



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of September 20, 2022 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. American Ninja Warrior Family Recognition

REQUESTS AND COMMUNICATIONS

6. Fujifilm Diosynth Biotechnologies Update
7. Town of Holly Springs Earns National Recognition for Communications & Marketing Efforts
8. Transportation Bond Projects Update

CONSENT AGENDA

9. Approve the minutes of the September 6, 2022 business meeting.
10. Utilities & Infrastructure Fee Schedule Revisions
11. Peterson Station Gateway Feature Design
12. Americans with Disabilities Act Policy Update
13. Resolution to Accept Grant from NC Governor's Highway Safety Program

PUBLIC HEARINGS

14. Oakview Mixed Use Special Exception Use - Quasi-judicial Hearing

NEW BUSINESS

15. Capital Associates Management, LLC Development Agreement & Economic Development Agreement
16. Downtown Village District Area Plan Advisory Committee Selection

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: American Ninja Warrior Family Recognition

Strategic Priority Area: Engaged, Healthy, & Active Community
Safe & Friendly

Staff Resource: Mayor Mayefskie

Action(s):

Recognize the Auer family for their win on NBC's Fit Families American Ninja Warrior.

Explanation:

- Holly Springs residents Caleb, Josh, and Hannah Auer competed on NBC's Fit Families American Ninja Warrior TV special.
- Both Caleb and Josh Auer had previously competed individually on American Ninja Warrior.
- They competed against ten other three-person families in the first round.
- They moved on to the "Power Tower" round, along with three other families, ultimately winning top honors.

Background:

- The Auers live in Holly Springs and own and operate Rock Solid Warrior training facilities in Fuquay-Varina and Apex.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Requests & Communications

Title: Fujifilm Diosynth Biotechnologies Update

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

Staff Resource: Anna Murphy, Economic Development

Action(s):

No action requested

Explanation:

- Fujifilm Diosynth Biotechnologies Vice President and Site Head, Kenneth Bilenburg, will present an update on the latest construction progress, next steps in construction, and engagement with the community since construction has commenced.

Background:

- Fujifilm Diosynth Biotechnologies is the largest end to end cell culture contract development and manufacturing organization (CDMO) biopharmaceutical manufacturing facility in North America.
- Fujifilm announced Holly Springs as its chosen location in March 2021.
- Currently under construction, Fujifilm Diosynth Biotechnologies will build a \$2 billion manufacturing facility in Holly Springs and plans to employ at least 725 people.
- Town Council approved two agreements on June 21, 2022 to show support for the Partnership Development Grant that is designed to support North Carolina communities in attracting life science jobs and investment.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Requests & Communications

Title: Town of Holly Springs Earns National Recognition for Communications & Marketing Efforts

Strategic Priority Area: Organizational Excellence

Staff Resource: Cassie Hack, Director, Communications & Marketing

Action(s):

No action required.

Explanation:

- The Communications & Marketing Department received top national recognition from the City-County Communications & Marketing Association.
- The Town won a first-place Savvy Award for the Holly Springs Black History Tour.
 - The mobile, interactive tour gives users a glimpse into the rich history of Holly Springs;
 - It allows people to use their phone to navigate as they walk downtown while viewing historical photos and hearing residents' recollections;
 - The Tour can also be viewed on a desktop computer;
 - Visit www.hollyspringsnc.gov/blackhistorytour.
- The Town won a second-place Silver Circle award for its video about how Holly Springs became a biotech hub.

Background:

- Of nearly 650 national entries, North Carolina jurisdictions brought home 12 awards total from the City-County Communications & Marketing Association conference.
- Holly Springs won two of those awards.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Requests & Communications

Title: Transportation Bond Projects Update

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

Staff Resource: Tim Athy, Utilities and Infrastructure

Action(s):

Receive Information

Explanation:

- Staff will brief Town Council on the status of the four active Transportation Bond projects and next steps associated with the projects:
 - Holly Springs Road Widening (east)
 - Main Street Right Turn Lane
 - NC 55 Right Turn Lane
 - Avent Ferry Road Realignment

Background:

- In November 2018, Holly Springs voters authorized \$40 million for transportation investments.
- The purpose of these projects are to mitigate traffic congestion, improve motorist and pedestrian safety, and improve mobility across town.

Funding Source(s):

- 2018 Transportation Bonds
- Water & Sewer CIP
- Streets/Transportation CIP

Attachment(s):

1. 2022-09-01 Transpo_Bond_Map

2018 Transportation Bond Projects





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Approve the minutes of the September 6, 2022 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 September 6, 2022.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please notify the Town Clerk 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. 9.6.22 minutes_notes



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, September 6, 2022. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, Timothy Forrest, and Kristi Bennett.

Council Member Present by Electronic Means: Council member Shaun McGrath.

Council Member 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*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT*; Jaime Joyner, *Director Human Resources*; Kendra Parrish, *Director, Utilities and Infrastructure*; Rachel Ingham, *Utilities and Infrastructure*; Kimberly Keys, *Utilities and Infrastructure*; Chris Hills, *Director, Development Services*; Paige Scott, *Director, Public Works*; Irena Krstanovic, *Director, Economic Development*; LeeAnn Plummer, *Director, Parks and Recreation*; LeRoy Smith, *Fire Chief*; Corey Petersohn, *Administration*; Tamara Ward, *Communications*; Kelly Miller, *Communications*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by a remembrance for former Mayor Dick Sears followed by a moment of silence.

4. Agenda Adjustment: The September 6, 2022 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry

Second: Forrest

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, and the Clerk was asked for any written comments received prior to the meeting.

The following public comment was received in writing: one comment suggesting alternative transportation ideas.

The following comments were received in person: none

RECOGNITIONS

5. Preparedness Month

Fire Chief Smith said that this proclamation was to get people thinking about winter and the hurricane season, and to get prepared. He said if the residents wanted any help from the Fire Department to contact them.

Mayor Mayefskie said that the federal government began recognizing September as Preparedness Month after the events of September 11, 2022. He proclaimed September as Preparedness Month in Holly Springs and presented the proclamation to Fire Chief Smith.

REQUESTS AND COMMUNICATIONS

6. South Wake Landfill Update

Paige Scott, Director Public Works, introduced John Roberson, Solid Waste Management Director and John Hamlin, Senior Communications Consultant, both with Wake County, to give Council and update on the South Wake Landfill. She gave an overview of the work done by Council to this point to collaborate with the Landfill to reduce odor complaints.

Mr. Roberson said he was going to talk about improvements and investments made to the landfill by GFL and Wake County, report on odor reporting trends, and Town metrics, and Mr. Hamlin would talk about communications. He said they were using full dirt and tarp cover every day, prioritizing odor reduction over other goals. He said that dirt and tarps are doing a better job of controlling the odor that the Posi-shell did. He said the exposed face is smaller, and is closing earlier each day. He said that timely repairs when weather causes erosion keeps the closed sections closed and helps to keep odors trapped inside. He outlined some other improvements made by GFL.

Mr. Roberson said that Wake County improvements include working with Greenway Waste to control odors at the neighboring construction and demolition landfill. The County has also invested in advanced technologies such as Envirosuite weather stations and eNose sensors, and an aggressive expansion of landfill gas collection with over 100 wells and a full-time landfill gas technician.

Mr. Roberson talked about the odor reporting trends saying that since December 2021 reporting has been below the monthly reporting threshold of 100 odor reports. He compared the total number of reports from 2018 to 2021 and the first six months of 2022.

Mr. Roberson said the landfill metrics arrived at through working with Holly Springs Town Council and staff were used to guide their efforts to minimize odor. He gave an example of how the daily reports were used to create monthly reports. He said the report was generated by consultants and the County and GFL use the information to consider how they can prevent future issues.

John Hamlin, Senior Communications Consultant said that they have overhauled the Landfill Website to separate information for trash haulers from information for residents, and the new one includes a more prominent "Report an Odor" button. He said the newsletter has been relaunched to answer questions, listen to concerns and share the latest progress on issues that matter to residents. He then shared statistics on how many people read the newsletter. He reported on the South Wake Landfill Citizens Committee and how they share the information outside of the committee. The next meeting of the committee will be Wednesday, September 28th and will be hybrid – online and at the South Wake Landfill Field Office. He said they are considering expanding membership in this committee.

Mr. Roberson said the goal is to minimize the frequency and duration of odor issues around the landfill.

Council member Wolff said he was glad to have this information shared with the public. He said this was an example of how government is supposed to work, and we should celebrate it. He said working together Wake County and Holly Springs have greatly improved the issue, very quickly. He acknowledged the work of CM McGrath and CM Kelly, and the ongoing work of the Landfill Working Group. While the work is not complete, there has been a lot of progress in a short period of time. It is no longer a "hot button issue" which means it is a success we should celebrate.

Council member McGrath thanked Mr. Roberson and Mr. Hamlin for the past years of partnership. He said GFL also stepped up to the plate as a partner to try to remedy some of these problems.

MPT Berry said that tangible progress is his barometer of success. He said we have seen tangible progress in the metrics, which is why it is so important to have these charts showing improvement. He had not smelled the landfill in a long time, when the last time he went to the

convenience center, he smelled the dump at the New Hill Shopping Center, but could not smell it when he got to the convenience center. He wondered what that issue was. But that was an exception, and he was appreciative of the work they had done. Mr. Roberson said last Thursday was a wind direction issue.

Council member McGrath asked Mr. Roberson to share more about the eNose sensors. Mr. Roberson said that the six eNose sensors are on the landfill property and outside of it. They are still monitoring them and learning how to use the data and they hope to provide better data at the next working group meeting.

Randy Harrington, Town Manager, said he also wanted to recognize John Mullis, who was the staff lead on this. He has left the Town for a promotion in another municipality, but was instrumental in working with Mr. Roberson and Mr. Hamlin to get this work done. He thanked them for the partnership. He thanked Council and the County Commissioners for working together with them and with GFL to work on solving this issue.

7. Seasonal Loose Leaf Collection

Paige Scott, Director Public Works, said that the purpose of this item was to provide an update on the seasonal loose leaf and yard waste collection schedule. She said that seasonal collection for leaves and yard waste begins November 1st and concludes on February 24th. The department is moving from street-specific scheduling to sweep zone scheduling. Residents will receive monthly loose leaf collections services. There will be a communications campaign to educate and inform residents of the updated collection schedule and the zones. She showed a map of the zones and listed the weeks that each zone would receive collection.

Ms. Paige explained that this schedule has built-in equipment maintenance periods to reduce equipment downtime and provide operational reliability throughout the season. The zones were designed to equalize anticipated volumes so that the department can meet residents' expectations. Ms. Paige said that this mirrors the model followed by Cary and Raleigh who have implemented sweep zones. Cary has 3 pickups per season, and Raleigh 2 compared to Holly Springs' 4 collections.

Ms. Paige said that the change will be communicated to residents with a mailer near the end of October, an article in The Source newsletter, NewsFlash emails and text messages, public outreach at informative events, through the website and social media, in Suburban Living Magazine's November issue, and through outreach to Homeowner Associations.

MPT Berry said this is fewer collections than we have had in the past. Some neighborhoods with more mature trees, might want more than four collections per season. He asked how this would look going forward with the new cart system.

Ms. Scott said that last year residents got six collections, but over a longer season. This is a reduction, but we are trying to meet the demand. If residents have additional volume they can call in and schedule a special pick up for a fee. Yes, we are moving towards the cart model, which will help with this. But the vac machines will still come out during leaf season, just not for grass collection in the spring. Mr. Harrington, Town Manager, asked her to expand on the convenience center. Ms. Scott said staff was working on setting up a convenience center that will accept all yard waste, except leaves, which will help with the volume.

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 Berry, a second by Council member TF and a unanimous vote. The following actions were affected:

8. Minutes – Council approved the minutes of the August 16, 2022 business meeting.

9. Quarterly Budget Amendments – The Council approved quarterly budget amendments and adopted Ordinances 22-32 and 22-33.

Copies of the budget amendments and Ordinances 22-32 and 22-33 are attached to these minutes.

10. Facilities and Public Restroom Janitorial Services Contract – The Council authorized the Town Manager to execute a three(3) year contract with Environmental Control for janitorial, day porter, and as-needed related services at town facilities and public restrooms for an annual amount not to exceed \$230,000.

11. Public Works Uniform Rental Services – The Council authorized the Town Manager to execute an agreement with UniFirst Corporation for uniform rental services for the Public Works department for 3 years and 2 option years for an annual amount not to exceed \$20,000.

12. Franchise Ordinance for Public Service Company of North Carolina – Second Reading – The Council adopted Franchise Ordinance 22-31.

13. Memorandum of Understanding with the Town of Fuquay-Varina for New Waterline Conveyance Design - The Council authorized the Town Manager to enter into a Memorandum of Understanding with the Town of Fuquay-Varina in the amount of \$2,408,512 for cost-sharing associated with Professional Engineering Services for Water Conveyance from the Sanford Water Filtration Facility.

14. Approval of Land Purchase Contract for Fire Station 3 – The Council approved a land purchase contract for 4.3 acres of land from Duke Energy Progress for \$650,000 for Fire Station #3.

NEW BUSINESS

15. Condemnation Resolution – Holly Springs Rd. Widening East Right-of-Way and Arbor Creek Greenway

John Schifano, Town Attorney, said the purpose of this item was to consider adopting resolutions authorizing him to initiate eminent domain proceedings to acquire rights of way and easements necessary for the Holly Springs Road Widening-East transportation bond project. The Arbor Creek-Middle Creek Greenway project had one property owner that did not yet resolve. He said that these properties were omitted in the previous resolutions. The timeframes for the projects require that these be done quickly. It was thought that these would resolve, and they may still, but both projects need to move forward.

Action 1: Motion to adopt Resolution 22-31 to authorize eminent domain action to acquire right-of-way and easements from various property owners for the Arbor Creek-Middle Creek Greenway Project.

Motion by: Forrest

Second by: Berry

Vote: unanimous

A copy of Resolution 22-31 is attached to these minutes.

Action 2: Motion to adopt Resolution 22-32 to authorize eminent domain action to acquire right-of-way and easements from various property owners for the Holly Springs Road Widening – East Transportation Bond Project.

Motion by: Forrest

Second by: Berry

Vote: unanimous

A copy of Resolution 22-32 is attached to these minutes.

OTHER BUSINESS

Mayor Mayefskie said that Council will return to normal attire at the next Council meeting now that summer is over.

Council member Wolff asked the public, in memory of Mayor Sears, to stop at crosswalks, and not speed through town. Drive slowly, be careful, and stop crossing 55 at Main Street on foot.

Council member Forrest requested a six-month UDO update, maybe in October. Mayor Mayefskie asked Council if they wanted to hear an update. Consensus was to add that to the October agenda.

MPT Berry said, as a public service announcement for those owning property in the County, that the Commissioners are considering changing the firearms discharge buffer from 100 yards to 300 yards. It would not impact hunting or trapping, but would impact target practice. The County is looking for public input from county property owners.

Council member Forrest thanked Kendra Parrish, Executive Director of Utilities and Infrastructure for staying on top of the water supply predictions and asked her to make her team know how much their hard work is appreciated. The budget amendment passed in the Consent Agenda included funds for two EV stations partially funded by a grant. He is glad to see incremental changes coming to town. He also thanked the NC Dept of Environmental Quality for that grant. He thanked the United Arts Council for the grant to fund the jazz orchestra.

MANAGER'S REPORT

Randy Harrington, Town Manager, introduced the new Human Resources director, Jaime Joyner, and said how excited he was to have her join the Town. Ms. Joyner said she was excited to be here and is looking forward to working with staff, Council, and the community.

Mr. Harrington said that Holly Springs was just designated Sol Smart Silver. It is a national program designed to recognize communities that have taken key steps to address local barriers to solar energy, and foster the growth of solar markets in their area. He thanked staff for their work, specifically Sean Ryan and Greg Sponseller for their efforts.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an Economic Development matters, pursuant to N.C.G.S. 143-318.11(a)(5) to discuss negotiating parameters on real property at Ting north, and pursuant to N.C.G.S. 143-318.11(a)(6) to discuss the Town Manager's annual review.

Motion by: Forrest

Second by: Berry

Vote: Unanimous

Motion to seal the closed session minutes and leave closed session was made MPT Berry, seconded by Council member Forrest and passed with a unanimous vote.

Adjournment: Council member Wolff made a motion to adjourn at 9:55 pm. It was seconded by Council member Bennett and passed with a unanimous vote.

Respectfully Submitted on Tuesday, September 20, 2022.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Utilities & Infrastructure Fee Schedule Revisions

Strategic Priority Area: Economic Prosperity & Diversity

Responsible & Balanced Growth

Safe & Friendly

Staff Resource: Rachel Ingham, Utilities and Infrastructure, Sara Emig, Utilities and Infrastructure, Kendra Parrish, Utilities and Infrastructure, Seann Byrd, Utilities and Infrastructure

Action(s):

1. Approve revisions to the Utility Permit Fees as follows:
 - a. Water Permit Application Review (Delegated) - \$480 (formerly \$400)
 - b. Sewer Permit Application Review (Delegated) - \$480 (formerly \$600)
2. Approve an additional Utility Permit Fee:
 - a. Reclaimed Water Distribution Line Extension Permit Application Review (Delegated) - \$480
3. Approve additional Non-Residential System Development Fees for larger meter sizes.

Explanation:

- Utilities & Infrastructure Services (U & I) staff are preparing applications to the state of North Carolina for Local Program delegations to oversee Water, Reclaimed, and Sanitary Sewer utility permitting with a target application date of Fall 2022. The application(s) require a current fee schedule.
- After discussions with the NC Department of Environmental Quality (NCDEQ) Division of Water Resources, sanitary sewer permit fees could not exceed current fees charged for state review of sanitary sewer permits.
 - NCDEQ Division of Water Resources branch currently charges \$480 for state review of Sanitary Sewer Extension applications.
 - NCDEQ Non-discharge branch currently charges \$480 for state review of Reclaimed Water Distribution Line Extension applications.
 - NCDEQ Public Water Supply Section currently charges \$150-\$200 for state review of Water Extension applications.
- Town staff is recommending fee revisions to more accurately reflect current fees for NCDEQ review and to recover the cost of running Local Programs for utility permitting.
- Permit application fees are currently submitted by the developer to the state for review of utility applications. Developers will continue to submit the state required application fees until the Town is granted Local Program approval for Water, Reclaimed, and Sanitary Sewer utility permitting (target start date of Fall 2023).
- The current Nonresidential Water and Sewer Service Fee chart that sets Non-Residential

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Water and Sewer System Development Fees stops at 8-inch meters. A request was received recently for a 10-inch water meter.

- Based on the 2022 system development fee rate structure and trendlines, fees were projected out to the 10-inch and 12-inch meter sizes. Fees for smaller footprint buildings were not calculated because only larger customers should require larger meters.
- Non-Residential Water and Sewer Services:

		Office/Institutional			Retail/Restaurant/Industrial		
		<3,000 sq ft	3,001-20,000 sq ft	>20,001 sq ft	<3,000 sq ft	3,001-20,000 sq ft	>20,001 sq ft
10-inch meter	Sewer	--	--	\$54,745	--	--	\$62,015
10-inch meter	Water	--	--	60,941	--	--	\$69,034
12-inch meter	Sewer	--	--	64,722	--	--	\$73,452
12-inch meter	Water	--	--	72,047	--	--	\$81,765

- Water and Sewer Services - Village District Area Plan

		Office/Institutional				Retail/Restaurant/Industrial			
		<5,000 sq ft	5,001-9,999 sq ft	10,000 - 20,000 sq ft	>20,001 sq ft	<5,000 sq ft	5,001-9,999 sq ft	10,000 - 20,000 sq ft	>20,001 sq ft
10-inch meter	Sewer	--	--	--	\$49,273	--	--	--	\$55,175
10-inch meter	Water	--	--	--	\$54,852	--	--	--	\$61,413
12-inch meter	Sewer	--	--	--	\$58,271	--	--	--	\$65,378
12-inch meter	Water	--	--	--	\$64,869	--	--	--	\$72,770

Background:

- Historically, utility (drinking water, sanitary sewer, and reclaimed water) extension permits in the Town of Holly Springs have been forwarded to and processed by the NC

Department of Environmental Quality (NCDEQ).

- As the town has grown, so has the number of town staff dedicated to performing tasks required for utility permitting. With adequate staffing and resources, Utilities and Infrastructure (U & I) is working with the state to obtain Local Program delegation for water, sewer, and reclaimed extension permitting, whereby the Town would accept and process permit applications instead of submitting applications to NCDEQ for approval. Similar Local Programs exist in the Town of Cary, the Town of Apex, the City of Raleigh and other municipalities throughout the state.
- Consistent with the Town's Strategic Plan: Local Program delegation for water, sanitary sewer, and reclaimed utility permitting will:
 - Improve Asset Management in the Town of Holly Springs - having a vested interest in the Town's infrastructure, U & I staff will comprehensively and thoroughly review and permit development projects.
 - Improve the developer's customer service experience - by offering in-house permits through a single application portal (CityView), applicants will have fewer steps and contact points to successfully obtain an Authorization to Construct.
 - Streamlining the permit process by decreasing the turnaround time for utility permit approval - through the ability to concurrently review plans and permits, Town staff can minimize permit review and issuance times.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Peterson Station Gateway Feature Design

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services

Action(s):

- Approve / deny / defer Peterson Station gateway feature design

Explanation:

- On June 20, 2017, Town Council approved the Development Plan for Peterson Station at the corner of Sunset Lake Road and Stephenson Road.
- Conditions of approval stated, "In accordance with UDO Section 3.08 A. 4. C. Gateway Feature, this project is located at an intersection which is designated as a gateway in the Comprehensive Plan. A gateway feature shall be constructed in connection with the development of this project. Prior to issuance of a building permit, detailed design specifications shall be submitted to the Department of Planning and Zoning for review and the Town Council for approval."
- Gateway features are intended to mark the entry point into the Town of Holly Springs town limits.
- Gateway feature locations are identified in the Comprehensive Plan in Section 1: Land Use & Character Plan. The intersection of Sunset Lake Road and Stephenson Road is identified as a secondary gateway location.
- At the time of project approval, the town did not have a standard gateway feature design and the applicant was allowed to propose their own gateway feature design subject to Town Council approval. The Town adopted a standard design for all gateways (primary and secondary) in 2018. While this project is not required to construct a gateway feature in accordance with the approved design, staff requested the gateway feature for Peterson Station closely match the approved Town design.
- Staff has received the proposed design for the gateway feature, which includes a round-shaped raised planter and seat wall with signage at the corner of Sunset Lake Road and Stephenson Road. The design of the sign is very similar to the standard gateway feature design and similar to the gateway sign located at the corner of Sunset Lake Road and Holly Springs Road.

Background:

- Peterson Station has submitted building permits that are currently under review. Permits cannot be issued until the gateway feature design is approved.

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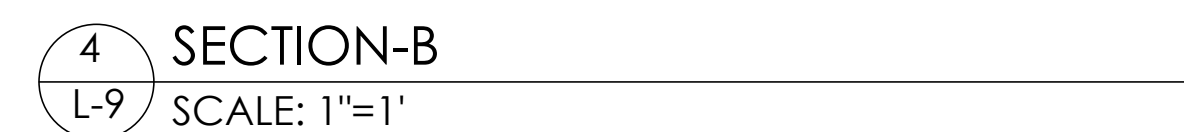
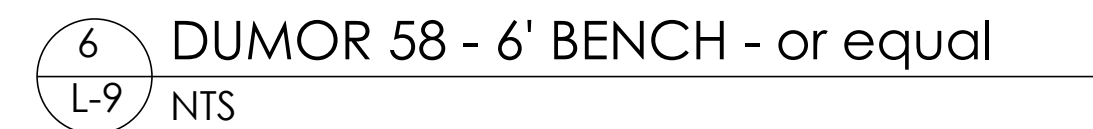
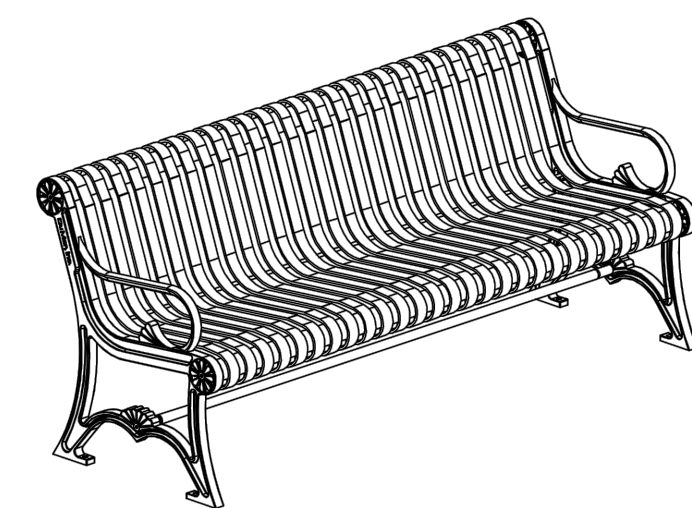
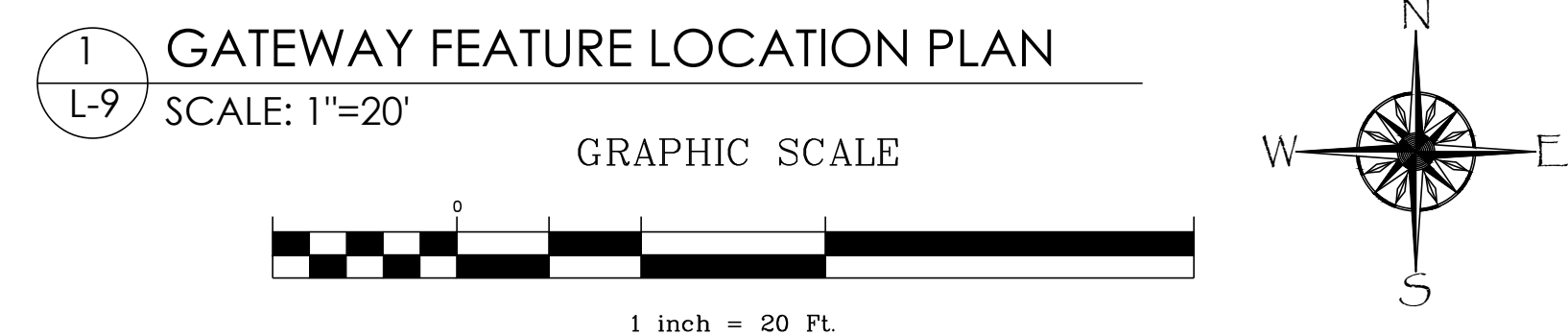
- On November 17, 2020, a Major Development Plan Amendment and Developer Agreement was approved modifying the phasing plan and allowing for stand-alone apartment building construction prior to the mixed-use buildings.

Funding Source(s):

N/A

Attachment(s):

1. Peterson Station Gateway Feature Proposed Design



- GATEWAY FEATURE NOTES:**
1. ALL REINFORCED MASONRY WORK SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402-13/ACI 530-13/ASCE 5-13 & TMS 602-13/ACI 530-11-13/ASCE 6-13A OR LATEST EDITION).
 2. ALL CONCRETE WORK SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI-301 AND THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI-318 (EDITIONS IN FORCE).
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE STATE, LOCAL, NATIONAL CODES (INCLUDING OSHA) AND COMPLIANT WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
 4. BASE MAP INFORMATION PROVIDED BY THE OWNER, LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
 5. OBTAIN ALL REQUIRED PERMITS BEFORE STARTING CONSTRUCTION.
 6. CALL UTILITY LOCATOR SERVICE PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
 7. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE LOCATION OF BOTH PUBLIC AND PRIVATE UNDERGROUND UTILITIES.
 8. DO NOT CHANGE THE DESIGN WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT OR THE OWNER.
 9. MASONRY GROUT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 10. TYPE OF MORTAR SHALL BE 'S' AND MORTAR SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 psi AT 28 DAYS.
 11. YIELD STRENGTH OF REINFORCEMENT STEEL, Fy=60ksi.
 12. CMU ARRANGEMENT TO ACHIEVE DIMENSIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
 13. FOUNDATION SOIL BEARING CAPACITY SHALL BE A MINIMUM 2000 PSF BEARING CAPACITY AND SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 14. IF THERE ARE ANY CHANGES IN THE PLANTER WALL, FOOTINGS, GATEWAY SIGN, SOIL PROPERTIES, DESIGN DIMENSIONS, OR IF THE DESIGNS ARE INACCURATE, CONTACT TMTLA ASSOCIATES IMMEDIATELY FOR REVIEW OF THE DESIGN CHANGES.
 15. SEE SECTION DETAILS FOR REINFORCEMENT SCHEDULE AND ADDITIONAL DIMENSIONS.
 16. ALL HARDWARE SHALL HAVE A BLACK FINISH.
 17. EXCAVATION FOR FOOTING WILL HAVE ALL LOOSE MATERIAL REMOVED. CONCRETE TO BE POURED TO EXTENTS OF THE EXCAVATION UP TO VIRGIN SOIL TO ACHIEVE HORIZONTAL BEARING PRESSURES.
 18. GATEWAY SIGN SHALL NOT ENCRATCH OR OVERHANG INTO THE RIGHT-OF-WAY OR SIGHT TRIANGLE.
 19. CONTRACTOR TO COORDINATE BRICK SELECTION W/ OWNER PRIOR TO ORDERING MATERIALS.
 20. FINAL DESIGN/CONSTRUCTION OF SIGN PANEL SHALL BE VERIFIED BY THE OWNER PRIOR TO ORDERING MATERIALS.
 21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM SITE DIMENSION AND LAYOUT PRIOR TO CONSTRUCTION.
 22. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND REQUESTING MUNICIPAL INSPECTIONS AS REQUIRED FOR SIGN OFF AND FINAL MUNICIPAL APPROVAL.



1/9/17 – REVISED PER TOWN COMMENTS
1/30/17 – REVISED PER TOWN COMMENTS
3/20/17 – REVISED PER TOWN COMMENTS
4/10/17 – REVISED PER TOWN COMMENTS
5/1/17 – REVISED PER TOWN COMMENTS
5/15/17 – REVISED PER TOWN COMMENTS
9/29/17 – REVISED PER TOWN COMMENTS
2/15/19 – PLAN MODIFICATION

ed Use

3/20/19 – PLAN MOD.
4/18/19 – PLAN MOD.
8/9/19 – PLAN MOD.
11/5/21 – PLAN MOD.
3/3/2022 – Comments
8/18/22 – GATEWAY

GATEWAY FEATURE
Sunset Lake Mix
Holly Springs, NC

SCALE:
NTS
DRAWN BY:
J.M.L.
PROJECT #
16116
DATE:
11/14/16

SHEET
L-9
OF



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Americans with Disabilities Act Policy Update

Strategic Priority Area: Safe & Friendly

Staff Resource: Sara Emig, Utilities and Infrastructure, Theresa Randall, Utilities and Infrastructure

Action(s):

Amend the Americans with Disabilities Act (ADA) Compliance and Grievance Policy SH-21.1.

Explanation:

- The ADA Compliance and Grievance Policy SH-21.1 was adopted on June 18, 2019 in early development of the American with Disabilities Act (ADA) Transition Plan.
- As a requirement of the Federal ADA, the town's ADA Compliance and Grievance Policy must identify a designated ADA Coordinator along with the coordinator's contact information.
- The purpose of an ADA Coordinator is to make sure that people with disabilities receive reasonable accommodation to access services and programs the public entity provides.
- All public entities that have at least 50 employees must have an ADA Coordinator. The ADA Coordinator's contact information is available to anyone who asks.
- Theresa Randall recently assumed the role of ADA Coordinator, therefore an amendment is being requested to update policy with current information.

Background:

- In 2018, the NC Department of Transportation provided notice of the Town's responsibility for adherence to the Americans with Disabilities Act of 1990 (ADA) and Section 503 of the Rehabilitation Act of 1973, including adoption of the ADA Transition Plan.
- Early development of the ADA Transition planning process involved selecting and naming an ADA Coordinator, developing an ADA Policy Statement, and adopting Grievance Complaint Procedures.
- The ADA Transition Plan itself consists of: a list of physical barriers that limit the accessibility of programs, activities, or services; methods to remove the barriers and make the facilities accessible; and a schedule to get the work completed.
- The ADA Transition Plan was adopted in January 2022.
- Over the next 5 years, the Town will begin addressing items identified for improvement in the ADA Transition Plan.
- The originally named ADA Coordinator is no longer employed by the Town. The vacated position has now been filled, so the policy should be amended to reflect the current ADA

Coordinator's name and contact information.

Funding Source(s):

N/A

Attachment(s):

1. SH-21.1 ADA Compliance and Greivance Policy

 Holly Springs, N.C. Administrative Rules for employees of the Town of Holly Springs	SH-21.1	
	ADA Compliance and Grievance Policy	
	Prepared By:	Theresa Randall
	Dept./Title:	Utilities & Infrastructure
	Date Approved:	September 20, 2022
	Effective Date:	September 20, 2022
	Supersedes Old #:	SH-21
	Old Effective Date:	June 19, 2019

AMERICANS WITH DISABILITIES ACT/SECTION 504 POLICY STATEMENT

The Town of Holly Springs (hereinafter referred to as the town) prohibits discrimination on the basis of a disability with respect to all terms and conditions of employment and access to its activities, programs, and services. Any interference, coercion, restraint, retaliation, or reprisal of any person alleging disability discrimination is prohibited.

For the purposes of this policy, an individual with a disability is defined as any person who:

1. Has a physical or mental impairment that substantially limits one or more major life activities;
2. Has a record of such an impairment; or
3. Is regarded as having such impairment.

The town is committed to:

- Providing reasonable accommodation for an individual with a disability to participate in employment, activities, programs, and services and has established procedures to allow persons with a disability to request reasonable accommodation;
- Providing access to persons using its facilities, buildings, and town-maintained roads, sidewalks, and crosswalks; and
- Ensuring that communications with applicants, participants, beneficiaries, members of the public, and companions with disabilities are as effective as communications with others.

The town has an ADA Coordinator, Theresa Randall who can answer ADA-related questions and handle reasonable accommodation requests as well as provide information on established procedures for filing a complaint alleging discrimination on the basis of a disability. The ADA Coordinator can be contacted at (919) 567-4009, through email at ada@hollyspringsnc.gov or by regular mail at the mailing address: PO Box 8 Holly Springs, NC 27540. Any questions or comments concerning this policy should be referred to the ADA Coordinator.

End of Administrative Rule No. SH-21.1

Approved by the Town Council, Town of Holly Springs, this the 20th day of September 2022.

ATTEST:

Linda C. McKinney, Town Clerk

(Town Seal)

Sean Mayefskie, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda

Title: Resolution to Accept Grant from NC Governor's Highway Safety Program

Strategic Priority Area: Safe & Friendly

Staff Resource: Michael Patterson, Police

Action(s):

Adopt Resolution 22-34, accepting grant funds from NC Governors Highway Safety Program (NCGHSP).

Approve budget amendment and adopt Grants and Special Revenue Fund Ordinance 22-35, appropriating funds from the NC Governors Highway Safety Program.

Explanation:

- The Holly Springs Police Department is accepting a \$25,000 grant from the NC Governor's Highway Safety Program to assist in funding over-time operations for speeding and seat belt enforcement.

Background:

- The NC Governor's Highway Safety Program promotes efforts to reduce traffic crashes in North Carolina and promotes highway safety awareness through a variety of grants and safe driving initiatives.
- These grants and initiatives help address issues such as impaired driving, seat belt use, speeding, distracted driving, motorcycle safety, bicycle safety, pedestrian safety and other aspects of highway safety.
- The Holly Springs Police Department will use grant funds for its officers to conduct high-visibility or saturation type enforcement efforts, focusing on speed and seatbelt enforcement. No checkpoints will be conducted.
- Grants and Special Revenue Ordinance (22-35) appropriates all projects under the Grants and Special Revenue Fund.
 - This ordinance increases the total fund appropriation by \$50,000 from the previously approved \$2,691,324 to a new appropriation of \$2,741,324.
 - The \$50,000 is comprised of \$25,000 in grant funds and \$25,000 in required matching town funds from Police Department budget.
 - The matching town funds are being moved to the project account for ease of financial reporting for the grant process.

Funding Source(s):

Governor's Highway Safety Program and Town matching funds.

Attachment(s):

Town Council Business Meeting
September 20, 2022

1. Agreement of Conditions Rev 2018-05-09
2. Resolution 22-34 accepting Grant from NCGHSP
3. Grants and Special Revenue Ordinance (22-35)
4. FY23 Budget Amendment Form - Police NCGHSP Grant

**North Carolina Governor's Highway Safety Program
Agreement of Conditions**

This Agreement is made by and between the North Carolina Department of Transportation, hereinafter referred to as the "Department", to include the Governor's Highway Safety Program, hereinafter referred to as "GHSP"; and the applicant agency, for itself, its assignees and successors in interest, hereinafter referred to as the "Agency". During the performance of this contract, and by signing this contract, the Agency agrees as follows:

A. Federal Provisions

- 1. Equal Opportunity/Nondiscrimination.** The Agency will agree to comply with all Federal statutes and implementing regulations relating to nondiscrimination concerning race, color, sex, religion, national origin, handicaps, and age. These include but are not limited to:
 - (a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252);
 - (b) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. 4601)
 - (c) Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), and Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686);
 - (d) Non-Discrimination in Federally-assisted programs of the United States Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964 (49 CFR Part 21), hereinafter referred to as "USDOT", as amended;
 - (e) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, and 49 CFR Part 27; and
 - (f) The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.);
 - (g) The Civil Rights Restoration Act of 1987, (Pub. L. 100-209);
 - (h) Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) and 49 CFR parts 37 and 38;
 - (i) Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations;
 - (j) Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency
- 2. Drug Free Workplace.** The Agency agrees to comply with the provisions cited in the Drug-Free Workplace Act of 1988 (41 U.S.C. 8103).
- 3. Federal Grant Requirements and Contracts.** The Agency shall comply with the following statutes and implementing regulations as applicable:
 - (a) Highway Safety Act of 1966 (23 U.S.C. Chapter 4 -), as amended;
 - (b) Sec. 1906, Pub. L.109-59, as amended by Sec. 4011, Pub. L. 114-94;
 - (c) Uniform Procedures for State Highway Safety Grant Programs (23 CFR part 1300);
 - (d) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 1201);
 - (e) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and all other relevant Federal regulations covering the Highway Safety Program;
 - (f) NHTSA Highway Safety Grant Funding Guidance, as revised, July 2015 (www.nhtsa.gov) and additions or amendments thereto.
- 4. Political Activity (Hatch Act)** The Agency will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
- 5. Lobbying.**
 - (a) **Certification Regarding Federal Lobbying.** The undersigned certifies, to the best of his or her knowledge and belief, that:
 - (i) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- (ii) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (iii) The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure

- (b) **Restriction on State Lobbying.** None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

6. Audits.

- (a) **Audit Required.** Non-Federal entities that expend \$750,000 or more in a year in Federal awards shall have a single or program-specific audit conducted for that year in accordance with the provisions of 2 CFR, Subpart F, §200.500. Guidance on determining Federal awards expended is provided in 2 CFR, Subpart F, §200.502.
- (b) **Single Audit.** Non-Federal entities that expend \$750,000 or more in a year in Federal awards shall have a single audit conducted in accordance with 2 CFR, Subpart F, §200.501, except when they elect to have a program-specific audit conducted in accordance with 2 CFR, Subpart F, §200.501, paragraph (c).
- (c) **Non-Governmental Entities.** Non-governmental entities (not-for-profit and for-profit entities) must adhere to North Carolina General Statute 143C-6.22 and 09 NCAC Subchapter 03M.

7. Instructions for Lower Tier Certification.

- (a) By signing and submitting this proposal, the prospective lower tier participant (the Agency) is providing the certification set out below and agrees to comply with the requirements of 2 CFR Parts 180 and 1200.
- (b) The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
- (c) The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (d) The terms covered transaction, civil judgement, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR Part 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.
- (e) The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred,

suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

- (f) The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR Parts 180 and 1200.
 - (g) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
 - (h) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
 - (i) Except for transactions authorized under paragraph 7(e) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies including suspension or debarment.
 - (j) **Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -- Lower Tier Covered Transactions.**
 - (i) The prospective lower tier participant (the Agency) certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any Federal department or agency.
 - (ii) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participants shall attach an explanation to this contract proposal.
8. **Buy America Act.** The Agency and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.
 9. **Prohibition On Using Grant Funds To Check For Helmet Usage.** The Agency and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.
 10. **Conditions for State, Local and Indian Tribal Governments.** State, local and Indian tribal government Agencies shall adhere to the standards established by 2 CFR Part 225, Cost Principles for State, Local, and Indian Tribal Governments and additions or amendments thereto, for principles for determining costs applicable to grants and contracts with state, local and Indian tribal governments.
 11. **Conditions for Institutions of Higher Education.** If the Agency is an institution of higher education, it shall adhere to the standards established by 2 CFR Part 215 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations and 2 CFR 220 Cost Principles for Educational Institutions for determining costs applicable to grants and contracts with educational institutions.

- 12. Conditions for Non-Profit Organizations.** If the Agency is a non-profit organization, it shall adhere to the standards established by 2 CFR Part 215 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations and 2 CFR Part 230 Cost Principles for Non-Profit Organizations for determining costs applicable to grants and contracts with non-profit organizations.
- 13. Conditions for Hospitals.** If the Agency is a hospital, it shall adhere to the standards established by 2 CFR Part 215 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations.

B. General Provisions

- 1. Contract Changes.** This document contains the entire agreement of the parties. No other contract, either oral or implied, shall supercede this Agreement. Any proposed changes in this contract that would result in any change in the nature, scope, character, or amount of funding provided for in this contract, shall require a written addendum to this contract on a form provided by the Department.
- 2. Subcontracts Under This Contract.** The Agency shall not assign any portion of the work to be performed under this contract, or execute any contract, amendment or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this contract without the prior written concurrence of the Department. Any subcontract under this contract must include all required and applicable clauses and provisions of this contract. Subcontracting does not relieve the Agency of any of the duties and responsibilities of this agreement. The subcontractor must comply with standards contained in this agreement and provide information that is needed by the Agency to comply with these standards. The Agency must submit any proposed contracts for subcontracted services to the Governor's Highway Safety Program for final approval no less than 30 days prior to acceptance.
- 3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment.** In all solicitations, either by competitive bidding or negotiation, made by the Agency for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Agency of the Agency's obligations under this contract. Additionally, Agencies making purchases or entering into contracts as provided for by this contract must adhere to the policies and procedures of 2 CFR Part 200 and North Carolina General Statute 143-128.4. Historically underutilized business defined; statewide uniform certification as it pertains to Historically Underutilized Businesses.
- 4. Incorporation of Provisions in Subcontracts.** The Agency shall include the provisions of section A-1 through A-13 of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the regulations, or directives issued pursuant thereto. The Agency shall take such action with respect to any subcontract or procurement as the Department, the State of North Carolina, hereinafter referred to as the "State", the National Highway Traffic Safety Administration, hereinafter referred to as "NHTSA", or the Federal Highway Administration, hereinafter referred to as "FHWA", may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Agency becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Agency may request the Department or the State to enter into such litigation to protect the interests of the Department or the State. In addition, the Agency may request the NHTSA or FHWA to enter into such litigation to protect the interests of the United States.
- 5. Outsourcing.** All work shall be performed in the United States of America. No work will be allowed to be outsourced outside the United States of America.
- 6. Property and Equipment.**
 - (a) Maintenance and Inventory.** The Agency shall maintain and inventory all property and equipment purchased under this contract.
 - (b) Utilization.** The property and equipment purchased under this contract must be utilized by the Agency for the sole purpose of furthering the traffic safety efforts of the Agency for the entire useful life of the property or equipment.
 - (c) Title Interest.** The Department and NHTSA retain title interest in all property and equipment purchased under this contract. In the event that the Agency fails or refuses to comply with the provisions of this Agreement or terminates this contract, the Department, at its discretion, may take either of the following actions:
 - (i)** Require the Agency to purchase the property or equipment at fair market value or other mutually agreed to amount; or

- (ii) Require the Agency to transfer the property or equipment and title of said property or equipment, if any, to the Department or to another Agency, as directed by the Department.
- (d) **Non-expendable Property.** Non-expendable property is defined as property or equipment having a value of \$5000 or more with a life expectancy of more than one year. Non-expendable property purchased under this contract cannot be sold, traded, or disposed of in any manner without the expressed written permission of the Department.
7. **Educational or Other Materials.** If allowed, any educational or other materials developed using funds from this contract must be reviewed and approved by the GHSP prior to their production or purchase. The cost of these materials is generally limited to a maximum of \$5.00 per item. The purchase of promotional items and memorabilia are not an allowable cost.
8. **Review of Reports and Publications.** Any reports, papers, publications, or other items developed using funds from this contract must be reviewed and approved by the GHSP prior to their release.
9. **Reimbursement.**
- (a) **General.** Payments are made on a reimbursement basis. There is no schedule of advance payments. Only actual allowable costs are eligible for reimbursement. Claims for reimbursement must be made a minimum of quarterly and no more than once a month via the Grants Management System. Claims for reimbursement not made within the three month threshold are subject to denial. The itemized invoice shall be supported by documentation of costs as prescribed by the Department. Reimbursements will not be processed if other required reports are incomplete or have not been submitted. Failure to submit complete reports by the required deadline may result in denial of reimbursement.
- (b) **Approval.** The Governor's Highway Safety Program and the Department's Fiscal Section shall approve the itemized invoice prior to payment.
- (c) **Unapproved Costs.** Any rejected or unaccepted costs shall be borne by the Agency. The Agency agrees that in the event the Department determines that, due to Federal or State regulations that grant funds must be refunded, the Agency will reimburse the Department a sum of money equal to the amount of Federal and State participation in the rejected costs.
- (d) **Final Claims for Reimbursement.** Final claims for reimbursement must be received by the GHSP within 30 days following the close of the approved contract period. Project funds not claimed by this date are subject to reversion.
- (e) **Expending Funds Under This Contract.** Under no circumstances will reimbursement be made for costs incurred prior to the contract effective date or after the contract ending date.
10. **Project Costs.** It is understood and agreed that the work conducted pursuant to this contract shall be done on an actual cost basis by the Agency. The amount of reimbursement from the Department shall not exceed the estimated funds budgeted in the approved contract. The Agency shall initiate and prosecute to completion all actions necessary to enable the Agency to provide its share of the project costs at or prior to the conclusion of the project.
11. **Program Income.** The Agency shall account for program income related to projects financed in whole or in part with federal funds in accordance with 2 CFR 200.307. Program income earned during the contract period shall be retained by the Agency and deducted from the federal funds committed to the project by the GHSP unless approved in advance by the Federal awarding agency as an addition to the project. Program income must be accounted for separately and the records made available for audit purposes.
12. **Project Directors.** The Project Director, as specified on the signature page of this Agreement, must be an employee of the Agency or the Agency's governing body. Any exception to this provision must have the expressed written approval of GHSP.
13. **Reports Required.**
- (a) **Quarterly Progress Reports.** Unless otherwise directed, the Agency must submit Quarterly Progress Reports to the GHSP, on forms provided by the Department, which reflect the status of project implementation and attainment of stated goals. Each progress report shall describe the project status by quarter and shall be submitted to GHSP no later than fifteen (15) days after the end of each quarter. If the Agency fails to submit a Quarterly Progress Report or submits an incomplete Quarterly Progress Report, the Agency will be subject to having claims for reimbursement withheld. Once a Quarterly Progress Report that substantiates adequate progress is received, cost reimbursement requests may be processed or denied at the discretion of GHSP.
- (b) **Final Accomplishments Report.** A Final Accomplishments Report must be submitted to the GHSP within fifteen (15) days of completion of the project, on forms provided by the Department, unless otherwise directed. If the Agency fails to submit a Final Accomplishments Report or submits an

incomplete Final Accomplishments Report, the Agency will be subject to having claims for reimbursement withheld. Once a Final Accomplishments Report that substantiates adequate progress is received, claims for reimbursement may be processed or denied at the discretion of GHSP.

- (c) **Audit Reports.** Audit reports required in Section A-6 above shall be provided to the Department within thirty (30) days of completion of the audit.

14. Out-of-State Travel.

- (a) **General.** All out-of-state travel funded under this contract must have prior written approval by the Governor's Highway Safety Program.
- (b) **Requests.** Requests for approval must be submitted to the GHSP, on forms provided by the Department, no less than thirty (30) days prior to the intended departure date of travel.
- (c) **Agency Travel Policy Required.** For Agencies other than state agencies, out-of-state travel requests must include a copy of the Agency's travel policy, to include allowances for lodging, meals, and other travel-related expenses. For state agencies, maximum allowable subsistence is limited to the prevailing per diem rates as established by the North Carolina General Assembly.
- (d) **Agenda Required.** Out-of-state travel requests must include a copy of the agenda for the travel requested.

15. Conditions for Law Enforcement. In addition to the other conditions provided for in this Agreement, grants to law enforcement agencies are subject to the following:

(a) Certifications Required.

- (i) **In-car Camera or Video System.** For any in-car camera or video system purchased under this contract, it is required that the operator of that equipment has successfully completed Standardized Field Sobriety Testing training (SFST). A copy of this certificate must be filed with GHSP prior to reimbursement of in-car camera or video systems.
- (ii) **Radar.** For any radar equipment purchased under this contract, it is required that the operator of that equipment has successfully completed Radar Certification Training. A copy of this certificate must be filed with GHSP prior to reimbursement of radar equipment.
- (iii) **Alcohol Screening Devices.** For any preliminary alcohol screening devices purchased under this contract, it is required that the operator of that equipment has successfully completed the Alcohol Screening Test Device training offered by the Forensic Test for Alcohol Branch.

- (b) **Report Required - Monthly Enforcement Data Report.** In addition to the reports mentioned above, law enforcement agencies engaging in enforcement activities must submit a Monthly Enforcement Data Report on the form provided by the Department no later than fifteen (15) days after the end of each month. If the Agency fails to submit a Monthly Enforcement Data Report or submits an incomplete Monthly Enforcement Data Report, the Agency will be subject to having cost reimbursement requests withheld. Once a Monthly Enforcement Data Report that substantiates adequate progress is received, cost reimbursement requests will be processed. The agency head must sign the form. However, the agency head may assign a designee to sign the form by providing written signature authority to the GHSP.

16. Conditions for Local Governmental Agencies.

- (a) **Resolution Required.** If the Agency is a local governmental entity, a resolution from the governing body of the Agency is required on a form provided by the Department.
- (b) **Resolution Content.** The resolution must contain a commitment from the governing body to provide the local funds as indicated in this contract. Additionally, the resolution is required even if the funding is one hundred percent from federal sources, as it serves as recognition by the governing body of federal funding for purposes of Section A-6 above.

17. Seat Belt Policy and Use. Agency must adopt and enforce a seat belt use policy required for all seating positions unless exempted by state law.

18. Text Messaging Policy. Agency must adopt and enforce a policy banning text messaging while driving unless exempted by state law.

19. Prohibited Interests. No member, officer, or employee of the Agency during his or her tenure, and for at least one (1) year thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof or therefrom.

20. Continued Federal and State Funding.

- (a) **Federal Funding.** The Agency agrees and understands that continuation of this project with Federal funds is contingent upon Federal funds being appropriated by the United States Congress specifically for that purpose. The Agency further agrees and understands that in the event funds originally

appropriated by Congress for these grants are subsequently reduced by further acts of Congress, funding to the Agency may be proportionately reduced.

- (b) **State Funding.** The Agency agrees and understands that continuation of this project with funds from the State of North Carolina is contingent upon State funds being appropriated by the General Assembly specifically for that purpose. The Agency also agrees that any state funds received under this contract are subject to the same terms and conditions stated in this Agreement.
- 21. Performance.** All grants provided by the Governor's Highway Safety Program are performance-based and, as such, require that continual progress be made toward the reduction of the number and severity of traffic crashes. Any agency, whose performance is deemed unsatisfactory by the GHSP, shall be subject to the sanctions as provided for in this contract. Additionally, unsatisfactory performance shall be cause for the Department to reduce or deny future funding.
- 22. Resolution of Disputes.** Any dispute concerning a question of fact in connection with the work not disposed of by contract by and between the Agency and the Department, or otherwise arising between the parties to this contract, shall be referred to the Secretary of the North Carolina Department of Transportation and the authorized official of the Agency for a negotiated settlement. In any dispute concerning a question of fact in connection with the project where such negotiated settlement cannot be resolved in a timely fashion, the final decision regarding such dispute shall be made by the Secretary of the North Carolina Department of Transportation, with the concurrence of the Federal funding agency, and shall be final and conclusive for all parties.
- 23. Department Held Harmless.**
- (a) **For State Agencies.** Subject to the limitations of the North Carolina Tort Claims Act, the Agency shall be responsible for its own negligence and holds harmless the Department, its officers, employees, or agents, from all claims and liability due to its negligent acts, or the negligent acts of its subcontractors, agents, or employees in connection with their services under this contract.
- (b) **For Agencies Other Than State Agencies.** The Agency shall be responsible for its own negligence and holds harmless the Department, its officers, employees, or agents, from all claims and liability due to its negligent acts, or the negligent acts of its subcontractors, agents, or employees in connection with their services under this contract.
- 24. Records Access and Retention.** The Agency shall provide all information and reports required by the regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department, the State, NHTSA, or FHWA, as appropriate, to be pertinent to ascertain compliance with such regulations, orders and instructions. Furthermore, the Agency shall maintain such materials during the contract period, and for five (5) years from the date of final payment from the Department or until all audit exceptions have been resolved, for such inspection and audit. Where any information required of the Agency is in the exclusive possession of another who fails or refuses to furnish this information, the Agency shall so certify to the Department, State, NHTSA, or FHWA, as appropriate, and shall set forth what efforts it has made to obtain the information. Pursuant to N.C.G.S. §147-64.7, the Department, the State Auditor, appropriate federal officials, and their respective authorized employees or agents are authorized to examine all books, records, and accounts of the Agency insofar as they relate to transactions with any department, board, officer, commission, institution, or other agency of the State of North Carolina pursuant to the performance of this Agreement or to costs charged to this Agreement.
- 25. Sanctions for Non-Compliance.** The applicant Agency agrees that if it fails or refuses to comply with any provisions and assurances in this contract, the Department may take any or all of the following actions:
- (a) Cancel, terminate, or suspend this contract in whole or in part;
- (b) Withhold reimbursement to the Agency until satisfactory compliance has been attained by the Agency;
- (c) Refrain from extending any further funding to the Agency under this contract with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Agency;
- (d) Refer the case to the United States Department of Justice for appropriate legal proceedings.
- 26. Cancellation, Termination, or Suspension of Contract.**
- (a) **By the Department.** For noncompliance with any of the said rules, regulations, orders or conditions, due to management deficiencies or criminal activity this contract may be immediately canceled, terminated, or suspended in whole or in part by the Department. For noncompliance not indicative of management deficiencies or criminal activity the Department shall give sixty (60) days written notice

to take corrective action. If the Agency has not taken the appropriate corrective action after sixty (60) days the Department may cancel, terminate, or suspend this contract in whole or in part.

(b) By mutual consent. The Agency or the Department may terminate this contract by providing sixty (60) days advanced written notice to the other party.

(c) Unexpended funds. Any unexpended funds remaining after cancelation or termination will revert to the Department.

27. Completion Date. Unless otherwise authorized in writing by the Department, the Agency shall commence, carry on, and complete the project as described in the approved Highway Safety Project Contract by September 30 of the Federal fiscal year for which it was approved.

28. E-Verify requirements. If this contract is subject to NCGS 143-133.3, the contractor and its subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the NC General Statutes.

29. Certification of Eligibility Under the Iran Divestment Act. Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-55 et seq. requires that each Agency, prior to contracting with the State certify, and the undersigned Agency Authorizing Official on behalf of the Agency does hereby certify, to the following:

- (a)** that the Agency is not now and was not at the time of the execution of the Contract dated below identified on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran;
- (b)** that the Agency shall not utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List; and
- (c)** that the undersigned Agency Authorizing Official is authorized by the Agency to make this Certification.

30. Agency Fiscal Year. The end date for the Agency's fiscal year is _____.

31. Signature. By signing below, the Agency agrees to adhere to the terms and conditions of this Agreement.

AGENCY PROJECT DIRECTOR		
NAME	TITLE	ADDRESS
SIGNATURE	DATE	TELEPHONE NUMBER
AGENCY AUTHORIZING OFFICIAL		
NAME	TITLE	ADDRESS
SIGNATURE	DATE	TELEPHONE NUMBER
AGENCY OFFICIAL AUTHORIZED TO RECEIVE FUNDS		
NAME	TITLE	ADDRESS
SIGNATURE	DATE	TELEPHONE NUMBER

(The Applicant Agency)

(The Governing Body of the Agency)

(Governing Body)

(Chairperson/Mayor)

(Clerk)

DATE _____



Ordinance No. 22-35

Date Submitted: September 20, 2022

Date Adopted: September 20, 2022

**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 capital project 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: Grants and Special Revenue Fund Fees shall be deposited directly in the fund effective September 20, 2022

Grant and Special Revenue Fund	
Expenditures:	
Code Enforcement	1,980,512
Police	370,858
General Government	345,191
Parks and Recreation	44,763
Total	2,741,324

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Grant and Special Revenue Fund	
Revenues:	
Inspections Revenues	1,978,018
Federal Grants	331,085
Other Grants and Donations	359,057
Miscellaneous Revenues	24,864
General Fund Revenues	48,300
Total	2,741,324

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 September 20, 2022 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of September 2022.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk



Town of Holly Springs FY2022-23 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, 2023.

Department: Police

Date: 9/15/2022

Reason for Budget Amendment:

Transferring Police Department matching funds for NC Governor's Highway Safety Program Grant in order to track overtime usage for grant reporting purposes.

Expense			
Account #	Account Description	Increase	Decrease
10-418-18-01.01	Police Department Salaries and Wages		\$ 25,000
10-95	General Fund - Transfer Out	\$ 25,000	
Total Expense:		\$ 25,000	\$ 25,000

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 14.

Public Hearings

Title: Oakview Mixed Use Special Exception Use - Quasi-judicial Hearing

Strategic Priority Area: Economic Prosperity & Diversity

Responsible & Balanced Growth

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

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider a Special Exception Use (22-SEU-01) and Variance for Oakview Mixed Use
2. Adopt Resolution 22-33 to make and accept the Findings of Fact for consideration of and to approve SEU, Variance, and Waivers
3. Approve/deny/defer Oakview Mixed Use Development Plan (22-DP-03) with the conditions stated in the attachment.
4. Approve Oakview Mixed Use Development Agreement.

Explanation:

Explanation

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Town Council Quasi-judicial Public Hearing; Special Exception Use (SEU)
 - Site zoning at the time of application, under the 2002 UDO, was LB Local Business District, which required a SEU. The current site zoning is NMX Neighborhood Mixed Use.
- The Town has received the following requests for buildings within Pod A of the Oakview Innovation Master Plan:
 - SEU to allow a hotel use in the LB Local Business District
 - Variance to increase the maximum building height from 45 ft. to 75 ft. to allow construction of a hotel
 - Development Plan to construct an integrated center with a mix of uses including retail, restaurants, and hotel.
- In conjunction with the SEU, the applicant is requesting Waivers of the UDO standards as follows:
 - to reduce the minimum glazing requirement from 40% to 27% on Building C (food hall).

Planning Board Meeting
September 20, 2022

- to allow 2% of the 10% minimum tree preservation area to be met through reforestation.
 - to increase the allowed number of pull off loading spaces from one to three and reduce the space dimensions to 10' x 25' for one loading space.
- The 12.37 acre site is POD A of the Oakview Master Plan, located at the SW corner of Holly Springs New Hill Road and Green Oaks Parkway.
- The proposed development will include four buildings. The hotel building will have 135 sleeping units, but a final square footage and design have not been proposed. A Development Plan amendment is required for final approval of the hotel design, including elevations.
- The applicant updated the Oakview Master Plan Traffic Impact Analysis (TIA) for the proposal.
- A Development Agreement has been entered into with the applicant outlining fees-in-lieu of off-site and on-site transportation improvements related to the following:
 - Traffic signal at Ancient Oaks Drive/Site Drive/Holly Springs New Hill Road (\$20,700): The Signal Warrant Analysis completed by the applicants showed that some warrants are being met, but the signal is not yet fully warranted according to NCDOT criteria and requirements. With this phase of the Oakview Innovation Park Master Plan, primary access is located off of Green Oaks Parkway as well as a site drive off of Holly Springs New Hill Rd. The intersection of Ancient Oaks Dr./Holly Springs New Hill Rd./Site Drive #1 will only be utilized by approximately 4% of the predicted traffic generated by this site. This intersection will continue to be monitored as the Oakview Innovation Park Master Plan builds out, as well as with adjacent development. The Town has collected \$105,000 from Yield 1.0 (Oakview Phase 1) development, and Oakview Mixed Use (Oakview Phase 2) will be responsible for a \$20,700 proportionate fee that will ultimately go toward the funding for the future traffic signal. The Town will continue collecting proportionate fees from adjacent development for the future traffic signal at this intersection.
 - Intersection realignment/improvements for Holly Springs New Hill Road/Old Holly Springs Apex Road (\$50,000): The approved Green Oaks Tech Center Master Plan includes this realignment project. With the Yield 2.0 Development Plan, the construction will be completed. Construction drawings for this item are still under review and construction is anticipated to begin later this year/early 2023.
 - NC-55 Corridor Improvements (\$80,000): The proportionate fee contributed by this development will go toward the partner funded transportation bond project for the N.C. 55 southbound work from Avent Ferry Road to Main Street. This project is estimated to begin construction later this year/early 2023. The Town continues to collect proportionate fees toward the future transportation bond project from adjacent developments that impact this corridor.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on 8/23/2022:

- The updated TIA to ensure it considered the developments' proposed uses and nearby uses such as Oakview Elementary School.
- Studies related to the need for hotels in the area.
- The type of hotel and hotel design that is envisioned for this site.
- Visibility of tenant signage facing adjacent streets in relation to plant buffers.

Planning Board Meeting
September 20, 2022

- Consideration of a parking garage at this site.

Planning Board Recommendations:

Special Exception Use: The Planning Board recommended approval (8-0-1).

Development Plan and Waivers: The Planning Board recommended approval (8-0-1).

Background:

- The site was rezoned from RT Research & Technology to LB Local Business on November 3, 2020 per the Oakview Master Plan Development Agreement to develop the site as mixed use (residential uses not permitted).
- The Oakview Innovation Master Plan was approved on November 3, 2020.
- The site was rezoned from LB Local Business to NMX Neighborhood Mixed Use as part of the 2022 UDO update effective March 1, 2022. Per North Carolina General Statutes, the applicant is proceeding with the application under the LB zoning and the UDO effective at the time they made the application, which required a SEU for hotels in the LB district.

Funding Source(s):

N/A

Attachment(s):

1. 22DP03_22SEU01_OakviewMixedUse_PBStaffRpt
2. 22DP03_22SEU01_OakviewMixedUse_Petitions
3. 22DP03_OakviewMixedUse_Plans
4. 22SEU01_OakviewMixedUse_Proposed Motions and Conditions
5. 22DP03_22SEU01_OakviewMixedUse Resolution_Revised



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

**REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
OAKVIEW MIXED USE
22-SEU-01 / 22-DP-03**

APPLICANT(S):

Cara Hylton
Helix Ventures, LLC
3717 National Dr., Suite 209
Raleigh, NC 27612

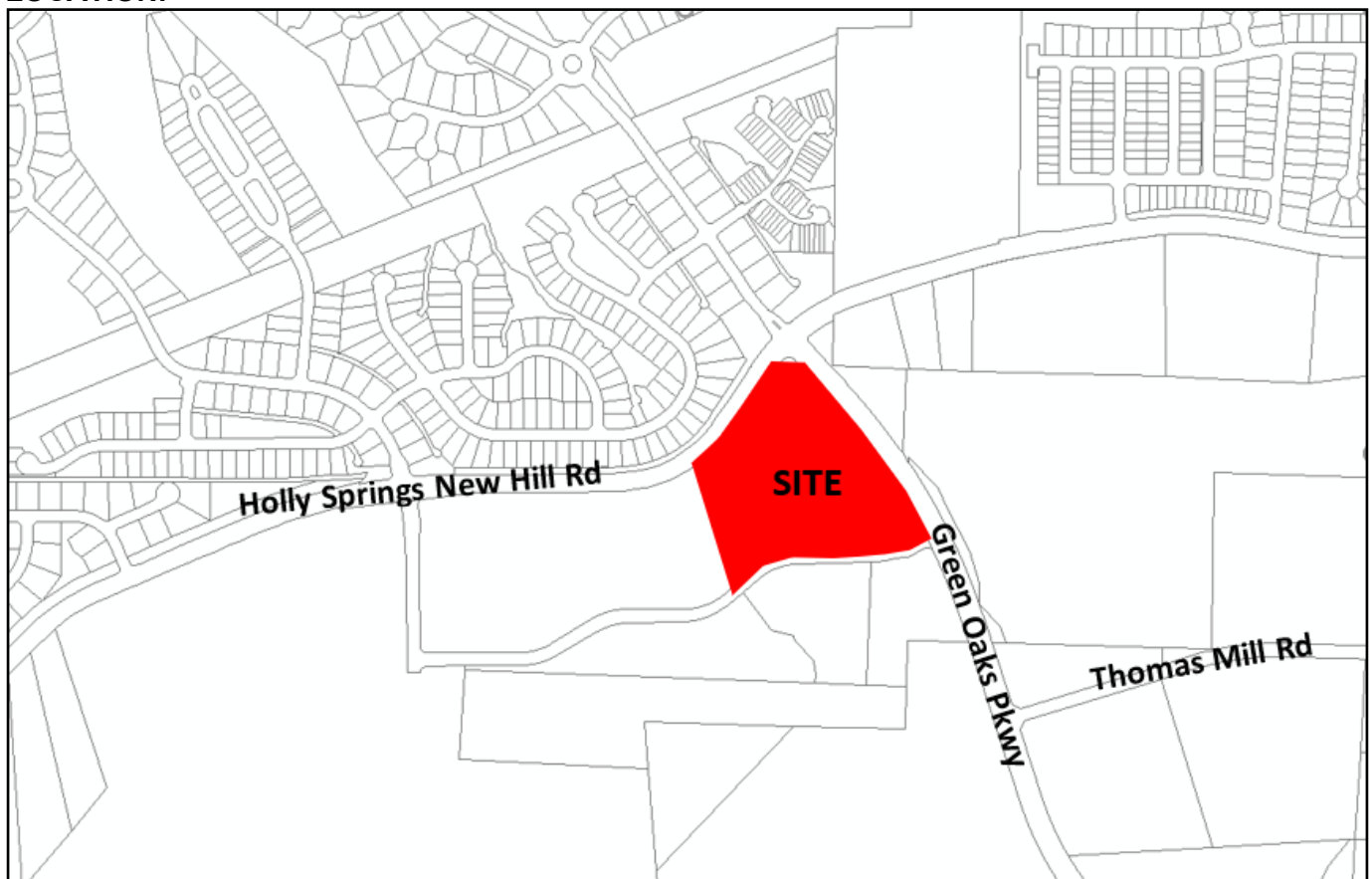
DEVELOPER(S):

Jon Keener
Trustwell Property Group
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER(S):

Helix Ventures, LLC
3717 National Dr., Suite 209
Raleigh, NC 27612

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: 8/23/22
Town Council Public Hearing & Action: 9/20/22

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

ATTACHMENTS:

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

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Helix Ventures LLC	0639940209	NMX Neighborhood Mixed-Use	12.37 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	NMX Neighborhood Mixed-Use	Vacant
North	PUD Planned Unit Development	Single-family Residential
South	BRT Business & Research Technology	Vacant
East	BRT Business & Research Technology and PUD Planned Unit Development	Vacant
West	BRT Business & Research Technology	Lab/Manufacturing/Warehouse

PROPERTY HISTORY

Rezoning History

Rezoning Number: 20-REZ-03
 Original Zoning: RT Research & Technology
 Proposed Zoning: LB Local Business (now NMX Neighborhood Mixed Use)
 Approved by Town Council on: 11/3/20

Subdivision History

Project Number: 20-MAS-02
 Description: Master Plan for minimum 5 lots and maximum 25 lots
 Approved by Town Council on: 11/3/20

PROJECT OVERVIEW

The Town has received a request for a Development Plan for Pod A of the Oakview Innovation Master Plan (20-MAS-02-A01) located at the intersection of Holly Springs New Hill Road and Green Oaks Parkway. The proposal is to construct a four building, integrated center on the 12.37- acre site for retail, restaurants (food hall), and a 135-room hotel. The hotel design is not proposed at this time. Elevations and any amendments for the future hotel will be reviewed under a future application. A Special Exception Use is requested for the hotel use.

The site was rezoned to LB Local Business in 2020. In March 2022 a new Unified Development Ordinance (UDO) was adopted that changed the LB zoning district to NMX Neighborhood Mixed-Use. However, this project application was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO and LB standards in place at time of application.

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a Hotel Use in the LB: Local Business District at the property located at 11605 Holly Springs New Hill Rd, Wake County PIN 0639940209.

Special Exception Use Findings of Fact:

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

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

WAIVER REQUESTS

Request to allow for a Waiver of Regulations of UDO Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features to allow Alternate Compliance to reduce the 40% minimum windows and glass door requirement to 27% on Building C (Food Hall) in association with Development Plan Petition #22-DP-03.

UDO Requirements:

Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features

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

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

Waiver Findings of Fact:

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

2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Request to allow for a Waiver of Regulations of UDO Section 7.01 J.5 Minimum Tree Preservation area to allow reforestation in lieu of tree preservation (2% of the overall 10% requirement) in association with Development Plan Petition #22-DP-03.

**UDO Requirements:
Section 7.01 J.5**

5. Tree Preservation Areas Required
 - a. Minimum Tree preservation area

A portion of the total project area shall be reserved as required tree preservation area(s). The minimum area shall be established by zoning district as follows:

(2) Ten (10) percent of project area – Multifamily / Commercial / Mixed Use Districts (R-MF-8: Multifamily Residential District and R-MF-15: High Density Multifamily Residential District, LB: Local Business District, CB: Community Business District, OR: Office, Research & Development Park District, and GB: General Business District)

Waiver Findings of Fact:

1. The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or, the strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;
2. The granting of a waiver will not cause negative impacts on the environment;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Request to allow for a Waiver of Regulations of UDO Section 7.05 Off-Street Loading Regulations to increase the allowed number of “pull-off” loading spaces from one to three and reduce the space dimensions to 10’ x 25’ for one space in association with Development Plan Petition #22-DP-03.

**UDO Requirements:
Section 7.05 B Design and Construction of Loading Areas**

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

Section 7.05 C Location of Off-Street Loading Spaces

- i. Office, professional services, retail or other non-industrial uses may provide one (1) required loading space per building in a "pull-off" loading area located adjacent to an interior access drive. A "pull-off" loading area shall not be subject to the prohibition against being located between

the front lot line and front facade of any portion of the building served set forth in sub-Section 3., above.

Waiver Findings of Fact:

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

**TOWN COUNCIL VARIANCE REQUESTS
NOT FOR PLANNING BOARD DISCUSSION OR CONSIDERATION**

1. **Request to allow for a Variance of Regulations of UDO Section 2.01 B. 7. a Development Standards, Maximum Building Height, to allow a maximum building height of 75' in association with Development Plan Petition #22-DP-03.**

UDO Requirements:

Section 3.08 B.4. a. Development Standards – Maximum Building Height

Maximum Building Height – forty-five (45) feet; provided, however, that:

- i. no portion of any building located between fifteen (15) feet and thirty (30) feet from a front lot line shall be in excess of thirty-five (35) feet; and,
- ii. the setback for that portion of any building or structure which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the building or structure above thirty-five (35) feet until the maximum height of the building or structure is allowed.

Variance Findings of Fact:

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

STAFF ANALYSIS

Note: *This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO In place at time of application.*

Part 1: Special Exception

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

The applicant has requested a Special Exception Use for a Hotel use in the LB: Local Business District.

Part 2: Development Plan

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

The proposal is to construct a four building, integrated center on the 12.37- acre site. Buildings A & B are retail use buildings (18,760 square feet each). Building C is a food hall/restaurant use (12,704 square feet). Building D is a hotel (135 sleeping units). The hotel design is not proposed at this time. Elevations and any amendments for the future hotel will be reviewed under a future application.

PLANNING & ZONING

Land Use & Character

The Land Use & Character Plan designates these properties as Neighborhood Center.

Neighborhood Center

A Mixed-Use Center offers the opportunity to provide goods and services to surrounding neighborhoods in low-intensity, unobtrusive development that are compatible with nearby residential development. These centers transition between residential and nonresidential uses and include safe and convenient pedestrian and bicycle access. A variety of shared public open spaces throughout provide a walkable, activated environment. This Character Area is primarily commercial but may include upper story residential. Parking is located in the rear of buildings and surface parking lots are shared.

PART 1: SPECIAL EXCEPTION USE

The site is located at the intersection of Holly Springs New Hill Road and Green Oaks Parkway. Many employment uses exist and are currently being constructed in the vicinity including Seqirus, Fujifilm Diosynth Biotechnologies, and The Yield 2.0 (aka Green Oaks Tech Center). A hotel would provide convenient accommodations for visitors to these businesses. Retail and restaurant uses are proposed for this development and are also located nearby in Holly Springs Towne Center.

PART 2: DEVELOPMENT PLAN

Development Standards

Minimum and Maximum Yards/Interior Yards:

Maximum per Master Plan:

Thoroughfare Yard: 30 ft.

Collector Street Yard Minimum: 30 ft.

Minimum Side Yard: 10 ft.

Proposed:

Holly Springs New Hill Rd. – 30 ft.

Green Oaks Pkwy. – 30 ft.

Helix Place (interior collector street) – 30 ft.

Side: 10 ft.

Building Height:

Maximum: forty-five (45) feet; provided, however, that:

- i. no portion of any building located between fifteen (15) feet and thirty (30) feet from a front lot line shall be in excess of thirty-five (35) feet; and,
- ii. the setback for that portion of any building or structure which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the building or structure above thirty-five (35) feet until the maximum height of the building or structure is allowed.

Minimum: 25 feet

Proposed:

Buildings A, B & C: 30 feet

Building D: 75 feet (variance requested)

Gross Floor Area:

Maximum 100,000 sq. ft. gross main floor area for any non-Office/Professional Service per Oakview Innovation Master Plan Development Agreement

Proposed: 66,224 sq. ft.

