure and Utilities	☐ Agree ☐ Disagree
Section 8: Natural Resources	☐ Agree ☐ Disagree

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date



11/6/20

Petitioner's Response

Executive Summary

Holly Springs has experienced rapid growth in recent years. Historically, this growth was predominately residential, however in the last three to five years, the town has seen commercial corridors established, especially along the Highway 55 bypass. This growth has led the town's long-term vision document, the Vision Holly Springs' Comprehensive Plan, to be tasked with finding an adequate balance which will allow the town to both maintain its small-town character whilst working to diversify the tax base. This proposed rezoning request, contributes to achieving this balance – by creating a diverse mixed use development that will feature small town characteristics, provide much needed affordable housing, vast employment opportunities that will serve the surrounding community.

The Executive Summary, found in the Comprehensive Plan, lays out specific objectives for the town as it guides new development. Many of these statements are applicable to our rezoning request and are very much consistent with this rezoning request. Specifically:

- 1) *"To strategically encourage business park, light industrial and commercial development in appropriate locations and balance overall tax base."*

Let us examine commercial development in appropriate locations – Business development belongs at strategic locations where the public realm can be defined and celebrated. This subject parcel, currently owned by Wake County, is such a location. Once a dirt borrow pit for the construction of the adjacent Highway 55 Bypass, its existence was in servitude only. However, that is not how its story needs to end. The Town was the catalyst for this area by developing a state-of-the-art recreation destination featuring premier stadium, and tennis and soccer all-season facilities which host a variety of national events throughout the year. However, in order to continue to balance the overall tax base, establishing substantial employment opportunities are vital. This rezoning request allows for Class A office space between 70,000-80,000 square feet as well as other retail and public facility opportunities, which will allow the town's non-residential tax base to continue to grow.

Section 1: Future Land Use & Community Character

The Future Land Use and Community Character sections of the town's Comprehensive Plan seeks to define the characteristics of what Holly Springs should be striving for, this idea of maintaining a village atmosphere.

As part of the Future Land Use and Community Character section of the Comprehensive Plan, there is also a Future Land Use Map which places specific land use designations on specific parcels, guiding current property owners and developers on what the town's vision is.

The Comprehensive Plan designates the subject parcel as 'Mixed-Use Center'. The Plan states that:

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the

center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor

Single-use development creates sprawl. Sprawl is often characterized by low-density, single-use zoning and increased reliance of vehicular transportation, all components the subject rezoning request works to mitigate. By contrast, our rezoning request, which includes both Community Business as well as R-MF-15, represents compact development. By providing various uses within close proximity, the subject development pattern helps lower community infrastructure costs by pulling land uses closer together. Additionally, compact development such as ours is a promising strategy for reducing greenhouse gas emissions in the transportation sector.

In a perfect planning setting, streets are drawn in smaller blocks with a tight street grid. However, this is not an Oglethorpe type scenario where grid networks can be created. The parcel is surrounded by GB Alford Highway (55 Bypass) to the west, Sportsmanship Way to the south, and N. Main Street to the east, and the existing neighborhood of Easton Acres to the north. In addition to the presence of existing street networks there are topographic features at play (remember the borrow pit history) as well as environmental features along Sportsmanship Way, which further hamper smaller blocks and tight street grids. However, the proposed rezoning request will not hamper inner-connectivity – which is an engineering requirement. The CB and R-MF-15 parcels will have inner connectivity and with the existing access onto GB Alford Highway as well as N. Main Street, residents and patrons will have multiple ways to access the subject property.

It has already been discussed that commercial and employment development has struggled in areas not located within the existing Holly Springs Business Park as well as the GB Alford Highway Corridor. Although this subject parcel does have frontage along Highway 55, it also will have frontage along N. Main Street which will provide a much needed boost for the N. Main Street District, which is designed to provide walkable neighborhood-scaled commercial along Main Street as well as high-density residential opportunities.

The town has done a wonderful job in recent years of pushing the potential traffic impacts associated with a potential project into the planning conversation as early as possible. Developers are now required to meet with engineering and NCDOT staff months before a rezoning request is even submitted as necessary to determine an appropriate TIA scope. This ensures the developer will have ample time to study each intersection that both the town and state will require as well as the associated recommended improvements. So how does this project work to achieve a land use balance? In addition to doing its part to continue to improve roads, it also will do its part to enhance town greenway connections.

In addition, the UDO also dictates that Section 7.09 B. 2. a. parking should be oriented behind or to the side of the building, and as explained previously, our project will meet this parking intent as specified by the designation description above to the greatest extent possible.

“The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development -if-when a decision is made to invest in premium transit along the NC 55 corridor”

The proposed development will allow a walkable environment to take place. To the greatest extent possible, this project will connect sidewalk systems by constructing public sidewalks along its property frontage, on North Main Street. The project will be required to construct road improvements along their property frontage along North Main Street, that include bike lanes along their project frontage, in turn, the project will also have bike racks conveniently positioned throughout the development to encourage bicycle traffic. The transit element is now being met with the recent edition of Go Triangle peak-hour stop at Ting Park – just right across the street!

Additionally, the developer has chosen to prohibit auto-oriented uses such as the following: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sale; Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); as well as restaurant drive-through, stand-alone, which will further ensure emphasis will be on the pedestrian as well as convenient commercial uses that provide much needed employment and neighborhood supporting uses, rather than high turnover uses.

The rezoning request meets the Vision Comprehensive Plan. When developed, this project will offer a walkable, modern compact design concept that will be a welcomed part of Holly Springs.

Section 2: Transportation / Comprehensive Transportation Plan

As the town grows, traffic becomes more and more critical. As a new development, it is only fair that this potential project contributes to mitigate its potential traffic impacts. This is done through working with both the town's engineering department as well as NCDOT. The developer must improve all adjacent roadways as per the approved Comprehensive Transportation Plan (CTP) and may also be responsible for any other nearby intersections that have been recommended by the Traffic Impact Analysis findings.

Transportation

The Comprehensive Plan strives to strike a balance between land use and effective transportation throughout town and has several objectives that suggest how that can be achieved. The proposed rezoning request can meet several of these, specifically:

- 1) *"Promote a pedestrian -friendly environment by filling gaps and improving connectivity throughout the sidewalk system and to key destination or activity nodes."*

This project is critical to continue to kick start compact, smart growth development in the North Main Street corridor. With the development of these parcels in a cohesive manner, members of the community will be able to enjoy employment, recreational, residential and appropriately-scaled commercial uses within a walkable environment.

Comprehensive Transportation Plan

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The plan also proposes a multimodal transportation network that fosters growth in a positive way to the surrounding environment. This is done through three distinct elements: roadway, bicycle and pedestrian, and transit. This project is meeting the roadway element by building the recommended roadway improvements of North Main Street, along the subject property frontage. These improvements will work to improve both the existing traffic as well as take into account our project traffic. The bicycle and

pedestrian elements will be met through providing bike lanes within North Main as well as constructing sidewalk and crosswalks along our project frontage. The transit element is now being addressed through the recently added park and ride stop located adjacent to the site in Ting Park. For many years, the town has planned for the possibility of bus service to be added and that day has finally arrived!

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

The purpose of the Parks & Recreation Master plan is to acknowledge the importance of providing open space and active opportunities for all town residents. The master plan has several guiding principles, and our rezoning request meets the following:

- 1) *“To enable all residents to live within walking distance of a neighborhood commercial center and central civic space.”*

This project is in an area that contains perhaps the largest central civic space in town, Ting Park. Residents in the future multifamily component of the subject property as well as employees of professional office will be able to access Ting Park. Additionally, the commercial portion of the rezoning request will ultimately feature neighborhood commercial uses that will also allow patrons of the professional office as well as the multifamily portion. This will greatly improve the quality of life for the town.

- 2) *“To physically unite the Town by connecting existing trails, sidewalks, and open spaces.”*

This project will continue to establish a pedestrian streetscape complete with sidewalk along its frontage along N. Main Street. Additionally, there are also opportunities to connect to planned greenway connections which will ultimately allow folks to traverse from areas west of GB Alford Highway into the subject property as well as Ting Park.

Section 4: Community Facilities

Community facilities addresses the need to be mindful of the increased demand for public services as the town grows and develops. Community facilities can include fire, police, EMS, as well as public school facilities. The Comprehensive Plan contains several community facilities objectives, specifically our project achieves the following:

- 1) *“Inform developers when proposing new subdivisions- of the need for residents’ access to community facilities and the importance to plan appropriately to enable this access.”*

Although as a non-residential development, there is less demand for community facilities when compared to a traditional subdivision because there are commercial uses and not residential ones, community facilities may be used in a limited capacity. Developers plan for community facilities such as police, fire and EMS when designing a development. Drive isles are required to be designed to accommodate the largest emergency response vehicle. The turning template is then submitted and reviewed by staff to ensure that the vehicle can safely maneuver through all access points and parking areas. Due to the infill location of this project, existing emergency response facilities are located within close proximity and no issues are perceived with regards to insufficient response time.

Section 5: Infrastructure and Utilities

The Comprehensive Plan strives to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications and so forth, with respect to new development can adequately handle new growth. Holly Springs has planned smartly for the rapid growth that it has been experiencing over the last several years. A water agreement is in place with Harnett county where the town is served by abundant water from the Cape Fear River. With regards to sewer, the town has invested in its own wastewater treatment plant. The Town-owned and operated WRF facility presently has a total treatment capacity of 6.0 MGD, and in 2018 treated approximately 2.8 MGD. The Town has a permit to expand the treatment up to 8.0 MGD. The existing 12 Oaks pump station will be serving this rezoning's future development uses. With that said, the associated sewer study analyzes whether or not there will need to be upgrades to the pump station as a result of potential build-out impacts. It shows there are no sewer capacity issues to serve our proposed rezoning request.

For many years the town has had established stormwater requirements. Our project will be required to meet all NPDES Phase II requirements which will be reviewed during the site plan process.

Given our subject project area's close proximity to existing development, there is already electricity in place along both North Main Street and Sportsmanship Way. Additionally, there are several telecommunication services also installed to allow for a healthy market of choices for future businesses.

Section 8: Natural Resources

The town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the town must verify that each project, ours included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the site plan process, an environmental scientist is retained by the developer to perform delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years. This letter must be submitted to town staff to verify that all environmental features on-site have been accounted for and protected accordingly. Currently, we have retained an environmental scientist and are in the process of performing official on-site inspections with the appropriate state and federal agencies to properly account for some environmental features on-site.

In 2018, the town adopted a tree protection ordinance. As part of that ordinance, our project will be required to protect a minimum of ten percent of the total project area. As part of our site plan process, our team will put together a tree preservation plan that clearly delineates where the protected tree areas will be. Since our project is located on

lands previously farmed or used for residential uses, there are not large areas of forest remaining so some areas of re-forestation may be required as necessary to meet this requirement.

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Laura Holloman of The McAdams Company
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

LB:LIMITED to CB & R-MF-15
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Mark Forestieri
Mark Forestieri for Wake County

Wake County PIN/REID:

0649894163/0414978

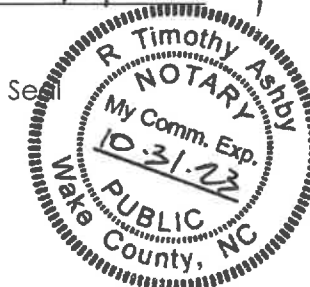
State of NORTH CAROLINA

County of WAKE

Sworn to and subscribed before me the 4 day of NOVEMBER, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 10.31.23

[Signature] / R. Timothy Ashby
Notary Public Printed



Wake County - Organization Owner

By Mark Forestieri

Mark Forestieri

Title: Director, Wake County Facilities Design & Construction

(Organization Acknowledgment)

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public for said County and State, certify that Mark Forestieri personally came before me this day and acknowledged that he is the Director of Wake County Facilities Design and Construction and that Wake County is a corporate and political subdivision of the State of North Carolina. Further, that by authority given to him by Wake County and as the act of said County, the foregoing instrument was duly signed by him as Director of Wake County Facilities Design & Construction.

Witness my hand and Notarial Seal this 4 day of NOVEMBER, _____.

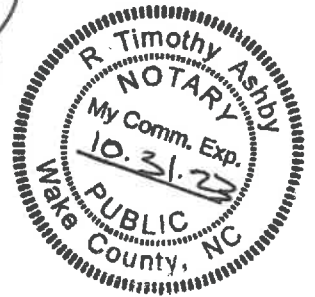
Signature

Printed

R. Timothy Ashby
R. TIMOTHY ASHBY

My Commission expires: 10.31.23

This instrument was ~~prepared~~ by WAKE COUNTY F&C
COMPLETED



AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0414978 and PIN 0649894163 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 6th day of November, 2020.

Applicant Signature *Laura Holloman*

Printed name of Applicant Laura Holloman

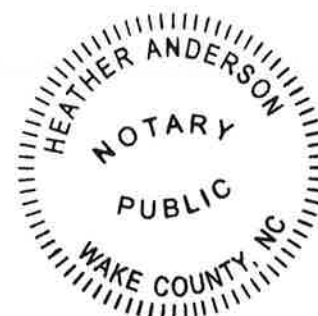
NOTARY STATEMENT

Sworn to and subscribed before me the 6th day of November, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/2024

Heather Anderson / Heather Anderson
Notary Public Printed

Seal



NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0414978

and PIN 0649894163

located at 1317 N. Main Street

from LB:LIMITED (existing zoning district) to

CB & R-MF-15 (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will be heard on 3/16/20 (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



11/5/20

Name Laura Holloman Company The McAdams Company
Mailing Address 2905 Meridian Parkway
City Durham State NC Zip 27713
Telephone # (919) 610-7377 Fax # () E-Mail holloman@mcadamsco.com

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Raleigh NC 27602

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.10

0197
11

Postmark
Here

11/06/2020

Sent To
Wake County Atty. Gen. Attorney's Office
Street and Apt. No., or P.O. Box No.
P.O. Box 550
City, State, ZIP+4®
Raleigh NC 27602

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1290 0000 6625 1287

Prepared By: Laura Holloman, The McAdams Company
2905 Meridian Parkway
Durham, NC 27713

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION:

Property Owner: WAKE COUNTY
Property Descriptions: 1317 N. MAIN STREET
PIN(s): 0649894163

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT:

1. The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs).
- 2.
- 3.
- 4.
- 5.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this 4th day of November 2020,

SPORTSMANSHIP WAY ZONING MAP CHANGE – PROPOSED ZONING CONDITIONS DATED 2/12/21

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

- 1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).
- 2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.
- 3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.
- 4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

- 5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

- 6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.
- 7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

- 8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.
- 9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.
- 10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
- a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
 - b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
 - c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".
- 11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development. **This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.**
- 12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements. **This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.**
- 13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements

proportionate to the project's impact. **This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.**

14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:

- a) Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
- b) Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project impact.

This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

TRACT A

Beginning at an Existing Concrete Monument located at the Northwest Corner of "Tract 2" as shown in BM. 2013, PG.313 recorded among the Wake County Register of Deeds. Thence South 87°44'35" East a distance of 659.37 feet to a point; thence South 02°14'16" West a distance of 373.83 feet to a point; thence South 18°31'33" East a distance of 331.56 feet to a point along the centerline of creek; thence South 50°12'53" West a distance of 15.20 feet to a point; thence South 52°44'34" West a distance of 41.72 feet to a point; thence South 24°51'08" West a distance of 11.95 feet to a point; thence South 60°23'33" West a distance of 24.69 feet to a point; thence North 40°39'32" West a distance of 14.36 feet to a point; thence North 34°58'59" East a distance of 13.67 feet to a point; thence North 83°25'27" West a distance of 18.50 feet to a point; thence North 48°24'32" West a distance of 58.84 feet to a point; thence North 71°17'44" West a distance of 17.51 feet to a point; thence South 61°27'00" West a distance of 23.23 feet to a point; thence South 40°15'20" West a distance of 11.99 feet to a point; thence North 69°22'16" West a distance of 14.53 feet to a point; thence South 50°20'24" West a distance of 21.81 feet to a point; thence North 64°29'08" West a distance of 10.07 feet to a point; thence North 31°02'13" West a distance of 10.67 feet to a point; thence North 01°55'12" East a distance of 14.92 feet to a point; thence North 82°09'49" West a distance of 30.17 feet to a point; thence South 33°31'57" West a distance of 21.05 feet to a point; thence South 41°50'56" West a distance of 28.77 feet to a point; thence South 34°33'30" West a distance of 17.50 feet to a point; thence North 85°47'03" West a distance of 24.11 feet to a point; thence South 79°49'18" West a distance of 25.38 feet to a point; thence South 44°00'11" West a distance of 15.88 feet to a point; thence North 82°28'05" West a distance of 21.38 feet to a point; thence North 54°57'20" West a distance of 5.87 feet to a point; thence South 79°59'16" West a distance of 11.39 feet to a point; thence South 78°24'16" West a distance of 17.23 feet to a point; thence North 32°17'36" West a distance of 15.67 feet to a point; thence North 00°15'28" East a distance of 9.29 feet to a point; thence North 47°50'03" West a distance of 5.59 feet to a point; thence South 31°01'48" West a distance of 8.18 feet to a point; thence South 78°10'20" West a distance of 36.29 feet to a point; thence North 75°58'19" West a distance of 13.54 feet to a point; thence North 64°05'13" West a distance of 23.59 feet to a point; thence South 57°43'31" West a distance of 28.73 feet to a point; thence South 88°43'13" West a distance of 28.05 feet to a point; thence North 61°24'41" West a distance of 10.17 feet to a point; thence North 40°15'09" West a distance of 14.21 feet to a point; thence North 22°42'15" West a distance of 13.48 feet to a point; thence North 47°42'21" West a distance of 23.45 feet to a point; thence North 67°20'50" West a distance of 9.68 feet to a point; thence North 04°07'23" West a distance of 12.04 feet to a point; thence North 79°07'41" East a distance of 5.47 feet to a point; thence South 79°41'11" East a distance of 10.74 feet to a point; thence South 50°58'56" East a distance of 12.86 feet to a point; thence North 74°11'31" East a distance of 18.18 feet to a point; thence North 11°54'30" West a distance of 15.35 feet to a point; thence North 04°08'11" West a distance of 7.06 feet to a point; thence North 25°24'17" East a distance of 7.49 feet to a point; thence North 24°56'46" West a distance of 4.81 feet to a point; thence North 65°35'44" West a distance of 12.91 feet to a point; thence North 77°16'57" West a distance of 9.93 feet to a point; thence North 76°31'14" West a distance of 7.59 feet to a point; thence North 21°31'59" West a distance of 13.85 feet to a point; thence North 64°36'50" West a distance of 18.07 feet to a point; thence North 01°19'28" East a distance of 15.24 feet to a point; thence North 25°03'49" East a distance of 13.65 feet to a point; thence North 26°10'46" West a distance of 5.04 feet to a point; thence North 44°55'33" West a distance of 8.69 feet to a point; thence South 47°46'02" West a distance of 9.13 feet to a point; thence South 80°30'23" West a distance of 9.55 feet to a point; thence North 56°19'14" West

a distance of 20.11 feet to a point; thence North 59°44'19" West a distance of 2.87 feet to a point; thence South 79°00'05" West a distance of 6.72 feet to a point; thence South 17°59'28" West a distance of 13.42 feet to a point; thence South 60°34'39" West a distance of 8.87 feet to a point; thence North 89°20'50" West a distance of 20.49 feet to a point; thence North 70°01'15" West a distance of 5.27 feet to a point; thence South 62°34'35" West a distance of 20.90 feet to a point; thence North 89°40'12" West a distance of 19.09 feet to a point; thence South 04°03'27" East a distance of 22.91 feet to a point; thence South 49°11'05" West a distance of 27.15 feet to a point; thence South 86°35'42" West a distance of 14.39 feet to a point; thence North 74°24'52" West a distance of 14.74 feet to a point; thence North 48°11'01" West a distance of 21.73 feet to a point along NC Hwy 55 Bypass; thence North 03°39'34" East a distance of 645.21 feet to the Point of Beginning.

Having an area of 483,825 square feet, 11.11 acres

TRACT B

Beginning at an Existing Concrete Monument located at the Northwest Corner of "Tract 2" as shown in BM. 2013, PG.313 recorded among the Wake County Register of Deeds. Thence South 11°13'38" West a distance of 232.68 feet to a point; thence South 11°16'12" West a distance of 88.65 feet to a point; thence South 11°07'29" West a distance of 48.02 feet to a point; thence South 17°58'03" West a distance of 176.23 feet to a point; thence South 11°05'28" West a distance of 6.07 feet to a point; thence North 88°36'57" West a distance of 189.00 feet to a point in the centerline of creek; thence South 71°55'55" West a distance of 4.56 feet to a point; thence North 87°14'27" West a distance of 24.92 feet to a point; thence South 68°26'52" West a distance of 29.33 feet to a point; thence South 60°40'32" West a distance of 32.78 feet to a point; thence South 46°30'42" West a distance of 21.40 feet to a point; thence South 01°51'53" West a distance of 23.35 feet to a point; thence South 65°29'53" West a distance of 29.39 feet to a point; thence South 46°11'58" West a distance of 13.45 feet to a point; thence South 20°42'00" West a distance of 31.56 feet to a point; thence South 31°24'27" West a distance of 16.96 feet to a point; thence South 41°30'39" West a distance of 33.53 feet to a point; thence South 78°26'14" West a distance of 17.44 feet to a point; thence North 63°00'38" West a distance of 30.70 feet to a point; thence North 58°26'59" West a distance of 18.73 feet to a point; thence North 80°49'51" West a distance of 25.03 feet to a point; thence North 64°44'49" West a distance of 22.24 feet to a point; thence South 71°28'36" West a distance of 20.34 feet to a point; thence South 50°12'53" West a distance of 0.17 feet to a point; thence North 18°31'33" West a distance of 331.56 feet to a point; thence North 02°14'16" East a distance of 373.83 feet to a point; thence South 87°44'35" East a distance of 665.69 feet to an Iron Pipe; thence South 87°44'35" East a distance of 46.66 feet to the Point of Beginning.

Having an area of 387,980 square feet, 8.91 acres

NEIGHBORHOOD MEETING REPORT



A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning.

Neighborhood Meeting Date: 2/2/21
Time: 6PM
Location: ZOOM

For DPZ Use only
Project # _____
Date Received:

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land abutting that parcel(s) of land, any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings and to the Town of Holly Springs Department of Planning & Zoning.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

☐ Complete ☐ Incomplete

Date of Notification Mailing: 1/18/21

Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

Please see meeting report that immediately follows this sheet.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

There have been no changes as a result of this meeting.

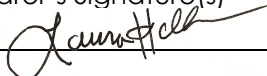
Attach Additional Sheets as needed

Additional attachments required for the report:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)



Date

2/9/21

February 9, 2021

Town of Holly Springs
Development Services

**RE: Sportsmanship Way
February 2, 2021 Neighborhood Meeting Minutes**

A neighborhood meeting was virtually via Zoom Webinar on February 2, 2021 to discuss the proposed rezoning request associated with Sportsmanship Rezoning. Notices were sent to property owners and HOA's within 300' of the subject property. A list of recipients is attached, as well as a copy of the notification materials.

Laura Holloman, of McAdams, introduced the applicant and team. In attendance representing the rezoning application were: Frank Baird (Capital Associates), Natalie Britt (DHIC), Michael Lattner (Cline Design), Tucker Shade (Savills), and Jessie Hardesty, of McAdams. The meeting opened at 5:45pm and started at 6:00pm.

The development gave a presentation of the proposed request, including comprehensive plan designation, rezoning process, conceptual layout, zoning conditions, Traffic Impact Analysis, as well as an overview of Capital Associates, DHIC as well as My Computer Career. Following the presentation, the meeting was opened to questions from those in attendance.

Below is a synopsis of the questions and concerns that were raised at the meeting and the applicant's response.

Question / Concern: Will the meeting recording be public?

Applicant Response: Development team stated it would be available for those who wanted it.

Question / Concern: When will conceptual drawings be available?

Applicant Response: Team is working diligently to develop office building plans, currently determining exact space needs. Developing in next 30-60 days.

Question / Concern: Will MYCC have classrooms here?

Applicant Response: Team stated building will be occupied by full-time employees, this will not be a campus.

Question / Concern: Will the affordable housing run with the land?

Applicant Response: As part of a zoning condition, it does run with the land, if wanted to remove affordable housing component would have to go through a new rezoning process. Part of DHIC's agreement with Wake County as well as financing requires a 30 year deed restriction. DHIC

has never sold property, sometimes that re-finance at that time to make repairs, improvements, etc. Initial 30 years stay in place unless were to go into foreclosure.

Question / Concern: Do you say there would be a tunnel?

Applicant Response: Team explained in the presentation there was an existing pedestrian tunnel. That provides pedestrian connection without a dangerous grade level crossing at the NC 55 bypass. This would then connect to existing greenway connection to Ting Park and into and through our site.

Question / Concern: What about sidewalks on other side of North Main? Sidewalks leading down to Sportsmanship Way along North Main?

Applicant Response: Team explained as part of the roadway improvements to N. Main, the developer will be installing public sidewalk along the frontage, in addition to curb and gutter, also includes a bike lane.

Question / Concern: What are Holly Springs plans about installing sidewalk along Eastern Acres up to Katha Drive? Concerned about kids biking down to Ting Park.

Applicant Response: The improvement is to do it as development occurs. The developer also explained, the Town has been successful in undertaking sidewalk improvements, as they did South Main Street sidewalk extension a few years ago but it would something the Town would need to decide to do as a capital improvement project.

Question / Concern: Intersection improvements on Katha Drive – what does that entail?

Applicant Response: Developer will not be doing actual improvements, providing a fee in lieu proportionate to the project's impact, to contribute monies to future intersection improvements.

Question / Concern: Trellis Pointe has been mentioned about how they will be getting in/getting out – how will Easton Acres be affected?

Applicant Response: Traffic engineer explained that the town did have N. Main Street to be four-lane median divided, however, the subject development will not be responsible for any median construction adjacent to Easton Acres. However, when it did occur Katha Drive would be a median break for full movement and Easton Drive would not.

Question / Concern: Where is the gas easement?

Applicant Response: The development team went over the gas line easement, and all other utility easements present on the subject property.

- Question / Concern:** What percentage of the development will be clear cut?
- Applicant Response:** Development team went over the perimeter buffer requirements and explained the tree preservation requirements for the future development as well as the undisturbed stream buffer that would be required to remain in its natural state. Also discussed the clearing and grading would occur for both the residential and commercial at the same time, so it would be less of a nuisance long-term.
- Question / Concern:** On the zoning conditions, it states minimum height would be 2 stories, what will be the maximum height?
- Applicant Response:** Development team explained the 2 story minimum height speaks to the office building. Team explained looking at a 4 story building, no more than 5 stories, intent to hit between an 80k to 100k overall building sq ft. Residential is looking at 3-4 stories split buildings.
- Question / Concern:** Is all residential multifamily?
- Applicant Response:** Development team explained all residential proposed is apartments or multifamily.
- Question / Concern:** Will tunnel have water flowing in it?
- Applicant Response:** Development team explained there will be no water flowing in it.
- Question / Concern:** Is the tunnel lit?
- Applicant Response:** Development team stated to their knowledge, the tunnel was not lit.
- Question / Concern:** How much traffic (cars) are expected? Is there enough parking for all spaces? Concerned you are counting shared residential parking spaces.
- Applicant Response:** Team explained residential parking is not included in the shared parking calculations. Apartments are required to have 1.75 parking spaces per unit. Office, retail, performing arts all have minimum parking space requirements individually, but again, the intention is that office spaces will open up parking opportunities for performing arts and retail on nights and weekends.
- Question / Concern:** For clarity, are the zoning conditions applicable to both residential and commercial portions?
- Applicant Response:** Development team explained that the zoning conditions are expressly written to be tailored to meet both uses, expressly say so, conditions that are meant to only apply in residential and commercial development components contain specific language to confirm that intention. Uses interact well with one another.
- Question / Concern:** Will the students from Pinespring Prep be able to walk to the site?

