



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of October 19, 2021 meeting agenda

PUBLIC COMMENT PERIOD

Notes on the Public 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.

RECOGNITIONS

5. United States Tennis Association (USTA) Award Presented to HS Parks & Recreation Department
6. National Breast Cancer Awareness Month

PUBLIC HEARINGS

7. 8420 James Rest Home Road Rezoning 21-REZ-02 - Legislative Hearing
8. Green Oaks Tech Center PUD 21-PUD-01 - Legislative Hearing
9. Voluntary Annexation A21-03, Friendship Development - Legislative Hearing
10. Friendship Development Rezoning 21-REZ-03 - Legislative Hearing
11. Voluntary Annexation A21-04, Elementary School E-52 - Legislative Hearing

CONSENT AGENDA

12. Approve the minutes of the October 5, 2021 Business Meeting.
13. Bass Lake Spillway Design Contract
14. Budget Amendment Report and Quarterly Budget Amendments
15. Locally Administered Projects Program (LAPP) Grant Applications – 2021 submittal

NEW BUSINESS

16. Amendment to Local State of Emergency Declaration Ordinance

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.gov 919-557-3900



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: United States Tennis Association (USTA) Award Presented to HS Parks & Recreation Department

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: LeeAnn Plumer, Parks & Recreation, Adam Huffman, Parks & Recreation

Action(s):

Award presentation. No action requested.

Explanation:

- The United States Tennis Association (USTA) North Carolina annually honors those who have done an outstanding job on and off the court to help promote the sport of tennis.
- Western Wake Tennis Association (WWTa), on behalf of the USTA NC, is proud to present to Holly Springs Parks and Recreation the 2021 USTA North Carolina Outstanding Parks & Recreation Department Award.
- This award is presented to the Department that made the greatest impact on its community during the past year through programming, events and partnerships.
- Holly Springs partners with WWTa (Laura Weygandt, Executive Director; Meghan Rider, WWTa team captain) and RDU Tennis (Brian Rosenthal) to provide lessons, leagues and tournaments at Ting Park courts.

Background:

- Holly Springs provides eight (8) regulation tennis courts and four (4) youth tennis/pickleball courts at Ting Park; one (1) regulation and two (2) youth tennis/pickleball courts at Womble Park; and maintains six (6) regulation courts at Holly Springs High School.
- The Department recently posted QR codes at tennis facilities to make it easier for users to check availability and/or reserve a court quickly and conveniently.
- The Town has partnered with Western Wake Tennis Association for grant funds, donations of benches and windscreens, and leagues and beginner clinics.
- RDU Tennis has been instrumental in building the tennis program in partnership with the Town through instructional classes and programs at Ting Park courts. In FY21, over 620 participants registered for lessons at the park.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions

Title: National Breast Cancer Awareness Month

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Proclaim October as National Breast Cancer Awareness Month in Holly Springs.

Explanation:

- Breast Cancer Awareness Month is a chance for all Americans to take time and acknowledge the women and men whose lives have been affected by breast cancer.
- For the past 30 years, the National Breast Cancer Foundation (NCFB) has supported people by helping them get access to the education, screening, and support they need.

Background:

- The first organized effort to bring widespread attention to breast cancer was in 1985, when Betty Ford, a breast cancer survivor herself, helped to kick off a week-long event.
- The early goal was to educate women about breast cancer and promote early detection tests, such as mammograms, as an important tool to be used in the fight against breast cancer.
- Today, the goal is to get as many people as possible involved in raising awareness and funds to help support life-saving research and life-changing support.

Funding Source(s):

N/A

Attachment(s):

1. Breast Cancer Awareness Month

Town of Holly Springs



A Proclamation By The Mayor

National Breast Cancer Awareness Month

WHEREAS, breast cancer touches the lives of Americans from every background and in every community across our Nation; and

WHEREAS, approximately 1 in 8 women (13%) born today in the United States will get breast cancer at some point in their lifetime; and

WHEREAS, according to the American Cancer Society, in 2021, an estimated 330,084 new cases of breast cancer will be diagnosed in women; and

WHEREAS, though great strides have been made in combatting this devastating illness, tens of thousands of women are expected to lose their lives to the disease; and

WHEREAS, there continues to be a need to increase awareness of breast cancer screening and to promote research for the prevention and cure of breast cancer; and

WHEREAS, Breast Cancer Awareness Month in October is a chance to raise awareness about the importance of early detection of breast cancer by getting a mammogram and encouraging citizens, government agencies, private businesses, nonprofit organizations and all other interested groups to join in activities that will increase awareness of what we can do to prevent breast cancer.

NOW, THEREFORE, I, Mayor Dick Sears hereby proclaims

National Breast Cancer Awareness Month

in Holly Springs, NC. We stand with those who have been affected by breast cancer, and we recognize the ongoing efforts of dedicated advocates, researchers, and healthcare providers who strive each day to defeat this terrible disease. In memory of the loved ones we have lost and inspired by the resilience of those living with the disease, let us strengthen our resolve to lead our Nation toward a future free from cancer in all forms.

Proclaimed this, the 19th day of October, 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 19th day of October, 2021

Dick Sears, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Public Hearings

Title: 8420 James Rest Home Road Rezoning 21-REZ-02 - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Conduct Legislative Public Hearing
2. Adopt Rezoning Ordinance RZ21-06 to adopt statement of compatibility and to approve rezoning

Explanation:

- The project consists of six parcels, totaling approximately 18.5 acres.
- The property is located south of US 1 and west of New Hill Holleman Road, off James Rest Home Road. The area is generally rural residential as well as undeveloped Duke Energy property within future floodplain. A former rest home and outbuildings are currently located on the property.
- The request is to rezone the property in question from R-30: Residential to IT CU: Industry & Technology Conditional Use to allow for a tree service business that would include an office, shop, and storage yard.
- The Future Land Use Map designates this property as Business & Industrial with small portions of Natural Area, designated as such due to environmental features.
- Business & Industrial 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.

Conditions of Approval

The petition has proposed conditions on the property as follows:

1. The Permitted Use of the property shall be limited to the following: Professional Office and Contractor's Office & Storage Yard.
2. No Special Exception Uses are allowed.
3. The developer agrees to provide landscape screening and the landscape design shall provide for screening on the Northern property line, adjacent to neighbors, as well as along the street frontage. Fencing with screening will be placed behind landscape screens to further reduce visibility from neighbors and street, according to Town of Holly Springs Unified Development Ordinance (UDO).
4. All parking shall be to rear or side of buildings, in a manner to reduce visibility from the street or neighboring properties.
5. Stormwater, parking, driveways, and landscaping shall all comply with Town of Holly

Springs UDO.

6. The developer agrees to maintain a 20% tree preservation threshold to conform with Town of Holly Springs goals for tree preservation.
7. Any approved waiver of Utility Connection shall only apply to the existing buildings or those that can be served by the existing septic system on the property as approved by Wake County and the Developer acknowledges that the development of new buildings or additions to existing buildings may require extension and connection to town utilities.
8. The developer will connect to public utilities when they become available to the property along the road frontage and pay the required tap fees to the Town of Holly Springs.
9. The developer will monitor traffic impacts to ensure that more intense development does not occur that would impact existing adjacent residential uses.
10. 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, CS Tree Services, Inc. or future developer agrees they (i) are familiar with these fees, (ii) do 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 the developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year's annual budget of fees at the time the fee is due under the ordinary course of development.
11. The site shall generally conform to the conceptual plan that follows, while adhering to all applicable UDO requirements.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 09/28/2021:

- Types of materials to be stored in the storage yard.
- Anticipated availability of utilities to this area.
- Proximity to Harris Lake, concerns about possible pollutants from the operations.

Planning Board Recommendation:

The Planning Board recommended approval (8-0-1)

There were no votes against the motion, and one member was absent.

Background:

- Parcels were zoned R-30 Residential when added into Holly Springs Extraterritorial Jurisdiction (ETJ) on April 21, 2015.

Funding Source(s):

N/A

Attachment(s):

1. 21REZ02_8240 James Rest Home Rd_StaffReport
2. 21REZ02 _Petition_Plans
3. RZ21-06 James Rest Home Road Ordinance 21-REZ-02



Town of Holly Springs Staff Report to the Planning Board

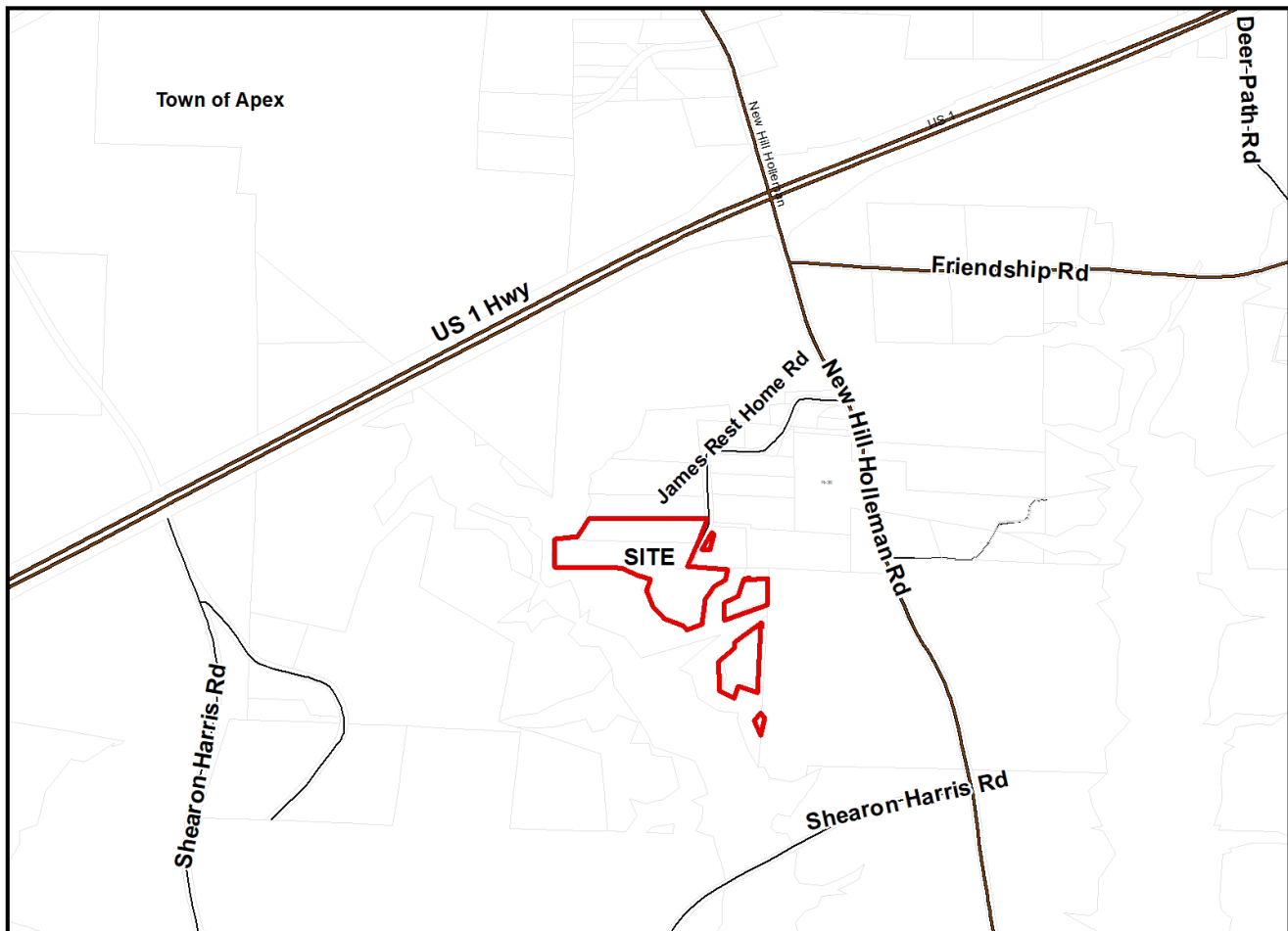
REQUEST FOR ZONE MAP CHANGE 8420 James Rest Home Road 21-REZ-02

PETITIONER(S):

Chris Baley
CS Tree Services
1612 Burgess Hill Ct.
Apex, NC 27539

OWNER(S):

Beatrice Brown
James Family Limited Partnership
5003 Yates Mill Pond Road
Raleigh, NC 27606

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: September 28, 2021
Public Hearing and Town Council Action: October 19, 2021

STAFF CONTACTS: Melissa Sigmund, Current Planning Manager
Rachel Jones, Development Review Engineer

ATTACHMENTS:

Petition for Zone Map Change
 Plan Consistency Statement
 Statement of Zoning Compatibility
 Neighborhood Meeting Report

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
James Family Limited Partnership c/o Beatrice Brown	0619956580	R-30: Residential	18.5 ac
	0619956311		
	0619949910		
	0629044961		
	0629044470		
	0629035857		

ADJACENT PROPERTY SITE DATA

	ZONING	EXISTING LAND USE
Subject Property	R-30	Vacant, former rest home, single family residence, and other out buildings
North	R-30	Single family residence
South	R-30	Vacant, undeveloped –Duke Energy owned property
East	R-30	James Rest Home Road, then single family residence
West	R-30	Vacant, undeveloped –Duke Energy owned property



PROPERTY HISTORY

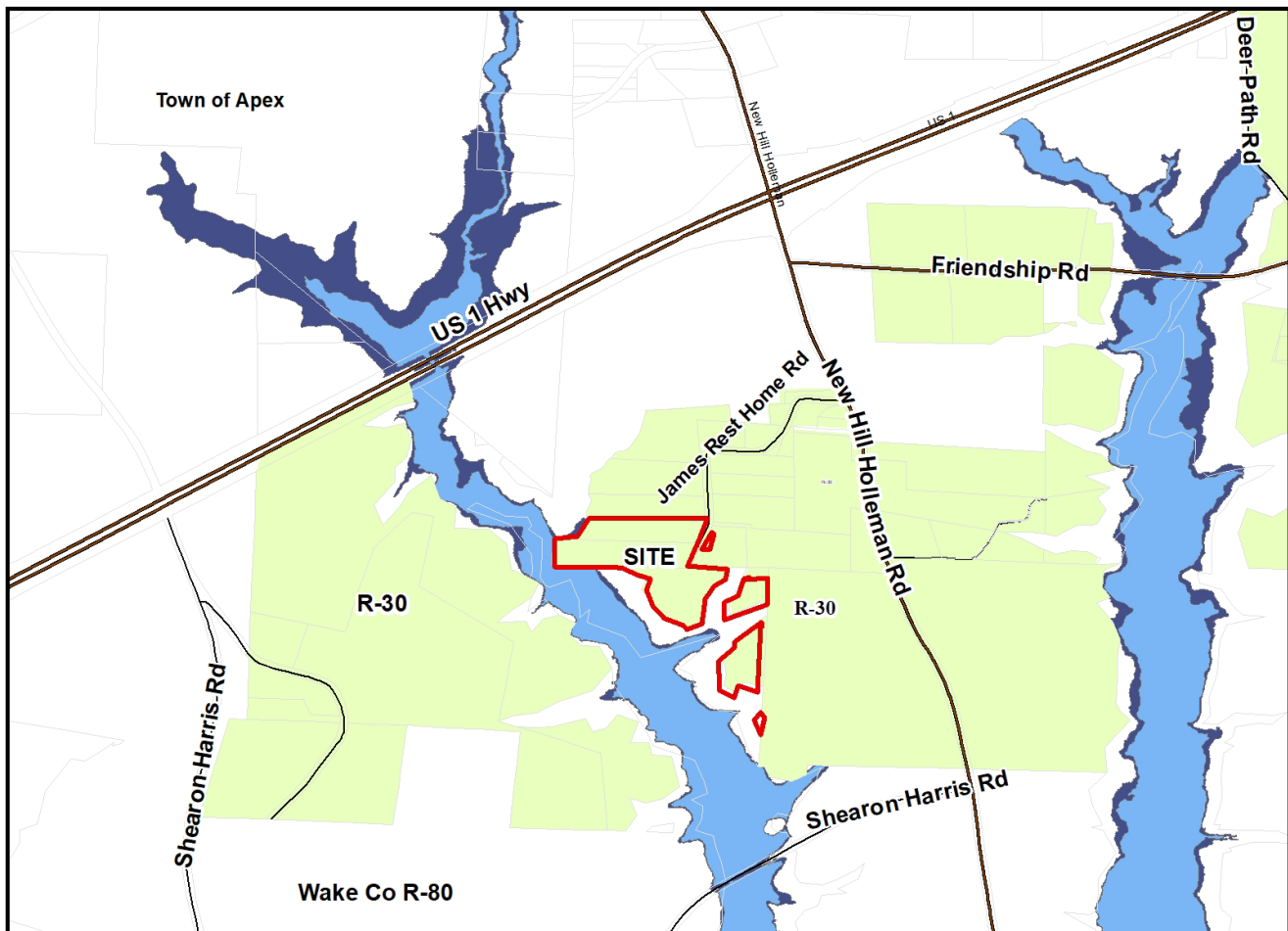
ETJ History

Resolution: 15-18

Approved by Town Council on: April 21, 2015

ZONE MAP CHANGE REQUEST

	CURRENT	PROPOSED
Zoning District	R-30: Residential	IT CU: Industry & Technology Conditional Use
Future Land-Use Designation	Business & Industrial	No Change



STAFF ANALYSIS

Zone Map Change Request:

The request is to rezone the property in question from R-30: Residential to IT CU: Industry & Technology Conditional Use

PROJECT OVERVIEW

The project consists of parcels totaling approximately 18.5 acres. The property is located South of Friendship Road and West of New Hill Holloman Road at the southern end of the dead-end James Rest Home Road. The area generally consists of rural residential properties situated on 3-4 acre parcels. The primary parcel of this request was a former retirement rest home. To the south and west of the site are Duke Energy-owned parcels that are undeveloped and largely located in the flood plain.

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 property owner has offered conditions as described below:

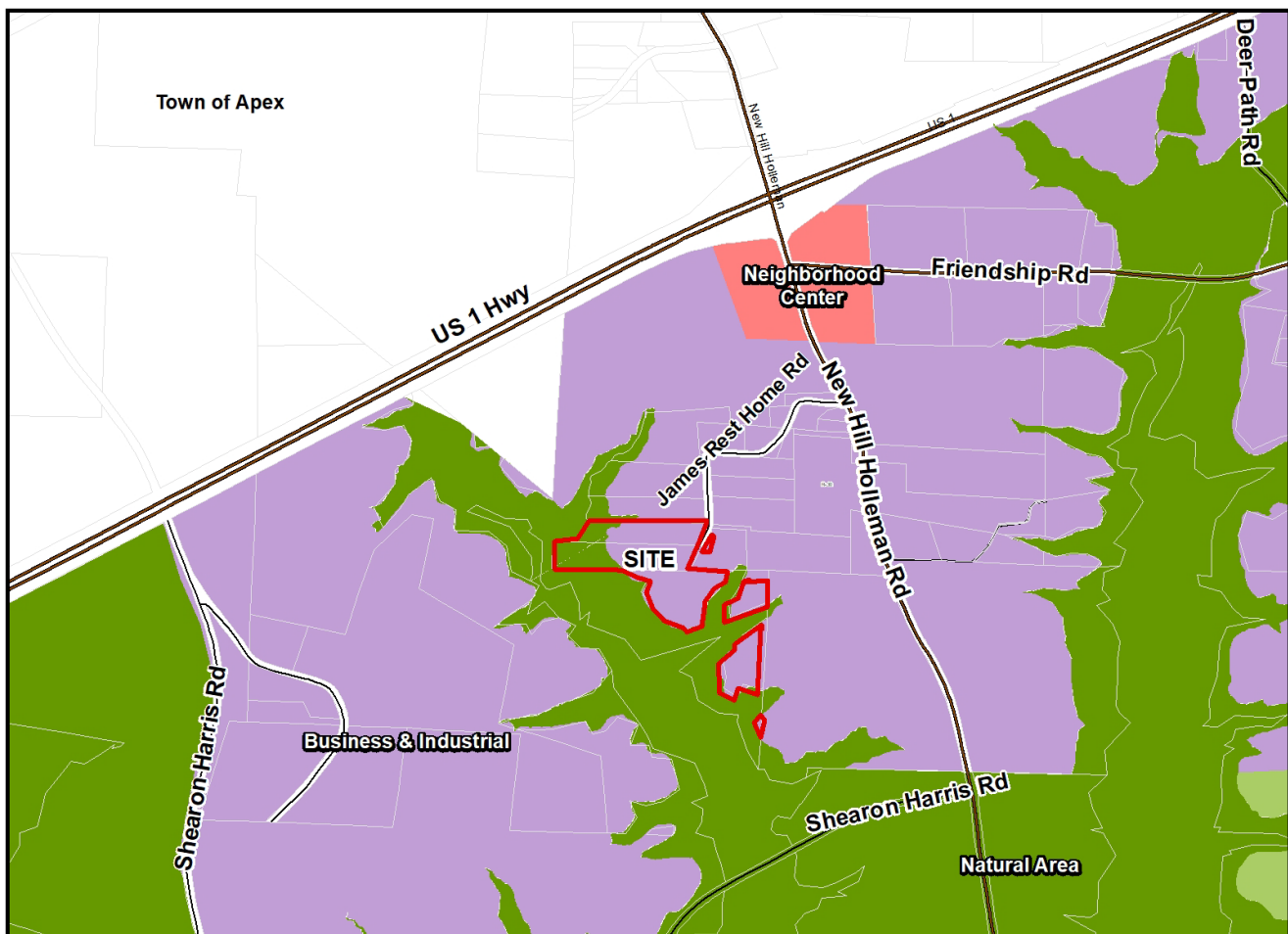
1. The Permitted Uses of the property shall be limited to the following:
 - Professional Office
 - Contractor's Office & Storage Yard
2. No Special Exception Uses are allowed
3. The developer agrees to provide landscape screening and the landscape design shall provide for screening on Northern property line, adjacent to neighbors, as well as along the street frontage. Fencing with screening will be placed behind landscape screens to further reduce visibility from neighbors and street, according to Town of Holly Springs UDO.
4. All parking shall be to rear or side of buildings, in a manner to reduce visibility from the street or neighboring properties.
5. Stormwater, parking, driveways, and landscaping shall all comply with Town of Holly Springs UDO.
6. The developer agrees to maintain a 20% tree preservation threshold to conform with Town of Holly Springs goals for tree preservation.
7. Any approved waiver of Utility Connection shall only apply to the existing buildings or those that can be served by the existing septic system on the property as approved by Wake County and the Developer acknowledges that the development of new buildings or additions to existing buildings may require extension and connection to town utilities.
8. The developer will connect to public utilities when they become available to the property along the road frontage and pay the required tap fees to the Town of Holly Springs.
9. The developer will monitor traffic impacts to ensure that more intense development does not occur that would impact existing adjacent residential uses.
10. 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 CS Tree Services, Inc. or future developer agrees they (i) are familiar with these fees, (ii) do 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 the 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.

11. The site shall generally conform to the conceptual plan that follows, while adhering to all applicable UDO requirement.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan *Land Use & Character Plan:*



The Future Land Use Map designates this property as Business & Industrial with small portions of Natural Area, designated as such due to environmental features.

Business & Industrial 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.

These areas 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.

Zone Map Change Analysis

The proposed IT CU: Industry & Technology district will allow for the development of employment uses, consistent with the Business & Industrial Character Area District. Given the limited infrastructure of the area in terms of utilities and roadway facilities, the developer has offered conditions that significantly restrict the types of industrial uses on the property. This will allow for a gradual transition in the uses of this area, reducing potential impacts on adjacent properties until such time as they may choose to rezone and develop for industrial uses as well. As a result, the proposed zoning change will have minimal impacts on the adjacent properties and maintain the present rural character of the area.

Civil Improvements

Water and Sewer

This project will be served by existing well and septic systems. The nearest Town water and sewer facilities are located over four miles away. This property is beyond the maximum distance identified in the Town's UDO for utility connection and it is anticipated a waiver of utility extension will be submitted with the development plan.

Transportation

This project provided a TIA Request for Scope form to the Town to document its trip generation, with expected ninety (90) average daily vehicles. A TIA is not required for this project.

Pedestrian Facilities and Connectivity:

There are no required Greenway or Sidepaths associated with the parcels included in this petition, however a future Sidepath is shown on the Town's Greenways and Trails Map along New Hill Holleman Rd and will be constructed at time of development along that frontage

Environmental:

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

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: ZONE MAP CHANGE REQUEST

PLAN CONSISTENCY STATEMENT:

The requested zone map change from R-30: Residential to IT CU: Industry & Technology Conditional Use is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Business & Industrial and will allow for the development of limited industrial uses compatible with adjacent uses.

ZONE MAP CHANGE PETITION MOTION:

Staff recommends that the Planning Board recommend approval/denial of Zone Map Change Petition #21-REZ-02 to change the zoning of approximately 18.5 acres of Wake County PINs 0619956580, 0619956311, 0619949910, 0629044961, 0629044470, 0629035857 from R-30:

Residential to IT CU: Industry & Technology Conditional Use with conditions 1-11 as submitted or modified.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	Yes	No	Initials	Comments
Cheryl Caines			CAC	
Steidrick Baker				

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

The current Filing Fees can be found online 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: CS Tree Services
 Project Location: 8470 James Best Home Rd.
 Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 0619956580, 0619956311, 0619949910 Real Estate ID: 035079, 0035095, 0112757
0629044461, 0629044470, 0629035857 Real Estate ID: 0113275, 0113276, 0113277
 Project Acreage: (Rounded to nearest tenth) 18.5 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: N/A Concept Meeting Date: May 13, 2021
 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: ITCU - Industrial + Technology Conditional
 Current Future Land Use Designation: Business + Industrial
 Proposed Future Land Use Designation: Business + Industrial
 Area Plan Designation (if applicable): _____
 Waivers Requested: ☐ No ☒ Yes- Specify UDO Section Number(s): 7.08
 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.

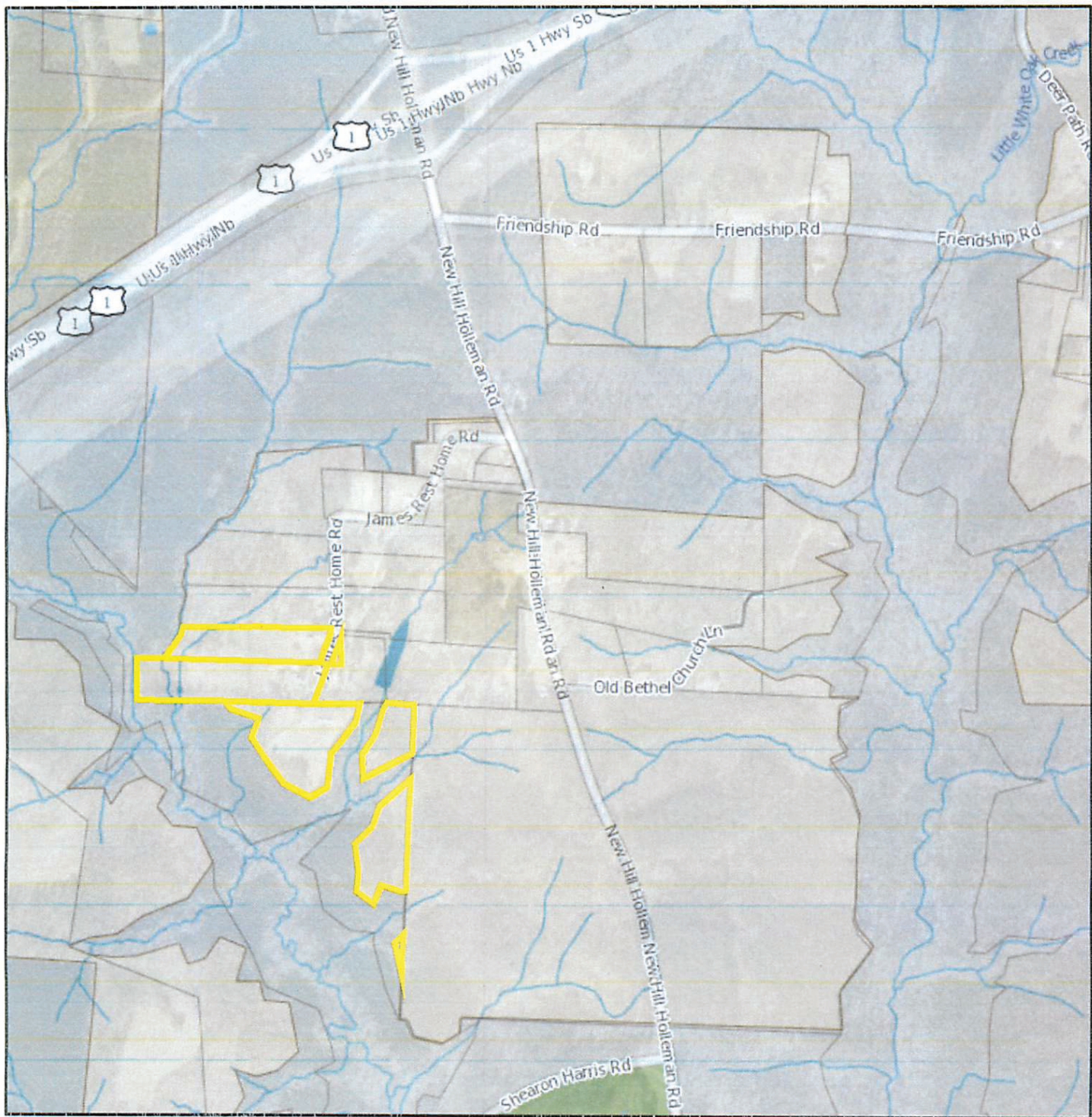
Name Chris Baley Company CS Tree Services, Inc.
 Mailing Address 1612 Burgess Hill Ct.
 City Apex State NC Zip 27539
 Telephone # (919) 961-2538 E-Mail chris@cs treeservices.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

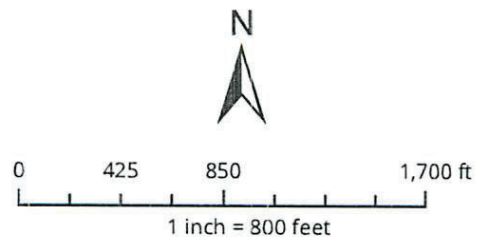
Name Beatrice Brown Company James Family Limited Partnership
 Mailing Address 5003 Yates Mill Pond Rd.
 City Raleigh State NC Zip 27606
 Telephone # () E-Mail _____
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s) PIN/REID Date
Beatrice Brown G.P. 0619956580, 0619956311, 0619949910 June 3, 2021
Beatrice Brown G.P. 0629044461, 0629044470, 0629035857 June 3, 2021

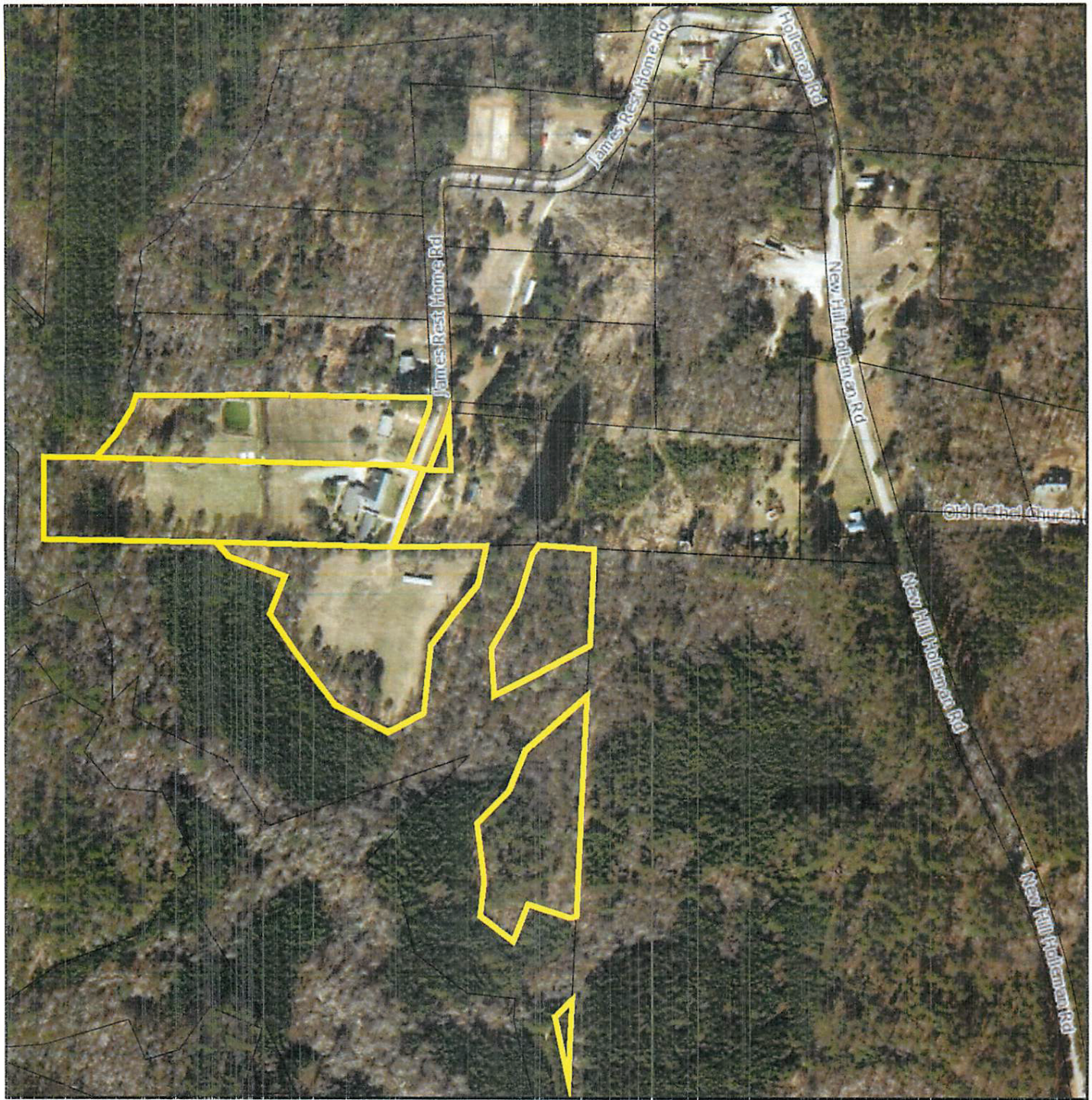


CS Tree Services Industrial

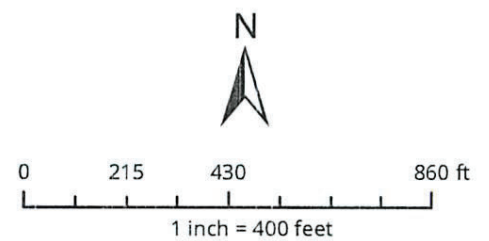


Disclaimer

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.



CS Tree Services Industrial



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Statement of Zoning Compatibility

CS Tree Services Industrial Use - Industry and Technology Rezoning

The proposed CS Tree Services Office/Shop/Laydown Yard is located at the end of James Rest Home Rd., close to the US 1 / New Hill Holleman Rd. Interchange. The Town of Holly Springs Future Land Use Plan designates this area as Business & Industrial, which is in line with the proposed CS Tree Services rezoning request. The CS Tree Services development provides for a good transition from R-30 to Industry and Technology use. Harris Nuclear Plant Duke Energy lands surround the properties from the south and west sides, greatly reducing the number of neighbors impacted by the development and providing an excellent buffer. The development poses light impacts to traffic and surrounding neighbors and will be able to utilize landscaping buffers to minimize disturbance to neighboring properties remaining in the R-30 zoning and continue to be compatible with those areas.

The CS Tree Services development contributes to the Town of Holly Springs Comprehensive Plan goal of strategically encouraging business park, light industrial, and commercial development in appropriate locations and balancing the overall tax base. The Town of Holly Springs Strategic Plan's Responsible and Balanced Growth Initiative promotes a residential/non-residential tax base ratio of 70/30% by reclassifying land from residential to non-residential, as supported by the Future Land Use Plan. In addition, the location of the development is such that it will not hinder the Town's vision set forth in the Comprehensive Plan and in the Comprehensive Transportation Plan.

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 see below and PIN see below 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 1st day of June, 20 21.

Applicant Signature Chris Baley

Printed name of Applicant Christopher T. Baley / Cs Tree Services, Inc.

REID's

0035079 0113275
0035095 0113276
0112757 0113277

PIN's

0619956580 0629044961
0619956311 0629044470
0619949910 0629035857

NOTARY STATEMENT

Sworn to and subscribed before me the 1 day of June, 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 04/20/2025

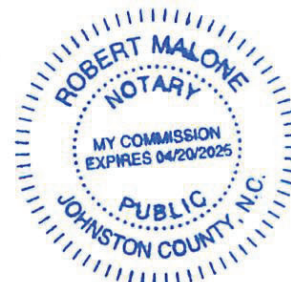
Robert Malone

Notary Public

ROBERT MALONE

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# 0035079, 0035095, 0112757, 0113275, 0113276, 0113277

and PIN 0619956580, 0619956311, 0619949910, 0629044961, 0629044470, 0629035857

located at 8424/8420 James Rest Home Rd + 3700/3208/3412/3708 Newhall Holloman Rd.

from RR - Rural Residential (existing zoning district) to

ITCU - Industry + Technology (conditional Use) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will

be heard on October 19, 2021 (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:

Christopher T. Bailey

6/11/2021

Name Christopher T. Bailey Company CS Tree Services, Inc.
Mailing Address 1612 Burgess Hill Ct., Apex, NC
City Apex State NC Zip 27539
Telephone # (919) 961-2539 Fax # (919) 961-2539 E-Mail chris@cstreeservices.com

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

01715
Raleigh, NC 27606

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee 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 \$7.00

Postmark Here

06/01/2021

Sent To James Family Limited Partnership

Street and Apt. No. or PO Box No. 5003 Yates Mill Pond Rd.

City, State, ZIP+4® Raleigh, NC 27606

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7072 2200 0922 1000 590E 9948

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

Chris Buley of CS Tree Services, Inc.
(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

R-30 to ETCU
(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):

Beatrice J. Brown G.P.
Beatrice J. Brown G.P.
Beatrice J. Brown G.P.
Beatrice J. Brown G.P.
Beatrice J. Brown G.P.
Beatrice J. Brown G.P.

Wake County PIN/REID:

0619956580 / 0035079
0619956311 / 0035095
0619949910 / 0112757
0629044961 / 0113275
0629044470 / 0113276
0629035857 / 0113277

State of NC
County of Wake

Sworn to and subscribed before me the 3rd day of June, 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 09-28-2022

Jane W. Jarmon / Jane W. Jarmon
Notary Public Printed

Seal

JANE W. JARMON
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 09-28-2022.

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: CS Tree services, Inc.

Proposed Zoning District: Industry + Technology CU

Proposed Land Use/Density: Industry + Technology

Future Land Use Plan Map Designation: Business + Industrial

Future Land Use Plan Designation Land Use/Density: Business + Industrial

For DPZ Use only

Project # _____

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 <u>Please see attached responses.</u>	☐ 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 6/1/2021

CS Tree Services Industrial - Petitioner's Response - Plan Consistency Statement

Executive Summary

The Town of Holly Springs has laid out a long-term vision through its Comprehensive Plan, to help maintain and grow the “small-town” charm of Holly Springs. The Town plans for a well-balanced tax base to maintain the level of service and safety for its residents at a reasonable cost. The proposed rezoning request helps add to the diversity of the Town’s tax base, create a low-impact, transitional development to achieve the Town’s future land use goals, as defined by the Future Land Use Plan Map, and provide for congruous development with neighboring communities outside of the Town’s ETJ, in this case, the Town of Apex. Strategic encouragement of business parks, light industrial, and commercial development in the appropriate locations will help balance the overall tax base.

I. Future Land Use & Community Character

Vision Holly Springs Land Use & Character Plan encourages Business & Industrial development in large and small-scale employment clusters as part of a well-rounded plan to preserve and maintain the high quality of life and “village” character of the Town.

A. Future Land Use

CS Tree Services development will follow the Comprehensive Plan by providing a transitional industrial property that is in line with the Town Holly Springs Future Land Use objectives, while maintaining positive interaction with current surrounding rural residential zoning. The heavy infrastructure, traffic requirements, general nuisances, and effects on neighboring properties of differing zoning, frequently associated with industrial use, will not be required for the development. This will ease the strain of transition from a primarily rural residential area of the ETJ, into a business and industry zone, and make sure the two remain compatible into the future. This use will also fit the goal of the Town to match similar planned land uses in neighboring jurisdictions, such as the Town of Apex, which has similar Future Land Use mapping for the area.

B. Community Character

The character element is an important part of the Town of Holly Springs Comprehensive Plan and does encourage non-residential development as part of a larger goal to preserve the small town atmosphere of Holly Springs. The CS Tree Services development will take advantage of existing, cleared spaces with little to no impact on existing green infrastructure and natural resources. Located against the neighboring Duke Energy lands, the development will take advantage of existing canopy, as well as the addition of landscaped buffers, to provide screening and congruity with neighboring properties zoned residential. This is in keeping with the Town’s goal of limiting commercial and industrial development in

close proximity to neighborhoods, to operations that are low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.

C. Future Land Use Map

The Town of Holly Springs Future Land Use Map depicts this property and surrounding areas to be Business & Industrial. Since the FLUM is a long-term goal of the Town, it is understood that development will occur over a period of decades and is achievable through the use of transitional developments. This is well illustrated by the four phases of Suburban Retrofit in The Town's Character Plan, and can be easily applied, in the case of CS Tree Services Development, toward the goal of Business & Industrial end use.

II. Transportation / Comprehensive Transportation Plan

The Holly Springs Comprehensive Transportation Plan fosters growth, while balancing land use and transportation, and preserving the environmental, cultural, and social character of the area. CS Tree Services development provides for increased economic vitality in the area, while having a minimal impact on the local transportation system. The development is located close to US 1 / New Hill Holleman Rd. interchange, thereby minimizing trips along Town roads and preserving the existing transportation system.

III. Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

The CS Tree Services rezoning will not impact current or planned projects on the Parks, Recreation, and Greenways Master Plan.

IV. Community Facilities

The CS Tree Services rezoning will have a minimal impact on Community Facilities, such as fire, police, EMS, schools, etc. The industrial use will provide for low occupancy rates and planned ingress and egress will accommodate large vehicles, such as fire trucks and other emergency vehicles.

V. Infrastructure and Utilities

CS Tree Services rezoning will be submitting a Waiver of UDO Section 7.08 Utility Design, as the connection to existing infrastructure would be cost prohibitive and put undue burden on the development. Well and septic facilities already exist on site and can serve the minimal requirements that the CS Tree Services rezoning will require, until

Town infrastructure is built out with future developments.

VIII. Natural Resources

The CS Tree Services rezoning will allow all of the Town of Holly Springs Comprehensive Plan goals for natural resource preservation to be met. All federal, state, and local requirements will be adhered to. An environmental consultant will be part of the process to clearly delineate streams, wetlands, buffers, and protected areas. Site design will include stormwater retention and green infrastructure wherever possible. Protecting our canopy, working at sustainability, and ensuring our wood waste stream is reused and recycled are all principles of CS Tree Services business practice and subsequently, our rezoning and development process.

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: CS Tree Services

Associated Project Number: _____

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Waiver of Sewer + water hookups, as it will cause undue hardship to development project due to the distance from existing infrastructure.

Contact Information

Waiver/Alternate Compliance Contact

Name Chris Baley Company CS Tree Services, Inc.
 Mailing Address 1612 Burgess Hill Ct
 City Apex State NC Zip 27539
 Telephone # (919) 961-2538 E-Mail chris@cs-treeservices.com
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

A petition for 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) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:

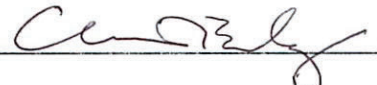
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:

- (4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:

- (5) Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:

Certificate of Completion

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

Signature: 

Date: 6/1/2021

Development Waiver - Findings of Fact

- 1. The granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other property:**

No other properties, nor the public, will be affected by the waiver. Well and septic already exist onsite and will be utilized for water and sewer needs in accordance with Section 7.08 of the UDO.

- 2. Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**

The proposed development is unique, in that it is at the furthest north and west extent of the Town of Holly Springs ETJ, and in an area that has not seen much development by the Town nor private developers. Town of Holly Springs sewer and water has not been extended into this area.

- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**

Current Town of Holly Springs sewer and water lines are over 4 miles from the proposed development. Tying into existing infrastructure would be cost prohibitive for the proposed development.

- 4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**

All UDO provisions will be followed, with the exception of the Utility Waiver. The proposed development supports the Town's Comprehensive Plan and furthers the Town's goals set forth in the Comprehensive Plan.

- 5. Where the waiver impacts on the design, construction, or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**

The proposed development will not include any public facilities and therefore the waiver will not have any impact on the design, construction, or maintenance of such facilities.

Prepared By: Chris Baley, CS Tree Services, Inc.

1612 Burgess Hill Court

Apex, NC 27539

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit

TOWN OF HOLLY SPRINGS
ZONING PETITION

CONDITIONAL USE PERMIT

DPM Appendix #A.02
Supplement #15
November 2018



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: James Family Limited Partnership

Property Descriptions: 8424/8420 James Rest Home Road, 3200/3208/3412/3708 New Hill Holleman Road

PIN(s): 0619956580, 0619956311, 0619949910, 0629044961, 0629044470, 0629035857

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT

1. The Permitted Uses of the property shall be limited to the following:
 - a. Professional Office
 - b. Contractor's Office & Storage Yard
2. No Special Exception Uses are allowed
3. The developer agrees to provide landscape screening and the Landscape design shall provide for screening on Northern property line, adjacent to neighbors, as well as along the street frontage. Fencing with screening will be placed behind landscape screens to further reduce visibility from neighbors and street, according to the Town of Holly Springs UDO.
4. All parking shall be to the rear or side of buildings, in a manner to reduce visibility from the street or neighboring properties.
5. Stormwater, parking, driveways, and landscaping shall all comply with the Town of Holly Springs UDO.
6. The developer agrees to maintain a 20% tree preservation threshold to conform with Town of Holly Springs goals for tree preservation.
7. Any approved waiver of Utility Connection shall only apply to the existing buildings or those that can be served by the existing septic system on the property as approved by Wake County and the Developer acknowledges that the development of new buildings or additions to existing buildings may require extension and connection to town utilities.
8. The developer will connect to public utilities when they become available to the property along the road frontage and pay the required tap fees to the Town of Holly Springs.
9. The developer will monitor traffic impacts to ensure that more intense development does not occur that would impact existing adjacent residential uses.
10. 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 CS Tree Services, Inc. or future developer agrees they (i) are familiar with these fees, (ii) do 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 the 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.

11. The site shall generally conform to the conceptual plan that follows, while adhering to all applicable UDO requirements.

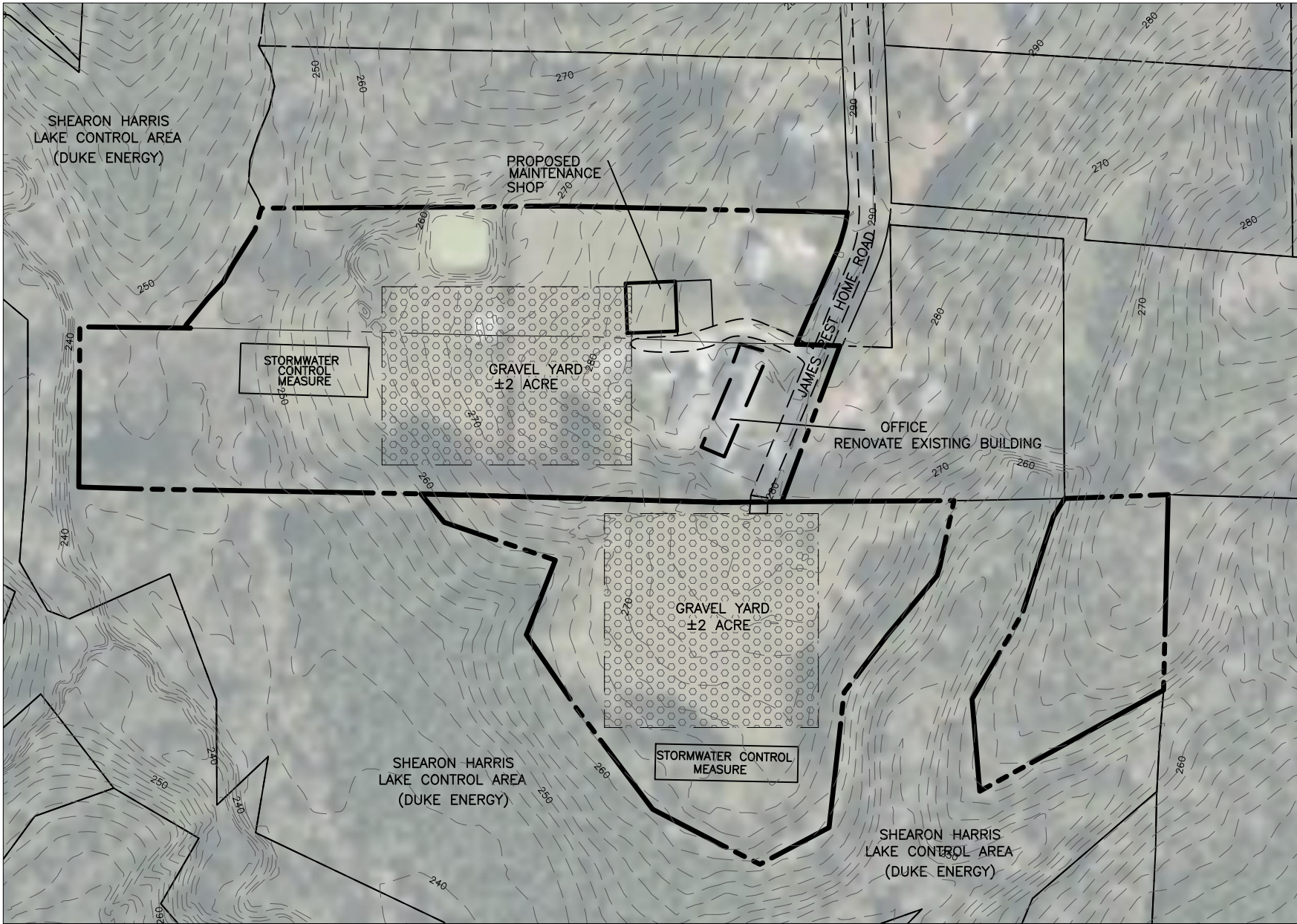
The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms 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 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____.



PRELIMINARY SITE DATA

ZONING TO BE REZONED	R-30 ?
SITE AREA (TOTAL-4 PARCELS)	15.4 ACRES
BUILDING SIZE	
EX. BUILDING(OFFICE)	5,000 SF
NEW MAINTENANCE	5,000 SF
PARKING REQUIRED	20
OFFICE - (3.5SP/1000 SF) = 18 SPACES	
WAREHOUSING -(1SP/3000SF) = 2 SPACES	
PARKING PROPOSED	-
DETENTION REQUIRED	YES
LANDSCAPE BUFFERS	
STREET YARD	= - FT
BUILDING SETBACKS	
FRONT YARD	= - FT
SIDE YARD	= - FT
REAR YARD	= - FT

NOTE:
1. BASE MAP INFORMATION FROM WAKE COUNTY GIS AND NC ONE MAP.

SCHEMATIC

DRAWINGS ARE DIAGRAMMATIC ONLY AND HAVE NOT BEEN REVIEWED FOR CODE.



CS TREE SERVICE
JAMES REST HOME ROAD
HOLLY SPRINGS, NORTH CAROLINA

JOB CODE: 21-0251

SD2

5 MAY 2021



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BOBBITT CONSTRUCTION, INC.
600 GERMANTOWN ROAD
RALEIGH, NC 27607
PH. (919) 851-1980
FX. (919) 851-1982
E-MAIL: design@bobbitt.com
WWW.BOBBITT.COM
Firm Lic # D-0191

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: **Tuesday, August 17th, 2021**
Time: **6:00 pm**
Location: **New Hill Community Center**

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: **08/06/2021**

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:

Will the re-zoning affect the surrounding properties?