Parking & Loading:

Parking Required:

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

Hotel: 1 space for each sleeping unit

Total Required: 348 spaces + 2 bike racks

Provided Parking: 360 spaces + 2 bike racks at each building

Loading Required: 3 off-street loading spaces

Loading Provided: 3 pull-off spaces; waiver requested to reduce the size of hotel loading space

Open Space:

Minimum Open Space Required: 0.5% of the project area or 2,178 square feet

Open Space Provided: 2.950 square feet

Outdoor Operations: Outdoor seating is provided adjacent to Buildings A, B, and C. An outdoor pool is proposed with the hotel. An outdoor stage is proposed within one of the open space areas.

Landscape Requirements:

Perimeter Yard/Bufferyard

Minimum Required:

Adjacent to Thoroughfare: Maximum 30 ft, Type A-50 per Master Plan

Adjacent to Collector: 30 ft, Type B-75 per Master Plan

Adjacent to Nonresidential: 10 ft, Type A-20

Provided:

Adjacent to Thoroughfare (Holly Springs New Hill Rd.: 30 ft, Type A-50

Plants include Willow Oak, Nuttall Oak, Cherokee Princess Dogwood,

Autumn Brilliance Serviceberry, Okame Flowering Cherry, and River Birch

Adjacent to Collector (Helix Pl.): 30 ft, Type B-75

Plants include Princeton American Elm, Obsession Nandina, Nellie

Stevens Holly, and Kay Parris Southern Magnolia.

Adjacent to Nonresidential: 10 ft, Type A-20, existing vegetation

Foundation:

Foundation landscaping has been provided including Nuttall Oak, Autumn Gold Maidenhair Tree, Bosque Lacebark Elm, Canyon Creek Glossy Abelia, Virginia Sweetspire, and Mrs. Schillers Delight Walter's Viburnum.

Interior Parking Lot

Required: 36 landscape islands containing 1 tree and 4 shrubs

Provided: 36 landscape islands containing 1 tree and 4 shrubs including

Parking Area Screening

Parking area screening will be provided along all parking spaces between the front building line and front lot line.

Tree Preservation

Required: 10% of the site or 1.2 acres

Provided: 8.5% or 1.03 acres plus 2% or .024 acre in reforestation area (waiver requested to allow reforestation area in lieu of tree preservation)

General Regulations

Trash Containers:

Trash enclosures are provided for trash collection areas.

Architectural and Site Design Requirements

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

Individual building elevation and site design requirements are required to meet UDO Section 3.08, Architectural and Site Design Requirements and per the Master Plan.

Building Materials

A minimum of 60% of the primary building façade must be constructed using a masonry material, such as brick or stone. The Master Plan Design Guidelines require that when two or more materials are used on any building façade, the heavier material shall be placed below the lighter material (e.g. siding over brick) to give the sense of support and grounding.

Colors

A variety of gray and beige tones are used throughout the various building materials for each building.

Architecture

A more modern style with angled roof elements is proposed to differentiate the buildings on this parcel from the Oakview Innovation business park buildings. Compatible colors and materials are proposed.

Roof Treatment

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

Animating Features

UDO Section 3.08 stipulates that building bays are to be established a maximum of 30-feet in width with a 4-inch change in depth. Building bays meet this requirement.

Glazing (windows and glass doors) and Human Scale features are provided, including a brick veneer water table, lighting scones, and aluminum canopies above entry doors. Alternate compliance for Building C (food hall) is proposed to reduce the minimum glazing from 40% to 27%.

Master Sign Plan:

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

Lighting:

A lighting plan is provided showing light levels that meet the requirements. The proposed light fixture is shown in the associated master plan. The proposed lighting style is LED with black pole and fixture.

Fencing: Decorative fencing is proposed along the top of retaining walls.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

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

CIVIL IMPROVEMENTS

Water Service:

With this development, potable water service will be provided through a tap to the existing 12-inch watermain along the “internal street” that was constructed as part of the Oakview Master Plan infrastructure. The developer will extend watermain into the site to serve the buildings. A hydraulic water model and fire flow analysis report was completed as part of this project.

Sewer Service:

With this development, sanitary sewer service will be provided through connection to the existing outfall constructed as part of the Oakview Master Plan infrastructure, and discharges to the Business Park Pump Station. The developer will extend sewer main into the site to serve the buildings. A sanitary sewer evaluation report was completed as part of this project.

Transportation

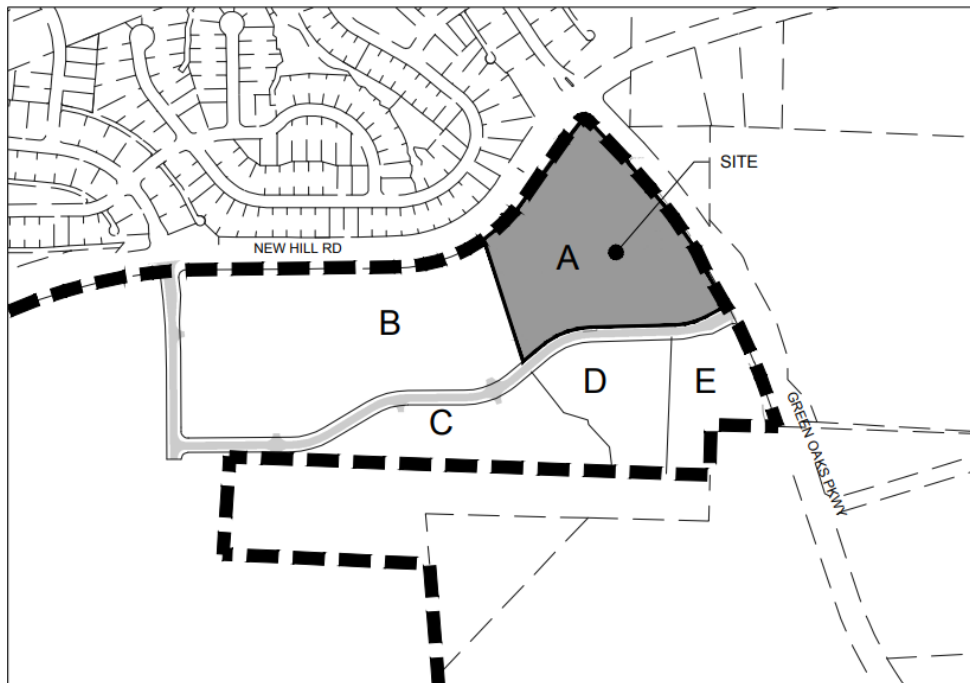
Road Widening:

Thoroughfare widening along Holly Springs New Hill Rd. and Green Oaks Parkway are being completed as part of the Oakview Innovation Master Plan development. In addition, the internal streets that will serve this development will be constructed as part of the Oakview Innovation Master Plan development infrastructure project.

Traffic Study:

A Traffic Impact Analysis (TIA) was completed as part of the Oakview Innovation Master Plan. The TIA was updated with this development plan. The following improvements were recommended in the Updated TIA.

- Fee-in-lieu of future traffic signal at intersection of Site Dr. #1/Holly Springs New Hill Rd./Ancient Oaks Dr. in the amount of \$20,700
- Fee-in-lieu proportionate to project impact for future realignment/improvements at the intersection of Holly Springs New Hill Rd./Old Holly Springs Apex Rd. in the amount of \$50,000
- Fee-in-lieu proportionate to project impact for improvements along NC-55 in the amount of \$80,000.
- Site Drive #2: Full access with Left turn lane and right turn lane
- Site Drive #4: Restricted access (right-in-right-out) with right turn lane



Stormwater & Environmental

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.

PLANNING BOARD RECOMMENDATION

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny the following waivers:

- UDO Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features for Oakview Mixed Use, to allow Alternate Compliance to reduce the 40% minimum windows and glass door requirement to 27% on Building C as submitted by Helix Ventures LLC, Project Number 48803, dated 6/17/22.
- UDO Section 7.01 J.5 Minimum Tree Preservation for Oakview Mixed Use, to allow reforestation in lieu of tree preservation (2% of the overall 10% requirement) as submitted by Helix Ventures LLC, Project Number 48803, dated 6/17/22.
- UDO Section 7.05 Off-Street Loading Regulations to increase the allowed number of “pull-off” loading spaces from one to three and reduce the space dimensions to 10’ x 25’ for one space.

ACTION #2: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council approve / deny Special Exception Use #22-SEU-01 as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a hotel use in the LB: Local Business and Development Plan #22-DP-03 for Oakview Mixed Use for the property located at 11605 Holly Springs New Hill Rd., Wake County PIN 0639940209 as submitted by Helix Ventures with the following conditions:

Special Exception Use:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 22-SEU-01.

Development Plan:

1. All previous conditions of approval for Oakview Innovation Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town’s current annual budget.
2. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
3. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pose and traffic signal timing modifications required.
4. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
5. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
6. This project will be required to meet Town’s NPDES Phase II Post Construction Stormwater ordinance.
7. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Submit a detailed reforestation plan showing at a minimum the general location, species, and size of each plant to be planted.

- c. A detailed hydraulic report will be required for the reclaimed water main extension proposed. This report is required to be finalized prior to Construction drawing approval.
 - d. The future traffic signal at the intersection of Ancient Oaks Dr./Holly Springs New Hill Rd./Site Drive #1 is not yet warranted according to the Signal Warrant Analysis submitted and reviewed with this plan. This development is responsible for a proportionate fee-in-lieu of design and construction of the future traffic signal in the amount of \$20,700 at the time of Construction Drawing Approval.
 - e. Holly Springs New Hill Road/Old Holly Springs Apex Road: A fee-in-lieu proportionate to project impact in the amount of \$50,000 is required for improvements at this intersection and due at the time of Construction Drawing Approval.
 - f. NC 55 intersections: A proportionate fee-in-lieu in the amount of \$80,000 is required for construction of the future NC-55 improvements, and due at the time of Construction Drawing Approval.
 - g. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - h. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
 - i. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - j. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - k. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
 - l. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
- 8. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval, if requested.
 - 9. Prior to Building Permit Submittal for Building D (hotel) the applicant shall submit and obtain approval for a Major Development Plan Amendment that includes elevations for Building D. The architectural elevations shall have complimentary façade designs through the use of cohesive materials and architectural elements.
 - 10. Finalize the minor comments from TIA review for Planning Board.

DEVELOPMENT PETITION

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



Petition Type:

☐ Master Plan

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

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ Development Plan (check all that apply)

- ☒ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☒ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Oakview-Mixed Use

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

PUD/Master Plan/Subdivision 20-MAS-02-A01 Shopping Center/Lot# _____Project Location: New Hill Holly Springs Rd and Green Oaks Parkway

Use street address. If none, use the closest intersection

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

PIN: Pod A (20-MAS-02-A01) Real Estate ID: _____Project Acreage (rounded to nearest tenth): 12.37= 12.40 acres Partial Parcel: ☐ No ☐ Yes (additional fee)Current Zoning: LB Proposed Use (see UDO Primary Use List): Mixed Use/RetailOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

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

Scoping Meeting Date: _____ Concept Meeting Date: 07.15.2021

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

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

Project Applicant/Contact

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

Name Cara Hylton Company Helix Ventures, LLCMailing Address 3717 National Drive, Suite 209City Raleigh State NC Zip 27612Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Chris Glass Company Timmons GroupMailing Address 5410 Trinity Road, Suite 102City Raleigh State NC Zip 27607Telephone # (919) 866-4510 E-Mail chris.glass@timmons.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Jon Keener Company Trustwell Property Group
Mailing Address 3717 National Drive, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 E-Mail jon@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Trenton Baker Company HagerSmith
Mailing Address 300 S Dawson St
City Raleigh State NC Zip 27601
Telephone # (919) 821-5547 E-Mail TBaker@hagersmith.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 Chris Glass Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4510 E-Mail chris.glass@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

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

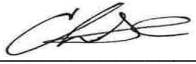
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) Alternate Telephone # (_____)
Fax # (_____) E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail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

Property Owner - Required

Name Cara Hylton Company Helix Ventures, LLC
Mailing Address 3717 National Drive, Suite 209
City Raleigh State _____ Zip _____
Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature:  Date: 02/18/2022

SPECIAL EXCEPTION USE FINDINGS OF FACT



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

Project Information:

Project Name: Oakview Mixed-Use Development

Special Exception Use:

UDO Section No.: Section 3.09.B.1

Special Exception Use: Hotel Land Use

Specific Special Exception Use Request:

Allow Hotel Use within LB zoning

For DPZ Use only

Project # _____

Date Received:

Findings of Fact:

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

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

Allowing a Hotel Use will not negatively impact the public health, safety, comfort, community moral standards, convenience or general welfare in anyway.

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

The proposed use will not injure or adversely affect the adjacent area or property value, it will in fact support and positively impact the surrounding developments by providing a much needed use.

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

The proposed use will enhance the character of the district and the town's comprehensive plan by providing a use that is needed by the community but in very limited supply in Holly Springs and provide it in an appropriate district.

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

The proposed use will conform to all development standards.

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

The proposed use will provide sufficient sizes for driveways and ensure safety of the pedestrians.

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

The proposed use will provide and conform to all statements list above.

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

The proposed use will provide the necessary needs list above.

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

The proposed use the appropriate services to handle the proposed use.

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

The proposed use the appropriate landscape requirements to enhance and harmonize with its surrounding properties.

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

The proposed use will consider hours of operations and number of people and will not negatively impact the adjoining properties.

Certificate of Completion

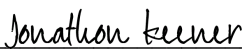
I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant:



Date: 2/18/2022

Signature of Owner:

DocuSigned by:

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Date: 2/18/2022

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS PETITION

DPM Appendix #A.16

March 2022

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

www.hollyspringsnc.us/2170/Development-Services

Variance Request (please be specific)

UDO Section No.: 3.02Section Title: LB-Local Business District

Specific Variance Request: increase building height to 75' for the
hotel use (building D); match the
adjacent parcel zoned RT

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ BOA☐ Town Council

Project Information

Project Name Oakview-Mixed Use

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

PUD/Master Plan/Subdivision 20-MAS-02-A01 Shopping Center/Lot # _____Project Location New Hill Holly Springs Rd and Green Oaks Parkway

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN Pod A (20-MAS-02-A01) Real Estate ID _____Project Acreage 12.40 acres Current Zoning LBSketch Plan Review (Pre-Submittal) Meeting Date: 07.15.2021**If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.**

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other: _____Name Chris Glass Company Timmons GroupMailing Address 5410 Trinity Rd. Suite 102City Raleigh State NC Zip 27607Telephone # (919) 866-4510 E-Mail chris.glass@timmons.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Jon Keener Company Trustwell Property GroupMailing Address 3717 National Drive, Suite 209City Raleigh State NC Zip 27612Telephone # (919) 371-6208 E-Mail jon@trustwellgroup.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Cara Hylton Company Helix Ventures, LLCMailing Address 3717 National Drive, Suite 209City Raleigh State NC Zip 27612Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

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

Project Information

Project Name: Oakview Mixed Use



Findings of Fact

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

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

LB restricts building height limiting the potential for creating a
hotel use. The height limitation prevents the development of a
hotel of a size that would provide a distinct community benefit
to this area.

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

The zoning surrounding this parcel and former zoning for the parcel is all RT which allows for a 75' maximum
height. This is the maximum height we are asking be restored for just this building which is setback more than
55' from the Public ROW (85'+). Topography of the site also puts the base of the building below the level of
the ROW such that it will appear lower than the requested 75'. Additionally, the proposed landscape buffer
provided at the ROW will further screen the building from view.

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

The variance to the height restriction of the hotel is not regarded as a self-created
hardship.

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

The public safety and spirit of the ordinance is met, providing a very similar condition as
the adjacent property, zoned RT. Building placement and landscape buffer meets the UDO
requirements and intent while further reducing the appearance of the building to the
surrounding properties so as to maintain the character of the area in accordance with the
comprehensive plan.

Certificate of Completion

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

Signature of Applicant: _____

DocuSigned by:

Jonathan Keener

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Date: 05/20/2022

Signature of Owner: _____

Date: 5/20/2022

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: OAKVIEW MIXED-USE DEVELOPMENT Associated Project Number: 22-DP-03/22-SEU-01

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

WE REQUEST AN ALTERNATE METHOD OF COMPLIANCE FOR THE TRANSPARENCY REQUIREMENT FOR THE FOOD HALL. THE PROPOSED INTERNAL USE LIMITS OUR ABILITY TO PROVIDE WINDOWS ON SOME FACADES.

Contact Information

Waiver/Alternate Compliance Contact

Name TRENT BAKER Company HAGERSMITH DESIGN, PA.

Mailing Address 300 S. DAWSON ST.

City RALEIGH State NC Zip 27601

Telephone # (919) 821-5547 E-Mail TBAKER@HAGERSMITH.COM

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

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

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

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

THE USE OF THIS BUILDING WILL BE A FOOD HALL.
THE PROPOSED INTERIOR SHOWS KITCHEN SPACES ALONG MOST OF THE
EXTERIOR WALLS ON THE EAST & WEST SIDES. IN ORDER TO COMBAT THIS, EXTENSIVE AMOUNTS OF GLAZING
HAVE BEEN ADDED TO THE CENTER (RAISED) BAY ON ALL SIDES, WHERE THE PATRONS WILL BE DINING.

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Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

THE RETAIL & FOOD HALL USES WILL ENHANCE THE CURRENT LOCATION BY PROVIDING MORE SPACES FOR
THE PEOPLE OF HOLLY SPRINGS TO GATHER AND COMMUNE WITH ONE ANOTHER.

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

THIS DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN PRIMARILY BECAUSE THIS IS CREATING A
MEETING PLACE WITHIN THE VILLAGE OF HOLLY SPRINGS AND IT WILL ENHANCE THE ADJACENT RESIDENTIAL
AREAS BY PROVIDING A DIFFERENT, BOUTIQUE STYLE, RETAIL & DINING EXPERIENCE UNLIKE OTHERS IN THE
AREA.

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

ALTHOUGH THE TRANSPARENCY ALONG THE FACADE OF THE FOOD HALL DOES NOT MEET THE
REQUIRED PERCENTAGES, THE CENTER DINING AREA HAS GLASS ON ALL SIDES DUE TO LARGE EXPANSES OF
GLASS ON THE NORTH & SOUTH, AND CLERESTORY WINDOWS ON THE EAST & WEST. IF YOU NOTICE ON THE
INTERIOR REFERENCE PLAN, ANY AREAS THAT THE PUBLIC IS ALLOWED TO ACCESS, NATURAL WILL FLOOD THESE
LOCATIONS.

Certificate of Completion

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

Signature: 

Date: 5/19/22

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

- (1) **The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,**

The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;

In addition to protecting existing trees along the eastern and western property lines, this project proposes to reforest an area of the site to help achieve the required tree preservation area. A portion of the existing mature trees in the southeast corner that were initially identified as potential tree preservation were cleared during the construction of road improvements. Also, the required building setbacks (max 30') along Holly Springs New Hill Rd. do not allow for tree preservation in that area. The final plan will exceed required tree preservation through the combination of reforestation and tree preservation.

- (2) **The granting of a waiver will not cause negative impacts on the environment;**

The majority of existing trees on site are young growth pines and hardwoods that developed naturally after the harvesting/clearing of mature trees over the last two decades (see attached images). Existing trees in the natural resource areas (wetlands) are being retained and protected. Therefore, we do not believe our approach will cause a negative impact on the environment.

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

The proposed development is consistent with the intent of the Comprehensive Plan.

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

The proposed development is consistent with the intent of the UDO by protecting sensitive natural areas, preserving existing trees to the greatest extent possible, and providing additional trees to make up any gaps in tree preservation requirements. All other landscape requirements will be met with this plan.

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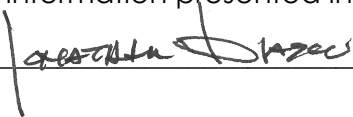
Project # _____

Date Received:

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

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

Signature:  Jonathan Blasco, PLA/ASLA

Date: 5/18/2022

Oakview Mixed-Use - 2021

PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDSC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD

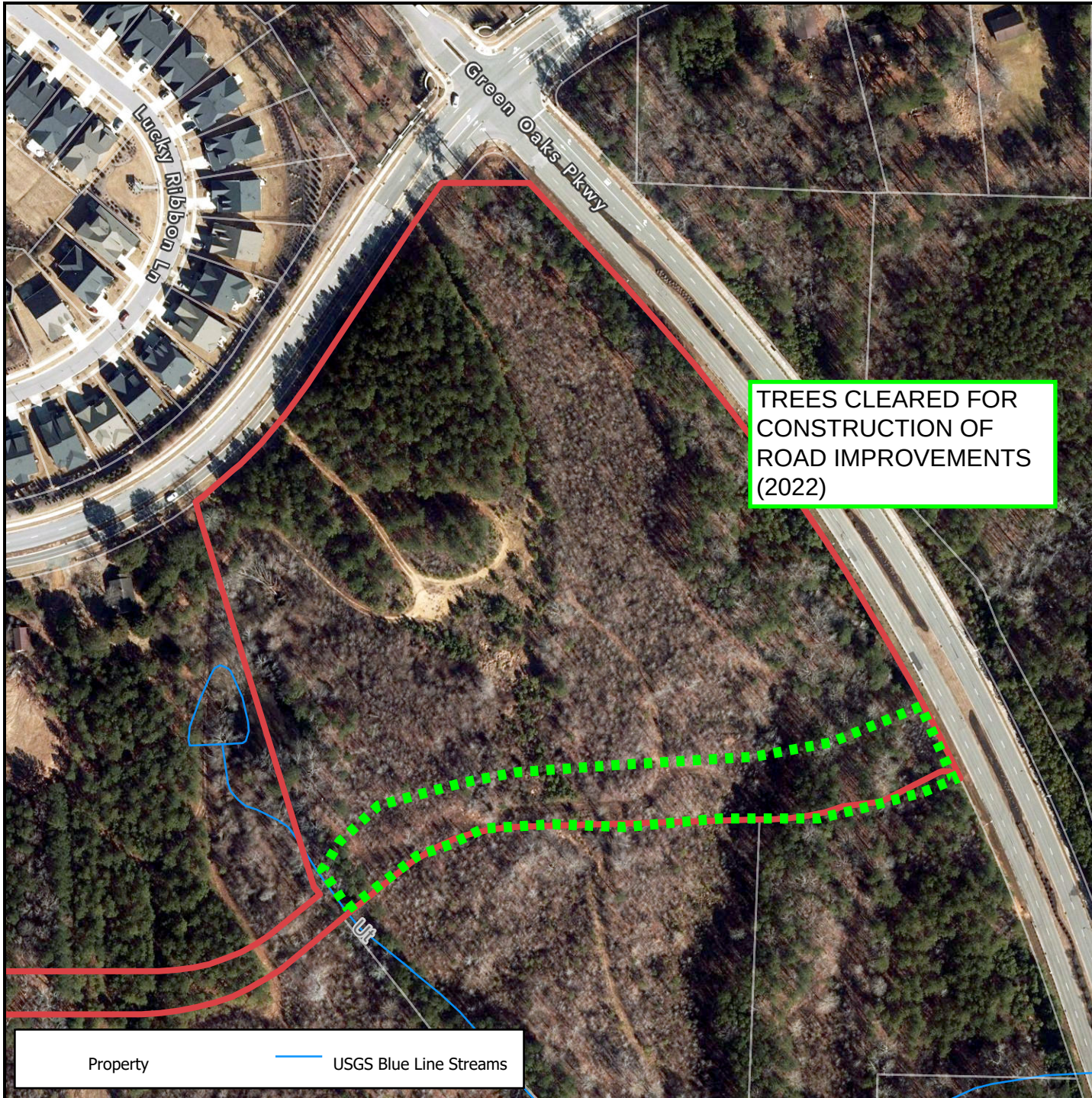
TREES CLEARED FOR
CONSTRUCTION OF
ROAD IMPROVEMENTS
(2022)



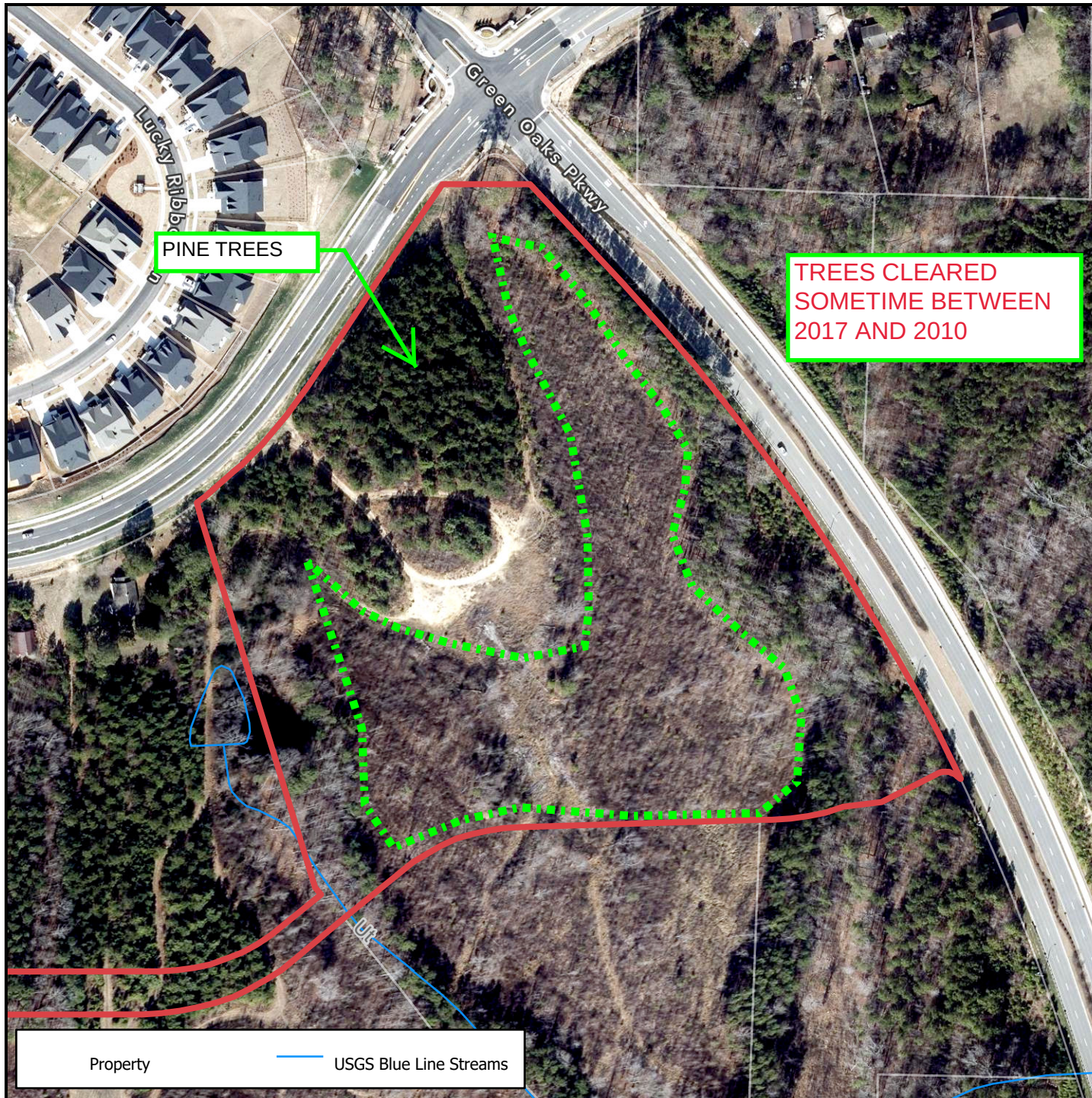
0 100 200 400 ft
 1 inch equals 200 feet

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.*



Oakview Mixed-Use - 2017



PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDSC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD

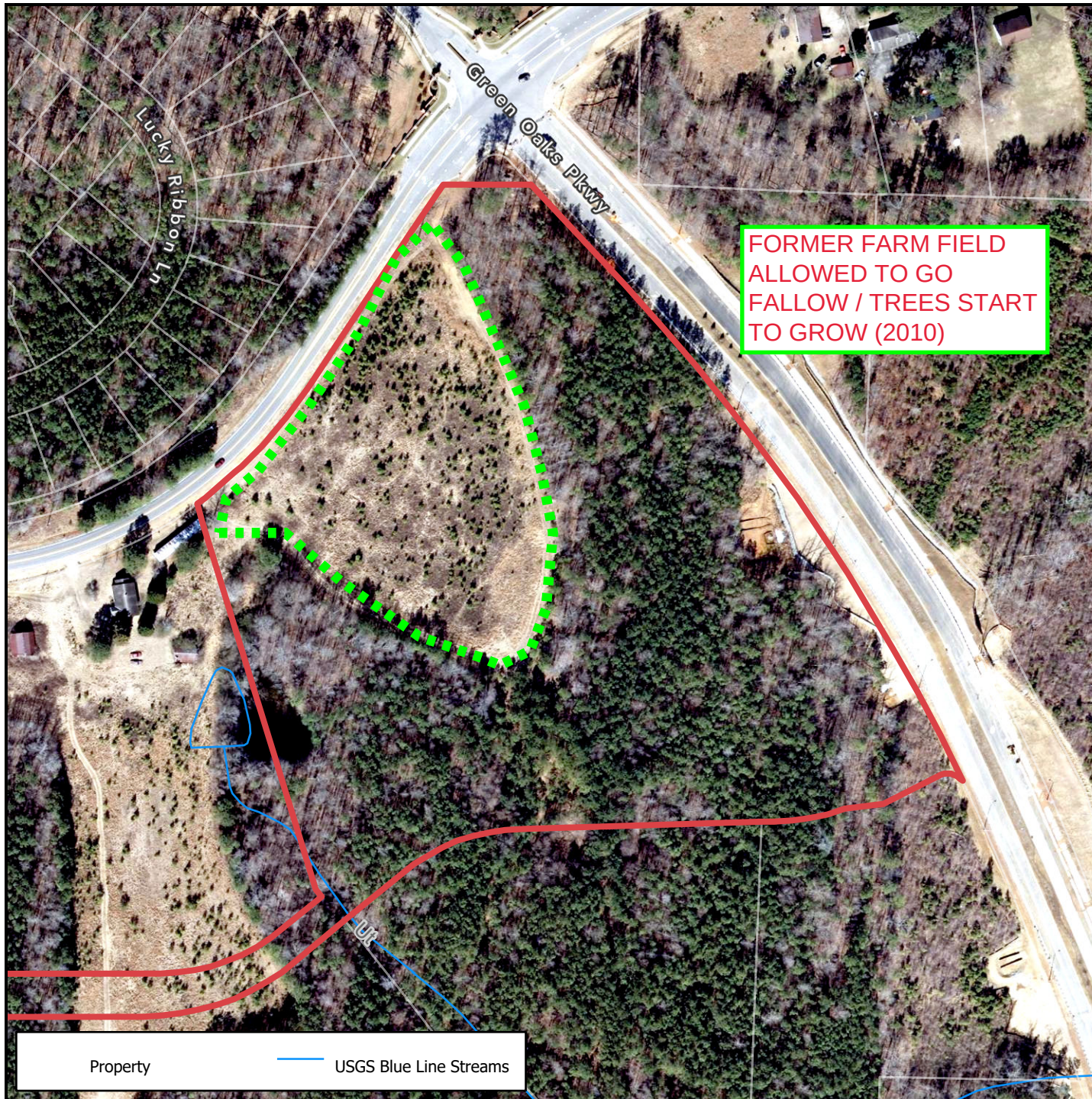


0 100 200 400 ft
 1 inch equals 200 feet

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Oakview Mixed-Use - 2010



PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDSC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD



0 100 200 400 ft
 1 inch equals 200 feet

Disclaimer

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Oakview Mixed-Use - 2005

PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDISC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD

PORTION OF SITE
 WAS FARMED
 THROUGH 2005



0 100 200 400 ft
 1 inch equals 200 feet

Property

USGS Blue Line Streams

Disclaimer

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UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

- (1) **The nature and location of the proposed building or structure, and;**
The proposed building and use for Building D is local business.

The development is located within the Oakview Innovation Park southeast of the intersection of Green Oaks Parkway and Holly Springs New Hill Road

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Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) **The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;**
There are a total of 3 loading docks for the proposed building A,B,C,D.The pull off loading area will be for delivering materials to retail stores, food hall, and hotel.

The majority of shipments are anticipated to be after hours and during the day and occurs throughout the week for food hall, retail, and hotel.

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

Since the majority of deliveries will be smaller delivery vehicle and pull offs from vehicular traffic and crosswalks for pedestrian around the site there will be no impact on the public safety, nor the safety of patrons that are using the facility. Emergency vehicle access will not be impeded.

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

The loading area is proposed on the primary frontage as defined in the UDO however the facility fronts two streets. We are proposing the load area (pull off)front of the building face Holly Springs New Hill Road (the gateway corridor). We feel as this frontage is more appropriate to allow materials and supply to be as shown creating less conflict with other parked vehicles; help hide the 30' landscape buffers will be provided screening for the loading area. UDO states only one pull off, because of the function of the building make sense to have multiple pull offs. All deliveries are through the front door of buildings

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

The off-street loading area will be provided along the primary frontage.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.
Signature: _____ Date: 05.20.2022

DEVELOPMENT PLAN : OAKVIEW MIXED-USE DEVELOPMENT

HOLLY SPRINGS, NORTH CAROLINA 27540

DEVELOPMENT SERVICES PLAN PROJECT NUMBER:

22-DP-03 / PLDP202200061

UTILITY / MUNICIPALITY CONTACTS:

- A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2903
CONTACT: SEAN RYAN

B. BURIED CABLE LOCATION
NC 811

C. DUKE ENERGY
(866) 582-6345

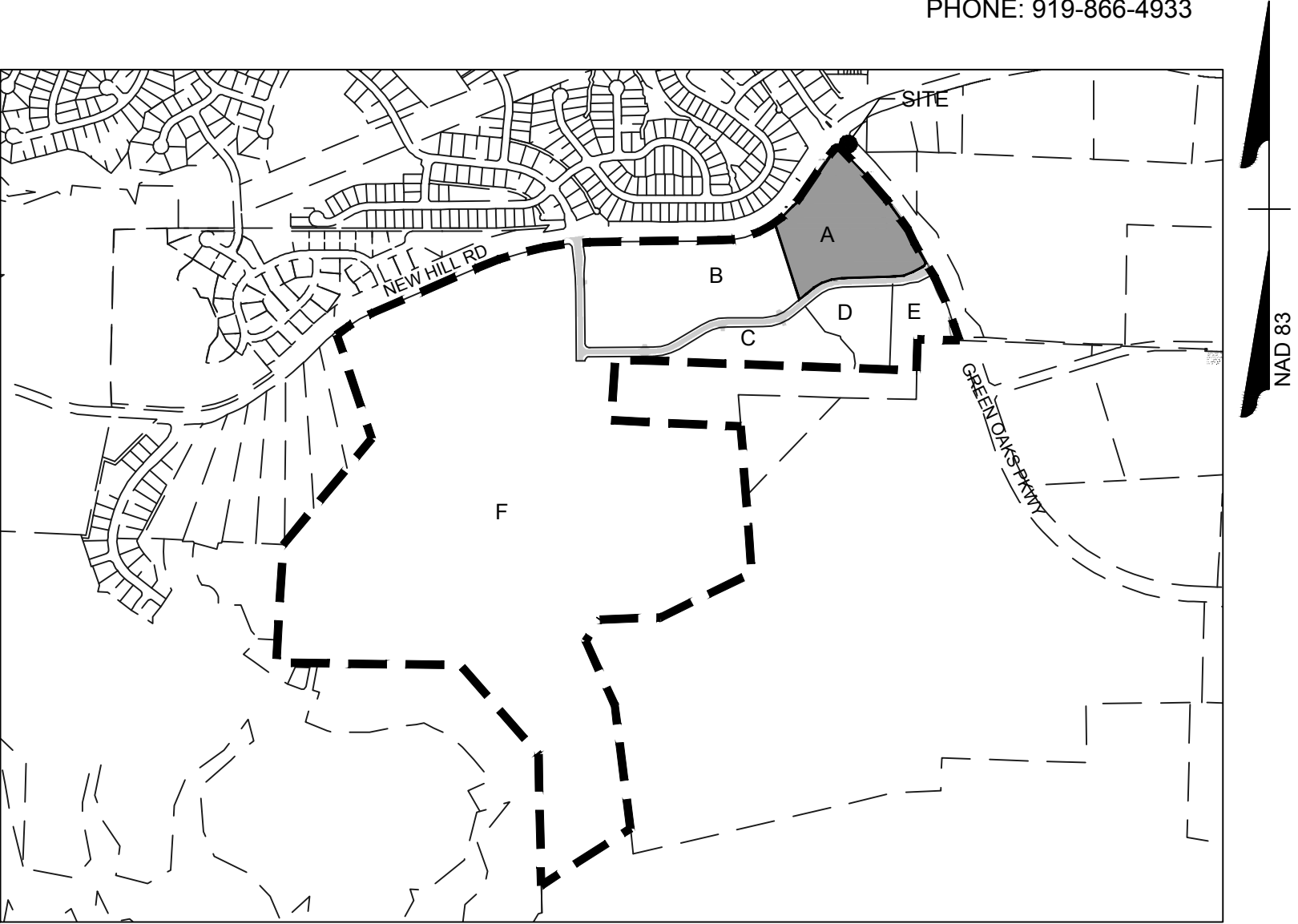
CONSULTANT CONTACTS:

- OWNER: HELIX VENTURES LLC
CONTACT: CARA HYLTON
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

DEVELOPER/APPLICANT
TRUSTWELL PROPERTY GROUP
CONTACT: JON KEENER
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

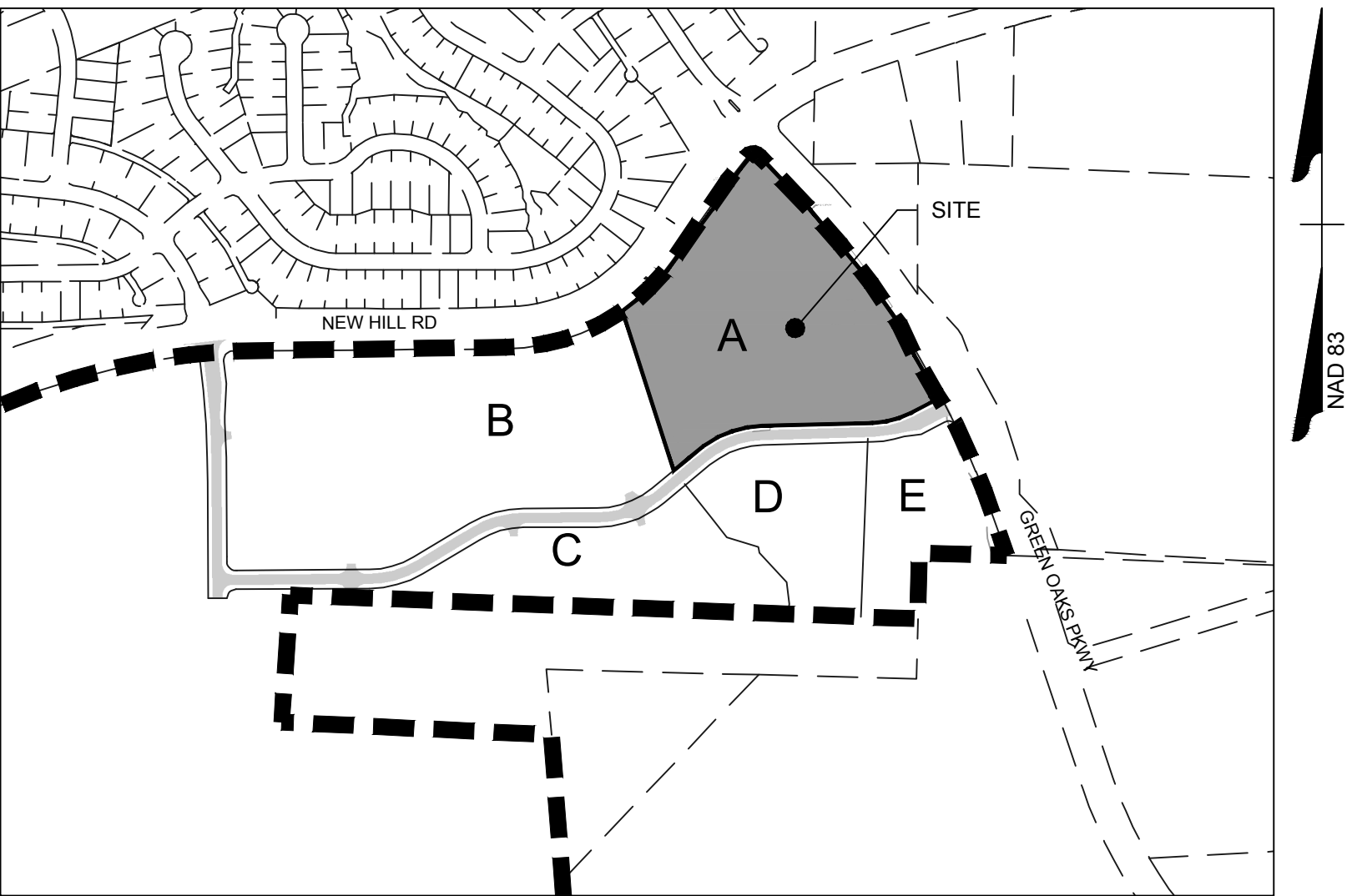
SITE ENGINEER/ LANDSCAPE
ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

SITE DATA TABLE	
SITE AREA:	12.37 ACRES
ZONING:	LB (NMX AS OF MARCH 1, 2022) -12.37 ACRES (100%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	LB-50'
TOTAL IMPERVIOUS	6.58 AC (286,348 SF)
TOTAL DISTURBED AREA:	11.00 AC
PROPOSED BUILDING HEIGHT:	BUILDING A: 25' BUILDING B: 25' BUILDING C: 25' BUILDING D: 75' * * ZONING BY RIGHT HEIGHT TO 75' (VARIANCE)
MINIMUM & MAXIMUM YARDS: DISTRICT	HOLLY SPRINGS NEW HILL RD.: MAXIMUM 30-FT TYPE A-50 YARD GREEN OAKS PARKWAY: MAXIMUM 30-FT TYPE A-50 YARD S COLLECTOR: 30-FT TYPE B-75 YARD
PROPOSED BUILDING AREA	BUILDING A: 18,760 SF BUILDING B: 18,760 SF BUILDING C: 12,704 SF BUILDING D: 135 SLEEPING UNITS
PROPOSED USE	BUILDING A: WEST RETAIL BUILDING B: EAST RETAIL BUILDING C: RESTAURANT (FOOD HALL) BUILDING D: HOTEL
PROPOSED BUILDING AREA BY USE TYPE	BUILDING A: RETAIL: 18,760 SF BUILDING B: RETAIL: 18,760 SF BUILDING C: RESTAURANT: 12,704 SF BUILDING D: HOTEL: 135 SLEEPING UNITS
PROPOSED LOTS	1
MASTER PLAN PODS USED	POD A
PROVIDED BUILDING SETBACK	MINIMUM SETBACK: 10' MAXIMUM SETBACK: 30'
PARKING SUMMARY	
VEHICULAR PARKING REQUIRED:	HOLLY SPRINGS UDO - SEC. 7.04 - INTEGRATED CENTER: BUILDING A: 4*(18,760/1,000) = 75, TOTAL: 75 SPACES BUILDING B: 4*(18,760/1,000) = 75, TOTAL: 75 SPACES BUILDING C: 4*(12,704/1,000) = 51, TOTAL: 51 SPACES *BUILDING D: 135 SLEEPING UNITS*1 = 135, TOTAL: 135 SPACES AMENITIES: 3.5*(1,200/1,000) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4*(1750/1000) = 7 SPACES ADA REQUIREMENT: 7 SPACES (1 VAN SPACE & 6 ACCESSIBLE SPACES) TOTAL: 75 + 75 + 51 + 135 + 5 + 7 = 348 SPACES (INCLUDING 7 ADA SPACES) *SPECIAL EXEMPTION USE- HOTEL UDO SECTION 7.04
VEHICULAR PARKING PROVIDED:	BUILDING A: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING B: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING C: 51 SPACES (INCLUDING 1 VAN AND 1 ADA SPACES) *BUILDING D: 147 SPACES (INCLUDING 2 VAN AND 5 ADA SPACES) AMENITIES: 3.5*(1,200/1,000) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4*(1750/1000) = 7 SPACES TOTAL: 360 SPACES (INCLUDING 15 ADA SPACES) *SPECIAL EXEMPTION USE - HOTEL UDO SECTION 7.04
LOADING SPACES REQUIRED:	RETAIL:1 SPACE FOR 10,000-100,000 SF, OTHER NON-RESIDENTIAL: 1 SPACE PER 10,000-40,000 SF; RETAIL (50,224 SF): 2 SPACES NON-RESIDENTIAL (10,000-40,000 SF): 1 SPACE
LOADING SPACES PROVIDED:	RETAIL: 2 SPACES NON-RESIDENTIAL : 1 SPACE
BICYCLE PARKING REQUIRED:	2 BICYCLE RACKS (5 SPACES PER RACK) PER BUILDING
BICYCLE PARKING PROVIDED:	2 BICYCLE RACK (5 SPACES PER RACK) AT EACH BUILDING
LENGTH OF SIDEWALK	4,844 LF (ONSITE)
LENGTH OF WATERLINE	1,755 LF
LENGTH OF SEWER	1,544 LF
LENGTH OF STORM	3,454 LF (ONSITE) 159 LF (ROW)
NUMBER OF SCMs	1 WET POND BIORETENTION 1 UNDERGROUND DETENTION
TREE SAVE AREA	10% OF SITE = 1.2 AC
OPEN SPACE	1% OF SITE = 0.12 AC



VICINITY MAP

1" = 1000'



VICINITY MAP

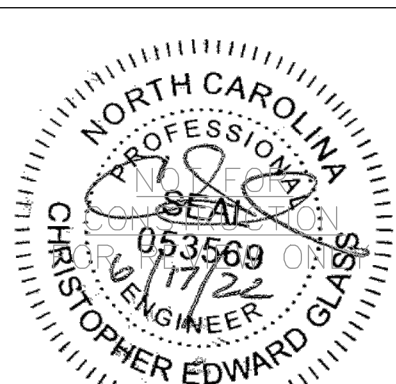
1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C3.1	OVERALL UTILITY PLAN
C4.0	GRADING PLAN
C4.1	ENLARGED GRADING PLAN
C4.2	ENLARGED GRADING PLAN
C4.3	ENLARGED GRADING PLAN
C4.4	STORMWATER DRAINAGE PLAN
C4.5	STORMWATER PIPE AND STRUCTURE TABLES
C4.6	STORMWATER COMPLIANCE PLAN
C5.0	NOTES AND DETAILS
C5.1	NOTES AND DETAILS
C5.2	NOTES AND DETAILS
C5.3	NOTES AND DETAILS
C5.4	NOTES AND DETAILS
C5.5	NOTES AND DETAILS
L1.0	TREE PROTECTION PLAN - OVERALL
L1.1	TREE PROTECTION PLAN - ENLARGEMENTS
L2.0	OVERALL PLANTING PLAN
L2.1	PLANTING PLAN
L2.2	PLANTING PLAN
L2.3	PLANTING DETAILS
L2.4	PLANTING TABLE
A-101	RETAIL - WEST BUILDING - FLOOR PLAN
A-201	RETAIL - WEST BUILDING - EXTERIOR ELEVATIONS
A-101	RETAIL - EAST BUILDING - FLOOR PLAN
A-201	RETAIL - EAST BUILDING - EXTERIOR ELEVATIONS
A-101	FOOD HALL - FLOOR PLAN
A-201	FOOD HALL - EXTERIOR ELEVATIONS
A-203	DUMPSTER ENCLOSURE PLAN, ELEVATIONS, AND DETAILS
E1.0	SITE LIGHTING PLAN

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
 - THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
 - THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
 - THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75E= 2,041,575.85ELEV= 377.10'.
THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
 - IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
 - PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
 - PROJECT IS LOCATED IN THE TRIASSIC BASIN
 - ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPT. NO GEOGRID OR OTHER TIEBACKS ARE ALLOWED INSIDE RIGHT OF WAYS AND/OR EASEMENTS.
 - INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY
 - ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND

SANITARY SEWER FLOW ESTIMATION

HOTEL: 135 ROOMS @ 120 GAL/ROOM/DAY = 16,200 GPD OR 11.25 GPM
RESTAURANT/FOOD HALL: 298 SEATS @ 40 GAL/SEAT/DAY = 11,920 GPD OR 8.28 GPM
RETAIL:
2,904-SF @ 130 GAL/1,000 SF/DAY = 377.52 GPD
15,824 SF @ 100 GAL/1000 SF/DAY = 1,582.4 GPD
TOTAL FOR EACH RETAIL BUILDING: 1,960 GPD OR 1.36 GPM
TOTAL SITE:
AVERAGE DAILY DEMAND: 16,200 GPD + 11,920 GPD + 1,960 GPD = 32,040 GPD
AVERAGE DAILY DEMAND: 11.25 GPM + 8.28 GPM + 1.36 GPM = 22.25 GPM
MAXIMUM DAILY DEMAND: 22.25 GPM X 2.5 = 55.62 GPM



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4931 FAX 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE
06/17/2022

DRAWN BY

DESIGNED BY

CHECKED BY

SCALE
AS SHOWN

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
48803

SHEET NO.
C0.0

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SURVEY NOTES

1. ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED MAY 21, 2020. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
2. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS SURVEY DOES NOT REPRESENT A TITLE SURVEY BY THIS FIRM.
4. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
5. VERTICAL DATUM SHOWN HEREON IS NAVD83.
6. NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #8320062800J (EFFECTIVE 05/02/2006).
7. RECORDED PROPERTY DATA:
 - 7.1. DB 017498 PG 02164
 - 7.2. DB 018040 PG 01512
 - 7.3. DB 016588 PG 02018
 - 7.4. DB 017362 PG 02161
 - 7.5. DB 017707 PG 00908
 - 7.6. DB 018131 PG 01303
 - 7.7. DB 013263 PG 01688
8. EXISTING SURVEYOR AREA = 0.41 ACRES ON-SITE AND WITHIN LIMITS OF WORK
9. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

DEMOLITION NOTES:

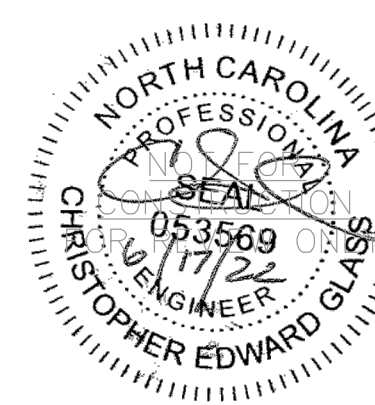
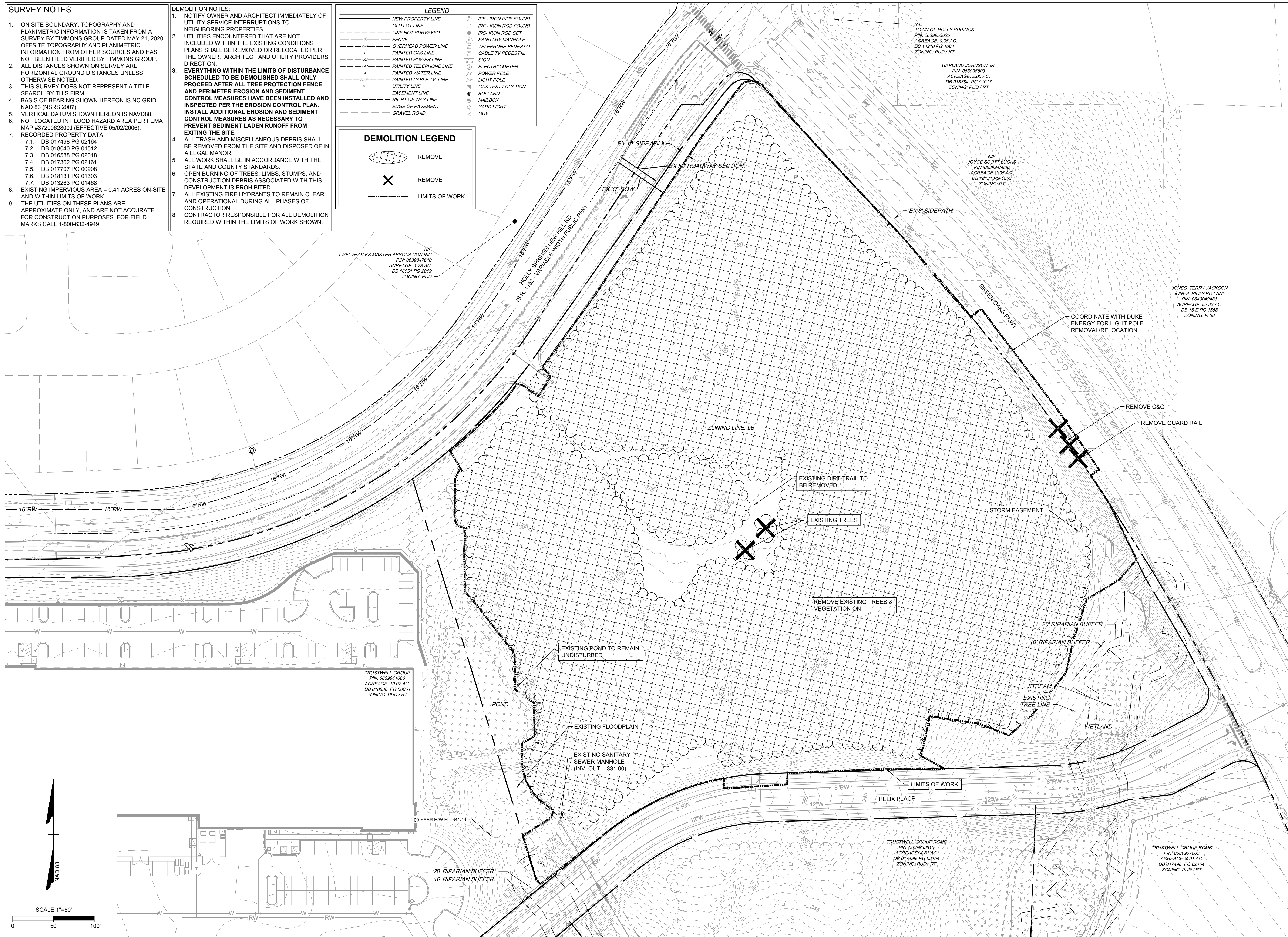
1. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
2. UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
3. **EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.**
4. ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
6. OPEN BURNING OF TREES, LIMBS, STUMPS, AND DEBRIS IS PROHIBITED. ANY ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
7. ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED WITHIN THE LIMITS OF WORK SHOWN.

LEGEND

- | | |
|------------------------|-----------------------|
| NEW PROPERTY LINE | IPF - IRON PIPE FOUND |
| OLD LOT LINE | IRF - IRON ROD FOUND |
| LINE NOT SURVEYED | IRS - IRON ROD SET |
| FENCE | SANITARY MANHOLE |
| OVERHEAD POWER LINE | TELEPHONE PEDESTAL |
| PAINTED GAS LINE | CABLE TV PEDESTAL |
| PAINTED POWER LINE | SIGN |
| PAINTED TELEPHONE LINE | ELECTRIC METER |
| PAINTED WATER LINE | POWER POLE |
| PAINTED CABLE TV LINE | LOT POLE |
| UTILITY LINE | GAS TEST LOCATION |
| EASEMENT LINE | BOLLARD |
| RIGHT OF WAY LINE | MALIBOX |
| EDGE OF PAVEMENT | YARD LIGHT |
| GRAVEL ROAD | GUY |

DEMOLITION LEGEND

- | | |
|---|----------------|
|  | REMOVE |
|  | REMOVE |
|  | LIMITS OF WORK |



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06/17/2022

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SCALE
AS SHOWN

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.
48803

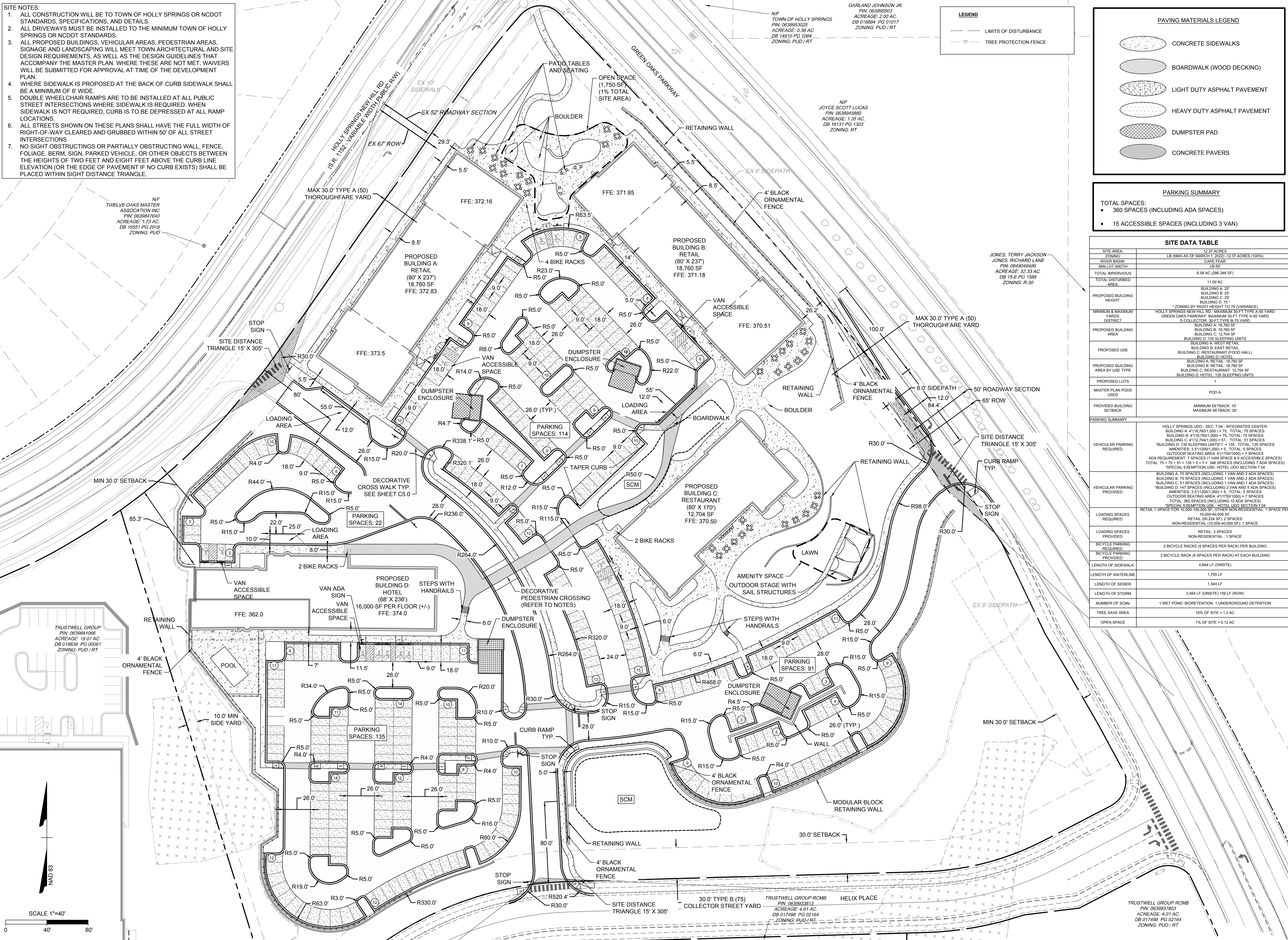
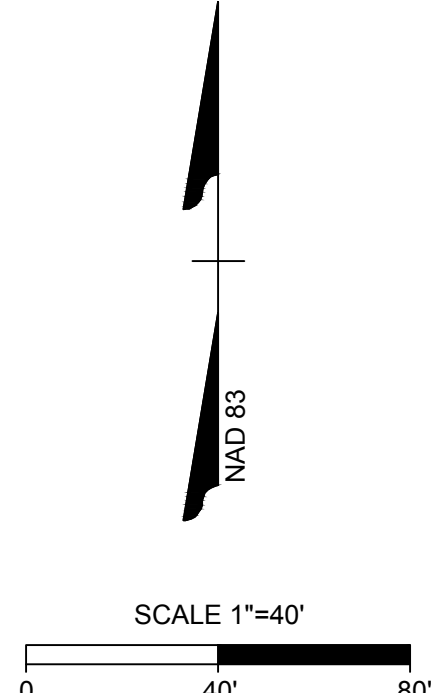
SHEET NO.
C1.0

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- SITE NOTES:
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
 2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
 3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, 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.
 4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
 5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
 6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
 7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

N/F
TWELVE OAKS MASTER
ASSOCIATION INC
PIN: 0639847640
ACREAGE: 1.73 AC
DB 18551 PG 2019
ZONING: PUD

TRUSTWELL GROUP
PIN: 0639841086
ACREAGE: 19.07 AC
DB 018838 PG 00061
ZONING: PUD / RT



LEGEND

---	LIMITS OF DISTURBANCE
---	TP TREE PROTECTION FENCE

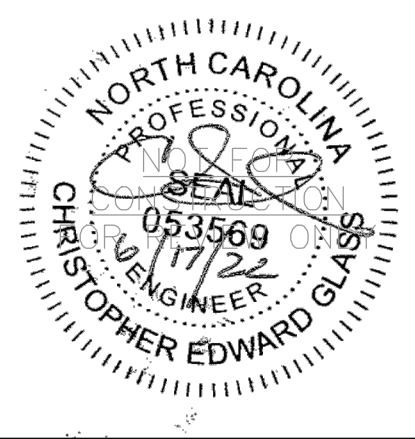
PAVING MATERIALS LEGEND

[Pattern]	CONCRETE SIDEWALKS
[Pattern]	BOARDWALK (WOOD DECKING)
[Pattern]	LIGHT DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	DUMPSTER PAD
[Pattern]	CONCRETE PAVERS

PARKING SUMMARY

TOTAL SPACES:	360 SPACES (INCLUDING ADA SPACES)
15 ACCESSIBLE SPACES (INCLUDING 3 VAN)	

SITE DATA TABLE	
SITE AREA	12.37 ACRES
ZONING	LB (NIX AS OF MARCH 1, 2022) 12.37 ACRES (100%)
RIVER BASIN	CAPE FEAR
MIN LOT WIDTH	LB 50'
TOTAL IMPERVIOUS	6.58 AC (286,348 SF)
TOTAL DISTURBED AREA	11.00 AC
PROPOSED BUILDING HEIGHT	BUILDING A: 25' BUILDING B: 25' BUILDING C: 25' BUILDING D: 75'
MINIMUM & MAXIMUM YARDS	* ZONING BY RIGHT HEIGHT TO 75 (VARIANCE) HOLLY SPRINGS NEW HILL RD: MAXIMUM 30-FT TYPE A-50 YARD GREEN OAKS PARKWAY: MAXIMUM 30-FT TYPE A-50 YARD S COLLECTOR: 30-FT TYPE B-75 YARD
PROPOSED BUILDING AREA	BUILDING A: 18,760 SF BUILDING B: 18,760 SF BUILDING C: 12,704 SF BUILDING D: 135 SLEEPING UNITS
PROPOSED USE	BUILDING A: WEST RETAIL BUILDING B: EAST RETAIL BUILDING C: RESTAURANT (FOOD HALL) BUILDING D: HOTEL
PROPOSED BUILDING AREA BY USE TYPE	BUILDING A: RETAIL 18,760 SF BUILDING B: RETAIL 18,760 SF BUILDING C: RESTAURANT 12,704 SF BUILDING D: HOTEL 135 SLEEPING UNITS
PROPOSED LOTS	1
MASTER PLAN PODS USED	POD A
PROVIDED BUILDING SETBACK	MINIMUM SETBACK: 10' MAXIMUM SETBACK: 30'
PARKING SUMMARY	
HOLLY SPRINGS UDO - SEC. 7.04 - INTEGRATED CENTER: BUILDING A: 4'118,760(1,000) = 75, TOTAL: 75 SPACES BUILDING B: 4'118,760(1,000) = 75, TOTAL: 75 SPACES BUILDING C: 4'12,704(1,000) = 51, TOTAL: 51 SPACES *BUILDING D: 135 SLEEPING UNITS*1 = 135, TOTAL: 135 SPACES ADAMENTIES: 3.5'(12001,000) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4'117,000(1000) = 7 SPACES ADA REQUIREMENT: 7 SPACES (1 VAN SPACE & 6 ACCESSIBLE SPACES) TOTAL: 75 + 75 + 51 + 135 + 5 + 7 = 348 SPACES (INCLUDING 7 ADA SPACES) *SPECIAL EXEMPTION USE-HOTEL UDO SECTION 7.04	
VEHICULAR PARKING REQUIRED:	
VEHICULAR PARKING PROVIDED:	
LOADING SPACES REQUIRED:	
LOADING SPACES PROVIDED:	
BICYCLE PARKING REQUIRED:	
BICYCLE PARKING PROVIDED:	
LENGTH OF SIDEWALK	
LENGTH OF WATERLINE	
LENGTH OF SEWER	
LENGTH OF STORM	
NUMBER OF SCMs	
THREE SAVE AREA	
OPEN SPACE	



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TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

SITE LAYOUT

JOB NO.
48803

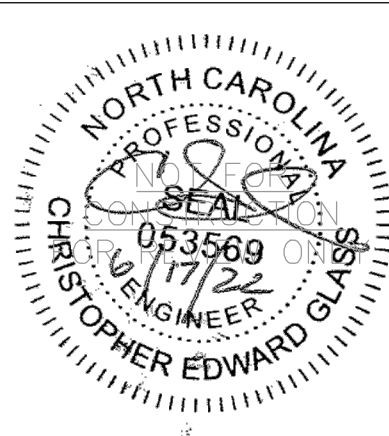
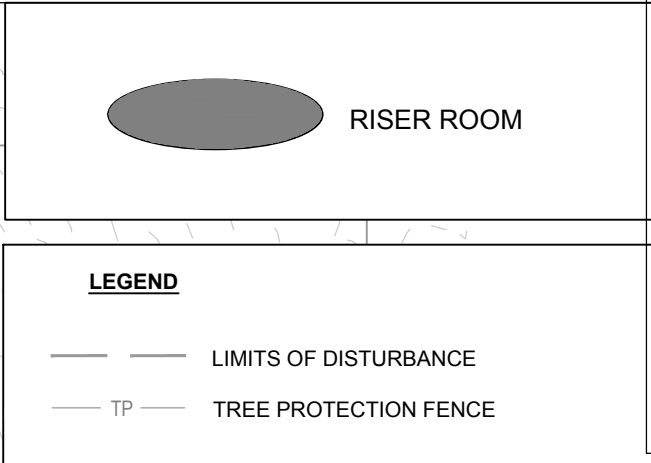
SHEET NO.
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1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
4. ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
6. CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
7. SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
8. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE TOWN OF HOLLY SPRINGS UTILITIES DEPARTMENT METERS DIVISION.
9. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
10. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
11. ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
12. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO THE TOWN OF HOLLY SPRINGS STANDARDS.
13. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO THE TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
14. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP.
15. ALL CLEANSOUTS LOCATED IN PAVED AREAS ARE REQUIRED TO BE LOCATED IN A TRAFFIC LOAD BEARING MINI MANHOLE.
16. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.
17. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH HSED&CS.
18. KNOX BOX REQUIRED FOR EACH BUILDING MOUNTED ON LATCH SIDE OF RISER ROOM DOORS.
19. A MINIMUM OF 6" ADDRESS AND/OR SUITE NUMBERS SHALL BE USED ON EACH BUILDING.
20. ALL BACKFLOW PREVENTERS FOR DOMESTIC AND FIRE WILL BE LOCATED IN RISER ROOMS.

1. THE ADJACENT PARCEL(S) WILL BE SERVED BY PUBLIC GRAVITY SEWER STUBBED TO THE PROPERTY PER THE APPROVED MASTER PLAN.

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH. EASEMENT SHALL BE AT LEAST 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENT.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.