- Applicant Response:** There are some existing sidewalk gaps along N. Main Street that we have previously discussed, so there are existing sidewalk gaps dependent on development occurring, so the Town or NCDOT would need to take that on to bridge those gaps.
- Question / Concern:** What is the size of the land, having trouble comprehending the total mass of development that will happen on this property, neighbor explained they were on Planning Board when Sunset Ridge was approved, and they thought (at the time) was a lot of density going on that acreage.
- Applicant Response:** Team explained it was approximately 20 acres. Building up instead of out (like Sunset Ridge) in this case.
- Question / Concern:** What does DHIC stand for?
- Applicant Response:** When DHIC was founded in the 1970's it was known as Downtown Housing Improvement Corporation, operated solely in downtown environments. However, as the company evolved and began expanding into suburban markets the company began using the DHIC acronym.
- Question / Concern:** How many attendees from the community are there?
- Applicant Response:** Team responded it looked like around 9 people. Development team asked those in attendance to reach out to their neighbors who could not attend and ask them for feedback and then feel free to email Laura Holloman any questions and she would follow-up accordingly.
- Question / Concern:** In order to do all this building, what land do you need?
- Applicant Response:** Team explained that the only property involved is the Wake County parcel, north of Sportsmanship Way. Again, explained the western portion will be commercial, the eastern portion will be residential.
- Question / Concern:** Did everyone get a letter in Easton Acres?
- Applicant Response:** Everyone within 300 feet of the subject property got a letter. Please tell your neighbors my (Laura Holloman) phone number and call me with any questions. Will be glad to mail any information if that is easier than email as well.
- Question / Concern:** Are you looking to buy any land toward Easton Street – neighbors on that same side?
- Applicant Response:** Team responded no, only looking to buy Wake County's land.
- Question / Concern:** What will be the least out pace?
- Applicant Response:** Team stated office is fully leased (MyCC). Last community DHIC developed, it took 6 months to lease up, would anticipate same situation as there is a very high demand.

Question / Concern: How many apartments?

Applicant Response: DHIC explained there will be 124 units, 1, 2, and 3 bedroom, walk-up style with breeze ways. There will also be a community building with public gathering spaces throughout the development.

Question / Concern: How soon will this project start?

Applicant Response: The developer stated that they were hoping to be under construction late summer/early fall 2021, with completion sometime in mid to late 2022.

Question / Concern: Will there be another meeting before the summer?

Applicant Response: Team explained next meeting would be the Planning Board, currently slated for February 23rd. Team thought the Planning Board was still meeting virtually and encouraged folks to check the Town's Development Services website for Planning Board agenda and could sign up there to speak. Town Council will follow that (in person) in March.

Question / Concern: What was the final projection for vehicles when project is fully operational?

Applicant Response: Traffic engineer explained the projected daily trips would be 2306. 1153 entering and 1153 exiting daily, over 24 hour period. Peak hour AM trips – 166 entering, 56 exiting. 129 entering, 233 exiting during PM peak. The project shows 2-3% impact to intersections, which engineer stated is minimal, certainly helps that Town put in access out to 55 to help disperse traffic.

At approximately 8:00 pm, there were no additional questions from attendees. Again, in conclusion, team stated they would share meeting recording or would mail information materials to property owners if needed and the meeting was concluded.

Sincerely,

MCADAMS



Laura Holloman, AICP

Sr. Planner, Planning + Design

Attendees

Alicia Arnold, Wake County
Chris Whitenhill, Wake County Housing
Mark Edmundson, Wake County Facilities & Construction
Yolanda Winstead, DHIC
Claudia Cofield
Hamid Alvand Form A&A Buildings LLC
Theodore Sullivan
Robert Ford
Jere Buch

Panelists

LAURA HOLLOMAN, MCADAMS COMPANY
JESSIE HARDESTY, MCADAMS COMPANY
FRANK BAIRD, CAPITAL ASSOCIATES
NATALIE BRITT, DHIC
MICHAEL LATTNER, CLINE DESIGN
TUCKER SHADE, SAVILLS

Neighborhood Meeting Attendees

Mail Address 1

Unknown
337 S. Salisbury St.
336 S. Fayetteville Street, Ste. 1110
113 S. Wilmington Street
5636 Easton Street
4237 LOUISBURG RD STE 110
5608 Easton and 5601 Katha
1549 N.Main Street
701 Exposition Place, Suite 101

2905 MERIDIAN PARKWAY
2905 MERIDIAN PARKWAY
5400 Trinity Road, Suite 309
113 S. Wilmington Street
125 N. Harrington Street
301 Fayetteville Street, 15th Floor

Mail Address 2

RALEIGH, NC 27601
RALEIGH, NC 27601
RALEIGH, nc 27601
HOLLY SPRINGS, NC 27540
RALEIGH NC 27604
Holly Springs, NC 27540
Holly Springs, NC 27540
RALEIGH, NC 27615

DURHAM, NC 27713
DURHAM, NC 27713
RALEIGH, NC 27607
RALEIGH, NC 27601
RALEIGH, NC 27603
RALEIGH, NC 27601

January 18, 2021

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

As a representative of record for the property owner of record, we are sending this letter to invite you to a community engagement meeting regarding a rezoning in Holly Springs, North Carolina. If you are receiving this letter it is our understanding that you own property or belong to a neighborhood association within 300 feet of the subject property.

The site of the proposed rezoning is located at 1317 N. Main Street with the PINs 0649894163 and 0649991395. During the meeting, the applicant will present its plans to rezone this land from Local Business District (LB) to Community Business District (CB) and High-Density Multifamily Residential District (R-MF-15). The total site area is 20.01 acres and falls within the Mixed-Use Center Future Land Use Designation.

Due to the current circumstances of COVID-19, we will be hosting a virtual neighborhood meeting via Zoom (see instruction sheet for details). The meeting will be held on February 2, 2021 from 6:00pm to 8:00pm Eastern Time. We welcome any questions or comments on the proposed project prior to the meeting.

If you have questions or cannot attend the meeting but would like further information, please feel free to call me at 919. 610. 7377 or contact me by e-mail at holloman@mcadamsco.com.

Sincerely,
MCADAMS



Laura Holloman, AICP
Sr. Planner, Planning + Design Group

January 18, 2021

RE: Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

Due to the current circumstances of COVID-19, we will be hosting a virtual neighborhood meeting via Zoom Webinar. The meeting will be held on February 2nd and begin at 6:00 PM Eastern Time.

- > To attend the meeting via computer, type in the following link in your internet browser:
<https://mcadamsco.zoom.us/j/98925789591?pwd=TTMxNEdYM2U2OE1hODFZNzJrWlJ5Zz09>

Passcode: **928954**

- > To attend the meeting via phone, you may dial in by your location:

US: +1 301 715 8592 or
+1 312 626 6799 or
+1 646 876 9923 or
+1 346 248 7799 or
+1 408 638 0968 or
+1 669 900 6833 or
+1 253 215 8782 or
888 788 0099 (Toll Free) or
877 853 5247 (Toll Free)

Webinar ID: **989 2578 9591**

International numbers available: <https://mcadamsco.zoom.us/j/abiKsDyVPo>

Sincerely,

MCADAMS

HINTON, BLANCHE W
4929 JESSIE DR
APEX NC 27539-9302

COFIELD, CLAUDIA L
5636 EASTON ST
HOLLY SPRINGS NC 27540-9007

HOLLY SPRINGS TOWN OF
TOWN ATTORNEY
PO BOX 8
HOLLY SPRINGS NC 27540-0008

HOLLY SPRINGS TOWN OF
TOWN ATTORNEY
PO BOX 8
HOLLY SPRINGS NC 27540-0008

GONZALEZ, RUBEN
5637 EASTON ST
HOLLY SPRINGS NC 27540-9008

COFIELD, CLAUDIA L
5636 EASTON ST
HOLLY SPRINGS NC 27540-9007

GONZALEZ, RUBEN
5637 EASTON ST
HOLLY SPRINGS NC 27540-9008

GONZALEZ, REUBEN RAMIREZ
5637 EASTON ST
HOLLY SPRINGS NC 27540-9008

HINTON, BLANCHE W
4929 JESSIE DR
APEX NC 27539-9302

MCCULLERS, VINCENT MCCULLERS, CECILIA
5629 EASTON ST
HOLLY SPRINGS NC 27540-9008

HINTON, BLANCHE W
4929 JESSIE DR
APEX NC 27539-9302

WAKE COUNTY
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550

HOLLEMAN, GERALD W
5625 EASTON ST
HOLLY SPRINGS NC 27540-9008

VARGO, EDWARD T
2201 HEDGE MAPLE DR
RALEIGH NC 27603-5192

RICHARDSON, PAULINE
5617 EASTON ST
HOLLY SPRINGS NC 27540-9008

RICHARDSON, CYNTHIA MCDUFFIE
5605 EASTON ST
HOLLY SPRINGS NC 27540-9008

RICHARDSON, JIMMIE MOORE, TERESA TUCK
5616 EASTON ST
HOLLY SPRINGS NC 27540-9007

RICHARDSON, EMMA HEIRS
C/O SANDRA MARIE RICHARDSON ADMINIS
5609 EASTON ST
HOLLY SPRINGS NC 27540-9008

RICHARDSON, EMMA HEIRS
C/O SANDRA MARIE RICHARDSON ADMINIS
5609 EASTON ST
HOLLY SPRINGS NC 27540-9008

WAKE COUNTY
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550

ROUSSEAU, WILLIAM A ROUSSEAU, CLAIRE M
6236 LAKE TERRACE DR
HOLLY SPRINGS NC 27540-7813

BRIDGEWATER HOLLY SPRINGS HOMEOWNERS
ASSN INC
201 SHANNON OAKS CIR STE 120
CARY NC 27511-5570

SULLIVAN, THEODORE SHAVENDER SULLIVAN,
STEPHANIE AANSTOOS
1109 FOXGLOVE DR
MORRISVILLE NC 27560-9755

WAKE COUNTY
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550

FORD, ROBERT L FORD, DOROTHY M
1549 N MAIN ST
HOLLY SPRINGS NC 27540-8672

FORD, ROBERT LEE
1549 N MAIN ST
HOLLY SPRINGS NC 27540-8672

A & A BUILDING LLC
4237 LOUISBURG RD STE 110
RALEIGH NC 27604-4348

TRELLIS POINTE LLC
701 EXPOSITION PL STE 101
RALEIGH NC 27615-3356

WAKE COUNTY
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550

SULLIVAN, LEONARD H JR
5413 LAKE EDGE DR
HOLLY SPRINGS NC 27540-9342

Town of Holly Springs Development Services
Attn: Sean Ryan
P.O. Box 8
Holly Springs, NC 27540

ARBOR CREEK HOMEOWNERS ASSOCIATION
C/OHRW/STONE/MGMT
1183 W CHATHAM ST
CARY NC 27513-5257

C/O HRW/STONE/MGMT
1183 W CHATHAM ST
CARY NC 27513-5257



THE TOWN OF

Holly Springs

Ordinance No.: RZ21-01

Date Adopted:

Effective Date:

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP
AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160A-383**

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2019; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 20.01 acres of Wake County PIN 649894163 & 649991395 from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Mixed-Use Center; and

WHEREAS, the requested Official Zoning Map Change proposes land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan Future Land Use Map*, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on February 23, 2021 and recommended approval by a vote of 6-2-1; and

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

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use is consistent with the Vision Holly Springs Comprehensive Plan since the Land Use & Character Plan Future Land Use Map designates this property as Mixed-Use Center and the CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use districts, with the conditions offered by the applicant, will serve the broader economic, entertainment, and housing needs of the community and will provide for a compact, walkable environment and mix of residential and non-residential uses.; and

WHEREAS, the Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest by providing opportunities to expand the nonresidential tax base, generate economic activity for the community, and provide for affordable housing; and

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

Part 1: Amend Unified Development Ordinance Section 1.20, C. Official Zoning Map with the following rezoning request: #20-REZ-03 to change the zoning of PINs 649894163 & 649991395 from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use, as further described below, the the following conditions:

- 1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant – Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).
- 2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.
- 3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential: Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.
- 4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.
- 5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

- 6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.
- 7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.
- 8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.
- 9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.
- 10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
 - a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
 - b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
 - c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".
- 11) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.
- 12) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the

Developer can enter into agreements to accelerate the time for completion of these needed improvements. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***

- 13) The proposed development associated with this rezoning will be served by public sewer. The developer acknowledges that there are significant downstream gravity sewer and pump station improvements that are needed to accommodate the demand from this project. The developer has submitted a sewer and pump station evaluation report to meet the Town of Holly Springs standards. The developer is responsible to continue coordination with the Town to determine the cost sharing partnership that will facilitate the necessary sewer infrastructure improvements proportionate to the project's impact. ***This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.***
- 14) TRANSPORTATION IMPROVEMENTS: The developer shall contribute, design, construct or permit the following Public Infrastructure relating to Transportation:
- a. Pay fee-in-lieu or construct northbound right turn lane at N. Main Street / Old Smithfield Road / Sunset Lake Road as required by the NCDOT.
 - b. Contribute a fee-in-lieu for design and construction of future traffic signalization at the intersection of N. Main Street / Katha Drive / Arbor Creek Drive proportionate to project impact.

This condition shall apply to this zoning district unless otherwise modified by a Developer Agreement.

TRACT A – LB: Local Business Limited to CB CU: Community Business Conditional Use

Beginning at an Existing Concrete Monument located at the Northwest Corner of "Tract 2" as shown in BM. 2013, PG.313 recorded among the Wake County Register of Deeds. Thence South 87°44'35" East a distance of 659.37 feet to a point; thence South 02°14'16" West a distance of 373.83 feet to a point; thence South 18°31'33" East a distance of 331.56 feet to a point along the centerline of creek; thence South 50°12'53" West a distance of 15.20 feet to a point; thence South 52°44'34" West a distance of 41.72 feet to a point; thence South 24°51'08" West a distance of 11.95 feet to a point; thence South 60°23'33" West a distance of 24.69 feet to a point; thence North 40°39'32" West a distance of 14.36 feet to a point; thence North 34°58'59" East a distance of 13.67 feet to a point; thence North 83°25'27" West a distance of 18.50 feet to a point; thence North 48°24'32" West a distance of 58.84 feet to a point; thence North 71°17'44" West a distance of 17.51 feet to a point; thence South 61°27'00" West a distance of 23.23 feet to a point; thence South 40°15'20" West a distance of 11.99 feet to a point; thence North 69°22'16" West a distance of 14.53 feet to a point; thence South 50°20'24" West a distance of 21.81 feet to a point; thence North 64°29'08" West a distance of 10.07 feet to a point; thence North 31°02'13" West a distance of 10.67 feet to a point; thence North 01°55'12" East a distance of 14.92 feet to a point; thence North 82°09'49" West a distance of 30.17 feet to a point; thence South 33°31'57" West a distance of 21.05 feet to a point; thence South 41°50'56" West a distance of 28.77 feet to a point; thence South 34°33'30" West a distance of 17.50 feet to a point; thence North 85°47'03" West a distance of 24.11 feet to a point; thence South 79°49'18" West a distance of 25.38 feet to a point; thence South 44°00'11" West a distance of 15.88 feet to a point; thence North 82°28'05" West a distance of 21.38 feet to a point; thence North 54°57'20" West a distance of 5.87 feet to a point; thence South 79°59'16" West a distance of 11.39 feet to a point; thence South 78°24'16" West a distance of 17.23 feet to a point; thence North 32°17'36" West a distance of 15.67 feet to a point; thence North 00°15'28" East a distance of 9.29 feet to a point; thence North 47°50'03" West a distance of 5.59 feet to a point; thence South 31°01'48" West a distance of 8.18 feet to a point; thence South 78°10'20" West a distance of 36.29 feet to a point; thence North 75°58'19" West a distance of 13.54 feet to a point; thence North 64°05'13" West a distance of 23.59 feet to a point; thence South 57°43'31" West a distance of 28.73 feet to a point; thence South 88°43'13" West a distance of 28.05 feet to a point; thence North 61°24'41" West a distance of 10.17 feet to a point; thence North 40°15'09" West a distance of 14.21 feet to a point; thence North 22°42'15" West a distance of 13.48 feet to a point; thence North 47°42'21" West a distance of 23.45 feet to a point; thence

North 67°20'50" West a distance of 9.68 feet to a point; thence North 04°07'23" West a distance of 12.04 feet to a point; thence North 79°07'41" East a distance of 5.47 feet to a point; thence South 79°41'11" East a distance of 10.74 feet to a point; thence South 50°58'56" East a distance of 12.86 feet to a point; thence North 74°11'31" East a distance of 18.18 feet to a point; thence North 11°54'30" West a distance of 15.35 feet to a point; thence North 04°08'11" West a distance of 7.06 feet to a point; thence North 25°24'17" East a distance of 7.49 feet to a point; thence North 24°56'46" West a distance of 4.81 feet to a point; thence North 65°35'44" West a distance of 12.91 feet to a point; thence North 77°16'57" West a distance of 9.93 feet to a point; thence North 76°31'14" West a distance of 7.59 feet to a point; thence North 21°31'59" West a distance of 13.85 feet to a point; thence North 64°36'50" West a distance of 18.07 feet to a point; thence North 01°19'28" East a distance of 15.24 feet to a point; thence North 25°03'49" East a distance of 13.65 feet to a point; thence North 26°10'46" West a distance of 5.04 feet to a point; thence North 44°55'33" West a distance of 8.69 feet to a point; thence South 47°46'02" West a distance of 9.13 feet to a point; thence South 80°30'23" West a distance of 9.55 feet to a point; thence North 56°19'14" West a distance of 20.11 feet to a point; thence North 59°44'19" West a distance of 2.87 feet to a point; thence South 79°00'05" West a distance of 6.72 feet to a point; thence South 17°59'28" West a distance of 13.42 feet to a point; thence South 60°34'39" West a distance of 8.87 feet to a point; thence North 89°20'50" West a distance of 20.49 feet to a point; thence North 70°01'15" West a distance of 5.27 feet to a point; thence South 62°34'35" West a distance of 20.90 feet to a point; thence North 89°40'12" West a distance of 19.09 feet to a point; thence South 04°03'27" East a distance of 22.91 feet to a point; thence South 49°11'05" West a distance of 27.15 feet to a point; thence South 86°35'42" West a distance of 14.39 feet to a point; thence North 74°24'52" West a distance of 14.74 feet to a point; thence North 48°11'01" West a distance of 21.73 feet to a point along NC Hwy 55 Bypass; thence North 03°39'34" East a distance of 645.21 feet to the Point of Beginning. Having an area of 483,825 square feet, 11.11 acres

TRACT B - LB: Local Business Limited to R-MF-15 CU: High Density Multifamily Residential Conditional Use

Beginning at an Existing Concrete Monument located at the Northwest Corner of "Tract 2" as shown in BM. 2013, PG.313 recorded among the Wake County Register of Deeds. Thence South 11°13'38" West a distance of 232.68 feet to a point; thence South 11°16'12" West a distance of 88.65 feet to a point; thence South 11°07'29" West a distance of 48.02 feet to a point; thence South 17°58'03" West a distance of 176.23 feet to a point; thence South 11°05'28" West a distance of 6.07 feet to a point; thence North 88°36'57" West a distance of 189.00 feet to a point in the centerline of creek; thence South 71°55'55" West a distance of 4.56 feet to a point; thence North 87°14'27" West a distance of 24.92 feet to a point; thence South 68°26'52" West a distance of 29.33 feet to a point; thence South 60°40'32" West a distance of 32.78 feet to a point; thence South 46°30'42" West a distance of 21.40 feet to a point; thence South 01°51'53" West a distance of 23.35 feet to a point; thence South 65°29'53" West a distance of 29.39 feet to a point; thence South 46°11'58" West a distance of 13.45 feet to a point; thence South 20°42'00" West a distance of 31.56 feet to a point; thence South 31°24'27" West a distance of 16.96 feet to a point; thence South 41°30'39" West a distance of 33.53 feet to a point; thence South 78°26'14" West a distance of 17.44 feet to a point; thence North 63°00'38" West a distance of 30.70 feet to a point; thence North 58°26'59" West a distance of 18.73 feet to a point; thence North 80°49'51" West a distance of 25.03 feet to a point; thence North 64°44'49" West a distance of 22.24 feet to a point; thence South 71°28'36" West a distance of 20.34 feet to a point; thence South 50°12'53" West a distance of 0.17 feet to a point; thence North 18°31'33" West a distance of 331.56 feet to a point; thence North 02°14'16" East a distance of 373.83 feet to a point; thence South 87°44'35" East a distance of 665.69 feet to an Iron Pipe; thence South 87°44'35" East a distance of 46.66 feet to the Point of Beginning. Having an area of 387,980 square feet, 8.91 acres

Part 2:

REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:

SEVERABILITY

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

Part 4:

INCLUSION IN UDO

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

Part 5:

EFFECTIVE DATE

The provisions of this ordinance shall become effective March 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of March, 2021.

Town of Holly Springs by

ATTEST:

Dick Sears, Mayor

Linda McKinney, Town Clerk





A RESOLUTION ENDORSING THE GOALS OF ACHIEVING CLEAN ENERGY BY 2050

WHEREAS, The Wake County Board of Commissioners have a long standing, proactive position toward the conservation of energy and the protection of natural resources for the betterment of the citizens of Wake County; and

WHEREAS, climate change is expected to increasingly impact North Carolina's temperatures, precipitation and sea level with harmful consequences in coming years; and

WHEREAS, a just transition to 100% renewable energy can benefit low-income communities and communities of color that are disproportionately impacted by fossil fuel pollution;

WHEREAS, in September 1978 the Wake County Board of Commissioners established the first Energy Policy and Created the Citizens' Energy Advisory Commission; and

WHEREAS, in May of 1992 the Board of Commissioners adopted by resolution the first Energy Conservation and Management Policy that authorized the County Manager to establish design, construction and management standards, declared that all employees share in energy conservation and encourage future guideline revisions; and

WHEREAS, in June 2004 the second energy guideline titled "Guidelines for Design and Construction of Energy-Efficient County Government Facilities and Schools" was established in partnership with the Wake County Public School System; and

WHEREAS, in 2015 the Board of Commissioners established under the goal of Growth and Sustainability, and the objective of Promoting Sustainability efforts throughout the County, the initiative to 1) review supporting advisory groups and their missions, 2) assess Wake County's Energy status among its peer groups, and 3) update its 2004 Energy Design Guideline.

WHEREAS, the United States Conference of Mayors in 2017 passed a resolution supporting 100% clean renewable energy community-wide for cities by 2035;

WHEREAS, in June 2017 the Board of Commissioners endorsed the Paris Climate Agreement in order "... to continue its efforts towards sustainability and reduction of greenhouse gas emissions..."; and

WHEREAS, Wake County, WCPSS, and Wake Technical Community College staff have met and created common and distinct guidelines that meet the needs of their respective governing bodies and have resolved to meet and report energy information annually to the Energy Advisory Commission to learn and to leverage research and development; and

WHEREAS, in March 2018 the Energy Advisory Commission endorsed and recommended the 2018 Energy Design and Management Guideline update by consensus; and

WHEREAS, in April 2018 the Board of Commissioners subcommittee on Growth Land Use and Environment received and recommended to the full Board of Commissioners the 2018 Energy Design and Management Guideline update by consensus; and

WHEREAS, in May 2018 the Board of Commissioners adopted the 3rd update of the Energy Guideline named the "Energy Design and Management Guideline" and directed the County Manager to implement this guideline consistent with existing policy effective immediately; and

WHEREAS, the May 2018 Energy Design and Management Guideline requires that all new facilities shall be "**Solar Ready**" and renewable energy planning shall begin early in building design to accelerate solar technology installation when economic payback is favorable; and

WHEREAS, in July 2018 the Board of Commissioners adopted a budget authorizing two Solar Photovoltaic (PV) Pilot projects so that staff might establish the necessary design, construction and energy management skills; and

WHEREAS, 350 Triangle, an affiliate of 350.org, has identified a target of 80% clean energy by 2030 and 100% clean energy by 2050; and

WHEREAS, Clean Energy by 2050 is defined as transitioning 100% of energy consumed and stored by County operations from fossil fuel-based energy to renewable energy including Solar, Wind, Tidal & Wave, Hydroelectric, and Geothermal; and

WHEREAS, the Wake County Board of Commissioners believes that achieving Clean Energy by 2050 requires also having a goal of transitioning 80% of energy consumed by County operations from fossil fuel-based energy to such renewable sources by 2035; and

WHEREAS, in September 2018 the Board of Commissioners subcommittee on Growth Land Use and Environment deemed it would be in the interests of Wake County citizens for the Wake County Board of Commissioners to join in the effort to achieve Clean Energy by 2050 to reduce greenhouse gas emissions; and

NOW THEREFORE, BE IT RESOLVED that the Wake County Board of Commissioners endorses the goal of 100% Clean Energy by 2050 and joins its fellow state and local governments in advocating for the use of Clean Energy where such action results in reasonable and foreseeable economic payback and is subject to budget

availability; that the Wake County Government will commit itself in its own operations, policies, and guidelines to continuing its efforts towards clean energy, sustainability, reduction of greenhouse gas emissions, energy efficiency, and the reduction fossil fuel use; and that the County Commission does hereby authorize the County Manager to support efforts toward the Clean Energy by 2050 goal through fiscally responsible budget expenditures, and encourages all energy sectors of Wake County's economy to adopt similar goals in their own operations.

ADOPTED this 15th day of October 2018.

Jessica N. Holmes, Chair
Wake County Board of Commissioners



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Public Hearings

Title: Norris Crossing Rezoning 20-REZ-04 - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Melissa Sigmund, Development Services

Action(s):

1. Conduct Legislative Public Hearing
2. Adopt Rezoning Ordinance #RZ21-02 to adopt statement of compatibility and to approve rezoning

Explanation:

The request is to rezone the property in question from R-30: Residential to R-8 CU: Residential Conditional Use. The project area consists of portions of six parcels totaling approximately 73.36 acres. The site is located south of Avent Ferry Road. It is generally between the Stonemont and Mills at Avent Ferry subdivisions to the east and west respectively.

Changes since Planning Board Report:

The applicant has provided updated Voluntary Conditions that clarify commitments to standard fees, as well as specifying a Fee In Lieu for contribution to the traffic light for the intersection of Holly Meadow Drive and Avent Ferry Road. In addition, the applicant has modified the condition related to lot size variation to count for the expected range of lot sizes needed to fit the expected home designs. Each category has been formatted as a range, while still maintaining three categories that will accommodate a variety of home styles:

- a. 45' – 55' lots: min. 10% of total lot count
- b. 55' – 65' lots: min 30% of total lot count
- c. 65' + lots: min. 15% of total lot count

Background:

Planning Board Meeting February 16, 2021 6-2 in favor of request

Mr. Crandall's denial is based on traffic concerns in that area.

Mr. Madoni's denial is based on traffic concerns and the timing to alleviate the impact.

Discussion included timing/phasing of road construction with projects nearby, results of the neighborhood meeting, as well as concerns regarding the impacts of additional residential development on traffic.

Funding Source(s):

Attachment(s):

1. Norris Crossing - zoning conditions REV 2-25-2021
2. Norris Crossing PB packet
3. RZ21-02 20REZ04 Norris Crossing ordinance REV

Norris Crossing

Conditions of Zoning

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with the Norris Crossing rezoning, the Developer agrees they (i) are familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

1. The property shall be developed in compliance with the Town of Holly Springs' Unified Development Ordinance (UDO) Section 2.09 – Development Options for Residential Districts.
2. Permitted uses are limited to:
 - Single family detached residential
 - Family care home
 - Accessory apartment
 - Utility, minor
 - Park, active
 - Park, passive
 - Greenway
 - Recreation facility, private
3. The project's gross density will not exceed 3.25 dwelling units/acre
4. The maximum number of proposed dwelling units shall not exceed 208 (or 2.80 dwelling units/acre).
5. The project is proposed to encompass three (3) different lot widths:
 - a. **45' – 55' lots: min. 10% of total lot count**
 - b. **55' – 65' lots: min 30% of total lot count**
 - c. **65' + lots: min. 15% of total lot count**
6. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
7. Garage doors must have windows, decorative details, or carriage-style adornments on them and shall not extend further than 10 feet forward of the front façade.

8. A varied color palette shall be utilized on homes throughout the subdivision, to include a minimum of three (3) color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.
9. Home Owners Association (HOA) covenants shall not restrict the construction of any accessory dwelling unit.
10. The applicant agrees to provide a Fee in Lieu contribution for the installation by others of the proposed traffic signal at the intersection of Holly Meadow Drive and Avent Ferry Road prior to approval of the first Final Plat for the project. This fee in lieu – \$47,577.98 – is outlined in the Traffic Impact Analysis Special Study response to staff dated February 17, 2021.



