



Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. April 28, 2026 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

UDO Text Amendments

2. Semiannual UDO Text Amendments 26-UDO-01

Other Business

3. **Town Council Official Action Overview**
4. **Committee Reports**
5. **Development Services Report**
6. **Other Business**

Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday April 28, 2026 at 7:00pm.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **April 28, 2026**. At 7:00 p.m. after determining whether a quorum was present, Chairman Rick Madoni called the meeting to order.

Staff Members Present:

Sean Ryan, Planning Division Manager
Conor Ryan, Planner III
Elliot Blonshine, Development Review Engineer
Jay Osborne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Planning Board Members Present:

Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Tanner Davis, *ETJ*
Sara Kempin
Craig Kessler
Kathy Stamper
Josh Prizer

Members Absent:

Joanna Holder
Van Crandall

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Thomas Urquhart.

Agenda Item #5: Agenda Adjustment

None.

Agenda Item #7: Approval of Minutes

a. *March 24, 2026, Minutes*

Motion:

Motion to approve March 24, 2026 Minutes

Motion by: Vice Chair Urquhart

Second by: Mr. Prizer

Action: The Planning Board vote in favor of the motion (7-0)

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday April 28, 2026 at 7:00pm.

Agenda Item #8: Town Council Representative

- a. Planning Board Representation for Town Council
 - May 19 – Sara Kempin
 - June 26 – Josh Prizer

Agenda Item #9: Public Comment

Joan Cooper-Zahornacky (ETJ)	6758 Fawn Hoof Trl	Concern: Preserving Land in South HS
Fran Hudson	5524 Rex Road	Concern: General Law

Agenda Item #10: Zone Map Change Petition

Rezoning 25-REZ-02 Powell Place

Mr. Ryan presents the staff report providing a project overview and the proposed rezoning.

Mr. Blonshine continues to present the Staff report to the Board, discussing the project's public utilities and transportation, including existing water and sewer services and road improvements.

Applicant / Speaker:

Jason Barron
Morningstar Law Group
434 Fayetteville Street Suite 2200
Raleigh, NC 27601

Mr. Barron introduces himself and outlines the project's benefits and consistency with the comprehensive plan.

The project includes a diversity of housing types, including front-loaded single-family detached homes, townhomes, and alley-fed single-family detached homes. It will preserve 47% of the site as open space, including existing trees and a pond.

Transportation improvements include road widening, turn lanes, and a commitment to contribute to a future signal at the intersection of Rouse Road and Piney Grove Wilbon.

The Board prepares questions for the applicant.

Ms. Stamper inquires how much does an average traffic light install cost
Ms. Lundeen, Exalt Engineering - confirms approximately \$125 – \$175k

Vice Chair Urquhart asks Staff for the changes between the first and final submittals.
Mr. Ryan explains the addition of a pod E for better transition between housing types.

Ms. Lundeen, Exalt Engineering, provides further details on the traffic impact analysis, including daily trip potential and peak hour trips.

Mr. Tanner asks about who is responsible for the transportation improvements noted in the presentation,
Mr. Barron confirms that will be the responsibility of the developer

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday April 28, 2026 at 7:00pm.

Chair Madoni asks for further details on the traffic impact analysis.

Ms. Lundeen, Exalt Engineering, provides further details on the traffic impact analysis, including daily trip potential and peak hour trips. Assuming 7% would only go up towards the Honeycutt Development, 65% going towards the east and 25% going towards the west.

Chari Madoni questions if Greenways will reach all the way up to Eagles Landing Park?

Mr. Blonshine confirms Cass Holt Crossing is proposing a side path to the park.

The Planning Board holds further discussion. Pointing out the concerns about traffic on Rouse Rd and the narrowness of the road.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from RR to NR-CD is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood and Natural Area, and the NR-CD District provides a mix of residential use types with density concentrated in the center of the project area, as well as preservation of environmental features on the western side of the project area. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including a mix of housing types, appropriate transitions and connections between adjacent development, a variety of connected open spaces that incorporate existing environmental features, and improvements that help address traffic and safety concerns in the surrounding area.