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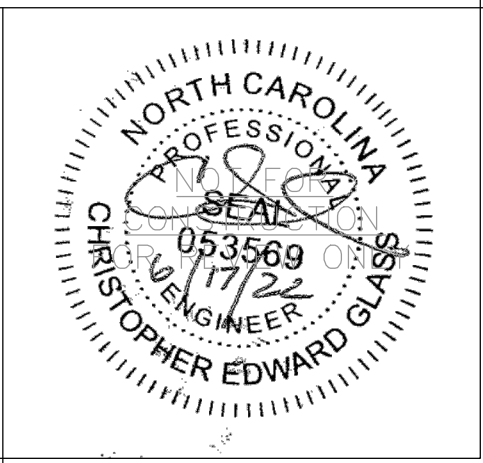
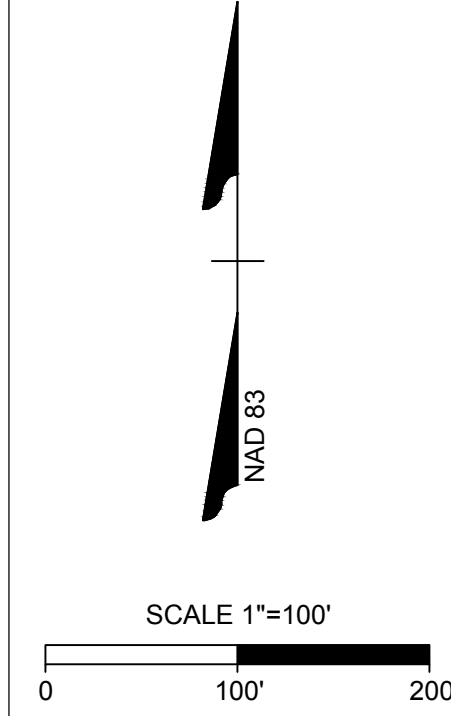
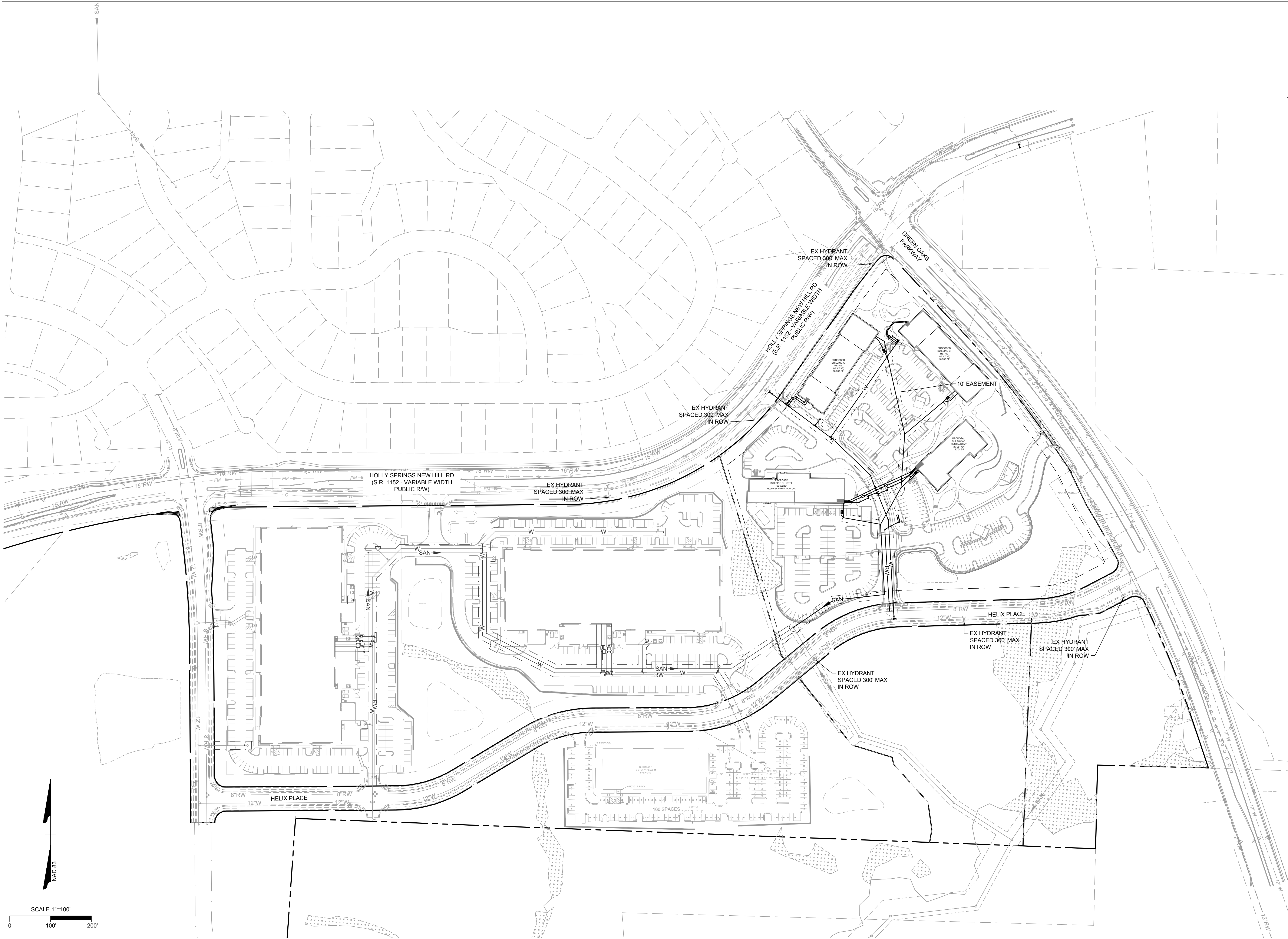
FIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

TIMMONS

JOB NO.	48803
SHEET NO.	C3.0

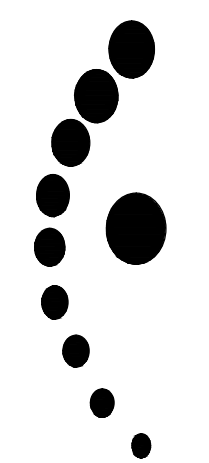
OAKVIEW M



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OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

OVERALL UTILITY PLAN

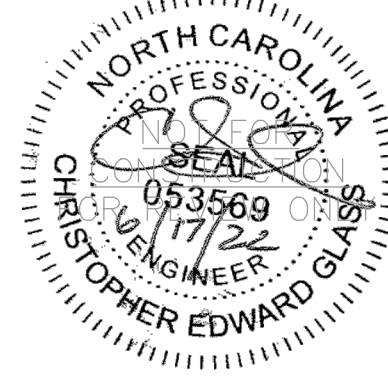
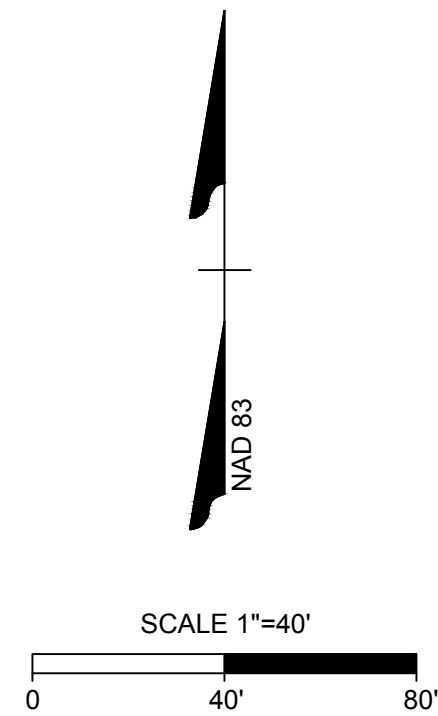
JOB NO.	48803
SHEET NO.	C3.1

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GRADING AND STORM DRAINAGE NOTES

- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
- ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
- ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
- CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
- SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
- EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

N/F
TWELVE OAKS MASTER
ASSOCIATION INC
PIN: 0639947640
ACREAGE: 1.73 AC
DB 16551 PG 2019
ZONING: PUD



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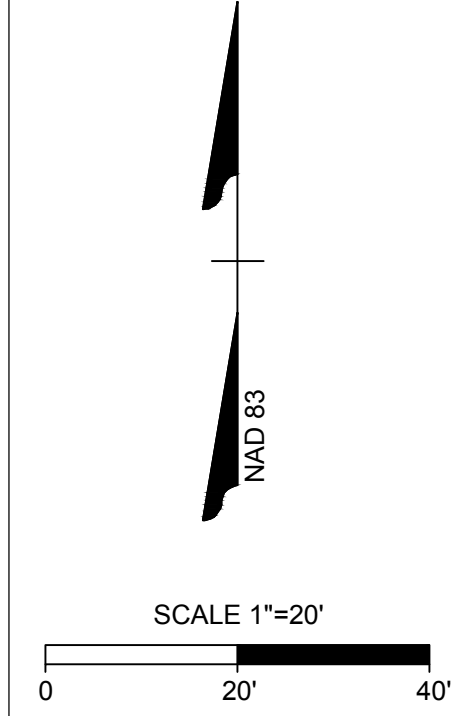
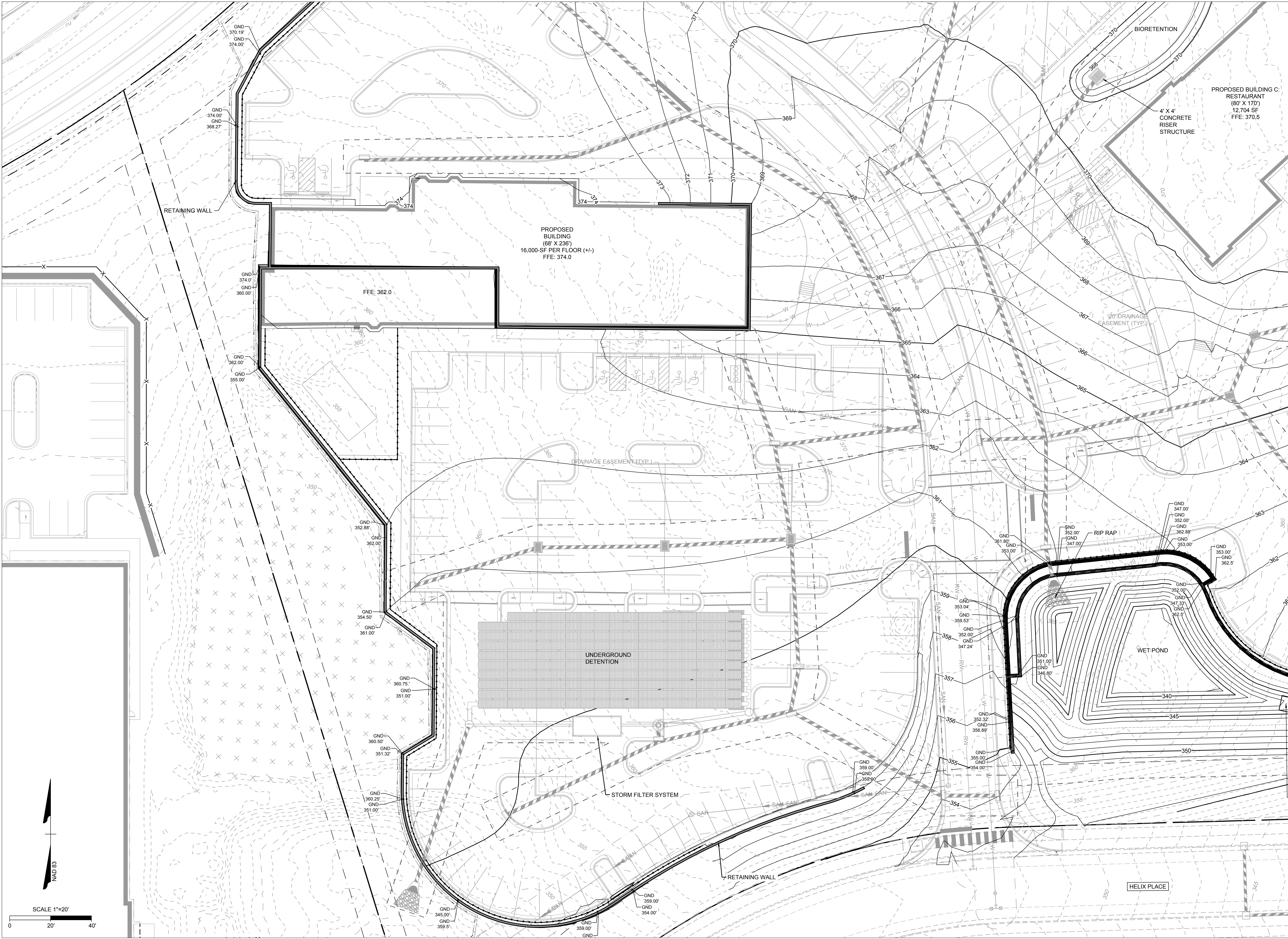
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SCALE		AS SHOWN

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
GRADING PLAN

JOB NO.	48803
SHEET NO.	C4.0

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 WAKE COUNTY - NORTH CAROLINA

ENLARGED GRADING PLAN

JOB NO.
48803

SHEET NO.
C4.3

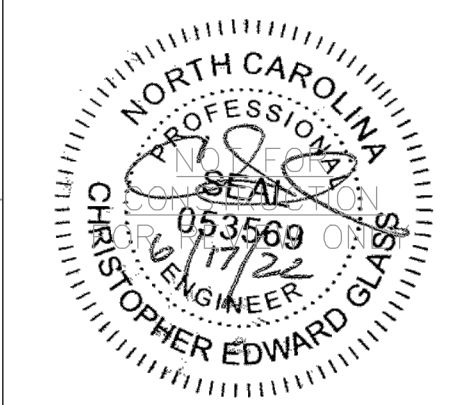
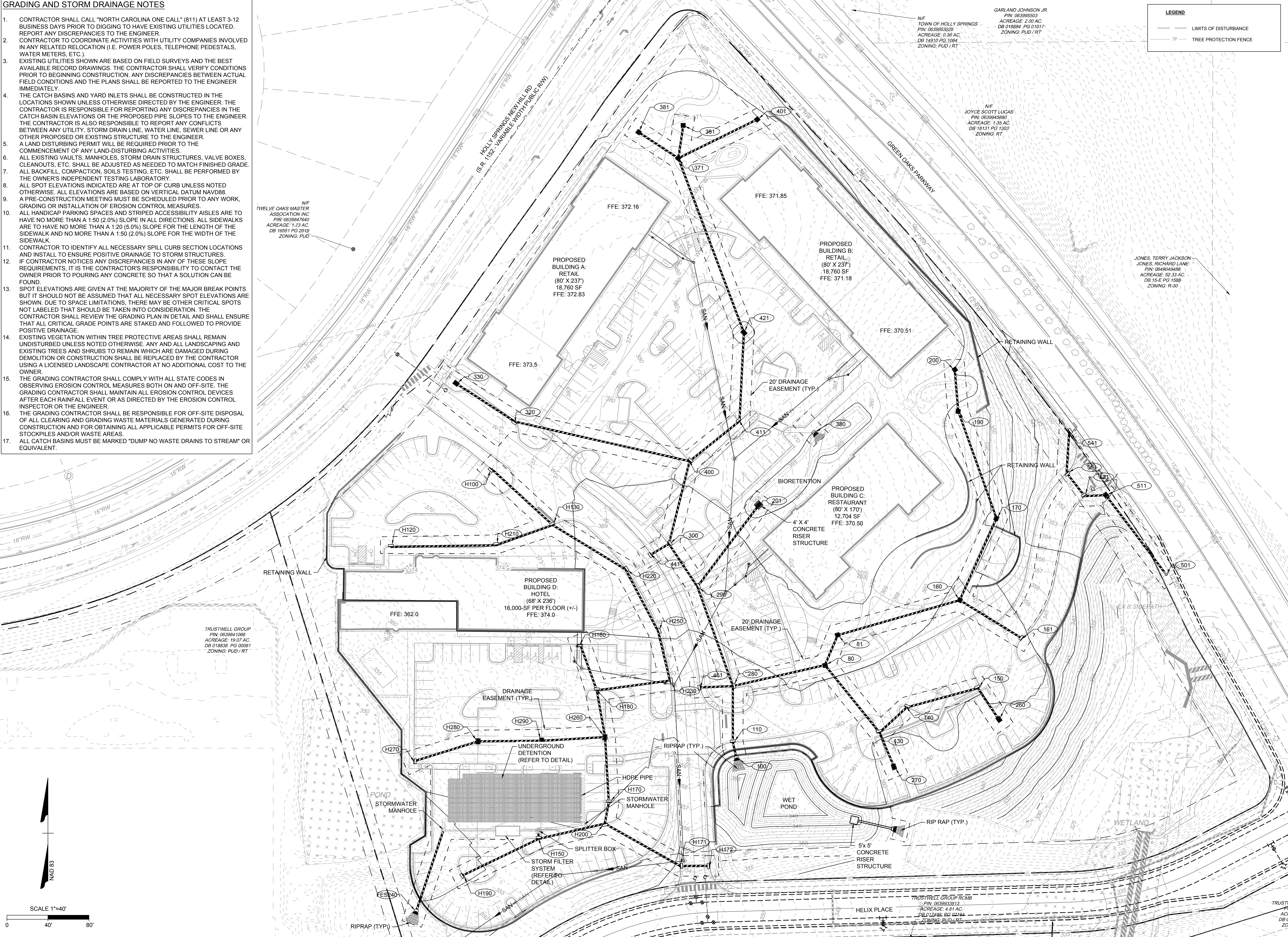
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GRADING AND STORM DRAINAGE NOTES

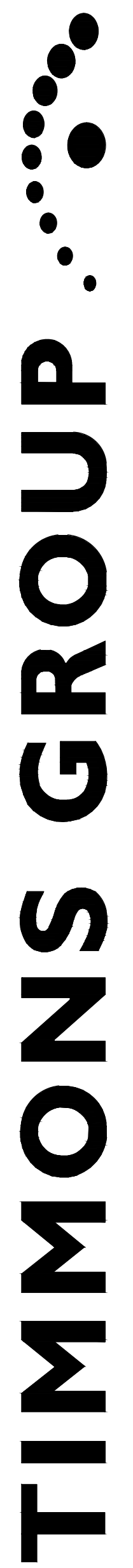
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2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
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7. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
8. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
9. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
13. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.



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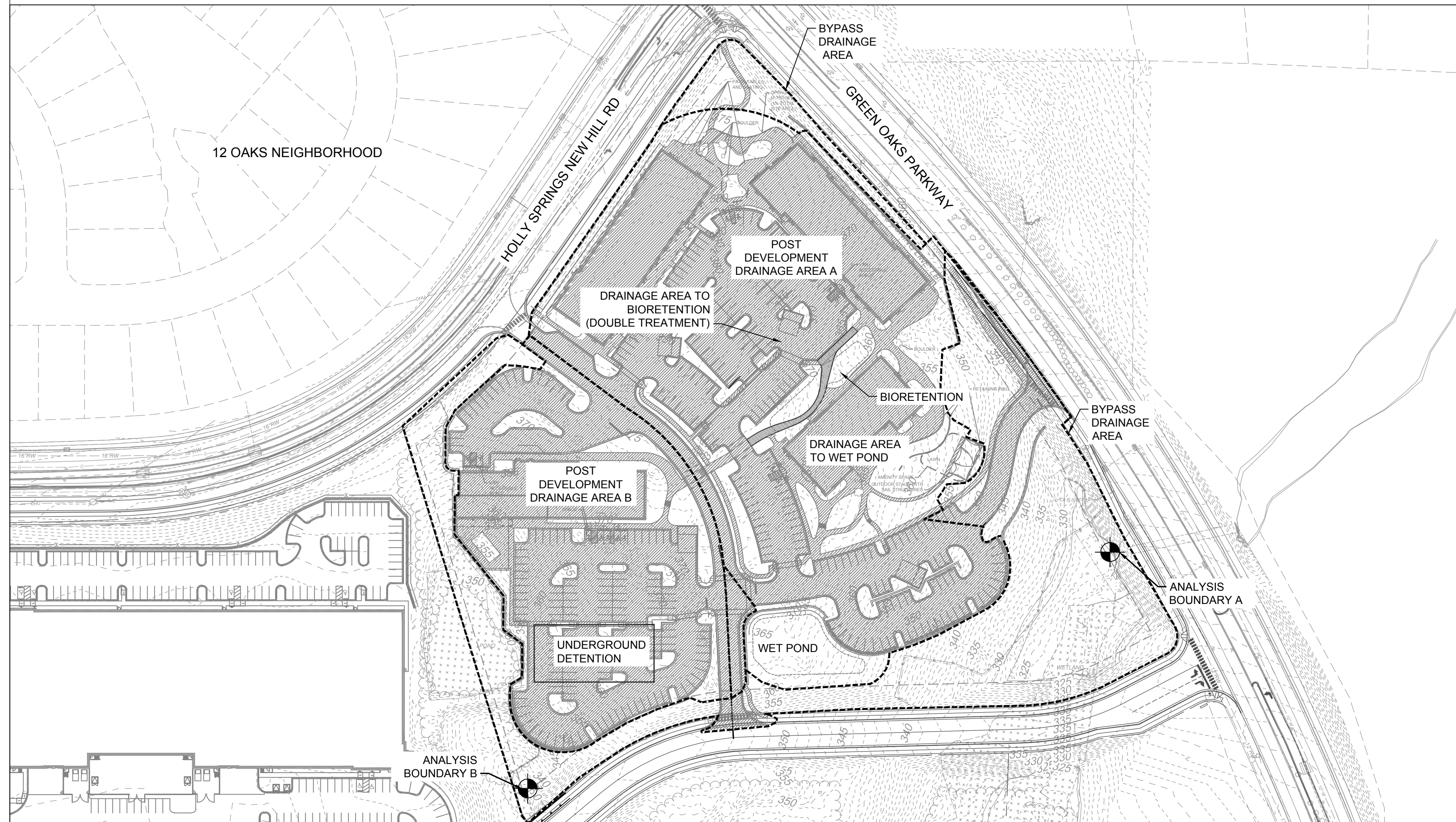
OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

STORMWATER DRAINAGE PLAN

JOB NO.	48803
SHEET NO.	C4.4

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POST DEVELOPMENT

STORMWATER QUALITY CALCULATIONS

IMPERVIOUS AREA BEING TREATED: UNDERGROUND DETENTION = 2.27 ACRES

ANALYSIS POINT B (EAST)	DRAINAGE AREA (Acres)	(C-VALUE)	Q1	Q2	Q10	Q100
PRE-DEVELOPMENT	3.69	0.60	5.22	6.19	8.31	10.88
POST-DEVELOPMENT UNDERGROUND DETENTION	3.22	0.86	0.16	0.17	0.19	0.90
POST-DEVELOPMENT COMBINED	3.22	0.86	0.16	0.17	0.19	0.90

LAND USE SUMMARY		
LANDUSE	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS	1,040	287,065
WOODED	537,797	251,772
TOTAL AREA	538,837 (TOTAL) (12.37 ACRES)	538,837 (TOTAL) (12.37 ACRES)

 TC PATH
 DRAINAGE AREA BOUNDARY
 IMPERVIOUS
 EXISTING IMPERVIOUS

Project Name: Oakview Mixed-Use
Date: 02/17/2022
By: TRM
Checked By: CEG

Predevelopment			
(1) Type of Land Cover	(2) Area (acres)		
Impervious Surfaces	<i>0.024</i>		
Postdevelopment Bypass			
(1) Type of Land Cover	(2) Area (acres)		
Pervious Surfaces	<i>3.01</i>		
Impervious Surfaces	<i>0.28</i>		
Postdevelopment to BMPs			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) (3) "Reduction %"
Pervious Surfaces	<i>1.62</i>	<i>1.20</i>	<i>0.58</i>
Impervious Surfaces	<i>3.71</i>	<i>21.20</i>	<i>23.50</i>
Total Pervious Area (acres) =	<i>12.37</i>	TN Loading After Treatment (lb/yr) = <i>(24 - 108)</i> lb/yr	
Imp's of Total Appointed Area:	<i>0.3</i>	TN Export Coef. (lb/ac/yr) =	<i>9.13</i>
Nitrogen Control			
Total Nitrogen Export (lb/acre)	[Total Nitrogen Export (lbs) (9.13 x 6") (12.37AC) (30yr)]		
9.13	<i>2052 lbs</i>		

Nitrogen Loading Calculation Worksheet

Impervious Area (acres) =	6.31	TN from Impervious Area (lbs) =	133.77
Open Space (acres) =	2.77	TN from Open Space (lbs) =	3.32
Total Area (acres) =	12.37	(A) TN from development before treatment (lb) =	137.10
		TN from development before treatment (lb/ac/yr)=	11.08

Predevelopment			
(1) Type of Land Cover	(2) Area (acres)		
Impervious Surfaces	0.024		
Postdevelopment Bypass			
(1) Type of Land Cover	(2) Area (acres)		
Pervious Surfaces	3.01		
Impervious Surfaces	0.28		
Postdevelopment to BMPs			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) x (3) = Reduction %
Pervious Surfaces	0.18	1.20	0.09
Impervious Surfaces	0.35	21.21	2.97
Total Appportioned Area (acres) =	12.37	TN Loading After Treatment (lb/yr) = [(A) x Column (4)]	134.04
Imp/ls of Total Appportioned Area:	0.03	TN Export Coef. (lb/acre/yr) =	10.84
Nitrogen Control			
Total Nitrogen Export (lb/acre/yr)	Total Nitrogen Export (lbs) (10.84 x 3.6) = 12.37AC x 30"=		
10.84	2685 lbs		

*Bioretention stand alone removal efficiency = 40% (For reference only)

Project Name: Oakview Mixed-Use
Date: 02/17/2022

Impervious Area (acres) =	6.31	TN from Impervious Area (lbs) =	133.77
Open Space (acres) =	2.77	TN from Open Space (lbs) =	3.32
		(A)	
Total Area (acres) =	12.37	TN from development before treatment (lb) =	137.10
		TN from development before treatment (lb/ac/yr)=	11.08

Predevelopment				
(1) Type of Land Cover	(2) Area (acres)	(3) TN ₁ expon. coeff.	(4) Column 2) * (3) "Reduction %"	
Impervious Surfaces	0.024			
Postdevelopment Bypass				
(1) Type of Land Cover	(2) Area (acres)	(3) TN ₂ expon. coeff.	(4) Column 2) * (3) "Reduction %"	
Pervious Surfaces	3.01			
Impervious Surfaces	0.28			
Postdevelopment to BMPs				
(1) Type of Land Cover	(2) Area (acres)	(3) TN ₁ expon. coeff.	(4) Column 2) * (3) "Reduction %"	
Pervious Surfaces	0.97	1.20	0.58	UNDERGROUND
Impervious Surfaces	2.25	21.20	23.85	UNDERGROUND
Total Apportioned Area (acres) =		TN Loading After Treatment (Btpr) = [BA] - Column 4)		112.66
Imp's of Total Apportioned Area:		0.18	TN Expon. Coeff. (blacpr) =	9.11

*Underground Detention stand alone removal efficiency = 50% (For reference only)

Project Name: Oakview Mixed-Use
Date: 02/17/2022

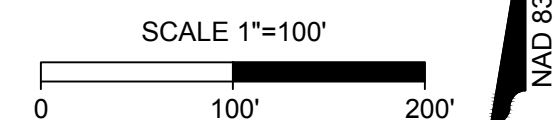
Impervious Area (acres) =	6.31	TN from Impervious Area (lbs) =	133.77
Open Space (acres) =	2.77	TN from Open Space (lbs) =	3.32
Total Area (acres) =	12.37	(A) TN from development before treatment (lb) =	137.10
		TN from development before treatment (lb/ac/yr)=	11.08

Predevelopment			
(1) Type of Land Cover	(2) Area (acres)		
Impervious Surfaces	0.024		

Postdevelopment Bypass			
(1) Type of Land Cover	(2) Area (acres)		
Pervious Surfaces	3.01		
Impervious Surfaces	0.28		

Postdevelopment to BMPs				
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3)	(5) "Reduction %"
Pervious Surfaces	2.77	1.20	1.28	CUMULATIVE CUMULATIVE
Impervious Surfaces	6.31	21.20	51.30	
Total Apportioned Area (acres) =	12.37	TN Loading After Treatment (lb/yr) = [BA] - Column (4)		
Imp's of Total Apportioned Area:	0.51	TN Export Coeff (lb/acre/yr) =	84.51	
			6.83	

Nitrogen Control	
Total Nitrogen Export (lb/ac/yr)	*Total Nitrogen Export (lbs) (6.83-3.6)*12.37AC*30yr=
6.83	1199 lbs

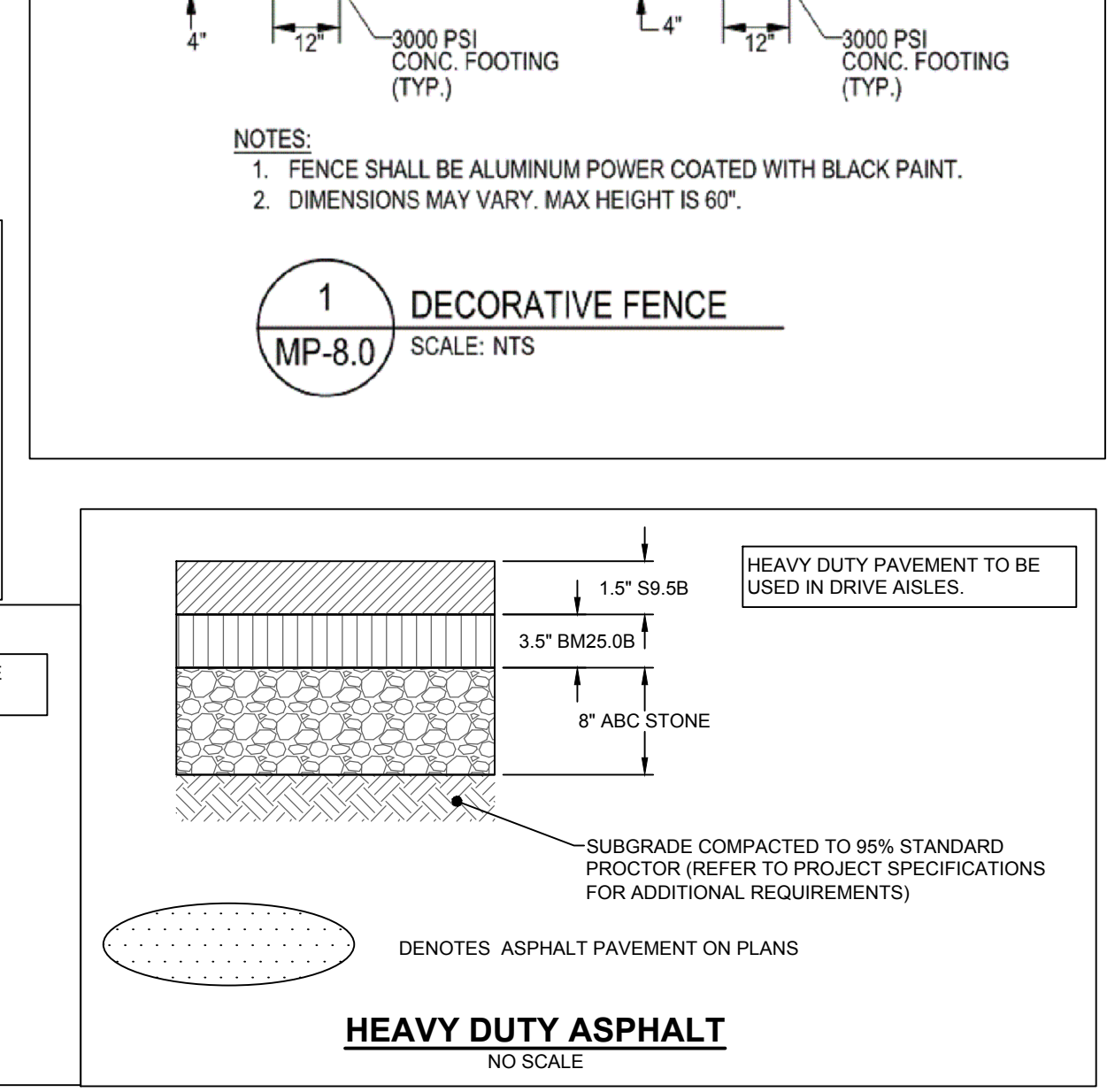
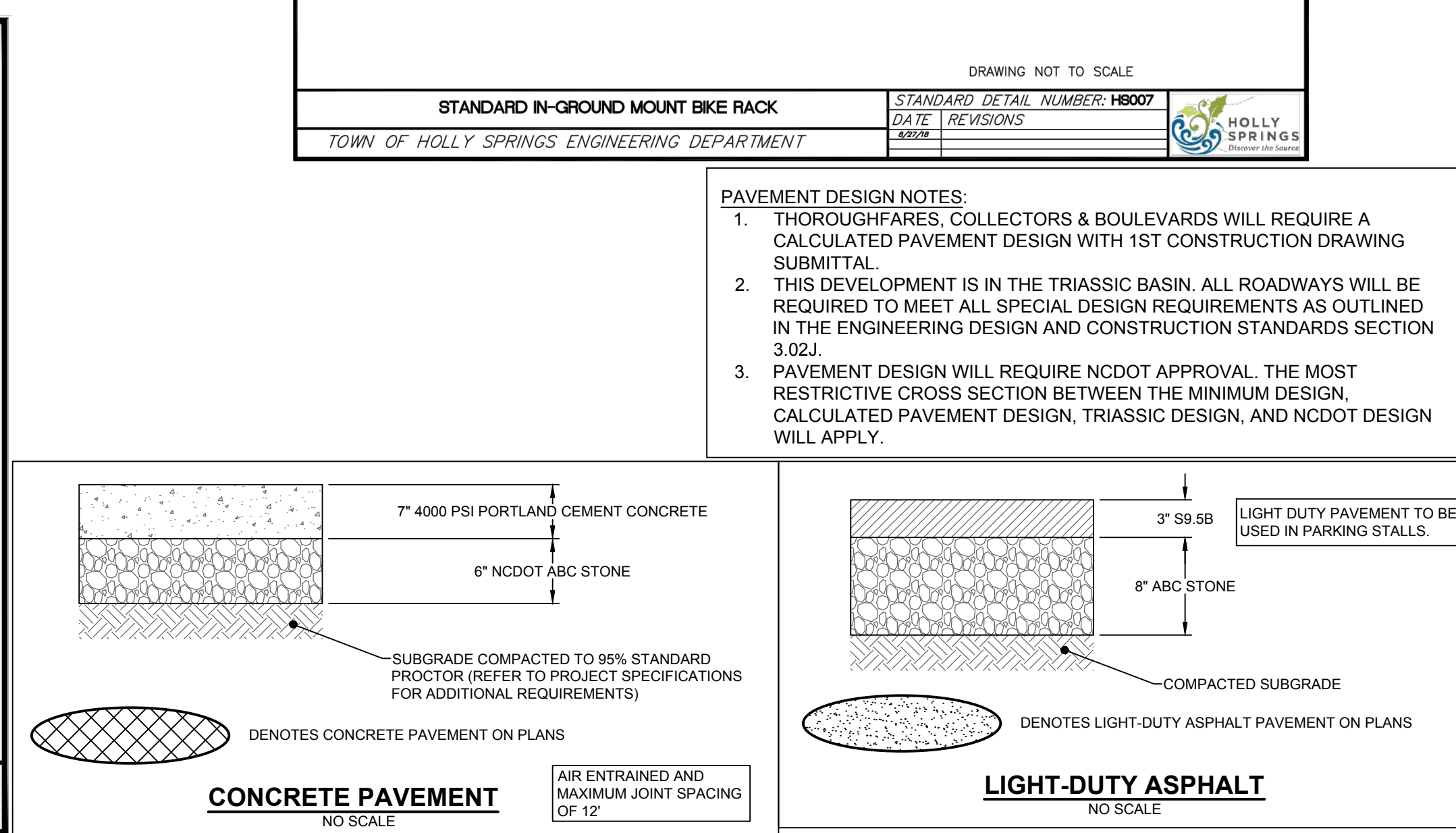
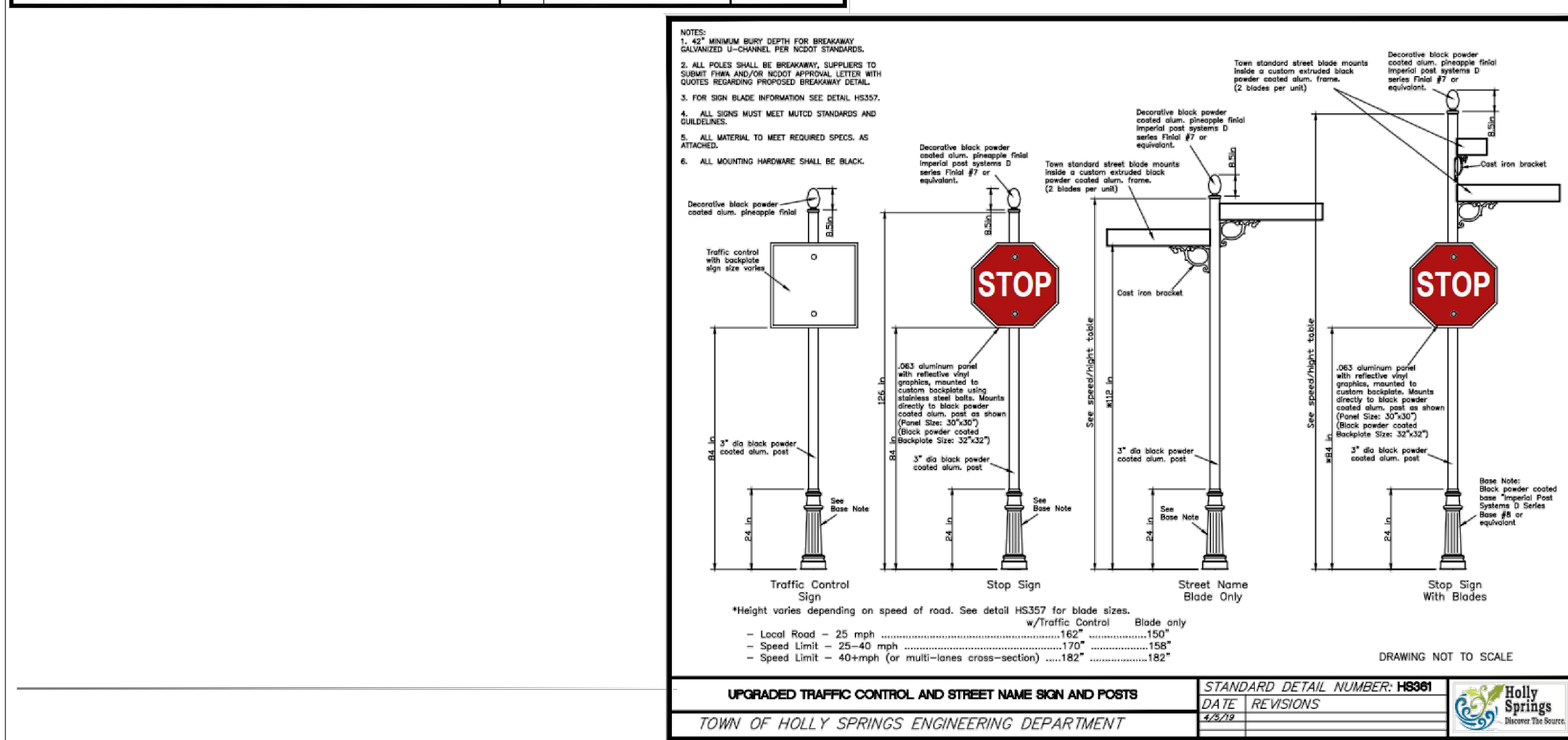
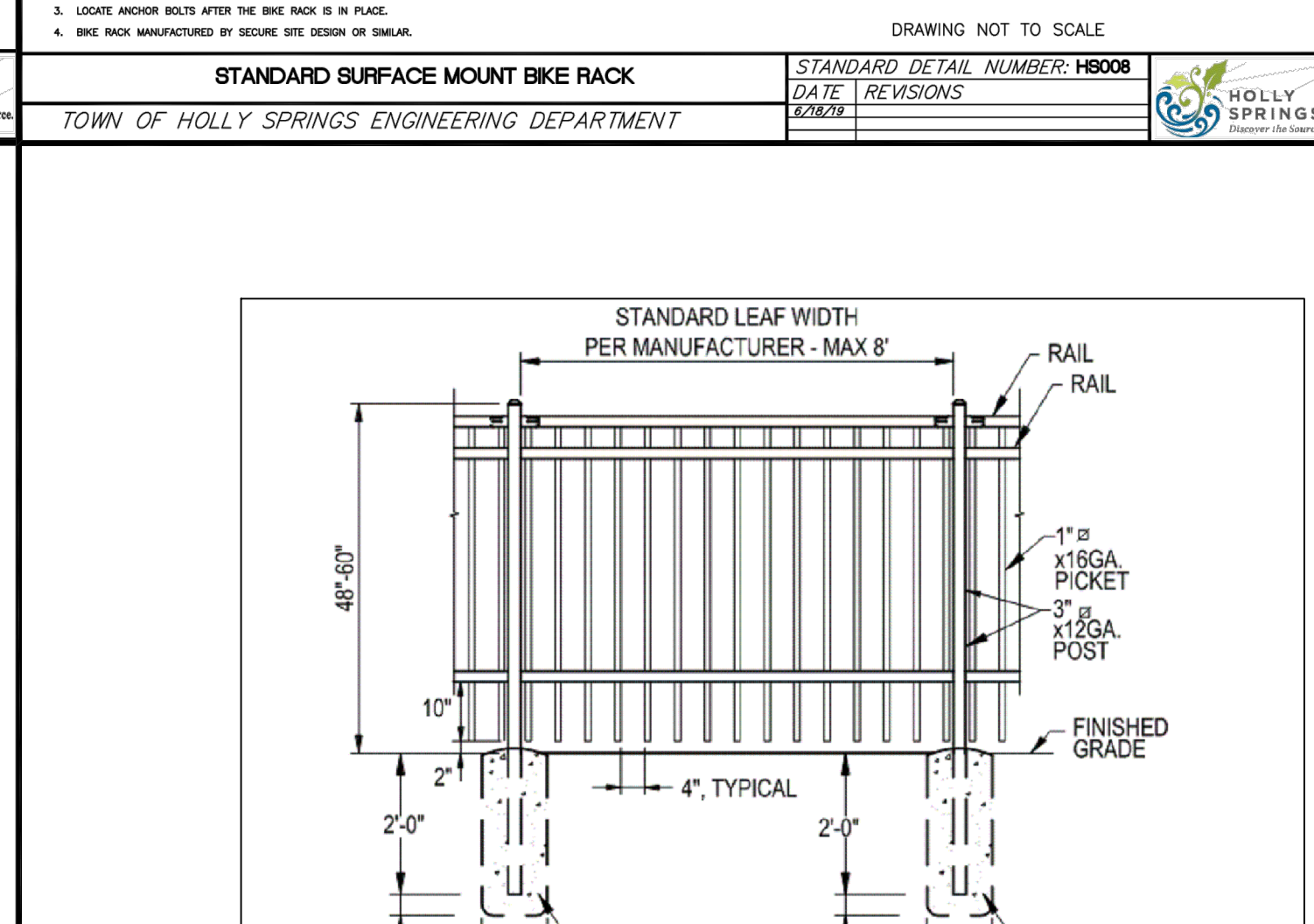
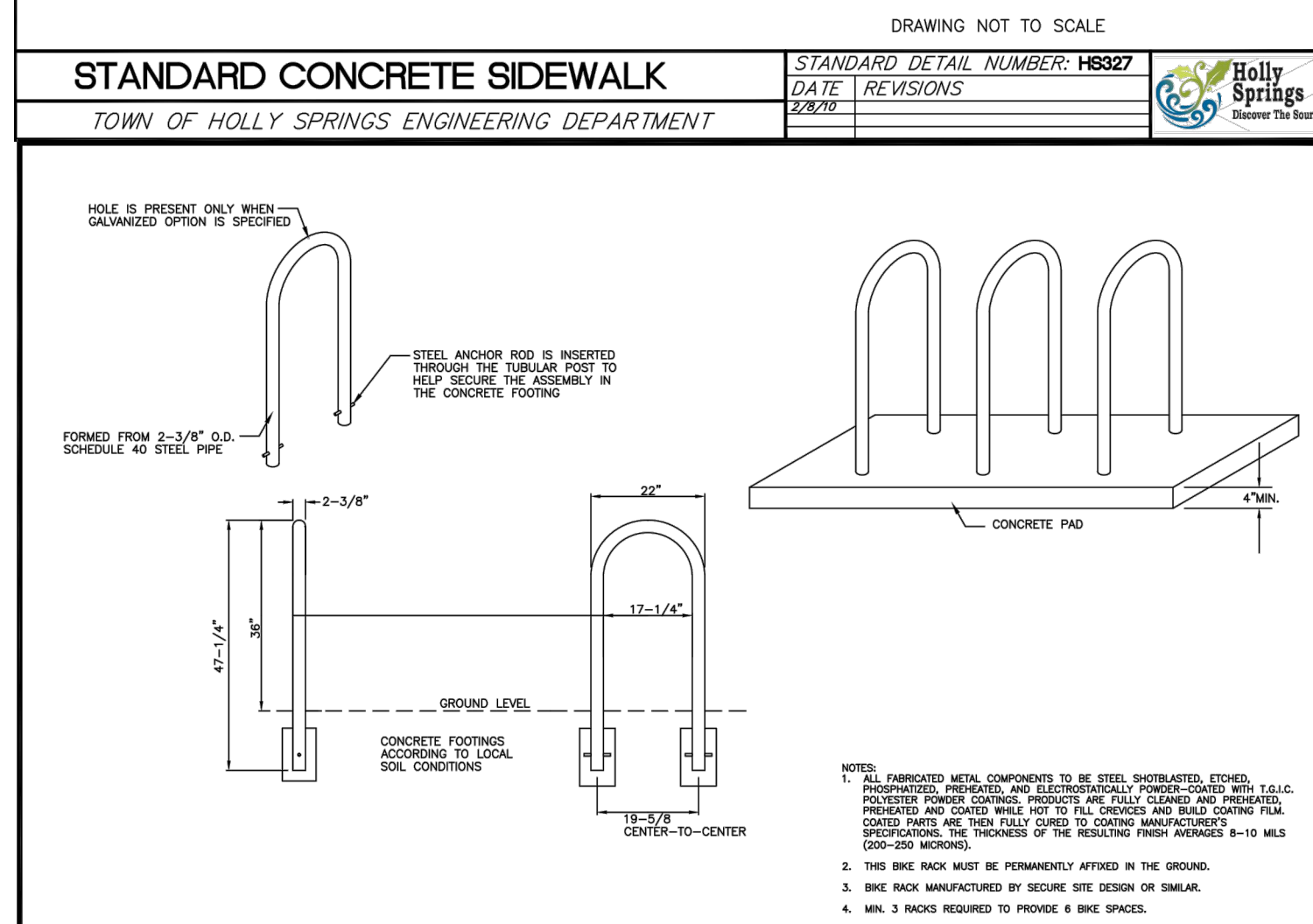
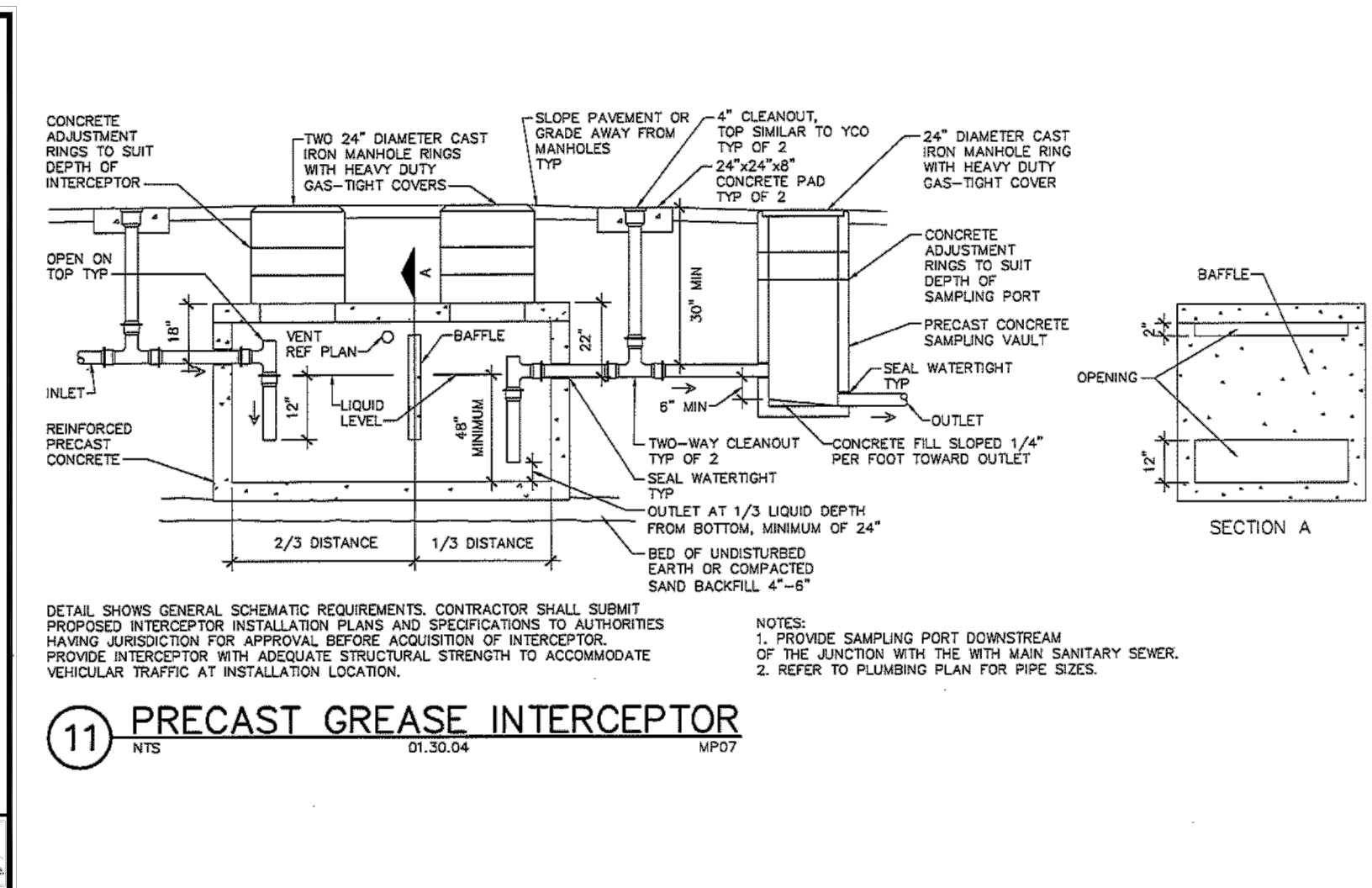
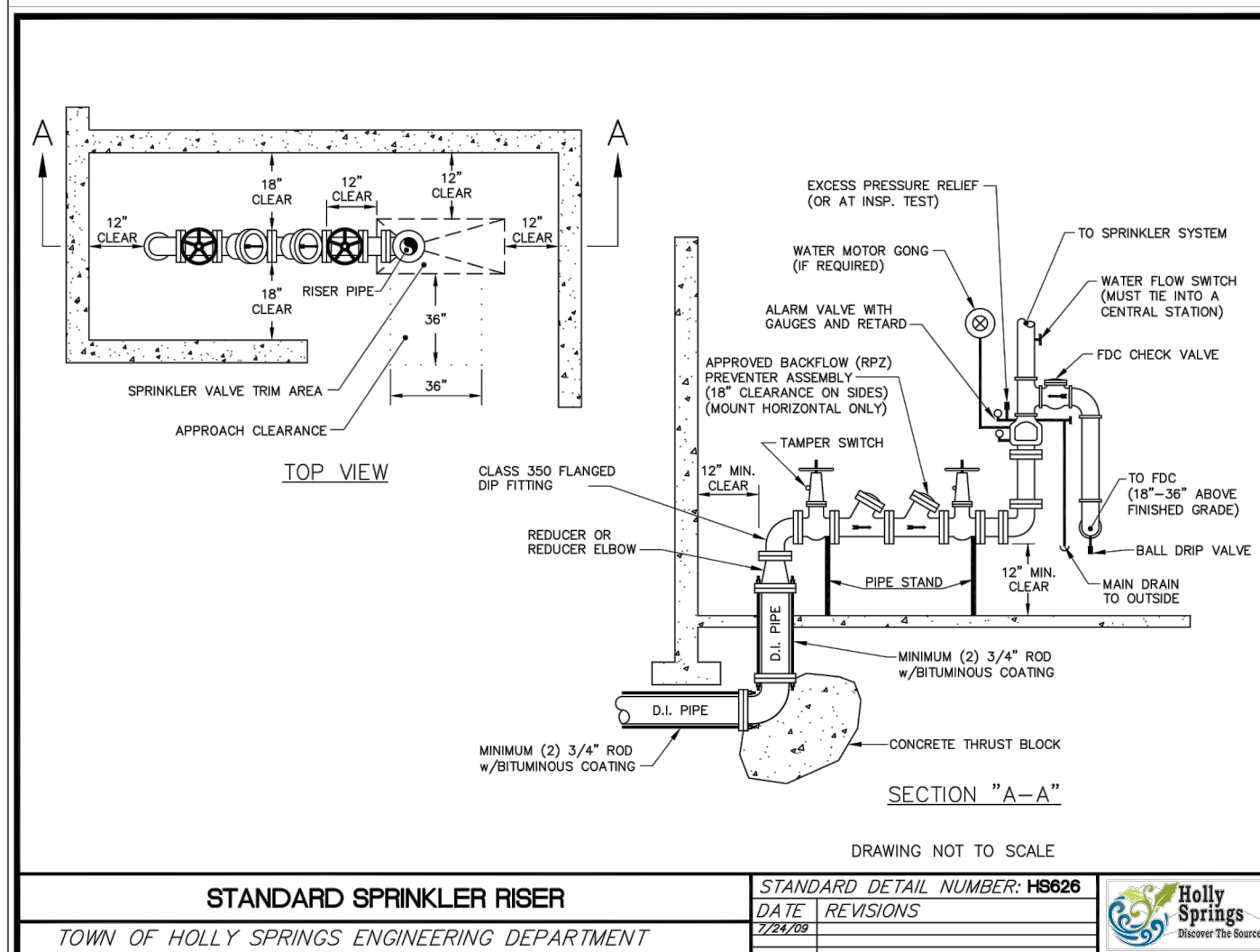
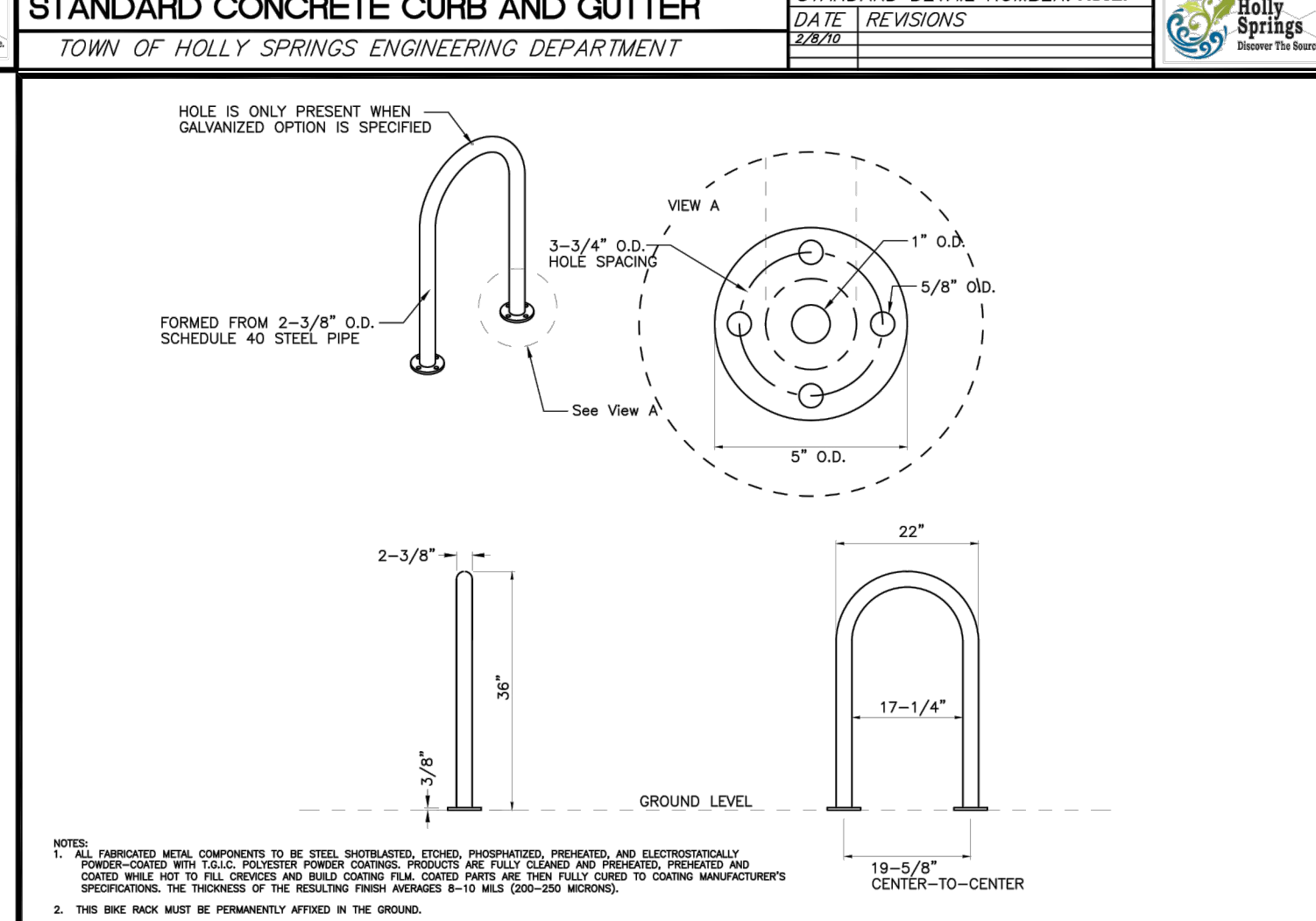
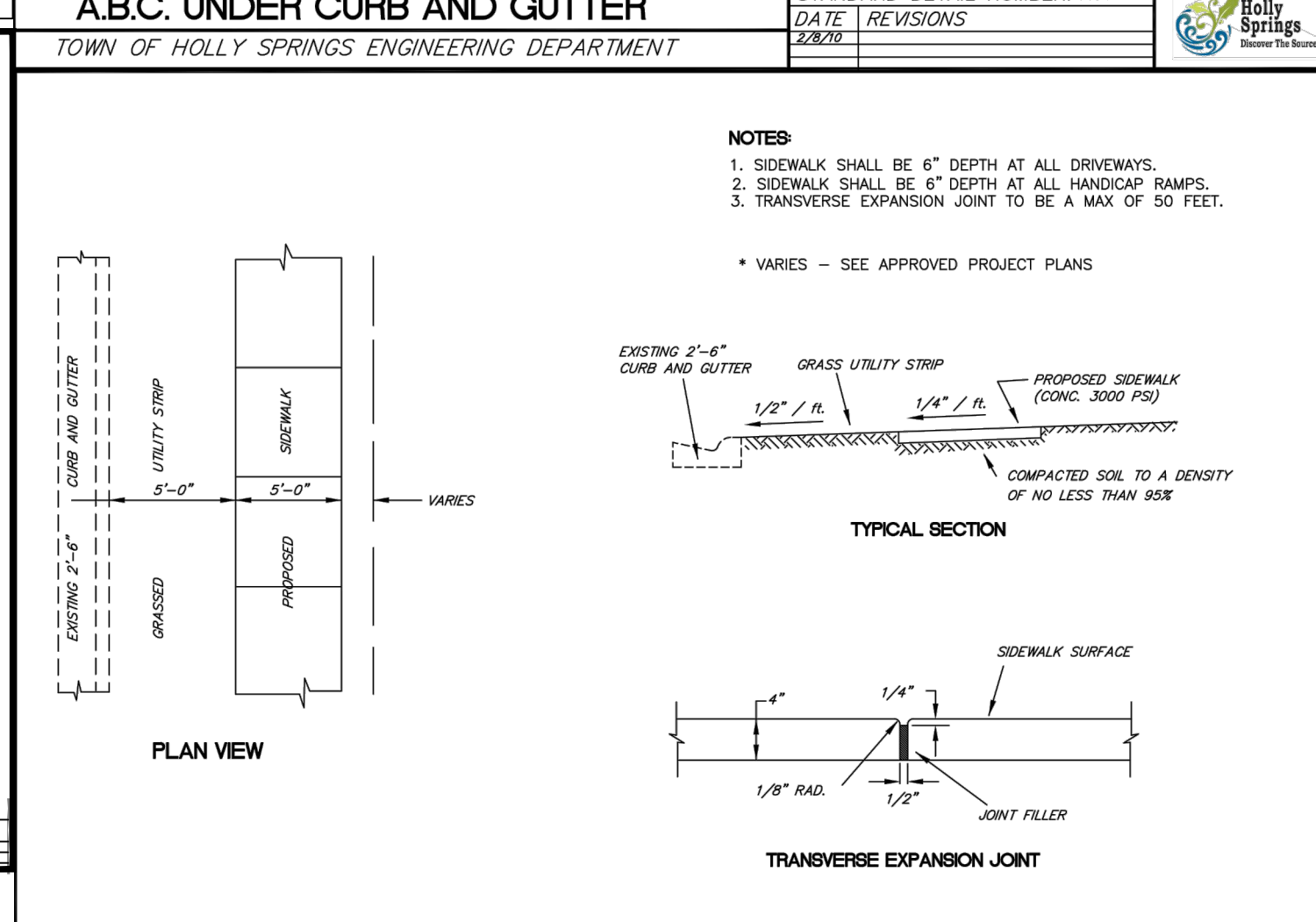
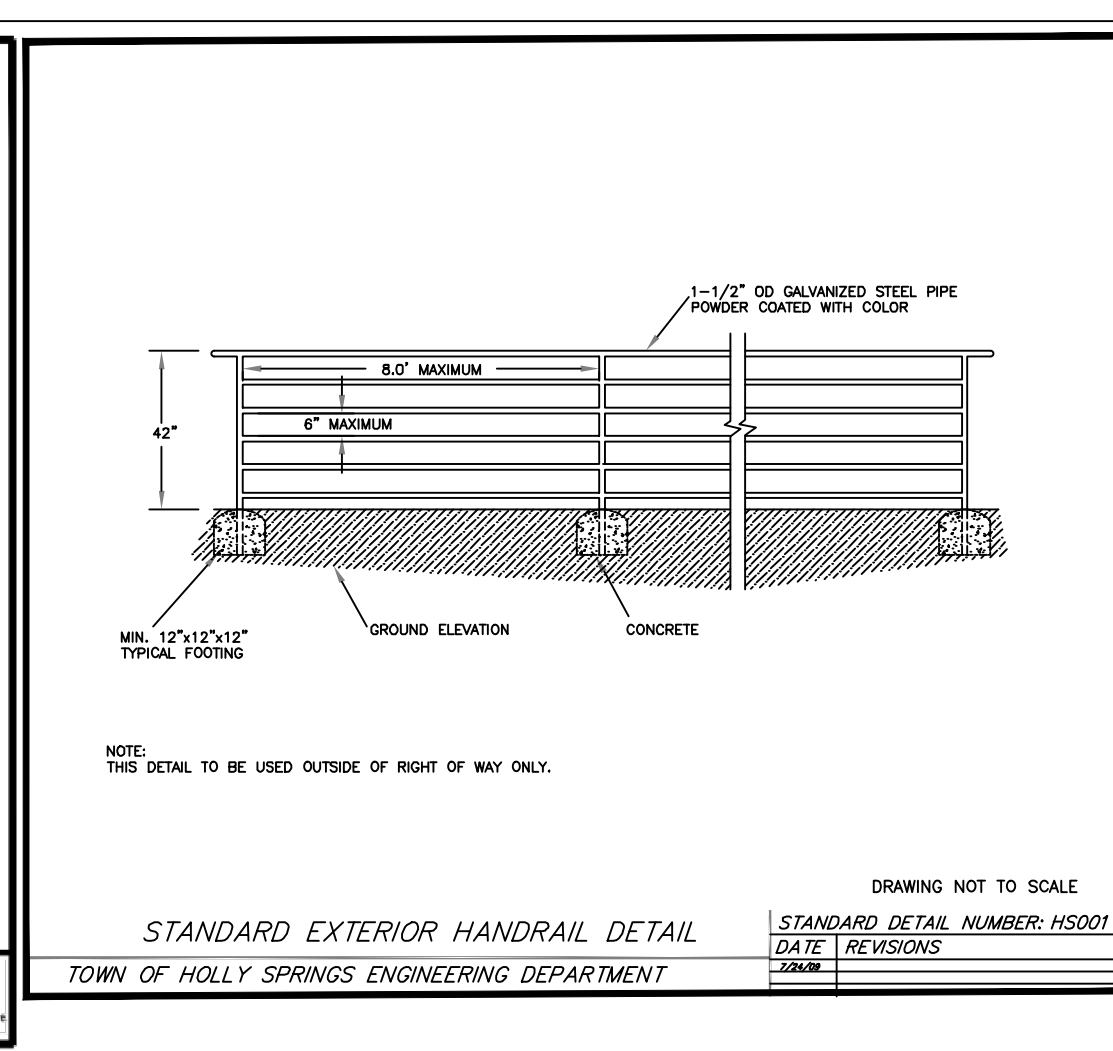
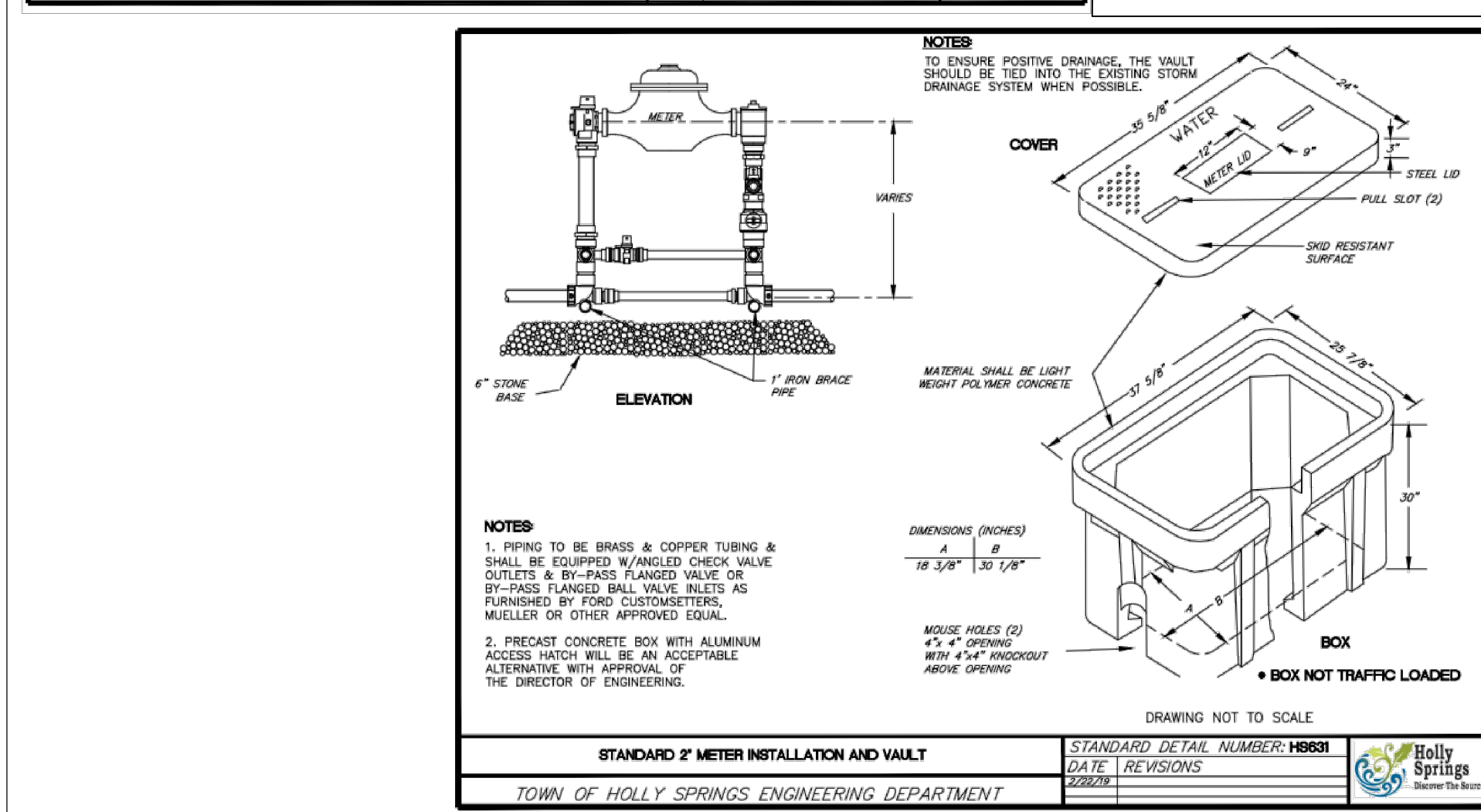
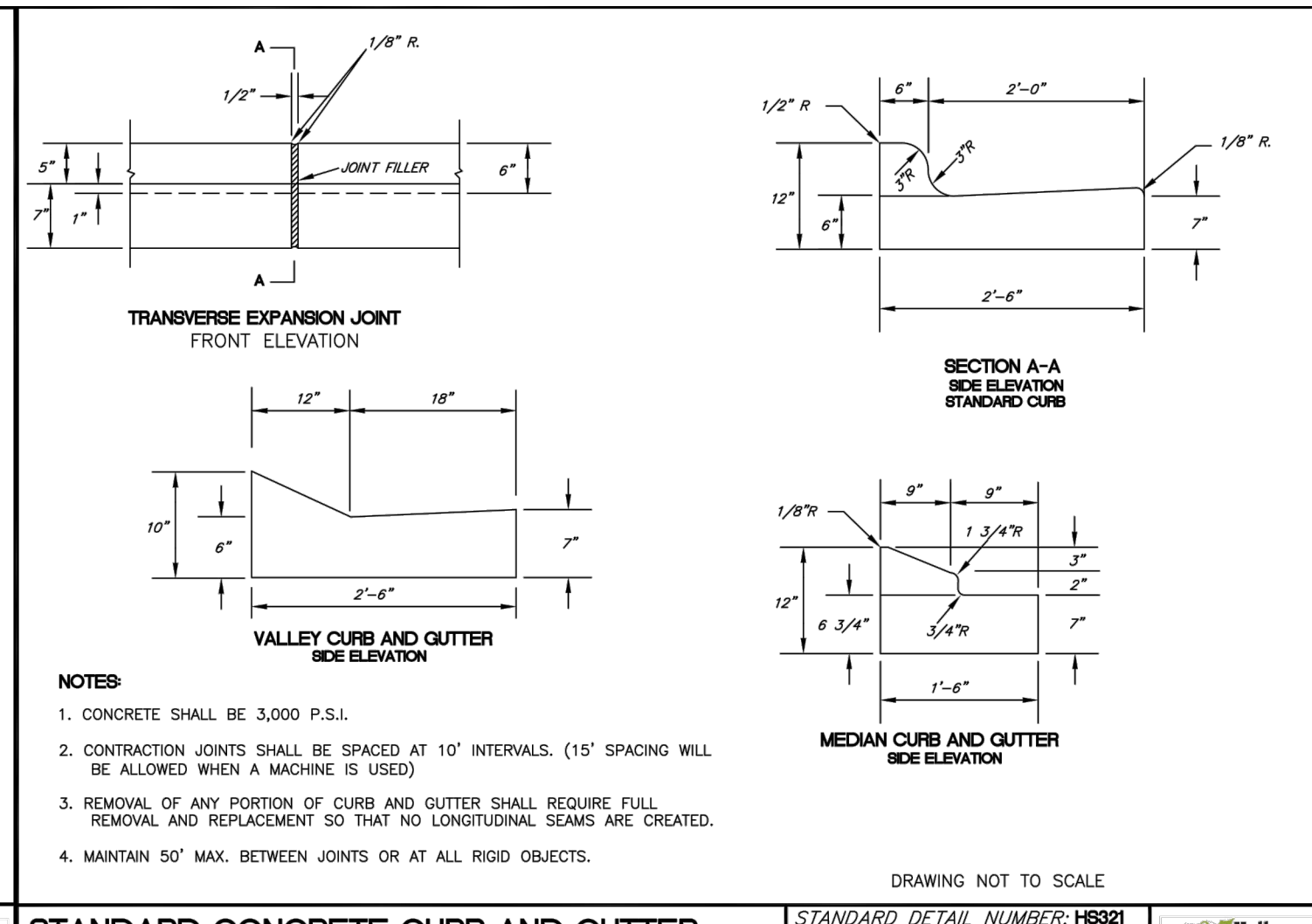
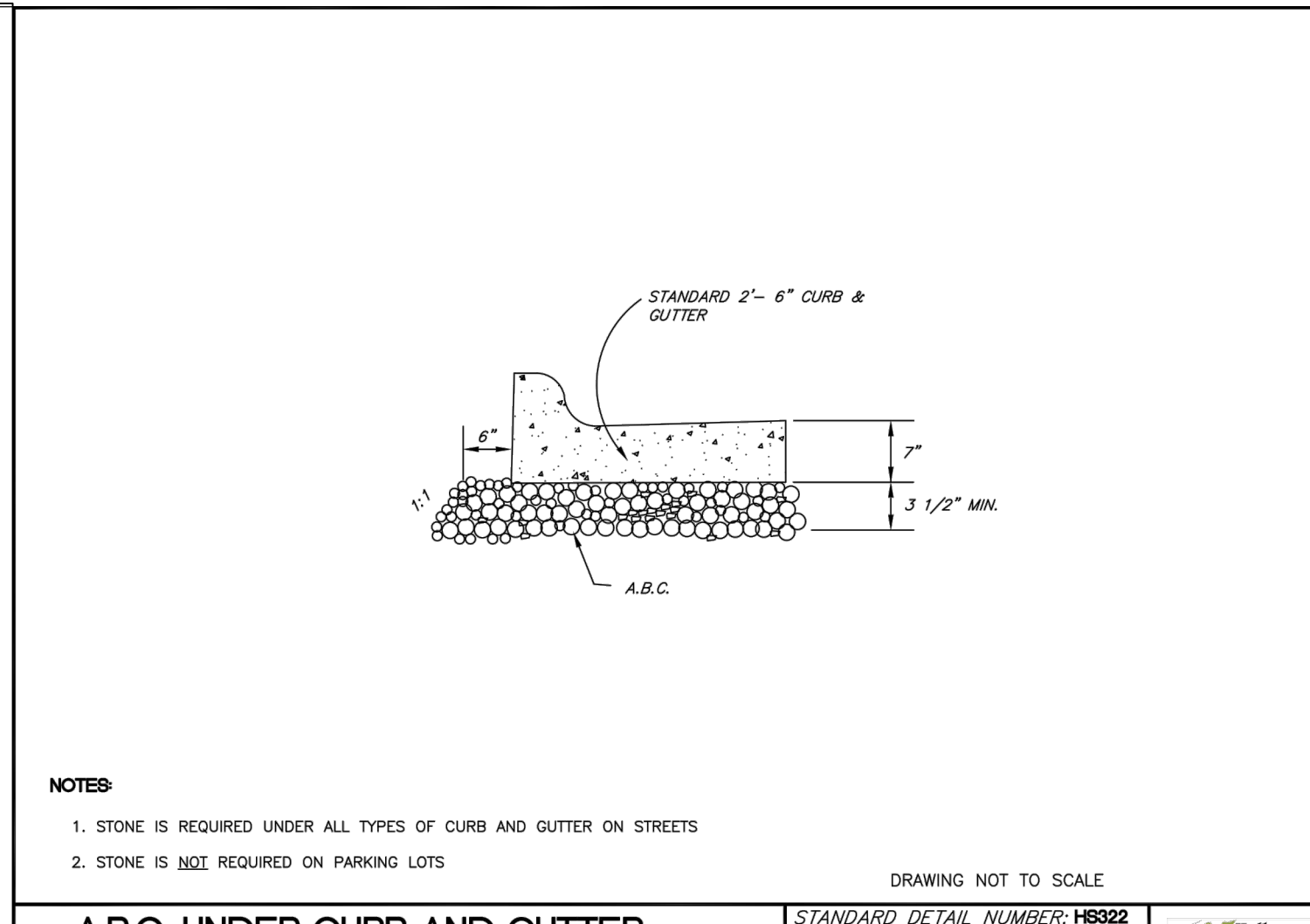
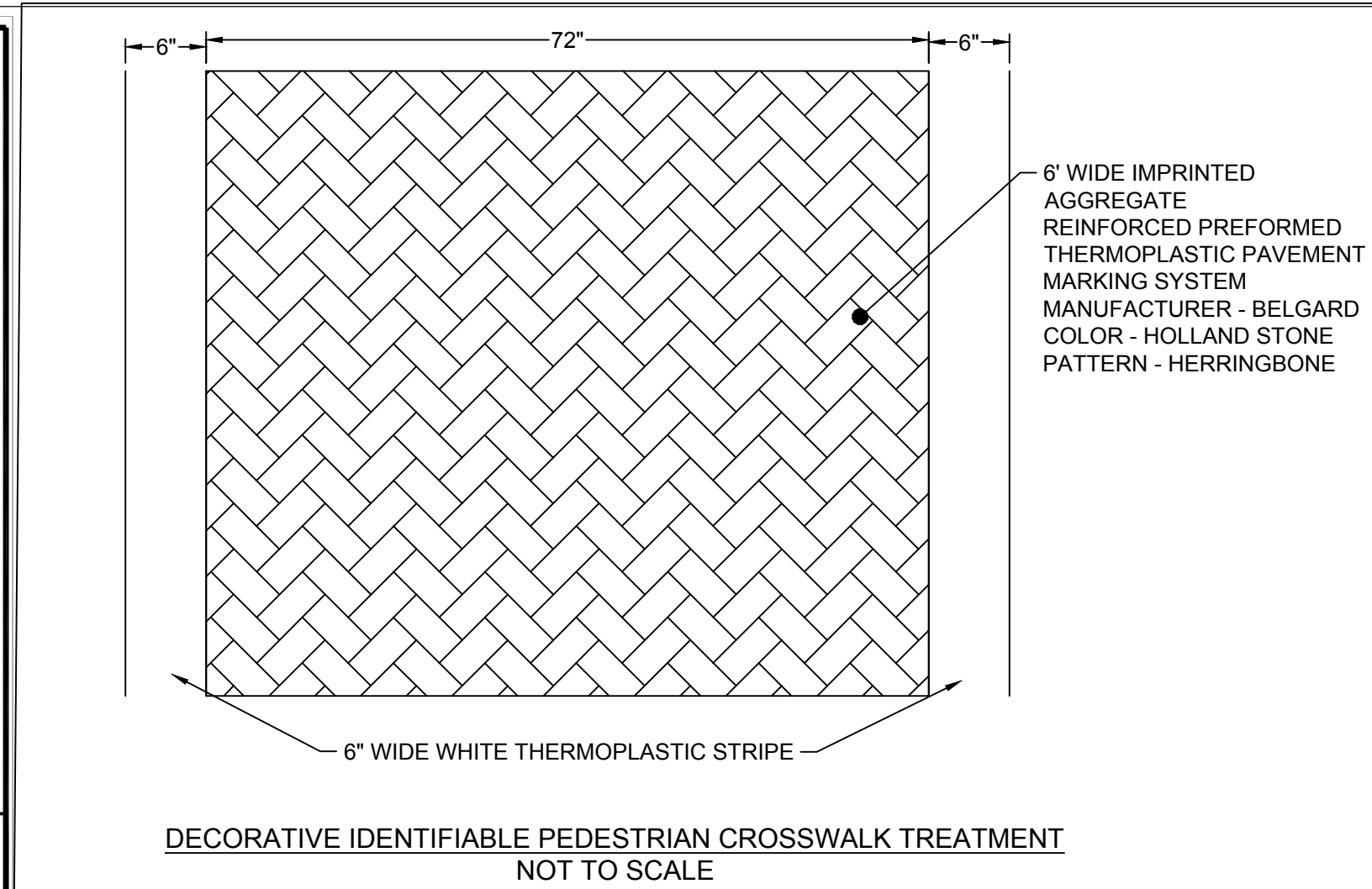
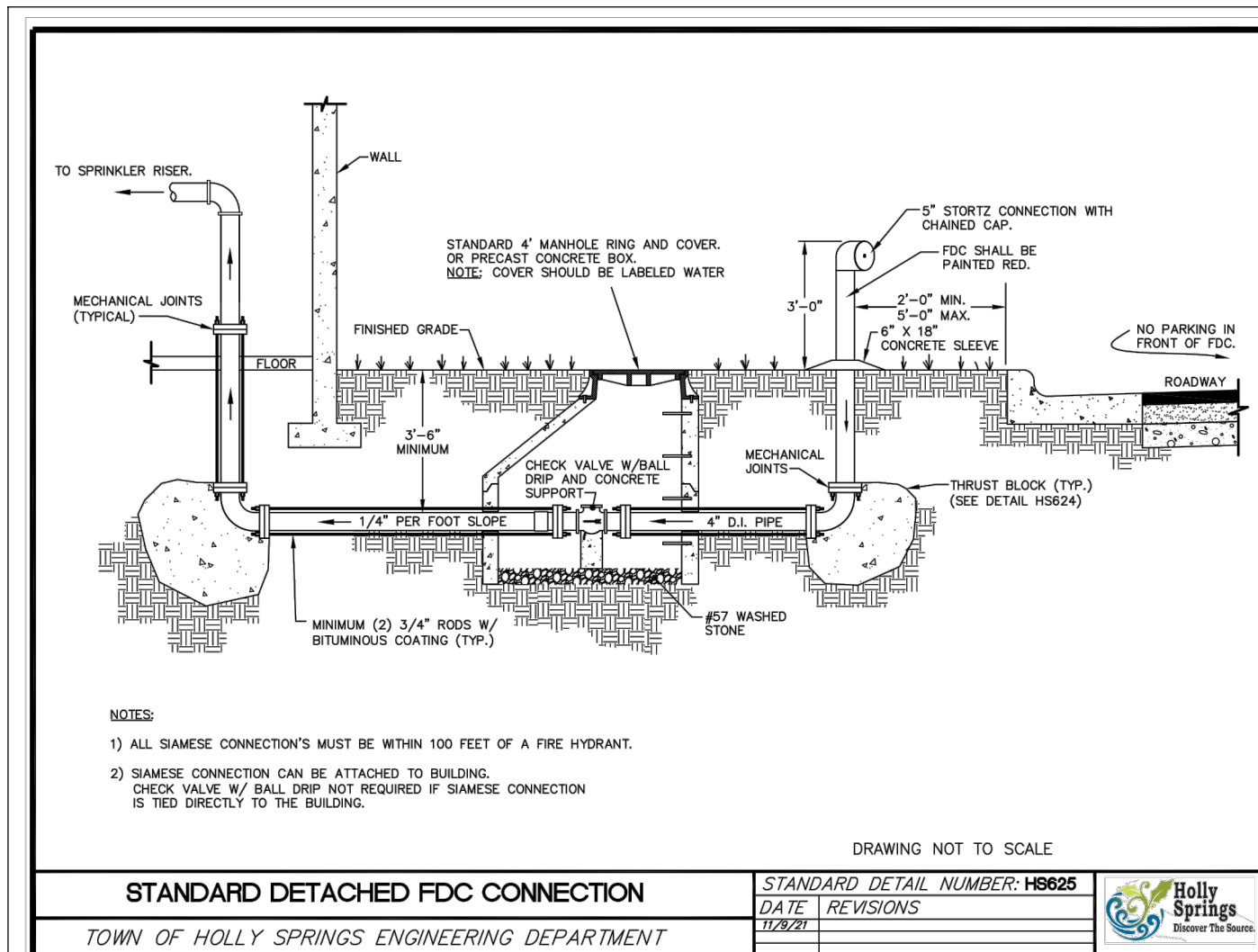