Town of Holly Springs Staff Report to the Planning Board

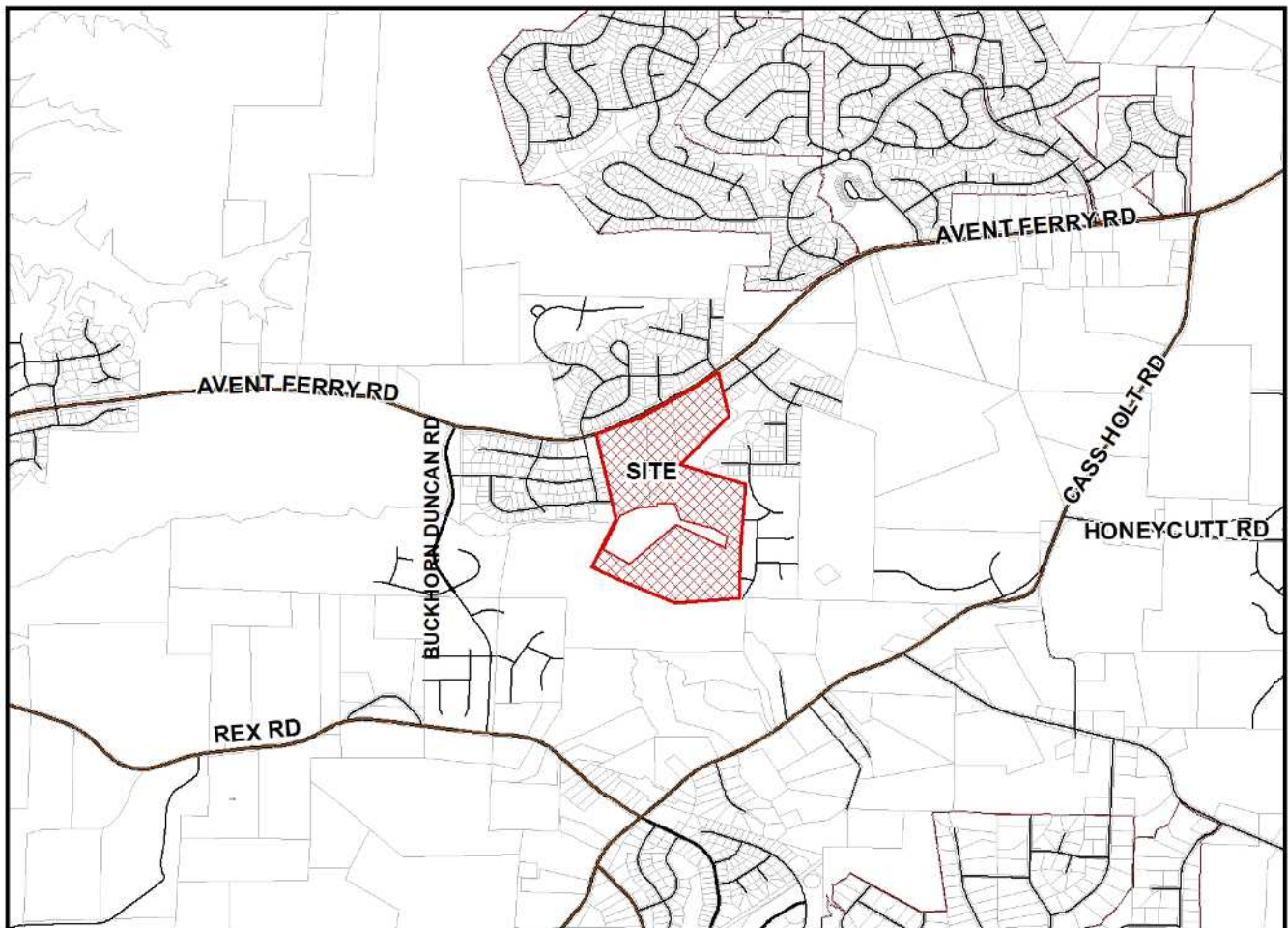
REQUEST FOR ZONE MAP CHANGE Norris Crossing 20-REZ-04

PETITIONER(S):

Kurt Burger
Foxfield Land Partners
1106 Dominion Drive
Cary, NC 27519

OWNER(S):

See table

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 23, 2021
Public Hearing and Town Council Action: March 23, 2021

STAFF CONTACTS: Melissa Sigmund, Current Planning Manager
Bronwyn Bishop, Development Plan Review

ATTACHMENTS:

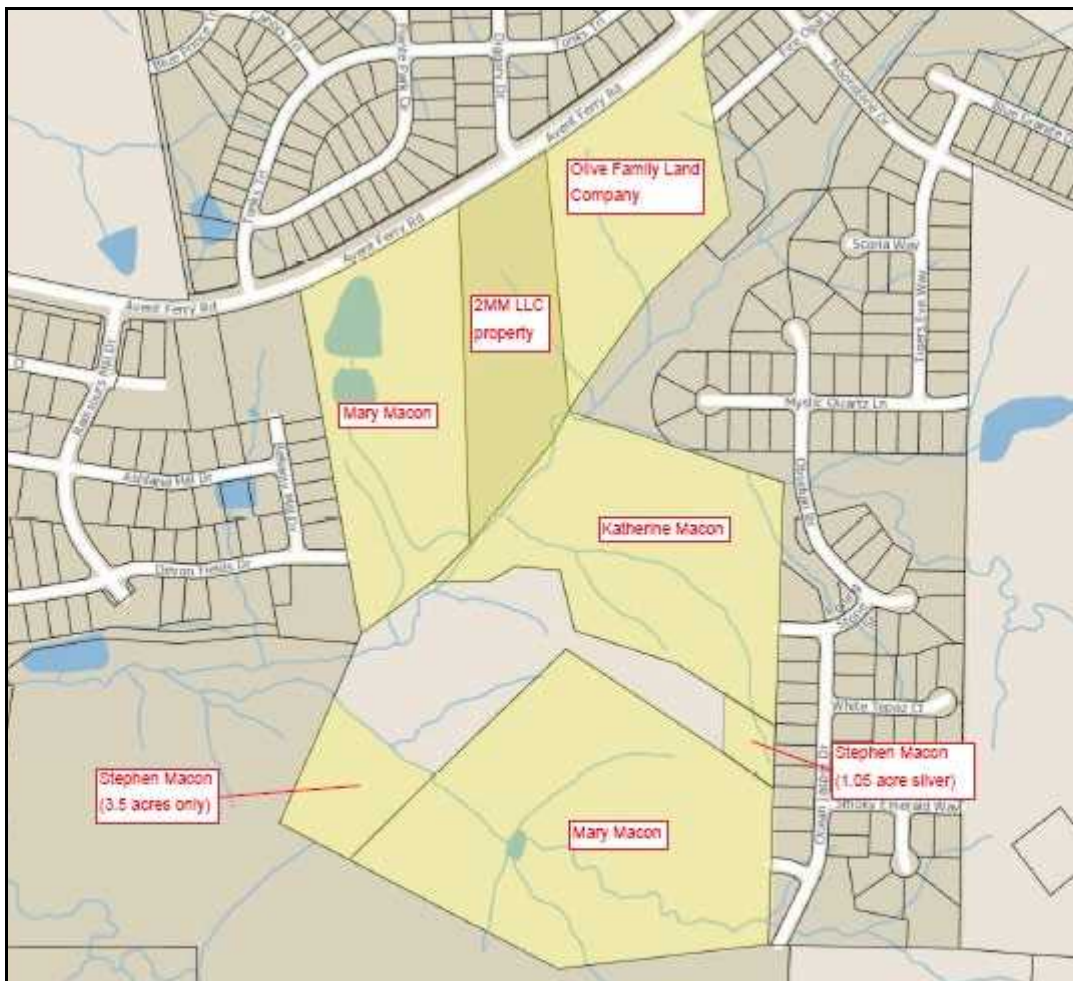
Petition for Zone Map Change
Plan Consistency Statement
Statement of Zoning Compatibility
Neighborhood Meeting Report

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Olive Family Land Company, LLC	0638-82-4248	R-30: Residential	10.43 ac
2MM LLC	0638-81-0828	R-30: Residential	8.20 ac
Mary Hare Macon	0638-71-6449	R-30: Residential	14.71 ac
Katherine Johnson Macon	0638-81-4177	R-30: Residential	15.31 ac
Mary Hare Macon	0638-80-2381	R-30: Residential	21.21 ac
Stephen Macon	0638-70-7772	R-30: Residential	*3.50 ac
TOTAL			73.36 ac

*Portion of parcel included in this request

+ ROW = 74.41 ac



ADJACENT PROPERTY SITE DATA

	ZONING	EXISTING LAND USE
Subject Property	R-30	Vacant, undeveloped.
North	R-10 CU	Avent Ferry Road, then Holly Point subdivision
South	R-10 CU	Undeveloped, future Mills at Avent Ferry subdivision
East	R-10 CU	Stonemont subdivision
West	R-10CU	Mills at Avent Ferry subdivision



PROPERTY HISTORY

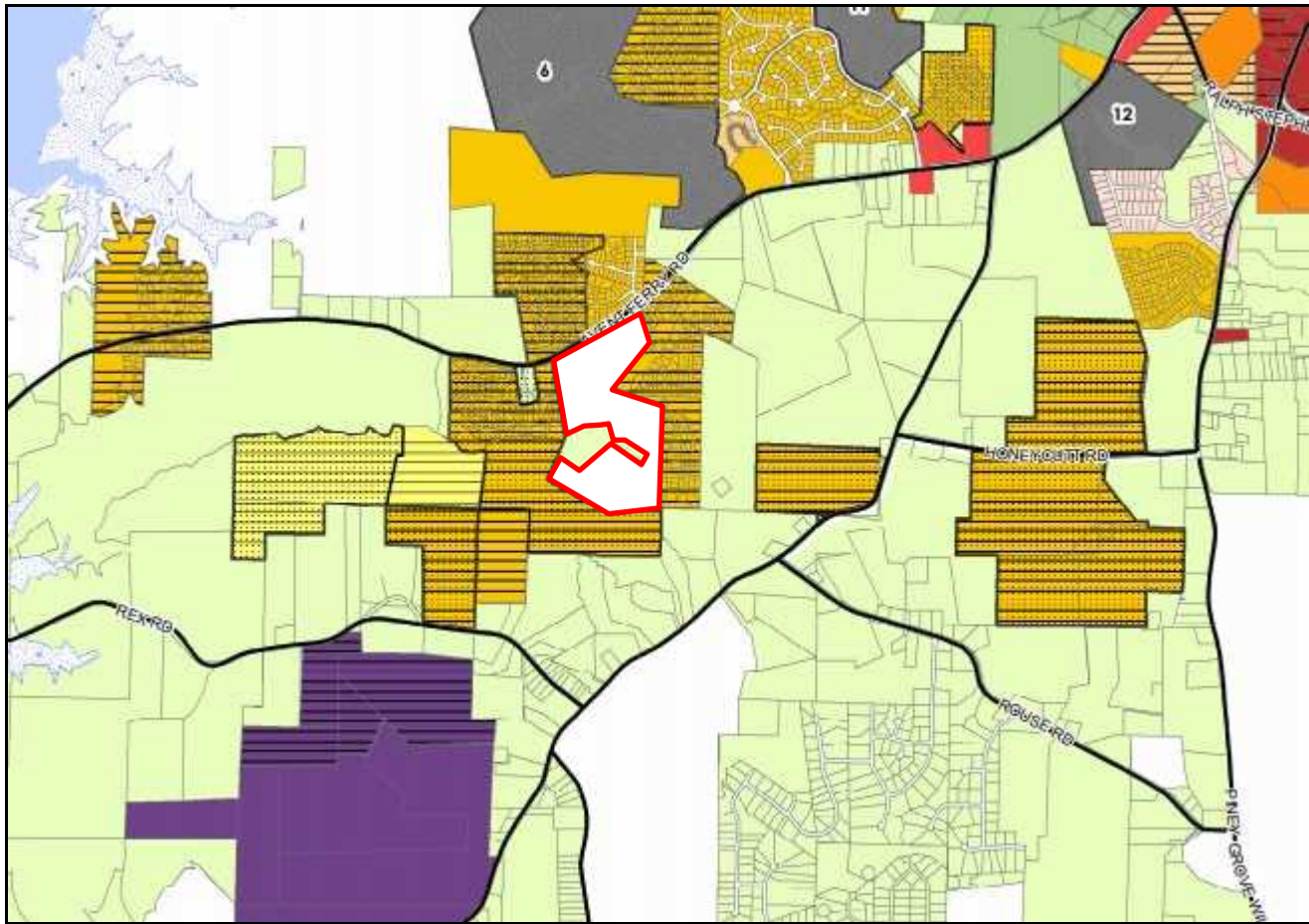
ETJ History

Resolution: 15-18

Approved by Town Council on: April 21, 2015

ZONE MAP CHANGE REQUEST

	CURRENT	PROPOSED
Zoning District	R-30: Residential	R-8 CU: Residential Conditional Use
Future Land-Use Designation	Residential Neighborhood	No Change



Parcels	Conditional Use	R-30 Residential	R-10 Residential	R-MF-8 Multi-Family Residential	OR Office & Research	BT Business & Technology
Shearon Harris Lake	Limited	R-20 Residential	R-8 Residential	PUD Planned Unit Development	LB Local Business	RT Research & Technology
Proposed Shearon Harris Lake Level	Development Options	R-15 Residential	R-MF-15 Multi-Family Residential	TV Town Village	CB Community Business	IT Industry & Technology

STAFF ANALYSIS

Zone Map Change Request:

The request is to rezone the property in question from R-30: Residential to R-8 CU: Residential Conditional Use

PROJECT OVERVIEW

The project area consists of portions of six parcels totaling approximately 73.36 acres. The property is located south of Avent Ferry Road. It is generally between the Stonemont and Mills at Avent Ferry subdivisions to the east and west respectively.

Developer Commitments:

A Conditional Use District allows the Petitioner to place specific conditions on the property that are more restrictive than the minimum zoning regulations in the Town's Unified Development Ordinance. Once a Petitioner has placed such conditions with the Zoning Map Change request, they cannot be removed or modified to reduce the restriction. During the review and consideration process the Petitioner may add additional conditions or make the proposed conditions more restrictive, however, additional conditions or regulations cannot be added to the Petition by Planning Board or Town Council.

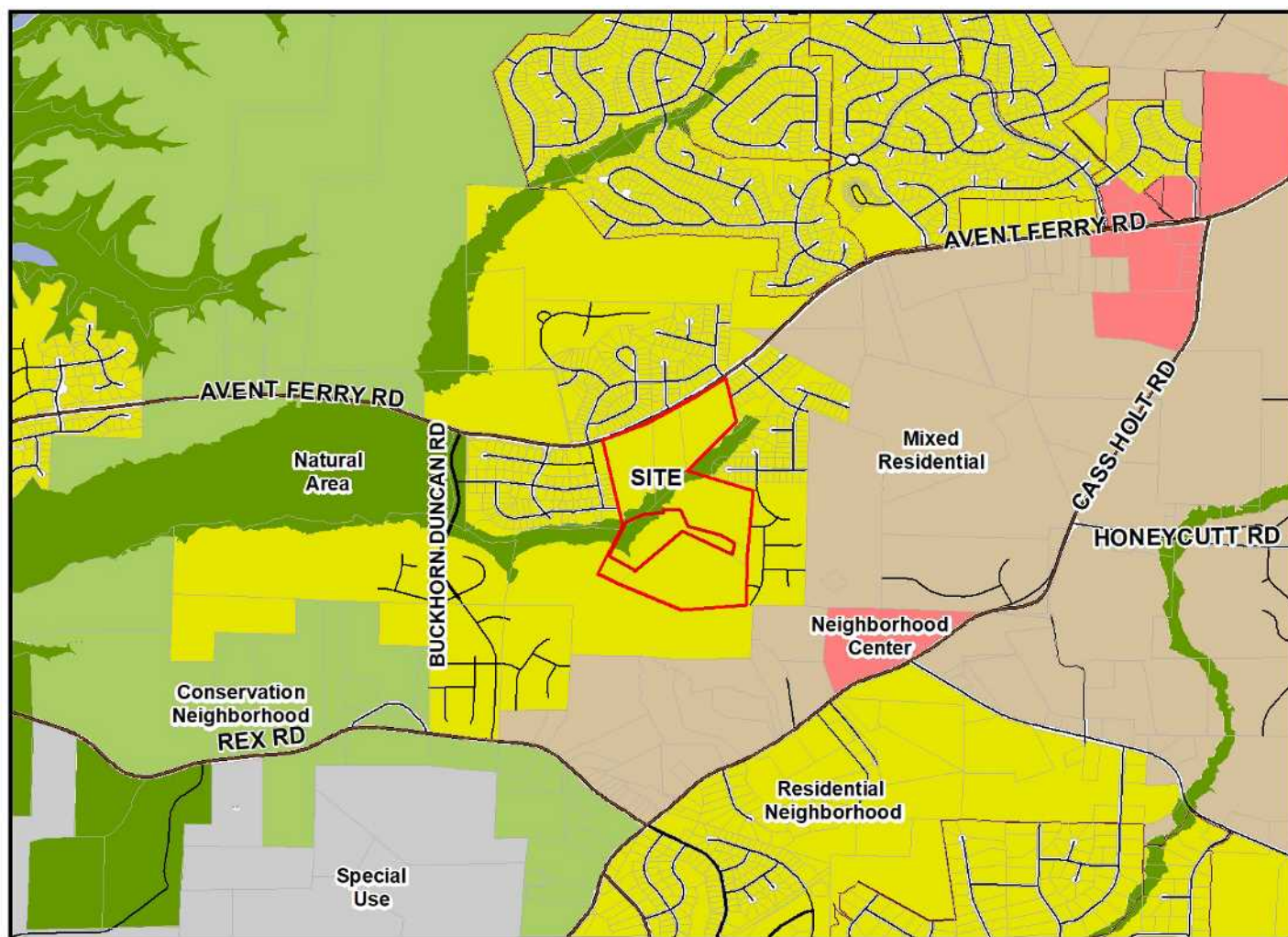
The offered conditions cover a variety of topics, including a number of key elements of the current Development Options requirements of the current UDO. Since the UDO will be re-written over the course of the next year, these conditions will help ensure that the project site is developed in a manner that is consistent with the character of surrounding developments.

The property owner has offered conditions as described below:

1. The property shall be developed in compliance with the Town of Holly Springs' Unified Development Ordinance (UDO) Section 2.09 – Development Options for Residential Districts.
2. Permitted uses are limited to:
 - A. Single family detached residential
 - B. Family care home
 - C. Accessory apartment
 - D. Utility, minor
 - E. Park, active
 - F. Park, passive
 - G. Greenway
 - H. Recreation facility, private
3. The project's gross density will not exceed 3.25 dwelling units/acre
4. *The maximum number of proposed dwelling units shall not exceed 208 (or 2.80 dwelling units/acre).*
5. *The project is proposed to encompass three (3) different lot widths:*
 - A. 40' lots: min. 10% of total lot count
 - B. 50' lots: min 30% of total lot count
 - C. 60' lots: min. 15% of total lot count
6. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
7. Garage doors must have windows, decorative details, or carriage-style adornments on them and shall not extend further than 10 feet forward of the front façade.
8. A varied color palette shall be utilized on homes throughout the subdivision, to include a minimum of three (3) color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.
9. Home Owners Association (HOA) covenants shall not restrict the construction of any accessory dwelling unit.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan Land Use & Character Plan:



The Future Land Use Map designates this property as Residential Neighborhood with small portions of Natural Area, designated as such due to environmental features. A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby. Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Zone Map Change Analysis

The proposed R-8 CU district will allow for the development of a neighborhood of single-family dwellings in a variety of lot sizes, consistent with the Residential Neighborhood designation. The proposed zoning change will have minimal impacts on the adjacent properties, as the district is compatible with the surrounding developments, both existing and planned. The developer has also offered a number of conditions to increase continuity of character and compatibility with the surrounding area. While the R-8 CU district is proposed, voluntary zoning conditions would limit the maximum density and number of units to 2.80 du/ac and 208 units respectively, which is lower than the 3.25 units/ac density allowed by the R-10 zoning district so that this development will be compatible with existing developments in the vicinity.

The zoning conditions address the breakdown of lot sizes as follows:

- ~40' wide lots: min. 10% of total lot count
- ~50' wide lots: min 30% of total lot count
- ~60' wide lots: min. 15% of total lot count

ENGINEERING

Water

This project is required to tie to and extend Town water facilities to serve all proposed homes. A Hydraulic Fire Flow Analysis will be required at the time of Preliminary Subdivision Plan Submittal.

Sewer

A Sewer Study was completed in conjunction with this Rezoning Petition. This development will discharge to the Union Ridge Pump Station. This project is required to tie to and extend Town sewer facilities to serve any proposed buildings.

Transportation

A Traffic Impact Analysis (TIA) was completed in conjunction with this Rezoning Petition. This development will be required to adhere to and construct all recommended improvements within the Approved TIA as follows:

- Fee-in-lieu contribution proportionate to project impact for the future traffic signal at the intersection of Holly Meadow Dr./Avent Ferry Rd
- Dedicated eastbound right-turn lane at Site Drive #1 with 50-ft storage
- Dedicated westbound left-turn lane at Site Drive #1 with 100-ft storage

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening to meet ½ of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Avent Ferry Rd. All internal streets will be constructed in accordance with public residential standards.

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.

Conditions of Approval:

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: ZONE MAP CHANGE REQUEST

PLAN CONSISTENCY STATEMENT:

The requested zone map change from R-30: Residential to R-8 CU: Residential Conditional Use is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Residential Neighborhood and will allow for the development of a single family subdivisions with a variety of lot sizes.

ZONE MAP CHANGE PETITION MOTION:
Staff recommends that the Planning Board recommend approval/denial of Zone Map Change Petition #20-REZ-04 to change the zoning of approximately 74.41 acres of Wake County PINs 0638-82-4248, 0638-81-0828, 638-71-6449, 0638-81-4177, 0638-80-2381, 0638-70-7772, and 0639633688 from R-30: Residential to R-8 CU: Residential Conditional Use with conditions 1-9 as submitted..

Agenda Item Completeness Checklist				
Staff Member	Approved for Distribution			Comments
	Yes	No	Initials	
Melissa Sigmund	X			
Rachel Jones	X			

Zoning Consistency Statement

Norris Crossing Subdivision – Avent Ferry Road
Holly Springs, North Carolina

Project Information:

Project Name:	Norris Crossing
Proposed Zoning District:	R8 – Residential Conditional Zoning
Zoning Maximum Land Use/Density (gross):	3.25 du/acre (R-10 standard)
Proposed Maximum Land Use/Density (gross)	2.80 du/acre
Maximum Proposed Lots:	208 lots
** land use density is being capped to match the R-10 standards	
Future Land Use Map Designation:	Residential Neighborhood (RN)
Property Assembly:	74.41 acres

Plan Consistency Statement:

In accordance with NCGS § 160A-383 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's Comprehensive Plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination.

Executive Summary:

With the western expansion of the Town of Holly Springs, several new residential developments are in various stages of design and development in this area. The Town's "Vision Holly Springs Comprehensive Plan" has designated the subject area within Norris Crossing as a "Place to Enhance" with a "Residential Neighborhood (RN)" land use designation. The RN character area is identified as one type of housing – single family detached – located on varying lot sizes. The Norris Crossing concept contributes to the Town's goals through the design of single-family residential homes similar to Stonemont and Mills @ Avent Ferry (aka Union Ridge) while providing smaller internal lots and larger perimeter lots within a walkable, connected community. The Norris Crossing assembly has a number of existing street stubs which will be extended from adjacent developments for the overall character identified within the Comprehensive Plan. The various connections create blurred lines between previously isolated residential developments. The interconnectivity to surrounding developments and extensive frontage along Avent Ferry Road provide significant traveling options within Norris Crossing and the surrounding developments while still preserving the environmentally sensitive areas onsite. Perimeter buffers, stream buffers and open space preservation create a project that is interesting and will contribute to the overall character of western Holly Springs.

The underlying goal of Norris Crossing is to blend in with the surrounding developments so the transition is not known to the average homebuyer and Holly Springs resident.

The Comprehensive Plan identifies specific goals for RN districts. These goals are addressed within various response sections within the Zoning Consistency Statement provided.

Section 1: Future Land Use & Community Character

Future Land Use:

Norris Crossing is proposing to follow the Comprehensive Plan through the design and development of single-family detached residential homes on different lot sizes for existing and future Holly Springs residents. The *“pedestrian-scale blocks and a grid street network support a well-connected, cohesive community”* is a common theme within the residential development sections of the Comprehensive Plan. The connectivity between Norris Crossing and surrounding developments is evident with the zoning conditions and commitments. Some of these commitments within the Residential Neighborhood (RN) district include:

- sidewalk on both sides of the internal roadway network;
- a sidepath along Avent Ferry Road connecting Stonemont to the Mills @ Avent Ferry, creating a continuous 4,200 LF sidewalk along Avent Ferry Road;
- sidewalk connections to four (4) existing stub streets and a future connection in the southwest corner of the property (likely to be completed by others by the time Norris Crossing is under construction); and
- greenway easements along the existing sewer easement which bifurcates the properties (final routing of the greenway will be coordinated with Parks & Recreation staff)

Although the proposed zoning for the development is R-8 Conditional Zoning, the project has capped the gross density at 3.25 dwelling units/acre (241 lots) to match the R-10 zoning district standard (Holly Springs UDO Section 2.04). The density cap is to continue the R-10 zoning standards from adjacent developments while allowing for the varied lot size and home choices through the Development Option standards. The context of the area is clearly residential and Norris Crossing looks to expand upon the success with property which has been passed over by other developments.

Community Character:

Every project should contribute to the sense of community and create its own identity. Norris Crossing is no different even though it is wedged between two existing subdivisions. Community and identity will be a focus to establish the goals for the Comprehensive Plan as stated within the RN district standards through the use of Development Options available within UDO Section 2.09). Comprehensive Plan statement from the RN district:

“Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center, creating a mix of densities throughout the neighborhood”.

This mix of product types, architectural standards, lot sizes, setback standards, block lengths, open space and active recreation areas will create a project which is different than the surrounding projects but still fits within the context of the area. With the proposed interconnectivity of streets and pedestrian paths, the project will provide a sense of place that will only enhance the community feel of Norris Crossing, Stonemont, the Mills @ Avent Ferry and future developments in the area. The project currently proposes to have three (3) lot sizes to transition from adjacent developments and to provide the mix of product types identified within the Comprehensive Plan. This lot mix consists of 40' wide lots generally located in the southern portion of the project, 50' lots as the main product size in the north and central portions with 60' wide lots along the perimeter adjacent to the Mills @ Avent Ferry and Stonemont developments. This mix creates the interest for first-time home buyers, move-up buys and even retirees.

Section 2: Transportation / Comprehensive Transportation Plan

The mitigation of traffic produced by Norris Crossing and the maintenance of adequate transportation facilities is a tenet highlighted throughout the Comprehensive Transportation Plan. The Traffic Impact Analysis' Memorandum of Understanding (MOU) identifies the intersections which are part of the analysis for the Norris Crossing site. The intersections studied, frontage improvements and additional monitoring within the TIA will provide various stages of transportation mitigation.

While vehicular traffic is a focus of the TIA, there are also multi-modal transportation systems that will be evaluated with Norris Crossing. These systems include items such as sidewalks within the development; pedestrian crossings; connections to surrounding neighborhoods; extension of existing street stubs to surrounding properties; the Parks & Recreation Master Plan for greenway and sidepath development; bicycle facilities with wider lanes along Avent Ferry Road; and Avent Ferry frontage widening to prepare for the future vehicular corridor improvements along Avent Ferry Road.