Will water and sewer be extended? And will residents be required to hookup?

Will the existing road infrastructure be impacted? And will road improvements be made that affect surrounding properties?

How many employees does CS Tree Services have and when will construction start?

Who do residents contact for questions and concerns in the future?

Changes made to the Petition by the Petitioner as a result of the meeting:

No changes were made to the petition as a result of the Neighborhood Meeting. The petition was discussed and the Conditional Use Permit that will limit uses to Professional Office, Contractor's Office, and Storage Yard, as well as require CS Tree Services to monitor road infrastructure and traffic, and make improvements as necessary. CS Tree Services also plans to dedicate right-of-way for future road improvements and cul-de-sac, but adjacent properties will not be affected. Neighbors were made aware that the rezoning is limited to the six parcels listed in the petition, plans for sewer and water were not being made at this time, CS Tree Services will have 10-20 employees with plans to begin construction in a six to twelve month period, the Town of Holly Springs development web site has resources to address any questions and concerns residents may have, and CS Tree Services is available to answer any future questions or concerns, as well.

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

8/19/2021

Neighborhood Meeting Notification List

Neighborhood Properties bordering parcels

Duke Progress Energy Inc	550 S Tryon St	Charlotte NC 28202-4200
Wake County - Wake County Attorney's Office	PO Box 550	Raleigh, NC 27602
James Family Limited Partnership	5003 Yates Mill Pond Rd.	Raleigh, NC 27606
Gregory and Julie Hobby	5401 Hardison Rd	Charlotte, NC 28226
Dixie Newsome and Marilyn Lee	500 Bayoak Drive	Cary, NC 27513
Hazel Jacquelyn Lee	520 Bayoak Drive	Cary, NC 27513
Marilyn Lee	11184 Bayberry Hills Dr.	Raleigh, NC 27617
John and Jacqueline Brown	PO Box 94	New Hill, NC 27562
James Family Limited Partnership	8420 James Rest Home Rd	New Hill, NC 27562
James Family Limited Partnership	8424 James Rest Home Rd	New Hill, NC 27562

Neighborhood Properties not bordering parcels

George Smith	309 S. Tunstall Ave.	Apex, NC 27502
Stephan and Cheryl Tyburski	3197 Farrell Rd.	Sanford, NC 27330
Baldemar Castillo	8308 James Rest Home Rd.	New Hill, NC 27562
Jose and Marina Vega	3416 Cherrystone Lane	Apex, NC 27539
Braylin Anthony Bellino	8321 James Rest Home Rd.	New Hill, NC 27562

James Rest Home Community Meeting

Re: CS Tree Services Info Session

NAME	ADDRESS
Steve & Cheryl Jybuski	3197 Farrell Rd, Sanford
Graig Hobby	5401 Hodison Rd CLT, NC
Hazel J. Lee	520 Bayoak Dr. Cary, NC 27513
Dottie Lee Newsome	500 Bayoak Dr. Cary, NC 27513
Marilyn Lee	11184 Bayberry Hills Dr Raleigh, N.C 27617



THE TOWN OF

Holly Springs

Ordinance No.: RZ21-06

Date Adopted: October 19, 2021

Effective Date: October 19, 2021

**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 160D-605**

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 : #21-REZ-02 to change the zoning of approximately 18.5 acres property identified by Wake County PINs 0619956580, 0619956311, 0619949910, 0629044961, 0629044470, and 0629035857 from R-30: Residential to IT CU: Industry & Technology Conditional Use; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcel on the *Future Land Use Map* as Business & Industrial; 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 September 28, 2021 and recommended approval by a vote of 8-0-1; 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 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 to 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 Business & Industrial and will allow for the development of limited industrial uses compatible with adjacent uses.

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: #21-REZ-02 to change the zoning of approximately 18.5 acres of Wake County PINs 0619956580, 0619956311, 0619949910, 0629044961, 0629044470, and 0629035857 from R-30: Residential to IT CU: Industry & Technology Conditional Use with conditions 1-11 as submitted.

1. The Permitted Uses of the property shall be limited to the following:
 - Professional Office
 - Contractor's Office & Storage Yard
2. No Special Exception Uses are allowed
3. The developer agrees to provide landscape screening and the landscape design shall provide for screening on Northern property line, adjacent to neighbors, as well as along the street frontage. Fencing with screening will be placed behind landscape screens to further reduce visibility from neighbors and street, according to Town of Holly Springs UDO.
4. All parking shall be to rear or side of buildings, in a manner to reduce visibility from the street or neighboring properties.
5. Stormwater, parking, driveways, and landscaping shall all comply with Town of Holly Springs UDO.
6. The developer agrees to maintain a 20% tree preservation threshold to conform with Town of Holly Springs goals for tree preservation.
7. Any approved waiver of Utility Connection shall only apply to the existing buildings or those that can be served by the existing septic system on the property as approved by Wake County and the Developer acknowledges that the development of new buildings or additions to existing buildings may require extension and connection to town utilities.
8. The developer will connect to public utilities when they become available to the property along the road frontage and pay the required tap fees to the Town of Holly Springs.
9. The developer will monitor traffic impacts to ensure that more intense development does not occur that would impact existing adjacent residential uses.
10. 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 CS Tree Services, Inc. or future developer agrees they (i) are familiar with these fees, (ii) do 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 the 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.
11. The site shall generally conform to the conceptual plan that follows, while adhering to all applicable UDO requirement.

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 October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October, 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#: 8.

Public Hearings

Title: Green Oaks Tech Center PUD 21-PUD-01 - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Economic Prosperity & Diversity

Staff Resource: Sean Ryan, Development Services

Action(s):

1. Conduct Legislative Public Hearing
2. Adopt Rezoning Ordinance RZ21-05 to adopt statement of compatibility and to approve the rezoning and PUD Master Plan
3. Approve a Developer Agreement for Green Oaks Tech Center with Crescent Communities

Staff proposes that the Legislative Public Hearing be opened and closed on October 19, 2021 and that action on Items 2 and 3 be continued to the November 16, 2021 business meeting to allow for continued staff/developer engagement on the Developer Agreement, including finalization of a potential transportation investment partnership.

Explanation:

- The project consists of multiple parcels totalling approximately 120 acres and is located at the southeast corner of Green Oaks Parkway and Holly Springs New Hill Road. The project is also located generally north of Thomas Mills Road.
- The applicant is requesting to rezone the property to Planned Unit Development (PUD) and has submitted an associated PUD Master Plan for approval. The PUD would allow a mix of industrial and commercial uses in various districts across the property.
- A Planned Unit Development is a type of zoning used to encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction not normally allowed with the development standards contained within the Unified Development Ordinance (UDO).

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 09/28/2021:

- Concern about the traffic that would be leading to NC 55
- Concern about congestion of the area and how it will only continue to become more congested
- Off-site road improvement required with the project
- Whether there are too many access points on Holly Springs New Hill Road and whether access to the project should only be granted from Green Oaks Parkway

Town Council Business Meeting
October 19, 2021

- The two separate potential PUD land use plan options and at what point the applicant would commit to one of the plans.

Planning Board Recommendation:

The Planning Board recommended approval (7-1-1)

Those voting against the motion were:

- Mr. Crandall: Traffic concerns

Background:

- On September 21, 2021 Town Council held a Joint Public Hearing to discuss the request. Discussion included the following:
 - If the proposed PUD could be accomplished with existing zoning districts
 - If development sites would be build-to-suit or speculative build with recruitment
 - The importance of the realignment of Old Holly Springs Apex Road and New Hill Road
 - The type of retail envisioned for the project
- Parcels 0649054147, 0649151168 were zoned to BT: Business & Technology on 4/16/13.
- Portions of the project area were annexed into Town Limits on 7/11/89 and 4/16/13. The remaining area is in the Extraterritorial Jurisdiction and an annexation petition is pending Town Council determination.

A Developer Agreement is planned with the Green Oaks Tech Center PUD. Below is a summary of the major components under development for the agreement:

- Design, construction and administration of the realignment of Old Holly Springs Apex Rd. and Holly Springs New Hill Rd. The project will be reimbursed, minus the proportionate share based off of traffic impact.
 - Funding discussion:
 - There are two (2) approved development projects, planned to contribute financially an amount equivalent to the proportionate impact specific to the development.
 - It is anticipated that several other developments in the corridor that are in progress but not yet approved will also contribute a proportionate share toward this improvement.
 - The conceptual cost estimate for the full design and construction of the improvement along with a conceptual design will be included as exhibits in the agreement.
 - The timing and components related to reimbursement for this work will also be defined in the agreement.
- Payment of a fee-in-lieu of design and construction of a third lane along NC-55 (GB Alford Hwy), equivalent to the project's proportionate share based off of traffic impact will be contributed by the developer.
- Payment of a fee-in-lieu of design and construction of intersection improvements at Old Holly Springs Apex Rd. & Bennett Knoll Parkway, equivalent to the project's proportionate share based off of traffic impact will be contributed by the developer.

The Developer Agreement is still under final review. Elements of the Developer Agreement will be discussed on October 19th; however, final discussion and action is proposed to be continued to the November 16, 2021 business meeting.

Funding Source(s):

N/A

Attachment(s):

1. 21PUD01_Green Oaks Tech Centr_StaffReport
2. 21PUD01_Petition_PUDPlans
3. RZ21-05 Green Oaks Tech Center PUD Ordinance



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR PLANNED UNIT DEVELOPMENT Green Oaks Tech Center 21-PUD-01

PETITIONER/DEVELOPER:

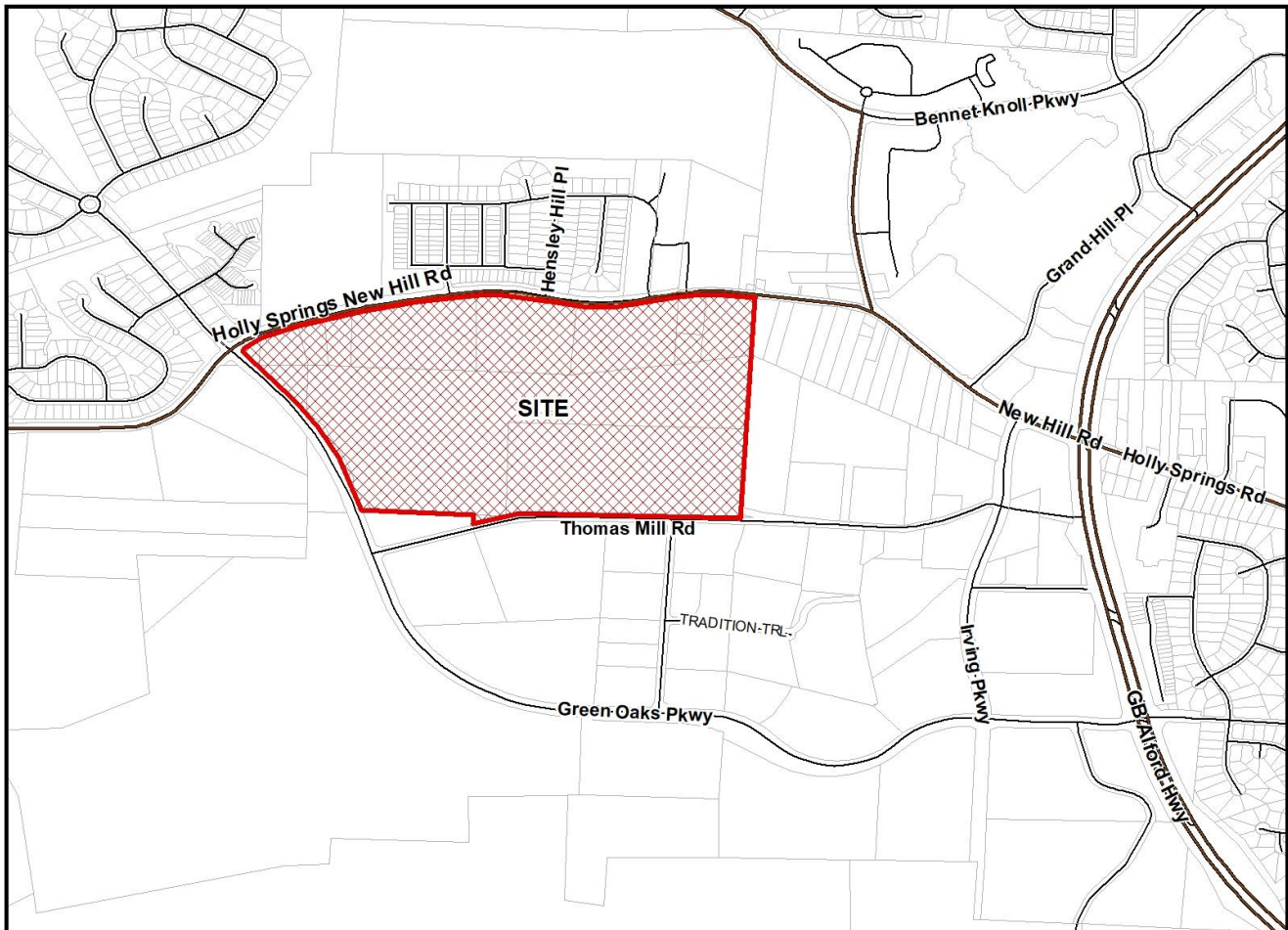
Crescent Communities
227 W Trade St, # 100
Charlotte, NC 28202

DESIGN PROFESSIONAL

LandDesign
223 Graham Street
Charlotte, NC 28202

OWNER(S):

See page 2



LOCATION: ☒ Within Corporate Limits of Holly Springs ☒ Within Holly Springs ETJ ☒ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: September 28, 2021
Town Council Action: October 19, 2021

STAFF CONTACTS: Sean Ryan, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS: PUD Document; PUD Plans

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Johnson, Garland Jr.	0639955037	R-30	2.0
Johnson, Garland Jr., Gail R	0639957154	R-30	1.3
Lockhart, David, Kathleen	0639959107	R-30	1.52
Shaffer, Leonard B, Katherine W	0649054147 0649151168	BT-CU	19.96
Joyner, Brenda B, Ralph	0649158281	R-10	8.6
McNeil, James Michael	0649253306	R-10	1.38
Ray, Patty	0649252098	R-10	1.0
Womble, Parrish (Nancy)	0649255277	R-10	4.03
Jones, Doris P Heirs Jones, Terry Jackson	0649049486	R-30	52.02
Warren L. Holleman	0649240007	R-30	27.51
Town of Holly Springs	0649039606	RT	0.32
Town of Holly Springs	0639953025	RT	0.30
Town of Holly Springs	0639949124	RT	0.77
TOTAL			120.71± acres*

* Plus previously dedicated right-of-way to the centerline of the adjacent streets

The Town of Holly Springs excess property parcels will be included in the PUD under the district that is adjacent to each parcel in order to create seamless zoning and consistent standards for development of the street frontages.

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	R-10 Residential; R-30 Residential; BT-CU: Business & Technology Conditional Use	Vacant, undeveloped
North	R-10: Residential R-MF-15: Multi-Family Residential R-8 CU: Residential Conditional Use R-10: Residential	Holly Springs New Hill Road, then Oakview Elementary School, Hensley Subdivision, Thales Academy
South	Holly Springs Business Park PUD RT: Research & Technology	Thomas Mill Road, then Holly Springs Business Park
East	R-10: Residential R-30: Residential	Vacant, undeveloped
West	RT: Research & Technology LB: Local Business	Green Oaks Parkway, then vacant, undeveloped



PROPERTY HISTORY

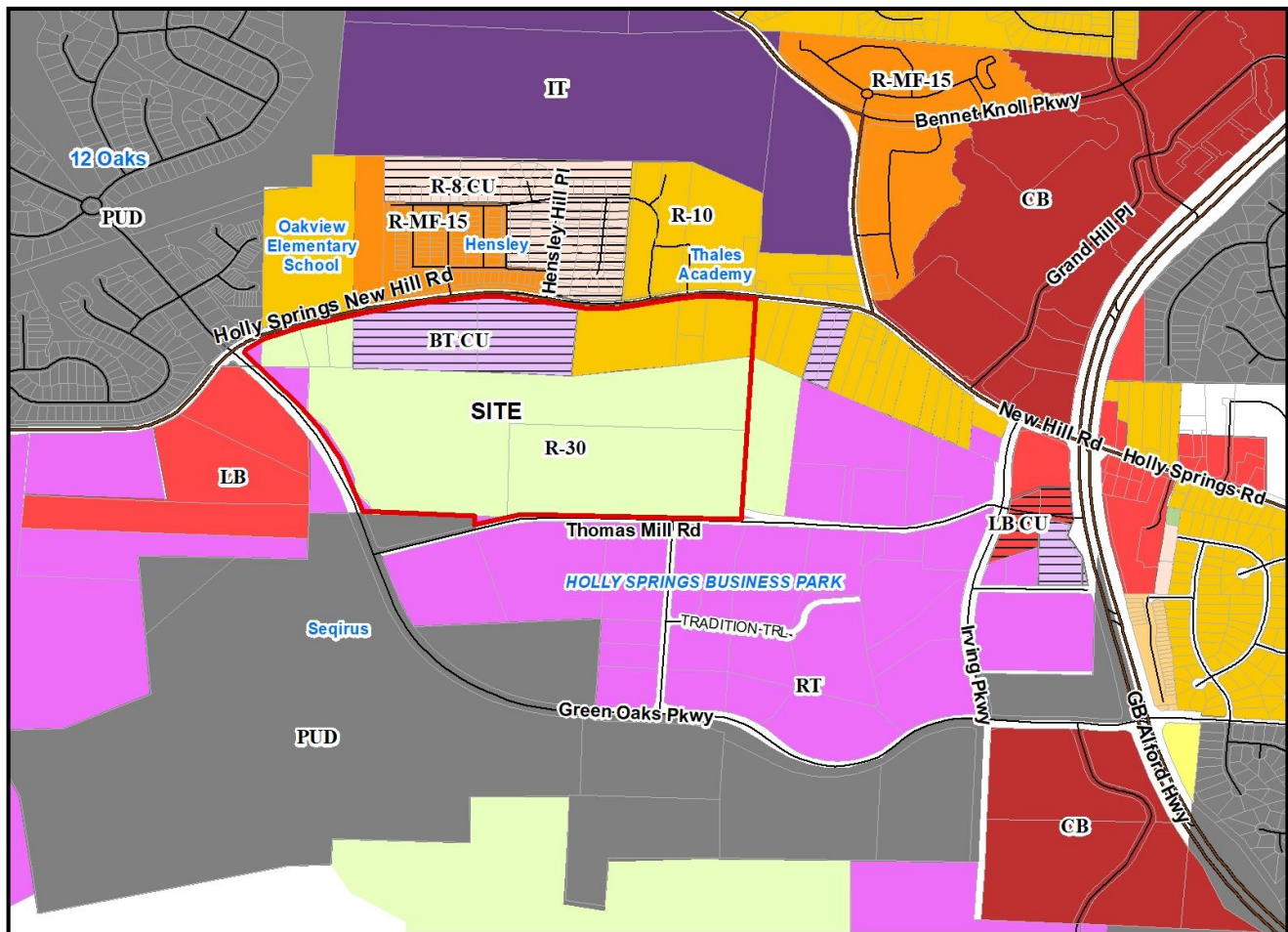
Annexation History

Project Number A89-09
 Description: 204.36 acres
 Approved by Town Council on 07/11/89
 Project Number: A13-05
 Description: Shaffer Property 10.69 acres
 Approved by Town Council on 04/16/13

Rezoning History

PIN: 0649054147, 0649151168
 Original Zoning: Wake County R-80
 Proposed Zoning: BT CU
 Approved by Town Council on: 04/16/13

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	R-20 Residential; LB Local Business; R-30 Residential	PUD: 21-PUD-01 Green Oaks Tech Center
Future Land-Use Designation	Innovation Village	No Change
Overlay District	None	No Change
Conditional Use Permit Restrictions	N/A	N/A



STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Planned Unit Development (PUD) located on approximately 120 acres of land located east of Green Oaks Parkway and South of New Hill Holly Springs Road. A Planned Unit Development is a type of zoning used to encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction not normally allowed with the development standards contained within the Unified Development Ordinance (UDO).

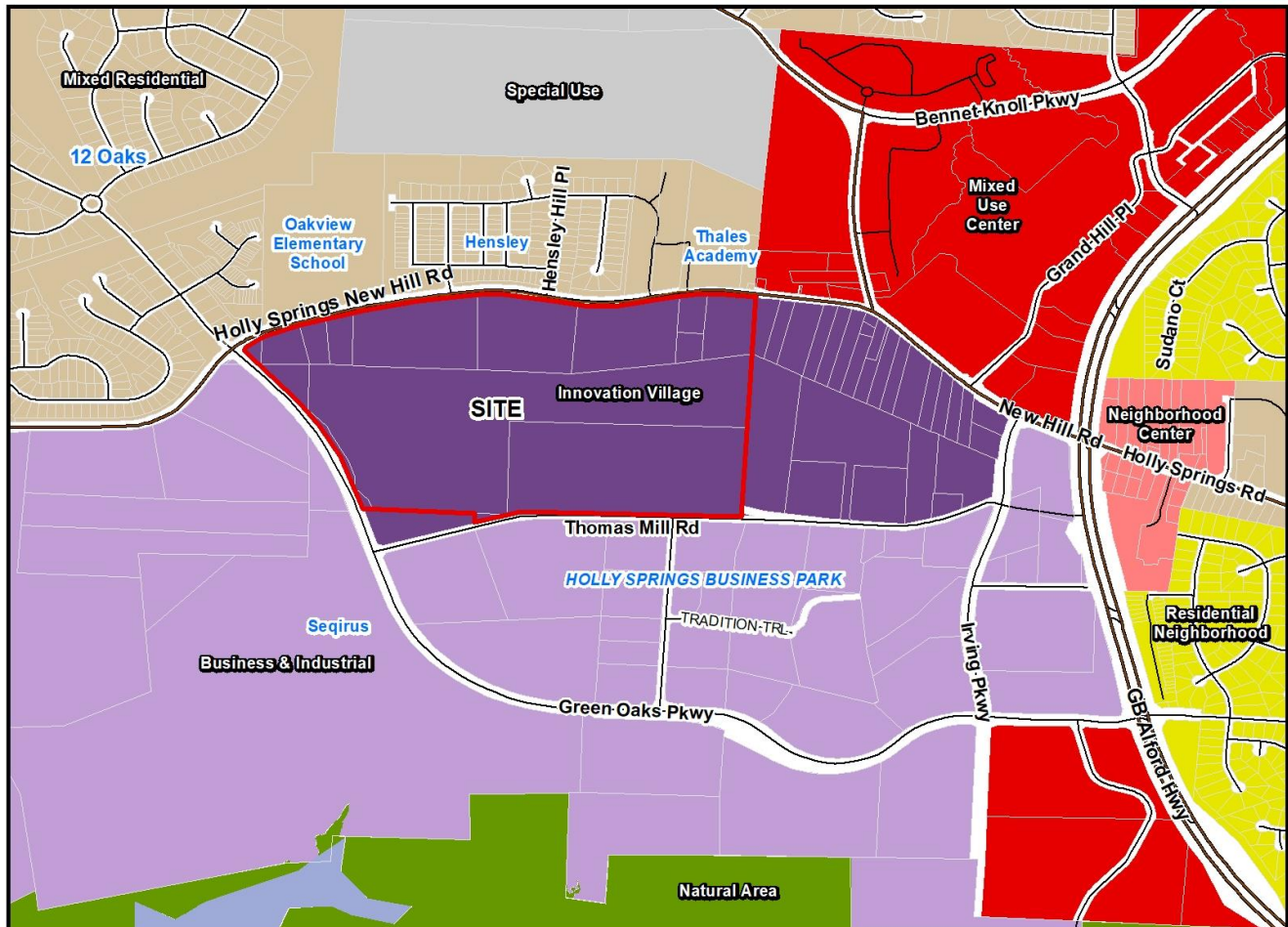
A PUD establishes the permitted uses and development standards for the property and specific development, such as subdivision plans or development plans, is reviewed for compliance with these standards, rather than the UDO, when it is proposed.

Green Oaks Tech Center is a proposed mixed use development consisting of light industrial/employment center uses as well the potential for commercial use along the Holly Springs New Hill Road frontage. An alternative approach allows the development to pivot to entirely Innovation District should a large life science user or similar facility choose to locate here. This supports economic development business attraction goals and reflects the changing market for business development in this area as FUJIFILM

Diosynth Biotechnologies has located in Oakview Innovation Park absorbing the majority of land available for business park development in the center of town.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan



Future Land Use & Character Plan Designation: Innovation Village

An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

The Innovation Village is the next generation of business park for business owners, entrepreneurs, artists and manufacturers. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation.

This area provides unique economic development opportunities for Holly Springs, and is envisioned as a progressive employment hub that may support a corporate headquarters, research and development, manufacturing and the biotech/pharmaceutical industries. While the Innovation Village is first an employment center, residential and supporting retail and service uses are integrated throughout, using traditional village design and planning principles.

Streets should be walkable and interconnected, and should include on-street parking, street trees, sidewalks and bike facilities for pedestrians and bicyclists. A network of connected open spaces can include parks and greenways, which provide places for recreation and gathering. Buildings should be located close to the street, with parking lots in the rear buildings rather than in the front.

An agrarian buffer along the adjacent arterial and collector roads could be preserved, or created, as for aesthetic purposes, but more importantly, to provide an opportunity for hyper-local food production for residents and employees of the Innovation Village.

Planning Concepts for Innovation Village

1. IV-1: Reserve key sites for future employment
The potential for additional employment in Town is increasing with regional growth. This area opens up the possibility of effectively recruiting major employers to Holly Springs.
2. IV-2: Encourage Variety
Here, a variety of large, medium, and small businesses can operate side by side, with some benefitting from proximity to large-scale employers, especially manufacturers, and access to US-1. Industrial uses of many types should be encouraged here, and “industrial” should be broadly defined to include maker spaces for a wide variety of artisans. Breweries and distilleries may also be accommodated in this location.
3. IV-3 Support Live-Work
Consistent with their unconventional work style, some artists and craftspeople choose unconventional living arrangements. Live-work units in which living space sits above first-floor studios, maker spaces, and offices provides an ideal setup. Allow live-work units in appropriate locations, and address parking standards to mitigate potential issues arising from having different occupants in the “live” and “work” portions of the units.
4. IV-4: Facilitate the creation of a “village.”
By introducing some supporting commercial uses, office buildings, and a limited amount of housing, this area can have a distinct identity as the village it is envisioned to become. The common areas—outdoor green spaces, courtyards, and co-working spaces—can foster an environment of collaboration, a key attribute in creating a breeding ground for innovation.

PUD EVALUATION CRITERIA

As specified in UDO Section 5, in its determination of the appropriateness of the proposed PUD and whether to recommend approval or disapproval of the PUD District zoning map change and PUD Master Plan, the Planning Board shall be guided by the extent to which the proposal:

- A. Accomplishes the intent of the Planned Unit Development District set forth in Section 5.01
- B. Provides for the protection or provision of the following site features and amenities:

1. Natural site features, including, but not limited to, slopes, streams, natural water features, wetlands and areas of special flood hazard
2. Wooded areas, individual trees of significant size, or other environmentally sensitive features;
3. common open space and recreational areas (passive or active) accessible to the residents or users of the PUD by way of sidewalks, footpaths, walkways or bikeways
4. Efficient utilization of the land, including the reduction of land area disturbed for utility lines and motor vehicle access
5. Creation of innovative residential and business environments
6. Protection and preservation of important view corridors, and scenic vistas
7. Diversity and originality in lot layout or site design
8. Utilization of individual building designs which achieve an enhanced relationship between the development and the land
9. Relationship to surrounding properties
10. Conformance with the Comprehensive Plan
11. Extent to which the development proposed by the PUD can be developed under the general use districts of this UDO, other than the PUD District, as a matter of right

PLANNED UNIT DEVELOPMENT MASTER PLAN OVERVIEW

The purpose of a PUD master plan is to encourage the master planning of development for larger tracts of land and to coordinate such development so as to manage the impacts of the development on the provision of Town services and infrastructure; encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction, and further the purposes of the Comprehensive Plan; provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle access; permit special consideration of property with outstanding natural or topographical features such as rock outcroppings, areas of special flood hazard, slopes, major tree groupings, significant vegetation, or important view corridors and scenic vistas; facilitate use of the most appropriate construction techniques in the development of land; and, to provide for any individual land use not otherwise specified elsewhere in the UDO.

The PUD District is not intended for use with subdivisions or projects which can be developed under the General Use Districts of this UDO, other than the PUD District, as a matter of right or by requesting approval of a development plan or a special exception use. To establish a new PUD, the following minimum standards apply:

1. Open Space - each PUD shall include a minimum of ten (10) percent of the total acreage of the project as playground, plaza, close, square, park or parkway open space.
2. Landscape Buffer or Stream Buffers - no portion of a greenbelt, landscape buffer or stream buffer required as part of a PUD shall be included as part of any lot or used to comply with the open space requirements.
3. PUD Criteria - each PUD shall represent a use or development pattern which is not available under any individual district as a matter of right or by requesting approval of a development plan or a special exception use.

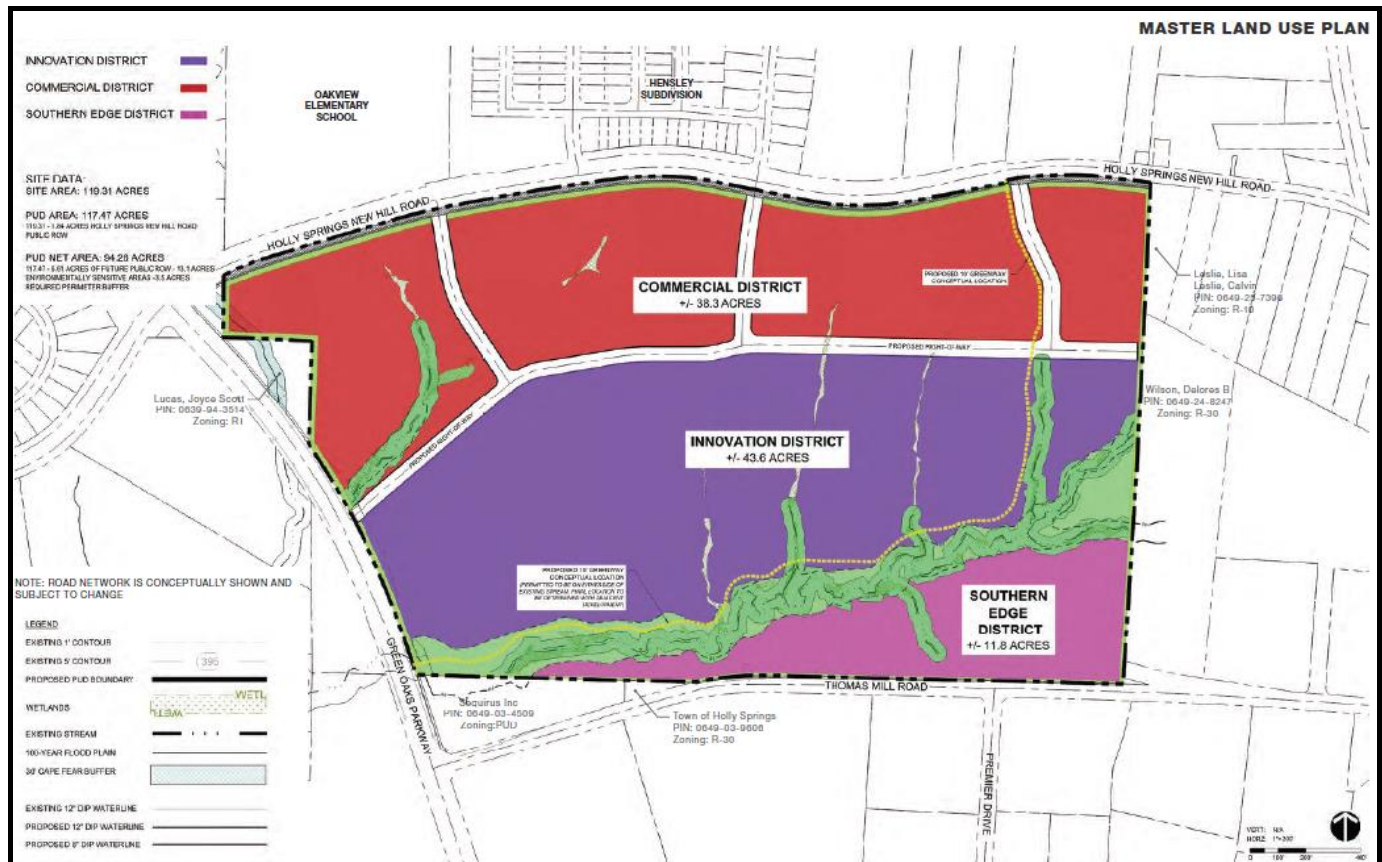
Analysis of the PUD

The PUD proposes to create a life-science focused environment with supporting commercial uses. The BT: Business & Technology District would not allow the full range of manufacturing and technology uses proposed for the site and the RT: Research & Technology District would not allow the ancillary commercial uses proposed for the PUD. As a result, in order to create an integrated development of the nature intended the PUD District is required. The PUD District will also provide speed-to-market to enhance business attraction by providing the opportunity for the entire site to be positioned for a single - user life science site, similar to what has occurred at Oakview Innovation Park to the west. The PUD also incentivizes uses that are part of the Town's economic development focus by providing a streamlined review process for uses consistent with the Town's economic development goals.

Vision for the PUD

Per the PUD Report:

At Green Oaks Tech Center, people that work here are uniquely focused on the concepts of progress and growth. By delivering a life science focused community, the people who work in the community can grow and progress just like the life science companies that make this place unique. Green Oaks Tech Center is a phased master planned community that prioritizes the creation of new, leading-edge science and technology, the exciting growth sought by the category's companies, the personal and professional learning that emphasize experience in fast-changing, purpose-driven careers and the growth in the wellness and quality of life for society that stem from the industry' impact.



PUD Districts

The Green Oaks Tech Center PUD Master Plan proposes the following development districts:

1. Innovation District
 - Research & Technology, Office
 Examples:
 Convention Center
 Engineering & Lab
 Light Industrial/Light Manufacturing
 Flex Space
 - Comparable UDO District: RT Research & Technology District w accessory CB
 Community Business District uses
2. Commercial District
 - Neighborhood, local, and regional commercial uses, plus uses from Innovation District

Examples

Food Service
Personal Service
General Retail
Hotel

- Comparable UDO District: CB: Community Business, plus RT: Research & Technology

3. Southern Edge

- Office, Industrial

Examples

Engineering & Lab
Light Industrial/Light Manufacturing
Flex Space

- Comparable UDO District: RT Research & Technology

Innovation District

Development Standard	Proposed PUD District	Comparable UDO District:	
	Innovation	CB	RT
Max Gross Density	N/A	15 u/a	0 u/a
Building Setback			
Holly Springs New Hill Road	20'	50'	50'
Green Oaks Parkway	20'	50'/30'	30'
Thomas Mill Road	10'	50'/30'	30'
Collector Street (internal)	10'	50'/30'	30'
Local Street (internal)	0'	50'/30'	10' (non res) 50' (res)
Rear (internal)	0'	10' (non-res) 25' (res)	10' (non res) 50' (res)
Building Height			
Min	20'	n/a	n/a
Max	100'	55'	75'
Lot Dimensions			
Minimum Lot Area	None	None	None
Minimum Lot Width	100'	100'	100'

Commercial District

Development Standard	Proposed PUD District	Comparable UDO District:	
	Commercial	CB	
Max Gross Density	N/A	15 u/a	
Building Setback			
Holly Springs New Hill Road	30'	50'	
Green Oaks Parkway	5' min – 20' max	50'/30'	
Thomas Mill Road	5 feet min – 20 feet max	50'/30'	
Collector Street (internal)	0'	50'/30'	
Local Street (internal)	0'	50'/30'	
Rear (internal)		10' (non-res) 25' (res)	
Building Height			

Min	20'	n/a
Max	100'	55'
Lot Dimensions		
Minimum Lot Area	None	None
Minimum Lot Width	50'	100'

Southern Edge District

Development Standard	Proposed PUD District	Comparable UDO District:
	Southern Edge	RT
Max Gross Density	N/A	0 u/a
Building Setback		
Holly Springs New Hill Road	20'	50'
Green Oaks Parkway	20'	30'
Thomas Mill Road	10'	30'
Collector Street (internal)	10'	30'
Local Street (internal)	0'	10' (non res) 50' (res)
Rear (internal)	0'	10' (non res) 50' (res)
Building Height		
Min	20'	n/a
Max	50'	75'
Lot Dimensions		
Minimum Lot Area	None	None
Minimum Lot Width	50'	100'

Permitted Uses

The allowable uses for Green Oaks Tech Center are focused on cultivating the distinct characters of the three districts within the development. Within the Innovation District, a number of commercial uses are allowed as accessory uses to support the employment uses will ensuring it does not become dominated by retail or restaurant uses. Those common commercial uses are supported in the Commercial District. The Southern Edge District reflects its proximity to the existing business park and the more traditional manufacturing and business park uses that can be supported there.

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
COMMERCIAL			
RESTAURANT/FOOD SERVICE	A	P	
BANQUET FACILITY			
FARMER'S MARKET	A	P	P
DRIVE-IN OR DRIVE-THROUGH		P	
PERSONAL SERVICE	A	P	
CHILDCARE, DAYCARE	A	P	
GENERAL RETAIL STORE	A	P	
CONVENTION CENTER	P	P	
LIQUOR SALES	A	P	
FUEL STATION WITHOUT REPAIR		P	
ACCOMODATIONS	A	P	
HOTEL	A	P	
OFFICE			
GENERAL PROFESSIONAL SERVICES	P	P	P
RESEARCH & TECHNOLOGY	P	P	P
MEDICAL OFFICE BUILDINGS	P	P	
RECREATION			
OUTDOOR RECREATION	A	A	A
AEROBICS, YOGA, DANCE, FITNESS STUDIOS, ARCADE	A	P	P
INDOOR RECREATION	A	P	P
INDOOR SPORT TRAINING FACILITIES	A	P	SE
PUBLIC AND CIVIC			
CIVIC	P	P	P
EDUCATION (K-12)	SE	SE	
SCHOOL - COMMERCIAL, TRADE, INDUSTRIAL OR BUSINESS	P	P	P
PARKING GARAGE, PARKING LOT - COMMERCIAL	P	P	P
POLICE, EMS OR FIRE STATION	P	P	P
GOVERNMENT OFFICES	P	P	P
BUS STATION TERMINAL	SE	SE	SE

P – Permitted

A- Accessory

SE – Special Use

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
INDUSTRIAL AND INSITUTIONAL			
ENGINEERING & RESEARCH LABORATORIES	P	P	P
LIGHT INDUSTRIAL	P	P	P
INDUSTRIAL - ASSEMBLY OR REPAIR OF PREVIOUSLY MANUFACTURED PARTS, SUB-ASSEMBLIES OR COMPOINENTS; AUCTION HOUSE; DISTRIBUTION CENTER; FLEX-SPACE; MANUFACTURING-LIGHT; PROTOTYPE PROCESS AND PRODUCTION PLANT; WAREHOUSE; WHOLESALE BUSINESS	P	P	P
RESEARCH & TECHNOLOGY USES			
DATA CENTER, DATA PROCESSING OR ANALYSIS. IT SERVICES, LABORATORY, RESEARCH & DEVELOPMENT, CALL CENTER	P	P	P
DISTRIBUTION CENTER	P	P	P
FLEX SPACE	P	P	P
LIGHT MANUFACTURING	P	P	P
WAREHOUSE	P	P	P
WHOLESALE BUSINESS	P	P	P
COMMUNICATION / UTILITIES			
ELECTRICITY RELAY STATION; NON-MUNICIPAL PUMPING STATION; NON-MUNICIPAL UTILITY SUBSTATION; NON-MUNICIPAL WATER TREATMENT PLANT; PUBLIC WELLS; STORAGE TANKS - NON-HAZARDOUS; TELEPHAONE EXCHANGE; WATER TOWER	P	P	P
MISCELLANEOUS			
RELIGIOUS USES	P	P	P
COMMUNICATIONS / UTILITIES	P	P	P
ELECTRIC TRANSMISSION LINES	P	P	P
PUBLIC FACILITIES - NEIGHBORHOOD RECYCLING COLLECTION POINT	P	P	P
TRANSIT STOP	P	P	P
GREENHOUSE	A	A	A
SOLAR PANELS	A	A	A
SOLAR FARM	P	A	A

For all Districts: Accessory Uses – See Section 4.04, A. – Accessory Uses, Buildings and Structures.

For all Districts: Temporary Uses – See Section 4.04, B. – Temporary Uses, Buildings and Structures.

P – Permitted

A- Accessory

SE – Special Use

Other Key Development Standards

Development Standards Not Specified:

Additional development standards that have not been specified in the PUD Master Plan shall follow those contained within the UDO.

PARKING:

Per UDO. On street parking may be provided, consistent with the street cross-sections identified in the plan.

LANDSCAPING:

Landscaping is proposed to generally follow UDO practices, while accommodating flexibility to create a more pedestrian oriented streetscape where buildings are placed closer to internal streets. Landscaping will be provided along the boundaries of the project, along the perimeter streets of the project, along the bases of buildings (i.e. foundation landscaping) where there is a greater than 10 foot setback from the right-of-way, as well as through street trees along interior streets. In addition, there are a number of natural and developed open spaces throughout the project area that will contain additional plant material, increasing the project's overall vegetation.

SUMMARY OF LANDSCAPE STANDARDS	
Boundary Street	
Holly Springs New Hill Road	30' Wide – Trees 50' On Center + shrubs 4' On Center
Green Oaks Parkway	30' Wide – Trees 50' On Center + shrubs 4' On Center
Thomas Mill Road	20' Wide – Trees 50' On Center + shrubs 4' On Center
Internal buffers	None
Foundation Landscaping	Per UDO, except no planting required for buildings within 10' of ROW. Alternate compliance allowed.
Parking lot screening	24" H shrubs 3' On Center, or combined with fence/wall, or where grade separated.
Parking Islands	Per UDO
Street Trees	Per UDO, every 50', at least 2-3 species identified at the time of Master Plan. Tree grates acceptable in Innovation and Southern Edge District

OPEN SPACE & TREE PRESERVATION:

	Required		Provided	
Developed Open Space	10%	11.93 ac	10%	11.93 ac
Tree Preservation	10% of commercial	< 3.83 ac	10% of total	11.93 ac
Total Open Space		<15.76 ac	20%	23.89 ac

Specific information about open space can be found beginning on page 37 of the PUD Master Plan document. The conceptual locations of these resources are illustrated on the Open Space Plan sheet that is included on page 39 of the PUD Master Plan. A minimum of 10% of the project area is required for Development Open Space.

Developed Open Space Options

- Greenways and trails
- Pocket Parks
- Urban Park
- Urban Plaza

A minimum of 10% of the total 120 acre site area will be maintained for tree preservation area. Typically commercial or mixed use developments require 10% preservation, while industrial developments do not require tree preservation. As this development is a mix of all of these uses, the development will include a higher percentage of tree preservation than if the property were developed with the proposed uses in individual developments under traditional zoning districts.

ARCHITECTURAL DESIGN

The PUD proposes a variety of architectural design standards designed to encourage the development of an integrated master planned development while acknowledging the specific design needs and design styles appropriate for a life science campus.

Architectural Design Elements in the Innovation District:

- Modern, advanced materials
 - Including architectural metal panels, such as ACM and translucent glass fiber panels
- Variation in massing
 - Provided at a scale proportionate to large-format laboratory or manufacturing facilities (every 50' instead of every 30')
- Enhanced Primary Building entrances
 - Must occupy 10% or more of the front façade
- Landmark features
 - A recognizable feature such as a green screen, public art, or architectural glass must be incorporated on the primary façade of each building.

Illustrative examples



PARKS & RECREATION

Recreational Facilities and Open Space Dedication Requirements (UDO Section 7.06, F.):

Greenways (UDO Section 7.06, C.):

Three sections of public greenway are proposed

- A north/south greenway along the west side of the project area
- A north/south greenway in the central area of the project area – this greenway will eventually connect to Twelve Oaks.
- An east/west greenway, which will link both north/south greenways with the proposed town park and non-residential areas of the PUD.

ENGINEERING

Utility Availability and Impacts due to change of Permitted Uses:

Water Service:

With the development of this project, potable water will be provided through connection with the existing 12-inch water main in Holly Springs New Hill Rd., Green Oaks Parkway and Thomas Mill Rd. Potable water mains will be extended through the internal street associated with the PUD to serve the future development PODs. A Hydraulic Water Model and Fire Flow Analysis (FFA) Report has been completed with this PUD. Additional analysis will be required with each subsequent development petition.

Reclaimed Water Service

This project is in the Town's Reclaimed Water Distribution Service Area. With the development of this project, reclaimed water will be provided through connection with the existing 12-inch reclaimed water main in Holly Springs New Hill Rd. and Green Oaks Parkway. Reclaimed water mains will be extended through the internal streets network associated with PUD to serve the future development PODs. A Hydraulic Reclaimed Water Model Report is required with the first Development Petition (i.e. Master Plan, Development Plan, etc.). Additional analysis may be required with each subsequent development petition.

Sewer Service:

With the development of this project, sanitary sewer will be provided through connection to the future gravity sewer outfall being constructed as part of the Oakview Innovation Master Plan and will discharge to the Business Park Pump Station. A downstream sanitary sewer evaluation has been completed with this project. Each subsequent development petition will be required to confirm they are within the originally approved parameters approved with this PUD. If it exceeds what was approved with this PUD, additional analysis may be required.

Transportation:

With the development of this project, Holly Springs New Hill Rd. will be widened to ½ of the ultimate street cross section, across the development property frontage in accordance with the Town's Unified Development Ordinance (UDO). According to the Town's Comprehensive Transportation Plan (CTP) and Parks, Recreation and Greenways Master Plan, Holly Springs New Hill Rd. will be a 4-lane, median divided thoroughfare and will include a 10-ft sidepath.

A Traffic Impact Analysis (TIA) was completed with this project after review by the Town and the NCDOT. The TIA shows the various Phases expected with the Development of the PUD and highlights the associated improvements triggered with each phase. As the phases of development occur, subsequent TIA confirmation letters or additional traffic analysis will be required to verify project impact is mitigated appropriately and in accordance with the Town and NCDOT comments per the approved TIA.

The Town and developer are in the process of finalizing discussions regarding intersection improvements constructed with this project and those improvements that require a fee-in-lieu of construction. This item is part of the Developer Agreement discussion which is anticipated to be finalized and presented at the Town Council meeting with the PUD project presentation. Some of the major discussion items include:

- Design and construction of the realignment of Old Holly Springs Apex/Holly Springs New Hill Rd.
- FIL for future widening of NC-55 (GB Alford. Hwy)
- Design and Installation of, or fee-in-lieu of installation, of new traffic signalization at the various proposed access points along the property frontage of Holly Springs New Hill Rd. and Green Oaks Parkway

Internal vehicular and pedestrian connectivity within the PUD as well as interconnectivity with adjacent parcels will be provided with this project. With a Master Plan submittal and subsequent Development Plan submittals, the detail of that design will be reviewed to determine compliance with Town standards and ordinances.

Environmental/Stormwater:

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

Environmental Buffers: This project is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

Infrastructure Reimbursement Agreement:

With this project, a Developer's Agreement is being drafted. The Developer's Agreement will be finalized and presented at the Town Council meeting with the PUD project presentation.

REQUESTED ACTION

ACTION #1: PLANNED UNIT DEVELOPMENT MASTER PLAN & ZONE MAP CHANGE REQUEST

PLAN CONSISTENCY STATEMENT:

The requested zone map change is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Innovation Village and will allow for the development of industrial and other employment uses along with supporting commercial uses in furtherance of the Town's economic development goals and policies.

ZONE MAP CHANGE PETITION MOTION:

Staff recommends that the Planning Board recommend approval/denial of Planned Unit Development Master Plan and Zone Map Change Petition #21-PUD-01 to change the zoning of approximately 120.71 acres from R-30: Residential, R-10: Residential, BT-CU: Business & Technology Conditional Use, and RT: Research & Technology to PUD: Planned Unit Development. The property is identified by Wake County PINs 0639955037, 0639957154, 0639959107, 0649054147, 0649151168, 0649158281, 0649253306, 0649252098, 0649255277, 0649049486, 0649240007, 0649039606, 0639953025, 063994912 as submitted.

Note: *The following will be recommended conditions of approval should the PUD Master Plan be approved later in the review process.*

1. Total actual review costs for engineering special studies will be billed in accordance with the Town's fee schedule and all invoiced fees from third party review and should be paid prior to the next Development Petition submittal associated with this PUD and no later than prior to approval of that petition request.
2. A Deed of Easement is required to be executed for any vehicular & pedestrian access between the property owners at the time of plat. This will become a condition of approval of the Master Plan and Development Plans.
3. All new overhead power lines and services must be installed underground with this development. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7 and fee-in-lieu will be required for this project. (ED&CS Section 2; UDO Section 7). This will become a condition of approval of the Master Plan.
4. If any changes have been made to gravity sewer lines serving upstream properties between Preliminary Approval and 1st Construction Drawing Submittal associated with this PUD, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal.
5. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal associated with this PUD.
6. Offsite Sewer Infrastructure Incomplete: Off site sewer facilities are needed to serve this project and are planned to be constructed as part of the Oakview Innovation Master Plan project. This must be completed and accepted by the Town prior to the 1st construction drawing submittal associated with this PUD and no later than construction drawing approval unless otherwise approved by the Division Manager. The Town is not responsible for completion of off site sewer facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
7. With each subsequent Development Petition (i.e. Detailed Master Plan, Development Plan, Subdivision Plan), the following is required:
 - a. A TIA verification letter is required to be submitted to confirm the specific development is within the parameters of the TIA approved with this PUD. If the development exceeds what was previously approved, a TIA revision will be required. A TIA phasing plan is required at this stage.
 - b. A Downstream Sewer verification letter is required to be submitted to confirm the specific development is within the parameters of the study approved with this PUD. If the development exceeds what was previously approved, a Downstream sewer Evaluation revision will be required.
 - c. A Hydraulic Water Model and Fire Flow Analysis Report (FFA) is required with each development.
 - d. A Hydraulic Reclaimed Water Model Report is required for the reclaimed water main extensions and must be approved prior to Construction Drawing Submittal. .
 - e. Provide completed Industrial Waste survey short form. Note that information on this form may result in additional permitting or information being required.
 - f. Provide the Grease Trap Form as required for all businesses that will be handling fats, oils, or grease (i.e. restaurants).
 - g. For any street stub that will cross a stream also provide environmental impact information including preliminary vertical alignment for a distance of 100' beyond the property line to demonstrate constructability, will be required with the first Master Plan submittal.
8. The following item will become a condition of plan approval: Offsite right-of-way must be dedicated for this project. Right-of-way dedication will be required prior to construction drawing approval.
9. Please be aware that all review comments issued by the Town and the NCDOT related to the TIA associated with this project must be addressed. All recommended improvements as a result of Town and NCDOT review of the Traffic Impact Analysis (TIA) associated with this PUD are required to be incorporated into the detailed master plans.
10. Preliminary design for roadway improvements in accordance with Town standards for the full frontage of this property will be required at the time of the first Master Plan, unless otherwise outlined in a Developer Agreement between the Developer and the Town.
11. The Build-out analysis included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.