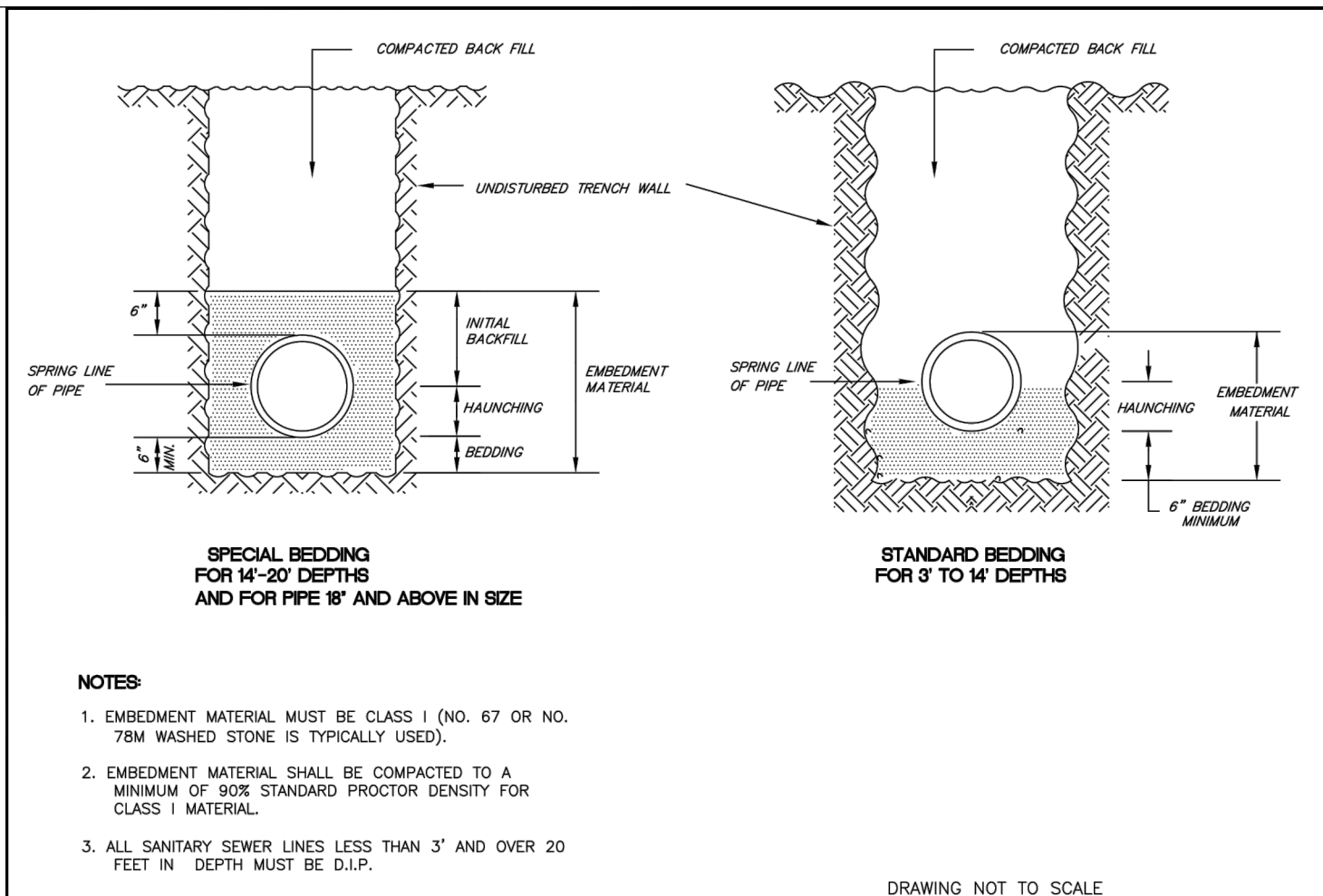
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STORMWATER COMPLIANCE PLAN

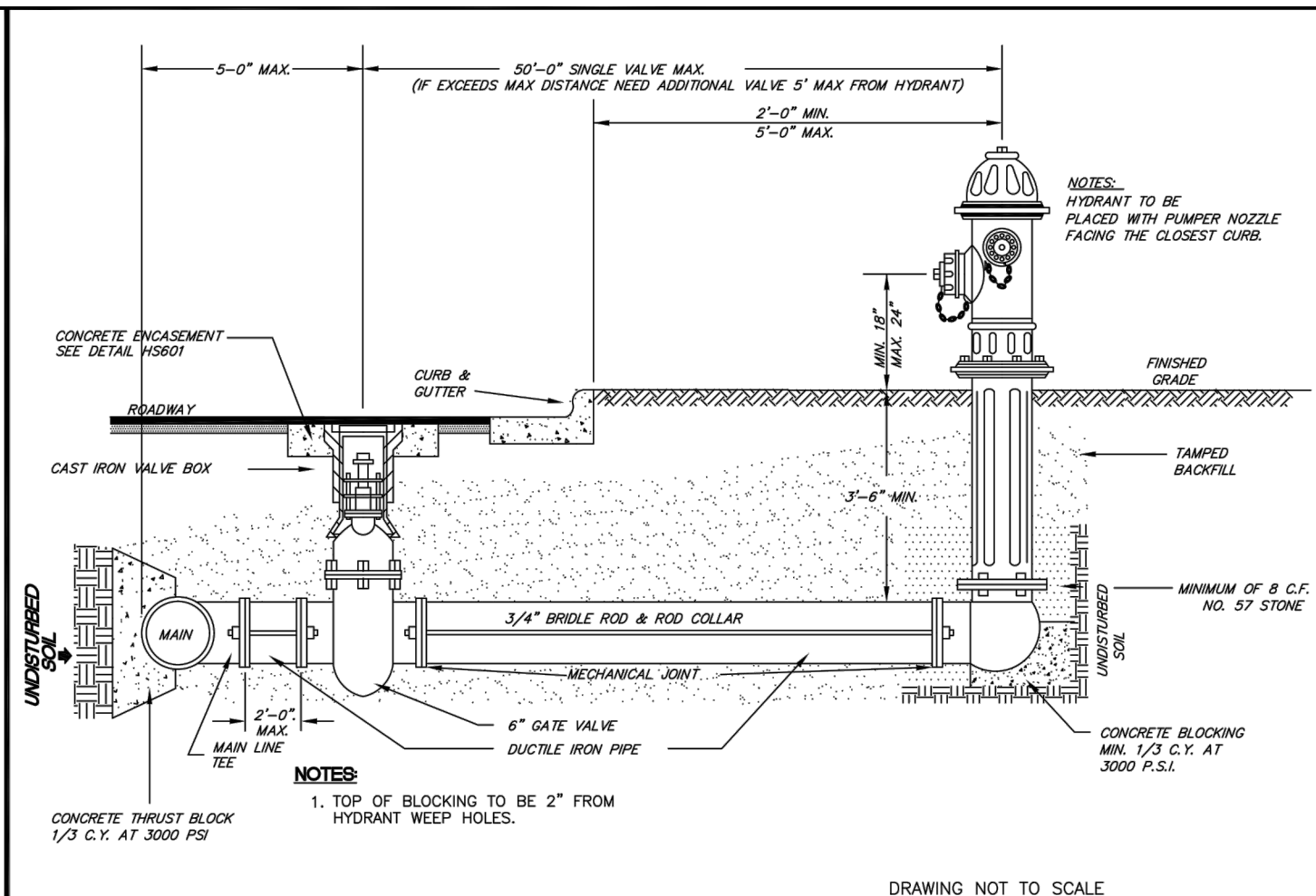
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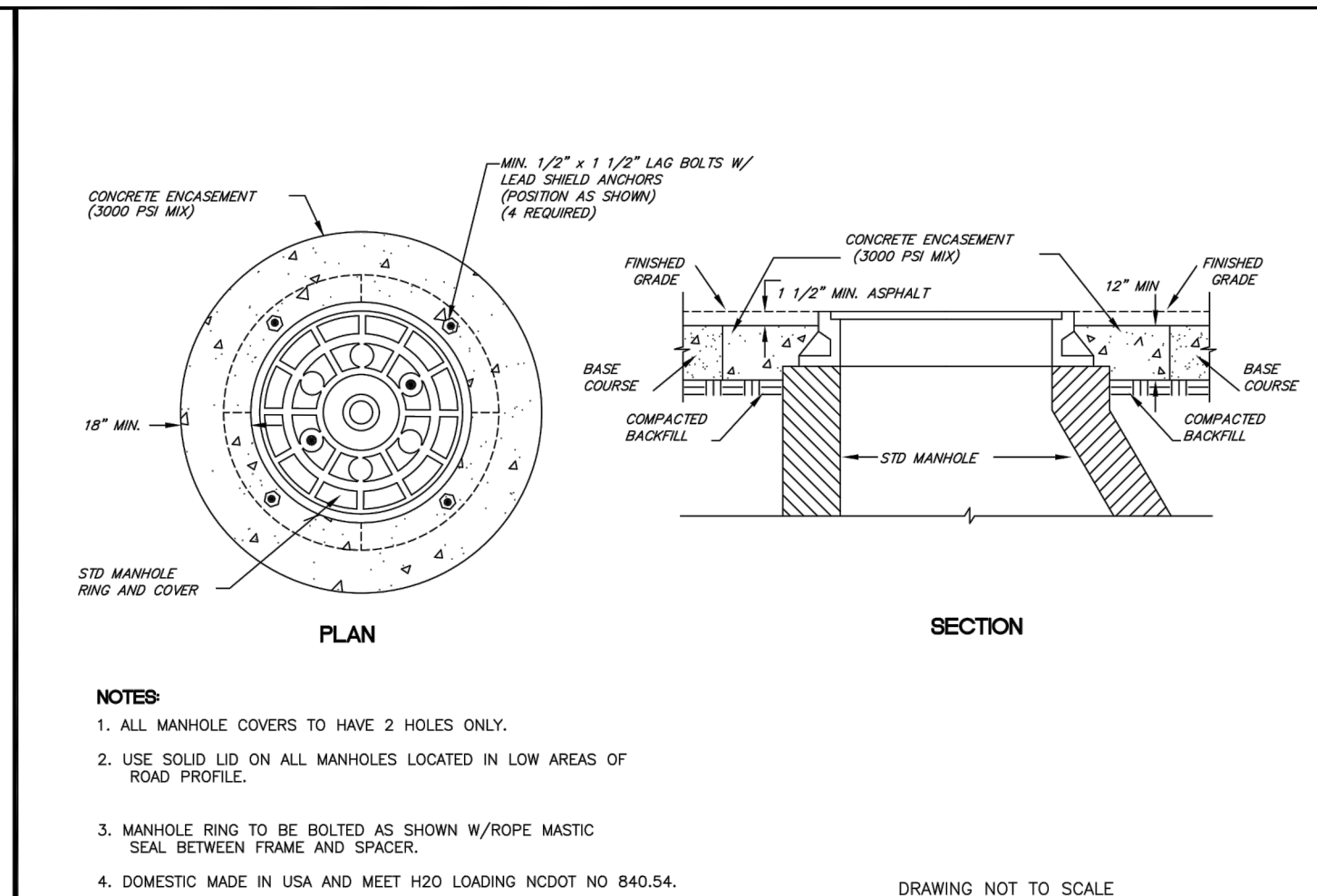




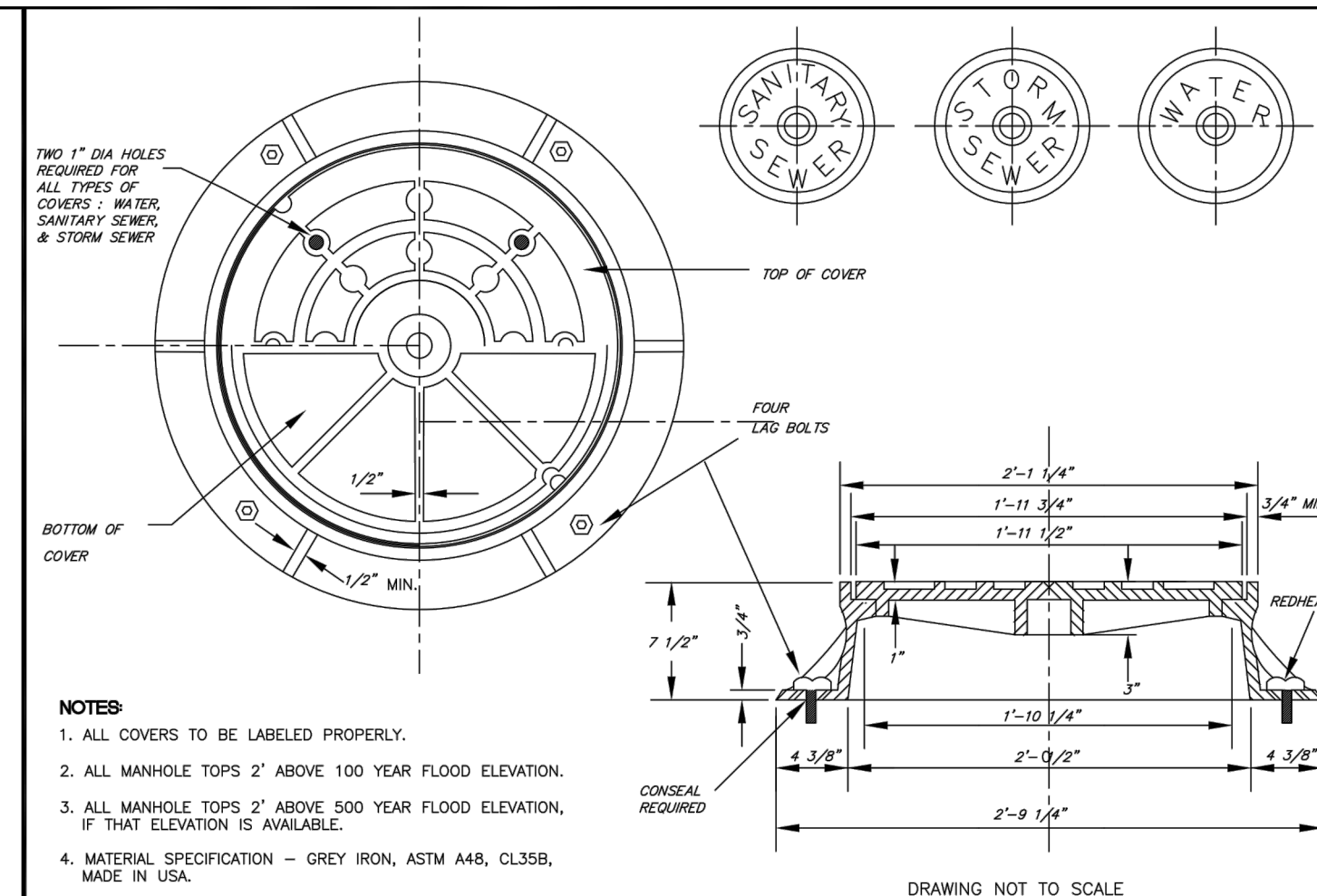
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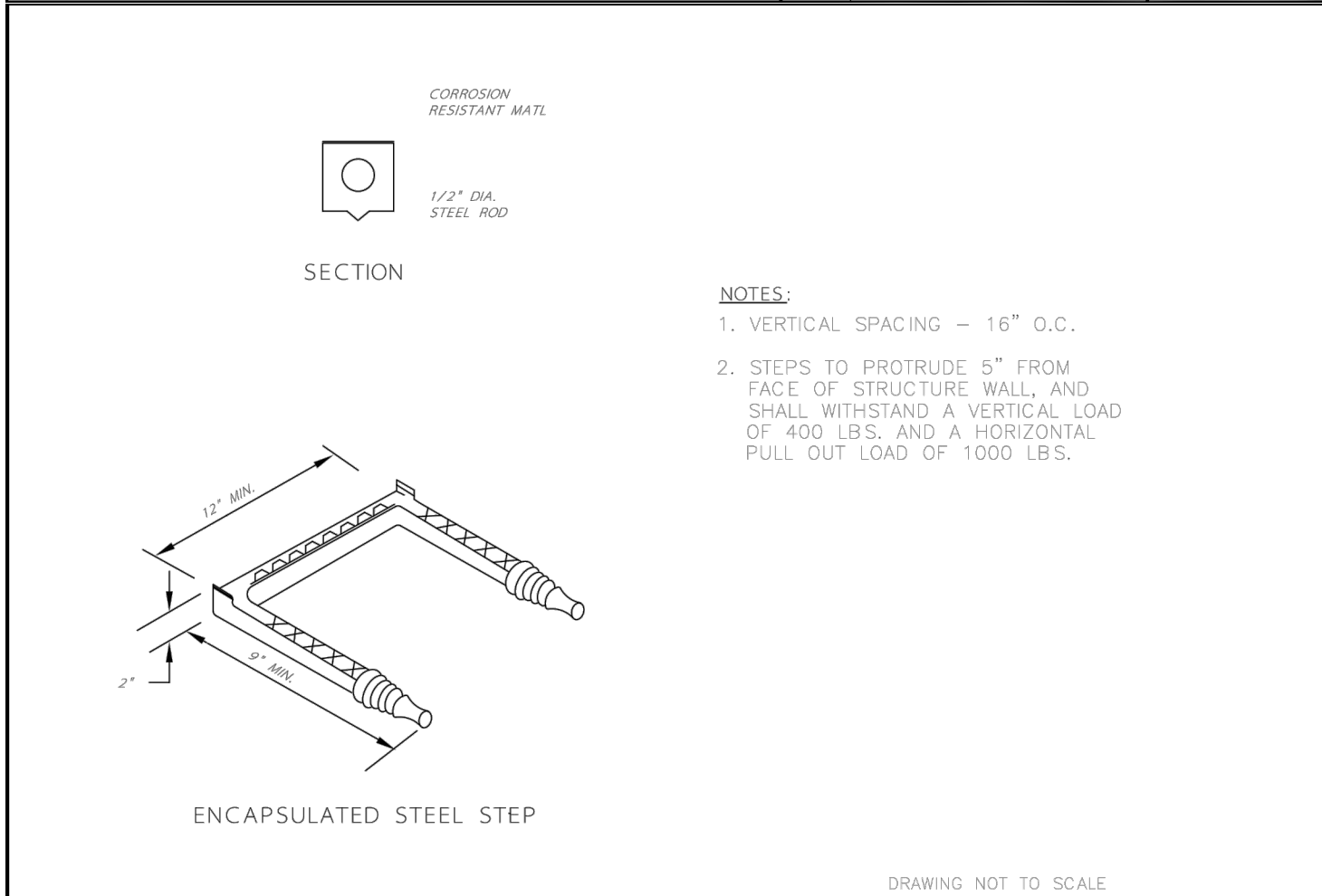
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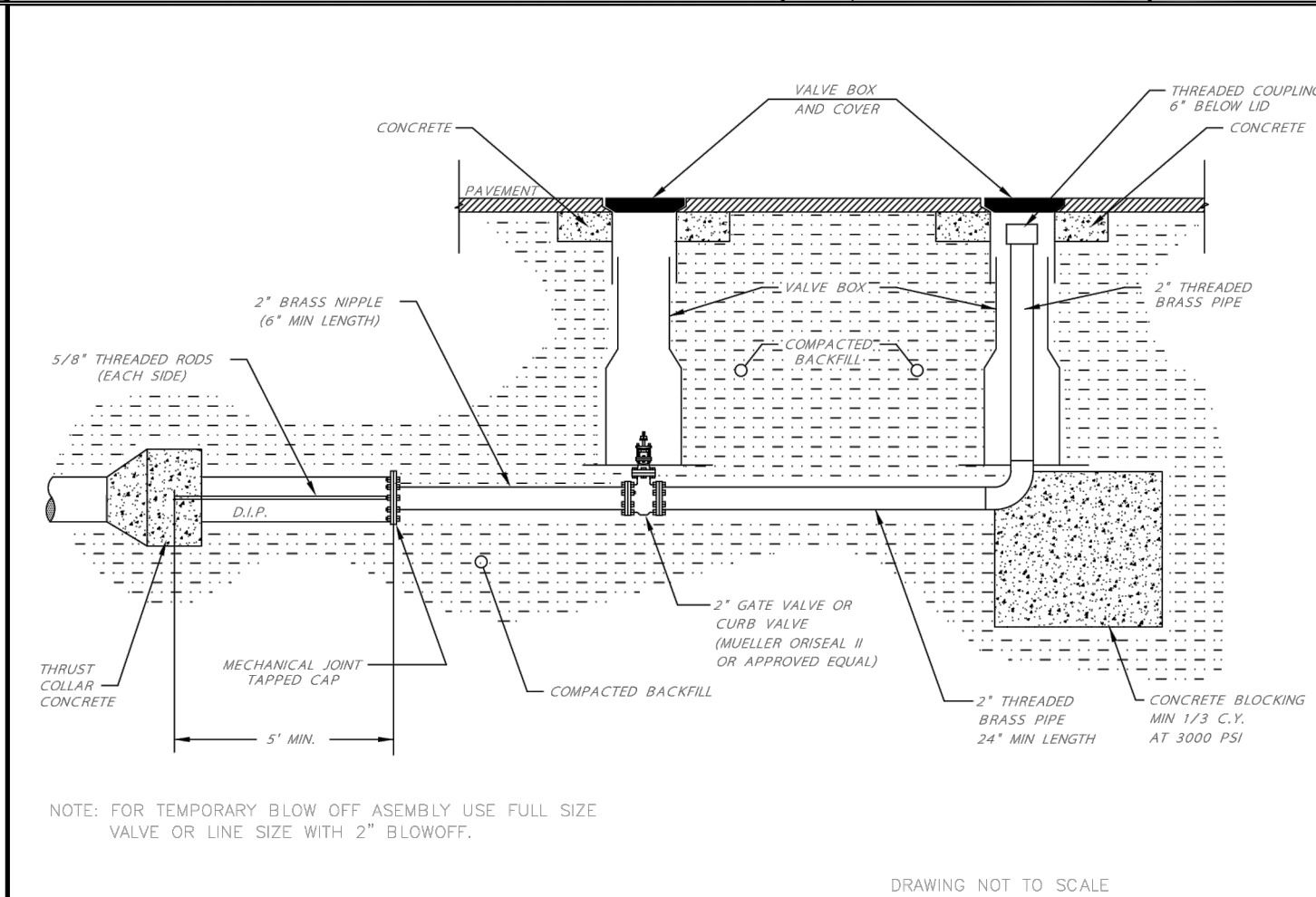
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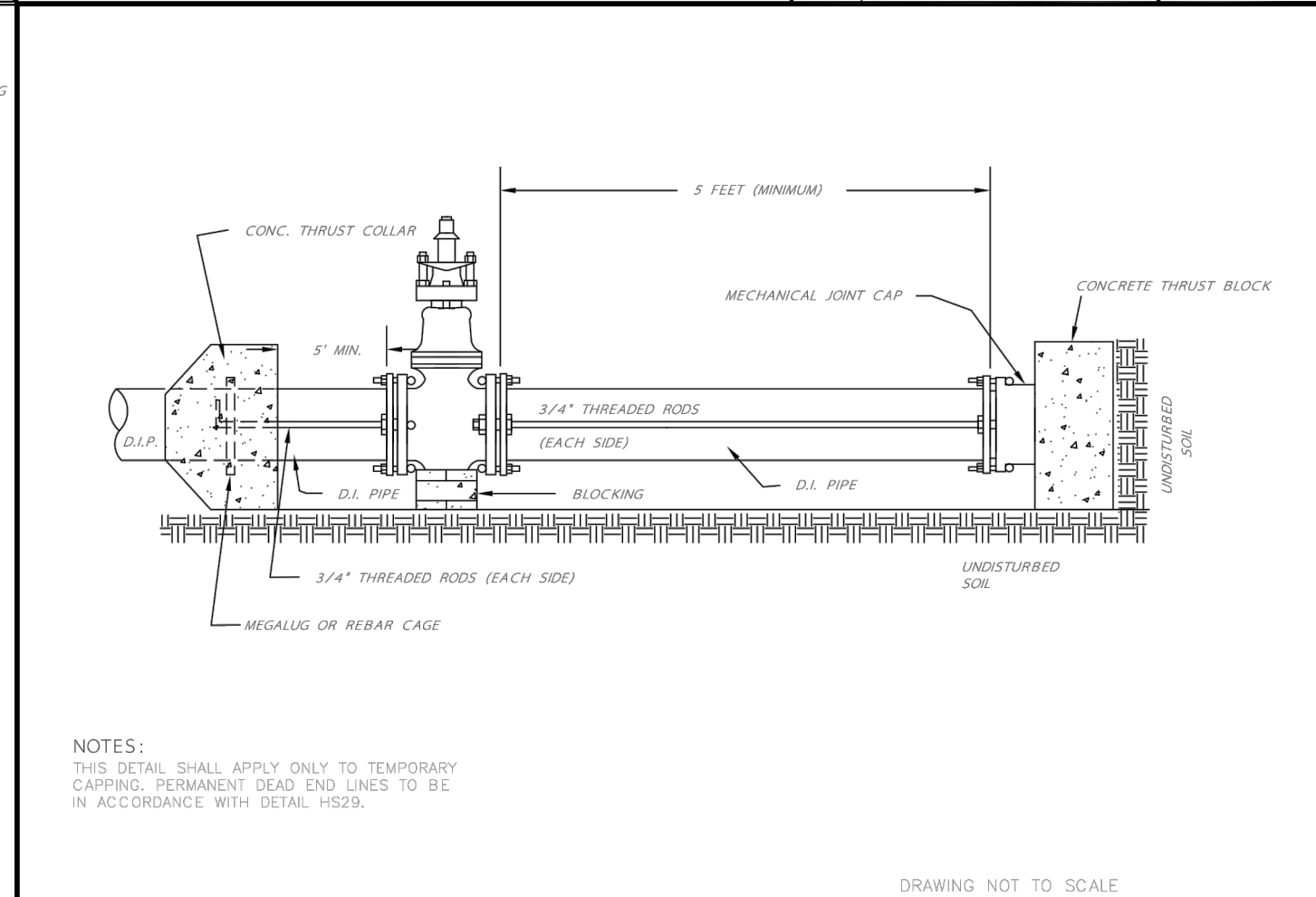
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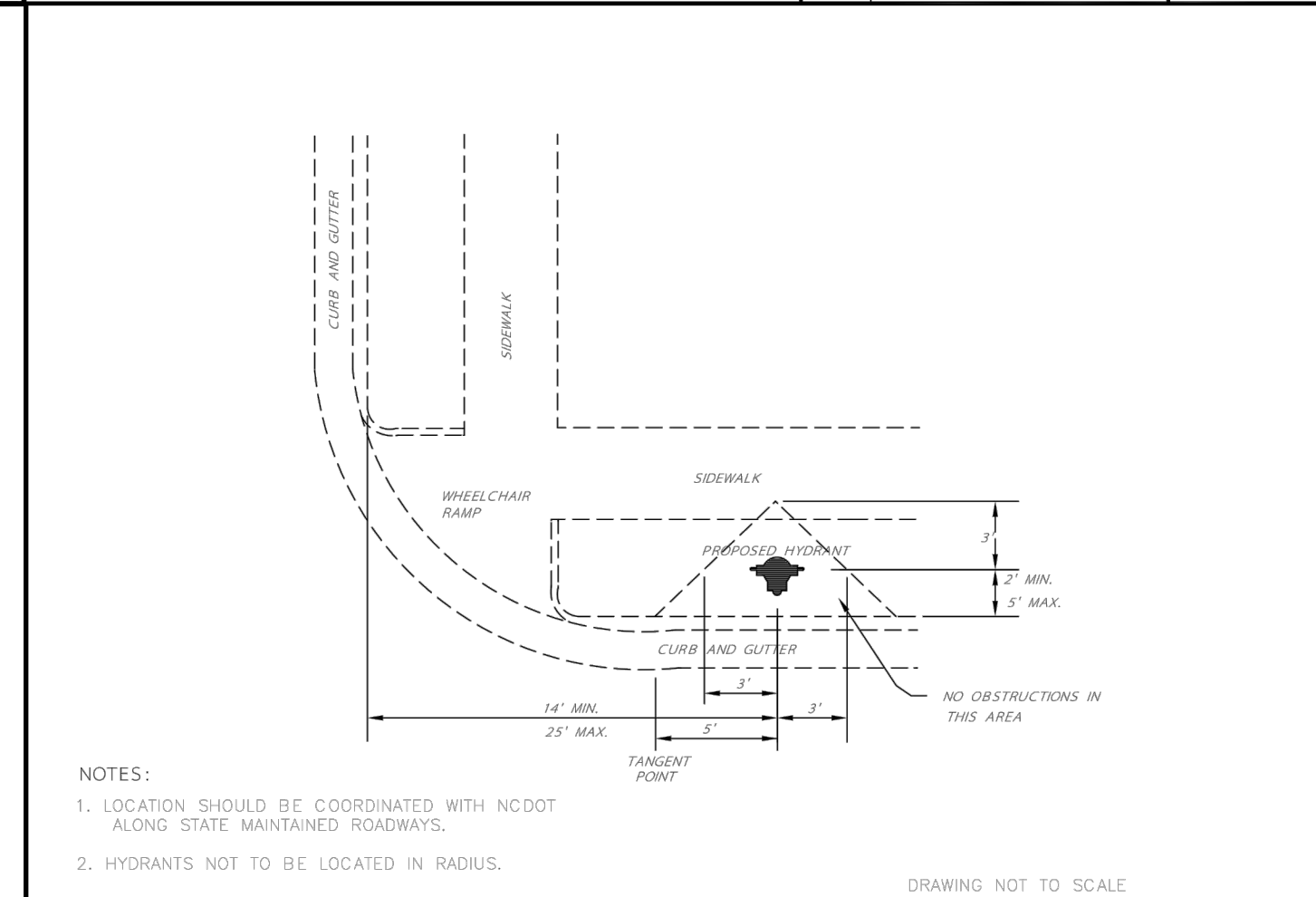
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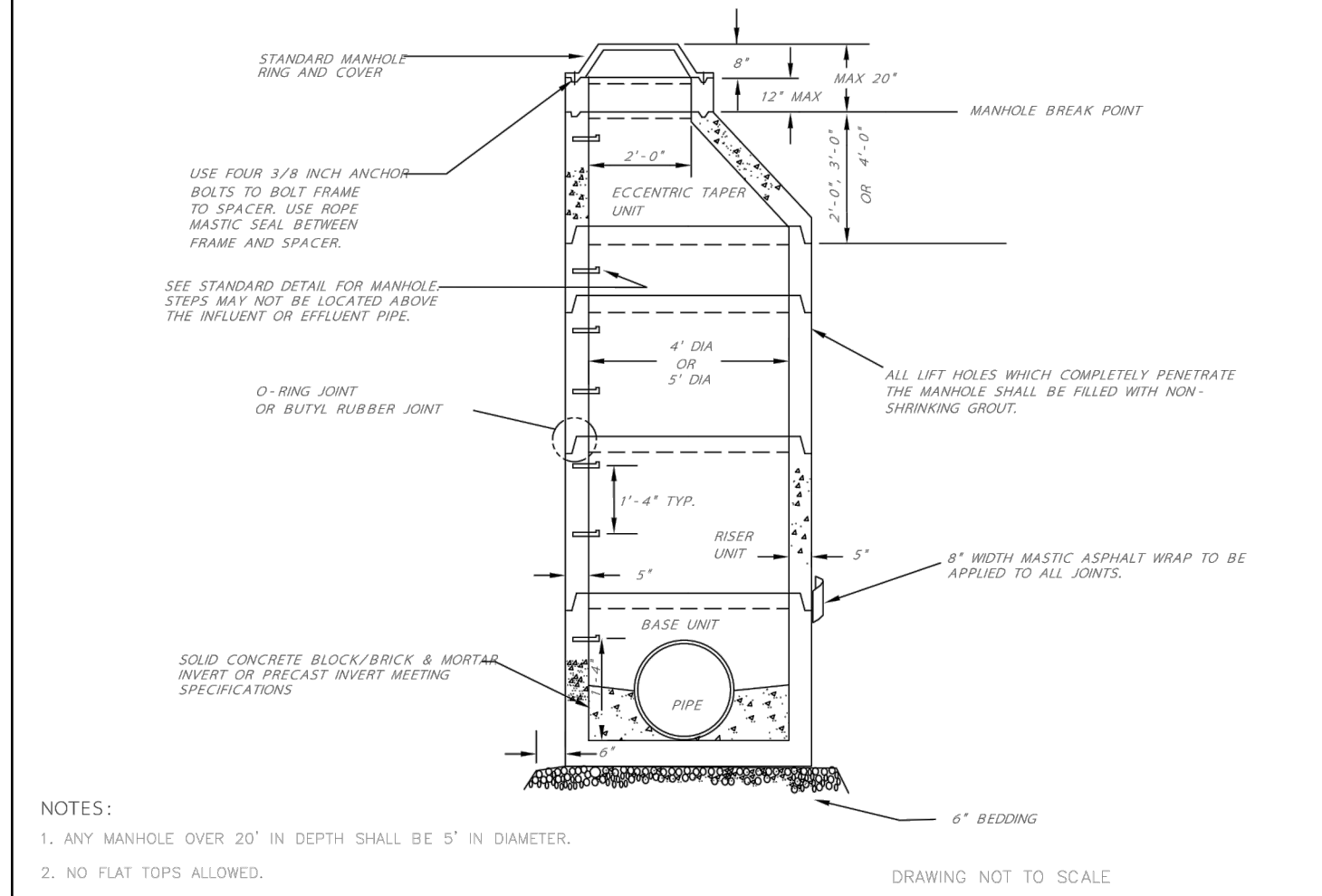
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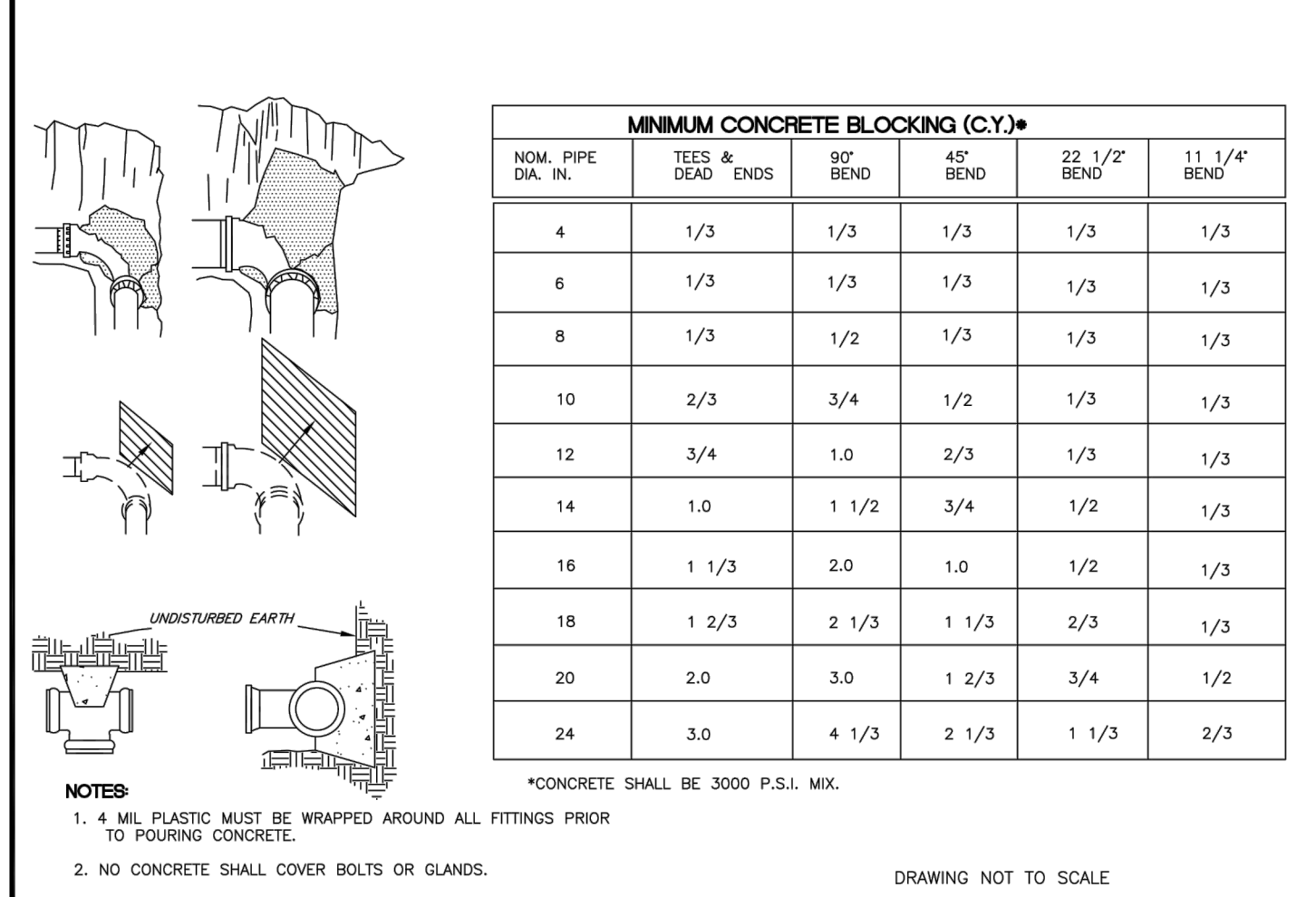
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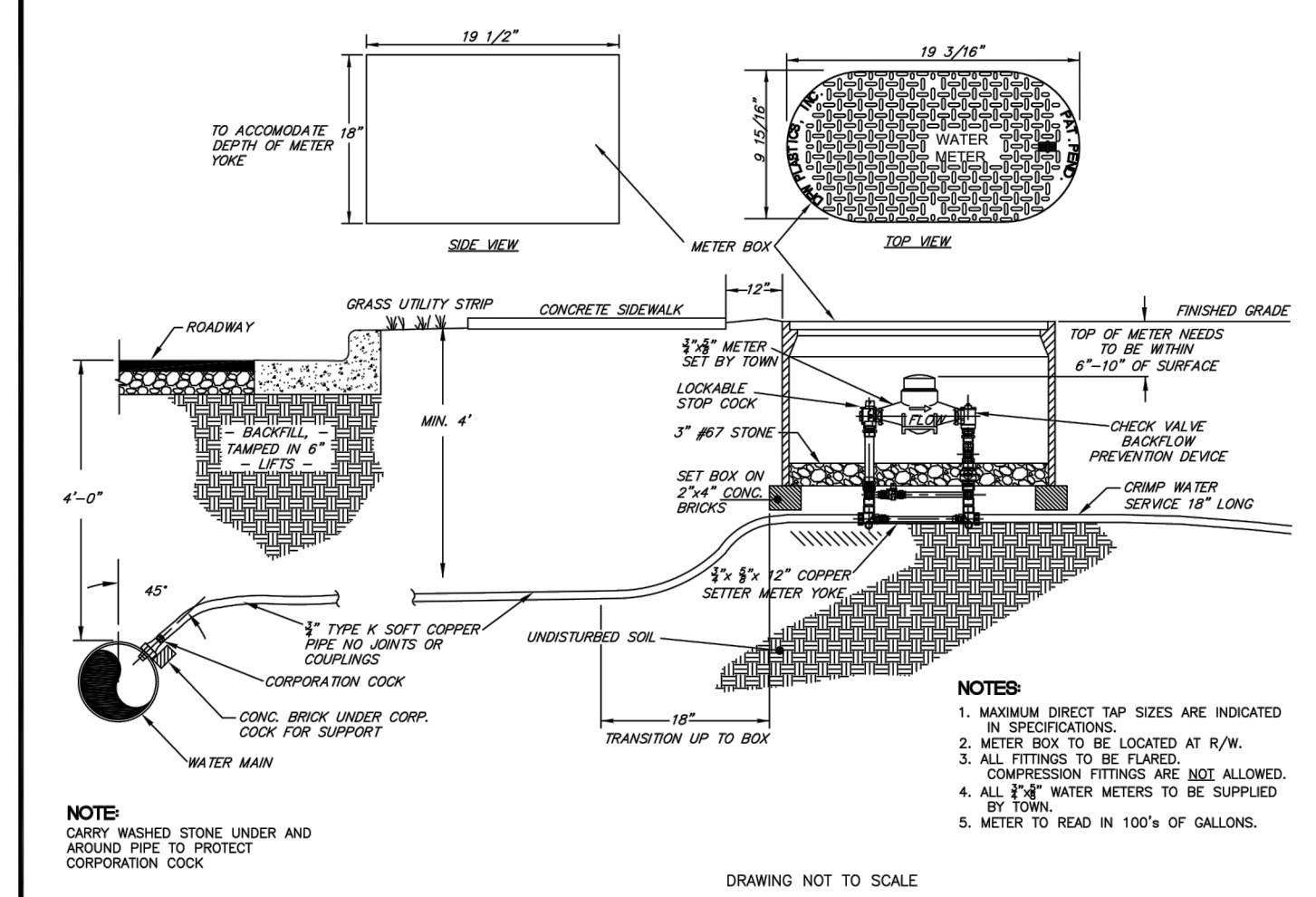
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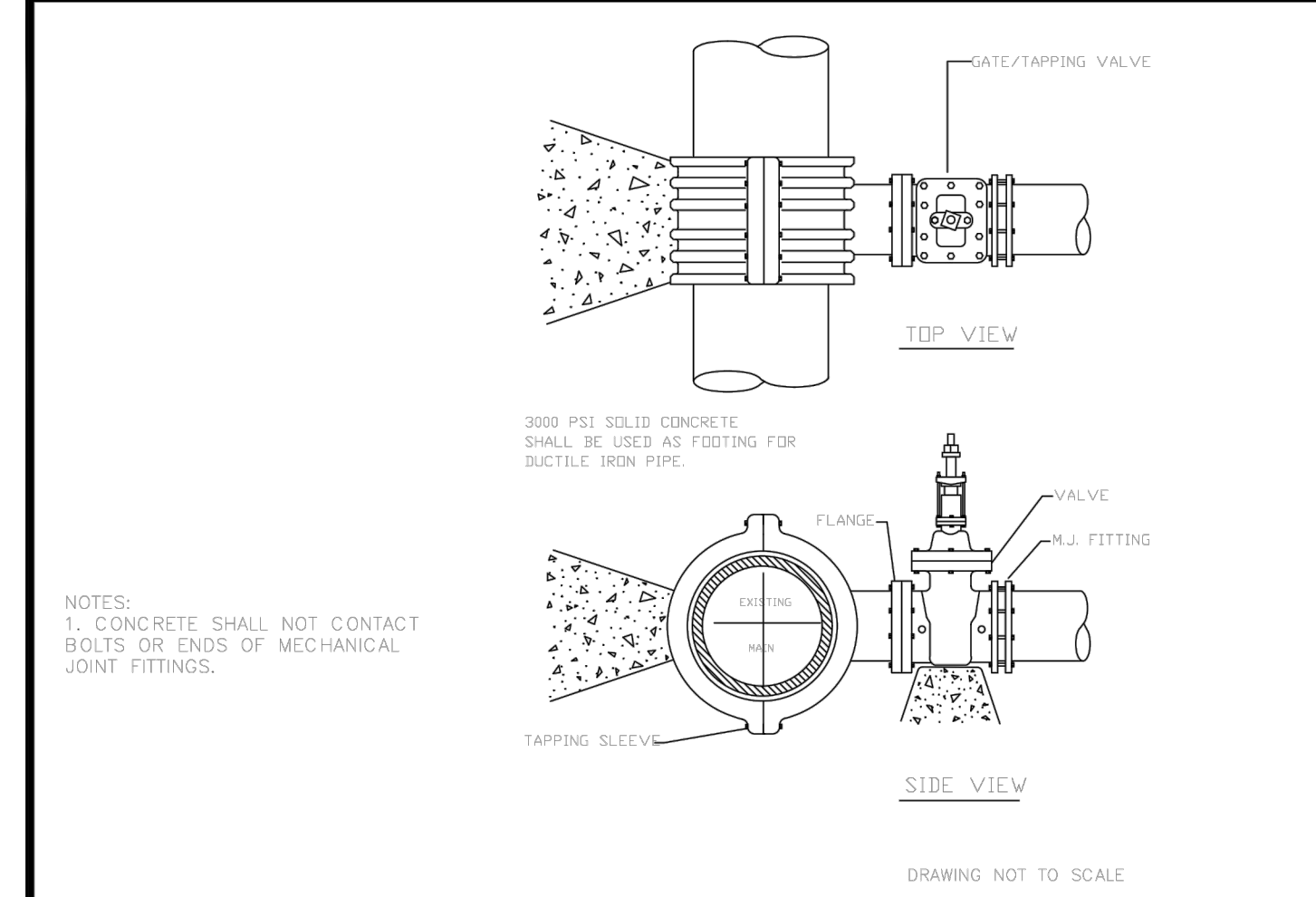
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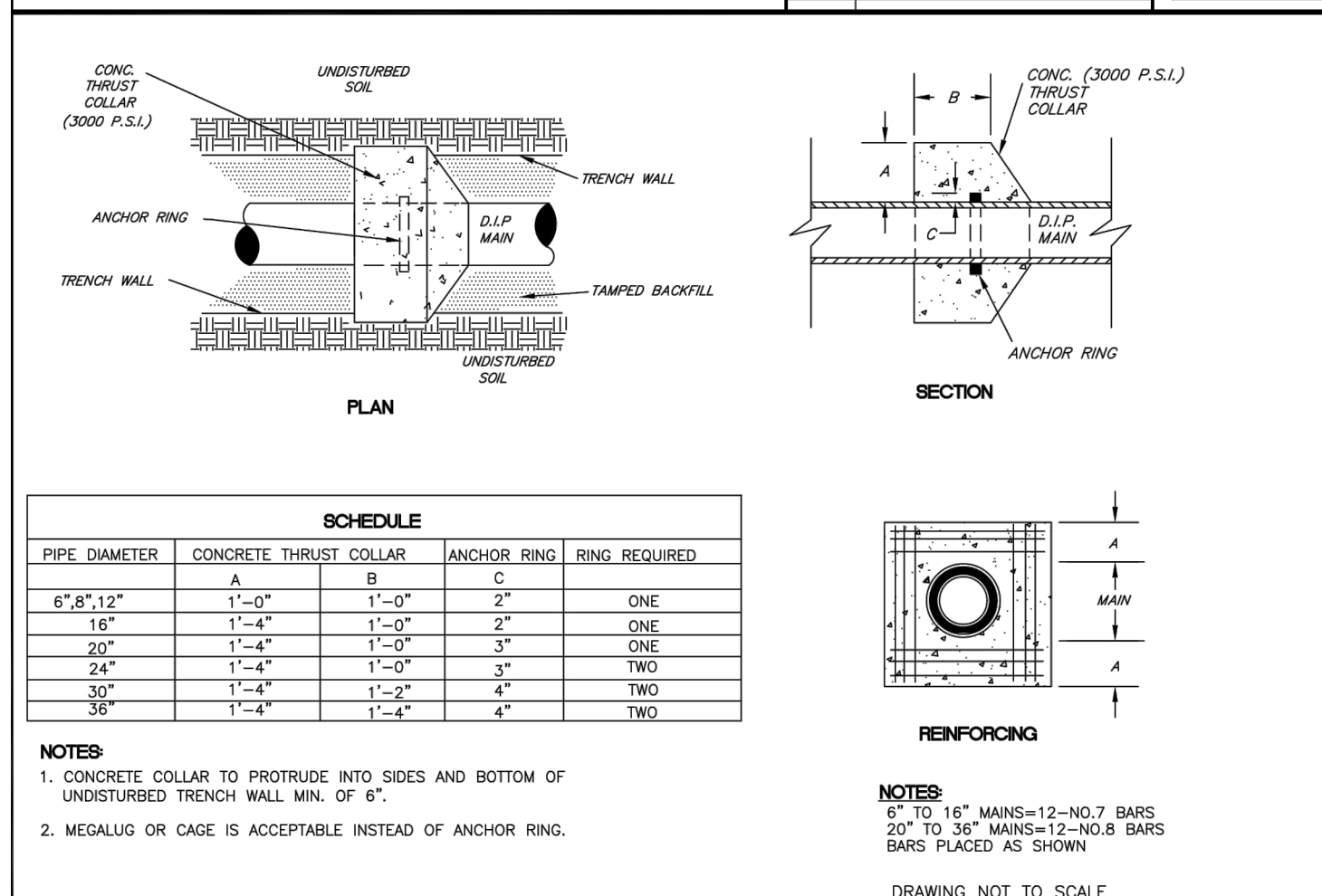
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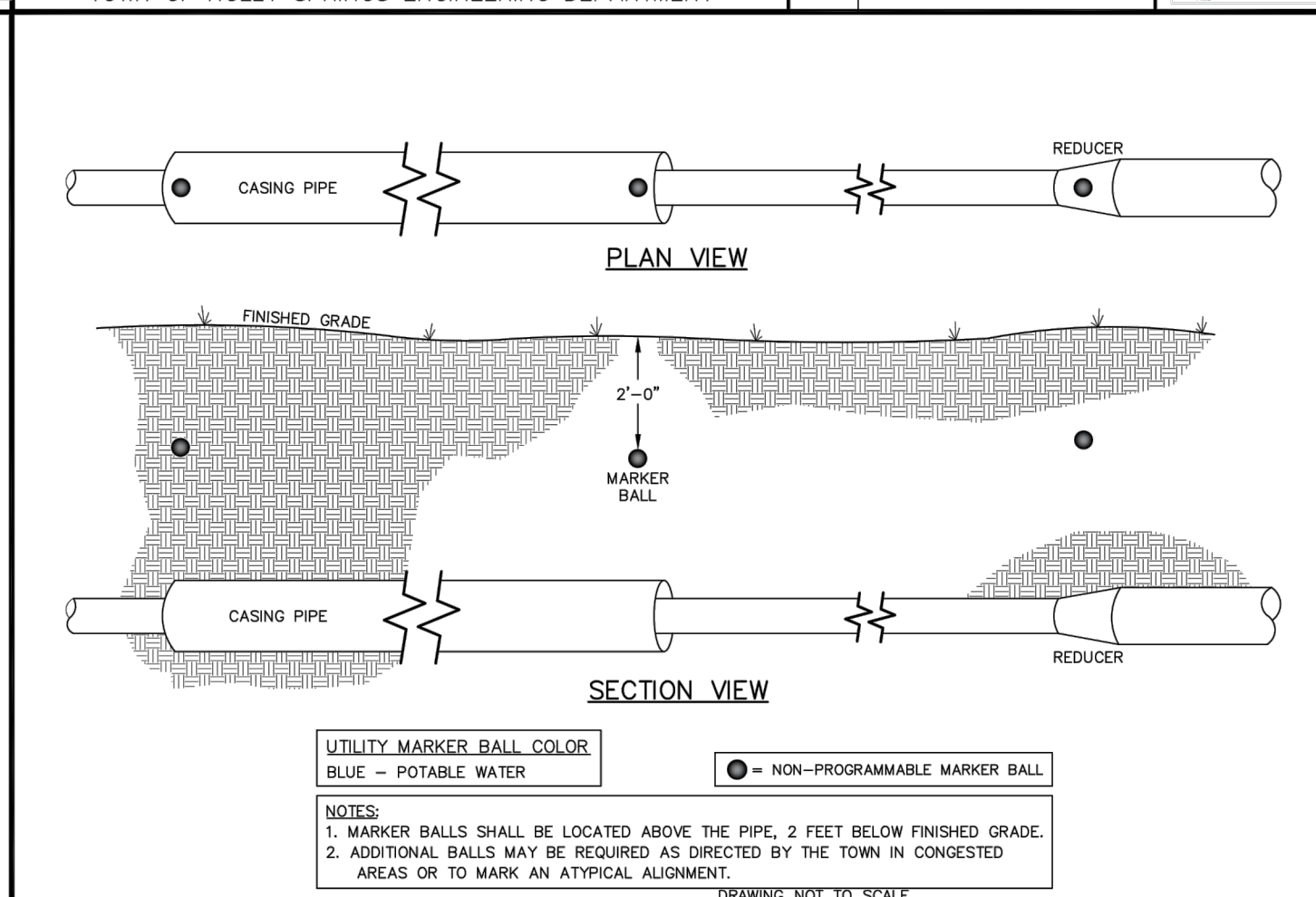
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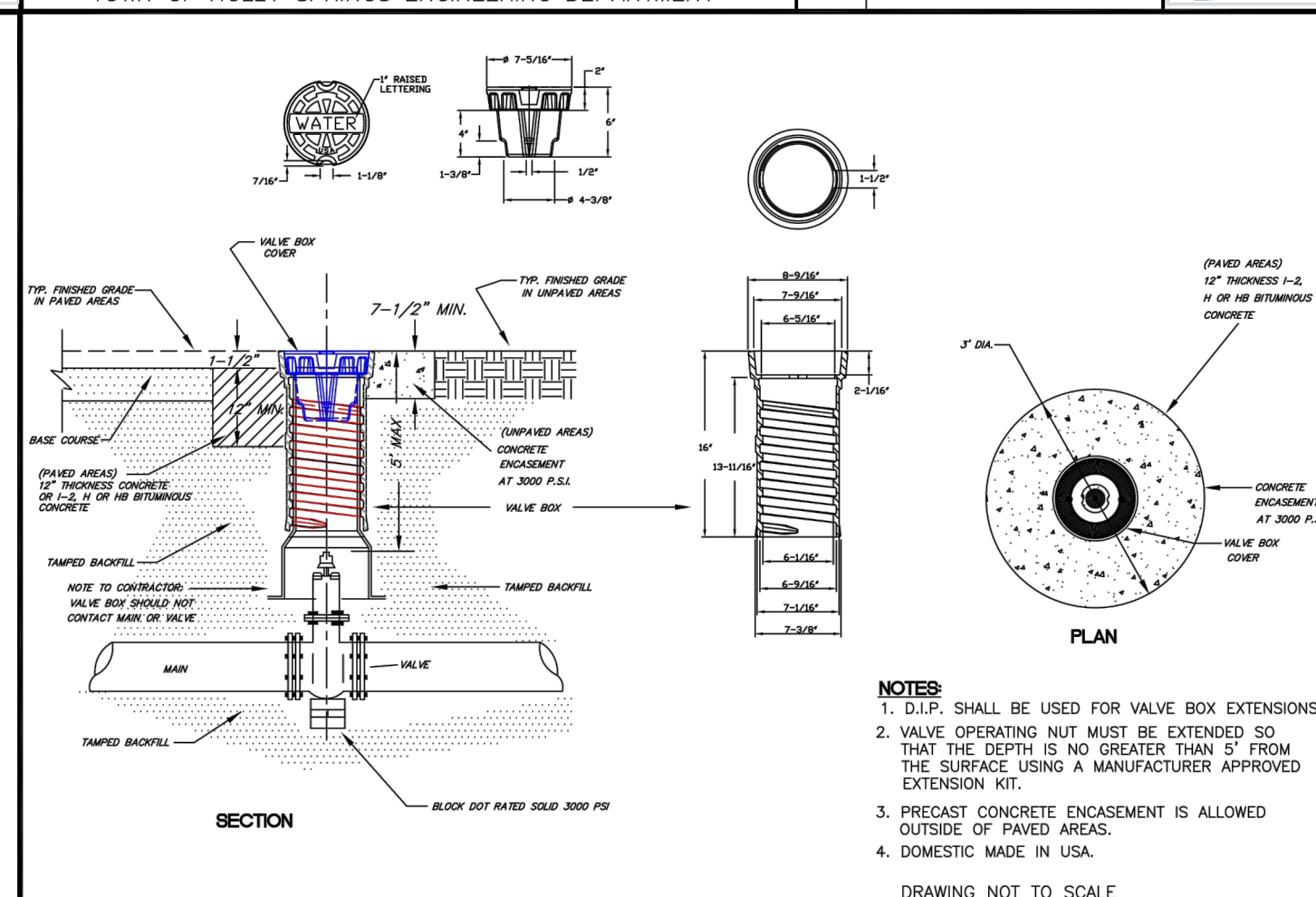
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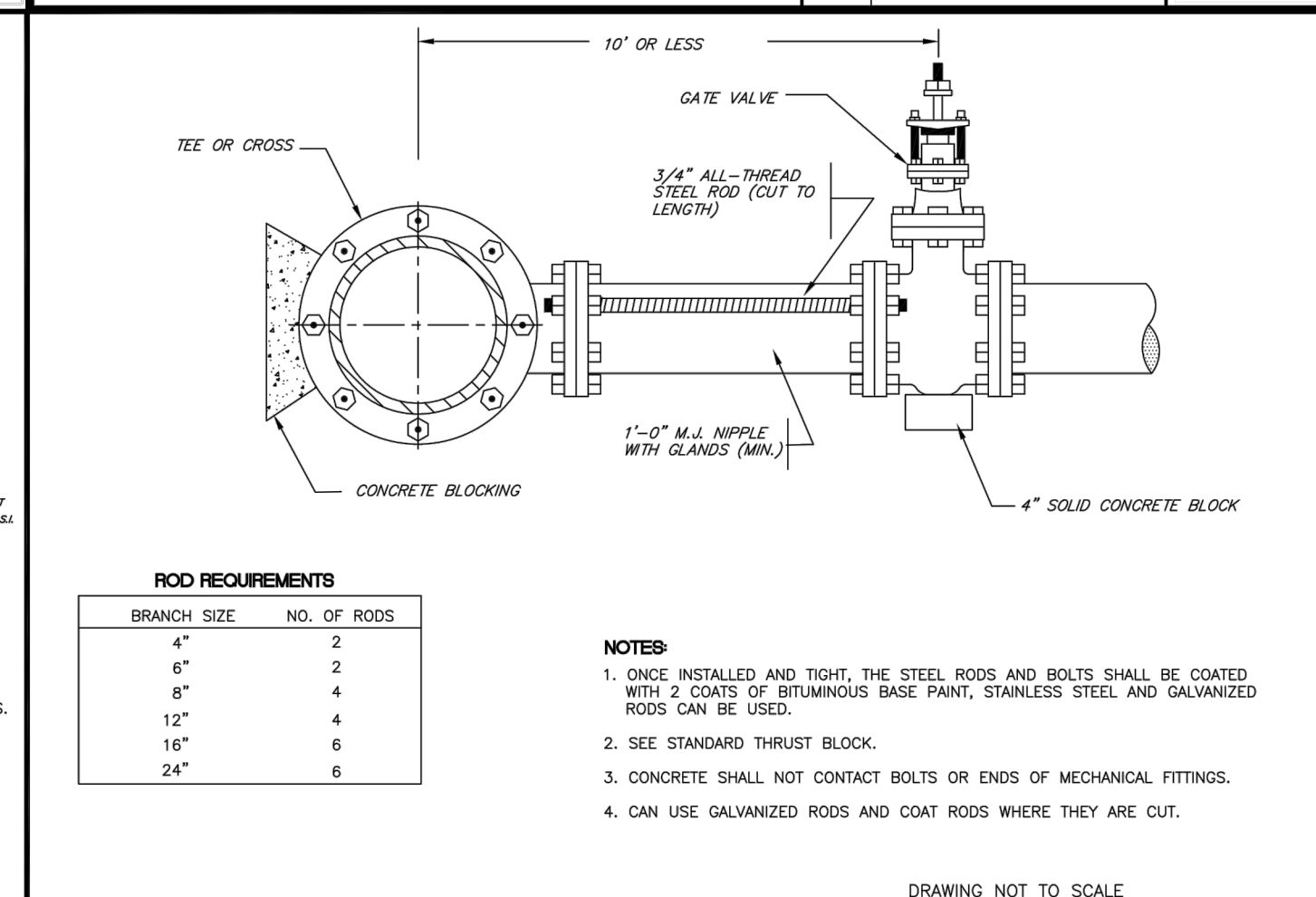
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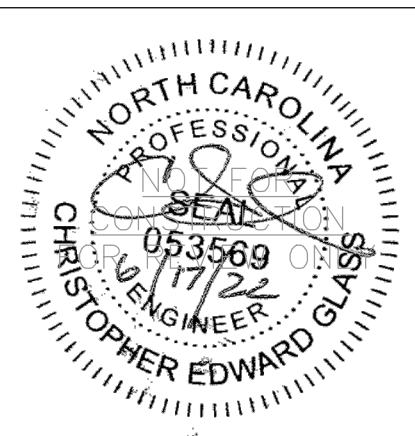
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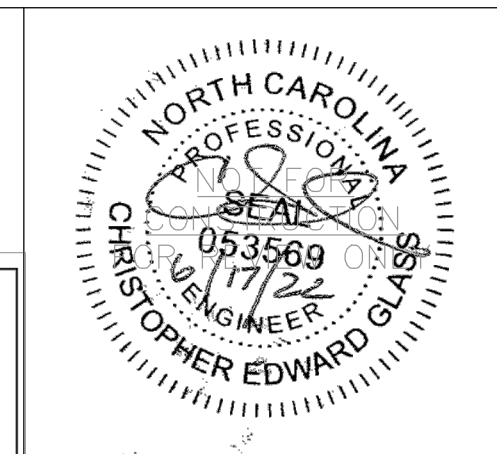
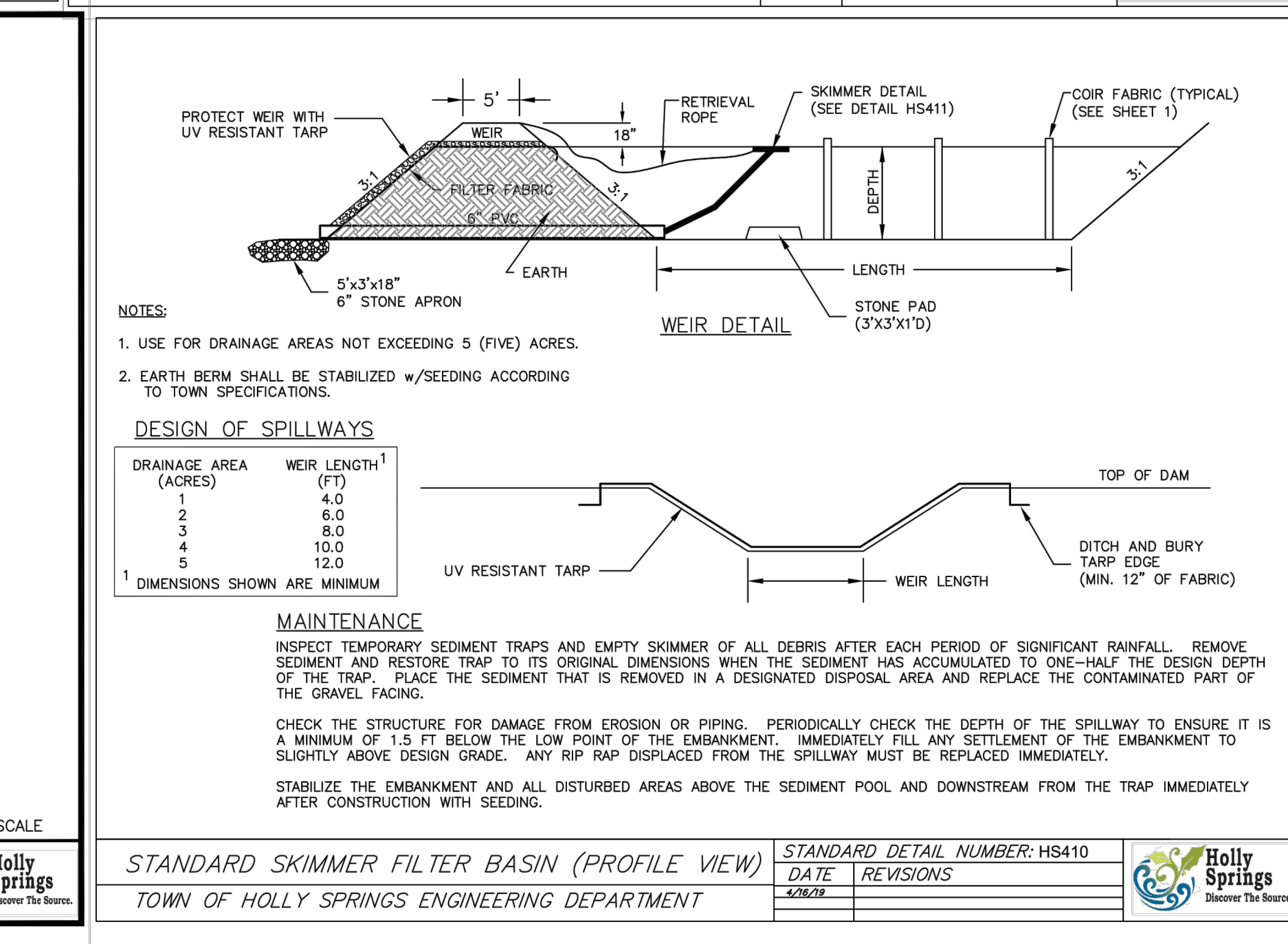
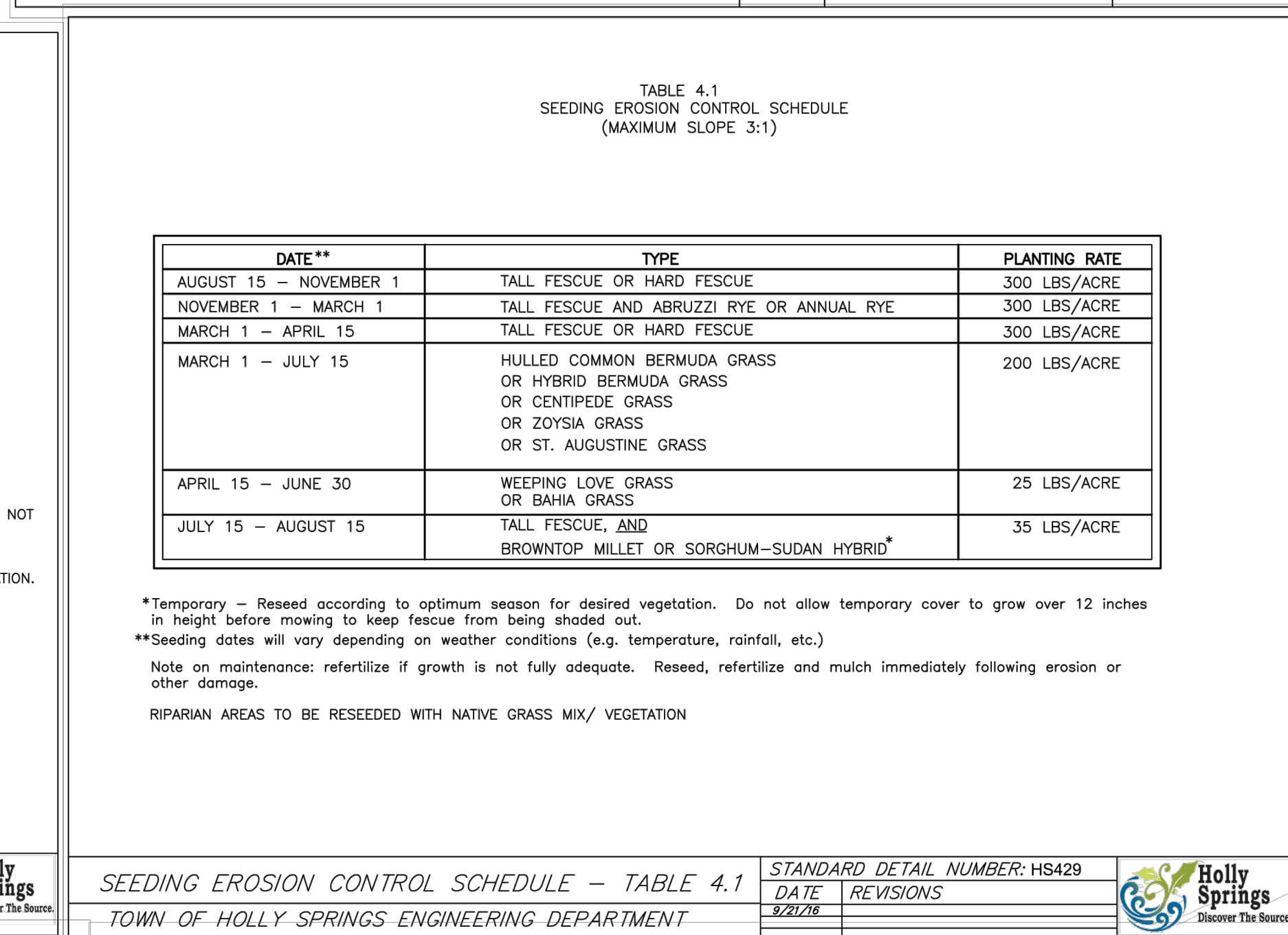
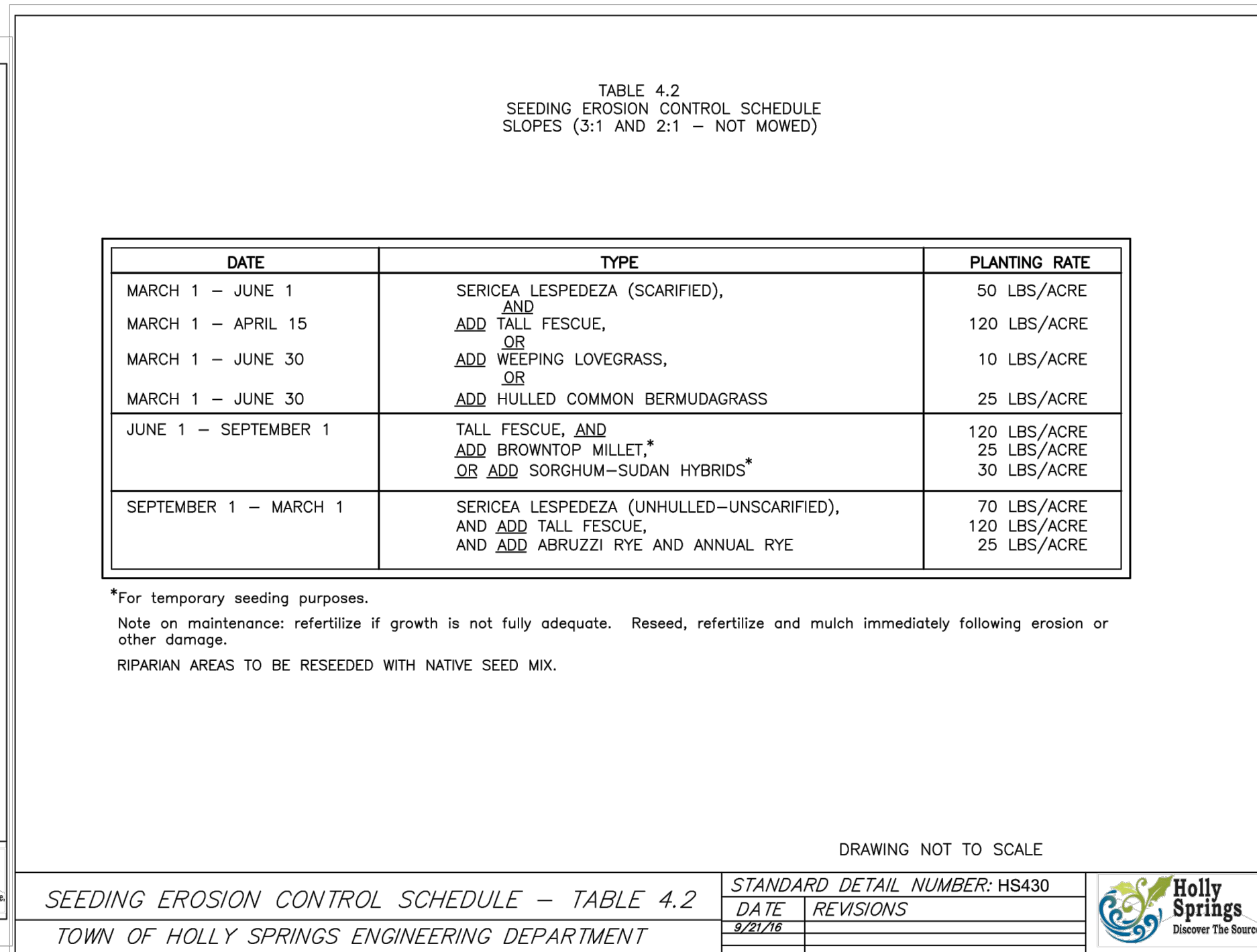
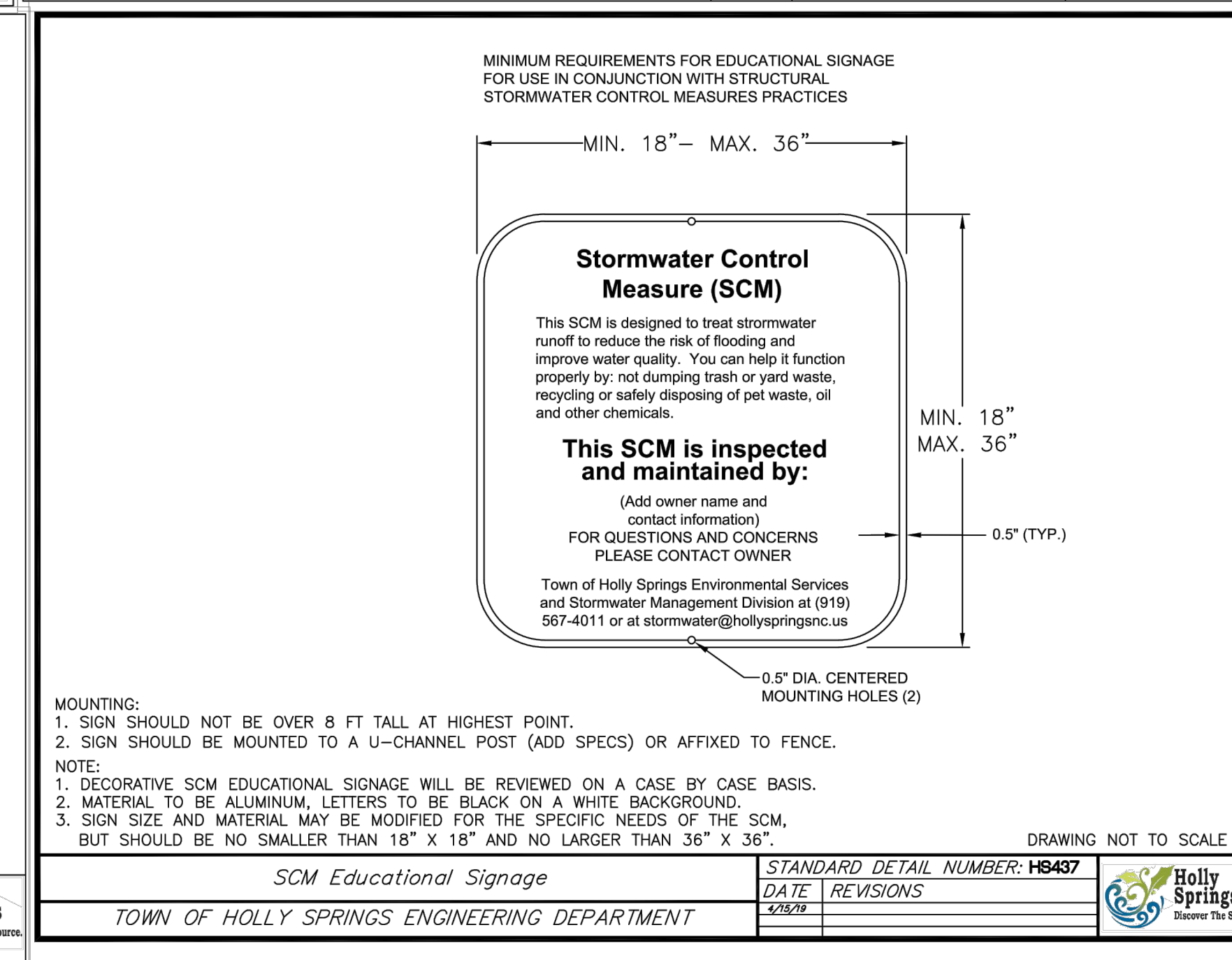
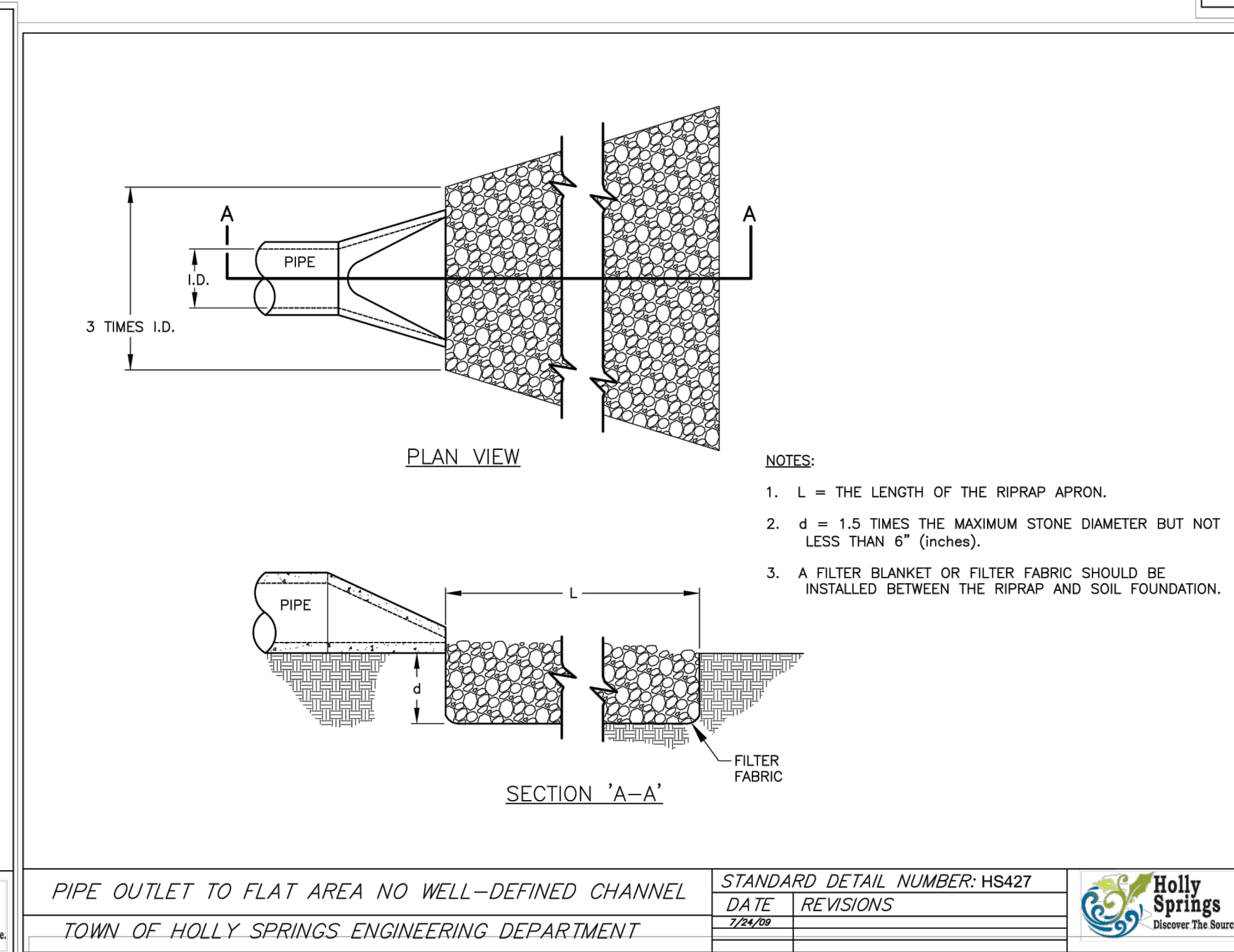
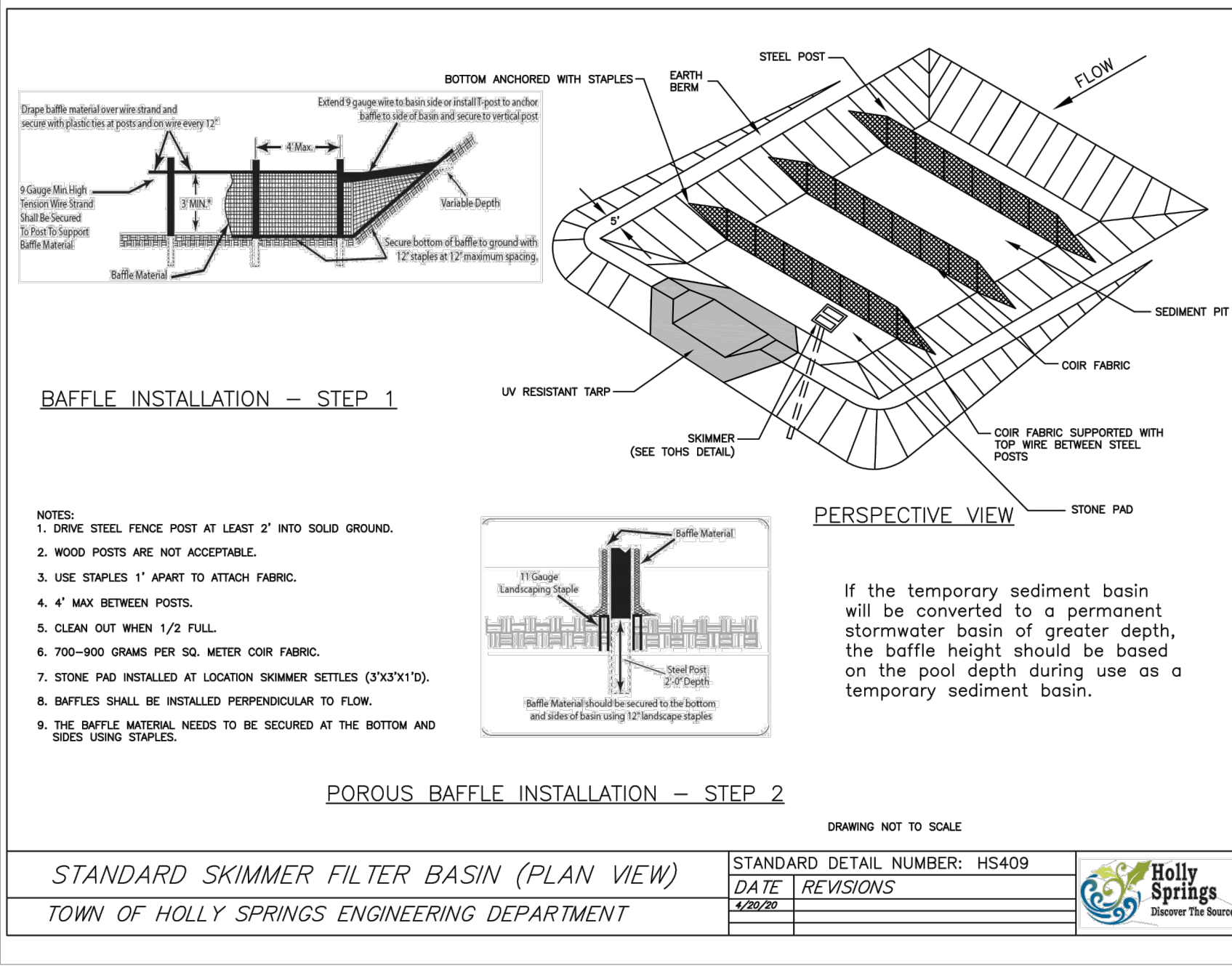
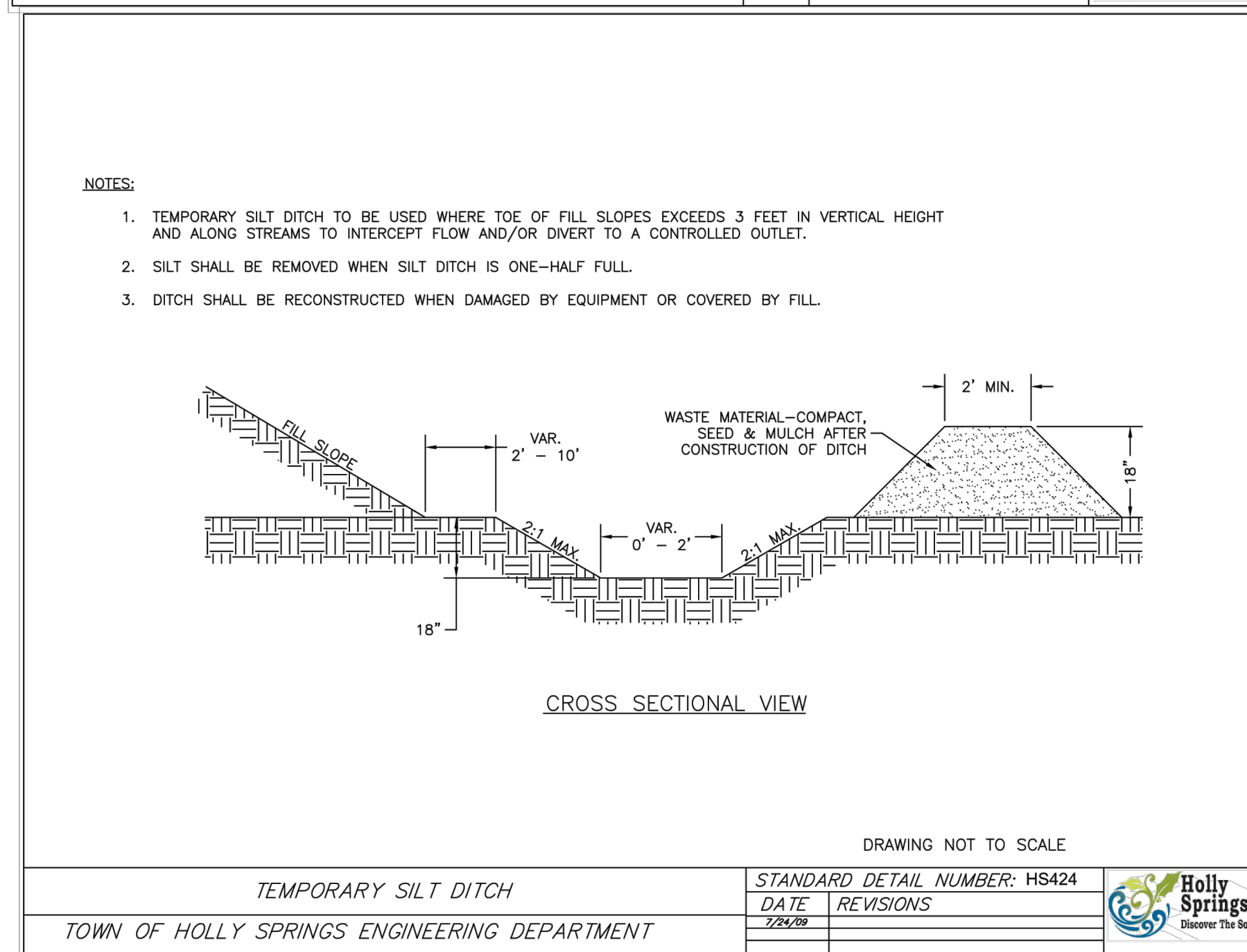
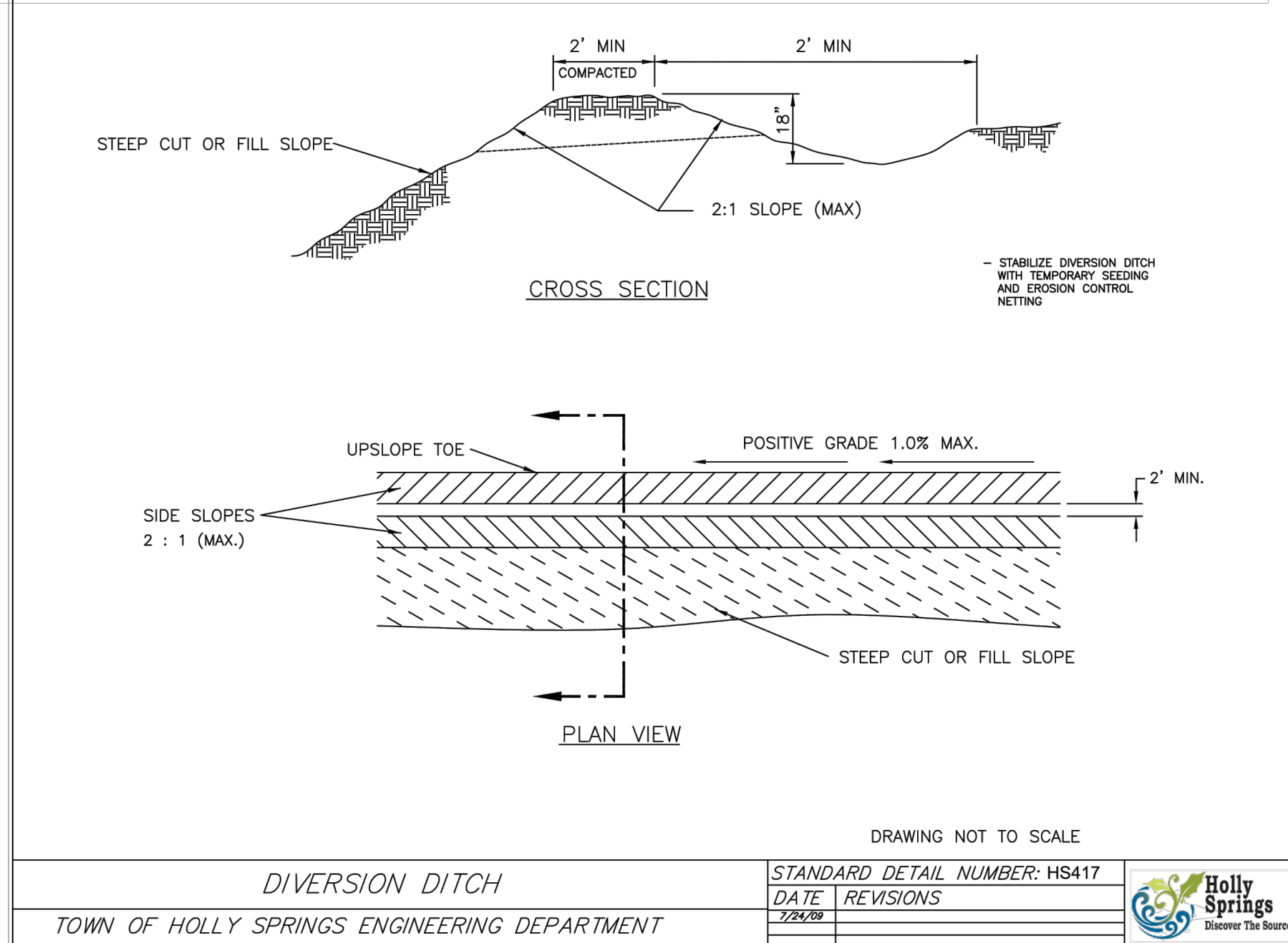
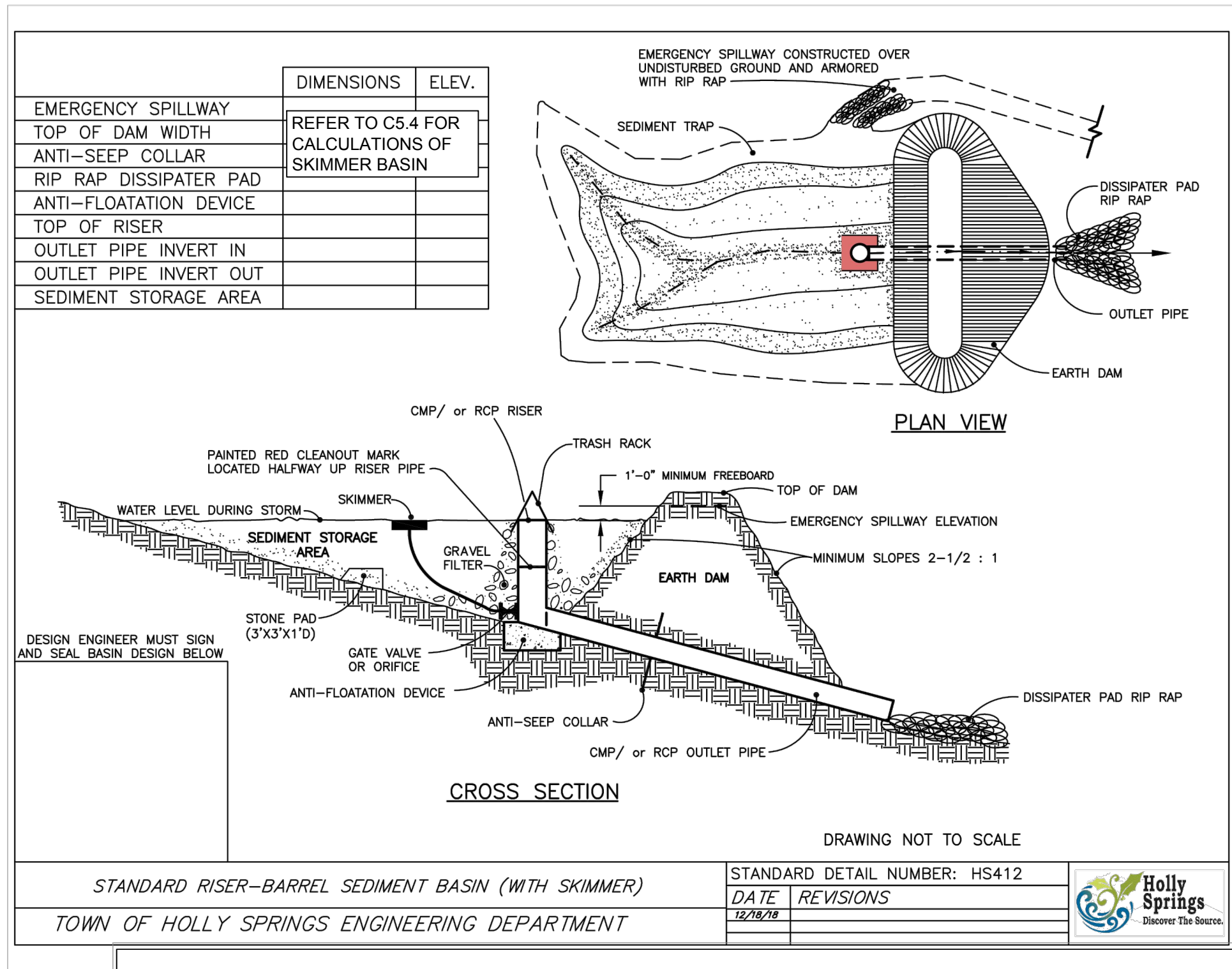
OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