Section 3: Parks, Recreation & Open Space/Beyond the Green: Parks & Recreation Master Plan

The Parks & Recreation Master Plan is used to identify critical open space, active and passive recreation and provide opportunities to the residents. The goals stated in the plan for the connection to existing facilities and the creation of new opportunities is being implemented throughout the Norris Crossing project. The stream which bifurcates the property, along with the fingers on the eastern and western portion of the stream, provide significant environmental resources for protection of water quality and natural habitat within the boundary of the project and identities a greenway alignment to connection surrounding developments. The Master Plan states

“Areas should include a comprehensive and connected network of open space through the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off.”

With the development of Norris Crossing, a web of sidewalks, sidepaths, and greenways will provide access to active and passive recreation areas, protected view corridors, natural habitat as well as surrounding developments which offer similar features. Norris Crossing will provide significant protection and access to these areas for the existing and future Holly Springs residents.

Section 4: Community Facilities

Community facilities may include any Town, State or Federal facility along with private retail, health care and service providers assisting residents. Public facilities may include Police, Fire, EMS, Town Hall, schools, libraries, parks and greenways. By identifying community facilities in the area, future residents will be able to make informed decisions which directly impact every family. Norris Crossing will achieve the goal of providing or connecting to existing and future Community Facilities including facilities located along Avent Ferry Road within close proximity to the site. Some of these facilities include:

- WCPSS educational facilities located at Cass Holt Road including Holly Springs High School, Holly Ridge Middle and Elementary schools;
- Holly Springs' Fire Station #2 located at Logging Road;
- Holly Springs' future park at 5401 Cass Holt Road;
- Greenways within the site and adjacent developments;
- Sidepath along Avent Ferry Road.

Norris Crossing is located in a growing part of Holly Springs where existing and proposed Community Facilities service will continue to expand as Holly Springs continues its western expansion.

Section 5: Infrastructure and Utilities.

The other part of Community Facilities includes water, sewer, stormwater, roads and greenways that enhance the lives of Holly Springs' residents. Holly Springs has been planning for years each of the infrastructure and utility needs along the Avent Ferry corridor. Water line infrastructure is in place along Avent Ferry Road while an agreement is in place with Harnett County to provide water from the Cape Fear River to Holly Springs for years to come. The existing Water Reclamation Facility (Utley Creek) is permitted by the State of North Carolina to treat up to 8.0 MGD. While currently treating less than 3.0 MGD, Utley Creek WRF has a capacity of 6.0 MGD. Pump stations along the Avent Ferry Road corridor which will accept effluent from the basin are current under construction (Avent Ferry Road pump station) or have sufficient capacity to accept flow for the Norris Crossing project.

Stormwater treatment has been a key component with every development in and around Holly Springs for years and Norris Crossing is no different. The project will meet the water quality and quantity requirements established by NC-DEQ and the Town of Holly Springs including post development runoff controls.

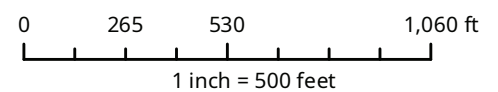
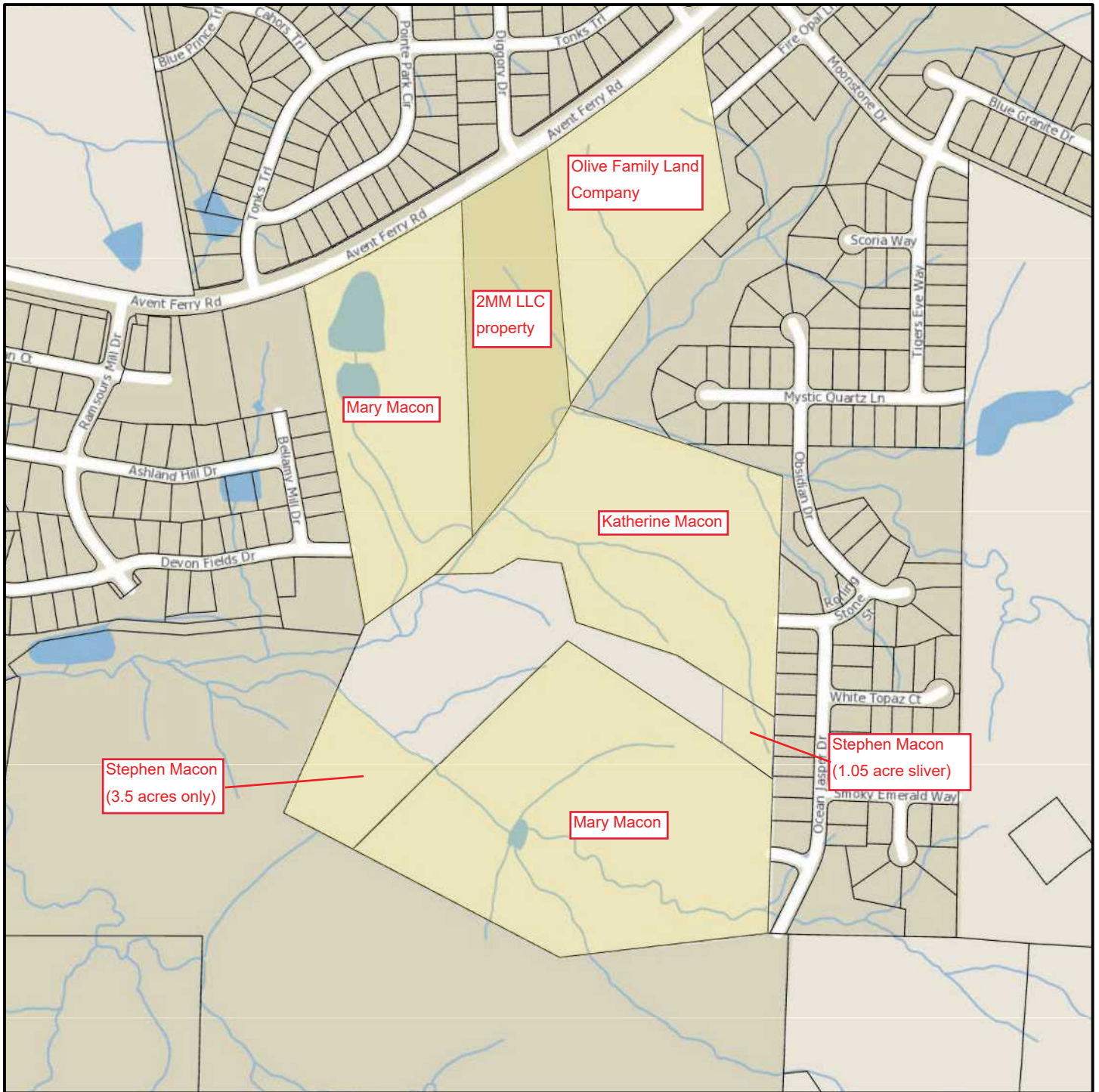
"Dry utilities" including gas, electric, telephone and cable systems are readily available along the Avent Ferry Road frontage and through adjacent residential developments and stub streets. Norris Crossing will coordinate with the appropriate utility providers to extend services into the site.

Section 8: Natural Resources

With an eye on balancing development and preservation, the project will follow the Town's guidelines for both. There are significant environmental features where minimization and avoidance techniques will be paramount in the designs. To meet requirements established by the Town, State and Federal review agencies, various studies and on-site evaluations will be conducted to determine the critical areas on the site and how to avoid these areas. Where impacts are necessary, the area will be minimized and the impact during construction mitigated through grading and erosion control measures, impact mitigation fees and on-site inspections during construction.

The Town also requires a certain percentage of tree preservation within any project. Norris Crossing will identify significant areas within the boundary of the project for preservation and further study these areas for protected trees (size and/or species) and delineate these areas. By avoiding and preserving the on-site natural resources, Norris Crossing will create a balance between development and preservation the residents will be aware of daily.

Norris Crossing will meet the Vision Holly Springs Comprehensive Plan for the Residential Neighborhood project. The residential concept will welcome existing and future Holly Springs homeowners within a highly desirable, walkable neighborhood in a vibrant community.



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

NEIGHBORHOOD MEETING REPORT



A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning.

☐ Neighborhood Meeting Date: _____
Time: _____
Location: _____

For DPZ Use only

Project # _____

Date Received: _____

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land abutting that parcel(s) of land, any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings and to the Town of Holly Springs Department of Planning & Zoning.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

☐ Complete ☐ Incomplete

☐ Date of Notification Mailing: _____

Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☐ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- ☐ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Use District/Permit
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Plan Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name: Norris Crossing

Project Location: 2205 Avent Ferry Road

Use street address. If none, use the closest intersection

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

PIN: see attached Real Estate ID: see attached

Project Acreage: (Rounded to nearest tenth) 74.41 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: July 23, 2020 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 Request

Current Zoning: R-30: Residential Proposed Zoning: R-8: Residential Conditional Use

Current Future Land Use Designation: Residential Neighborhood

Proposed Future Land Use Designation: Same

Area Plan Designation (if applicable): _____

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 ☐ Design Professional ☒ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Jeff Roach Company Peak Engineering & Design, PLLC

Mailing Address 1125 Apex Peakway

City Apex State NC Zip 27502

Telephone # (919) 439-0100 E-Mail jroach@peakengineering.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(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name see petition documents 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 (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s) _____ PIN/REID _____ Date _____

NORRIS CROSSING

Property Owner – Exhibit ‘A’

Property Owner	Contact Information	Email Address	PIN	Real Estate ID (REID)	Acreage	Current Zoning
Olive Family Land Company, LLC	Carla O. Trepper 9016 Barker Rd New Hill, NC 27562	ctrepper@lee-associates.com	0638-82-4248	0004033	10.43 acres	R-30
2MM LLC	Selva Mohan 109 Oxyard Way Cary, NC 27519	2mmlccary@gmail.com	0638-81-0828	0021750	8.20 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-71-6449	0182472	14.71 acres	R-30
Macon, Katherine Johnson	P.O. Box 370 Atlantic Beach, NC 28512		0638-81-4177	0094223	15.31 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-80-2381	0028331	21.21 acres	R-30
Macon, Stephen	Stephen Macon 2305 Avent Ferry Rd Holly Springs, NC 27540	smacon@splithousevineyard.com	0638-70-7772	0094249	3.50 acres and 1.05 acres (partial rezoning)	R-30

** All of the Macon properties will be signed by one or more of the following family members:

- Jerry Macon (currently executor of the estate) jerry.macon@yahoo.com
- Stephen Macon smacon@splithousevineyard.com
- Lee Macon leemacon@gmail.com
- Alisa Macon akmacon@hotmail.com
- Anne Brannon (annebrannon@att.net)

Applicant and Owners’ Representative:

Foxfield Land Partners, LLC
Mr. Kurt Burger
1106 Dominion Hill Drive
Cary, NC 27519
(919) 434-5002
(kurt@foxfieldland.com)

Civil Engineer and Applicant’s Representative

Peak Engineering & Design, PLLC
Jeff Roach, P.E.
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
(jroach@peakengineering.com)

OLIVE FAMILY LAND COMPANY, LLC

Zoning Documents

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District or ☒ Conditional Use District/Permit
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Plan Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Norris Crossing

Project Location: 2129 Avent Ferry Road

Use street address. If none, use the closest intersection

- ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 0638-82-4248 Real Estate ID: 0004033

Project Acreage: (Rounded to nearest tenth) 73.40 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: July 23, 2020 74.41 ac 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 Request

Current Zoning: R-30 Proposed Zoning: R8 Residential: Conditional Use

Current Future Land Use Designation: Residential Neighborhood

Proposed Future Land Use Designation: N/A

Area Plan Designation (if applicable): _____

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 ☐ Design Professional ☒ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No *If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.*

Name Kurt Burger Company Foxfield Land Partners

Mailing Address 1106 Dominion Hill Drive

City Cary State NC Zip 27519

Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.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(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name Olive Family Land Company LLC Company Olive Family Land Company LLC

Mailing Address 8916 Barker Road

City New Hill State NC Zip 27562

Telephone # (919) 625-4656 E-Mail ctrepper@lee-associates.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

Owner's Authorization (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s)

PIN/REID

Date

Carla O. Trepper

0638-82-4248 / 0004033

11/3/2020

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0004033 and PIN 0638-82-4248 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 29 day of OCTOBER, 2020.

Applicant Signature [Signature]

Printed name of Applicant Kurt Burger

NOTARY STATEMENT

Sworn to and subscribed before me the 29 day of OCTOBER, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2023

[Signature]

Notary Public

DANIEL H. WOODS

Printed

Seal



NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0004033

and PIN 0638-82-4248

located at 2129 AVENT FERRY RD

from R30 (existing zoning district) to
R8 Residential: Conditional Use (proposed zoning district).

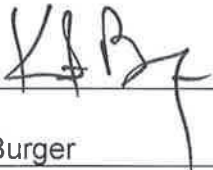
The public hearing before the Holly Springs Town Council on the matter will
be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs
Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



10.29.2020

Name Kurt Burger Company Foxfield Land Partners
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 Fax # () E-Mail kurt@foxfieldland.com

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

_____ of Olive Family Land Company LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

R30 to R8 Residential: Conditional Use
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Carla O. Grepper

Wake County PIN/REID:

0638-82-4248 / 0004033

State of North Carolina

County of Wake

Sworn to and subscribed before me the 3 day of November, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 8/10/2025

Michelle Rhin / Michelle Rhin

Notary Public

Printed

Seal



CONDITIONAL USE PERMIT

The following Conditional Use Permit form or a separately prepared document in substantially the same form may be used for submitting the Conditional Use Permit Restrictions Statement in association with a request for a Conditional Use District. The attached form is intended to meet the recording standards of the Wake County Register of Deeds.

If there are no changes to the Conditional Use Permit at the Public Hearing, the Department of Planning & Zoning will have the Review Officer sign the Permit and return it to the Applicant for recording in accordance with the Town of Holly Springs Development Procedures Manual.



If there are minor changes to the Conditional Use Permit approved at the Public hearing, the Applicant must modify the Permit to reflect the changes that were made and return the revised Permit to the Department of Planning & Zoning within ten (10) business days for Review Officer signature prior to recording in accordance with the Town of Holly Springs Development Procedures Manual.

An additional public hearing shall be required If the changes being required or requested are of such a substantial nature as to effect any of the following: the type of use, greater than 10% change in the overall density, significant alterations to site access, or hours of operation. If an additional public hearing is required, then the Petitioner shall modify the permit and cover the cost of republishing public notice.

Standard Document Criteria

A standard document meets the following criteria. If a document fails to meet any one of these criteria, the non-standard document fee will be added.

- Paper size is 8.5" x 11" or 8.5" x 14"
- Blank margin of 3" at top of first page.
- Blank margin of at least 1/4" on remaining sides of first page and on all sides of subsequent pages.
- Typed or printed in black on white paper in a legible font.
- A font size no smaller than 9 point shall be considered legible.
- Blanks in an instrument may be completed in pen and corrections to an instrument may be made in pen.
- One-sided only.
- Instrument type is stated at center of first page.

Prepared By: Peak Engineering & Design (Jeff Roach)
1125 Apex Peakway
Apex, NC 27502

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION: legal description noted in the Wake County Register of Deeds office with Book 008748 Pg 00376.

Property Owner: Olive Family Land Company LLC

Property Descriptions: Agricultural, vacant

PIN(s): 0638-82-4248

NORRIS CROSSING

Property Owner – Exhibit ‘A’

Property Owner	Contact Information	Email Address	PIN	Real Estate ID (REID)	Acreage	Current Zoning
Olive Family Land Company, LLC	Carla O. Trepper 9016 Barker Rd New Hill, NC 27562	ctrepper@lee-associates.com	0638-82-4248	0004033	10.43 acres	R-30
2MM LLC	Selva Mohan 109 Oxyard Way Cary, NC 27519	2mmlccary@gmail.com	0638-81-0828	0021750	8.20 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-71-6449	0182472	14.71 acres	R-30
Macon, Katherine Johnson	P.O. Box 370 Atlantic Beach, NC 28512		0638-81-4177	0094223	15.31 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-80-2381	0028331	21.21 acres	R-30
Macon, Stephen	Stephen Macon 2305 Avent Ferry Rd Holly Springs, NC 27540	smacon@splithousevineyard.com	0638-70-7772	0094249	3.50 acres and 1.05 acres (partial rezoning)	R-30

** All of the Macon properties will be signed by one or more of the following family members:

- Jerry Macon (currently executor of the estate) jerry.macon@yahoo.com
- Stephen Macon smacon@splithousevineyard.com
- Lee Macon leemacon@gmail.com
- Alisa Macon akmacon@hotmail.com
- Anne Brannon (annebrannon@att.net)

Applicant and Owners’ Representative:

Foxfield Land Partners, LLC
Mr. Kurt Burger
1106 Dominion Hill Drive
Cary, NC 27519
(919) 434-5002
(kurt@foxfieldland.com)

Civil Engineer and Applicant’s Representative

Peak Engineering & Design, PLLC
Jeff Roach, P.E.
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
(jroach@peakengineering.com)

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT:

1. See attached list of zoning conditions.

2.

3.

4.

5.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of _____, 20____.

Norris Crossing

Conditions of Zoning

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

1. The property shall be developed in compliance with the Town of Holly Springs' Unified Development Ordinance (UDO) Section 2.09 – Development Options for Residential Districts.
2. Permitted uses are limited to:
 - Single family detached residential
 - Family care home
 - Accessory apartment
 - Utility, minor
 - Park, active
 - Park, passive
 - Greenway
 - Recreation facility, private
3. The project's gross density will not exceed 3.25 dwelling units/acre
4. *The maximum number of proposed dwelling units shall not exceed 208 (or 2.80 dwelling units/acre).*
5. *The project is proposed to encompass three (3) different lot widths:*
 - a. *40' lots: min. 10% of total lot count*
 - b. *50' lots: min 30% of total lot count*
 - c. *60' lots: min. 15% of total lot count*
6. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
7. Garage doors must have windows, decorative details, or carriage-style adornments on them and shall not extend further than 10 feet forward of the front façade.
8. A varied color palette shall be utilized on homes throughout the subdivision, to include a minimum of three (3) color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.
9. Home Owners Association (HOA) covenants shall not restrict the construction of any accessory dwelling unit.

(Organization Owner)

Signature Carla O. Trepper (Seal)

By Olive family land co.

Printed Carla O. Trepper

Title Owner

(Organization Acknowledgment)

STATE OF North Carolina

) SS:

COUNTY OF Wake

Carla Trepper ^⓪

I, a Notary Public for said County and State, certify that ~~Michelle Rhine~~ personally came before me this day and acknowledged that he/she is the owner of Olive Family land co., a (corporation, limited liability company, partnership) (strike inapplicable) and that by authority duly given as the act of the corporation the foregoing instrument was signed in its name by its owner sealed with its corporate seal, and attested by himself/herself as its owner.

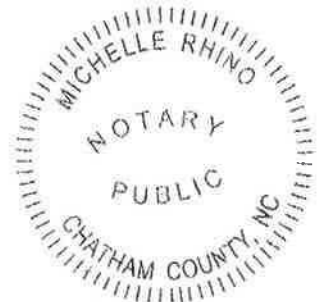
Witness my hand and Notarial Seal this 3 day of November, 2020.

Signature Michelle Rhine

Printed Michelle Rhine

My Commission expires: 8/16/2023

This instrument was prepared by / / / / / / / /



2 MM, LLC PROPERTY

Zoning Documents

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Use District/Permit
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Plan Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Norris Crossing

Project Location: 2205 Avent Ferry Road

Use street address. If none, use the closest intersection

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

PIN: 0638-81-0828 Real Estate ID: 0021750

Project Acreage: (Rounded to nearest tenth) 73.40 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: July 23, 2020 74.41 ac 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 Request

Current Zoning: R-30: Residential Proposed Zoning: R-8: Residential Conditional Use

Current Future Land Use Designation: Residential Neighborhood

Proposed Future Land Use Designation: N/A

Area Plan Designation (if applicable): _____

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 ☐ Design Professional ☒ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property

Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner

Notification Affidavit and attach.

Name Kurt Burger Company Foxfield Land Partners

Mailing Address 1106 Dominion Hill Drive

City Cary State NC Zip 27519

Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.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(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name Selva Mohan Company 2MM LLC

Mailing Address 109 Oxyard Way

City Cary State NC Zip 27519

Telephone # (919) 434-5002 E-Mail 2mmlccary@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

Owner's Authorization (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s) _____ PIN/REID _____ Date _____

0638-81-0828/ 0021750

10/29/2020

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0021750 and PIN 0638-81-0828 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 29 day of OCTOBER, 2020.

Applicant Signature [Signature]

Printed name of Applicant Kurt Burger

NOTARY STATEMENT

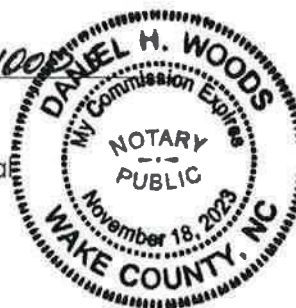
Sworn to and subscribed before me the 29 day of OCTOBER, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 11/10/2023

[Signature]
Notary Public

DANIEL H. WOODS
Printed

Seal



NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0021750

and PIN 0638-81-0828

located at 2205 AVENT FERRY RD

from R30 (existing zoning district) to

R8 Residential; Conditional Use (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will

be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



10.29.2020

Name Kurt Burger Company Foxfield Land Partners

Mailing Address 1106 Dominion Hill Drive

City Cary State NC Zip 27519

Telephone # (919) 538-2440 Fax # () E-Mail kurt@foxfieldland.com

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Selva Mohan of 2MM LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

R30 to R8 Residential: Conditional Use
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

[Signature]

Wake County PIN/REID:

0638-81-0828 / 0021750

State of NORTH CAROLINA

County of WAKE

Sworn to and subscribed before me the 29 day of OCTOBER, 2020.

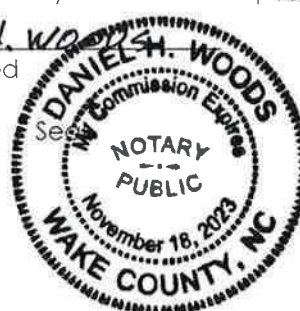
Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2023

[Signature]

Notary Public

DANIEL H. WOODS

Printed



CONDITIONAL USE PERMIT

The following Conditional Use Permit form or a separately prepared document in substantially the same form may be used for submitting the Conditional Use Permit Restrictions Statement in association with a request for a Conditional Use District. The attached form is intended to meet the recording standards of the Wake County Register of Deeds.

If there are no changes to the Conditional Use Permit at the Public Hearing, the Department of Planning & Zoning will have the Review Officer sign the Permit and return it to the Applicant for recording in accordance with the Town of Holly Springs Development Procedures Manual.



If there are minor changes to the Conditional Use Permit approved at the Public hearing, the Applicant must modify the Permit to reflect the changes that were made and return the revised Permit to the Department of Planning & Zoning within ten (10) business days for Review Officer signature prior to recording in accordance with the Town of Holly Springs Development Procedures Manual.

An additional public hearing shall be required if the changes being required or requested are of such a substantial nature as to effect any of the following: the type of use, greater than 10% change in the overall density, significant alterations to site access, or hours of operation. If an additional public hearing is required, then the Petitioner shall modify the permit and cover the cost of republishing public notice.

Standard Document Criteria

A standard document meets the following criteria. If a document fails to meet any one of these criteria, the non-standard document fee will be added.

- Paper size is 8.5" x 11" or 8.5" x 14"
- Blank margin of 3" at top of first page.
- Blank margin of at least 1/4" on remaining sides of first page and on all sides of subsequent pages.
- Typed or printed in black on white paper in a legible font.
- A font size no smaller than 9 point shall be considered legible.
- Blanks in an instrument may be completed in pen and corrections to an instrument may be made in pen.
- One-sided only.
- Instrument type is stated at center of first page.

Prepared By: Peak Engineering & Design (Jeff Roach)
1125 Apex Peakway
Apex, NC 27502

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION: legal description noted in the Wake County Register of Deeds office at Book 017095 Pg 1822.

Property Owner: 2MM LLC

Property Descriptions: Single Family

PIN(s): 0638-81-0828

NORRIS CROSSING

Property Owner – Exhibit ‘A’

Property Owner	Contact Information	Email Address	PIN	Real Estate ID (REID)	Acreage	Current Zoning
Olive Family Land Company, LLC	Carla O. Trepper 9016 Barker Rd New Hill, NC 27562	ctrepper@lee-associates.com	0638-82-4248	0004033	10.43 acres	R-30
2MM LLC	Selva Mohan 109 Oxyard Way Cary, NC 27519	2mmlccary@gmail.com	0638-81-0828	0021750	8.20 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-71-6449	0182472	14.71 acres	R-30
Macon, Katherine Johnson	P.O. Box 370 Atlantic Beach, NC 28512		0638-81-4177	0094223	15.31 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-80-2381	0028331	21.21 acres	R-30
Macon, Stephen	Stephen Macon 2305 Avent Ferry Rd Holly Springs, NC 27540	smacon@splithousevineyard.com	0638-70-7772	0094249	3.50 acres and 1.05 acres (partial rezoning)	R-30

** All of the Macon properties will be signed by one or more of the following family members:

- Jerry Macon (currently executor of the estate) jerry.macon@yahoo.com
- Stephen Macon smacon@splithousevineyard.com
- Lee Macon leemacon@gmail.com
- Alisa Macon akmacon@hotmail.com
- Anne Brannon (annebrannon@att.net)

Applicant and Owners’ Representative:

Foxfield Land Partners, LLC
Mr. Kurt Burger
1106 Dominion Hill Drive
Cary, NC 27519
(919) 434-5002
(kurt@foxfieldland.com)

Civil Engineer and Applicant’s Representative

Peak Engineering & Design, PLLC
Jeff Roach, P.E.
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
(jroach@peakengineering.com)

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT:

1. See attached list of zoning conditions

2.

3.

4.

5.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of _____ 20____.

Norris Crossing

Conditions of Zoning

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

1. The property shall be developed in compliance with the Town of Holly Springs' Unified Development Ordinance (UDO) Section 2.09 – Development Options for Residential Districts.
2. Permitted uses are limited to:
 - Single family detached residential
 - Family care home
 - Accessory apartment
 - Utility, minor
 - Park, active
 - Park, passive
 - Greenway
 - Recreation facility, private
3. The project's gross density will not exceed 3.25 dwelling units/acre
4. *The maximum number of proposed dwelling units shall not exceed 208 (or 2.80 dwelling units/acre).*
5. *The project is proposed to encompass three (3) different lot widths:*
 - a. *40' lots: min. 10% of total lot count*
 - b. *50' lots: min 30% of total lot count*
 - c. *60' lots: min. 15% of total lot count*
6. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
7. Garage doors must have windows, decorative details, or carriage-style adornments on them and shall not extend further than 10 feet forward of the front façade.
8. A varied color palette shall be utilized on homes throughout the subdivision, to include a minimum of three (3) color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.
9. Home Owners Association (HOA) covenants shall not restrict the construction of any accessory dwelling unit.

(Organization Owner)

Signature

S. Mohan (Seal)

By Selva Mohan

Printed _____

Title Managing Member

(Organization Acknowledgment)

STATE OF NORTH CAROLINA

) SS:

COUNTY OF WAKE

I, a Notary Public for said County and State, certify that SELVA MOHAN personally came before me this day and acknowledged that he/she is the MANAGER of S MM LLC, a (corporation, ~~limited liability company~~ partnership) (strike inapplicable) and that by authority duly given as the act of the corporation the foregoing instrument was signed in its name by its MANAGER sealed with its corporate seal, and attested by himself/herself as its MANAGER.

Witness my hand and Notarial Seal this 29 day of OCTOBER, 2020.