12. Developer is responsible to continue to monitor the following intersections for additional mitigation measures as each Development Petition is submitted and the PUD develops.
 - a. Driveway #1 on Holly Springs New Hill Rd, opposite Oakview Elementary School
 - b. Driveway #3 on Holly Springs New Hill Rd, opposite Thales Academy – if a future traffic signal is not feasible or warranted at this location, it should be restricted to right-in/right-out to minimize impacts during school peak hours with Phases 3 and 4 of this PUD.
 - c. Driveway #5 on Green Oaks Parkway, opposite Crescent Commons (Oakview Innovation) – additional improvements being added after final TIA review:
 - i. two (2) egress lanes are required at the site drive
 - ii. A northbound, 100-ft storage, right turn lane
 - d. Green Oaks Parkway / Seqirus Driveway / Thomas Mill Road
 - e. Green Oaks Parkway / Premier Drive
13. All major transportation and utility infrastructure (including water, sewer, reclaimed, and overhead power line relocation) improvements shall be completed with the first Master Plan Submittal. Subsequently, the 1st Construction Drawing associated with this project shall be responsible to complete this work. Should an alternate schedule be determined for these infrastructure improvements, it would be outlined in a Developer Agreement between the Developer and the Town and a phasing plan.
14. A TIA phasing plan for transportation improvements, agreed upon by the Town and the Developer, shall be submitted with the 1st Master Plan/Development Petition to memorialize any deviation from Town standard processes and procedures. The phasing plan must be finalized prior to the Master Plan/Development Petition being scheduled for Planning Board, Town Council or receiving administrative approval.
15. The following items are being discussed as part of the Developer Agreement that is in progress between the Developer and the Town. These are subject to change with the finalization of the agreement prior to Town Council.
 - a. A Fee-in-lieu proportionate to project impact for the design and construction of improvements on GB Alford/NC-55.
 - b. Design and construction of the intersection realignment and improvements at Old Holly Springs Apex Rd./Holly Springs New Hill Rd. with this project. The timing of the improvement and financial partnership are part of this discussion.
 - c. A Fee-in-lieu proportionate to project impact for the design and construction of intersection improvements at Old Holly Springs Apex Road / Bennet Knoll Parkway.
 - d. Timing and phasing of transportation improvements associated with the PUD.
16. The following items related to the proposed Planned Unit Development shall be addressed prior to Town Council:
 - a. Address minor final review comments related to the plan sheets within the PUD documents.
 - b. Finalize discussions on vehicular and pedestrian interconnectivity between PODs within the development and the Town's standard requirement to provide an access stub to adjacent properties.
 - c. Final review of the FFA Report. No additional comments expected.
 - d. Applicant to submit final TIA with 2nd Review Comment responses.
 - e. Finalize Developer Agreement discussions and present the agreement at the same Town Council meeting as the PUD.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	Yes	No	Initials	Comments
Rachel Jones	X		ECG	
Melissa Sigmund				

PLANNED UNIT DEVELOPMENT PETITION

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



Petition Type:

☒ PUD Master Plan

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

Project Information:

Project Name: Green Oaks Tech Center

Project Location: Southeast corner of Holly Springs New Hill and Green Oaks Parkway
Use street address. If none, use the closest intersection

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

PIN: _____ Real Estate ID: _____

PIN: _____ Real Estate ID: _____

PIN: _____ Real Estate ID: _____

Project Acreage: _____ Partial Parcel: ☐ No ☐ Yes

Rounded to nearest tenth

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 Request:

Current Zoning: _____

Proposed Use PUD

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

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

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

Project Applicant/Contact

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

Other: _____

Name Elizabeth McMillan Company Crescent Communities, LLC

Mailing Address 227 West Trade Street, Suite 100-

City Charlotte State NC Zip 28202

Telephone # (980) 321-6161 E-Mail emcmillan@crescentcommunities.com

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

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

Design Professional if different than Applicant/Contact

Name Lori Milam Company LandDesign

Mailing Address 223 North Graham Street

City Charlotte State NC Zip 28202

Telephone # (704) 333-0325 E-Mail lmilam@landdesign.com

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

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

Developer

Name See above - Project Contact Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____

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

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

Architect

Name Steven Harris Company O'Brien Atkins
Mailing Address 5001 South Miami Blvd
City Durham State NC Zip 27703
Telephone # () 919.941.9000 E-Mail sharris@obrienatkins.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 See above - Design Professional Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Engineer

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

Property Owner - REQUIRED

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Owner's Authorization:

Owner's Signature(s)	PIN	Date

Architect

Name _____ Company _____
Mailing Address _____
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How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Property Owner -

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

Property Owner - REQUIRED

Name April Ward Company _____
Mailing Address XXXXXXXXXXXX 1616 Hwy 64 West
City XXXXXXXX Apex State NC Zip XXXX 27523
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____
Mailing Address XXXXXXXXXXXX
City XXXXXXXX State NC Zip XXXX
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Owner's Authorization:

Owner's Signature(s)

PIN

Date

April C Ward064924000703/17/20210649240007

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Landscape Architect

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Engineer

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Property Owner - REQUIRED

Name April Ward adn Patricia Barnes Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____
Mailing Address 310 FAIRVIEW DR
City Beaufort State NC Zip 28516
Telephone # (252) 728-4346 E-Mail pbarnes2@ec.rr.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

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

Owner's Authorization

Owner's Signature(s)	PIN	Date
<u>Patricia Barnes</u>	<u>0649240007</u>	<u>3-17-2021</u>
	<u>0049240007</u>	

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail _____
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Landscape Architect

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

Property Owner -

Name Kellie Sigmon _____ Company _____
Mailing Address 11920 Oneal Road _____
City Wake Forest _____ State NC _____ Zip 27587
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Property Owner

Name WARREN HOLLEMAN _____ Company _____
Mailing Address 3822 JUJUS LANE _____
City HOUSTON _____ State TX _____ Zip 77021
Telephone # (713) 582 3826 _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☒ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☒ US Mail- Certified

Owner's Authorization:

Owner's Signature(s) _____ PIN _____ Date _____
Warren Holleman 0649240007 March 18, 2021
0649240007

Architect

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

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Property Owner -

Name Kellie Sigmon Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # (919) 632-3519 E-Mail Kellie.Sigmon@gmail.com
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Property Owner - REQUIRED

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

Owner's Authorization:

Owner's Signature(s) Kellie Sigmon PIN 0649240007 Date 03/17/2021
0649240007

Architect

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

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Engineer

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

Name Gail Johnson Company _____
Mailing Address 226 Muirfield Ridge Dr
City Garner State NC Zip 27529
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Garland Johnson Company _____
Mailing Address 11513 Holly Springs New Hill Road
City Apex State NC Zip 27539
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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Owner's Authorization

Owner's Signature(s)	PIN	Date
<u>Garland Johnson Jr.</u>	<u>0639957154</u>	<u>3-17-2021</u>
<u>Gail Johnson</u>		<u>3-17-2021</u>

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail _____
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Landscape Architect

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Property Owner - REQUIRED

Name Garland Johnson Company _____
Mailing Address 11512 Holly Springs New Hill Road
City Apex State NC Zip 27539
Telephone # () _____ E-Mail _____
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Owner's Authorization

Owner's Signature(s)

PIN

Date



0639955037

3-17-2021

Architect

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

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Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail _____
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Engineer

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

Property Owner - REQUIRED

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

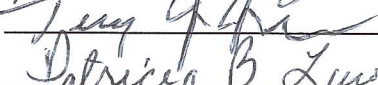
Property Owner

Name Patricia B Lawrence Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail silkhope2015@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

Property Owner

Name Terry J Jones Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail tjvendingservice@yahoo.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)	PIN	Date
	0649049486	17 MAR 21
	0649049486	3/17/21
	0649049486	3/17/21

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
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Landscape Architect

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Engineer

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

Property Owner - REQUIRED

Name Donald Elmer Brewer Trust Company _____
Mailing Address 6130 RED CEDAR DRIVE APT. 3C
City HIGH POINT State NC Zip 27265
Telephone # (336) 689-4452 E-Mail brewer58@aol.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

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

Property Owner

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

Owner's Authorization:

Owner's Signature(s)	PIN	Date
<u>Edwin T. Brewer</u>	<u>0649049486</u>	<u>3/18/21</u>
<u>Edwin T Brewer, Successor Trustee</u>		

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name Brenda Joyner Company _____
Mailing Address PO Box 274
City Holly Springs State NC Zip 27540
Telephone # (919) 552 3534 E-Mail brendajoyner44@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

Property Owner

Name Ralph Joyner Company _____
Mailing Address PO Box 274
City Holly Springs State NC Zip 27540
Telephone # (919) 353 5257 E-Mail RalphJoyner@yahoo.com
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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

Owner's Authorization:

Owner's Signature(s)	PIN	Date
	0649158281	3-18-2021
	0649158281	3-18-2021

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name David Lockhart Company _____
Mailing Address 3204 Righters Mill Way
City Apex State NC Zip 27539
Telephone # (919) 208 5355 E-Mail DLOCKHART@NC.PR.COM
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Kathleen Lockart Company _____
Mailing Address 3204 Righters Mill Way
City Apex State NC Zip 27539
Telephone # (919) 208 5355 E-Mail DLOCKHART@NC.PR.COM
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

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

Owner's Authorization:

Owner's Signature(s) <u>[Signature]</u>	PIN <u>0639959107</u>	Date <u>3-18-2021</u>
<u>Kathleen Lockart</u>	<u>0639959107</u>	<u>3-18-2021</u>

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name James M McNeill Company _____
 Mailing Address 6596 Woodmere Drive
 City Walkertown State NC Zip 27051
 Telephone # (919) 291-1111 E-Mail jmac221956@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

Property Owner

Name Elizabeth McNeill Company _____
 Mailing Address 6596 Woodmere Drive
 City Walkertown State NC Zip 27051
 Telephone # (919) 291-1111 E-Mail jmac22195@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

Property Owner

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

Owner's Authorization:

Owner's Signature(s) *James M. McNeill* PIN 0649253306 Date 3-18-2021
0649253306

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

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

Property Owner

Name Elizabeth McNeill Company _____
 Mailing Address 6596 Woodmere Drive
 City Walkertown State NC Zip 27051
 Telephone # (336) 577-4186 E-Mail jmac22195@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

Property Owner

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

Owner's Authorization:

Owner's Signature(s)

PIN

Date

DocuSigned by:

E/Elizabeth McNeill

0649253306

3/19/2021

85373FC007894BA...

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name Leonard and Katherine Shaffer Company _____
Mailing Address 3532 Friendship Road
City Apex State NC Zip 27502
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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

Property Owner

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

Owner's Authorization:

Owner's Signature(s)	PIN	Date
<u>Leonard & Katherine Shaffer, Trustee</u>	<u>0649054147</u>	<u>3-17-2021</u>
<u>Katherine W. Shaffer</u>	<u>0649054147</u>	<u>3-17-2021</u>
<u>Trustee</u>		

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name Leonard and Katherine Shaffer Company _____
Mailing Address 3532 Friendship Road
City Apex State NC Zip 27502
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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

Property Owner

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

Owner's Authorization:

Owner's Signature(s)	PIN	Date
<i>Leonard & Katherine Shaffer, Trustee</i>	0649151168	<i>3-17-2020 2021</i>
<i>Katherine W. Shaffer,</i>	0649151168	<i>3-17-2021</i>
<i>Trustee</i>		

Architect

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

Landscape Architect

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

Property Owner -

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

Property Owner - REQUIRED

Name April Ward Company _____
Mailing Address XXXXXXXXXXXX 1616 Hwy 64 West
City XXXXXXXX Apex State NC Zip XXXX 27523
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

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

Property Owner

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

Owner's Authorization:

Owner's Signature(s)	PIN	Date
<u>April C Ward</u>	<u>0649240007</u>	<u>03/17/2021</u>
	<u>0649240007</u>	

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name April Ward and Patricia Barnes Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # (____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____
Mailing Address 310 Fairview Dr
City Beaufort State NC Zip 28516
Telephone # (252) 728-4346 E-Mail pbarnes2@ec.rr.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

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

Owner's Authorization

Owner's Signature(s)	PIN	Date
<u>Patricia Barnes</u>	<u>0649240007</u>	<u>3-17-2021</u>
	<u>0049240007</u>	

Architect

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

Landscape Architect

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

Property Owner -

Name Kellie Sigmon _____ Company _____
Mailing Address 11920 Oneal Road _____
City Wake Forest _____ State NC _____ Zip 27587
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner - REQUIRED

Name April Ward _____ Company _____
Mailing Address 11920 Oneal Road _____
City Wake Forest _____ State NC _____ Zip 27587
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes _____ Company _____
Mailing Address 11920 Oneal Road _____
City Wake Forest _____ State NC _____ Zip 27587
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name WARREN HOLLEMAN _____ Company _____
Mailing Address 3822 JUJUS LANE _____
City HOUSTON _____ State TX _____ Zip 77021
Telephone # (713) 582 3826 _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☒ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☒ US Mail- Certified

Owner's Authorization:

Owner's Signature(s) _____ PIN _____ Date _____
Warren Holleman 0649240007 March 18, 2021
0649240007

Architect

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

Landscape Architect

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

Property Owner -

Name Kellie Sigmon Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # (919) 632-3519 E-Mail Kellie.Sigmon@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

Property Owner - REQUIRED

Name April Ward Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Patricia Barnes Company _____
Mailing Address 11920 Oneal Road
City Wake Forest State NC Zip 27587
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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

Owner's Authorization:

Owner's Signature(s) Kellie Sigmon PIN 0649240007 Date 03/17/2021
0649240007

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name Nancy Womble Company _____
Mailing Address 114 Hickory Street
City Holly Springs State NC Zip 27540
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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

Property Owner

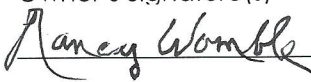
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization:

Owner's Signature(s)

PIN

Date



0649255277

3/18/21

0649255277

AFFIDAVIT OF OWNER CONSENT



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

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

April C Ward

0649240007

03/17/2021

0649240007

064924007

0649240007

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

_____/_____
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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Walter Holm

0649240007

March 18, 2021

0649240007

064924007

0649240007

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Kellie Ingram

0649240007

03/17/2021

Patricia Barnes

0649240007

03/17/2021

064924007

0649240007

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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

_____ of _____
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Garland Johnson Jr.

3-19-2021

Maile Johnson

03/19/2021

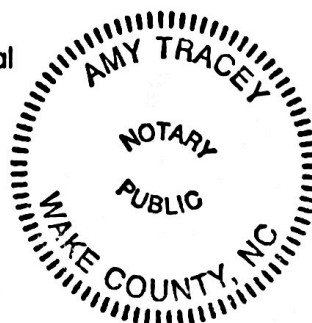
NOTARY STATEMENT

Sworn to and subscribed before me the 19th day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 10-26-24

Amy Tracey / Amy Tracey
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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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_____ of _____
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Harland Johnson Jr

3-19-2021

Gale Johnson

3-19-2021

NOTARY STATEMENT

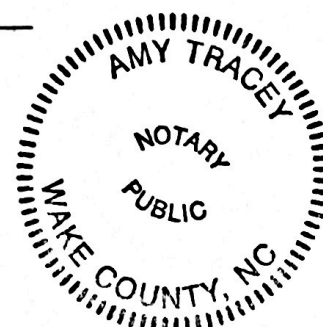
Sworn to and subscribed before me the 19th day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 10-26-24

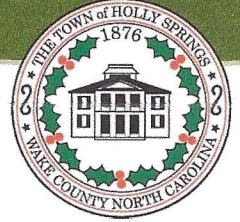
Amy Tracey
Notary Public

Amy Tracey
Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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_____ of _____
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

<u>Richard L. Jones</u>	<u>0649049486</u>	<u>17 MAR 21</u>
<u>Tony D. Jones</u>	<u>0649049486</u>	<u>3/17/21</u>
<u>Patricia B. Jones</u>	<u>0649049486</u>	<u>3/17/21</u>

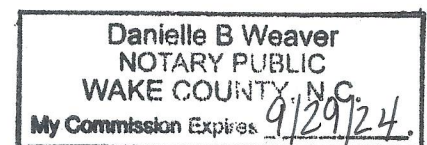
NOTARY STATEMENT

Sworn to and subscribed before me the 17 day of March, 2021.

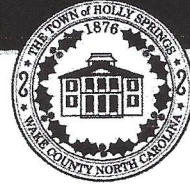
Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Danielle B. Weaver
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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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_____ of _____
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Edwin T. Brewer

0649049486

3/18/21

Edwin T Brewer, Successor Trustee

NOTARY STATEMENT

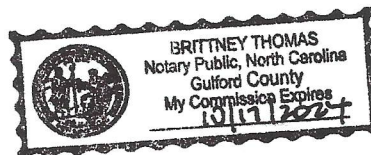
Sworn to and subscribed before me the 18 day of March, 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 10/17/2024

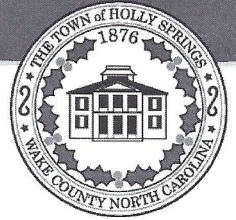
Brittney Thomas
Notary Public

Brittney Thomas
Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Ralph Payne

0649158281

3-18-2021

Burke Payne

0649158281

3-18-2021

NOTARY STATEMENT

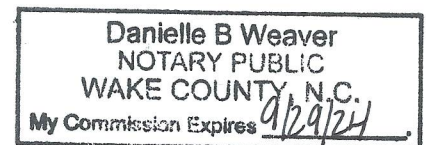
Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

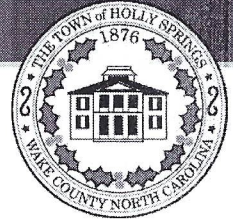
Danielle B Weaver
Notary Public

Danielle Boncher Weaver
Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

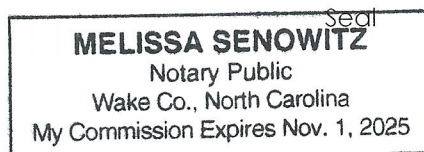
<u>[Signature]</u>	<u>0639959107</u>	<u>3-18-2021</u>
<u>Kathleen Hochstad</u>	<u>0639959107</u>	<u>3-18-2021</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTARY STATEMENT

Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 11/1/2025

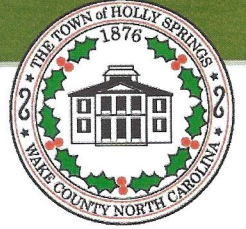
[Signature], Melissa Senowitz
Notary Public Printed



TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03
Supplement #14
April 2018

AFFIDAVIT OF OWNER CONSENT



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

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

For DPZ Use only

Project # _____

Date Received: _____

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

Signature of Owner(s):

Wake County PIN:

Date:

John M. McNeill 0649253306 3-18-2021

NOTARY STATEMENT

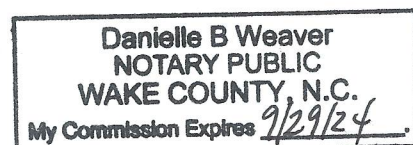
Sworn to and subscribed before me the 18 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Danielle B. Weaver
Notary Public

Danielle Boucher Weaver
Printed

Seal



**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT**

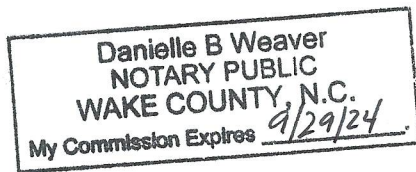
Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she signed the foregoing document:

James Michael McNeill
Name(s) of principal(s)

Date: 3/18/21

(Official Seal)



Danielle B Weaver
Official Signature of Notary

Danielle Boucher Weaver, Notary Public
Notary's printed or typed name

My commission expires: 9/29/24

I signed this notarial certificate on 3/18/21 according to the emergency video notarization
Date requirements contained in G.S. 10B-25.

Notary Public location during video notarization: Wake County
Stated physical location of principal during video notarization: Chatham County

OPTIONAL

This certificate is attached to a Consent Form, signed by James McNeill
Title/Type of Document Name of Principal Signer(s)

on 3/18/21, and includes 1 pages.
Date # of pages

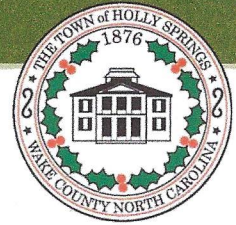
TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.03

Supplement #14

April 2018

AFFIDAVIT OF OWNER CONSENT



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

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

Chase Kerley of Crescent Acquisitions, LLC

(Name of Representative)

(Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

DocuSigned by:

E. Kerley

0649253306

3/19/2021

85373FC007894BA...

NOTARY STATEMENT

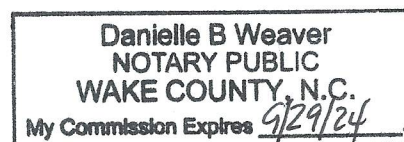
Sworn to and subscribed before me the 19 day of March, 2021.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Danielle B. Weaver
Notary Public

Danielle Boucher Weaver
Printed

Seal



**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT**

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she signed the foregoing document:

Elizabeth McNeill
Name(s) of principal(s)

Date: 3/19/21

(Official Seal)

[Signature]
Official Signature of Notary

Danielle Brucher Weaver, Notary Public
Notary's printed or typed name

My commission expires: 9/29/24

I signed this notarial certificate on 3/19/21 according to the emergency video notarization
Date requirements contained in G.S. 10B-25.

Notary Public location during video notarization: Wake County
Stated physical location of principal during video notarization: New Hanover County

OPTIONAL

This certificate is attached to a Consent form, signed by Elizabeth McNeill
Title/Type of Document Name of Principal Signer(s)

on 3/19/21, and includes 1 pages.
Date # of pages

Architect

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

Landscape Architect

Name _____ 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

Engineer

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

Property Owner - REQUIRED

Name Patty Ray Company _____
Mailing Address PO Box 742
City Holly Springs State NC Zip 27540
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

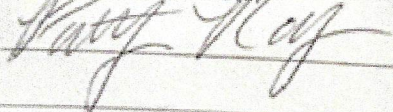
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

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

Owner's Authorization:

Owner's Signature(s)



PIN

0649252098

Date

3-19-2021

AFFIDAVIT OF OWNER CONSENT



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

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Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Nancy Ray 0649252098 3-19-2021

NOTARY STATEMENT

Sworn to and subscribed before me the 19 day of March, 2021

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Danielle Boucher Weaver
Notary Public Printed

Seal

Danielle B Weaver
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9/29/24

**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT**

Wake County, North Carolina

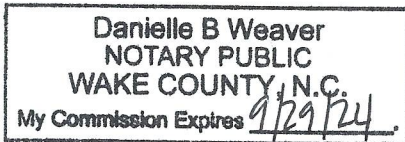
I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she signed the foregoing document:

Patty Ray

Name(s) of principal(s)

Date: 3/19/21

(Official Seal)



Danielle B Weaver

Official Signature of Notary

Danielle Boucher Weaver Notary Public
Notary's printed or typed name

My commission expires: 9/29/24

I signed this notarial certificate on 3/19/21 according to the emergency video notarization
Date
requirements contained in G.S. 10B-25.

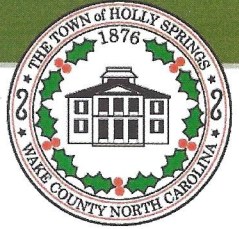
Notary Public location during video notarization: Wake County
Stated physical location of principal during video notarization: Harnett County

OPTIONAL

This certificate is attached to a Consent Form, signed by Patty Ray
Title/Type of Document *Name of Principal Signer(s)*

on 3/19/21, and includes 1 pages.
Date *# of pages*

AFFIDAVIT OF OWNER CONSENT



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_____ of _____
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received:

Signature of Owner(s):

Wake County PIN:

Date:

Sumner B. Shaffer Trustee

3-12-2021 MS

Katherine W. Shaffer, Trustee

3-17-2021

0649151168 / 0649054147

NOTARY STATEMENT

Sworn to and subscribed before me the 17 day of March, 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 8-19-2025

Robin S. Rooks

Notary Public

Robin S. Rooks

Printed



AFFIDAVIT OF OWNER CONSENT



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

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

Laura Holloman of Spaulding & Norris, PA
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Walter L. Holloman

0649240007

1-8-19

NOTARY STATEMENT

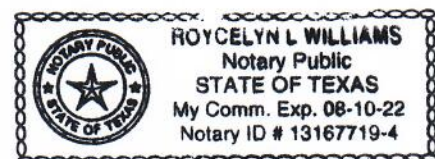
Sworn to and subscribed before me the 8th day of January, 20 19.

Notary Public in and for the State of North Carolina. My Commission expires: 8/10/2022
TEXAS

Royce L. Williams
Notary Public

Royce L. Williams
Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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

Laura Holloman of Spaulding & Norris, PA
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Patricia Ann Barnes 0649240007 1/2/19

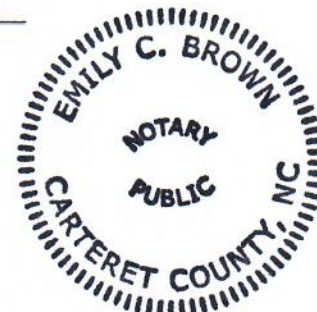
NOTARY STATEMENT

Sworn to and subscribed before me the 2 day of January, 2019.

Notary Public in and for the State of North Carolina. My Commission expires: 2/22/22

Emily C Brown, Emily C Brown
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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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

Laura Holloman of Spaulding & Norris, PA
(Name of Representative) (Name of Company)

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

Signature of Owner(s):

Wake County PIN:

Date:

Kellie Marie Sigmon

0649240007

01.10.2019

NOTARY STATEMENT

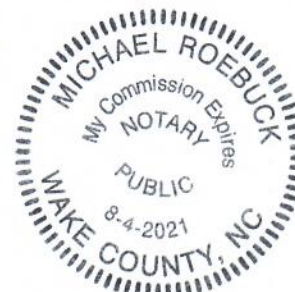
Sworn to and subscribed before me the 10 day of January, 2019.

Notary Public in and for the State of North Carolina. My Commission expires: 8/4/2021

Michael Roebuck
Notary Public

Michael Roebuck
Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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Laura Holloman of Spaulding & Norris, PA
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

April Savannah Ward

0649240007

1/11/19

NOTARY STATEMENT

Sworn to and subscribed before me the 11th day of January, 2019.

Notary Public in and for the State of North Carolina. My Commission expires: 11/30/22

[Signature]

Notary Public

R. Tyler Hardee

Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

April C Ward

0649240007

03/17/2021

0649240007

064924007

0649240007

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

_____/_____
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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Walter Holm

0649240007

March 18, 2021

0649240007

064924007

0649240007

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Kellie Ingram

0649240007

03/17/2021

Patricia Barnes

0649240007

03/17/2021

064924007

0649240007

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20____.

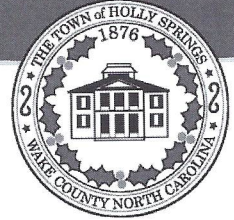
Notary Public in and for the State of North Carolina. My Commission expires: _____

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 Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

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

Chase Kerley of Crescent Acquisitions, LLC
(Name of Representative) (Name of Company)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN:

Date:

Nancy Womble

0649255277

3/18/21

0649255277

NOTARY STATEMENT

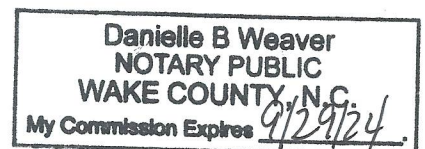
Sworn to and subscribed before me the 18 day of March, 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 9/29/24

Danielle B. Weaver
Notary Public

Danielle Brucher Weaver
Printed

Seal



GREEN OAKS TECH CENTER | HOLLY SPRINGS

PLANNED UNIT DEVELOPMENT

07.02.2021



GREEN OAKS TECH CENTER

PLANNED UNIT DEVELOPMENT

PREPARED FOR:
THE TOWN OF HOLLY SPRINGS
July 2nd, 2021

APPLICANT / DEVELOPER:
Crescent Communities, LLC
227 West Trade Street
Suite 100
Charlotte, NC 28202

PROJECT TEAM:
LANDSCAPE ARCHITECT & CIVIL ENGINEER
LandDesign
223 North Graham Street
Charlotte, NC 28202

ARCHITECT
O'Brien Atkins Associates
5001 South Miami Blvd
Durham, NC 27703

SURVEYOR & TRANSPORTATION ENGINEER
Timmons Group
5410 Trinity Road
Suite 102
Raleigh, NC 27607

TABLE OF CONTENTS

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50	PROCESSES
53	APPENDIX

ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS REPORT WILL DEFER TO THE
CURRENT TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT
ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. SPECIFIC
SECTION REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE
REFERENCED SECTION IS NO LONGER ADOPTED ORDINANCE.

EXISTING CONDITIONS

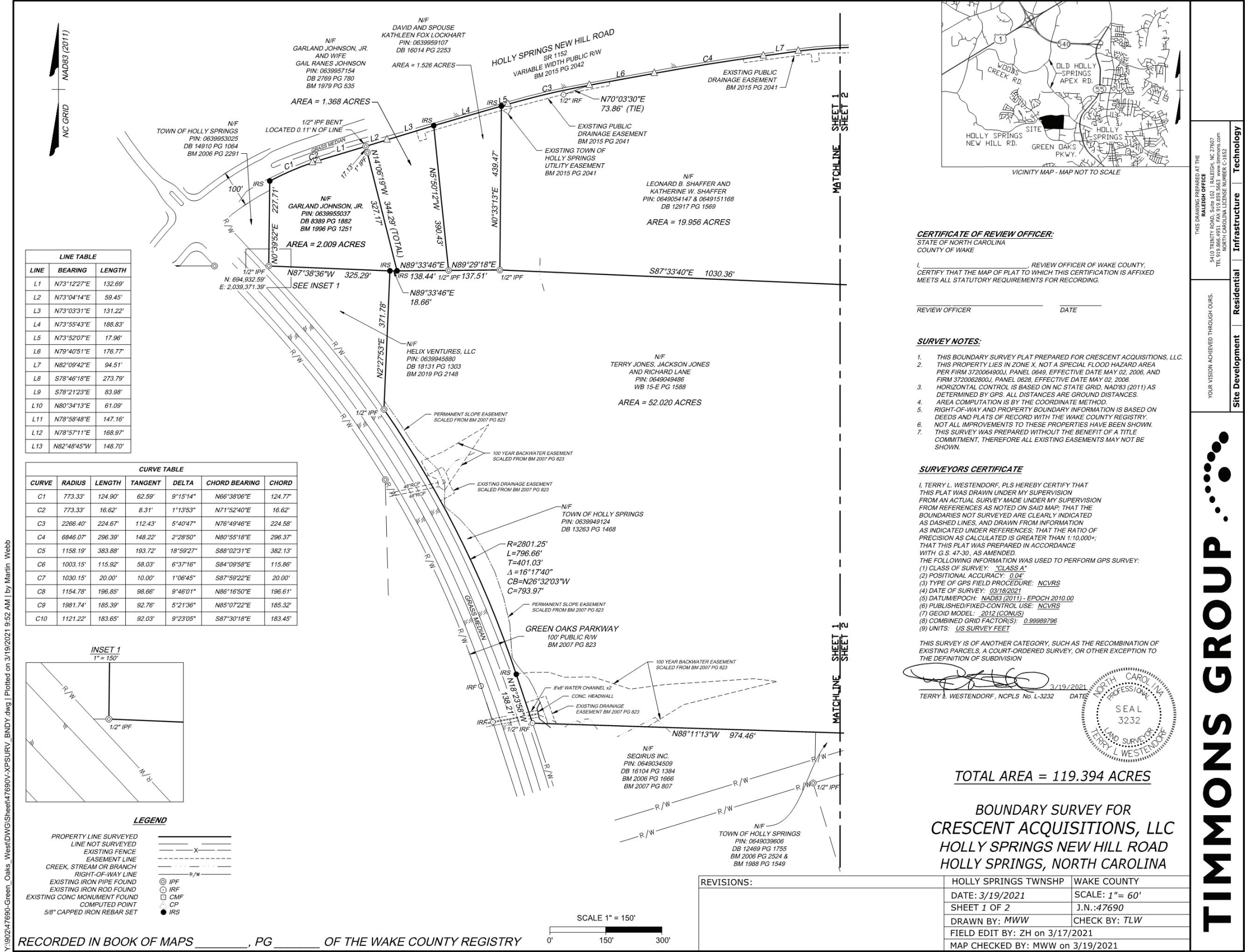
LEGAL DESCRIPTION

LEGAL DESCRIPTION (THE "PROPERTY") OF 119.394 ACRES IN HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA.

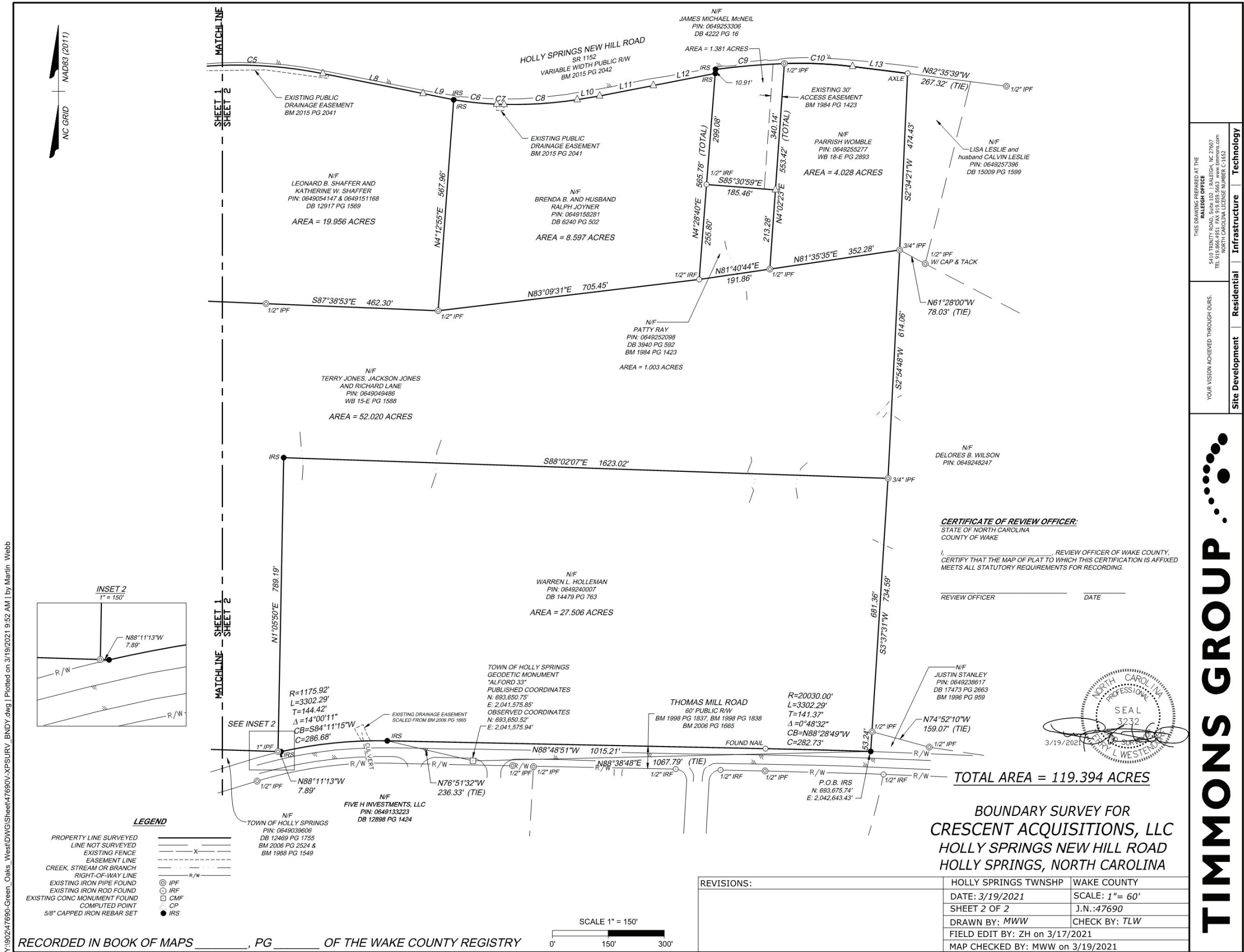
COMMENCING on Town of Holly Springs Geodetic Monument "Alford 33", having North Carolina State Plane Coordinates of N: 693,650.52' E: 2,041,575.94'; thence North 88°38'48" East, 1,067.79 feet to a 5/8" Capped Iron Rebar Set in the northern 60' public right-of-way line of Thomas Mill Road, having North Carolina State Plane Coordinates of N: 693,675.74' E: 2,042,643.43'; a common corner between Warren L. Holleman (DB 14479 PG 763) and Delores B. Wilson (DB 1903 PG 506), said point being the POINT AND PLACE OF BEGINNING; thence along and with the northern 60' public right-of-way line of Thomas Mill Road the following courses and distances: along a curve to the left having a radius of 20,030.00, an arc length of 3,302.29 feet and a chord bearing and distance of North 88°28'49" West, 282.73 feet to a Nail; thence North 88°48'51" West, 1,015.21 feet to a 5/8" Capped Iron Rebar Set; thence along a curve to the left having a radius of 1,175.92 feet, an arc length of 3,302.29 feet and a chord bearing and distance of South 84°11'15" West, 286.68 feet to a 5/8" Capped Iron Rebar Set; thence leaving the northern 60' public right-of-way line of Thomas Mill Road North 88°11'13" West, 7.89 feet to a 1" Iron Pipe, a common corner between Warren L. Holleman (DB 14479 PG 763) and Terry Jones, et. al. (WB 15-E PG 1588); thence continuing North 88°11'13" West, 974.46 feet to a 1/2" Iron Rod in the eastern 100' public right-of-way line of Green Oaks Parkway, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Seqirus Inc. (DB 16104 PG 1384); thence along the eastern 100' public right-of-way line of Green Oaks Parkway the following courses and distances: North 18°23'58" West, 138.21 feet to a 5/8" Capped Iron Rebar Set; thence along a curve to the left having a radius of 2,801.25 feet, an arc length of 796.66 feet and a chord bearing and distance of North 26°32'03" West, 793.97 feet to a 1/2" Iron Pipe, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Helix Ventures, LLC (DB 18131 PG 1303); thence leaving the eastern 100' public right-of-way line of Green Oaks Parkway North 2°27'53" East, 371.78 feet to a 5/8" Capped Iron Rebar Set, a common corner between Terry Jones, et. al. (WB 15-E PG 1588) and Helix Ventures, LLC (DB 18131 PG 1303) and Garland Johnson, Jr. (DB 8389 PG 1882); thence North 87°38'36" West, 325.29 feet to a 1/2" Iron Pipe, a common corner between Helix Ventures, LLC (DB 18131 PG 1303) and Garland Johnson, Jr. (DB 8389 PG 1882) and Town of Holly Springs (DB 14910 PG 1064); thence North 0°39'52" East, 227.71 feet to a 5/8" Capped Iron Rebar Set in the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152); thence along the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152) the following courses and distances: along a curve to the right having a radius of 773.33 feet, an arc length of 124.90 feet and a chord bearing and distance of North 66°38'06" East 124.77 feet to a point; thence along a curve to the right having a radius of 773.33 feet, an arc length of 16.62 feet and a chord bearing and distance of North 71°52'40" East 16.62 feet to a point; thence North 73°12'27" East, 132.69 feet to a 1/2" Iron Pipe bent and located 0.11 feet north of line, a common corner between Garland Johnson Jr. (DB 8389 PG 1882) and Garland Johnson Jr. and wife Gail Ranes Johnson (DB 2769 PG 780); thence North 73°04'14" East, 59.45 feet to a point; thence North 73°03'31" East, 131.22 feet to a 5/8" Capped Iron Rebar Set, a common corner between Garland Johnson Jr. and wife Gail Ranes Johnson (DB 2769 PG 780) and David and Kathleen Lockhart (DB 16014 PG 2253); thence North 73°55'43" East, 188.83 feet to a 5/8" Capped Iron Rebar Set, a common corner between David and Kathleen Lockhart (DB 16014 PG 2253) and Leonard B. Shaffer and Katherine W. Shaffer (DB 12917 PG 1569); thence North 73°52'07" East, 17.96 feet to a point; thence along a curve to the right having a radius of 2,266.40 feet, an arc length of 224.67 feet and a chord bearing and distance of North 76°49'46" East 224.58 feet to a point; thence North 79°40'51" East, 176.77 feet to a point; thence along a curve to the right having a radius of 6,846.07 feet, an arc length of 296.39 feet and a chord bearing and distance of North 80°55'18" East 296.37 feet to a point; thence North 82°09'42" East, 94.51 feet to a point; thence along a curve to the right having a radius of 1,158.19 feet, an arc length of 383.88 feet and a chord bearing and distance of South

88°02'31" East 382.13 feet to a point; thence South 78°46'18" East, 273.79 feet to a point; thence South 78°21'23" East, 83.98 feet to a 5/8" Capped Iron Rebar Set, a common corner between Leonard B. Shaffer and Katherine W. Shaffer (DB 12917 PG 1569) and Brenda B. Joyner and Ralph Joyner (DB 6240 PG 502); thence along a curve to the left having a radius of 1,003.15 feet, an arc length of 115.92 feet and a chord bearing and distance of South 84°09'58" East 115.86 feet to a point; thence along a curve to the left having a radius of 1,030.15 feet, an arc length of 20.00 feet and a chord bearing and distance of South 87°59'22" East 20.00 feet to a point; thence along a curve to the left having a radius of 1,154.78 feet, an arc length of 196.85 feet and a chord bearing and distance of North 86°16'50" East 196.61 feet to a point; thence North 80°34'13" East, 61.09 feet to a point; thence North 78°58'48" East, 147.16 feet to a point; thence North 78°57'11" East, 168.97 feet to a 5/8" Capped Iron Rebar Set, a common corner between Brenda B. Joyner and Ralph Joyner (DB 6240 PG 502) and James Michael McNeil (DB 4222 PG 16); thence North 4°28'40" East, 10.91 feet to a 5/8" Capped Iron Rebar Set; thence along a curve to the right having a radius of 1,1981.74 feet, an arc length of 185.39 feet and a chord bearing and distance of North 85°07'22" East 185.32 feet to a 1/2" Iron Pipe, a common corner between James Michael McNeil (DB 4222 PG 16) and Parrish Womble (WB 18-E PG 2893); thence along a curve to the right having a radius of 1,121.22 feet, an arc length of 183.65 feet and a chord bearing and distance of South 87°30'18" East 183.45 feet to a point; thence South 82°48'06" East, 148.70 feet to an Axle, a common corner between Parrish Womble (WB 18-E PG 2893) and Lisa Leslie and husband Calvin Leslie (DB 15009 PG 1599); thence leaving the southern variable width right-of-way line of Holly Springs New Hill Road (SR 1152) South 2°34'21" West, 474.43 feet to a 3/4" Iron Pipe, a common corner between Lisa Leslie and husband Calvin Leslie (DB 15009 PG 1599), Delores B. Wilson (DB 1903 PG 506) and Terry Jones, et. al. (WB 15-E PG 1588); thence South 2°54'48" West, 614.06 feet to a 3/4" Iron Pipe, a common corner between Delores B. Wilson (DB 1903 PG 506), Terry Jones, et. al. (WB 15-E PG 1588) and Warren L. Holleman (DB 14479 PG 763); thence South 3°37'31" West, 681.36 feet to a 1/2" Iron Pipe, a common corner between Delores B. Wilson (DB 1903 PG 506), Warren L. Holleman (DB 14479 PG 763) and Justin Stanley (DB 17473 PG 2663); thence continuing South 3°37'31" West, 53.24 feet to the POINT AND PLACE OF BEGINNING containing 119.394 acres, more or less.





Y:\90247690-Green_Oaks_WestDWG\Steel47690V-XP\SVR_BNDY.dwg | Plotted on 3/19/2021 9:52 AM | by Martin Webb



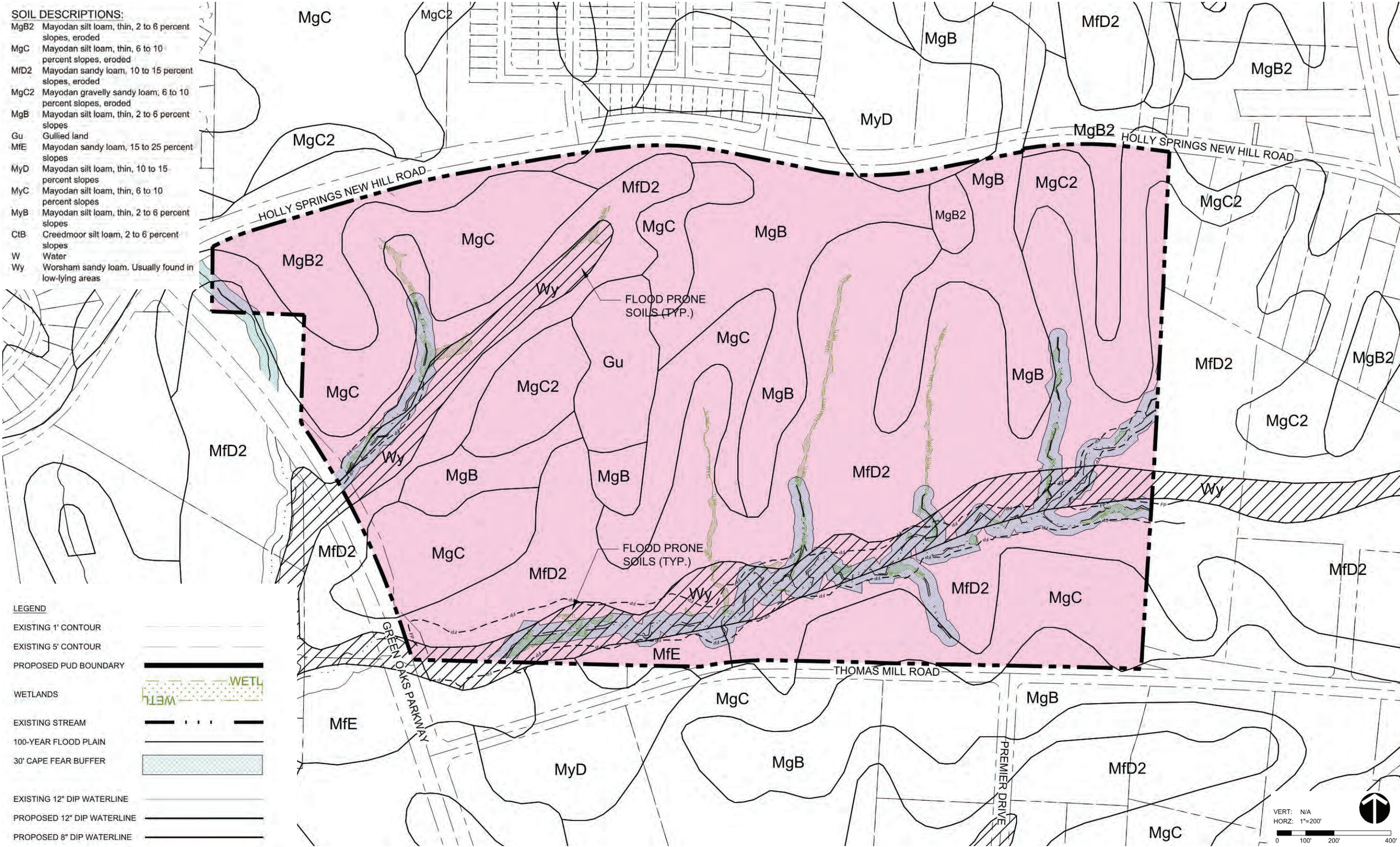


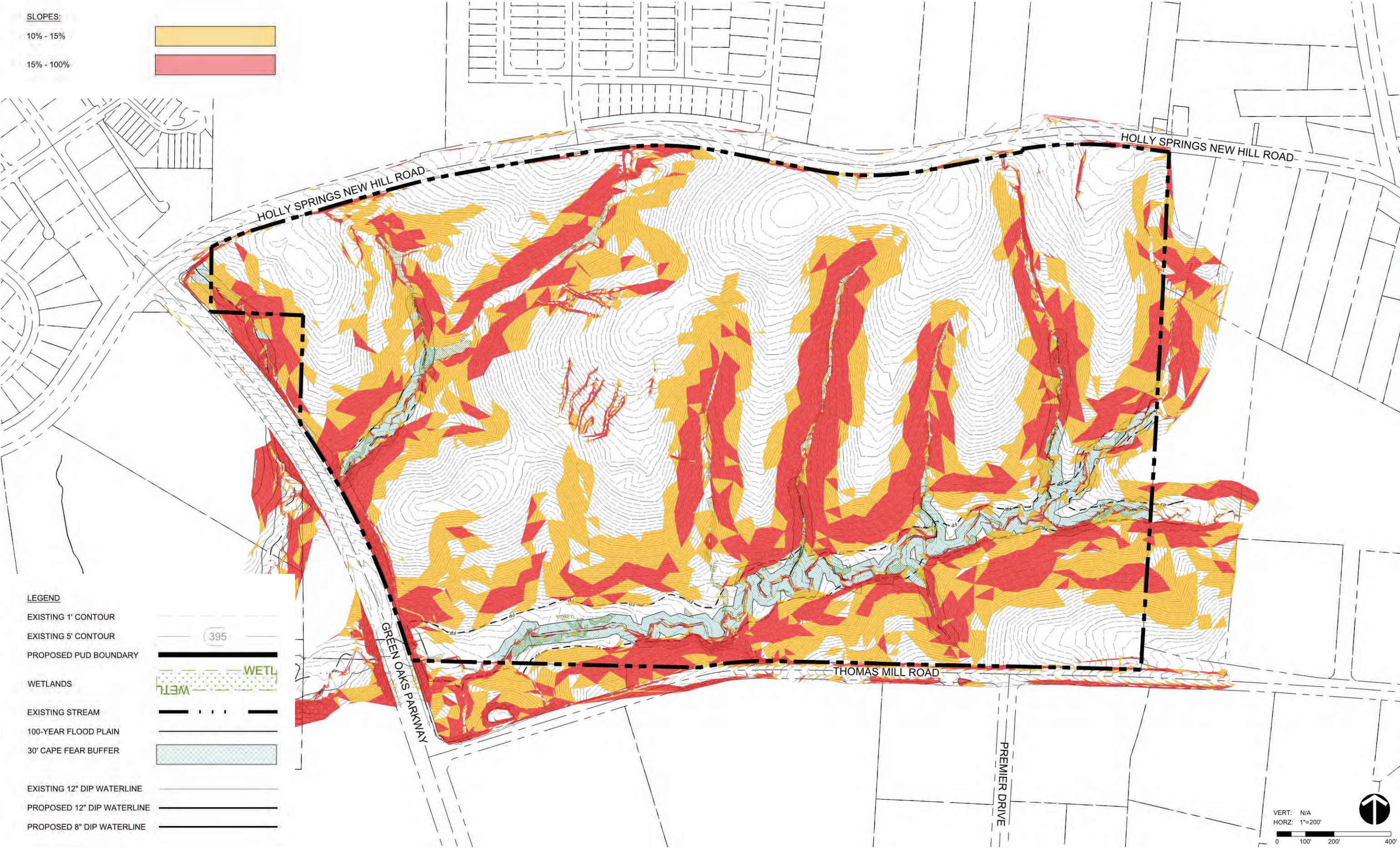
SOIL DESCRIPTIONS:

- MgB2 Mayodan silt loam, thin, 2 to 6 percent slopes, eroded
- MgC Mayodan silt loam, thin, 6 to 10 percent slopes, eroded
- MfD2 Mayodan sandy loam, 10 to 15 percent slopes, eroded
- MgC2 Mayodan gravelly sandy loam, 6 to 10 percent slopes, eroded
- MgB Mayodan silt loam, thin, 2 to 6 percent slopes
- Gu Gullied land
- MfE Mayodan sandy loam, 15 to 25 percent slopes
- MyD Mayodan silt loam, thin, 10 to 15 percent slopes
- MyC Mayodan silt loam, thin, 6 to 10 percent slopes
- MyB Mayodan silt loam, thin, 2 to 6 percent slopes
- CtB Creedmoor silt loam, 2 to 6 percent slopes
- W Water
- Wy Worsham sandy loam. Usually found in low-lying areas

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- EXISTING 12" DIP WATERLINE
- PROPOSED 12" DIP WATERLINE
- PROPOSED 8" DIP WATERLINE







NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND
SUBJECT TO CHANGE

LEGEND

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

PROPOSED PUD BOUNDARY

WETLANDS

EXISTING STREAM

100-YEAR FLOOD PLAIN

30' CAPE FEAR BUFFER



EXISTING VEGETATION MAP

LEGEND

HARDWOODS & PINES

GRASSED AREA

NOTE:
THE SITE PREDOMINANTLY CONSISTS
OF MIXED HARDWOODS AND PINE.