Motion by: Vice Chair Urquhart

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (7-0).

Motion:

Motion that the Planning Board recommend the Town Council **approve** Zone Map Change Petition 25-REZ-02 to change the zoning of 32.7 acres of Wake County PINs 0647477441 & 0647465722 from RR Rural Residential to NR-CD Neighborhood Residential - Conditional Zoning District and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Vice Chair Urquhart

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (6-1)

For Denial: Ms. Kempin

Concern of the narrow crossroad and the entrance is too close to the S curves.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday April 28, 2026 at 7:00pm.

Agenda Item #10a: Committee Reports

LUAC (Van Crandall / Sara Kempin)

Last meeting: April 7

- Myers – Patterson Projects Rezoning
- Bridgeberry Expansion Rezoning
- Unified Development Ordinance Semi-annual Amendments (26-UDO-01)

Tree Advisory Committee (Joanna Holder / Craig Kessler)

- Last meeting: April 13, 2026
- Next meeting: July 13, 2026

Agenda Item #10b: Town Council Official Action Overview

No Cases.

Agenda Item #10c: Development Services

Agenda Item #10d: Other Business

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Mr. Prizer

Second by: Vice Chair Urquhart

Action: The Planning Board voted in favor of the Motion (7-0)

Time: 7:50pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Semiannual UDO Text Amendments 26-UDO-01

Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community

Staff Resource: Cheryl Caines, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Unified Development Ordinance (UDO) Text Amendment 26-UDO-01 and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- This Unified Development Ordinance (UDO) text amendment package contains the Spring 2026 amendments for consideration as part of the Town's normal twice-yearly initiative to review and amend the ordinance where appropriate.
- The proposed UDO text amendment package contains a series of amendments to various sections of the UDO identified by staff during implementation and administration of the ordinance.
- Amendments contained in the attached draft include:
 - Revise any use currently permitted via a Special Use Permit and Data Centers in the BRT Business Research Technology district to be permitted via a Conditional Zoning District to enhance citizen participation in the public engagement process and allow the Town Council to address site-specific concerns during the legislative approval process. The amendments allow residents to provide meaningful community engagement and feedback through a legislative review process for uses that may have significant community, infrastructure, or quality of life impacts.
 - Clarify that lots created with frontage on open space rather than streets must front onto active open space areas.
 - Allow bars and fueling stations in the Neighborhood Mixed Use (NMX) zoning district with additional standards. Currently, bars are allowed through a Conditional District Rezoning process and fueling stations are not permitted. The proposed additional use and design standards seek to ensure compatibility with nearby residential districts.
 - Add Electric Vehicle Supply Equipment (EVSE) parking requirements specific to schools (K-12) to better align with school operations by reducing the number of EVSE spaces to be provided at the time of construction but increasing the EVSE-Ready space percentage to make EV parking space conversion easier to provide in the future.

- Detailed language of the proposed amendments can be found in the attached draft Ordinance 26-07.
- As a living document, it is customary for the ordinance to need clarification or changes as town policies change, interpretations are made, or community expectations evolve.

Staff Recommendation: Approve

Public Hearing:

- The legislative public hearing process, including UDO text amendment, is prior to the Planning Board review and recommendation.
- The public hearing was held on May 19, 2026. A link to the public hearing video is included in the staff report.
- No public comment was provided during the public hearing. Feedback was provided on the proposed amendments. The proposed changes were positive. However, there is some concern about how the change to a Conditional Zoning District process for some uses could impact non-profits.

Changes made following the Public Hearing:

No changes were made to the proposed amendments.

Background:

- The Land Use Advisory Committee endorsed the proposed amendments on April 7, 2026 and recommended moving the UDO amendments (26-UDO-01) into the public hearing phase.
- In accordance with the legislative review process, consideration of these amendments will take place on the following schedule:
 - Tuesday, May 19 - Town Council Public Hearing
 - Tuesday, May 26 - Planning Board review and recommendation
 - Tuesday, June 2 - Town Council consideration and decision
- In October 2021 the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.

Funding Source(s):

N/A

Attachment(s):

1. 26UDO01_StaffRpt_PB_05262026
2. 26UDO01_OrdinanceDraft_05262026

Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:

Town of Holly Springs

Amendment Overview

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

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. Following adoption, staff has been working with residents, businesses, and the development community to implement the ordinance and has determined a list of amendments needed to make technical corrections and minor modifications as well as changes in the process to establish uses that may have potential impacts, that respond to changing economic demands for commercial uses in neighborhood centers near residential areas, and that create appropriate relationships between the built environment (e.g. homes) and adjacent open space in residential developments.

These amendments were endorsed by the Land Use Advisory Committee at the April 7, 2026 meeting, and the proposed changes are not related to the quasi-judicial development plan/subdivision plan approval process anticipated to be discussed at the upcoming June 9th Town Council Workshop meeting.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

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Unified Development Ordinance (UDO) Text Amendment Information

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

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

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1, 2, 3	Minor Change	Clarify that where the lot frontage requirements are satisfied by fronting onto a common open space instead of a public or private street, the open space must meet the General Design Standards and Types/Configurations of open spaces allowed in Chapter 4: Open Space & Conservation; lots can only front onto active and developed open space.
4	Clarification or Correction	Modify the example used in the interpretation of Use Matrices to be consistent with other proposed changes related to car wash uses.
	Legal Compliance	Adding language that uses not permitted in any zoning district are permitted in the HI District by CD.
5	Major Change	Revise uses with community impacts to Conditional Zoning Districts to enhance the public engagement process and respond to site specific or community wide concerns : <ul style="list-style-type: none"> • Most of these uses require a Special Use Permit. Data Centers are currently a Permitted (P) use in BRT Business & Research Technology districts. • The proposed amendments will require a Conditional Zoning District (CD) for the majority of these uses, such as wireless telecommunications towers, data centers, and wastewater treatment facilities. • The CD process allows these uses to be considered through a legislative public hearing process, which gives residents an opportunity for more meaningful community engagement. Feedback and concerns can be



List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
		<p>shared in a legislative format to respond to site specific conditions rather than in a Quasi-judicial public hearing with imposed permit conditions to respond to evidential impacts.</p> <p>Other proposed use amendments include:</p> <ul style="list-style-type: none"> • allowing Bars in Neighborhood Mixed-Use Districts with additional standards to eliminate potential use conflicts with residential uses; • allowing fueling stations in Neighborhood Mixed-Use Districts with additional standards to minimize visual impacts of fueling areas; • Modifying Car Wash uses to prohibit them in the NMX district
7, 14	Clarification or Correction	Separate Religious and Assembly Uses to be consistent with other UDO language that shows these as two separate uses.
8	Minor Change	Adding additional Use Standards for Bars and Tasting Rooms to match existing definitions, address concerns that may arise by allowing bars in the NMX Neighborhood Mixed Use zoning district, and clarifying that only Tasting Rooms are allowed in the BRT Business Research & Technology zone (where manufacturing facilities would be located).
9 - 13	Clarification or Correction	<p>Adding additional Use Standards to address specific issues related to:</p> <ul style="list-style-type: none"> • Drive In/Drive Through – Car Wash – standards to address operations outside a building and design for corner lots • Fueling Stations – standards that address size of the fueling station and placement on the lot along Thoroughfare streets. • Moving airport standards to the correct Use Category (from Public and Institutional Uses to Infrastructure Uses). <p>Adding limitations on Outdoor Storage in the IVMX Innovation Village Mixed-Use district.</p>
	Minor Change	
15, 16	Clarification or Correction	Correcting errors.
17	Minor Change	Adding specific EV parking requirements for schools to be more in line with school operations.
18	Minor Change	Incorporating design standards to require retaining walls along streetscapes utilize building materials and colors consistent with the primary building.
19	Clarification or Correction	Modifying neighborhood meeting mailing notice requirements to be consistent with UDO and NC General Statutes public hearing mailing notice requirements.
20	Clarification or Correction	Modify definitions to be consistent with and support administration of other proposed amendments.
	Minor Change	

Decision-Making Information

Comprehensive Plan Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Comprehensive Transportation Plan (Section 2)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Community Facilities Plan (Section 4)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Infrastructure & Utilities Plan (Section 5)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Natural Resources Plan (Section 6)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

Staff has reviewed the application and has determined the requested Zone Map Change is:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Consistent with Adopted Plans | <input type="checkbox"/> Inconsistent with Adopted Plans |
| <input checked="" type="checkbox"/> Reasonable and in the Public Interest | <input type="checkbox"/> Not Reasonable and in the Public Interest |

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

Staff Recommendation: Approve Deny

Previous Case Related Items

Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for this project on April 7, 2026

Planning Board Representatives: Van Crandall, Sara Kempin

Town Council Representatives: CM Chris Deshazor, MPT Annie Drees

Summary of Discussion:

- Clarification on bar uses, which do not include bars that are accessory uses within a restaurant.
- Discussion about additional standards to minimize or eliminate impacts from bars on adjacent residential uses.
- Discussion on how other jurisdictions have addressed Electric Vehicle parking for school uses.



- Comments that the limitation of four pumps in fueling stations in Neighborhood Mixed Use is restrictive and should be modified to allow for more fuel pumps. Consider other ways to ensure integration with residential areas and address visual impacts.

Advisory Decision

The Land Use Advisory Committee endorsed the proposed UDO amendments and recommended the amendments be moved into the public hearing process.

Legislative Public Hearing

Public Hearing Date: 5/19/2026

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/642/media> (Public Hearing begins at **36:29**)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Published notice has been made twice in the News & Observer.

Public Hearing Discussion:

- No public comments were provided during the public hearing.
- Council members provided the following comments:
 - Support for modifications of Electric Vehicle (EV) parking requirements for schools.
 - The proposed amendment to change Data Center uses and uses requiring Special Use Permits to Conditional Zoning District Rezoning is a positive change for the public hearing process.
 - Concern about how the change may increase the applications fees for non-profit uses like Community Support Facilities.

Planning Board Consideration & Action

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the Unified Development Ordinance (UDO) Text Amendments are consistent with the Vision of Holly Springs Comprehensive Plan and are reasonable and in the public interest.

Action #1: Plan Consistency Statement

The Planning Board must determine whether the Unified Development Ordinance (UDO) Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary tools, policies, and development standards to implement Vision Holly Springs. Specifically, by allowing additional uses within neighborhood centers near residential development to serve daily needs, changing the review process to allow for more meaningful resident engagement for uses that could have community impacts; and making other minor changes to improve clarity for users. The proposed amendments to the Unified Development Ordinance respond to changes in policy or community needs, implement the Town's vision established in the Comprehensive Plan, and provide clear and predictable development standards for Town staff, the general public, and the development community. The requested UDO amendments are reasonable and in the public interest.

Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

The requested amendment is **consistent** with Vision Holly Springs Comprehensive Plan

or

The requested amendment is **inconsistent** with Vision Holly Springs Comprehensive Plan

for the following reasons:

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Unified Development Ordinance (UDO) Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Unified Development Ordinance (UDO) Text Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Unified Development Ordinance (UDO) Text Amendment 26-UDO-01 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

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

Anticipated Town Council Consideration and Decision: 6/2/2026



Ordinance No. 26-07

Date Submitted: May 19, 2026

Date Adopted: June 2, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.1.3 interpretation of Use Matrices

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

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

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

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

TABLE 3.2-A - TABLE OF PERMITTED USES														
DISTRICTS	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Residential Uses														3.3.2
Apartment Dwelling	--	--	--	CD	PS	PS	PS	PS	PS	--	PS	--	--	3.3.2 .A
Apartment Dwelling – Upper Story Unit	--	--	--	CD	PS	PS	PS	PS	PS	--	PS	--	--	3.3.2 .B
Attached Dwelling – Duplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Attached Dwelling – Triplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Attached Dwelling – Quadruplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Attached Dwelling – Townhome	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	3.3.2 .B
Detached Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	
Detached Dwelling – Cottage Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	

TABLE 3.2-A - TABLE OF PERMITTED USES

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

TABLE 3.2-A - TABLE OF PERMITTED USES

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

TABLE 3.2-A - TABLE OF PERMITTED USES

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

TABLE 3.2-A - TABLE OF PERMITTED USES

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

TABLE 3.2-A - TABLE OF PERMITTED USES

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

TABLE 3.2-A - TABLE OF PERMITTED USES

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Shooting Range, Outdoor	SUP CD	--	--	--	--	--	--	--	--	--	--	--	--	3.3.7 .D
Agriculture, Manufacturing, and Distribution Uses														3.3.8
Agricultural Uses (General)	P	--	--	--	--	--	--	--	--	--	--	--	--	
Agricultural Uses (Intensive)	SUP CD	--	--	--	--	--	--	--	--	--	--	--	--	3.3.8 .A
Data Centers	--	--	--	--	--	--	--	--	--	--	--	P CD	P CD	
Distribution and Logistics	--	--	--	--	--	--	--	--	--	--	PS	PS	PS	3.3.8 .B
Heavy Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	P	
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	CD	3.3.8 .C
Light Manufacturing and Warehousing	--	--	--	--	--	--	--	--	--	--	P	P	P	
Neighborhood Manufacturing	--	--	--	--	--	PS	PS	PS	PS	--	P	P	P	3.3.8 .D

TABLE 3.2-A - TABLE OF PERMITTED USES

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

TABLE 3.2-A - TABLE OF PERMITTED USES

DISTRICTS	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Solar Energy Systems – Large	SUP CD	--	--	--	--	--	--	--	--	SUP CD	SUP CD	SUP CD	SUP CD	3.3.9 .B
Transit Station / Terminal	--	--	--	--	--	--	P	P	P	--	P	P	--	
Wireless Telecommunications Equipment	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.3.9 .F
Wireless Telecommunications Tower	SUP CD	--	--	--	--	SUP CD	--	--	SUP CD	SUP CD	--	SUP CD	SUP CD	3.3.9 .F
Other Uses														3.3.1 0
Outdoor Advertising Sign	--	--	--	--	--	--	--	CD	--	--	--	--	PS	3.3.1 0.A

KEY: P - Permitted Use; PS - Permitted Use with Additional Standards; A - Accessory Use; SUP - Special Use Permit; CD - Conditional Zoning District Only

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

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

A. Apartment Dwelling.

1. Residential Use Districts. Apartment Dwellings are permitted only in new Projects or Subdivisions in accordance with the minimum and maximum allocation allowances in

Table 2.2.1-A - Development Standards for Residential Use Districts, Attached Dwelling Unit and Apartment Dwelling Unit Allocation.

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

B. Attached Dwelling.

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

C. Family Care Home

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

~~C~~ D. Group Home

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

~~D~~-E. Manufactured Dwelling.

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

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

A. Adult Establishments.

1. Limitation on Adult Establishment Activity.

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

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

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

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

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

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

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

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

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

~~2.~~ **3.** Locational Limitations.

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

b. **Bars and Tasting Rooms established or expanded within 100 ft of an Attached or Detached Dwelling Unit shall require a Conditional Zoning District (CD).**

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

4. Size Limitations.

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

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

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

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

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

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

E. Drive In/Drive Through.

1. **Applicability.** The provisions of this subsection apply to facilities where food or other products/services may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around the site in a dedicated lane (**including Drive In/ Drive Through - Car Wash**). The provisions of this section are not applicable to public voting establishments, medical testing/treatment centers, and/or charity/food bank distribution.
2. **Locational Limitations.** Drive Through **service** windows shall be located on the side or rear Building façades. ~~the~~ Service windows shall not be located on the Front, ~~Street-facing~~ Façade.
3. **Service speakers.** Service speakers shall be oriented away from adjacent Residential Use Districts and their audible impact shall be mitigated through volume control, deflective screens or similar features.
4. **Drive Through Circulation Lanes.**
 - a. ~~Except in the CB District, a~~ **No** circulation lane is permitted between the Building and the Street. All such circulation must occur in the Side – Interior or Rear Yard of the site.
 - b. Where ~~permitted in the CB District, a~~ circulation **lane is visible from the Street, in the Front Yard of the Building is permitted provided that** screening **shall be is** provided a minimum 4 feet in height. The screening ~~must~~ **shall** be comprised of a wall that matches the materials of the ~~principal Structure~~ **Primary Building** with foundation ~~plantings landscaping or Vehicle Parking Area~~ **screening** to Buffer the ~~wall~~ **circulation lane** from the ~~Sidewalk-Street~~.

- c. At least 6 stacking spaces must be provided per Drive Through lane, beginning behind the first point at which the vehicle must stop (which may be the order board, a pre-order board or payment/pick-up window).
- d. Door openings for Drive Through Uses that include an overhead door for cars (such as car washes) ~~must~~ shall not face the Street.

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

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

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

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

G. Fueling Stations.

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

3. On-site Circulation. New fueling stations shall provide for on-site circulation for fuel dispensing trucks and similar vehicles. Tank refueling and delivery shall not be staged from or within the Right-of-Way.

4. Underground Facilities. Underground facilities (including septic tanks and finger systems, cisterns, cellars, basements, underground storage tanks, etc.) shall not be located in or under any required Setback or Perimeter Buffer.

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

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

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

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

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

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

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

7. Limitations in the NMX District.

a. Fueling Stations shall be limited to 5 fueling pumps.

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

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

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

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

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

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

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

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

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

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

~~a. 750 feet for airstrips.~~

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

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

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

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

~~5. Construction within the airfield~~

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

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

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

B. A. Cemetery.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- b. Outdoor stadiums or similar sports arenas shall be Setback at least 100 feet from a Residential Use District. To ensure compatibility with neighboring Uses, a Conditional Zoning District (CD) may include conditions, among others, to limit the location, capacity, hours-of-operation, and spatial arrangement of the outdoor stadium and similar sports arenas.
- c. Lighting shall be directed away from neighboring properties.
- d. Concession services may be allowed as an Accessory Use to provide food, beverage, and school/sports-related merchandise to patrons/students.
- e. The applicant/school operator may allow the general public to use outdoor recreational amenities.
- f. A Type C Perimeter Buffer shall be provided along any Rear or Side property line adjoining a Residential Use District.

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

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

3.3.9. Infrastructure Uses – Additional Use Provisions

A. Airport, Public or Private.

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

- a. Proof of compliance with all county, state and federal laws, regulations and requirements. The applicant shall submit copies to the Town of any applicable/associated permitting materials to state and federal aviation agencies.**
- b. Complete plans for all airport facilities, including approach zones, horizontal zones and conical zones.**
- c. A plan/survey depicting trees and/or Structures which extend into any existing/planned approach zone, horizontal zone or conical zone. Said materials shall include the dimensions of trees or Structures.**

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

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

- a. 750 feet for airstrips.
- b. 1,000 feet for class I airfields.
- c. 2,000 feet for class II or class III airfields.
- d. 2,500 feet for class IV airfields.

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

5. Construction within the airfield

- a. Structures within the airfield shall be constructed of material which will provide not less than two hours' fire-resistant construction according to the standards established by the American Society of Testing Materials or the requirements of the National Fire Protection Association.
- b. All airports shall be fenced; such fences shall be a minimum of 8 feet in height.
- c. Storage of gasoline shall be underground and in accordance with the requirements of all applicable state and local laws and ordinances.

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

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

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

2. Employment/Campus Use Districts.

- a. Proximity to Residential. All operations, servicing and processing located either within 100 feet of a Residential Use District (except outside storage, off Street parking and off Street loading) shall be conducted within completely enclosed Buildings.
- b. General Standards. All storage of materials or products shall be either within completely enclosed Buildings or, within a defined storage area in compliance with the following:
 - i. Enclosed within a chain link, lattice, ornamental fence, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence.
 - ii. The height above grade of said fence shall be at least 6 feet and shall not exceed 20 feet.

- iii. Materials or products stored within the fenced storage area shall not exceed the height of the fence.
- iv. The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C Buffer.
- c. Amount of Outdoor Storage and Operations. The total area devoted to outdoor storage and operations shall not exceed:
 - i. **IVMX and BRT Districts:** 30% of total Lot Area ~~in the BRT District and~~
 - ii. **HI District:** 50% of total Lot Area ~~in the HI District.~~

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

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

I. Mobile Classrooms.

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

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

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

Table 6.3-A – Table of Permitted Vehicle Parking Locations (N1)					
USE CATEGORIES	REAR YARD ONLY	SIDE AND REAR YARD ONLY	FRONT YARD RESTRICTED	UNRESTRICTED	ALL YARDS WITH RESTRICTIONS
Residential Uses					
Detached and Attached Dwellings on Lots less than 60 ft wide	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Detached and Attached Dwellings on Lots 60 ft or greater in width	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted
All other Residential Uses	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
All Other Uses (by Use District) (N2)					
NMX/DMX	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
REMX/IVMX	Permitted	Permitted	Permitted	Not Permitted	Not Permitted

Table 6.3-A – Table of Permitted Vehicle Parking Locations (N1)					
USE CATEGORIES	REAR YARD ONLY	SIDE AND REAR YARD ONLY	FRONT YARD RESTRICTED	UNRESTRICTED	ALL YARDS WITH RESTRICTIONS
CB	Permitted	Permitted	Permitted	Permitted	Not Permitted
SD SP	Established with a Conditional Zoning District (CD)				
BRT/HI	Permitted	Permitted	Permitted	Permitted	Not Applicable
<i>N1: Alternate permitted Vehicle Parking locations may be considered with a Conditional Zoning District (CD)</i> <i>N2: Non-residential Uses located in a Residential Use District shall follow the requirements listed for the NMX District.</i>					

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

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

6.5.3 Bicycle Parking Space Location

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

I. Up to 25% of required bicycle Parking Spaces may be located indoors for long-term parking.

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

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

Table 6.6-A – Electric Vehicle Parking Spaces Minimum Standards		
Use	Threshold For Applicability	Requirement
Detached Dwellings, Attached Dwellings, and Bed and Breakfast	New Subdivisions platted after the adoption of this UDO or new Bed and Breakfast Uses	Minimum of 1 EVSE-Home per unit
All other Residential and Lodging Uses	Less than 20 rooms/units	Minimum of 1 EVSE space
	20 or more rooms/units	5% of all spaces shall have EVSE & Additional 15% shall be EVSE-Ready
School (K-12)	20 - 50 provided vehicle parking spaces in a single development	10% of all staff vehicle parking spaces shall be EVSE-Ready
	50 or more provided vehicle parking spaces in a single development	20% of all staff vehicle parking spaces: 2 shall be EVSE; remainder shall be EVSE-Ready
All other uses	20 – 50 provided vehicle parking spaces in a single development	10% shall be EVSE-Ready
	50 or more provided vehicle parking spaces in a single development	5% of all spaces shall have EVSE & Additional 15% shall be EVSE-Ready

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

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

8.4. Site Design

F. Retaining Walls.

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

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

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

2. Required Meeting Notification.

a. The applicant shall notify interested parties of the neighborhood meeting through written mailing notices pursuant to Table 11.5-A.

b. The notice shall be sent by first class mail and be ~~postmarked~~ **deposited in the mail** not less than 10 days, but not more than 25 days, prior to the date of the neighborhood meeting.

Part 20: Chapter 13 Definitions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Storage, Self-Service. Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the public as individual storage spaces and

characterized by low parking demand. Premises may include retail or wholesale sales related to storage (e.g., boxes, locks, tape, protective materials, etc.) and the **screened enclosed** storage of vehicles and boats.

Part 21: REPEAL OF CONFLICTING ORDINANCES

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

Part 22: SEVERABILITY

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

Part 23: INCLUSION IN CODE

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

Part 24: EFFECTIVE DATE

The provisions of this ordinance shall become effective June 2, 2026 in accordance with the laws of the State of North Carolina.

Adopted this, the 2nd day of June 2026.

Town of Holly Springs by

Michael D. Kondratick, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
 - Powell Place rezoning

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Other Business

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None