Signature

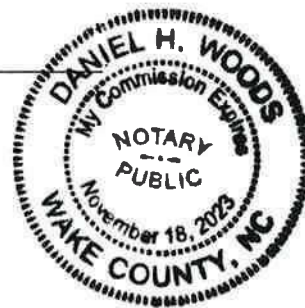
Daniel H Woods

Printed

DANIEL H. WOODS

My Commission expires: 11/18/2023

This instrument was prepared by _____



MACON FAMILY PROPOERTIES

Mary Hare Macon (1)
Katherine Johnson Macon
Mary Hare Macon (2)
Stephen C. Macon (partial)

Zoning Documents

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (check one- each request must be on separate petitions)

☒ Zoning Map Change: ☐ General Use District ☒ Conditional Use District/Permit

☐ Comprehensive Plan Amendment (check all that apply)

☐ Text Amendment ☐ Future Land Use Plan Map Amendment

☐ Area/Corridor Plan Map Amendment / Name: _____

☐ UDO Amendment (UDO Section: _____)

Project Information

Project Name: Norris Crossing

Project Location: 2225 Avent Ferry Road

Use street address. If none, use the closest intersection

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

PIN: 0638-80-2381

Real Estate ID: 0028331

Project Acreage: (Rounded to nearest tenth) 73.40 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: July 23, 2020 74.41 ac

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 Request

Current Zoning: R-30

Proposed Zoning: R8 - Residential: Conditional Use

Current Future Land Use Designation: Residential Neighborhood

Proposed Future Land Use Designation: N/A

Area Plan Designation (if applicable): _____

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 ☐ Design Professional ☒ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Kurt Burger Company Foxfield Land Partners

Mailing Address 1106 Dominion Hill Drive

City Cary State NC Zip 27519

Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.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(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name various Macon family properties 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 (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s) [Signature] PIN/REID
[Signature] 0638-71-6449 / 0182472
[Signature] 0638-81-4177 / 0094223
[Signature] 0638-80-2381 / 0028331
[Signature] 0368-70-7772 / 0094249

Date

10/29/20

"

"

"

**REZONING, COMPREHENSIVE PLAN/
UDO AMENDMENT 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** (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District or ☒ Conditional Use District/Permit
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Plan Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

Project InformationProject Name: Norris CrossingProject Location: 2225 Avent Ferry Road*Use street address. If none, use the closest intersection*

- ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 0638-80-2381 Real Estate ID: 0028331

Project Acreage: (Rounded to nearest tenth) 73.40 Partial Parcel: ☒ No ☐ Yes
74.41 acScoping Meeting Date: July 23, 2020

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 Request**Current Zoning: R-30Proposed Zoning: R8 - Residential: Conditional UseCurrent Future Land Use Designation: Residential NeighborhoodProposed Future Land Use Designation: N/A

Area Plan Designation (if applicable): _____

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 ☐ Design Professional ☒ Developer ☐ Other _____Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.Name Kurt BurgerCompany Foxfield Land PartnersMailing Address 1106 Dominion Hill DriveCity CaryState NCZip 27519Telephone # (919) 538-2440E-Mail kurt@foxfieldland.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**Property Owner(s) if different than Applicant/Contact-REQUIRED** attach additional sheets if necessaryName various Macon family properties

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**Owner's Authorization** (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s)

PIN/REID

Date

0638-71-6449 / 01824720638-81-4177 / 00942230638-80-2381 / 00283310368-70-7772 / 009424910/29/2020

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0182472 and PIN 0638-71-6449 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 29 day of OCTOBER, 2020.

Applicant Signature [Signature]

Printed name of Applicant Kurt Burger

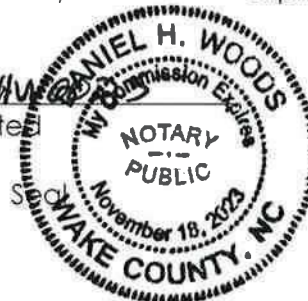
NOTARY STATEMENT

Sworn to and subscribed before me the 29 day of OCTOBER, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2023

[Signature]
Notary Public

DANIEL H. WOODS
Printed



NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0182472

and PIN 0638-71-6449

located at 2221 AVENT FERRY RD

from R30 (existing zoning district) to

R8 Residential: Conditional Use (proposed zoning district).

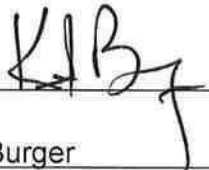
The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



10.29.2020

Name Kurt Burger Company Foxfield Land Partners
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 Fax # () E-Mail kurt@foxfieldland.com

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0094223 and PIN 0638-81-4177 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 29 day of OCTOBER, 2020.

Applicant Signature [Signature]

Printed name of Applicant Kurt Burger

NOTARY STATEMENT

Sworn to and subscribed before me the 29 day of OCTOBER, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2023

[Signature]
Notary Public

DANIEL H. WOODS
Printed

Seal



NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0094223

and PIN 0638-81-4177

located at 2209 AVENT FERRY RD

from R30 (existing zoning district) to
R8 Residential: Conditional Use (proposed zoning district).

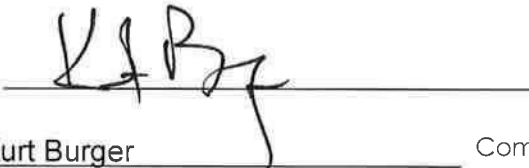
The public hearing before the Holly Springs Town Council on the matter will
be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs
Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



10.29.2020

Name Kurt Burger Company Foxfield Land Partners
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 Fax # () E-Mail kurt@foxfieldland.com

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0028331 and PIN 0638-80-2381 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 29 day of OCTOBER, 20 20.

Applicant Signature Kurt Burger

Printed name of Applicant Kurt Burger

NOTARY STATEMENT

Sworn to and subscribed before me the 29 day of OCTOBER, 20 20.

Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2023

Daniel H Woods
Notary Public

DANIEL H WOODS
Printed



NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0028331

and PIN 0638-80-2381

located at 2225 AVENT FERRY RD

from R30 (existing zoning district) to

R8 Residential: Conditional Use (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will

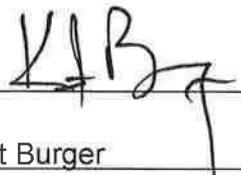
be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



10.29.2020

Name Kurt Burger Company Foxfield Land Partners

Mailing Address 1106 Dominion Hill Drive

City Cary State NC Zip 27519

Telephone # (919) 538-2440 Fax # () E-Mail kurt@foxfieldland.com

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DPZ Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0094249 and PIN 0638-70-7772 [partial] was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 29 day of OCTOBER, 2020.

Applicant Signature KRB

Printed name of Applicant Kurt Burger

NOTARY STATEMENT

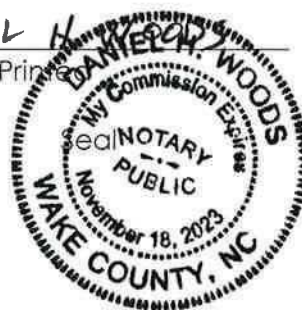
Sworn to and subscribed before me the 29 day of OCTOBER, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2023

Daniel H. Woods
Notary Public

DANIEL H. WOODS

Printed Name



NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID# 0094249

and PIN 0638-70-7772

located at 2305 AVENT FERRY RD

from R30 (existing zoning district) to
R8 Residential: Conditional Use (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will
be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs
Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



10.29.2020

Name Kurt Burger Company Foxfield Land Partners
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 Fax # () E-Mail kurt@foxfieldland.com

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Macon family properties of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

R30 to R8 Residential: Conditional Use
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

Yusef H. Ma
Chae Brannon

Wake County PIN/REID:

0638-71-6449 / 0182472

0638-81-4177 / 0094223

0638-80-2381 / 0028331

0638-70-7772 / 0094249

Melan

State of North Carolina
County of Wake

Sworn to and subscribed before me the 29 day of October, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: Oct. 25, 2025

Thomas F. Colhoun / Thomas F. Colhoun
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT

If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.



The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Macon family properties of _____
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

R30 to R8 Residential: Conditional Use
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Steph C. Macon

Wake County PIN/REID:

0638-71-6449 / 0182472

0638-81-4177 / 0094223

0638-80-2381 / 0028331

0638-70-7772 / 0094249

State of NC

County of Wake

Sworn to and subscribed before me the 29 day of October, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: Sept 23, 2023

Emily K Duncan / Emily K Duncan
Notary Public Printed

Seal

EMILY K. DUNCAN
Notary Public
North Carolina
Harnett County

CONDITIONAL USE PERMIT

The following Conditional Use Permit form or a separately prepared document in substantially the same form may be used for submitting the Conditional Use Permit Restrictions Statement in association with a request for a Conditional Use District. The attached form is intended to meet the recording standards of the Wake County Register of Deeds.

If there are no changes to the Conditional Use Permit at the Public Hearing, the Department of Planning & Zoning will have the Review Officer sign the Permit and return it to the Applicant for recording in accordance with the Town of Holly Springs Development Procedures Manual.



If there are minor changes to the Conditional Use Permit approved at the Public hearing, the Applicant must modify the Permit to reflect the changes that were made and return the revised Permit to the Department of Planning & Zoning within ten (10) business days for Review Officer signature prior to recording in accordance with the Town of Holly Springs Development Procedures Manual.

An additional public hearing shall be required If the changes being required or requested are of such a substantial nature as to effect any of the following: the type of use, greater than 10% change in the overall density, significant alterations to site access, or hours of operation. If an additional public hearing is required, then the Petitioner shall modify the permit and cover the cost of republishing public notice.

Standard Document Criteria

A standard document meets the following criteria. If a document fails to meet any one of these criteria, the non-standard document fee will be added.

- Paper size is 8.5" x 11" or 8.5" x 14"
- Blank margin of 3" at top of first page.
- Blank margin of at least 1/4" on remaining sides of first page and on all sides of subsequent pages.
- Typed or printed in black on white paper in a legible font.
- A font size no smaller than 9 point shall be considered legible.
- Blanks in an instrument may be completed in pen and corrections to an instrument may be made in pen.
- One-sided only.
- Instrument type is stated at center of first page.

Prepared By: Peak Engineering & Design (Jeff Roach)

1125 Apex Peakway

Apex, NC 27502

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION:

Property Owner: See attached list of property owners

Property Descriptions: large lot residential and partially vacant properties

PIN(s): 0638-71-6449 (N/F Mary Hare Macon)

0638-81-4177 (N/F Katherine Macon)

0638-80-2381 (N/F Mary Hare Macon)

0638-70-7772 [PARTIAL] (N/F Stephen Macon)

NORRIS CROSSING

Property Owner – Exhibit ‘A’

Property Owner	Contact Information	Email Address	PIN	Real Estate ID (REID)	Acreage	Current Zoning
Olive Family Land Company, LLC	Carla O. Trepper 9016 Barker Rd New Hill, NC 27562	ctrepper@lee-associates.com	0638-82-4248	0004033	10.43 acres	R-30
2MM LLC	Selva Mohan 109 Oxyard Way Cary, NC 27519	2mmlccary@gmail.com	0638-81-0828	0021750	8.20 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-71-6449	0182472	14.71 acres	R-30
Macon, Katherine Johnson	P.O. Box 370 Atlantic Beach, NC 28512		0638-81-4177	0094223	15.31 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-80-2381	0028331	21.21 acres	R-30
Macon, Stephen	Stephen Macon 2305 Avent Ferry Rd Holly Springs, NC 27540	smacon@splithousevineyard.com	0638-70-7772	0094249	3.50 acres and 1.05 acres (partial rezoning)	R-30

** All of the Macon properties will be signed by one or more of the following family members:

- Jerry Macon (currently executor of the estate) jerry.macon@yahoo.com
- Stephen Macon smacon@splithousevineyard.com
- Lee Macon leemacon@gmail.com
- Alisa Macon akmacon@hotmail.com
- Anne Brannon (annebrannon@att.net)

Applicant and Owners’ Representative:

Foxfield Land Partners, LLC
Mr. Kurt Burger
1106 Dominion Hill Drive
Cary, NC 27519
(919) 434-5002
(kurt@foxfieldland.com)

Civil Engineer and Applicant’s Representative

Peak Engineering & Design, PLLC
Jeff Roach, P.E.
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
(jroach@peakengineering.com)

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT:

1. See attached list of proposed zoning conditions.

2.

3.

4.

5.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of _____, 20____.

Norris Crossing

Conditions of Zoning

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

1. The property shall be developed in compliance with the Town of Holly Springs' Unified Development Ordinance (UDO) Section 2.09 – Development Options for Residential Districts.
2. Permitted uses are limited to:
 - Single family detached residential
 - Family care home
 - Accessory apartment
 - Utility, minor
 - Park, active
 - Park, passive
 - Greenway
 - Recreation facility, private
3. The project's gross density will not exceed 3.25 dwelling units/acre
4. *The maximum number of proposed dwelling units shall not exceed 208 (or 2.80 dwelling units/acre).*
5. *The project is proposed to encompass three (3) different lot widths:*
 - a. *40' lots: min. 10% of total lot count*
 - b. *50' lots: min 30% of total lot count*
 - c. *60' lots: min. 15% of total lot count*
6. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
7. Garage doors must have windows, decorative details, or carriage-style adornments on them and shall not extend further than 10 feet forward of the front façade.
8. A varied color palette shall be utilized on homes throughout the subdivision, to include a minimum of three (3) color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.
9. Home Owners Association (HOA) covenants shall not restrict the construction of any accessory dwelling unit.

(Individual Owner)

Signature Anne Brannon (Seal)

Signature _____ (Seal)

Printed Anne BRANNON

Printed _____

(Individual Acknowledgment)

STATE OF North Carolina

) SS:

COUNTY OF Wake

Before me, a Notary Public in and for said County and State, personally appeared Anne Brannon: Jerry Macon Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Alisa Macon: Lee Macon

Witness my hand and Notarial Seal this 29 day of October, 2020.

Signature Thomas F. Colhoun

Printed Thomas F. Colhoun

My Commission expires: October 25, 2025

THOMAS F. COLHOUN
NOTARY PUBLIC
WAKE COUNTY, NC

Sig Jerry Macon

Sig Alisa Macon

Print JERRY MACON

Print Joseph Lee Macon

Sig Alisa K. Macon

Print Alisa K. Macon

(Individual Owner)

Signature Step C. Macon (Seal)

Signature _____ (Seal)

Printed Stephen C. Macon

Printed _____

(Individual Acknowledgment)

STATE OF NC)

) SS:

COUNTY OF Wake)

Before me, a Notary Public in and for said County and State, personally appeared Stephen Macon, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 29 day of October, 2020.

Signature Emily K Duncan

Printed Emily K Duncan

My Commission expires: Sept 23, 2023

EMILY K. DUNCAN
Notary Public
North Carolina
Harnett County

NEIGHBORHOOD MEETING REPORT



A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning.

☒ Neighborhood Meeting Date: February 11, 2021
Time: 5:30 pm
Location: ZOOM meeting

For DPZ Use only

Project # _____

Date Received: _____

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land abutting that parcel(s) of land, any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings and to the Town of Holly Springs Department of Planning & Zoning.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: January 22, 2021

Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See attached neighborhood meeting report.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

At this time, there have been no changes to the zoning application. A number of points within the sketch plan and layout are being reviewed for modifications prior to a Development Plan/Site Plan submittal.

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

February 12, 2021



NOTICE OF NEIGHBORHOOD MEETING

January 22, 2021

Dear Neighbor,

You are invited to a neighborhood meeting to review and discuss the rezoning proposal at:

<u>OWNER</u>	<u>ADDRESS</u>	<u>PIN</u>
1 Mary Hare Macon	2221 Avent Ferry Rd, Holly Springs, NC 27540	0638-71-6449
2 2MM LLC	2205 Avent Ferry Rd, Holly Springs, NC 27540	0638-81-0828
3 Olive Family Land Company LLC	2129 Avent Ferry Rd, Holly Springs, NC 27540	0638-82-4248
4 Katherine Johnson Macon	2209 Avent Ferry Rd, Holly Springs, NC 27540	0638-81-4177
5 Mary Hare Macon	2225 Avent Ferry Rd, Holly Springs, NC 27540	0638-80-2381
6 Stephen C Macon	2305 Avent Ferry Rd, Holly Springs, NC 27540	0638-70-7772

*The numbers located before the owner's names correspond to the parcels located on the map attached to the second sheet of this letter.

In accordance with the Town of Holly Springs Neighborhood Meeting Procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before a public hearing is held on the petition to rezone. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project.

Description of Proposal:

Meeting being held via Zoom, see link below. Purpose of meeting is to inform the neighbors of the properties to be rezoned. The purpose of the rezoning is to change the zoning designation to Residential Single Family (R-8 Residential Conditional Use). Also to allow a density of 3.25 dwelling units per acre.

<https://us02web.zoom.us/j/81652146181?pwd=ZGFoTjJ1UnRnSGdKRzZNei9NMjJ2Zz09>

Meeting Information

Property Owners Names:	See Above
Applicants:	Foxfield Land Properties, Kurt Burger
Contact Information:	Jeff Roach, jroach@peakengineering.com, (919) 439-0100
Meeting Address:	Zoom Link
Date of Meeting:	February 11, 2021
Time of Meeting:	5:30 PM -

Meeting Agenda Times

Welcome: 5:30 Project Presentation: 5:40 Question & Answer: 5:55 -

Due to COVID-19, the neighborhood meeting will be held virtually, via Zoom. If you have any questions, please email or call Jeff Roach at jroach@peakengineering.com or (919) 439-0100.

2MM LLC
109 OXYARD WAY
CARY NC 27519-7327

GBOLABO & MOYINOLUWA ADETUNJI
100 OCEAN JASPER DR
HOLLY SPRINGS NC 27540-6749

RICHARD & STEPHANIE ANTHONY
117 MYSTIC QUARTZ LN
HOLLY SPRINGS NC 27540-6460

JOE & ANZHELIKA BAAKLINI
413 FIRE OPAL LN
HOLLY SPRINGS NC 27540-6451

JOHANNA MARIA BACHMANN LIVING
TRUST
105 TONKS TRL
HOLLY SPRINGS NC 27540-8281

MATTHEW K & SHANNON BARKER
253 POINTE PARK CIR
HOLLY SPRINGS NC 27540-6433

MATTHEW BLAIR & REBEKAH
LAVENDER
304 OCEAN JASPER DR
HOLLY SPRINGS NC 27540-6482

ADAM & AMBER BOGER
237 POINTE PARK CIR
HOLLY SPRINGS NC 27540-6433

SHANE R & CHRISTA M BOWIE
213 POINTE PARK CIR
HOLLY SPRINGS NC 27540-6433

CATATLANTIC GROUP, INC
6701 CARMEL RD STE 425
CHARLOTTE NC 28226-0203

HARVEY DAYTON III & BETHANN CARY
209 BELLAMY MILL DR
HOLLY SPRINGS NC 27540-6469

WAYNE E & JANICE J COEBURN
105 DIGGORY DR
HOLLY SPRINGS NC 27540-6406

RENATA & MARCELO DE MELLO
300 OCEAN JASPER DR
HOLLY SPRINGS NC 27540-6482

DE, HAAS DAVID P
109 MYSTIC QUARTZ LN
HOLLY SPRINGS NC 27540-6460

MICHAEL & EMILY FAHRINGER
409 FIRE OPAL LN
HOLLY SPRINGS NC 27540-6451

MICHAEL JOSEPH JR & SHAHEEN
AHMAD FEDEWA
213 OBSIDIAN DR
HOLLY SPRINGS NC 27540-6480

JEFFREY & SARAH FERGUSON
233 POINTE PARK CIR
HOLLY SPRINGS NC 27540-6433

TONYA B FERRELL
229 POINTE PARK CIR
HOLLY SPRINGS NC 27540-6433

PHILIP & SUSAN FOTE
101 TONKS TRL
HOLLY SPRINGS NC 27540-8281

ALFRED GALLAGHER & KAREN
RODRIGUEZ
101 LONG BOTTOM TRL
HOLLY SPRINGS NC 27540-8275

DON JR & SLOAN BARNES GARNER
104 OCEAN JASPER DR
HOLLY SPRINGS NC 27540-6479

ANGELA & ADAM HAUT
100 MYSTIC QUARTZ LN
HOLLY SPRINGS NC 27540-6460

TODD & WENDY GOODWIN
216 DEVON FIELDS DR
HOLLY SPRINGS NC 27540-6465

JOHNATHAN & JENNY HAROL
404 FIRE OPAL LN
HOLLY SPRINGS NC 27540-6451

GREGORY HAYES & JACQUETTE VEALS
208 OCEAN JASPER DR
HOLLY SPRINGS NC 27540-6481

DANIEL & STACIA HICKS
313 BELLAMY MILL DR
HOLLY SPRINGS NC 27540-6470

HOLLY POINTE HOMEOWNERS ASSN,
INC
PO BOX 97243
RALEIGH NC 27624-7243

HOLLY POINTE LLC
3056 GRANVILLE DR
RALEIGH NC 27609-6918

MARY C HOLT
6116 CASS HOLT RD
HOLLY SPRINGS NC 27540-9758

HPA US1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606-6995

SHEKHAR & ARCHANA JOSHI
108 OCEAN JASPER DR
HOLLY SPRINGS NC 27540-6479

ANTOINE & KAREN JOHNSON
412 FIRE OPAL LN
HOLLY SPRINGS NC 27540-6451

TARA-ANNE JOHNSON & JOHN COHEN
200 ROLLING STONE ST
HOLLY SPRINGS NC 27540-6478

THE MILLS AT AVENT FERRY
HOMEOWNERS ASSOC INC
3716 NATIONAL DR STE 105
RALEIGH NC 27612-4863

JUSTIN & CHRISTA RAE LISO
101 MYSTIC QUARTZ LN
HOLLY SPRINGS NC 27540-6460

LENNAR CAROLINA LLC
TROY J GEROGE
1100 PERIMETER PARK DR STE 112
MORRIZVILLE NC 27560-9119

JASON & TRACY LEWIS
309 BELLAMY MILL DR
HOLLY SPRINGS NC 27540-6470

SUDHA & SITARAM LINGAM
408 FIRE OPAL LN
HOLLY SPRINGS NC 27540-6451

MARI ELLEN & JOOST LOIJENS
301 BELLAMY MILL DR
HOLLY SPRINGS NC 27540-6470

KATHERINA JOHNSON MACON
PO BOX 370
ATLANTIC BEACH NC 28512-0370

MARY HARE MACON
2221 AVENT FERRY RD
HOLLY SPRING NC 27540-8425

MARY HARE MACON
315 BROOK LN
NEWPORT NC 28570-6505

STEPHEN C MACON
2305 AVENT FERRY RD
HOLLY SPRING NC 27540-8941

CHAMIA MAKER
100 ASHLAND HILL DR
HOLLY SPRING NC 27540-6468

JEFFREY & LORI MARTIN
104 MYSTIC QUARTZ LN
HOLLY SPRING NC 27540-6460

JOSE & CASEY MARTINEZ
249 POINTE PARK CIR
HOLLY SPRING NC 27540-6433

COLIN & LEIGH MCNAUGHTON
257 POINT PARK CIR
HOLLY SPRING NC 27540-6433

JOSEPH E JR & SARA ELLEN MULLEN
216 OCEAN JASPER DR
HOLLY SPRING NC 27540-6481

SCOTT & LISA MEIER
121 TONKS TRL
HOLLY SPRING NC 27540-8281

ARTHER OSMAN FLEW & CHARLOTTE
FLEW
201 MYSTIC QUARTZ LN
HOLLY SPRING NC 27540-6461

OLIVE FAMILY LAND COMPANY LLC
8916 BARKER RD
NEW HILL NC 27562-9786

BRIAN & KELLY OTEN
305 BELLAMY MILL DR
HOLLY SPRING NC 27540-6470

PALMETTO RESIDENTIAL RENTALS LLC
441 WESTERN LN
IRMO SC 29063-9230

KUMAR PALANIANDY & JAYANTHIE
KUMAR
200 OCEAN JASPER DR
HOLLY SPRING NC 27540-6481

MICHAEL & ANGELA PEACH
225 POINTE PARK CIR
HOLLY SPRING NC 27540-6433

SCOTT & KAREN PUCEK
109 TONKS TRL
HOLLY SPRING NC 27540-8281

NICHOLAS & MICHELLE REICHEL
241 POINTE PARK CIR
HOLLY SPRING NC 27540-6433

DAVID & TARA PARKER
117 TONKS TRL
HOLLY SPRING NC 27540-8281

BRUNA & RAFAEL RENOVATO
212 OCEAN JASPER DR
HOLLY SPRING NC 27540-6481

JEFFREY & JULIE RESES
113 TONK TRL
HOLLY SPRING NC 27540-8281

MICHAEL & REBECCA RITTER
213 BELLAMY MILL DR
HOLLY SPRING NC 27540-6469

ANDRES & TAMMY ROJAS
245 POINTE PARK CIR
HOLLY SPRING NC 27540-6433

MARIA SACCENDE & FREDERICK
KIRSCHBAUM
101 DIGGORY DR
HOLLY SPRING NC 27540-6406

PATRICIA SANDERSON
217 POINTE PARK CIR
HOLLY SPRING NC 27540-6433

JAMES & ANTIONEN SCOTT
221 POINTE PARK CIR
HOLLY SPRING NC 27540-6433

RICHARD & CYNTHIA SHADY
104 DIGGORY DR
HOLLY SPRING NC 27540-6405

JUAN & JESSIE SCHAAR
113 MYSTIC QUARTZ LN
HOLLY SPRING NC 27540-6460

DANIEL & LYNNE SHARP
105 MYSTIC QUARTZ LN
HOLLY SPRING NC 27540-6460

STONEMONT OWNERS ASSOCIATION INC
CHARLESTON MANAGEMENT CORPORATION
812 SALEM WOODS DR STE 202
RALEIGH NC 27615-3346

VARINA SUBRAMAYA & SATISH
MOORTHY
204 OCEAN JASPER DR
HOLLY SPRING NC 27540-6481

PATRICK & SAMANTHA VEREB
101 ASHLAND HILL DR
HOLLY SPRING NC 27540-6468

TADASHI & KELLY TAKEDA
2160 AVENT FERRY DR
HOLLY SPRING NC 27540-8437

WESLEY VAUX
405 FIRE OPAL LN
HOLLY SPRING NC 27540-6451

QUINN YAO
109 DIGGORY DR
HOLLY SPRING NC 27540-6406

HOLLY SPRINGS DEVELOPMENT SERVICES
P.O. BOX 8
HOLLY SPRINGS, NC 27540

NORRIS CROSSING

NEIGHBORHOOD MEETING REPORT

The Norris Crossing Neighborhood meeting was hosted by Jeff Roach of Peak Engineering & Design on Thursday, February 11, 2021 at 5:30 pm through a ZOOM meeting. Mr. Roach presented on behalf of Foxfield Land Partners and the property owners. The list of residents attending the meeting is included with the report.

Agenda:

5:30 A brief introduction was made.

5:35 Zoom information was provided – including a request to provide questions in writing through the chat box...or in person as appropriate

5:40 --- A presentation of the project was made including the Wake GIS website (for property identification), a Google Earth image and finally a copy of Sketch Plan 5 with the overall development shown for discussions.

Discussions continued until all questions were answer and the meeting was ended. Contact information for Peak Engineering & Design was provide in the mailing along with the virtual meeting. Following is a summary of questions form the attendees:

Questions received through the CHAT BOX on ZOOM:

From Brian Oten to Everyone: 05:38 PM

Can you please explain what the R-10 standard is?

- *Specific UDO standards related to density, setbacks, open space, lot sizes, etc. Then discuss the proposed R-8 CZ request and how they are going to mimic the R-10 residential standards through specific zoning conditions.*

From Marcelo De Mello to Everyone: 05:39 PM

Are the participants going to receive an agenda/minutes from this meeting?

- *Peak agreed to provide a copy of the summary to those that registered for the ZOOM meeting.*

From Wayne Coeburn to Everyone: 05:41 PM

how many homes are planned?

- *The zoning permits up to 208 dwelling units (as noted in the zoning conditions). The sketch plan that was provided has less than 208 dwelling units based upon topography, buffers, wetlands, access and other items which will impact the design and development.*

From Brian Oten to Everyone: 05:41 PM

Will there be a landscape buffer between the communities, particularly the western edge of the development and the Mills?

- *There will be buffers around the perimeter of the project. The buffer along the Mills @ Avent Ferry is being evaluated for existing vegetation or replanting that is needed.*

From Marcelo De Mello to Everyone: 05:41 PM

What is the total acreage of land rezone?

- *The total acreage for the rezoning is 74.41 acres*
- *I was incorrect and stated ~77 acres at the meeting (sorry for any confusion on my part)*

From Wayne Coeburn to Everyone: 05:43 PM

How will the intersection at Diggory be designed?

- *Norris Crossing is proposing a westbound left turn lane into the new development; striping for a left turn for eastbound Avent Ferry traffic into Holly Pointe; and an eastbound right turn into Norris Crossing. This along with a number of additional Transportation Master Plan requirements, significant improvements will be provided along Avent Ferry Road.*

Follow up question concerning the right-in/right-out at Bellamy Mill Drive and why that is like that? Would Diggory Drive be able to cross-over Avent Ferry Road?