LEGEND

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

PROPOSED PUD BOUNDARY

WETLANDS

EXISTING STREAM

100-YEAR FLOOD PLAIN

30' CAPE FEAR BUFFER

EXISTING 12" DIP WATERLINE

PROPOSED 12" DIP WATERLINE

PROPOSED 8" DIP WATERLINE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

PLACEMAKING

PLACEMAKING

Green Oaks Tech Center aims to be a place of growth and progress. The principals established for the Green Oaks Tech Center throughout this document will serve as a guide to inspire companies and people towards growth and progress. With a goal of attracting life science companies, the Green Oaks Tech Center will also be a cohesive community that helps individuals and companies to grow and achieve their goals faster than they ever thought possible. Green Oaks Tech Center will become a place where Science and Life come together to create better living – for the people who are here and, ultimately, for Holly Springs as a whole.

Green Oaks Tech Center will be well connected with open space and trails promoting a sustainable and well-ness focused community. It will offer diverse types of open spaces to connect people and the community together.



DESIGN PRINCIPLES

BE A SPARK OF INSPIRATION

In order to be a catalyst of growth for companies and employees, Green Oaks Tech Center will be a place that helps find inspiration more often, more consistently and with more impact. The focus will be on providing multiple sources of inspiration through community collisions, environmental excitement and enriching experiences. Leveraging nature within the site, art programs, walking paths and informal/formal gathering spaces are a couple of potential ways this inspiration might be brought to Green Oaks Tech Center.

CONNECTION TO SOMETHING BETTER

Green Oaks Tech Center will celebrate the positive impact the companies have on the community around them by adding value to the lives of the tenant. This will be accomplished through potential community involvement for enlightening and educational experiences and may include retail programs, local businesses, educational events, signage, community events, and partnerships with local schools.

PREPARED FOR WHAT'S POSSIBLE

At Green Oaks Tech Center, future flexibility should be built into every aspect of the community, identifying creative ways to help business and people stay as their circumstances and needs evolve. A flexible suite of product types potentially including incubator spaces and small office manufacturing will be offered as well as a potential amenity program like food truck areas, multi-use lawns and indoor-outdoor spaces.







ARCHITECTURE PRINCIPLES

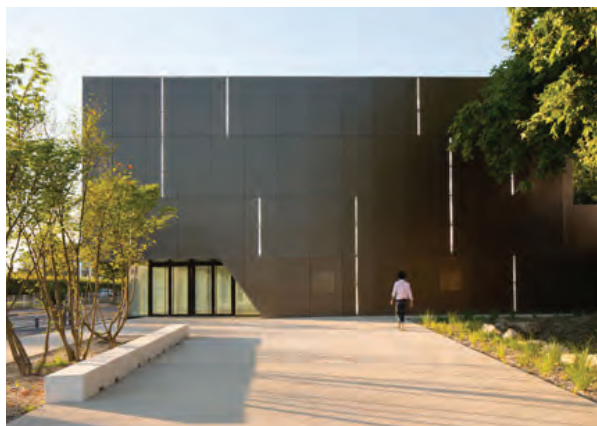
The architectural design principles for the Planned Unit Development (PUD) for Green Oaks Tech Center, are to serve as a guide for the design of this development. These principles focus on a bold and modern design for a unified campus that is environmentally conscious and mindful of the human scale. The incorporation of high-quality materials such as glass, metal panels, architectural concrete, among others, gives this innovation center a cohesive campus atmosphere that provides a dynamic and innovative appearance.



Durham Police HQ, OB|A



HIGH-TECH ARCHITECTURE



Sports Hall Ateliers, O-S Architects



Novo Nordisk Manufacturing warehouse, OB|A



Oakview Biomanufacturing Building, OB|A

High-tech architecture reflects the function and program modules through massing, transparency, and modern materials. Incorporating visual connections through the façade allows the community to engage with the high levels of activity occurring in their surroundings. Transparency becomes a key element that provides opportunities to inspire and promote growth within this neighborhood. In addition, utilizing a cohesive material palette of high quality materials (e.g. curtainwalls, translucent glass fiber panels, metal panels, architectural concrete, etc.) helps unify and reinforce a sense of campus at Green Oaks Tech Center.

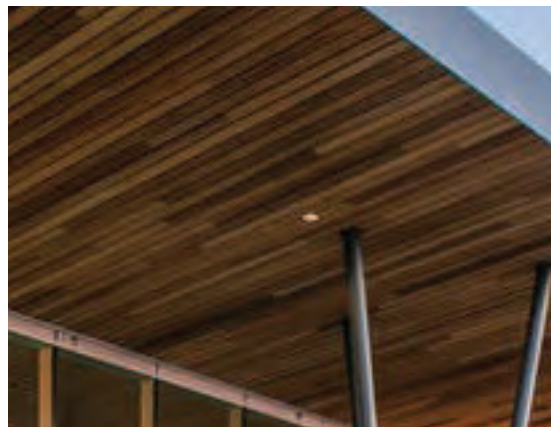
SCALE



DTCC Applied Technologies Building, OB|A



Major General George White HQ, SERA Architects



Defining the human scale becomes challenging when dealing with the large size that is typical to life sciences and office buildings. Architectural elements such as roof overhangs, canopies, textural or material changes and window openings help address this issue by engaging the community with both the site and the buildings they occupy.

BALANCE UNIFYING & INDIVIDUALIZED FEATURES



6 Davis Drive Science Campus, OB|A



RTP Cisco Building 12, OB|A



WTCC RT2 Classroom Building, OB|A

The architecture at Green Oaks Tech Center incorporates a similar yet distinct architectural language among the districts. This language is defined by primary materials that can be expected to have similarities among the buildings and maintain the cohesiveness of the campus. A defined and celebrated entry way with a common feature will be applied across all life sciences and office buildings. Additionally, other architectural elements can be explored to create dynamic exteriors that differentiate the buildings from one another. The architecture in all buildings will reflect the innovation that takes place at Green Oaks Tech Center and will create a sense of place with these unifying features.

SUSTAINABILITY AND WELLNESS



Station 101, Margulies Peruzzi Architects



Green Square, OB|A

Green Oaks Tech Center intends to inspire, motivate, and promote growth within the community and beyond. The first step to achieve this goal is by promoting a sustainable and healthy campus. Sustainable design seeks to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. The incorporation of sustainable design features and the pursuit of benchmark certification programs such as LEED, Fitwel, WELL and Green Globes are encouraged.

DISTRICTS

DISTRICTS

Green Oaks Tech Center is composed of three complimentary districts: Innovation District, Commercial District and Southern Edge District. These districts are all part of the unified master plan and connected by green space, pedestrian connections and complimentary building materials. The plan provides multiple uses that includes public spaces, mixed-use components and life science building development.

There is no minimum or maximum for non-residential gross floor area within the Green Oaks Tech Center PUD. However, primary use retail is limited to 50,000 square feet for the whole site.

The entire Property may be developed for a single corporate user (the “Single User Option”). If the Single User Option is utilized – as evidenced by the filing of a Master Plan, site plan, or subdivision application for one end user – the Innovation District shall be automatically expanded to encompass the entire Property consistent with the Master Land Use Plan – Single User Option depicted on pg. 20 of this PUD.

DISTRICT INTENSITY STANDARDS TABLE

DISTRICT	PRIMARY USE TYPES
INNOVATION DISTRICT	Research & Technology Office
COMMERICAL DISTRICT	Research & Technology Office Retail
SOUTHERN EDGE DISTRICT	Office Industrial

PERMITTED USES BY DISTRICT

P - Permitted Uses

SE - Special Exception/Use Required

A - Accessory/Subordinate Use

A blank cell indicates that a use type is not permitted in the respective district unless approved administratively by staff.

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
COMMERCIAL			
RESTAURANT/FOOD SERVICE	A	P	
BANQUET FACILITY			
FARMER'S MARKET	A	P	P
DRIVE-IN OR DRIVE-THROUGH		P	
PERSONAL SERVICE	A	P	
CHILDCARE, DAYCARE	A	P	
GENERAL RETAIL STORE	A	P	
CONVENTION CENTER	P	P	
LIQUOR SALES	A	P	
FUEL STATION WITHOUT REPAIR		P	
ACCOMODATIONS	A	P	
HOTEL	A	P	
OFFICE			
GENERAL PROFESSIONAL SERVICES	P	P	P
RESEARCH & TECHNOLOGY	P	P	P
MEDICAL OFFICE BUILDINGS	P	P	
RECREATION			
OUTDOOR RECREATION	A	A	A
AEROBICS, YOGA, DANCE, FITNESS STUDIOS, ARCADE	A	P	P
INDOOR RECREATION	A	P	P
INDOOR SPORT TRAINING FACILITIES	A	P	SE
PUBLIC AND CIVIC			
CIVIC	P	P	P
EDUCATION (K-12)	SE	SE	
SCHOOL - COMMERCIAL, TRADE, INDUSTRIAL OR BUSINESS	P	P	P
PARKING GARAGE, PARKING LOT - COMMERCIAL	P	P	P
POLICE, EMS OR FIRE STATION	P	P	P
GOVERNMENT OFFICES	P	P	P
BUS STATION TERMINAL	SE	SE	SE

PERMITTED USES BY DISTRICT (CONT'D)

	INNOVATION	COMMERCIAL	SOUTHERN EDGE
INDUSTRIAL AND INSITUTIONAL			
ENGINEERING & RESEARCH LABORATORIES	P	P	P
LIGHT INDUSTRIAL	P	P	P
INDUSTRIAL - ASSEMBLY OR REPAIR OF PREVIOUSLY MANUFACTURED PARTS, SUB-ASSEMBLIES OR COMPOINENTS; AUCTION HOUSE; DISTRIBUTION CENTER; FLEX-SPACE; MANUFACTURING-LIGHT; PROTOTYPE PROCESS AND PRODUCTION PLANT; WAREHOUSE; WHOLESALE BUSINESS	P	P	P
RESEARCH & TECHNOLOGY USES			
DATA CENTER, DATA PROCESSING OR ANALYSIS. IT SERVICES, LABORATORY, RESEARCH & DEVELOPMENT, CALL CENTER	P	P	P
DISTRIBUTION CENTER	P	P	P
FLEX SPACE	P	P	P
LIGHT MANUFACTURING	P	P	P
WAREHOUSE	P	P	P
WHOLESALE BUSINESS	P	P	P
COMMUNICATION / UTILITIES			
ELECTRICITY RELAY STATION; NON-MUNICIPAL PUMPING STATION; NON-MUNICIPAL UTILITY SUBSTATION; NON-MUNICIPAL WATER TREATMENT PLANT; PUBLIC WELLS; STORAGE TANKS - NON-HAZARDOUS; TELEPHAOE EXCHANGE; WATER TOWER	P	P	P
MISCELLANEOUS			
RELIGIOUS USES	P	P	P
COMMUNICATIONS / UTILITIES	P	P	P
ELECTRIC TRANSMISSION LINES	P	P	P
PUBLIC FACILITIES - NEIGHBORHOOD RECYCLING COLLECTION POINT	P	P	P
TRANSIT STOP	P	P	P
GREENHOUSE	A	A	A
SOLAR PANELS	A	A	A
SOLAR FARM	P	A	A

For all Districts: Accessory Uses – See Section 4.04, A. – Accessory Uses, Buildings and Structures.

For all Districts: Temporary Uses – See Section 4.04, B. – Temporary Uses, Buildings and Structures.

For all districts:

- Indoor Recreation to include gyms and accessory uses.
- Outdoor Recreation to be an accessory use of a permitted use in all districts.

INNOVATION DISTRICT

The Innovation District is envisioned as an area designated for business and employment inspiration, growth, innovation, curiosity and passion. The Innovation District will be well connected to the Holly Springs Business Park and adjacent Seqirus and FUJIFILM campuses, creating a cluster environment for these like-minded companies to gather together. At the southwest corner of Holly Spring New Hill Road and Green Oaks Parkway, the Innovation District will also be in close proximity to Highway 55, US Route 1, the future NC 540 and Veridia Parkway. This area will be well positioned to support the Holly Springs commercial growth.

The Innovation District will follow the standards specified in Section 4.02 RT Research and Technology District of the UDO except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.
2. Off street loading is permitted along the primary building frontage.
3. Parking bays are permitted to be located between building frontage and street right-of-way.
4. No internal setback, landscape yards or bufferyards are required.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	100'*
BUILDING MINIMUM FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 100' max**
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTIAL (EAST)	15'

* Each single use site, subdivision, or industrial park shall have a minimum frontage on a public street of 100 feet unless the single use is Retail or a Office/Professional Services building with a 25k square foot building floor plate or less.

** Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%.

Note: Setbacks to be measured from ultimate right-of-way.

INNOVATION DISTRICT (CONT'D)

ARCHITECTURAL REQUIREMENTS

The architectural design principles and requirements for the Planned Unit Development for Green Oaks Tech Center at Holly Springs, intends to incorporate modifications to the existing Unified Development Ordinance (UDO) of Holly Springs to address appropriate design and requirements for the life sciences campuses.

1. General Architectural and Site Design Requirements

a. Building Materials

The primary building materials shall be cohesive with the overall campus. Each building must be designed to complement the architectural language of the existing buildings. Applicable building materials shall include:

- Brick
- Stone
- Split- faced stone or architectural concrete (embedded color, textured)
- Metal panel rainscreens, such as ACM panels and metal plate (flat metal panels). Corrugated and metal siding are prohibited.
- Glass fiber translucent panels
- Masonry rainscreens (terracotta, and fiber cement panels)

b. Base and body

For buildings three stories or higher, a change in plane at the lowest level is required. The composition of the building shall include a recognizable base and body along the entire length of the façade.

c. Variation in Massing



Figure 1. Des Moines Municipal Services, Neumann Monson

Building walls shall consist of a building bay or structural building system that is a maximum of fifty (50) feet in width. Bays shall be visually established by the incorporation of vertical and horizontal elements along the facades (e.g. reveals, pilasters, etc) and/or by architectural features. For buildings three stories or higher, a change in plane at the lowest level is required.

INNOVATION DISTRICT (CONT'D)

d. Primary Building entrances



Figure 2. Major General George White HQ, SERA Architects



Figure 3. Alexandria at Torrey Pines, Gensler

The primary entrances must be located and clearly identifiable within the front facade and shall create visual emphasis by utilizing secondary materials that are complementary or contrasting to the primary material palette. Main entries must occupy 10% of the front façade and incorporate defining features such as roof overhangs, canopies, etc.

e. Glazing

Facades adjacent to a public or private street shall incorporate glazing on at least 20% of the building's facade. Glazing shall be clear and/or translucent. Deviations and percentages can be approved by planning director

f. Landmark

A recognizable landmark feature (1) shall be incorporated along a primary façade in all buildings to establish a sense of place, identity, and reinforce a modern and bold design appearance. Acceptable landmark features shall include:

- Architectural glass (patterned, multi-colored, textured, or equivalent)
- Living Green Screens (e.g., vertical garden feature)
- Public Art Integrated with the built environment.
- Unique Protrusion along a primary façade,

Or any other landmark type, equivalent or similar to the examples stated above.

g. Façade Modulation

All buildings shall comply with the Façade modulation requirement as per Holly Springs UDO, with the exemptions of buildings greater than sixty thousand square feet on the first level and multiple front lot lines exceeding one hundred feet in length. In this case, only one (1) façade along a front lot line shall incorporate (1) change in plane that is at least (8) eight percent of the linear length of that façade with a projection or depth of at least (2) two percent of the linear length.

INNOVATION DISTRICT (CONT'D)

h. Blank Wall area

The blank wall requirement intends to avoid large expanses of untreated building mass. Architectural detail should be applied most predominantly along a primary façade. Uninterrupted blank walls (with out texture/ relieve, material change, or equivalent architectural features) shall not exceed more than (50) fifty feet in length and shall incorporate a feature extending vertically at least (3) percent of total height to address the human scale.

The following items shall meet Holly springs UDO requirements:

i. Animated features (Human Scale Design Elements)

j. Color

k. Textures

l. Roof Treatment

m. Façade Modulation

n. Façade Orientation

o. Signs - Building and Wall

p. Lighting

q. Fencing

r. Mechanical Equipment Screening

COMMERCIAL DISTRICT

The Commerical District is envisioned as an area designated for business and employment inspiration, growth, innovation, curiosity and passion. The proposed commercial core of Green Oaks Tech Center will offer options for life science and other companies to grow and evolve. Along the western frontage of Holly Spring New Hill Road, the Commercial District will also be in close proximity to Highway 55, US Route 1, the future NC 540 and Veridia Parkway. This area will be well positioned to support the Holly Springs commercial growth.

The Commerical District will follow the standards specified for the Innovation District except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.
2. No internal setback, landscape yards or bufferyards are required.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	50'
BUILDINGS FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 100' max*
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTIAL (EAST)	15'

* Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%

Note: Setbacks to be measured from ultimate right-of-way.

SOUTHERN EDGE DISTRICT

Like its name, the Southern Edge District is located on the southern side of Green Oaks Tech Center with frontage along Thomas Mill Road. It will be primarily composed of industrial and flex buildings that will serve as transition from Holly Springs Business Park to the Green Oaks Tech Center. The uses and development will be cohesive to the uses and design of Green Oaks Tech Center and will compliment the other uses. This transition area will contain single and potentially two story buildings with surface parking surrounding the buildings. Connectivity to sidewalks and the greenway system will be included. Consistent character of the Green Oaks Tech Center will be added throughout.

The Southern Edge District will follow the standards specified in Section 4.02 RT Research and Technology District of the UDO except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.
4. No internal setback, landscape yards or bufferyards are required.
3. Off street loading is permitted along the primary building frontage.
4. Parking bays are permitted to be located between building frontage and street right-of-way.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	50'
BUILDINGS FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 50' max*
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTIAL (EAST)	15'

* Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%

Note: Setbacks to be measured from ultimate right-of-way.

OPEN SPACE

OPEN SPACE

Green Oaks Tech Center has a commitment to open space including preserved environmental areas as well as parks and greenways. The community is improved and connected through various sizes and types of open space that promote health and wellness and boost the project's success. Open space in Green Oaks Tech Center shall include both passive and active areas. Green Oaks Tech Center shall provide passive open space largely in preserved areas, paths and trails. Active open space will be provided by the types listed in Section 7-10 of the UDO as well as those listed and described below. A total of 11.93 acres or 10% of the total project area is required to be set aside as open space and is intended for the entire PUD area not limiting it to be located in a specific district.

The open space described and shown in Exhibit RZ-1.14 is conceptual in nature and final locations are to be determined during review of the Master Plan with each Development Plan petition. So long as the required acreage of open space is maintained, the locations of the open space may evolve with the plan. The intent is to ensure developed open spaces are provided throughout the development for the benefit and enjoyment of users throughout the development.

Passive Open Space

As reflected in the Master Plan, sheet RZ-1.14, there is a large amount of property that will be left in a natural state, in addition to stream buffers, large amounts of tree preservation area will be reserved, free from clearing or grading. A total of 11.93 acres will be set aside as tree preservation area, roughly ten percent of the total project area. A public greenway, will traverse the property along one side of the stream, which will connect to the existing greenway sidewalk along Green Oaks Parkway. The actual location along said stream will be determined based on topography, environmental concerns and feasibility of access of trail construction. The final greenway location has the flexibility to be located on either side of the existing stream based on the above constraints. The developer shall work collaboratively with the Town of Holly Springs' Park and Recreation Department to determine the ultimate location of the greenway. At the discretion of the developer, the greenway may be fully constructed during one phase, in connection with a combination of phases, or constructed in parts adjacent to each phase consistent with the overall phasing plan for the Green Oaks Tech Center development. The development will also have sidewalk through each District that provide connections to land uses and open space areas. The required open space and tree preservation areas may overlap and are not exclusive of one another. The proposed Greenway is subject to constructability, state and local permitting.

Active/Developed Open Space

Green Oaks Tech Center will be an energetic community that demands a variety of active areas for employees and visitors alike to enjoy. Key active open spaces areas will be located throughout the plan to prioritize strategic common areas and connections. Potential open space areas could include but are not limited to:

- a. Pocket Park. Generally range in size from 1/8 acre to 4 acres in size and intended for the immediate surrounding area. They may include playgrounds, passive seating areas, small shelters, picnic areas, walking paths or trails, open space or other recreation and amenity opportunities. Typically pocket parks do not provide parking.
- b. Urban Park. Intended as green spaces for employees to use and may include sidewalks and paths, seating areas and gathering spaces.
- c. Urban Plaza. Similar and intended for the same user as an urban park however they are smaller in scale and will provide more hardscape than softscape.
- e. Greenways and Trails. Provide essential links between parks and destination points as well as opportunities for cyclists, hikers and runners.

A detailed Open Space plan to be submitted with Master Plan.

OPEN SPACE (CONT'D)

Stormwater Areas

In keeping with the innovative design approach throughout the development, low-impact development techniques shall be permitted to compliment traditional stormwater management systems. Low impact development means an approach to stormwater management that mimics a site's natural hydrology as the landscape is developed. While it is acknowledged that due to the large scale of this development, traditional stormwater retention will be necessary, the following techniques shall be encouraged as an approach to assist in meeting the Town's stormwater requirements:

- a. Bio-retention areas;
- b. Vegetated filter strips at the edges of paved surfaces;
- c. Rain barrels and cisterns;
- d. Green roofs.

The techniques listed above will be subject to review and approval by the Department of Engineering during the land development plan process.

OPEN SPACE BREAKDOWN

OVERALL SITE AREA: +/- 119.3 AC
PUD REQ. DEVELOPED OPEN SPACE 10% OF TOTAL ACREAGE: +/- 11.93 AC

PUD REQ. TREE PRESERVATION 10% OF TOTAL ACREAGE: +/- 11.93 AC

TOTAL REQUIRED OPEN SPACE: +/- 23.89 ACRES

- NOTES:
- OPEN SPACE IS FOR ENTIRE PUD AREA.
 - THE OPEN SPACE SHOWN IS CONCEPTUAL IN NATURE AND FINAL LOCATIONS WILL BE DETERMINED WITH LAND DEVELOPMENT.
 - OPEN SPACE LOCATIONS TO BE AMENDED BY STAFF-LEVEL MINOR PUD AMENDMENT AS LONG AS TOTAL AREA IS NOT REDUCED.
 - THE OPEN SPACE SHOWN IS MORE ACREAGE THAN THE REQUIRED, THE MINIMUM ACREAGE WILL BE PROVIDED AND ADDITIONAL AREA BEYOND THAT IS SUPPLEMENTAL AND NOT REQUIRED WITHIN THIS PUD.

NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

LEGEND

EXISTING 1' CONTOUR	---
EXISTING 5' CONTOUR	----
PROPOSED PUD BOUNDARY	---
WETLANDS	WETL
EXISTING STREAM	---
100-YEAR FLOOD PLAIN	---
30' CAPE FEAR BUFFER	---
EXISTING 12" DIP WATERLINE	---
PROPOSED 12" DIP WATERLINE	---
PROPOSED 8" DIP WATERLINE	---



TREE PRESERVATION & LANDSCAPE

LANDSCAPE GUIDELINES

All development within the Green Oaks Tech Center Planned Use Development shall provide landscaping as required by this section.

A. Landscape Types

i. Boundary Street Buffers or yards

- a. 30' along New Hill Holly Springs Road and Green Oaks Parkway. The buffer is designed to intermittently screen the development from each of the surrounding streets, with trees required fifty (50) foot on center and large shrubs four (4) feet on center. This creates a repeating visual element between each roadway and buildings internal to the development.
- b. 20' along Thomas Mill Road. The buffer is designed to intermittently screen the development from each of the surrounding streets, with trees required fifty (50) foot on center and large shrubs four (4) feet on center. This creates a repeating visual element between each roadway and buildings internal to the development. Existing vegetation shall be used when possible to act as a natural buffer

ii. Internal Landscape Areas

- a. No required buffers between districts within the development.
- b. No required buffers between internal parcels to the proposed planned use development site area.

Existing vegetation shall be used when possible to act as a natural buffer

iii. Foundation Landscaping

To the extent possible flexibility for the location of landscape elements to allow for building to be pulled up to the street to allow for a more pedestrian oriented development. No foundation plantings are required for portions of a building located within 10' of the right of way. An alternate compliance request may be used to move landscaping to other locations if appropriate for building design including raised, pushed towards street, etc. An alternate compliance request may also be used for potted/ raised planter to add plant material in a more urban form.

iv. Parking Lot Screening

All parking areas that abut public rights of way shall utilize a fence, knee wall, continuous hedgerow, or combination hereof to create this visual break. If a parking area is facing a street edge such area shall be screened by:

- a. A compact row of shrubs/hedge plants planted three feet on-center (3' o.c.) and a minimum of twenty-four (24) inches in height at the time of planting and located between such street and the edge of the parking area.
- b. Shrubs/hedge plants in combination with: an ornamental fence or decorative fence; or a masonry wall; provided that the total combined plant unit value of the shrubs/hedge plants, fence, wall or berm equals or exceeds thirty-five (35) points; or
- c. A grade separation, where the surface elevation of the parking area is below the elevation of the lot line located along such street, and where the minimum elevation separation is represented by an average slope of not less than twenty-five (25) percent from the lot line to the edge of the parking area.

LANDSCAPE GUIDELINES CONT'D

iv. Interior Parking Area Landscaping

a. Landscaped Islands

All off-street parking areas shall incorporate landscape islands.

i. Minimum Number of Islands:

One parking island per ten spaces, with a minimum of two islands in any parking area.

ii. Minimum Size of Islands: shall measure a minimum of eight feet in width and a minimum of seventeen feet in length (8' X 17');

iii. Planting Requirement: Islands shall contain at least one (1) large or small deciduous tree or one (1) large evergreen tree (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in interior landscape islands), plus four shrubs/hedge plants. In order to provide adequate visibility for safe vehicular and pedestrian movement within a parking area, plant materials located within five (5) feet of the back of curb edge of pavement of an interior landscape island located at a critical turning point within a parking area shall be selected or maintained with a growth pattern not to exceed thirty-six (36) inches above grade.

v. Street Trees

Street trees shall be planted to create a repeating visual element within the right of way that promotes traffic calming and creates a sense of place. Street trees also help to mitigate the urban heat island effect and create a more pedestrian friendly streetscape, especially in the hot summer months. All street trees will be subject to the following standards:

a. Minimum size at planting: please refer to Table VII D.

b. Spacing: shall be a minimum of fifty (50) feet from center of trunk;

c. Intersections: All trees shall be located a minimum of fifty (50) feet from the point of tangency of curb radii at street intersections and outside of site distance triangle in accordance with the Town of Holly Springs' Engineering Design & Construction Standards.

d. Streetlights: All trees shall be located a minimum of twenty-five (25) feet from the base of all streetlight poles;

e. Quality of Street Trees

For the purposes of this section, trees shall be nursery grown, typical of their species or variety, freshly dug, normally shaped, heavy and well branched; with full foliage when in leaf and shall have healthy, well developed root systems. Trees must be self-supporting, with straight trunks and with leaders intact. All wounds present at the time of digging must exhibit callusing, with the bark at the edges of any such wound tight and intact. No abrasions or unhealed cuts are allowed on the trunks of trees. All trees furnished shall be free of any insect infestations and diseases. All trees planted to meet the street tree requirement must be well matched specimens. The developer shall provide written certification that the plant material meets this quality requirement at the time of installation.

f. Biodiversity - In order to maintain a high quality of urban streetscape, each street must contain at least two (2) species of trees with a similar canopy. No single tree species shall account for more than 55% of the total street trees on a street.

g. Root Guards - Street trees shall be installed with root guards in accordance with the Town of Holly Springs' Engineering Design & Construction Standards.

h. Installation Timing - Street trees must be installed prior to the Certificate of UDO Compliance for the building(s) on the lot where the tree is located.

LANDSCAPE GUIDELINES CONT'D

i. Tree Species

At least 2-3 tree species to be identified at time of Master Plan submittal for use within the streetscape throughout the PUD plan area.

Alternative measures to incorporate trees into the development may be approved by the Planning Director at site plan or construction drawings as long as substantially similar to the commitment provided herein.

vi. For Urban Street Trees adjacent to buildings utilizing a zero-lot line or minimum building setback within the Innovation and Southern Edge Districts acceptable Planting Methods include use of tree grates and open tree pits as long as a 5' wide sidewalk minimum remains passable (or as required for ADA compliance).

TREE PRESERVATION

Tree Preservation to follow the Holly Springs UDO with the following exceptions:

A total of ten (10) percent Tree Preservation area of the total project acreage less the dedicated right-of-way land will be required. This ten (10) percent is based on the total project area of 119.3 acres of Green Oaks Tech Center.

A. Allowed Activities within Tree Preservation Areas:

- i. Removal of invasive species as verified by a certified arborist.
- ii. Thinning and removal of diseased trees and underbrush posing a threat to understory trees, as verified by a certified arborist.
- iii. Passive recreation.
- iv. Perpendicular crossing of utility easements.

A detailed Existing Vegetation plan and/or Tree Inventory to be submitted with Master Plan.

INFRASTRUCTURE

TRANSPORTATION

Green Oaks Tech Center will create a connected network of streets, sidewalks and tree canopy along the streetscape to provide comfortable mobility options. Many internal streets will include sidewalks with a physical separation between traffic and pedestrians. All public streets will include sidewalks on both sides of the street. On-street parking will be optional on all internal streets and will be consistent with the cross sections approved in this document. Street trees and potential site amenities such as bike racks, benches, lighting and trash receptacles will be a part of the internal streetscape.

Phasing and timing of existing and proposed road improvements and construction will be determined at Master Plan.

The street network and access points depicted in this PUD are conceptual and may be altered or redesigned in subsequent Master Plan, Site Plan, or Subdivision submittals, provided each parcel has access to the public right-of-way. In the event the Single User Option is utilized, internal streets may be private and access points limited for security purposes.

STREET SECTIONS & VEHICULAR CIRCULATION



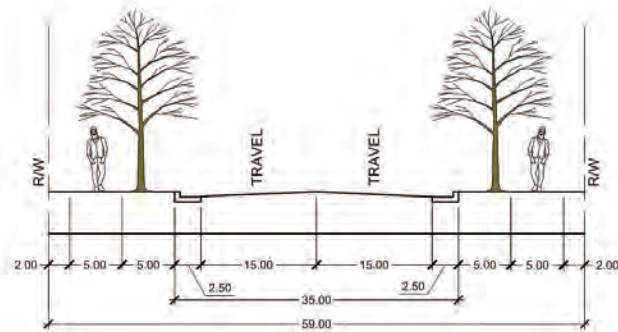
NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

NOTE: ADDITIONAL STREETS AND ACCESS POINTS MAY BE SHOWN ON SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.

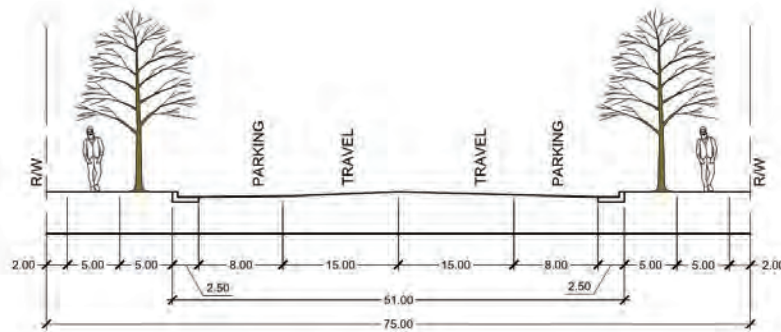
NOTE: PROPOSED ROADS MAY BE PUBLIC OR PRIVATE.

TYPICAL STREET SECTIONS:

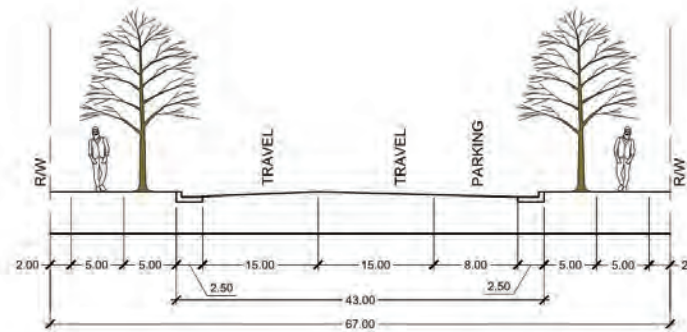
PROPOSED INTERNAL STREET (SECTION OPTIONS BELOW - FINAL SECTION TO BE DETERMINED WITH MASTER PLAN)



OPTION A
NO ON-STREET PARKING
59' RIGHT-OF-WAY
(BASED OFF DETAIL HS305A)



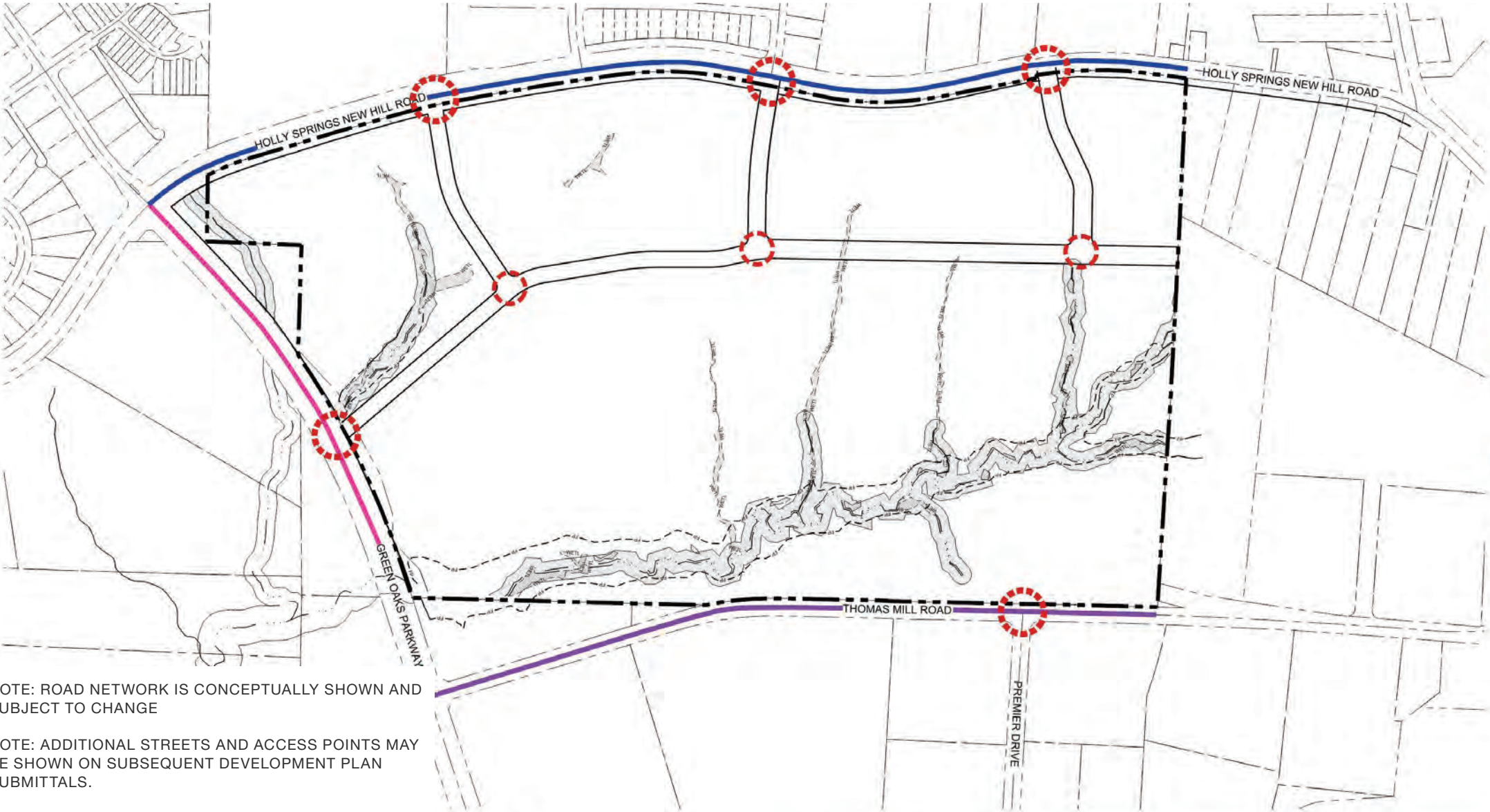
OPTION B:
IF ON-STREET PARKING BOTH SIDES IS DESIRED BY DEVELOPER
75' RIGHT-OF-WAY
51' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)



OPTION C:
IF ON-STREET PARKING ONE SIDE IS DESIRED BY DEVELOPER
67' RIGHT-OF-WAY
43' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)



STREET SECTIONS & CIRCULATION



- ROAD LEGEND:
- HOLLY SPRINGS NEW HILL ROAD
 - GREEN OAKS PARKWAY
 - THOMAS MILL ROAD
 - VEHICULAR ACCESS POINT (TO EXTERNAL EXISTING STREET)
 - VEHICULAR ACCESS POINT (INTERNAL STREETS)

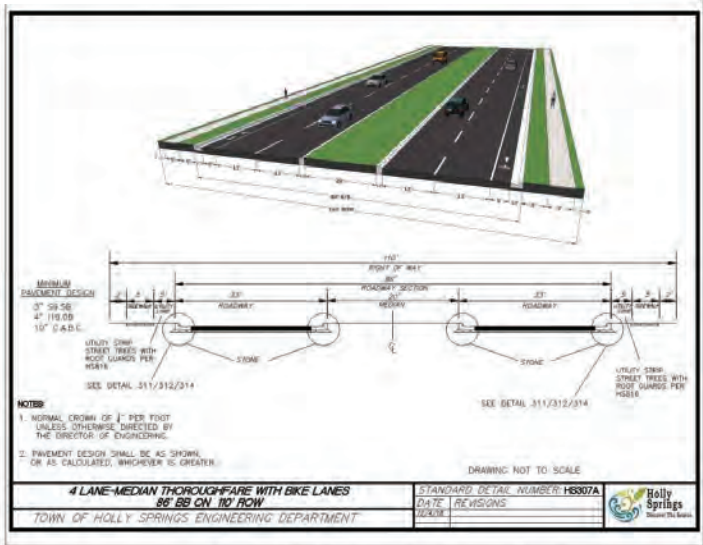
- NOTES:
- STREETS TO BE DETERMINED AS PUBLIC OR PRIVATE AS ADJACENT SITE DEVELOPMENT OCCURS.
 - THIS SUBDIVISION IS IN THE THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
 - PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT WILL APPLY.

- MINIMUM PAVEMENT DESIGN:
- 1-1/2" 9.5B
 - 1-1/2" 9.5C
 - 8" A.B.C.
 - STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.

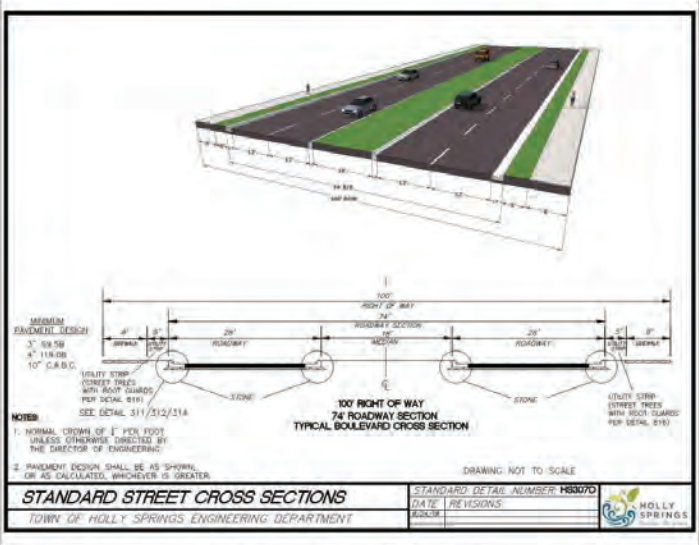
NOTE: ROAD NETWORK IS CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE

NOTE: ADDITIONAL STREETS AND ACCESS POINTS MAY BE SHOWN ON SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.

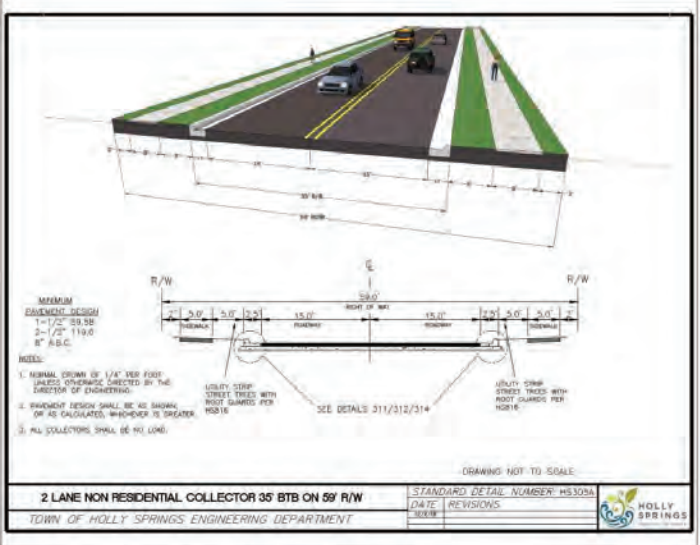
NOTE: PROPOSED ROADS MAY BE PUBLIC OR PRIVATE.



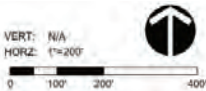
HOLLY SPRINGS NEW HILL ROAD
4 LANE ROAD MEDIAN
HS307A (110' ROW, 86' B/B W/BIKE LANE) - WIDENING



GREEN OAKS PARKWAY
4 LANE ROAD MEDIAN
HS307D (100' ROW, 74' B/B, 8' SW) - EXISTING



THOMAS MILL ROAD
2 LANE NON-RESIDENTIAL
NOTE: HALF OF THE TYPICAL STREET CROSS SECTION ABOVE TO BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT ALONG THE PROPERTY FRONTAGE TO THOMAS MILL ROAD.



BUILD OUT SCENARIO

PHASING

The below development levels by phase may be updated based on future transportation study updates/ amendments:

Phase 1

350K SF Research & Development

Phase 2

50K SF Gym

12.5K SF Retail

75K SF Office

100K SF Research & Development

Phase 3

300K SF Research & Development

Phase 4

100K SF Research & Development

Note: Phasing and associated development levels to be updated administratively as development plans are submitted and TIA / transportation studies are updated.

PROCESS

ADMINISTRATIVE DEVELOPMENT PROCESS

A. The developer shall file a Master Plan specifying the phasing of development of the Green Oaks Tech Center (the “Master Plan”).

B. All Master Plans, Development Plans, Preliminary Plans, and Subdivision Plans filed for Green Oaks Tech Center (the “Development Applications” and each, a “Development Application”) shall be reviewed and approved administratively by Town of Holly Springs planning staff (the “Town”) provided that:

- i. All uses proposed in the Development Application are one or more of the follow: 1. professional office building or corporate headquarters, 2. full-service hotel that includes a restaurant and event space, 3. Uses listed as Town of Holly Springs Economic Development Target Industries, 4. Uses listed as approved as eligible for Town of Holly Springs Economic Development Incentive Policy
- ii. The Development Application does not include Special Exception Uses
- iii. The Development Application is for no more than 50% of the gross site area of Green Oaks Tech Center, and
- iv. Each Development Application meets the applicable standards under the Holly Springs UDO.

The review and approval contemplated herein assumes any variance requested in connection with a Development Application will follow the review procedure contemplated permissible by law.

C. Each Development Application which satisfies applicable standards for approval shall be approved by the Town in accordance with the posted Administrative Review Schedule or as altered by Town Manager or designee.

TRAFFIC INFRASTRUCTURE IMPROVEMENTS

A. Required traffic improvements related directly to traffic impacts caused by the Green Oaks Tech Center development, including roadway improvements and any fees in lieu (if applicable)(the “Traffic Improvements”) shall be based on the final approved Traffic Impact Analysis (the “TIA”) for Green Oaks Tech Center and memorialized during review of the Master Plan.

B. Construction of the Traffic Improvements shall occur with construction of each phase of development as specified in the Master Plan.

C. Updates to the TIA and scope of the required Traffic Improvements (“TIA Updates”) may be required during review and approval of the Preliminary Plan for each phase. TIA Updates for each phase may be memorialized through technical memos submitted by the developer and reviewed by Town staff. TIA Updates shall be approved administratively and shall not require approval of the Planning Board or Town Council. Uses may be exchanged from the original TIA assumptions as long as the overall trip generation calculation does not exceed a 20% increase in average daily trips.

D. At the Town’s election, the master developer for Green Oaks Tech Center may assist in the construction of traffic infrastructure improvements at the intersection of Holly Springs New Hill Road and Old Holly Springs Apex Road (the “Intersection Improvements”). If so elected, the scope of the Intersection Improvements and the master developer’s role in such improvements shall be memorialized through a separate development agreement with the Town of Holly Springs. The Intersection Improvements may alleviate/modify the required Traffic Improvements.

SEWER INFRASTRUCTURE IMPROVEMENTS

A. Required sewer improvements related directly to impacts caused by the Green Oaks Tech Center development (the “Sewer Improvements”) shall be based on the final sewer study (the “Sewer Study”) for Green Oaks Tech Center and memorialized during review of the Master Plan.

B. Construction of the Sewer Improvements shall occur with each phase of development as specified in the Master Plan.

C. Updates to the Sewer Study and scope of the required Sewer Improvements (“Sewer Study Updates”) may be required during review and approval of the Development Application for each phase. Sewer Study Updates for each phase may be memorialized through technical memos submitted by the developer and reviewed by Town staff. Sewer Study Updates shall be approved administratively and shall not require approval of the Planning Board or Town Council.

APPENDIX

REZONING FIRST SUBMITTAL

GREEN OAKS TECH CENTER

PLANNED UNIT DEVELOPMENT

TOWN OF HOLLY SPRINGS, NC

DATE: 07.02.2021

CHAPTER INDEX

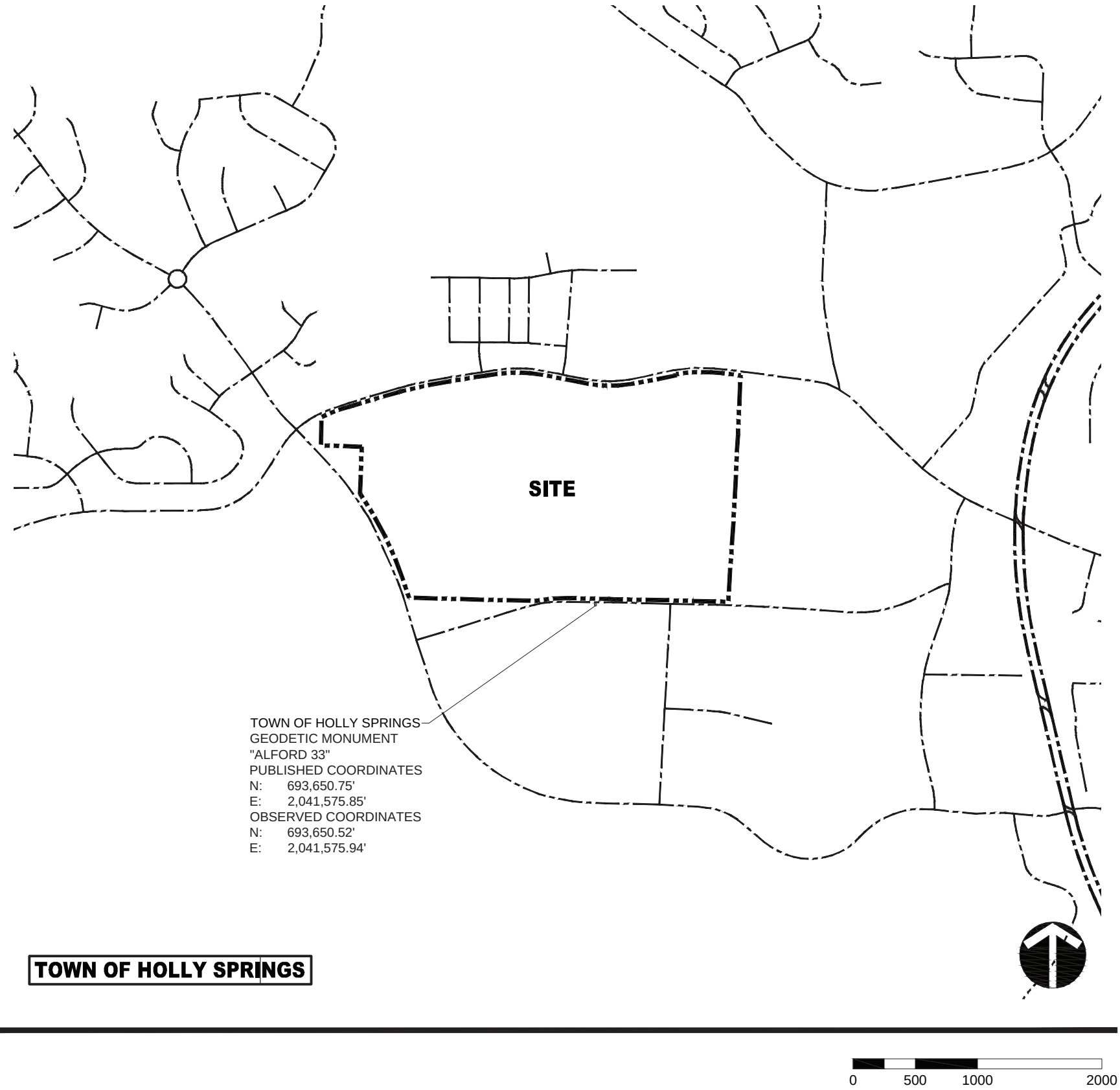
SHEET INDEX	
Sheet Number	Sheet Title
GENERAL	
RZ-1.00	COVER
RZ-1.01	VICINITY MAP
RZ-1.02	PERIMETER BOUNDARY AND TOPO SURVEY
RZ-1.03	SOILS ANALYSIS MAP
RZ-1.04	SLOPE ANALYSIS
RZ-1.05	SITE HYDROLOGY & CAPE FEAR BUFFER EXHIBIT
RZ-1.06	EXISTING VEGETATION
RZ-1.07	MASTER LAND USE PLAN
RZ-1.08	UTILITY LAYOUT
RZ-1.09	SEWER BASIN EXHIBIT
RZ-1.10	CONCEPTUAL STORMWATER PLAN
RZ-1.11A	STREET SECTIONS & VEHICULAR CIRCULATION
RZ-1.11B	STREET SECTIONS & VEHICULAR CIRCULATION
RZ-1.12	OPEN SPACE
RZ-1.13	TREE PRESERVATION

- NOTES:
1.

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

VICINITY MAP



PRELIMINARY UTILITY/SEWER FLOWS			
Discharge Facility	Design Units	Flow Unit (gpd)	Total
Green Oaks Tech Park	119 ac @ 1,500 gpd/acre	178,500	178,500
Total Average Daily Flow (gpd)		178,500	178,500
Total Average Daily Flow (gpm)		123.9583	123.9583
Total Peak Flow (gpm) (2.5 Peaking Factor)		309.8958	309.8958

PROJECT TEAM

APPLICANT/DEVELOPER

CRESCENT COMMUNITIES
227 W. TRADE ST #1000
CHARLOTTE, NC, 28202
980.321.6000

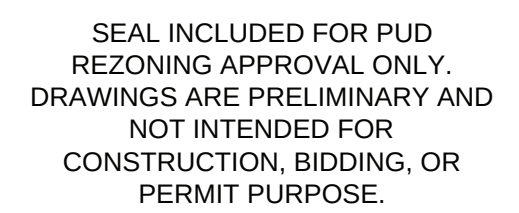
LANDSCAPE ARCHITECT

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: RHETT CROCKER

CIVIL ENGINEER

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: ROBB KLAUK

SITE DATA				
TOTAL ACREAGE: 119.31 ACRES				
PROPERTY OWNER	PIN NUMBER	REAL ID	ACREAGE	CURRENT ZONING
JOHNSON, GARLAND JR.	639955037	236769	2.0000	R-30
JOHNSON, GARLAND JR., GAIL R	639957154	111208	1.3000	R-30
LOCKHART, DAVID, KATHLEEN	639959107	75965	1.5200	R-30
SHAFFER, LEONARD B, KATHERINE W	649054147	36586	10.3600	BT-CU
SHAFFER, LEONARD B, KATHERINE W	649151168	369468	9.6200	BT-CU
JOYNER, BRENDA B, RALPH	649158281	36587	9.0900	R-10
MCNEIL, JAMES MICHAEL	649253306	37398	1.3900	R-10
WOMBLE, PARISH	649255277	121263	4.2300	R-10
JONES, DORIS P HEIRS JONES, TERRY JACKSON	649049486	37734	52.3300	R-30
WARD, APRIL	649240007	1225	27.9200	R-30
RAY, PATTY	649252098		1.0000	R-10



PROJECT

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

[illegible]

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1"=400'



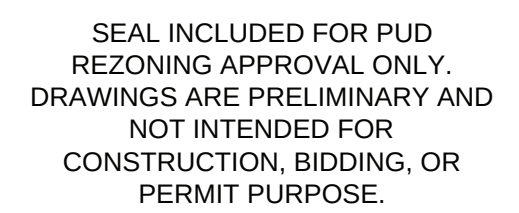
0 200' 400' 800'

SHEET TITLE

VICINITY MAP

SHEET NUMBER

RZ-1.01



PROJECT

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

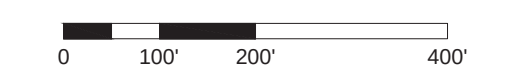
LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=200'



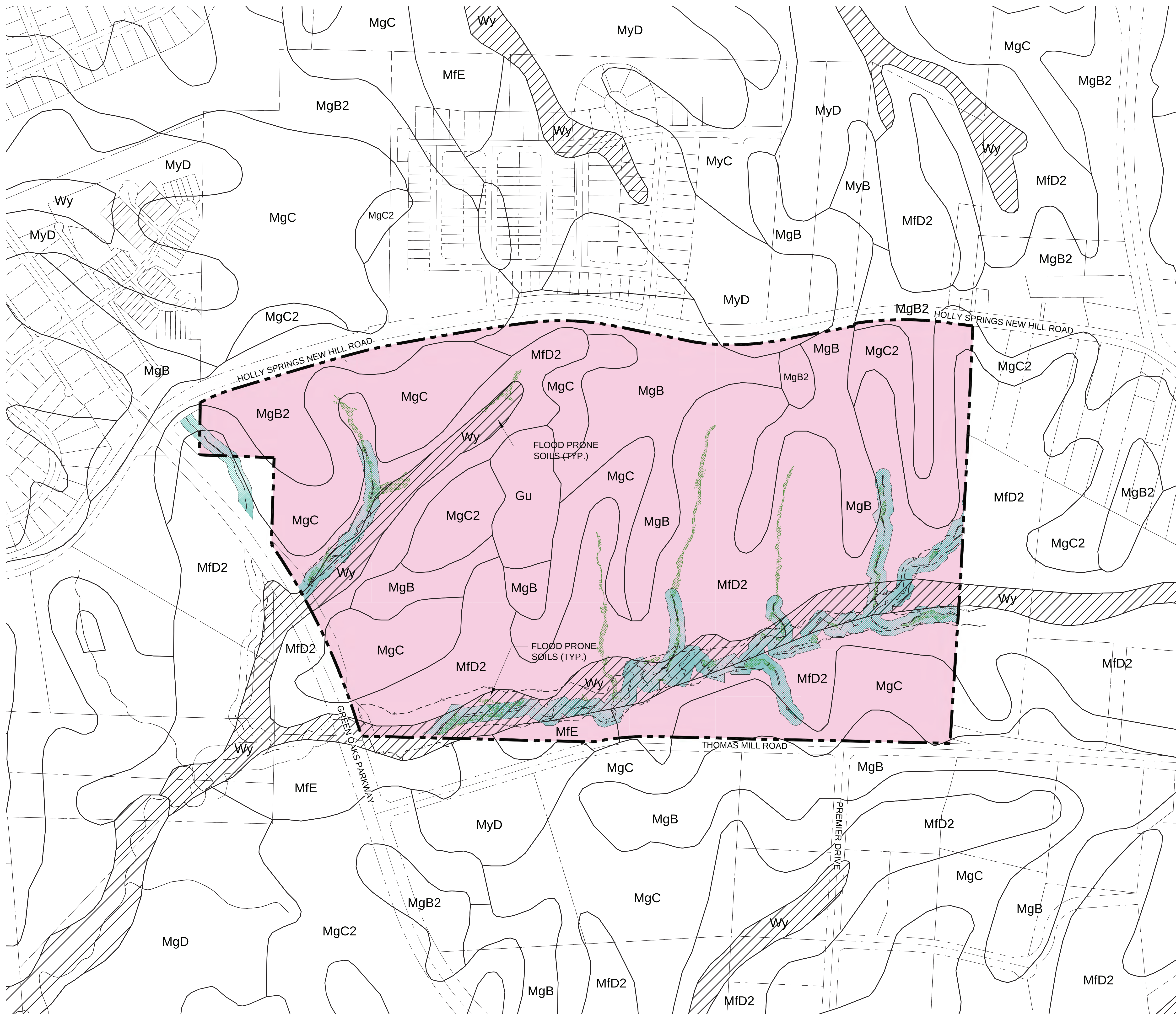
SHEET TITLE

PERIMETER BOUNDARY AND TOPO SURVEY

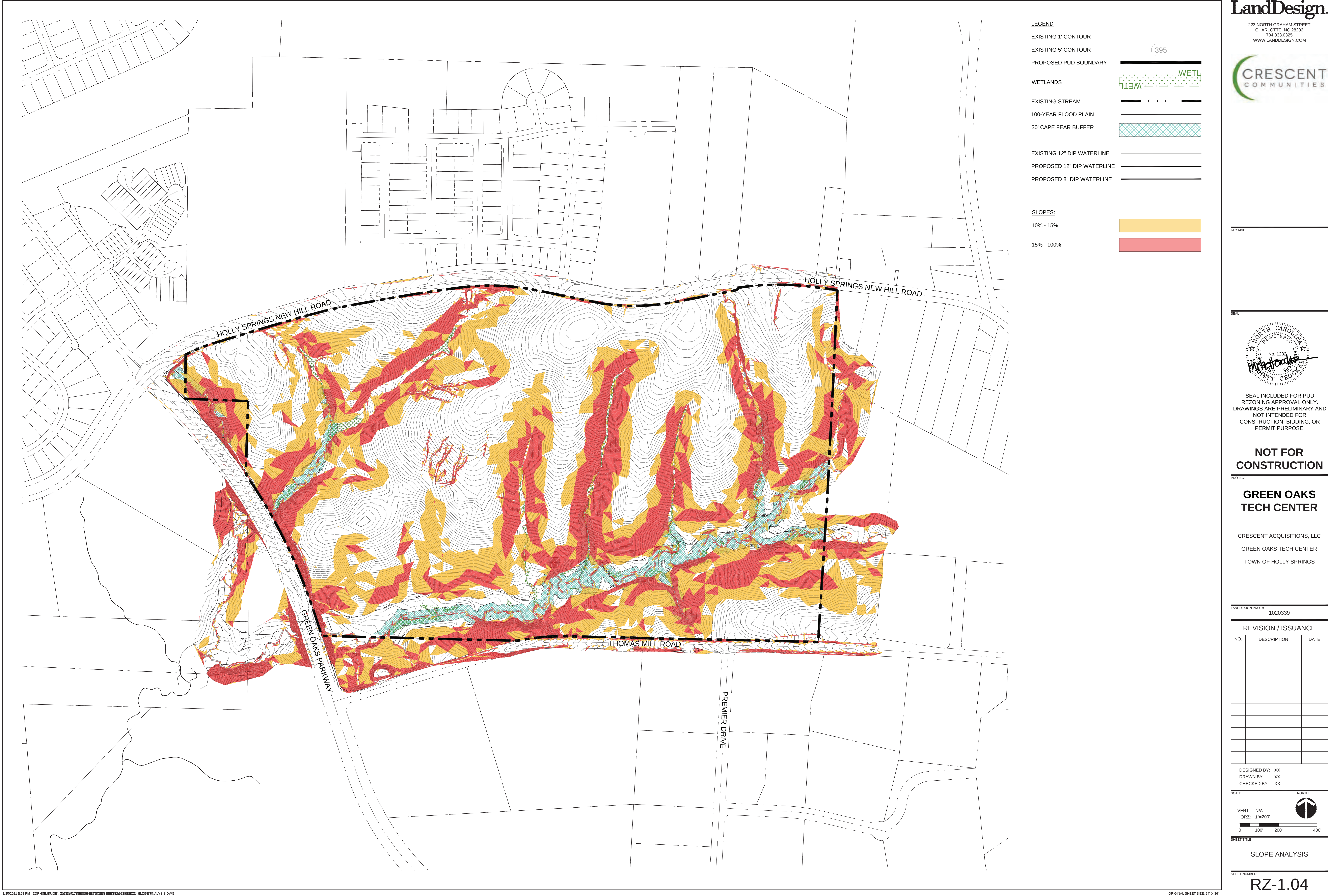
SHEET NUMBER

Page 165 of 27





8/10/2021 9:40 PM CORINE BRICE\ 207ENP2068\BARTYTTUEBEE55W0506E72W45N19W12W



KEY MAP

SEAL



SEAL INCLUDED FOR PUD.
REZONING APPROVAL ONLY.
DRAWINGS ARE PRELIMINARY AND
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSE.

**NOT FOR
CONSTRUCTION**

PROJECT

**GREEN OAKS
TECH CENTER**

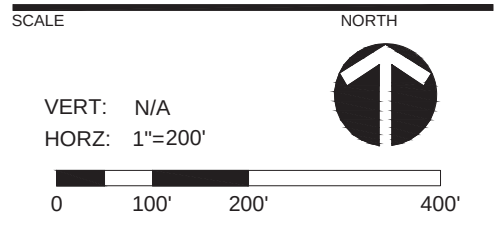
CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX



SHEET TITLE

SLOPE ANALYSIS

SHEET NUMBER

RZ-1.04



LEGEND	
EXISTING 1' CONTOUR	
EXISTING 5' CONTOUR	
PROPOSED PUD BOUNDARY	
WETLANDS	
EXISTING STREAM	
100-YEAR FLOOD PLAIN	
30' CAPE FEAR BUFFER	

- NOTES:
1. THE PROPERTY IS NOT IN A SPECIAL FLOOD ZONE AND LIES IN ZONE ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP COMMUNITY NUMBER 3720062800J & 3720064900J, DATED 05/02/2006.
 2. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 3. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 5. ENVIRONMENTAL SURVEY & WETLAND DELINEATION PREPARED BY SAGE ECOLOGICAL SERVICES, INC.

KEY MAP

SEAL



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PROJECT

**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

SHEET TITLE
SITE HYDROLOGY & CAPE
FEAR BUFFER EXHIBIT

SHEET NUMBER

RZ-1.05

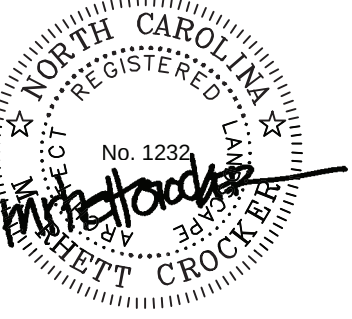




7/1/2021 11:58 AM CORNEILLOR\207602085\SUBMIT\TITLE SHEET\5102036\FRZ\N036\FR PLAN LAND USE.DWG

ORIGINAL SHEET SIZE: 24" X 36"

SEAL



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PROJECT

**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

[illegible]

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORIZ: 1"=200'

NORTH



0 100' 200' 400'

SHEET TITLE

MASTER LAND USE PLAN
OPTION

SHEET NUMBER

RZ-1.07B



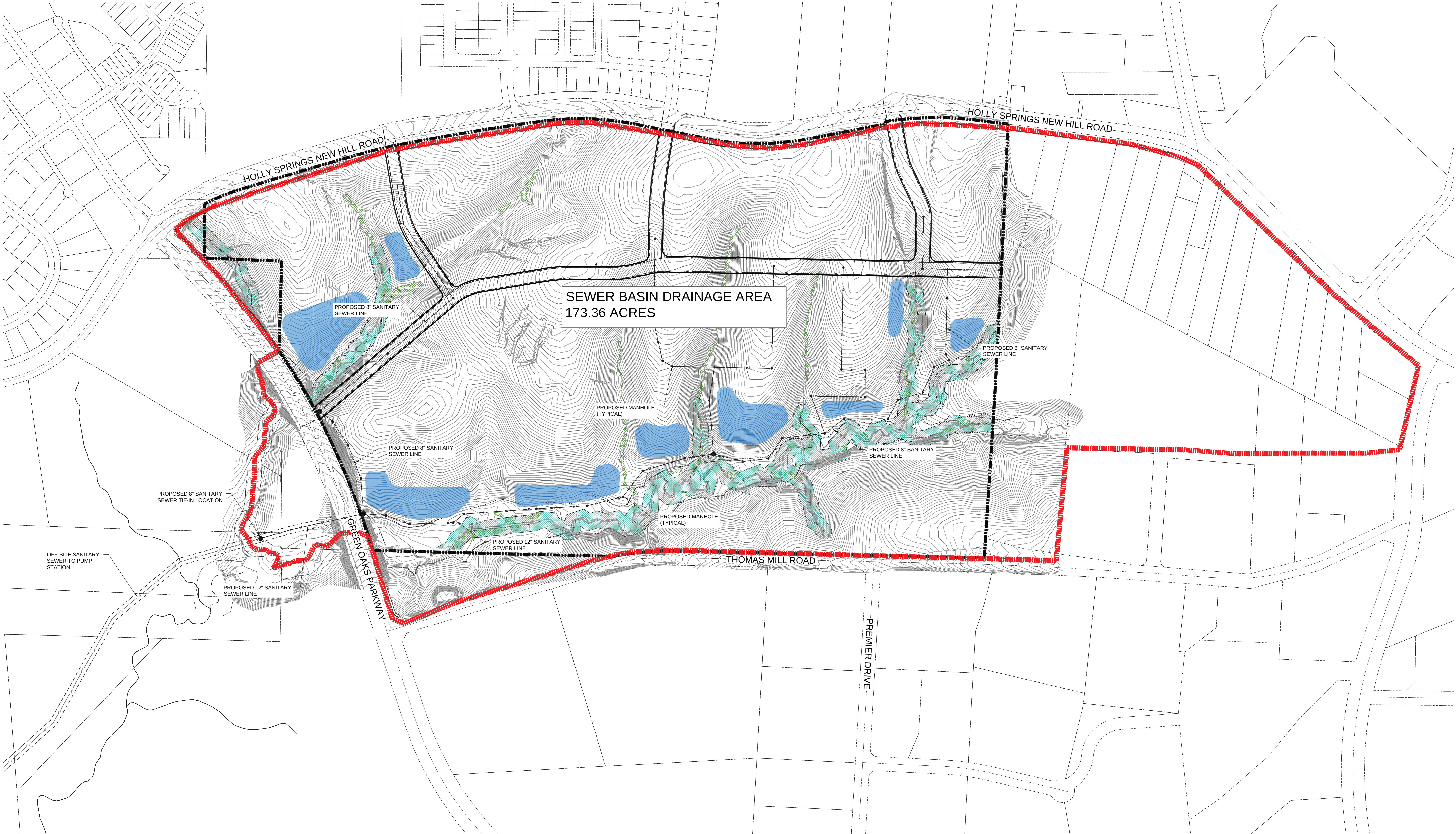
7/1/2021 11:56 AM D:\RHEAR\02\20760\2088\04\BENTLEY\BENTLEY\SS\2088\BENTLEY\MASTER PLAN LAND USE.DWG

ORIGINAL SHEET SIZE: 24" X 36"





- LEGEND
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED PUD BOUNDARY
- WETLANDS
- EXISTING STREAM
- 100-YEAR FLOOD PLAIN
- 30' CAPE FEAR BUFFER
- BASIN BOUNDARY
- EXISTING SANITARY SEWER
- PROPOSED 8" SANITARY SEWER
- PROPOSED 12" SANITARY SEWER



KEY MAP

SEAL



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CONSTRUCTION**

PROJECT

**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

SEWER BASIN EXHIBIT

SHEET NUMBER

RZ-1.09



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**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

[illegible]

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORIZ: NTS

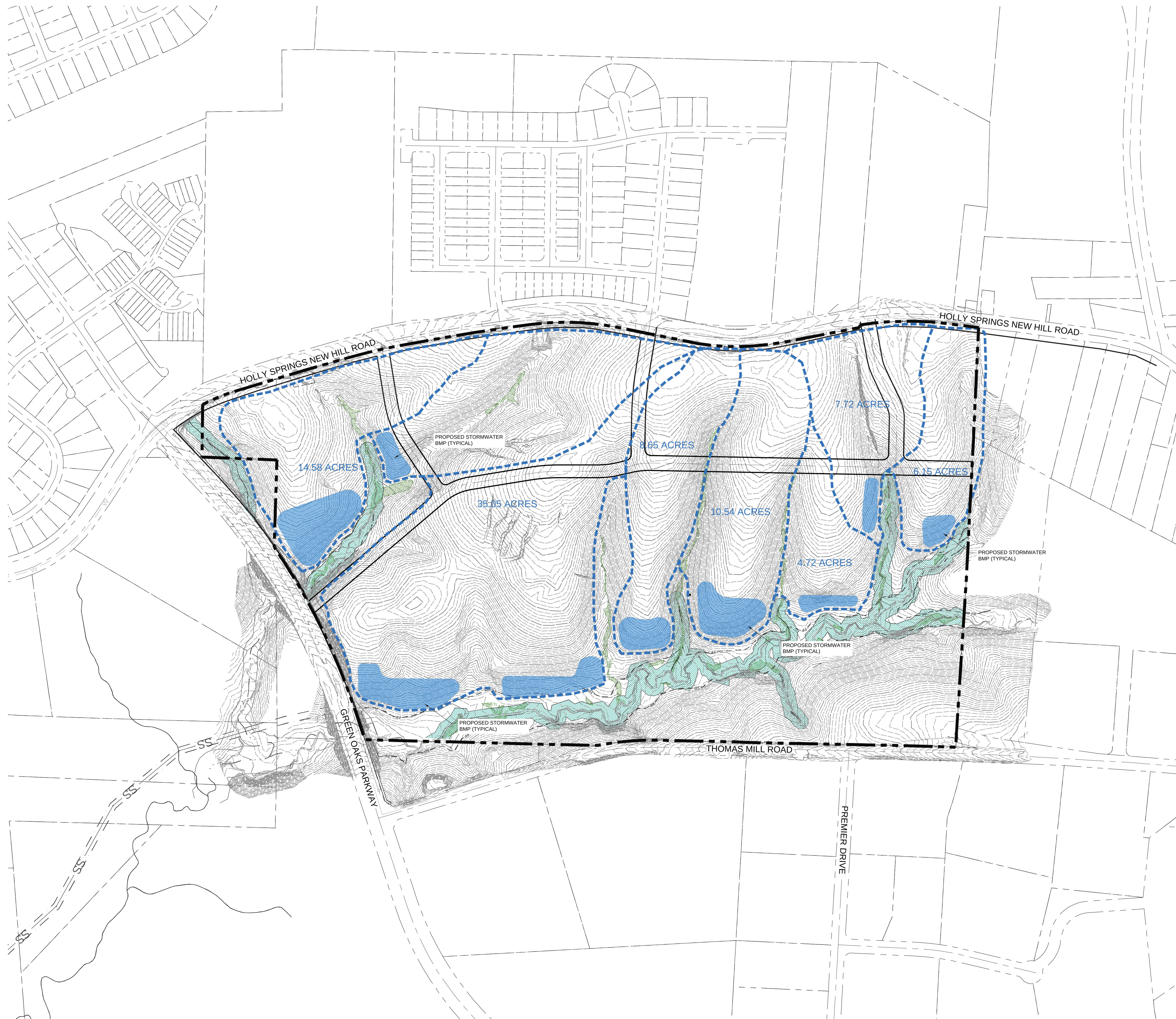
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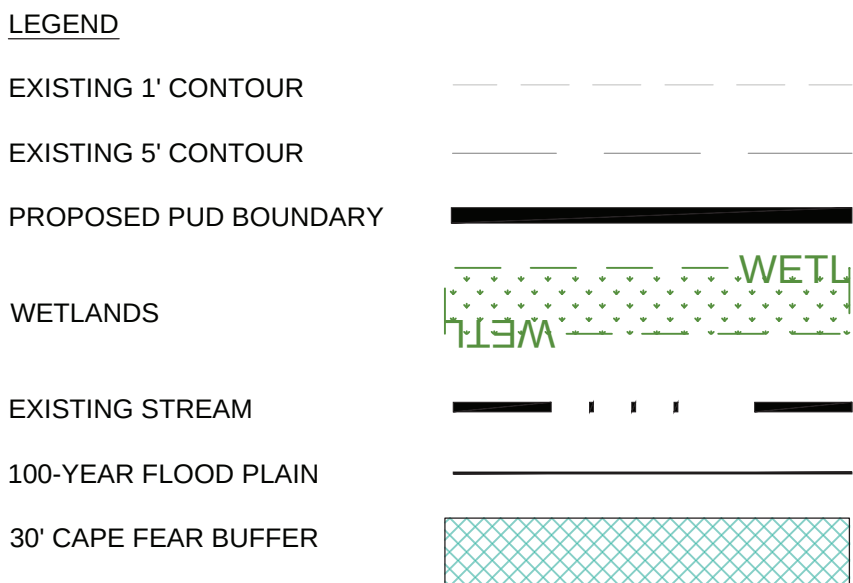
SHEET TITLE

CONCEPTUAL STORMWATER
PLAN

SHEET NUMBER

RZ-1.10





ROAD LEGEND:

- PROPOSED INTERNAL STREET
- VEHICULAR ACCESS POINT (TO EXTERNAL EXISTING STREET)
- VEHICULAR ACCESS POINT (INTERNAL STREETS)

NOTES:

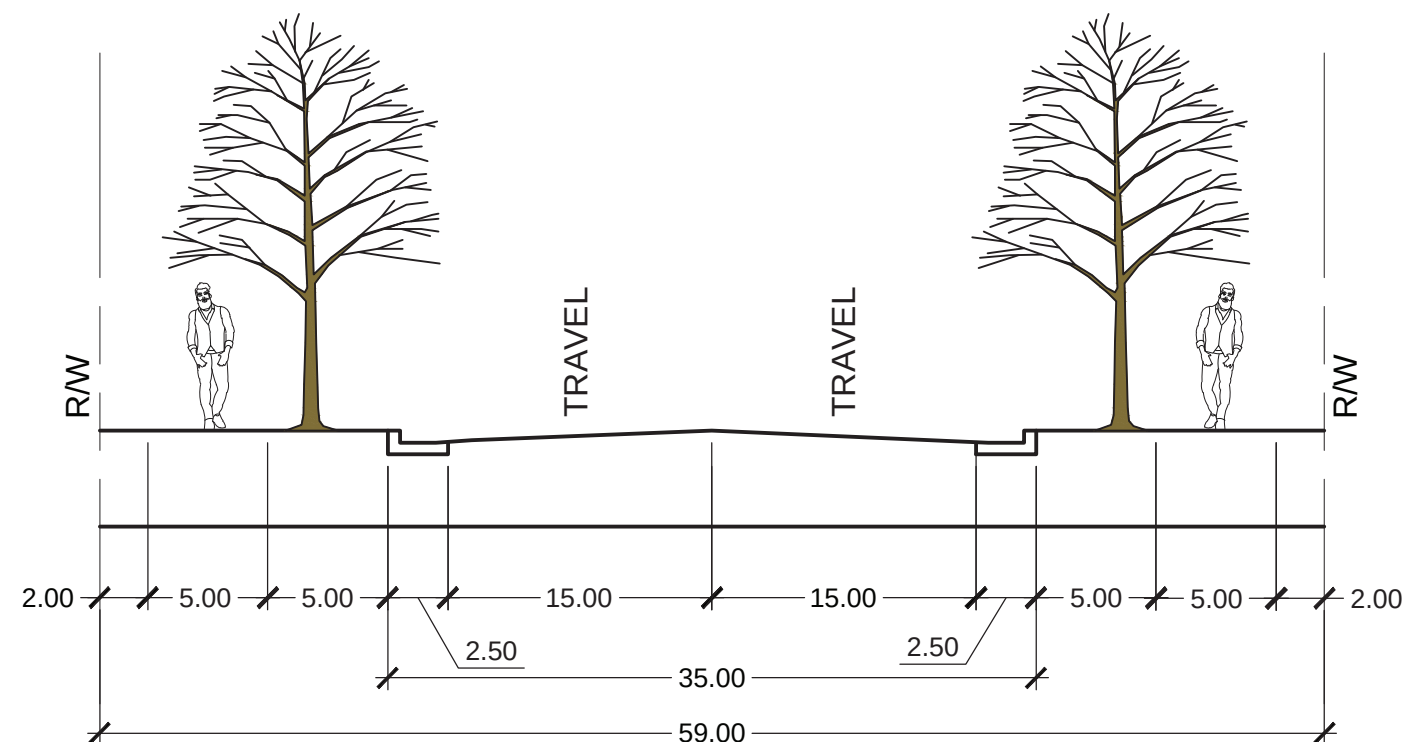
- STREETS TO BE DETERMINED AS PUBLIC OR PRIVATE AS ADJACENT SITE DEVELOPMENT OCCURS.
- THIS SUBDIVISION IS IN THE THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
- PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT WILL APPLY.

MINIMUM PAVEMENT DESIGN:

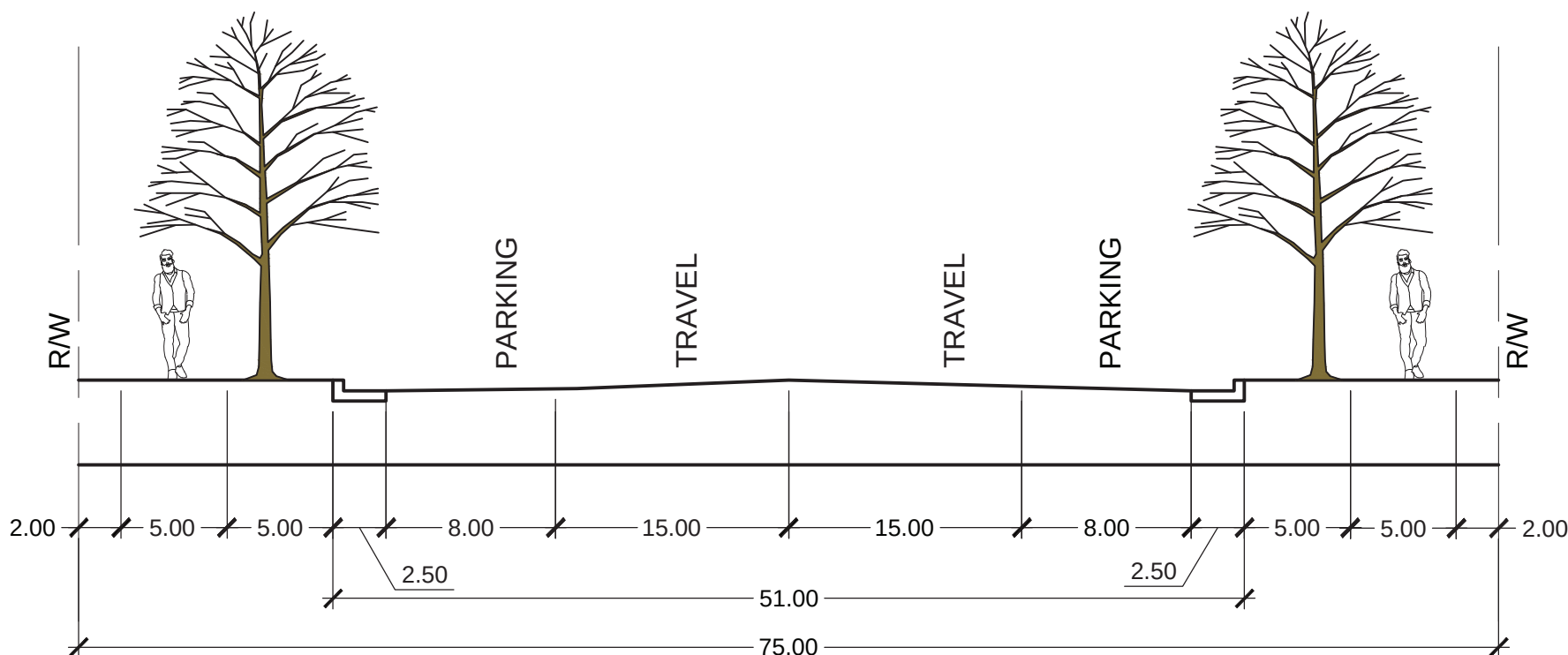
- 1-1/2" 9.5B
 - 1-1/2" 9.5C
 - 8" A.B.C.
- STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.

TYPICAL STREET SECTIONS:

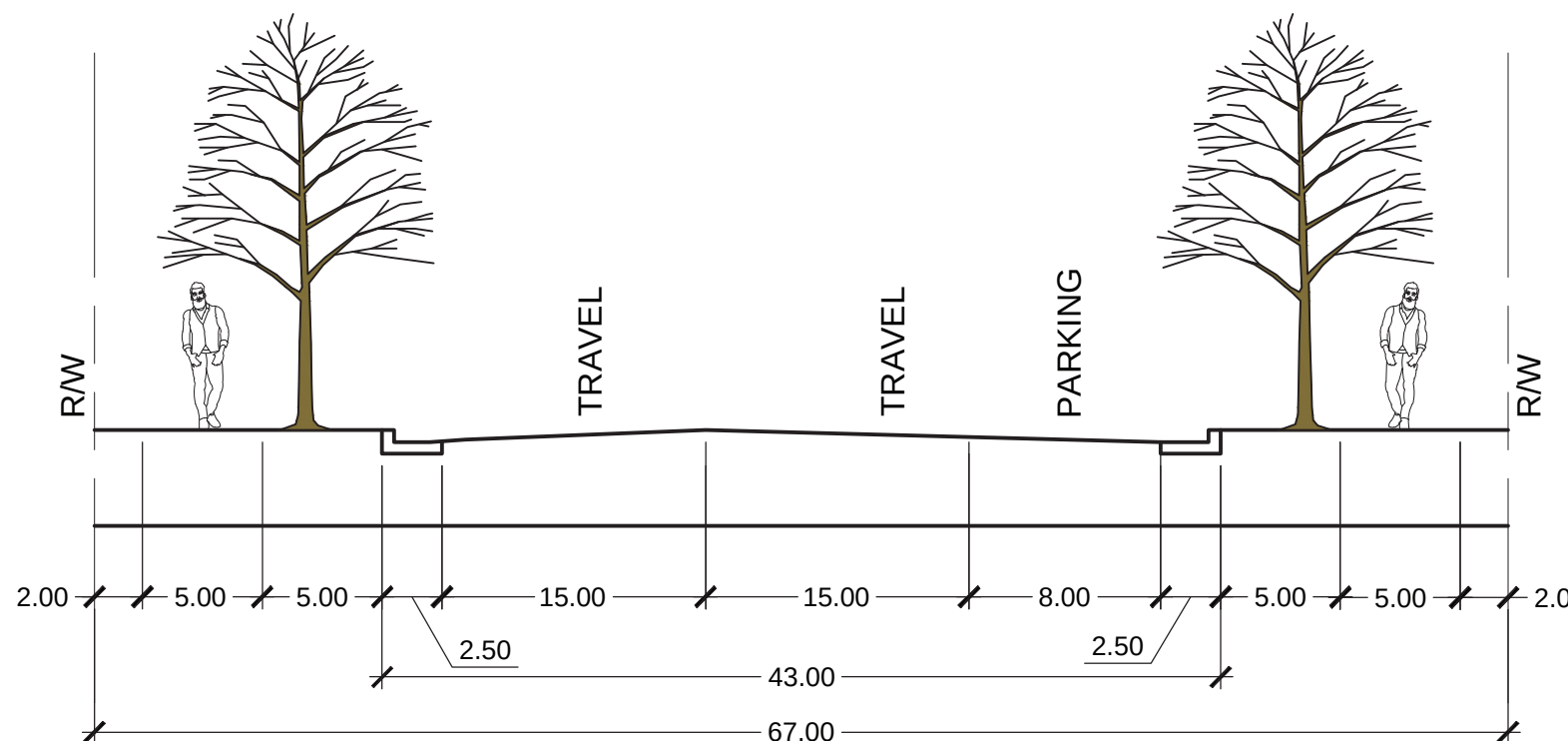
PROPOSED INTERNAL STREET (SECTION OPTIONS BELOW - FINAL SECTION TO BE DETERMINED WITH MASTER PLAN)



OPTION A
NO ON-STREET PARKING
59' RIGHT-OF-WAY
(BASED OFF DETAIL HS305A)



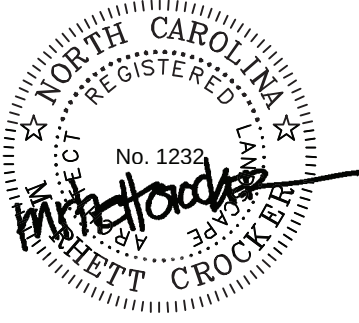
OPTION B:
IF ON-STREET PARKING BOTH SIDES IS DESIRED BY DEVELOPER
75' RIGHT-OF-WAY
51' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)



OPTION C:
IF ON-STREET PARKING ONE SIDE IS DESIRED BY DEVELOPER
67' RIGHT-OF-WAY
43' BACK OF CURB TO BACK OF CURB
(BASED OFF DETAIL HS305B)

KEY MAP

SEAL



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CONSTRUCTION**

**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH
VERT: N/A
HORZ: 1"=200'
0 100 200 400'

SHEET TITLE
STREET SECTIONS &
VEHICULAR CIRCULATION

SHEET NUMBER

RZ-1.11A

KEY MAP

SEAL



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PROJECT

**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

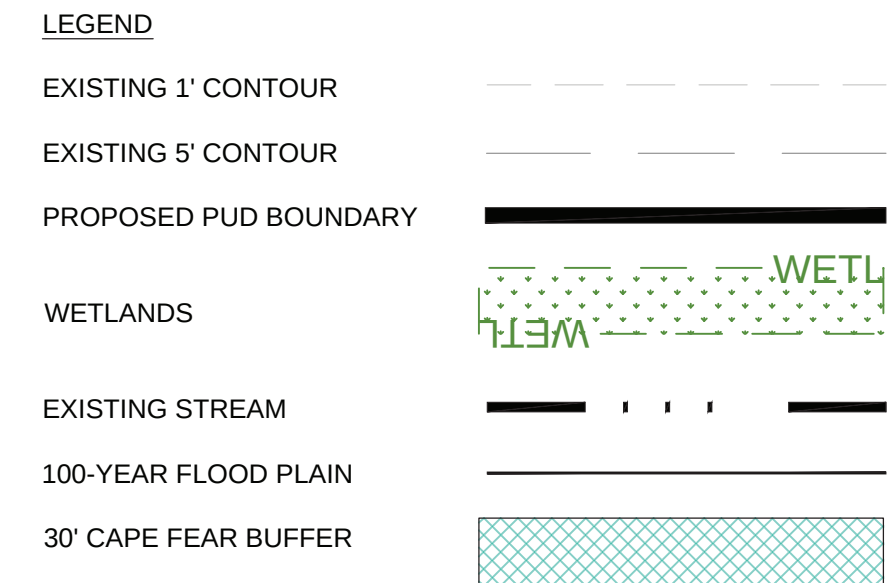
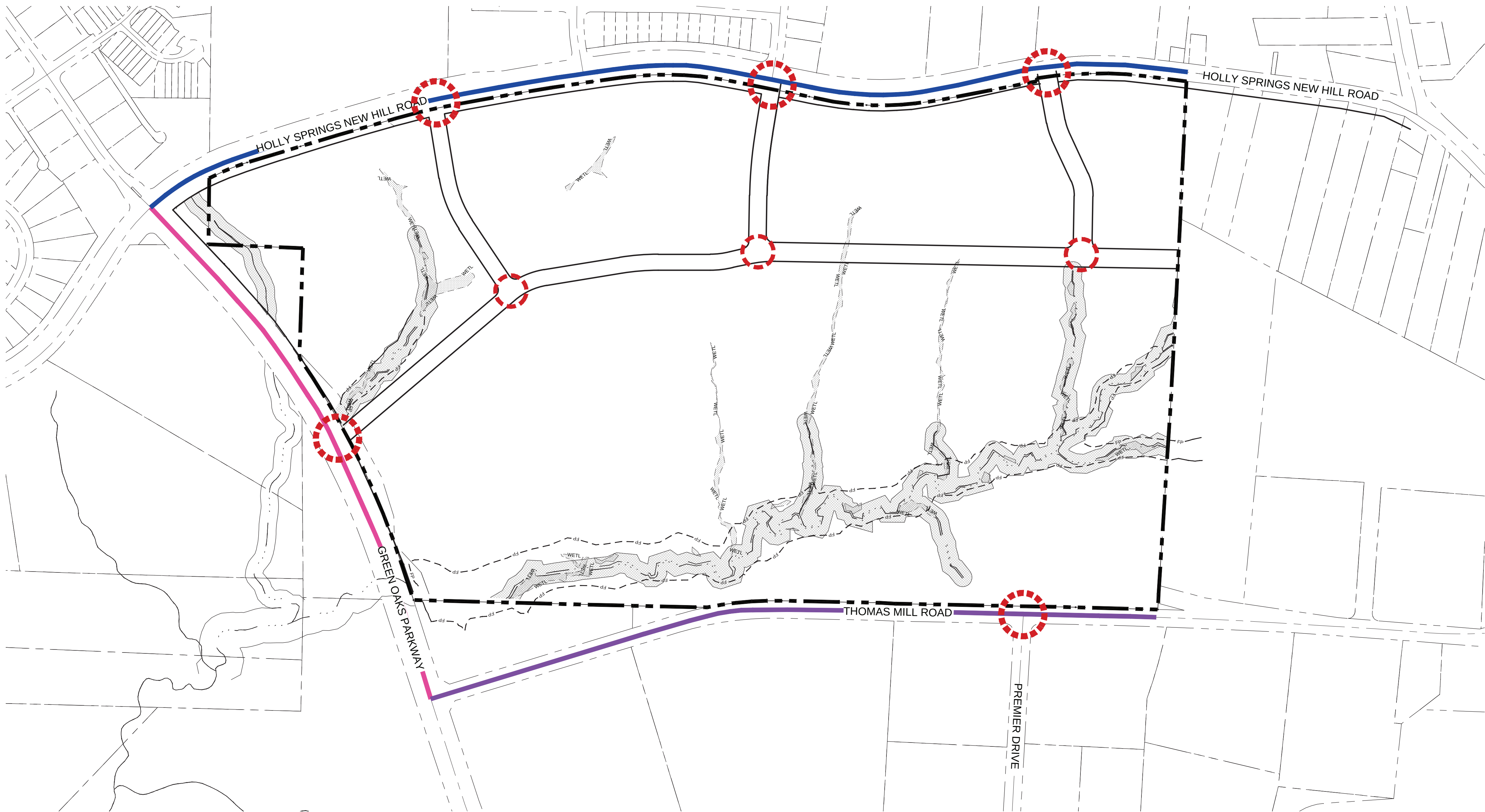
NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
0 100 200 400'

SHEET TITLE
STREET SECTIONS &
VEHICULAR CIRCULATION

SHEET NUMBER
RZ-1.11B



ROAD LEGEND:

HOLLY SPRINGS NEW HILL ROAD

GREEN OAKS PARKWAY

THOMAS MILL ROAD

VEHICULAR ACCESS POINT
(TO EXTERNAL EXISTING STREET)

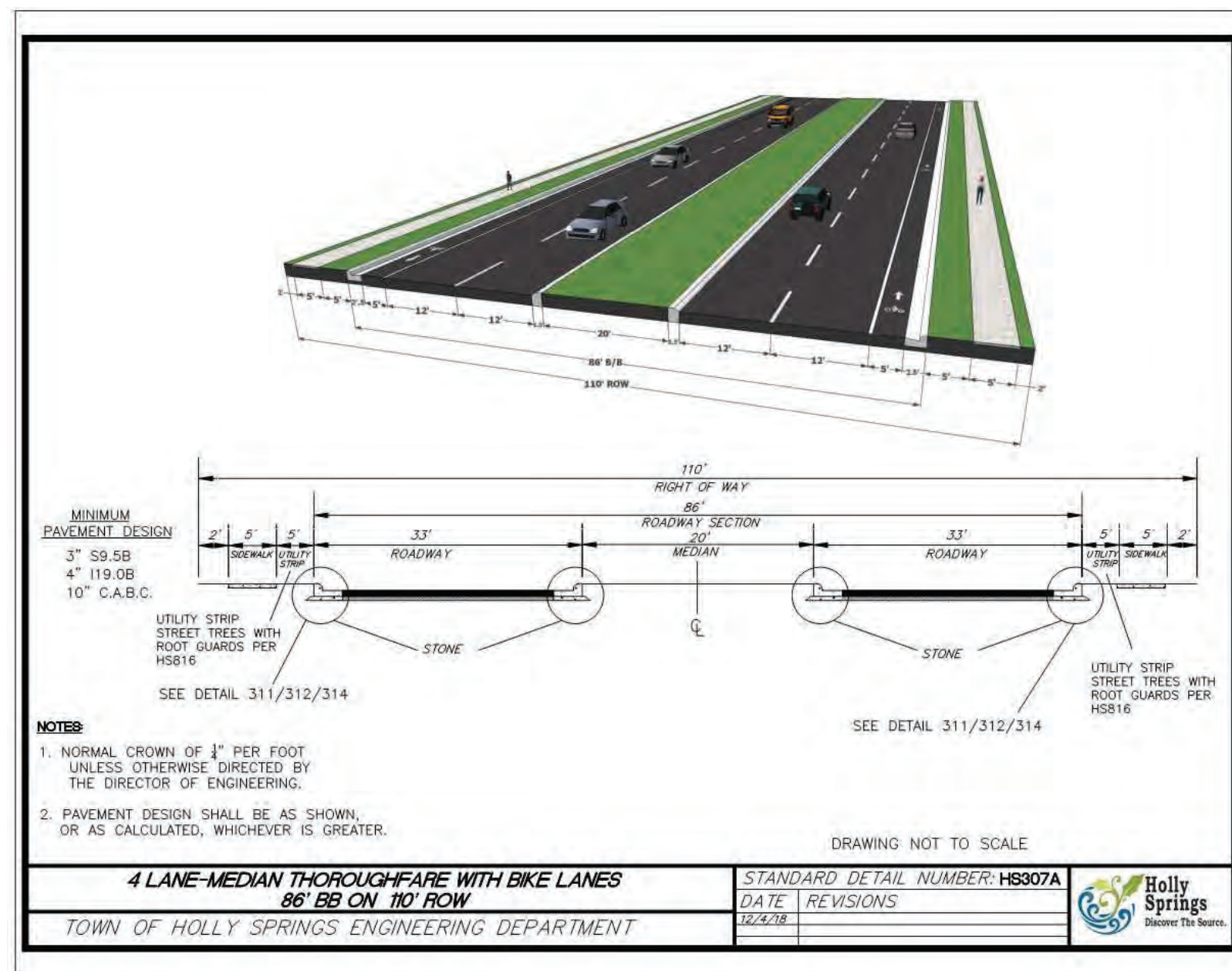
VEHICULAR ACCESS POINT
(INTERNAL STREETS)

NOTES:

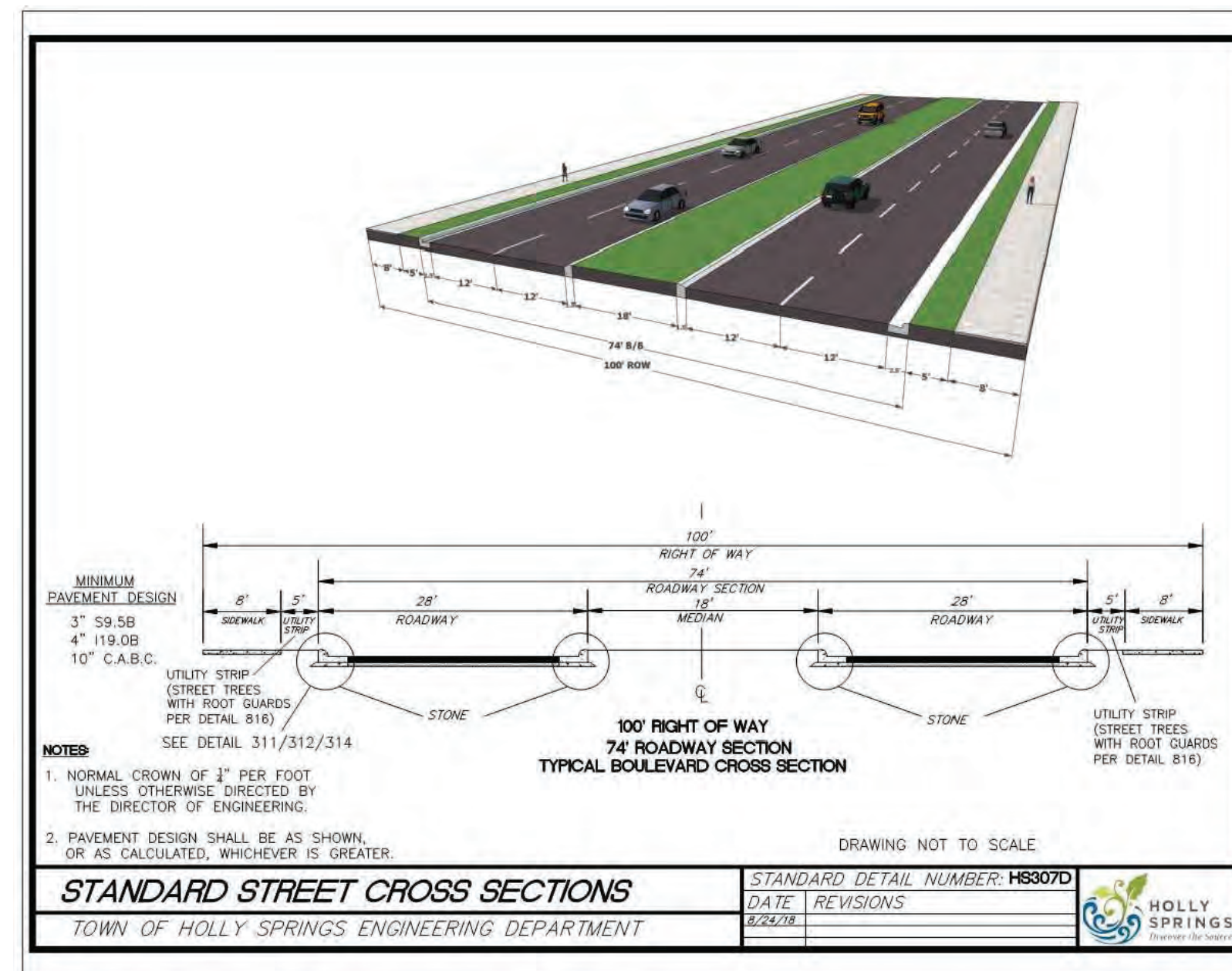
- STREETS TO BE DETERMINED AS PUBLIC OR PRIVATE AS ADJACENT SITE DEVELOPMENT OCCURS.
- THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
- PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT WILL APPLY.

MINIMUM PAVEMENT DESIGN:

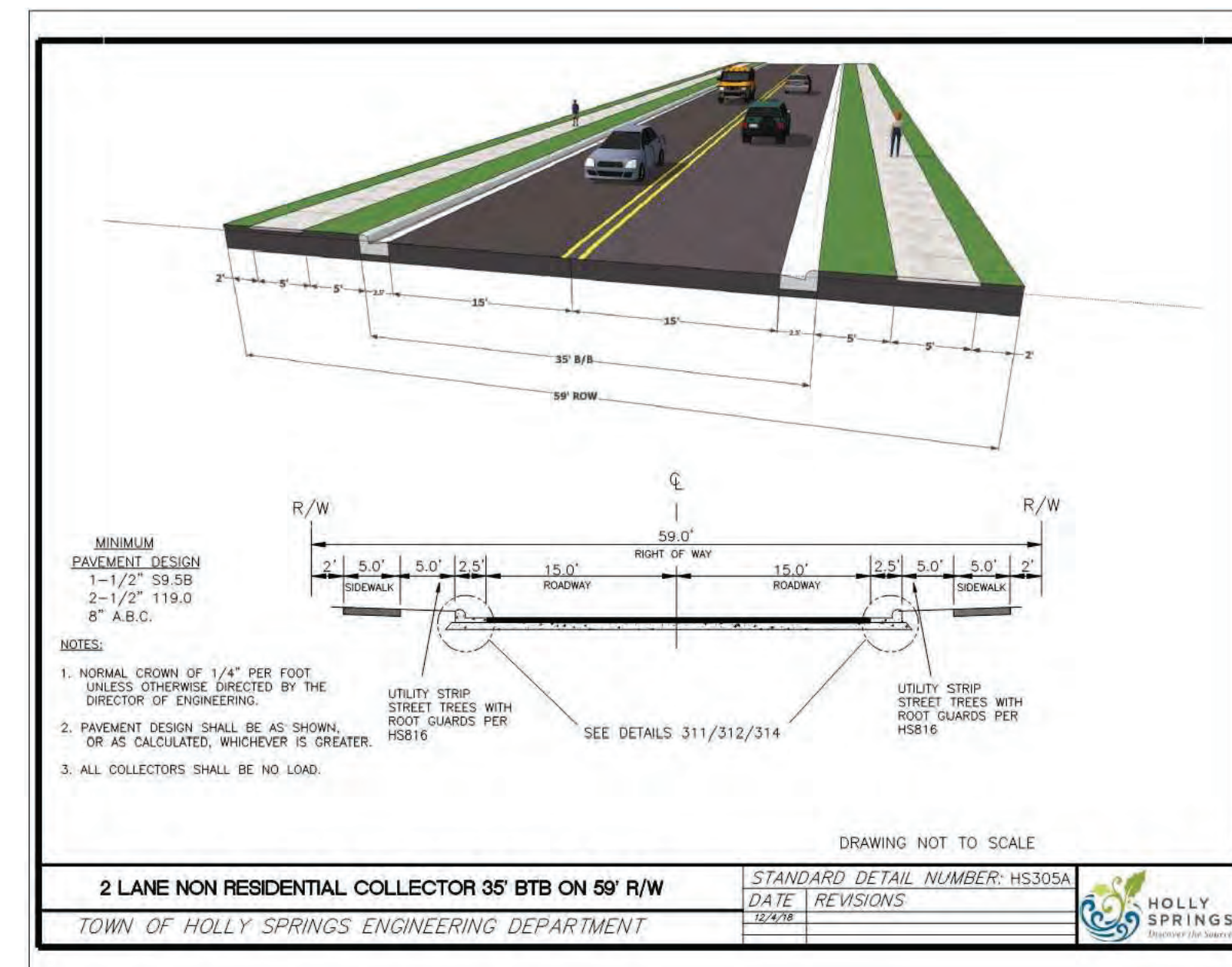
- 1-1/2" 9.5B
- 1-1/2" 9.5C
- 8" A.B.C.
- STAGE CONSTRUCTION FOR SURFACE AT TWO LIFTS SO PROPER TAPER OCCURS AT TRANSITION.