NOTES AND DETAILS

JOB NO.
48803

SHEET NO.
C5.1

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OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

EROSION CONTROL NOTES AND DETAILS

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PROJECT SUMMARY

- COLLECTION DETAILS
- LOADING = HS20R45
 - APPROX. LINEAR FOOTAGE = 300 LF

- STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 14,000 CF
 - PIPE STORAGE VOLUME = 6,890 CF
 - BACKFILL STORAGE VOLUME = 0 CF
 - TOTAL STORAGE PROVIDED = 5,890 CF

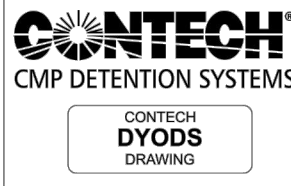
- PIPE DETAILS
- DIAMETER = 60"
 - CORRUIGATION = 5x1
 - GAGE = 16
 - COATING = ALT2
 - WALL TYPE = SOLID
 - BARREL SPACING = 30"

- BACKFILL DETAILS
- WIDTH AT ENDS = 12"
 - ABOVE PIPE = 0"
 - WIDTH AT SIDES = 12"
 - BELOW PIPE = 0"

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2 1/2" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAIL PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

DATE	REVISION DESCRIPTION	BY

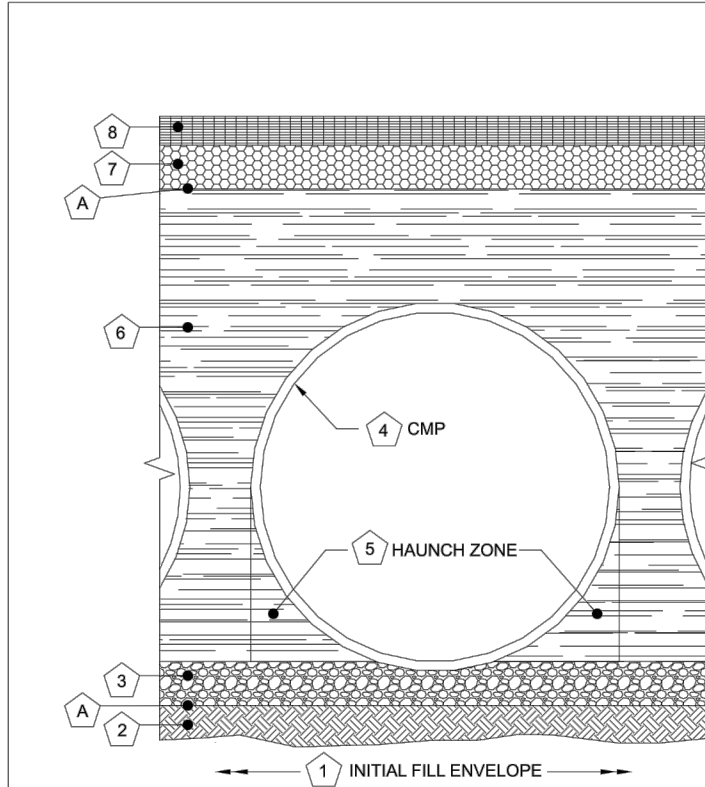


ASSEMBLY
SCALE: 1" = 10'

DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM

PROJECT NO.	REV. NO.	DATE
11767	18219	6/17/2022
DESIGNED	DYO	DRAWN
CHECKED	DYO	APPROVED
SHEET NO.		

1



Material Location	Description	Material Designation	Designation
Backfill	Rigid or Flexible Pavement (if applicable)		
Bedding	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types
Bedding Stone	Well graded granular material which may contain small amounts of silt or clay.	ASHTO M 145-A-1, A-2, A-3	Placed in 8" loose lifts and compacted to 90% Standard Proctor Per ASHTO T 99
Bedding Stone	Well graded granular bedding material minimum particle size of 5"	ASHTO M 43, 3.557 A-467, 5.56, 57	Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, well-sorted, well-graded granular material. For each pipe it is recommended to be placed in a relatively flat bottom or thin-grade the foundation to a slight v-shape. Unstable material should be over-excavated and replaced with a 4" layer of well-graded & granular stone per the material designation. See ASHTO 26.3.1.7, 26.3.3 Bedding Info.
Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types

* Note: Backfill using controlled low-strength material (CLSM) "Thin Rib" or "Rosaire Rib" when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.

- MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT
- FOUNDATION/BEDDING PREPARATION
- PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.
- HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

BACKFILL

WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO (2) FT DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

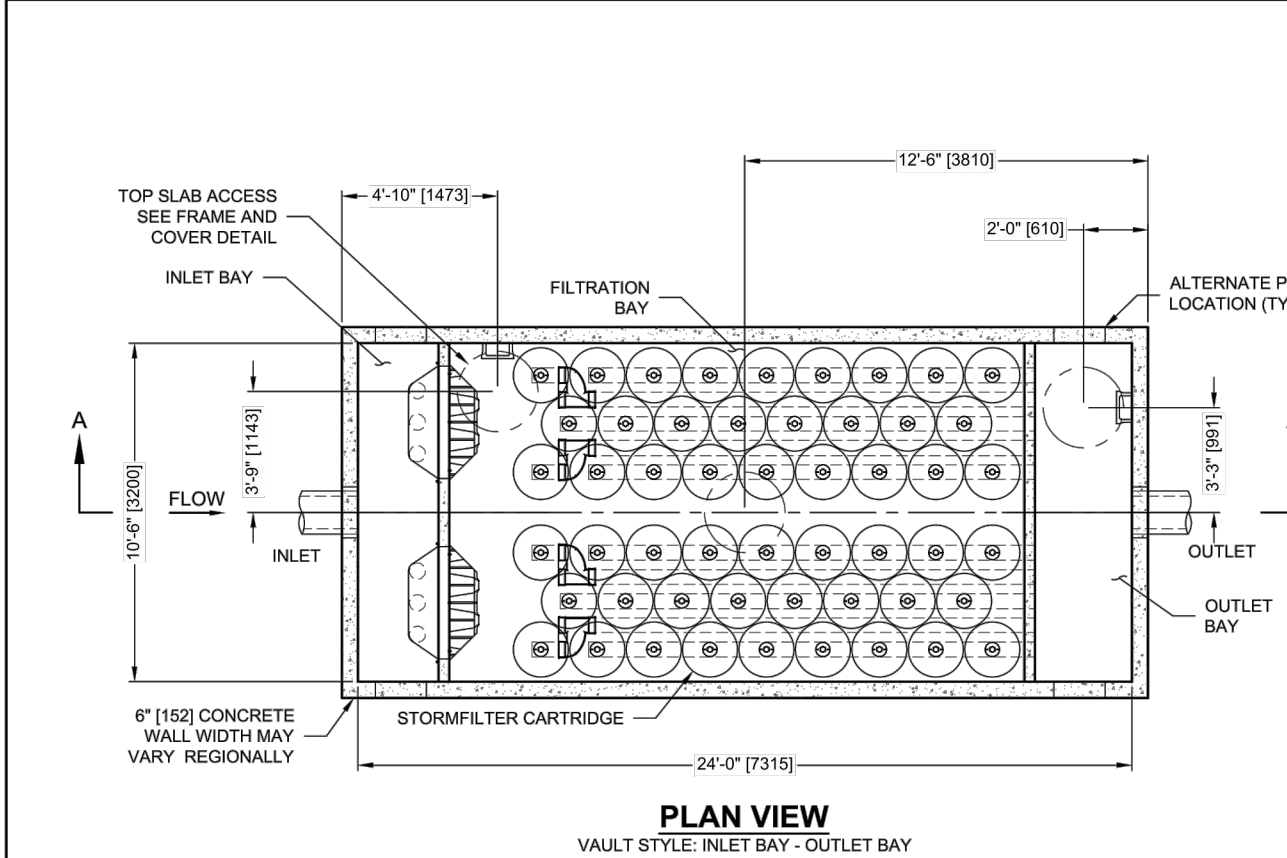
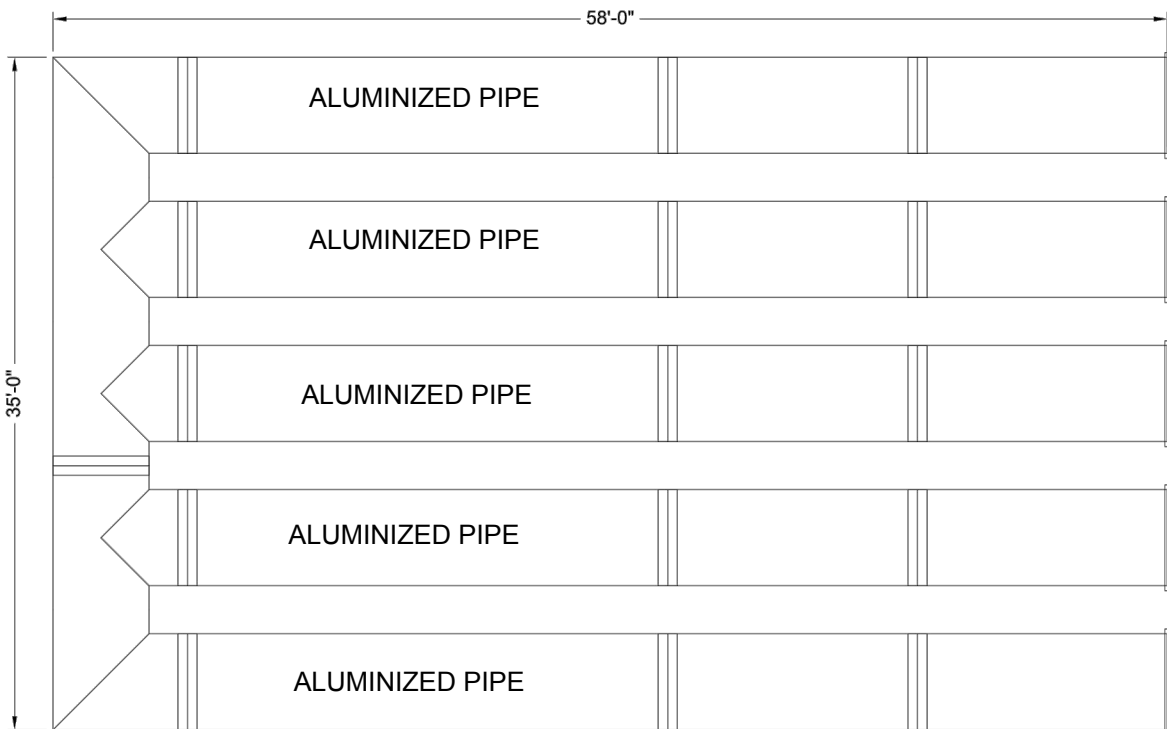
OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.



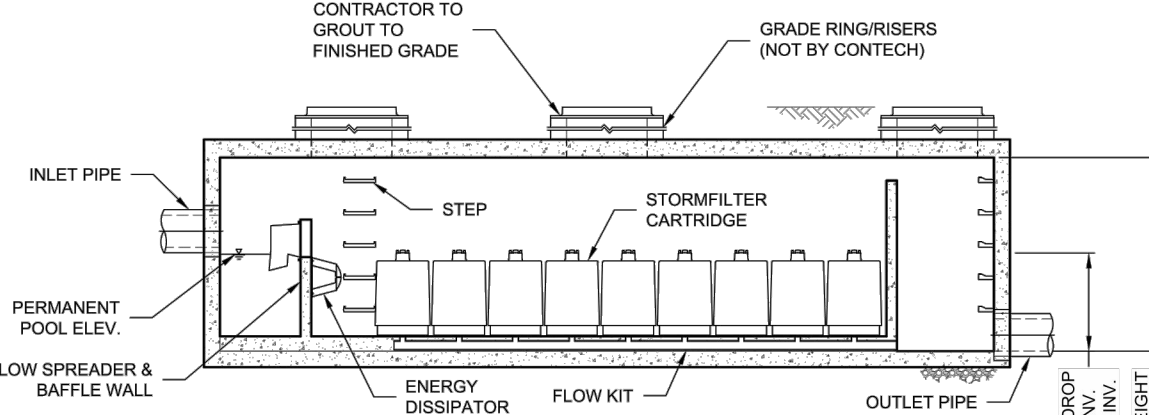
DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM

PROJECT NO.	REV. NO.	DATE
11767	18219	6/17/2022
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CHECKED	DYO	APPROVED
SHEET NO.		

1



PLAN VIEW
VAULT STYLE: INLET BAY - OUTLET BAY



SECTION A-A



FRAME AND COVER
(SIZE VARIES
NOT TO SCALE)

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20.4 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (1624) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - FILTER CARTRIDGES SHALL BE MEDIEVALLED, PASSIVE FLOW ACTUATED, RADIAL FLOW AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm [L/s]) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft [sq m]).
 - STORMFILTER STRUCTURE SHALL BE PRECAST CONFORMING TO ASTM C-937 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT LIFTING CLUTCHES PROVIDED.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLY VAULT.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

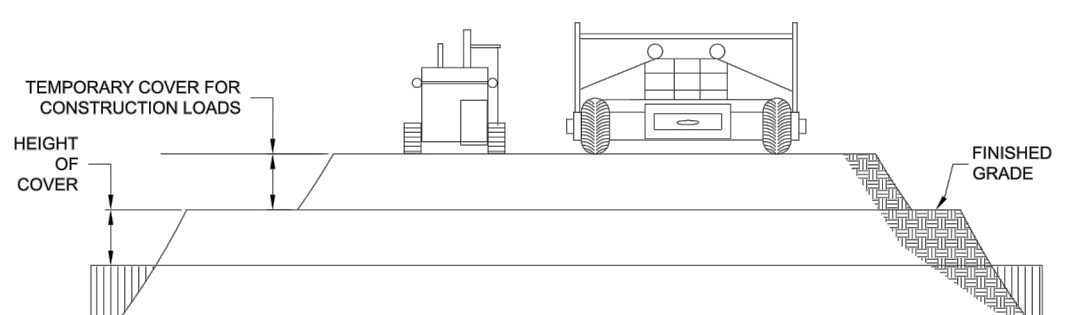


SITE SPECIFIC DATA REQUIREMENTS		
STRUCTURE ID		
WATER QUALITY FLOW RATE (cfs [L/s])		
PEAK FLOW RATE (cfs [L/s])		
RETURN PERIOD OF PEAK FLOW (yrs)		
CARTRIDGE FLOW RATE		
CARTRIDGE SIZE (27, 16, LOW DROP [L/s])		
MEDIA TYPE (PERLITE, ZPO, PSORB)		
NUMBER OF CARTRIDGES REQUIRED		
FILTER BAY RIM ELEVATION		
PIPE DATA:		
INLET PIPE 1		
INLET PIPE 2		
OUTLET PIPE		
NOTES/SPECIAL REQUIREMENTS:		

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
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 - FILTER CARTRIDGES SHALL BE MEDIEVALLED, PASSIVE FLOW ACTUATED, RADIAL FLOW AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm [L/s]) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft [sq m]).
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- INSTALLATION NOTES
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 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLY VAULT.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



SF1024
STORMFILTER
STANDARD DETAIL



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

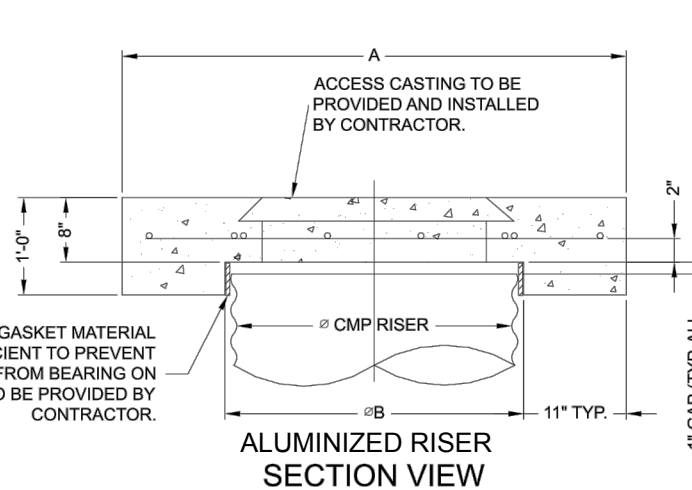
PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

- SCOPE
- THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.
- MATERIAL
- THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:
- ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-780
- GALVANIZED: AASHTO M-36 OR ASTM A-780
- APPROXIMATE COATED: AASHTO M-245 OR ASTM A-762
- ALUMINUM: AASHTO M-196 OR ASTM B-745
- HANDLING AND ASSEMBLY
- SHALL BE IN ACCORDANCE WITH NCSPP'S NATIONAL CORRUGATED STEEL (NCSPP-ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR ALUMINUM PIPE.
- INSTALLATION
- SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION I OR ASTM A-788 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.
- CONSTRUCTION LOADS
- CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURERS OR NCSPP GUIDELINES.
- NOTE:
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.
- IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

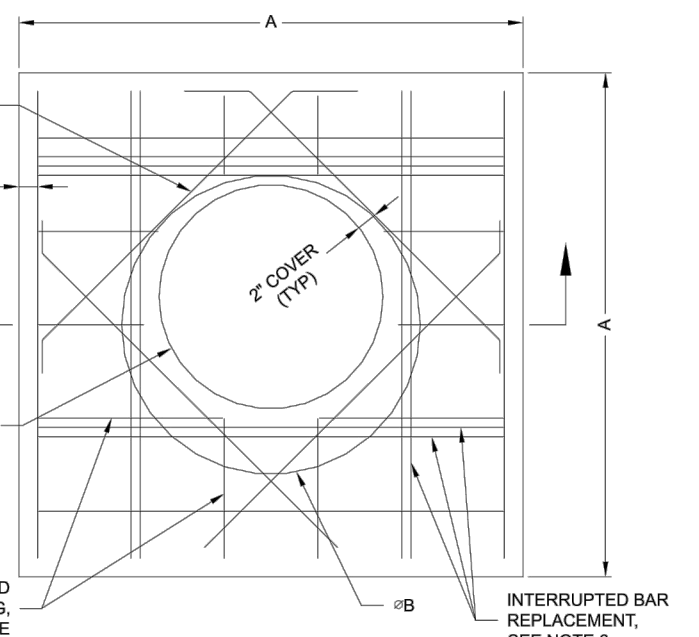


ROUND OPTION PLAN VIEW

- NOTES:
- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
 - DESIGN LOAD HS25.
 - EARTH COVER = 1' MAX.
 - CONCRETE STRENGTH = 3,500 psi
 - REINFORCING STEEL = ASTM A615, GRADE 60.
 - PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.

Ø CMP RISER	A	Ø B	REINFORCING	REINFORCING TABLE	
				*BEARING PRESSURE (PSF)	
24"	Ø 4"	26"	#5 @ 12" OC EW #5 @ 12" OC EW	2,410 1,780	
30"	Ø 4" x 4"	32"	#5 @ 12" OC EW #5 @ 12" OC EW	2,120 1,530	
36"	Ø 5"	38"	#5 @ 10" OC EW #5 @ 10" OC EW	1,880 1,350	
42"	Ø 5" x 5"	44"	#5 @ 10" OC EW #5 @ 9" OC EW	1,720 1,210	
48"	Ø 6"	50"	#5 @ 8" OC EW #5 @ 8" OC EW	1,600 1,100	

** ASSUMED SOIL BEARING CAPACITY



SQUARE OPTION PLAN VIEW

- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

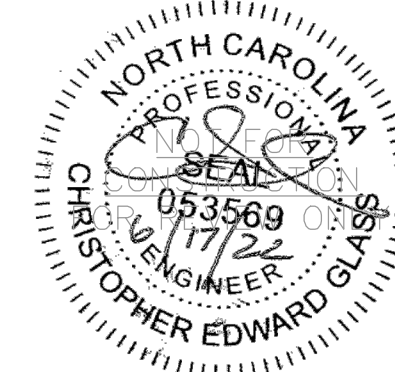
DYO18219 Oakview Mixed Use
Underground Detention

DETENTION SYSTEM

PROJECT NO.	REV. NO.	DATE
11767	18219	6/17/2022
DESIGNED	DYO	DRAWN
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OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO.

48803

SHEET NO.

C5.5

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TREE PROTECTION NOTES

PER UDO 7.01.J.5, A MIN. 10% OF PROJECT AREA SHALL BE RESERVED FOR TREE PRESERVATION.

PROJECT AREA: 12.1 AC
TREE PRESERVATION REQUIRED: 1.21 AC (10%)
TREE PRESERVATION PROVIDED: 1.03 AC (8.5%)
REFORESTATION PROVIDED*: 0.24 AC (2.0%)
TOTAL: 1.27 AC (10.5%)

- NO SPECIMEN TREES EXIST WITHIN PROJECT BOUNDARY.
- PERCENTAGE OF PRESERVED TREE CANOPY WITHIN PROTECTED ENVIRONMENTAL AREAS: 0.28 AC (27%)

*WAIVER HAS BEEN SUBMITTED FOR REFORESTATION

SAMPLE AREA LIST

SAMPLE AREA 1

- 6' LOBLOLLY PINES
- 5' LOBLOLLY PINES
- 4' LOBLOLLY PINES
- 4' YELLOW POPLAR

SAMPLE AREA 2

- 3' SWEETGUM
- 2' SWEETGUM
- 3' YELLOW POPLAR
- 4' SWEETGUM

SAMPLE AREA 3

- 14" WHITE OAK
- 8' LOBLOLLY PINE
- 6' LOBLOLLY PINES
- 3' DOGWOOD

SAMPLE AREA 4

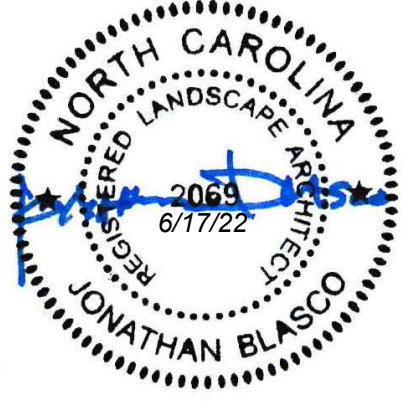
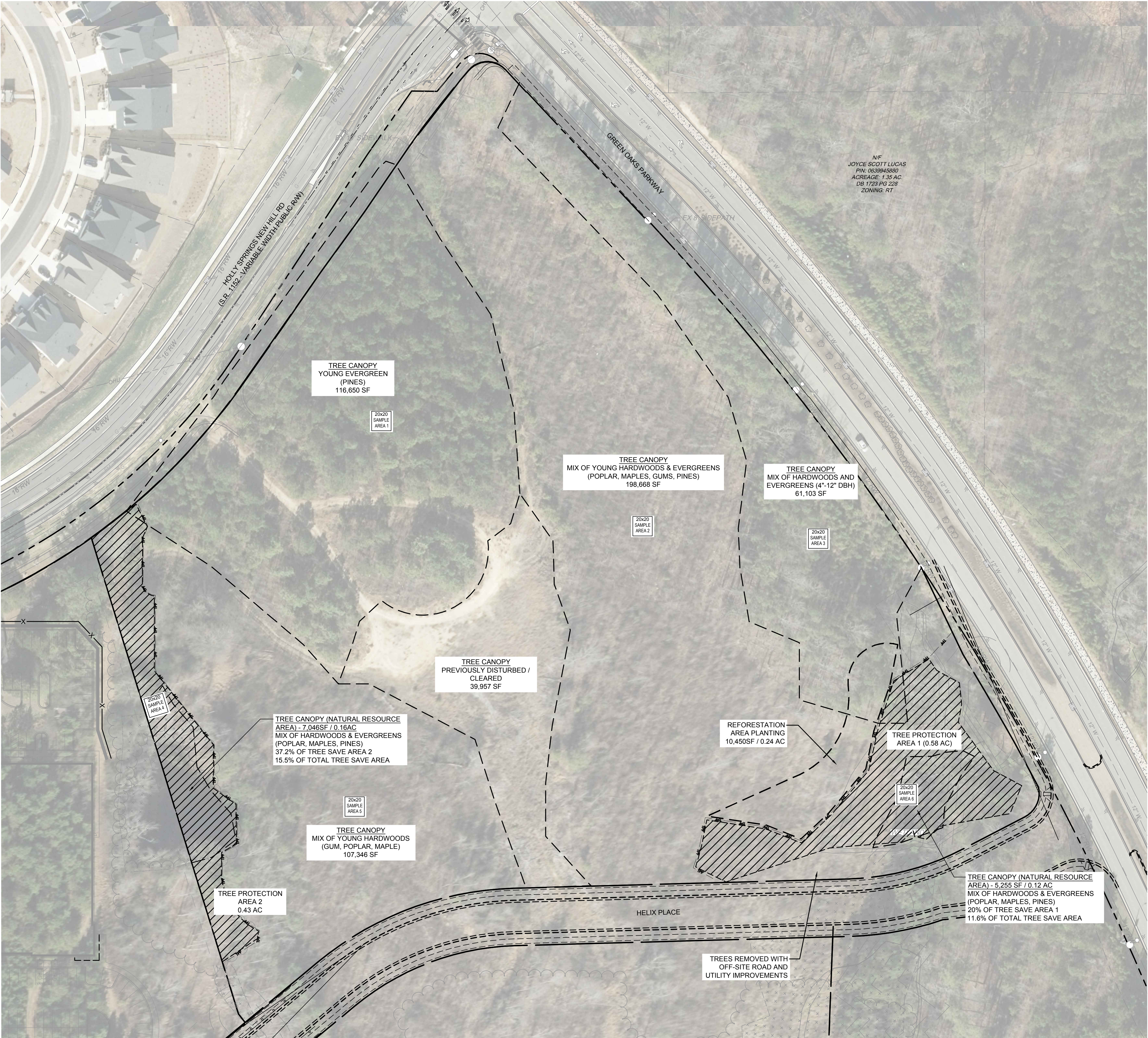
- 3' SWEETGUM
- 3' RED MAPLE
- 4' SWEETGUM
- 4' RED MAPLE
- 14" WHITE OAK
- 21" RED MAPLE

SAMPLE AREA 5

- 3' SWEETGUM
- 2' SWEETGUM
- 3' YELLOW POPLAR
- 4' SWEETGUM
- 4' YELLOW POPLAR

SAMPLE AREA 6

- 3' RED MAPLE
- 4' YELLOW POPLAR
- 4' RED MAPLE
- 5' RED MAPLE
- 6' YELLOW POPLAR
- 5' YELLOW POPLAR
- 8' YELLOW POPLAR



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REVISION DESCRIPTION

DATE

06/17/2022

DRAWN BY

S. FANTAYE

DESIGNED BY

S. FANTAYE

CHECKED BY

J. BLASCO

SCALE

AS SHOWN

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

TREE PROTECTION PLAN - OVERALL

JOB NO.
48803

SHEET NO.
L1.0

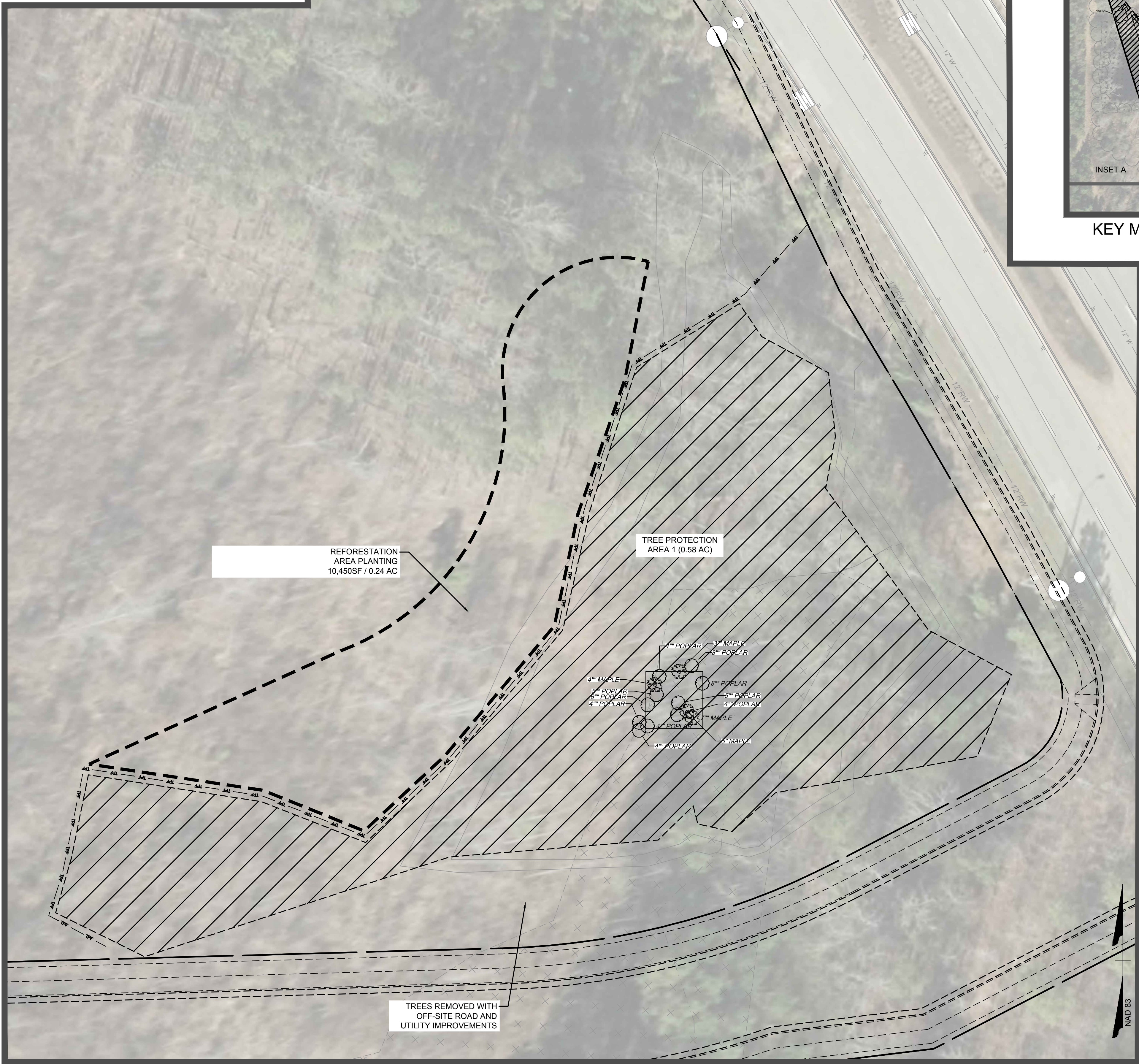
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PER UDO 7.01.J.5, A MIN. 10% OF PROJECT AREA SHALL BE RESERVED FOR TREE PRESERVATION

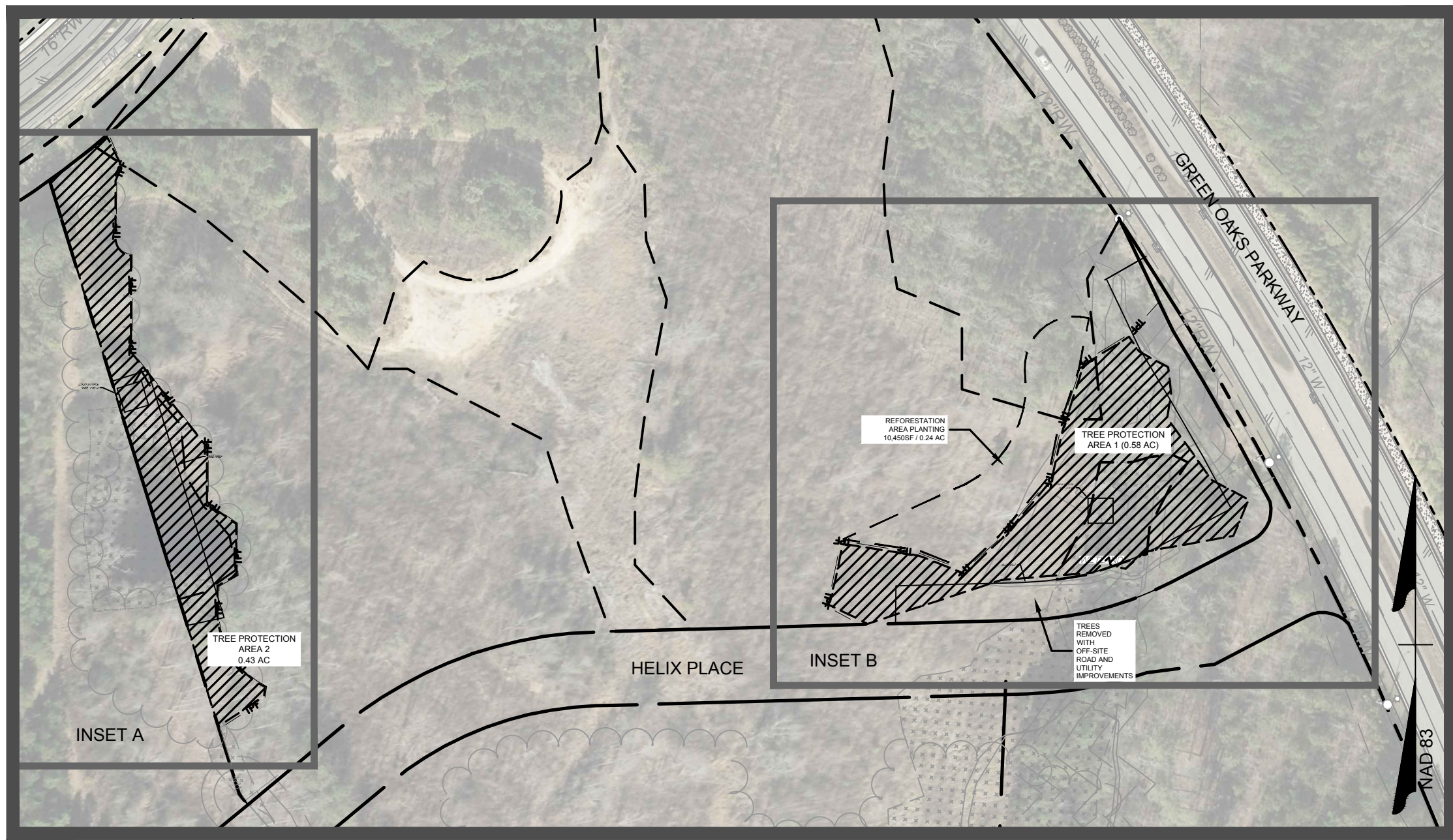
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TOTAL:	1.27 AC (10.5%)

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- PERCENTAGE OF PRESERVED TREE CANOPY WITHIN PROTECTED ENVIRONMENTAL AREAS: 0.28 AC (27%)

*WAIVER HAS BEEN SUBMITTED FOR REFORESTATION

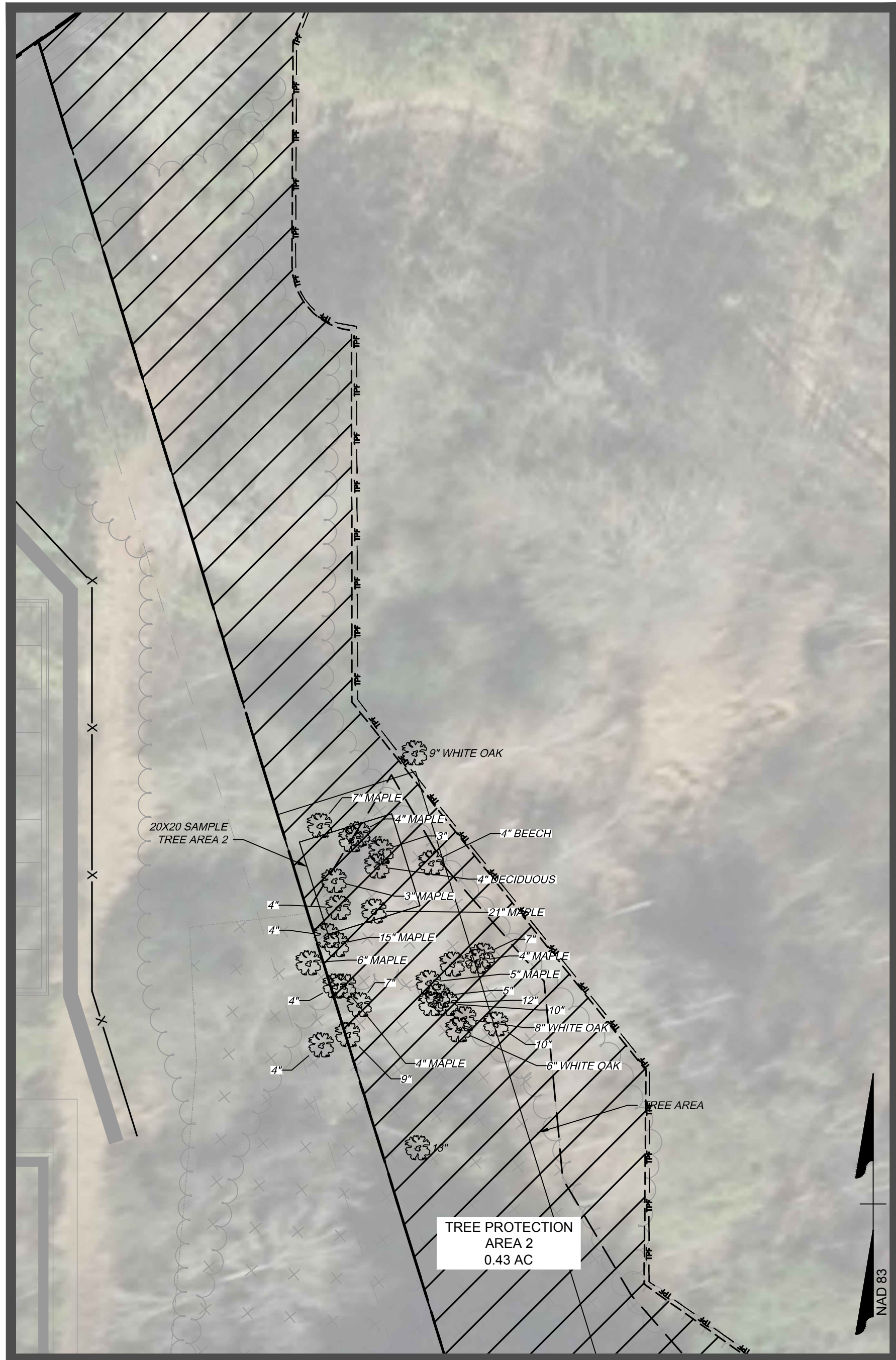
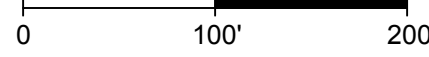


INSET B

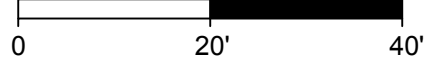
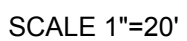


KEY MAP

SCALE 1"=100'



INSET A



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DATE
06/17/2022

DRAWN BY

S. FANTAYE

DESIGNED BY

5. FANTAYE

CHECKED BY

D. DEASCO

AS SHOWN

OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

TREE PROTECTION PLAN - ENLARGEMENTS

JOB NO.
48803

SHEET NO.

L1.1

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LEGEND

- LIMITS OF DISTURBANCE
- TP — TREE PROTECTION FENCE



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REVISION DESCRIPTION

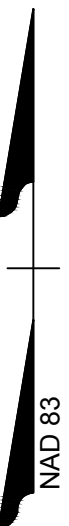
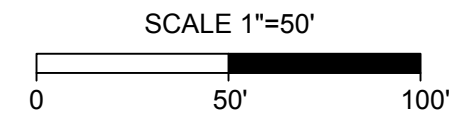
DATE	
06/17/2022	DRAWN BY
	DESIGNED BY
	CHECKED BY
	SCALE
	AS SHOWN

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT WAKE COUNTY - NORTH CAROLINA OVERALL PLANTING PLAN

JOB NO.
48803
SHEET NO.
L2.0

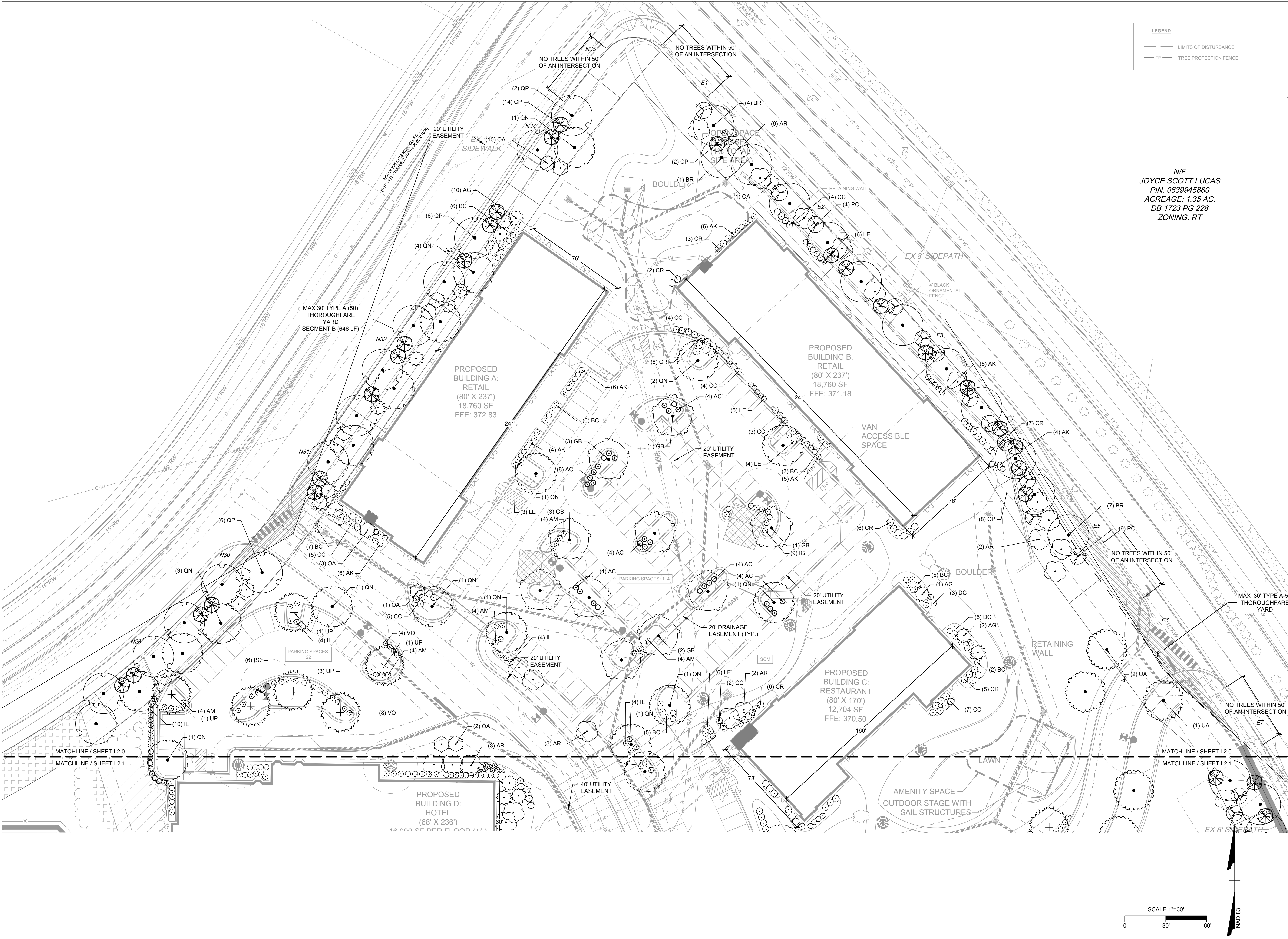
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S. FANTAYE
DESIGNED BY
S. FANTAYE
CHECKED BY
J. BLASCO
SCALE
AS SHOWN

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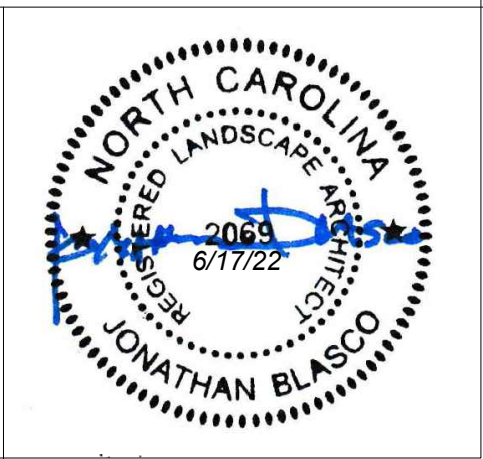


LEGEND

— LIMITS OF DISTURBANCE

— TP — TREE PROTECTION FENCE

N/F
JOYCE SCOTT LUCAS
PIN: 0639945880
ACREAGE: 1.35 AC.
DB 1723 PG 228
ZONING: RT



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
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REVISION DESCRIPTION	

DATE	
06/17/2022	
DRAWN BY	S. FANTAYE
DESIGNED BY	S. FANTAYE
CHECKED BY	J. BLASCO
SCALE	AS SHOWN

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

PLANTING PLAN

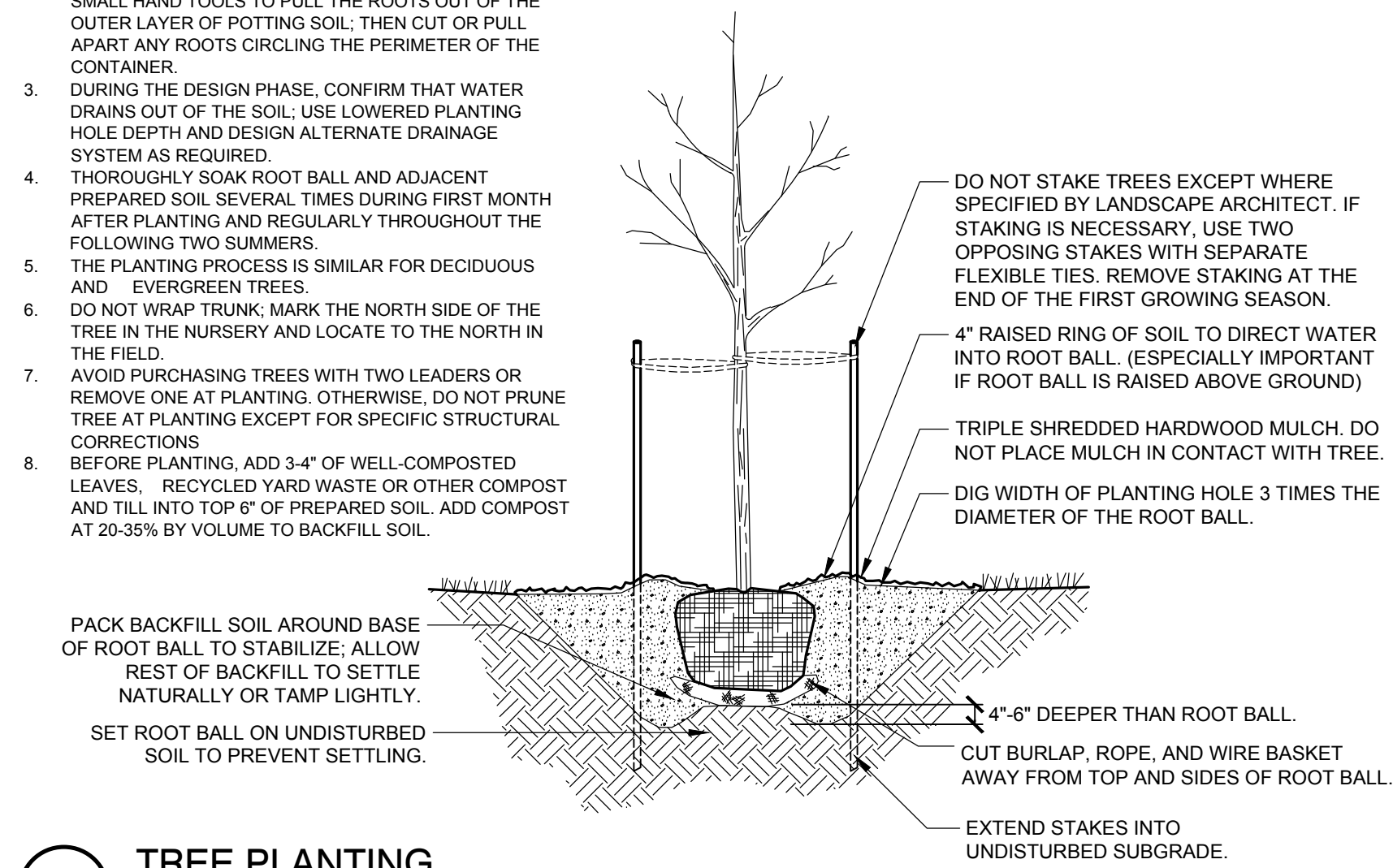
JOB NO.
48803

SHEET NO.
L2.2

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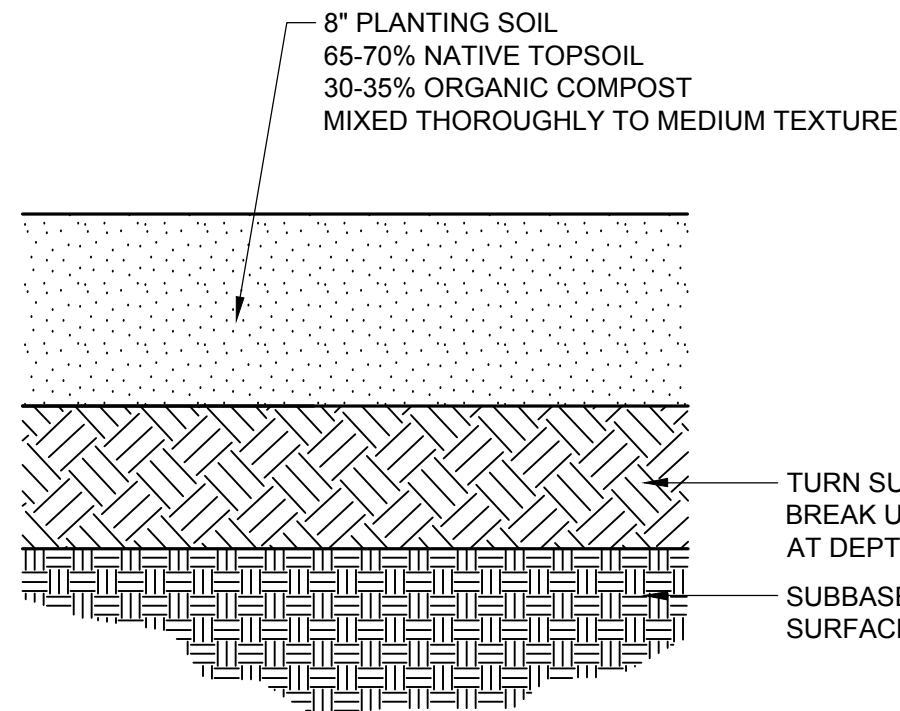
NOTES:

- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4'-6" (16'-18") OVER THE ENTIRE AREA.
- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
- THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- BEFORE PLANTING, ADD 3'-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 8" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.