- *An explanation was given as to why the right-in/right-out was likely required – spacing from Ramsours Mill Drive. Based upon our discussion with NCDOT, a full access at the Norris Crossing entrance would be supported by NCDOT and the Town of Holly Springs staff.*

From Marcelo De Mello to Everyone: 05:44 PM

What is the current timeline to get the town approval and when the development will start?

- *Engineering design approval – assuming zoning approval – would like be around the start of 2021. Construction cannot start until all Town, NCDOT and other permits are obtained.*

On your plot, could you zoom-in so we can take a look on the tree buffer?

- *The sketch plan was blown up and we went on a tour of the current layout for the site.*

On your plot, is that sketch public already?

- *This sketch is not public. We are using this in discussions with the neighbors, staff, Town Council, builders, development partners, and consultants.*

From Don Garner to Everyone: 05:45 PM

single family homes or townhomes?

- *All single family detached homes are proposed within the development.*

From Brian Oten to Everyone: 05:46 PM

It sounds like there is no answer at this time.

- *This was about the above Townhomes vs Single family question. It was answer – just not right away.*

From Adam M to Everyone: 05:46 PM

Will the builder fund any of the road changes/improvements in front of the neighborhood?

- *Yes. The builder is required to provide all improvements committed to within the TIA and to construction or pay a fee in lieu for improvements along the frontage as shown within the Transportation Master Plan.*

From Brian Oten to Everyone: 05:47 PM

Holly Springs is seeking the title of Tree City USA. Are there any courses of action we can take to ensure standing mature trees are left as wildlife/forest buffer between communities?

- *As part of the Development Plan/Site Plan, the existing vegetation is evaluated for possible preservation. If the appropriate species, size and location of trees are identified, a preservation/avoidance plan is part of the project submittals. The Landscape Architect and Forester evaluate the site and provide recommendations at the appropriate time.*

From Ellie Loijens to Me: (Privately) 05:51 PM

Will the rezoning impact the current private shooting range?

- *It will not. That is on the Steven Macon property and as private property within Wake County's jurisdiction, the development will not have any impact on the range.*

From Adam M to Everyone: 05:52 PM

Will there be a sidewalk added to the front of the neighborhood?

- *Yes – across the property frontage as required within the Transportation Master Plan.*

From Marcelo De Mello to Everyone: 05:54 PM

Have any builder already mentioned interested in the area? If yes, can we know who they are?

- *There are a number interested. They are waiting for the zoning to determine how and when/if to move forward with the buyer.*

From Wayne Coeburn to Everyone: 05:57 PM

Will there be a pool or rec area and where is it located if so?

- *A location is current set aside for a possible amenity area. The final builder selection will determine the size and shape of the facility (if constructed).*

Will the traffic coming from HOLly Springs and turning right into Diggory still have the turning lane that currently exists? Or will traffic be closer to the Holly Point homes on Avent Ferry?

- *That is unknown at this time. The existing striping and pavement will be surveyed and a roadway improvements plan provided to NCDOT and Town staff during Site Plan reviews.*

From Don Garner to Everyone: 05:59 PM

how many BMPs/ponds for storm water runoff?

- *At present, there are size (6) ponds proposed throughout the development. That could increase or decrease as the project moves beyond sketch plans.*

From Marcelo De Mello to Everyone: 06:02 PM

I know you mentioned that you would pull again the sketch, then when you do, could you please elaborate on the green path you mentioned earlier?

- *Related to the "GREEN BELT", that is something that is within the Development Option standards. We are working with staff on the sketch and will be back for a concept meeting with staff after the zoning is completed (assuming it is a positive reception from Council).*

From Adam M to Everyone: 06:02 PM

Will the pond be removed on the current Macon property?

- *The existing farm pond will be removed prior to construction on the property.*

From Brian Oten to Everyone: 06:06 PM

Is that a plan for a house next to the pool in the Mills?

- *There is a lot adjacent to the pool at the Mills project. Final confirmation of stream buffers, wetlands, sewer alignment and floodplain will determine if these lots are feasible.*

From Ellie Loijens to Everyone: 06:13 PM

Why is there a 20' Greenway on the plans on the North side, but not on the Southside?

There are significant old trees there. A LOT

- *This is in reference to the GREEN BELT (not greenway). The green belt is being evaluated along the western boundary adjacent to the Mills. The lots in the Mills have a 20' Type A buffer along the eastern bound located within the lots. This same configuration will like be provided on the lots adjacent to the Mills lots.*

From Marcelo De Mello to Everyone: 06:16 PM

Since there are a lot of builders interested in the area, once the builder decides to develop it, is the builder allowed to modified the sketch or they are only allowed on choosing the plans and comestic things?

- *The building will modify the plans to fit their home product, their grading requirements, and other standards they each builder holds as requirements. The changes will be evaluated with Town staff through the Site Plan reviews and be public record for all to follow on the Interactive Development Map.*

From Brian Oten to Everyone: 06:20 PM

Has this property been rezoned? Or is that petition still pending?

- *That is where we are in the process. Zoning to Planning Board February 23rd and Town Council on March 16th. This is the current schedule.*

From Ellie Loijens to Everyone: 06:26 PM

How is it possible to have a non R10 surrounded by R10?

- *An R-8 Conditional Zoning is proposed with standards that match the R-10 zoning district, specifically related to density (3.25 DU/acre). This will go through with staff at the appropriate time.*

What about Parcel #6, how can it retain it's zoning??

- *This is in reference to the Steven Macon residual property (Norris Crossing is purchasing two sections: 3.5 acres in the SW and 1.0 acres along the eastern boundary). The remaining Steven Macon property is NOT being rezoned or annexed as part of Norris Crossing.*

Regarding the parcel not being purchased, since it is isolated from public streets, how can the parcel be a separate zone?

- *The residual Steven Macon property will abut a public R/W in 3 locations making it a legal lot of record.*

From Marcelo De Mello to Everyone: 06:29 PM

Thank you so much for putting this together. I'm sure the Stonemont residents appreciate it a lot.

- *Thanks for attending and providing great input/feedback.*

From Brian Oten to Everyone: 06:29 PM

For what it's worth, a buffer (preferably wooded) would be appreciated and appropriated between this community and the Mills. Thanks for your time!

- *We are evaluating the area and how to best buffer the properties.*

From James Caldwell to Everyone: 06:29 PM

thank you!

THIS IS THE END OF THE WRITTEN COMMENTS / QUESTIONS.

FOLLOWING ARE QUESTIONS WHICH WERE ASKED BY THE RESIDENTS DURING THE MEETING.

Have notified WCPSS about the project?

- *It is our understanding that Holly Springs provides a report to WCPSS. We will confirm this and make sure WCPSS is aware of the project as we continue to work through zoning and Site Plans.*

What is the plan for widening of Avent Ferry Road?

- *Answered above.*

Will the right turn lane from Avent Ferry to Diggory Drive be retained?

- *To be determined within the proposed striping plan. This will be created during the Development Plan/Site Plan stage*

What is the plan for construction access? Will it be directed through the surrounding neighborhoods?

- *Plan is to have the main access from Avent Ferry Road. Avoid directing any traffic into the surrounding neighborhoods to avoid conflicts with homeowners and pedestrians/kids.*

What is the timing for construction on the property? What time of day?

- *The Holly Springs noise ordinance controls construction timing. I think it is:*
 - o *Monday - Saturday 7 am – 7 pm*
 - o *Sunday: 9:00 am – 6:00 pm*
 - o *THIS IS INCORRECT – IT IS ACTUALLY: MON – FRIDAY 7:00 AM – 7:00 PM; SATURDAY 9:00 AM – 7:00 PM. NO SUNDAY WORK.*

There is an existing power pole on the De Mello property (PIN 0638-80-9187). Can that pole be removed?

- *If the only service is to the Steven Macon well, then we are going to request Duke Energy remove the pole when appropriate. This is TBD.*

What is the plan for the two farm ponds on the Mary Macon property?

- *The existing farm ponds will most likely be drained prior to the start of construction.*

What happens to the sketch plan and can it change during Site Plans?

- *A preliminary sketch plan was shown during the meeting. This is a concept plan that is being used to determine the items which should be requested during the zoning hearings. Everyone was told that “THIS PLAN WILL CHANGE” during the site plan designs. But that everything that is submitted to staff is available on the Holly Springs website on the Interactive Development Map. Depending upon the timing, additional neighborhood meetings will most likely be needed to make sure everyone understands the plan for the connectivity and construction.*

THIS IS THE END OF THE QUESTIONS ASKED DURING THE MEETING

EMAILS RECEIVED WITH THE FOLLOWING QUESTIONS/ANSWERS PROVIDED.

From: Anthony Fulgieri of 408 Cahors Trail (Holly Pointe subdivision)

I know this might look like a lot of questions, but what piques my curiosity most is the request for R-8 zoning over R-10, which appears to be prevailing zoning for HOAs for the areas west of Cass Holt Rd. R-8 provides more flexibility with the lot sizes, building setbacks and constructability (especially when dealing with a lot of wetlands, stream buffers and topo/elevation challenges). We are asking for the R-8 district while restricting density to the R-10 district.

1.) How many homes are planned and timeline for development? A maximum of 208 homes per the zoning documents. More realistic is less than 200 with the challenges noted above.

2.) Are they all single family or a mix of SF, Townhomes and/or carriage houses? All single family detached.

3.) How many entrance/ egress sites are planned for the development? There are 6 entrances/exits to/from the property. 5 are stub streets from surrounding residential developments (Stonemont and the Mills @ Avent Ferry) and one new access to Avent Ferry Road at Diggory Drive.

- Are there any planned traffic lights? Not for this development. A new signal will be going in at Holly Meadow Drive – near the Cass Holt Intersection – by the Town of Holly Springs.

- Road widening or other traffic mitigation? Lane widening on our side of Avent Ferry Road, a westbound left turn lane (coming from Highway 55), and an eastbound right turn lane (coming from Harris Lake). Paying for a portion of the traffic signal at Holly Meadow Drive.

4.) Is the developer planning sidewalks and/or greenway connections as part of the plan? Yes to both. Sidewalk along the frontage connecting the Mills @ Avent Ferry with the Stonemont project sidewalk. There is also a greenway located in the middle of the development following the existing sanitary sewer easement/creek. And finally, interior sidewalks within the development connecting to Stonemont and Mills @ Avent Ferry.

6.) How many school aged children are expected from this development and how will Wake C. plan for the additional student population? That is something that I do not know. WCPSS does their own evaluations based upon the adopted Town Land Use Plans and sets school priority based upon growth in the area.

There are currently upwards of 500+ units already approved and/or under construction just on Avent Ferry (Stevenson Tract, Lochridge, Bridgeberry I,II, & III, and the Mills phase 2). This brings the following considerations:

- Limited Town Amenities (Ex. there are no parks on the West side of Town. HS has plans for one 54 acre park on Cass Holt Rd).
- As mentioned above, school impact
- Runoff and drainage

I look forward to hearing more about the project later this afternoon.

Best regards,

Anthony

From: Marcelo De Mello, 300 Ocean Jasper Drive (Stonemont Subdivision)

Thanks for the informative session today.

After reviewing some of my notes, I realized that one thing not yet clear for me is what is really the "20' Green Belt" (between street F and the Ocean Jasper Dr. in Stonemont). **Great question.**

On your proposed zoning, the 20' Green Belt means a side-walk rounded the native/current trees for pedestrians to walk and exercise, or does it mean a 20ft wide buffer without touching the current state of the land? **The greenbelt is required in portions of a development in which a lot area, setback or sideyard reduction is being requested with the Development Options design drawings (Site plans). The greenbelt is not required for every lot in the development. In this case, the greenbelt behind your property is required if the lot reduction is requested. We plan to have lots similar in size to Stonemont in this area but feel a buffer (possibly the greenbelt) would be beneficial for the existing property owners in Stonemont. Stonemont current has a 20' undisturbed buffer on the lots on Ocean Jasper Drive – and there will be a similar commitment to provide the undisturbed buffer or greenbelt in this area.**

The difference in greenbelt and buffer: greenbelt is located on HOA property; buffer is located on the individual lots. This is why there is a greenbelt in some locations and buffers in other locations (some of this does not show up on the sketch plan...but will be cleaned up for the Site Plan submittals to make sure we are protecting the surrounding property owners. I have also copied the definition of Greenbelt within the Holly Springs Unified Development Ordinance.

I'm looking forward to hearing from you in regards to this question and for attend the next session for more information.

Grand Opening: The introduction, promotion, or announcement of a new business, store, shopping center, or office, occurring within thirty (30) days of the issuance of the Certificate of Occupancy, and/or the announcement or introduction or promotion of an established business changing ownership. [Amended Ordinance #03-17]

Greenbelt: An *open space* along the perimeter of a development, *subdivision* or *project* which is maintained in its natural vegetative state and which, at a minimum, contains sufficient vegetation to meet or exceed perimeter landscape yard requirements.

Group Home: As defined by GS § 122C-3. [Amended Ordinance #15-10]

Best Regards,

Marcelo M. DeMello

NORRIS CROSSING – NEIGHBORHOOD ATTENDANCE SHEET

Name	Address (if provided)	Address	Email address/contact information (as provided)
Anthony Fulgieri	408 Cahors Trail	Holly Springs, NC	
Wayne Coeburn	105 Diggory Drive	Holly Springs, NC	
Stephen Macon	2305 Avent Ferry Road	Holly Springs, NC	
Don Garner	104 Ocean Jasper Drive	Holly Springs, NC	
Antoine Johnson	412 Fire Opal Lane	Holly Springs, NC	
Marcelo De Mello	300 Ocean Jasper Drive	Holly Springs, NC	
Lynne Sharp	105 Mystic Quartz Lane	Holly Springs, NC	
James Caldwell			
Brian Oten	305 Bellamy Mill Drive	Holly Springs, NC	
Ellie Loijens	301 Bellamy Mill Drive	Holly Springs, NC	
Scott Martin	104 Mystic Quartz Lane	Holly Springs, NC	
Adam Martin	104 Mystic Quartz Lane	Holly Springs, NC	
James B.			
Dan Hicks	313 Bellamy Mill Drive	Holly Springs, NC	
Jeff Roach Peak Engineering & Design	1125 Apex Peakway	Apex, NC	
Kurt Burger Foxfield Land Partners	1106 Dominion Hill Drive	Cary, NC	
Nate Bouquin (Ramey Kemp & Assoc)	5808 Faringdon Place Suite 100	Raleigh, NC	
Morgan Rosamond (Ramey Kemp & Assoc)	5808 Faringdon Place Suite 100	Raleigh, NC	



THE TOWN OF

Holly Springs

Ordinance No.: RZ1-02

Date Adopted:

Effective Date:

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP
AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160A-383**

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2009, 2018, 2019; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for : #20-REZ-04 to change the zoning of approximately 74.41 acres of Wake County PINs 0638-82-4248, 0638-81-0828, 638-71-6449, 0638-81-4177, 0638-80-2381, 0638-70-7772 (part parcel) from R-30:Residential to R-8 CU: Residential Conditional Use.

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcel on the *Future Land Use Map* as Mixed Use Center; and

WHEREAS, the zoning allows land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan Future Land Use Map*, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on February 23, 2021 and recommended approval by a vote of 6-2; and

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

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map will meet the development needs of the community and help achieve the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*,

WHEREAS, the Town Council finds the proposed amendment the Official Zoning Map is reasonable and in the public interest as it is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Residential Neighborhood and will allow for the development of a single family subdivisions with a variety of lot sizes.

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

Part 1: Amend Unified Development Ordinance Section 1.20, C. Official Zoning Map with the following rezoning request: **#20-REZ-04 to change the zoning of approximately 74.41 acres of Wake County PINs 0638-82-4248, 0638-81-0828, 638-71-6449, 0638-81-4177, 0638-80-2381, 0638-70-7772 (part parcel legal description follows after conditions), and 0639633688 from R-30: Residential to R-8 CU: Residential Conditional Use with conditions 1-10.**

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with the Norris Crossing rezoning, the Developer agrees they (i) are familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

1. The property shall be developed in compliance with the Town of Holly Springs' Unified Development Ordinance (UDO) Section 2.09 – Development Options for Residential Districts.
2. Permitted uses are limited to:
 - Single family detached residential
 - Family care home
 - Accessory apartment
 - Utility, minor
 - Park, active
 - Park, passive
 - Greenway
 - Recreation facility, private
3. The project's gross density will not exceed 3.25 dwelling units/acre
4. The maximum number of proposed dwelling units shall not exceed 208 (or 2.80 dwelling units/acre).
5. The project is proposed to encompass three (3) different lot widths:
 - a. **45' – 55' lots: min. 10% of total lot count**
 - b. **55' – 65' lots: min 30% of total lot count**
 - c. **65' + lots: min. 15% of total lot count**

6. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
7. Garage doors must have windows, decorative details, or carriage-style adornments on them and shall not extend further than 10 feet forward of the front façade.
8. A varied color palette shall be utilized on homes throughout the subdivision, to include a minimum of three (3) color families for siding and shall include varied trim, shutter and accent colors complementing the siding color.
9. Home Owners Association (HOA) covenants shall not restrict the construction of any accessory dwelling unit.
10. The applicant agrees to provide a Fee in Lieu contribution for the installation by others of the proposed traffic signal at the intersection of Holly Meadow Drive and Avent Ferry Road prior to approval of the first Final Plat for the project. This fee in lieu – \$47,577.98 – is outlined in the Traffic Impact Analysis Special Study response to staff dated February 17, 2021.

Legal Description for portion of 0638-70-7772

The legal descriptions described herewith relate to the zoning description associated with the Stephen Macon property located in Holly Springs Township, described by Wake County GIS as PIN 0638-70-7772. The description is based upon the preliminary ALTA survey provided by Bateman Civil Survey Company dated October 25, 2020.

PARCEL #1: eastern portion

CONTROL CORNER IS AN EXISTING IRON PIPE located Northing 682,234.49' and Easting 2,038,775.16' per NAD83/NSRS 2011 / SPC in the southeast corner of the Olive Family Land Company LLC property identified as PIN 0638-82-4248 (DB8748 Pg374) by Wake County GIS; following a tie line S05°04'33"E a distance of 1,751.85' to an existing 3/4" iron pipe along the common property line of N/F Stephen C. Macon and N/F Varini Pissey Subramanya & ET AL (PIN 0368-80-9496) – SAID POINT BEING THE POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING a bearing N57°32'03"W a distance of 253.54' to a calculated point along the N/F Stephen Macon parcel;

THENCE along a new property line S01°55'37"W a distance of 204.18' to a calculated point along the common boundary between N/F Stephen C. Macon and N/F Mary Hare Macon (PIN 0638-80-2381);

THENCE along a common line between the Stephen C. Macon and Mary Hare Macon property with a bearing of S56°02'17"E a distance of 257.64' to an existing 1" iron pipe at the shared property line with N/F Joseph and Sarah Mullen (PIN 0638-80-9294);

THENCE along the common property line with Stonemont subdivision (BM2019 Pg352) bearing N01°55'01"E a distance of 212.01' to the point, said point being the POINT AND PLACE OF BEGINNING HAVING AN AREA OF 45,443.24 SQUARE FEET OR 1.043 ACRES MORE OR LESS.

PARCEL #2: southwest corner

CONTROL CORNER IS AN EXISTING IRON PIPE located Northing 682,234.49' and Easting 2,038,775.16' per NAD83/NSRS 2011 / SPC in the southeast corner of the Olive Family Land Company LLC property identified as PIN 0638-82-4248 (DB8748 Pg374) by Wake County GIS; following a tie line S39°30'07"W a distance of 2,116.16' to a calculated pipe in the common property line of N/F Stephen C. Mason (PIN 0638-70-7772) and N/F Lennar Carolinas LLC property (PIN 0637-79-4767) – SAID POINT BEING THE POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING a bearing S23°16'18"W a distance of 480.66' to a 1" EIP in the extreme southwest corner of the Stephen C. Mason property;

THENCE along the Stephen C. Macon property line bearing of S26°24'25"E a distance of 268.92' to a 1" EIP with CAP at the common property corner with Stephen C. Macon and N/F Mary Hare Macon (PIN 0638-80-2381);

THENCE along an existing property line bearing N45°43'08"E a distance of 397.04' to a calculated point along the common boundary between N/F Stephen C. Macon and N/F Mary Hare Macon;

THENCE along a new property line within the Stephen C. Macon property bearing N49°01'38"W a distance of 440.62' to a calculated point, said point being the POINT AND PLACE OF BEGINNING HAVING AN AREA OF 151,616.01 SF or 3.48 ACRES MORE OR LESS.

Part 2:

REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:

SEVERABILITY

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

Part 4:

INCLUSION IN UDO

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

Part 5:

EFFECTIVE DATE

The provisions of this ordinance shall become effective March 16, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 16th day of March 2021.

Town of Holly Springs by

ATTEST:



Dick Sears, Mayor

Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda

Title: Approve the minutes of the March 2, 2021 Business Meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's business meeting held March 2, 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. 3.2.21 minutes - draft



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, March 2, 2021 in person and via video conferencing. Mayor Pro Tem Berry 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 Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: Mayor Sears.

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*; Kathy White, *Town Deputy Clerk*; LeeAnn Plumer, *Director, Parks and Recreation*; Adam Huffman, *Parks and Recreation*; Cassie Hack, *Communications and Marketing Director*; Corey Petersohn, *Finance*; Sean Ryan, *Development Services*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jonathan Sherrod of Kirk of Holly Springs Presbyterian Church.

4. Agenda Adjustment: The March 2, 2021 meeting agenda was adopted with changes, if any, as listed: added New Business item 12: Together on Center Stage Anti-Bullying Grant.

Motion: Villadsen
Second: Wolff
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: none.

Recognitions

5. Oath of Office – Planning Board

Town Clerk, Linda McKinney, gave the oath of office to Planning Board member Rick Madoni.

Requests and Communications

6. Donation in Memory of Owen Schroeder

Adam Huffman, Parks and Recreation, said that in October of 2020, Owen Reed Schroeder tragically lost his life while playing in a Holly Springs neighborhood. From this tragedy, Owen's parents have decided to pursue a joint venture with the Town to commemorate Owen and provide a unique amenity for the children of Holly Springs. He introduced Owen's parents, Laura and Josh Schroeder.

Mrs. Schroeder said they were here today to thank the Town of Holly Springs and those who have been there for them after the sudden loss of their only child, Owen. Specifically, the Holly Springs First Responders, their neighbors on Carolina Town Lane, the Holly Glen community, Thales Academy, their family and friends, and many others who they don't know personally. The support and love they continue to receive is unexpected, uplifting, and appreciated.

Ms. Schroeder said Owen was a super sweet, bright, active, and very social boy. Although they had only moved to Holly Springs a few months before his passing, he quickly made friends. He loved swimming at the Holly Glen pool, going to Bass Lake, visiting local playgrounds, and hanging out with his cousins here in NC.

In Owen's honor, they made a donation to the Holly Springs Parks and Recreation Department. This will allow for an expansion of the existing playground at Womble Park with swing sets and a memorial bench. Their hope is that other children in this community will be able to do what he loved to do and that his memory will live on. Once the updated park is ready, they will be hosting an opening ceremony and hope to see everyone there to celebrate Owen's life. Mrs. Schroeder thanked the Parks and Recreation Department for working with them and making this possible.

Mr. Huffman showed where in Womble Park the new amenities would be located. He said the padding under the swings would be mulch for additional padding for the children. He showed photos of the types of swings, including a double swing that allows two children to swing at once, that will be installed, and a picture of the plaque that will be on the bench dedicated to Owen. He said that this was the only park that would have swings. Owen's legacy will be that he was the child who brought swings to Holly Springs.

Mayor Pro Tem Berry said that the Town is devastated by their loss and thanked them for bringing joy to other children.

Mr. and Mrs. Schroeder presented a check to Mayor Pro Tem Berry and the Parks and Recreation Department.

7. Wake County Southern Regional Center Presentation

Randy Harrington, Town Manager, introduced Richard Hayner, Director of the Southern Regional Center. He said that because services in North Carolina are provided by the County and the municipality, it is important to work together and to know where services are found.

Mr. Hayner explained that the Wake County Southern Regional Center is an arm of the Wake County Human Services Department. It is located on Judd Parkway across from the Post Office. The Center was opened in 1996 as a way to bring Wake County services closer to people who do not live in Raleigh. Mr. Hayner said services that the Center provides include the following:

Economic Services:

- Medicaid Family and Children, Adult;
- Work First;
- Energy Assistance;
- Long Term Care Assistance;
- Food and Nutrition Services;
- Child Care subsidy.

Child Welfare Services:

- Child protective services assessment;
- Child protective services in-home;
- Foster Care;
- Foster Home Recruitment/Licensing;
- Adoption;
- Family Support Services (prevention)

Health Clinic Services:

- Family Planning;
- Immunizations;
- Communicable Disease/STD;

- Prenatal Care;
- Pharmacy;
- Lab;
- Child Health (future expansion)

and Public Health Services:

- WIC (Women, Infant, Children);
- Maternal Care Services;
- Case Management for At-risk Children;
- High Risk Nursing Services;
- Health Promotions.

He said that other Wake County services they provide are Vital Records, Revenue, Inspections, Wake County Sheriff, Housing, Veterans Services, and Environmental Services. The center also has facility-based partnerships with UNC Healthcare, NCWorks Career Center, Monarch Behavioral Health, Advance Community Health, and Interact.

He gave more details about NCWorks Career Center, which assists those who are unemployed or underemployed. The Community Advocacy Committee (CAC) partners with local communities to assure quality services for citizens, identify needs and priorities, and make sure service gaps get filled.

MPT Berry thanked him for the presentation. Councilwoman Kelly asked if there were brochures for elder care versus young families. Mr. Hayner said there were and left a copy of the Directory of Resources for Older Adults and Adults with Disabilities with the Clerk. Councilman McGrath asked if they coordinated services with any non-profits in the area. Mr. Hayner said that one role of the CAC was to work with other service providers, including nonprofits, and coordinate services. Councilman McGrath asked if there was an effort to work with Veterans' Services. Mr. Hayner said that was a federal, not a county, responsibility, but there are some people in the Raleigh Veterans office who come to the Regional Center on a rotating basis a few days per week.

Public Hearings

8. Unified Development Ordinance (UDO) Text Amendment 21-UDO-01 to Section 3.03 TV Town Village – Legislative Public Hearing

Sean Ryan, Development Services, said that last May Council amended the UDO regarding permitted uses in the Village District Zoning district to remove townhouses as a permitted use. In that text amendment, a semicolon and the word “dwelling” was missed in Section 3.03 A. 1. a. This amendment is to clean up a drafting error in the paragraph by removing the semi-colon and the word “dwelling.”

Planning Board voted to approve 8-0-1.

Mayor Pro Tem Berry opened the public hearing and the following input was received: none.

There being no input, Mayor Pro Tem Berry closed the public hearing.

Councilman McGrath asked for clarification for the public on why townhouses were taken out of the Village District zoning district. Mr. Ryan said that the Land Use and Character Plan suggested that the core of our downtown be commercial, with residential on upper floors, which would negate townhouses in this zoning district.

Action: Motion to adopt Ordinance 21-01 to adopt the statement of compatibility and UDO text amendment.

Motion by: Kelly

Second by: McGrath

Vote: unanimous

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Villadsen, a second by Councilman Wolff and a unanimous vote. The following actions were affected:

9. Minutes – The Council approved minutes of the Council business meeting held February 16, 2021.

10. Staff Position Reclassifications - The Council approved the reclassification of the existing Assistant Town Attorney position, salary grade 81, to a Paralegal, salary grade 75; and Water Quality Director position, salary grade 89 to Water Resources Director, salary grade 90.

11. External Auditor for Fiscal Year Ending June 30, 2021 – The Council approved the contract with Cherry Bekaert LLP as Town auditor for a three-year period beginning with the fiscal year ending June 30, 2021.