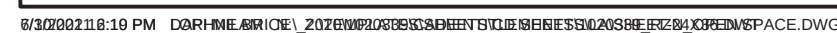
HOLLY SPRINGS NEW HILL ROAD
4 LANE ROAD MEDIAN
HS307A (110' ROW, 86' B/B W/BIKE LANE) - WIDENING

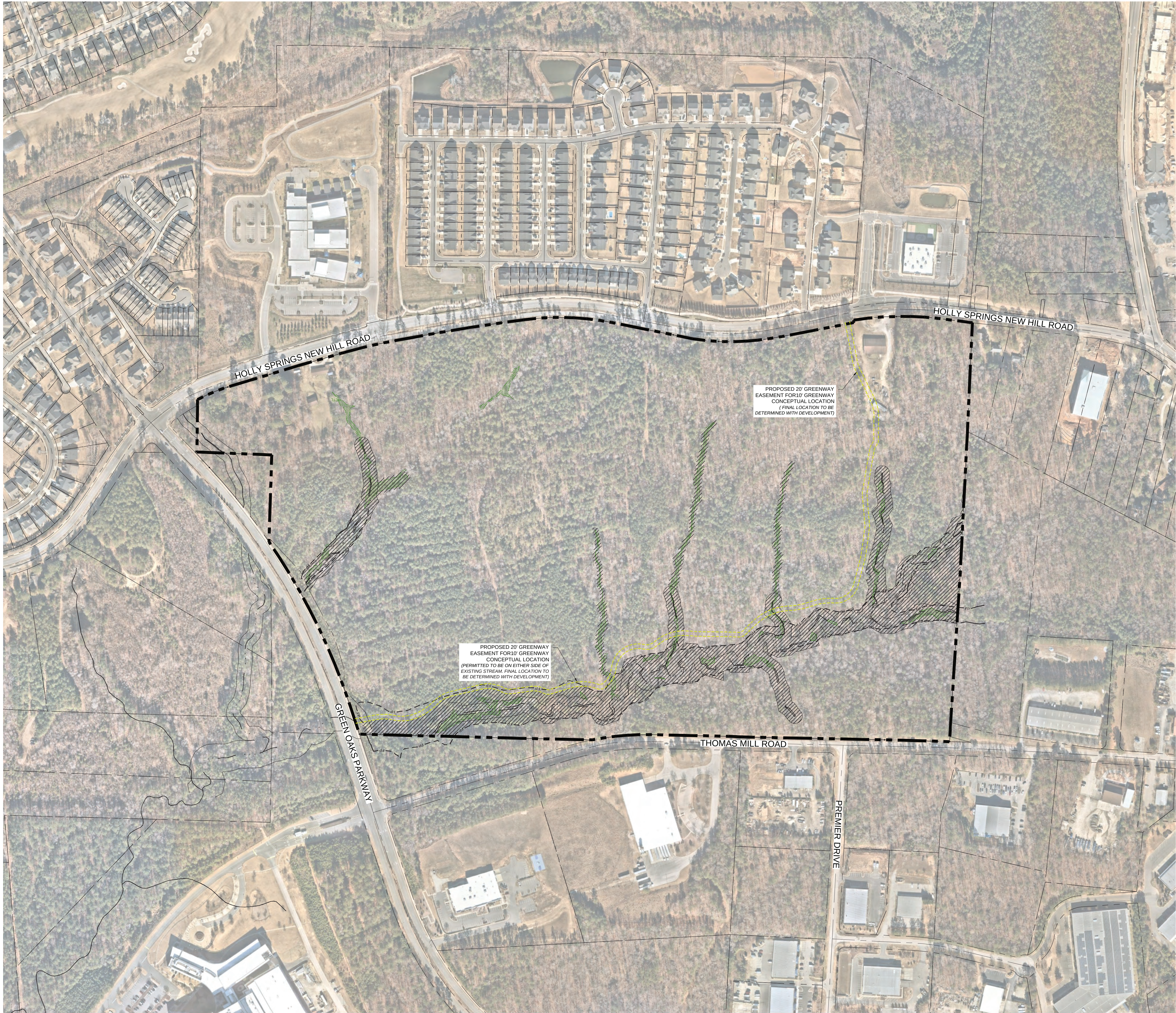


GREEN OAKS PARKWAY
4 LANE ROAD MEDIAN
HS307D (100' ROW, 74' B/B, 8' SW) - EXISTING



THOMAS MILL ROAD
2 LANE NON-RESIDENTIAL
NOTE: HALF OF THE TYPICAL STREET CROSS SECTION ABOVE TO BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT ALONG THE PROPERTY FRONTAGE TO THOMAS MILL ROAD.





LEGEND

EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
PROPOSED PUD BOUNDARY
WETLANDS
EXISTING STREAM
100-YEAR FLOOD PLAIN
30' CAPE FEAR BUFFER
EXISTING 12" DIP WATERLINE
PROPOSED 12" DIP WATERLINE
PROPOSED 8" DIP WATERLINE
TREE PRESERVATION

PROPOSED TREE PRESERVATION:
10%(11.93 ACRES)

- NOTES:**
- AREAS IDENTIFIED ON PLANS AS PROPOSED TREE PRESERVATION AREAS.
 - TOTAL AREAS SHOWN ON PLANS IS 14.0 ACRES. NOT ALL AREAS INDICATED ON PLANS WILL BE UTILIZED AS TREE PRESERVATION. ADDITIONAL AREAS MAY BE ADDED AT THE TIME OF INFRASTRUCTURE PLANS IF THE AREAS SHOWN IS INSUFFICIENT.
 - APPROXIMATELY 3,000 LF OF PROPOSED GREENWAY AND SEWER MAY BE LOCATED IN OR ADJACENT TO TREE PRESERVATION AREAS. THE REMOVAL OF VEGETATION WITHIN TREE PRESERVATION IS ACCOUNTED FOR BY PROPOSING ENOUGH ADDITIONAL TREE PRESERVATION AREA TO ACCOUNT FOR ALL DISTURBANCE FOR BOTH THE GREENWAY AND SEWER INSTALLATION AND EASEMENTS. DEVELOPER MAY CHOSE TO DEDICATE LESS THAN THE RESERVE AREA SO LONG THE MINIMUM AREA REQUIRED IS MET EXCLUDING THESE AREAS.
 - OPEN SPACE AND TREE PRESERVATION ARE FOR THE ENTIRE DEVELOPMENT OF GREEN OAKS TECH CENTER,

- TREE PROTECTION PRIORITY AREAS:**
1. JURISDICTIONAL STREAM BUFFERS
 2. 100 YEAR FEMA FLOODPLAINS
 3. WETLAND AREAS
 4. TREES ALONG PERMITTER OF THE SITE IN GOOD HEALTH AND QUALITY
 5. NON-JURISDICTIONAL STREAM BUFFERS

- ALLOWED ACTIVITIES IN TREE PRESERVATION AREAS**
1. REMOVAL OF INVASIVE SPECIES AS VERIFIED BY A CERTIFIED ARBORIST.
 2. THINNING AND REMOVAL OF DISEASED TREES AND UNDERBRUSH POSING A THREAT TO ADJACENT TREES, AS VERIFIED BY A CERTIFIED ARBORIST.
 3. PASSIVE RECREATION
 4. PERPENDICULAR CROSSING OF UTILITY EASEMENT.



SEAL INCLUDED FOR PUD.
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**GREEN OAKS
TECH CENTER**

CRESCENT ACQUISITIONS, LLC
GREEN OAKS TECH CENTER
TOWN OF HOLLY SPRINGS

LANDDESIGN PROJ.# 1020339

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
SHEET TITLE

TREE PRESERVATION

RZ-1.13

COMMUNITY MEETING REPORT

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: 06/22/2021
Time: 6:00-7:00pm
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: 06/11/2021

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:

No questions asked and no issues raised as a result of this meeting. Agenda included (a) introducing the development, architect, master planning, civil, TIA and leasing teams; (b) an overview of the site and existing conditions; (c) the PUD proposal including the master land use plan, connectivity and open space, conceptual utility plans, road improvement plans, architecture, and sustainability.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

No issues raised, thus no adjustments made 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)

Shirabel McMillan

Date 6/24/2021

Notified Persons and Organizations:

Owner	Address
TWELVE OAKS MASTER ASSOCIATION INC	11010 RAVEN RIDGE RD RALEIGH NC 27614-8837
GREG L JONES, STEPHANIE W JONES	804 GREEN OAKS PKWY HOLLY SPRINGS NC 27540-4816
ANTHONY LAWRENCE EVANS, KATHERINE WEILER EVANS	808 GREEN OAKS PKWY HOLLY SPRINGS NC 27540-4816
WAKE COUNTY BOARD OF EDUCATION	1429 ROCK QUARRY RD STE 116, RALEIGH NC 27610-1185
HENSLEY HOMEOWNER'S ASSOCIATION INC	1401 SUNDAY DR STE 109 RALEIGH NC 27607-5173
CHENG NGUON WANG KUOCH, WEI PING KUOCH	153 AINSDALE PL HOLLY SPRINGS NC 27540-6180
DAVID CHANG, LIN LIANG CHANG	409 CRICKET HEARTH RD SANFORD NC 27330-6335
BRJESH R PATEL, KINJAL PATEL	201 VINEWOOD PL HOLLY SPRINGS NC 27540-9801
KEVIN R HUNSICKER, KARLA ANN HUNSICKER	141 AINSDALE PL HOLLY SPRINGS NC 27540-6180
KAVITHA PUTLURI, VENKAT REDDY PUTLURI	1109 HOLLAND BEND DR CARY NC 27519-8222
ANGEL L HERNANDEZ, MARGARET B HERNANDEZ	133 AINSDALE PL HOLLY SPRINGS NC 27540-6180
MIGUEL A TORRES, MIRIAM TORRES	129 AINSDALE PL HOLLY SPRINGS NC 27540-6180
THUY NGUYEN, LAN LE	125 AINSDALE PL HOLLY SPRINGS NC 27540-6180
RODEL C EGAMINO, SANDRA V CAHIGAS	121 AINSDALE PL HOLLY SPRINGS NC 27540-6180
SOWMYA REDDY YATTAPU	117 AINSDALE PL HOLLY SPRINGS NC 27540-6180
PRABHA GOPALAKRISHNAN	113 AINSDALE PL HOLLY SPRINGS NC 27540-6180
RYAN RICHMOND, KELLY RICHMOND	109 AINSDALE PL HOLLY SPRINGS NC 27540-6180
THU Q VO, PHUNG CONG VO	105 AINSDALE PL HOLLY SPRINGS NC 27540-6180
NIKHIL REDDY MADADI, PRATHIBHA RAVULA	101 AINSDALE PL HOLLY SPRINGS NC 27540-6180
WILLIAM COLLIER, MYRICIA COLLIER	104 HENSLEY HILL PL HOLLY SPRINGS NC 27540-6183
RUI LI, MASIXIA TAO	109 TISBURY DR HOLLY SPRINGS NC 27540-6189
ANDRE MAURICE BELLAMY	105 TISBURY DR HOLLY SPRINGS NC 27540-6189
BHARGAV VANAPARTHY, SRIVANTHI POLAVARAPU	101 TISBURY DR HOLLY SPRINGS NC 27540-6189
GREGORY B VANDERMOLLEN, KELLY N VANDERMOLLEN	100 TISBURY DR HOLLY SPRINGS NC 27540-6189
KEVIN MICHAEL FITZPATRICK, AMAIRA FITZPATRICK	104 TISBURY DR HOLLY SPRINGS NC 27540-6189
THE DREES COMPANY	7701 SIX FORKS RD STE 132 RALEIGH NC 27615-5050
REVATHY PERUMAL	513 MOORE HILL WAY HOLLY SPRINGS NC 27540-5445
LAVANCE DIXON JR	512 MOORE HILL WAY HOLLY SPRINGS NC 27540-5445
JAMES MATTHEW ANDREWS, ALICIA DAWN ANDREWS	508 MOORE HILL WAY HOLLY SPRINGS NC 27540-5445
THALES ACADEMY	4641 PARAGON PARK RD RALEIGH NC 27616-3406
Town of Holly Springs	PO BOX 8 HOLLY SPRINGS NC 27540-0008
JAMES T TAYLOR, RONALD A TAYLOR	305 FOXWOOD TRL PITTSBORO NC 27312-9591
LISA LESLIE, CALVIN LESLIE	PO BOX 574 HOLLY SPRINGS NC 27540-0574
BARBARA LESLIE MCNEIL	1335 NEW HILL RD HOLLY SPRINGS NC 27540-6102
BIG BOSS LITTLE BOSS LLC	5109 BARTIZAN DR HOLLY SPRINGS NC 27540-6307
DELORES B WILSON	501 BASS LAKE RD HOLLY SPRINGS NC 27540-9064
JUSTIN STANLEY	6624 TEN TEN RD APEX NC 27539-8316
HMS 55 LLC	1013 SKYMONT DR HOLLY SPRINGS NC 27540-8293
PREMIER ROAD, LLC	3829 OPPORTUNITY LN RALEIGH NC 27603-5659
M & D PACOS HOLDING CO LLC	150 FIZELL AVE DUNKIRK NY 14048-1371
FIVE H INVESTMENTS LLC	COLE & ASSOCIATES CPA, 2118 ROSALIND AVE SW, ROANOKE VA 24014-1718
RITEE NORTH CAROLINA LLC	1455 DANNER DR, AURORA OH 44202-9273
SEQUIRUS INC	475 GREEN OAKS PKWY, HOLLY SPRINGS NC 27540-7976
HELIX VENTURES LLC	3717 NATIONAL DR STE 209, RALEIGH NC 27612-4877
MARIO L DONNELL	1911 DREXMORE AVE, GREENSBORO NC 27406-3212

Attendance List:

- Neighbors in attendance (2):
 - o Ryan Richmond, 109 Ainsdale Pl, Holly Springs, NC 27540-6180
 - o Jon Keener, 3717 National Dr, Suite 209, Raleigh, NC 27612
- Elizabeth McMillan, Crescent Communities LLC
- Chase Kerley, Crescent Communities LLC
- Brittain Hughes, Crescent Communities LLC
- Lori Milam, LandDesign
- Robb Klauk, LandDesign
- Matthew Carpenter, Parker Poe
- Steven Harris, O'Brien Atkins Associates
- Maria Jaramillo, O'Brien Atkins Associates
- Cliff Lawson, Timmons Group

Signature Confirmation:



Elizabeth McMillan

Date:

6/27/2021



THE TOWN OF

Holly Springs

Ordinance No.: RZ21-05

Date Adopted: October 19, 2021

Effective Date: October 19, 2021

**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 160D-605**

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 : #21-PUD-01 to change the zoning and establish a PUD Master Plan zoning for approximately 120.71 acres from R-30: Residential, R-10: Residential, BT-CU: Business & Technology Conditional Use, and RT: Research & Technology to PUD: Planned Unit Development. The property is identified by Wake County PINs 0639955037, 0639957154, 0639959107, 0649054147, 0649151168, 0649158281, 0649253306, 0649252098, 0649255277, 0649049486, 0649240007, 0649039606, 0639953025, 063994912 ; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said property on the *Future Land Use Map* as Innovation Village; 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 Town Council and Planning Board held a joint public hearing on September 21, 2021 to receive public comment; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on September 28, 2021 and recommended approval by a vote of 7-1-1; 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 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 to 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 Innovation Village and will allow for the development of industrial and other employment uses along with supporting commercial uses in furtherance of the Town's economic development goals and policies.

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: #21-PUD-01 to change the zoning and establish a PUD Master Plan zoning for approximately 120.71 acres from R-30: Residential, R-10: Residential, BT-CU: Business & Technology Conditional Use, and RT: Research & Technology to PUD: Planned Unit Development. The property is identified by Wake County PINs 0639955037, 0639957154, 0639959107, 0649054147, 0649151168, 0649158281, 0649253306, 0649252098, 0649255277, 0649049486, 0649240007, 0649039606, 0639953025 (partial), 063994912 as submitted.

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 October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October, 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#: 9.

Public Hearings

Title: Voluntary Annexation A21-03, Friendship Development - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Bronwyn Bishop, Development Services

Action(s):

Adopt Annexation Ordinance A21-03, annexing 240.75 +/- acres located at 4101 Friendship Road, owned by Charles Daniel Baucom and Duke Energy Progress.

Explanation:

- The Town has received a petition for voluntary annexation of 240.75 +/- acres, located at 4101 Friendship Road.
- The property is owned by Charles Daniel Baucom and Duke Energy Progress.
- Annexation is being requested pursuant to plans to develop the property.

Background:

- The property is owned by Charles Daniel Buacom and Duke Energy Progress 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.

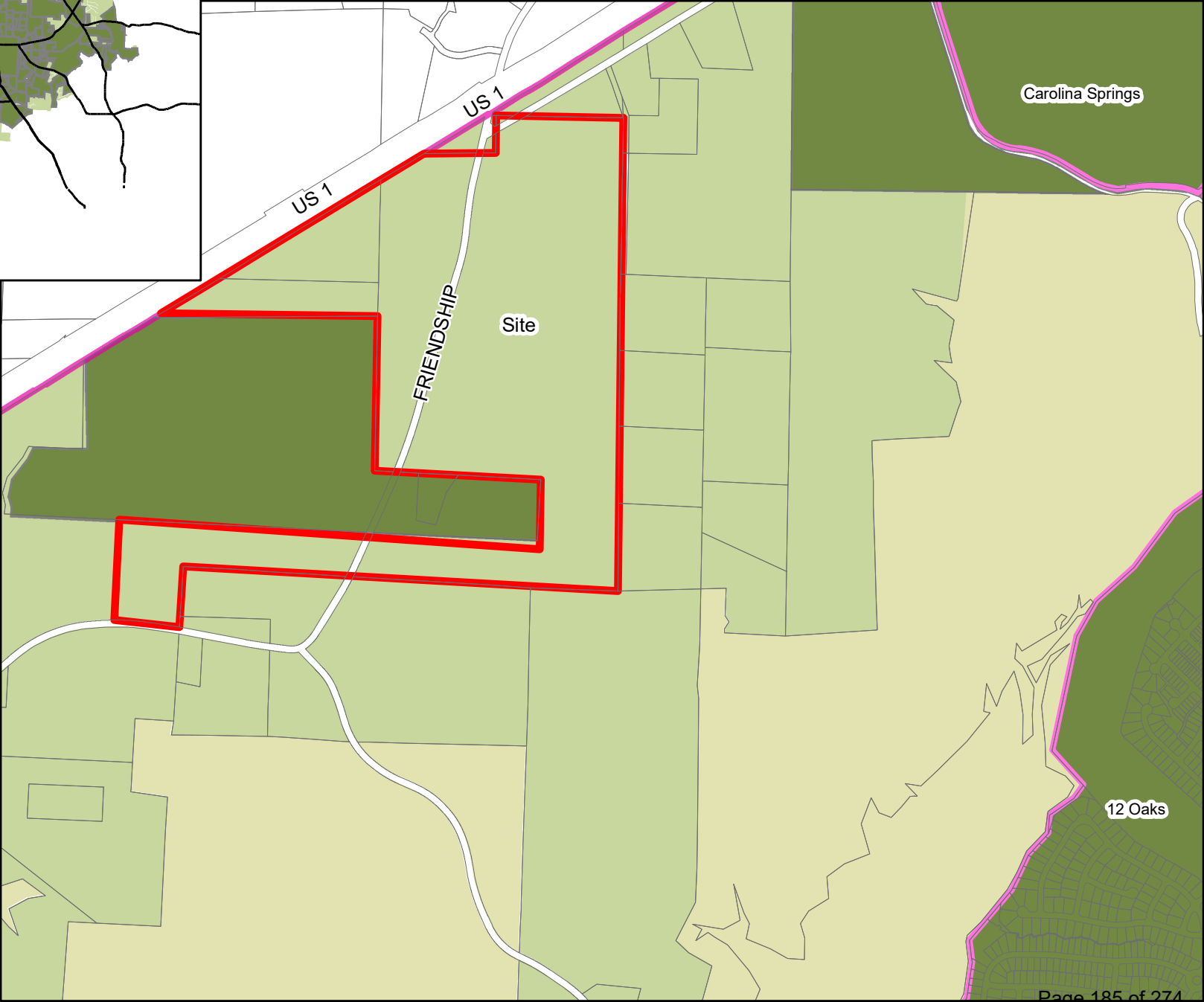
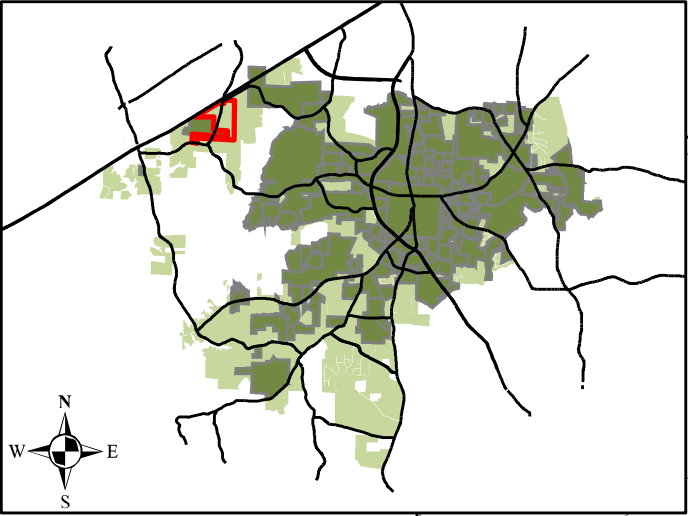
Funding Source(s):

N/A

Attachment(s):

1. A21-03 map
2. A21-03 Resolution of Sufficiency
3. A21-03 - Friendship Development - Ordinance-draft

A 21-3 | Friendship Development | 225.43 acres



Legend

- Annexation Property Site
- Subdivisions
- Lakes
- Town Limits
- Extraterritorial Jurisdiction (ETJ)
- Short Range Urban Service Area



THE TOWN OF

Holly Springs

Resolution No.: 21-21

Date Adopted: October 5, 2021

Annexation No.: A21-03

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:

Commencing on NGS Monument H 218, having North Carolina State Plane Coordinates of N: 703,507.217', E: 2,029,609.580'; thence South 78°27'17" East, 1,114.52 feet to the **Point of Beginning**, being a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence along and with the proposed annexation line the following courses and distances: South 0°59'13" West, 1,383.45 feet to a Concrete Monument found; South 1°06'13" West, 584.95 feet to a 5/8" Capped Rebar found, passing through a 1/2" Capped Pipe found on line at 149.98 feet; South 0°00'17" East, 730.96 feet to a Bent 2" Iron Pipe found; South 0°00'17" East, 1,445.12 feet to a Leaning Concrete Monument found, passing through a 3/4" Iron Pipe found on line at 676.16 feet; North 89°03'13" West, 758.14 feet to a Concrete Monument found, passing through a 3"x1/8" Iron Blade on line at 730.88 feet; North 86°27'43" West, 3,051.68 feet to a 1" Iron Pipe found, located South 42°21'49" West, 0.23 feet from a 1 1/2" Iron Pipe found; South 3°34'32" West, 441.37 feet to a 1 1/2" Iron Blade found, located South 8°56'38" West, 0.47 feet from a 1 1/2" iron pipe found, and South 4°38'11" West, 0.34 feet from a 1" iron pipe found; South 3°41'35" West, 121.77 feet to a point in the center of Friendship Road (NCSR 1149), passing through a 3/4" Iron Rebar found that is bent at 91.09 feet, and is 0.58 feet east of line, being on the northern right-of-way line of Friendship Road (NCSR 1149); thence continuing along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances:

North 80°35'34" West, 211.34 feet to a point;
 Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 266.06 feet and a chord bearing and distance of North 84°03'04" West, 265.90 feet to a point;
 Thence leaving the centerline of Friendship Road (NCSR 1149) North 0°08'31" East, 908.47 feet to a point;
 South 87°05'17" East, 3,606.71 feet to a 2"x1/8" Iron Blade found;
 North 3°15'36" East, 537.77 feet to a 1/2" Iron Rod found;
 North 87°00'26" West, 1,068.69 feet to a 1/2" Iron Rod found, passing through a 1/2" Iron Rod found on line at 723.95 feet;
 North 86°58'18" West, 386.20 feet to a 1 1/2" Iron Rod found;
 North 1°05'45" East, 1,353.07 feet to a 3/4" Iron Pipe found;
 South 89°37'38" West, 1,960.07 feet to a 1/2" Iron Pipe found in the eastern right-of-way line of U.S. Highway 1,
 thence along and with the eastern right-of-way line of U.S. Highway 1 the following five courses and distances:
 North 58°34'07" East, 1,139.16 feet to an Iron Rod found;
 North 58°36'46" East, 508.80 feet to a Concrete R/W Monument found;
 North 58°36'29" East, 674.08 feet to an Iron Rod found;
 North 58°04'08" East, 23.10 feet to a Concrete R/W Monument found;
 North 58°24'38" East, 398.81 feet to a 3/4" Iron Pipe found;
 thence leaving eastern right-of-way line of U.S. Highway 1 North 89°51'20" East, 635.87 feet to a Bent 2" Iron Pipe found;
 North 0°54'46" East, 195.48 feet to a point in the centerline of Woods Creek Road;
 thence along and with the centerline of Woods Creek Road the following two courses and distances:
 along a curve to the right, having a radius of 224.00 feet, an arc length of 23.31 feet and a chord bearing and distance of North 61°51'07" East, 23.30 feet to a point;
 North 58°52'14" East, 239.99 feet to a point;
 thence leaving the centerline of Woods Creek Road North 89°54'28" East, 893.26 feet, passing through a 1/2" Iron Pipe found on line at 58.57 feet, to the **Point Of Beginning**,
 containing 9,819,801 square feet or 225.432 acres, more or less.

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

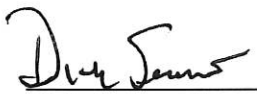
Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

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, October 19, 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 5th day of October 2021.

ATTEST:


 Dick Sears, Mayor


 Linda McKinney
 Town Clerk





THE TOWN OF

Holly Springs

Annexation Ordinance No.: **A21-03**

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 19th day of October, 2021.

Legal Description for Voluntary Annexation

Being 240.75 +/- acres located along Friendship Road as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office.

Adopted this, the 19th day of October, 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 October 19, 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 19th day of October, 2021.

Linda C. McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Public Hearings

Title: Friendship Development Rezoning 21-REZ-03 - Legislative Hearing

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

Staff Resource: Sean Ryan, Development Services

Action(s):

1. Conduct Legislative Public Hearing
2. Adopt Rezoning Ordinance #RZ21-04 to adopt the statement of compatibility and to approve rezoning for Friendship Development

Explanation:

- The request is to rezone the properties in question from R-30: Residential to RT: Research & Technology (211 acres) and CB: Community Business (14 acres).
- The project consists of parcels totaling approximately 225 acres and are part of the previously approved Friendship Innovation Park Master Plan.
- The properties are located along the west and east sides of Friendship Road south of US 1.
- The Future Land Use Map designates the properties as Innovation Village and Business Industrial.
- The proposed RT district will allow for the development of employment uses, consistent with the Innovations Village and Business & Industrial Character Areas. CB district will provide opportunities for mixed-use developed with commercial and office uses that provide important contributions to the Innovation Village concept. With the Mixed-Use Option, residential uses may be allowed through the Special Use Process to provide housing opportunities near employment centers.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 9/28/2021:

- If the Friendship Certified Site is included in the rezoning request
- If conduit would be installed for fiber optic lines
- If solar panels would be provided on future buildings
- The timeframe for development of the parcel to be zoned CB: Community Business

Planning Board Recommendation:
The Planning Board recommended approval (8-0-1)

Background:

- 21-MAS-04 Friendship Innovation Park Master Plan was approved on September 7, 2021.
- Parcels were zoned R-30 Residential when added into Holly Springs Extraterritorial Jurisdiction (ETJ) on June 17, 2016.

Funding Source(s):

N/A

Attachment(s):

1. 21REZ03_Friendship_StaffReport
2. 21REZ03_Petition
3. RZ21-04 Friendship_Rezoning Ordinance



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Friendship Innovation 21-REZ-03

APPLICANT(S):

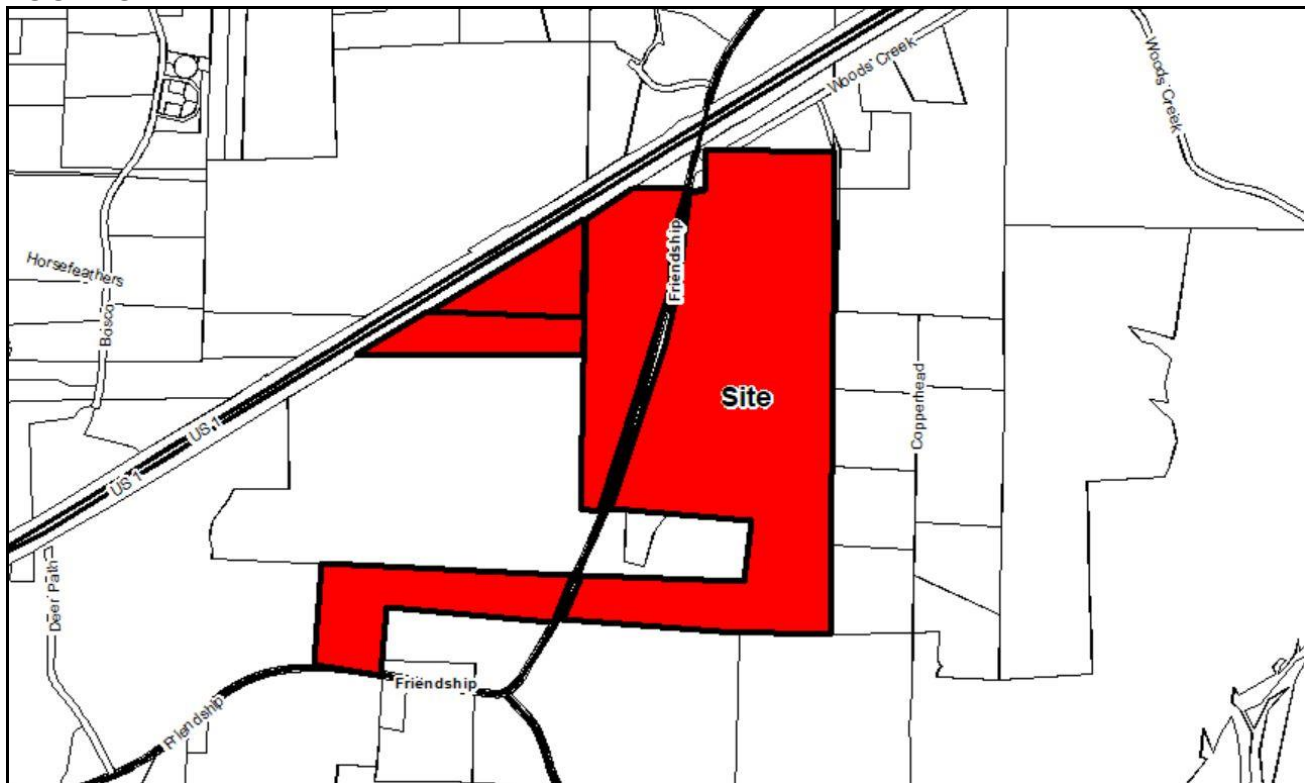
Jon Keener
Trustwell Property Group
3137 National Drive, Ste. 209
Raleigh, NC 27612

DEVELOPER(S):

Jon Keener
Trustwell Property Group
3137 National Drive, Ste. 209
Raleigh, NC 27612

OWNER(S):

Duke Energy Progress Inc
Charles Daniel Baucom

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: September 21, 2021
Public Hearing and Town Council Action: October 19, 2021

STAFF CONTACTS: Sean Ryan, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS:

Petition for Zone Map Change
Plan Consistency Statement
Statement of Zoning Compatibility
Neighborhood Meeting Report

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Duke Energy Progress Inc.	0629617801 (portion of)	R-30 Residential	198.75± acres
Charles Daniel Baucom	0720518760 (portion of)	R-30 Residential	12.34± acres
	0720731175 (portion of)	R-30 Residential	14.61± acres
TOTAL			225± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	R-30 Residential	Vacant Residential
North	R-30 Residential	Vacant Residential
South	R-30 Residential	Vacant Residential
East	R-30 Residential	Vacant Residential
West	R-30 Residential	Vacant Residential

PROPERTY HISTORY

Master Plan History

Project Number: 21-MAS-04

Description: Master Plan for Industrial Development

Approved by Town Council: 9/7/2021

ZONE MAP CHANGE REQUEST

	CURRENT	PROPOSED
Zoning District	R-30: Residential	RT: Research & Technology CB: Community Business
Future Land-Use Designation	Business & Industrial Innovation Village	No Change

STAFF ANALYSIS

Zone Map Change Request:

The request is to rezone the properties in question from R-30: Residential to RT: Research & Technology (211 acres) and CB: Community Business (14 acres).

PROJECT OVERVIEW

The project consists of parcels totaling approximately 225 acres and is part of the previously approved Friendship Innovation Park Master Plan. The properties are located along the west and east side of Friendship Road south of US 1. The area generally consists of rural properties with scattered residential dwellings. To the south and west of the site are Duke Energy-owned parcels that are undeveloped and largely located in the flood plain.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character Plan:

The Future Land Use Map designates the properties as Innovation Village and Business & Industrial.

Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-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.

Zone Map Change Analysis

The proposed RT: Research & Technology district will allow for the development of employment uses, consistent with the Innovation Village and Business & Industrial Character Areas. The proposed CB: Community Business district near the intersection of US 1 and Woods Creek Rd will provide opportunities for mixed-use developed with commercial and office uses that provide important contributions to the Innovation Village concept. With the Mixed-Use Option, residential uses may be allowed (through the Special Use process) to provide housing opportunities near employment centers.

Civil Improvements

Utilities:

This project is dependent on the Town's off-site Design-Build utilities project to extend public sewer, potable water and reclaimed water to this area, as well as to construct a new sanitary sewer pump station. With the associated Master Plan, the developer will be responsible for connecting to the off-site utilities and construct the extensions necessary to serve the Master Plan site. These utilities include potable watermain extensions, reclaimed watermain extensions, sanitary sewer gravity mains and force main extensions and additional pump stations. The Design-Build project includes a sanitary sewer pump station on the western side of the Master Plan site. There is expected to be 1 to 2 additional pump stations needed to serve the portion of the Master Plan located east of Friendship Rd. The eastern pump stations are dependent on the Design-Build's western pump station as they will discharge via forcemain to that facility. Additional utility design and evaluation is expected to be required with this project as it progresses through the development process and more information is available related to the off-site utility design.

Transportation:

In accordance with the Town's Unified Development Ordinance (UDO), this project is responsible to design and construct half of the ultimate street cross section shown in the Comprehensive Transportation Plan (CTP) across the full frontage of the project. In this case, there are parcels on both sides of Friendship Rd., so portions of Friendship Rd. will be widened on both sides, completing the ultimate build

of the roadway. There is also a small portion of thoroughfare widening across the property frontage along Woods Creek Rd. This cross section also includes a 10-ft sidepath to meet Town's Greenway requirements.

Two (2) new access points off of Friendship Rd. are being proposed with construction of private streets to serve POD D and the development. Additional access points off of Friendship Rd. will be constructed to serve the remaining PODs as shown in the Master Plan. The following are additional access improvements being proposed with the Master Plan to meet Town and NCDOT standards.

- Northernmost private drive:
 - A southbound right turn lane with 100' storage on Friendship Rd. will be constructed.
 - A northbound left turn lane with 100' storage on Friendship Rd. will be constructed.
- Southernmost private drive:
 - A northbound left turn lane with 100' storage on Friendship Rd. will be constructed.

A Traffic Impact Analysis (TIA) is required with this Master Plan. All recommended improvements will need to be shown on the Master Plan. It is anticipated that a Master Plan Amendment will be submitted and the improvements would be reviewed and approved through that process. A separate TIA has been reviewed for POD D within the Master Plan and has received comments from NCDOT and the Town.

Stormwater & Environmental:

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

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: ZONE MAP CHANGE REQUEST

PLAN CONSISTENCY STATEMENT:

The requested zone map change from R-30: Residential to RT: Research & Technology and CB Community Business is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Innovation Village and Business & Industrial and will allow for the development of employment centers and large-scale and small-scale industrial uses.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend approval/denial of Zone Map Change Petition #21-REZ-03 to change the zoning of approximately 211 acres from R-30: Residential to RT: Research & Technology and 14 acres from R-30: Residential to CB: Community Business, as further described below, of Wake County PINs 0629617801, 0720518760, 0720731175.

From R:30 to CB - 14.340 ACRES

Beginning on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence along and with the proposed rezoning line the following courses and distances: South 0°59'13" West, 496.39 feet to a point; South 85°37'46" West, 1,256.41 feet to a point; North 77°13'20" West, 45.66 feet to a point in the centerline of Friendship Road (NCSR 1149); thence along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: along a curve to the right, having a radius of 2,582.00 feet, an arc length of 86.41 feet and a chord bearing and distance of North 12°47'44" East, 86.41 feet to a point; North 13°45'15" East, 170.31 feet to a point; thence leaving the centerline of Friendship Road (NCSR 1149) North 89°51'20" East, 123.85 feet to a Bent 2" Iron Pipe found; North 0°54'46" East, 195.48 feet to a point in the centerline of Woods Creek Road; thence along and with the centerline of Woods Creek Road the following two courses and distances: along a curve to the right, having a radius of 224.00 feet, an arc length of 23.31 feet and a chord bearing and distance of North

61°51'07" East, 23.30 feet to a point; North 58°52'14" East, 239.99 feet to a point; Thence leaving the centerline of Woods Creek Road North 89°54'28" East, 893.26 feet, passing through a 1/2" Iron Pipe found on line at 58.57 feet, to the Point Of Beginning, containing 624,637 square feet or 14.340 acres, more or less.

From R:30 to RT – 211.092 ACRES

Commencing on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence South 0°59'13" West, 496.39 feet to a point, said point being the Point of Beginning; thence along and with the rezoning line the following courses and distances: South 0°59'13" West, 887.06 feet to a Concrete Monument found; South 1°06'13" West, 584.95 feet to a 5/8" Capped Rebar found, passing through a 1/2" Capped Pipe found on line at 149.98 feet; South 0°00'17" East, 730.96 feet to a Bent 2" Iron Pipe found; South 0°00'17" East, 1,445.12 feet to a Leaning Concrete Monument found, passing through a 3/4" Iron Pipe found on line at 676.16 feet; North 89°03'13" West, 758.14 feet to a Concrete Monument found, passing through a 3"x1/8" Iron Blade on line at 730.88 feet; North 86°27'43" West, 3,051.68 feet to a 1" Iron Pipe found, located South 42°21'49" West, 0.23 feet from a 1 1/2" Iron Pipe found; South 3°34'32" West, 441.37 feet to a 1 1/2" Iron Blade found, located South 8°56'38" West, 0.47 feet from a 1 1/2" iron pipe found, and South 4°38'11" West, 0.34 feet from a 1" iron pipe found; South 3°41'35" West, 121.77 feet to a point in the center of Friendship Road (NCSR 1149), passing through a 3/4" Iron Rebar found that is bent at 91.09 feet, and is 0.58 feet east of line, being on the northern right-of-way line of Friendship Road (NCSR 1149); thence continuing along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: North 80°35'34" West, 211.34 feet to a point; Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 266.06 feet and a chord bearing and distance of North 84°03'04" West, 265.90 feet to a point; Thence leaving the centerline of Friendship Road (NCSR 1149) North 0°08'31" East, 908.47 feet to a point; South 87°05'17" East, 3,606.71 feet to a 2"x1/8" Iron Blade found; North 3°15'36" East, 537.77 feet to a 1/2" Iron Rod found; North 87°00'26" West, 1,068.69 feet to a 1/2" Iron Rod found, passing through a 1/2" Iron Rod found on line at 723.95 feet; North 86°58'18" West, 386.20 feet to a 1 1/2" Iron Rod found; North 1°05'45" East, 1,353.07 feet to a 3/4" Iron Pipe found; South 89°37'38" West, 1,960.07 feet to a 1/2" Iron Pipe found in the eastern right-of-way line of U.S. Highway 1, thence along and with the eastern right-of-way line of U.S. Highway 1 the following five courses and distances: North 58°34'07" East, 1,139.16 feet to an Iron Rod found; North 58°36'46" East, 508.80 feet to a Concrete R/W Monument found; North 58°36'29" East, 674.08 feet to an Iron Rod found; North 58°04'08" East, 23.10 feet to a Concrete R/W Monument found; North 58°24'38" East, 398.81 feet to a 3/4" Iron Pipe found; thence leaving eastern right-of-way line of U.S. Highway 1 North 89°51'20" East, 512.03 feet to a point in the centerline of Friendship Road (NCSR 1149); thence along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: South 13°45'15" West, 170.31 feet to a point; thence along a curve to the left, having a radius of 2,582.00 feet, an arc length of 86.41 feet and a chord bearing and distance of South 12°47'44" West, 86.41 feet to a point; thence leaving the centerline of Friendship Road (NCSR 1149) South 77°13'20" East, 45.66 feet to a point; North 85°37'46" East, 1,256.41 feet to the Point of Beginning, containing 9,195,164 square feet or 211.092 acres, more or less.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	Yes	No	Initials	Comments
Melissa Sigmund				
Rachel Jones	X		ECG	

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION



The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:

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: Friendship Development

Project Location: 0 OLD US 1 HWY, APEX, NC 27539

Use street address. If none, use the closest intersection

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

PIN: 0720731175 & 0720518760

Real Estate ID: 0047547 & 0047550

Project Acreage: (Rounded to nearest tenth) 188.5 (RT) Partial Parcel: ☐ No ☒ Yes

Scoping Meeting Date: _____

Concept Meeting Date: 6-17-21

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: RT

Current Future Land Use Designation: Business & Industrial / Innovation Village

Proposed Future Land Use Designation: Business & Industrial / Innovation Village

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 Blake Hall

Company Timmons Group

Mailing Address 5410 Trinity Rd, Suite 102

City Raleigh

State NC

Zip 27607

Telephone # (919) 866-4933

E-Mail blake.hall@timmons.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 Charles Daniel Baucom

Company _____

Mailing Address 2440 High Ridge Dr

City Raleigh

State NC

Zip 27606

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

Portions of 0629617801

7/13/2021

0720731175, 0720518760

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by

A Portion of
Wake County Real Estate ID# 0047547, 0047550

and PIN 0720731175, 0720518760

located at 0 Old US 1 Hwy

from R-30 (existing zoning district) to
RT (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:

Cara Z-Hilton

7/13/2021

Name CARA Z-Hilton Company Helix Ventures LLC
Mailing Address 3777 National Dr Ste 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 Fax # () N/A E-Mail jea@trustwellgroup.com



Exhibit A

**Wake County GIS Parcel Map
Baucom Land Location Diagram**



Buyer Initials Seller Initials

AFFIDAVIT OF OWNER NOTIFICATION



The following form or a separate worded 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).

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 0047550, 0047547 and PIN 0720518760, 0720731175 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 13th day of July 20 21

Applicant Signature [Signature]

Printed name of Applicant CARA E Hyton
Helix Ventures LLC

NOTARY STATEMENT

Sworn to and subscribed before me the 13th day of July 20 21.

Notary Public in and for the State of North Carolina. My Commission expires: 4/14/2025

[Signature]
Notary Public

JONATHAN M KEENER
Printed

Seal



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: Friendship Development

Project Location: 4101 Friendship Rd, Apex, NC 27539

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation
 PIN: 0629617801 Real Estate ID: 0110325

Project Acreage: (Rounded to nearest tenth) 14.9 (CB) Partial Parcel: ☐ No ☒ Yes
188.5 (RT)

Scoping Meeting Date: _____ Concept Meeting Date: 6-17-21

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: CB/RT

Current Future Land Use Designation: Business & Industrial / Innovation Village

Proposed Future Land Use Designation: Business & Industrial / Innovation Village

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 Blake Hall Company Timmons Group

Mailing Address 5410 Trinity Rd, Suite 102

City Raleigh State NC Zip 27607

Telephone # (919) 866-4933 E-Mail blake.hall@timmons.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 Eric J. Rouse, Director, Land Services Company Duke Energy Progress INC

Mailing Address Tax Dept - DEC41B - 550 S Tryon Street

City Charlotte State NC Zip 28202

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

Contract

Portions of 0629617801,
0720731175, 0720518760

7/13/2021

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by:

A PORTION OF
Wake County Real Estate ID# 0110325

and PIN 0629617801

located at 4101 Friendship Rd, Apex, NC 27539

from R-30 (existing zoning district) to

CB and RT (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:

Cara Z. Hylton

7/13/2021

Name CARA Z. Hylton Company Helix Ventures LLC
Mailing Address 3717 National Dr Ste 209 Raleigh NC 27612
City _____ State _____ Zip _____
Telephone # (919) 371 6208 Fax # () N/A E-Mail jon@frustwellgroup.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 0110325 and PIN 0629617801 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 13th day of July, 2021.

Applicant Signature [Signature]

Printed name of Applicant CARA E Hytton
Helix Ventures LLC

NOTARY STATEMENT

Sworn to and subscribed before me the 13th day of July, 2021.

Notary Public in and for the State of North Carolina. My Commission expires 4/19/2025

[Signature]
Notary Public

Jonathon M Keener
Printed

Seal



NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

I am requesting the Holly Springs Town Council to rezone your property described by

A Portion of
Wake County Real Estate ID# 0047547, 0047550

and PIN 0720731175, 0720518760

located at 0 Old US 1 Hwy

from R-30 (existing zoning district) to
RT (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:

Cara

7/13/2021

Name CARA Z-Hilton Company Helix Ventures LLC
Mailing Address 3777 National Dr Ste 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 Fax # () N/A E-Mail jen@trustwellgroup.com

7020 1290 0001 7122 2882

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Raleigh, NC 27608

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58
 \$

Total Postage and Fees \$4.33
 \$

Sent To Charles Boulton

Street and Apt. No., or PO Box No.
 2440 High Ridge Drive
 City, State, ZIP+4®
 Raleigh, NC 27608

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 1290 0001 7122 2899

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58
 \$

Total Postage and Fees \$4.33
 \$

Sent To Duke Energy Progress, Inc

Street and Apt. No., or PO Box No.
 550 Street
 City, State, ZIP+4®
 Charlotte, NC 28202

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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: FRIENDSHIP DEVELOPMENT

Proposed Zoning District: RT/CB

Proposed Land Use/Density: COMMERCIAL MIXED USE

RESEARCH TECHNOLOGY CAMPUS

Future Land Use Plan Map Designation: INNOVATION VILLAGE

Future Land Use Plan Designation Land Use/Density: RESEARCH & TECHNOLOGY

COMMERCIAL MIXED USE (NO DENSITY LIMIT)

For DPZ Use only

Project # _____

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 See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree
Section 1: Future Land Use & Community Character See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree
Section 2: Transportation / Comprehensive Transportation Plan See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree
Section 4: Community Facilities See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree
Section 5: Infrastructure and Utilities See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree
Section 8: Natural Resources See attached zoning consistency statement exhibit for response	☐ Agree ☐ Disagree

Plan Consistency Response Prepared by:

Preparer's Signature(s)



Date

09-16-2021

ZONING CONSISTENCY STATEMENT

FRIENDSHIP DEVELOPMENT - HOLLY SPRINGS, NORTH CAROLINA



Project Information

Project Name:	Friendship Development
Proposed Zoning District:	CB (North Side) & RT (South Side)
Proposed Land Use/Density:	Commercial Mixed Use Research Technology Campus
Future Land Use Map Design:	Innovation Village
Future Land Use /Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Petitioner's Response

Executive Summary

The proposed rezoning builds upon the goals of Comprehensive Plan by creating a new amenitized life science business park to compliment the new businesses the Town and Petitioner have recently brought to the Holly Springs Business Park. It fulfills the Town's goal to create a new area for future major employers to join the community, add new infrastructure to support the surrounding region, and creating a new mixed use amenity for the benefit of the new park and surrounding communities. This rezoning will allow Holly Springs to continue to have a globally competitive and attractively amenitized business park that will expand the commercial tax base to support the economic vitality of the Town thereby sponsoring other positive growth throughout the community.

Section 1: Future Land Use & Community Character

- The RT rezoning provides a contiguous area to where the land has already been identified for similar light manufacturing and where the Future Land Use Plan has called for an Innovation Village creation specifically designed to include an RT zoning designation.
- The CB Mixed Use rezoning matches the land use plan's desire for business and industrial in the region while accentuating the desired Innovation Village designation for the site and creating a complimentary amenity for the residential land uses in the region.
- The retail options under CB allow for desirable community gathering spaces and both vehicular and non-vehicular connections to the surrounding areas
- By locating these land uses adjacent to US-1, we are providing a distinct connectivity benefit to the future business operations while also preserving the residential nature the areas closer into the Town core.

Section 2: Transportation

- By attracting the major employers desired by the Town, this rezoning will meet Transportation's goal of supporting the economic vitality of Town by making this area a globally competitive business park
- Having multiple separate and diverse entry points onto major thoroughfares will keep traffic out of the Town core increasing safety and limiting any impact on any neighborhood streets

- By locating the project adjacent to US – 1, the potential jobs brought by future employers will help the Town qualify for and secure major infrastructure improvements with NCDOT that fulfill the goals of the long range transportation plan for the area

Section 3: Parks & Recreation and Open Space

- Master Plan for the area has been laid out to limit impact on wetlands and natural features
- The master plan encourages the use and preservation of native plants in the ROW, buffers and setbacks wherever possible with our architectural standards and plans for road way buffers
- The mixed use area will create a commercial center within walking distance of the existing business park and potential future neighborhoods as desired by the new Parks & Recreation Master Plan
- Though the security requirements and final development plans of individual employers within the park will need to be considered, we will encourage the allowance of greenway easements within the ROW of any new public roads and along the future sewer easements to help with the long term goals of the Greenway Master Plan.

Section 4: Community Facilities

- This rezoning will massively increase the commercial tax base of the Town allowing it to continue to make park and other public facility investments throughout the community

Section 5: Infrastructure & Utilities

- This rezoning will facilitate a massive investment in water and sewer lines benefiting not just this project but the whole region that can't currently be developed in accordance with the goals of the Comprehensive plan without it.
- This project will also add new water and public road infrastructure to make it more "pad-ready" and attractive to the world class employers desired by the Town

Section 8: Natural Resources

- The infrastructure is laid out to avoid as much of the wetland and natural buffers as possible
- Master Plan aims to preserve and utilize native species within ROWs and Buffers throughout project as much as possible
- The plan encourages the use of native species in the landscape plans for each subsequent development plan through the architectural standards of the project

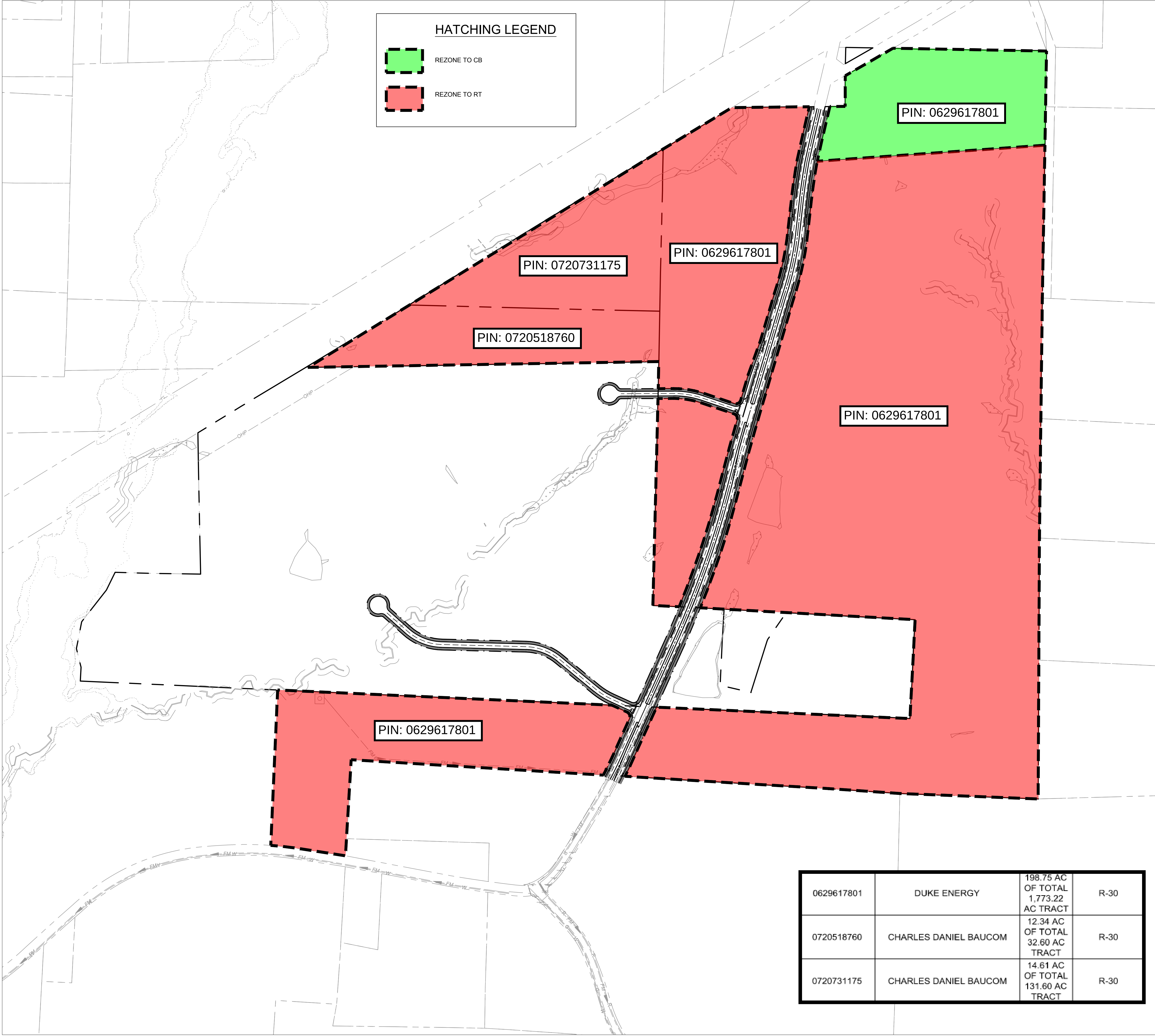
Submitted by:

Jonathon Keener

Trustwell Property Group

on behalf of Helix Ventures, LLC

Date: 6/25/21



HATCHING LEGEND

REZONE TO CB

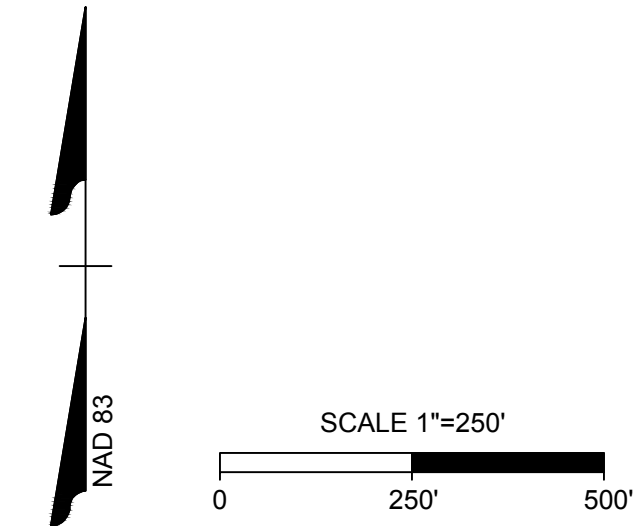
REZONE TO RT

0629617801	DUKE ENERGY	198.75 AC OF TOTAL 1,773.22 AC TRACT	R-30
0720518760	CHARLES DANIEL BAUCOM	12.34 AC OF TOTAL 32.60 AC TRACT	R-30
0720731175	CHARLES DANIEL BAUCOM	14.61 AC OF TOTAL 131.60 AC TRACT	R-30

- SITE NOTES:
- THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
 - THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE MASTER PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
 - THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A FINAL PLAT FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
 - ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
 - ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
 - ALL PROPOSED BUILDINGS, VEHICULAR AREA, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN, WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
 - THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
 - PHASING OF INFRASTRUCTURE AND IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
 - STREET LIGHTING, PARKING, AND LOADING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS AND UDO SECTIONS 7.04 AND 7.05.
 - ALL PROPOSED ACREAGES LISTED ON THIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
 - STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
 - THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
 - FOR ALL INTERNAL LOT LINES, OUT LOTS SHALL PROVIDE A MINIMUM YARD OF 10 FEET ALONG ALL LOT LINES WITH OTHER OUT LOTS.
 - ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
 - YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT.
 - PARCEL SUBJECT TO MIXED USE OPTION REQUIREMENTS (PER DEVELOPMENT AGREEMENT)

- UTILITY NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
 - THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
 - UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.
 - CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
 - DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
 - INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
 - ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
 - SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.

- GRADING & DRAINAGE NOTES:
- STORMWATER MANAGEMENT FACILITY SIZES AND LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND PREPARATION OF FINAL CONSTRUCTION DRAWINGS.
 - STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF CHAPTER 8 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
 - ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS SHALL HAVE TREE PROTECTION FENCING. TREE PROTECTION FENCING WILL BE SHOWN AT THE TIME OF THE DEVELOPMENT PLAN/CONSTRUCTION DRAWINGS WHERE MORE DETAILED GRADING WILL BE SHOWN.
 - WHERE WALLS GREATER THAN 4' IN HEIGHT ARE NECESSARY, ENGINEERING DESIGN AND A BUILDING PERMIT WILL BE REQUIRED.
 - STREAM CROSSING DESIGN TO BE DETERMINED THROUGH THE ENVIRONMENTAL PERMITTING PROCESS. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
 - ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN AND A BUILDING PERMIT. NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL. DESIGNS MUST BE SUBMITTED WITH SITE CONSTRUCTION DRAWINGS FOR REVIEW.



NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866-4951 FAX 919.833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE		
06/25/2021	DRAWN BY	W ALTMAN
	DESIGNED BY	W ALTMAN
	CHECKED BY	B HALL
	SCALE	AS SHOWN

FRIENDSHIP DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
REZONING EXHIBIT

JOB NO.
48802

SHEET NO.
EX-1

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REZONING DESCRIPTION OF 14.340 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Beginning on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence along and with the proposed rezoning line the following courses and distances:
South 0°59'13" West, 496.39 feet to a point;
South 85°37'46" West, 1,256.41 feet to a point;
North 77°13'20" West, 45.66 feet to a point in the centerline of Friendship Road (NCSR 1149); thence along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances:
along a curve to the right, having a radius of 2,582.00 feet, an arc length of 86.41 feet and a chord bearing and distance of North 12°47'44" East, 86.41 feet to a point;
North 13°45'15" East, 170.31 feet to a point;
thence leaving the centerline of Friendship Road (NCSR 1149) North 89°51'20" East, 123.85 feet to a Bent 2" Iron Pipe found;
North 0°54'46" East, 195.48 feet to a point in the centerline of Woods Creek Road;
thence along and with the centerline of Woods Creek Road the following two courses and distances:
along a curve to the right, having a radius of 224.00 feet, an arc length of 23.31 feet and a chord bearing and distance of North 61°51'07" East, 23.30 feet to a point;
North 58°52'14" East, 239.99 feet to a point;
Thence leaving the centerline of Woods Creek Road North 89°54'28" East, 893.26 feet, passing through a 1/2" Iron Pipe found on line at 58.57 feet, to the **Point Of Beginning**, containing 624,637 square feet or 14.340 acres, more or less.



REZONING DESCRIPTION OF 211.092 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Commencing on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55';
thence South 0°59'13" West, 496.39 feet to a point, said point being the **Point of Beginning**;
thence along and with the rezoning line the following courses and distances:
South 0°59'13" West, 887.06 feet to a Concrete Monument found;
South 1°06'13" West, 584.95 feet to a 5/8" Capped Rebar found, passing through a 1/2" Capped Pipe found on line at 149.98 feet;
South 0°00'17" East, 730.96 feet to a Bent 2" Iron Pipe found;
South 0°00'17" East, 1,445.12 feet to a Leaning Concrete Monument found, passing through a 3/4" Iron Pipe found on line at 676.16 feet;
North 89°03'13" West, 758.14 feet to a Concrete Monument found, passing through a 3"x1/8" Iron Blade on line at 730.88 feet;
North 86°27'43" West, 3,051.68 feet to a 1" Iron Pipe found, located South 42°21'49" West, 0.23 feet from a 1 1/2" Iron Pipe found;
South 3°34'32" West, 441.37 feet to a 1 1/2" Iron Blade found, located South 8°56'38" West, 0.47 feet from a 1 1/2" iron pipe found, and South 4°38'11" West, 0.34 feet from a 1" iron pipe found;
South 3°41'35" West, 121.77 feet to a point in the center of Friendship Road (NCSR 1149), passing through a 3/4" Iron Rebar found that is bent at 91.09 feet, and is 0.58 feet east of line, being on the northern right-of-way line of Friendship Road (NCSR 1149);
thence continuing along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances:
North 80°35'34" West, 211.34 feet to a point;
Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 266.06 feet and a chord bearing and distance of North 84°03'04" West, 265.90 feet to a point;
Thence leaving the centerline of Friendship Road (NCSR 1149) North 0°08'31" East, 908.47 feet to a point;
South 87°05'17" East, 3,606.71 feet to a 2"x1/8" Iron Blade found;
North 3°15'36" East, 537.77 feet to a 1/2" Iron Rod found;
North 87°00'26" West, 1,068.69 feet to a 1/2" Iron Rod found, passing through a 1/2" Iron Rod found on line at 723.95 feet;
North 86°58'18" West, 386.20 feet to a 1 1/2" Iron Rod found;
North 1°05'45" East, 1,353.07 feet to a 3/4" Iron Pipe found;
South 89°37'38" West, 1,960.07 feet to a 1/2" Iron Pipe found in the eastern right-of-way line of U.S. Highway 1,
thence along and with the eastern right-of-way line of U.S. Highway 1 the following five courses and distances:
North 58°34'07" East, 1,139.16 feet to an Iron Rod found;
North 58°36'46" East, 508.80 feet to a Concrete R/W Monument found;
North 58°36'29" East, 674.08 feet to an Iron Rod found;
North 58°04'08" East, 23.10 feet to a Concrete R/W Monument found;
North 58°24'38" East, 398.81 feet to a 3/4" Iron Pipe found;
thence leaving eastern right-of-way line of U.S. Highway 1 North 89°51'20" East, 512.03 feet to a point in the centerline of Friendship Road (NCSR 1149);
thence along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances:
South 13°45'15" West, 170.31 feet to a point;
thence along a curve to the left, having a radius of 2,582.00 feet, an arc length of 86.41 feet and a chord bearing and distance of South 12°47'44" West, 86.41 feet to a point;
thence leaving the centerline of Friendship Road (NCSR 1149) South 77°13'20" East, 45.66 feet to a point;
North 85°37'46" East, 1,256.41 feet to the **Point of Beginning**,
containing 9,195,164 square feet or 211.092 acres, more or less.

5410 Trinity Rd. Suite 102 | Raleigh, NC 27607

TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology

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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: 8/10/2021
Time: 5:30 - 6:30 PM
Location: VIRTUAL - 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: 7/30/2021

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:

N/A - ONE PERSON ATTENDED REPRESENTING THE OWNERS
OF THE ALDOS WOODS TRACT PIN 0639076303

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

N/A

Attach Additional Sheets as needed

Additional attachments required for the report: ONE ATTENDEE - SARAH GODWIN - 12532 HOLLY SPRING NEW HILL, RD

- ☒ 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)

[Signature]

Date

8/12/2021

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
629589287	RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
629689528	BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
629783277	BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
629887564	GEORGE HEELAN IRREVOCABLE TRUST	10046 BISHOPS GATE BLVD	PINEVILLE NC 28134-6568	
639076303	ALDOS WOODS LLC	119 CANTERBURY DR	WILMINGTON DE 19803-2607	
639190520	MILLS, STEPHEN V MILLS, NANCY O	3504 SUNNY DR	MOREHEAD CITY NC 28557-3034	
720932085	PRINCE, BETTY D PRINCE, LUTHER M JR	3800 FRIENDSHIP RD	APEX NC 27539-8700	
730034435	TARRENCE, JAMES EDWARD JR	3832 COPPERHEAD RD	APEX NC 27539-8776	
730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	7617 WOODS CREEK RD	APEX NC 27539-8741	
730100231	UCW INC	PO BOX 866	APEX NC 27502-0866	
730100815	BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
730110581	BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
730124768	DC GOODWIN FARM LTD PTNRP	226 WOODSIDE DR	HARRISBURG NC 28075-8442	
730131203	GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	274 MAY FARM RD	PITTSBORO NC 27312-5738	



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

July 30, 2021

RE: SITE ZONING REQUEST

Wake County Parcel Identification Numbers – [0629617801, 0720731175, 0720518760]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit to the Town of Holly Springs to request a zoning change for a portion of 3 parcels totaling approximately **220.86** acres at 0 Old US 1 Highway. The 3 properties to be rezoned are as follows:

- 12.34 acre portion of PIN # 0720518760
- 14.61 acre portion of PIN # 0720731175
- 193.91 acre portion of PIN # 0629617801

This rezoning application is requesting to change a portion of the properties located at 0 Old US 1 Highway totaling **205.98** acres from its current zonings of R-30 zoning district to RT (Research and Technology) zoning district per Town of Holly Springs Unified Development Ordinance (TOHS UDO) Section 4.02. This rezoning request is to allow for commercial/office buildings.

This rezoning application is also requesting to change the property located at 0 Old US 1 Highway totaling **14.88** acres from its current zoning of R-30 (Residential) zoning district to CB (Community Business). This rezoning request is to allow for commercial/office buildings, retail, and other uses per TOHS UDO Section 3.05.

You are receiving this notice as a property owner within close proximity of this site so that we may invite you to an informational meeting, where we will present the details of the rezoning request. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be held virtually via zoom meeting at 5:30 PM on August 10, 2021.

Zoom meeting information is provided on the following page.

Respectfully,

Blake Hall, PE
Timmons Group
Blake.Hall@Timmons.com

Join Zoom Meeting

Password: 317738

Phone one- US: [+13017158592](tel:+13017158592) or [+13126266799](tel:+13126266799)
tap: [+13126266799](tel:+13126266799)

Meeting URL: <https://timmons.zoom.us/j/95495689677?pwd=N2sybExQam53ZjBVMWRUeUFUb3Exdz09>

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1
346 248 7799 or +1 669 900 9128

Meeting ID: 954 9568 9677

Password: 317738

International numbers

Join from SIP:

Meeting ID: 954 9568 9677

SIP: 95495689677@zoomcrc.com

Password: 317738



FRIENDSHIP ROAD REZONING EXHIBIT

Holly Springs, NC



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: 9/24/2021
Time: 3:00 PM
Location: VIRTUAL

For DPZ Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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.

☒ Date of Notification Mailing: 9/14/2021

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.

TOMI BETH BLAND ATTENDED - 3724 FRIENDSHIP ROAD

Summary of Issues:

- CONFIRMED REZONING WAS ONLY FOR PROPERTIES
SOUTH OF US 1
- EXCITED TO HEAR ABOUT FUTURE BIKE LANES ON FRIENDSHIP RD

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

N/A

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.

- NOTED ABOVE

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

[Signature]

9/24/2021

SENT 7/30/21

RAYMER, DAVID F RAYMER, SHARON L
4617 FRIENDSHIP RD
APEX NC 27539-8763
629589287

BEHNKE, DEBRA ANN
4313 FRIENDSHIP RD
APEX NC 27539-8759
629689528

BEHNKE, DEBRA ANN
4313 FRIENDSHIP RD
APEX NC 27539-8759
629783277

GEORGE HEELAN IRREVOCABLE TRUST
10046 BISHOPS GATE BLVD
PINEVILLE NC 28134-6568
629887564

ALDOS WOODS LLC
119 CANTERBURY DR
WILMINGTON DE 19803-2607
639076303

MILLS, STEPHEN V MILLS, NANCY O
3504 SUNNY DR
MOREHEAD CITY NC 28557-3034
639190520

PRINCE, BETTY D PRINCE, LUTHER M JR
3800 FRIENDSHIP RD
APEX NC 27539-8700
720932085

TARRENCE, JAMES EDWARD JR
3832 COPPERHEAD RD
APEX NC 27539-8776
730034435

ANDREAS, MICHAEL T ANDREAS, LYNN
B
7617 WOODS CREEK RD
APEX NC 27539-8741
730038536

UCW INC
PO BOX 866
APEX NC 27502-0866
730100231

BELL, RONALD T
3812 COPPERHEAD RD
APEX NC 27539-8776
730100815

BELL, RONALD T
3812 COPPERHEAD RD
APEX NC 27539-8776
730110581

DC GOODWIN FARM LTD PTNRP
226 WOODSIDE DR
HARRISBURG NC 28075-8442
730124768

GOODWIN, SANDRA GAIL TRUSTEE
GOODWIN, ALFRED KENT TRUSTEE
274 MAY FARM RD
PITTSBORO NC 27312-5738
730131203

SENT 9/14/21

DENTON, KEITH DENTON, SANDRA
DENISE PATTON
4312 FRIENDSHIP RD
APEX NC 27539
0629781812

RRPLT LLC
3716 FRIENDSHIP RD
APEX NC 27539
720838629

BLAND, THOMAS M. BLAND, BETH
BUSHMAN
3724 FRIENDSHIP RD
APEX NC 27539
720931641



THE TOWN OF

Holly Springs

Resolution No.: RZ21-04

Date Adopted: October 19, 2021

Effective Date: October 19, 2021

**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 160D-605**

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 and 2018; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 225 acres of Wake County PIN 0629617801, 0720518760, 0720731175 from R:30 Residential to RT: Research & Technology and CB: Community Business; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Innovation Village and Business & Industrial; and

WHEREAS, the requested Planned Unit Development 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 September 21, 2021 and recommended approval by a vote of 8-0-1; 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 will meet the development needs of the community and help achieve the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by fulfilling the intent of Innovation Village and Business & Industrial Future Land Use Map designation to allow for the development of employment centers and large-scale and small-scale industrial uses; and

WHEREAS, the Town Council finds the proposed amendment 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 integrated development; 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: #21-REZ-03 to change the zoning of approximately 211 acres from R-30: Residential to RT: Research & Technology and 14 acres from R-30: Residential to CB: Community Business, as further described below, of Wake County PINs 0629617801, 0720518760, 0720731175.

From R:30 to CB - 14.340 ACRES

Beginning on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence along and with the proposed rezoning line the following courses and distances: South 0°59'13" West, 496.39 feet to a point; South 85°37'46" West, 1,256.41 feet to a point; North 77°13'20" West, 45.66 feet to a point in the centerline of Friendship Road (NCSR 1149); thence along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: along a curve to the right, having a radius of 2,582.00 feet, an arc length of 86.41 feet and a chord bearing and distance of North 12°47'44" East, 86.41 feet to a point; North 13°45'15" East, 170.31 feet to a point; thence leaving the centerline of Friendship Road (NCSR 1149) North 89°51'20" East, 123.85 feet to a Bent 2" Iron Pipe found; North 0°54'46" East, 195.48 feet to a point in the centerline of Woods Creek Road; thence along and with the centerline of Woods Creek Road the following two courses and distances: along a curve to the right, having a radius of 224.00 feet, an arc length of 23.31 feet and a chord bearing and distance of North 61°51'07" East, 23.30 feet to a point; North 58°52'14" East, 239.99 feet to a point; Thence leaving the centerline of Woods Creek Road North 89°54'28" East, 893.26 feet, passing through a 1/2" Iron Pipe found on line at 58.57 feet, to the Point Of Beginning, containing 624,637 square feet or 14.340 acres, more or less.

From R:30 to RT – 211.092 ACRES

Commencing on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence South 0°59'13" West, 496.39 feet to a point, said point being the Point of Beginning; thence along and with the rezoning line the following courses and distances: South 0°59'13" West, 887.06 feet to a Concrete Monument found; South 1°06'13" West, 584.95 feet to a 5/8" Capped Rebar found, passing through a 1/2" Capped Pipe found on line at 149.98 feet; South 0°00'17" East, 730.96 feet to a Bent 2" Iron Pipe found; South 0°00'17" East, 1,445.12 feet to a Leaning Concrete Monument found, passing through a 3/4" Iron Pipe found on line at 676.16 feet; North 89°03'13" West, 758.14 feet to a Concrete Monument found, passing through a 3"x1/8" Iron Blade on line at 730.88 feet; North 86°27'43" West, 3,051.68 feet to a 1" Iron Pipe found, located South 42°21'49" West, 0.23 feet from a 1 1/2" Iron Pipe found; South 3°34'32" West, 441.37 feet to a 1 1/2" Iron Blade found, located South 8°56'38" West, 0.47 feet from a 1 1/2" iron pipe found, and South 4°38'11" West, 0.34 feet from a 1" iron pipe found; South 3°41'35" West, 121.77 feet to a point in the center of Friendship Road (NCSR 1149), passing through a 3/4" Iron Rebar found that is bent at 91.09 feet, and is 0.58 feet east of line, being on the northern right-of-way line of Friendship Road (NCSR 1149); thence continuing along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: North 80°35'34" West, 211.34 feet to a point; Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 266.06 feet and a chord bearing and distance of North 84°03'04" West, 265.90 feet to a point; Thence leaving the centerline of Friendship Road (NCSR 1149) North 0°08'31" East, 908.47 feet to a point; South 87°05'17" East, 3,606.71 feet to a 2"x1/8" Iron Blade found; North 3°15'36" East, 537.77 feet to a 1/2" Iron Rod found; North 87°00'26" West, 1,068.69 feet to a 1/2" Iron Rod found, passing through a 1/2" Iron Rod found on line at 723.95 feet; North 86°58'18" West, 386.20 feet to a 1 1/2" Iron Rod found; North 1°05'45" East, 1,353.07 feet to a 3/4" Iron Pipe found; South

89°37'38" West, 1,960.07 feet to a 1/2" Iron Pipe found in the eastern right-of-way line of U.S. Highway 1, thence along and with the eastern right-of-way line of U.S. Highway 1 the following five courses and distances: North 58°34'07" East, 1,139.16 feet to an Iron Rod found; North 58°36'46" East, 508.80 feet to a Concrete R/W Monument found; North 58°36'29" East, 674.08 feet to an Iron Rod found; North 58°04'08" East, 23.10 feet to a Concrete R/W Monument found; North 58°24'38" East, 398.81 feet to a 3/4" Iron Pipe found; thence leaving eastern right-of-way line of U.S. Highway 1 North 89°51'20" East, 512.03 feet to a point in the centerline of Friendship Road (NCSR 1149); thence along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: South 13°45'15" West, 170.31 feet to a point; thence along a curve to the left, having a radius of 2,582.00 feet, an arc length of 86.41 feet and a chord bearing and distance of South 12°47'44" West, 86.41 feet to a point; thence leaving the centerline of Friendship Road (NCSR 1149) South 77°13'20" East, 45.66 feet to a point; North 85°37'46" East, 1,256.41 feet to the Point of Beginning, containing 9,195,164 square feet or 211.092 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 October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October, 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#: 11.

Public Hearings

Title: Voluntary Annexation A21-04, Elementary School E-52 - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Elizabeth Goodson, Development Services

Action(s):

Adopt Annexation Ordinance A21-04, annexing 42.05 +/- acres located along Rex Road, owned by Wake County Board of Education.

Explanation:

- The Town has received a petition for voluntary annexation of 42.05 +/- acres, located along Rex Road.
- The property is owned by the Wake County Board of Education.
- Annexation is being requested pursuant to plans to develop an elementary school.
- Staff has requested feedback from all departments. The following was provided:
 - The police department registered concerns regarding the need to avoid traffic congestion, since Wake County Public Schools are exempt from being required to fund road improvements. This concern will be reviewed and addressed through the development plan review process, where the TIA will take a data-driven approach to addressing the traffic and congestion that may be generated by this new school.

Background:

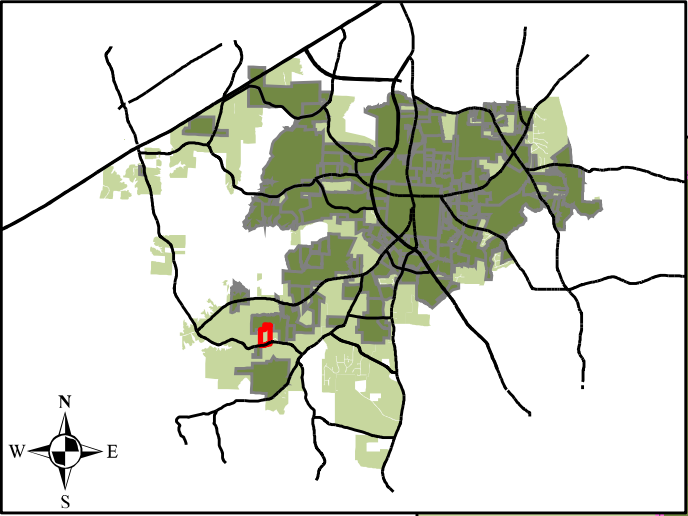
- The property is owned by the Wake County Board of Education and is contiguous with town limits.
- The property meets all statutory requirements for annexation.
- The proposed school would likely serve students who live south and southeast of Rex Road.

Funding Source(s):

N/A

Attachment(s):

1. A21-04 map
2. A21-04 Resolution of Sufficiency
3. A21-04 - E-52 - Ordinance-draft



Legend

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





THE TOWN OF

Holly Springs

Resolution No.: 21-22

Date Adopted: October 5, 2021

Annexation No.: A21-0422

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:

BEING all that tract of land containing a total area of +/- 42.050 acres (1,831,695 square feet) located in Holly Springs Township, Wake County, North Carolina; said tract being bounded on the north by Taylor Morrison of Carolina, Inc., on the east by William Myers, Candace Crupi, Brenda Judd Williams, Fadna Banks and La Rue Powell, on the south by Hanson Aggregates Southeast, LLC and on the west by John B. Ennis, Jeffrey Schuller and wife, Stephanie Schuller and being more particularly described by courses based on North Carolina Grid Coordinate System (NAD83/2011) and distances according to a survey entitled "Annexation Map for Town of Holly Springs Annexation File #:A21-04 of Pin # 0637-38-9732 and 0637-47-3950 owned by The Wake County Board of Education (Rex Road Elementary)" prepared by McKim & Creed, Inc. dated August 4, 2021 and being more particularly described as follows:

COMMENCING at a rebar and cap, McKim & Creed control point # 1 having NC Grid (NAD83/2011) coordinates of Northing = 677,722.34 feet, Easting = 2,033,583.87 feet; thence with tie lines the following two calls: 1) north 73 deg. 39 min. 13 sec. east 578.72 feet to a rebar and cap McKim & Creed control point # 2 and 2) south 69 deg. 14 min. 42 sec. east 62.49 feet to an iron rod found within the 60' right-of-way of Rex Road (SR 1127) and in the northern line of Hanson Aggregates Southeast, LLC (Deed Book 17212, Page 2695), the POINT OF BEGINNING; thence with the northern line of Hanson Aggregates Southeast, LLC north 89 deg. 22 min. 44 sec. west 40.02 feet to a point in the centerline of Rex Road (allowing 60' Public right-of-way); thence with the centerline of Rex Road the following eleven calls: 1) south 56 deg. 24 min. 00 sec. west 43.40 feet to a point, 2) south 59 deg. 40 min. 30 sec. west 52.62 feet to a point, 3) south 63 deg. 22 min. 41 sec. west 52.29 feet to a point, 4) south 67 deg. 07 min. 20

sec. west 52.10 feet to a point, 5) south 70 deg. 19 min. 21 sec. west 50.77 feet to a point, 6) south 74 deg. 06 min. 06 sec. west 62.76 feet to a point, 7) south 78 deg. 04 min. 59 sec. west 77.91 feet to a point, 8) south 82 deg. 10 min. 50 sec. west 78.67 feet to a point, 9) south 84 deg. 28 min. 02 sec. west 111.97 feet to a point, 10) south 84 deg. 42 min. 00 sec. west 107.97 feet to a point and 11) south 83 deg. 01 min. 40 sec. west 73.40 feet to a point; thence leaving the centerline of Rex Road north 00 deg. 13 min. 59 sec. west passing an iron pipe found 2.66 feet south of the northern right-of-way line a total distance of 29.03 feet to an iron rod set in the northern right-of-way line (allowing 60 feet) of Rex Road; thence with the eastern line of John B. Ennis (Deed Book 14967, Page 747) north 00 deg. 13 min. 59 sec. west 267.38 feet to an iron rod found, said iron rod being the northeastern corner of John B. Ennis property; thence with the eastern line of Jeffrey Schuller and wife, Stephanie Schuller (Deed Book 12707, Page 213) north 00 deg. 40 min. 49 sec. west 1376.17 feet to an iron pipe found in the southern line of Taylor Morrison of Carolina, Inc. (Deed Book 16830, Page 2668); thence with the southern and eastern lines of Taylor Morrison of Carolina, Inc. the following four calls: 1) south 88 deg. 31 min. 40 sec. east 464.56 feet to an iron pipe found, 2) north 00 deg. 21 min. 28 sec. west 485.10 feet to an iron pipe found, 3) south 86 deg. 35 min. 39 sec. east 313.13 feet to an iron rod found and 4) south 86 deg. 40 min. 33 sec. east 233.56 feet to an iron rod found, said iron rod being the northwestern corner of William Myers and Candace Crupi (Deed Book 13969, Page 295); thence with the western line of William Myers and Candace Crupi south 00 deg. 14 min. 10 sec. east 1085.86 feet to an iron pipe found, said iron pipe being the northwestern corner of Brenda Judd Williams (Deed Book 16024, Page 2015); thence with the western line of Brenda Judd Williams south 00 deg. 17 min. 48 sec. east 384.27 feet to an iron pipe found, said iron pipe being the northwestern corner of Fadna Banks (Deed book 1234, Page 61); thence with the western line of Fadna Banks south 00 deg. 05 min. 03 sec. east 268.04 feet to an iron rod found in the northern right-of-way line (allowing 60 feet) of Rex Road; thence crossing the right-of-way of Rex Road south 00 deg. 15 min. 29 sec. east 64.40 feet to an iron rod found in the southern right-of-way line of Rex Road; thence with the eastern line of La Rue Powel (Deed Book 13705, Page 2550) south 00 deg. 07 min. 18 sec. east 127.63 feet to an iron rod found, said iron rod being the northeastern corner of Hanson Aggregates Southeast, LLC (Deed Book 17212, Page 2695); thence with the northern line of Hanson Aggregates Southeast, LLC north 89 deg. 40 min. 05 sec. west 213.08 feet to an iron rod set in the southern right-of-way line (allowing 60 feet) of Rex Road; thence continuing with the northern line of Hanson Aggregates Southeast, LLC north 89 deg. 47 min. 31 sec. west 13.45 feet to an iron rod found, the BEGINNING iron rod.

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

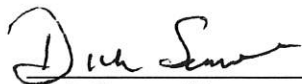
Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

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, October 19, 2021.

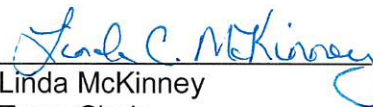
Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 5th day of October 2021.

ATTEST:



Dick Sears, Mayor



Linda McKinney
Town Clerk





THE TOWN OF

Holly Springs

Annexation Ordinance No.: **A21-04**

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 19th day of October, 2021.

Being 42.05 +/- acres located along Rex Road as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office.

Adopted this, the 19th day of October, 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 October 19, 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 19th day of October, 2021.

Linda C. McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Approve the minutes of the October 5, 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 October 5, 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. 10.5.21 minutes - Draft



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, October 5, 2021 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Aaron Wolff, and Shaun McGrath, and Councilwoman Christine Kelly.

Council Members absent: None

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Kathy White, *Deputy Clerk* (recording the minutes); Mark Andrews, *Communications and Marketing*; Mathew Mutter, *IT*; Irena Krstanovic, *Director, Economic Development*; Chris Hills, *Director, Development Services*; Sean Ryan, *Development Services*; Emmily Tiampati, *Development Services*; Elizabeth Goodson, *Development Services*; Bronwyn Bishop, *Development Services*; Cheryl Caines, *Development Services*; Adam Huffman, *Parks and Recreation*; Matt Beard, *Parks and Recreation*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Rachel Ingham, *Utilities and Infrastructure*; Seann Byrd, *Water Resources*; John Mullis, *Public Works*; Corey Petersohn, *Finance*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jamal Cobb of Oak Grove Missionary Baptist Church.

4. Agenda Adjustment: The October 5, 2021 meeting agenda was adopted with changes, if any, as listed: None

Motion: Berry

Second: Villadsen

Vote: Unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council.

The following comments were received in person:

Hank Dickson spoke about attorney fees incurred by the Town as a result of an investigation of former Town Council members and staff.

Recognitions

5. Community Planning Month Proclamation

Chris Hills, Director of Development Services, said that the American Planning Association designates October as National Community Planning Month in the United States. He said this is an opportunity to recognize the Citizen Planners, Planning Board and Professional Planning Staff for their efforts in Holly Springs. It celebrates the benefit of planning in our communities, and increases

awareness about the importance and need for planners and community planning. They are, in a sense, “Guardians of the Future”. He pointed out some of the key Planning achievements in 2021, such as the adoption of digital processes as a result of COVID-19 and the Comprehensive UDO rewrite. Mr. Hills then called up members of the Planning Board and Development Services staff to accept the recognition and for a picture.

6. Domestic Violence Awareness Month

Mayor Sears explained that domestic violence can include physical, mental, emotional, sexual and financial abuse, and is used as a means of intimidation and violence to control a partner involved in an intimate relationship. It touches all communities, regardless of age, race, disability, gender identity, or socioeconomic status. Research shows that creating communities where people are connected, supported and care for one another can reduce incidents of domestic violence. Mayor Sears then proclaimed October as Domestic Violence Awareness Month.

Requests and Communications

7. InterAct Presentation

Allison Strickland, Co-Interim Executive Director, gave an update on InterAct, an organization dedicated to ending the cycle of domestic and sexual violence in Wake County. In FY 2020-21, the Town Council awarded \$2,000 to InterAct as a part of its Civic Nonprofit Grant Program. They served over 6,300 victims in Wake County last year alone. She explained how the pandemic affected domestic violence, as people had to shelter in place, sometimes with violent partners. Last year, they served 62 people confirmed to be in Holly Springs, but the number could be higher, because oftentimes, people don’t disclose their location for safety reasons. Of the 62 people, half of them had children in the home, and 30 of them were referred as a result of the partnership with the Holly Springs Police Department. 81% of those in their Shelter Program, did not return to an abusive home. 61% of those in their emergency shelters went on to live in permanent housing, despite the housing crisis. She thanked the Council and the Holly Springs Police Department for their continued support. Mayor Sears then presented the Domestic Violence Awareness Month Proclamation to Ms. Strickland.

8. Comprehensive Transportation Plan (CTP) Update

Elizabeth Goodson, Development Services, said this item is to present an update on the progress of the CTP Update process. The Current CTP was last completed in June, 2011 with an amendment in July of 2013. In September, 2020, the Council approved the CTP Consultant contract with Kimley Horn. They have conducted Steering Committee meetings, hosted a pop-up event on Juneteenth at the Farmer’s Market, and reviewed transit and Traffic Impact Analyses, among other things. The updated CTP will specify the details of the Town’s multi-modal transportation planning and transportation improvement evaluation for new development; provide guidance on the Town’s planning for future transportation related investments over the next 5-10 years; and evaluate transportation improvements to be constructed. She then introduced Kristina Whitfield and Allison Fluitt, from Kimberly Horn.

Ms. Whitfield, Transportation Engineer, spoke about the Hot Spot and Safety Studies that have been conducted. There are four Hot Spots, which are locations that were identified as needing an in-depth analysis: NC 55 at Holly Springs Road/New Hill Road; Avent Ferry Road at Cass Holt Road/Capeside Avenue; New Hill Road at Grand Hill Place and Old Holly Springs Apex Road; and Main Street at 3rd Street. These areas are facing development pressures that are causing traffic issues. There are also three Safety Study areas, identified by Town staff, stakeholders, and the public that supported by data as locations that need extra attention to solve a safety issue. They are Cass Holt Road at Rex Street; Main Street at Earp Street and NC 55 from Bennet Knoll Parkway to Ralph Stephens Road/Teal Lake Dr. These areas have a high severity index, as they have had fatalities or serious injuries.

Ms. Whitfield then went into more detail, describing the Hot Spots and Safety Studies and the various options they will be recommending to improve them. At the NC 55/Holly Springs Road/New Hill Road Hotspot, they are considering two options; ramps east of NC 55, or a realignment of Earnie Lane. At the Hotspot at Avent Ferry Road at Cass Holt Road/Capeside Avenue, they have a short-term solution of right-in-right out at Capeside Avenue to restrict left-in movement, or a long-term solution of a signalized 4-leg intersection.

The Hotspot at New Hill Road at Grand Hill Place and Old Holly Springs Apex Road is also a safety concern. Their short-term recommendation at Grand Hill Place is a traffic signal and to limit the intersection movement if left unsignalized. The long-term solution would be a directional crossover that allows left ins and right in and outs, but no left outs, due to the proximity to the proposed interchange. Holly Springs Apex Rd. is a three-leg intersection that would need to be widened enough so it could accommodate U-turns in the future, and in the long term, it would be a four leg, signalized intersection.

The final Hotspot is Main Street at Third Street. Short term solution would be to restrict movements at 3rd Street and at the Holly Springs Road widening project at Raleigh Street, and the long-term solution would potentially be a roundabout at Third Street and Main Street.

Ms. Whitfield then explained the different short-term recommendations for the Safety Studies, focusing on things that the Town can easily do within their regular CIP process. They involve signage, high visibility crosswalks, removing landscape obstructions and rumble strips. The long-term recommended solutions include a single lane roundabout at Earp Street, restricting right turn on reds at high pedestrian intersections, and pedestrian refuge islands and accommodations such as crosswalks, push-buttons, signal heads, etc. She then introduced Allison Fluitt.

Ms. Fluitt spoke about network transportation recommendations. She showed an interactive map that will be going live on October 11th. It will allow the public to see their roadway, bicycle and pedestrian recommendations. People will have the ability to leave comments on the network recommendations. She then explained the Transit recommendation would be a three phased pilot program. Phase 1 is a “micro-transit with points” service, which is a small-scale, on demand public transportation service that offers flexibility for routes and on-demand scheduling. Phase 2 has smaller zones with an established hub. People can request to be picked up and dropped off anywhere within a zone. And Phase 3 is a Fixed Route, with traditional transit service. There are two options for this phase. They can either establish a fixed circulator route that ties into the existing GoTriangle 305, or they could use the data collected from the pilot program to recommend a custom connector route.

Ms. Fluitt continued by explaining the project prioritization methodology as we start moving from recommendation to implementation. The Town is not entirely responsible for moving forward with these things; NCDOT is largely going to be the funding driver for a lot these projects, and we need to be cognizant of their funding priorities. Statewide mobility projects are scored and prioritized at 40% of the funding, regional impact projects are prioritized 30%, and divisional projects are funded at 30%. There are also local funding opportunities through CAMPO for smaller projects. The LAPP Scoring Criteria considers congestion, benefit costs, crash reductions, etc. She explaining how the Comprehensive Transportation Plan (CTP) is actively incorporating all of the evaluation metrics at State and regional levels, while being responsive to the goals that were established early on in the formation of the CTP. This quantitative and qualitative data becomes a tool for the Council and Planning Board to use to enhance communication and decision making with agency partners.

Ms. Fluitt went on to explain the next steps of the CTP process. They include community engagement events, such as a Virtual Public Workshop Room, which will be open from October 11th through November 5th; posters will be available at the Hunt center; they will be having live question

and answer sessions on October 29th from 6 – 7pm and November 4th from 11-12 pm; and they will also have a booth at HollyFest on October 30th to provide information and answer questions from the public. The final Full Draft of the CTP Findings and Recommendations should be ready in late 2021 or early 2022, with the adoption of the CTP in early 2022.

Mayor Sears asked for clarification on rumble strips, and was told that they are quiet, three strip notification bumps in the road to notify the driver that something ahead is about to change on the roadway. They are not the loud ones that you hear on the interstate.

Councilwoman Kelly stated that she is pleased that they are including a transportation route system within the community. Her concern, however, is that for future transit routes, we not have traffic stopping to allow people to get on and off the bus. Is this something that will be part of the equation? Ms. Fluit said that yes, that is something that will be considered.

Councilman Villadsen asked how the Safety Hotspots were determined, and why Hwy 55 at Main street wasn't mentioned. They explained that that area was included in the Pedestrian Safety Hotspot, rather than the Transportation Hotspot. It was included in the recommendations for high visibility crosswalks and improvements to the pedestrian environments.

Councilman McGrath expressed thoughts about the new Rex Hospital site and the challenges it will bring for pedestrian and traffic safety. With the current ridership on the bus route being so low, he thinks the micro-transit service would be ripe for a partnership with UNC Rex for our residents to get to critical locations such as the hospital. He doesn't believe there's a dramatic need for the other routes. He also believes we need to look at SPOT and SAPP and the new criteria they're using from the CAMPO side in proximity to bike/ped paths in that elevating the scoring criteria above some of the other projects. It puts an emphasis on how we do that connectivity and how we get the best bang for the buck for the taxpayer dollars that go into that, and utilizing what we can get out of CAMPO, based on the way they've reprioritized that criteria scoring for LAPP and SPOT.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Mayor Pro Tem Dan Berry, a second by Christine Kelly, and a unanimous vote. The following actions were affected:

9. Minutes - The Council approved the minutes of the September 14, 2021 and September 16, 2021 Workshop Meetings, and the September 21, 2021 Business Meeting.

10. Voluntary Annexation A21-03, Friendship Development – The Council approved Resolution 21-21 directing the Town Clerk to investigate the sufficiency of annexation petition A21-03, and set the public hearing for October 19, 2021. *A copy of Resolution 21-21 is attached to these minutes.*

11. Voluntary Annexation A21-04, E-52 – The Council approved Resolution 21-21 directing the Town Clerk to investigate the sufficiency of annexation petition A21-04, and set the public hearing for October 19, 2021. *A copy of Resolution 21-22 is attached to these minutes.*

12. Memorandum of Understanding (MOU) with the Holly Springs Half Marathon – The Council approved an MOU with the Holly Springs Half Marathon to hold their annual race event, utilizing Ting Park, greenways and local roadways in return for an annual fee or in-kind contribution of a minimum of \$15,000.

13. Cleaning Contract, American Facility Services - The Council entered into an agreement with American Facility Services for weekly cleaning of the Town's facilities for \$14,135 per month, and authorized the Town Manager to execute the contract.

14. Capital Project Ordinances – The Council adopted Capital Project Ordinances 21-40 (Waste Water Projects), 21-41 (Water Projects), 21-42 (Grants and Special Revenue Projects), and approved a budget amendment to carry forward encumbrances outstanding as of June 30, 2021, to FY 2021-22 for continuity of operations and active purchase orders.

Copies of Ordinances 21-40, 21-41, 21-42, the Budget Amendment are attached to these minutes.

15. Installment Finance Agreement for Vehicles and Equipment- The Council approved an Installment Purchase Agreement (IPA) with Bank of America for 10 Town vehicles including tax, tags, titles and decals in an amount not to exceed \$1,411,250, and further approved Resolution 21-23, authorizing staff to proceed with closing the loan and obtaining the funds.

16. Twelve Oaks Pump Station Upgrade (Task 1, Phase II – Interceptor System Preliminary Design, TP 18-005) – The Council authorized the Town Manager to approve a contract with Freese and Nichols for 25% design of upgrades necessary for the Twelve Oaks outfall gravity sanitary sewer interceptor system.

NEW BUSINESS

17. Amendment to Animal Control Ordinance

James Cherry, Animal Control Supervisor, explained that the Animal Control Program was established in 2001, has three full-time Officers, and is responsible for enforcement of the Animal Control Ordinance. Last year they responded to 2,800 calls. They investigate cases of animal bites, animal cruelty, barking dog complaints, etc., as well as host low cost Rabies clinics. He and Town Attorney John Schifano have been evaluating the Town's Animal Control Ordinances, particularly the definition of a 'dangerous dog' and confinement requirements for "potentially dangerous dogs". They are proposing changes to broaden the definition of "Dangerous Dogs", which will not be permitted in Town. A "Dangerous Dog" is one that has killed or inflicted severe injury on a person or other domestic animal, has been trained for fighting, or one that the Animal Control Supervisor determines to be dangerous because the dog has engaged in one or more of the behaviors.

They recommend adding the term "Potentially Dangerous Dog", which is a dog that the Animal Control Supervisor determines to have injured or approached a person or domestic animal in a vicious or terrorizing manner when not on the owner's real property, or while on the owner's property, without provocation other than for purposes of self-defense.

The proposed change would change the definition of, and increase the requirements for, restraint as well as require a license to keep a "Potentially Dangerous Dog". The proposed penalties would be \$1,000 per day for maintaining a "Dangerous Dog" and the animal is subject to confiscation and being humanely euthanized; \$500 per day for failure to obtain a license for a "Potentially Dangerous Dog", and after 45 days, the animal would be subject to euthanasia; \$100 for failure to use a basket muzzle on a "Potentially Dangerous Dog"; \$500 for allowing a "Potentially Dangerous Dog" to run at large; and \$500 if a dangerous dog attacks or wounds a human or animal.

They are also recommending an appeal process, if a dog is declared a "dangerous" or "potentially dangerous" dog. Any person aggrieved by a decision of the Animal Control Supervisor may appeal to the Chief of Police within three days of the decision. The Chief will form an Appeals Board of at least three neutral persons to hear the appeal. If the animal needs to be boarded during the

appeal, the owner is responsible for paying the boarding costs. The Police Chief will make the final ruling based on the recommendation of the board.

Officer Cherry explained that all of these recommended updates are consistent with neighboring municipalities. The Mayor stated that he feels these changes are necessary to protect our residents.

Councilman Wolff asked about the licensing process for potentially dangerous dogs. Officer Cherry explained that the license would be approved based on a check list, such as needing a basket muzzle, being microchipped so we can find the owner should the dog get loose, etc. Not every dog would require this type of license, it's only after a dog has been determined to be potentially dangerous.

Councilman Wolff stated that he feels there are nuances to these cases, and he's glad that the Animal Control Supervisor has levels of discretion, and the appeals process is a good next step. A case in Garner went all the way to the Superior Court, so would this eliminate the possibility of that happening, should someone choose to go that route? Attorney Schifano explained we're creating an administrative remedy, and the law states you have to exhaust your administrative remedies before you go to court.

Councilman McGrath asked Officer Cherry if all of the calls his office responded to were from within the Town limits, or were they also from the ETJ. He asked if this would bring us in line with the County's ordinance, and if they have many of these types of calls. Officer Cherry said he consulted with several other municipalities, and he believes that Holly Springs is very much in line with other communities. We're in line with Garner, in having only declared 1 to 2 Dangerous a year. It's very rare, because it's a very serious matter. We don't want anyone's animals to be euthanized. Raleigh is 4 to 5 a year, and he believes Cary had 6. He picked the best part of the various Ordinances to come up with these recommended changes.

Councilman Wolff said that anecdotally, the number of potential cases is much higher, when you talk to people and realize what's going on and what's not being reported. This is a public service that is highly recommended and could possibly save someone's life down the road. Not necessarily that someone's animal is going to be euthanized, but it could save someone's life. When he hears from his clients the number of cases that go unreported, he thinks that rather than 5 or 6 cases, it's probably 10 times that number.

Councilwoman Kelly asked what would happen for a dog that got nervous at the Dog Park. Would the dog then be declared a potentially dangerous dog? Officer Cherry explained that those circumstances don't qualify. They aren't going to declare a miniscule event that happens at the Dog Park a result of a "Dangerous Dog". She also asked how the public is going to be educated on this new policy. Officer Cherry said they are active at the Dog Park and at the rabies clinics, talking to the community. He believes they will be successful in educating the public.

Action: Motion to adopt Ordinance 21-36 to Amend Section 12-61 of the Town Code governing dangerous animals.

Motion by: Berry

Second by: Kelly

Vote: unanimous

18. Northeast Gateway Master Plan Advisory Committee

Cheryl Caines, Development Services, gave some background on the Northeast Gateway Master Plan. The Master Plan Advisory Committee (MPAC) will provide a public face to the planning process, and will serve as a community sounding board, meeting at key points along the

process to discuss issues and overall planning direction and provide feedback for consideration by the various adopting bodies. It's anticipated that the committee will meet 5 times between October, 2021 and July, 2022. The Planning Board appointed Ernie Carpico and Courtney Patterson to serve as the Planning Board representatives, and Town Council members appointed the following at-large members: Furman Beckwith (Council member Kelly); Todd Ruge (Council member Wolff); Christian Schulze-Blanck (Council member McGrath); W. Jordan Gussenhoven (MPT Berry); Josh Dunbar (Council member Villadsen); and Jamal Brown (Mayor Sears). The Mayor opened nominations for a Council member representative on the Committee.

Action: Motion to appoint Dan Berry to the ad hoc Northeast Gateway Master Plan Advisory Committee.

Motion by: Wolff

Second by: McGrath

Vote: unanimous

OTHER BUSINESS

Mayor Sears stated that the new Rex Hospital is scheduled to open on November 1st. He also said that WRAL reported that if you're not vaccinated, you're four times more likely to get Covid. Also, if you are unvaccinated and you get Covid, you're fourteen times more likely to die from it.

Mayor Pro Tem Dan Berry spoke about vehicular and pedestrian safety. In response to the Public Comment that was received at a previous meeting regarding a sidewalk cut through that was made at the Honeycutt Farms neighborhood on Luftee Lane, he went out there and walked the intersection and the cut through at the berm. He believes the connection has some merit, because there is a sidewalk that goes up and down Honeycutt so you can come out from that connection at a different point in the neighborhood and make a right to get to a crosswalk or make a left to get to the crosswalk at Buckhorn Elementary School. Based on the comment received, it appears that people just run to the median, wait for cars to pass by and then cross the road instead of using the crosswalks. He was also at the crosswalk at the Carl Dean Greenway at Teal Lake Road, staff has smaller, temporary signs that say something like "Road Crossing Ahead". He asked if the Town could install some temporary crosswalk signs like that at the Honeycutt Farms location to advise folks that there's a road crossing and to utilize the crosswalks, rather than beach themselves at the median. He also spoke about the construction at the intersection at Holly Meadow Drive and Avent Ferry causing traffic backups, and residents unable to get in and out of their neighborhood. Further down at the Holly Meadow intersection a daycare is being built across the street. Now that school is back in session, with all of the construction, and once the daycare is open, we'll have a lot of parents and pedestrians getting in and out of there, dropping of kids off and having a hard time getting out. Back when the daycare was administratively approved, the Town had a fee-in-lieu arrangement with them for their proportionate share for a traffic light at that intersection. There is an NCDOT suggestion for a light at that location, although we haven't received a warrant for that yet. The daycare paid \$110,000 fee-in-lieu, or approximately 30% of the what the ultimate cost would be for the light. The Holly Glenn neighborhood itself generates at least 50% of the proportionate impact. The area is built out, there's no developer to ask for a fee-in-lieu, they pay taxes on those properties. I spoke with the Town Administration about funding partnerships for the traffic light. If you recall, we had a rezoning item in front of us a few back, the Norris Crossing that got tabled by the Council. That developer would have been paying a fee-in-lieu for their proportionate share as well, but then it got tabled. I've heard there was some follow up meetings with the HOA at Holly Glenn about that, but we haven't seen them come back yet. I feel that there is a lot of impact in that area and the intersection is becoming less and less safe. In talking with Administration, in last year's budget there's \$100,000 of PayGo Funds that were set aside for a potential light partnership

that were unused and remain available, and \$50,000 of PayGo funds in this year's budget for traffic light partnerships. Together, with the fee-in-lieu, that's around \$260,000. With the suggested budget for this project of \$300,000, it leaves a gap of \$40,000. Also, in last year's budget, we passed an increase in the vehicle fee for Holly Springs residents who registered a vehicle in town. All of last year, we appropriated zero dollars out of that account, so there's at least \$500,000 or \$600,000 in that fund that hasn't been touched and has been saved for future road improvements. I would suggest looking at that pool of funding for the other \$40,000 to come up with that project budget of \$300,000 for this intersection traffic light. The reason I would bring this up is I would be happy to have discussion, but I'm prepared to make a that a motion tonight. I think it's a good to put funding behind that and let the community know that we're serious about improving safety and that we're not going to rely on development to come in and make these improvements for us. We're about 12 months away from getting a warrant from NCDOT, but at least if we have the project funded, if we can get a design and be ready to go as soon as we get the warrant.