1 TREE PLANTING

NTS



NOTES:

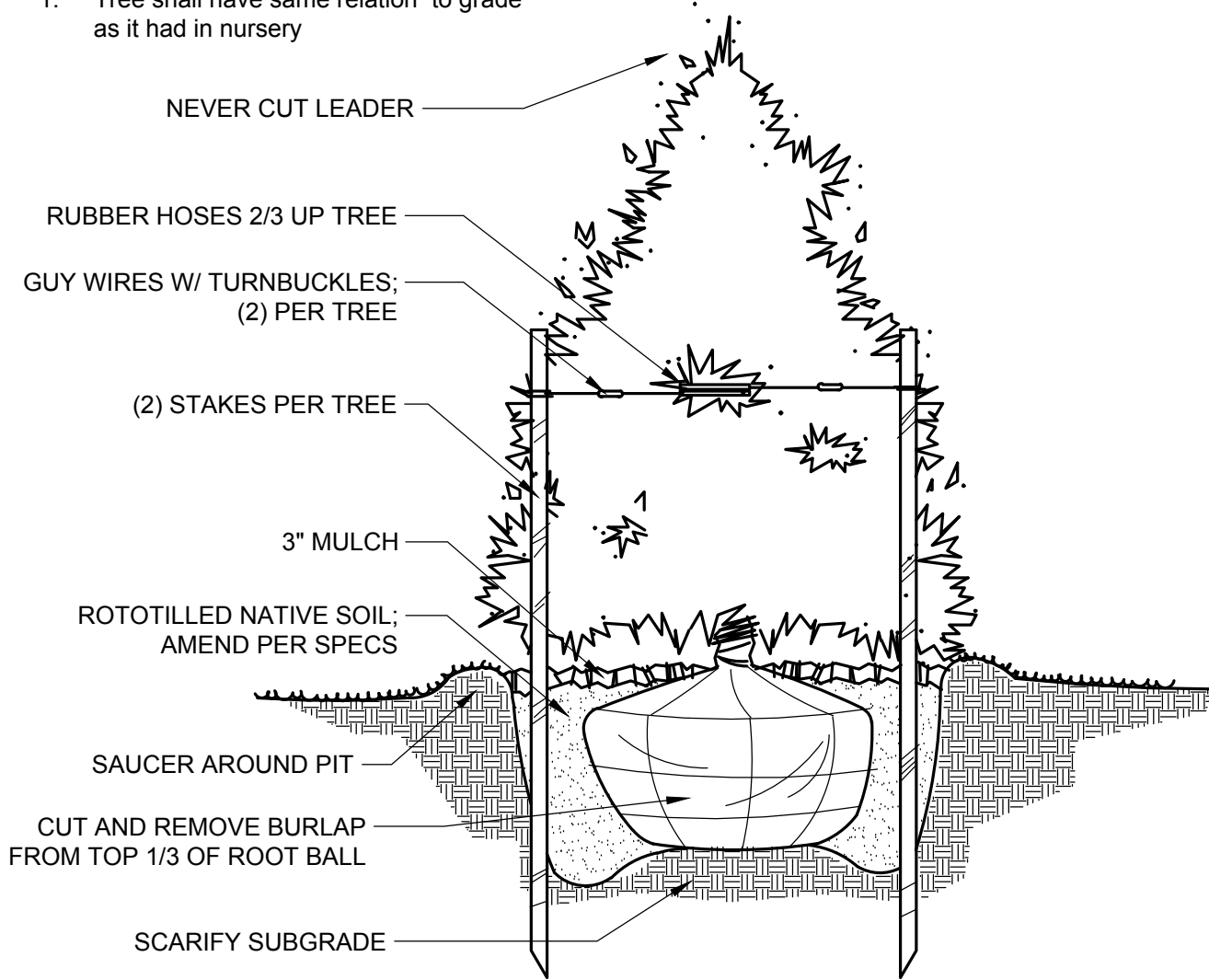
- All material to be free of toxic substances, weed seed, stones, sticks or other material harmful to plant growth. Topsoil: pH range of 6.0 to 7.0, min. 6% organic matter.
- Compost: well-composted, stable, weed-free organic matter, pH range of 5.5 to 8.
- Submit soil sample for analysis ... provide amendments per recommendations.
- Remove any debris, rocks, or clumps 2" or larger.
- Do not spread if planting soil, topsoil or subgrade is frozen, muddy, or excessively wet.

4 PLANTING SOIL PROFILE

NTS

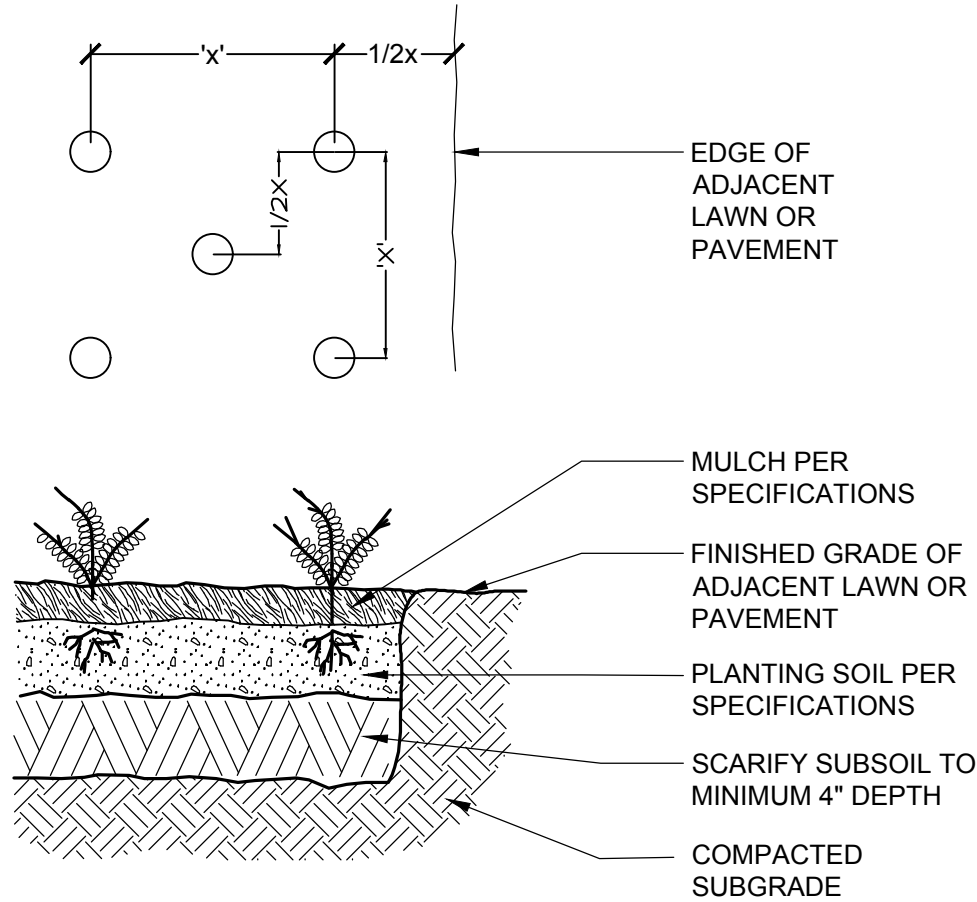
NOTES:

- Tree shall have same relation to grade as it had in nursery



2 EVERGREEN PLANTING

NTS

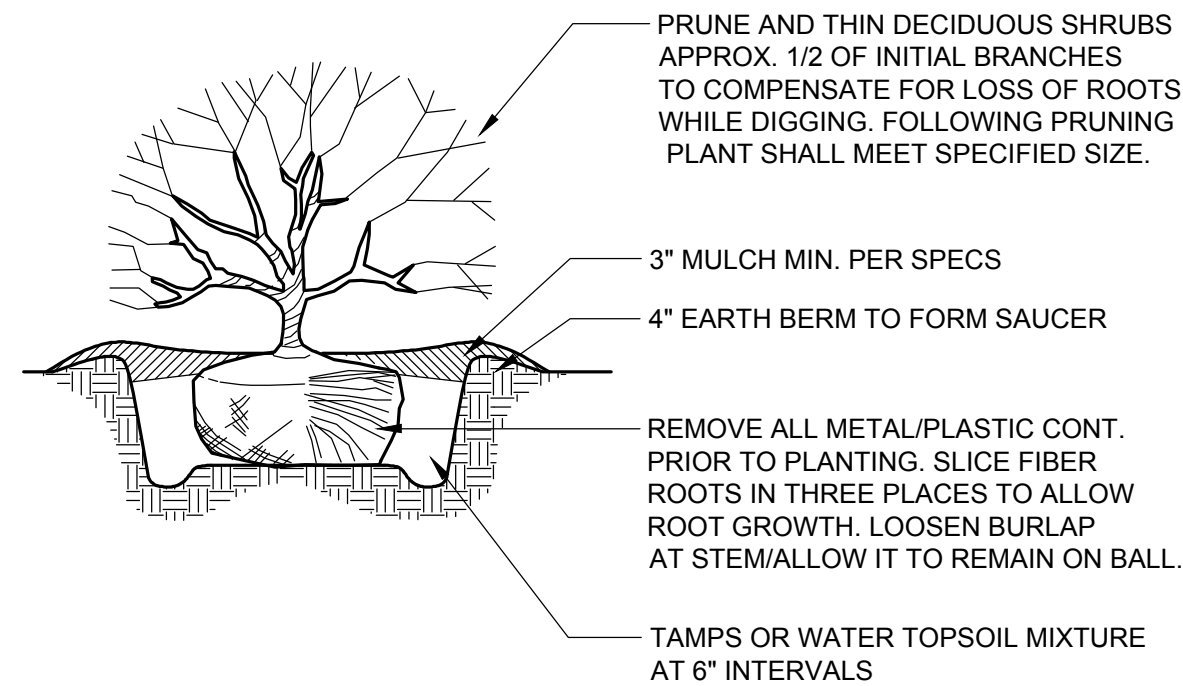


NOTES:

- Typical spacing "X" noted on plan as on center (OC) dimensions.

5 GROUNDCOVER PLANTING

NTS

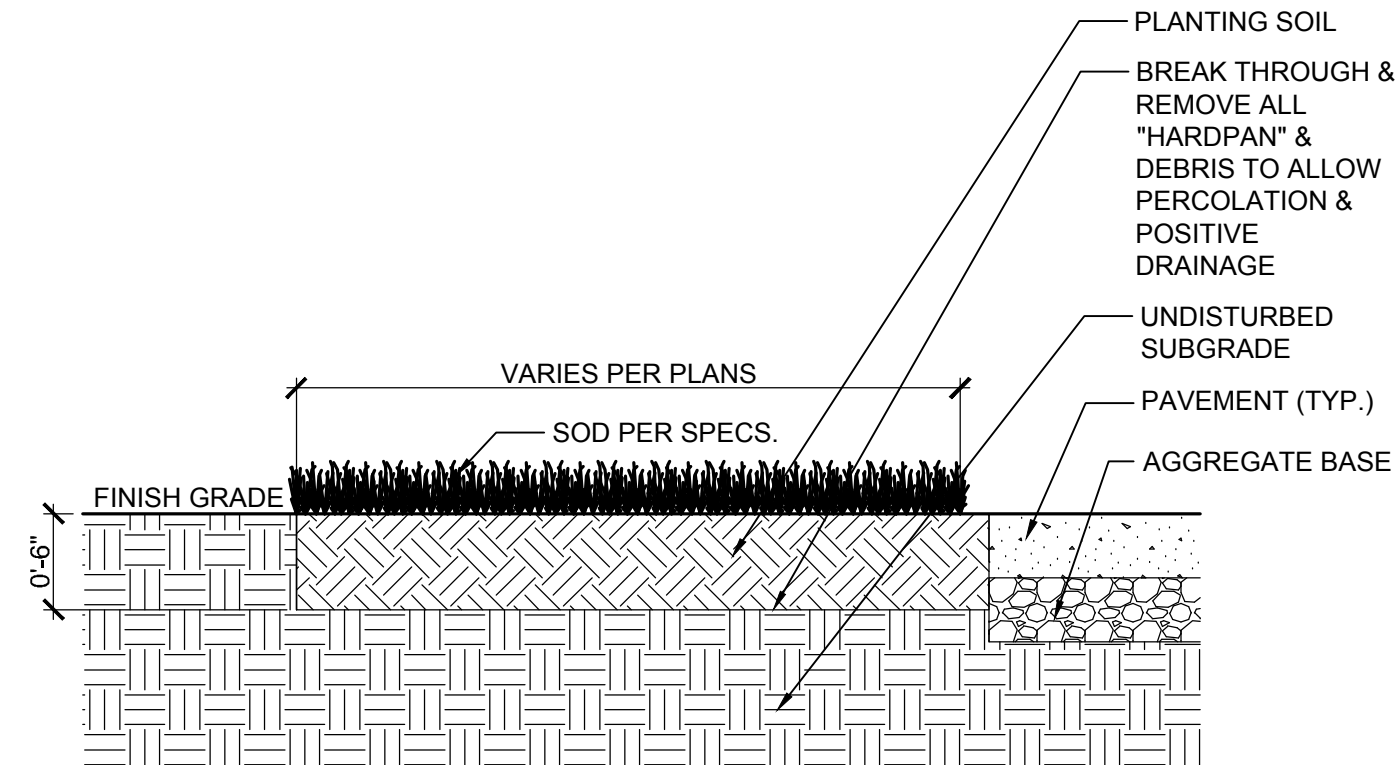


NOTES:

- SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
- WIDTH OF PLANT PIT: SANDY SOIL, 24" WIDER THAN PLANT BALL; CLAY SOIL, 12" WIDER THAN PLANT BALL.
- FOR PLANTING AREAS WHERE SOIL HAS BEEN COM-PACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

3 SHRUB PLANTING

NTS



NOTES:

- All sod shall be from a certified grower and be 99% weed free.
- The sod shall not be shipped until the site is substantially prepared. It shall be stored and maintained in accordance with the American Nursery Association.
- The general contractor will provide grades to within an inch of proposed final grades.
- Planting soil to a minimum depth of 6" (4" native topsoil and 2" soil conditioner, such as pine fines or organic compost, thoroughly mixed), hand-rake smooth.
- Add additives (per soil test analysis) & blend.
- Water area to be sodded prior to laying sod.
- Lay & roll sod, ensuring no gaps; stagger seams; water thoroughly.

6 SOD INSTALLATION DETAIL

1" = 1'-0"



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PLANT SCHEDULE						
SMALL DECIDUOUS TREES						
QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT		PCT.
18	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B		12.8%
25	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	1.5" CAL.	B&B		17.6%
34	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	1.5" CAL.	B&B		23.9%
30	OXYDENDRUM ARBOREUM	SOURWOOD	1.5" CAL.	B&B		21.1%
35	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	1.5" CAL.	B&B		24.6%
LARGE DECIDUOUS TREES						
QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT		
19	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B		12.7%
15	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL.	B&B		16.1%
20	QUERCUS NUTTALLII	NUTTALL OAK	2.5" CAL.	B&B		16.9%
20	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B		16.9%
23	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2.5" CAL.	B&B		19.5%
21	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE LACEBARK ELM	2.5" CAL.	B&B		17.8%
SMALL EVERGREEN TREES						
QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT		
19	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	6" HT.	B&B		23.2%
17	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	6" HT.	B&B		20.7%
18	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6" HT.	B&B		21.9%
8	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR	6" HT.	B&B		9.8%
20	MAGNOLIA GRANDIFLORA 'KAY PARRIS'	KAY PARRIS SOUTHERN MAGNOLIA	6" HT.	B&B		24.4%
MEDIUM / LARGE / HEDGE SHRUBS						
QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT		
28	ABELIA X GRANDIFLORA 'CANYON CREEK'	CANYON CREEK GLOSSY ABELIA	24" HT./SPRD.	CONTAINER		4.2%
51	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" HT. MIN.	CONTAINER		7.7%
68	AZALEA ENCORE 'AUTUMN ANGEL'	AUTUMN ANGEL ENCORE AZALEA	24" HT./SPRD.	CONTAINER		10.2%
54	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	18" HT./SPRD.	CONTAINER		8.1%
67	CAMELLIA SASANKUA 'OCTOBER MAGIC CARPET'	OCTOBER MAGIC CARPET CAMELLIA	18" HT./SPRD.	CONTAINER		10.1%
58	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	24" HT./SPRD.	CONTAINER		8.7%
30	DISTYLIUM X 'CINNAMON GIRL'	CINNAMON GIRL DISTYLIUM	18" HT./SPRD.	CONTAINER		4.5%
54	ILEX GLABRA 'GEM BOX'	INKBERRY HOLLY	24" HT./SPRD.	CONTAINER		8.1%
26	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	24" HT./SPRD.	CONTAINER		3.9%
46	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT./SPRD.	CONTAINER		6.9%
60	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CHINESE FRINGE FLOWER	24" HT./SPRD.	CONTAINER		9.0%
50	LOROPETALUM CHINENSE 'EMERALD SNOW'	EMERALD SNOW LOROPETALUM	24" HT./SPRD.	CONTAINER		7.5%
16	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	18" HT.	CONTAINER		2.4%
20	NANDINA DOMESTICA 'OBSESSION'	OBSESSION NANDINA	18" HT./SPRD.	CONTAINER		3.0%
36	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT WALTER'S VIBURNUM	24" HT./SPRD.	CONTAINER		5.4%

LANDSCAPE CALCULATIONS:

FOUNDATION PLANTINGS:

MIN. REQUIRED ALONG THE FRONT, SIDE AND REAR OF THE BUILDING, MAX DISTANCE OF 12' FROM BUILDING; 6' WIDE AREA (PLANTERS MUST BE APPROVED WITH MIN. 3' WIDE) MIN OF 20 PUV / 100 LF

BUILDING A

NORTH FACADE:

REQUIRED AREA: 241' LF X 2' = 482 SF

PROVIDED AREA: 482 SF

PUV REQUIRED: 241' / 100 = 2.41 X 20 = 48.2

PUV PROVIDED: 10 SHRUBS @ 36" HIGH (1 PUV) = 10 PUV

8 SMALL DEC. TREE @ 1.5' CAL = 40 PUV

EAST FACADE:

REQUIRED AREA: 76' LF X 2' = 152 SF

PROVIDED AREA: 152 SF

PUV REQUIRED: 76' / 100 = 1.52 X 20 = 15.2

PUV PROVIDED: 1 SHRUBS @ 36" HIGH (1 PUV) = 1 PUV

3 SMALL DEC. TREE @ 1.5' CAL = 15 PUV

SOUTH FACADE:

REQUIRED AREA: 241' LF X 2' = 482 SF

PROVIDED AREA: 482 SF

PUV REQUIRED: 241' / 100 = 2.41 X 20 = 48.2

PUV PROVIDED: 20 SHRUBS @ 36" HIGH (1 PUV) = 20 PUV

PUV RELOCATED:

10 SHRUBS @ 36" HIGH (1 PUV) = 10 PUV

4 SMALL DEC. TREE @ 1.5' CAL = 20 PUV

(TO WEST FACADE)

WEST FACADE:

REQUIRED AREA: 76' LF X 2' = 152 SF

PROVIDED AREA: 152 SF

PUV REQUIRED: 76' / 100 = 1.52 X 20 = 15.2

PUV PROVIDED: 11 SHRUBS @ 36" HIGH (1 PUV) = 11 PUV

1 SMALL DEC. TREE @ 1.5' CAL = 5 PUV

BUILDING B

NORTH FACADE:

REQUIRED AREA: 241' LF X 2' = 482 SF

PROVIDED AREA: 482 SF

PUV REQUIRED: 241' / 100 = 2.41 X 20 = 48.2

PUV PROVIDED: 24 SHRUBS @ 36" HIGH (1 PUV) = 24 PUV

5 SMALL DEC. TREE @ 1.5' CAL = 25 PUV

EAST FACADE:

REQUIRED AREA: 76' LF X 2' = 152 SF

PROVIDED AREA: 152 SF

PUV REQUIRED: 76' / 100 = 1.52 X 20 = 15.2

PUV PROVIDED: 6 SHRUBS @ 36" HIGH (1 PUV) = 6 PUV

2 SMALL DEC. TREE @ 1.5' CAL = 10 PUV

SOUTH FACADE:

REQUIRED AREA: 241' LF X 2' = 482 SF

PROVIDED AREA: 482 SF

PUV REQUIRED: 241' / 100 = 2.41 X 20 = 48.2

PUV PROVIDED: 40 SHRUBS @ 36" HIGH (1 PUV) = 40 PUV

PUV RELOCATED:

2 SMALL DEC. TREE @ 1.5' CAL = 10 PUV

(TO NORTH FACADE)

WEST FACADE:

REQUIRED AREA: 76' LF X 2' = 152 SF

PROVIDED AREA: 152 SF

PUV REQUIRED: 76' / 100 = 1.52 X 20 = 15.2

PUV PROVIDED: 11 SHRUBS @ 36" HIGH (1 PUV) = 16 PUV

1 SMALL DEC. TREE @ 1.5' CAL = 5 PUV

BUILDING C

NORTH FACADE:

REQUIRED AREA: 166' LF X 2' = 332 SF

PROVIDED AREA: 332 SF

PUV REQUIRED: 166' / 100 = 1.66 X 20 = 33.2

PUV PROVIDED: 19 SHRUBS @ 36" HIGH (1 PUV) = 24 PUV

2 SMALL DEC. TREE @ 1.5' CAL = 10 PUV

PUV RELOCATED:

5 SHRUBS @ 36" HIGH (1 PUV) = 5 PUV

(TO EAST FACADE)

EAST FACADE:

REQUIRED AREA: 78' LF X 2' = 160 SF

PROVIDED AREA: 156 SF

PUV REQUIRED: 78' / 100 = 0.78 X 20 = 15.6

PUV PROVIDED: 12 SHRUBS @ 36" HIGH (1 PUV) = 11 PUV

1 SMALL DEC. TREE @ 1.5' CAL = 5 PUV

SOUTH FACADE:

REQUIRED AREA: 170' LF X 2' = 340 SF

PROVIDED AREA: 340 SF

PUV REQUIRED: 170' / 100 = 1.7 X 20 = 34

PUV PROVIDED: 19 SHRUBS @ 36" HIGH (1 PUV) = 19 PUV

PUV RELOCATED:

5 SHRUBS @ 36" HIGH (1 PUV) = 5 PUV

2 SMALL DEC. TREE @ 1.5' CAL = 10 PUV

(TO EAST AND WEST FACADES)

WEST FACADE:

REQUIRED AREA: 78' LF X 2' = 160 SF

PROVIDED AREA: 156 SF

PUV REQUIRED: 78' / 100 = 0.78 X 20 = 15.6

PUV PROVIDED: 16 SHRUBS @ 36" HIGH (1 PUV) = 16 PUV

BUILDING D

NORTH FACADE:

REQUIRED AREA: 286' LF X 2' = 572 SF

PROVIDED AREA: 572 SF

PUV REQUIRED: 286' / 100 = 2.86 X 20 = 57.2

PUV PROVIDED: 34 SHRUBS @ 36" HIGH (1 PUV) = 34 PUV

3 SMALL DEC. TREE @ 1.5' CAL = 15 PUV

EAST FACADE:

REQUIRED AREA: 60' LF X 2' = 120 SF

PROVIDED AREA: 120 SF

PUV REQUIRED: 60' / 100 = 0.6 X 20 = 12

PUV PROVIDED: 12 SHRUBS @ 36" HIGH (1 PUV) = 12 PUV

SOUTH FACADE:

REQUIRED AREA: 286' LF X 2' = 572 SF

PROVIDED AREA: 572 SF

PUV REQUIRED: 286' / 100 = 2.86 X 20 = 57.2

PUV PROVIDED: 48 SHRUBS @ 36" HIGH (1 PUV) = 38 PUV

PUV RELOCATED:

2 SMALL DEC. TREE @ 1.5' CAL = 10 PUV

(TO EAST FACADE)

WEST FACADE:

REQUIRED AREA: 60' LF X 2' = 120 SF

PROVIDED AREA: 120 SF

PUV REQUIRED: 60' / 100 = 0.6 X 20 = 12

PUV PROVIDED: 0 SHRUBS @ 36" HIGH (1 PUV) = 0 PUV

PUV RELOCATED:

7 SHRUBS @ 36" HIGH (1 PUV) = 7 PUV

1 SMALL DEC. TREE @ 1.5' CAL = 5 PUV

(TO NORTH FACADE)

STREET TREES:

• ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES

• STREET TREES ALONG GREEN OAKS PARKWAY PER PREVIOUSLY APPROVED MASTER PLAN (PIN OAKS AND OKAME CHERRIES)

• STREET TREE TYPES ALONG UNNAMED COLLECTOR PER PREVIOUSLY APPROVED MASTER PLAN

• NO TREES SHALL BE PLACED WITHIN A SITE DISTANCE TRIANGLE

• EXISTING TREES COUNTED TOWARDS REQUIREMENTS

INTERIOR PARKING: 360

1 ISLAND / 10 PARKING SPACES

1 TREE & 4 SHRUBS / ISLAND

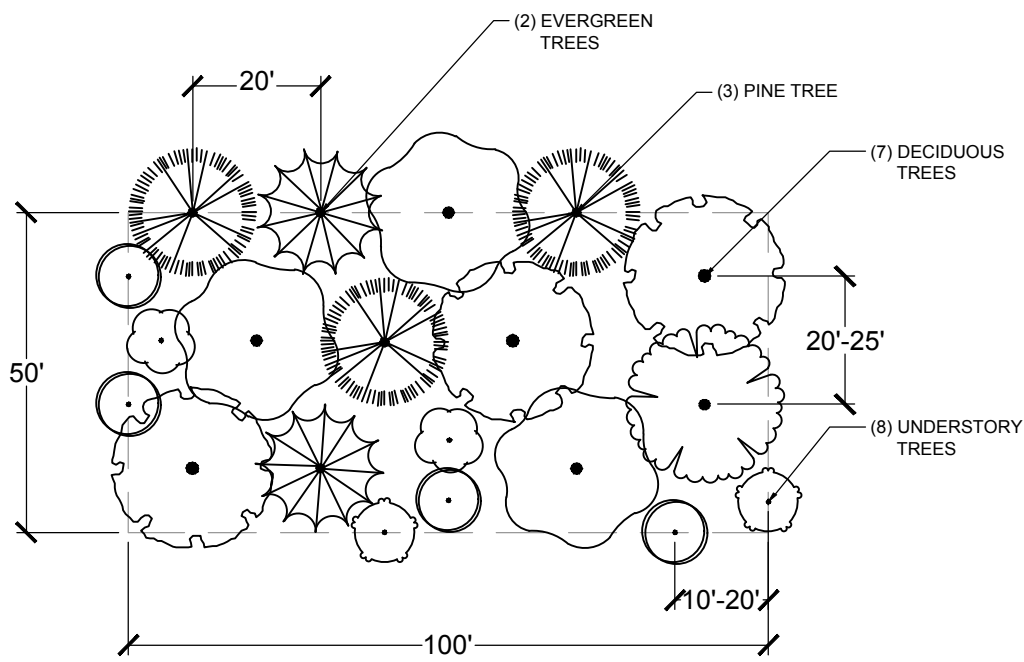
36 TREES @ 2" CAL. REQUIRED / PROVIDED

152 SHRUBS/HEDGE PLANTS @ 18" HIGH REQUIRED / PROVIDED

PARKING LOT SCREENING:

SHRUBS (24" MIN HT.), 3" O.C.

PLANT SCHEDULE		
UNDERSTORY TREES	COMMON NAME	MIN. INSTALLED SIZE
ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	3" H 10-20" C
CERCIS CANADENSIS	EASTERN REDBUD	3" H 10-20" C
CORNUS FLORIDA	FLOWERING DOGWOOD	3" H 10-20" C
HALESIA CAROLINA	SILVERBELL	3" H 10-20" C
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	3" H 10-20" C
<u>DECIDUOUS TREES</u>		
LIQUIDAMBAR STYRACIFLUA	SWEET GUM	5" H 20-25" C
LIRIODENDRON TULIPIFERA	TULIP POPLAR	5" H 20-25" C
QUERCUS PALUSTRIS	PIN OAK	5" H 20-25" C
QUERCUS RUBRA	NORTHERN RED OAK	5" H 20-25" C
<u>EVERGREEN TREES</u>		
ILEX OPECA	AMERICAN HOLLY	5" H 20-25" C
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5" H 20-25" C
PINUS TAEDA	LOBLOLLY PINE	3" H 10" C



PERIMETER YARD LANDSCAPING TABLE									
INCREMENT	LANDSCAPE MATERIAL/100'	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED	WIDTH	MINIMUM REQUIREMENT	NOTES	
N29	6 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 3 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	48 15	63	76% 24%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS		
N30	4 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 5 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	32 25	57	56% 44%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS		
N31	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 4 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	24 20	44	54% 46%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN SITE DISTANCE TRINAGE; PUV RELOCATED TO N29.	
N32	4 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 4 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	32 20	52	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS		
N33	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 4 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	24 20	44	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN EASEMENT; PUV RELOCATED TO N29.	
N34	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 4 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	24 20	44	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO N30.	
N35	0 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 0 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	0 0	0	0% 0%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	SEGMENT IS 45' IN LENGTH, WHICH REDUCES REQ'D PUV TO 25. NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO E2, E4, E5.	
E01	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 5 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	24 25	49	49% 51%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO N32.	
E02	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 7 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	34 25	59	41% 59%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E03	2 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 7 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	36 15	51	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E04	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 8 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	24 40	64	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E05	2 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 9 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	16 45	61	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E06	0 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 0 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	0 0	0	0% 0%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	SEGMENT IS 50' IN LENGTH, WHICH REDUCES REQ'D PUV TO 26. NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED E08.	
E07	2 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 4 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	16 20	36	44% 56%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO E08.	
E08	3 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 14 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	24 70	94	21% 79%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E09	2 LARGE DECIDUOUS @ 2.5' CAL (8 POINTS EA) 7 SMALL DECIDUOUS @ 1.5' CAL (5 POINTS EA)	16 35	51	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
C01	1 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	30 5	35	86% 14%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO C4,C5.	
C02	2 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 12 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 2 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	16 60 10	86	19% 70% 11%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN		
C03	2 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 9 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	16 45 15	76	21% 59% 21%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C04	3 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 11 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	24 55 15	94	25% 59% 16%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C05	3 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 11 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	24 55 20	99	25% 55% 20%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C06	2 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 7 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	8 30 15	58	14% 50% 26%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	SIGHT TRIANGLE AND EASEMENT PREVENTS ADDITIONAL LARGE DECIDUOUS TREE. PUV RELOCATED TO C2.	
C07	1 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 3 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 1 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	8 15 5	28	28% 54% 18%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	SIGHT TRIANGLE AND EASEMENT PREVENTS ADDITIONAL LARGE DECIDUOUS TREE. PUV RELOCATED TO C2.	
C08	3 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 11 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	24 55 20	99	25% 55% 20%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C09	2 LARGE DECIDUOUS @ 2.5' CAL (8 PTS) 9 LARGE EVERGREEN TREES @ 6' TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PTS)	16 45 15	76	21% 59% 21%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	

- ## TREE REFORESTATION GUIDELINES
- REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER STREAM BUFFERS AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES
- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED.
 - A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
 - LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
 - TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
 - BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
 - CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25" CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
 - HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
 - UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
 - PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 3'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 5'.
 - WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR RIPARIAN BUFFER RESTORATION.
 - TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
 - ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS, AND HAVE A LANDSCAPE VALUE OF BUFFER/NATURAL, TREE CANOPY, RIPARIAN BUFFER OR ACENT.



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DRAWN BY	S. FANTAYE
DESIGNED BY	S. FANTAYE
CHECKED BY	J. BLASCO
SCALE	AS SHOWN

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XED-UNIVERSITY
LAKE COUNTY - NC
PLANTING

OAKVIEW MI WA

JOB NO.	48803
SHEET NO.	L2.4

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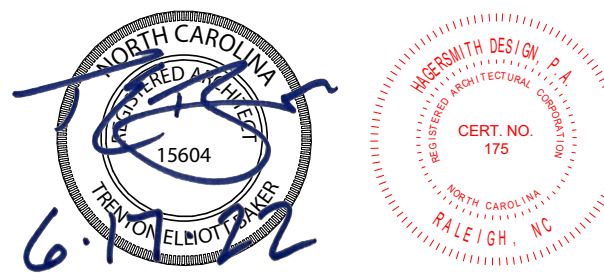


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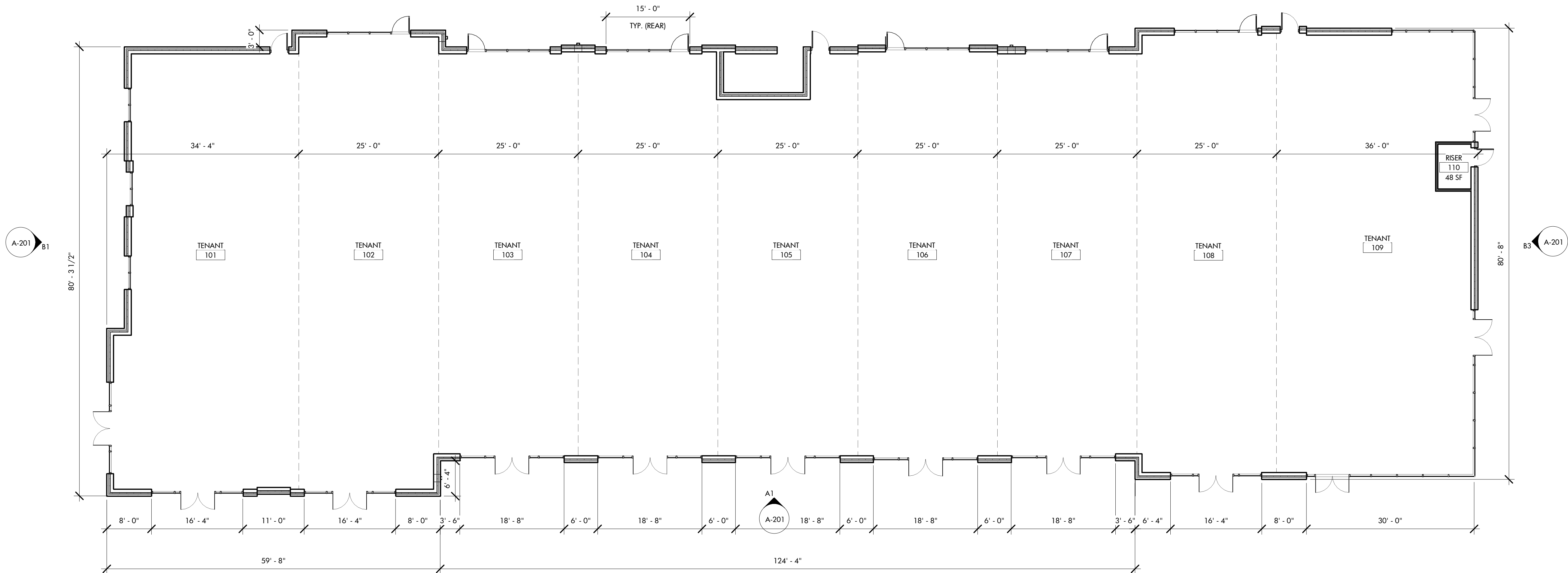
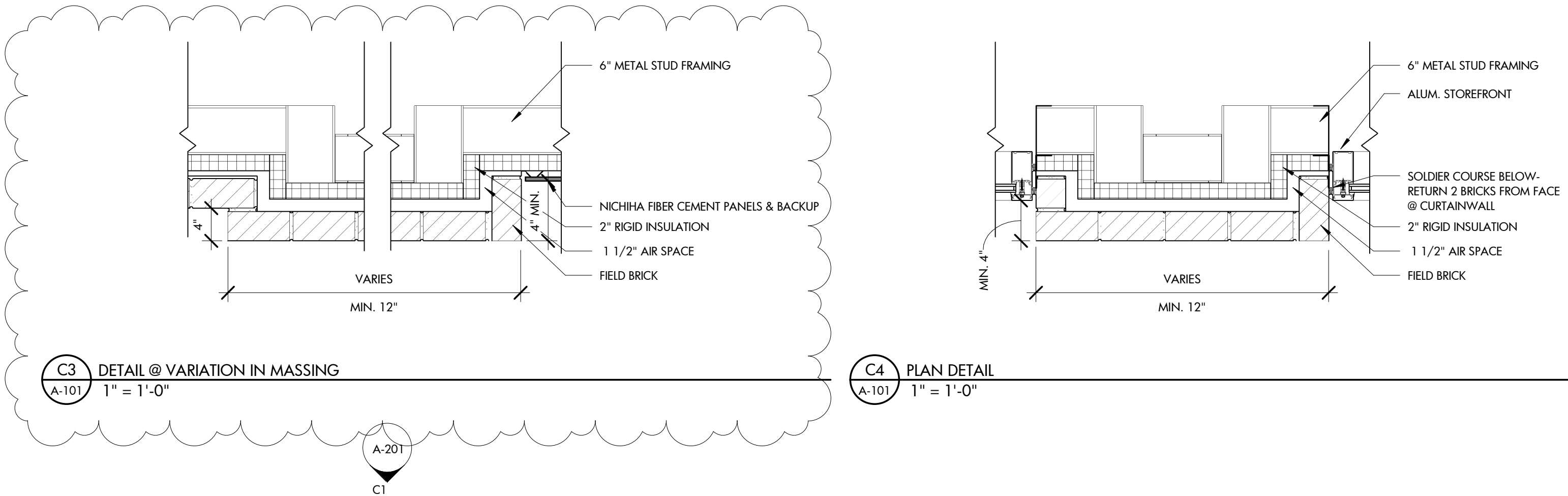
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A1 LEVEL 1 PLAN
3/32" = 1'-0"

PROJECT 000-000

OAKVIEW RETAIL - WEST BUILDING (BUILDING A)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

**TRUSTWELL
PROPERTY GROUP**

DRAWING TITLE

FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

DRAWN BY

TEB/NT

CHECKED BY

TEB

DATE ISSUED

2/17/22

A-101

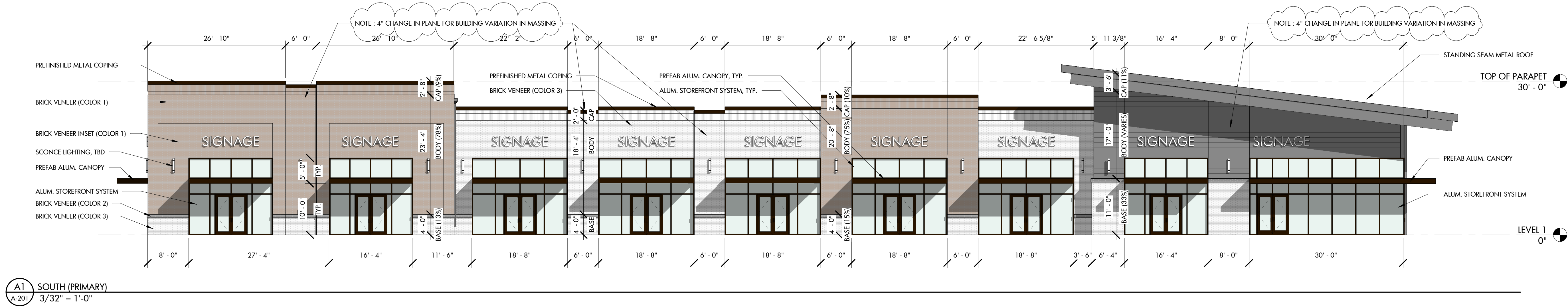
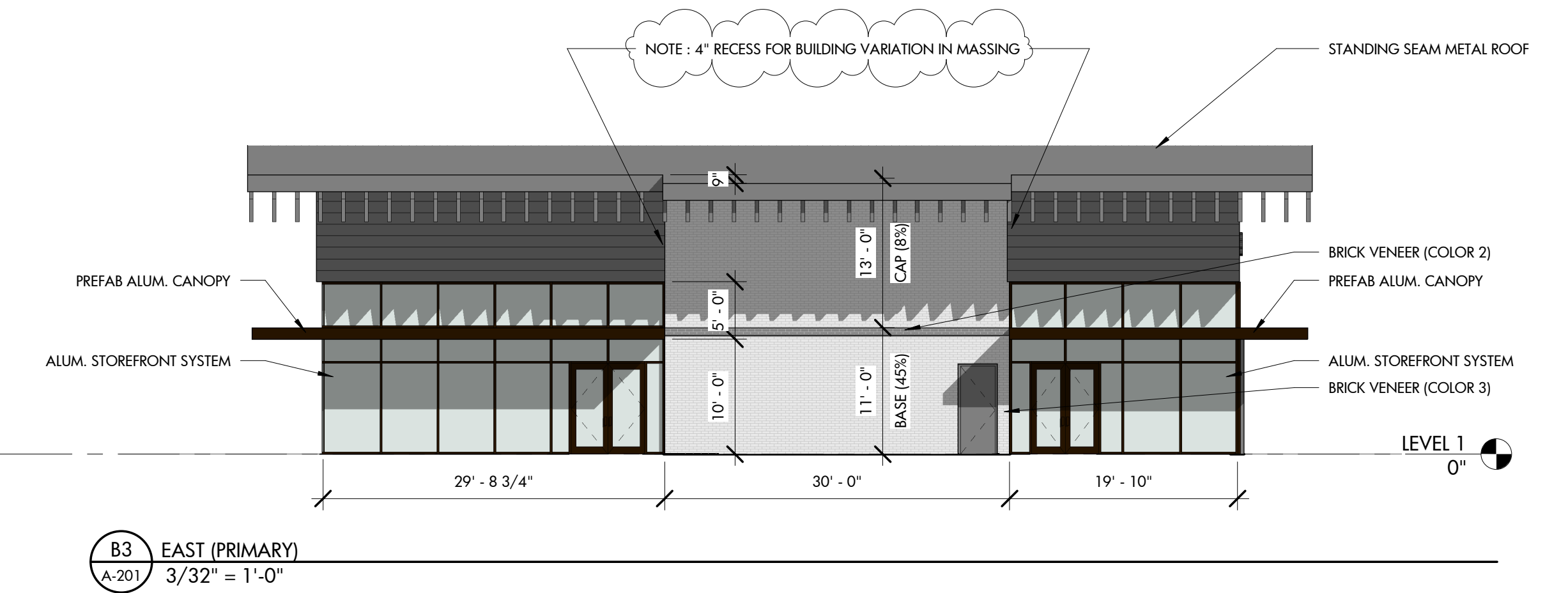
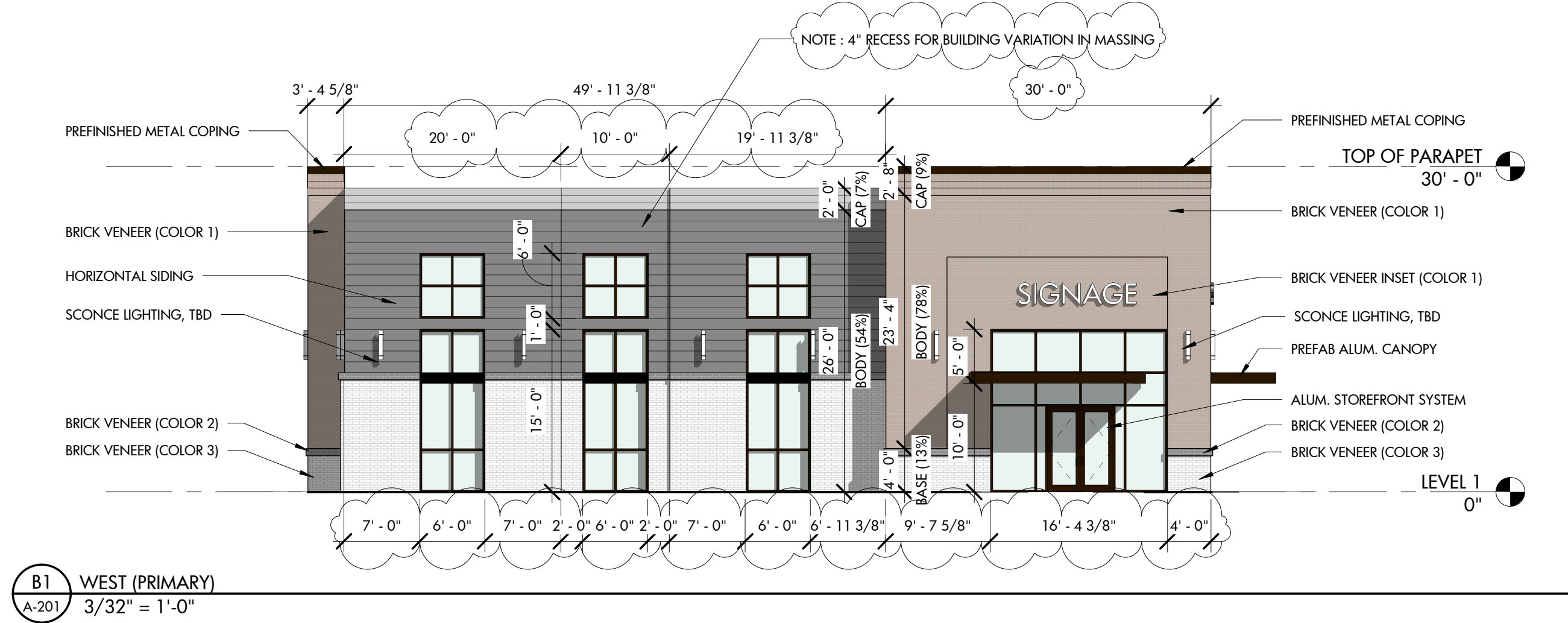
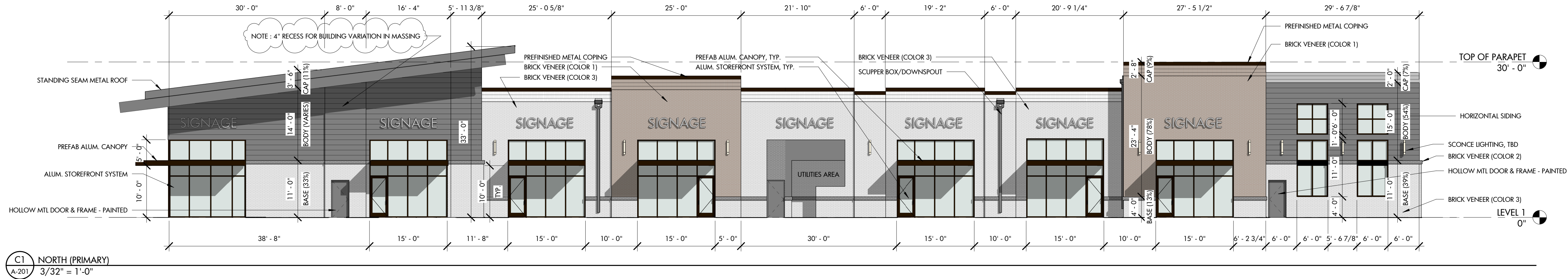
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PRELIMINARY MATERIAL KEY				
BRICK VENEER (COLOR 1)	BRICK VENEER (COLOR 2)	BRICK VENEER (COLOR 3)	HORIZONTAL SIDING (FIBER CEMENT)	ALUMINUM STOREFRONT
				
LEE BRICK - HATTERAS (MODULAR)	MERIDIAN BRICK - BLACK MATTE (MODULAR)	PALMETTO BRICK COMPANY - RIVIERA (MODULAR)	NICHIHA VINTAGEWOOD - COLOR : BARK	YKK AP STOREFRONT SYSTEM - COLOR : BLACK

FACADE MATERIAL & GLAZING CALCULATIONS								
FACADE	TOTAL AREA	OPAQUE AREA	TYPE 1 MATERIAL AREA	TYPE 1 MATERIAL %	FACADE AREA (UP TO 10')	GLAZING AREA (TOTAL)	GLAZING AREA (UP TO 10')	GLAZING % (UP TO 10') (40% REQ'D)
NORTH	6,589 SF	5,105 SF	3,075 SF	60.2%	2,415 SF	1,787 SF	1,126 SF	46.6 %
SOUTH	6,624 SF	4,002 SF	3,066 SF	76.6 %	2,447 SF	2,623 SF	1,748 SF	71.4 %
EAST	1,766 SF	1,012 SF	662 SF	65.4 %	798 SF	748 SF	499 SF	62.5 %
WEST	2,407 SF	1,856 SF	1,225 SF	62.4%	833 SF	551 SF	343 SF	41.2%

GENERAL NOTES:

- BRICK SOLDIER COURSES & OTHER DESIGN ELEMENTS HAVE BEEN ADDED TO FACADE TO COMPLY WITH "BASE, BODY, CAP" REQUIREMENTS OF *UDO SECTION 3.08 A. 1. C. (2) (A)*
- TO COMPLY WITH THE (2) HUMAN SCALE ELEMENT REQUIREMENTS, WE HAVE PROVIDED A CONTINUOUS SOLDIER BRICK COURSE ALONG THE PERIMETER BUILDING THAT IS UNDER 15' A.F.F., ALONG WITH REPETITIVE DECORATIVE WALL SCONCES @ 15' A.F.F.
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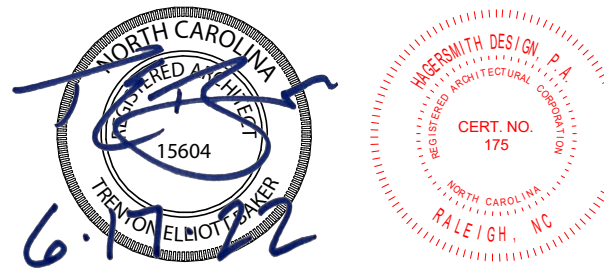


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PROJECT 000-000

OAKVIEW RETAIL - WEST BUILDING (BUILDING A)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE EXTERIOR ELEVATIONS

REVISIONS

NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/13/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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CHECKED BY
TEB/STI
DATE ISSUED
2/17/22

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OF 1

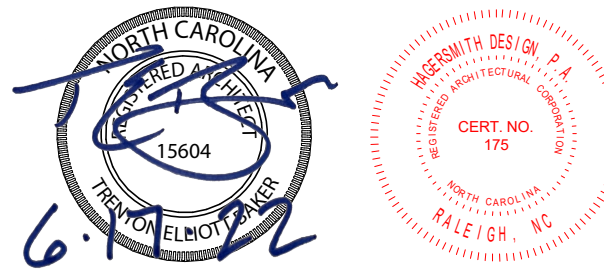


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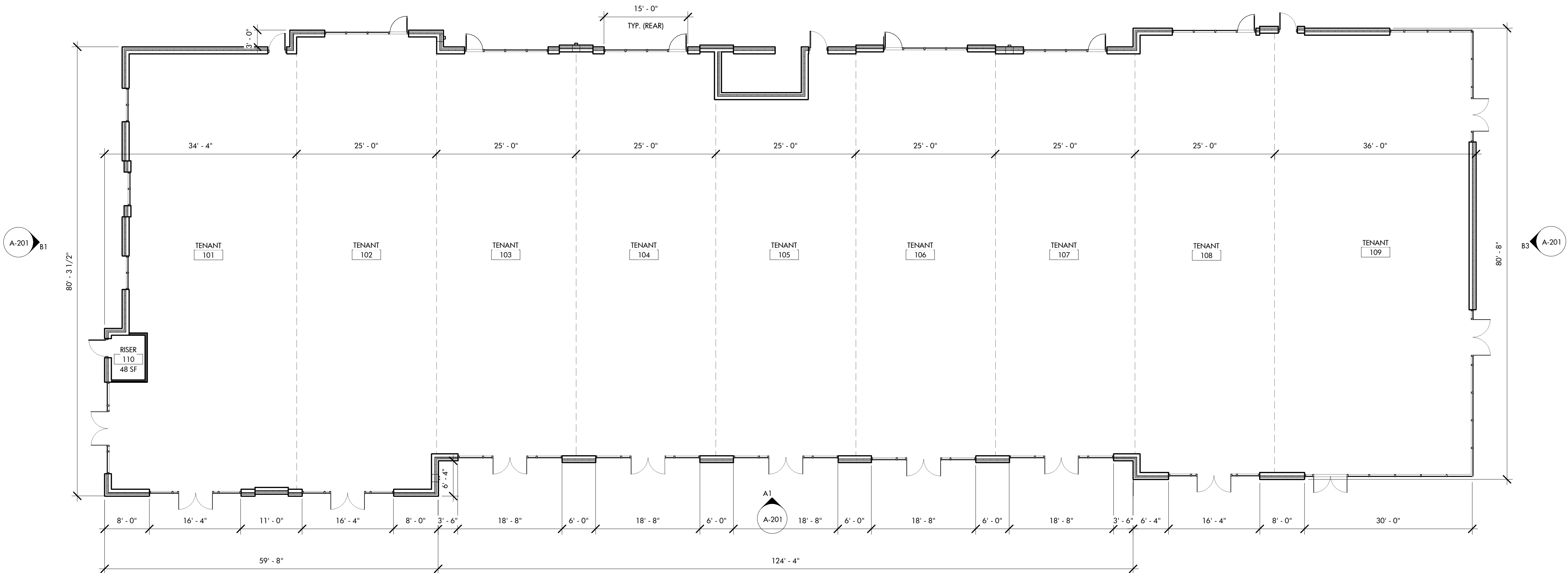
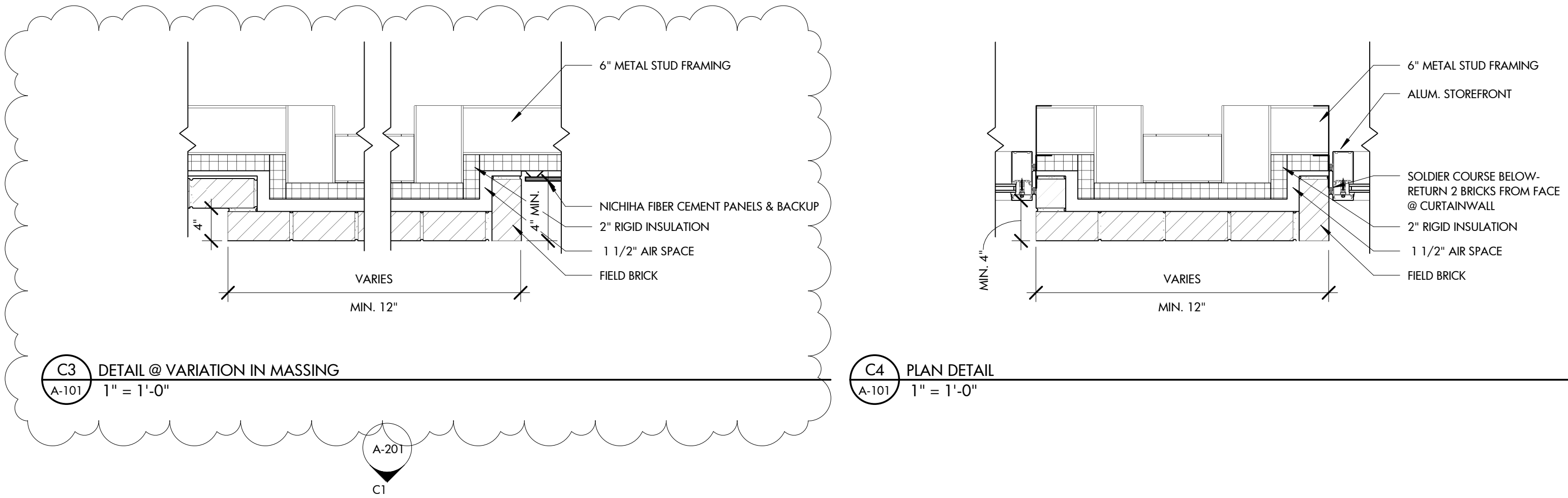
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PROJECT 000-000

OAKVIEW RETAIL -
EAST BUILDING
(BUILDING B)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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DATE ISSUED

2/17/22

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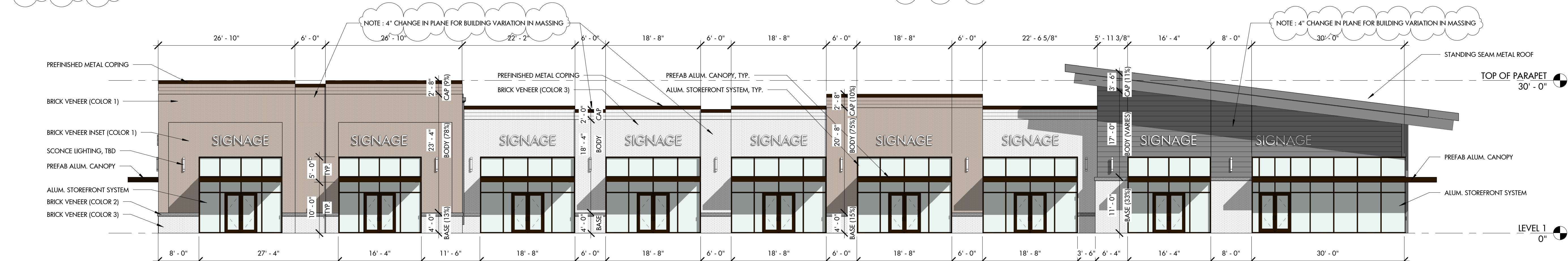
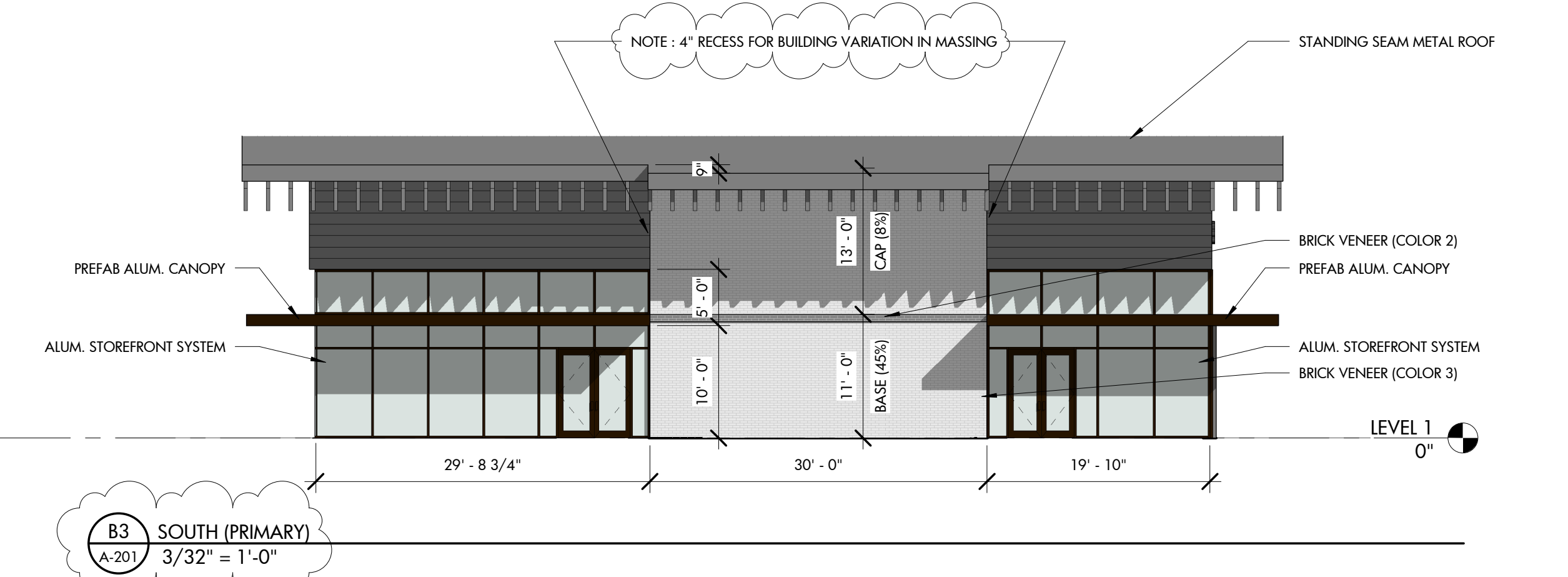
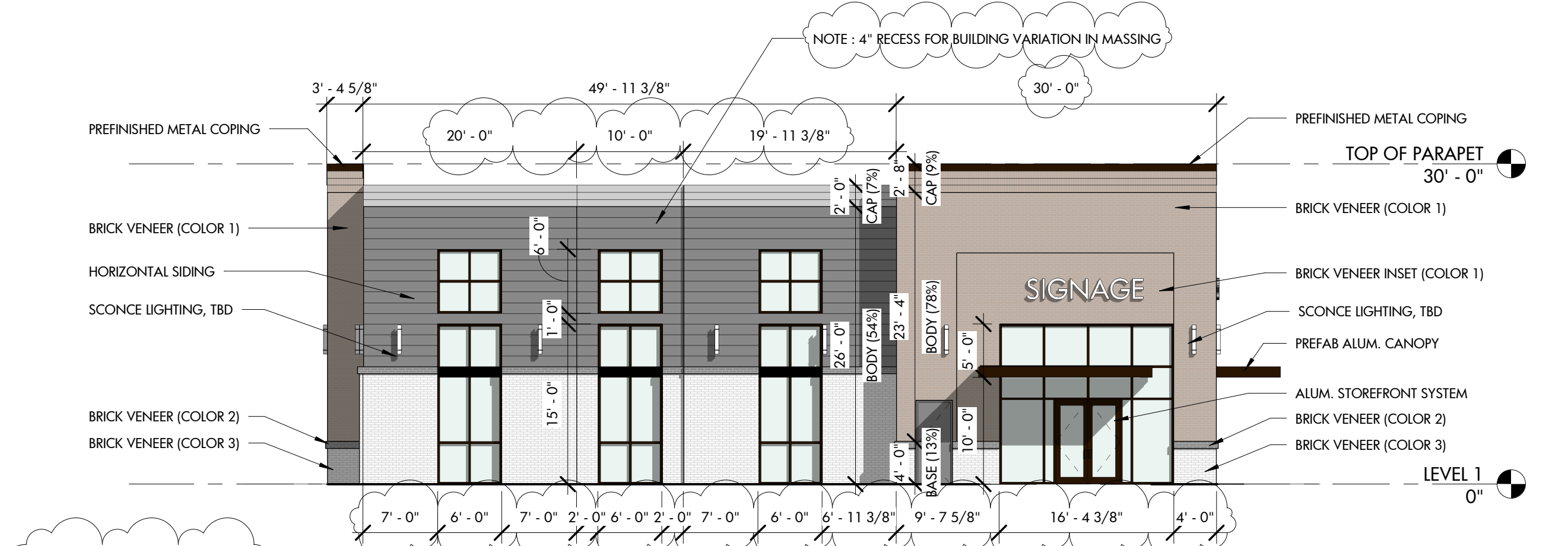
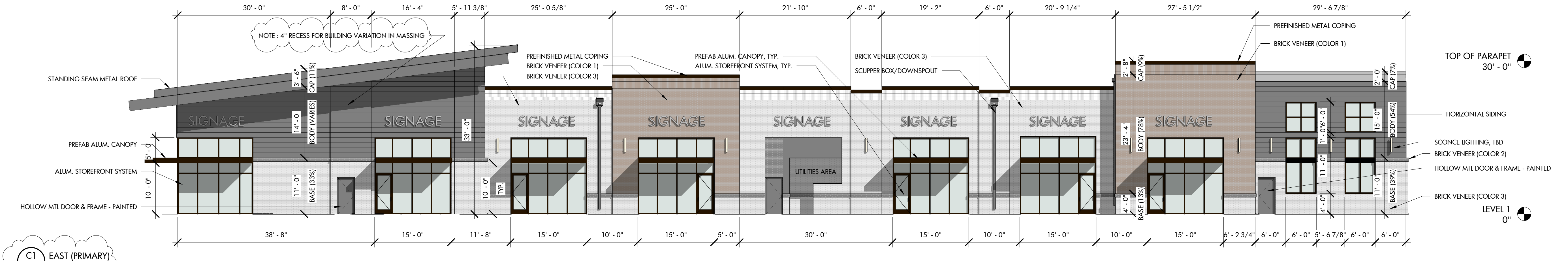
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PRELIMINARY MATERIAL KEY				
BRICK VENEER (COLOR 1)	BRICK VENEER (COLOR 2)	BRICK VENEER (COLOR 3)	HORIZONTAL SIDING (FIBER CEMENT)	ALUMINUM STOREFRONT
				
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FACADE	TOTAL AREA	OPAQUE AREA	TYPE 1 MATERIAL AREA	TYPE 1 MATERIAL %	FACADE AREA (UP TO 10')	GLAZING AREA (TOTAL)	GLAZING AREA (UP TO 10')	GLAZING % (UP TO 10') (40% REQ'D)
EAST	6,589 SF	5,105 SF	3,075 SF	60.2%	2,415 SF	1,787 SF	1,126 SF	46.6 %
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GENERAL NOTES :

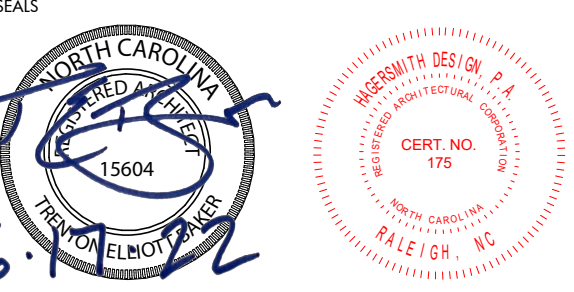
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PROJECT 000-000

OAKVIEW RETAIL - EAST BUILDING (BUILDING B)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/13/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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DATE ISSUED 2/17/22

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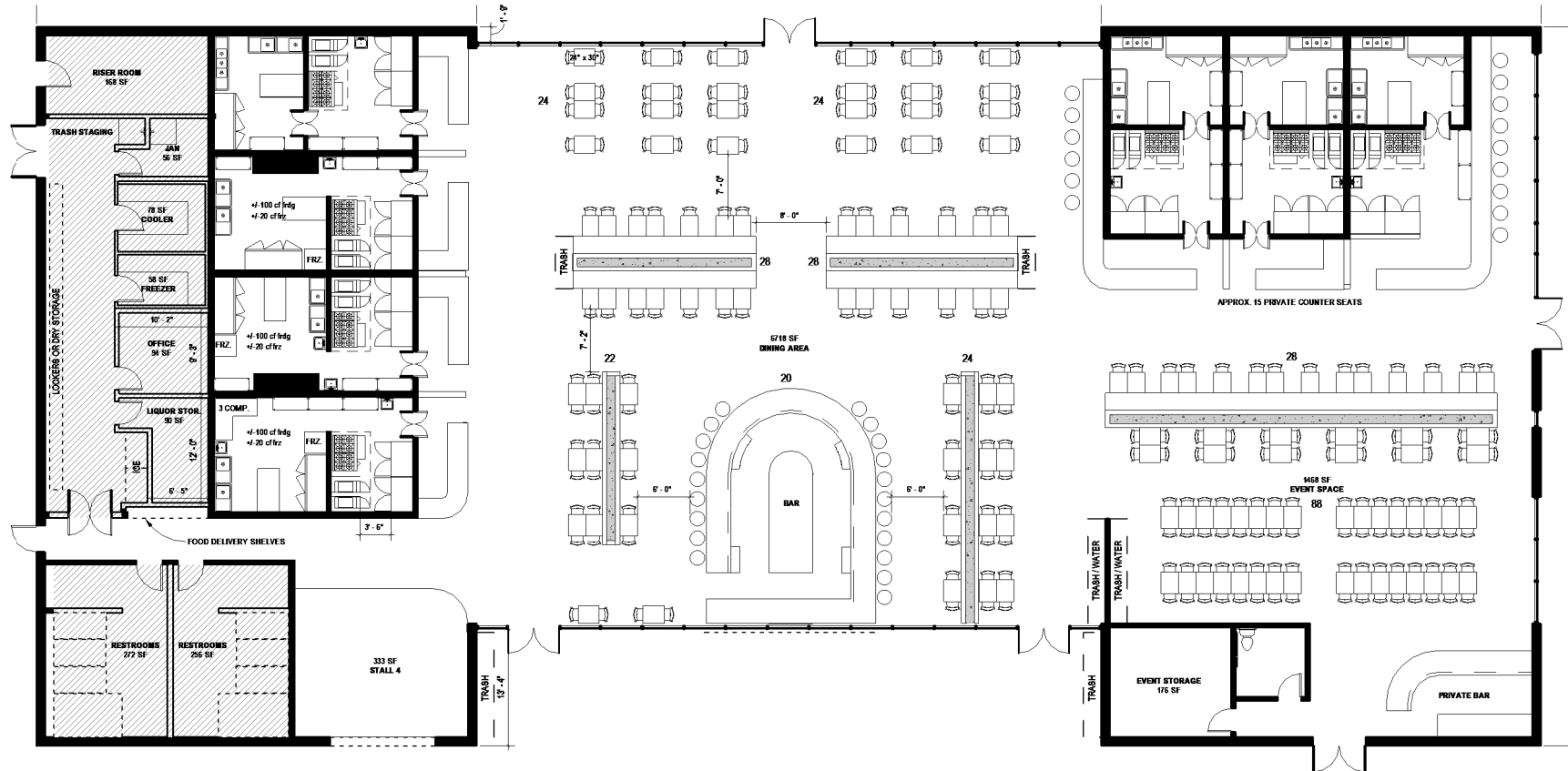
PRELIMINARY MATERIAL KEY				
BRICK VENEER (COLOR 1)	BRICK VENEER (COLOR 2)	BRICK VENEER (COLOR 3)	HORIZONTAL SIDING (FIBER CEMENT)	ALUMINUM STOREFRONT
				
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FACADE MATERIAL & GLAZING CALCULATIONS									
FACADE	TOTAL AREA	OPAQUE AREA	TYPE 1 MATERIAL AREA	TYPE 1 MATERIAL %	FACADE AREA (UP TO 10')	GLAZING AREA (TOTAL)	GLAZING AREA (UP TO 10')	GLAZING % (UP TO 10') (40% REQ'D)	GLAZING % (OVER 10') (15% REQ'D)
NORTH	4,195 SF	3,110 SF	2,300 SF	74%	1,702 SF	1,085 SF	459 SF	27 %	25.1 %
SOUTH	4,215 SF	2,968 SF	2,110 SF	71.1 %	1,703 SF	1,247 SF	617 SF	36.2 %	25.1%
EAST	1,916 SF	1,473 SF	1,448 SF	98.3 %	821 SF	444 SF	350 SF	42.6 %	8.6 %**
WEST	1,653 SF	1,626 SF	1,626 SF	100%	819 SF	27 SF	27 SF	3.3%	0%**

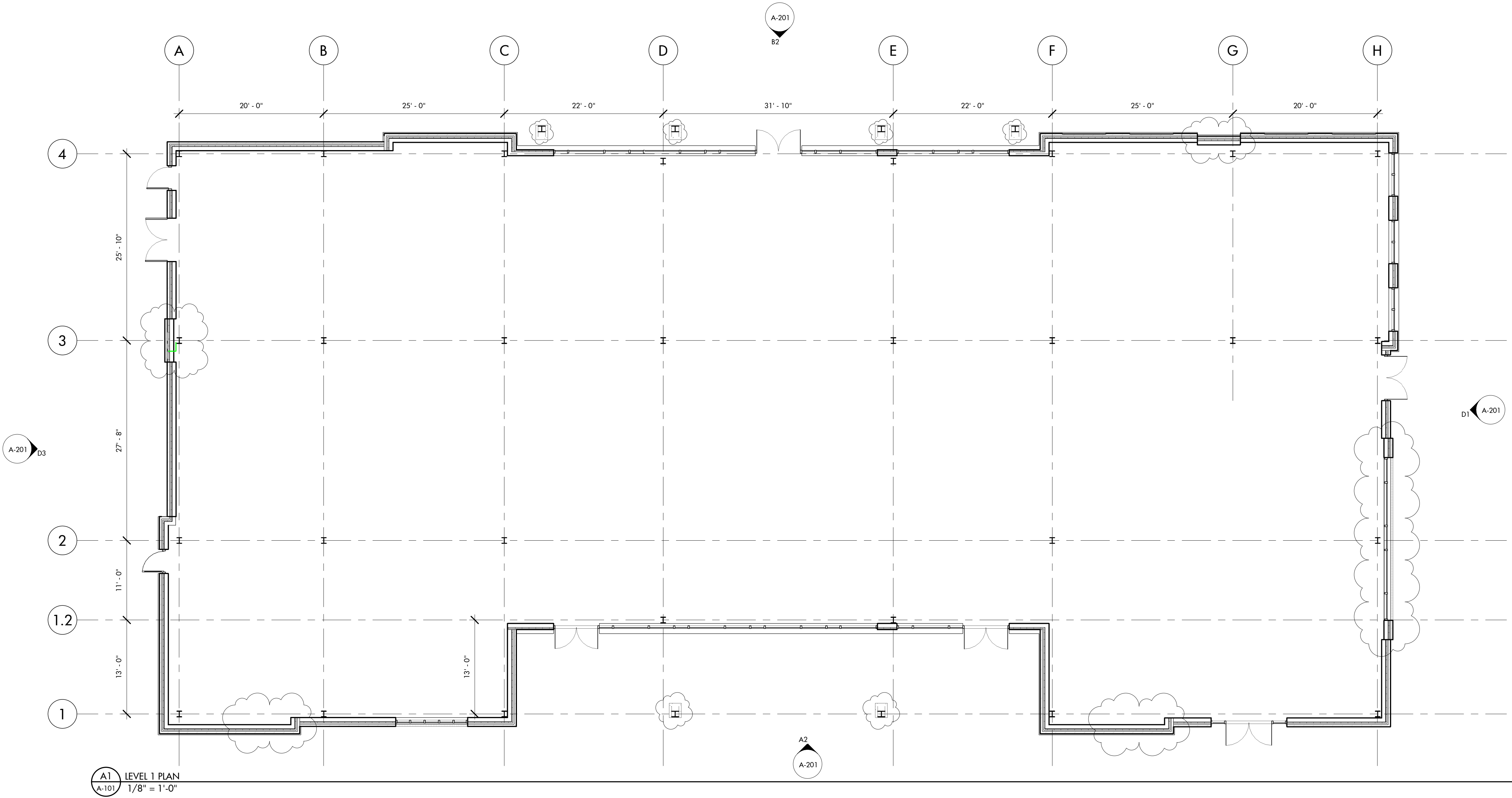
**316 SF OF CLERESTORY WINDOWS PROVIDE NATURAL LIGHT TO DINING AREA IN CENTER BAY
SEE INTERIOR REFERENCE PLAN FOR DETAILS AND LOCATIONS OF KITCHEN/BACK OF HOUSE AREAS**

GENERAL NOTES:

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C3
A-101 INTERIOR REFERENCE PLAN
1" = 20'-0"



A1
A-101 LEVEL 1 PLAN
1/8" = 1'-0"