NEW BUSINESS

12. Together On Center Stage Anti-Bullying Grant

Mayor Pro Tem Berry said that Mayor Sears had received a letter from Together on Center Stage (TOCS) requesting a \$5,000 donation to help them obtain a new facility for the program, as they lost their previous location due to the COVID-19 shut downs causing them to be unable to pay their rent. The funds would come from the anti-bullying funds donated to the Town by former State Senator Barringer in 2018 that are currently unallocated. TOCS was based in Holly Springs, before the pandemic. The request was for operations costs and hard costs. They are looking to procure a building through lease-to-own, or to rent a facility. Any remaining funds would be used for scholarships for children who are unable to pay. The group works with special needs children, previously incarcerated children, and others to work together towards a common goal. They have applied for 501(c)(3) status. He said that he and Councilman Wolff are the Council Grants Committee, so they Mayor forwarded the request to them. They recommend that this be granted. The Mayor is very passionate about this topic, and this is a worthwhile program.

Councilman Wolff said the Committee will be considering applications from nonprofits later this spring, but this request is time sensitive. Like the Western Wake Crisis Ministry and others Council gave grants to due to COVID months ago, TOCS was affected by the pandemic. This is unappropriated money that was gifted to the Town from former Senator Barringer, and it meets the requirements of that gift. He agrees that Council should award these funds.

Councilwoman Kelly asked if TOCS could clarify in their letter that if the funds were not able to be spent on the program as requested that they come back to Holly Springs.

Councilman Villadsen said he had personal experience with this group and they do a great job. He supports the effort and the giving of this grant.

Councilman McGrath said he agrees that this is the Mayor's passion and as Mayor Sears says, "if it is good for the kids it's good for Holly Springs." He supports this grant.

Action: Motion to approve a \$5,000 sub-grant from the Town's Department of Public Instruction grant to Together on Center Stage (TOCS) for Anti-Bullying initiatives, with a condition that the request letter include information on returning funds that are unused.

Motion by: Villadsen

Second by: McGrath

Vote: unanimous

OTHER BUSINESS

Mayor Pro Tem Berry said there had been 2,219 cases of COVID-19 in the 27540 zip code, and five deaths. He reiterated the importance of cross walk safety and asked that drivers pay attention to crosswalk signals, and slow down in neighborhoods. He said that the Legislative Action Committee met with Representative Paré and Senator Batch and members of the development community to discuss impact fees. It was a productive discussion and he hopes to find mutual solutions in the future. Yesterday he had the opportunity to stand in for the Mayor in a national TV spot partnered with the Ryan Hamilton Foundation here in Holly Springs. It was an interesting experience and he was grateful for the opportunity. He thanked Cassie Hack, Communications and Marketing Director for helping him to prepare. The episode will possibly air later in the spring.

Councilman Wolff said while there were no definitive outcomes from the meeting with state legislators, he was proud that they were the catalyst, and that the message from Holly Springs, Fuquay Varina, and Apex was clear, concise and unanimous. To add on to the COVID discussion, he said the second half of Group 3 are eligible to receive their vaccines starting tomorrow. Wake County has a great portal to register and the state will reach out to you. Group 4 will start on March 24th. It is great news, but we need to keep wearing masks, staying 6 feet apart, and not going out unless necessary.

Councilwoman Kelly said that March is Women's History Month. She asked Council to support a resolution for Women's History month. She also asked that Council consider a resolution supporting the Equal Rights Amendment. She read the proposed Equal Rights Amendment.

Council agreed that they would support a Mayoral Proclamation recognizing Women's History Month and Councilwoman Kelly said she would reach out to the Mayor.

The request to consider a resolution supporting the Equal Rights Amendment was debated. It was put forward that this was an issue that some Council members felt they needed more information on before they could decide, and that it was a matter to be handled at the General Assembly. Other Council members felt it was important for the Town to express its values on this issue. The final consensus was that Council members' contact information be shared with Dianna Wynn of the League of Women Voters to give Council members educational opportunities to learn about the proposed Amendment.

Councilman McGrath thanked the Schroeders for honoring their son with the donation to the Town. He said that traffic is picking up, especially with kids back in school, and asked that drivers watch their speed, and be cautious of pedestrians and other drivers. He expressed appreciation to his colleagues for letting him participate electronically in the last meeting. He said most committees like Triangle J Council of Government and NC Capital Area Metropolitan Planning Organization are meeting virtually. He said that NCDOT is releasing some funds as traffic is picking up. As we get in the midst of the Comprehensive Transportation Plan, it's good to hear things are moving forward.

Councilman McGrath gave an update on the Landfill working group, saying Mr. Harrington has been working with David Ellis at the County to set up a meeting with Commissioners Hutchison and Calabria and representatives from the Wake County Landfill and GFL to be part of a steering committee to work on long-term solutions. This is good progress.

There followed a discussion regarding the landfill subcommittee, headed by Councilwoman Kelly, which has been working to gather Holly Springs-specific data points and metrics to quantify how the landfill malodor is affecting the Town. Council members discussed the make-up of the subcommittee and its goals and mission. Consensus was to bring the issue to the next workshop to discuss the organization and function of this committee.

MANAGER'S REPORT

Randy Harrington, Town Manager, recognized the Schroeder family for their strength and courage in coming to the meeting. He told Council that next week's workshop agenda is shaping up to be robust but productive. The Comprehensive Transportation Plan will take at least an hour; then there will be a discussion of updates to the Strategic Plan as discussed at the retreat; Council has asked for a discussion of the electronic meeting policy; and there will be a discussion on the North

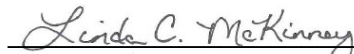
Ting development agreement. Adding the landfill committee to this agenda will make it five items. There will probably also be a closed session, so he wanted to acknowledge that the open part of the meeting could go to 8:30 or 9:00. If Council is ok with that staff will add the landfill committee item. Consensus of Council was to put it on the agenda, and if they don't get to it, it can be tabled.

Mr. Harrington said the Town is proud to announce the opening of the first dog park in Holly Springs. The "leash cutting" will be March 13th at 10 am at Sugg Farm. There will be a few vendors. The public is asked to please wear face coverings and maintain social distancing. There is also a new restroom facility at the park.

CLOSED SESSION: none

Adjournment: Councilman Villadsen made a motion to adjourn at 8:20 pm. It was seconded by Councilman McGrath and passed with a unanimous vote.

Respectfully Submitted on Tuesday, March 16, 2021.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda

Title: Monthly Budget Amendment Report

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

Approve budget amendment to increase Development Services review fees budget by \$10,000.
Receive Budget Amendment Report.

Explanation:

- The purpose of the budget amendment is to appropriate revenue and associated expenditures for required development review.
- Proposed development is required to submit special studies such as traffic impact analysis during preliminary plan review.
- These studies are outsourced for an independent review. The Town must pay the independent review fee upfront, however, an invoice in the equal amount plus administrative fees is then charged back to the developer. This results in a wash of revenues and expenditures.
- The current budget limit for revenues and expenditures associated with traffic impact analyses and associated reimbursements has been met. This amendment will increase revenues by \$10,000 and expenses by \$10,000 to ensure that additional transportation impact analysis work can continue this fiscal year.

Background:

- 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.

Funding Source(s):

Increase General Fund Development Fees budget by \$10,000

Attachment(s):

1. FY21 Budget Amendment - Development Review Fee
2. Manager Approved Amendment - Fleet Insurance
3. Manager Approved Amendment - Fleet Insurance2

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: Development Services **Date:** 3/5/2021

Reason for Budget Amendment:

Increased development review fees due to high levels of development. This expense is reimbursed to the Town.

Expense			
<i>Account #</i>	<i>Account Description</i>	<i>Increase</i>	<i>Decrease</i>
10-432-12.09	Professional Services - Development Review	\$ 10,000	
Total Expense:		\$ 10,000	\$ -

Revenue			
<i>Account #</i>	<i>Account Description</i>	<i>Increase</i>	<i>Decrease</i>
10-320.13	General Fund - Development Review Fee	\$ 10,000	
Total Revenue:		\$ 10,000	\$ -

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.

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: Public Works - Fleet

Date: 2/3/2021

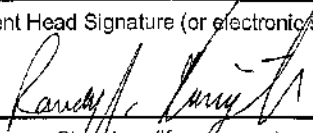
Reason for Budget Amendment:

Utilize insurance proceeds for collision repair of police vehicle

Expense			
Account #	Account Description	Increase	Decrease
10-422-21-41.02	Maintenance and Repair Vehicle	\$ 9,822	
10-410-37.03	Insurance Proceeds		\$ 9,822
Total Expense:		\$ 9,822	\$ 9,822

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

Department Head Signature (or electronic submission)



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.

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: Public Works

Date: 2/11/2021

Reason for Budget Amendment:

Moving insurances proceeds to fleet maintenance for repair of vehicle 1093.

Expense			
Account #	Account Description	Increase	Decrease
10-410-37.03	General Fund Insurance Proceeds		\$ 9,635
10-422-21-41.02	Fleet Maintenance Vehicle Repair	\$ 9,635	
Total Expense:		\$ 9,635	\$ 9,635

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

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.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

Consent Agenda

Title: Specimen Tree Removal Valencia (Steeplechase) Subdivision

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services

Action(s):

Accept the arborist report regarding the 35" DBH specimen tree located in Valencia (Steeplechase) subdivision, approve the removal of the specimen tree, and authorize the replanting of trees in accordance with the proposed tree replacement plan.

Explanation:

- Unified Development Ordinance Section 7.01 requires tree preservation areas with development. Valencia (Steeplechase) Subdivision, currently under construction, provided the required tree preservation areas, a portion of which was achieved by preserving two specimen oak trees.
- Removal of a tree credited to a tree preservation area may only be performed with the approval of the Town Council or their designee.
- The Town has received a report from an arborist indicating a specimen tree has died. The developer is requesting permission to remove the tree. This is the second of two specimen oak trees preserved with the development for which removal has been requested. The first tree was felled during a storm prior to construction starting.
- When a tree credited to a tree preservation area is approved for removal, the tree must be replaced as follows:
 - Replace the tree with a tree of native species planted at least thirty feet (30') from the trunk of any other; and
 - Provide an equivalent or greater number of tree caliper inches of the tree removed; and
 - Minimum replacement tree size: three inch (3") caliper.
- The developer has submitted a tree replacement plan in accordance with the requirements.

Background:

- Development Option Plan 18-DO-01-A01 was approved on July 16, 2019. The purpose of the amendment was to approve modifications to the tree preservation areas to account for the removal of a specimen oak tree that was felled during a storm, prior to the start of construction.
- Development Option Plan 18-DO-01 was approved on March 19, 2019 with a waiver to allow 18.3 percent of land area as reforestation area. The remaining 1.7% tree

preservation area included the preserved specimen tree.

Funding Source(s):

N/A

Attachment(s):

1. SpecimanTreeRemoval_Valencia_Letter

February 22, 2021

Mr. Sean Ryan
Town of Holly Springs
Development Services – Land Development / Long-Range Planning
128 S. Main Street
Holly Springs, North Carolina 27540

RE: **Steeplechase – Valencia**
18-REZ-02
Specimen Tree Replacement
PLT-18000

Dear Mr. Ryan,

The 35" white oak specimen tree located in Phase 1 of Valencia, and generally located in the southern and western portion of the subject development, as part of the was required to be preserved by zoning has died. Pursuant Conditions of Approval #5 of the rezoning (18-REZ-02) "The 35" white oak tree designated on this plan to meet the requirements of the conditional use rezoning 18-REZ-02 shall not be removed without approval from the Department of planning and zoning after receipt of a report from a certified arborist declaring that the removal of the tree is necessary due to the death, disease or threat of danger to human life of property." We are submitting the substantiation to validate all efforts were made to save the tree through construction, but the tree has ultimately perished. The tree has been shown as preserved on the approved plan and measures were put in place to protect the tree during construction. This included tree protection fence and silt fence barriers at the critical root zone. No traffic or root zone impact has been witnessed or has occurred as a result of the nearby construction activity. The pictures attached illustrates these measures. Pulte has hired an arborist (see letter attached) to validate the root cause of the tree's demise – disease. Pursuant the Town of Holly Springs Unified Development Ordinance, a specimen tree that dies is to be replaced with in-kind native species at least 30' from the trunk of any other specimen tree, and at an amount equivalent to the demised specimen in caliper inches. The minimum size is to be 3" caliper. See snippet here.

(2) Replacement

When a tree credited to a *tree preservation area* is removed from the site, or dies within one (1) year following construction or the issuance or the final certificate of occupancy for the *project*, the owner shall replace as follows:

- (a) Replace the tree with a tree of native species planted at least thirty feet (30') from the trunk of any other; and
- (b) Provide an equivalent or greater number of tree caliper inches of the tree removed; and
- (c) Minimum replacement tree size: three inch (3") caliper.

The attached plan shows the general location of 12- three (3) inch oak and maple species to be used to fulfill the requirement of replanting the loss of this 35" oak tree. Please advise if further information is deemed necessary? I welcome any questions or information relative to this request for approval of the replacement planting plan.

Sincerely,

MCADAMS



Ryan Akers, PE
Group Manager, Residential
RA/md







HERITAGE TREE & ARBORIST SERVICE
332 SAULSTON RD
GOLDSBORO, NC 27534
919-921-2992

Pulte Group

Subdivision: Valencia

Location: Aintree Ave, between lots 25 & 26

Subject: 35" Champion White Oak (*Quercus alba*)

Findings: Tree was found to be dead. Obvious visual evidence of Hypoxylon disease supported by the dead crown of the tree. The tree is dangerous and threatening and definitely needs to be removed.

Jeffrey Parkhurst
ISA Certified Arborist
#SO5360A



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

Consent Agenda

Title: Twelve Oaks Pump Station Upgrade Phase 2 Design (TOHS 18-005)

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Rachel Ingham, Utilities and Infrastructure, Kendra Parrish, Utilities and Infrastructure

Action(s):

Approve a contract with Diehl & Phillips for the design of upgrades needed at the Twelve Oaks Pump Station.

Explanation:

- In December 2020, Utilities & Infrastructure Services prepared an RFQ seeking qualified consultants to design upgrades needed at the Twelve Oaks Pump Station.
- Two firms submitted responses to the RFQ.
- Diehl & Philips was chosen to complete the design of the pump station upgrade based on the Statement of Qualifications received.

Background:

- The Twelve Oaks Pump Station is nearing its permitted capacity of 1.944 MGD. Originally designed as a 1,350 GPM pump station, recent field testing (August 2020) indicates that the station is operating at a reliable pumping rate of 1,157 GPM. For planning purposes, this equates to 0.007 MGD of available capacity in the pump station.
- Twelve Oaks Pump Station Upgrade Phase 2 was anticipated and budgeted for in the FY 22 Community Investment Plan
- Upgrades to the Twelve Oaks Pump Station are required to serve future development projects in the basin, including the rezoning request for 1317 N. Main St. (Sportsmanship Way).

Funding Source(s):

Funded through current operating budget (account #30-432-12.03).

Attachment(s):

1. D&P Revised Proposal Twelve Oaks PS Expansion 2-17-2021

DIEHL & PHILLIPS, P.A.

CONSULTING ENGINEERS
1500 Piney Plains Rd., Suite 200
Cary, North Carolina 27518
Telephone (919) 467-9972 – Fax (919) 467-5327

WILLIAM C. DIEHL, P.E.
JOHN F. PHILLIPS, P.E.
ALAN R. KEITH, P.E.

February 2, 2021

Ms. Rachel Ingham, P.E.
Utility Engineer
Town of Holly Springs
P.O. Box 8
Holly Springs, NC 27540

Re: Proposal for Engineering Services for Expansion of the Twelve Oaks Wastewater Pumping Station

Dear Ms. Ingham:

Diehl & Phillips, PA is pleased to present the following proposal for engineering services for the referenced project. The project generally consists of the design, bidding, and construction phase engineering services for the expansion of the Twelve Oaks Pump Station. Based upon information provided in the Town's Request for Qualifications and our subsequent Zoom meeting discussions, the expansion will generally include a new wetwell and valve vault, two new submersible pumps, the piping to interconnect the new facilities to the existing influent and discharge piping, and associated electrical construction. The new pumps will be at least equal in capacity to the existing pumps, and may have an increased capacity if the existing electrical system can support increases in the pump motor sizing.

Our Design Phase Services will include:

- A site survey by Mauldin-Watkins Surveying, PA, to provide us with accurate locations of the existing structures and valves.
- We will also have Geotechnologies, Inc. perform a subsurface investigation by extending a test bore in the proposed wetwell location, and a second bore closer to the existing pump station (to assist with the required shoring design).
- Diehl & Phillips, P.A. will perform a field inspection of the station to have an accurate inventory of the existing electrical system components. The expansion will require two new breakers in the existing 3-phase panelboard "H", two new reduced voltage solid state starters, and possibly a new pump station control panel. We will take measurements to ensure the added equipment is positioned in the existing building with the proper clearances.

- Our design services will include an evaluation of the capacity of the existing standby power generator and power distribution system, for the purpose of getting the maximum pump capacity possible with the existing electrical system.
- The design will include modifications to the existing SCADA Remote Terminal Unit to accept the additional inputs related to the new pumps.
- The surge control system was sized for the expanded flow, and therefore we do not anticipate any upgrades will be required for that system.
- Similarly, the solids cutter was sized for the expanded station flows and should not require any modifications. However, the existing unit is powered by a hydraulic pump system that was preferred by the solids cutter's manufacturer in 2007. The manufacturer now recommends an immersible electric motor over the hydraulic pump system. We propose to include an alternate bid item to replace the hydraulic system with an electric motor, as the electric motor will require less maintenance than the hydraulic system.
- The existing odor control feed system will be evaluated to confirm it is adequate for the increased flows through the station.
- A new jib crane and motorized trolley/hoist will be required for the new wetwell, and will be included in our design.
- A split system air conditioning unit, to provide dehumidification and cooling to benefit the electronic systems in the existing electrical building, will be included in the design as an alternate bid item.
- Additional site lighting will be required for the new wetwell area. We will evaluate the existing site lighting and coordinate the new lighting with the existing.
- We will also discuss with the Town staff any other improvements or upgrades they believe should be made at the pump station.
- As a part of our design, we will prepare a Project Manual that will include the technical specifications for the pump station equipment and construction. The Project Manual will also detail the construction sequence required for the expansion to be built with minimal impacts to the pump station's normal operations.
- The completed design would be submitted to the Town staff for review. After addressing any comments the Town may have, we would submit the necessary application to NC DWR for permitting of the station expansion.
- Due to the limited size of the area that will be disturbed by the new construction, we do not anticipate that a Sediment and Erosion Control Plan approval by NC DEMLR will be required for this project. However, our design will include erosion control measures to prevent any off-site siltation.

The Bidding Phase Services will include:

- Diehl & Phillips, P.A. will prepare bid documents for the project, using the Town's standard bid and construction contract forms. The bid documents would be

submitted to the Town staff for review, and we would address any review comments offered by the staff.

- Assist the Town in advertising the project for bids. Coordinate the distribution of bid documents to potential bidders and material suppliers, and address questions from Bidders. A pre-bid meeting is not necessary for a project of this scope, in our opinion, but we will conduct it if the Town wishes to have one. We will also assist with the bid opening, although it may be a virtual meeting depending on the Covid-19 guidelines in place at that time.
- We will prepare a discussion of bids, certified bid tabulation, and a recommendation of award for the Town.

Our Construction Phase Services will include:

- We will provide project administration following award of the construction contract. This will include conducting a preconstruction conference, reviewing material submittals and shop drawings, reviewing pay requests and making payment recommendations to the Town staff, responding to the Contractor's requests for information, and conducting on-site progress meetings with the Town's project manager and the Contractor (timing of meetings to be determined by the Contractor's proposed schedule).
- Providing periodic site visits as the project is constructed, to supplement the construction observation provided by the Town of Holly Springs staff. At this point we anticipate the construction contract will have a 180-day contract period. The active construction period will be less than 180 days, but the time required for preparation of pump submittals, submittal review, pump fabrication, pump delivery, and pump installation will require the 6-month contract time.
- Perform semi-final and final inspections of the constructed project, observe pressure tests, and conduct drawdown tests to measure the pumping rate of the new pumps.
- Prepare record drawings by updating the construction plans with field information, surveys, and measurements provided by the Contractor.
- Prepare and submit the Engineer's Certification of Completion and record drawings to the Town and to NC DWR.
- Assist the Town staff with the Contractor's final pay request, release of retainage, and project close out documents.

We propose to provide the scope of services described above Fixed Fee amounts listed in the Schedule below.

PROPOSED FEE SCHEDULE	
Engineering Services	Fixed Fee Amounts
Design Phase Services, including geotechnical and surveying sub-consultants	\$40,710.00
Bidding Phase Services	\$4,845.00
Construction Phase Services	\$18,220.00
Total Design, Bidding, & Construction Phase Services	\$63,775.00

The Fixed Fee amounts above do not include any permitting, review, or regulatory fees.

The Diehl & Phillips, P.A. hourly rates used in the calculation of the Fixed Fees presented in this proposal are as follows:

Principal Engineer	\$135.00
Project Engineer V	\$120.00
Project Engineer III	\$105.00
AutoCAD Technician	\$95.00

Diehl & Phillips, P.A. will submit invoices monthly, with payment due within thirty (30) days from receipt. The invoice amounts will be calculated based on the percentage completion of the listed engineering tasks, with that percentage applied to the listed Fixed Fee amounts for the tasks to calculate the amount earned to date, less the previous payments made.

The projected time schedule for the project is as follows:

- Design Phase - Completed to the point of submission of final documents to the Town staff for review - 60 days after receipt of a Notice to Proceed
- Review of documents by the Town staff – as required
- Revisions to documents as required by review comments – 7 days
- Bidding process and award of contract – 60 days to complete, allowing a 30-day advertisement period followed by a 30-day bid review and contract award period. Permitting by NC DWR will be accomplished during this 60-day period.
- Construction Phase – 180 days

Ms. Rachel Ingham, P.E.

February 2, 2021

Page 5 of 5

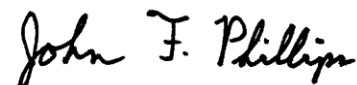
The project manager and design engineer for Diehl & Phillips, P.A. will be John F. Phillips, P.E. He will be responsible for scheduling the required project tasks, schedule compliance, communication with and updating the TOHS staff's project manager, and design review/quality assurance. He will also be responsible execution of the project tasks, engineering calculations, specification preparation, and direction of CAD work. Deliverables will be in electronic (PDF format) and two hard copies. Record drawings will be one set of reproducible drawings, in addition to a PDF file. The deliverables will become the property of the Town of Holly Springs.

Professional Services Checklist – The Town of Holly Springs has developed a checklist of items that are to be included in all professional services contract. The statements below provide confirmation that Diehl & Phillips, P.A. will provide/perform the indicated items as a part of the proposed contract services:

- a. Diehl & Phillips, P.A. is a professional services corporation.
- b. Primary Contact and Responsible Person: John F. Phillips, P.E. office phone 919-467-9972x24, cell phone 919-880-3640.
- c. When this project is completed, Town will have ownership of all work products
- d. Diehl & Phillips, P.A. will conduct periodic progress meetings and provide an updated project schedule at each meeting.
- e. The Town of Holly Springs staff will have the opportunity to inspect and review the deliverables (in paper and/or electronic formats) prior to finalization.
- f. Diehl & Phillips, P.A. maintains \$1 million dollars of professional liability coverage per claim, \$2 million aggregate.
- g. Contract will be for a fixed fee amount. Diehl & Phillips, P.A. warrants that the scope of services described in this proposal will be completed for the fixed fee amount described herein. All invoices will include the Town's project number. The amounts invoiced will be based on the percentages of work completed to date, with that percentage then applied to the fixed fee, less previous payments.
- h. All mileage, copying, courier delivery, meals, postage, and other miscellaneous costs and expenditures required to deliver the proposed scope of services are included in the Fixed Fee proposed above.
- i. Diehl & Phillips, P.A. will complete an Affidavit of Compliance with E-Verify.

Thank you for the opportunity to present this proposal for your consideration. Should you have any questions or care to discuss our proposal, please contact me.

Yours very truly,
Diehl & Phillips, P.A.



John F. Phillips, P.E.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

Consent Agenda

Title: Regency Subdivision Preliminary Pump Station 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 Regency Subdivision development.

Explanation:

- The Regency Subdivision will design and construct a new sewage pump station to serve their development through build out.
- The Preliminary Pump Station Site Plan and Preliminary Design Report (PDR) for the new sewage pump station was reviewed and finalized concurrently with the Regency Subdivision Plan review.

Background:

- This pump station is required for the Regency Subdivision 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 new sewage pump station is necessary for the project to receive approval.
- As the sewage pump station site is not considered a development plan, it is 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.
- This new pump station connects to sewer lines in the Trinity Creek Subdivision and ultimately discharges to the Business Park Pump Station.