Randy Harrington, Town Manager, said that this is one of the most challenging intersections in our community, and he thinks the Mayor Pro Tem articulated the warrants component. It's a state road, and therefore subject to warrants, which are data and metrics thresholds based on vehicle counts. It's quite likely that if we get a development, if you were to approve one in that corridor of Town, would likely then trigger the warrants in terms of getting State approval. He acknowledged that it is one of the toughest intersections in our community, there's a big need there and it's an intersection that we need to do. It's just a question of timing, and maybe the Council might want to look at that. If this is something that the Council directs us to move forward in some capacity, he suggests coming back with some refinement on the numbers. He's received some updated information that inflation has impacted construction costs substantially, and believes this project will be impacted as well. But if it's the Council's will to proceed with the design portion, that's something staff can certainly bring back.

Councilman McGrath asked since it's a State road, does the development south of Holly Springs in Harnett County increase the warrant? There's a significant influx of traffic and a significant amount of development that's going on, and it's increasing the amount of traffic that's increasing our road traffic every day. It seems like that warrants going to happen pretty quickly. He supports moving forward, trying to solve one of the potential hot spots in that area.

Councilwoman Kelly stated she agrees it's an area that needs to be looked at, but she would like to speak more with staff at a Workshop. There's already a lot on staff's plates. If this is something we are going to commit to, what are the costs? If this isn't at the top of the staff's list, it's certainly near the top. But it's something that we need to talk to staff about.

Mr. Harrington said we plan to have a larger conversation about these things at the upcoming Council Retreat. Granted that's a little bit further out, but we'll be talking about a variety of transportation issues. But if it's the desire of the Council to talk about this sooner or at that time, we can do this. Mayor Pro Tem Barry asked if it he wanted to make a motion, what would Mr. Harrington's recommendation action be. Mr. Harrington said he believes \$150,000 would get the planning and design work going. His suspicion is the construction portion is closer in the \$400,000 range, so all in, this would be a \$500,000-600,000 project for a metal mast arm signal. You do have the funds right now, so if you want to at least get going on the design piece, or if Council wants to wait and have a fuller conversation, we can certainly bring something back in a different form.

Action: Motion to establish a project budget and appropriate \$150,000 from the PayGo account to start the project design for a traffic light at Holly Meadow Drive at Avent Ferry.

Motion by: Berry
Second by: McGrath
Vote: unanimous

Councilwoman Kelly said that the Wake County School Board came out with the first draft of their school assignments today. Their website says that there are a couple of elementary schools in our district that are capped, Holy Grove and Oak View. Because of that, there is a plan for some families that go to Oak View will go to Oak Grove, but that would not impact any families that are currently going to Oak View, from her understanding. There might also be some movement from some students from Holly Springs High School to Fuquay-Varina High School. So, the recommendation is for residents to go ahead and look up their address and see how they are impacted and look at the draft. They are opening up comments right now. She said there are a lot of other areas that have a lot more movement than Holly Springs, so she knows they are trying hard not to impact their families.

She also congratulated the Holly Springs PD on a successful race last weekend. She volunteered, handing out T-Shirts and playing music, and it's great to see the environment they have in the community. Also, she attended the Holly Springs United Church of Christ's 150th anniversary celebration. They were established in 1871 and are a such a vibrant part of our community. They are also planning a mortgage burning celebration in November.

Councilman McGrath apologized for not being able to attend the last Business meeting, and asked about the status of the discussion on the Mayoral declaration of a state of emergency, and if that is coming back to Council at some point. Mr. Harrington explained that it would be discussed at the October 19th meeting.

Councilman McGrath asked if the Town is still working out remote work schedules with staff. We've talked about virtual, digital engagements, virtual public workshops for the CTP, and he believes the world we're transitioning to is obviously a migration. He believes we're all working in that mixed environment right now, so he's curious to see where we're going as a Town Policy to make sure we can have participation across the board. Mr. Harrington said he's happy to report that over the past three months, the Town has had a pilot Teleworking program that has gone very smoothly. He has authorized removing the "pilot" component and make it an existing, ongoing policy. He then explained how the program works.

Councilman McGrath gave an update on the eNose Sensors at the Landfill, and asked Mr. Harrington if there has been progress in determining sites within Holly Springs to place the sensors. Mr. Harrington explained that John Mullis, our Interim Public Works Director, is working with Wake County and has been reaching out to staff over the last several weeks. He doesn't have an exact update today. They may have already identified the sites and he just hasn't been informed yet, but he should be able to give an update in the next week or so.

MANAGER'S REPORT

Mr. Harrington said there are a lot of activities going on with Parks and Recreation coming up. There's a concert at Ting Stadium, Violet Bell and the Barefoot Movement on Friday evening. On October 23rd we'll be having the Haunted Trail at Sugg Farm, on October 27th at Sugg Farm will be the Spooktacular, and on October 30th Holly Fest will be at Sugg Farm.

Secondly, he is pleased to announce that the FUJIFILM Diosynth Biotechnologies groundbreaking will be held on October 14th. He will follow up with the Council to coordinate that event.

Finally, he asked the Council if they would like to hold a special meeting to update the Council on the UDO rewrite process. It was decided to include that discussion in the October 12th Workshop.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(3) to update the Council on a litigation matter, Meritage Homes vs the Town of Holly Springs and N.C.G.S. 143-318.11(4) to discuss an economic development matter.

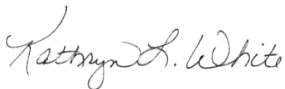
Motion by: Berry
Second by: McGrath
Vote: Unanimous

Motion to seal the closed session minutes was made by Councilman Wolff, seconded by Councilwoman Kelly and passed with a unanimous vote.

Motion to leave closed session was made by Councilman Wolff, seconded by Councilman McGrath and passed with a unanimous vote.

Adjournment: Councilman McGrath made a motion to adjourn at 9:40 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, October 19, 2021.



Kathryn L. White, Deputy 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#: 13.

Consent Agenda

Title: Bass Lake Spillway Design Contract

Strategic Priority Area: Engaged, Healthy, & Active Community
Safe & Friendly

Staff Resource: Darin Eyster, Utilities and Infrastructure

Action(s):

Approve the Bass Lake Spillway Design Contract for \$78,000 with LJB Inc.

Explanation:

- A 2019 inspection by NC Department of Environmental Quality (DEQ) Dam Safety indicated that the Bass Lake Spillway does not meet current design standards and should be enlarged.
- The dam was originally designed to convey the 1/3 Probable Maximum Precipitation (PMP) storm event. As such, the Town of Holly Springs is required to modify Bass Lake Dam to ensure conveyance of flows from a 1/2 PMP storm event without overtopping of the dam, per the required design standard from the NC Dam Safety Program.
- Increased spillway capacity will reduce potential impacts of flood events to Bass Lake Park.
- The existing spillway has been overtopped several times by large rain events, causing damage to the greenway trail around Bass Lake.
- LJB Inc. will design, permit and provide construction administration for the required spillway improvement to Bass Lake.

Background:

N/A

Funding Source(s):

Parks and Recreation Reserve Fund (non-restricted revenues)

Attachment(s):

1. Bass Lake Spillway Design Contract_Updated Terms

Fixed Fee Agreement for Consulting Services

between

The Town of Holly Springs

and



LJB Inc.

September 9 2021

LJB Project Number 0117702A

Fixed Fee Agreement for Consulting Services

This agreement is being executed as of the 01 day of _____, 2021, between The Town of Holly Springs, a
municipality [e.g. corporation, limited liability corporation, etc.]
having its principal office at 128 S. Main Street, Holly Springs, NC 27540

("Client"), and LJB Inc., an Ohio corporation having its southeast principal office at 1401 Aversboro Road, Suite 215, Garner, North Carolina 27529 ("LJB"), under the following circumstances:

- A. Client desires to engage LJB to assist in rendering services in connection with a project as set forth on Schedule 1 attached hereto.

Now, therefore, Client and LJB agree as follows:

1. Compensation for services.
 - (a) For the services provided by LJB, LJB will bill Client, and Client will pay LJB, as shown on Schedule 1 attached hereto. In addition, Client will reimburse LJB for reimbursable expenses (as defined in the Terms and Conditions attached hereto) incurred by LJB. Invoices for services and reimbursable expenses will be submitted by LJB monthly.
 - (b) All invoices for services rendered by LJB will be payable in full by Client upon receipt of LJB's invoice. With respect to services rendered by LJB, Client may not retain a percentage of the amount due. There also shall be no retention with respect to reimbursable expenses.
 - (c) The estimates of LJB's charges for services set forth on Schedule 1 attached hereto represent LJB's good faith estimate of such charges. Such estimates are based upon the following assumptions: (i) LJB will proceed with a complete design of a single concept in each segment of the services; (ii) no unforeseen engineering or environmental problems increasing the scope of the services required will be encountered; (iii) the respective services and responsibilities of Client, LJB, contractors, and others will be well coordinated; (iv) all governmental and regulatory approvals and permits (including, without limitation, rezoning) will be obtained in due course without significant objection; and (v) the services will be performed within the time frame indicated on Schedule 1 attached hereto. LJB will inform Client if, as a result of the failure of any such assumptions or any changes in the scope of the services, actual charges by LJB will exceed the estimated amount. Except in the event of written changes in the scope of such services, LJB's charges will not exceed the estimated amount.
2. Terms and Conditions: The terms and conditions attached hereto are hereby incorporated into this Agreement.

In witness whereof, Client and LJB have executed this agreement as of the day and year first written above.

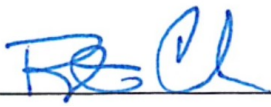
CLIENT

LJB

The Town of Holly Springs

LJB Inc.

By: _____

By: 

Name: _____

Name: Roberto Canales

Title: _____

Title: Vice President

Date: _____

Date: 9/9/2021

The person signing on behalf of their respective party represents that he or she is legally authorized to sign on behalf of said party.

Schedule 1

Scope of Work

LJB will provide the following services:

Task 1:

1. Contract with a local surveyor to develop topographic survey and base mapping for development of the spillway construction plans.
2. Wetlands were noted in this area as part of the Bass Lake Road Bridge Replacement. If additional delineation is required, LJB will delineate the wetlands and submit a jurisdictional determination to the U.S. Army Corps of Engineers.
3. The conceptual plan prepared in 2020 projected that a 130-foot spillway will be needed to safely pass the ½ PMP design storm. We anticipate that a geotechnical investigation will be required for design of the spillway. LJB will contract with a geotechnical engineer to run appropriate tests and analyses.
4. Review the previously developed hydrologic and hydraulic analyses, and the proposed spillway sizing and configuration to verify that they represent the best options for the new spillway.
5. Develop 60% design plans for review and comment by Town staff. The plans will include a plan/profile for the spillway and the proposed grading plan to route the flows to Basal Creek. No details, traffic control or erosion control plans will be included in the 60% design.
6. Submit a Pre-Construction Notification to the Corps and NCDEQ for approval, based on the 60% plans, modified to address input from Town staff.
7. Prepare and submit a No-Rise Certification to NCFMP demonstrating that the proposed dam improvement will not increase the Base Flood Elevations along Basal Creek. We anticipate that a No-Rise Certification can be developed and will advise the Town if circumstances will instead require submittal to NCFMP/FEMA for a request for a Conditional Letter of Map Revision (CLOMR).
8. Develop 90% design plans, inclusive of traffic control, erosion control, and all details required for the construction of the spillway. Submit plans to Town staff for review and comment.
9. Submit erosion and sediment control plan to NC DEQ regional office for securing an Erosion Control Permit.
10. Develop technical specifications and an engineer's opinion of probable costs.
11. Finalize construction plans per review comments from regulatory agencies and Town staff and submit plans to NC Dam Safety for Approval to Modify Bass Lake Dam.
12. Assist the Town, as requested, in preparation of bid documents for competitive bidding.
13. Attend a pre-bid meeting and provide an Addendum, if needed, prior to bid opening.

Task 2:

1. Attend a pre-construction meeting with the selected contractor.
2. Provide general observation services on a periodic basis (not daily).
3. Conduct progress meetings as needed during the construction period.
4. Provide minutes to the Town for each progress meeting.

5. Review contractor pay applications and make a recommendation to the Town for payment.
6. Conduct a final inspection and provide a punch list of items to the contractor.
7. Review as-built drawings submitted by the contractor.
8. Prepare post-construction submittal for Dam Safety for final project approval.
9. Provide all close-out documentation to the Town.

Project Deliverables

The deliverables for this project will include:

- > 60% complete construction plans for Town review
- > 90% complete construction plans for Town review and permitting
- > Final plans for Dam Safety submittal
- > Final plans released for construction
- > Technical Specification
- > Addendum, if needed
- > Agenda for pre-bid and pre-construction meetings
- > Meeting minutes for progress meetings
- > Contractor pay application recommendations for each pay submittal
- > Final close-out documents to Dam Safety

Assumptions

In preparing this scope of services, LJB has made the following assumptions:

- > All permit and review fees associated with any applications will be paid by the Town of Holly Springs or reimbursed to LJB as a separate project expense with 15% added.
- > A PCN submittal requires documentation from the US Fish and Wildlife Service (USFWS) of “no impact” to endangered or threatened species. In rare circumstances, USFWS has required survey of a project area by a qualified biologist for verification of “no impact”. A survey effort is outside of the scope of LJB’s services, which are limited to review of publicly available information only and, if necessary, correspondence and coordination with USFWS.
- > This scope does not include any effort for a post-project LOMR, if required. For projects where a CLOMR is required or where a No-Rise Certification shows a decrease in the BFEs greater than 0.1 foot, a post-project LOMR submittal will be required by NCFMP. The LOMR review fee is \$8,250 and LJB’s services for a LOMR are typically \$8,000 to \$15,000 depending on the project size and complexity.
- > The fee includes travel expenses for a site visit during design, up to two meetings with regulatory agencies, a pre-bid meeting, a pre-construction meeting, up to 10 construction inspection visits (including progress meetings), and a final site inspection.

Project Schedule

LJB anticipates the following schedule:

- > LJB will begin providing services within two weeks following your authorization to proceed.

Fee

We propose to perform this work for a **Lump Sum fee of \$78,000** in accordance with our attached terms and conditions. Our Terms and Conditions of Service document (attached) spells out details under which we will perform these services.

The lump sum fee includes the following fees for each task:

Task 1	\$58,000
Task 2	\$20,000

Project Manager

The project manager for this project will be:

Amy Black, PE

ABlack@LJBinc.com

336-686-7647



2021 Fee Schedule

Principal Engineer	\$265.00/HR
Southeast Operations Manager	\$230.00/HR
Sr. Project Manager/Sr. Engineer	\$175.00/HR
Project Manager (Registered)	\$160.00/HR
Project Engineer (Registered)	\$150.00/HR
Environmental Scientist	\$125.00/HR
Engineer Intern	\$115.00/HR
Design Technician	\$95.00/HR
Construction Inspector	\$95.00/HR

Mileage	\$0.65/mile
Expenses (not unit priced)	Cost + 15%
Sub-Contractors	Cost + 10%
Legal Proceedings (including wait time)	2 X Hourly Rate
Legal Preparation Time	1.5 X Hourly Rate

Note: This schedule is subject to revision at the first of each calendar year.

Terms and Conditions

1. Client's Responsibilities

- 1.1. **Client Representative.** Client shall designate in writing a representative authorized to act on behalf of Client with respect to the Project and the services rendered by LJB. Such representative shall have authority to transmit instructions, receive information, grant approvals, and take such other action as may be necessary to avoid unreasonable delay in the progress of the performance of LJB's services.
- 1.2. **Client's Requirements.** Client shall provide full written information regarding Client's requirements for the Project, including design objectives and restraints, schedule, space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Client will furnish to LJB copies of all design and construction standards, which Client will require to be included in drawings and specifications prepared by LJB.
- 1.3. **Ancillary Services.** Client will furnish to LJB, or allow LJB to obtain at Client's expense, such ancillary professional and other services as may be necessary or appropriate to proper performance of LJB's services and completion of the Project., Such ancillary services may include, without limitation thereto, those relating to environmental investigation and analysis; traffic flow and control; investigation of subsurface conditions; investigation of surface and subsurface water flow and the impact of the Project thereon; and surveying activities and preparation of property descriptions. Client agrees and acknowledges that such services may entail Client entering into an agreement with any such service provider (e.g. Drilling and Environmental Addendum), and in the event that Client refuses to do so, LJB may terminate this agreement. It shall be the Client's responsibility, together with the ancillary service provider, to ascertain the location of all utilities and other subsurface structures. In the event LJB is asked by Client or the ancillary service provider to mark any drawing or other document for drilling or other subsurface exploration purposes, Client acknowledges that such markings are only general guides. Therefore, it is the Client's responsibility, together with the ancillary service provider, to ascertain the exact location of the drilling or other subsurface exploration site that will not adversely impact any utility line or other subsurface structure.
- 1.4. **Access to Site.** Client shall secure rights of access for LJB to all property reasonably necessary to the performance of LJB's services.
- 1.5. **Governmental Permits and Approvals.** Client shall obtain (with LJB's assistance if so indicated in the description of LJB's services) all such governmental and regulatory permits and approvals as may be necessary for completion of the Project.
- 1.6. **Coordination.** Client shall effectively and efficiently coordinate the activities of Client, LJB, Architects, Contractors and others involved in the Project.
- 1.7. **Reliance Upon Client Information.** LJB shall have the right to rely upon any and all information supplied to LJB by or through Client, and LJB shall not have a duty to verify the accuracy of such information unless otherwise agreed in writing. Client shall hold harmless, indemnify and defend LJB as to any claims, liabilities or expenses related, directly or indirectly to LJB's use of or reliance upon such information.

- 1.8. **Timely Performance.** Client shall discharge its responsibilities, as set forth herein and as otherwise agreed, in a timely manner so as not to delay the services of LJB.

2. **LJB's Responsibilities**

- 2.1. **Time of Performance.** LJB will use its best efforts to complete its services in accordance with the mutually agreed upon schedule and to coordinate its services with other parties involved in the Project so as not to cause delay or interference with the work of such other parties. If Client requests modifications or changes in the scope or extent of LJB's services, the time of performance of such services shall be appropriately adjusted.
- 2.2. **Additional Services.** Services not expressly included within the description of the services to be rendered by LJB are not covered by this Agreement. In the event Client desires additional services and LJB is willing to provide such services, the parties shall execute a supplement to this Agreement describing such services and setting forth LJB's compensation for performing such services.
- 2.3. **Standards.** LJB will strive to perform services under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.
- 2.4. **Insurance.** LJB shall maintain the following insurance at all times during LJB's performance of services for Client and, upon request by Client, provide certification evidencing such insurance; Workers' Compensation and Employer's Liability Insurance in conformity with applicable law for its employees; and Comprehensive General Liability. Any additional insurance for the Project obtained by LJB at Client's request shall be at Client's expense.
- 2.5. **Record Drawings.** Any record drawings to be prepared by LJB will be developed based upon bid specifications and plans as modified by actual construction. Information related to such modifications may be provided by others, including the construction contractors who are to document such modifications as part of their performance. LJB may rely upon such information and is not responsible for the accuracy of such information as it affects the record drawings. Record drawings serve to document substantial alterations between bid plans and actual construction and do not document minor alterations.
- 2.6. **Confidentiality.** LJB shall use reasonable efforts to preserve the confidentiality of any information identified by Client as confidential.
- 2.7. **Construction Services.** LJB is not responsible for the means, methods or sequences of construction or for the safety of workers or others at the construction site. Construction observation services are neither exhaustive nor continuous and consist of periodic visits to the Project site intended only to determine whether construction is in general conformance with the construction contract documents. LJB is not responsible for the performance or nonperformance of any contractor or other third party involved in the Project.
- 2.8. **No Third Party Responsibility.** Except for those subcontractors who contract directly with LJB pursuant to Section 5.5, LJB assumes no duty or responsibility, which may be construed as being for the benefit of, and therefore enforceable by, any contractors or

subcontractors or their bonding companies. It is understood that LJB's obligations are solely to Client.

3. Compensation

- 3.1. **Progress Payments.** Client will be invoiced at the end of the first calendar month following the effective date of this Agreement and at the end of each calendar month thereafter. Such invoices shall reflect billing for work performed and Reimbursable Expenses incurred by LJB during the month involved. Payment of an invoice is due by net 30 days upon receipt of the invoice by Client. In the event of a dispute regarding an invoice, Client shall pay all undisputed amounts pending resolution of the dispute.
- 3.2. **Reimbursable Expenses.** Reimbursable Expenses are expenditures made by LJB, its employees or consultants in the interest of the Project. Reimbursable expenses include, but are not limited to, (i) expense of transportation, subsistence and lodging when traveling in connection with the Project; (ii) expense of long distance telephone charges, messenger service, field office expenses, and fees paid for securing approval of authorities having jurisdiction over the Project; (iii) expense of all reproduction, postage and handling of drawings, specifications, reports and other Project-related instruments of service; and (iv) expense of preparing perspectives, renderings and models.
- 3.3. **Late Payment.** LJB may, in its sole discretion and without notice, suspend or terminate its services in the event Client does not pay any amount invoiced within such 30-day period. LJB reserves the right to withhold from Client any drawings, specifications and other instruments of LJB's service developed for Client pending payment of Client's outstanding indebtedness.
- 3.4. **Estimates.** Estimates of construction cost, cost of LJB services, material quantities, and construction time provided by LJB are estimates only based upon LJB's opinion and are subject to change and are contingent upon factors over which LJB has no control. Except as may be otherwise specifically agreed in writing with respect to the cost of LJB's services, LJB does not guarantee the accuracy of such estimates.
- 3.5. **Changes.** The parties acknowledge that the nature of the Project is such that Client may wish to make changes in the Project. Client may at any time authorize changes in the services provided by LJB, issue additional instructions, request additional services, or direct omission of services previously ordered. After LJB reviews each change request made by Client, LJB shall advise Client in writing as to any necessary and appropriate fee adjustments for LJB's services arising from the change. After LJB receives Client's written authorization to proceed with such changes and Client's written approval of the corresponding fee adjustments, if any, LJB will proceed to implement such changes. LJB shall not be required to make changes to its work that it believes threatens the integrity or safety of such work.
- 3.6. **Other Adjustments.** Except as may be expressly provided otherwise in this Agreement, Client recognizes that LJB's compensation for services during construction contemplates one construction contract being let and construction completion within the time contemplated by this Agreement. If more than one construction contract is let, or if the period of construction is exceeded through no fault of LJB, LJB's compensation (including any estimate of such compensation) shall be appropriately increased for services rendered in relation to such additional contracts or beyond such time period.

- 3.7. **Serving as Witness or Consultant.** In the event any principal or employee of LJB serves or is required to serve as a witness or consultant for Client in any litigation, arbitration or other legal or administrative proceeding involving the Project, Client shall compensate LJB 200 percent of the standard hourly rates then in effect for hours devoted to giving testimony or providing consultative services and 150 percent of such rates for time devoted to preparation for such testimony or consultation. In addition, Client shall reimburse LJB for all related expenses.

4. LJB's Liability

- 4.1. **Limitation on Liability.** LJB's liability to Client which may arise from or be due directly or indirectly to the professional acts, errors and/or omissions, including negligence, of LJB, its agents, employees or consultants shall not to exceed liability insurance policy limits.

5. General

- 5.1. **Ownership of Documents.** All original tracings, notes, data and other documents prepared or furnished by LJB are instruments of professional service and shall be the property of LJB. Such instruments are prepared and intended only for use as an integrated set on the particular project and for the limited purposes specified. Modifications, or use on other projects, of such instruments of service, or copies thereof, without LJB's prior written consent shall be at Client's sole risk. Client shall hold harmless, indemnify and defend LJB as to any and all claims, damages, losses and expenses, including attorney's fees, arising out of any such modification or use.

- 5.2. **Disputes Resolution.** All claims, disputes, and other matters in controversy between LJB and Client arising out of or in any way related to this Agreement will be submitted to "alternative dispute resolution" (ADR) before and as a condition precedent to other remedies provided by law. If and to the extent Client and LJB have agreed on methods for resolving such disputes, then such methods will be set forth in the "Alternative Dispute Resolution Agreement" which, if attached, is incorporated into and made a part of this Agreement. If no specific ADR procedures are set forth in this Agreement, then it shall be understood that the parties shall submit disputes to mediation as a condition precedent to litigation.

If a dispute at law arises from matters related to the services provided under this agreement and that dispute requires litigation instead of ADR as provided above, then:

- 5.2.1. The claim will be brought and tried in judicial jurisdiction of the court of the county where LJB's southeast principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and
- 5.2.2. The prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, and other claim related expenses.
- 5.3. **Termination.** This Agreement may be terminated by Client upon at least seven days written notice to LJB in the event that the Project is permanently abandoned. In the event that either party (the "Defaulting Party") shall breach or fail to comply with any provision of this Agreement and such breach or failure shall continue for a period of seven days after the giving of written notice thereof by the other party, such other party may terminate this

Agreement immediately upon the giving of notice of such termination to the Defaulting Party. If this Agreement is terminated through no fault of LJB, Client shall pay LJB for services performed and Reimbursable Expenses incurred in accordance with this Agreement and, upon request, a Termination Adjustment equal to 15% of the estimated fee remaining to be earned at the time of termination to account for LJB's rescheduling adjustments, reassignment of personnel, and related costs due to termination.

- 5.4. **Insolvency of Client.** In the event client becomes involved as a debtor, in any bankruptcy, insolvency, receivership or other similar proceedings, LJB may, at its discretion, suspend performance of its obligations under this Agreement.
- 5.5. **Assignment: Subcontracting.** Neither Client nor LJB shall assign its interest in this Agreement without the written consent of the other, except that LJB may subcontract any portion of its services without such consent.
- 5.6. **Force Majeure.** Any delay or default in the performance of any obligation of either party under this Agreement resulting from any cause(s) beyond such party's reasonable control shall not be deemed a breach of this Agreement. The occurrence of any such event shall suspend the obligations of such party as long as performance is delayed or prevented thereby.
- 5.7. **Attorney's Fees.** In the event of default hereunder, the defaulting party shall pay all costs incurred by the non-defaulting party in enforcing this Agreement, including reasonable attorneys' fees whether incurred in connection with initiation of legal proceedings or otherwise not to exceed \$7,800.00.
- 5.8. **Affirmative Action.** This contractor and subcontractor shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a), and 60-741.5(a) and the posting requirements of 29 CFR Part 471, Appendix A to Subpart A. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin, or for inquiring about, discussing, or disclosing information about compensation. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status, or disability.
- 5.9. **Miscellaneous.** This Agreement shall be interpreted and enforced according to the laws of the State of North Carolina as applicable to agreements executed and entirely performed within the State of North Carolina. The captioned headings contained in this Agreement are for convenience of reference only and shall in no way affect the meaning or interpretation of this Agreement. The invalidity of any clause or provision of this Agreement shall not affect the validity or enforceability of any other clause or provision contained herein. This Agreement supersedes all prior agreements, arrangements and understandings relating to the subject matter hereof. No oral representation, promise, inducement or statement of intention has been made by either party, which is not embodied in this Agreement or in the other documents delivered pursuant hereto. This Agreement may be amended, modified, superseded or canceled only by a written instrument executed by both parties hereto. The failure of either party at any time or times to require performance of any provision of this Agreement shall in no manner affect the right at a later time to enforce the same. No waiver by either party of the breach of any term

contained in this Agreement, whether by conduct or otherwise, shall be deemed to be or construed as a further or continuing waiver of such breach.

END OF TERMS AND CONDITIONS



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda

Title: Budget Amendment Report and Quarterly Budget Amendments

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

- Approve the budget amendment transferring the net revenue from inspection related restricted revenues to the grants and special revenue fund.
- Adopt project ordinances Street and Sidewalk Projects (21-43) and Grants and Special Revenue (21-44) to recognize revenue from grants and restricted sources.
- Receive the monthly budget amendment report.

Explanation:

- Following the accounting close-out of fiscal year 2020-21, there are net revenues remaining from inspections related revenues that are restricted for inspection related activities. The net inspections related revenues are transferred to the grants and special revenue fund (Ordinance 21-44).
- The Street and Sidewalk Project Ordinance (21-43) recognizes the revenue from the acceptance of Locally Administered Projects Program (LAPP) grants from the NC Capital Area Metropolitan Planning Organization (CAMPO).
- Recognizing the LAPP grant revenue does not modify the total Council approved budget for the three projects awarded grants.
- The Manager authorized the attached budget amendment for the Utilities and Infrastructure department for a sewer condemnation.

Background:

- Council previously approved accepting the following Locally Administered Projects Program (LAPP) grants from the NC Capital Area Metropolitan Planning Organization (CAMPO):
 - Holly Springs Road Widening Phase 2 Pedestrian Safety Improvements - \$557,000
 - Main Street Right Turn Lane - \$780,000
 - NC 55 Right Turn Lane - \$508,000
- 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. When applicable, each month Administration will provide Council a copy of these approved budget amendments from the preceding month.

Funding Source(s):

- Operating funds and Grants award for transportation bond projects

Attachment(s):

1. FY22 Budget Amendment - Transfer of Inspections Revenue
2. 21-43 Street and Sidewalk Project Ordinance
3. 21-44 Grants and Special Revenue Project Ordinance
4. 21-45 PAYGO Project Ordinance
5. Manager Approved Budget Amendment for Council Notification

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, 2022.

Department: Administration

Date: 10/4/2021

Reason for Budget Amendment:

This amendment transfers the net revenue of inspections related funding as of 6/30/21 to the grants and special revenue fund.

Expense			
Account #	Account Description	Increase	Decrease
10-95	General Fund Transfer Out	\$ 574,478	
Total Expense:		\$ 574,478	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-360.12	Appropriation from Restricted Inspections	\$ 574,478	
Total Revenue:		\$ 574,478	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



THE TOWN OF

Holly Springs

Ordinance Number: 21-43

Date Adopted: October 19, 2021

Effective Date: October 19, 2021

Street and Sidewalk Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of street and sidewalk projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Street and Sidewalk Project Fund	
Expenditures:	
Street and Sidewalk Projects	96,830,432
Total	96,830,432

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Street and Sidewalk Project Fund	
Revenues:	
Intergovernmental / State Grants	34,635,100
Transfers In	15,777,526
General Obligation Bond Proceeds	43,210,306
Limited Obligation Bond Proceeds	3,031,000
Developer Contributions	176,500
Total	96,830,432

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-44

Date Adopted: October 19, 2021

Effective Date: October 19, 2021

Establishment of Grants and Special Revenue Fund Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grants and special revenue project fund ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government projects funded by donations, grants, and local, state, and federal restricted funds.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Grant and Special Revenue Fund	
Expenditures:	
General Government	2,140,588
Code Enforcement	1,978,018
Police Department	120,511
Parks and Recreation	4,200
Total	4,243,317

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Grant and Special Revenue Fund	
Revenues:	
Federal Grants	2,193,649
State Grants	58,797
Other Grants	4,200
Inspections Revenues	1,978,018
Miscellaneous Revenues	8,653
Total	4,243,317

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-45

Date Adopted: October 19, 2021

Effective Date: October 19, 2021

PAYGO Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government “pay-as-you-go” (PAYGO) capital projects related to downtown development incentive, public facilities, town projects, sidewalk and streets, Americans with Disabilities Act (ADA) improvements, and vehicle replacements.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

PAYGO Fund	
Expenditures:	
Downtown Development Incentive	69,305
Public Facility Projects	295,000
Town Projects	631,500
Sidewalk and Streets Projects	470,000
ADA Projects	55,000
Vehicle Replacements	261,000
Total	1,781,805

SECTION IV: The following revenues are anticipated to be available to complete these projects:

PAYGO Fund	
Revenues:	
General Government Revenues	1,781,805
Total	1,781,805

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective October 19, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of October 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk

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: Utilities & Infrastructure

Date: 9/21/2022

Reason for Budget Amendment:

Reducing transfer to sewer reserves for condemnation of Donnell property for Oakview Innovation Park Gravity Sewer Line which is a sewer reserve expense.

Expense			
Account #	Account Description	Increase	Decrease
30-95.24	Utility Fund Transfer to Sewer Reserves		\$ 4,925
30-450-030-12.01	Professional & Tech Service: Professional Fees	\$ 4,925	
Total Expense:		\$ 4,925	\$ 4,925

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

DocuSigned by:

 9/22/2021
 35C8893B12844C5
 Department Head Signature (or electronic submission)

DocuSigned by:

 9/22/2021
 8FF8DE170F6D428
 Town Manager Signature (if necessary)

Finance Director Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.
 Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.
 All inter-departmental transfers will be reported to Town Council by the following month.
 Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda

Title: Locally Administered Projects Program (LAPP) Grant Applications – 2021 submittal

Strategic Priority Area: Economic Prosperity & Diversity

Engaged, Healthy, & Active Community

Responsible & Balanced Growth

Safe & Friendly

Staff Resource: Tim Athy, Utilities and Infrastructure

Action(s):

- Approve LAPP Grant application for the following Transportation Bond Road Project:
 - NC 55 Right Turn Lane – Green Oaks Parkway to Avent Ferry Road
- Approve LAPP Grant application for the following Bike/Pedestrian Project:
 - N. Main Street Sidewalk Connector (Arbor Creek Drive to Anchor Creek Way)

Explanation:

- The North Carolina Capital Area Metropolitan Planning Organization (CAMPO) has opened its Call for Projects for the Fiscal Year 2023 Locally Administered Projects Program (LAPP).
- CAMPO distributes federal funds through LAPP to fund local municipal transportation projects.
- CAMPO requires that all funds programmed through LAPP have a minimum 20% local cash match.
- The Federal Fiscal Year (FFY) 2022 LAPP Call for Projects is open from August 2020 through October 29, 2020.
- Administration of the LAPP Program involves a once-a-year call for all local roadway, transit, bicycle and pedestrian projects, and results in an annual program of projects in the Transportation Improvement Program (TIP).
- The 2018 Transportation Bonds included an intent to request and leverage partnership funding from NCDOT to create the greatest possible impact on the town's roadway infrastructure.

Background:

- The Locally Administered Projects Program (LAPP) was adopted by the NC CAMPO on October 20, 2010.
- The program is used by the MPO to prioritize and program local transportation projects in the region that utilize federal funding and are the responsibility of the MPO (such as Surface Transportation Block Grant Program – Direct Allocation (STBGP-DA), Congestion

Mitigation for Air Quality (CMAQ), etc.).

- LAPP Grant Application Process Timeline:
 - LAPP Project Submission deadline is October 29, 2021
 - CAMPO selects Federal Fiscal Year (FFY) 2023 LAPP Grant projects January/February 2022
 - Signed Municipal Agreement September 2022
 - FFY 2023 Funds Obligated October 2022 – September 2023
- This process does not commit the town to funds.
- Any potential grant award from NCDOT would come back to Council for acceptance.
- The Town's FFY 2023 LAPP Grant roadway application will financially supplement proposed partner funded NC 55 Right Turn Lane Transportation bond project.
- Potential sources for the Town's local match include 2018 Transportation Bond proceeds and commercial development fees-in-lieu associated with the corridor.

Funding Source(s):

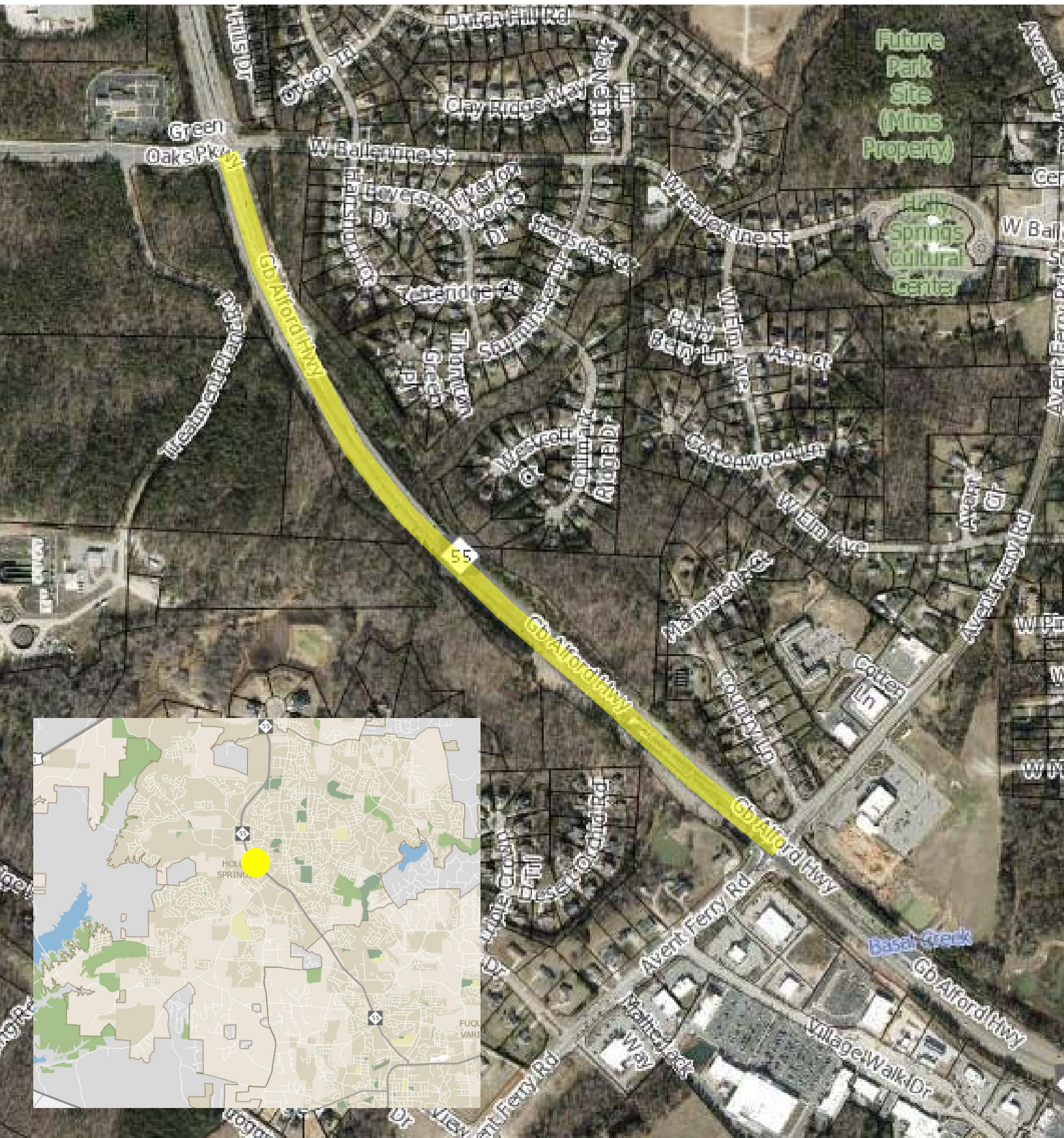
N/A

Attachment(s):

1. NC_55_Map
2. Main_St_Sidewalk_Map

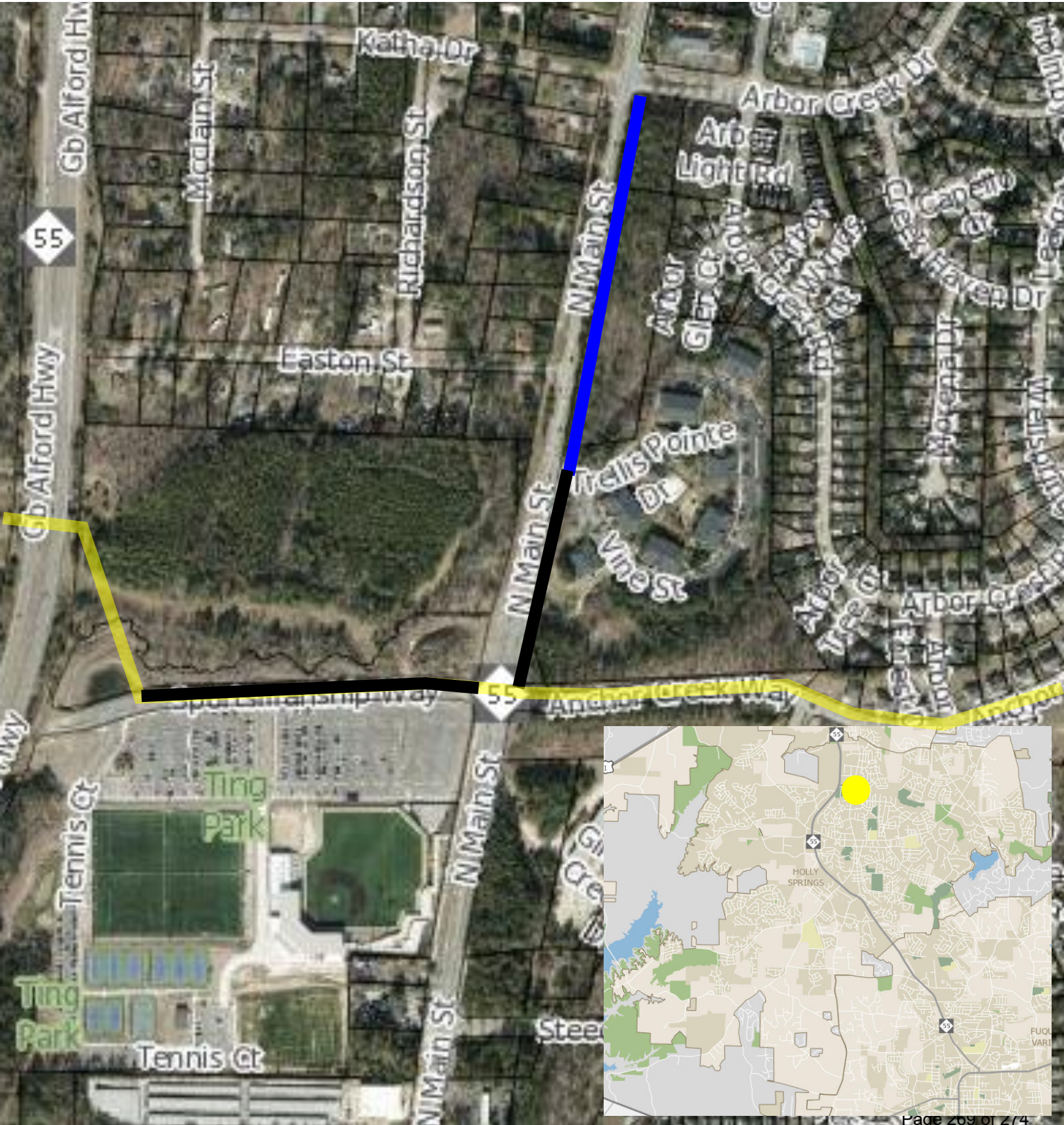
NC 55 Widening - Green Oaks Parkway to Avent Ferry Road

Town of Holly Springs



Main Street Sidewalk Connector

-  proposed Sidewalk Connector
 existing sidewalk
 future Apex-Holly Springs-Cary Community Connector





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business

Title: Amendment to Local State of Emergency Declaration Ordinance

Strategic Priority Area: Organizational Excellence

Safe & Friendly

Staff Resource: Randy Harrington, Town Manager, John Schifano, Town Attorney

Action(s):

Amend Town Code Section 12-652(a) to require the Mayor to provide a report to the Council at the next duly called Council meeting following a Mayoral state of emergency declaration and remove the formal requirement for a state of emergency declaration recommendation to the Mayor by the Town Manager.

Explanation:

- N.C. General Statute 166A-19.22 provides authority for municipalities to declare a state of emergency if certain N.C. General Statute emergency conditions exist.
- Authority to declare an emergency resides with the Council and the Council can delegate this authority to the Mayor, which the Holly Springs Town Council has done.
- A state of emergency declaration:
 - Allows town government to act quickly to protect property and/or public safety during a unique and/or extreme emergency situation
 - Outlines decision authority - typically granted by the Council to the Mayor
 - Recognizes the need for timely decision-making and the difficulty in convening an emergency meeting of the full Council
- Emergency declarations are most commonly used to address situations related to extreme weather events or civil disturbances, and typically are in effect for days or up to several weeks.
- In the event of a longer duration state of emergency situations (e.g. as experienced by the recent COVID pandemic), this ordinance amendment would require the Mayor to provide a report to Council at the next duly called Council meeting following the issuance of a state of emergency declaration where the Mayor can share additional information on areas such as the continued need for the declaration and the provisions in the declaration.
- The amendment would also remove language requiring a written state of emergency declaration recommendation to come from the Town Manager to the Mayor following consultation with the Police Chief and Fire Chief. N.C. General Statutes do not authorize any formal emergency declaration recommendation role for the Town Manager. As a practical matter, however, the Town Manager and Police and Fire Chiefs are highly engaged in any consideration of a state of emergency declaration.

Background:

- At the September 14, 2021 Workshop, Council reviewed the Town's state of emergency declaration ordinance.
- N.C. General Statute 166A-19.3 defines an emergency as:
 - "An occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or man-made accidental, military, paramilitary, terrorism, weather-related, public health, explosion-related, riot-related cause, or technological failure or accident, including, but not limited to, a cyber incident, an explosion, a transportation accident, a radiological accident, or a chemical or other hazardous material incident."
- The emergency declaration powers granted by the NC Legislature include:
 - Regulate: explosives; consumption of alcohol; sale of gasoline or other flammable
 - Prohibit parades/demonstrations, restrict access to streets/sidewalks or other public areas, impose curfew, require evacuation
 - Regulate business activity/close businesses
 - Catch all provision - Prohibit/regulate "other activities or conditions the control of which may be reasonably necessary to maintain order and protect lives"

Funding Source(s):

N/A

Attachment(s):

1. Amended Emergency Declaration Ordinance



THE TOWN OF

Holly Springs

Ordinance Number: 21-46

Date Adopted:

Effective Date:

AN ORDINANCE TO AMEND THE TOWN CODE OF ORDINANCES OF HOLLY SPRINGS TO REVISE CHAPTER 12 ARTICLE VIII

BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances of the Town is amended as follows:

PART I:

Sec. 12-651. – When state of emergency deemed to exist

A state of emergency shall be deemed to exist whenever, during times of great public crisis, disaster, rioting, catastrophe or similar public emergency for any reason, the public safety is threatened and the public authorities of the town are unable in the normal routine to maintain public order or afford adequate protection for lives or property.

(Ord. No. [19-09](#), § 1, 9-3-2019)

Sec. 12-652. - Proclamation by mayor, and restrictions authorized to be imposed thereby.

(a) In the event of an existing or threatened state of emergency endangering the lives, safety, health and welfare of the people within the town or threatening damage to or destruction of property, ~~after a written recommendation by the town's manager upon consultation with the chief of police and fire chief,~~ the mayor is authorized and empowered to issue a written public proclamation declaring to all persons the existence of such a state of emergency and, in order to more effectively protect the lives and property of people within the town, to place in effect any or all of the restrictions hereinafter authorized in subsection (b) of this section.

(b) During the existence of a proclaimed state of emergency the mayor may impose by proclamation any or all of the restrictions listed in G.S. § 166A-19.31(b) which are described as follows:

(1) Prohibit or regulate the possession off one's own premises of explosives, firearms, ammunition or dangerous weapons or substances of any kind, and prohibit the purchase, sale, transfer or other disposition thereof. The mayor may exempt from some or all of the restrictions classes of people whose possession, transfer or transportation of certain dangerous weapons or substances is necessary to the provision of the public's health, safety or welfare. The declaration shall state the exempted classes and the restrictions from which each is exempted.

(2) Prohibit the possession or consumption of any alcoholic beverages, including beer, wine and spirituous liquor, other than on one's own premises and may prohibit the transfer, transportation, sale or purchase of any alcoholic beverage within the area of the town described in the declaration. The declaration, if imposed, may apply to transfer of alcoholic beverages by employees of alcoholic beverage control stores as well as by anyone else within the geographical area described.

(3) Prohibit or regulate any demonstration, parade, march, vigil or participation therein from taking place on any of the public ways or upon any public property.

(4) Prohibit or regulate the sale of gasoline, kerosene, naphtha or any other explosive or flammable fluids or substances.

(5) Prohibit obtaining access or attempting to obtain access to any area designated in the manner described in this section in violation of any order, clearly posted notice or barricade indicating that access is denied or restricted. Areas to which access is denied or restricted shall be designated by law enforcement when directed in the declaration to do so. When acting under this authority, law enforcement may restrict or deny access to any area, street, highway or location within the town if that restriction or denial of access or use is reasonably necessary to promote efforts being made to overcome the emergency or to prevent further aggravation of the emergency.

(6) Prohibit or regulate the participation in or carrying on of any business activity, and prohibit or regulate the keeping open of places of business, places of entertainment and any other places of public assembly.

(7) Prohibit or regulate, by which is commonly called a curfew, persons being upon any or all streets, sidewalks, public places and vacant lots within the town during such periods of the day or night, or both day and night, as the mayor may specify.

(8) Prohibit or regulate other activities or conditions the control of which may be reasonably necessary to maintain order and protect lives or property during the state of emergency.

(c) The mayor may direct and compel voluntary or mandatory evacuation of all or part of the population of the town, to prescribe routes, modes of transportation and destination in connection with the evacuation and to control ingress and egress of a disaster area, the movement of persons within the area and the occupancy of premises therein. Details of the evacuation may be set forth or amended in a subsequent declaration which shall be well publicized.

(d) The mayor is authorized and empowered to limit by the proclamation the application of all or any part of such restrictions to any area specifically designated or described within the limits of the town and to specific hours of the day or night; and to exempt from all or any part of such restrictions law enforcement officers, firefighters and other public employees, doctors, nurses, employees of hospitals and other medical facilities; on-duty military personnel whether state or federal; on-duty employees of public utilities, public transportation companies, and newspaper, magazine, radio broadcasting, and television broadcasting corporations operated for profit; and such other classes of persons as may be essential to the preservation of public order and immediately necessary to serve the safety, health and

welfare needs of the people within the town. In the event that the declaration does not describe a specific area of town, the declaration shall apply to the entire corporate limits of the town.

(e) Any proclamation may be extended, altered or repealed in any particular during the continued or threatened existence of a state of emergency by the issuance of a subsequent proclamation.

(f) The mayor shall proclaim the end of such state of emergency or all or any part of the restrictions imposed upon a recommendation from the town manager (in consultation with the police and fire chiefs) or when directed to do so by the town council.

(g) During the existence of a proclaimed state of emergency, it shall be unlawful for any person to violate any provision of any restriction imposed by any proclamation authorized by this chapter. Violations of this division or any declaration enacted pursuant to this division shall be punishable as a Class 2 misdemeanor in accordance with G.S. § 14-288.20A.

(i) At the next duly called council meeting after the initial declaration and any amendments or extensions to a declaration, the mayor shall report to the council on the need for the declaration, the circumstances requiring the declaration, and the likely duration of the declaration. The council may rescind, alter or modify the declaration by majority vote at any duly called meeting.

PART II: EFFECTIVE DATE. This ordinance shall become effective upon adoption.