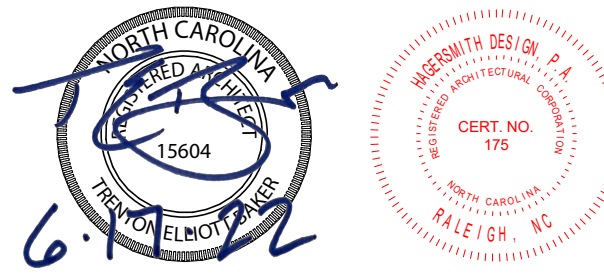


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PROJECT 000-000

OAKVIEW FOOD HALL (BUILDING C)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/14/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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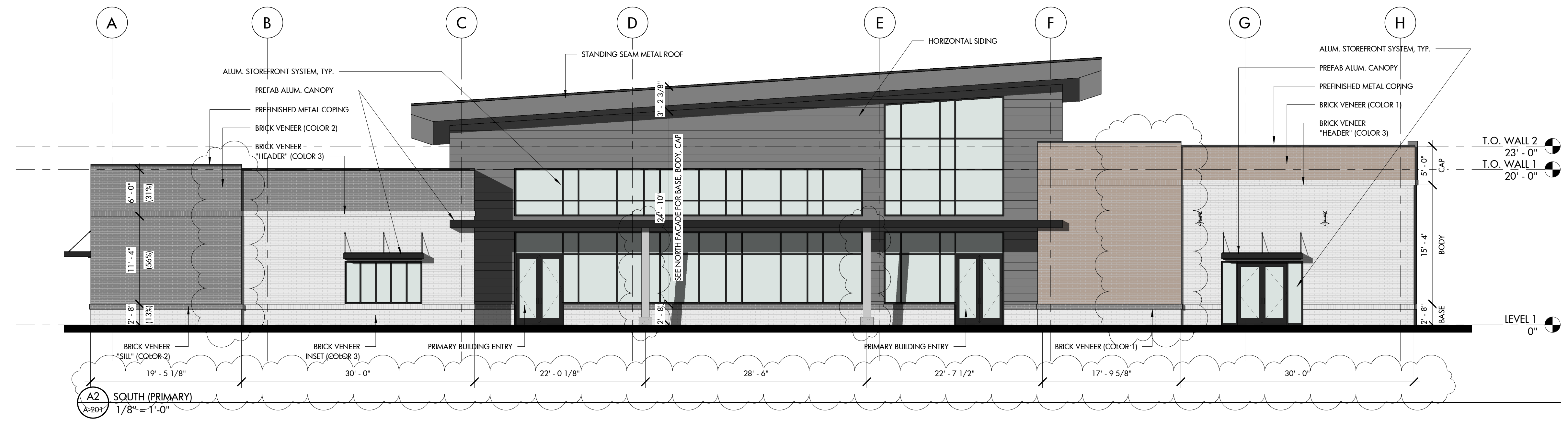
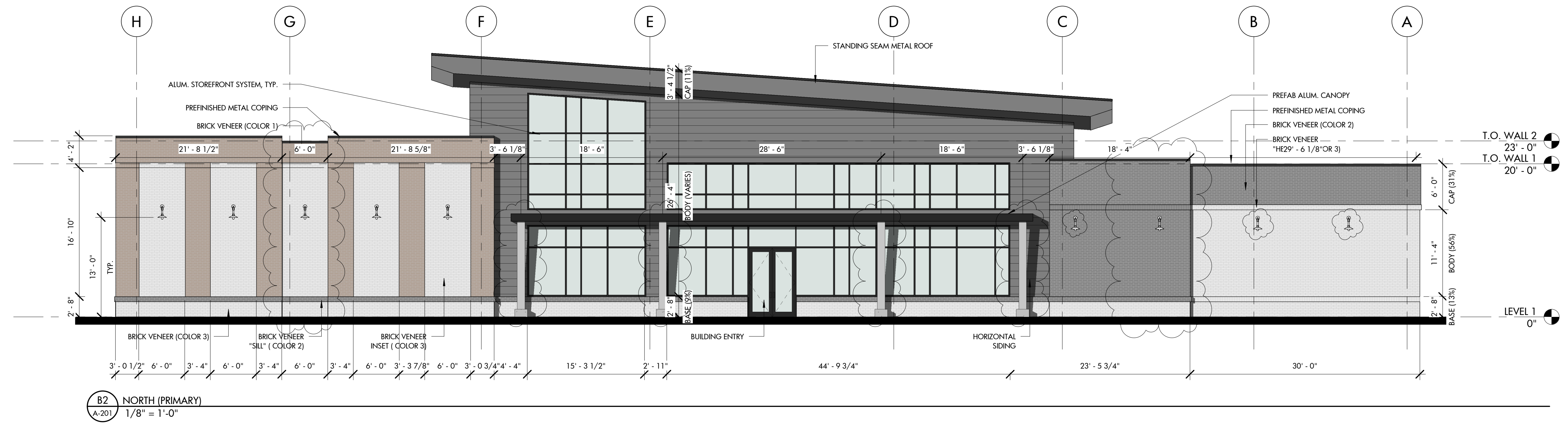
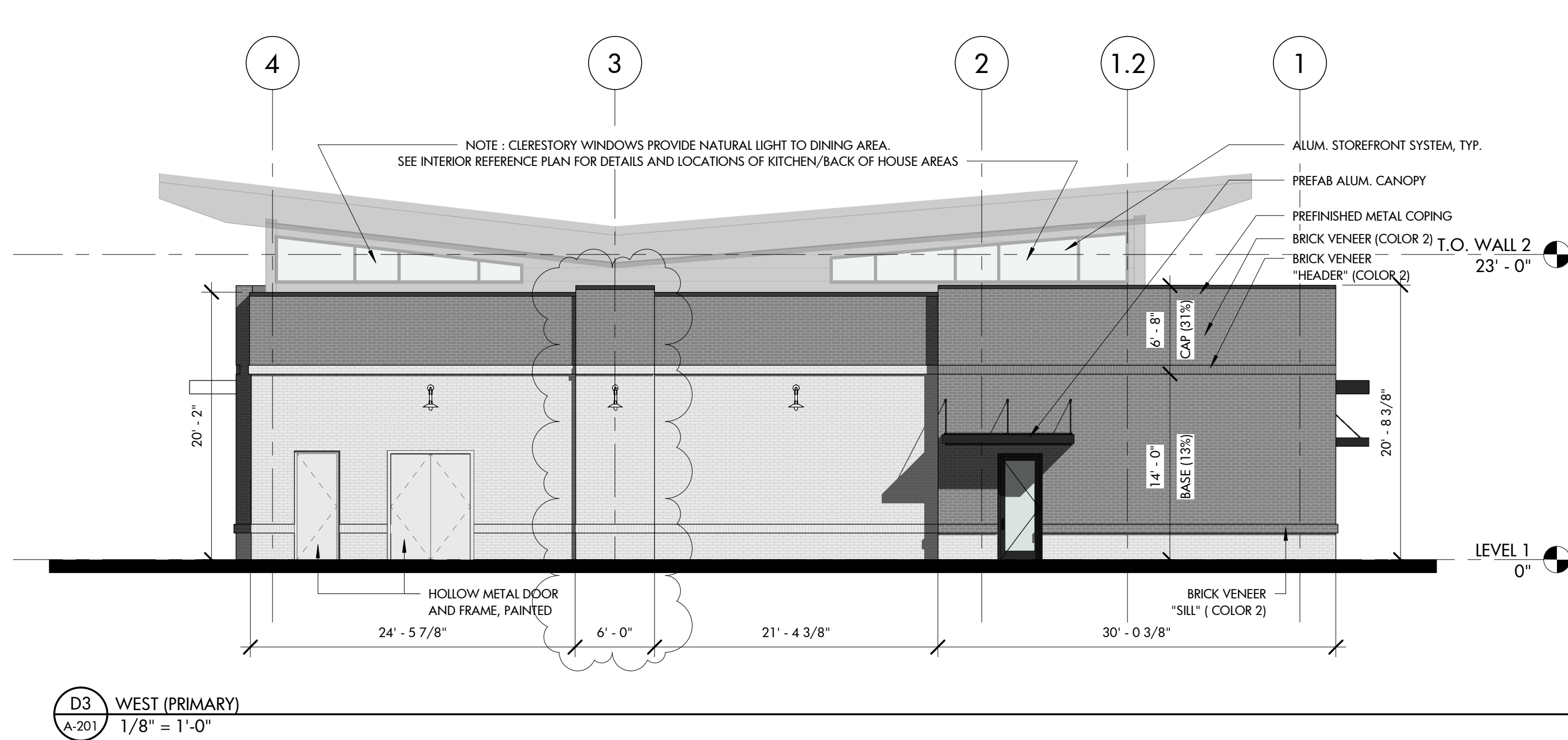
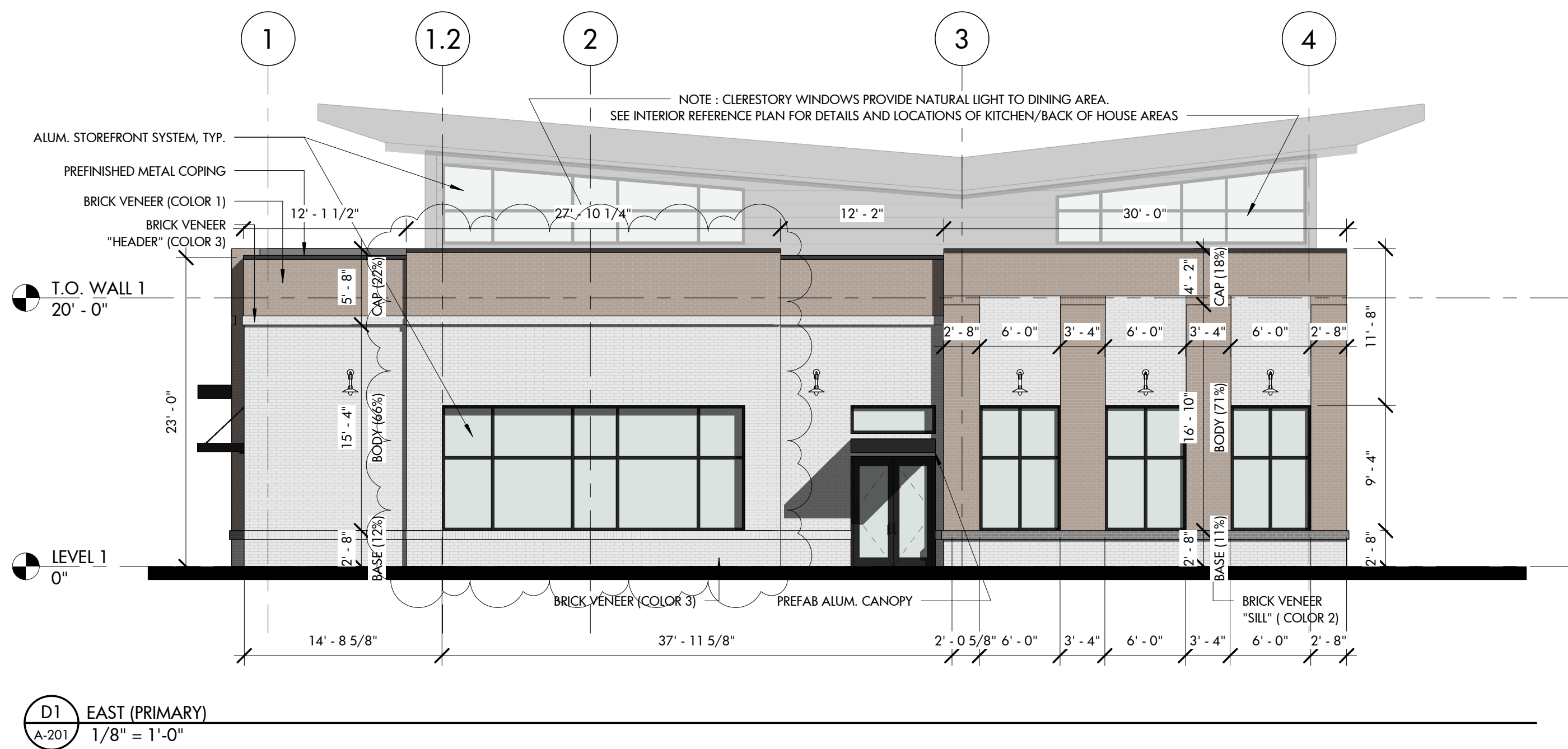
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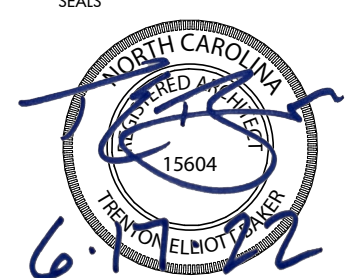


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OAKVIEW FOOD HALL (BUILDING C)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

TRUSTWELL
PROPERTY GROUP

EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/14/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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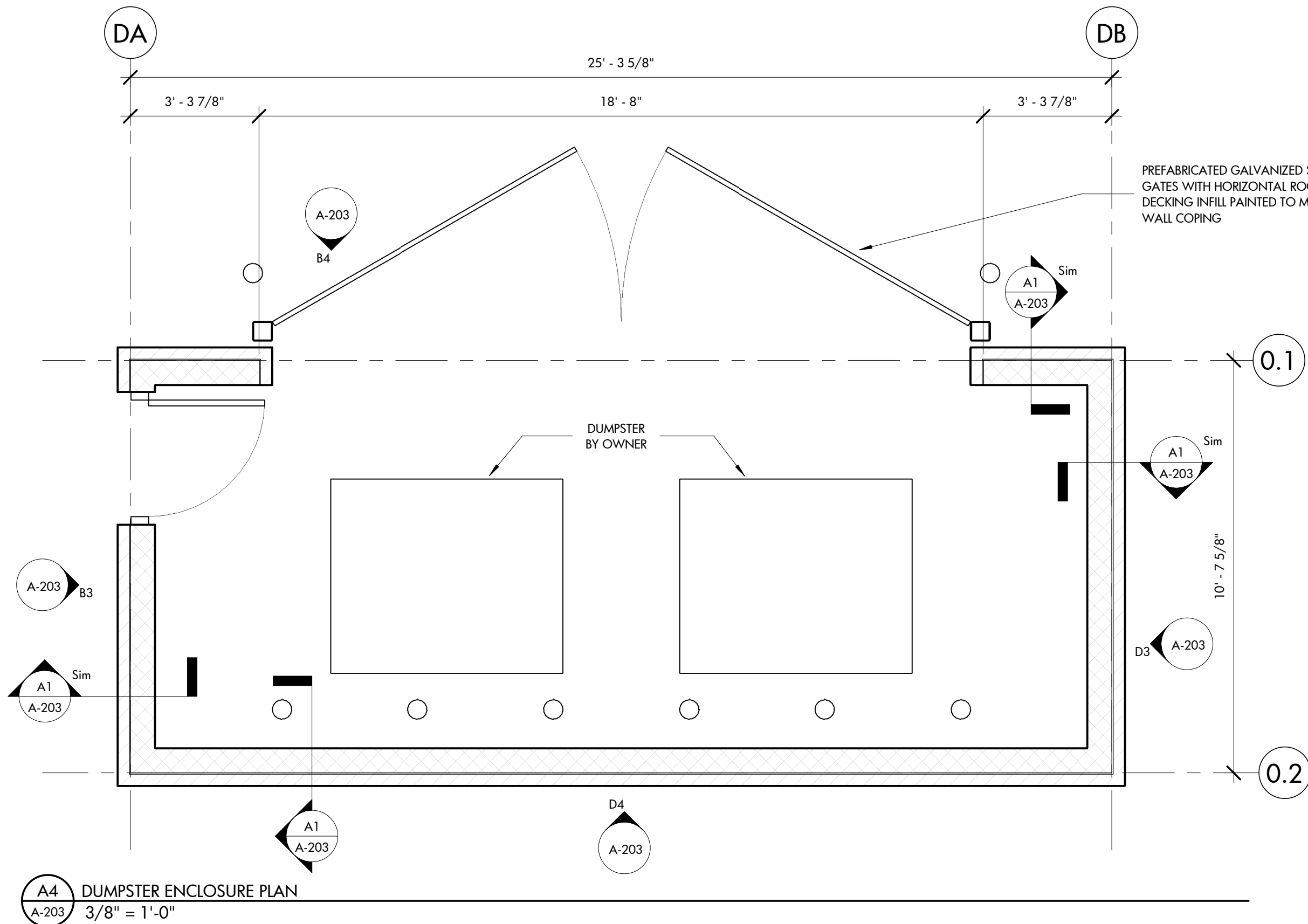
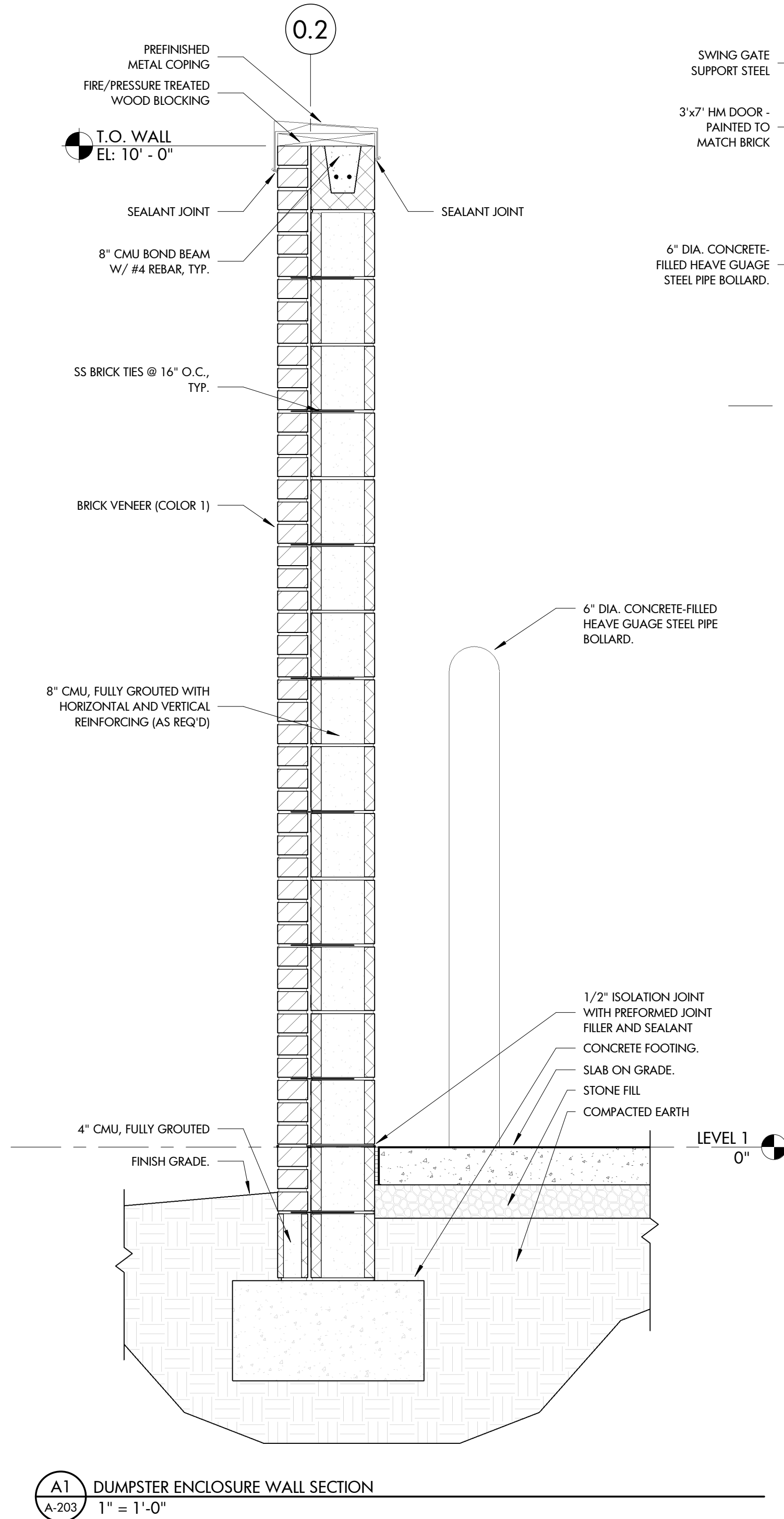
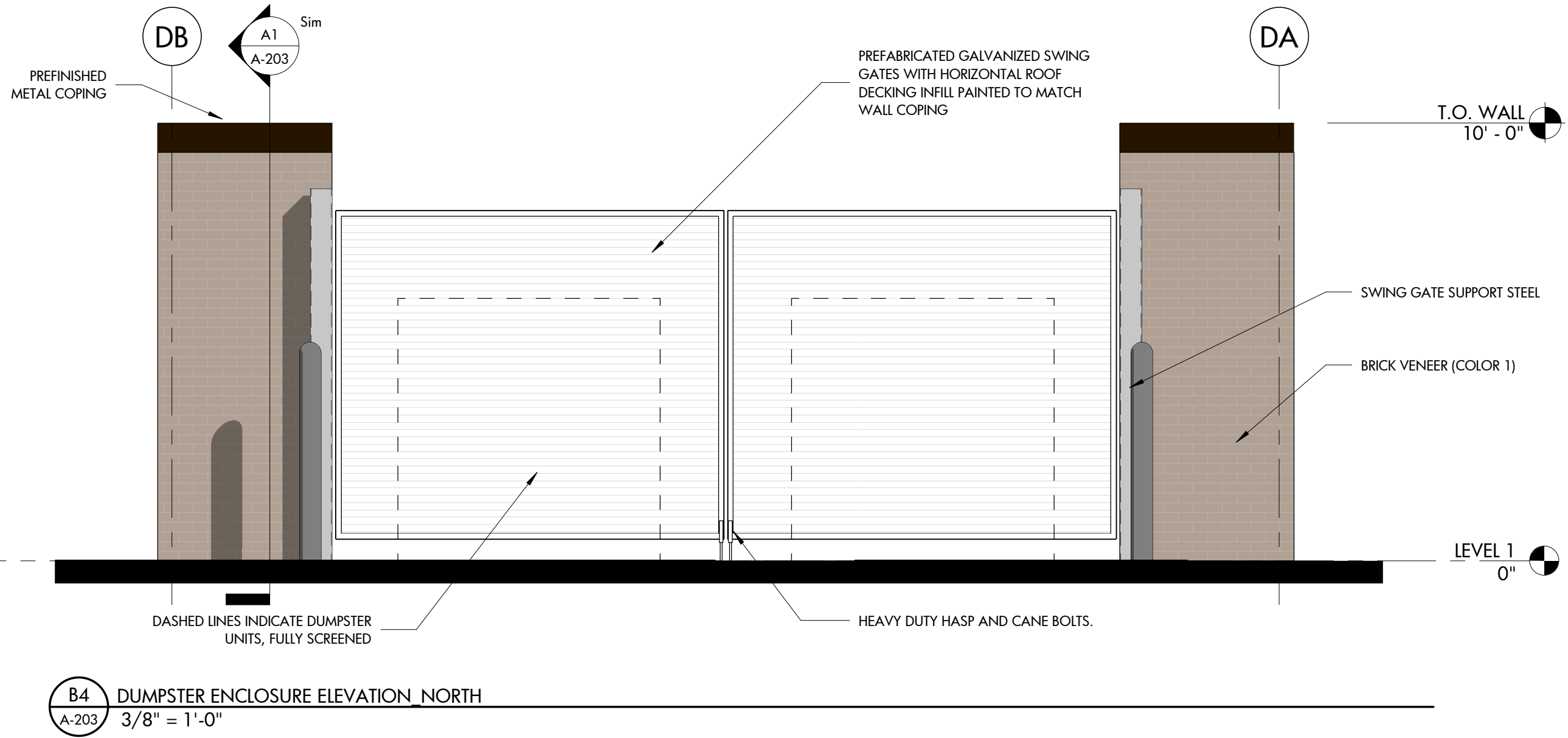
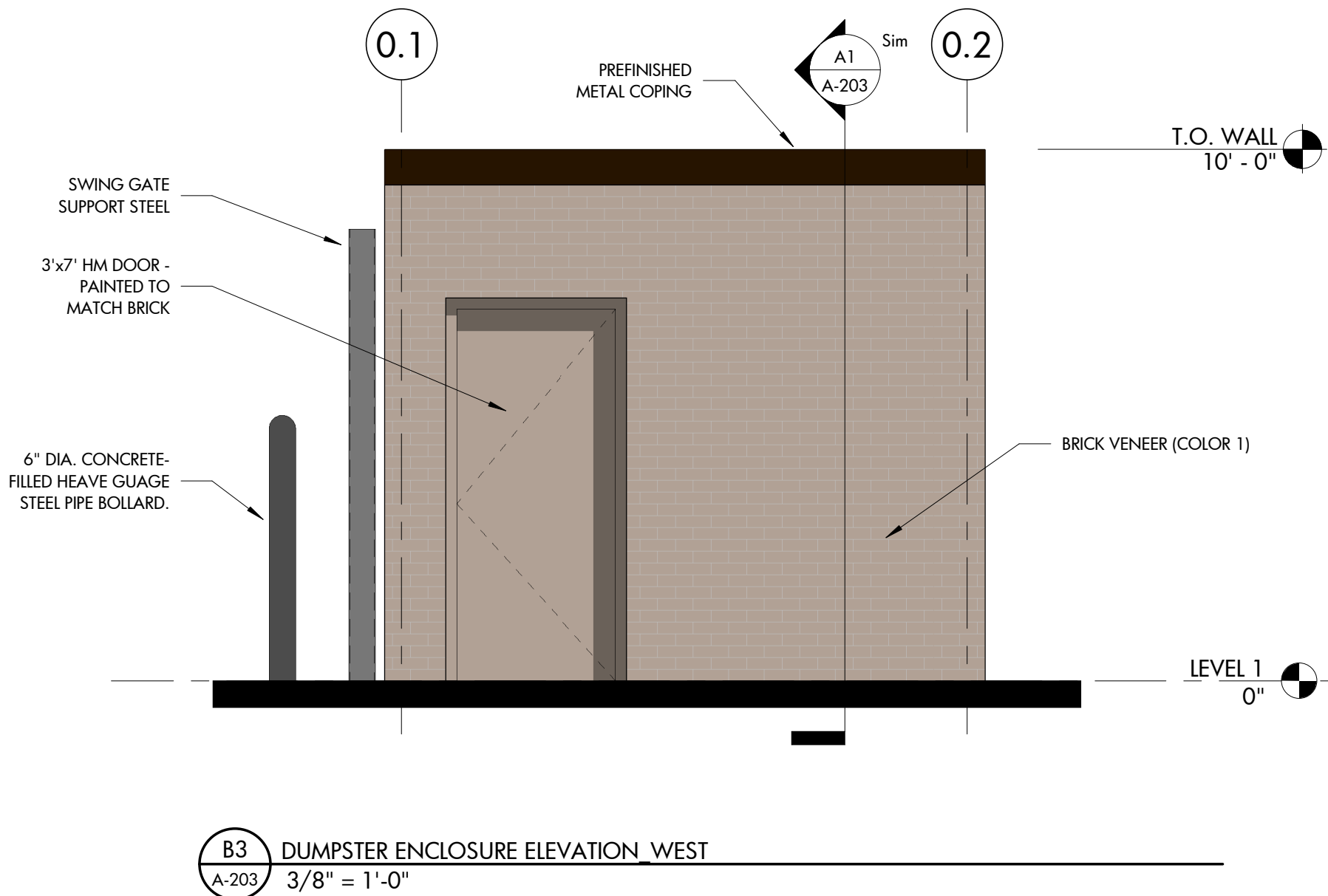
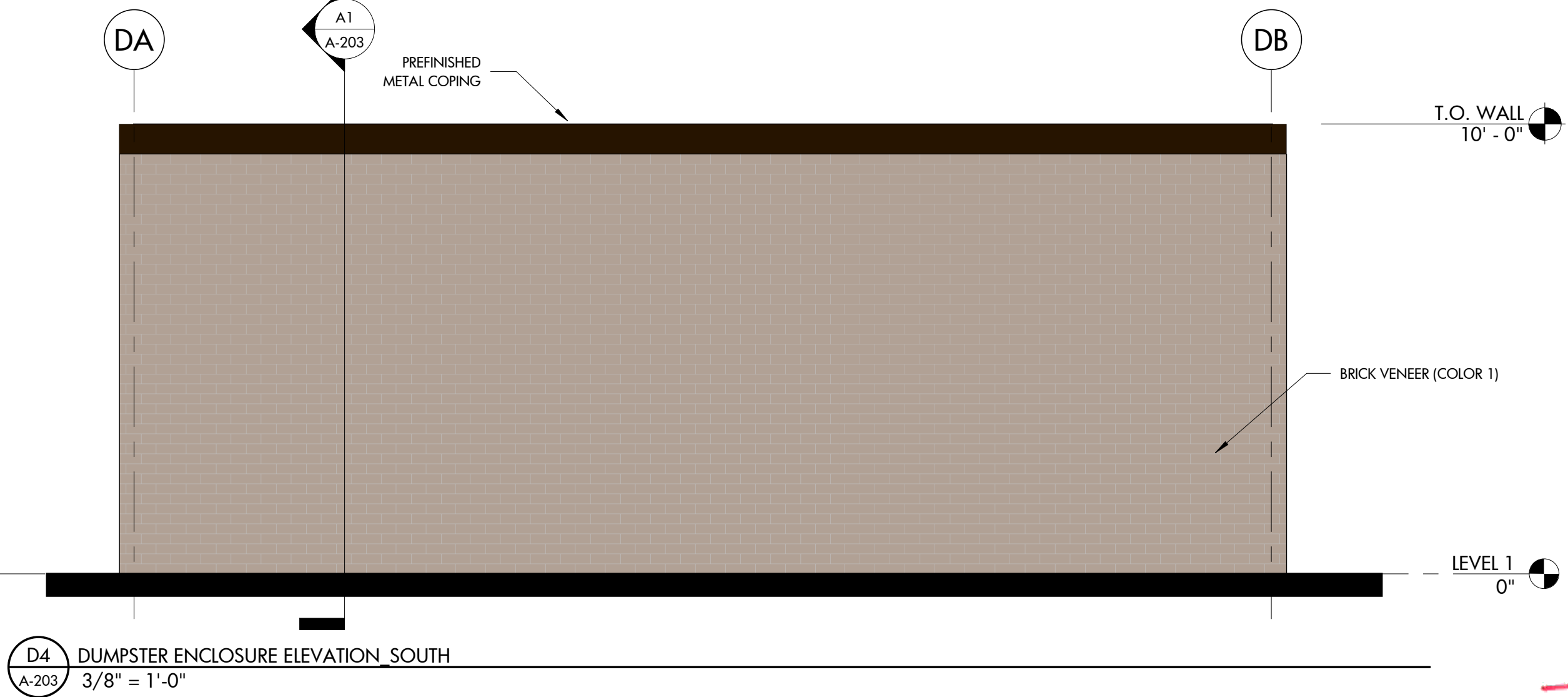
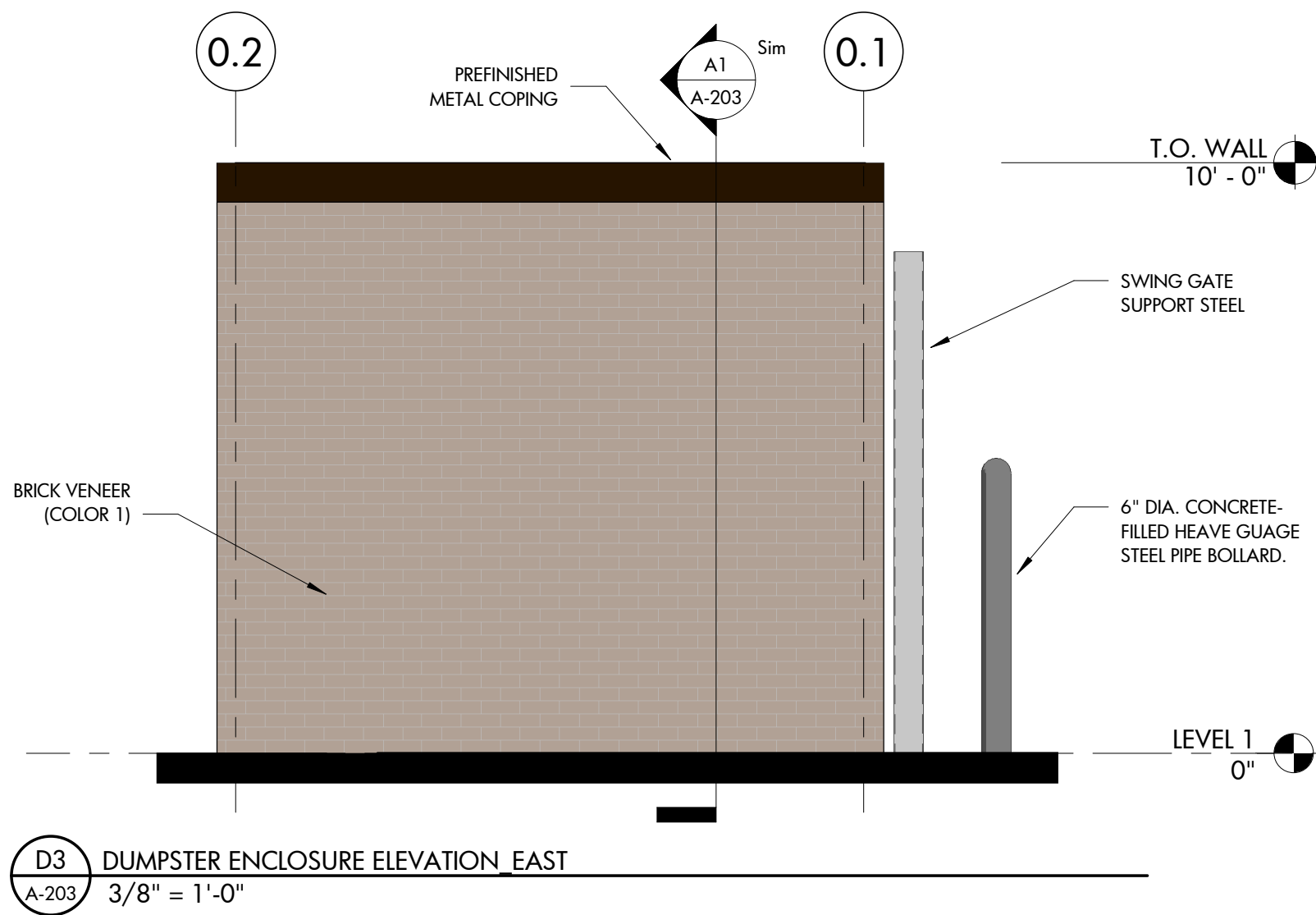
PO BOX 1308
300 SOUTH DAWSON STREET
RALEIGH, NORTH CAROLINA 27602
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www.hagersmith.com

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SEALS



ASSOCIATES / CONSULTANTS



PROJECT 000-000

OAKVIEW RETAIL - WEST BUILDING

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

DUMPSTER ENCLOSURE PLAN,
ELEVATIONS AND DETAILS

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY

KRT

CHECKED BY

TEB

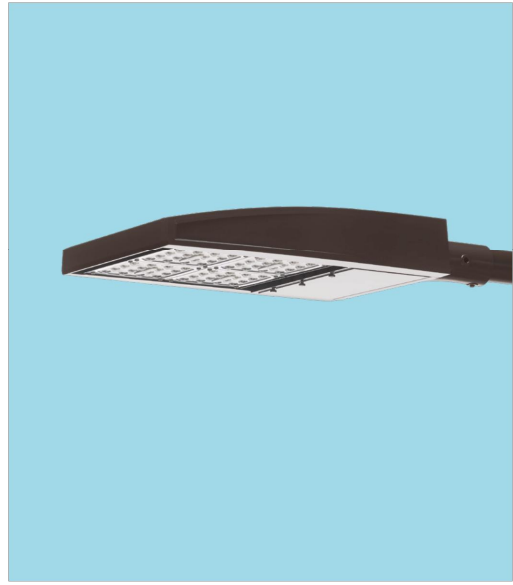
DATE ISSUED

2/17/22

A-203

OF 1

Outdoor Lighting
Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED (Light Emitting Diode)	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass (1 or 2 fixtures per pole) Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.



Outdoor Lighting
Shoebox LED

Light source: LED (white)
Replacement for: LED Wattage 150 – 250-watt HPS and metal halide;
LED Wattage 205 – up to 400-watt metal halide;
LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: Instant on (no warm-up or restrike time)

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-UO-G3	IESNA Type V (circular)	19580	
LED 150	B3-UO-G4	IESNA Type IV (forward throw)	18499	
LED 150	B2-UO-G3	IESNA Type III (oval)	19006	
LED 220	B5-UO-G3	IESNA Type V (circular)	25870	
LED 220	B3-UO-G4	IESNA Type IV (forward throw)	24390	
LED 220	B2-UO-G4	IESNA Type III (oval)	25114	
LED 420	B5-UO-G5	IESNA Type V (circular)	48514	
LED 420	B3-UO-G5	IESNA Type IV (forward throw)	43765	
LED 530	B5-UO-G5	IESNA Type V (circular)	60296	
LED 530	B3-UO-G5	IESNA Type IV (forward throw)	54395	

* These are approximate replacement suggestions; actual conditions could be different.

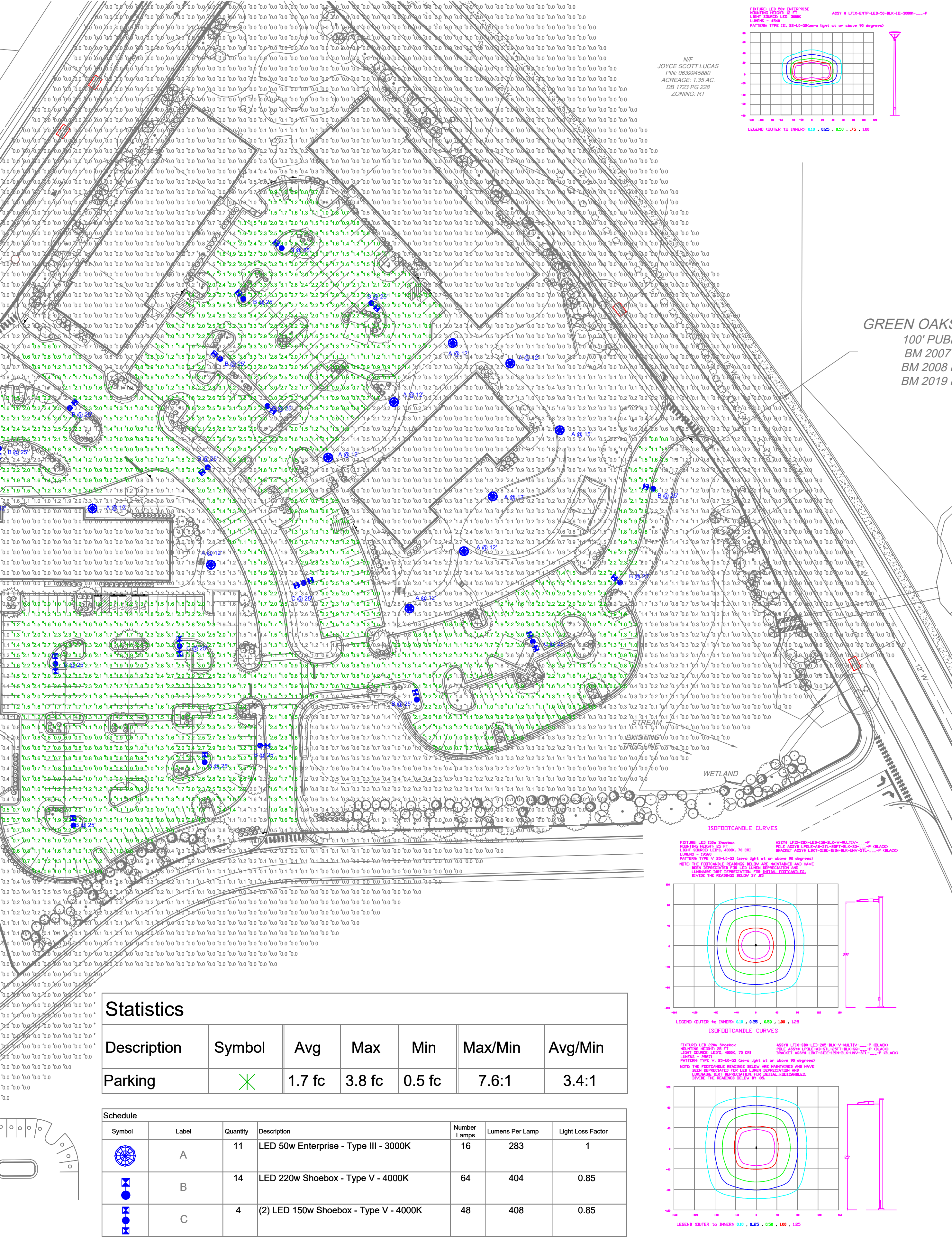
Poles available:	Mounting height	Color
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Bronze Gray White
Fiberglass	30'	Black (1 or 2 fixtures per pole) Gray (1 or 2 fixtures per pole)

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

*2" raised foundation available when required on metal poles only.

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Rev B	06/15/22	Updated Site Plan	NJ
Rev A	02/17/22	LED Shoebox & Enterprise	NJ
REV#	DATE	REVISION	BY



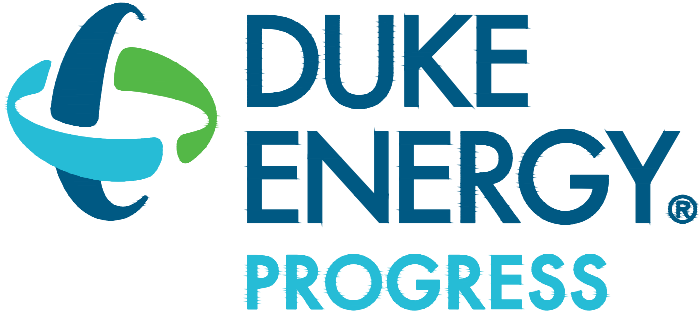
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.7 fc	3.8 fc	0.5 fc	7.6:1	3.4:1

Schedule	Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	☼	A	11	LED 50w Enterprise - Type III - 3000K	16	283	1
	☼	B	14	LED 220w Shoebox - Type V - 4000K	64	404	0.85
	☼	C	4	(2) LED 150w Shoebox - Type V - 4000K	48	408	0.85

LIGHTING DESIGN TOLERANCE

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



PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to, Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

OAK VIEW MIXED USE	
HOLLY SPRINGS, NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	N. Johnson Scale 1" = 60'
Date	06/15/2022 Size "Arch D"
Description	LED Shoebox & Enterprise
Drawing No.	22-0065B Sht. 1 OF 1



THE TOWN OF

Holly Springs

Oakview Mixed Use Development Plan, Special Exception Use, Variance, and Waivers 22-DP-03 / 22-SEU-01 Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #22-33 to make and accept the Findings of Fact for consideration of and to approve Special Exception Use, Variance and Waivers with the following conditions:

Special Exception Use 22-SEU-01

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 22-SEU-01.

Variance (Increase Maximum Building Height)

1. This Variance shall only apply to 22-DP-03 Oakview Mixed Use.

Waiver (Alternate Compliance for Architectural Design Requirements)

1. This Waiver shall only apply to 22-DP-03 Oakview Mixed Use.

Waiver (Tree Preservation Requirements)

1. This Waiver shall only apply to 22-DP-03 Oakview Mixed Use.

Waiver (Off-street Loading Requirements)

1. This Waiver shall only apply to 22-DP-03 Oakview Mixed Use.

Motion to approve / deny / defer Development Plan 22-DP-03 for Oakview Mixed Use for the property located at 11605 Holly Springs New Hill Rd., Wake County PIN 0639940209 as submitted by Helix Ventures LLC, Project Number 09210285, dated Revised 2/7/22, with the following conditions:

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Email: sean.mayefskie@hollyspringsnc.us

1. All previous conditions of approval for Oakview Innovation Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget.
2. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
3. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pose and traffic signal timing modifications required.
4. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
5. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
6. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
7. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Submit a detailed reforestation plan showing at a minimum the general location, species, and size of each plant to be planted.
 - c. A detailed hydraulic report will be required for the reclaimed water main extension proposed. This report is required to be finalized prior to Construction drawing approval.
 - d. The future traffic signal at the intersection of Ancient Oaks Dr./Holly Springs New Hill Rd./Site Drive #1 is not yet warranted according to the Signal Warrant Analysis submitted and reviewed with this plan. This development is responsible for a proportionate fee-in-lieu of design and construction of the future traffic signal in the amount of \$20,700 at the time of Construction Drawing Approval.
 - e. Holly Springs New Hill Road/Old Holly Springs Apex Road: A fee-in-lieu proportionate to project impact in the amount of \$50,000 is required for improvements at this intersection and due at the time of Construction Drawing Approval.
 - f. NC 55 intersections: A proportionate fee-in-lieu in the amount of \$80,000 is required for construction of the future NC-55 improvements, and due at the time of Construction Drawing Approval.
 - g. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - h. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
 - i. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - j. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - k. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
 - l. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
8. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval, if requested.
9. Prior to Building Permit Submittal for Building D (hotel) the applicant shall submit and obtain approval for a Major Development Plan Amendment that includes elevations for Building D. The architectural elevations

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shall have complimentary façade designs through the use of cohesive materials and architectural elements.

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Email: sean.mayefskie@hollyspringsnc.us



Resolution No. 22-33

Date Adopted: September 20, 2022

Effective Date: September 20, 2022

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
SPECIAL EXCEPTION USE (22-SEU-01);
VARIANCE OF DEVELOPMENT STANDARDS;
WAIVER OF ARCHITECTURAL DESIGN REQUIREMENTS;
WAIVER OF TREE PRESERVATION REQUIREMENTS;
AND WAIVER OF OFF-STREET LOADING REQUIREMENTS
IN ASSOCIATION WITH DEVELOPMENT PETITION 22-DP-03 FOR OAKVIEW MIXED USE**

WHEREAS, the Town of Holly Springs Town Council adopted a *Unified Development Ordinance* in November 2002 (“2002 UDO”), and adopted a revised Unified Development Ordinance in March 2022 (“2022 UDO” or “UDO”), and the application for a Development Plan for the Oakview Mixed Use, as herein described, was submitted prior to the effective date of the 2022 UDO; and

WHEREAS, the applicant for the Oakview Mixed Use has elected, pursuant to state law, to have the 2002 UDO apply to its Development Plan; and,

WHEREAS, pursuant to NCGS §§160D and the 2002 UDO, the Town Council of Holly Springs (“Town Council” or “Council”) has the authority to grant Special Exception Uses, Variances, and Waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:

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

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set

forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;

- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

Variance Findings of Fact:

A *variance* may be granted by the Town Council if competent and substantial evidence is presented by the applicant which allows the Council to either reach each of the following conclusions independently or be reasonably able to meet these conclusions upon implementation of conditions by the Council:

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

Waiver for Alternate Compliance with Architectural Design Requirements Findings of Fact:

A petition for a waiver of regulations of UDO Section 3.08, A., waiver for Alternate Compliance with Architectural Design Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- 1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting

- or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
 3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
 4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of Tree Preservation Requirements Findings of Fact:

In order to encourage innovative tree preservation solutions capable of enhancing the natural form a project, a waiver of the Required Tree Protection requirements specified in this Section 7.01, Required Tree Preservation may only be granted upon making the following findings:

- a. The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or the strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;
- b. The granting of a waiver will not cause negative impacts on the environment;
- c. The proposed development is consistent with the intent of the Comprehensive Plan; and,
- d. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of Off-Street Loading Regulations Findings of Fact:

A waiver of the Off-Street Loading requirements contained in Section 7.05 may only be granted upon making the following findings:

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

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Use & Waivers:

Part 1: Special Exception Use (22-SEU-01)

Development of a hotel within the LB Local Business District

Part 2: Variance: Maximum Height

Increase the maximum building height to 75 feet

Part 3: Waiver: Alternate Compliance with Architectural Design Requirements

Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features

Reduce minimum 40% surface area glazing to 27% on Building C lower level and 15% minimum to 13% on upper level

Part 4: Waiver: Tree Preservation Requirements

Allow 2% of the minimum 10% tree preservation area to be met by reforestation

Part 5: Waiver: Off-street Loading Requirements

Increase the allowed number of “pull-off” loading spaces from one to three and reduce the space dimensions to 10' x 25' for one space

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner’s written findings of fact. The Town Council finds that the Petitioner’s findings of fact to be consistent with the public testimony received on the requested Special Exception Uses, Variances and Waivers, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

WHEREAS, by the Town Council to make and accept the Findings of Fact for Special Exception Use (22-SEU-01), Variance, Waiver for Architectural And Design, Waiver for Tree Preservation, and Waiver for Off-street Loading; as submitted by Helix Ventures, LLC.

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

1. Based on the evidence presented to the Town, the Town Council hereby makes and accepts the Findings of Fact for the Special Exception Use for a hotel use in the LB Local Business District.
2. Based on the evidence presented to the Town, the Town Council hereby makes and accepts the Finding of Fact for the Variance to the maximum height standard in the LB Local Business District.

3. Based on the evidence presented to the Town, the Town Council hereby makes and accepts the Findings of Fact for the Waiver of Architectural and Design standards, Tree Preservation standards, and Off-street Loading standards.

4. The applicant shall enter into a Development Agreement with the Town within 30 days reflecting these findings and contractually obligating the applicant, or subsequent landowners, to the covenants and obligations expressed in the resolution, the findings, and the application.

5. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 20th day of September, 2022.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk



RESOLUTION EXHIBIT A

Part 1: Special Exception Use (22-SEU-01) Findings of Fact Submitted By Petitioner

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

Allowing a Hotel Use will not negatively impact the public health, safety, comfort, community moral standards, convenience or general welfare in anyway.

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

The proposed use will not injure or adversely affect the adjacent area or property value, it will in fact support and positively impact the surrounding developments by providing a much needed use.

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

The proposed use will enhance the character of the district and the town's comprehensive plan by providing a use that is needed by the community but in very limited supply in Holly Springs and provide it in an appropriate district.

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

The proposed use will conform to all development standards.

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

The proposed use will provide sufficient sizes for driveways and ensure safety of the pedestrians.

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

The proposed use will provide and conform to all statements list above.

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

The proposed use will provide the necessary needs list above.

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

The proposed use the appropriate services to handle the proposed use.

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

The proposed use the appropriate landscape requirements to enhance and harmonize with its surrounding properties.

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

The proposed use will consider hours of operations and number of people and will not negatively impact the adjoining properties.

Part 2: Variance: Maximum Height Findings of Fact Submitted By Petitioner

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

~~The original zoning of this parcel was RT, allowing the 75' of height requested, as close as 30' from the ROW. However, the purpose of the previous rezoning to LB was to create more RT zoning in the area while also including a mixed use amenity w/ retail, office and hospitality, that previously did not exist to help lure a large scale employer for the community. After securing Fuji Film with this plan, a significant hotel is needed to fulfill that commitment. Because we limited the amount of land zoned LB to maximize the RT land available and because of the code required parking ratios for a hotel, a smaller foot print but taller hotel is required to provide the minimum number of rooms needed to benefit the business park as well as the surrounding community.~~

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

~~The zoning surrounding this parcel and former zoning for the parcel is all RT which allows for a 75' maximum height. This is the maximum height we are asking be restored for just this building which is setback more than 55' from the Public ROW (85'+). Topography of the site also puts the base of the building below the level of the ROW such that it will appear lower than the requested 75'. Additionally, the proposed landscape buffer provided at the ROW will further screen the building from view.~~

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

~~The variance to the height restriction of the hotel is not regarded as a self-created hardship, but as a result of the overall PArk plan attempting to comply with the Comprehensive Plan's wishes to maximize the land available for employers that will benefit the community and the need for creating the amenities needed to attract those employers to our community. The current hotel building footprint has to be minimized to provide the required parking, which in turn requires the building to be six stories to provide the needed number of rooms to accommodate a nationally recognized hotel brand needed by the Park employers and desired by the surrounding community.~~

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

~~The public safety and spirit of the ordinance is met, providing a very similar condition as the adjacent property, zoned RT. Building placement and landscape buffer meets the UDO requirements and intent while further reducing the appearance of the building to the surrounding properties so as to maintain the character of the area in accordance with the comprehensive plan.~~

**Part 3: Waiver: Alternate Compliance with Architectural Design Requirements Findings of Fact
Submitted By Petitioner**

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

THE USE OF THIS BUILDING WILL BE A FOOD HALL.

THE PROPOSED INTERIOR SHOWS KITCHEN SPACES ALONG MOST OF THE EXTERIOR WALLS ON THE EAST & WEST SIDES. IN ORDER TO COMBAT THIS, EXTENSIVE AMOUNTS OF GLAZING HAVE BEEN ADDED TO THE CENTER (RAISED) BAY ON ALL SIDES, WHERE THE PATRONS WILL BE DINING.

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

THE RETAIL & FOOD HALL USES WILL ENHANCE THE CURRENT LOCATION BY PROVIDING MORE SPACES FOR THE PEOPLE OF HOLLY SPRINGS TO GATHER AND COMMUNE WITH ONE ANOTHER.

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

THIS DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN PRIMARILY BECAUSE THIS IS CREATING A MEETING PLACE WITHIN THE VILLAGE OF HOLLY SPRINGS AND IT WILL ENHANCE THE ADJACENT RESIDENTIAL AREAS BY PROVIDING A DIFFERENT, BOUTIQUE STYLE, RETAIL & DINING EXPERIENCE UNLIKE OTHERS IN THE AREA.

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

ALTHOUGH THE TRANSPARENCY ALONG THE FACADE OF THE FOOD HALL DOES NOT MEET THE REQUIRED PERCENTAGES, THE CENTER DINING AREA HAS GLASS ON ALL SIDES DUE TO LARGE EXPANSES OF GLASS ON THE NORTH & SOUTH, AND CLERESTORY WINDOWS ON THE EAST & WEST. IF YOU NOTICE ON THE INTERIOR REFERENCE PLAN, ANY AREAS THAT THE PUBLIC IS ALLOWED TO ACCESS, NATURAL WILL FLOOD THESE LOCATIONS.

Part 4: Waiver: Tree Preservation Requirements Findings of Fact Submitted By Petitioner

- (1) **The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,**

The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;

In addition to protecting existing trees along the eastern and western property lines, this project proposes to reforest an area of the site to help achieve the required tree preservation area. A portion of the existing mature trees in the southeast corner that were initially identified as potential tree preservation were cleared during the construction of road improvements. Also, the required building setbacks (max 30') along Holly Springs New Hill Rd. do not allow for tree preservation in that area. The final plan will exceed required tree preservation through the combination of reforestation and tree preservation.

- (2) **The granting of a waiver will not cause negative impacts on the environment;**

The majority of existing trees on site are young growth pines and hardwoods that developed naturally after the harvesting/clearing of mature trees over the last two decades (see attached images). Existing trees in the natural resource areas (wetlands) are being retained and protected. Therefore, we do not believe our approach will cause a negative impact on the environment.

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

The proposed development is consistent with the intent of the Comprehensive Plan

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

The proposed development is consistent with the intent of the UDO by protecting sensitive natural areas, preserving existing trees to the greatest extent possible, and providing additional trees to make up any gaps in tree preservation requirements. All other landscape requirements will be met with this plan.

Part 5: Waiver: Off-street Loading Requirements Findings of Fact Submitted By Petitioner

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

The proposed building and use for Building D is local business.

The development is located within the Oakview Innovation Park southeast of the intersection of Green Oaks Parkway and Holly Springs New Hill Road

(2) The maximum size and number of delivery vehicles and the approximate

time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;

There are a total of 3 loading docks for the proposed building A,B,C,D.The pull off loading area will be for delivering materials to retail stores, food hall, and hotel.

The majority of shipments are anticipated to be

after hours and during the day and occurs throughout the week for food hall, retail, and hotel.

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

Since the majority of deliveries will be smaller delivery vehicle and pull offs from vehicular traffic and crosswalks for pedestrian around the site there will be no impact on the public safety, nor the safety of patrons that are using the facility. Emergency vehicle access will not be impeded.

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

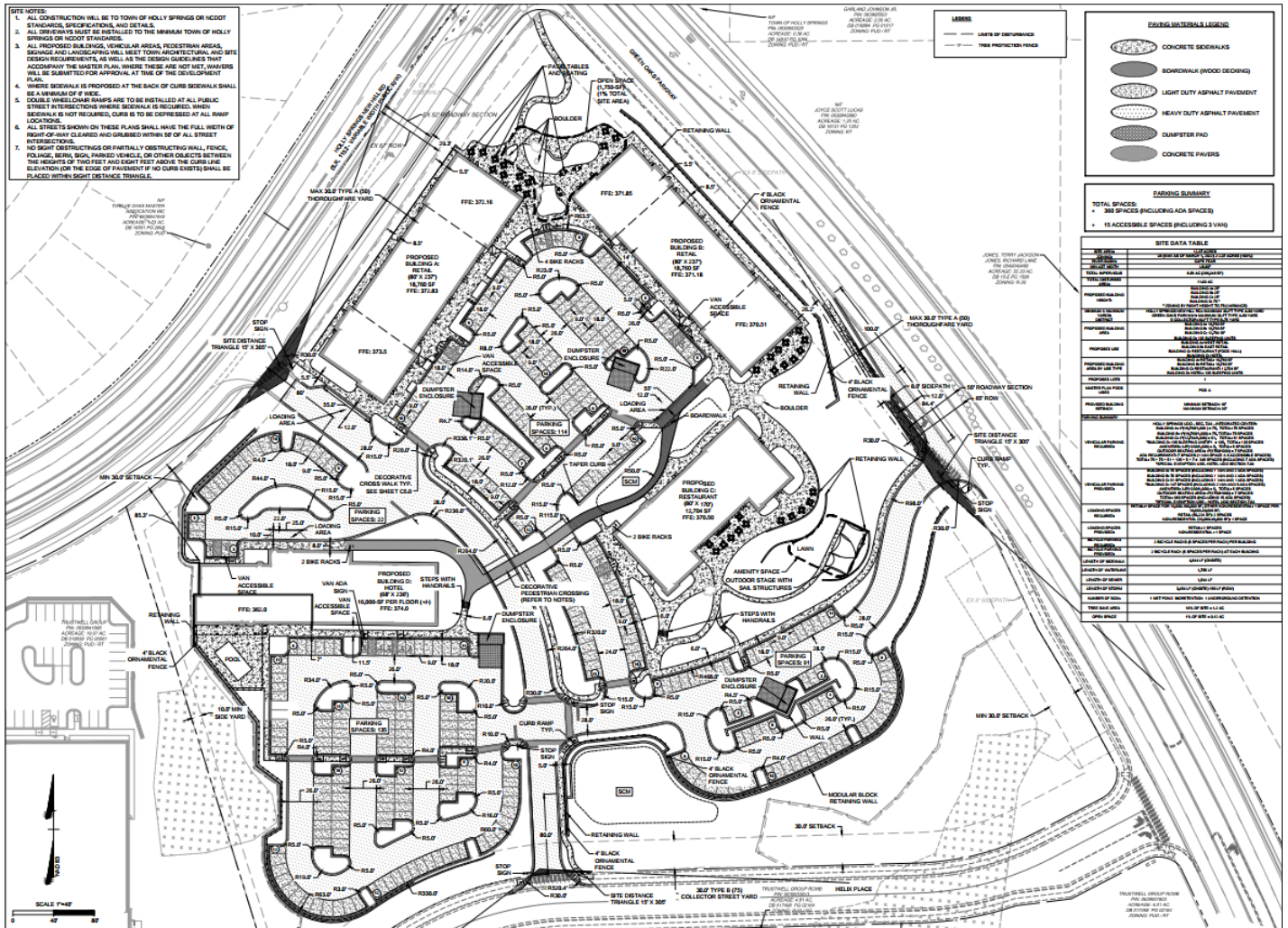
The loading area is proposed on the primary frontage as defined in the UDO however the facility fronts two streets. We are proposing the load area (pull off)front of the building face Holly Springs New Hill Rd (the gateway corridor). We feel as this frontage is more appropriate to allow materials and supply to be as shown creating less conflict with other parked vehicles; help hide the 30' landscape buffers will be provided screening for the loading area. UDO states only one pull off, because of the function of the building make sense to have multiple pull offs. All deliveries are through the front door of buildings

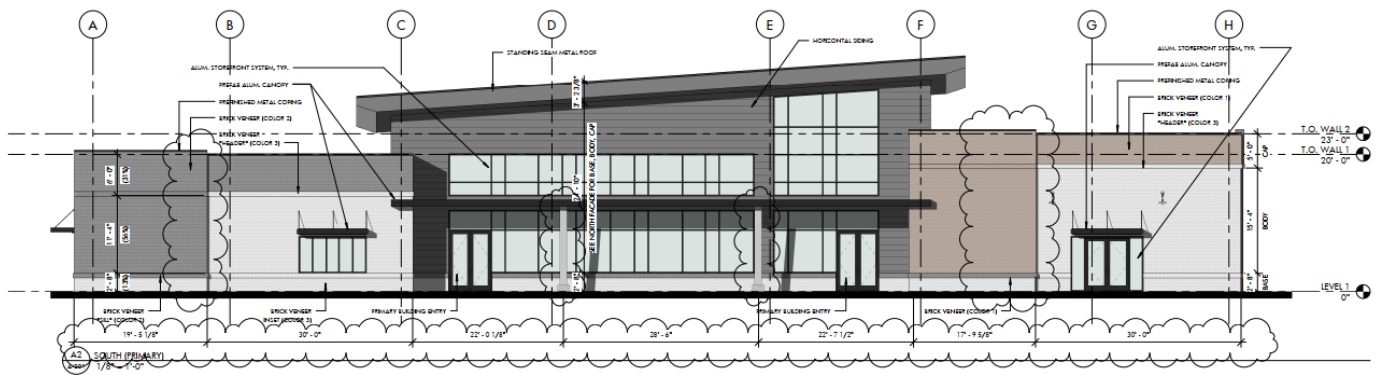
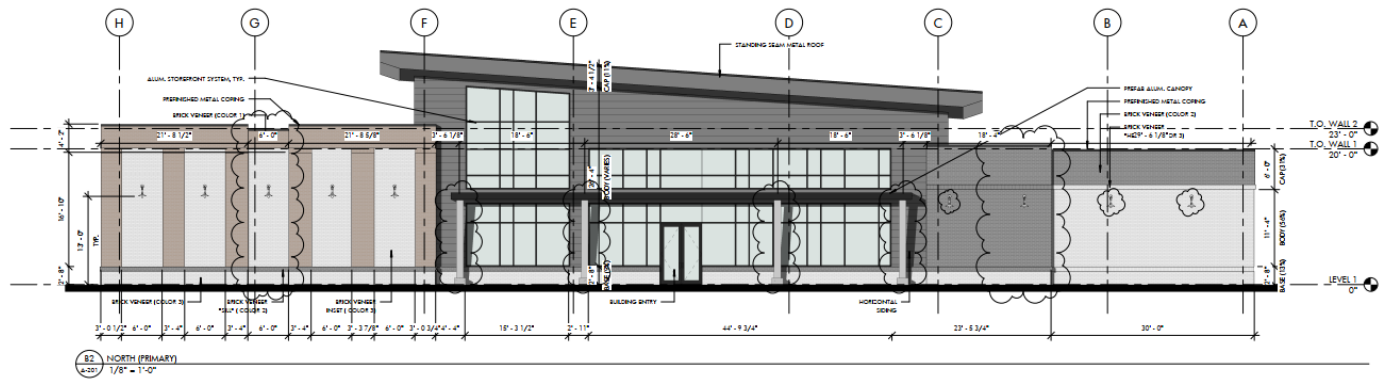
(5) An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be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

The off-street loading area will be provided along the primary frontage.

RESOLUTION EXHIBIT B

SITE PLANS & ELEVATIONS





RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Special Exception Use (22-SEU-01)

☒ No additional findings

Part 2: Variance: Maximum Height

☒ No Conditions

Part 3: Waiver: Alternate Compliance with Architectural Design Requirements

☒ No Conditions

Part 4: Waiver: Tree Preservation Requirements

☒ No Conditions

Part 5: Waiver: Off-street Loading Requirements

☒ No Conditions

RESOLUTION EXHIBIT D
CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings
of Fact:

Part 1: Special Exception Use (22-SEU-01)

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 22-SEU-01.

Part 2: Variance: Maximum Height

☒ No Conditions

Part 3: Waiver: Alternate Compliance with Architectural Design Requirements

☒ No Conditions

Part 4: Waiver: Tree Preservation Requirements

☒ No Conditions

Part 5: Waiver: Off-street Loading Requirements

☒ No Conditions



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Public Hearings

Title: Capital Associates Management, LLC Development Agreement & Economic Development Agreement

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

Staff Resource: John Schifano, Town Attorney

Action(s):

- Open Legislative Public Hearing for Development Agreement and Economic Development Agreement
- Approve / Deny Development Agreement
- Approve / Deny Economic Development Agreement
- Authorize Town Manager to execute Purchase and Sale Agreement between Town and Capital Associates Management, LLC at such time the Town obtains the property from Wake County

Explanation:

- The Development Agreement, which was initially approved in July 2021, has been modified to remove MyCC as a partner for the project.
- An Economic Development Agreement ("EDA") is added to facilitate the land transfer from Wake County to the Town of Holly Springs to the Company. The EDA requires the company to make an Initial Capital Investment (site work for the commercial and residential portion of the site) and a Target Capital Investment (defined as a Class A office building and a retail component).
- The EDA gives the Town a first right of refusal on the property in the event that the Company does not reach the Target Capital Investment within 5 years, and requires a bond to complete the work of the Initial Capital Investment (ie, the site work).

Background:

- This parcel was part of the land that was originally designated as the "borrow pit" for the South Wake Landfill. Since the property was removed from the landfill plans, Wake County sold the south half to the Town for the North Main Athletic Park (Ting Park) and the north half has remained under the ownership of the County.
- The Property was identified by Wake County as part of its Evaluation and Disposition of County-owned Land for Affordable Housing Policy, which evaluates publicly-owned land for disposition to include affordable housing development. In January 2020, Wake County issued its first public land disposition RFP under the newly adopted Policy for development

proposals for 1317 N. Main Street.

- In May 2020, Wake County selected the proposal by the development team of My Computer Career (MyCC) and DHIC as the Lead Applicants for the potential development of 1317 N. Main Street. MyCC is no longer a partner in the project.
- The town has sought opportunities for economic development projects for this parcel, and Wake County has had this parcel on "hold" while determining the appropriate use and disposition of the property.
- The Development Agreement changes will allow the DHIC affordable housing project to continue moving forward in the development process and supports the Wake County Department of Housing Affordability and Community Revitalization's efforts to increase housing options on County-owned property north of Ting Park while helping the town pursue a residential/non-residential tax base ratio of 70%/30%.
- The property was rezoned from LB: Local Business Limited to CB CU: Community Business Conditional Use and R-MF-15 CU: High-Density Multifamily Residential Conditional Use (reassigned to MXR Mixed-Use Residential on March 1, 2022) on April 6, 2021.
- The original Development Agreement was approved on April 6, 2021. This agreement includes terms related to:
 - Sewer Capacity
 - Transportation impact
 - Timing of Subdivision plat
 - Building height
 - System Development Fee
 - Parks & Recreation Fee

Funding Source(s):

N/A - The Town will not fund any of this Project.

Attachment(s):

1. Development agreement for Ting North 09.13.2022 _Town Council Version
2. Economic Development Agreement_Capital Associates 9.15.22_Town Council Version

(Redline comments to Development Agreement made by Capital Associates and
DHIC – 9/8/2022)

PREPARED BY/RETURN TO: JOHN SCHIFANO, ROD BOX 105

STATE OF NORTH CAROLINA
COUNTY OF WAKE

**DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE
REIMBURSEMENT
(N.C. GEN. STAT. § 160A-420.20 *et seq.*)**

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

**CAPITAL ASSOCIATES MANAGEMENT LLC
& DHIC, INC**

THIS AGREEMENT, made and entered into this _____ day of ~~APRIL~~ September 2024, 2022, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the “Town” and **CAPITAL ASSOCIATES MANAGEMENT, LLC, a North Carolina Limited Liability Company**, and **DHIC, Inc a North Carolina Corporation** and their successors and assigns, hereafter referred to collectively as the “Developers.” The Town and the Developers are collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, the Developers are the fee simple owner or contract purchasers of two tracts of land held in common for development, the total of which are approximately 19 acres in size with a current mailing address of 1317 N. Main Street, Holly Springs, NC which is more specifically detailed on Exhibit A, attached hereto and incorporated herein by reference (the “Property”), and the Developers, or their successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and the terms of this agreement; and,

WHEREAS, the Property is currently located within the corporate limits of the Town and is currently served by the Town potable water and sewer service.

WHEREAS, the Developers desire careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, it is beneficial to both the Town and Developers to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance ("UDO"), the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; which may be accomplished through private drives and cross access easements across the property and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 *et. seq.* to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget or as amended herein; and,

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-400.20 *et seq.* and may contract with the Developers to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20. A public hearing on this Agreement was held on _____, and after consideration of the facts brought forth during the hearing, together with the promises and inducements contained herein, Town Council of Holly Springs has determined that it is in the best interests of its citizens to enter into this Agreement; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town's annual budget and as listed as Exhibit D , and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) notwithstanding any reimbursements discussed below or any fees reduced or waived via an economic development agreement between the Town and the Developer, hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer in connection with its development of the Residential Project at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, the Town considers the Project favorable to the Town because of ~~the retention of and expansion of local employment in the Town, the~~ a significant amount of non-residential (commercial, office, and retail) uses, and the addition of affordable housing to the community which is a condition

placed upon the land by the previous owner, Wake County, and is consistent with the Town's strategic planning initiative. Further, the Developers have agreed to incorporate several needed public infrastructure improvements ("Public Improvements," as described below) in the vicinity of the Property which will serve the Development, other adjoining properties, and generally benefit the town as a whole; and,

WHEREAS, pursuant to rezoning 20-REZ-03 approved on April 6, 2021 the Town approved a rezoning in which Tract 1 was rezoned to Commercial Business (CB) and Tract 2 was rezoned to RMF-15.

[Editing Note: Add reference to the approved rezoning for the both Tract 1 and Tract 2 which shall remove the need to refer to rezoning requirements throughout the document]

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions:** The terms below shall have the following meanings as used herein:
 - a. **Actual Costs:** The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developers, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. The Developers' right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.
 - b. **Affordable Housing.** 124 residential units built and professionally managed by the DHIC Developer where rents are set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.
 - c. **Development:** Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developers of all building activities associated with the Concept Plans.

- d. Development Permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of property.
- e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").
- f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.
- g. Master Plan: The plan described in Section 3.01 of the Town's Development Procedures Manual.
- h. NCDOT: the North Carolina Department of Transportation.
- i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities not located on the Property.
- j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.
- k. Concept Plans: The plans described in Section 1.01 of the Town's Development Procedures Manual; Concept Plan as used in this Agreement refers to the sketch plans for the Development previously submitted by Developers to the Town and attached hereto as Exhibit B.
- l. Public Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, either located on the Property, in an easement, or not located on the property for the Public's good.
- m. Public Benefit: The construction and dedication of the Public Infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial and retail uses as well as Affordable Housing which furthers the Town's strategic planning efforts, and in the case of the commercial portion of the Property, the additional financial revenue of the Town brought by the incremental ad valorem tax value of the Property.
- n. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements, fixtures, or structures customarily regarded as a part of real property.
- o. Project: The Developers' plan to develop the Property in the manner described in Concept Plans, and as approved by the Town Council of Holly Springs through its normal development

process. Specifically, this Project consists of Affordable Housing units together with a commercial development including office, retail and a hotel. ~~corporate headquarters for MyComputerCareer, Inc.~~

ARTICLE II DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the Property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A.

2. TERM: The duration of the agreement is for ten (10) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. Condition precedent to this Agreement are: ~~(1) that the Town approves the petition for rezoning, and the Master Plan;~~ (1) that Wake County transfers ownership of the property that is the subject of the Property to the respective grantees; and (23) that Developers acquire the Property within ninety (90) days of approval of the Master Plan, or the Site Plan, and issuance of grading permit; and (34) Developers have received construction loan financing needed to acquire the property, whichever is sooner.

3. DEVELOPMENT PERMITTED USES: The development uses permitted on the Property are shown on the Concept Plans. The proposed uses are as follows, and are subject to the Zoning Conditions as listed in Exhibit C. In summary, the Property shall be zoned separately as follows: The western 10 acre (approximately) site shall be zoned CB and the eastern 10 acre tract shall be zoned RMF-15.

a. The Project generally and initially shall consist of the Development of two (2) tracts:

- (i) Tract 1 is an approximately 11.1110 acre tract on the western half of the parcel currently owned by Wake County, and shall be comprised of one or more office buildings, ~~to serve as corporate headquarters for MyComputer Career, Inc. (which the parties understand shall be employing at least 525 full time equivalent jobs however this is not a condition of this Agreement);~~ retail facilities, a parking lots, and a hotel performing arts theatre.
- (ii) Tract 2 is an approximately 8.78 acre tract on the eastern half of the parcel currently owned by Wake County and shall be comprised of 124 residential rental dwelling units in buildings of 3 to 3 1/2 stories, including a playground, community building, and outside picnic areas, owned and actively managed by DHIC (or an affiliate of DHIC) as Affordable Housing units.

b. The Town hereby agrees that the land use described herein and shown on Exhibit B is in the best interest of the Town and is in keeping with the land use plans, ~~and agrees, subject to statutory requirements, to rezone the Property in conformance with this Agreement.~~

c. The Developers voluntarily offers certain zoning conditions ("Zoning Conditions")

as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Property, and are listed in Exhibit C.

4. SEWER IMPROVEMENTS: The Town and Developers have evaluated whether the existing gravity and force-main lines, together with the existing Twelve Oaks Pump Station ("Existing Sewer Infrastructure") have the capacity to support the proposed developments on the Property or if improvements need to be made to the Existing Sewer Infrastructure. The parties have determined that the Existing Sewer Infrastructure is not adequate to support the Project. In consideration of the System Development Fees (as described in the Town's annual budget ordinance for water and sewer System Development Ordinance and otherwise shown on Exhibit D) required for this Project and the early payment of such fees by the Developers, the Town agrees to undertake the construction upgrades required to the Existing Sewer Infrastructure which the Town agrees to complete prior to September 1, 2022. Notwithstanding, in no event shall a delay associated with the completion of the construction upgrades to the Existing Sewer Infrastructure be cause for a delay in Developers' receipt of a Certificate of Occupancy.

Commented [A1]: Need new date from Town or strike if the sewer infrastructure has already been completed.

- a. Developers shall pay the sum of all System Development Fees ("SDF") for water and sewer at such time as the Developer(s) receives construction drawing approval subsequent to all fees being paid and a pre-construction meeting is held with the Town. The DHIC Developer shall be allowed a modified approach regarding the installation of metered water connections as follows: For residential units, the DHIC Developer shall be allowed a single metered connection for each building (as opposed to individual metered connection for each unit) and pay the SDF accordingly. For purpose of clarity the following tables describes the difference:

Residential (Normal)					
	Units	type	Cost	Total	Notes
SDF - Water	124	3/4" <3000 Sf	\$ 3,741.00	\$ 463,884.00	per unit 3/4" charge
SDF - Sewer	124	3/4" <3000 Sf	\$ 4,054.00	\$ 502,696.00	per unit 3/4" charge
SDF - Water	1	1 1/2" 3000-20,000 Sf	\$ 6,890.00	\$ 6,890.00	Club house
SDF - Sewer	1	1 1/2" 3000-20,000 Sf	\$ 7,467.00	\$ 7,467.00	Club house
		Total SDF		\$ 980,937.00	

Residential (Modified approach for Affordable Housing)				
Units	type	Cost	Total	Notes
5	3" >20,000 Sf	\$ 12,010.00	\$ 60,050.00	
5	3" >20,000 Sf	\$ 13,015.00	\$ 65,075.00	
1	1 1/2" 3000-20,000 Sf	\$ 6,890.00	\$ 6,890.00	Club house
1	1 1/2" 3000-20,000 Sf	\$ 7,467.00	\$ 7,467.00	Club house
		Total SDF	\$ 139,482.00	

Note: the above fees are the SDF fees for the 2021 budget year. These fees will be applicable to the Project if applied for and paid by June 30, 2024 within 1 year of this agreement. The parties acknowledge that the fee is dependent on the type and number of meters used, construction drawing approval is

Commented [A2]: We'd like to make sure we are starting site work at the right time of year.

required prior to application for water service, and that payment of the fees are required prior to final construction drawing approval.

5. TRANSPORTATION IMPROVEMENTS: The Developers shall design, permit and construct the following Public Infrastructure improvements relating to Transportation:

- a. Design and construct half of the recommended 86-foot, 4-lane median thoroughfare ~~with bike lanes on N. Main Street from the northern property line of the Property to Sportsmanship Way.~~
- b. Design and construct a northbound left turn lane (approximately 100 feet in length) on N. Main Street at the access point on Main Street north of Sportsmanship way, opposite Trellis Pointe Drive.
- c. Developer- will provide a Fee-in-Lieu ("FIL") payment ~~in the amounts set forth below for its proportionate share of the following projects as required by the Town, and such payment shall be made upon the approval of civil construction drawings:~~
 - FIL of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road, in an amount to be determined prior to Master Plan approval, as calculated by an opinion of probably cost by a licensed professional engineer the selection of which is mutually agreeable by the parties
 - FIL of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of \$12,995
 - FIL of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the property, in the amount of \$10,325.

- d. The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, as illustrated on the Master Plan. ~~such location shall be determined at the time of master plan submittal.~~

ef. Construction of Approximately 510 linear feet of pedestrian sidewalk along the eastern border of the Property adjacent to and running parallel with Main Street. In the event the pedestrian sidewalk shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian sidewalk on its property

fg. Construction of Approximately 500 linear feet of a pedestrian greenway beginning at the end of the existing greenway path just to the north of Sportsmanship Way and continuing north along the western boundary of the Property ending at the underpass beneath North Carolina Highway 55. In the event the pedestrian greenway shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian greenway on its property

g. Developers shall dedicate 20 feet width of right of way to the Town for a FIL of upgrades to NC 55 along the western-most edge of the Property.

hg. Developer shall dedicate 10+/- feet width of right of way to the Town on N. Main Street from the northern property line of the property to Sportsmanship Way (included in subparagraph 5(a) above.

ih. Developers shall be allowed to construct a roadway across the land currently owned by the Town adjacent Sportsmanship Way in order to provide vehicular and pedestrian access to the Commercial Property. Such roadway shall ~~be~~ a public street for the length of the existing Town property. ~~---~~

j. Each Developer shall record reciprocal cross-access easements for all internal drive access areas, in a form subject to approval by the Town.

6. BUILDING HEIGHT: Under the proposed CB zoning a maximum building height of fifty-five (55) feet is stated. The Office building is anticipated on being four (4) stories with an anticipated height of approximately seventy-five (75) feet. Developers are hereby approved by the Town to increase the building height to seventy-five (75) feet for the commercial portion of the Property, so long as any such building is at least 50 feet set back from the northern property line abutting Easton Acres residential properties. Additionally, in this northern boundary, the Developer shall provide a 30 foot wide undisturbed bufferyard and supplement the undisturbed bufferyard with additional evergreen tree plantings to achieve the minimum type C-150 plant unit value (as described in UDO § 7.01(k)). The owner shall maintain the bufferyard in perpetuity.

7. PARCEL SUBDIVISION: Developers shall be allowed to subdivide the Property and record one subdivision plat into the Tracts described herein prior to the completion of any offsite improvements. Developers shall complete all work described herein prior to the approval of any subsequent plats. Following completion of any offsite improvements along with payment of any FIL obligations further subdivision of the commercial parcel shall be permissible by the Town if requested by the Developer and consistent with the approved Master Plan

8. ~~REZONING/MASTER PLAN: The Parties agree that the Property shall be rezoned through the approval of a petition for rezoning prior to the commencement of Town sewer service to the Property. The Developers have submitted a petition for rezoning. The Town shall schedule for approval the rezoning, Master Plan, and Site Plan petitions so that the Town Council hearings for these matters will occur within 120 days of the earlier of submittal by the Developers of the Master Plan or execution of this Agreement. The Property shall at all times be subject to the Zoning Conditions, as shown on Exhibit C and incorporated by reference.~~

Commented [A3]: Provision deleted due to the notion the rezoning is already approved

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developers shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developers in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developers of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

10. Parks and Recreation Land Dedication. The Town as part of its UDO requires land dedication for parks and recreation purposes, or a fee in lieu of such dedication at the discretion of the Town Council. The Town agrees to accept a fee in lieu of land dedication in an amount commensurate with the value of the land at the time of subdivision. The parties currently stipulate that this results in a fee in lieu amount as calculated of \$726,465, based on the most current appraisal obtained by the Town. At any time prior to such time as the DHIC Developer obtains its first certificate of occupancy, as such time the fee is due, the Developer may:

- a. Submit a more recent appraisal, if obtained by the Developer and otherwise satisfactory to the Town, and recalculate the fee according to the new appraisal.
- b. Provide any off-site parks and recreation amenity for dedication to the Town, in the sole discretion of the Town, such as a dedicated greenway on the western side of NC 55 By-pass, on property owned by Wake County.

11. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.

- a. All zoning conditions shall be satisfied.

12. HISTORIC STRUCTURES: None exist on the property.

- a. None

13. DEVELOPMENT SCHEDULE

- a. The Developer, in consideration of the covenants contained herein, shall be allowed the following expedited review considerations: (i) Developer shall be allowed a concurrent review of a master plan and a development plan; (ii) Developer shall be allowed a concurrent review of construction drawings (civil) and building permit review; (iii) Developer shall be allowed to submit the items in (ii) for review to the Town staff prior to Town Council approval of a development or master plan, so long as a favorable recommendation has been achieved from the Town's Planning Board.

ARTICLE III DEVELOPER'S DUTIES

1. For any offsite infrastructure constructed by the Developers, the Developers shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developers, the Developers shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developers, the Town shall convey such land owned by the Town to the Developers or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developers' Duties.

2. The Developers shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Town which are existing at the time of this agreement, as well as full compliance with any NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. The Developers shall construct the public infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developers (or their- successors, and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to 11(b) above) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. ~~Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not be applicable.~~

ARTICLE V GENERAL TERMS

1. All of the Developers' obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the ~~Developers' petition for rezoning, approval of the~~ Master Plan and approval of a Site Plan and Building Permits.

2. All reimbursements, if any, for this project shall be provided on the basis of final documented Actual Costs, as approved by the Director of Engineering, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

3. The Developers shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developers and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developers shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.

5. The Developers agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in

character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town.

6. The Town agrees to protect, defend, indemnify and hold the Developers and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

ARTICLE VI OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws,

ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPERS:

Frank Baird
Capital Associates Management or its Assigns.
1501 Sunrise Ave, Suite 100
Raleigh, NC 27608

Natalie Britt
DHIC, Inc
Vice President, Real Estate Development
113 S Wilmington Street
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A:	Map of the Property
EXHIBIT B:	Concept Plan
EXHIBIT C:	Zoning Conditions

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(Town Seal)

BY: _____
Randy J. Harrington, Town Manager

ATTEST:

Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

Patty Dressen
Interim Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

Notary Public

My Commission Expires: _____

CAPITAL ASSOCIATES MANAGEMENT, LLC

(Seal)

By: _____
Name: Frank P Baird
Title: CEO, Manager

I, a Notary Public, certify that _____, personally came before me this day and acknowledged that she is the _____, a North Carolina limited liability company, and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the __ day of _____, 2021

Notary Public
_____, Notary Public
Typed/Printed Name

[Official Seal]

My Commission expires: _____

**DOWNTOWN HOUSING IMPROVEMENT CORPORATION aka
DHIC, Inc.**

(Seal)

By: _____
Name: Natalie Brit
Title: VP

I, a Notary Public, certify that _____, personally came before me this day and acknowledged that she is the _____, a _____ Corporation, and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the __ day of _____e, 2021

Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal]

My Commission expires: _____

EXHIBIT A
Map of Property

Commented [A4]: Need to also include PIN 0649991395 in all property maps.

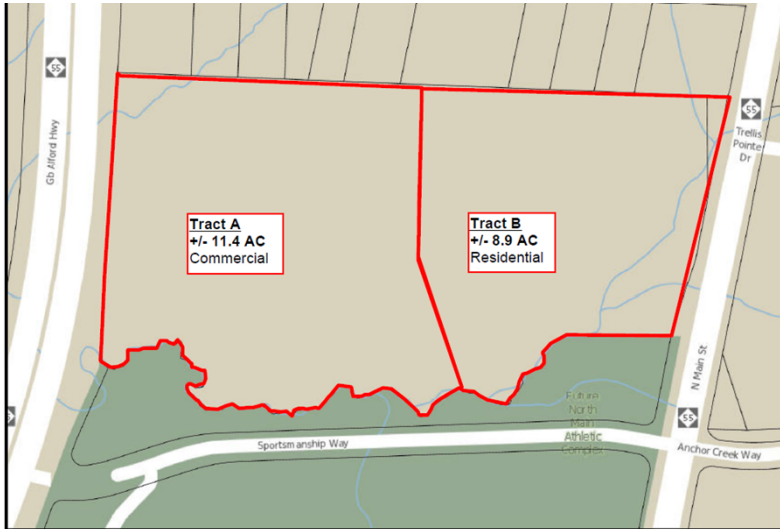


Exhibit B
Concept Plans



SPORTSMANSHIP WAY CONCEPTUAL LAYOUT



1A



Exhibit C
Zoning Conditions

(Note: Laura to advise if language below is acceptable. Appears to come from our zoning application so it should be fine but need Laura / McAdams to double check)

- 1) The following uses shall be prohibited uses within the CB zoning district:
Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service:
Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).
- 2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.
- 3) The following uses shall be permitted uses within the R-MF-15 zoning district:
Residential:

Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

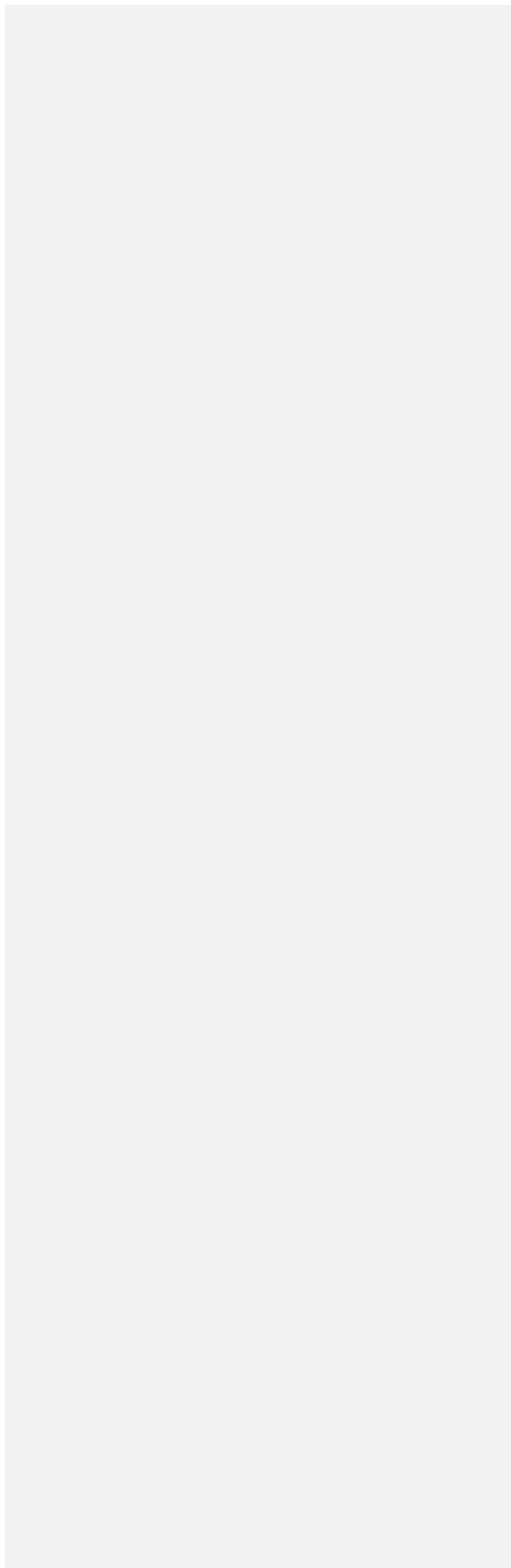
- 4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.
- 5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

- 6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.
- 7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.
- 8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.
- 9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.
- 10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
 - a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;

- b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
- c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".



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STATE OF NORTH CAROLINA

COUNTY OF WAKE

ECONOMIC DEVELOPMENT AGREEMENT

BY AND BETWEEN

CAPITAL ASSOCIATES MANAGEMENT, LLC

And

THE TOWN OF HOLLY SPRINGS, NC

DATED September 20~~th~~ __, 2022

This Agreement (this “Agreement”) is entered into, effective as of _____, by and between Capital Associates Management, LLC., (hereinafter the “Company”), the Town of Holly Springs, a North Carolina Municipality, (hereinafter, the “Town”).

RECITALS

WHEREAS, the Town is vitally interested in the economic welfare of its citizens and the creation and maintenance of sustainable jobs for its citizens in strategically important industries and therefore wishes to provide the necessary conditions to create a non-residential business complex, stimulate investment in the local economy and promote business, resulting in the creation and retention of a substantial number of jobs at competitive wages, and to encourage economic growth and development opportunities which the Town has determined will be made possible pursuant to the Project (as defined below); and,

WHEREAS, the Company has proposed to make or cause to be made a capital investment of at least \$20 million (the “Target Capital Investment”) for the Project consisting of a “Class A” office building containing at least 70,000 square feet, retail, and a potential hotel according to a site plan approved by the Town. The Company covenants that the Project will include taxable land, buildings, and equipment having an initial aggregate cost of at least \$20 million and Company agrees to complete the necessary site work to allow the DHIC project move forward. This site work shall be defined as (“Target Initial Capital Investment”) and that the Company intends that the Project will employ a significant number of employees as a result of the Project at an average wage exceeding or equal to that of the median average wage for Wake County (according to data provided by the US Census Bureau¹) (“Average Wage”), and;

Commented [JS1]: This needs to stay in to satisfy the statute. Its just a recital.

WHEREAS, the Town recognizes that the Project will bring direct and indirect benefits to the Town, including, but not limited to, job creation, increase in ad valorem tax base, economic diversification and stimulus and has offered economic development Incentives (the “Local Incentives”) to induce the Company to locate the Project at the Site, and such Incentives do in fact induce the Company to locate the Project at the Site, and;

WHEREAS, The Company fully intends to establish, through the Project, an important presence in the Town by creating a Class A office project which will ~~accommodate employing~~ facilitate the employment of a large number of ~~local~~ employees and making a substantial investment in the ~~T~~own. (“Target Capital Investment.”) The Town hereby acknowledges that the terms of this Agreement, including specifically the Local Incentives and other assistance described in this Agreement, constitute a

¹ See <https://www.census.gov/quickfacts/wakecountynorthcarolina>

DRAFT TOHS (Ver1)

dispositive inducement to the Company to locate the Project at the Site. Similarly, the Company hereby acknowledges that its decision to locate the Project at the Site resulted from the Town's offer of Local Incentives and other assistance described in this Agreement, and;

WHEREAS, the Company proposes to build the Project at the Site, which is an approximate 10-acre site owned by Wake County ("County"), both Project and Site are further defined below. The County requires the Town to serve as an intermediary between the County and the Company for purposes of the land acquisition by the Company, which shall be a purchase for fair market value as determined by an appraiser; and,

WHEREAS, The Town is authorized pursuant to N.C.G.S. § 158-7.1 to acquire and assemble land for commercial and industrial development purposes, and make appropriations and expenditures and convey interest in real property by private negotiation, and upon a public hearing, make a determination of proper consideration for such conveyance based on such factors as prospective tax revenues from improvements, increase of jobs, and other stimuli of the local economy. Expenses by the Town pursuant to this statute are limited by law, and the Parties understand that the expenses undertaken by the Town do not exceed this limitation; and,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developers agree as follows:

ARTICLE I

LOCAL ECONOMIC DEVELOPMENT INCENTIVES RELATED TO LOCATION OF PROJECT; LAND, DEVELOPMENT AND INFRASTRUCTURE

A. Land Acquisition for Project

(1) The Company agrees to locate the Project on a tract of land to be purchased by the Company from the Town for a purchase price equal to the fair market value thereof, as more particularly described below. The tract of land consists of approximately 10 acres located north of Ting Park (such property being referred to as the "Site"). The Site is denoted on the map attached hereto as Exhibit A.

(2) The Company agrees to pay the Town an amount equal to the fair market value, as determined by an appraisal dated October 28, 2020, by Kirkland Appraisals, LLC with an indicated value of one million twenty thousand dollars (\$1,020,000) ("Appraised Value.") The Town shall acquire the Site from the County pursuant to a

Disposition Contract, attached as Exhibit B. Sale of the land to the Company in lieu of a sale of the land compliant with ordinary public bidding law is authorized as an economic development incentive, as the Company shall develop a business park consistent with its plans described in the Project and approved through the Town's normal development process, irrespective of any promises or inducements made in this Economic Development Agreement. Failure of the Company to complete the Initial Capital Investment shall require the Company to consent to the forfeiture of its payment and performance bond, as described below. Failure of the Company to perform at least 80% of the Target Capital Investment ~~shall may result-require in~~ a reversion of the deed back to the Town, as described in Article III, below, ~~and return to the Company of the amount paid for the~~ Site.

(3) The Town's conveyance of the Site shall be less any known easements, rights of way, or other property known to the Town at the time of conveyance necessary to be dedicated as a result of the Project. In the event that additional rights of way or easements are necessary for the Project, Company agrees to convey those easements to the Town without compensation in the ordinary course of the development of the Project.

(4) ~~The Company shall have thirty (30) days from the date the Town acquires the property to enter into a sales contract with the Town for an amount equal to the Appraised Value.~~ The terms of the contract shall allow for a due diligence period of not more than ~~9060~~ days and shall indicate that the Town shall tender a Special Warranty Deed with a deed reference to the covenants contained in this Economic Development Agreement. The Closing shall occur within 30 Dates of site plan approval and the issuance of a grading The permit. ~~Town understands that the Company intends to sell the land required for the Project to its selected developer with the understanding that should the Site need to revert to the Town that the developer shall return its interest.~~

B. Compliance with Development Agreement

The Parties have previously entered into a Development Agreement pursuant to NCGS § 160D-1001, et. Seq. on July 20, 2021, setting forth development-related criteria and inducements. This Agreement was subsequently amended on September ____ 2022. The parties covenant compliance with this Development Agreement.

C. Summary of Inducements.

(1) The Company warrants that the above inducements are necessary for the Project and without said inducements the Company would not locate in Holly Springs, would not develop the Project and complete the Target Capital Investment, and therefore would not provide a workplace for the creation of new jobs in the Town. ~~and would not achieve the Target Employment.~~ In summary, the inducements offered by the Town to the Company are as follows:

DRAFT TOHS (Ver1)

- a. Land transfer for fair market value, based on a certified appraisal, without the requirement of a public bid and upset period.
- b. _____ Compliance with all requirements of the Development Agreement, as amended.
- c. Allow the final approved site and plan to be active and company not have to re-apply for site plan approval for a period of 3 years from the Closing Date.

ARTICLE II

COMPANY INVESTMENT REQUIREMENTS

Some of the Inducements are offered to the Company by the Town prior to the Company's Performance obligations, however the awards are expressly conditioned upon the following:

(a) The "Investment Period" shall be defined as the date that is five years after the Closing Date for the sale of the site, execution of this Economic Development Agreement. During the Investment Period, the Company shall complete the Initial Capital Investment and use all best efforts to achieve the Target Capital Investment. The Initial Capital Investment for site work which will shall be bonded to allow ensure performance for the DHIC project to proceed through its certificate of occupancy and any applicable warranty periods. and the Target Employment as soon as practicable.

(b) ~~Within five years after the Company receives a certificate of occupancy for the first building of the Project, have a significant number of full-time equivalent jobs employed in the Class A office space with an average wage exceeding or equaling the Average Wage and such employees shall have a designated workplace within the Project.~~

(~~b~~e) The Company is not in arrears in the payment of its annual property taxes, utility fees, or other obligations to the Town; and

ARTICLE III

UNSUCCESSFUL COMPLETION OF TARGET CAPITAL INVESTMENT OR TARGET EMPLOYMENT

A. ~~Reimbursement and Refund When Operations Cease After Completion of the Project~~ Failure of the Company to Reach Target Capital Investment

~~If the Town desires to repurchase the site, but not required to purchase—If the Company does not complete construction of the office building within 5 years of the approved site plan and grading permits, subject to any extension agreed to by Company and Town, then the~~In the event the Company fails to reach the Target Capital Investment, which for purposes of this subsection include development of the site according to the development plan (as it may be amended), including Class A office space and a retail building, together with the infrastructure to include adequate parking, during the Investment Period, the Town at its option may repurchase at a purchase price equal to the initial land purchase price plus all actual cost expended on the development of the site to include all construction cost, payments in lieu, engineering, architectural, and other consulting fees expended to develop the site, after any certificate shall have the first right of refusal on any sales contract for all or any portion of the Project. Such right shall last for an additional five (5) years after the Investment Period. The Town shall have the right to match any bona fide offer from a third party for purchase of the Site within 60 days of presentation of such offer. The Company is hereby required to present any offer to the Town received by it at anytime (during the applicable periods described above) prior to obtaining the Target Capital Investment. ~~e of occupancy has been issued for the Project, the Company ceases operations at the Project or otherwise ceases to use the Site for the purposes contemplated herein within 10 years after the Investment Period for any reason other than nonperformance by the Town of its covenants under this Agreement, then the Company shall reimburse the Town a pro-rata amount of any fungible inducement offered by the Town. The pro-rata return shall be 1/10 for every year remaining in the 10-year period after the Investment Period that the Company is not operating at the site. Fungible inducements include the sum of all waived fees and the Business Investment Grant amounts paid to the Company, subject to the Maximum Grant Amount.~~

B. Security in the Event Operations Cease Prior to Completion of the ProjectInitial Capital Investment.

Upon receipt of construction drawing approval by the Town for the utilities and site work of the Project, the Company shall provide a sealed engineers estimate evidencing the actual construction costs of all such site work. Company shall submit, at its election, one of the following forms of security to the Town equal to ~~124~~5% of the actual construction costs: ~~(i)~~ (i) a payment and performance bond; (ii) a letter of credit from a bank with a situs within 150 miles of the Town; or (iii) a cash deposit (“Security Instrument”). ~~Upon failure of the~~In the event Company or its developer fail to complete the ~~Target~~Initial Capital Investment outlined above ~~mmence construction~~ within thirty ~~six~~thirty-six (36) months of the Closing Date ~~Company shall consent to the forfeiture of the Security Instrument in favor of the Town, in the full amount, without offset. The parties understand and agree that the Town is not obligated to complete the Initial Capital~~

DRAFT TOHS (Ver1)

Investment or the Target Capital Investment, however it may do so at its election, or assign such right to do so to a third party. ~~this agreement or upon voluntary withdrawal by the Company from operations prior to the termination of the Investment Period without receiving a certificate of occupancy on the Project, the Company shall consent to the forfeiture of the Security Instrument in favor of the Town, in the full amount, without offset.~~

The parties agree that the above described right of first refusal and any bond provided herein is adequate security for the performance of the Company under this agreement.

ARTICLE IV

GENERAL PROVISIONS FOR LOCAL INCENTIVES

A. Payment of Grants

(1) All Grants shall be paid in the manner permitted by North Carolina law and shall be expended only in accordance with N.C.G.S. §158-7.1 and other applicable provisions of federal, state and local laws. In no event shall any such payment be made except from lawfully available funds, nor shall payment be made if the Company has outstanding property taxes with respect to the Project, or other amounts owed to the Town, then due (in which case payment shall be made after such obligations are discharged following written notice of such delinquency to the Company). If all conditions set forth herein have been satisfied, unless otherwise specified, the term “Year” refers to a fiscal year of the Town, which begins on July 1 and ends on the following June 30.

~~(2) If the Company anticipates a substantial expansion of its operations in the Town beyond the scope currently planned for the Project, and has met or exceeded the conditions described above, the Town will review such expansion plans for possible additional economic development incentives.~~

ARTICLE VII

OTHER PROVISIONS

A. Adverse Change

The parties acknowledge that the Project is mutually beneficial and supports the substantial investments in the Project by each party as outlined herein. The Project is based on current laws, policies, regulations and commitments. If during the term of the Project, the benefits to the parties as contemplated herein are successfully challenged or are adversely affected by changes resulting from legislative changes or administrative or judicial interpretation of laws, policies or regulations, the parties will, to the extent permitted by law, amend the Project and the Local Incentives so the parties receive at least the same benefits contemplated herein as if such laws, policies, regulations and commitments, or the Interpretations thereof, have not changed.

B. Change in Law

In the event any applicable law, policy or regulations applicable to the Company adversely affects or impacts the effective operation of the Project, the Town will endeavor to amend such law, policy or regulation to facilitate effective operation of the Project, so long as such amendment is in the interest of the Town.

C. Further Action

The parties acknowledge that the terms of the Project and the Incentives and other assistance described in this Agreement are subject to further actions legally necessary under North Carolina law to implement the Agreement in a lawful manner.

D. Entire Agreement; Amendment; Authority

This Agreement is the entire agreement between these parties as to the subject matter referenced herein, without regard to any prior agreements, understandings or undertakings (whether oral, written, electronic or otherwise), and no amendment may be made to this Agreement except with the prior written consent of all parties. The parties, and each person executing this Agreement on behalf thereof, represent and warrant that they have the full right and authority to enter into this Agreement, which is binding, and to sign on behalf of the party indicated, and are acting on behalf of themselves, their members and the successors and assigns of each of them. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina, without regard to any construction arising from the application of conflicts or choice of law principles, and without regard to any construction arising by virtue of the negotiation or the persons who drafted this Agreement. The Parties consent to exclusive jurisdiction of the State of North Carolina, Wake County for this Agreement. Furthermore, NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED

OR INTERPRETED AS DELEGATING GOVERNMENTAL POWERS NOR AS A DONATION OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE OF NORTH CAROLINA. THIS AGREEMENT SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE TOWN TO MAKE ANY PAYMENTS BEYOND THOSE APPROPRIATED BY THE TOWN FOR ANY FISCAL YEAR IN WHICH THIS AGREEMENT SHALL BE IN EFFECT. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED TO PLEDGE OR TO CREATE A LIEN ON ANY CLASS OR SOURCE OF THE CITY OR THE COUNTY'S MONIES, NOR SHALL ANY PROVISION OF THE AGREEMENT OPERATE BEYOND ITS INTENDED SCOPE SO AS TO RESTRICT, TO ANY EXTENT PROHIBITED BY LAW, ANY FUTURE ACTION OR RIGHT OF ACTION ON THE PART OF THE TOWN COUNCIL. TO THE EXTENT OF ANY CONFLICT BETWEEN THIS SECTION AND ANY OTHER PROVISION OF THIS AGREEMENT, THIS SECTION SHALL TAKE PRIORITY. THE TOWN HAS HAD THIS AGREEMENT, AND THE INCENTIVES CONTEMPLATED HEREUNDER, PRE-AUDITED TO ENSURE COMPLIANCE WITH THE BUDGETARY ACCOUNTING REQUIREMENTS (IF ANY) THAT APPLY. THIS AGREEMENT IS CONDITIONED UPON, AND SHALL NOT BECOME OPERATIVE UNTIL, ANY REQUIRED PRE-AUDITED CERTIFICATION IS SUPPLIED.

E. Severability

If any court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, then (a) such holding shall not invalidate or render unenforceable any other provision of this Agreement, unless such provision is contingent on the invalidated provision; and (b) the remaining terms hereof shall, in such event, constitute the parties' entire agreement.

F. Assignment

The Company shall not assign this Agreement or any portion thereof without the written consent of the Town, nor shall the Company assign any funds due or to become due to it hereunder without the prior written consent of the Town. other than Company creating a Special Purpose Entity (-LLC) in which to own the land and develop the project and that Company is the manager of that LLC. In the event of a substantial change of ownership of the Company, the Company shall inform the Town in writing, which may declare such change in ownership as an assignment requiring either renegotiation or termination of the contract.

G. Certificate of Authority

Should the Company (or the appropriate wholly owned subsidiary of the Company) not have an active Certificate of Authority to transact business in North Carolina, the Company (or the appropriate wholly owned subsidiary of the Company) shall file a Certificate of Authority with the Office of the Secretary of State to transact

business in the State of North Carolina as required by North Carolina Law promptly alter the execution of this Agreement.

H. Counterparts; Jurisdiction

This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original. The parties submit to the exclusive jurisdiction of the state courts, Wake County.

I. Audit Right

The Town reserves the right to require a certified audit or may perform the audit through the use of its staff pertaining to the Company’s compliance with the capital investment contemplated under this Agreement, ~~and the ongoing compliance with the job creation contemplated in this Agreement.~~

J. Annual Report

In the event the Company is not a public company or should cease to be a public company, with its annual report publicly available online for review, the Company shall furnish to the Town a copy of its annual ~~Financial Statements~~~~audit report prepared by its CFO performed by a certified public accountant~~ as soon as It becomes available to the Company, but no later than six months following the Company’s fiscal year end.

K. Due Authorization

Each of the parties hereto represents and warrants to each of the other parties that the execution, delivery and performance of this Agreement has been duly and validly authorized by all necessary corporate or governmental action on its part.

EXHIBIT LIST

- Exhibit A Map of Site and surrounding area.
- Exhibit B: Land Disposition Contract Between County
- Exhibit C: Development Agreement
- Exhibit D: Purchase and Sale Agreement
- Exhibit E: [Right of First Refusal](#)



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business

Title: Downtown Village District Area Plan Advisory Committee Selection

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

Staff Resource: Sean Ryan, Development Services, Linda McKinney, Town Clerk

Action(s):

- Appoint 9 at-large members to the Downtown Village District Area Plan Advisory Committee
- Appoint 1 member and 1 alternate member of the Town Council to serve as a representative to the Village District Area Plan Advisory Committee

Explanation:

- The Downtown Village District Area Plan is expected to begin in October 2022.
- Part of the community engagement is the creation of an Advisory Committee (Ad Hoc) for this project.
- Staff recommends the committee have 13 members, which would include 1 representative of the Town Council (and 1 alternate), 1 representative of the Planning Board (primary member and alternate to be selected at the September 27 meeting), 1 representative from the Parks & Recreation Advisory Committee (Sarah Larson was selected as primary and Chris Cook as alternate on September 8), 1 representative from the Tree Advisory Committee, and 9 at-large members appointed by the Town Council.
- Interested members of the public have submitted applications to serve on this board for the at-large appointments.
- The Advisory Committee is not a decision-making body, but will serve as an additional source of community feedback throughout the project.
- The Advisory Committee will end at the conclusion of the planning process.
- The Advisory Committee's role includes:
 - Provide input on the vision, goals, strategies, and actions for the Downtown Village District Area Plan
 - Provide feedback on the feasibility and potential implementation of the recommendations
 - Serve as community ambassadors for the plan
- Member Qualifications:
- There are no specific qualifications for the appointed members, other than that they are interested in and able to participate in the project and will provide representation of broad community interests.
- It is recommended that members represent diverse backgrounds. Potential member backgrounds may include:

- Homeowner / Resident (Townwide)
- Homeowner / Resident (Downtown Area)
- Civic/Non-Profit/Religious Organization
- Real Estate / Development
- Business Community (Townwide)
- Business Community (Downtown Area)
- Historic Preservation
- Architecture
- General Interest
- Meeting Details
 - The Advisory Committee will meet approximately five times throughout the project, between October 2022 and October 2023.
 - Advisory Committee members will also be invited to attend community workshops that will occur throughout the project and to serve as ambassadors for the project, providing information and encouraging others to participate.

Background:

- The original Village District Area Plan (VDAP) was adopted in 2006.
- This plan has been the foundation for the planning efforts and decision making that has occurred over the past 15 years, including decorative sidewalk improvements, decorative street lighting, landscaping enhancements, and the 2017 public/private partnership that led to the completion of Town Hall Commons and The Block.
- The Downtown Village District is entering into a new phase of its development and, through this Plan update, the Town hopes to plan how the Downtown Village District can continue to grow and evolve in a rapidly changing and dynamic environment, how the Town can incentivize new opportunities, and how the Town can ensure the Downtown Village District continues to develop its sense of place in the community.
- The Town Council authorized the Town Manager to negotiate the contract for consultant services to perform the study with Design Workshop on June 21, 2022.

Funding Source(s):

N/A

Attachment(s):

1. combined applications
2. 2022_VDAPCommittee applicants map

Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Alex Lathey
E-mail	alexlathey@gmail.com
Address	Street Address: 208 Stargate Road City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	6 years
Name of neighborhood	Remington
Home / Cell phone	(919) 330-7138
Current employer	SAS Institute
Job title / occupation	Customer Engagement Specialist
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I'd love to be a part of the growth of the downtown area that is within walking distance of my home, where we walk our daughter. I'm excited for the possibilities!
Signature	
Date & time	08/17/2022 11:04 AM
How did you find out about these opportunities?	Instagram

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Anthony Fulgieri
E-mail	afulgie@gmail.com
Address	Street Address: 408 Cahors Trail City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	2 Years
Name of neighborhood	Holly Pointe
Home / Cell phone	(516) 770-0372
Work phone	(919) 960-6015
Current employer	Strata Clean Energy
Job title / occupation	Marketing & Communications Manager
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Historic Preservation Architecture
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	My interest in being on the Village District Advisory committee stems from experiencing local governing policies that cut off downtown and village areas in older suburbs in the Northeast. Like many other Holly Springs residents, my family and I seek a a safe and vibrant downtown area with smart planning that mitigates traffic, improves pedestrian safety, and serves to foster local business growth. I have experience volunteering to serve my local community. I was the co-president of the Syosset Groves Civic Association in NY, vice-president of South Grove PTA in NY, and currently serve as

Secretary of the Holly Pointe HOA. Listening to the needs and concerns of residents and articulating those needs to governing bodies is of utmost importance to me. It would be an honor to serve the Holly Springs community in this capacity to work towards the continual improvement of the Village District.

Signature



Date & time

08/17/2022 11:13 AM

How did you find out about these opportunities?

hollysprings.gov website

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Katherine Donnelly
E-mail	katedonnellydodd@gmail.com
Address	Street Address: 209 Azalea View Way City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	Less than a year
Name of neighborhood	12 Oaks
Home / Cell phone	(919) 995-2636
Current employer	RE/MAX United
Job title / occupation	Real Estate Broker
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Real Estate / Development (please specify) Historic Preservation General Interest
Real Estate / Development (please specify)	I am a real estate agent that mainly works in the Cary/Apex/Holly Springs area
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I love living in HS! I was a longtime Cary resident before we moved to HS. I would love to help Holly Springs develop into a major area while honoring the feel of our small town we are all so proud of! Also as a real estate broker for the area I work with buyers and sellers all the time and know what new residents are looking for/sellers are moving away for!
Signature	

Date & time 08/17/2022 11:31 AM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	ADIKA IQBAL
E-mail	ext-amiqbal@ncdot.gov
Address	Street Address: 309 Cahors Trail City: Holly Springs State: North Carolina Zip Code: 27540
How long have you lived in Holly Springs?	3 years
Name of neighborhood	Holly Pointe
Home / Cell phone	(702) 919-2000
Current employer	NCDOT
Job title / occupation	Engineer II
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Civic/Non-Profit/Religious Organization General Interest
Civic/Non-Profit/Religious Organization Name	Azerbaijan Friendship Organization
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	As a woman, resident, immigrant, government employee and a former US Army soldier, I believe I can positively impact and engage the community. Holly Springs being a newly growing town and now having residents from different backgrounds, it is necessary to have a representative from a diverse background, I will have valuable impact on the advisory committee. My engineering background will also assist in coming up with right strategies, and actions for the Downtown Village District Area Plan. I also a co-founder of the Azerbaijan Friendship

Organization (a non-religious nonprofit) and was able to engage so many residents of our town in this cultural organization. I hope you will consider me for the advisory committee and I will make a commitment to attend all meetings and contribute for a better town.

Signature



Date & time

08/17/2022 11:51 AM

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Holly Springs Website

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Maritza Tobon
E-mail	tobon.maritza@gmail.com
Address	Street Address: 308 Sweetbriar Rose Court City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	3.5 years!
Name of neighborhood	Trinity Creek
Home / Cell phone	(954) 258-5486
Current employer	Self-employed. I'm a small business owner in Holly Springs
Job title / occupation	Founder and CEO
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Business Community (Townwide) Business Community (Downtown Area) General Interest
Business Community (Townwide) [please specify]	I'm not 100% sure what this means but I'm a business owner and entrepreneur
Business Community (Downtown Area) [please specify]	I'm not 100% sure what this means but I'm a business owner and entrepreneur
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I love this town and it's people! Relocating our family was the best decision ever. I would love to serve on this committee as a way to be even more involved in the community and make an impact. Over the last couple of years I have served as the events committee co-chair in our neighborhood's

HOA and have developed a deep familiarity with bylaws and balancing the interests of multiple parties. As a woman of color and small business owner, I would also bring a diverse and unique perspective to the committee. It would be an honor to serve the town in this capacity!

Signature



Date & time

08/17/2022 12:07 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Kristopher Morrison
E-mail	kristopher.w.morrison@gmail.com
Address	Street Address: 104 Baskerville Ct City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	1 year
Name of neighborhood	12 Oaks
Home / Cell phone	(828) 238-6062
Current employer	EM Structural
Job title / occupation	Associate Principal
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	The development of the downtown area will have effect how Holly Springs is viewed throughout the region and beyond. A smart, well though development with an eye towards the future will allow downtown to become more of a destination as opposed to just another suburb or Raleigh. Having lived in the area for 20+ years, and being part of the real estate industry as a structural engineer I have seen positive effects that a well thought out development can provide to the community. I would like to have a voice in shaping this future direction for our town.
Signature	

Date & time 08/17/2022 1:46 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Craig Kessler
E-mail	craig.h.kessler@gmail.com
Address	Street Address: 308 Midden Way City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	4 years
Name of neighborhood	Rhamkatte Village
Home / Cell phone	(516) 551-8121
Current employer	Industrial Scientific Corporation
Job title / occupation	Senior Product Marketing Manager
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	My wife and I moved to Holly Springs to start a family. Now, almost four years later, we have two young kids. We are excited to witness the town grow as our family grows. I want to have an active presence in the development of the downtown area which we frequent extremely often, whether by driving or walking.
Signature	
Date & time	08/17/2022 2:18 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Jodi Stevens
E-mail	abslt21@hotmail.com
Address	Street Address: 316 Covenant Rock Lane Street Address Line 2: Holly Springs City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	17yrs
Name of neighborhood	Jodi Stevens
Home / Cell phone	(919) 609-4956
Current employer	Bless Your Heart Boutique
Job title / occupation	Owner
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Business Community (Downtown Area) General Interest
Business Community (Downtown Area) [please specify]	Bless Your Heart Boutique
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	As a longtime resident and business owner in our community, I feel I have a good understanding of what our citizens are looking for in the downtown district. I have witnessed first hand what the impact of a successful downtown can do for small businesses.
Signature	

Date & time 08/17/2022 2:05 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Dana Reine
E-mail	danareine.realtor@gmail.com
Address	Street Address: 312 Scarlet Tanager Circle City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	8 years
Name of neighborhood	Trinity Creek
Home / Cell phone	(919) 757-5020
Current employer	Self Employed-Coldwell Banker Advantage
Job title / occupation	REALTOR®
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) Real Estate / Development (please specify) General Interest
Real Estate / Development (please specify)	As a REALTOR®, I am always interested in available real estate and development within my community
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	As a resident and REALTOR® in Holly Springs, I am always interested in the development within my community. Our town is rapidly growing and changing, I want to donate my time and knowledge to ensure that Holly Springs continues to be a wonderful place to live.
Signature	
Date & time	08/17/2022 2:44 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Ruffin Stanley
E-mail	wmruffinstanley@gmail.com
Address	Street Address: 232 Steeple Rd City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	9 days
Name of neighborhood	Remington
Home / Cell phone	(478) 391-2323
Current employer	Pittman Properties
Job title / occupation	Asset Manager
What community interest or organization would you represent? (more than one option may be selected)	Real Estate / Development (please specify)
Real Estate / Development (please specify)	Both. Flips and investment properties.
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I have extensive experience in customer service and property management. I think a keen eye to the cosmetics of downtown help in the success of a city. I never settle for good enough and would challenge my fellow committee members to do the same.
Signature	
Date & time	08/17/2022 3:17 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Blake Rogers
E-mail	blakewrogers@gmail.com
Address	Street Address: 1800 Green Oaks Parkway City: Holly Springs State: Nc Zip Code: 27540
How long have you lived in Holly Springs?	2 months
Name of neighborhood	12 oaks
Home / Cell phone	(910) 922-0674
Current employer	Gregory Poole Equipment Company (GP Rental)
Job title / occupation	Rental Sales Manager
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am from Fayetteville, NC and I am new to Holly Springs. Our family was drawn to Holly Springs based on the sense of community, schools, and growth opportunity. GP Rental just opened a location on Green Oaks Parkway to help support the Fuji Film project and growth.
Signature	
Date & time	08/17/2022 3:22 PM
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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Glenn Wrap
E-mail	jgw31@hotmail.com
Address	Street Address: 208 Cherry Birch Ct City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	8 months
Name of neighborhood	Trinity Creek7
Home / Cell phone	(716) 290-6774
Current employer	Retired
Job title / occupation	Business Leader/Strategic Planner/General Manager/
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I have 40+ years of business leadership with a strong background in marketing, strategic planning, and team building both with domestic and global teams. I am simply interested in assisting Holly Springs development in any way that I can add value. In my career I have been involved in both industrial and commercially available products. I have a Linkedin site that provides my background and skill sets.
Signature	
Date & time	08/17/2022 4:46 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Maria mahrukh
E-mail	mnm714@gmail.com
Address	Street Address: 400 Atwood Dr City: Holly springs State: Nc Zip Code: 27540
How long have you lived in Holly Springs?	6 years
Name of neighborhood	Wildwood
Home / Cell phone	(217) 691-2939
Current employer	Pharmeng Technology
Job title / occupation	Consultant
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I have been watching Holly Springs grow rapidly since moving to the town in 2017. Being part of the South Asian community, it's important that the town has proper representation of its residents. I will bring a fresh perspective and ideas to the committee. I am also currently part of local professional and non-profit organizations, so I understand the importance of community led leadership.
Signature	
Date & time	08/17/2022 5:38 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Chris Cook
E-mail	christopher.r.cook@mwarep.org
Address	Street Address: 202 Doves Haven Drive City: Apex State: NC Zip Code: 27539
How long have you lived in Holly Springs?	3 years
Name of neighborhood	Sunset Hills
Home / Cell phone	(828) 447-4835
Current employer	Modern Woodmen of America
Job title / occupation	Financial Planning
What community interest or organization would you represent? (more than one option may be selected)	Business Community (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in serving on this committee because I am a member of the HS Chamber and the Holly Springs Parks and Rec Advisory Committee and I would love to be a part of the conversation of what happens in regards to the Down town Village District. As a member of the business community I would contribute thoughts and feed back on what development goes on this area. I'd love to be someone who can serve as a connector between the town and local business owners.
Signature	
Date & time	08/17/2022 9:10 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Beth Arthur
E-mail	beth.arthur@unchealth.unc.edu
Address	Street Address: 4925 Street Address Line 2: gable ridge lane City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	26 years
Name of neighborhood	Sunset Ridge
Home / Cell phone	(919) 621-7872
Work phone	(919) 784-1371
Current employer	NC Health
Job title / occupation	Wellness Coordinator
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I hope to contribute the perspective of a long time resident. I have watched the town grow from a single stop light town to what it is today. I hope to help make decisions about the downtown area that will make Holly Springs an even more desired community to live in. Of all of the areas our town has grown, the downtown area has always had the most untapped potential in my humble opinion. I have lived, worked, played and served in this town in many different ways. I hope to be a part of

making the downtown area one of the best in Wake County, if not the whole state of NC.

Signature



Date & time

08/17/2022 9:23 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Ashley Morris
E-mail	ashmorris1107@gmail.com
Address	Street Address: 141 Sweet Vine Way City: Holly Springs State: North Carolina Zip Code: 27540
How long have you lived in Holly Springs?	2 years
Name of neighborhood	12 Oaks
Home / Cell phone	(954) 870-2309
Current employer	CHG Healthcare
Job title / occupation	Assignment Coordinator Supervisor
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Downtown Area)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	My family and I moved to Holly Springs 2 years ago from South Florida. I love this town and am so excited for all of the growth. If selected, I would love to be involved in the decision making on future projects and ideas in our community. I am currently a leader who coordinates assignments and have a passion for coming up with ideas and assisting on projects.
Signature	
Date & time	08/17/2022 9:19 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Shane Lafleur
E-mail	shane.m.lafleur@gmail.com
Address	Street Address: 239 Thorndale Drive City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	2 years
Name of neighborhood	Sunset Oaks
Home / Cell phone	(973) 452-3997
Current employer	Trane Technologies
Job title / occupation	Applications Engineer
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I moved here from Morristown NJ and I chose to live there at the time due to its downtown area and the culture it embodied. I then chose to live in Holly Springs because I saw the same potential for community, growth and a beautiful town to call home. I think the downtown shapes and persuades the towns culture and I'd be honored to assist the best possible opportunity for this towns growth while also keeping its culture.
Signature	
Date & time	08/17/2022 11:23 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Alex Mosiniak
E-mail	alex.mosiniak@gmail.com
Address	Street Address: 205 Muller Oak Drive City: Holly Springs State: Nc Zip Code: 27540
How long have you lived in Holly Springs?	3 years
Name of neighborhood	12 Oaks
Home / Cell phone	(540) 907-1957
Current employer	Amazon
Job title / occupation	Talent Acquisition Manager
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Business Community (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	We are a younger couple (30's) and I absolutely love this community. I personally have lived in well established towns and towns that were growing just like this one. With this being our potential forever home I would love to be a part of what my kids will learn to love one day.
Signature	
Date & time	08/18/2022 12:23 AM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Amy Beros
E-mail	amyberos@gmail.com
Address	Street Address: 113 Edgepine Dr City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	8 years
Name of neighborhood	Sunset Oaks
Home / Cell phone	(919) 608-9884
Current employer	Feeding America
Job title / occupation	Sr. Director, Strategic Services
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I feel that I can be representative of many community members. I have lived in Smyrna (outside of Atlanta) to Chicago in my professional career and can bring thoughts of big cities and suburban needs. I also have worked in nonprofit for more than 15 years and will ensure all people are considered in the plans.
Signature	
Date & time	08/18/2022 6:58 AM

How did you find out
about these
opportunities?

Instagram

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Jennifer Lang
E-mail	magtex354@gmail.com
Address	Street Address: 404 Sunset Grive Drive City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	1 month, moved from Apex
Name of neighborhood	Sunset Ridge
Home / Cell phone	(281) 814-6507
Work phone	(919) 695-1795
Current employer	Centene/WellCare of NC
Job title / occupation	Director, Quality Operations and Risk Adjustment
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) Historic Preservation Architecture General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Holly Springs is my home. We plan to lay down roots here and I hope to bring innovative and community driven ideas and projects as an ambassador for the Downtown Village District area. Thank you for the consideration.
Signature	
Date & time	08/18/2022 7:17 AM
How did you find out about these opportunities?	Holly Springs Facebook Page

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Brent Coyle
E-mail	brent.coyle@gmail.com
Address	Street Address: 101 Holly Glade Circle City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	Four years
Name of neighborhood	Sunset Ridge
Home / Cell phone	(812) 216-8727
Current employer	Epic Games
Job title / occupation	Director
What community interest or organization would you represent? (more than one option may be selected)	General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I've had the privilege to live and visit locations all over the world while working for some of the biggest names in tech and entertainment. I hope to bring a practical and thoughtful perspective in shaping what will not only bring immediate impact but define our home for generations to come.
Signature	
Date & time	08/18/2022 7:13 AM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Gabriella Peterson
E-mail	gabriellamoreno_22@yahoo.com
Address	Street Address: 2316 Kentworth Drive City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	2.5 years
Name of neighborhood	Main Street Square
Home / Cell phone	(919) 971-0359
Current employer	Healthy Places by Design
Job title / occupation	Project and Events Coordinator
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Downtown Area)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in serving on this committee because my husband and I are hoping to stay in Holly Springs long term. Although we are currently renters, we hope to buy a home in Holly Springs within the year. Since we moved here in January of 2020 we have fallen in love with the small town feel of Holly Springs. We love how walkable the downtown area is, the proximity of restaurants, the local library, greenways, public parks, and much more. We appreciate all that Holly Springs has to offer, and I would love to play a part in helping continue

to shape the future of the town.

I think it is important to give back and be an active citizen in the community you live in.

Should I be selected as a member of the community, I would bring a unique viewpoint. I am punctual, organized, respectful of others opinions, but not afraid to voice my own. I also would look forward to bonding with members of my community. If needed, I'd be happy to play a role in organizing logistics, scheduling, meeting agendas, etc.

Through the work I do professionally as a project and events coordinator for a non profit, I understand the value of resident advisory committees. I would look forward to the opportunity to serve the community I love.

I'm happy to answer any questions if needed.

Thanks for considering!

Signature



Date & time

08/18/2022 7:42 AM

How did you find out about these opportunities?

Instagram Story

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Cristobal Baez
E-mail	Cris@Baez.cc
Address	Street Address: 113 Holbrook Hill In City: Holly Springs State: North Carolina Zip Code: 27540
How long have you lived in Holly Springs?	2 years
Name of neighborhood	Hemlock preserves
Home / Cell phone	(985) 859-9128
Current employer	Self
Job title / occupation	Ceo
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Want to be part of the community and help maintain the town greatness as it encounters challenges as the rapid growth, etc.
Signature	
Date & time	08/18/2022 8:06 AM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Nicole Byrd
E-mail	nbyrd413@gmail.com
Address	Street Address: 204 Dutch Hill Road City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	6 years
Name of neighborhood	The Oaks of Avent Acres
Home / Cell phone	(919) 244-7079
Current employer	UNC Health
Job title / occupation	Program Manager, Strategy Execution
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I want to be a part of the exciting projects in the Town of Holly Springs bringing fun, commerce, and people to the downtown area!
Signature	
Date & time	08/18/2022 9:24 AM
How did you find out about these opportunities?	Instagram

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Alec Gonzalez
E-mail	alecgonzalez119@gmail.com
Address	Street Address: 409 Streamwood Dr City: Holly Springs State: Nc Zip Code: 27540
How long have you lived in Holly Springs?	9 months
Name of neighborhood	Sunset oaks
Home / Cell phone	(561) 601-5325
Current employer	Lytho, Inc
Job title / occupation	Enterprise Account Executive
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	We play to grow roots in this town and want to ensure we have a voice and part in its development. This is for our benefit and to attract top business and mid-stage professionals to the area.
Signature	
Date & time	08/18/2022 10:43 AM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Andrew Edwards
E-mail	andrew@citeresearch.com
Address	Street Address: 221 Chickasaw Plum Drive City: Holly Springs State: North Carolina Zip Code: 27540
How long have you lived in Holly Springs?	2+ years
Name of neighborhood	Trinity Creek
Home / Cell phone	(646) 206-9017
Work phone	(646) 206-9017
Current employer	CITE Research Inc
Job title / occupation	SVP/Owner
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Business Community (Townwide) Business Community (Downtown Area)
Business Community (Townwide) [please specify]	Upcoming businesses
Business Community (Downtown Area) [please specify]	Upcoming businesses
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	As a small business owner and new resident, I would like to provide input on the future of Holly Springs. As a small business owner with a frequent travel schedule, I am well are of areas of the country that are successful in growth (Austin, Salt

Lake City, Houston) and belong to local organizations in these markets.

Signature



Date & time

08/18/2022 1:39 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Steven Deame
E-mail	sdeame@gmail.com
Address	Street Address: 217 Preatonwood Drive City: Apex State: North Carolina Zip Code: 27539
How long have you lived in Holly Springs?	6 years
Name of neighborhood	Steven Deame
Home / Cell phone	(617) 981-3598
Current employer	Zoom Video Communications
Job title / occupation	Senior Enterprise Account Executive
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Real Estate / Development (please specify) Business Community (Downtown Area) General Interest
Real Estate / Development (please specify)	Downtown
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I want to see Holly Springs become the best it can be.
Signature	
Date & time	08/18/2022 3:23 PM

How did you find out
about these
opportunities?

Social Media

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Dan LaTorraca
E-mail	dan.latorraca@gmail.com
Address	Street Address: 117 sycamore ridge lane City: Holly springs State: North Carolina Zip Code: 27540
How long have you lived in Holly Springs?	3
Name of neighborhood	Holly Glen
Home / Cell phone	(201) 401-7603
Work phone	(201) 401-7603
Current employer	Carolina Hurricanes
Job title / occupation	Vice President, Marketing and Brand Strategy
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Business Community (Townwide) Business Community (Downtown Area)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I love living in Holly Springs - it's everything I've wanted in a place to call home for me and my family. I would be proud to represent the town and dedicating myself to making it the best it can be.

Signature



Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Hollene Behe
E-mail	holly.behe@yahoo.com
Address	Street Address: 428 Shorehouse Way City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	3 years
Name of neighborhood	Holly Glen
Home / Cell phone	(984) 920-2703
Current employer	Allen Tate Real Estate
Job title / occupation	Realtor/Administration
What community interest or organization would you represent? (more than one option may be selected)	Business Community (Downtown Area) Architecture General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would like to be apart of the Holly Springs growth especially the Downtown area and be the voice of my community. My husband and I have visited a lot of small and large towns and we have seen what works and what doesn't. Thank you for your consideration!
Signature	
Date & time	08/19/2022 3:16 PM
How did you find out about these opportunities?	Email

Applicant Name	Cecelia Allen-Webb
E-mail	cecelia@kneadingwellness.com
Address	Street Address: 1216 happy hunting hills drive City: Holly springs State: Nc Zip Code: 27540
How long have you lived in Holly Springs?	Owned property for 25 years
Name of neighborhood	Logging road
Home / Cell phone	(919) 604-2205
Work phone	(919) 604-2205
Current employer	Self employed
Job title / occupation	Massage/esthetician
What community interest or organization would you represent? (more than one option may be selected)	Business Community (Townwide) Architecture General Interest
Business Community (Townwide) [please specify]	Increase small business
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I enjoy holly springs and small town atmosphere. Would like to keep that.
Signature	
Date & time	08/19/2022 4:01 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Kalina Pagano
E-mail	kalina@telwmdlaw.com
Address	Street Address: 236 hickory Glen lane City: Holly Speings State: NC Zip Code: 27540
How long have you lived in Holly Springs?	1.5 years
Name of neighborhood	Holly Glen
Home / Cell phone	(727) 772-3121
Work phone	(727) 772-3121
Current employer	TeleMDLaw PA
Job title / occupation	Attorney
What community interest or organization would you represent? (more than one option may be selected)	Real Estate / Development (please specify) Business Community (Townwide) Business Community (Downtown Area)
Real Estate / Development (please specify)	I have advised on the development of commercial projects
Business Community (Townwide) [please specify]	Interested in collaborating with the local business community
Business Community (Downtown Area) [please specify]	Interested in contributing to the development of the downtown business community
Why are you interested in serving on this committee and what do you hope to	I possess a wide range of knowledge and experience in the development of commercial projects and

contribute if selected as a member?	strong business acumen to contribute to the local real estate development and business community.
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Signature



Date & time

08/19/2022 4:28 PM

How did you find out about these opportunities?

Email

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Shonquella Terrell
E-mail	ssterrell.st@gmail.com
Address	Street Address: 711 Verdoucq Drive City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	4
Name of neighborhood	Shonquella Terrell
Home / Cell phone	(919) 862-7358
Work phone	(919) 387-8595
Current employer	Candlewood suite
Job title / occupation	Front desk rep
What community interest or organization would you represent? (more than one option may be selected)	Civic/Non-Profit/Religious Organization Business Community (Townwide) Business Community (Downtown Area) Historic Preservation General Interest
Civic/Non-Profit/Religious Organization Name	BeSHE inc
Business Community (Townwide) [please specify]	Resource
Business Community (Downtown Area) [please specify]	Resource
Why are you interested in serving on this committee and what do you hope to	By being a part of Holly Springs Community as a non-profit to strengthen our community.. I'm bringing more resources to help out low income,

contribute if selected as a member?	families domestic violence, mental health issues. Our community is in need to for our community bringing more diversity to the committee so can be stronger together and show off Holly Springs leadership.
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Signature



Date & time	08/19/2022 4:45 PM
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How did you find out about these opportunities?	Town of Holly Spring news page
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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Jessica Bullock
E-mail	jessicabullock102@gmail.com
Address	Street Address: 233 Seneca Shore Drive City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	1.3 years
Name of neighborhood	Park Avenue
Home / Cell phone	(732) 770-5627
Work phone	(732) 770-5627
Current employer	Self Employed
Job title / occupation	Psychotherapist
What community interest or organization would you represent? (more than one option may be selected)	General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I hope to serve as an ambassador for all residents of Holly Springs. I hope to contribute thoughtful feedback regarding projects and future development for the town of Holly Springs.
Signature	
Date & time	08/19/2022 5:02 PM
How did you find out about these opportunities?	Facebook

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Joe Cimino
E-mail	joecimino2012@gmail.com
Address	Street Address: 317 Crossway Ln City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	4 years
Name of neighborhood	Sunset ridge
Home / Cell phone	(910) 633-1562
Current employer	Tak Communications
Job title / occupation	Sr director, quality and compliance
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am on the board of adjustment currently and want to contribute in a positive way for all family's and businesses in our beautiful community. I was sold on Holly springs the moment we arrived. The trees and the neighbors and just how welcoming and hometown feeling. I want my daughter and all of our communities children to have a beautiful and successful local hometown. This is my home and my families home for years to come.
Signature	
Date & time	08/19/2022 6:13 PM
How did you find out about these opportunities?	Nextdoor

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Jason Fletcher
E-mail	jfletch2@alumni.su.edu
Address	Street Address: 248 Congaree Dr City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	8 years
Name of neighborhood	Parks at Bass Lake
Home / Cell phone	(919) 594-8869
Work phone	(919) 774-2160
Current employer	Central Carolina Hospital
Job title / occupation	Clinical Informatics Pharmacist
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Downtown Area) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	My family and I love Holly Springs. My three kids go to Elementary and middle school here and we are glad we moved here back in 2014. I have had a general interest in civic service and frequent the downtown area with my family and so something like this opportunity really appeals to me. I'll make a commitment to attend meetings and talk with my neighbors and community about their interests and what is new in exciting for Holly Springs.
Signature	
Date & time	08/19/2022 6:12 PM
How did you find out about these opportunities?	Email list

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Michelle Gower
E-mail	michelle.c.gower@gmail.com
Address	Street Address: 212 adefield lane City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	4 mos, Cary 6 years
Name of neighborhood	arbor creek
Home / Cell phone	(310) 946-8910
Current employer	Jaris
Job title / occupation	Director of Content
What community interest or organization would you represent? (more than one option may be selected)	Business Community (Townwide) Business Community (Downtown Area) General Interest
Business Community (Townwide) [please specify]	Small business attraction and retention
Business Community (Downtown Area) [please specify]	Small business attraction and retention
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I love to build things, which is why my work history is all consulting and startups. Holly Springs could use more expansion - but mindfully done, while keeping the small town, Main Street charm.
Signature	
Date & time	08/19/2022 10:15 PM

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Diane Burkett
E-mail	burketts4pack@gmail.com
Address	Street Address: 125 Canterwood Drive City: Apex State: NC Zip Code: 27539
How long have you lived in Holly Springs?	11 years
Name of neighborhood	Woodcreek
Home / Cell phone	(706) 974-9009
Work phone	(910) 570-9631
Current employer	US Army
Job title / occupation	Chief Logistics Management Division US Army Reserve Command
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) Architecture General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I love Holly Springs and the town folks. Graduated from NC State, spent 30 years in logistics with the Army and still serving as a GS14 Federal Civilian, Chief of Logistics at Fort Bragg. I've got infrastructure master planning experience in addition to years of logistics experience. Last goes back to bottom line up front, I love my town and would like volunteer opportunities to see it continue to exceed its limitless potential!
Signature	
Date & time	08/20/2022 10:22 AM
How did you find out about these opportunities?	Notification of the town news flash

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Joe Fanjoy
E-mail	joe.fanjoy@erg.com
Address	Street Address: 109 Fairground Road City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	22 years
Name of neighborhood	Fair Hill
Home / Cell phone	(919) 780-9536
Work phone	(919) 780-9536
Current employer	Eastern Research Group
Job title / occupation	Project manager/writer/editor
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would like to see the downtown area continue to grow and enhance the sense of place that downtown is now developing. I offer the perspective of 22-year resident, active user of the downtown area, and proponent of town-driven activities. I am a patron of the businesses and user of the downtown area, including sidewalks and streets. As a runner, I run the downtown area several times per week. As a parent, I've driven through downtown hundreds of times over the last decade with trips to and from the dance studio alone. In addition, I offer the experience and knowledge that I gained as a HS Planning Board member from 2003-2009, when the town was exploring how to develop a "downtown" area. I've served on similar committees such as the Sugg Farm master plan committee and the HS Road Bond committee and recognize the value of citizen

input and support for town initiatives. I bring solid experience and interest to the table. Downtown progress to date is just the beginning.

Signature



Date & time

08/20/2022 9:54 AM

How did you find out
about these opportunities?

News Flash email 8/19/2022

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Mark Reinhard
E-mail	msr1253@gmail.com
Address	Street Address: 221 holly acres road City: Holly Springs State: North Carolina Zip Code: 27540
How long have you lived in Holly Springs?	15 months
Name of neighborhood	Mark Reinhard
Home / Cell phone	(304) 941-4114
Current employer	retired
Job title / occupation	pharmacist
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Downtown Area)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Retired here because of attraction of downtown. Hope arts and theater will be further developed to accommodate growth and keep funds being spent right here.
Signature	
Date & time	08/21/2022 4:17 PM
How did you find out about these opportunities?	email from town

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Rachel Campbell
E-mail	rachelcampbell923@gmail.com
Address	Street Address: 421 shorehouse way, Apt, suite, floor, etc. Street Address Line 2: Apt, suite, floor, etc. City: HOLLY SPRINGS State: NC Zip Code: 27540
How long have you lived in Holly Springs?	Eight years in September
Name of neighborhood	Holly Glen
Home / Cell phone	(585) 831-1929
Current employer	Enviromental Tech
Job title / occupation	HR Admin
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in understanding more about the vision the community and town decision-makers have for this area. If selected, I would hope to contribute curiosity and honest feedback.
Signature	
Date & time	08/21/2022 4:35 PM
How did you find out about these opportunities?	Website

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Jose Rodriguez
E-mail	jmm809@gmail.com
Address	Street Address: 104 clay ridge way City: Holly springs State: Nc Zip Code: 27540
How long have you lived in Holly Springs?	4 months
Name of neighborhood	Oaks at avent acres
Home / Cell phone	(619) 888-5166
Current employer	Site collaborative
Job title / occupation	Principal / landscape architect
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Downtown Area) Architecture General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am a recent transplant to the area but use to live in wake county years ago. It has been great to see how much the area has developed since i last lived here. As a local homeowner and landscape architect i have an interest in the development of the downtown district and holly springs as a whole. I feel that my professional experience would be beneficial to the advisory committee
Signature	
Date & time	08/21/2022 7:38 PM
How did you find out about these opportunities?	Email

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Jim Mertz
E-mail	james.mertz@bolton-menk.com
Address	Street Address: 133 Dutch Hill Road City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	2 Years
Name of neighborhood	James A Mertz
Home / Cell phone	(919) 501-5597
Current employer	Bolton & Menk
Job title / occupation	Project Manager, Planning
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Downtown Area) General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I live near the cemetery downtown and am invested in the future of the village district of Holly Springs. With a background in planning and transportation planning, I would appreciate the opportunity to weigh in on the transportation and design elements on the project.
Signature	
Date & time	08/23/2022 3:46 PM
How did you find out about these opportunities?	Social Media

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Gabriel Duncan
E-mail	gtddds12@gmail.com
Address	Street Address: 242 S Main St Suite 208 City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	3 years
Name of neighborhood	Bridgewater West Townhomes
Home / Cell phone	(919) 805-5953
Current employer	Spring Smiles
Job title / occupation	Business Owner, Dentist
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) Civic/Non-Profit/Religious Organization Real Estate / Development (please specify) Business Community (Townwide) Business Community (Downtown Area) Historic Preservation Architecture General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I think it would be great to serve and help shape the future of development in Holly Springs.
Signature	
Date & time	08/24/2022 9:02 AM

How did you find out
about these spouse
opportunities?

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	hannah Moore
E-mail	hkkeely@gmail.com
Address	Street Address: 204 Long Bottom Trail City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	less than a year
Name of neighborhood	Holly Pointe
Home / Cell phone	(919) 637-4717
Current employer	Premier Research
Job title / occupation	Clinical Lead II / manage clinical drug trials
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I was born and raised in the area and my husband and I have chosen to put roots down in Holly Springs. We are committed to living in the area long term and love the shops and restaurants of the downtown village district. We are there at least weekly for the farmers market. I would contribute an under 40 perspective with a focus on growth and innovation.
Signature	
Date & time	08/24/2022 8:58 AM

How did you find out
about these email
opportunities?

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Katie Gailes
E-mail	katiegailes@gmail.com
Address	Street Address: 276 Elmcrest Drive City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	21 years
Name of neighborhood	Katie Gailes
Home / Cell phone	(919) 264-0218
Current employer	National Association for Community College Entrepreneurship
Job title / occupation	Senior Director, Membership and Diversity
What community interest or organization would you represent? (more than one option may be selected)	Business Community (Townwide) Business Community (Downtown Area) Historic Preservation General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	The population was 9,000 when I moved to Holly Springs. As a long time resident, a civic and community volunteer, and entrepreneur, my well-rounded perspective and experience can be an asset to the Town as we plan to grow our downtown and increase Holly Springs' cool factor.
Signature	
Date & time	08/25/2022 11:28 AM

How did you find out
about these
opportunities?

Holly Springs Chamber Facebook Page

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Amelia Pasquinelli
E-mail	alg_485@yahoo.com
Address	Street Address: 105 Beaconwood Lane City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	2 years
Name of neighborhood	Forest Springs
Home / Cell phone	(919) 500-8414
Current employer	Raleigh Orthopaedic
Job title / occupation	Diagnostic Test Coordinator
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide)
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I would love to be a part of shaping Holly Springs to be more of a walkable, interesting, friendly town. I have lived here for 2 years and find myself going to other downtowns that have more options and excitement rather than staying in town. I would love to see a more vibrant downtown! I am a bit introverted and would love to challenge myself to speak with others and come up with ideas to help our town be more exciting!
Signature	
Date & time	08/26/2022 7:30 AM

How did you find out
about these
opportunities?

Social media/Instagram

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Paul Denbaum
E-mail	pauledenbaum@yahoo.com
Address	Street Address: 225 Braxcarr St City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	less than 1 year
Name of neighborhood	Braxton Village
Home / Cell phone	(845) 702-3033
Current employer	Investors Title Insurance Company
Job title / occupation	In-House Counsel (Attorney)
What community interest or organization would you represent? (more than one option may be selected)	Business Community (Downtown Area)
Business Community (Downtown Area) [please specify]	building and planning future downtown development
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I moved with my wife and 3 kids into Holly Springs earlier this year from out of state. I am attorney working for a local company out of Chapel Hill. My wife is a RN at the Holly Springs Rex Hospital, my children all attend Holly Springs Schools and we plan to make Holly Springs our permanent home. In my previous location I was on my Town Board in my hometown for 8 years including being liaison to the Sewer District, Park District and Planning Board. I believe my experience would be helpful in creating

and revising the Downtown Village District Plan and to help continue to grow the Downtown into a destination for our community.

Signature



Date & time

09/06/2022 4:21 PM

How did you find out
about these
opportunities?

Town Website

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	David Hearn
E-mail	tatuajehitman@gmail.com
Address	Street Address: 212 Bateau Rd City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	10 years
Name of neighborhood	Remington
Home / Cell phone	(919) 225-4859
Current employer	Self Employed/Entrepreneur
Job title / occupation	Owner/Manager of a future retail/dining establishment
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Real Estate / Development (please specify) Business Community (Townwide) Business Community (Downtown Area) General Interest
Real Estate / Development (please specify)	Purchase and modification/renovation/construction of property and a commercial space
Business Community (Townwide) [please specify]	Launching a small business
Business Community (Downtown Area) [please specify]	Launching a small business
Why are you interested in serving on this committee and what do you hope to	I am interested in serving the interests of small business owners and entrepreneurs and assisting and improving their ability to comply with the

contribute if selected as a member?

development plans and ordinances and the difficulties that can occur. I was recently within days of closing on the purchase of a property in the downtown village district with the intent to establish a business that could provide a destination location for residents and visitors to the town of Holly Springs. I was extremely disheartened and frustrated with the difficulty I had attaining the finite information I needed to proceed with my business plan. However, I do strongly believe that an advisory committee coupled with an effort to foster the ongoing engagement and feedback from the community will result in a plan that will ensure that the organization, innovation, and prosperity of Holly Springs will only improve without losing sight of the values that have gotten us here. My goal would primarily be to represent the interests and concerns of potential small businesses trying to harness the growth and enormous potential the town provides balanced with the concerns that I believe I share with many others that the failure to have an achievable set of standards and plans will diminish the "charm" that makes us proud to be members of this community and allow us to grow closer as the town continues to thrive and expand. I believe that my recent experience along with observing the evolution and changes that have taken place over the last decade put me in a position to provide a unique perspective. I am already well versed in the UDO and the recent amendments that were adopted and it is my hope that my input would be valuable to all concerned.

Signature



Date & time

09/08/2022 3:26 AM

How did you find out about these opportunities?

The newsletter and website

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Scott Heffelfinger
E-mail	Heffelfinger_scott@yahoo.com
Address	Street Address: 116 white mulberry Ln City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	3 months , just closed on new construction
Name of neighborhood	Trinity Creek
Home / Cell phone	(330) 907-7416
Work phone	(330) 907-7416
Current employer	Self employed - Hunter Rowe RE and advisors
Job title / occupation	Broker
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) Real Estate / Development (please specify)
Real Estate / Development (please specify)	Residential / commercial
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am a husband and a father of 3 boys. Not only do I think being a parent is one of the greatest things on earth, but I also find it important to be in a community that you can help give back in. A community that I want my boys to grow in. I've always seen myself as a connector, linking people up with the right business, friend or partner to make life a little better or even a little easier for those I can help. Not only do I bring my strong knowledge base of

commercial and Residential real estate, but I also have the ability to get in contact with the right people at any time within reason of course.

I want to learn, and I want to give back, I think that's part of what life is about. So, what could be better than having this opportunity to be involved in this awesome area of Holly springs!

Signature



Date & time

09/08/2022 10:48 PM

How did you find out about these opportunities?

Searching around the holly springs news articles and websites.

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Kimberly Day
E-mail	gingerma02@gmail.com
Address	Street Address: 4030 Berman Edge Road City: Holly Springs State: NC Zip Code: 27540
How long have you lived in Holly Springs?	10 years
Name of neighborhood	Morgan Park
Home / Cell phone	(602) 228-1422
Current employer	NetApp
Job title / occupation	Technical Program Manager
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Homeowner / Resident (Downtown Area) Architecture General Interest
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	Holly Springs is a unique town with a deep family/community centric focus. The town is growing very quickly and while growth is fun and exciting it also comes with growing pains. I want to see the small town community feel remain intact while embracing growth of new larger businesses and opportunities for its residents. We experienced the same thing when we lived in Gilbert, AZ.
Signature	
Date & time	09/09/2022 9:27 AM

How did you find out
about these
opportunities?

Town Council Member Tim Forrest

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Application to Serve on Downtown Village District Area Plan Committee

Applicant Name	Thomas Waltersdorf
E-mail	tcwaltersdorf@gmail.com
Address	Street Address: 505 Horncliffe Way City: Holly Springs State: NC Zip Code: 27540-6884
How long have you lived in Holly Springs?	3.5 years
Name of neighborhood	Logan's Manor
Home / Cell phone	(919) 812-5610
Current employer	American Airlines
Job title / occupation	Flight Attendant
What community interest or organization would you represent? (more than one option may be selected)	Homeowner / Resident (Townwide) Architecture General Interest Other
Other (please specify)	Sustainable Urbanism
Why are you interested in serving on this committee and what do you hope to contribute if selected as a member?	I am interested in joining the Downtown Village District Advisory Committee for a number of reasons. Although I have only been a resident of Holly Springs for three and a half years, I am a long-time resident of Wake County and have seen how the downtowns of our neighbors in Cary, Apex, and Fuquay-Varina have been transformed in the last twenty years. Holly Springs's downtown is unique, because in a relatively short amount of time it has changed from a small rural crossroads into a growing, yet vibrant, urban village. While our downtown is smaller than our neighbors, its

availability of open space, its lack of urban grid, and proximity to major thoroughfares is an asset to be leveraged. However, a strong vision and long-term plan is needed to guide development in the area.

I earned my B.S.P. in Urban Planning at Arizona State University and have a particular interest in sustainable urban development, where there is an ability to live, work, and play in a walkable mixed-use environment. UNC-Rex Holly Springs will surely be an additional driver of both vehicle and pedestrian traffic to downtown. We should look to the hospital as an opportunity to introduce many to downtown. The opening of new mixed-use buildings has given our town great spaces to host new restaurants and retail, however we also need to look toward reimagining existing buildings and spaces to house growth in the Downtown Village District. It is important to me that downtown have a natural collection of buildings of varying ages and styles so downtown does not feel like an extension of suburban commercial development. Strong design language in a master plan can help tie together new and existing buildings.

Infrastructure cannot be overlooked when discussing downtown Holly Springs. Consistent regard to sidewalks, street trees and other landscaping, signage, and lighting will create a sense of place in downtown and make for a more 'finished' look. Main Street may even need resurfacing, widening, new curbs, and/or pavement markings to help achieve this look.

If chosen to sit on this committee, I look forward to sharing some of my knowledge of the subject area to collaborate with others on the committee and with the public at large.

Signature



Date & time

09/09/2022 8:29 AM

How did you find out about these opportunities?

Social Media

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Applicant's for VDAP Committee