Funding Source(s):

N/A

Attachment(s):

1. Regency Subdivision Pump Station Site Plan

REGENCY SUBDIVISION

PUMP STATION SITE PLAN

HOLLY SPRINGS, NORTH CAROLINA

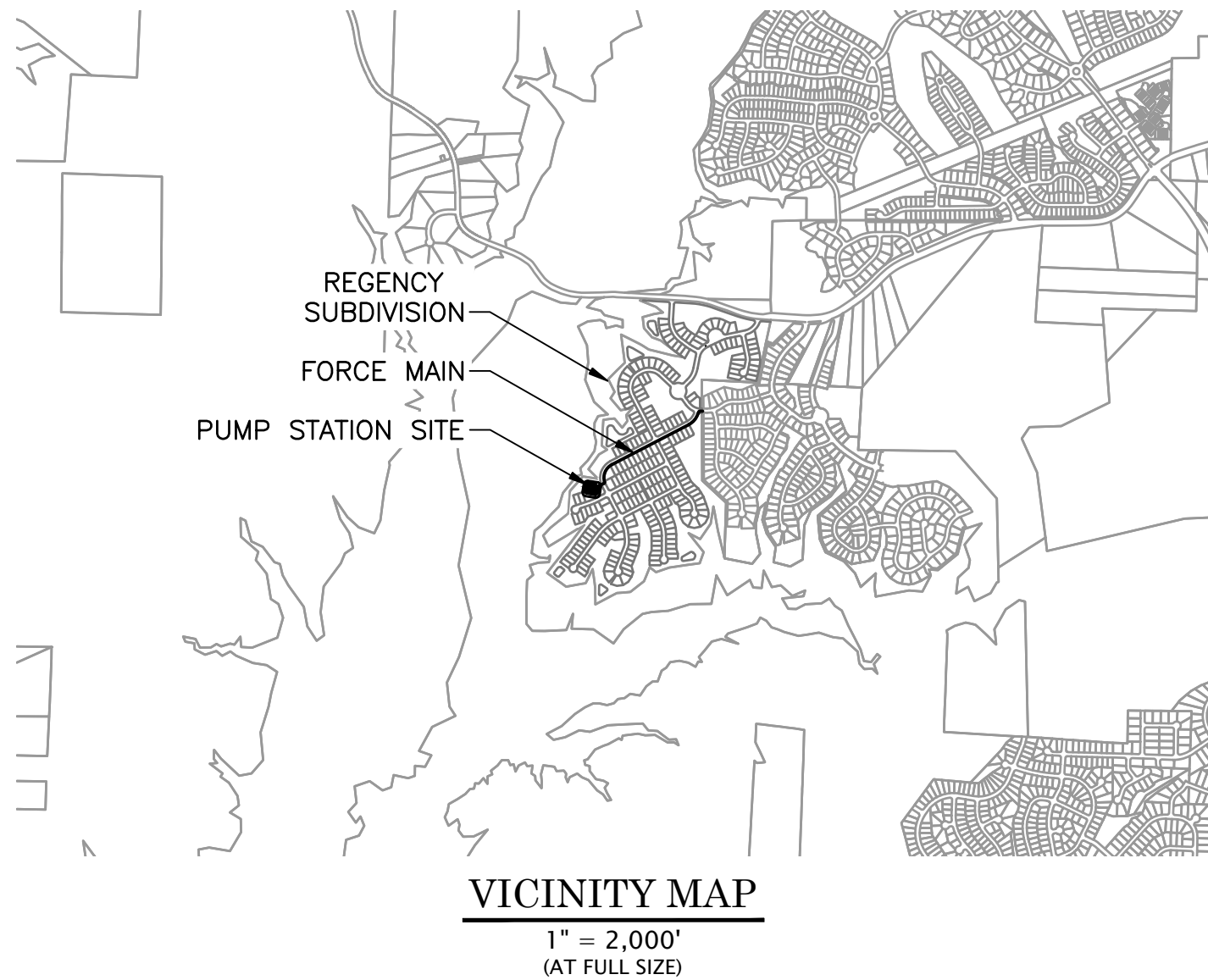
PROJECT NUMBER: TOL-20030

TOHS PROJECT 20-DO-01

DATE: January 2021

SHEET INDEX

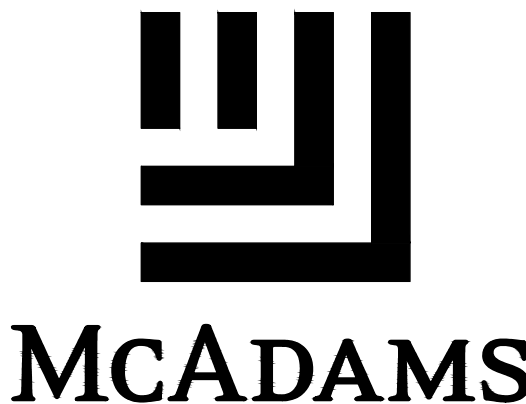
Sheet Number	SHEET TITLE
G-1	Cover Sheet
C-1	Pump Station And Force Main
C-2	Pump Station Site Plan
C-3	Pump Station Grading Plan
LS-1	PUMP STATION LANDSCAPING PLAN



DEVELOPER:
TOLL BROTHERS
14529 GRAND PALISADES PARKWAY
CHARLOTTE, NC 28278
(704)-849-2625



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



THE JOHN R. McADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Marco R. Menendez
memendez@mcadamsco.com



FILENAME: McAdams-20.01-FM Plan.dwg: Layout=Pump Station And Force Main

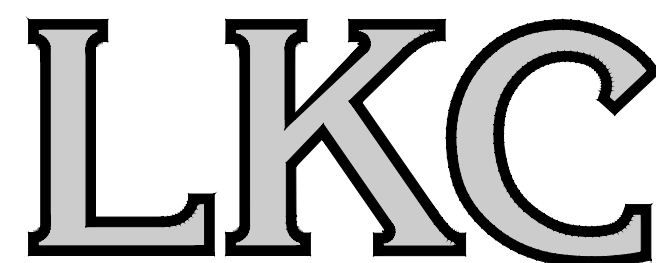
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

REVISIONS:



**THE JOHN R. McADAMS
COMPANY, INC.**

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com



Engineering
Landscape Architecture
Surveying

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

PROJECT NO.	TOL-20030
DESIGNED BY:	HCF
DRAWN BY:	HCF
CHECKED BY:	APK
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	10-26-2020

Pump Station And Force Main

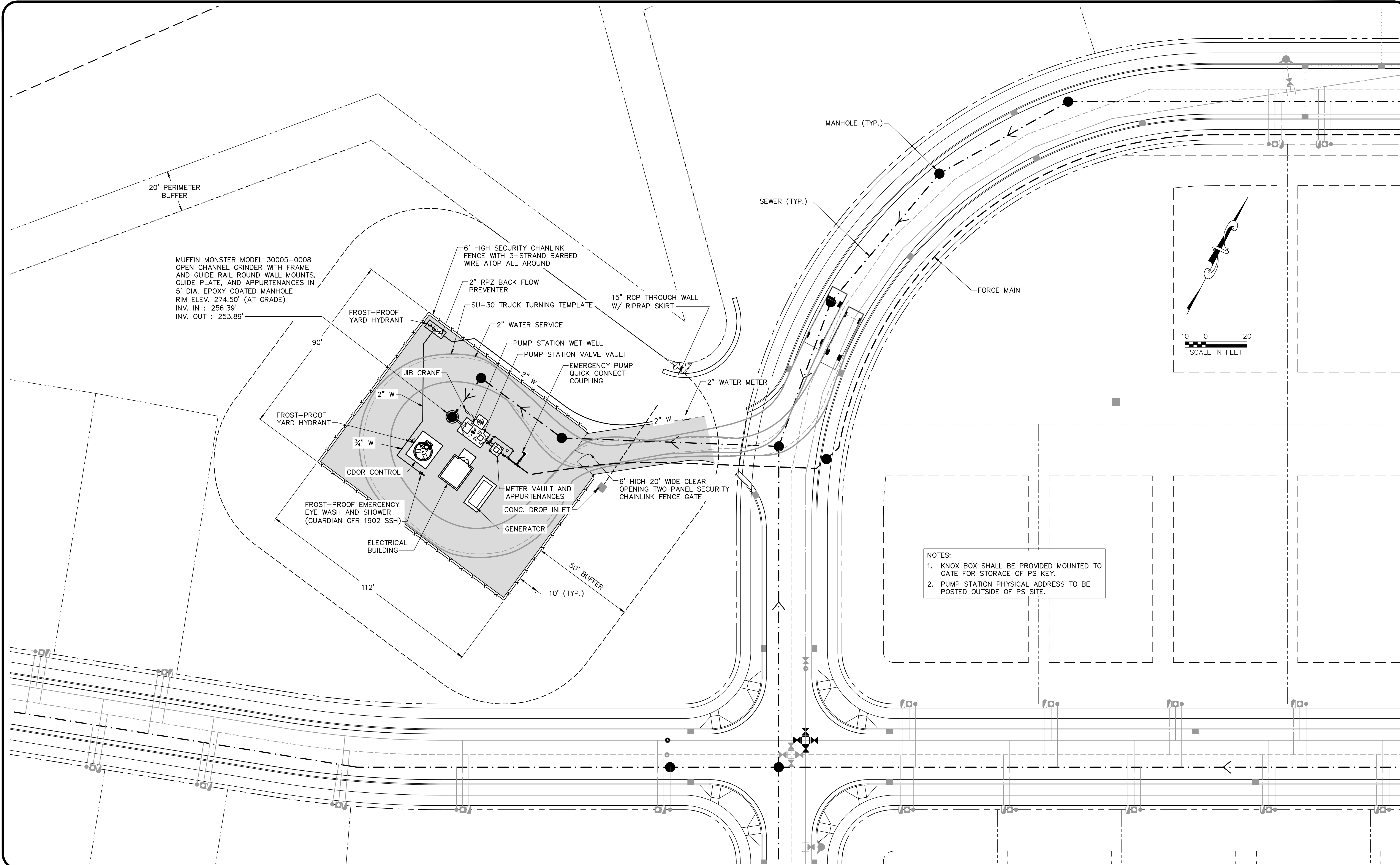
Regency Subdivision

PUMP STATION

HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
C-1
 McADAMS
PRINT DATE:

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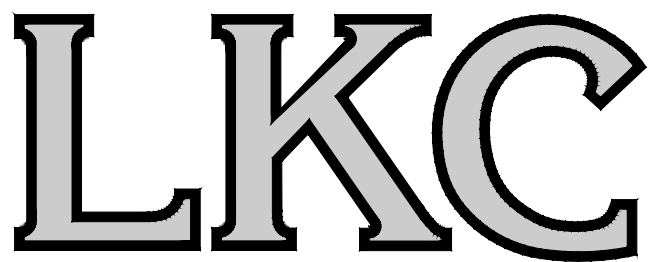
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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

REVISIONS:
Address client/agency review comments 2/23/21 HCF

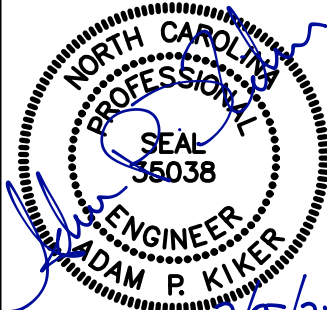


**THE JOHN R. McADAMS
COMPANY, INC.**
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Engineering
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PROJECT NO. TOL-20030
DESIGNED BY: HCF
DRAWN BY: HCF
CHECKED BY: APK
HORIZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
DATE: 10-26-2020

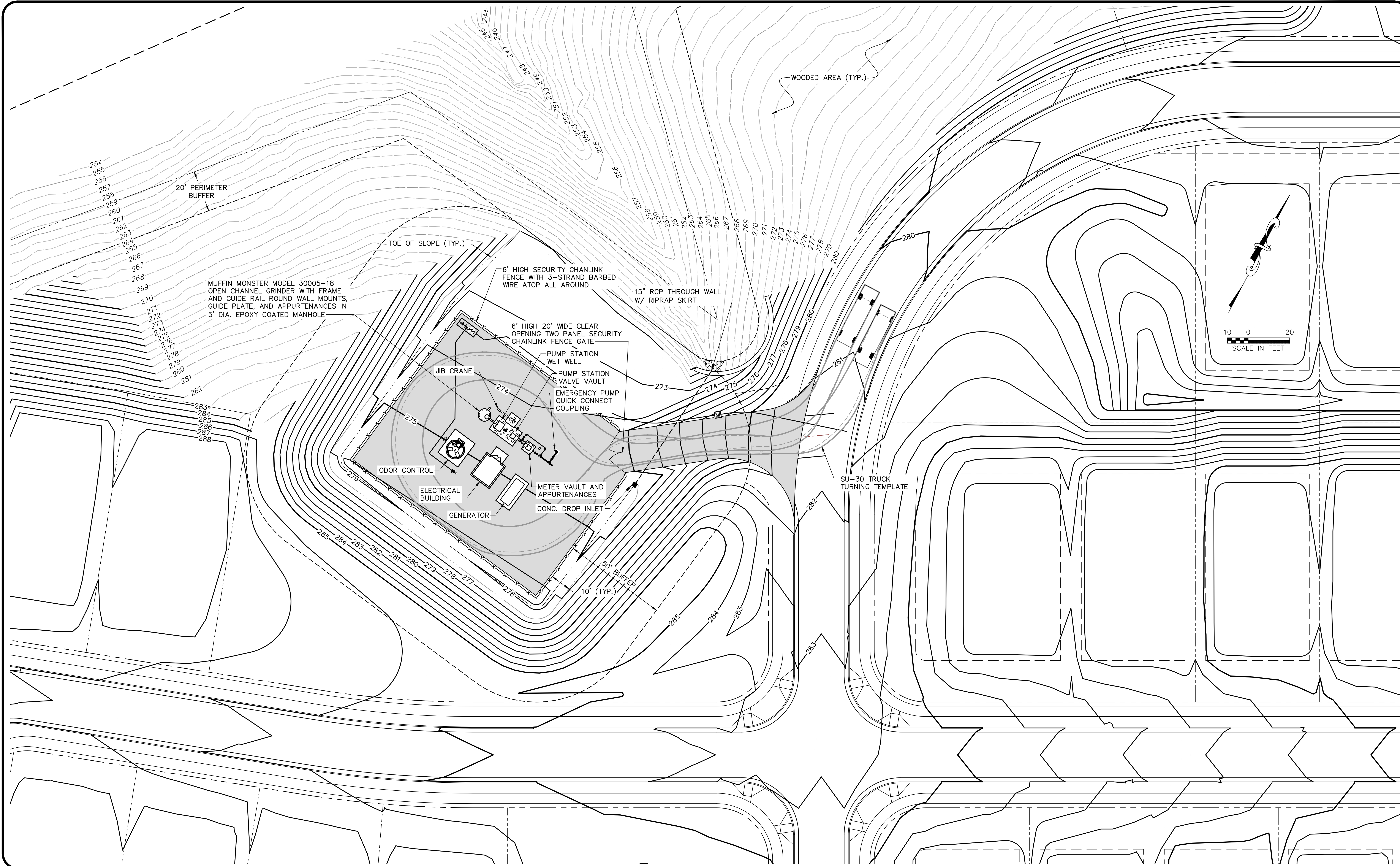
Pump Station
Site

Regency Subdivision
PUMP STATION

HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
C-2
McADAMS
PRINT DATE:

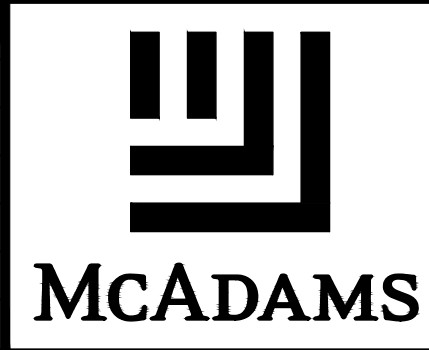
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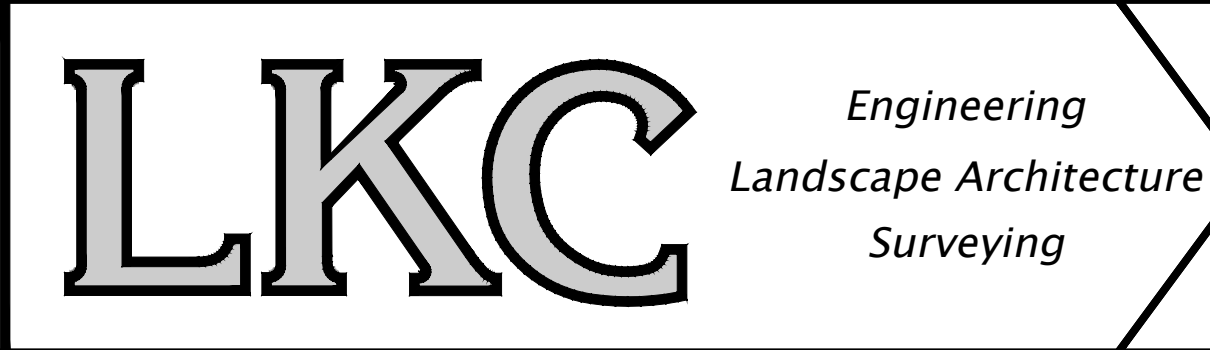
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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

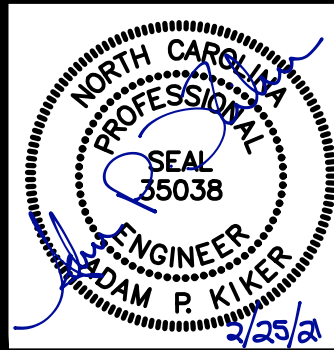
REVISIONS:		
Address client/agency review comments	2/23/21	HCF



**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
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License No.: C-02883
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LKC Engineering, pllc
140 Aqua Shed Court
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F: 910.637.0096
lkceengineering.com
License No. P-1095



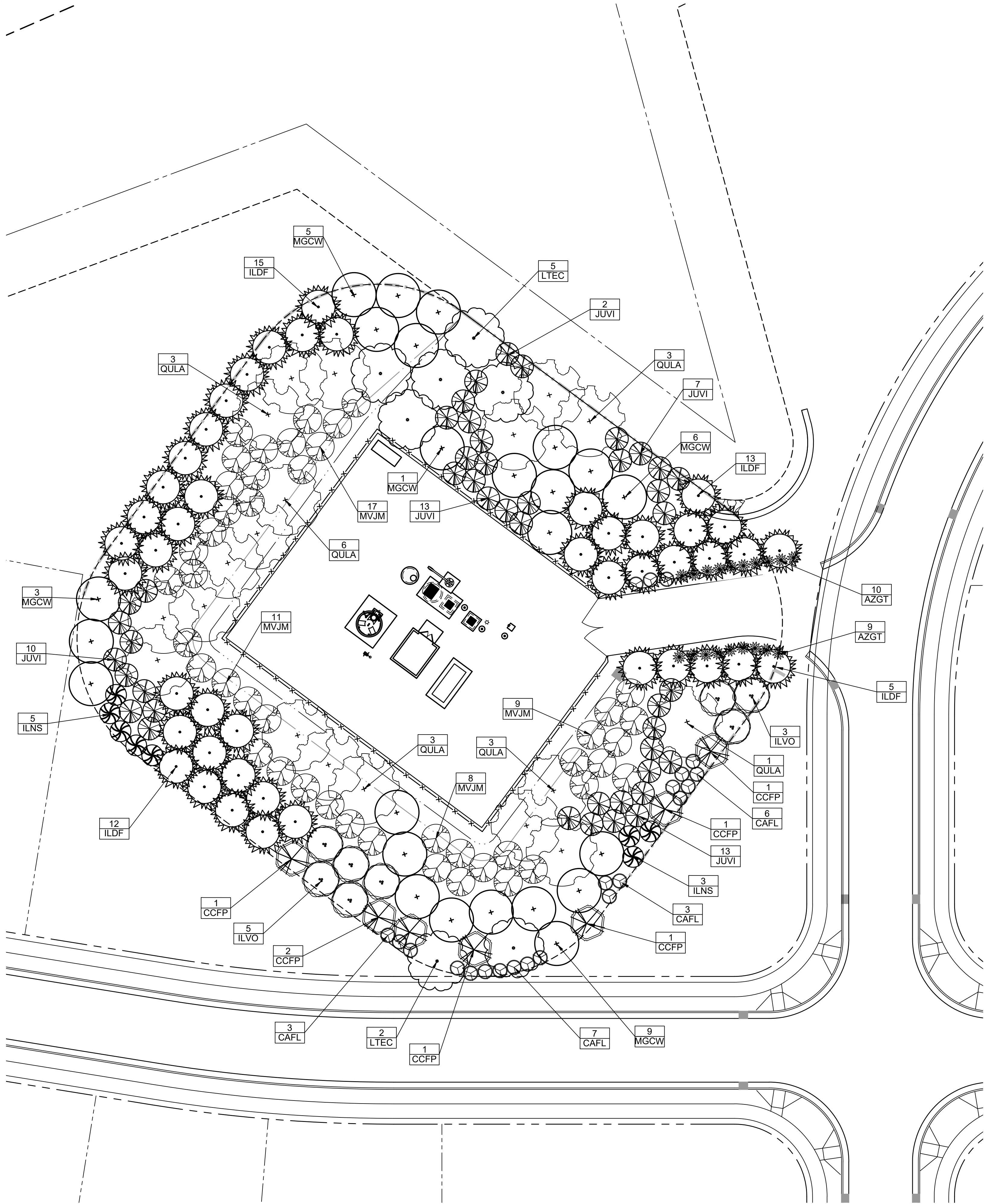
PROJECT NO.	TOL-20030
DESIGNED BY:	HCF
DRAWN BY:	HCF
CHECKED BY:	APK
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	10-26-2020

Pump Station
Grading Plan

Regency Subdivision
PUMP STATION
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.	C-3
PRINT DATE:	

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GENERAL NOTES:

1. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
2. ALL TREES SHALL BE LOCATED OUTSIDE OF THE SITE DISTANCE TRIANGLES. THE TOWN SHALL TRIM OR REMOVE ANY STREET TREES OF LIMBS THAT CONFLICT WITH SIGHT DISTANCE REQUIREMENTS.
3. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON ALL STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
4. STREET TREES ARE TO BE CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN TO UTILITY STRIP BETWEEN SIDEWALK AND BACK OF CURB.
5. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF LANDSCAPING AFTER EXPIRATION OF THE INITIAL LANDSCAPE WARRANTY.
6. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS, SHALL CONSTITUTE MORE THAN TWENTY-FIVE (25) PERCENT OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
7. ALL STREET TREES SHALL BE REQUIRED TO PROVIDE A ROOT GUARD.
8. STREET TREES ON ALL INTERIOR STREETS SHALL BE POSITIONED AS TO NOT INTERFERE WITH ANY LIGHTING FIXTURES OR SITE DISTANCE TRIANGLES.

LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS, OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE, AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL RORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS, AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM TEN (10) FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. REFER TO SPECIFICATION FOR MORE INFORMATION ON DELIVERY, STORAGE, AND HANDLING OF PLANT MATERIAL, QUALITY ASSURANCE, PRODUCTS, AND MATERIALS. SOIL TESTING AND AMENDMENTS, INSTALLATION, MAINTENANCE AND WARRANTIES, AND ADDITIONAL PLANTING REQUIREMENTS.

C-225 OPAQUE BUFFER

PERIMETER BUFFER:

REQUIRED PUV: 1,614 PUV (717 LF X 225 POINTS/ 100 LF)

PROVIDED PUV: 1,636 PUV

C-225 OPAQUE BUFFER					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
A1	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A2	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A3	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A4	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A5	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A6	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A7	(25) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	200	225	89%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		4%	
	(1) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	8		4%	
	(1) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	5		2%	
	(4) SMALL SHRUBS @ 24" HT (0.5 PUV)	2		1%	
A8	(3) LARGE EVERGREEN TREE @ 12' HT (8 PUV)	24	39	61%	C-225
	(2) SMALL EVERGREEN TREES @ 5' HT (5 PUV)	10		26%	
	(0) LARGE DECIDUOUS TREE @ 2" CAL. (8 PUV)	0		0%	
	(0) SMALL DECIDUOUS TREE @ 1.5" CAL. (5 PUV)	0		0%	
	(10) SMALL SHRUBS @ 24" HT (0.5 PUV)	10		13%	
A1-8			1,614 PUV		

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	COMMENTS
TREES						
CCFP	7	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5"		SINGLE-STEM
ILDF	45	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY		12'	SINGLE-STEM
ILVO	8	ILEX VOMITORIA	YAUAPON HOLLY		6'	
ILNS	8	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		6'	FULL TO GROUND
JUVI	45	JUN/PERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR		12'	
LTEC	7	LIRIODENDRON TULPIFERA 'JFS-QZ' EMERALD CITY	EMERALD CITY TULIP POPLAR	2.5"		
MGCW	24	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA WANNAMAKER SOUTHERN MAGNOLIA		12'	
MVJM	45	MAGNOLIA VIRGINIANA 'JIM WILSON' PP 12,065	MOONGLOW SWEETBAY MAGNOLIA		12'	
QULA	19	QUERCUS LAURIFOLIA	LAUREL OAK		12'	
SHRUBS						
AZGT	19	AZALEA INDICA 'GEORGE TABOR'	GEORGE TABOR AZALEA		24"	4' O.C.
CAFL	19	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB		24"	5' O.C.

FILENAME: Pump Station Landscaping Plan.dwg; Layout=Pump Station Landscaping Plan

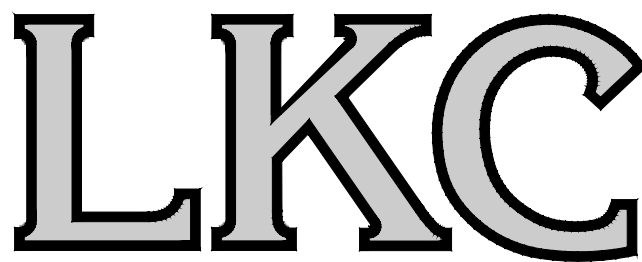
REVISIONS:

Address client/agency review comments 2/23/21 HCF



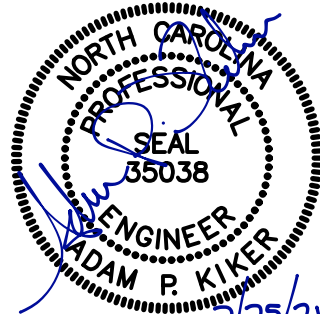
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lkceengineering.com
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PROJECT NO. TOL-20030
DESIGNED BY: PWH
DRAWN BY: PWH
CHECKED BY: APK
HORIZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
DATE: 10-26-2020

Pump Station
Landscaping Plan

Regency Subdivision
PUMP STATION

HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.

C-4



PRINT DATE:



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

Consent Agenda

Title: Municipal Concurrence for Speed Limit on Honeycutt Road

Strategic Priority Area: Safe & Friendly

Staff Resource: Dirk Siebenbrodt, Utilities and Infrastructure

Action(s):

Adopt Ordinance 21-13 setting speed limit of 45 MPH on SR 1126 (Honeycutt Rd.) between SR 1116 (Cass Holt Rd.) and SR 1101 (Piney Grove Wilbon Rd.) and 35 MPH on SR 1126 (Honeycutt Rd. between 0.37 miles west of SR 1101 (Piney Grove Wilbon Rd.) and 0.05 miles west of SR 1101 (Piney Grove Wilbon Rd) in effect 30 minutes before to 30 minutes after school begins and ends on school days only.

Explanation:

- The governing body of the Town of Holly Springs is authorized pursuant to Article 8 of Chapter 160A of the NC General Statutes to enact ordinances such as speed regulation in order to protect the health, safety, and welfare of the citizens of Holly Springs and the motoring public.
- Holly Springs Police Department approached Utilities and Infrastructure Services about the lack of speed limit signs along Honeycutt Road, (SR1126) outside of the posted school zone signs near Buckhorn Elementary School.
- Based on analysis from traffic and engineering and in their professional opinion, a speed limit below 55 MPH is requested.
- SR 1126 is an NCDOT road and the NCDOT Traffic Division has requested a concurring ordinance from the Town to set the new speed limits.

Background:

Funding Source(s):

N/A

Attachment(s):

1. honeycutt rd muni pkg
2. 21-13 Speed limits on Honeycutt Road - draft ordinance

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1079696

Division: 5 **County:** WAKE

Municipality: HOLLY SPRINGS

Type: Municipal Speed Zones

Road: SR 1126

Car: 45 MPH

Truck: 45 MPH

Description: On SR 1126(Honeycutt Rd) between SR 1116(Cass Holt Rd) and SR 1101(Piney Grove Wilbon Rd).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my

hand and the municipal seal this _____ day

of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ **Title:** _____ **Date:** _____

Region: _____ **Title:** _____ **Date:** _____



**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1079697

Division: 5 **County:** WAKE

Municipality HOLLY SPRINGS

Type: School Speed Zone - Municipal

Road: SR 1126

Car: 35 MPH

Truck: 35 MPH

Description: On SR 1126(Honeycutt Rd) between 0.37 mile west of SR 1101(Piney Grove Wilbon Rd) and 0.05 mile west of SR 1101(Piney Grove Wilbon Rd). (Buckhorn Creek Elementary, in effect from 30 minutes before to 30 minutes after school begins and ends on school days only.)

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

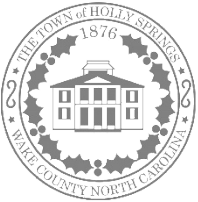
(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____





THE TOWN OF

Holly Springs

Ordinance Number: 21-13

Date Adopted: March 16, 2021

Effective Date: March 16, 2021

**AN ORDINANCE Establishing Speed Limit of 45 MPH on SR 1126, Honeycutt Road,
between Cass Hold Road and Piney Grove Wilbon Road,
and Establishing a Reduced Speed Limit of 35 MPH for the School Zone of Buckhorn
Elementary School**

WHEREAS, the governing body of the Town of Holly Springs is authorized pursuant to Article 8 of Chapter 160A of the North Carolina General Statutes to enact ordinances such as speed regulation in order to protect the health, safety, and welfare of the citizens of Holly Springs and the motoring public in the area; and,

WHEREAS, a state-controlled road known as Honeycutt Road (SR1126) currently has no posted speed limit outside of the school zone; and

WHEREAS, a state-controlled road known as Honeycutt Road (SR1126) serves Buckhorn Elementary School; and,

WHEREAS, the Town Council and Staff are of the opinion based on traffic and engineering analysis of this area that the speed limit should be set at 45MPH outside of the school zone; and

WHEREAS, the establishment of a school zone in front of the school to 35 MPH during the times school is in session is reasonable and prudent and in the best interests of the motoring and pedestrian public of Holly Springs; and,

WHEREAS, the Town Council and Staff are of the opinion based on traffic and engineering analysis of this area that the speed limits should be established as set forth below.

PART I:

1. A speed limit of 45 MPH shall be established on SR 1126 (Honeycutt Rd.) between SR 1116 (Cass Holt Road) to SR 1101 (Piney Grove Wilbon Road).
2. A School Zone shall be established and a 35 MPH speed limit set in the following area:
 - a. From a point between 0.37 miles west of SR 1101 (Piney Grove Wilbon Rd.) and 0.05 miles west of SR 1101 (Piney Grove Wilbon Rd.) in effect from 30 minutes before to 30 minutes after school begins and ends on school days only.

PART II: EFFECTIVE DATE. This ordinance shall become effective upon adoption.

PART III: ADOPTION CERTIFICATION. I hereby certify that this is a true and correct copy of the speed limit ordinance as adopted by the TOWN COUNCIL of the TOWN OF HOLLY SPRINGS, North Carolina, on the 16th day of March, 2021.

2021 WITNESS my hand and the official seal of Town of Holly Springs, this the 16th day of March,

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk