



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. January 24, 2023 Minutes

7. Town Council Meeting Representative

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

9. Zone Map Change Petitions

- a. Main Street Vista Conditional District Rezoning 22-REZ-06
- b. Duke Energy Operations & Training Center Conditional District Rezoning 22-REZ-08

10. Development Plans

- a. 120 Main Street Development Plan 22-DP-02

11. UDO Amendment

- a. Semi-Annual UDO Text Amendments 23-UDO-01

12. Other Business

- a. **Town Council Official Action Overview**

Committee Reports

- b.
 - Land Use Advisory Committee
 - Tree Advisory Committee
 - Downtown Village District Area Plan Advisory Committee

- c. **Development Services Report**

- d. **Other Business**

13. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 24, 2023 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on January 24, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Caitlyn Newton, Board Clerk
Bronwyn Redus, Planner II
Matt Beard, Park Planner
Catherine Jacobs, Development Engineering Manager

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Ernie Carpico
Joanna Holder
Courtney Patterson
Josh Prizer
Thomas Urquhart

Members Absent: Van Crandall
Duane Hansen

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. November 22, 2022 Minutes

Motion:

Motion to approve the November 22, 2022 Minutes.

Motion by: Rick Madoni

Second by: Josh Prizer

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

b. December 14, 2022 Minutes

Motion:

Motion to approve the December 14, 2022 Minutes.

Motion by: Rick Madoni

Second by: Josh Prizer

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

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: Preliminary Plans

- a. Norris Crossing Major Subdivision Plan 22-MAS-01

Ms. Redus reviewed the staff report with the Board, sharing that the Town had received a request for a Major Residential Subdivision Plan for Norris Crossing, located off of Avent Ferry Road between Stonemont Subdivision and Mills at Avent Ferry Subdivision. The project area includes approximately 74 acres and 170 new single-family lots. The plan also establishes internal residential streets, thoroughfare widening, public greenway connections, public utilities extensions to serve each future lot, tree preservation area, common open spaces, and common landscaping.

Ms. Redus invited Ms. Jacobs to continue review of the staff report with the Board.

Mr. Carpico asked about the status of a traffic signal being installed at the Holly Meadow intersection.

Ms. Goodson stated that the Holly Meadow traffic signal installation is already in progress. Ms. Jacobs added that there will be three dedicated turn lanes in the area as well. It was stated that the Utilities & Infrastructure department are leading this project and additional information may need to be sent out later with up-to-date information. This project/TIA did not trigger the traffic light, the developers are just contributing to the payment of the traffic signal. The fee-in-lieu funds for this are helping offset the cost.

Mr. Deshazor asked about connectivity through neighborhoods, as there is only one entrance mentioned on the plans.

Ms. Redus stated that a neighborhood meeting was required and that the applicant will be able to speak to this effect.

Ms. Jacobs invited Mr. Beard to continue review of the staff report with the Board.

Mr. Carpico asked about the side path along Avent Ferry Rd and if it is 10 feet and whether or not it will connect to existing paths.

Mr. Beard stated that anything past Bellamy Mill will be a future approval, though there is going to be connectivity.

Ms. Holder stated that the paths cross over creeks and other natural areas and asked what the costs are associated with this.

Mr. Beard stated that the on-site cost is not a burden to the Town and that the developers will have to go through their own approvals. There would be no additional cost to the town.

Ms. Holder asked if the cost burden might set back the timeframe project.

Mr. Beard stated that these improvements are typically done with the land development and before people move in.

Ms. Holder asked if they were confident that tree preservation would be maintained.

Mr. Beard stated that their team, along with surveys, will make sure that this is

Mr. Madoni asked about greenways in Stonemont.

Mr. Beard stated that there are not any proposed and that there is a combined utility and greenway easement.

Mr. Prizer asked about the placement of sidewalks on the west side where the road dead-ends and whether or not there would be connectivity to the park from there.

Mr. Beard stated that there will be normal sidewalks placed through the neighborhood and its seen as more of a neighborhood access point. It is possible in the future that they could expand connectivity, but given the properties in play, this was their solution.

Ms. Holder asked how parcel B is accessed.

Ms. Redus differed the question to the applicant.

Mr. Deshazor invited the applicant to speak.

Jeff Roach, 1125 Apex Peakway, Apex, NC

Mr. Roach addressed several questions from the Board. He stated that there are 3 different lot sizes and they meet those standards. In regard to access, Mr. Roach asked about single point of access. He stated that due to the traffic study, they were only allowed a single point of access. There are 5 different access points through different neighborhoods. There is fee-in-lieu involved with median work. They are working with Stephen Macon, a neighboring parcel owner, to assist with improvements before he may sell the property. They are floodplain hindered and are doing a full FEMA evaluation. Sidewalk connection in the northwest and a multi-use path across the frontage.

Mr. Carpico asked about the 100-year floodplains and if the lots contain any of the floodplain.

Mr. Roach confirmed that the floodplain impacts have been minimized and the lots are not placed on the floodplain.

Ms. Patterson asked about the impacts on other construction in the area that this project might interfere with.

Mr. Ryan stated that the Mills at Avent Ferry is currently under construction though other neighborhoods are complete.

Ms. Holder asked what the Board is approving tonight.

Ms. Redus stated that this is the next step before Construction Drawings and approvals of the zoning and lots.

Mr. Madoni asked about Mr. Macon's lot and the previous plan where his property was a concern.

Mr. Roach stated that Council was worried about Mr. Macon's land in the sense that there were no public services at the time to his property.

Mr. Madoni asked what has changed within the last two years from his original plan.

Mr. Roach replied that they have committed to the park area in the northwest corner which will be connected to the multi-use path, a future amenity area will be added. He stated that the roadway connection is about the same along with the greenway alignments. The bones were strong to begin with and now it is more details for grading, utilities, tree preservation, and pond designs.

Mr. Madoni asked about greenway crossings between neighborhoods.

Mr. Beard stated that there are not a lot of greenway stubbing in through Holly Pointe. There are some that wrap around behind it.

The applicant and Mr. Beard discussed the potential long-range plans for greenways, traffic lights, and sidewalks.

Ms. Goodson stated that these projects are being taken into consideration with the addition of new subdivisions and these items may not be considered with this project.

Ms. Holder stated that she is a resident of Stonemont, and that it will become a neighborhood dense area. She would like to see something implemented sooner to encourage safety with current and future residents.

Ms. Holder added that the letter that was sent to the HOA was sent to the wrong address and that the June meeting for the neighborhoods did not include any Stonemont residents.

Mr. Roach stated they utilized a boundary generated from Wake GIS data.

Ms. Holder mentioned she has concerns about supporting this project without receiving proper notice.

Mr. Roach stated that the major subdivision meets all of the requirements of the UDO and zoning case. If notice was not provided, he will make sure that a mailing goes out to hold a meeting.

Mr. Ryan stated that the property tax records for the HOA still reflect the previous HOA and that the HOA may have not gone through the proper channels before letters were sent.

Ms. Patterson stated that she likes the variety of neighborhood density. She asked what the process is for when all of the schools are filled in the area.

Mr. Ryan stated that staff meets frequently with WCPSS to make sure capacity needs are met and up-to-date. This includes the density for long-range planning. The Town meets with them on an annual basis and the information shared goes into their modeling to determine capacity. With Development, they are required to send a notification form to further refine projections. Developers must also meet with the County to create projections and plan ahead.

Ms. Patterson stated that there is a lot of shifting within schools and hopes that staff remains vigilant in school developments.

Mr. Ryan stated that a new elementary school has been approved for Rex Rd due to the growth potential. Wake County did not include modular units, so they are planning for steady growth.

Ms. Patterson asked if there was ever a time where the development projects can be halted due to the lack of infrastructure.

Mr. Ryan stated that this is something that can be considered at the re-zoning stage but not after.

Mr. Deshazor asked about a pond and the future amenities.

Mr. Roach stated that the pond is going to be drained and that there will be a walking trail and potential workout stations. There are only sketches at this point.

Mr. Deshazor asked about additional amenities.

Mr. Roach stated that there is not a current pool set in place because it will be on a different development plan.

Mr. Deshazor asked what would happen if Mr. Macon decides not to sell.

Mr. Roach stated that it is a possibility, though he can only make speculations.

Mr. Deshazor asked about fire utilities and the impact of one entrance.

Ms. Goodson stated that this is meeting the town standards and fire standards. The multiple areas of connectivity between neighborhoods. There are future opportunities for connection as well.

Ms. Holder asked about a private gun range located near the property.

Mr. Roach stated that the gun range is on the slope of the hill and he believes that it will be going away.

Motion: Motion that the Planning Board recommend the Town Council approve / deny Major Residential Subdivision Plan 22-MAS-01 for Norris Crossing Subdivision as submitted by Peak Engineering, Project Number 200402 with the following conditions:

1. All previous conditions of approval for 20-REZ-04 *Norris Crossing Rezoning* apply to this 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 or any unexpired development agreement.
2. Usage of the Greenway and Greenway easement area as Tree Preservation Area to meet minimum UDO requirements is contingent upon Greenway construction not exceeding a 20' clearing and the preservation of specimen trees within the Tree Preservation Area.
3. Foundation landscaping for each individual residential lot will be required and reviewed with each Building Permit submittal.
4. All existing overhead lines must be relocated underground with this project. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a fee-in-lieu will be required prior to Construction Drawing approval in accordance with the UDO.
5. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Greenway Construction Drawings to include a survey of trees within the proposed Greenway corridor.
 - b. Detailed information for Active Recreation areas, with the exception of the Amenity Center, will be required with Civil CDs. The Amenity Lot will require a Development Plan Approval.
 - c. Detailed design for Stormwater Control Measures used to address Open Space minimum requirements shall be completed in accordance with UDO Section 4.3.2.
 - d. 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.
6. Prior to Building Permit approvals:

- a. Each residential lot should install foundation landscaping around the building in accordance with the standard detail on Sheet L-5 of this plan set.
7. At time of petitioning for the first Final Plat for this subdivision:
 - a. Homeowner's Association covenants shall be submitted for review prior to recording.
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.

Motion by: Courtney Patterson

Second by: Ernie Carpico

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

Motion: Motion to address the concerns of the Planning Board to Town Council regarding available crossings in the corridor to make it accessible for residents to cross over Avent Ferry towards Holly Pointe.

Motion by: Josh Prizer

Second by: Joanna Holder

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

Agenda Item #10: Other Business

a. Town Council Official Action Overview

- Goodwin Major Subdivision – Approved
- Holly Springs Housing Affordability Study – Tabled

Mr. Deshazor stated his concerns about not providing enough information to Council in regard to the Holly Springs Housing Affordability Study when they voted unanimously and the Town Council tabled the decision.

The board discussed their concerns with communicating information to Town Council.

Motion: Motion that the Chair follows the proper channels to find out more information on the ruling of tabling the Holly Springs Housing Affordability Study as well as provide additional feedback on the relay of information from the Planning Board and determine any critiques they may want to make as a group, collectively.

Motion by: Josh Prizer

Second by: Courtney Patterson

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

b. Committee Reports

- Land Use Advisory Committee
- Tree Advisory Committee
- Housing Affordability Study Advisory Committee
- Downtown Village District Advisory Committee

c. Development Services Report

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by: Courtney Patterson

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

Time: 8:20 p.m.

Caitlyn Newton

Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business

Title: Main Street Vista Conditional District Rezoning 22-REZ-06

Strategic Priority Area:

Staff Resource:

Action(s):

1. Recommend the Town Council approve/deny Rezoning 22-REZ-06 from NMX Neighborhood Mixed-Use to DMX CD Downtown Mixed-Use Conditional Zoning District.

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 the 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: 2022 UDO
 - Process: Town Council Legislative Public Hearing
- The Town has received a request to rezone 11.71 acres located in the northeast corner of Holly Springs Road and N Main Street from NMX Neighborhood Mixed-Use to DMX CD Downtown Mixed-Use Conditional Zoning District.
- The Conditional Zoning District allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the Unified Development Ordinance (UDO).
- Conditional Zoning District proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- Proposed modified standards include reduced maximum front yard setbacks, larger setbacks and denser buffers adjacent to the Windward Pointe subdivision, building height, building materials, and horizontal building length maximum on residential-only buildings. Additional standards have been proposed for open space design and landscaping.
- A proposed conceptual plan was provided with the rezoning request, which shows the perimeter buffers, open spaces, street network, pedestrian connectivity, and general locations for future uses. The future uses will include Residential Mixed-Use (live/work), Multi-Family Residential, and Commercial Mixed-Use.

Background:

- The site was rezoned from LB Local Business to NMX Neighborhood Mixed Use on March 1, 2022 as part of the 2022 UDO update.
- A Development Plan was approved on December 2, 2008 (Holly Springs Corporate Center) for PIN 0649939744 along Holly Springs Road. The development was not constructed, and the approval has expired.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ06_MainStVista_PBStaffReport_022723
2. 22REZ06_MainStreetVista_PetitionPackage
3. 22REZ06_Main Street Vista Master Concept Plans
4. 22REZ06_MainStreetVista_DesignManual



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Main Street Vista 22-REZ-06

PETITIONER(S):

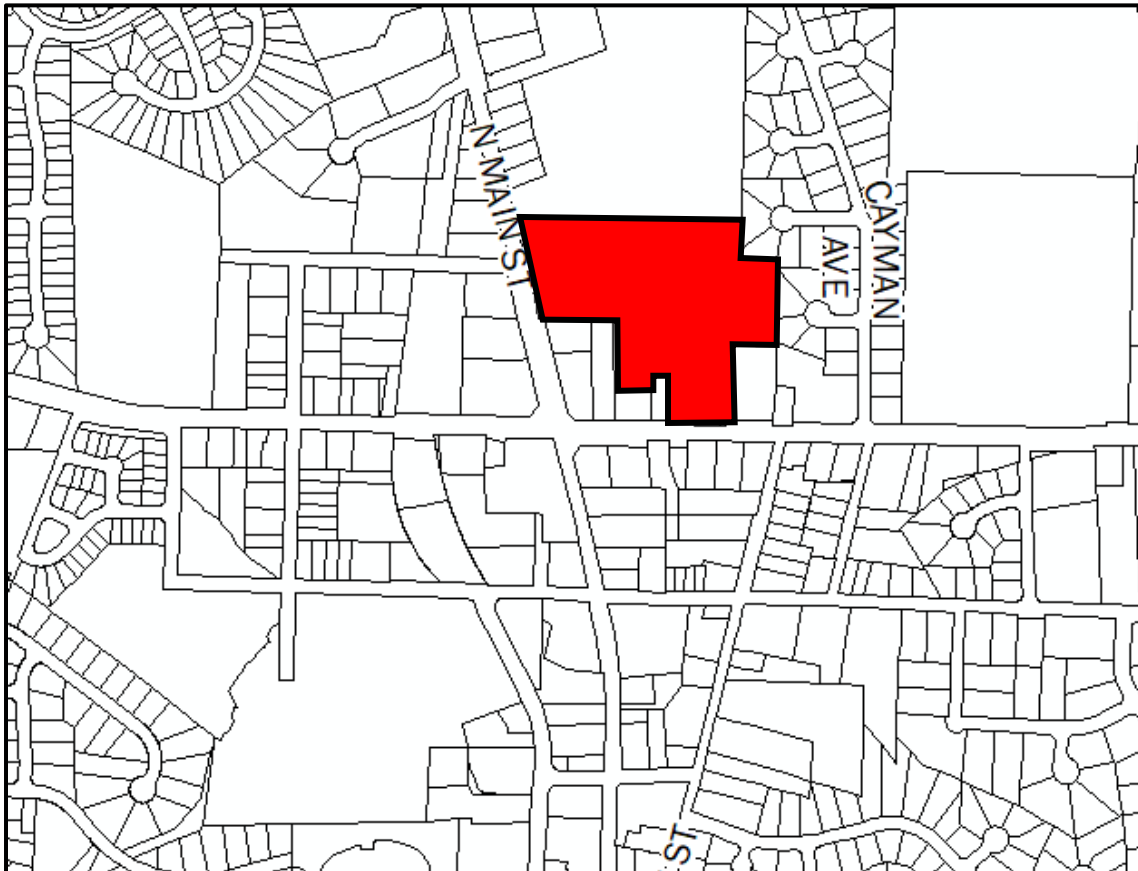
Laura Holloman
McAdams
One Glenwood Ave, Ste. 201
Raleigh, NC 27603

DEVELOPER(S):

Vista Residential Partners
2964 Peachtree Rd., Suite 585
Atlanta, GA 30305

OWNER(S):

Various, see Parcel
Information

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 28, 2023

Public Hearing and Town Council Action: March 21, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility, Schematic Master Plan, Design Goals Narrative, Development & Design Manual

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
JFT Properties LLC	0649933963	NMX Neighborhood Mixed use	5.40 acres
	0649937653		2.99 acres
133 Holly Springs Road LLC	0649935427		0.88 acres
Randall S Adamson LLC	0649936510		0.27 acres
Bhana Real Estate LLC	0649939744		1.97 acres
TOTAL			11.51 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	NMX Neighborhood Mixed Use	Vacant
North	NMX Neighborhood Mixed Use	Vacant
South	NMX Neighborhood Mixed Use & SR Suburban Residential	Office, Detached single family dwellings
East	SR Suburban Residential	Detached single family dwellings
West	NMX Neighborhood Mixed Use	Retail/restaurants

PROPERTY HISTORY	
Rezoning History	Development Plan History
Rezoning Number: 22-REZ-01 (Zoning Reassignment)	Development Plan Number: 08-DP-10
Original Zoning: LB Local Business	Project Name: Holly Springs Corporate Center
Proposed Zoning: NMX Neighborhood Mixed use	Approved by Town Council December 2, 2008
Approved by Town Council on: March 1, 2022	Status: Expired (not developed)

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	NMX Neighborhood Mixed Use	DMX Downtown Mixed Use Conditional Zoning District (CD)
Future Land-Use Designation	Downtown Village District	Downtown Village District

DEVELOPMENT AGREEMENT SUMMARY
The developer is working with the Town on a Development Agreement with the following anticipated terms: Improvements to downstream sanitary sewer infrastructure.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 11.51 acres located in the northeast corner of Holly Springs Road and N Main Street from NMX Neighborhood Mixed Use to DMX CD Downtown Mixed Use Conditional Zoning District.

Zone Map Change Request:

The DMX Downtown Mixed Use zoning district allows serves as the central core of Holly Springs and includes the traditional downtown area along Main Street. It supports a compact, pedestrian-friendly development patten with a mix of vertical and horizontal land uses including the proposed uses which will be incorporated into the future development such as multi-family, live-work units, and commercial uses.

Conditional Zoning District (CD) information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Ground Floor Area	50,000 sq ft per building	105,850 sq ft
Exterior Setback - Single Story Adjacent to Windward Pointe Subdivision	10 ft	30 ft
Exterior Setback – Multi-story adjacent to Windward Pointe Subdivision	10 ft	70 ft
Exterior Setback adjacent to other Residential Districts (minimum)	10 ft	5 ft
Exterior Setback to Adjacent Commercial	0 ft	5 ft
Interior Setbacks – Front	0 ft minimum/20 ft maximum	0 ft minimum/10 ft maximum
Interior Setbacks (Side and Rear)	0 ft	0 ft minimum/10 ft maximum
Building Height minimum	24 ft/2 stories minimum	25 ft/3 stories minimum
Building Height maximum	60 ft/4 stories	60 ft/5 stories
Minimum Ground Floor Story:	14 ft. non-residential	
Mixed Use Buildings	N/A	15 ft
Live/Work Buildings		10 ft 8 in
Leasing Office/Amenities Bldg		13 ft 8 in
Residential Buildings		10 ft 8 in

Permitted Uses (UDO Section 3):

Use	DMX	POD 1	POD 2	POD 3	POD 4	POD 5
Apartment Dwelling - See Note 2	PS	X	X	X	X	X
Attached Dwelling	P		X	X	X	
Bed and Breakfast	PS	X	X	X		X
Hotel	P	X	X	X		X
Inn	P	X	X	X		X
Business Services	P	X	X	X	X	X
Childcare Center	PS	X	X	X		X
Medical Office	P	X	X	X		X
Office Use	P	X	X	X	X	X
Personal Services	P	X	X	X	X	X
Veterinary Clinic/Hospital	P	X	X	X		X
Amusement (Indoor)	PS	X	X	X	X	X
Bar/Nightclub/Tasting Room	PS	X	X	X		X
Food/Restaurant Uses	P	X	X	X		X
Retail Uses	P	X	X	X		X
Theater	P	X	X	X		X
Civic Building	PS	X	X	X		X
Community Support Facility	P	X	X	X	X	X
Assembly	P	X	X	X	X	X
Religious Use	P	X	X	X		X
School (Commercial, Trade or Business)	P	X	X	X		X
Fitness Facilities	P	X	X	X	X	X
Recreation Facility, Indoor	PS	X	X	X	X	X
Parking Garage	PS		X	X	X	
Solar Energy Systems-Small	A	X	X	X	X	X
Transit Station/Terminal	P	X				X
Wireless Telecommunications Equip- ment	PS	X	X	X	X	X
P = Permitted, PS = Permitted Use with Additional Standards SUP = Special Use Permit, CD = Conditional District, A = Accessory Use Notes: 1. PS and SUP uses shall follow all applicable additional standards outlined in the UDO. 2. Standalone apartment buildings shall be permitted in PODs 2,3, and 4.						

Gathering & Open Space Additional Standards:

KEY ELEMENTS

- » Urban civic space shall be met by introducing a central village green that will be available for all residents and business patrons alike. This green shall contain the following elements: water fountain feature, benches, trash receptacles, decorative pavers and supplemental landscaping.
- » The minimum overall open space provided shall be .75 acres.
- » The multifamily residential component shall be served by a private active recreation open space area and shall contain the following features: clubhouse/main amenity (minimum of 7,000 sf) as well as a pool (minimum size of 1,200 sf).
- » Plazas shall be required at corner entries along buildings that face the central village green and will feature decorative pavers.

Landscaping (UDO Section 5)

	UDO Standard	Proposed Standard
Perimeter Buffers:		
North	Large Deciduous trees planted 40 feet on-center	5 ft – Type A
West		10 ft – Type A
East		30 ft – Type C (opaque) adjacent to Windward Pointe Subdivision 5 ft – Type A not adjacent to Windward Pointe Subdivision
South		10 ft – Type A
Additional Standards:		
KEY ELEMENTS » Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures. » Placemaking shall be encouraged which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings. » Decorative street signs shall be utilized throughout the development in accordance with Town detail HS361. » All traffic bollards shall be black or match the primary building facade color. » Whenever foundation landscaping is not feasible, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services. » To encourage sustainable design, the use of living walls shall be encouraged. » Street trees shall be required to be placed every 40 feet along the interior access drive.		

Building, Site & Subdivision Design (UDO Chapter 8)

	UDO Standard	Proposed Standard
Building Design Standards		
Encroachments	UDO Section 8.2.F – Forecourts may be used to provide entry yards or for	Forecourts may be incorporated into the ground floor levels of the mixed use buildings with a minimum horizontal clearance of 8 ft. and a minimum vertical clearance of 10 ft.

	outdoor dining, display of merchandise, and/or entries to individual tenants or units. Awnings, canopies & marquees. May extend a maximum of 8 feet from the building into the right-of-way.	Awnings & canopies incorporated into the mixed -use buildings and live/work units with a maximum projection of 5 ft into the pedestrian right-of-way.
Façade Standards	UDO Section 8.2.G.4.a Façade Materials Residential: 35% minimum brick, stone, split-face block, architectural or precast concrete; no more than 3 colors Commercial/Mixed Use: 60% brick, stone, split-faced block, architectural or precast concrete; no more than 3 colors	FACADE STANDARDS The following shall be in place of UDO Section 8.4. G.a » Brick (maximum of three (3) colors); » Cut stone (maximum of two (2) colors, dimensions minimum 8" x 16" and maximum 18" x 36"); » Fiber cement panels with battens (maximum three (3) colors); » Fiber cement panels with reveals (maximum three (3) colors); » Fiber cement lap siding (maximum two (2) colors); » Fiber cement trim boards (maximum 3 colors); » Vinyl windows; » Prefinished aluminum storefront; » Prefinished metal trim and copings; » Prefinished metal canopies; » Fabric awnings; » Metal railings (painted - dark gray, dark bronze or black) » Primary facades of all-residential buildings shall have a minimum of 35% of brick or stone with the balance fiber cement and fiber cement lap siding. » The secondary facades of all-residential buildings shall consist of at least 10% of brick or stone with the balance consisting of fiber cement panels and lap siding. » Primary facades of mixed-use buildings (including live/work units) shall have a minimum of 60% brick or stone with the balance fiber cement and fiber cement lap siding and metal panel. » Brick or stone materials will be used along prominent pedestrian entrances on the first level of the building. » There will be no large expanse of blank walls exceeding 20' in length. » Different brick colors, textures and finishes shall be used to create different architectural looks. » Storefronts use any number of colors and materials to achieve individual character
Bulk & Massing	UDO 8.2.G.4.b. Horizontal Variations (all buildings) – at least 2 horizontal variations shall occur for any façade representing a discernable building base, middle and top along the entire length of the façade.	Building tops shall consist of varieties of parapet heights, contemporary projected parapets with large brackets, contemporary stylized cornices, coping terminating large volumes and roof overhangs with brackets where sloped roofs are incorporated. Proposed buildings shall not be required to meet horizontal variations, and maximum building lengths.

	Maximum Building Length (residential) – Maximum building wall length for apartment dwellings is 250 ft.	
Human Scale Elements	UDO Section 8.4.G.e Facades shall incorporate a minimum of 2 continuous or repeating details within the first 15 ft of the building façade, measured vertically from grade	Create human-scale design at the ground level with a minimum of three (3) elements such as decorative lighting, living vegetative walls, soldier course brick details, medallions, friezes, and/or trellises.

PLANNING & ZONING

Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as Places to Transform. These places provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment- increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use:

The subject property is designated as Downtown Village District on the Future Land Use map. This district acts as a destination for residents and visitors and includes two activity centers. The subject property is located within the downtown core, which supports a compact development pattern with a mix of uses (horizontal and vertical) and high-quality architecture. Public spaces, plazas, and civic spaces promote social interaction and celebrate the Holly Springs community. Uses and buildings are on small blocks with streets designed to extend a grid network. Buildings may stand two to five stories tall and include civic, retail, restaurant, office or entertainment uses with multi-family residential above. Non-franchise architecture is encouraged to maintain the unique character and historic preservation should be a priority.

Key characteristics include:

- Lots are rear loaded to emphasize walkability and less reliance on the automobile
- Parking is satisfied using on-street, structured, and shared rear lot parking
- Open spaces are more formal in nature
- Specimen tree preservation is encouraged

- Lots are relatively small with a high percentage of frontage buildout along the street
- Front setbacks are small or there may be no front setback at all
- Sidewalks and bike facilities provide links to adjacent neighborhoods
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

- Establish Mixed use Activity Centers Throughout Holly Springs
- Suburban Remix
- Context-Sensitive Infill Development Choices
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-5: Encourage Infill Development & Redevelopment Inside Town Limits
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-6: Promote Compact Mixed Use Development in Appropriate Character Areas
- CC-8: Increase Walkability
- CC-9: Enhance Character and Walkability by Orienting All Buildings to the Street
- CC-17: Provide Street Furniture and Lighting That Enhances the Character of the Town

Village District Area Plan

Land Use

The Village District Area Plan has the project area designated as Mixed Use. The Mixed Use category is intended to provide for a wide range of Commercial, Business, and Higher Density Residential land uses up to 15 units per acre.

To become that vibrant center in the community, the Village District must continue to develop and, over time, introduce a greater mixture of land uses. Achieving this mixed use environment depends heavily on the willingness of the private development community to make investments in the Village District that are consistent with the Town's vision.

Land Use Policies that apply to this project include:

- LU-1. Encourage development that is consistent with the VDAP (see Figure 3). The Market Study indicates that the Village District is "well-positioned to capitalize on the increasing popularity of urban mixed use environments that attract residents, workers, shoppers, diners, and visitors." By encouraging the range of uses shown on the VDAP, especially those that the market will support, the Village District will more readily transform into a destination.

- b. Encourage uses that will generate demand for other uses. For example, office uses will increase the number of people working in the Village District, which will in turn drive the demand for restaurants and retail uses.
 - c. Integrate open spaces, such as parks and plazas, into or adjacent to new development and redevelopment. Such spaces should accommodate small events and programs, provide a place for community members to gather, and incorporate play areas for children.
- LU-3. Attract more private investment.
- b. Demonstrate continued commitment to the area with additional public investment. This may result in reduced costs to the developers, thereby making the choice to develop in the Village District more feasible than other locations in and around Holly Springs. As recommended in the Market Study, the Town should participate in small projects that link existing and proposed amenities and civic anchors, creating a true pedestrian-oriented area. Projects that might stimulate private investment include streetscape improvements and public parking.

Transportation, Access & Circulation

Creating true accessibility will require the provision of clear and safe routes through the district in the form of an enhanced, well-connected street network with facilities to accommodate motorized and non-motorized traffic.

Transportation, Access & Circulation Policies that apply to this project include:

- TAC-2. Create gateways to invite traffic into the Village District at appropriate points. Such gateways should consist of signage at key intersections (Holly Springs Rd / Main Street and NC 55 Bypass / Main Street) and landscaping and other improvements at the round-a-bout to the south and Earp Street to the north that signal that transition into the Village District.
- TAC-3. Require all new development and redevelopment to be consistent with the VDAP map. Most new streets and street improvements will be provided through private development; the Town should require streets be built in accordance with the recommendations of this plan and in a configuration that is consistent with the street network shown on the Plan maps. Special attention should be given to the following:
 - b. Require that all street design be subject to engineering studies such as the following:
 - Roadway details
 - Parking layout
 - Cross access
 - Driveway access
 - d. Require street connectivity to adjacent public streets.
 - All new non-residential development should be required to provide a minimum of one stub-out to adjoining parcels where deemed feasible.
- TAC-5. Allow and encourage cross-access easements. Cross-access easements allow the crossing of one property to access adjoining parking and driveways. This provides for more efficient parking configurations, reduces traffic on the public street, and minimizes the need for driveways, which in turn minimizes turning movements.
- TAC-6. Include bicycle and pedestrian facilities to ensure that both are convenient options for traveling to and through the Village District. Pedestrian accommodations include sidewalks as well as benches and other seating areas.

- b. Build sidewalks and close gaps along existing collector streets (Holly Springs Road, Raleigh Road, and Ballentine Street).
- c. Install sidewalks on Main Street from Third Street to Maple Avenue.
- f. Provide pedestrian accommodations as a part of development and redevelopment along all roadways.

Streets and Streetscape

Streetscape enhancements should be incorporated in a fashion that builds on recent improvements, further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

Streets and Streetscape Policies that apply to this project include:

- SS-1. Change the face of Main Street. Appearance is an important part of distinguishing the Village District from other areas of town. Main Street is the face, or front door, of the Village District and therefore should exhibit features that characterize it as an important street in the town. A successful “Main Street” is well-designed, defined by a strong building edge, and enhanced by features that blend to create a unique, appealing streetscape. Equally important is turning Main Street into a pedestrian-oriented area while ensuring sufficient movement of vehicular traffic.
 - a. Require buildings to be located close to Main Street, and require primary building entrances to be oriented toward Main Street. Encourage building configurations and locations that fill in gaps in the building edge. Parking should be located to the rear of buildings (or toward the interior of the block) to minimize parking lot interruptions on the building edge.
 - d. On street parallel parking should be incorporated through restriping.
- SS-3. Provide on-street parking, or require on-street parking to be incorporated as streets are improved over time through private development.
- SS-4. Improve streetscape and street aesthetics (e.g., pedestrian lighting, street trees, wide sidewalks, street furnishings, etc.).

Development Design / Form

Good architectural design and building form contributes immensely to a great urban fabric. Scale, façade articulation and texture define the public and private spaces. The Village District is envisioned to have a compact form that locates a variety of uses in close proximity

Development Design / Form Policies that apply to this project include:

- DDF-2. Encourage a compact form of development organized to create a continuous building edge. These edges along public streets and spaces define the public realm and give streets and spaces a scale that is more conducive to pedestrian activity. Varying the setbacks allows for the incorporation of sidewalk / outdoor seating and display areas that also add variety to the streetscape.
- DDF-3. Encourage building heights of two to four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village District currently exhibits.

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3 A)

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site’s natural character;

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

The proposal will not significantly alter the site topography and larger buffers are proposed between the site and the Windward Pointe subdivision to the east. The site was previously cleared and few mature trees remain. Future building placement will also ensure new construction is respectful of existing surroundings. An existing on-site wetland is being preserved in the NW corner of the site along N Main Street (conservation area).

The site is located within the Village District Area Plan. Future development will be at a higher density with a variety of uses in close proximity to one another. Uses will include commercial, live/work units, and multi-family residential in mixed use and residential only buildings. Sustainability elements will be incorporated such as Energy Star Appliances, light color and heat reflective roofing on flat roofs, and exceeding minimum energy conservation standards.

Buildings will front N Main Street, Holly Springs Road, or new internal streets. Internal buildings will be centered on a Village Green with a pedestrian focused environment. Plazas are required at building corners fronting onto the public village green. Parking is located on-street or behind buildings. Streets are designed with street trees in the sidewalk with grates, planters, plazas, and other public realm elements which will help activate the street.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for both the N Main St and Holly Springs Rd frontages of this proposed development.

The applicant has shown a 10' Sidepath across the project frontage on Holly Springs Rd as well as the N Main St frontage.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development. The amount of this fee calculation is expected to be memorialized in the Development Agreement between the Town and the Developer.

CIVIL IMPROVEMENTS

Potable Water:

With this development, connection will be made to existing watermain in North Main Street and Holly Springs Road. Watermain will be extended with the development of this project along the proposed internal street to create a looped connection.

Sanitary Sewer:

A connection to the existing sanitary sewer main on N. Main is shown and will be provided to serve this development.

A downstream sewer evaluation was completed as part of this Rezoning request. The Study evaluated taking the Town's existing Omni Pump Station off-line with this development and extending new sanitary sewer main along N. Main Street to connect to existing infrastructure. The sewer evaluation recommended upgrades to the existing downstream sewer infrastructure along N. Main Street and terminating near Sportsmanship Way. These upgrades will be performed as part of this project to accommodate the additional impact from the proposed development.

Transportation:**Traffic Study:**

A Traffic Study was completed with this project as required by the NCDOT and the Town. Based on its anticipated traffic generation, a Tier 2 Traffic Study: Site Specific Traffic Assessment (SSTA) was required. Improvements identified in the Traffic Study are listed below.

- Convert 3rd Street and Site Access to a directional crossover intersection (right-in/ right-out, left-over).
- Construct a northbound right turn drop lane on North Main Street at site access and extending to Holly Springs Road.
- Install 75' straight taper into Site Access on Holly Springs Road.
- Extend the westbound right turn lane on Holly Springs Road at North Main Street to the site access.
- Retime the traffic signal at North Main Street and Holly Springs Road.

The items identified in the TIA satisfy the Town's Comprehensive Transportation Plan and Unified Development Ordinances requirements for improving property frontage.

The proposed internal roads deviate from Engineering and Design cross section in lane width from 11' to 10'. This is to match the CTP cross section LC-2A to accommodate street parking.

ZONE MAP CHANGE ANALYSIS

The site is designated Downtown Village District on the Future Land Use Map, and is within the designated mixed use area of the Village District Area Plan. The Downtown Village District core area is to have compact development patterns with a mix of land uses. Buildings are located on small blocks with plazas and public spaces. Parking is located behind buildings with formal on-street parking. Compact urban development patterns prioritize the provision of formal public spaces. Front setbacks are small with a high percentage of building frontage along the street.

The proposed DMX CD zoning, uses and development standards are consistent with both the Future Land Use Plan and Village District Area Plan. A mix of uses are proposed in close proximity to existing residential neighborhoods and other commercial businesses, which increases walkability. Multiple public and private open spaces within the development will provide outdoor areas for future site residents and visitors and create a village atmosphere. New streets through the site provide vehicular and pedestrian connectivity to the surrounding street network.

LAND USE ADVISORY COMMITTEE DISCUSSION

The Land Use Advisory Committee discussed the initial concept for this project on November 2, 2021

Planning Board Representatives: Ernie Carpico

Town Council Representatives: Christine Kelly

Summary of Discussion:

- Support in extending the DMX zoning north from the current core of the downtown to this area, but attention needs to be given to pedestrian and vehicular transportation connections to the site.
- Coordination with other projects in the area needs to be considered.
- Encouraged coordination with the owners of the properties at the corner of N Main and Holly Springs Road for integration or encompassing the area into this project.
- The important to capture the old Holly Springs character and consider how this development would impact the current residents with traffic/displacement/tree preservation.

PLANNING BOARD RECOMMENDATION

ACTION #1:

PLAN CONSISTENCY STATEMENT:

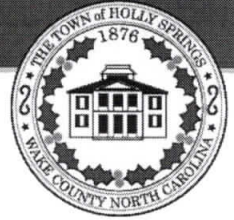
The requested zone map change from NMX Neighborhood Mixed Use to DMX Downtown Mixed Use Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Downtown Village and the proposed Conditional Zoning District (CD) would allow compact urban development densities and patterns.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-06 to change the zoning of 11.51 acres of Wake County PINs # 0649933963, 0649937653, 0649935427, 0649936510, 0649939744 from NMX: Neighborhood Mixed Use to DMX CD: Downtown Mixed Use Conditional District as submitted by McAdams.

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

The current Filing Fees can be found online in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/2170/Development-Services



Petition Type (check one- each request must be on separate petitions)

- ☐ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District
- ☐ Comprehensive Plan Amendment (check all that apply)
- ☐ Text Amendment ☐ Future Land Use Map Amendment
- ☐ Area/Corridor Plan Map Amendment / Name: _____
- ☐ UDO Amendment (UDO Section: _____)

Project Information

Project Name: Main Street Vista

Project Location: 137 Holly Springs Road, Holly Springs NC 27540

Use street address. If none, use the closest intersection

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

PIN: _____ Real Estate ID: _____

Project Acreage: (Rounded to nearest tenth) 12.19 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: _____

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition Request

Current Zoning: NMX Proposed Zoning: Downtown Mixed Use - Conditional District

Current Future Land Use Designation: Downtown Village District

Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District

Area Plan Designation (if applicable): Mixed Use

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

Project Applicant/Contact

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

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Laura Holloman Company McAdams

Mailing Address 2905 Meridian Parkway

City Durham State NC Zip 27713

Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com

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

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

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

Name Jon Anderson Company 113 Holly Springs Road LLC

Mailing Address PO Box 6356

City Raleigh State NC Zip 27628

Telephone # (919) 578-3075 E-Mail jon@lawofficejwa.com

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

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

Owner's Authorization

Owner's Signature(s) [Signature] PIN/REID 0649935427/0038971 Date 05/24/2022

REZONING COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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Sketch Plan Review (Pre-Submittal) Meeting Date: _____

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition Request

Current Zoning: NMX Proposed Zoning: Downtown Mixed Use - Conditional District
Current Future Land Use Designation: Downtown Village District
Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District
Area Plan Designation (if applicable): Mixed Use

Petition Contact Information (complete each contact. If sent key, please print name)

Project Applicant/Contact

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City Durham State NC Zip 27713
Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com
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Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

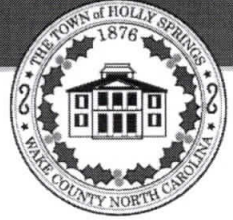
Name Randy Adamson Company Randall S Adamson LLC
Mailing Address 125 Holly Springs Rd
City Holly Springs State NC Zip 27540
Telephone # (919) 210-6848 E-Mail holly.springs.chiro@gmail.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail-Certified

Owner's Authorization

Owner's Signature(s) [Signature] PIN/REID 0649936510/0093211 Date 5/25/22

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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PIN: _____

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Petition Request

Current Zoning: NMX

Proposed Zoning: Downtown Mixed Use - Conditional District

Current Future Land Use Designation: Downtown Village District

Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District

Area Plan Designation (if applicable): Mixed Use

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 _____

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Company McAdams

Mailing Address 2905 Meridian Parkway

City Durham

State NC

Zip 27713

Telephone # (919) 610-7377

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

Name Parminder Sandhar

Company Bhana Real Estate LLC

Mailing Address 320 Flatrock Ln

City Holly Springs

State NC

Zip 27540

Telephone # (919) 924-2154

E-Mail parmsandhar@gmail.com

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

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

Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

[Signature: Parminder Sandhar]

0649939744/0019172

05/24/2022

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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Petition Request

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 Current Future Land Use Designation: Downtown Village District
 Proposed Future Land Use Designation: Downtown Mixed Use - Conditional District
 Area Plan Designation (if applicable): Mixed Use

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

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

Name David W. Ball, CPA Company JFT Properties LLC
 Mailing Address 1001 Procure St Ste 101
 City Fuquay Varina State NC Zip 27526
 Telephone # (919) 552-1129 E-Mail davidball@ballminorcpa.com
 How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s) [Signature] PIN/REID 0649937653/0082500 & 0649933963/0003392 Date 5/24/22

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Main Street Vista

Proposed Zoning District: Downtown Mixed Use - Conditional District

Proposed Land Use/Density: mixed use

Future Land Use Plan Map Designation: Downtown Village District

Future Land Use Plan Designation Land Use/Density: mixed use/Downtown Village District

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

See Attached.

Section 1: Future Land Use & Community Character

Section 2: Transportation / Comprehensive Transportation Plan

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

Section 4: Community Facilities

Section 5: Infrastructure and Utilities

Section 8: Natural Resources

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

Plan Consistency Statement: Petitioner's Response

Executive Summary

Holly Springs has successfully invested in walkable mixed-use development in the Village District, allowing residents to reap the benefits of a bustling downtown for the first time in recent memory. However, this activity has been limited to its core area, and more needs to be done to continue to encourage high quality live, work, play development. This vision is supported by the Vision Holly Springs' Comprehensive Plan, which encourages the Town to both maintain its small-town character whilst working to diversify its tax base. The proposed rezoning request contributes to fulfilling this goal – by creating a development that will feature small town characteristics and will provide the Town with an appropriately scaled project that will serve and enhance the surrounding area.

The Executive Summary, found in the Comprehensive Plan, lays out specific objectives for the Town as it guides new development. Many of these statements are applicable to our rezoning request and are very much consistent with this rezoning request. Specifically:

- 1) *"To enable all residents with the ability to live within walking distance of a neighborhood commercial center and central civic space."*

The proposed rezoning request consists of six (6) separate parcels located near the intersection of S. Main Street and Holly Springs Road. These parcels will be within walking distance of the existing neighborhood of Windward Pointe. Residents of both the subject development and nearby residents will be able to walk to nearby commercial uses.

- 2) *"To strategically encourage business park, light industrial and **commercial development** in appropriate locations and balance overall tax base."*

Mixed-use development containing commercial uses belongs near prominent intersections where bike, vehicular and pedestrian traffic can access the site safely and efficiently. The intersection of S. Main Street and Holly Springs Road is such an intersection. This intersection is already signalized and at full build-out. Both S. Main Street and Holly Springs Road will feature sidewalks and bike lanes. This development will feature a variety of commercial uses, which will allow the Town's non-residential tax base to continue to grow.

- 3) *"To accommodate a variety housing types that includes single family, executive housing, townhouses, condominiums and apartments"*

The proposed development will feature a variety of housing types, including apartments and live-work units. The apartment buildings will feature interior corridors and will be accessible via elevators. Together, both these housing types allow for greater workforce housing currently not available on a widespread basis in this area of Town.

Section 1: Future Land Use & Community Character

The Future Land Use and Community Character sections of the Town's Comprehensive Plan seeks to define the characteristics of what Holly Springs should be striving for, this idea of maintaining a village atmosphere.

A. Future Land Use

The following are specific Future Land Use objectives which this rezoning request will satisfy:

- 1) *“Balance land use decisions with their potential impact on the regional transportation network.”*

It has already been discussed elsewhere that commercial developments should be located where they are appropriate, meaning located at a major intersection adjacent to road networks that have long since been planned for heightened community and regional traffic. The Town has done a wonderful job in recent years of pushing the potential traffic impacts associated with a potential project into the planning conversation as early as possible. Developers are now required to meet with engineering and NCDOT staff months before a rezoning request is even submitted as necessary to determine an appropriate TIA scope. This ensures the developer will have ample time to study each intersection that both the Town and state will require as well as the associated recommended improvements. So how does this project work to achieve a land use balance? In addition to doing its part to continue to improve roads, this project will be in close proximity to quick-serve restaurants and retail located across the street along S. Main Street, which will be easily accessible by foot via existing crosswalk. In addition, nearby neighborhood of Winward Pointe and beyond, will be able to access the subject development without getting in a car.

- 2) *“Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.”*

The parcels that make up this rezoning request are few of the remaining vacant or under-developed properties in this development corridor. This results in an infill development to take shape with nearby developments such as Mama Bird’s Ice Cream, Holly Springs Gas & Grocery, as well as Village Center Shops, benefitting with this surge of nearby residents created by this proposed project. Given its location within the heart of Town, utilities, infrastructure, as well as Town services are well-established and already in close proximity.

B. Community Character

Community character speaks to creating a sense of community and identity for the residents and businesses of the Town. To achieve this, the Comprehensive Plan has several Community Character Objectives, several of which our rezoning request achieves:

- 1) *“Encourage a “village atmosphere” by creating a sense of community and identity for the residents and businesses of Holly Springs.”*

The term “village atmosphere” is one that the Town of Holly Springs uses often. It is a synonym of small-town charm, where buildings are designed with the

residents in mind, rather than corporate expectations. The Downtown Mixed Use zoning district allows for a range of non-residential uses to adequately serve the surrounding community. Also, all mixed-use developments must provide open space areas in the form of plazas, courtyards, and pocket parks. Specifically, this project proposes a Urban Civic Space in the form of a central village green which will feature a fountain, benches, trash receptacles, decorative pavers and supplemental landscaping. This will create a sense of place and encourage social interaction throughout the project. This further promotes a village atmosphere in this key central downtown node.

- 2) *“Enhance the public streetscape with trees, landscaping and street furniture as appropriate along thoroughfares and in the cores of the community growth areas, using both public and private initiatives to develop the character of pedestrian places.”*

Thoroughfare streetscape planting requirements along South Main Street and Holly Springs Road are very specific and are intended to be used as energizers to shape and define the public realm. Additionally, the project will be subject to street tree requirements, which will be required in conjunction with the approved thoroughfare planting plan and will be installed at the developer’s expense, along both South Main and Holly Springs Road. Internal streets will continue the vision, and on-street parking and street trees will be installed to encourage natural traffic calming and a traditional main street feel.

- 3) *“Encourage the development of connected pedestrian-oriented developments.”*

Much has already been stated elsewhere what pedestrian-oriented features will be throughout the development. Additionally, the parking areas will be located internal to the site, and will not dominate the design, with limited on-street parking located in front of the buildings but the majority of parking will be located to the side and rear of the buildings – which is in keeping with the Comprehensive Plan’s as well as the newly adopted UDO’s vision for the Downtown Village Mixed Use zoning district.

C. Future Land Use Map

As part of the Future Land Use and Community character section of the Comprehensive Plan, there is also a Future Land Use Map which places specific land use designations on specific parcels, guiding current property owners and developers on what the Town’s vision is. The Comprehensive Plan designates these subject parcels as ‘Downtown Village District.’ The Plan states that:

The Downtown Village District functions as a destination for residents and visitors to Holly Springs and includes two activity centers: an iconic downtown core and a medical campus at the intersection of NC 55 and Avent Ferry Road; along with several vibrant neighborhoods surrounding the centers. The core area of the District supports a compact development pattern with a mix of

land uses (horizontal and vertical), high-quality architecture, plazas and public spaces, and civic spaces that promote social interaction and celebrate the Holly Springs community. Uses and buildings area located on small blocks with streets designed to extend a grid network in both directions of N. Main Street. Buildings may stand two to five stories tall and include civic, retail, office, restaurant, or other entertainment uses with condominiums or apartments above storefronts. Non-franchise architecture is encouraged in the Downtown Village District as a way to maintain. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

The intersection of South Main Street and Holly Springs Road has been neglected for many years and is ripe for development. Whilst the developer does not control the current shopping center that contains Mama Bird's Ice Cream and Holly Springs Grocery, it will install vehicular stubs to the adjacent property, setting it up successfully for when redevelopment occurs. As envisioned above, existing vibrant neighborhoods of Windward Pointe, Windcrest and beyond, will be able to walk and bike to this mixed-use development.

In addition, the UDO also dictates that (Table 2.2.2-A) that buildings be a minimum of 5' from the street and a maximum of 20'. This ensures that a compact development pattern is created with emphasis on social interaction, as outlined in the designation description. This project will connect to existing public sidewalk systems that currently existing along Holly Springs Road, and construct sidewalk along Main Streets as well along all internal streets within the site.

The Vista Mixed Use rezoning request meets the Vision Comprehensive Plan's goals and vision. When developed, the project will offer a walkable, mix of old and new, that will be a welcomed addition to Holly Springs.

Section 2: Transportation/Comprehensive Transportation Plan

As the Town grows, traffic becomes more and more critical. As a new development, it is only fair that this potential project contributes to mitigate its potential impacts. This is done through working with both the Town's engineers as well as NCDOT. The developer must improve all adjacent roadways as per the approved Comprehensive Transportation Plan (CTP) and may also be responsible for other nearby intersections that have been recommended by Traffic Impact Analysis (TIA) findings.

Transportation

The Comprehensive Plan strives to strike a balance between land use and effective transportation throughout Town and has several objectives that suggest how that can be achieved. The proposed rezoning request can meet several of these, specifically:

- 1) *"Promote a pedestrian-friendly environment by filling gaps and improving connectivity throughout the sidewalk system and to key destination or activity nodes."*

As previously mentioned, this project will result in much needed high quality infill development in the center of Town that will result in a mixed use destination that will be

accessible for nearby walkers and bikers alike from nearby neighborhoods, resulting in improving the pedestrian climate.

Comprehensive Transportation Plan

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The plan also proposes a multimodal transportation network that fosters growth in a positive way to the surrounding environment. This is done through three distinct elements: roadway, bicycle and pedestrian, and transit. The project is meeting the roadway element by contributing to the intersection improvements of Main Street and Holly Springs Road as well as other off-site improvements identified in the TIA. These improvements will work to improve both the existing traffic as well as take into account the proposed project traffic. The CTP also shows a 2-lane neighborhood/local connector that will allow for an eventual connection from Main Street to Holly Springs Road. This project shall incorporate its design of the segment within its property only, and, at time of development plan, shall confirm that the remaining extension shall be constructible in the future.

The bicycle and pedestrian elements will be met through providing a multi-use path adjacent to Main Street and Holly Springs Road across the subject property's frontage. The transit element is dependent on what comes to fruition with future transit options for the Town. Currently there are no nearby transit stops. As part of the development plan, staff will evaluate the need for an additional shelter adjacent to the project. If it is determined one is necessary, it will be constructed at the cost of the developer. Additionally, The Safety study intersection identified within the CTP is being considered and evaluated as part of the TIA.

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

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

1) *Amenities that encourage physical activity*

The proposed development will feature a swimming pool and other active areas, that will undoubtedly promote physical activity.

2) *Provide equitable and inclusive access to all residents of Holly Springs by establishing a 10-minute walk to Town park*

While the project can not dictate town-wide 10 minute walks, it can do its part by locating within a 10-minute walk to the existing Jones Park and will construct a multi-use path along Holly Springs Road, ensuring equitable and inclusive access.

3) *Seek excellence in everything the Town provides to its residents by: placemaking, ADA compliance, updated technology.*

As mentioned elsewhere, the proposed project will meet active open space requirements by providing plazas, and other planned amenities throughout the development. In addition, the project will be required to meet all NC ADA

requirements. The proposed project will also be installing multiple EV charging stations as required by the new UDO, ensuring that the site will meet updated technology needs.

Section 4: Community Facilities

Community facilities address the need to be mindful of the increased demand for public services as the Town continues to grow. Community facilities can include fire, police, EMS, as well as public school facilities. The Comprehensive Plan contains several community facility objectives, specifically our project achieves the following:

- 1) *Inform developers when proposing new subdivisions-of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."*

Developers plan for community facilities such as police, fire and EMS when designing a development. Drive isles are required to be designed to accommodate the largest emergency response vehicle. The turning template is then submitted and review by staff to ensure that the vehicle can safely maneuver through all access points and parking areas. Due to the infill location of this project, existing emergency response facilities are located within close proximity and no issues are perceived with regards to insufficient response time.

Section 5: Infrastructure and Utilities

The Comprehensive Plan strives to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications and so forth, with respect to new development, can adequately handle new growth. Holly Springs has planned smartly for the rapid growth that it has experienced over the last several years. A water agreement is in place with Harnett County where the Town is served by abundant water from the Cape Fear River. With regards to sewer, the Town has invested in its own wastewater treatment plant. The Town-owned and operated WRF facility presently has a total treatment capacity of 6.0 MPG, and in 2018 treated approximately 2.8 MGD. The Town has a permit to expand the treatment up to 8.0 MGD. As part of the rezoning process, the project engineer has submitted a sewer analysis to ensure that there are no sewer capacity issues to serve the proposed project. This analysis will analyze the existing Omni Pump Station and its ability to be taken off-line as part of this project. All final recommendations of this sewer study shall be implemented with the development of this project.

For many years the Town has had established stormwater requirements. The project will be required to meet all NPDES Phase II requirements which will be reviewed during the site plan process.

Given the subject area's close proximity to existing development, there is already existing electricity in place as well as the Town's fiber network.

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Non-Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

Section 8: Natural Resources

The Town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the Town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the Town must verify each project, subject request included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly.

On March 1, the Town adopted a new UDO. As part of that ordinance, a tree preservation section must be adhered to. Since the subject property is located within the Downtown Village District, the project will not be subject to tree preservation requirements.

Main Street Vista: Design Goals Narrative – REVISED 12/09/22

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development as to preserve the site's natural character:

This project does not propose significantly altering the slope meaning this site's natural topography will be preserved. A larger buffer is proposed between the existing Windward Pointe subdivision and the site than is required by Holly Spring's UDO, will result in an increase preservation of the site's natural character. Existing structures on the site are being incorporated into the project's proposed design. The site has been cleared previously therefore few mature trees of significant size are currently present.

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns:

The development is located within the Downtown Village District Area Plan. The parcels for this project are identified as mixed use within this area plan meaning this proposal is in line with the Town's future vision for this area. New development will be visible however building placement and existing topography will ensure the new construction is respectful to the site's existing surroundings.

3. Development of pedestrian-oriented communities and development of traditional style neighborhoods:

The Village District Area Plan encourages attached residential in the form of apartments, townhomes and condos. This denser housing type paired with the commercial uses and centered around a Village Green creates a pedestrian focused environment. Parking is located primarily on the exterior of the development to retain a walkable center within the development.

4. Development of communities that are visually and functionally connected to one another:

This project's design places a high priority on pedestrian scaled connectivity. Additionally, roadway connections are proposed in all areas possible to promote connectivity with future growth. The location of the new structures slightly set back from the existing buildings on the site will create a sense of visual connectivity, from both Holly Springs Rd and N Main Street. Sidewalks will be extended along Holly Springs Rd and N Main St to improve pedestrian connectivity to surrounding development.

5. Protection of significant watershed areas in order to preserve water quality:

As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. This site is not within a critical watershed; however, wetlands have been identified along Main Street, and therefore we are designating that area as conservation area.

6. Creativity and imagination in the process of development:

This site includes many creative elements that urban designers often look for: alternative street sections, otherwise not allowed in standard UDO design, are proposed which utilize on-street parking areas, plazas oriented at key areas, as well as a central green open space area, available to both residents and visitors alike. Street trees shall be required to be installed within the sidewalks within tree grates, which will activate and invite the streetscape. This urban network will contribute to an energized Main Street feel, with emphasis on the pedestrian, rather than the vehicle.

Streetscape buffers along Main Street and Holly Springs Road have been reduced to ten feet, to emphasize an urban streetscape with a 10-foot sidepath in front of the buildings and parking to the side and rear. Furthermore, the site will be developed with a shared parking agreement, ensuring that unnecessary impervious coverage will be limited. The Design Manual further emphasizes how creativity and imagination will be incorporated into Main Street Vista.

All buildings containing residential will feature interior conditioned accesses and elevators, something not currently seen in Holly Springs, as this development will not feature typical garden-style, walk-up apartment units. This urban design allows the density to be over 20 units to the acre, which is also a density not currently seen in Town but is appropriate given this location's proximity to downtown. The mixed-use buildings shall have entrances oriented to major public streets (Holly Springs Road and Main Street) as well as towards the internal streets.

The public open space areas (village green, dog park) are separated from the project's buildings by internal streets. Community plazas are located against buildings, with three sides open to the streets and landscaping. The community pool and courtyard is located against the only all-residential building, which will also accommodate the community amenities and is open to the east and south for maximum sun exposure whilst allowing privacy from the general public.

7. Unique architecture or sustainable design:

The location of this project near Holly Spring's downtown core offers the opportunity for a sustainable lifestyle. The project will feature unique alternative street sections which emphasize on-street parking, which will contribute to natural traffic calming throughout the site, allowing pedestrians to be the focus, rather than the vehicle.

EV charging stations will be placed throughout the site, to ensure adequate services to both residents and business patrons.

Additionally, no above ground detention is proposed, which will further encourage urban density, that has not currently been seen within Holly Springs, but is so desperately desired in the core area.

Emphasized entrances, balcony features will break up the façade and contribute to creating an apt human scale. Open space has also been greatly contemplated with a central green area in the core of the development, gathering area, as well as a private recreation amenity for the multifamily component, featuring a clubhouse and pool/courtyard amenity.

Residents of the development will benefit from the project's commercial offerings as well as the project's proximity to downtown Holly Springs. As infill development continues throughout this corridor even greater opportunities will be available to both residents and visitors alike. Main Street Vista strives to be a destination and emphasis will be placed on high quality architecture as outlined in the Design Manual.

The following sustainability elements shall be incorporated into this development:

- Energy Star Appliances
- Exceeding the minimum energy conservation standards established in the model codes.
- Light color and heat reflective roofing on flat roofs.
- Shading devices at balconies and select windows.
- Construction materials from regional manufacturers (brick, stone, fiber cement, gypsum board, etc.)

8. Efficient, aesthetic and desirable use of open space:

Open space is located throughout the site and is classified into three categories: Urban Civic Space (Public); Active Open space (Private) and Conservation Area. The urban civic space is located central to the project in the Village Green. The Village Green will feature a fountain, benches, trash receptacles as well as decorative pavers and supplemental landscaping that balance both hardscape and landscape to invite visitors to interact with the open space in multiple ways. The active open space (private) will allow multifamily residents and their guests to enjoy a clubhouse (min 7,000 SF) as well as a pool area (minimum 1,200 SF). Finally, although this site is urban in nature, it is more important to protect sensitive existing environmental features. An environmental analysis has been performed on-site and observed wetlands are located in the Conservation Area adjacent to Main Street and will be protected in its natural state.

9. Variety in housing types and physical development patterns:

The housing types proposed are consistent with the Downtown Village District Area Plan and will be bringing a new housing type to Holly Springs within the Town's downtown core. Thoughtful building placement results in both development facing existing corridors as well as a new central gathering space within the interior of the project.

10. Special considerations for property with a unique history or outstanding physical features:

The subject property does not contain any existing historic structures or outstanding physical features. However, an environmental analysis has been performed on-site and observed wetlands are located in the Conservation Area adjacent to Main Street and will be protected in its natural state.

NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting.

☒ Neighborhood Meeting Date: April 21, 2022
Time: 6:00 pm
Location: Virtual Meeting

For DS Use only

Project # _____

Date Received: _____

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: April 7, 2022

Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See Attached.

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- ☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

[Signature]

Date 6-3-22

Owner	Mail Address 1	Mail Address 2	Mail Address 3
TOWN OF HOLLY SPRINGS, DEPT OF DEV. SERVICES	P.O. BOX 8	HOLLY SPRINGS NC	
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
RANDALL S ADAMSON LLC	125 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
HAHN, ELSIE MAE	220 N MAIN ST	HOLLY SPRINGS NC 27540-9193	
DAVIS, MARIE F	2120 COLEY FOREST PL	RALEIGH NC 27607-3122	
NORRIS, DANNY NORRIS, EMA	5512 QUIET GLEN DR	HOLLY SPRINGS NC 27540-9569	
MORTON, DARRELL E	116 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
SANDHAR REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
HOLLEMAN, J LEE JR	PO BOX 246	HOLLY SPRINGS NC 27540-0246	
BLUEFIN DEVELOPERS LLC	153 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
JOJE HOLLY LLC	192 OAK HAVEN LN	APEX NC 27523-5802	
SHARMA, BAL K SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
CHAU, GABRIEL P CHAU, CHRIS O	5328 DEERGRASS CT	RALEIGH NC 27613-6584	
JETTER, JODI ANN	PO BOX 1215	HOLLY SPRINGS NC 27540-1215	
SHARMA, BAL KRISHNA SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519-0993	
GAVAZZA, PAOLO WOLCOTT, BONNIE	117 RALEIGH ST	HOLLY SPRINGS NC 27540-9044	
HSFS LLC	101 S KINGS DR STE 200	CHARLOTTE NC 28204-2797	
COTTEN, LAURA UTLEY, STEPHANIE	PO BOX 271	HOLLY SPRINGS NC 27540-0271	

TAPATIOS LLC	120 BASS LAKE RD	HOLLY SPRINGS NC 27540-7620	
SOSNOWSKI, JAMES J SOSNOWSKI, MICHELLE L	120 RALEIGH ST	HOLLY SPRINGS NC 27540-9043	
BHANA REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
TH PROPCO LLC	6701 CENTER DR W STE 1450	LOS ANGELES CA 90045-2481	
KHACHCHAF, AHMED SULAIMAN, MAHMOUD	204 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9022	
HOLLY CAPITAL LLC	WALGREENS #7505	PO BOX 1159	DEERFIELD IL 60015-6002
NRF HOLLY SPRINGS LLC	212 E 3RD ST STE 200	CINCINNATI OH 45202-5500	
113 HOLLY SPRINGS ROAD LLC	PO BOX 6356	RALEIGH NC 27628-6356	
PERIATHAMBI, INIGO INIGO, STELLAMARY	192 OAK HAVEN LN	APEX NC 27523-5802	
300 NORTH MAIN STREET LLC	PO BOX 6356	RALEIGH NC 27628-6356	
WINDWARD POINTE HOMEOWNERS ASSOC	PO BOX 1149	APEX NC 27502-3149	
NIETO, JOSE NIETO, JEAN A	704 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
MCDAVID, PHILIP A MCDAVID, JILL L	708 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
FLANAGAN, MICHAEL S FLANAGAN, JENNIFER K	716 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
SOUSA, KARRIE G SOUSA, JOSEPH JR	609 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
HALLOCK, DEBORA M	617 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
ONEAL, ROBERT L ONEAL, LESA C	412 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
DIGRAITIS, DENNIS TIMOTHY	116 ABERCOM CT	CARY NC 27519-8179	
LAPINSKY, BETTY L	712 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
FINE, AARON M FINE, KATIE M	513 BARBADOS CT	HOLLY SPRINGS NC 27540-9313	
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
RYBARCZYK, DREW R RYBARCZYK, SHANNON L	501 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	

RAILSBACK, ASHLEY RAILSBACK, GARRETT	400 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
HOLLEY, RUSSELL A	708 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
NORRIS, MARIA	424 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
WALKER, MICHAEL P WALKER, JENNIFER	720 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
LECLAIR, WENDY M	729 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
WHITESELL, JESSICA WHITESELL, RODNEY	628 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
OVERTON, TIMOTHY M OVERTON, KAREN	730 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
ROUSE, CHRISTOPHER BLAIR ROUSE, JULIEANNE G.	300 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
BLACK, STEPHEN CHARLES BLACK, MELINDA M	709 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
FRY, MICHAEL S FRY, CLELIA A	704 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
WILLIAMS, MICHAEL D	724 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
BERTRAM, DAVID J BERTRAM, SARAH C	728 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
PORTER, JENNIFER LYNNE PORTER, SCOTT RICHARD	725 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
WALKER, LESLIE A WALKER, AUDREY D	8679 FORESTER LN	APEX NC 27539- 7933	
HALL, RANDOLPH R JR HALL, LINDA S P	413 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
MARGOLIS, JOHN D MARGOLIS, HEATHER L	425 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
BELL, JENNIFER COOK, GARY	413 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
OBERLE, MICHAEL S JAHN, LISA L	536 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
RUBINO, VANESSA C RUBINO, GREGORY D	532 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
AL-RUBAYE, AHMED IMAD HASAN KHALAF, MARIAM IBRAHIM	705 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200	
WINFIELD, JACOB W WINFIELD, ELIZABETH A	632 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
NEEDELL, JARED D	700 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	

GUESTIN, KREGG M GUESTIN, ERICA L	521 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
BAYUS, JOHN M BAYUS, ELAINE M	400 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
SHUE, LISA SHUE, BRIAN WHITMAN	401 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
BENNETT, CATHERINE	409 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
MORRELL, JOEL D	713 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
DUERR, BARBARA	320 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
LAFONTAINE, DAVID LAFONTAINE, JENNIFER	609 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
KEELER, JEFFREY J KELLY, THERESA A	517 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
BURGESS, SHAWN	509 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
DILLMAN, DAVID L DILLMAN, MARY K	520 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
WILSON, DONALD WILSON, AYAKO KEGA	412 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
HEINZE, MARK E HEINZE, ANGELA H	408 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
COLEMAN, RICHARD K COLEMAN, KIMBERLY M	404 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
COSENTINO, ANTHONY T COSENTINO, CHERI L	401 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
RICE, KIRKLAND H RICE, BLAIR G	613 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
WARD, RICHARD J JR WARD, DAWN R	433 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
KSIONSK, PAUL JAMES KSIONSK, JANET ERICA	437 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
COULTER, KEVIN T COULTER, SARAH D	405 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
LEEDS, AARON LEEDS, CRISTY	701 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
KEITH, IRENE	636 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
BELCHER, MARK W BELCHER, FAITH C	605 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
OAKS, ERICH W. OAKS, KARI T.	412 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
FRIES, CARLOS E	644 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	

ANDERSON, PATRICK J ANDERSON, JULIANNE E	620 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
LYLES, KENNETH C LYLES, DAWN H	501 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
STALEY, THOMAS M STALEY, PEGGY S	321 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
MUEFFELMANN, GREGORY G MUEFFELMANN, BEVERLY R	325 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
AYALA, BULMARO E VEGA, VIRIDIANA	329 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
SEALE, DAVID R SEALE, GERALDINE G	416 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
GREENWOOD, KEITH M GREENWOOD, CARRIE B	505 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
HARRISON, BRIAN HARRISON, MELISA	509 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
BEIFELD, LAWRENCE H BEIFELD, CLAUDIA F	605 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ONEILL, MICHAEL P ONEILL, CYNTHIA A	600 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
MCNEIL, FRED A	505 BARBADOS CT	HOLLY SPRINGS NC 27540-9313	
MAMMES, RICHARD E MAMMES, JEANNE M	509 BARBADOS CT	HOLLY SPRINGS NC 27540-9313	
LINDSAY, STEVEN W LINDSAY, WENDY W	516 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
BECKNER, LARRY E II BECKNER, BETTY J	501 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
HARTSOE, STEVEN S	505 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
KINGERY, PATRICIA A KINGERY, TRAVIS A	720 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
ZUGG, GEORGE K JR ZUGG, MARY T	721 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
GAMBLE, CHRISTOPHER D GAMBLE, RITA I	309 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
FRANCK, KEVIN ERNEST MALISZEWSKI, SHAUNA MARIE	500 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
KENNETH R HENKE LIVING TRUST MARGO E SAVAGE-HENKE LIVING TRUST	404 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
WALLER, JEFFREY H WALLER, STEFANIE	504 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
NICHOLS, DAVID A NICHOLS, STEFANIE JANE PENROD	504 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384	
CHAVOLLA, EDUARDO URIBE, ZENOBIA S	721 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	

SEMON, THOMAS W SEMON, LEAH L	517 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
DICKSON, HENRY A DICKSON, CHRISTINE B	504 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
EASON, ANTHONY L EASON, BRENDA C	400 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
DILLMAN, ERIC J DILLMAN, JUDITH	312 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
HARRIS, AARON J HARRIS, MIYOSHI L C	308 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
WINDWARD POINTE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502- 3149	
HAYES, DANIEL HAYES, JUDY BABCOCK	509 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
FISHER, ROBERT FISHER, CAROL	504 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
AMANN, DONALD K AMANN, KRISTEN M	420 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
HINSON, CHRISTOPHER BRYAN HINSON, NICHOLE ELLEN	508 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
ABBOTT, CHRIS ABBOUT, ELLEN	705 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
DILLON, JOSHUA M PAPPAS-DILLON, ANDREA A	401 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
WILLIAMS, PATRICK B WILLIAMS, ASHLEE A	621 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ZIMMERMANN, GERALD H ZIMMERMANN, MARION E	11321 MANSFIELD CLUB DR	FREDERICKSBURG VA 22408-8048	
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519- 0993	
MAKSYMOW, STEFAN THOMAS	733 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
MCBRIDE, DENNIS E	501 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
FAUGL, JASON FAUGL, REBEKAH LISCIO	629 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ROSS-WALDMAN, JOSHUA FUENTES- WALDMAN, XIMENA	724 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
HUKILL, BRANDON HUKILL, NEELY	408 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
POULK, DALLAS LANDON BLITZBLAU POULK, MARGARET EVELYN	637 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
SHURER, ANTHONY J SHURER, KATHRYN BROOKE ASHLEY	513 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
BAKER, JOSHUA D BAKER, MEGAN R	624 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	

ANDERSON, MARK R ANDERSON, ABIGAIL S	717 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
LOCKE, LISA M	513 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
MENGES, TROY M MENGES, CARMEN L	625 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
BLUM, EINAT BLUM, ILAN	30 HALLER CRES	SPRING VALLEY NY 10977-6605	
BROWN, JOEL G	525 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
SMALLING, GREGORY SCOTT SMALLING, STACIE ANN	408 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316	
GRAY, JOSHUA GRAY, COURTNEY ELIZABETH	607 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
THE PATRICK AND JANE BRESLIN REVOCABLE TRUST	604 CAYMAN AVE	HOLLY SPRINGS NC 27540-9388	
SKRABUT, STEPHEN L SKRABUT, BEVERLY N	500 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384	
SCHOONMAKER, NICHOLAS	529 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319	
PHARES-ALDRICH, SUSAN L.	409 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
ALLEN, ETHAN ALLEN, MICHELLE	732 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
CSHP ONE LP	INVITATION HOMES-TAX DEPT	1717 MAIN ST STE 2000	
LANDRON, CHRISTINE MARIE MUNIZ, ELIAS JR	728 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
KAY, MELISSA ANN KAY, IAN ANDREW	601 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
KISNER, MEREDITH BESTICK TRUSTEE MEREDITH BESTICK KISNER RVCBLE TRUST	508 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
EARNEST, DANIEL EARNEST, KATHLEEN	324 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
FERRIN, JOSHUA C FERRIN, CARRIE A	508 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328	
MCMILLAN, JAMES A IV	409 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
BLANKENSHIP, LEE J BLANKENSHIP, CARRIE S	332 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
WEAVER, MARCUS J WEAVER, PRISCILLA J	709 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
WITOSKY, MATTHEW C	648 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
HARRIS, MICHAEL LEE SMITH-HARRIS, GENSEI	404 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	

WALLACE, MIKKITARO WALLACE, LORI BETH	400 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327	
HEBERT, CARRIE	701 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
CRAIG, CAROLINE J DAVID, LUCAS T	713 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
TOSKIC, MILJAN TOSKIC, NATALIE NICOLE	313 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315	
WILSON, TRACY JANE WILSON, JOHN JACOB	524 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
DUNCAN, CHRISTOPHER DUNCAN, JANELLE	508 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386	
DAMPMAN, BRIAN J DAMPMAN, TIFFANY	717 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
SAMPSON, HUNTER MCRAE SAMPSON, KARA LENA MCKINLEY	640 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
SIDLE, ASHLEY SIDLE, WAYNE	613 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389	
SARTAIN, ANDREW RICHARD SARTAIN, EMILY MARIE	633 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383	
ERRICHETTI, CHRIS ANDREW ERRICHETTI, JENNIFER MARIE	509 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
PARKER, CHRISTOPHER J PARKER, MARISSA J	505 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358	
FARNSWORTH, SAMUEL BRADY FARNSWORTH, JENNIFER ANNE	504 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
SANTIAGO, DAVID MICHAEL SANTIAGO, DANA MAYO	712 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
FRITZ, MEREDITH A	540 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	
BURGESS, DANIEL JOHN	316 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
FLESZAR, LAWRENCE TRUSTEE FLESZAR, GAIL TRUSTEE	400 NEVIS DR	HOLLY SPRINGS NC 27540-9421	
CHADA, ARVINDER SINGH CHADA, JAGTAR KAUR	404 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333	
STEWART, WENDY MARIE	725 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
TWING, VIONE V TRUSTEE THE VIONE V TWING FAMILY TRUST	512 BARBADOS CT	HOLLY SPRINGS NC 27540-9312	
HENRIQUEZ, JOSE R CEBALLOS VERAS, CARLOTA A.	604 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382	
ROBERTS, BEVERLY	716 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390	
BOOTHE, ZACHARY BOOTHE, ANNE	528 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318	

TRESHAN, STEPHEN S TRESHAN, LINDA	304 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
BONEL, DENIS ZECK, VICTORIA	429 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317	
OOSTRA, JACOB	405 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
GIOVACCHINI, DEVIN GIOVACCHINI, GINA	405 NEVIS DR	HOLLY SPRINGS NC 27540-9422	
KNUROWSKI, JOSEPH M KNUROWSKI, SHEILA M	328 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314	
TROXLER, MICHAEL T TROXLER, ANNETTE P	513 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
BALL, BILLY T BALL, DEBRA C	409 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326	
MEYER, JENNIFER C CONTADOR, GONZALO	505 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385	
COHEN, JASON DANIEL COHEN, JENNIFER	102 LUTTERWORTH CT	CARY NC 27519-8682	

Main Street Vista – Neighborhood Meeting Minutes

Presenters: Laura Holloman, Jason Barron, Melanie Rausch, Alex Barroso

Attendees: Brian Whitman, briwhi73@yahoo.com

Neely Hukill 408 St Kitts Ct Holly Springs, NC neelyhukill@yahoo.com

Debora Williams, 617 Cayman Ave, Holly Springs, NC 27540,
debbywilliams54@gmail.com

Crazyctlady@yahoo.com.

marianorris3149@gmail.com

erri13579@gmail.com.

larryonealnc@gmail.com

vanessa_rubino@yahoo.com

bevsmail2@gmail.com

jodij634@gmail.com

Meeting start time: 6:01 pm

- Laura Holloman overviews how to participate in the virtual format.
- Laura Holloman overviews the process of approval and timelines, particularly pertaining to the steps required for a rezoning.
- Jason Barron explained that the neighborhood meeting now is required before the rezoning application is submitted to ensure that adjoining properties are in the loop and are able to contribute to the project's vision by providing valuable feedback. Barron explains how this meeting strives to be the conduit between the project and the surrounding community. We want to work with the community, and we want to be good neighbors throughout the process
- Laura Holloman overviewed the site and surrounding existing conditions, along with the current zoning of the site.
- Laura Holloman overviewed the Holly Spring's Future Growth Strategy Map showing this area as a place to transform by increasing density and intensities. As well as the future land use map designation of this area as a downtown mixed-use designation with multistory buildings.
- Laura Holloman detailed how this project is keeping with the Town's vision of incorporating more vertical mixed use, and how it is an appropriate time with other developments progression to be looking at a project like this in Holly Springs.
- Ms. Holloman detailed the different uses proposed to the development and emphasized the retention of the historic buildings included on the site. They will not be demolished as a part of the project.

- Ms. Holloman displayed the conceptual site plan rendering and explained how parking will be kept to a minimum in accordance with what Holly Springs would like to see. The development includes live work units, and a new apartment type that is not currently present in Holly Springs. As well as smaller professional office space that is currently a gap in Holly Springs. Approximately 276 apartment units are proposed in a 4-story building.
- The project proposes a 30-foot buffer to the adjacent properties to the east of the subject site to ensure the neighbors have an appropriate screen.
- Jason Barron clarified that the building along Holly Springs Rd, and Main St will be vertically integrated mixed use with retail on the ground floor, and residential units on the remaining 3 floors. Buildings 300-400 will be built to include traditional office use on the ground floor. Jason Barron reiterated that the buffer screen is something we wanted to make sure was present to be courteous of the existing residential.
- Laura Holloman displayed examples of the various product types that will be incorporated into the development including the direct entry units, live work units with ground floor office, residential amenities, leasing office with residential above, and the cottage square area.
- Jason Barron clarified the town has a new conditional district process that requires the incorporation of details and architectural elements. These pictures are very representative of what will be built in the end of the process.
- Laura Holloman displayed images as to what the buildings in the development will likely look like
- Presenters open the floor to resident questions.
- Is it possible to build a fence to discourage walking into Windward Pointe back yards?
 - Jason Barron: we can certainly look into that.
- Are you intending to purchase the properties where the grocer and mama birds is?
 - Alex Barroso: Currently, no we are not looking into purchasing those properties. However, we are ensuring our development is considerate of future development opportunities, to increase connectivity.
 - Laura Holloman highlights where the dumpsters are per a resident's question. The dumpster location was shown to be close to the dog park.
- Are all buildings going to be 4-stories?
 - Alex Barroso responded the entire building will be around 45 feet, Jason Barron added the project will establish a maximum height that will be a part of the rezoning package.
- Will units be for rent, for sale or a mix?
 - Alex Barroso stated all units will be leased.
- Resident asks why road widening is not being worked into this project?
 - Laura Holloman answers road widening is being fully acknowledged and the plan has incorporated this into the design.
- Are you planning on clear cutting or saving some of the tall pines that are next to Windward Pointe homes?
 - Laura Holloman explains that this is where feedback is critical, we will certainly consider saving anything that we can. We will certainly factor in any existing trees possible.
 - Jason Barron stated that pines are often not incorporated into buffers as they do not screen as well as other plants
 - Alex Barroso stated we are certainly interested in keeping them if that option is available.

- What plans are in place to lessen the impact of the parking lot lighting on surrounding properties?
 - Laura Holloman responded that the town is very strict with their lighting requirements as a part of the dark skies initiative, meaning lights will be dim, and light angles are regulated. Additionally, shrub plantings will shield vehicle lights from shining into neighboring windows.
- With the hardscape parking area closest to Windward Pointe yards, what kind of plans are being made for water runoff?
 - Jason Barron explained that the site topography generally drains to the northwest, meaning storm water should flow naturally away from the existing neighbors.
- What is the target audience for the rental properties? Is it luxury high-end housing, low-income housing, or somewhere in between?
 - Alex Barroso responded that units will be luxury and not include affordable units, i.e. rent restricted, some units will rent for well over \$2,000.
 - Jason Barron stated that this product type is not currently offered in Holly Springs, however there is a market need. These will likely be rented out on the high end of rental rates. Mr. Barroso stated this will be a relatively expensive project to build meaning rental rates must be set accordingly.
- With the number of apartments, it's at least 500 more cars. That's a lot of traffic.
 - Laura Holloman explained the TIA process and the Town's procedures to safeguard against traffic becoming problematic, or negatively impacting existing roads. The project works with both NCDOT and the town to ensure that traffic is being accounted for. Additionally, Holly Springs requires a 5% growth rate be incorporated into the TIA, which is the highest rate required in Wake County.
- Can you provide us a copy of the drawings?
 - Jason Barron: Yes, we can share these drawings.
 - If you would like a copy, please drop your email in the chat.
- What types of business are being targeted?
 - Coffee shops, restaurants, uses that generally do not stay open too late or produce noise, a high-level tenant will be preferred.
- How do we stay engaged in this project? How can we stay in the loop?
 - Laura Holloman overviewed the town's development map. Melanie Rausch shared the link to the development map.
- Do you have any requirements by the town to have a percentage of affordable apartments? Low-income apartments?
 - Jason Barron: No, we do not have them in the development.
- Is the dog park open to the public?
 - Alex Barroso: At the present time it is for the residents, but I don't know if it will remain private.
- How long project will take?
 - Laura Holloman: the entitlement process takes approximately 18 months.
- How will it take to complete the project including construction?
 - Alex Barroso 18-24 months.
- Jason Barron and Laura Holloman both shared contact information in the chat.

Meeting end time: 7:07

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0082500 and PIN 0649937653 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 2022.

Applicant Signature *Laura Holloman*

Printed name of Applicant Laura Holloman, McAdams

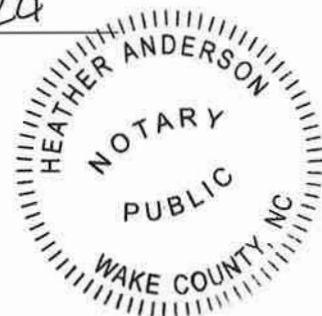
NOTARY STATEMENT

Sworn to and subscribed before me the 31st day of May, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson, Heather Anderson
Notary Public Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0082500

and PIN 0649937653

located at 137 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to
DOWNTOWN MIXED USE W/CONDITIONAL DISTRICT(DMX-CO) (proposed zoning district).

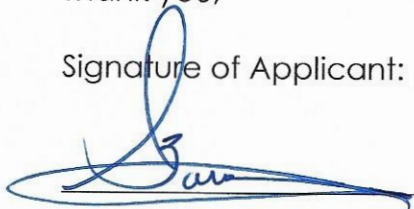
The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

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Certified Mail Fee	\$3.75
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☐ Return Receipt (hardcopy)	\$2.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.33
Sent to: JFT PROPERTIES LLC	
Street and Apt. No., or PO Box No. 1001 PROGRESS ST, SUITE 101	
City, State, ZIP+4® FUGUAY VARINA, NC 27526	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0003392 and PIN 0649933963 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

Sworn to and subscribed before me the 31st day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson
Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0003392

and PIN 0649933963

located at 0 N. MAIN STREET

from LOCAL BUSINESS (LB) (existing zoning district) to
DOWNTOWN MIXED USE W/CONDITIONAL DISTRICT (DMX-CO) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will
be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs
Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:

Date:



1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

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Extra Services & Fees (check box, add fee as appropriate)	\$7.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38
Sent To	JFT PROPERTIES LLC
Street and Apt. No., or PO Box No.	1001 PROGRESS ST, SUITE 101
City, State, ZIP+4 [®]	FUQUAY VARINA, NC 27526
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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0197 11

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01/26/2022

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0019172 and PIN 0649939744 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

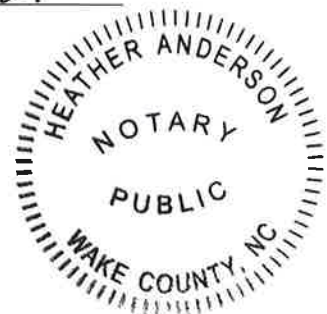
Sworn to and subscribed before me the 31st day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson
Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0019172

and PIN 0649939744

located at 133 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to

DOWNTOWN MIXED USE W/CONDITIONAL DISTRICT (DMX-CD) (proposed zoning district).

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

be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Holly Springs, NC 27540	
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38
Sent To	BHANA REAL ESTATE LLC
Street and Apt. No., or PO Box No.	320 FLATROCK LANE
City, State, ZIP+4®	HOLLY SPRINGS, NC 27540
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2495 6664 0000 050 050 1202

0197 11

Postmark Here

01/26/2022

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

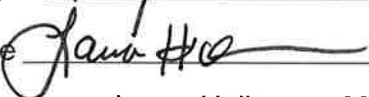
Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0038971 and PIN 0649935427 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature 

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

Sworn to and subscribed before me the 31 day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24


Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0038971

and PIN 0649935427

located at 113 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to

DOWNTOWN MIXED USE W/ CONDITIONAL DISTRICT (DMX-CO) (proposed zoning district).

The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 296A PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARE.COM

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
Official Use	
Certified Mail Fee \$3.75	Postage \$0.58
Extra Services & Fees (check box, add fee as appropriate)	Total Postage and Fees \$7.38
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Sent To 113 HOLLY SPRINGS ROAD LLC	
Street and Apt. No., or PO Box No.	
2021 FAIRVIEW RD	
City, State ZIP+4® RALEIGH, NC 27608	
PS Form 3800, April 2015 PSN 7530-02-000 9047 See Reverse for Instructions	

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0093211 and PIN 0649936510 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 31st day of May, 20 22.

Applicant Signature Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

Sworn to and subscribed before me the 31 day of May, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 9/17/24

Heather Anderson
Notary Public

Heather Anderson
Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0093211

and PIN 06A9936510

located at 125 HOLLY SPRINGS ROAD

from LOCAL BUSINESS (LB) (existing zoning district) to

DOWNTOWN MIXED USE W/ CONDITIONAL DISTRICT (DMX-CO) (proposed zoning district).

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

be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting the Holly Springs Department of Planning & Zoning at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

1/25/22

Name ALEX BARROSO Company VISTA REALTY PARTNERS
Mailing Address 2964 PEACHTREE ROAD, SUITE 585
City ATLANTA State GA Zip 30305
Telephone # (919) 698-3175 Fax # () E-Mail AB@VISTARP.COM

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Holly Springs, NC 27540	
OFFICIAL USE	
Certified Mail Fee \$3.75	0197
Extra Services & Fees (check box, add fees as appropriate)	11
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.58	
Total Postage and Fees \$7.33	
Postmark Here	
01/26/2022	
Sent To RANDALLS, ADAMSON LLC	
Street and Apt. No., or PO Box No. 125 HOLLY SPRINGS ROAD	
City, State, ZIP+4® HOLLY SPRINGS, NC 27540	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Randall Adamson of Randall Adamson LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

[Signature]

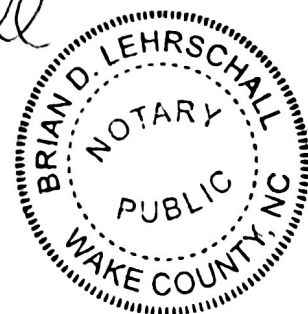
Wake County PIN/REID:

0649936510

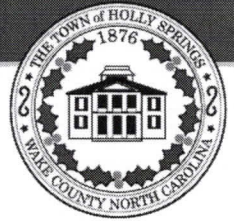
State of North Carolina
County of Wake

Sworn to and subscribed before me the 26th day of January, 20 22.
Notary Public in and for the State of North Carolina. My Commission expires: 05/07/24
[Signature], Brian D. Lehrscha
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Jonathan Anderson of 113 Holly Springs Road LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

[Signature]

Wake County PIN/REID:

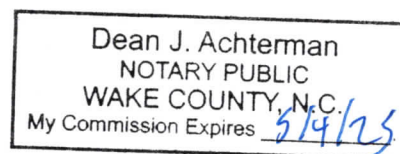
064993542

State of NC
County of Wake

Sworn to and subscribed before me the 26 day of January, 20 22
Notary Public in and for the State of North Carolina. My Commission expires: 5/4/25

[Signature] / Dean J. Achterman
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

David Ball of JFT Properties LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

[Signature]
[Signature]

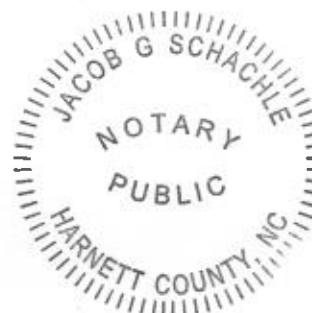
Wake County PIN/REID:

0649933963
0649937653

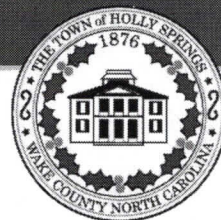
State of North Carolina
County of Wake

Sworn to and subscribed before me the 27th day of January, 2022.
Notary Public in and for the State of North Carolina. My Commission expires: May 11, 2025
[Signature] 1 Jacob G Schachle
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Conditional Use District and/or Conditional Use Permit on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Parminder Sandhar of Bhana Real Estate LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

Local Business (LB) to Downtown Mixed Use with Conditional District (DMX-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Use Permit.

Signature of Owner(s):

P. Sandhar

Wake County PIN/REID:

0649939744

State of NC
County of Wake

Sworn to and subscribed before me the 26 day of January, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 5/14/25

[Signature] / Dean J. Achterman
Notary Public Printed

Seal

Dean J. Achterman
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 5/14/25

MAIN STREET VISTA

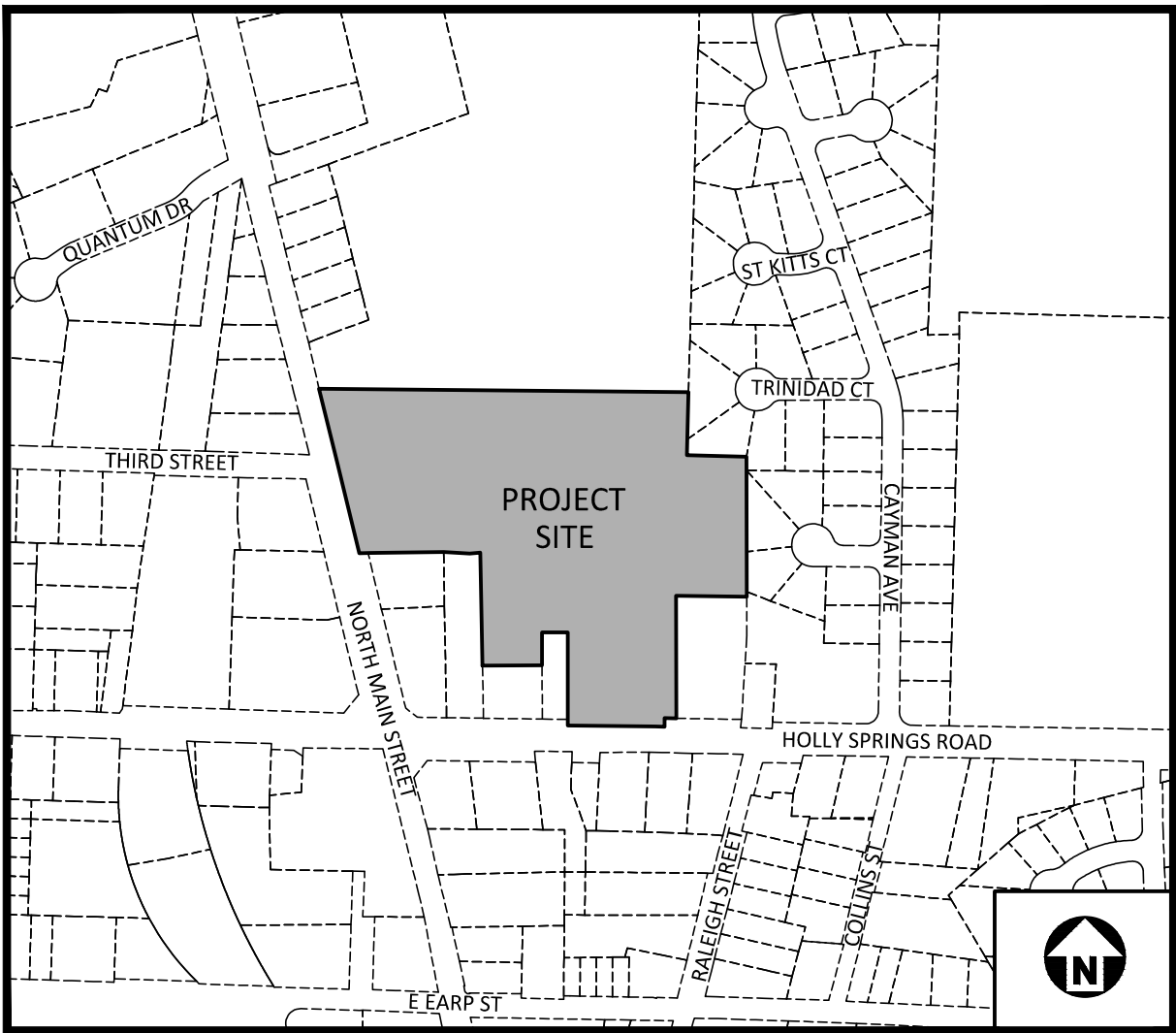
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

CD MASTER PLAN

PROJECT NUMBER: 22-REZ-06/ PLRZ202200167

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN



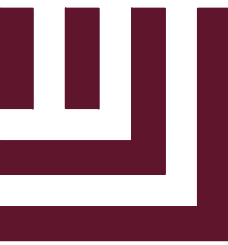
VICINITY MAP
N.T.S.

GENERAL NOTES

- SIDEWALKS, GREENWAY MULTI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
- EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
- BOUNDARY SHOWN PER SURVEY BY THE JOHN R. MCADAMS COMPANY.
- THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE. WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
- A PORTION OF PARCELS 0649935427 AND 0649936510 ARE INCLUDED IN THE REZONING, A RECOMBINATION PLAT TO ADJUST THE PROPERTY LINES FOR THE PARCELS AND A REVISED HISTORIC PRESERVATION EASEMENT FOR PARCEL 0649936510 WILL BE COMPLETED.

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
		0649937653	0082500
	133 HOLLY SPRINGS ROAD LLC	P/O 0649935427	P/O 0038971
	RANDALL S ADAMSON LLC	P/O 0649936510	P/O 0093211
	BHANA REAL ESTATE LLC	0649939744	0019172
DEVELOPER	VISTA RESIDENTIAL PARTNERS		
EXISTING ZONING	NEIGHBORHOOD MIXED USE		
PROPOSED ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
SITE AREA	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
	NET AREA:	11.33 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
		5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
	SOUTH	10' TYPE A	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	NO MINIMUM, 10' MAXIMUM	
	SIDE AND REAR	NO MINIMUM, 10' MAXIMUM	
	SIDE-CORNER	NONE	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINT	30' MINIMUM	
	MULTI-STORY ADJACENT TO WINWARD POINT	70' MINIMUM	
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS	5' MINIMUM	
	ADJACENT TO COMMERCIAL THOROUGHFARE BUFFER	5' MINIMUM	
	10' MINIMUM		
BUILDING HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM	
		3 STORIES MINIMUM	
		5 STORIES MAXIMUM	
GROUND FLOOR HEIGHT	ACCESSORY STRUCTURES	15' MAXIMUM	
	MIXED-USE BUILDINGS	15'-0" MINIMUM	
	LIVE/WORK BUILDINGS	10'-8" MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	



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

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

www.mcadamsco.com

CONTACT

LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305
PHONE: 404. 995. 4446



**VISTA RESIDENTIAL
PARTNERS**

PROJECT DIRECTORY

OWNERS

JFT PROPERTIES LLC
1001 PROCURE ST STE 101
FUQUAY VARINA NC 27526-2697
PIN: 0649933963
PIN: 0649937653

113 HOLLY SPRINGS ROAD LLC
PO BOX 6356
RALEIGH NC 27628-6356
PIN: 0649935427

RANDALL S ADAMSON LLC
125 HOLLY SPRINGS RD
HOLLY SPRINGS NC 27540-9423
PIN: 0649936510

BHANA REAL ESTATE LLC
320 FLATROCK LN
HOLLY SPRINGS NC 27540-7418
PIN: 0649939744

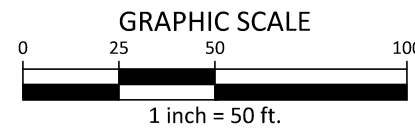
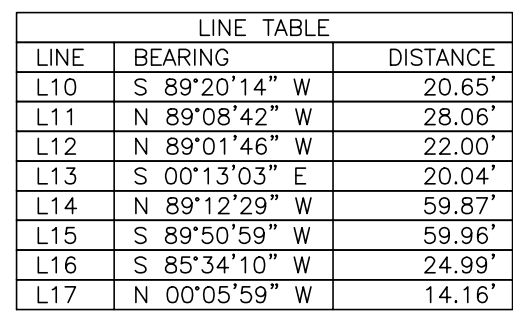


REVISIONS

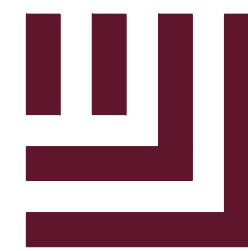
NO.	DATE	
0	06.03.2022	ORIGINAL SUBMITTAL
1	07.15.2022	PER TOWN COMMENTS
2	08.19.2022	PER TOWN COMMENTS
3	11.04.2022	PER TOWN COMMENTS
4	12.09.2022	PER TOWN COMMENTS
5	01.06.2023	PER TOWN COMMENTS

MASTER PLAN FOR:

MAIN STREET VISTA
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: VIS-22003



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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

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

www.mcadamsco.com

CLIENT

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305
PHONE: 404. 995. 4446



VISTA RESIDENTIAL
PARTNERS

MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 15. 2022	PER TOWN COMMENTS
2	08. 19. 2022	PER TOWN COMMENTS
3	11. 04. 2022	PER TOWN COMMENTS
4	12. 09. 2022	PER TOWN COMMENTS
5	01. 06. 2023	PER TOWN COMMENTS

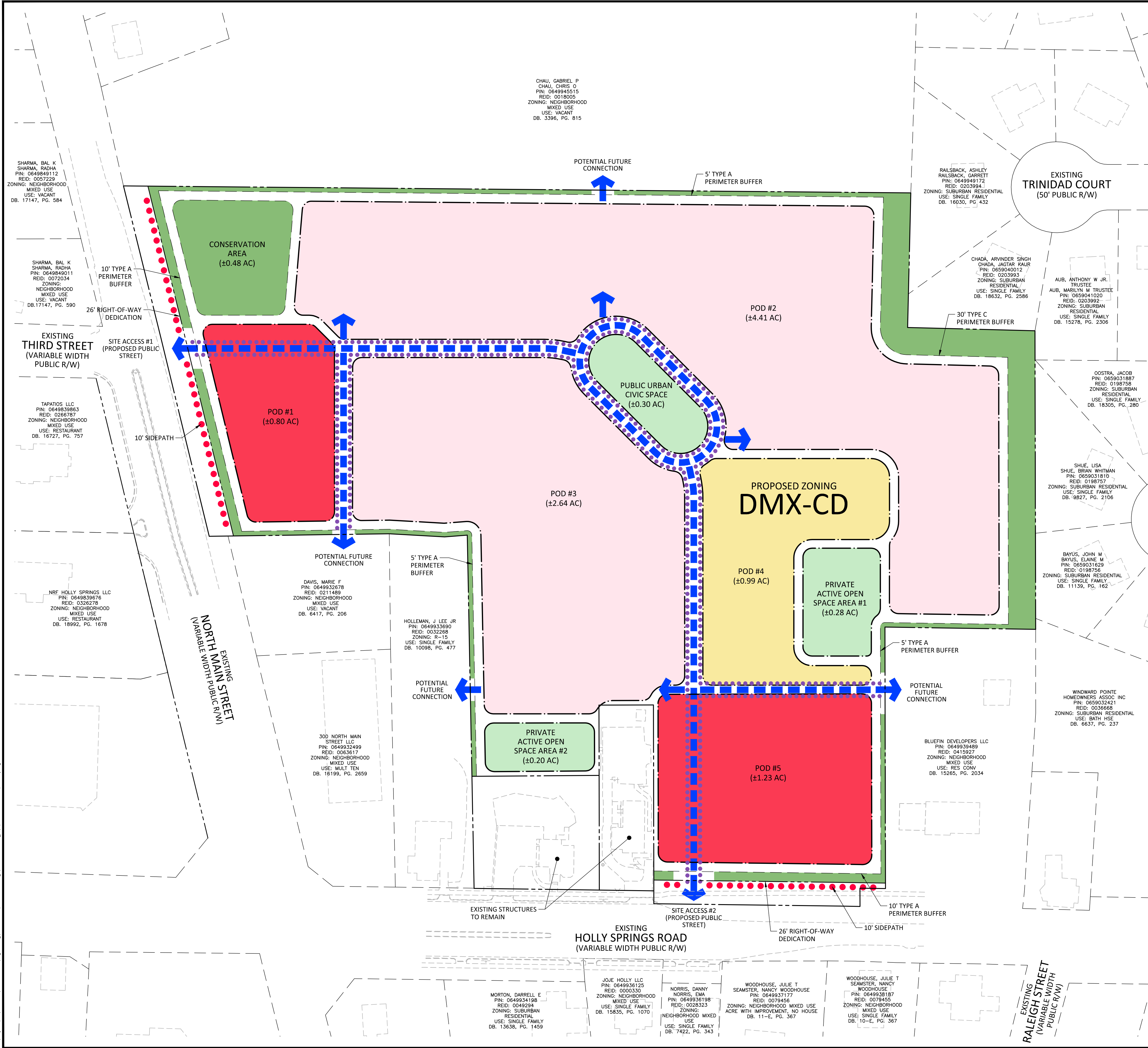
PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-XC1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06. 03. 2022

SHEET

EXISTING CONDITIONS

C1.00



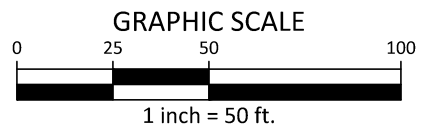
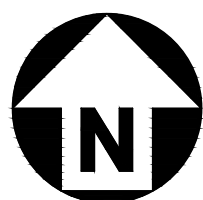
SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
	133 HOLLY SPRINGS ROAD LLC	0649937653	0082500
	RANDALL S ADAMSON LLC	P/O 0649935427	P/O 0038971
DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
EXISTING ZONING	VISTA RESIDENTIAL PARTNERS		
PROPOSED ZONING	NEIGHBORHOOD MIXED USE		
SITE AREA	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
RIVER BASIN	NET AREA: 11.33 AC		
WATERSHED OVERLAY	NEUSE		
EXISTING USE	LOWER NEUSE RIVER		
PROPOSED USES	VACANT		
PERIMETER BUFFERS	MULTI-FAMILY, COMMERCIAL		
	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
DENSITY (PDR)	5' TYPE A - NOT ADJACENT TO WINWARD POINTE		
	SOUTH	10' TYPE A	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
OPEN SPACE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	REQUIRED	0.75 AC	
	FRONT		NO MINIMUM, 10' MAXIMUM
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SIDE AND REAR		NO MINIMUM, 10' MAXIMUM
	SIDE-CORNER		NONE
BUILDING HEIGHT	30' MINIMUM		
	70' MINIMUM		
GROUND FLOOR HEIGHT	5' MINIMUM		
	5' MINIMUM		
	10' MINIMUM		
	60' MAXIMUM		
	3 STORIES MINIMUM		
	5 STORIES MAXIMUM		
	15' MAXIMUM		
	15'-0" MINIMUM		
	10'-8" MINIMUM		
	13'-8" MINIMUM		
	10'-8" MINIMUM		
	10'-8" MINIMUM		

CONCEPT PLAN NOTES

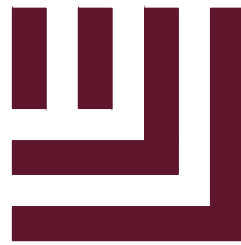
1. LIVE/WORK UNITS MAY BE LOCATED IN PODS 2 & 3.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- ACTIVE OPEN SPACE
- BUFFER/PASSIVE OPEN SPACE
- RESIDENTIAL MIXED-USE
- MULTI-FAMILY
- NEIGHBORHOOD COMMERCIAL MIXED-USE
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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VISTA RESIDENTIAL
PARTNERS

MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	07.15.2022	PER TOWN COMMENTS
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4	12.09.2022	PER TOWN COMMENTS
5	01.06.2023	PER TOWN COMMENTS

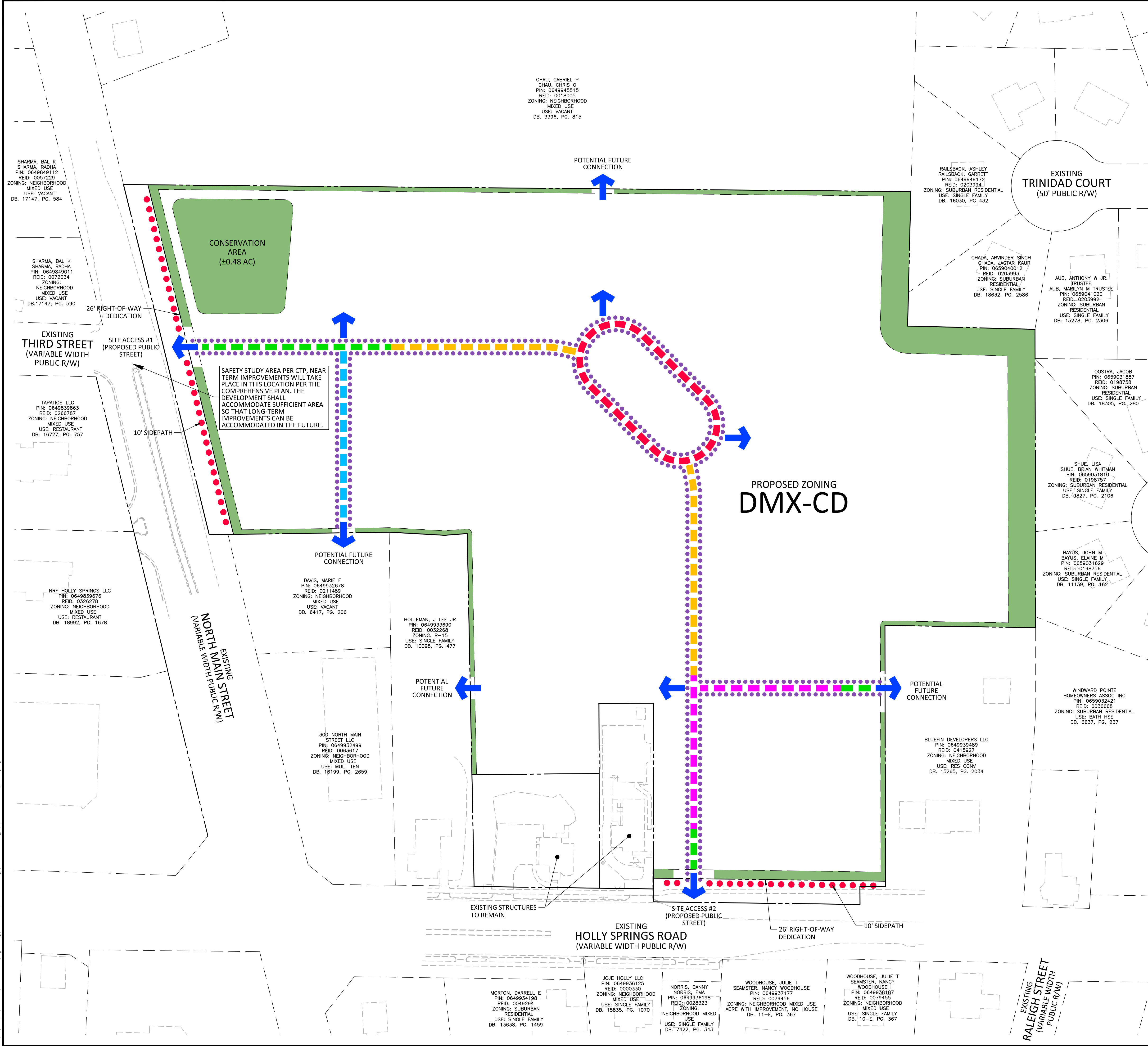
PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-S1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET

CONCEPT PLAN

C2.00



SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
	133 HOLLY SPRINGS ROAD LLC	0649937653	0082500
	RANDALL S ADAMSON LLC	P/O 0649935427	P/O 0038971
DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
EXISTING ZONING	VISTA RESIDENTIAL PARTNERS		
PROPOSED ZONING	NEIGHBORHOOD MIXED USE		
SITE AREA	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
	SOUTH	5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	NO MINIMUM, 10' MAXIMUM	
	SIDE AND REAR	NO MINIMUM, 10' MAXIMUM	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SIDE-CORNER	NONE	
	SINGLE-STORY ADJACENT TO WINWARD POINT	30' MINIMUM	
	MULTI-STORY ADJACENT TO WINWARD POINT	70' MINIMUM	
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS	5' MINIMUM	
BUILDING HEIGHT	ADJACENT TO COMMERCIAL	5' MINIMUM	
	THOROUGHFARE BUFFER	10' MINIMUM	
GROUND FLOOR HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM	
	ACCESSORY STRUCTURES	15' MAXIMUM	
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS	15'-0" MINIMUM	
	LIVE/WORK BUILDINGS	10'-8" MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	

TRANSPORTATION NOTES

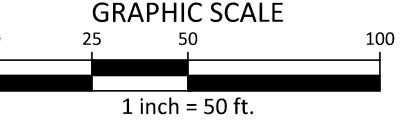
1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES.
2. THE SAFETY STUDY INTERSECTION IDENTIFIED WITHIN THE CTP IS BEING CONSIDERED AND EVALUATED AS PART OF THE TIA.

TYPICAL STREET SECTIONS

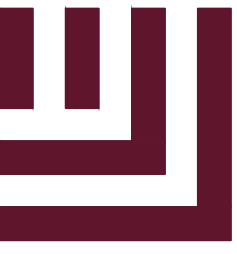
- SEE SHEET C8.00
- 82' ROW ANGLED PARKING
 - 63' ROW PARALLEL PARKING
 - 60' ROW ONE-WAY ANGLED PARKING
 - 45' ROW NO PARKING
 - PRIVATE STREET WITH PARKING

LEGEND

- PROPOSED SITE ACCESS
- BUFFER/PASSIVE OPEN SPACE
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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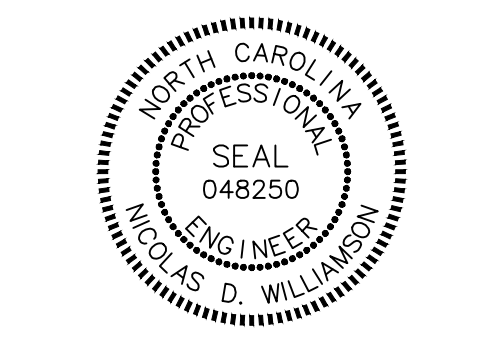


VISTA RESIDENTIAL
PARTNERS

MAIN STREET VISTA

MASTER PLAN

137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS			
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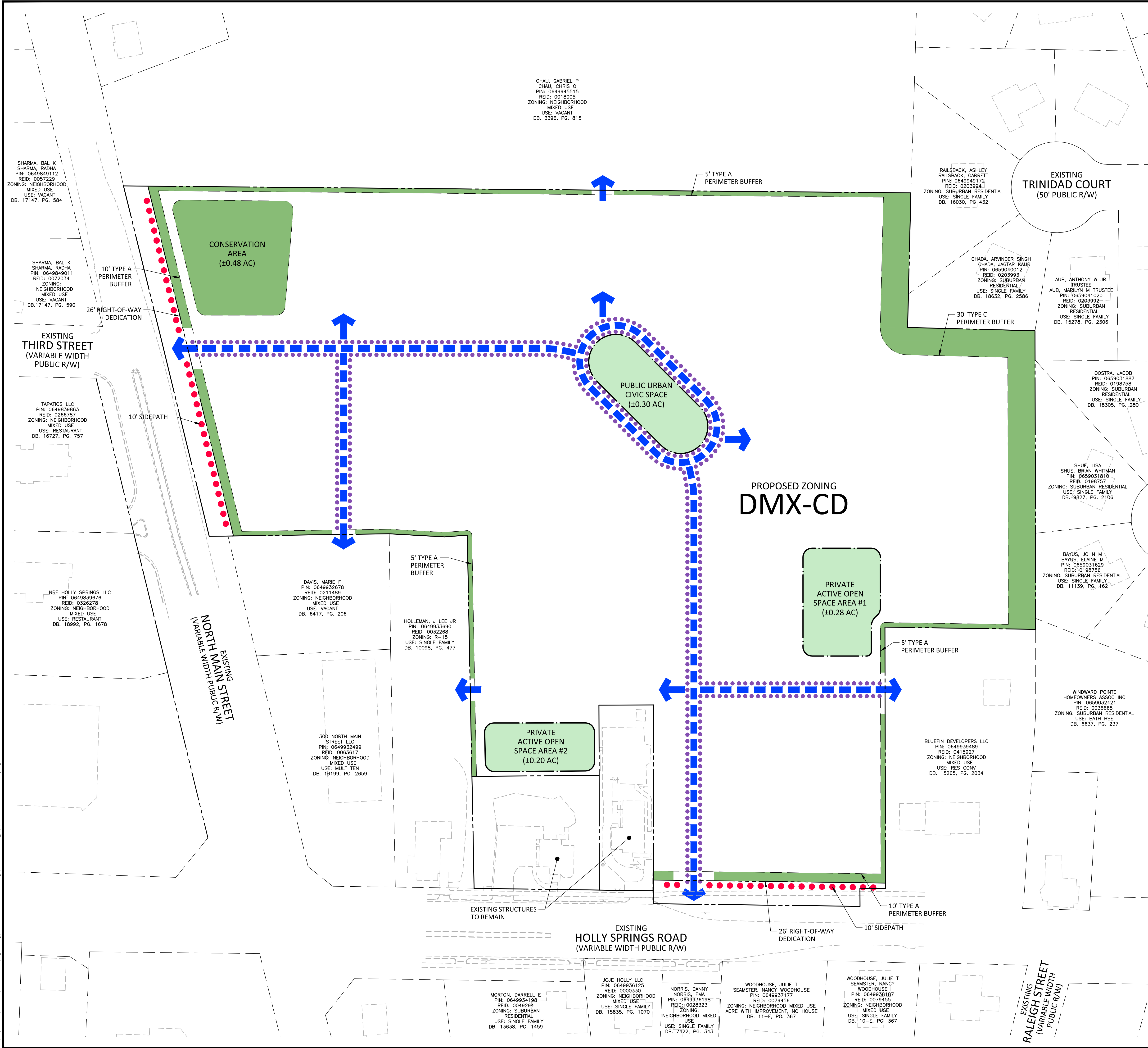
PLAN INFORMATION

PROJECT NO. VIS-22003
FILENAME VIS22003-S1
CHECKED BY LH
DRAWN BY MD
SCALE 1"=50'
DATE 06.03.2022

SHEET

TRANSPORTATION PLAN

C2.01



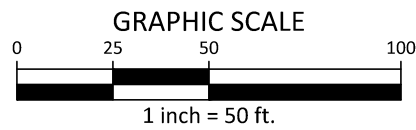
SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
	133 HOLLY SPRINGS ROAD LLC	0649937653	0082500
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DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
EXISTING ZONING	VISTA RESIDENTIAL PARTNERS		
PROPOSED ZONING	NEIGHBORHOOD MIXED USE		
SITE AREA	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
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PERIMETER BUFFERS	NORTH	5' TYPE A	
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OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		NO MINIMUM, 10' MAXIMUM
	SIDE AND REAR		NO MINIMUM, 10' MAXIMUM
	SIDE-CORNER		NONE
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINT		30' MINIMUM
	MULTI-STORY ADJACENT TO WINWARD POINT		70' MINIMUM
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS		5' MINIMUM
	ADJACENT TO COMMERCIAL THOROUGHFARE BUFFER		5' MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		60' MAXIMUM 3 STORIES MINIMUM 5 STORIES MAXIMUM
	ACCESSORY STRUCTURES		15' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		15'-0" MINIMUM
	LIVE/WORK BUILDINGS		10'-8" MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		13'-8" MINIMUM
	RESIDENTIAL BUILDINGS		10'-8" MINIMUM

OPEN SPACE NOTES

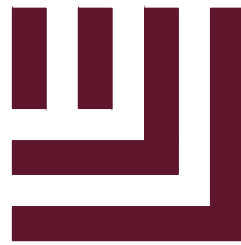
1. FINAL OPEN SPACE DESIGNS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWING SUBMITTAL.
2. ALLOWED OPEN SPACE TYPES
 - POOL/ AMENITY AREA
 - DOG PARK
 - CENTRAL GREEN
 - PLAZAS

LEGEND

- ➡ PROPOSED SITE ACCESS
- ➡ PROPOSED VEHICULAR CIRCULATION
- ACTIVE OPEN SPACE
- BUFFER/PASSIVE OPEN SPACE
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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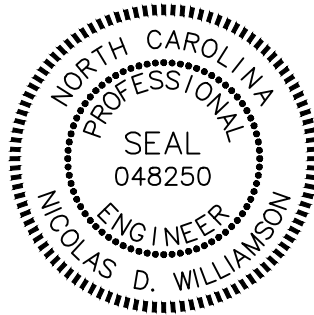
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ATLANTA, GA 30305
PHONE: 404. 995. 4446



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PARTNERS

MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



REVISIONS

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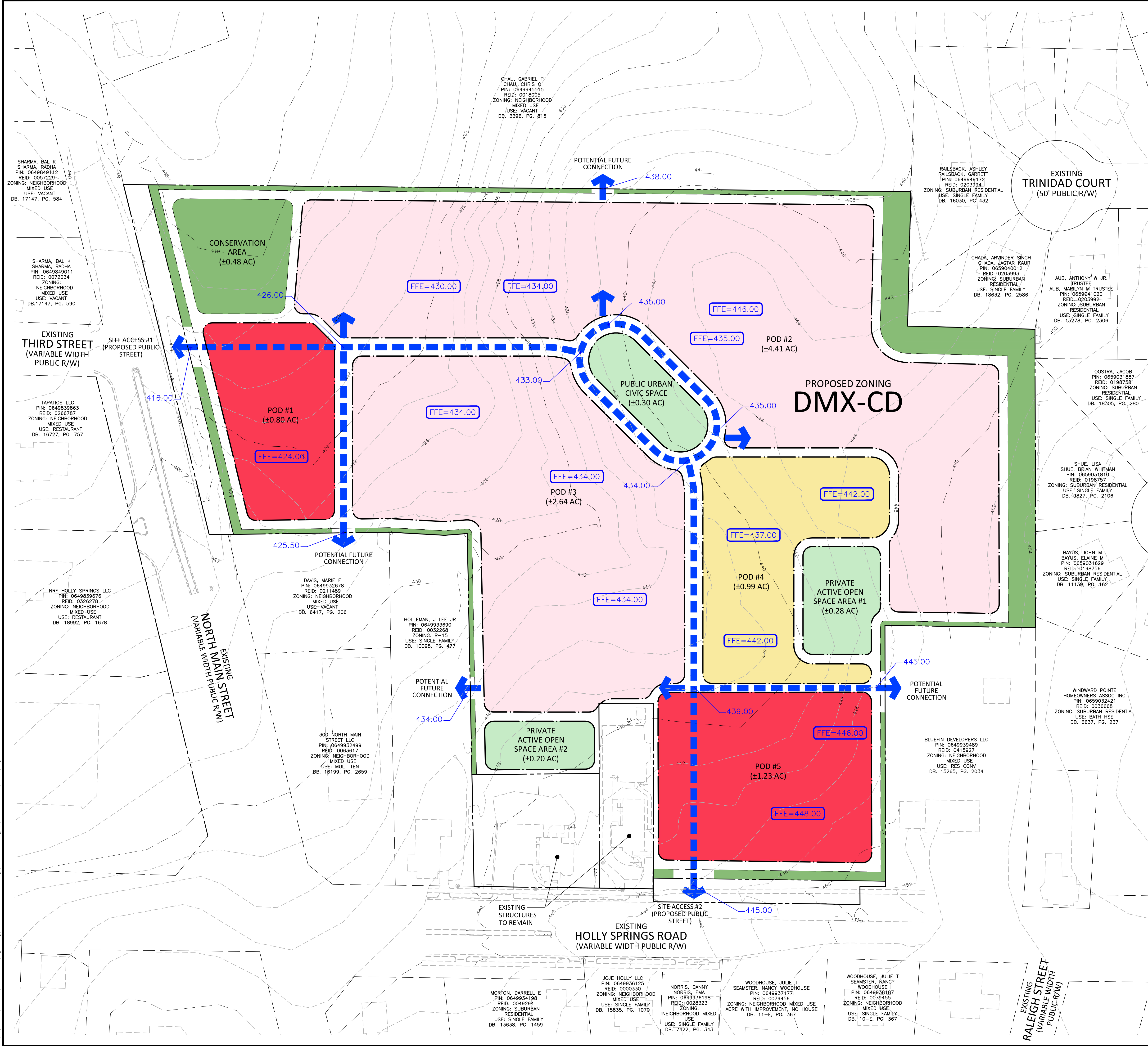
PLAN INFORMATION

PROJECT NO. VIS-22003
FILENAME VIS22003-S1
CHECKED BY LH
DRAWN BY MD
SCALE 1"=50'
DATE 06.03.2022

SHEET

OPEN SPACE &
PRESERVATION PLAN

C2.02



SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
		0649937653	0082500
	133 HOLLY SPRINGS ROAD LLC	P/O 0649935427	P/O 0038971
	RANDALL S ADAMSON LLC	P/O 0649936510	P/O 0093211
	BHANA REAL ESTATE LLC	0649939744	0019172
DEVELOPER	VISTA RESIDENTIAL PARTNERS		
EXISTING ZONING	NEIGHBORHOOD MIXED USE		
PROPOSED ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
SITE AREA	GROSS AREA:	11.71 AC	
	R/W DEDICATION:	0.38 AC	
	NET AREA:	11.33 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
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	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE	
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COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
OPEN SPACE	REQUIRED	0.75 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	NO MINIMUM, 10' MAXIMUM	
	SIDE AND REAR	NO MINIMUM, 10' MAXIMUM	
	SIDE-CORNER	NONE	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINTE	30' MINIMUM	
	MULTI-STORY ADJACENT TO WINWARD POINTE	70' MINIMUM	
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS	5' MINIMUM	
	ADJACENT TO COMMERCIAL	5' MINIMUM	
	THOROUGHFARE BUFFER	10' MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	60' MAXIMUM 3 STORIES MINIMUM 5 STORIES MAXIMUM	
	ACCESSORY STRUCTURES	15' MAXIMUM	
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS	15'-0" MINIMUM	
	LIVE/WORK BUILDINGS	10'-8" MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	

LEGEND

➡

PROPOSED SITE ACCESS

PROPOSED VEHICULAR CIRCULATION

■

ACTIVE OPEN SPACE

■

BUFFER/ PASSIVE OPEN SPACE

■

RESIDENTIAL MIXED-USE

■

MULTI-FAMILY

■

NEIGHBORHOOD COMMERCIAL MIXED-USE

+ 250.60

SPOT ELEVATION

↑

GRAPHIC SCALE

0 25 50 100

1 inch = 50 ft.

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MAIN STREET VISTA MASTER PLAN

137 HOLLY SPRINGS ROAD

HOLLY SPRINGS, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 048250

WILLIAMSON, D. WILLIAMSON

REVISIONS

NO.	DATE	PER TOWN COMMENTS
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PLAN INFORMATION

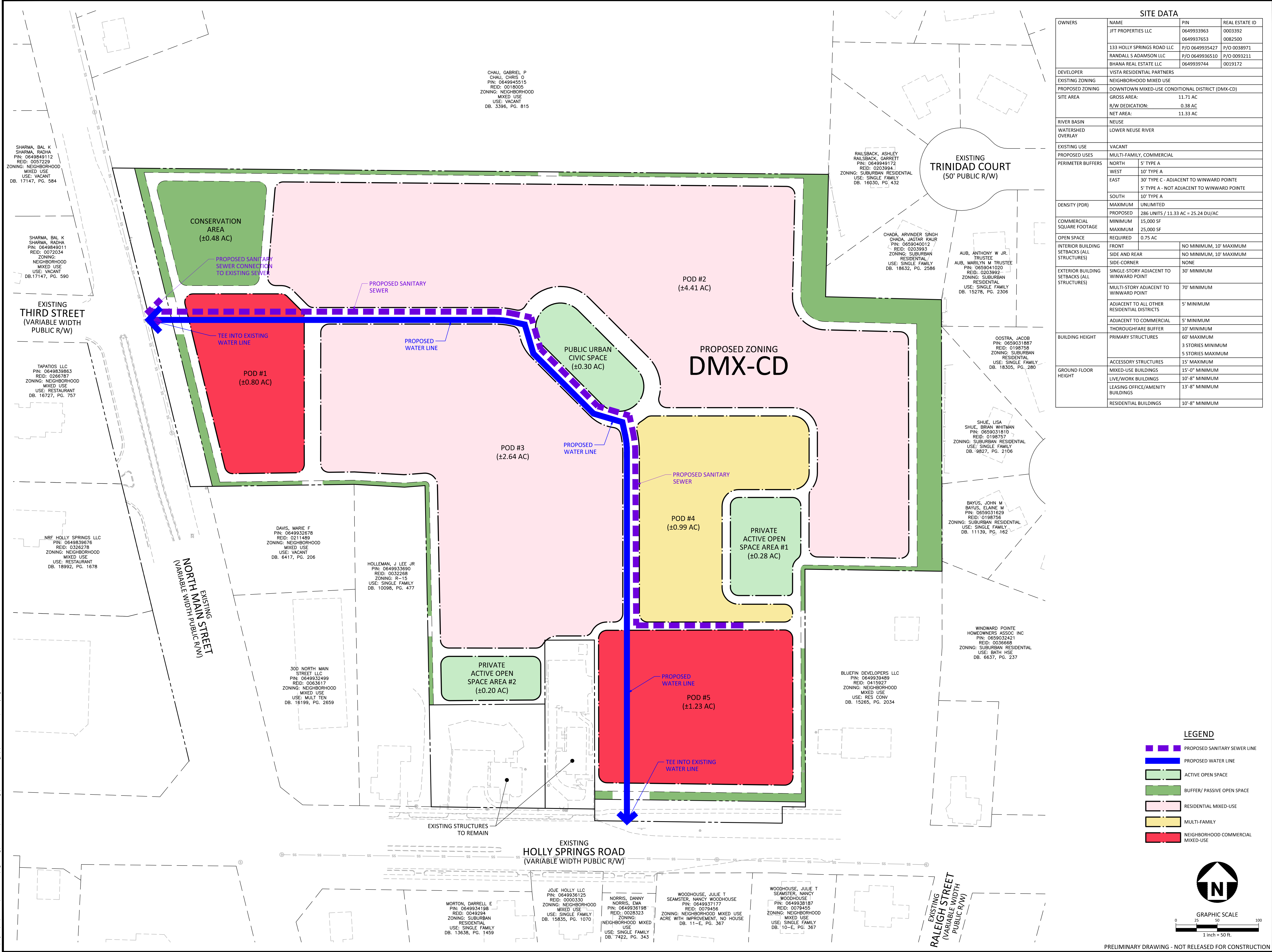
PROJECT NO.	VIS-22003
FILENAME	VIS22003-G1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET

GRADING PLAN
C3.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MAIN STREET VISTA
MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

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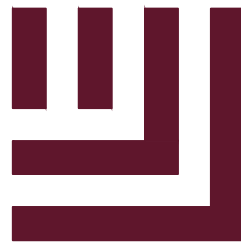
PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-U1
CHECKED BY	LH
DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET

UTILITY PLAN

C4.00



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PARTNERS

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MASTER PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA



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PLAN INFORMATION

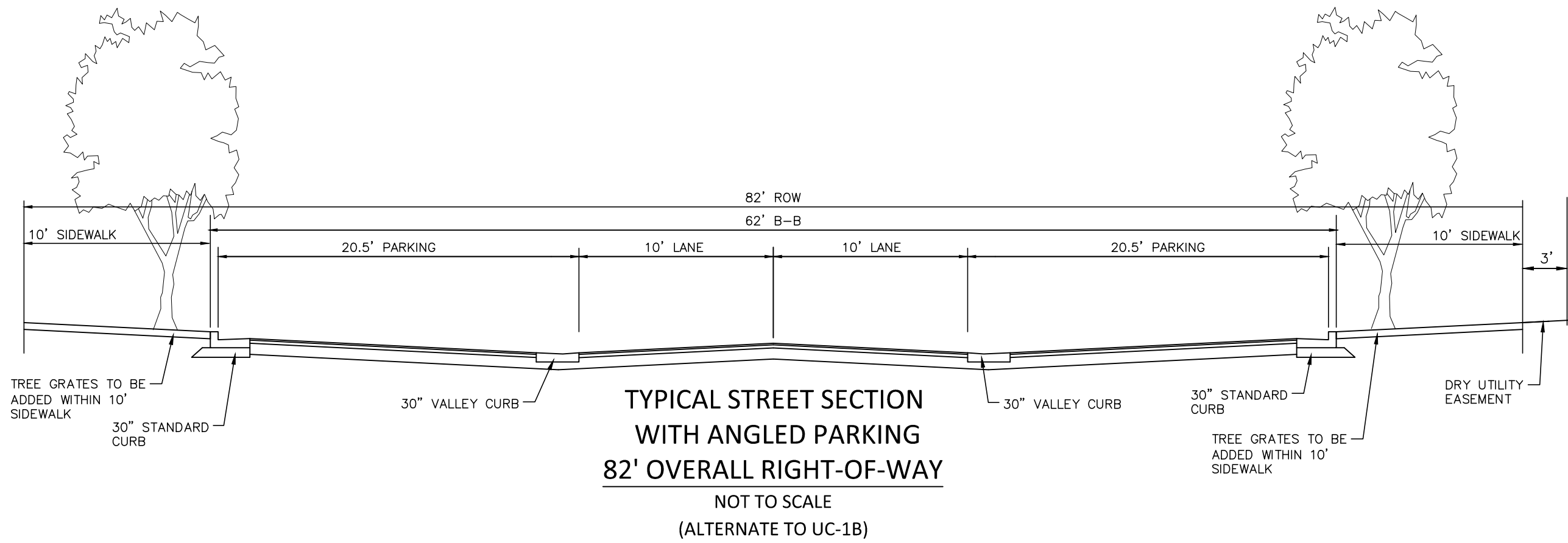
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DATE 06.03.2022

SHEET

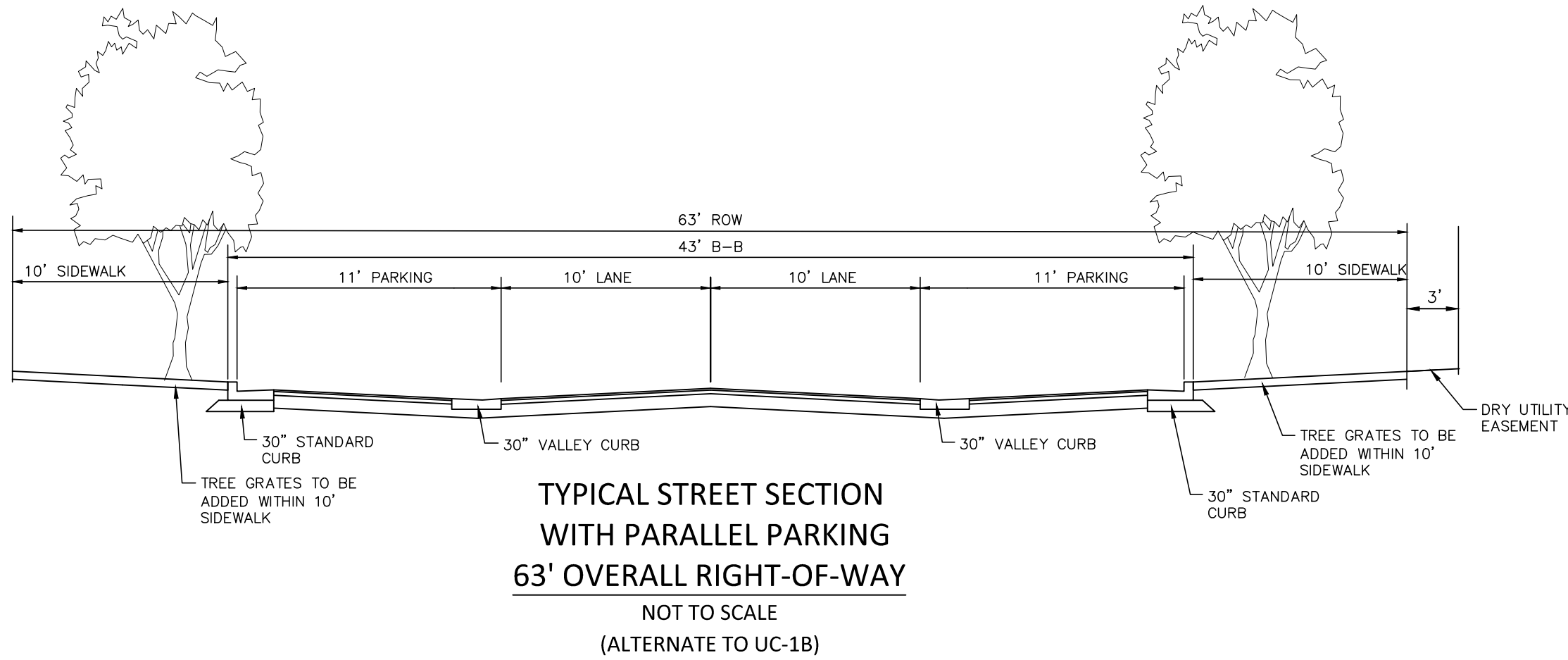
TYPICAL SECTIONS

C8.00

Typical Street Section – Angled Parking – 82' Overall ROW		
Standard	TOHS UC-1B Typical Section – “Urban” Requirement	Proposed CD Street Section Requirement
ROW	73'	82'
B-B	43'	62'
Travel Lanes	11'	10'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	0'
On-Street Parking	8'	20.5'
Sidewalk	8'	10'



Typical Street Section – Parallel Parking – 63' Overall ROW		
Standard	TOHS UC-1B Typical Section – “Urban” Requirement	Proposed CD Street Section Requirement
ROW	73'	63'
B-B	43'	43'
Travel Lanes	11'	10'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	0'
On-Street Parking	8'	11'
Sidewalk	8'	10'

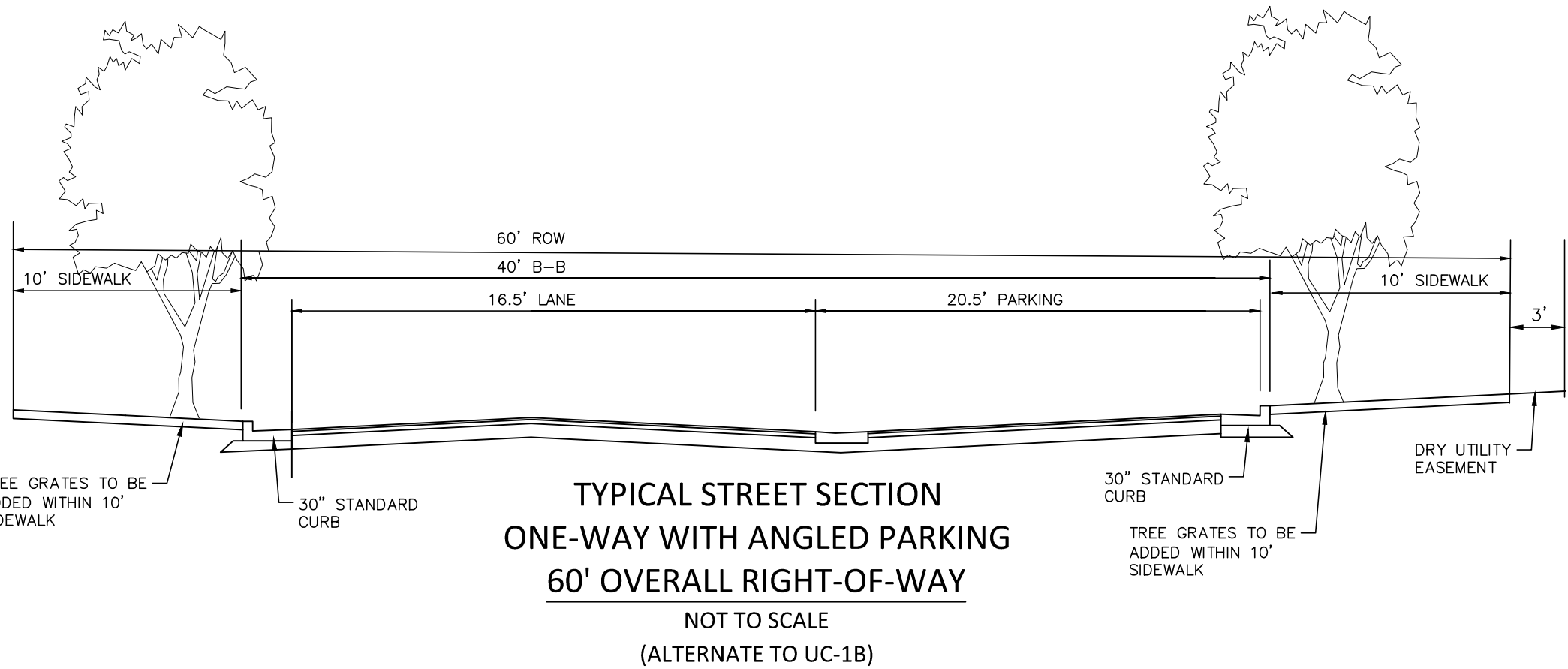


TREE GRATES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN'S ADOPTED VILLAGE DISTRICT AREA PLAN (VDAP) AND WILL USE THE FOLLOWING TREE GRATE (OR TOWN ACCEPTED ALTERNATIVE):

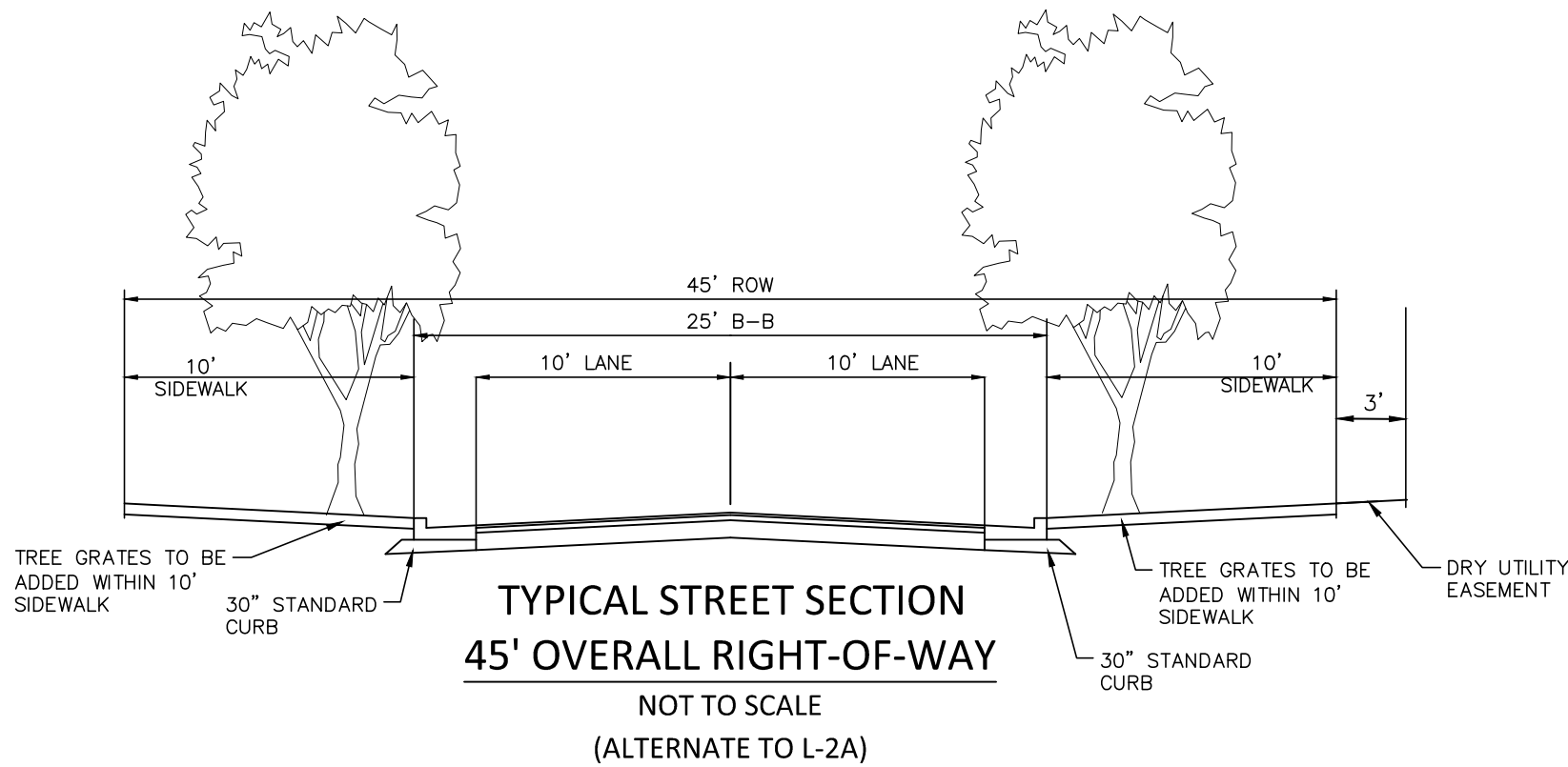
48" TREE GRATE BY EAST JORDAN IRON WORKS, MODEL NUMBER 8671 AND 36"X60" MODEL NUMBER 8686 (THIS GRATE SHOULD BE USED WHEN ADDITIONAL SIDEWALK WIDTH IS REQUIRED).

FINAL SPACING AND PLACEMENT SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.

Typical Street Section – One Way Angled Parking – 60' Overall ROW		
Standard	TOHS UC-1B Typical Section – “Urban” Requirement	Proposed CD Street Section Requirement
ROW	73'	60'
B-B	43'	40'
Travel Lanes	11'	16.5'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	0'
On-Street Parking	8'	20.5'
Sidewalk	8'	10'



Typical Street Section – 45' Overall ROW		
Standard	TOHS L-2A Typical Section – “Urban” Requirement”	Proposed CD Street Section Requirement
ROW	63'	45'
B-B	25'	25'
Travel Lanes	10'	10'
Curb and Gutter	2.5'	2.5'
Planting Strip	8'	0'
On-Street Parking	N/A	N/A
Sidewalk	8'	10'



NOTE: CROSS SLOPES OF ROAD SECTIONS AND PARKING AREAS TO BE DETERMINED UPON CD PRODUCTION DETAIL

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

T-4A Alt 1 Minimum



NORTH MAIN STREET AND HOLLY SPRINGS ROAD
TYPICAL SECTION
NOT TO SCALE





MAIN STREET VISTA DEVELOPMENT & DESIGN MANUAL

TABLE OF CONTENTS

MAIN STREET VISTA

1. INTRODUCTION_____1-2

PURPOSE
VISION
APPLICATION

2. LAND USE_____3-4

3. ZONING_____5-8

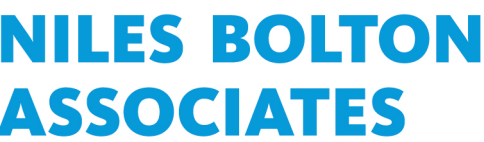
PERMITTED USE TABLE

4. DEVELOPMENT_____9-30

DEVELOPMENT STANDARDS
DESIGN GOALS NARRATIVE
ELEVATIONS

5. DESIGN STANDARDS_____31-40

BUILDING DESIGN STANDARDS
PUBLIC REALM STANDARDS
LANDSCAPE DESIGN
GATHERING & OPEN SPACE



DEVELOPER

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305

ALEX BARROSO
(404) 835-5774
AB@VISTARP.COM

CIVIL ENGINEERING, PLANNING,
LANDSCAPE ARCHITECTURE

MCADAMS
2905 MERIDIAN PARKWAY
DURHAM, NC 27713

LAURA HOLLOMAN
919.610.7377
HOLLOMAN@MCADAMSCO.COM

ARCHITECTURE

NILES BOLTON ASSOCIATES
3060 PEACHTREE RD NW SUITE 600
ATLANTA, GA 30305

DANIEL FERNANDEZ
404.365.7600
dfernandez@nilesbolton.com

1 Introduction

PURPOSE

Nestled in the heart of town, is Main Street Vista. This mixed-use community will allow for high-quality multifamily housing as well as walkable, neighborhood-scale commercial options. This Design Manual utilizes conceptual images to properly convey design elements which speak to: caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique sense of place. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Design Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the high quality of materials and caliber of design envisioned for Main Street Vista. The materials, architectural features, fixtures, hardscape, and landscape components depicted ("design elements") are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of Main Street Vista. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street level architecture, fenestration and materials, lighting and art, historic preservation, landscaping, and gathering and open spaces (together "Guideline elements"). Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating Main Street Vista as a high quality development all its own.

VISION

Generally, Main Street Vista will accomplish the design objectives by:

- » Utilizing eclectic architectural styles to create a vibrant and sophisticated environment, inviting visitors and residents to explore and linger throughout the development;
- » Including a high level of sophistication in style, character, and design throughout Main Street Vista, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's unique amenities and architecture;
- » Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall development;
- » Thoughtfully integrating attractive hardscaping and landscaping throughout well-designed community gathering spaces; and
- » Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

APPLICATION

This Design Manual was developed for the Main Street Vista Mixed Use District rezoning as a zoning condition for the project to help facilitate Vista's development as a high quality, high density urban mixed use development. The purpose of this Design Manual is to ensure that Main Street Vista is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

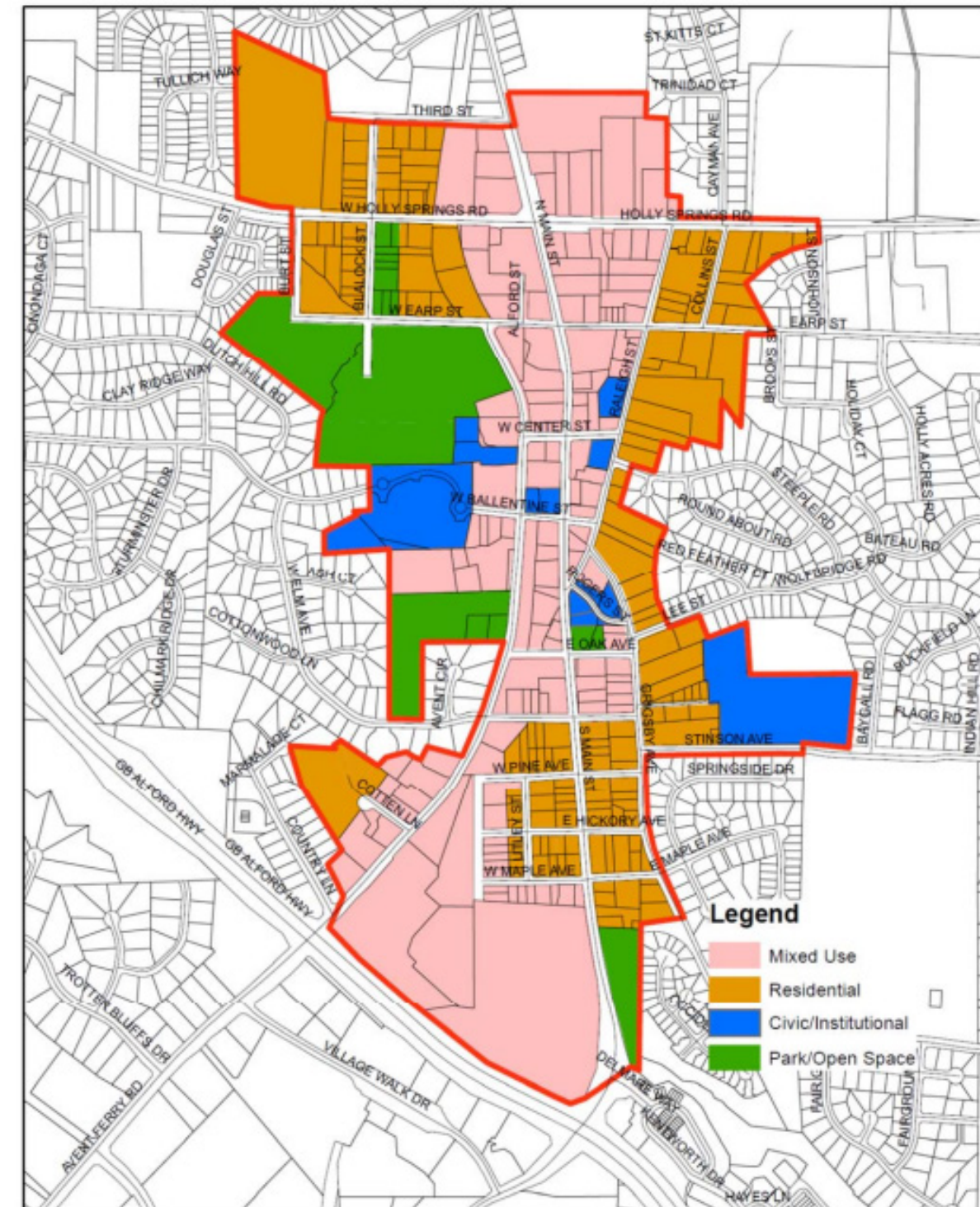
The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for Main Street Vista. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique and special sense of place for Main Street Vista.

2 Land Use

Main Street Vista is a multi-Use project proposed in the northwest quadrant of the North Main St and Holly Springs Rd intersection. The current zoning for this parcel is Neighborhood Mixed Use (NMX), however Holly Spring's Future Land Use Map identifies the project site as a place to transform into part of the Downtown Village District. Main Street Vista is a high-quality, compact, mixed-use development that proposes commercial, office, and residential uses all within the project area. Sensitive to surrounding existing development, Main Street Vista proposes up to 25,000 square feet of total commercial. Larger buildings are placed towards the center of the project including live/work units and residential apartments. The four larger interior buildings front the Village Green an open family-friendly green space for both visitors and resident's to gather and relax. The development maintains visual appeal by including activated streetscapes, street trees, and architectural interest. Architectural variation, along with the smaller scale of each building ensures the development is inviting to pedestrians.

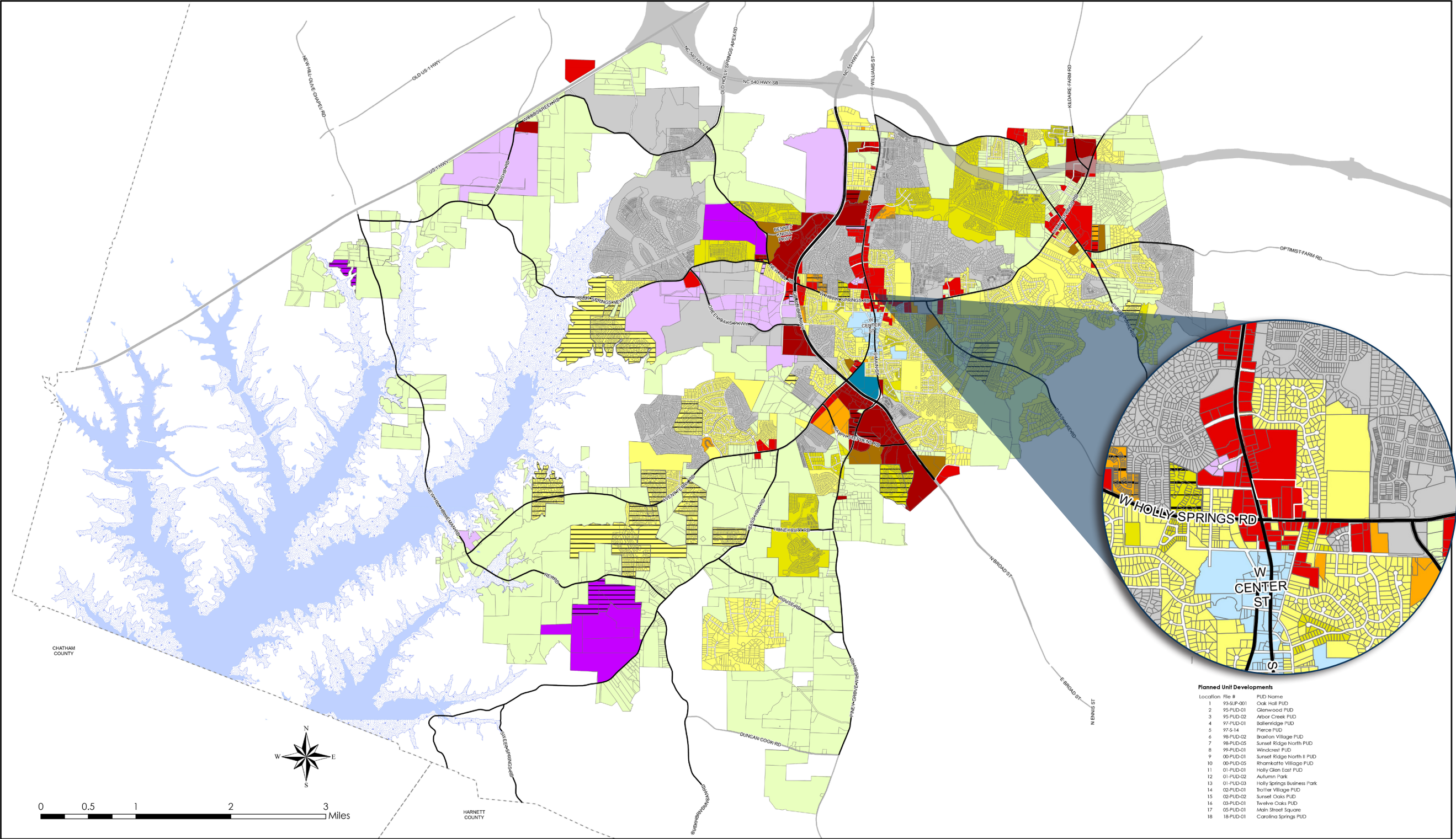
dated October 2018

Village District Area Land Use Plan



3 Zoning

dated March 22, 2002



Parcels	Conditional Use	RR Rural Residential	NCR Neighborhood Center Res	DMX Downtown Mixed Use	SP CU Special District
Shearon Harris Lake		SR Suburban Residential	MXR Mixed Use Residential	PUD Planned Unit Development	BRT Business Research Technology
Proposed Shearon Harris Lake Level		NR Neighborhood Residential	NMX Neighborhood Mixed Use	CB Community Business	HI Heavy Industrial

The Town expressly denies any and all responsibility for errors, if any, in the information/data or for the misuse of the information/data by the user or anyone else. The user understands that he or she should verify the accuracy of the information/data.

Map Prepared By:
Development Services GIS
Town of Holly Springs
PO Box 8 / 128 S. Main Street
Holly Springs, NC 27540
(919) 557-3908

Visit Us on the Web:
www.hollyspringsnc.gov

Location	File #	PUD Name
1	93-SUP-001	Oak Hill PUD
2	95-PUD-01	Glenwood PUD
3	95-PUD-02	Arbor Creek PUD
4	97-PUD-01	Solennidge PUD
5	97-S-14	Pierce PUD
6	98-PUD-02	Bradford Village PUD
7	98-PUD-05	Sunset Ridge North PUD
8	99-PUD-01	Windcrest PUD
9	00-PUD-01	Sunset Ridge North II PUD
10	00-PUD-05	Rhankotte Village PUD
11	01-PUD-01	Holly Glen East PUD
12	01-PUD-02	Autumn Park
13	01-PUD-03	Holly Springs Business Park
14	02-PUD-01	Roller Village PUD
15	02-PUD-02	Sunset Oaks PUD
16	03-PUD-01	Twelve Oaks PUD
17	05-PUD-01	Main Street Square
18	18-PUD-01	Carolina Springs PUD

Town of Holly Springs
Zoning Map



Updated: March 22, 2022

3 Zoning

The proposed rezoning to Downtown Mixed Use - Conditional District (DMX-CD) is consistent with Holly Springs' Future Land Use Map, and Village District Area Plan. Currently the land is zoned Neighborhood Mixed Use (NMX). The rezoning to DMX-CD will allow for a higher quality development that achieves the desired mixing of uses called for in the Village District Area Plan. Residential, retail, eateries and live/work units are all proposed components of Main Street Vista meaning when complete, Main Street Vista will fill both a much-needed housing gap, and function as a destination for existing residents.

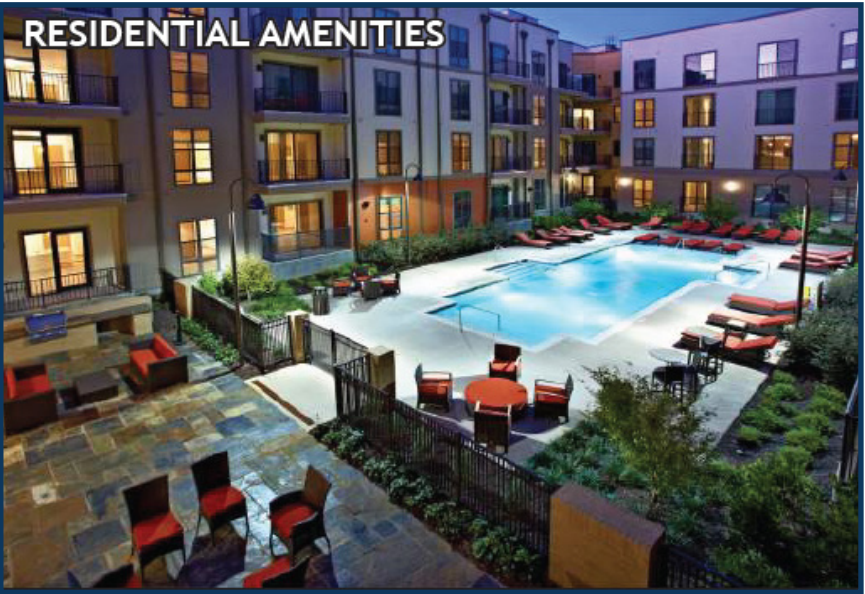
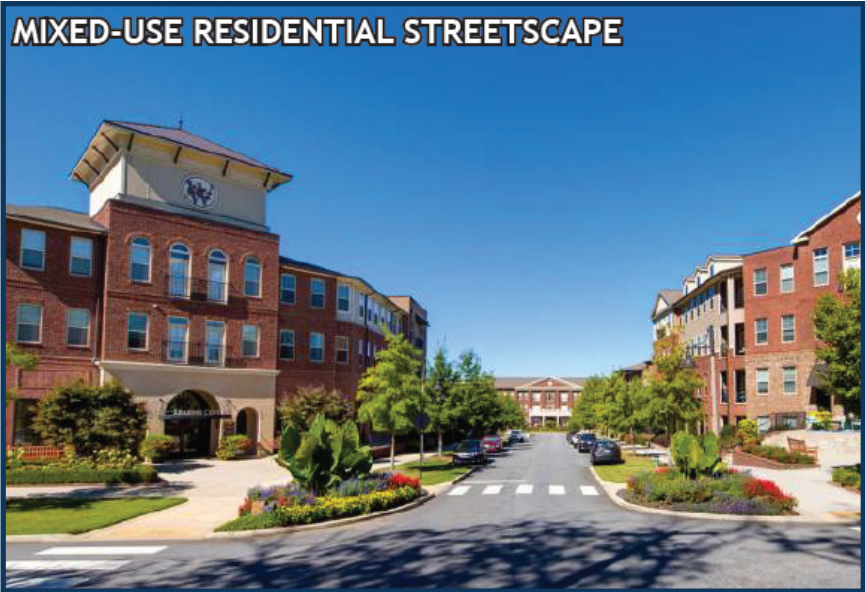
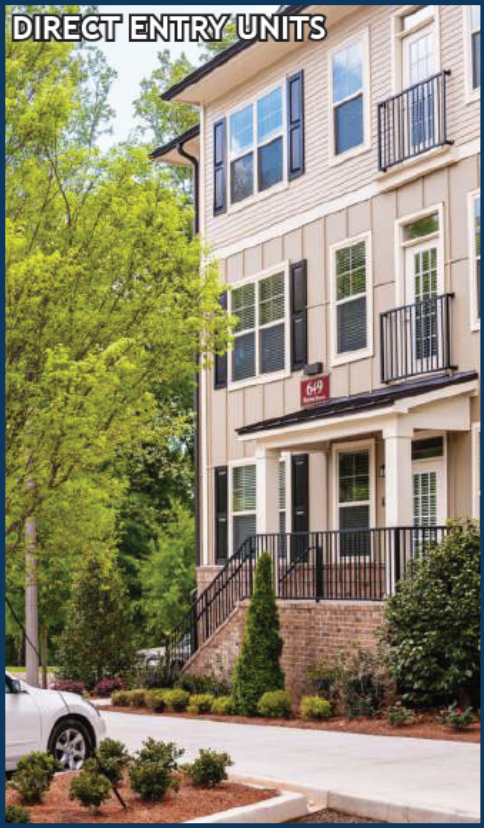
PERMITTED USE TABLE

Use	DMX	POD 1	POD 2	POD 3	POD 4	POD 5
Apartment Dwelling - See Note 2	PS	X	X	X	X	X
Attached Dwelling	P		X	X	X	
Bed and Breakfast	PS	X	X	X		X
Hotel	P	X	X	X		X
Inn	P	X	X	X		X
Business Services	P	X	X	X	X	X
Childcare Center	PS	X	X	X		X
Medical Office	P	X	X	X		X
Office Use	P	X	X	X	X	X
Personal Services	P	X	X	X	X	X
Veterinary Clinic/Hospital	P	X	X	X		X
Amusement (Indoor)	PS	X	X	X	X	X
Bar/Nightclub/Tasting Room	PS	X	X	X		X
Food/Restaurant Uses	P	X	X	X		X
Retail Uses	P	X	X	X		X
Theater	P	X	X	X		X
Civic Building	PS	X	X	X		X
Community Support Facility	P	X	X	X	X	X
Assembly	P	X	X	X	X	X
Religious Use	P	X	X	X		X
School (Commercial, Trade or Business)	P	X	X	X		X
Fitness Facilities	P	X	X	X	X	X
Recreation Facility, Indoor	PS	X	X	X	X	X
Parking Garage	PS		X	X	X	
Solar Energy Systems-Small	A	X	X	X	X	X
Transit Station/Terminal	P	X				X
Wireless Telecommunications Equip-ment	PS	X	X	X	X	X
P = Permitted, PS = Permitted Use with Additional Standards SUP = Special Use Permit, CD = Conditional District, A = Accessory Use						
Notes:						
1. PS and SUP uses shall follow all applicable additional standards outlined in the UDO.						
2. Standalone apartment buildings shall be permitted in PODs 2,3, and 4.						

4 Proposed Development

Main Street Vista is a mixed use activity center proposed on approximately 12.41 acres comprised of five existing parcels within Holly Spring’s Downtown Village District. This project is dense and pedestrian focused in nature proposing 6 new construction buildings comprised of approximately: 15,000 square feet of commercial/retail space, 10,000 square feet of live/work space, and 286 residential units. Existing buildings on site will remain including the historic structure on 113 Holly Springs Road. Main Street Vista aims to be an activity center for both new and existing residents. The housing portion of the development will fill a much-needed housing gap currently occurring in Holly Springs. Proposed residential includes 1, 2, and 3 bedroom units in a variety of forms. Direct entry units and traditional hall entry residential units provide both visual variety and options for new residents to choose from. The commercial aspects of Main Street Vista will target high level retail and commercial tenants to serve the greater community. Coffee shops, and restaurants are examples of the development’s target tenant for Main Street Vista’s retail component. The project’s epicenter will be the Village Green, an outdoor community gathering space that invites visitors to rest and relax while acting as a venue for various outdoor community events. The proposed development is keeping future growth in mind by providing street stubs to promote increased connectivity in future developments. Sensitivity to the existing residential to the east of the project was prioritized throughout the design process. A 30 foot buffer is proposed on the eastern side of the project where the development abuts Windward Pointe. This proposed buffer is 25 feet wider than what is required by the Holly Springs UDO.

Proposed Uses	
Residential	286 units
Non-residential	Min. 10,000 sq ft Max. 25,000 sq ft
Non-residential designation shall include office, retail, and commercial uses.	



4 Proposed Development

DEVELOPMENT STANDARDS

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MAIN STREET VISTA DEVELOPMENT STANDARDS	
Development Intensity	
Maximum Gross Density	
Maximum Gross Residential Density Allowed	Unlimited
Maximum Gross Residential Density Proposed	26 units/acre
Maximum Gross Floor Area	
Floor Area: Ground Floor Story Allowed	50,000 sq ft
Floor Area: Ground Floor Story Proposed	105,850 sq ft
Open Space and Gathering Area	
Overall Minimum Open Space Required:	.75 AC
Interior Building Setbacks - All Structures (ft)	
Front	Min: 0' Max: 10'
All other setbacks (Side and Rear)	Min: 0' Max: 10'
Side - Corner Setback	0'
Exterior Building Setbacks - All Structures (ft)	
Exterior Setback to Adjacent Winward Pointe (minimum)	30'
Exterior Multistory Building Setback Adjacent to Winward Pointe (minimum)	70'
Exterior Setback to Adjacent All Other Residential Districts (minimum)	5'
Exterior Setback to Adjacent Commercial	5'
Thoroughfare Buffer	10'
Building Height	
All Primary Structures (maximum)	60'
Primary Structures - Minimum number of stories	3
Primary Structures - Maximum number of stories	5
Accessory Structures (maximum)	15'
Minimum Ground Floor Height Mixed-Use buildings: Live/Work Buildings: Leasing Office/Amenities Building: Residential Buildings:	15'-0" 10"-8" 13'-8" 10'-8"
All other applicable development standards not listed here shall follow UDO standards and requirements.	

4 Proposed Development

Elevations are for demonstration purposes only.



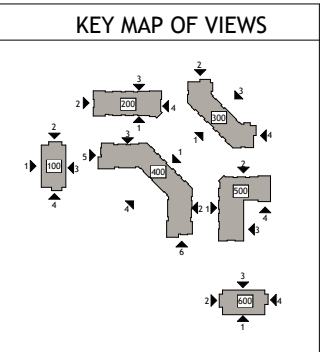
4 Proposed Development

Elevations are for demonstration purposes only.



2 PRESENTATION ELEVATION - BLDG. 200 LEFT- VIEW 2
A3-020 3/32" = 1'-0"

ELEVATIONS- BLDG. 200
MAIN STREET VISTA



1 PRESENTATION ELEVATION - BLDG. 200 - FRONT- VIEW 1
A3-020 3/32" = 1'-0"

A3-020

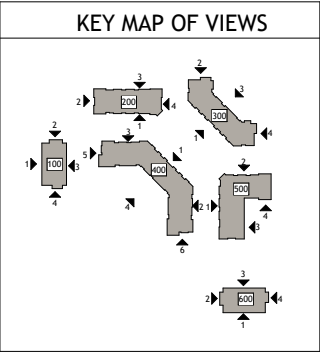
4 Proposed Development

Elevations are for demonstration purposes only.



2 PRESENTATION ELEVATION - BLDG. 200 RIGHT- VIEW 4
A3-021 3/32" = 1'-0"

ELEVATIONS - BLDG. 200 MAIN STREET VISTA



1 PRESENTATION ELEVATION - BLDG. 200 REAR- VIEW 3
A3-021 3/32" = 1'-0"

A3-021

4 Proposed Development

Elevations are for demonstration purposes only.



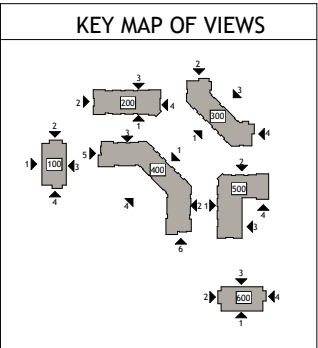
4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 300
MAIN STREET VISTA



2 PRESENTATION ELEVATION - BLDG. 300 RIGHT- VIEW 4
A3-031 3/32" = 1'-0"



1 PRESENTATION ELEVATION - BLDG. 300 REAR- VIEW 3
A3-031 3/32" = 1'-0"

A3-031

4 Proposed Development

Elevations are for demonstration purposes only.



A3-040

4 Proposed Development

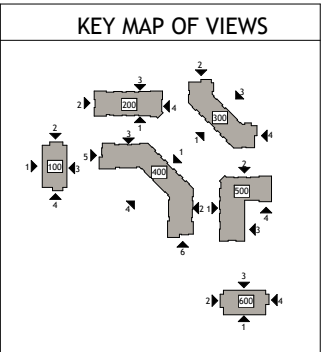
Elevations are for demonstration purposes only.



4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 500
MAIN STREET VISTA



2 PRESENTATION ELEVATION- BLDG. 500 LEFT- VIEW 2
A3-050 3/32" = 1'-0"



1 PRESENTATION ELEVATION - BLDG. 500 - FRONT- VIEW 1
A3-050 3/32" = 1'-0"

A3-050

4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS - BLDG. 500
MAIN STREET VISTA



A3-051

5 Building Design Standards

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

ENCROACHMENTS

The following standards shall be in place of UDO Section 8.4. F:

- » Forecourts may be incorporated into the ground floor levels of the mixed-use buildings with a minimum horizontal clearance of eight (8) feet and a minimum vertical clearance of ten (10) feet.
 - » Balconies on the upper levels may project into the setback, with no more than a three (3) foot projection and minimum clearance of ten (10) feet above finish grade.
- Awnings and canopies may be incorporated into the facades of the mixed-use buildings and live/work units with a maximum projection of five (5) feet into the pedestrian right-of-way and a minimum vertical clearance of eight (8) feet above finished grade.

FACADE STANDARDS

The following shall be in place of UDO Section 8.4. G.a

- » Brick (maximum of three (3) colors);
 - » Cut stone (maximum of two (2) colors, dimensions minimum 8" x 16" and maximum 18" x 36");
 - » Fiber cement panels with battens (maximum three (3) colors);
 - » Fiber cement panels with reveals (maximum three (3) colors);
 - » Fiber cement lap siding (maximum two (2) colors);
 - » Fiber cement trim boards (maximum 3 colors);
 - » Vinyl windows;
 - » Prefinished aluminum storefront;
 - » Prefinished metal trim and copings;
 - » Prefinished metal canopies;
 - » Fabric awnings;
 - » Metal railings (painted - dark gray, dark bronze or black)
-
- » Primary facades of all-residential buildings shall have a minimum of 35% of brick or stone with the balance fiber cement and fiber cement lap siding.
 - » The secondary facades of all-residential buildings shall consist of at least 10% of brick or stone with the balance consisting of fiber cement panels and lap siding.
 - » Primary facades of mixed-use buildings (including live/work units) shall have a minimum of 60% brick or stone with the balance fiber cement and fiber cement lap siding and metal panel.
 - » Brick or stone materials will be used along prominent pedestrian entrances on the first level of the building.
 - » There will be no large expanse of blank walls exceeding 20' in length.
 - » Different brick colors, textures and finishes shall be used to create different architectural looks.
 - » Storefronts use any number of colors and materials to achieve individual character



Use of arbor and varied materials to define an outdoor space



Repeating symmetrical fenestration patterns mixed with quality materials



There shall be no large expanse of blank walls exceeding 20' in length.



Varied materials, colors and textures

5 Building Design Standards

BULK AND MASSING

Building tops shall consist of varieties of parapet heights, contemporary projected parapets with large brackets, contemporary stylized cornices, copings terminating large volumes and roof overhangs with and without brackets where sloped roofs are incorporated. Proposed buildings shall not be required to meet horizontal variations, and maximum buildings lengths requirements found in UDO Section 8.2. G. 4. b.

- » Base: The base shall be distinguished from the body of the building by features including but not limited to: thicker walls, ledges, or sills; visually heavier materials than those used on the body of the building; and/or lighter or darker materials, mullions, or panels; and planters
- » Middle: The remaining middle of the building shall constitute a minimum of 50% of the total building height
- » Top: The top shall be located at the of the building wall, shall occupy the highest portion of the building, and shall be distinguished from the body of the building by features including but limited to: cornice treatments, materials such as stone or differently colored materials; change in material pattern; a roof overhang with brackets; stepped parapets; and/or a cornice capping the top of the building.

VERTICAL VARIATIONS

Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change shall be two (2) inches depth.

HUMAN SCALE DESIGN ELEMENTS

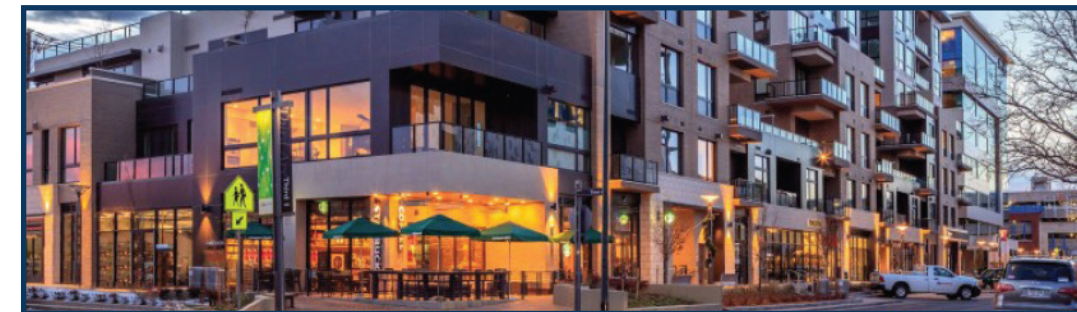
- » Create human-scale design at the ground level with a minimum of three (3) elements such as decorative lighting, living vegetative walls, soldier course brick details, medallions, friezes, and/or trellises.



Variety of parapet heights and contemporary stylized cornices



Roof overhang to emphasize entrance



Articulation in facade depth, multiple building expressions



Vegetation on walls create a break in massing and add interest

5 Public Realm Standards

STREET LEVEL ARCHITECTURE

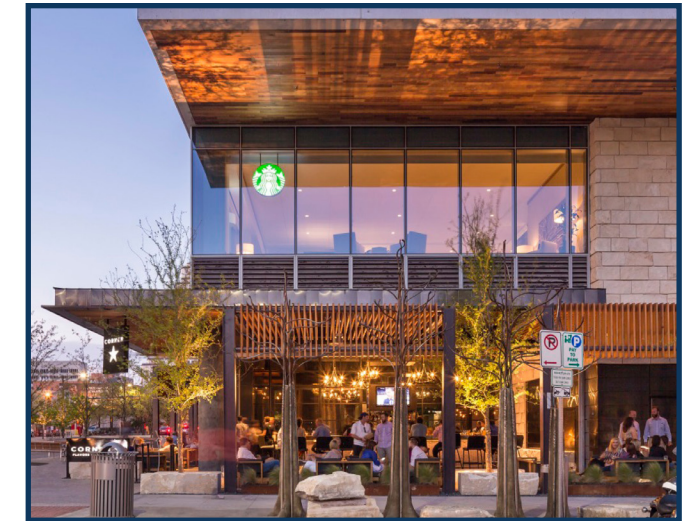
DEFINITION

Street level architecture refers to the portion of a building that interacts with pedestrians from a ground-level point of view. This perspective can involve both the massing of upper stories with relation to the street, as well as finer elements such as the selection of materials and fenestration. Common street furniture, such as trash receptacles and benches; decorative pedestrian lighting and the Town's upgraded street signs will all be utilized within this development.

Street level architecture should have variation and sensitive detailing, relating to the public realm; an imperative when creating a quality pedestrian experience. Clear visual division between street level and upper floors is important as the typical condition. In limited areas full height elements can frame overall building architecture. Design elements such as entries, windows, balconies, awnings, and bays all serve to provide visual interest.



Utilization of different planes to create visual interest



Protruding elements create visual interest



Creative and interesting use of facades



First floor design unique yet complimentary of upper floors



Use of wood as accent material



Creative and interesting use of facade



Curved facades create contrast in shape

5 Design Standards

LANDSCAPE DESIGN

KEY ELEMENTS

- » Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
- » Placemaking shall be encouraged which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
- » Decorative street signs shall be utilized throughout the development in accordance with Town detail HS361.
- » All traffic bollards shall be black or match the primary building facade color.
- » Whenever foundation landscaping is not feasible, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.
- » To encourage sustainable design, the use of living walls shall be encouraged.
- » Street trees shall be required to be placed every 40 feet along the interior access drive.



Decorative fencing protects plantings



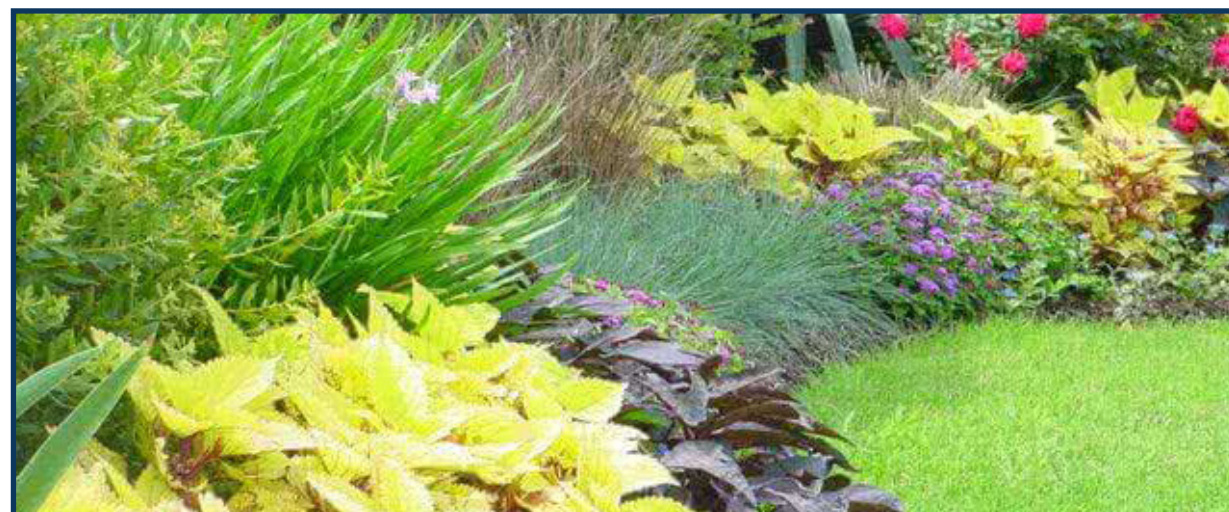
Use of living walls



Cherry tree offers strong spring color



Herbaceous perennials provide summer color



Variety of textures and colors



Street trees/canopy trees



Decorative planters

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

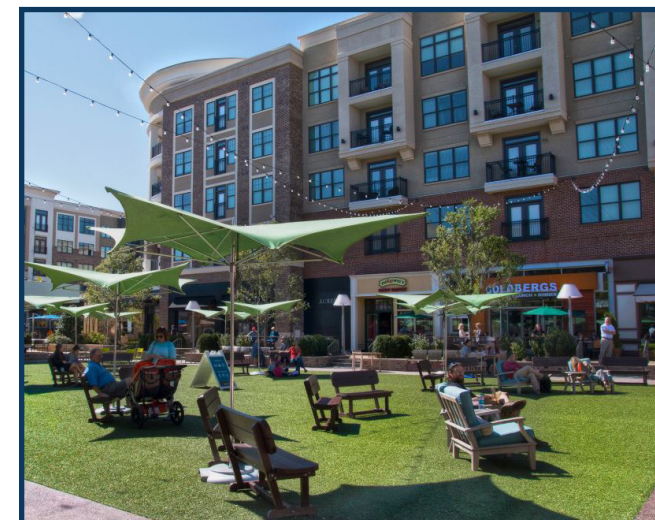
- » Urban civic space shall be met by introducing a central village green that will be available for all residents and business patrons alike. This green shall contain the following elements: water fountain feature, benches, trash receptacles, decorative pavers and supplemental landscaping.
- » The minimum overall open space provided shall be .75 acres.
- » The multifamily residential component shall be served by a private active recreation open space area and shall contain the following features: clubhouse/main amenity (minimum of 7,000 sf) as well as a pool (minimum size of 1,200 sf).
- » Plazas shall be required at corner entries along buildings that face the central village green and will feature decorative pavers.



Smaller spaces within large spaces



Balance of hardscape and landscape



Gathering spaces



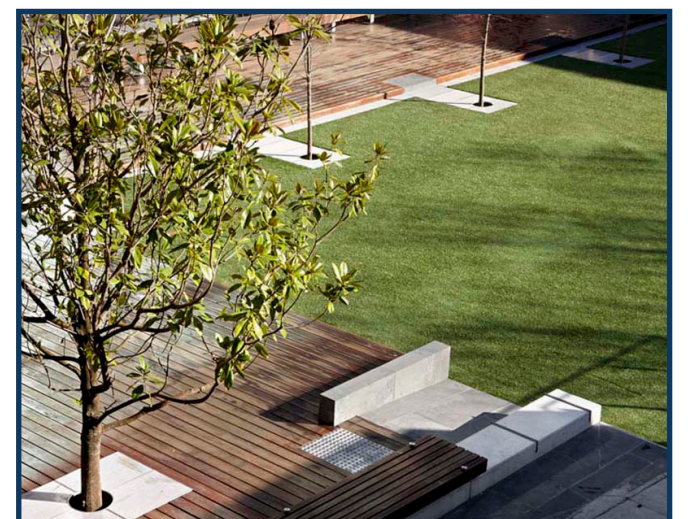
Variation assures interest is maintained within the gathering space



Events bring visitors in



Interactive spaces



Balance of hardscape and landscape



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.b.

New Business

Title: Duke Energy Operations & Training Center Conditional District Rezoning 22-REZ-08

Strategic Priority Area:

Staff Resource:

Action(s):

1. Recommend the Town Council approve/ deny Rezoning 22-REZ-08 Duke Energy Operations & Training Center Conditional Zoning District.

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: 2022 UDO
 - Process: Town Council Legislative Public Hearing
- The Town has received a request for a Conditional Zoning District (CD) Rezoning for Duke Energy Operations and Training Center, an assemblage of three parcels located along Cinder Station Road and Woods Creek Road. The request proposes a zone map amendment from RR Rural Residential district to HI CD Heavy Industrial Conditional District.
- The project area includes 95.59 acres.
- The Conditional Zoning District schematic master plan shows three parcels:
 - The first parcel's primary uses are limited to Office and Infrastructure/ Utilities (Major) Uses to be developed by Duke Energy as an Operations and Training Center.
 - The second parcel's primary use is limited to Civic Use to be developed by the Town of Holly Springs as Fire Station #3.
 - The third parcel is not planned for development at this time, but will be limited to the uses allowed through this conditional district rezoning.
- Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. This Conditional Zoning District (CD) proposes several modifications to the base district standards of the UDO, which are detailed in the Development and Design Manual attached.

Background:

- The assemblage of parcels was annexed into the Town of Holly Springs corporate limits on January 17, 2023 and assigned to the RR Rural Residential District.
- The property is identified in the 2016 survey of Holly Springs as having a potential historic structure. According to the survey, the potential historic resource is identified as Shearon Harris Project Houses. The applicant submitted a letter from North Carolina Department of Natural and Cultural Resources State Historic Preservation Office which indicated a cemetery may be present on the site. There are no existing structures.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ08_Duke Ops & Training_PBStaffReport_022723
2. Rezoning Petition_DukeEnergyOpsTraining
3. CD Design Goals Narrative_DukeEnergyOpsTraining
4. Schematic Master Plan_DukeEnergyOpsTraining
5. Development & Design Manual_DukeEnergyOpsTraining



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Duke Energy Training & Operations Center 22-REZ-08

PETITIONER(S):

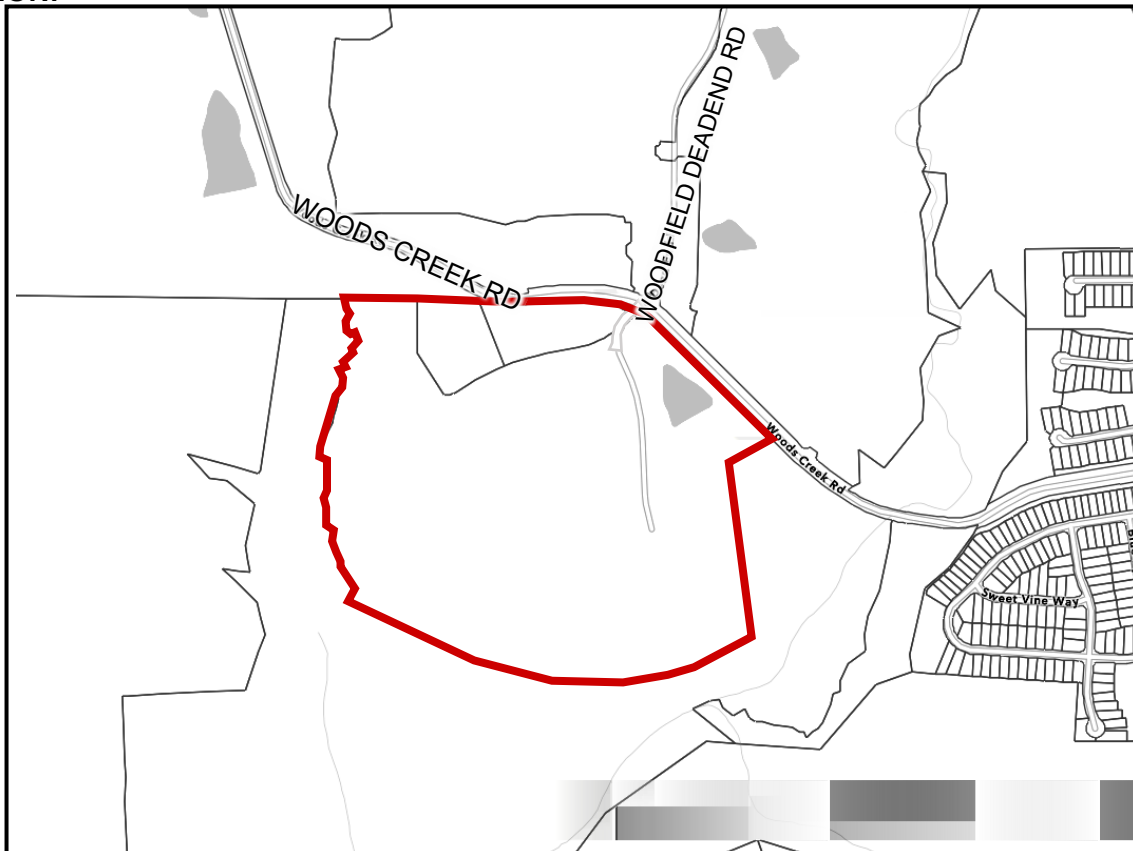
Laura Holloman
McAdams
One Glenwood Ave, Ste. 201
Raleigh, NC 27603

DEVELOPER(S):

Lisa Echols
Duke Energy Progress Inc.
Tax Dept – DEC41B
550 S Tryon St.
Charlotte, NC 28202

OWNER(S):

Same of Developer

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 28, 2023

Public Hearing and Town Council Action: March 21, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility, Schematic Master Plan, Design Goals Narrative, Development & Design Manual

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Duke Energy Progress Inc.	0730511581	RR Rural Residential	87.07 acres
Town of Holly Springs	0730427308	RR Rural Residential	4.11 acres
Duke Energy Progress Inc.	0730522427	RR Rural Residential	4.41 acres
TOTAL			95.59 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential	Vacant
North	RR Rural Residential	Elementary School
South	R-80 Residential (Wake County) (not in Holly Springs ETJ)	Vacant
East	Right-of-way Carolina Springs PUD	Woods Creek Rd Vacant
West	R-80 Residential (Wake County) (not in Holly Springs ETJ)	Vacant

PROPERTY HISTORY	
Annexation History Annexation Number: A22-07 Approved by Town Council on: January 17, 2023	Zoning History Previous Zoning: R-80 (Wake County) Current Zoning: RR Rural Residential Established by Town Council on: January 17, 2023 with A22-07

Historic Use of the Property

The property is identified in the 2016 survey of Holly Springs as having a potential historic structure. According to the survey, the potential historic resource is identified as Shearon Harris Project Houses. The applicant submitted a letter from North Carolina Department of Natural and Cultural Resources State Historic Preservation Office which indicated a cemetery may be present on the site. There are no existing structures.

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	RR Rural Residential	HI CD Heavy Industrial Conditional Zoning District
Future Land-Use Designation	Innovation Village	No Change

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 95.59 acres located along Woods Creek Road, Wake County PINs # 0730511581, 0730522427, 0730427308 from RR Rural Residential to HI CD Heavy Industrial Conditional District.

Zone Map Change Request:

The HI Heavy Industrial zoning district allows for several of the proposed uses which will be incorporated into the Duke Operations and Training Center and the Town's Fire Station #3: Civic Building, Infrastructure/Utilities (Major), Infrastructure/Utilities (Minor), Office Use, Business Services, School (Commercial, Trade or Business), etc. The Heavy Industrial district requires a Conditional Zoning District.

Conditional Zoning District (CD) information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Perimeter Buffer Adjacent to Residential Use Districts	150-ft	20-ft
Perimeter Buffer Adjacent to Commercial & Mixed-Use Districts	150-ft	20-ft
Perimeter Buffer Adjacent to Employment/Campus Use Districts	100-ft	20-ft
Maximum Building Height	To be determined through Development Plan Review	50-ft

Permitted Uses (UDO Section 3):

USE	HI
Business Services	P
Office Use	P
Light Manufacturing & Warehouse	P
Research & Development Facilities	P
Civic Building	P
School (Commercial, Trade or Business)	P
Data Centers	P
Distribution & Logistics	P
Infrastructure/Utilities (Major)	P
Infrastructure/Utilities (Minor)	P
Fueling Station	A
Large Vehicle & Heavy Equipment Sales & Services	A
Neighborhood Recycling Collection Point	A
Wireless Telecommunications Equipment	A
Wireless Telecommunications Tower	A
P = Primary Use, A = Accessory Use	

Open Space & Conservation (UDO Section 4)

	UDO Standard	Proposed Standard
Tree Preservation Area	Not required	Minimum 10%

Landscaping (UDO Section 5)

	UDO Standard	Proposed Standard
Perimeter buffer landscaping: Heavy Industrial zoning adjacent to a Thoroughfare	10-ft Type B (semi-opaque)	20-ft Type C (opaque)

Building, Site & Subdivision Design (UDO Chapter 8)

	UDO Standard	Proposed Standard
Pedestrian connectivity between buildings and open spaces	UDO Section 8.4, B. 3 – <i>“all use categories shall include a sidewalk, side path or greenway system which functionally connects the various required open space elements and all buildings.”</i>	Exemption
360-degree design, with visually interesting and compatible design on front, side and rear façades	UDO Section 8.2 – Building Design Standards	<i>Pedestrian-Facing</i> areas of the building follows primary façade standards (UDO Section 8.2, G) <i>Vehicle-Facing</i> areas of the building does not follow building standards (i.e. allows for metal siding, no windows, and no decorative architectural elements)
Vehicle-Facing Areas (cont.)	N/A	Additional design standards including: 1. Concrete base provided to a height of 2' around columns 2. Clear signage around doors and openings
Type I Building Materials (highest quality materials for primary facades)	Includes brick; stone; split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; or a combination thereof.	Includes architectural Metal Composite Material (MCM) and Striated Metal Composite Material (MCM), in addition to all of UDO Type I Materials
Type I Building Materials (highest quality materials for primary facades)	Includes brick; stone; split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; or a combination thereof.	Includes Formed Metal siding in <i>Vehicle-Facing</i> areas ONLY
Primary Façade Requirements	UDO Section 8.2	Additional design standards including: 1. Building elevations to focus glazing in internal work spaces. (Minimum daylight factor of 2 over 75% of the open work and café areas). 2. Awning over main and employee

		entrances will extend the full depth of the door swing (3'-0").
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DEVELOPMENT AGREEMENT SUMMARY

The developer is working with the Town on a Development Agreement with the following anticipated terms:

- The reduction of the limits of the Comprehensive Transportation Plan road extension.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as Places to Transform. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment — increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment — to diversify the Town's development strategy and support continued growth and economic prosperity in the future.

Future Land Use:

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

Key characteristics include:

- Grid street patterns with high connectivity
- Sidewalks and bike facilities provide links to adjacent residential areas and a variety of commuting options
- Connected public open spaces throughout a walkable, activated environment
- Sensitivity to existing natural resources, large tree stands and drainage ways
- Building types vary and may include residential townhomes, live/work units and apartments or condominiums, in addition to mixed use commercial, retail, and office uses. Buildings should incorporate innovative design techniques and materials
- Most buildings should be 3-4 stories, though slightly taller buildings may be appropriate in the core, and shorter buildings along the edges

Important Themes for Transforming Holly Springs:

Seven important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request in determining consistency with the Future Land Use designation of Innovation Village:

- Establish Mixed-Use Activity Centers Throughout Holly Springs – creating new activity centers in Town through mixed-use, walkable development
- Transitions – limiting intense or obtrusive operations of industrial development in proximity to adjacent neighborhoods
- More Transportation-Land Use Coordination in the Community – improve overall efficiency of the transportation system and promote livability

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- Create an Interconnected Network of Green Space
- Build a Green Infrastructure Framework
- Promote Compact Mixed-Use Development in Appropriate Character Areas
- Improve Multi-Modal Connectivity Throughout the Town
- Increase Walkability
- Build a Community Attractive to Today's Businesses and Their Employees
- Coordinate with Large Land Owners in the Town's Western Planning Area
- Capitalize on Strategic Partnerships
- Build 'Smart Streets' in Proposed Innovation Villages on the Future Land Use Map

Unified Development Ordinance

Conditional Zoning District (UDO 2.4.3 A)

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

The area to be rezoned features three separate parcels – one to be developed by Duke Energy for an Operations and Training Center, another to be developed by the Town of Holly Springs for Fire Station #3, and a final parcel is reserved with no current development plans. The future Duke Operations and Training buildings will not be visually or functionally connected to adjacent properties or each other. The isolation of the future Duke development is an intentional choice made by the applicant to ensure safety and privacy of their operations. New development and building standards are proposed to allow flexibility for Duke's low-visibility operations and training buildings. Fire Station #3 will be situated close to the public right-of-way for high visibility and pedestrian activation.

The proposed schematic master plan features large areas of open space and preserves 10% of the site as permanent Tree Preservation Area. There is a proposed reduction in perimeter buffers due to the surrounding property owners and uses. The plan features a 10-ft side path along Woods Creek Rd per the Parks, Recreation and Greenways Master Plan, which ties into an on-site greenway being constructed by others to ultimately connect to the Carolina Springs development.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Woods Creek Rd frontage of this proposed development as well as a 10' Greenway connecting to Woods Creek Rd from the south.

The applicant has shown a 10' Sidepath extending across the project frontage on Woods Creek Rd, and had extended the Sidepath to meet an already planned 10' Greenway being constructed as part of the Carolina Springs development.

CIVIL IMPROVEMENTS

Potable Water:

With this development, connection will be made to existing watermain in Woods Creek Road. The watermain will be extended with the development of this project down the length of the proposed Cinder Station Road.

Reclaimed Water:

With this development, connection will be made to existing reclaimed watermain in Woods Creek Road. The reclaimed watermain will be extended with the development of this project down the length of the proposed Cinder Station Road.

Sanitary Sewer:

With this development, connection will be made to an existing sanitary sewer stub from the Carolina Springs Development. The proposed gravity sewer main servicing this development will run parallel to Woods Creek Road approximately 170' before ultimately crossing under the road to tie into the existing sanitary sewer draining to the Carolina Springs Pump Station.

- A Sanitary Sewer Study and Pump Station Capacity Analysis is under review with this project.

Transportation:

With this development, the existing Woodfield Deadend Road Extension is to be abandoned and removed. A new roadway outlined on the Comprehensive Transportation Plan is proposed to set up for future connection.

Traffic Impact Analysis:

A Traffic Impact Analysis (TIA) was completed with this project as required by the NCDOT and the Town. Review comments were provided by the Town and NCDOT's Congestion Management. Improvements from the TIA are listed below.

- Town's UDO requires R/W dedication and thoroughfare widening across the project street frontage to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.
- The Town's CTP requires R/W dedication and the construction of a roadway across the property to provide future connectivity.
- An exclusive westbound left-turn lane on Woods Creek Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.

- The northbound approach of the proposed Cinder Station Road will include an exclusive left turn lane and a shared right-turn/ through lane as required by the TIA.

Pedestrian connectivity to adjacent sites is not planned for except a 10' sidepath across the site frontage.

ZONE MAP CHANGE ANALYSIS

The Innovation Village is meant to incorporate a mix of uses, with a focus on industries that emphasize technology, creativity, and innovation and diverse housing choices to support those employment centers. It should be a village-like atmosphere with a grid street network that well connected and walkable. While the proposed use and development standards are not fully consistent with the Innovation Village designation; this property may be viewed as a part of a greater whole with its proximity to the Carolina Springs development (400+ residential units) and the Helix Innovation Park at Friendship and is consistent with the Land Use Plan in that specific context.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. Connectivity of the proposed Office Use, Infrastructure/Utilities (Major) to the Greenway (constructed by others) on the site.
2. The proposed reduction of the 150-ft perimeter buffer to 20-ft adjacent to residentially zoned property (currently Wake County Jurisdiction).
3. The following design characteristics from the Innovation Village section of the Land Use & Character Section are not incorporated with this request and should be reviewed for appropriateness:
 - a. Grid street patterns with high connectivity.
 - b. Green roof elements and/or rooftop gardens are encouraged.
 - c. The scale and massing of buildings should be varied throughout the Village, in order to provide visual interest and avoid the homogeneous appearance of a conventional office park. Most buildings should be 3-4 stories, though slightly taller buildings may be appropriate in the core, and shorter buildings along the edges.
 - d. There should be a series of connected public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, pocket parks and community gardens.
 - e. Lot width and depth is variable, as appropriate for the desired uses, but no lot should be so large as to compromise the walkable, mixed-use nature of the Village.
 - f. Buildings may front on streets or common open spaces.
4. Transportation Improvements

RECOMMENDATION OF THE PLANNING BOARD

ACTION #1:

PLAN CONSISTENCY STATEMENT:

The requested zone map change from RR Rural Residential to HI CD Heavy Industrial Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Innovation Village and the proposed Conditional Zoning District (CD) would allow limited Infrastructure/Utilities, Office and Civic uses to support and provide services for the continued development of this north-western quadrant of Holly Springs.

ACTION #2:

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-08 to change the zoning of 95.59 acres of Wake County PINs # 0730511581, 0730427308, 0730522427 from RR: Rural Residential to HI CD: Heavy Industrial Conditional District as submitted by McAdams.

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/2170/Development-Services



Petition Type (check one- each request must be on separate petitions)

- ☐ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name: Duke Energy Operations & Training FacilityProject Location: Southeast quadrant of Woods Creek Road and Woodfield Dead End Road*Use street address. If none, use the closest intersection*

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation
 PIN: 0629626959 (portion of) Real Estate ID: 0110325 (portion of)

Project Acreage: *(Rounded to nearest tenth)* 95.59 AC Partial Parcel: ☐ No ☒ YesSketch Plan Review (Pre-Submittal) Meeting Date: 7/21/22

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

☐ Initial ☐ Revised ☐ Final

Petition Request

Current Zoning: R-30 Proposed Zoning: Heavy Industrial - Conditional DistrictCurrent Future Land Use Designation: Innovation VillageProposed Future Land Use Designation: No changeArea Plan Designation (if applicable): N/A

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property

Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner

Notification Affidavit and attach.

Name Laura Holloman Company McAdamsMailing Address One Glenwood Avenue Suite 201City Raleigh State NC Zip 27603Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name Lisa Echols Company Duke Energy Progress IncMailing Address Tax Dept - DEC41B 550 S Tryon StCity Charlotte State NC Zip 28202Telephone # 727-820-5380 E-Mail Lisa.Echols@duke-energy.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

Owner's Authorization

Owner's Signature(s)

LISA Anne ECHOLS

PIN/REID

0629626959/0110325

Date

07/28/2022

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Duke Energy Operations & Training Facility

Proposed Zoning District: Heavy Industrial - Conditional District

Proposed Land Use/Density: Business & Industrial

Future Land Use Plan Map Designation: Innovation Village

Future Land Use Plan Designation Land Use/Density: Innovation Village

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

See Attached for complete responses to all Section items.

Section 1: Future Land Use & Community Character

Section 2: Transportation / Comprehensive Transportation Plan

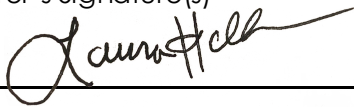
Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

Section 4: Community Facilities

Section 5: Infrastructure and Utilities

Section 8: Natural Resources

Plan Consistency Response Prepared by:

Preparer's Signature(s)	Date
	7/29/22

Petitioner's Response

Executive Summary

Holly Springs has successfully invested in crucial infrastructure that has finally unlocked development opportunities in the northwest sector of Town, south of US-1, evident through the recent announcement of Amgen, Carolina Springs and Woodcreek Elementary. However, with this activity comes the need to provide critical supporting services as well in this area. This vision is supported by the Vision Holly Springs' Comprehensive Plan, which encourages the Town to both maintain its small-town character whilst working to diversify its tax base. The proposed rezoning request contributes to fulfilling this goal – by creating a development that will provide the Town with an additional fire station as well as allow an important service provider – Duke Energy Progress, that will serve and enhance the surrounding area.

The Executive Summary, found in the Comprehensive Plan, lays out specific objectives for the Town as it guides new development. Many of these statements are applicable to our rezoning request and are very much consistent with this rezoning request. Specifically:

- 1) *“To strategically encourage business park, **light industrial** and commercial development in appropriate locations and balance overall tax base.”*

Although this development will be rezoned as Heavy Industrial, proposed conditions ensure that potential adverse uses have been removed. This proposed project area will contain an Operations and Training facility for Duke Energy as well a Town fire station. These developments will provide crucial services in this area of Town that until recently, has not seen a lot of development activity. The proposed Development and Design Manual provides assurances that buildings will be high-quality and use innovative materials.

- 2) *“To prioritize future Town land acquisitions and ensure the continuity of civic space”*

As the Town continues to go westward, the critical need to continue to ensure residents and visitors alike have access to adequate emergency services is critical. As part of this rezoning, a lot has been set aside for the development of a fire station. This fire station will be developed by the Town and once constructed, will allow adequate access to emergency services in the northwestern sector of Town.

Section 1: Future Land Use & Community Character

The Future Land Use and Community Character sections of the Town's Comprehensive Plan seeks to define the characteristics of what Holly Springs should be striving for, this idea of maintaining a village atmosphere.

A. Future Land Use

The following are specific Future Land Use objectives which this rezoning request will satisfy:

- 1) *“Balance land use decisions with their potential impact on the regional transportation network.”*

The Town has done a wonderful job in recent years of pushing the potential traffic impacts associated with a potential project into the planning conversation as early as possible. Developers are now required to meet with engineering and NCDOT staff months before a rezoning request is even submitted as necessary to determine an appropriate TIA scope. This ensures the developer will have ample time to study each intersection that both the Town and state will require as well as the associated recommended improvements.

- 2) *“Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.”*

This development uses a portion of a monster 1500-acre tract long-owned by Duke Energy Progress, to allow this important service provider to adequately address and respond to growing electrical service needs to Holly Springs and beyond. In addition to the construction of the Duke Energy Operations and Training campus, Duke will also sell a portion of this property to the Town, to allow for a Fire Station to be constructed. Together, these developments will ensure community services will be adequate in this area.

B. Community Character

Community character speaks to creating a sense of community and identity for the residents and businesses of the Town. To achieve this, the Comprehensive Plan has several Community Character Areas, several of which over rezoning request successfully contemplates:

- 1) *Natural Areas – “These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.”*

As previously mentioned, this development uses a portion of a large, expansive tract that goes all the way to the shores of Harris Lake. This development minimizes the disturbance of this tract as much as possible, and only utilizes frontage along Woodscreek Road and the extension of Woodfield Dead-end Road. This results in the perimeter of the site being left its natural state and will create an ample buffer for adjacent development. Such areas will allow for specimen tree preservation.

- 2) *Innovation Village – “An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research*

and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.”

The proposed project area is within the Town’s Comprehensive Plan Innovation Village designation. While the project will not contain a mixed-use village entirely within its project area, the adjacent development along Woodscreek Road certainly allows a Woodscreek corridor Innovation Village to be established. Carolina Springs and 12 Oaks fulfill the nearby variety of home choices. Amgen, as well as other properties within the Friendship Master Plan fulfill the corporate headquarters component. With this development, the critical possible piece of adequate civic and infrastructure can be achieved, allowing this diverse, innovation village to be established.

Section 2: Transportation/Comprehensive Transportation Plan

As the Town grows, traffic becomes more and more critical. As a new development, it is only fair that this potential project contributes to mitigate its potential impacts. This is done through working with both the Town’s engineers as well as NCDOT. The developer must improve all adjacent roadways as per the newly approved Comprehensive Transportation Plan (CTP) and may also be responsible for other nearby intersections that have been recommended by Traffic Impact Analysis (TIA) findings.

Transportation

The Comprehensive Plan strives to strike a balance between land use and effective transportation throughout Town and has several objectives that suggest how that can be achieved. The proposed rezoning request can meet several of these, specifically:

Comprehensive Transportation Plan

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The plan also proposes a multimodal transportation network that fosters growth in a positive way to the surrounding environment. This is done through three distinct elements: roadway, bicycle and pedestrian, and transit. The project is meeting the roadway element by contributing to the roadway widening improvements of Woodscreek Road. In addition, this development will also provide adequate access to the development areas, allowing for adequate future transportation movement.

These improvements will work to improve both the existing traffic as well as take into account the proposed project traffic. The bicycle and pedestrian elements will be met through providing a multi-use path along Woodscreek Road across the subject property’s frontage. The transit element is dependent on what comes to fruition with future transit options for the Town. Currently there are no nearby transit stops.

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

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

- 1) *Seek excellence in everything the Town provides to its residents by: placemaking, ADA compliance, updated technology.*

The proposed project is unlike others, because it will be an operations and training center for Duke Energy employees only. The public will not be accessing the site. In addition, the project will be required to meet all NC ADA requirements. However, Duke Energy will be constructing a 10' multiuse path adjacent to Woodscreek Road that will provide critical bike and sidewalk facilities to the future public elementary school as well as the existing and planned residential neighborhoods in the area.

The proposed project will also be installing multiple EV charging stations as required by the new UDO, ensuring that the site will meet updated technology needs. As required, bike racks will also be installed at the Operations Facility for cyclists.

Additionally, Duke Energy has set aside a multi-purpose field featuring a mulch exercise trail, that will meet the active open space component and create an amenity for its employees.

Section 4: Community Facilities

Community facilities address the need to be mindful of the increased demand for public services as the Town continues to grow. Community facilities can include fire, police, EMS, as well as public school facilities. The Comprehensive Plan contains several community facility objectives, specifically our project achieves the following:

- 1) *Inform developers when proposing new subdivisions-of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."*

Duke Energy has acknowledged that growth in this area has brought about the critical need to provide emergency service in this area. Therefore, Duke Energy has agreed to sell a portion of the subject development area, to the Town of Holly Springs, to allow for the construction of a fire station.

In addition, developers plan for community facilities such as police, fire and EMS when designing a development. Drive isles are required to be designed to accommodate the largest emergency response vehicle. The turning template is then submitted and review by staff to ensure that the vehicle can safely maneuver through all access points and parking areas.

Section 5: Infrastructure and Utilities

The Comprehensive Plan strives to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications and so forth, with respect to new development, can adequately handle new growth. Holly Springs has planned smartly for the rapid growth that it has experienced over the last several years. A water agreement is in place with Harnett County where the Town is served by abundant water from the Cape Fear River. With regards to sewer, the Town has invested in its own wastewater treatment plant. The Town-owned and operated WRF facility presently has a total treatment capacity of 6.0 MGD, and in 2018 treated approximately 2.8 MGD. The Town has a permit to expand the treatment up to 8.0 MGD. As part of the rezoning process, the project engineer is required to submit a sewer analysis to ensure that there are no sewer capacity issues to serve the proposed project.

For many years the Town has had established stormwater requirements. The project will be required to meet all NPDES Phase II requirements which will be reviewed during the site plan process.

A sewer capacity study has been prepared and submitted as part of the rezoning request.

Specifically, the Carolina Springs Pump Station has approximately 123,000 gpd of average daily flow available and can accommodate the flow from the proposed Duke Operations Center. Conceptual analysis of the site plan and topography indicates flow from the Duke Operations Center can flow by gravity sewer to the Carolina Springs Pump Station.

Furthermore, it is possible a sewer from a proposed fire station planned on the opposite side of Woodfield Dead End Road would flow by gravity through the Duke Operations Center and to the Carolina Springs Pump Station. The preliminary sewer flow estimate for the fire station is approximately 400 gal/day.

The Withers + Ravenel report on Carolina Springs references a future Pump Station #2 to be constructed farther west on Woods Creek Road. Flow from PS#2 would follow Woods Creek Road, and discharge near the Duke Operations Center into proposed gravity sewer. This would be the same gravity sewer that would serve the Duke Operations Center. The minimum pumping rate for PS#2 is presented as 389 gal/min. LKC recommends any planned gravity sewer on Woods Creek Road to serve the Duke Operations Center be evaluated (size and slope) for its ability to also satisfy the needs of Carolina Springs PS#2.

Section 8: Natural Resources

The Town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the Town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the Town must verify each project, subject request included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property

occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly.

NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting.

☒ Neighborhood Meeting Date: 7/27/22
Time: 6PM
Location: Virtual (Zoom)

For DS Use only

Project # _____

Date Received: _____

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: 7/14/22

Conduct of Meetings:

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

There were no issues as there were no adjacent property owner attendees at the meeting.

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☐ A copy of the signed attendance list that includes names and addresses of those in attendance. N/A

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

7/29/22

July 13, 2022

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

As a representative of the proposed developer, Duke Energy, we are sending this letter to invite you to a community engagement meeting regarding the Duke Energy Holly Springs Woods Creek Road rezoning in Holly Springs, North Carolina. If you are receiving this letter, it is our understanding that you own property or belong to a neighborhood association within 500 feet of the subject property.

The site of the proposed rezoning is in the southeast quadrant of the intersection of Woods Creek Road and Woodfield Dead End Road with the PINs 0629626959 (portion of). During the meeting, the applicant will present its plans to rezone this land from Wake County R-80 to Heavy Industrial Conditional Use (HI-CU). The total site area is 94.30 acres and falls within the Innovation Village Future Land Use Designation.

We will be hosting a virtual neighborhood meeting via Zoom (see instruction sheet for details). The meeting will be held on Wednesday, July 27th, 2022, from 6:00pm to 8:00pm Eastern Time. We welcome any questions or comments on the proposed project prior to the meeting.

If you have questions or cannot attend the meeting but would like further information, please feel free to contact Laura Holloman by phone: 919.610.7377 or email: holloman@mcadamsco.com.

Sincerely,
MCADAMS



Laura Holloman, AICP
Sr. Planner, Planning + Design Group
919.610.7377
holloman@mcadamsco.com

July 14, 2022

RE: Duke Energy Holly Springs Woods Creek Road Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

We will be hosting a virtual neighborhood meeting via Zoom Webinar. The meeting will be held on July 27th and begin at 6:00 PM Eastern Time.

- > To attend the meeting via computer, type in the following link in your internet browser:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://mcadamsco.zoom.us/j/88200013846>

Description: Proposed rezoning is in the southeast quadrant of the intersection of Woods Creek Road and Woodfield Dead End Road with the PINs 0629626959

Or One tap mobile:

+16468769923,,88200013846# US (New York)

+16469313860,,88200013846# US

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 876 9923 or +1 646 931 3860 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 882 0001 3846

International numbers available: <https://mcadamsco.zoom.us/j/kdWzrCdG5M>

Sincerely,

McADAMS

Adjacent Property Owner List within 525 feet			
OWNER	ADDR1	ADDR2	ADDR3
WAKE COUNTY	PO BOX 550	RALEIGH NC 27602-0550	
LENNAR CAROLINAS LLC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
CONCERT 12 OAKS LLC	2004 GREEN OAKS PKWY	HOLLY SPRINGS NC 27540-0017	
POE, WILLIAM DOUGLAS POE, DARYL POE	1216 S SALEM ST	APEX NC 27502-7243	

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only
Project # _____
Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0110325 and PIN 0629626959 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 26th day of July, 2022.

Applicant Signature *Laura Holloman*

Printed name of Applicant Laura Holloman

NOTARY STATEMENT

Sworn to and subscribed before me the 26 day of July, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 11/18/2026

Celia Ann Grubba
Notary Public

Celia Ann Grubba

Printed



Wake County, North Carolina
Notary Public
Celia Ann Grubba
My Commission Expires 11/18/2026

Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)

NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0110325

and PIN 0629626959

located at 4113 Deer Path Road

from R-30 (existing zoning district) to

Heavy Industrial - Conditional District (proposed zoning district).

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

be heard on TBD (date) at 7:00 PM.

Additional information can be obtained by contacting Holly Springs Development Services at (919) 557-3908.

Thank you,

Signature of Applicant:



Date:

7-26-22

Name	<u>Laura Holloman</u>	Company	<u>The McAdams Company</u>
Mailing Address	<u>One Glenwood Avenue, Suite 201</u>		
City	<u>Raleigh</u>	State	<u>NC</u> Zip <u>27603</u>
Telephone #	<u>(919) 610-7377</u>	Fax #	<u>()</u> E-Mail <u>holloman@mcadamsco.com</u>

7021 2720 0002 2891 5752

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

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

Charlotte, NC 28202

Certified Mail Fee \$4.00
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60
\$

Total Postage and Fees \$4.60

DUKE ENERGY PROGRESS INC
Tax Dept - DEC41B
550 S Tryon Street
Charlotte, NC 28202



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

See Reverse for Instructions

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

Laura Holloman of McAdams
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from

R-30 to Heavy Industrial - Conditional District
(Current Zoning District) (Proposed Zoning District)

For DS Use only

Project # _____

Date Received: _____

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

Signature of Owner(s):

LISA Anne ECHOLS

Wake County PIN/REID:

0629626959/0110325

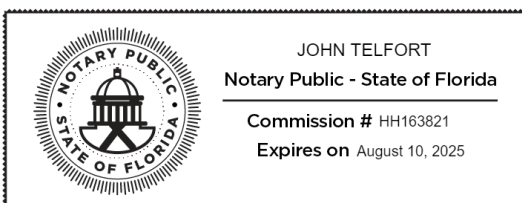
State of Florida

County of Miami Dade

Sworn to and subscribed before me the 28th day of July, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 08/10/2025

[Signature] / John Telfort
Notary Public Printed



Notarized online using audio-video communication

Seal



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

October 3, 2022

Jennifer Burdette
Natural Resource Consultants
308 W Millbrook Rd, Ste D #200
Raleigh, NC 27609

burdette@nrconsultnc.com

Re: Construct Woods Creek Road Operations Center, Holly Springs, Wake County, ER 22-2163

Dear Ms. Burdette:

Thank you for your email of August 30, 2022, regarding the above-referenced undertaking. We have reviewed the submittal and offer the following comments.

Our records indicate that the Burt/Royster Cemetery (31WA1629) is located within the project area. The portion of the project area around the cemetery should be investigated for the presence of marked and unmarked graves. Based on that investigation, an appropriate buffer around the cemetery should be determined in consultation with the Office of State Archaeology to ensure that construction activities do not impact the cemetery or any burials. The new boundary should be mapped by a licensed surveyor, recorded on deeds or plats, and filed with Wake County.

The archaeological cemetery survey should be conducted by an experienced archaeologist that meets the Secretary of the Interior's Professional Qualification Standards. A list of archaeological consultants who have conducted or expressed an interest in contract work in North Carolina is available at <https://archaeology.ncdcr.gov/archaeological-consultant-list>. The archaeologists listed, or any other experienced archaeologist, may be contacted to conduct the recommended survey.

Please note that our office requests consultation with the Office of State Archaeology Review Archaeologist to discuss appropriate field methodologies prior to the archaeological field investigation. You can find the Review Archaeologist for your region at <https://archaeology.ncdcr.gov/about/contact>. OSA's Archaeological Standards and Guidelines for Background Research, Field Methodologies, Technical Reports, and Curation can be found online at: https://files.nc.gov/dncr-arch/OSA_Guidelines_Dec2017.pdf.

Cemeteries are protected under NC General Statutes Chapter 14-148 and 14-149 and are afforded consideration under Chapter 65. If unmarked human skeletal remains are encountered during construction, the provisions of North Carolina General Statute Chapter 70, Article 3 apply. Construction activities should immediately cease, and the county medical examiner should be contacted. To ensure that the proposed project will be consistent with NCGS Chapter 65, we request final project designs showing how the

cemetery will be avoided, and a description of measures that will be taken to ensure the cemetery will not be subject to ground disturbance during construction.

We have determined that the project as proposed will not have an effect on any historic structures.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,



 Ramona Bartos, Deputy
State Historic Preservation Officer

October 18, 2022

Town of Holly Springs
128 S Main St
Holly Springs, NC 27540

RE: Duke Energy Operations + Training Facility – Design Goals Narrative

DESIGN GOALS NARRATIVE

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development as to preserve the site's natural character:

This project does not propose significantly altering the slope meaning this site's natural topography will be preserved along the perimeter of the site. A 20-foot Type C buffer is proposed around the perimeter of project site to preserve existing vegetation to the extent possible.

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns:

Due to the site's topography and 20-foot proposed buffer and the position of the Operations and Training buildings, little of the development will be visible from Woods Creek Road preserving the view corridor currently present.

3. Development of pedestrian-oriented communities and development of traditional style neighborhoods:

Duke Energy understands the importance of the Town's commitment to pedestrian connectivity. Therefore, Duke Energy will be constructing a 10' sidepath along Woods Creek Road extending from the East at the Carolina Springs-to-12 Oaks Greenway northern terminus across the property frontage and to the WCPSS Property to the Northwest. This will provide a critical connection from the Carolina Springs and 12 Oaks residential areas to the new elementary school, creating a safe route to school for students and their families.

4. Development of communities that are visually and functionally connected to one another:

Duke Operations and Training Facility is located away from current commercial and residential development, preserving those areas for future development better suited for connectivity. This development will further improve the community by providing services in a swiftly growing area of Holly Springs.

Duke Energy will be initiating the critical extension of Woodfield Deadend Extension, south of Woods Creek. This will set up future development in this area and will answer an immediate need of providing road frontage to both the Duke Energy Operations & Training Center as well as the Town's planned Fire Station.

Additionally, Duke Energy will be constructing a 10' sidepath along Woods Creek Road extending from the East at the Carolina Springs-to-12 Oaks Greenway northern terminus across the property frontage and to the WCPSS

Property to the Northwest. This will provide a critical connection from the Carolina Springs and 12 Oaks residential areas to the new elementary school, creating a safe route to school for students and their families.

5. Protection of significant watershed areas in order to preserve water quality:

As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. This site is not within a critical watershed.

6. Creativity and imagination in the process of development:

This project's primary design objective is to be respectful to existing development and future development while providing a necessary utility service to the growing Holly Springs Community. The project's siting prioritizes low visibility and further hides the site from view by installing a 20-foot landscape buffer around the perimeter of the site.

7. Unique architecture or sustainable design:

This project's purpose is based in providing utility services for the surrounding community and strives to incorporate sustainable design methods wherever possible. EV charging stations will be provided within the parking areas. In addition, all on-site exterior site lighting will be LED.

8. Efficient, aesthetic, and desirable use of open space:

The site has incorporated a multipurpose field with an exercise path. This will allow employees to safely exercise during the work day, whilst not comprising the nature of the facility.

9. Variety in housing types and physical development patterns:

Does not apply to this project.

10. Special considerations for property with a unique history or outstanding physical features:

Does not apply to this project.

DUKE ENERGY PROGRESS OPERATIONS & TRAINING CENTER

WOODS CREEK ROAD
HOLLY SPRINGS, NC, 27539

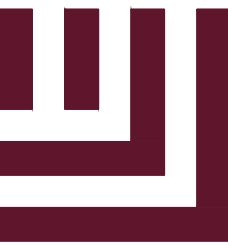
MASTER PLAN
PROJECT NUMBER: DKE-22051
DATE: JANUARY 31, 2023



VICINITY MAP
SCALE: 1" = 500'

TOWN OF HOLLY SPRINGS PROJECT NUMBERS:
22-REZ-08/ PLRZ202200213

SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	DUKE ENERGY PROGRESS	0629626959 (PARTIAL)	0110325 (PARTIAL)
DEVELOPER	DUKE ENERGY PROGRESS		
EXISTING ZONING	WAKE COUNTY R-80: RESIDENTIAL		
PROPOSED ZONING	HEAVY INDUSTRIAL CONDITIONAL DISTRICT		
SITE AREA	GROSS AREA:	95.59 AC	
	HOLLY SPRINGS GREENWAY DEDICATION:	0.59 AC	
	WOODS CREEK NCDOT ROW DEDICATION:	0.89 AC	
	STREET 'A' NCDOT ROW DEDICATION:	2.32 AC	
	NET AREA:	91.79 AC	
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	INFRASTRUCTURE UTILITIES (MAJOR) OFFICE USE/BUSINESS SERVICES		
COMPREHENSIVE PLAN DESIGNATION	INNOVATION VILLAGE		
PERIMETER BUFFERS	REQUIRED	THOROUGHFARE STREET TREES (5' WIDTH) ALONG PUBLIC RIGHT-OF-WAYS AND 20' - TYPE C BUFFERS	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	N/A	
	MAXIMUM	N/A	
ACTIVE RECREATION SPACE	PROVIDED	2.47 AC	
TREE CONSERVATION AREA	PROVIDED	9.01 AC	
BUILDING SETBACKS (MINIMUM)	FRONT	30'	
	SIDE	5'	
	REAR	5'	
MAX BUILDING HEIGHT	40'		



McADAMS

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

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

www.mcadamsco.com

CONTACT

LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

DUKE ENERGY PROGRESS
410 S. WILMINGTON STREET
RALEIGH, NC 27602
CONTACT: MARK FRANKLIN (JLL)
PHONE: 919. 427. 7718



SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN



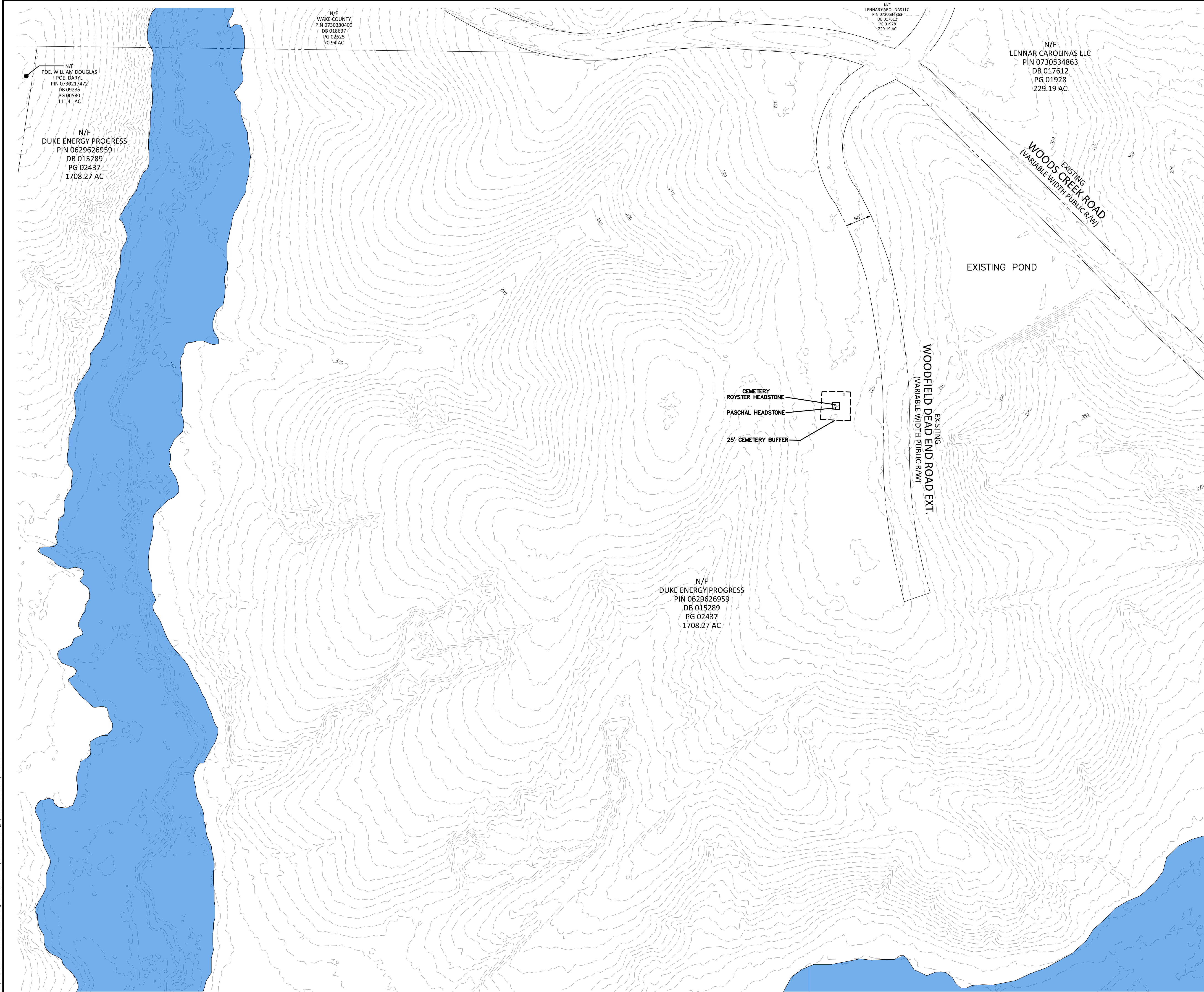
REVISIONS

NO. DATE

REZONING DRAWINGS
FOR:

DUKE ENERGY PROGRESS
OPERATIONS & TRAINING CENTER
HOLLY SPRINGS, NC, 27539
PROJECT NUMBER: DKE-22051

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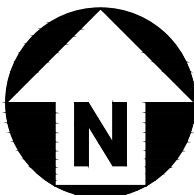


GENERAL NOTES

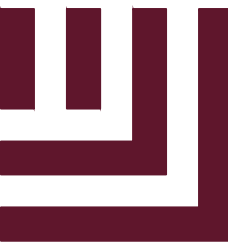
- 1. EXISTING CONDITIONS FROM WAKE COUNTY GIS
- 2. PROPOSED PARCEL TO BE CREATED BY EXEMPT PLAT FROM PIN 0629626959

LEGEND

100 YEAR FLOODPLAIN



GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.



McAdams

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410 S. WILMINGTON STREET
RALEIGH, NC 27602
CONTACT: MARK FRANKLIN (JLL)
PHONE: 919.427.7718



OPERATIONS & TRAINING CENTER MASTER PLAN WOODS CREEK ROAD HOLLY SPRINGS, NC, 27539

REVISIONS

NO.	DATE	
1	09. 08. 2022	RESPONSE TO TOWN COMMENTS
2	10. 18. 2022	RESPONSE TO TOWN COMMENTS
3	11. 10. 2022	RESPONSE TO TOWN COMMENTS
4	12. 22. 2022	RESPONSE TO TOWN COMMENTS
5	01. 31. 2023	RESPONSE TO TOWN COMMENTS

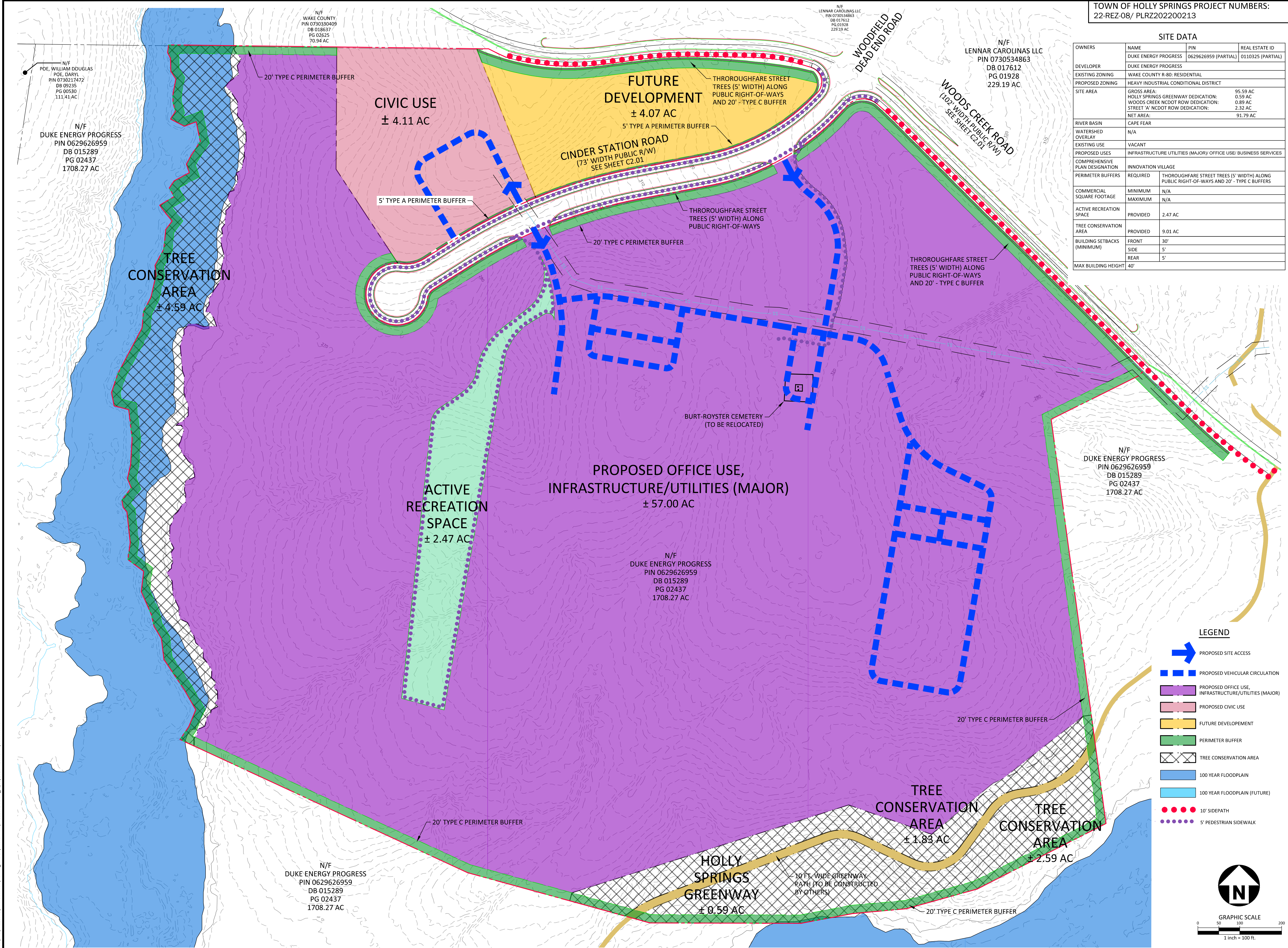
PLAN INFORMATION

PROJECT NO.	DKE22051
FILENAME	DKE22051-XC1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07. 29. 2022

SHEET

EXISTING
CONDITIONS
C1.00

K:\Projects\DUKE\DUKE22051\03a-Production\Planning and LAMaster Plan\DUKE22051-S1.dwg, 1/31/2023 4:26:48 PM, Jack Ritchie



McADAMS

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Durham, NC 27713

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DUKE ENERGY PROGRESS

OPERATIONS & TRAINING CENTER
MASTER PLAN
WOODS CREEK ROAD
HOLLY SPRINGS, NC, 27539



REVISIONS

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PLAN INFORMATION

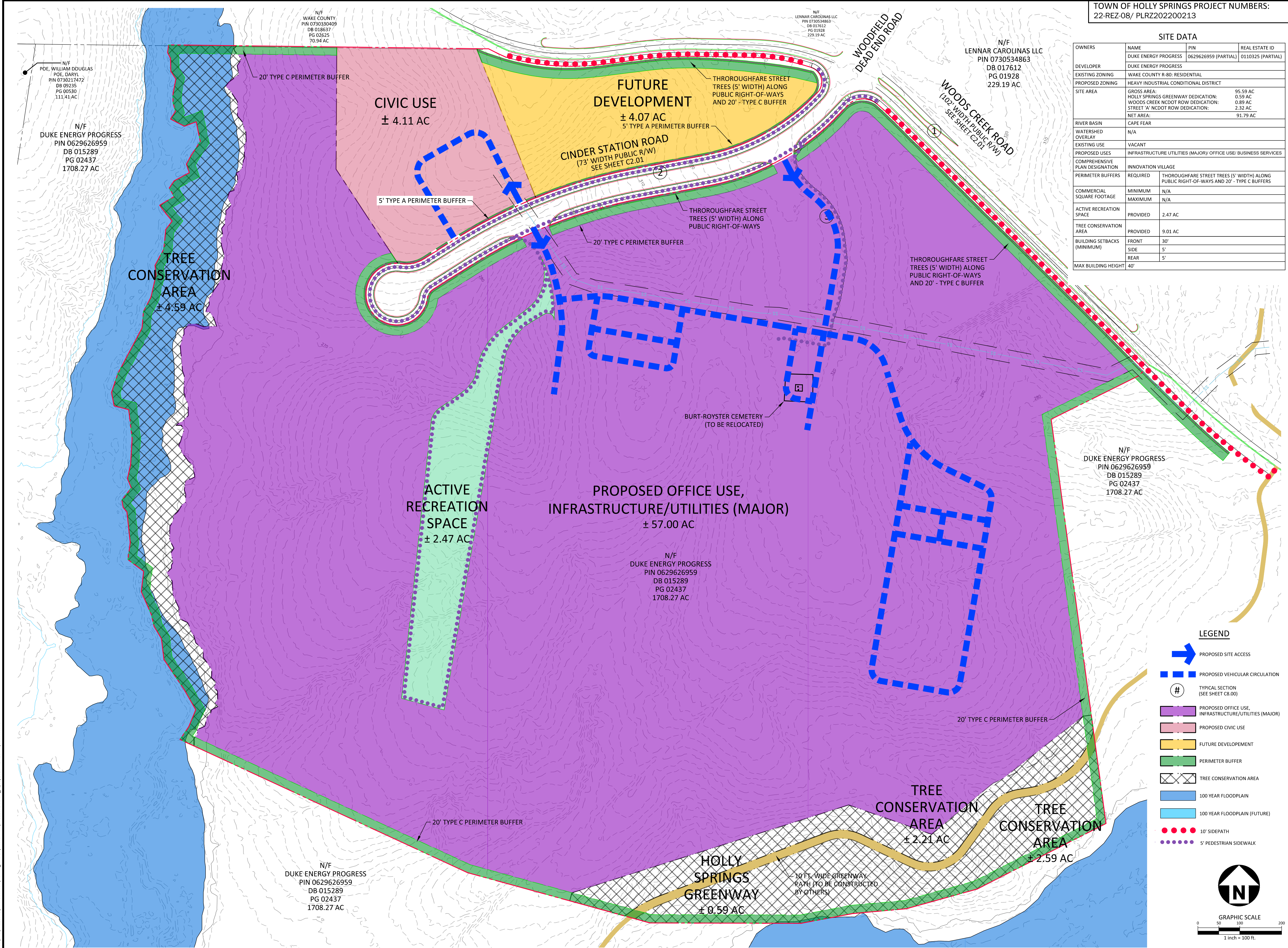
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FILENAME	DKE22051-S1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022

SHEET

CONCEPT PLAN

C2.00

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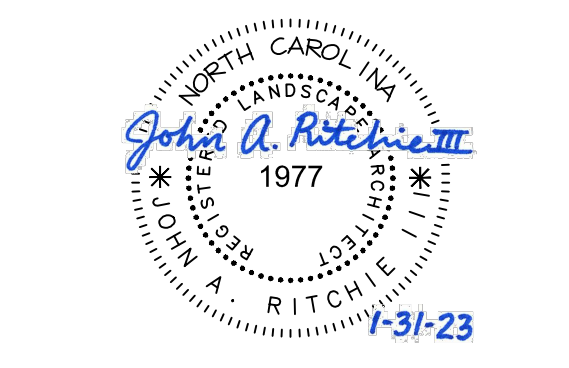


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DUKE ENERGY PROGRESS

OPERATIONS & TRAINING CENTER
MASTER PLAN
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REVISIONS

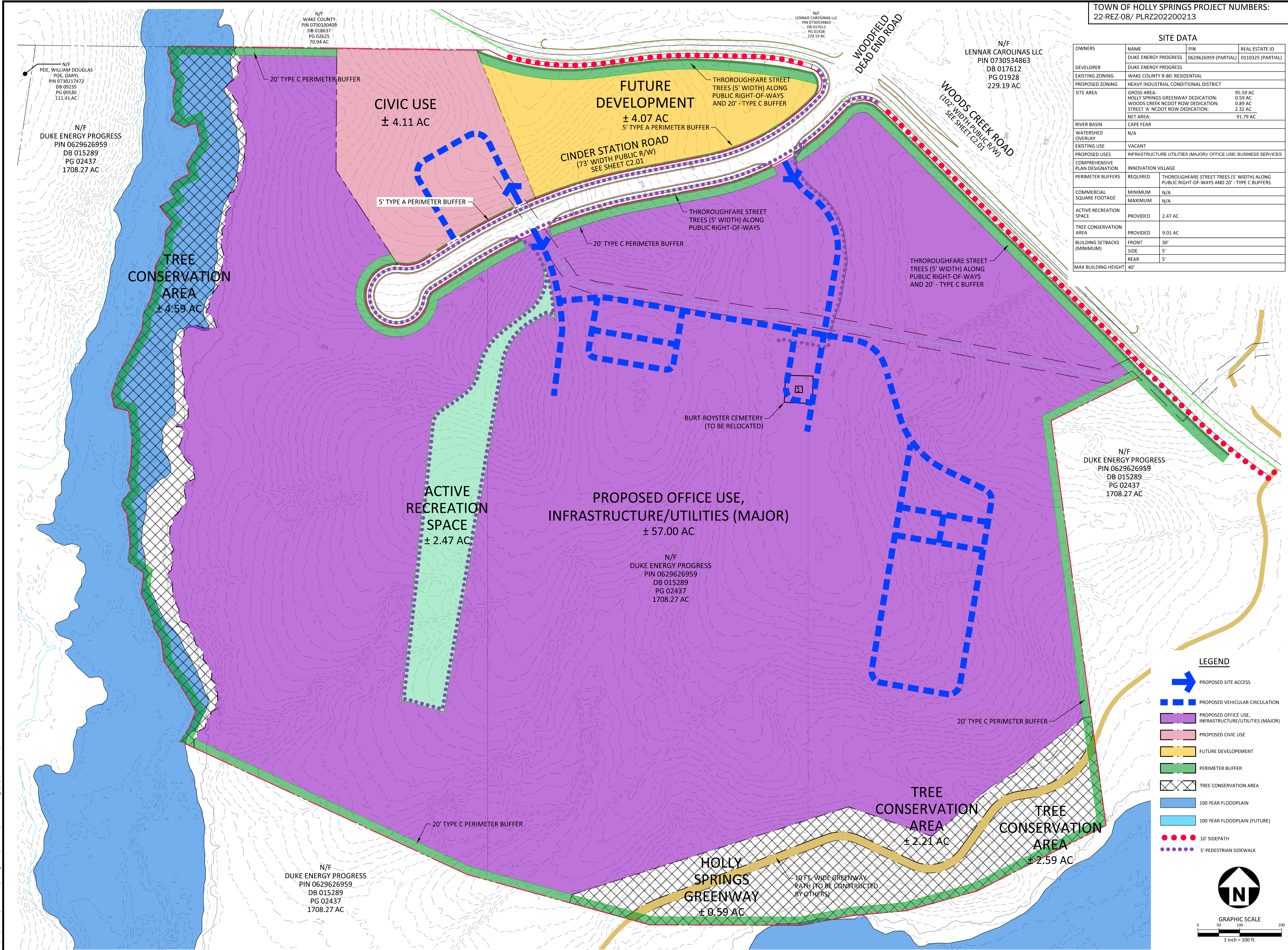
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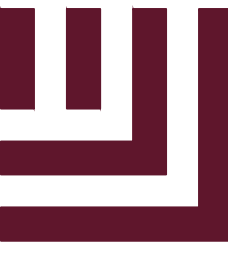
PLAN INFORMATION

PROJECT NO.	FILENAME	CHECKED BY	DRAWN BY	SCALE	DATE
DKE22051	DKE22051-S1	LPH	JAR	1"=100'	07.29.2022

SHEET
TRANSPORTATION PLAN
C2.01

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McADAMS

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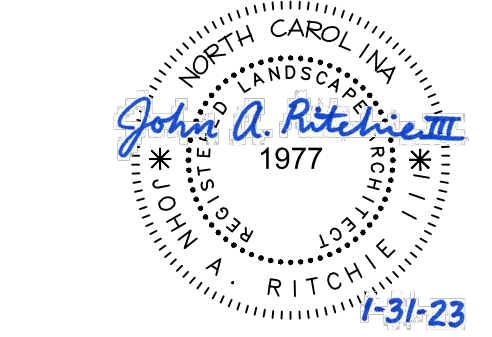
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OPERATIONS & TRAINING CENTER MASTER PLAN WOODS CREEK ROAD HOLLY SPRINGS, NC, 27539



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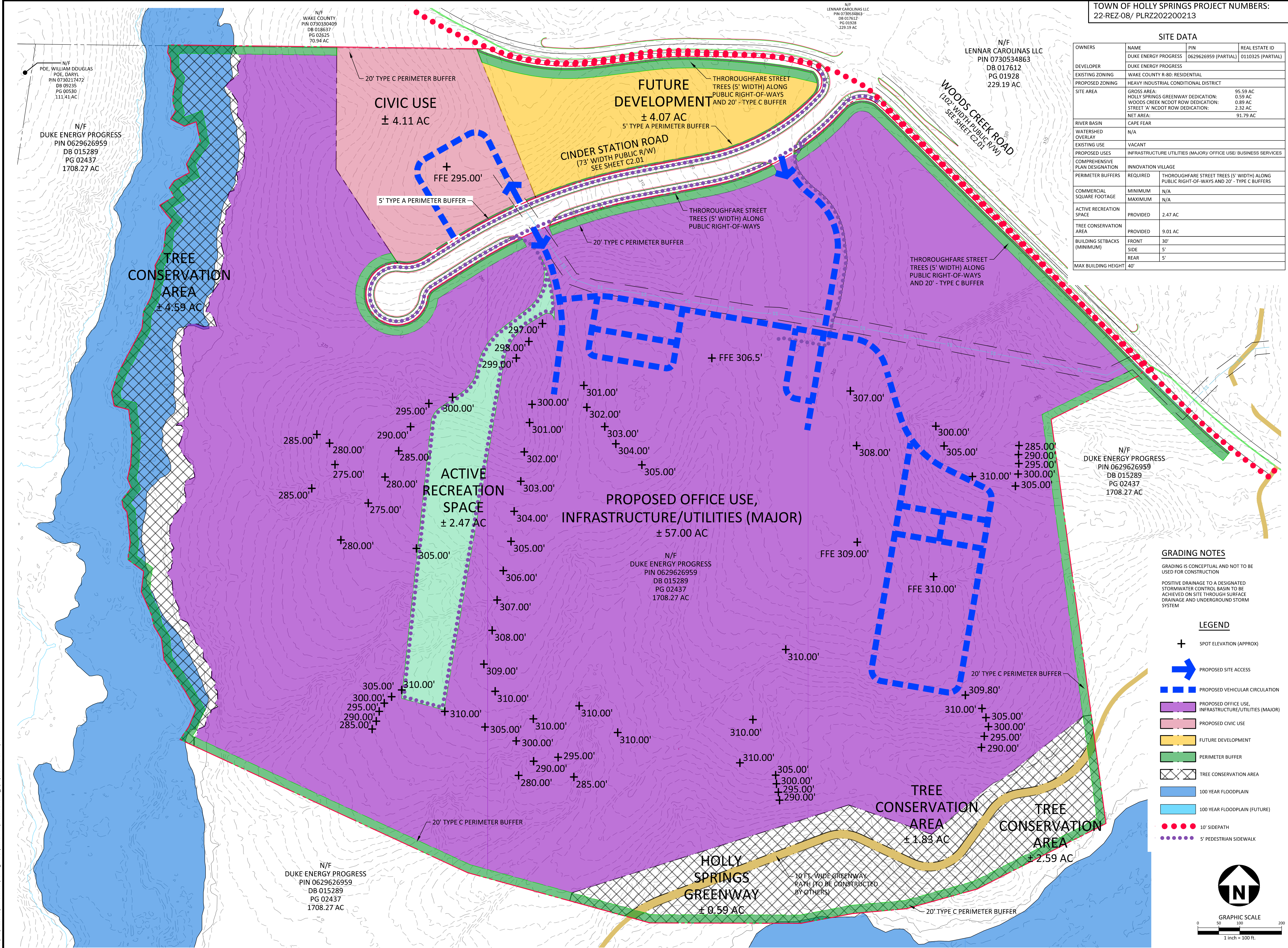
PROJECT NO. DKE22051
FILENAME DKE22051-S1
CHECKED BY LPH
DRAWN BY JAR
SCALE 1"=100'
DATE 07.29.2022

SHEET

**OPEN SPACE
PLAN**

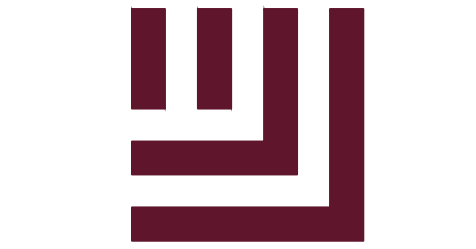
C2.02

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TOWN OF HOLLY SPRINGS PROJECT NUMBERS:
22-REZ-08/ PLRZ202200213

SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	DUKE ENERGY PROGRESS	0629626959 (PARTIAL)	0110325 (PARTIAL)
DEVELOPER	DUKE ENERGY PROGRESS		
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PROPOSED ZONING	HEAVY INDUSTRIAL CONDITIONAL DISTRICT		
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	NET AREA:		91.79 AC
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	INFRASTRUCTURE UTILITIES (MAJOR) OFFICE USE/ BUSINESS SERVICES		
COMPREHENSIVE PLAN DESIGNATION	INNOVATION VILLAGE		
PERIMETER BUFFERS	REQUIRED	THOROUGHFARE STREET TREES (5' WIDTH) ALONG PUBLIC RIGHT-OF-WAYS AND 20' - TYPE C BUFFERS	
	MINIMUM	N/A	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	N/A	
	MAXIMUM	N/A	
ACTIVE RECREATION SPACE	PROVIDED	2.47 AC	
TREE CONSERVATION AREA	PROVIDED	9.01 AC	
BUILDING SETBACKS (MINIMUM)	FRONT	30'	
	SIDE	5'	
	REAR	5'	
MAX BUILDING HEIGHT	40'		



McAdams

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CLIENT

DUKE ENERGY PROGRESS
410 S. WILMINGTON STREET
RALEIGH, NC 27602
CONTACT: MARK FRANKLIN (JLL)
PHONE: 919.427.7718



OPERATIONS & TRAINING CENTER MASTER PLAN WOODS CREEK ROAD HOLLY SPRINGS, NC, 27539



REVISIONS

NO.	DATE	REVISION
1	09.08.2022	RESPONSE TO TOWN COMMENTS
2	10.18.2022	RESPONSE TO TOWN COMMENTS
3	11.10.2022	RESPONSE TO TOWN COMMENTS
4	12.22.2022	RESPONSE TO TOWN COMMENTS
5	01.31.2023	RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	DKE22051
FILENAME	DKE22051-G1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022

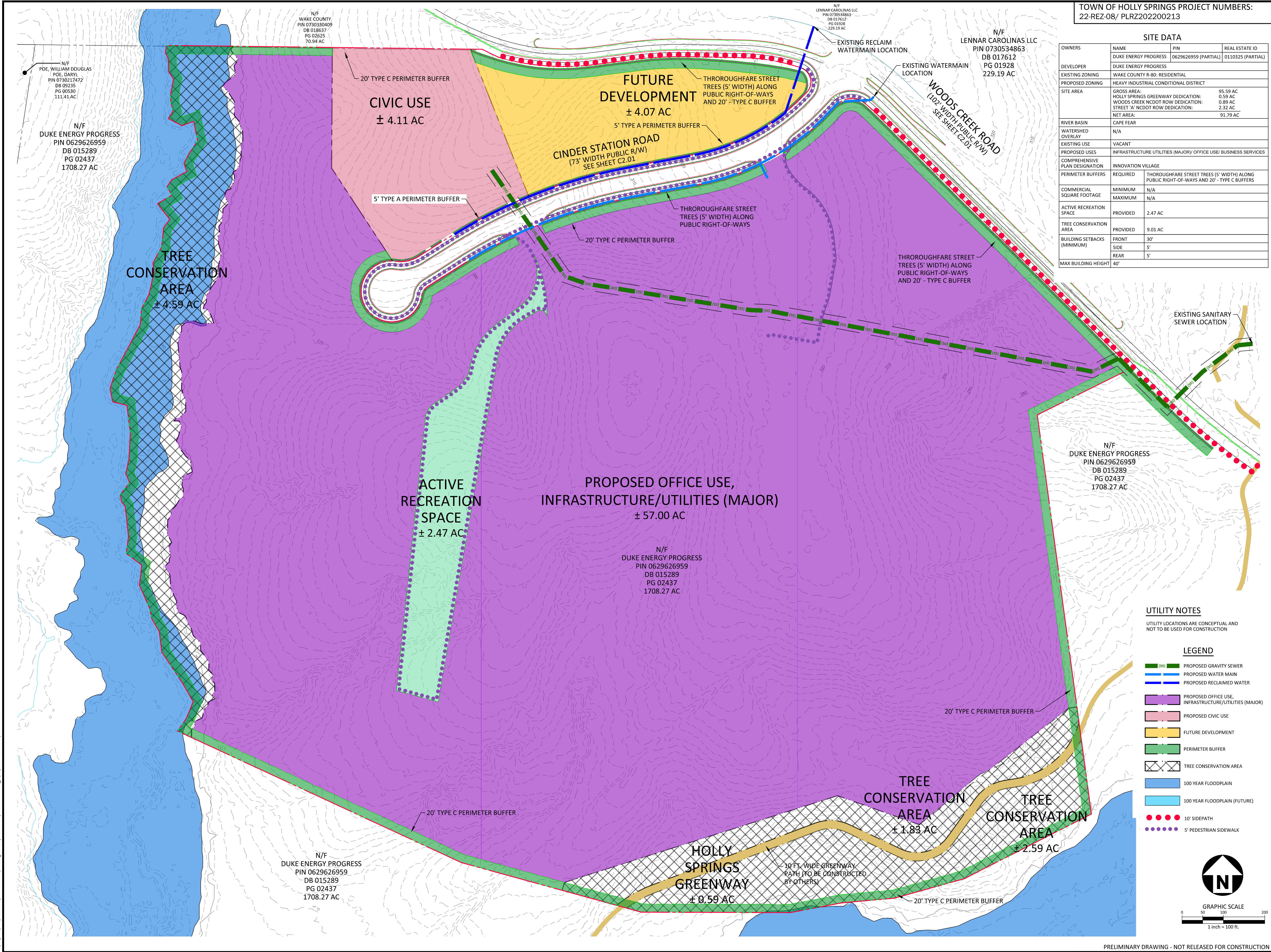
SHEET

GRADING PLAN

C3.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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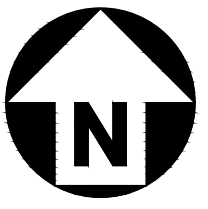
TOWN OF HOLLY SPRINGS PROJECT NUMBERS:
22-REZ-08/ PLRZ202200213

SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
DEVELOPER	DUKE ENERGY PROGRESS	0629626959 (PARTIAL)	0110325 (PARTIAL)
EXISTING ZONING	WAKE COUNTY R-80: RESIDENTIAL		
PROPOSED ZONING	HEAVY INDUSTRIAL CONDITIONAL DISTRICT		
SITE AREA	GROSS AREA:	95.59 AC	
	HOLLY SPRINGS GREENWAY DEDICATION:	0.59 AC	
	WOODS CREEK NCDOT ROW DEDICATION:	0.89 AC	
	STREET 'A' NCDOT ROW DEDICATION:	2.32 AC	
NET AREA:		91.79 AC	
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	INFRASTRUCTURE UTILITIES (MAJOR) OFFICE USE/ BUSINESS SERVICES		
COMPREHENSIVE PLAN DESIGNATION	INNOVATION VILLAGE		
PERIMETER BUFFERS	REQUIRED	THOROUGHFARE STREET TREES (5' WIDTH) ALONG PUBLIC RIGHT-OF-WAYS AND 20' - TYPE C BUFFERS	
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BUILDING SETBACKS (MINIMUM)	FRONT	30'	
	SIDE	5'	
	REAR	5'	
MAX BUILDING HEIGHT	40'		

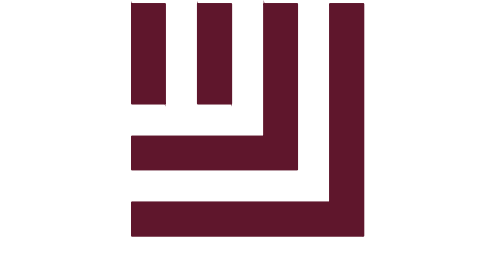
EXISTING SANITARY SEWER LOCATION

UTILITY NOTES
UTILITY LOCATIONS ARE CONCEPTUAL AND NOT TO BE USED FOR CONSTRUCTION

- LEGEND
- PROPOSED GRAVITY SEWER
 - PROPOSED WATER MAIN
 - PROPOSED RECLAIMED WATER
 - PROPOSED OFFICE USE, INFRASTRUCTURE/UTILITIES (MAJOR)
 - PROPOSED CIVIC USE
 - FUTURE DEVELOPMENT
 - PERIMETER BUFFER
 - TREE CONSERVATION AREA
 - 100 YEAR FLOODPLAIN
 - 100 YEAR FLOODPLAIN (FUTURE)
 - 10' SIDEPATH
 - 5' PEDESTRIAN SIDEWALK



GRAPHIC SCALE
0 50 100
1 inch = 100 ft.



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OPERATIONS & TRAINING
CENTER
MASTER PLAN
WOODS CREEK ROAD
HOLLY SPRINGS, NC, 27539



REVISIONS

NO.	DATE	REVISION
1	09.08.2022	RESPONSE TO TOWN COMMENTS
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5	01.31.2023	RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	DKE22051
FILENAME	DKE22051-UI
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022

SHEET

UTILITY PLAN

C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

T-4A Alt 1 Minimum

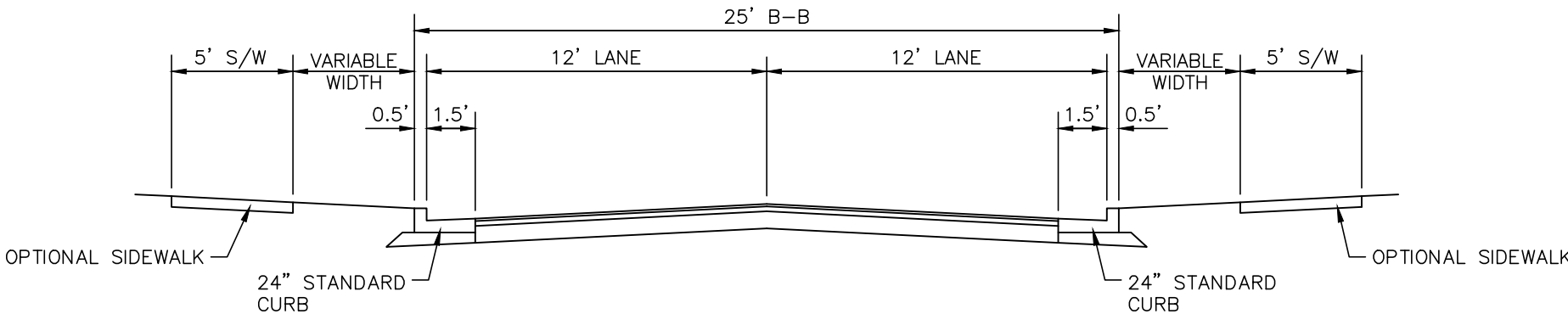


① WOODS CREEK ROAD
NOT TO SCALE

CT-3C Minimum



② STREET A
NOT TO SCALE

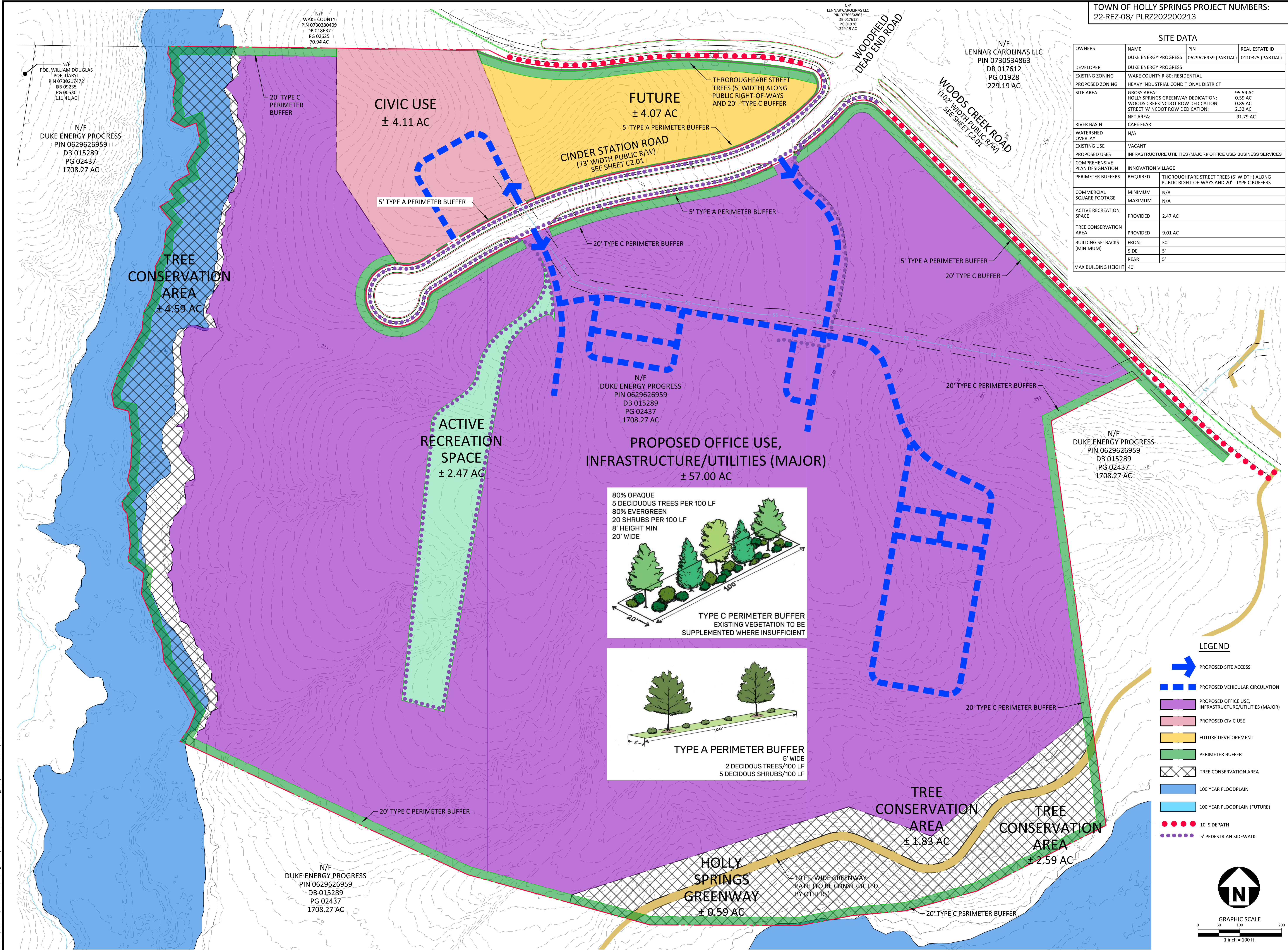


③ TYPICAL DRIVE AISLE
NOT TO SCALE

REVISIONS		
NO.	DATE	
1	09.08.2022	RESPONSE TO TOWN COMMENTS
2	10.18.2022	RESPONSE TO TOWN COMMENTS
3	11.10.2022	RESPONSE TO TOWN COMMENTS
4	12.22.2022	RESPONSE TO TOWN COMMENTS
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PLAN INFORMATION	
PROJECT NO.	DKE22051
FILENAME	DKE22051-D1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022

\\Projects\DUKE\DUKE22051\03a-Production\Planning and L\AMaster Plan\DUKE22051-L51.dwg, 1/31/2023 4:29:46 PM, Jack, Ritchie



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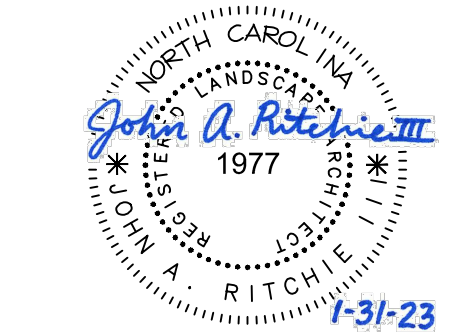
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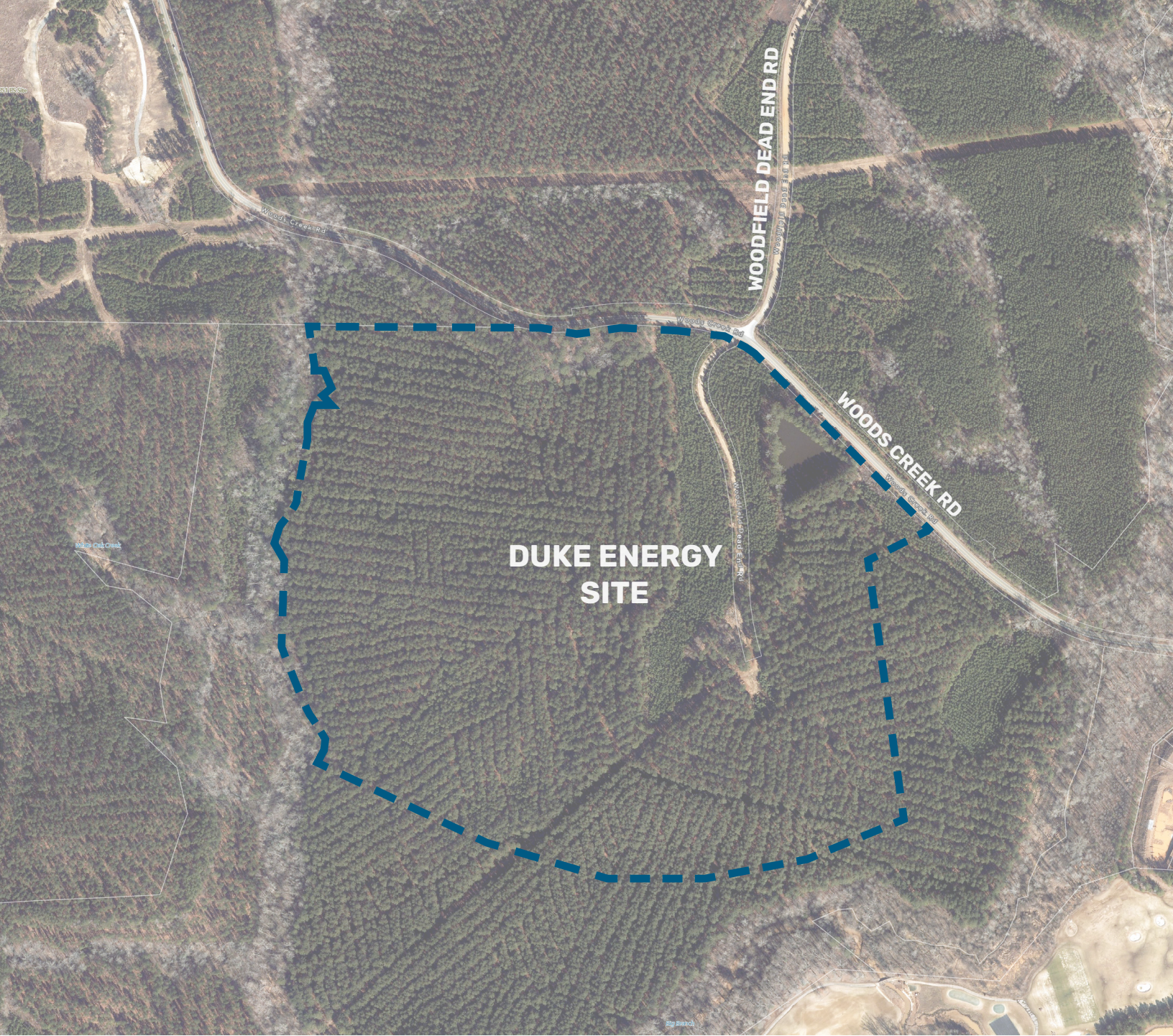
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OPERATIONS & TRAINING
CENTER
MASTER PLAN
WOODS CREEK ROAD
HOLLY SPRINGS, NC, 27539



1-31-23



DUKE ENERGY OPERATIONS + TRAINING FACILITY

DEVELOPMENT & DESIGN MANUAL

PREPARED BY



McADAMS
creating **experiences** through experience

The John R. McAdams Company
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Durham, North Carolina 27713
919.361.5000
www.mcadamsco.com

JULY 2022
REVISED SEPTEMBER 2022

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FENESTRATION & MATERIALS
BUFFERS & TREE PRESERVATION
WOODFIELD DEAD END ROAD EXTENSION

PROJECT TEAM



DEVELOPER

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MARTY.CLAYTON@DUKE-ENERGY.COM



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HH ARCHITECTURE

ARCHITECT

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INTRODUCTION

PURPOSE, APPLICATION, VISION

PURPOSE

Duke Operations and Training Facility is a utility and business center located at the intersection of Woods Creek Road and Woodfield Dead End Road. This utility center will provide job opportunities for the surrounding community as well as integral utility services for this rapidly growing section of Holly Springs. This Development and Design Manual utilizes diagrams, tables and images to properly convey design and development elements which speak to: type, character, and relationship of design elements that may be used and combined to create a respectful industrial site. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the materials and design envisioned for the Duke Operations and Training Facility. The materials and landscape components depicted are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of Duke Operations and Training Facility. Instead, these design elements are intended to be used as examples. Guideline elements are intended to be applied in a manner that promotes variation in order to achieve the overall goal of creating the Duke Operations and Training Facility.

APPLICATION

This Development and Design Manual was developed for the Duke Energy Operations and Training Facility rezoning as a zoning condition for the project to help facilitate Duke Energy's development as a high quality development. The purpose of this Manual is to ensure that this facility is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required by the Town of Holly Springs' existing building & design standards within a Heavy Industrial Zoning District.

The Manual pursues these purposes by identifying specific types of development and design elements and then illustrating the level of quality required for Duke Energy. This Design Manual utilizes pictures, tables and diagrams to convey the caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create an exceptional operations and training center.

VISION

Generally, Duke Energy will accomplish its design objectives by:

- » Utilizing eclectic architectural styles to create a vibrant and sophisticated environment, inspiring employees and passers-by alike;
- » Including a high level of sophistication in design throughout Duke Energy, in a manner that accentuates the business center and uses the space efficiently;
- » Designing the site in a manner to present the building in a distinguished and appealing way, consistent with Duke Energy's values;
- » Utilizing high quality materials to construct the buildings, buffering and landscaping.

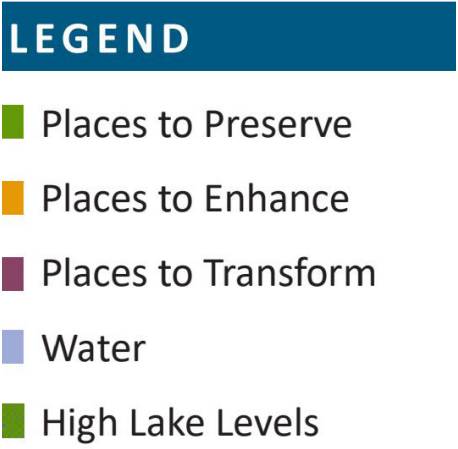
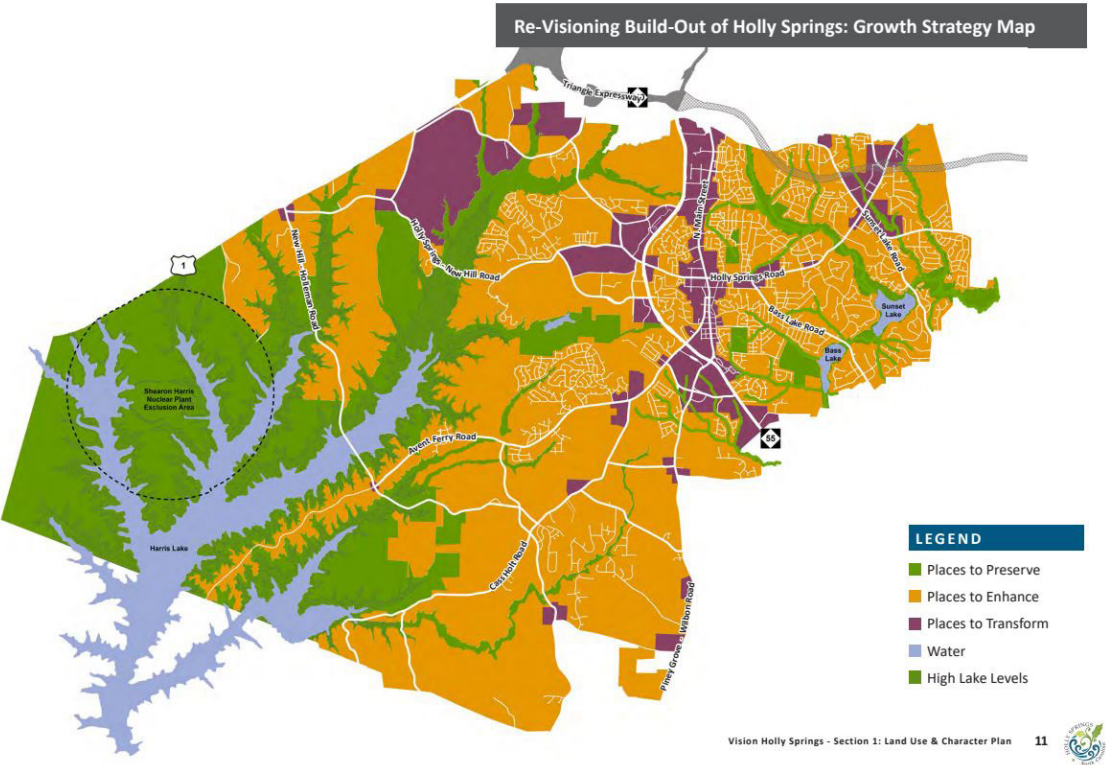


2

LAND USE

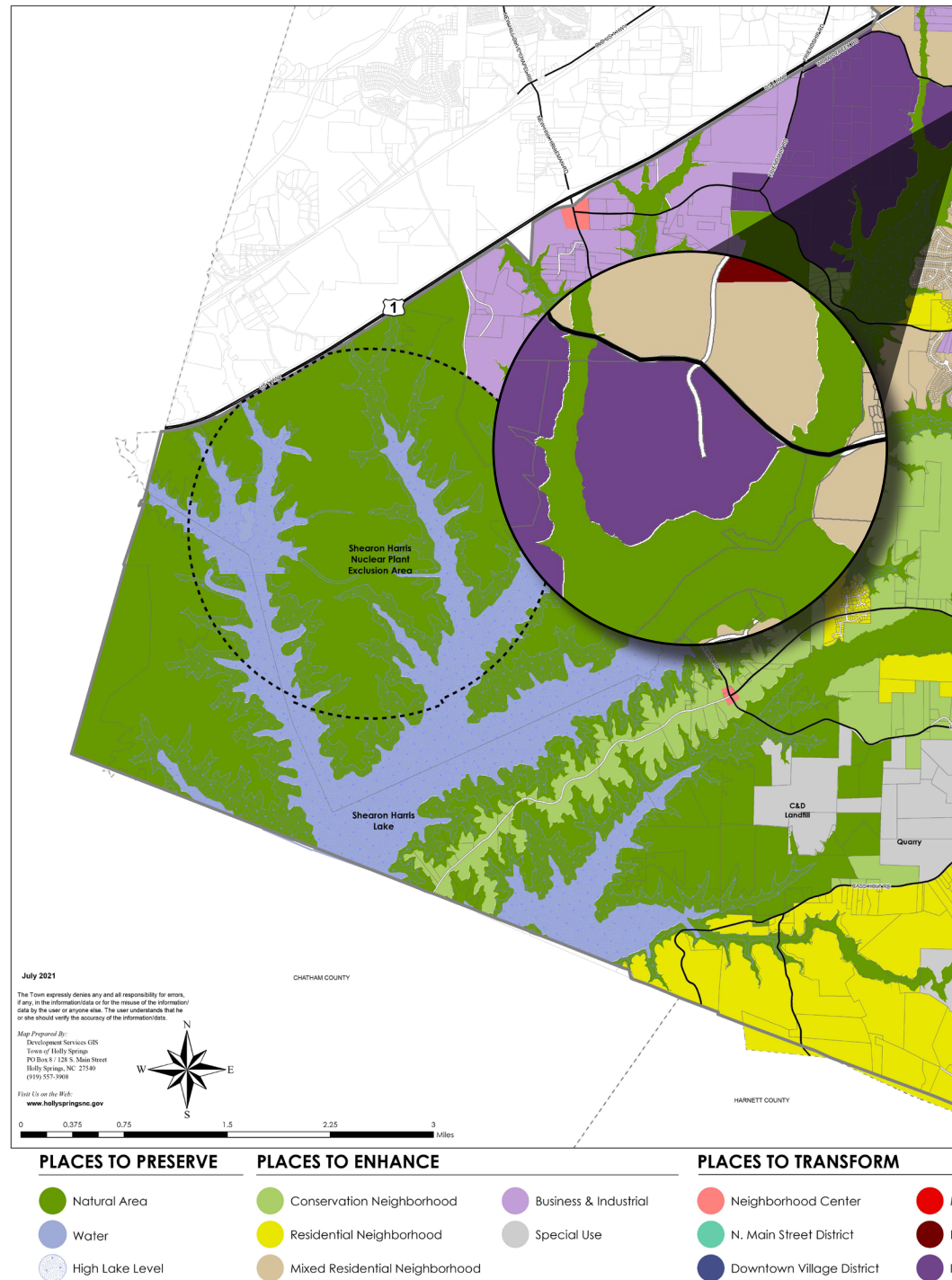
Rapidly growing communities require improvements and updates to utility services in order to function smoothly. Duke Operations and Training Facility is a proposed business and education campus located at the intersection of Woods Creek Rd and Woodfield Dead End Road. The purpose of this facility is to provide expert utility services to the Holly Springs Community, increasing the overall reliability and quality of service provided. Currently the site is zoned R-30 with Wake County and is not included within either the corporate limits or extra territorial jurisdiction for Holly Springs. Annexation into the corporate limits of Holly Springs is proposed as a part of this project as well as rezoning the project site to Heavy Industrial.

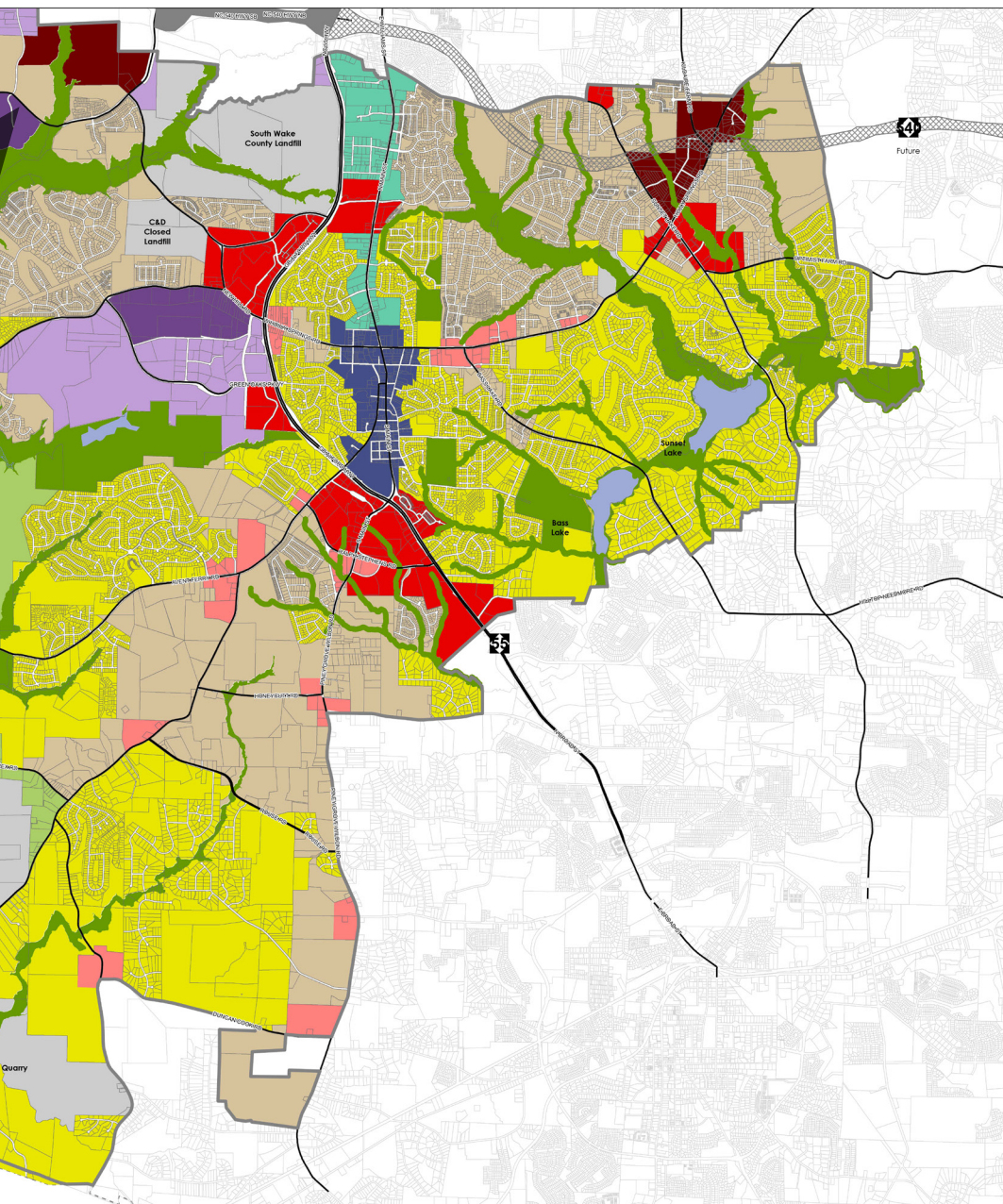
The Holly Springs Growth Strategy Map identifies this site as a place to transform, and the Future Land Use Map identifies the project site as Innovation Village. As defined in the Comprehensive Plan Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, a manufacturing center or other center of excellence. The Duke Operations and Training Facility fits well within the definition of Innovation Village and therefore is consistent with the Future Land Use Map.



2

LAND USE FUTURE LAND USE MAP





Mixed-Use Center
Regional Center
Innovation Village
Quarry

Vision Holly Springs Land Use & Character Plan Future Land Use



3

ZONING

PROPOSED ZONING

The proposed rezoning to Heavy Industrial - Conditional District (HI-CD) is consistent with Holly Springs' Future Land Use Map, that identifies the site as Innovation Village. The site's current zoning is R-30 and under the purview of Wake County. Rezoning to Heavy Industrial in Holly Springs will allow for new employment opportunities in this rapidly growing area. Duke Operations and Training Facility will improve service quality for the residents of the area, and provide Duke employees an education campus for employee on-the-job training purposes.



Southeastern quadrant of Woods Creek Road & Woodfield Dead End Road intersection

PERMITTED USE TABLE

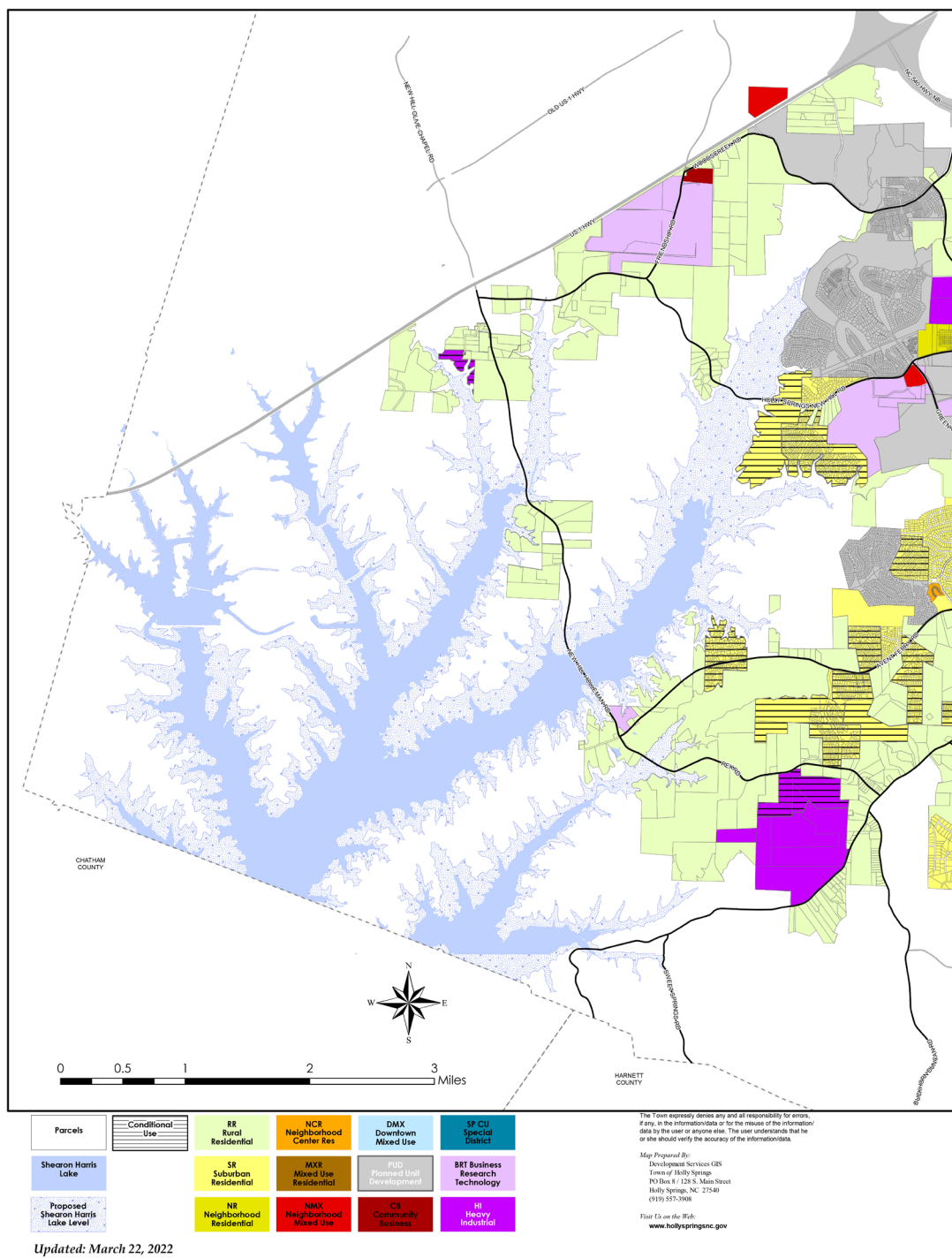
USE	HI
Business Services	P
Office Use	P
Light Manufacturing & Warehouse	P
Research & Development Facilities	P
Civic Building	P
School (Commercial, Trade or Business)	P
Data Centers	P
Distribution & Logistics	P
Infrastructure/Utilities (Major)	P
Infrastructure/Utilities (Minor)	P
Fueling Station	A
Large Vehicle & Heavy Equipment Sales & Services	A
Neighborhood Recycling Collection Point	A
Wireless Telecommunications Equipment	A
Wireless Telecommunications Tower	A
P = Primary Use, A = Accessory Use	

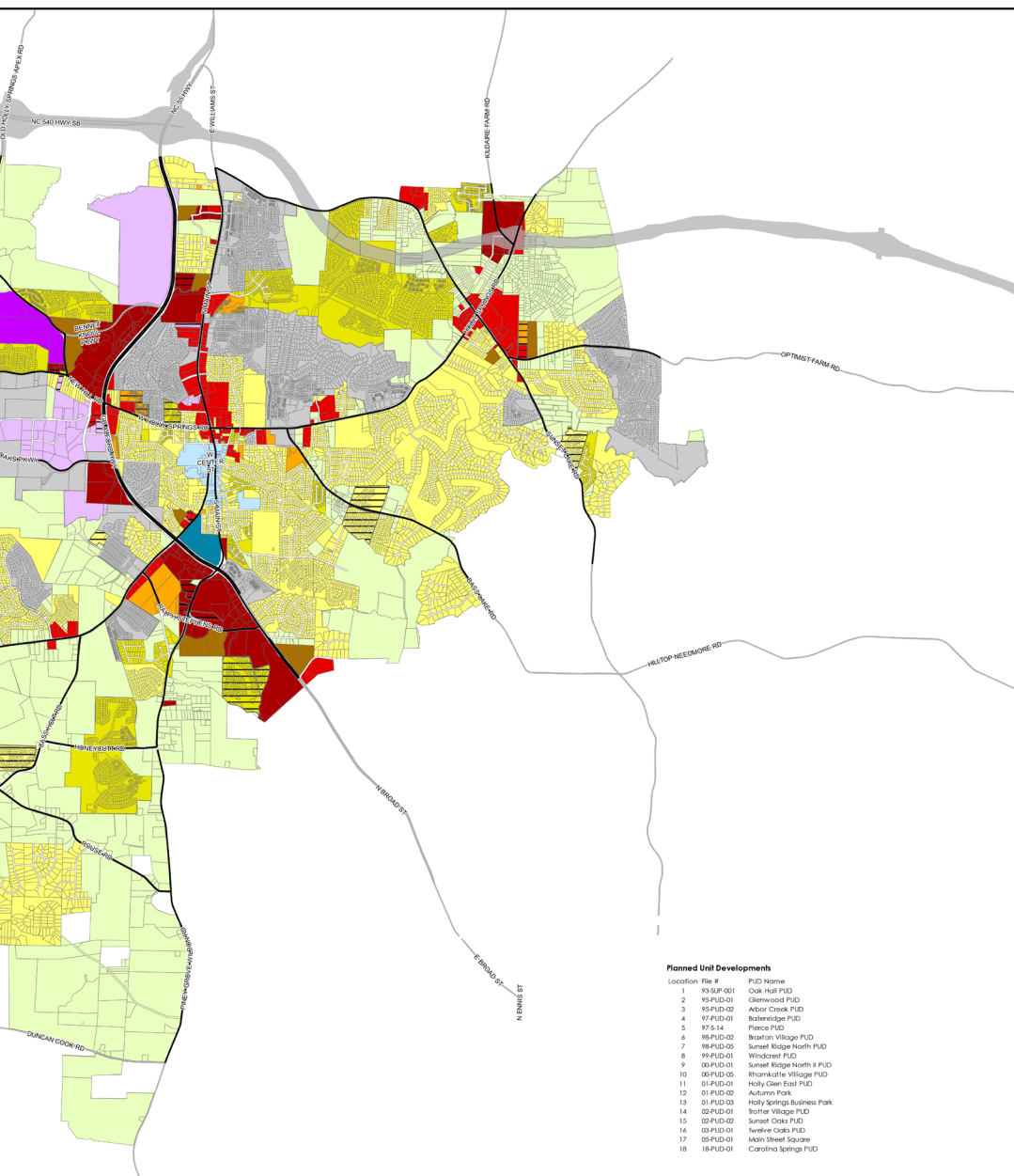


3

ZONING

TOWN OF HOLLY SPRINGS ZONING MAP





Town of Holly Springs Zoning Map



4

PROPOSED DEVELOPMENT

Duke Energy Operations and Training Facility is a utility services site proposed on approximately 94 acres of a portion of a large existing parcel currently outside of Holly Springs' corporate limits. Infrastructure and utility services are an integral part of urban growth and development; this project's site location ensures the facility is respectful to existing residential and surrounding properties. The proposed development will require construction of the southern extension of Woodfield Dead End Road and annexation into Holly Springs. Sensitivity to the existing residential to the east of the project was prioritized . A 20 foot Type C perimeter buffer is proposed around the perimeter of the entire site and a 30 foot buffer will be included along all creeks on the site. This rezoning includes the area of the site to be used for a future Town of Holly Springs Fire Station.

DEVELOPMENT STANDARDS

All development standards within the Duke Energy Operations and Training Facility will follow the relevant UDO sections, except as stipulated in this document. According the UDO, projects utilizing Heavy Industrial (HI) zoning, have the ability to establish maximum building height. This site will utilize a maximum building height of 50'.

PEDESTRIAN CONNECTIVITY

Due to nature of the proposed Operations and Training Center, the general public will not have access to this facility. Therefore, the project shall not be subject to UDO Section 8.4, B. 3 which states: all use categories shall include a sidewalk, sidepath or greenway system which functionally connects the various required open space elements and all buildings.



5

DESIGN REQUIREMENTS

ARCHITECTURE

INTENT

The Duke Energy Operations and Training Facility campus will respond to dichotomous site conditions. As an active operations and training center, there is a strong divide between vehicle-serving areas (inside the gated access areas) and pedestrian-serving areas (outside the fencing). The design response to these two conditions is described below. For both conditions, the fenestration percentage refers to the sum of openings in the building façade, including both doors and windows. Mechanical equipment, meters, conduit, pipes and any other exterior mounted equipment shall be power coated or painted to match the exterior.

KEY ELEMENTS

Vehicle-Serving Areas:

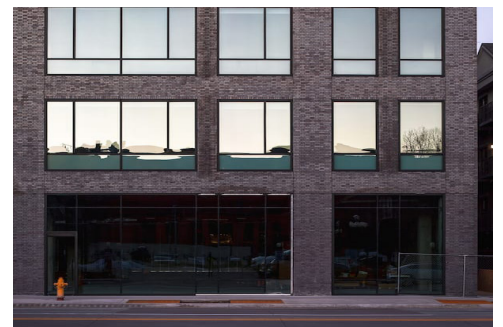
- » Concrete base provided to a height of 2' around columns.
- » No minimum required fenestration percentage
- » Clear signage around doors and openings
- » Attractive use of durable, easy to maintain materials (formed metal panels, concrete)

Pedestrian-Serving Areas:

- » Awning over main and employee entrances will extend the full depth of the door swing (3'-0").
- » Minimum fenestration percentage: 10% of wall area exterior to the fencing.
- » Building elevations to focus glazing in internal work spaces. (Minimum daylight factor of 2 over 75% of the open work and café areas).

EXCEPTIONS

- » Accessory structures shall not be subject to materiality, horizontal variation, vertical variation, roof expression, façade activation, transparency, human scale elements and public realm standards.
- » Civic Use property/Future Fire Station shall be exempt from these design standards however, they may opt into these standards if they so choose.



variety of materials



use of durable materials



emphasizing entrances



glazing

5

5

DESIGN REQUIREMENTS

MATERIALS

Materials are the building blocks of good buildings and great places. A building's materials will often influence not only the building's general appearance, but also the size and configuration of the fenestration elements impacting architectural style and function.

Materials also contribute to the perception of a building's overall scale and texture. For example, the use of individual elements of a human scale allows the observer to understand and relate to the total size and scale of the building. The texture and color of the materials also affect the perceived weight and scale of a structure. These materials will be used in place of the UDO requirements.

Type I

- Glazing
- Brick
- Formed Metal (Vehicle Facing)
- MCM (Pedestrian and Vehicle Facing)
- Striated MCM (Pedestrian and Vehicle Facing)

Type III

- Formed Metal (Pedestrian Facing)

5

DESIGN REQUIREMENTS

BUFFER & TREE PRESERVATION

BUFFER

The Duke Energy Operations and Training facility proposes a variety of buffer types, as shown below:

Landscaping Standards	
Perimeter Buffer (Adjacent to Residentially-Zoned Property)	20' Type C Buffer
Thoroughfare Buffer (Adjacent to Woodscreek Road)	5' Street Tree Strip 20' Type C Buffer
Thoroughfare Buffer (Adjacent to Street A)	5' Street Tree Strip 20' Type C Buffer
Shrubs/ft*	10/100'
Height of Buffer	4'
N1 Deciduous trees and shrubs shall be provide for each 100-foot segment of the site perimeter, or proportionally for a fraction of 100 feet. N2 Buffers listed as Type C, shall meet all Type C criteria outlined in the Holly Springs' UDO. N3 Please see Master Plan for standard buffer planting details. N4 The more restrictive thoroughfare buffer proposed above for Street A will only be applied across the Duke Operations and Training Center Site. The Civic Use parcel and Future Use parcel will follow UDO standards for perimeter buffers.	

TREE PRESERVATION

Tree preservation refers to the measured area of an existing tree canopy that will be protected and remain preserved on a project site. Tree preservation is not required in Heavy Industrial Zoning Districts by the Town of Holly Springs however Duke Energy intends to leave a minimum 10% of tree preservation.

Please note tree preservation requirements shall only be required on the Duke Operations and Training Facility site and will not apply to other sites included within the rezoning project area.

KEY ELEMENTS

- » Preparation of tree inventory
- » Preservation of specimen trees wherever possible
- » Prioritize preservation of significant tree stands
- » Prioritize preservation in significant natural resource areas

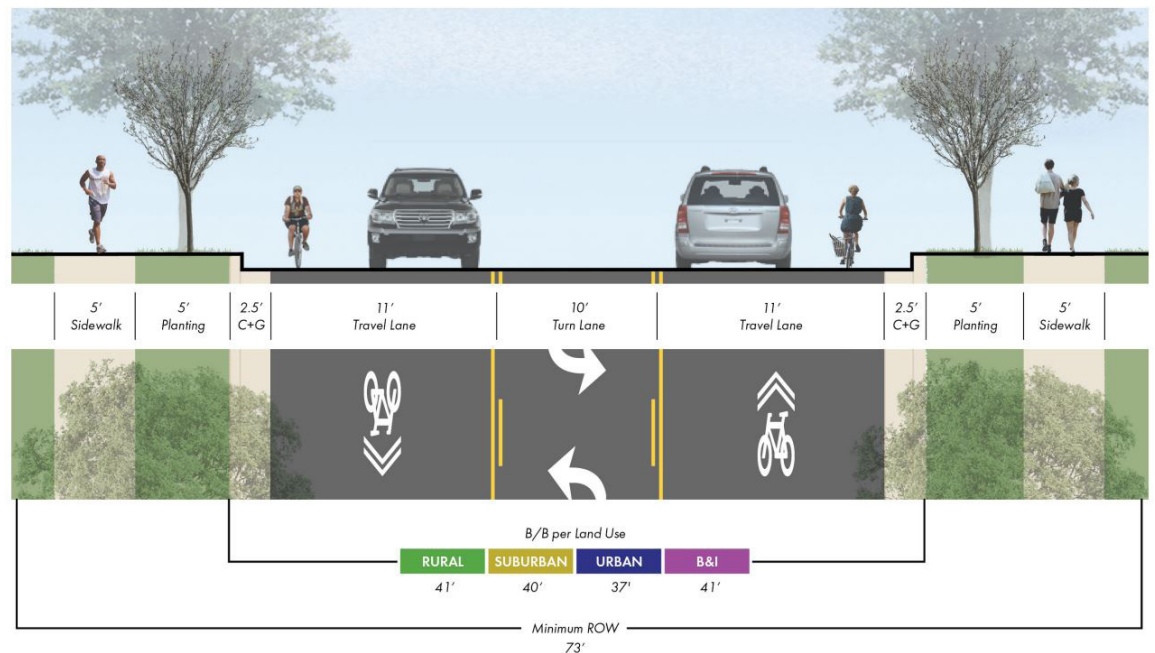
DESIGN REQUIREMENTS

WOODFIELD DEAD END ROAD EXTENSION

DESCRIPTION

The extension of Woodfield Dead End Road will be a required improvement for this project. Town of Holly Springs Roadway Laneages map identifies this road as a future 3 lane collector with a 73' right of way. Below is the proposed cross section for Woodfield Dead End Road.

CT-3C Minimum



This cross-section includes the option to have a median in place of ongoing center turn lane. If warranted the minimum ROW would be 86.5'.

DESIGN REQUIREMENTS

WOODS CREEK ROAD

DESCRIPTION

Improvements to Woods Creek Road will be required along the frontage of this project. Town of Holly Springs Roadway Laneages map identifies this road as a future 4 lane thoroughfare with a 112' right-of-way. Below is the proposed cross section for Woods Creek Road.

T-4A Minimum



5



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business

Title: 120 Main Street Development Plan 22-DP-02

Strategic Priority Area:

Staff Resource:

Action(s):

Recommend the Town Council approve / deny Development Plan 22-DP-02 for 120 N Main Street with the conditions listed in the attachment.

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: 2022 UDO
 - Process: Town Council Quasi-judicial Public Hearing
- The Town has received a request for a 4-story, mixed-use building on 1.71 acres at 120 N Main Street.
- The building is 104,584 square feet with 13,218 square feet of commercial space, 42 apartments, and a parking garage on a portion of the ground floor adjacent to Earp Street.
- The site is zoned DMX Downtown Mixed-Use and located within the Village District Area Plan (VDAP) boundary.
- The VDAP identifies the intersection of N Main Street and Earp Street as a focal point. The applicant has identified a plaza with public art at the intersection (NW corner of the site). Final design and artwork is not shown; therefore, the applicant is conditioned to submit a Development Plan amendment that will be reviewed by Town Council.

Background:

- The property zoning has been rezoned 3 times to reflect the changes to the downtown zoning district name.
- A Development Plan, Special Exception Use and Variances were approved for site development of a bank (United Community Bank) on June 19, 2018. This Development Plan approval has since expired, and the development was not constructed.
- The property is the former location of the Nathan Burns House, identified in the 2016

Planning Board Meeting
February 28, 2023

survey of Holly Springs as a potential historic structure. The home likely served as a boarding house for the Holly Springs Academy after fire destroyed their dormitory in 1850. A demolition permit was granted in August 2017.

Funding Source(s):

N/A

Attachment(s):

1. 22DP02_120NMain_PBStaffReport_022823
2. 22DP02_120NMain_PlansPetitions



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR DEVELOPMENT PLAN 120 N Main 22-DP-02

APPLICANT(S):

Randy Miller
Thompson & Associates
1149 Executive Cir., Suite 02
Cary, NC 27511

DEVELOPER(S):

Joni Barnes
Pinpoint Properties
5310 NC Hwy 55, Suite 101
Durham, NC 27713

OWNER(S):

Earp Street Properties
5310 NC Hwy 55, Suite 101
Durham, NC 27713

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: 2/28/23
Town Council Public Hearing & Action: 3/21/23

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Development Plan

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Earp Street Properties, LLC	0649925487	DMX Downtown Mixed Use	1.71 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	DMX Downtown Mixed Use	Vacant
North	DMX Downtown Mixed Use NMX Neighborhood Mixed Use	Restaurant Single family detached residential
South	DMX Downtown Mixed Use	Convenience store and office
East	DMX Downtown Mixed Use	Single family detached residential
West	DMX Downtown Mixed Use	Vacant/parking lot

PROPERTY HISTORY

Rezoning History

Rezoning Number: 98-R-08
Original Zoning: R-15
Proposed Zoning: VBD
Approved by Town Council on: Mar 17, 1998

Rezoning Number: 02-UDO-01
Original Zoning: VBD
Proposed Zoning: TV Town Village
Approved by Town Council on: Oct 15, 2002

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
Original Zoning: TV Town Village
Proposed Zoning: DMX Downtown Mixed-Use
Approved by Town Council on: March 1, 2022

Development Plan History

Development Plan Number: 17-DP-16-A01
Project Name: United Community Bank
Approved by Town Council on: June 19, 2018
Status: Expired (not developed)

Special Use Permit History

Special Use Permit Number: 17-SEU-16
Project Name: United Community Bank
Special Use Permit Request: New project in TV district
Approved by Town Council on: June 19, 2018
Status: Expired with 17-DP-16-A01

Permit History

Permit Number: 2017-00001620
Permit Type: Residential Demolition
Permit issued: August 18, 2017

In accordance with North Carolina General Statutes, the town could not delay nor deny the demolition permit for the home due to the fact that the home was not designated as a local historic landmark nor located within a local historic district.

Variance History

Variance Number: 17-VARTC-09
Project Name: United Community Bank
Variance Request: Increase in the maximum front yard along Earp Street from 15 feet to 26 feet
Approved by Town Council on: June 19, 2018
Status: Expired with 17-DP-16-A01

Variance Number: 17-VARTC-10
Project Name: United Community Bank
Variance Request: 2 vehicle service windows for automatic teller machines (drive through lanes)
Approved by Town Council on: June 19, 2018
Status: Expired with 17-DP-16-A01

Historic Use of the Property

The property is the former location of the Nathan Burns House, identified in the 2016 survey of Holly Springs as a potential historic structure. According to a report the Town received from Capital Area Preservation in May 2017, the home was a Triple A cottage built in stages around 1850. The home likely served as a boarding house for the Holly Springs Academy students after their dormitory burned in 1850. A demolition permit was granted on August 18, 2017.

DEVELOPMENT AGREEMENT SUMMARY

The developer is working with the Town on a Development Agreement with the following anticipated terms:

- Improvements to roadway infrastructure.

PROJECT OVERVIEW

A Development Plan has been submitted for a mixed use, four story building in the DMX Downtown Mixed Use located on 1.71 acres at 120 N Main Street. The proposed plan includes a 104,584 square foot building with 42 apartments and 13,218 square feet of commercial.

STAFF ANALYSIS

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as Places to Transform. These places provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment- increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use:

The subject property is designated as Downtown Village District on the Future Land Use map. This district acts as a destination for residents and visitors and includes two activity centers. The subject property is located within the downtown core, which supports a compact development pattern with a mix of uses (horizontal and vertical) and high-quality architecture. Public spaces, plazas, and civic spaces promote social interaction and celebrate the Holly Springs community. Uses and buildings are on small blocks with streets designed to extend a grid network. Buildings may stand two to five stories tall and include civic, retail, restaurant, office or entertainment uses with multi-family residential above. Non-franchise architecture is encouraged to maintain the unique character and historic preservation should be a priority.

Key characteristics include:

- Lots are rear loaded to emphasize walkability and less reliance on the automobile
- Parking is satisfied using on-street, structured, and shared rear lot parking
- Open spaces are more formal in nature
- Specimen tree preservation is encouraged
- Lots are relatively small with a high percentage of frontage buildout along the street
- Front setbacks are small or there may be no front setback at all
- Sidewalks and bike facilities provide links to adjacent neighborhoods
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

- Establish Mixed-Use Activity Centers Throughout Holly Springs
- Suburban Remix
- Context-Sensitive Infill Development Choices
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-5: Encourage Infill Development & Redevelopment Inside Town Limits
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-6: Promote Compact Mixed-Use Development in Appropriate Character Areas
- CC-8: Increase Walkability
- CC-9: Enhance Character and Walkability by Orienting All Buildings to the Street
- CC-17: Provide Street Furniture and Lighting That Enhances the Character of the Town

Village District Area Plan

Land Use

The Village District Area Plan has the project area designated as Mixed Use. The Mixed Use category is intended to provide for a wide range of Commercial, Business, and Higher Density Residential land uses up to 15 units per acre.

To become that vibrant center in the community, the Village District must continue to develop and, over time, introduce a greater mixture of land uses. Achieving this mixed use environment depends heavily on the willingness of the private development community to make investments in the Village District that are consistent with the Town's vision.

Land Use Policies that apply to this project include:

- LU-1. Encourage development that is consistent with the VDAP (see Figure 3). The Market Study indicates that the Village District is "well-positioned to capitalize on the increasing popularity of urban mixed-use environments that attract residents, workers, shoppers, diners, and visitors." By encouraging the range of uses shown on the VDAP, especially those that the market will support, the Village District will more readily transform into a destination.
 - b. Encourage uses that will generate demand for other uses. For example, office uses will increase the number of people working in the Village District, which will in turn drive the demand for restaurants and retail uses.
 - c. Integrate open spaces, such as parks and plazas, into or adjacent to new development and redevelopment. Such spaces should accommodate small events and programs, provide a place for community members to gather, and incorporate play areas for children.
- LU-3. Attract more private investment.
 - b. Demonstrate continued commitment to the area with additional public investment. This may result in reduced costs to the developers, thereby

making the choice to develop in the Village District more feasible than other locations in and around Holly Springs. As recommended in the Market Study, the Town should participate in small projects that link existing and proposed amenities and civic anchors, creating a true pedestrian-oriented area. Projects that might stimulate private investment include streetscape improvements and public parking.

The Core

The core is the most important area in the Village District. It should be the focal point, the center of activity in the Village District, the area where the greatest mixture of uses (especially retail) should be found, and the area where initial investments should be focused. A combination of commercial and office uses should be directed to and concentrated in the blocks immediately surrounding Town Hall. This would not only complement Town Hall but emphasize the importance of the cross-street, Ballentine Street, that leads to the future Library and Cultural Center and enliven that intersection. From that point, uses can then transition to primarily residential and/or office uses.

The Core Policies that apply to this project include:

- C-2 The Core area plan illustrates one of many development scenarios that would be consistent with the results of the Market Study. Critical features of the Plan should be emphasized in future development and redevelopment in this area, including the following applicable to this project:
 - a. Small, well-designed plazas and other public spaces onto which buildings should open
 - b. Two-to four-story buildings close to the street
 - d. Unified streetscape
 - e. On-street parking conveniently located near commercial establishments

Transportation, Access & Circulation

Creating true accessibility will require the provision of clear and safe routes through the district in the form of an enhanced, well-connected street network with facilities to accommodate motorized and non-motorized traffic.

Transportation, Access & Circulation Policies that apply to this project include:

- TAC-2. Create gateways to invite traffic into the Village District at appropriate points. Such gateways should consist of signage at key intersections (Holly Springs Rd / Main Street and NC 55 Bypass / Main Street) and landscaping and other improvements at the round-a-bout to the south and Earp Street to the north that signal that transition into the Village District.
- TAC-3. Require all new development and redevelopment to be consistent with the VDAP map. Most new streets and street improvements will be provided through private development; the Town should require streets be built in accordance with the recommendations of this plan and in a configuration that is consistent with the street network shown on the Plan maps. Special attention should be given to the following:
 - b. Require that all street design be subject to engineering studies such as the following:
 - Roadway details
 - Parking layout
 - Cross access
 - Driveway access
 - d. Require street connectivity to adjacent public streets.
 - All new non-residential development should be required to provide a minimum of one stub-out to adjoining parcels where deemed feasible.

- TAC-5. Allow and encourage cross-access easements. Cross-access easements allow the crossing of one property to access adjoining parking and driveways. This provides for more efficient parking configurations, reduces traffic on the public street, and minimizes the need for driveways, which in turn minimizes turning movements.
- TAC-6. Include bicycle and pedestrian facilities to ensure that both are convenient options for traveling to and through the Village District. Pedestrian accommodations include sidewalks as well as benches and other seating areas.
 - b. Build sidewalks and close gaps along existing collector streets (Holly Springs Road, Raleigh Road, and Ballentine Street).
 - c. Install sidewalks on Main Street from Third Street to Maple Avenue.
 - f. Provide pedestrian accommodations as a part of development and redevelopment along all roadways.

Streets and Streetscape

Streetscape enhancements should be incorporated in a fashion that builds on recent improvements, further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

Streets and Streetscape Policies that apply to this project include:

- SS-1. Change the face of Main Street. Appearance is an important part of distinguishing the Village District from other areas of town. Main Street is the face, or front door, of the Village District and therefore should exhibit features that characterize it as an important street in the town. A successful “Main Street” is well-designed, defined by a strong building edge, and enhanced by features that blend to create a unique, appealing streetscape. Equally important is turning Main Street into a pedestrian-oriented area while ensuring sufficient movement of vehicular traffic.
 - a. Require buildings to be located close to Main Street, and require primary building entrances to be oriented toward Main Street. Encourage building configurations and locations that fill in gaps in the building edge. Parking should be located to the rear of buildings (or toward the interior of the block) to minimize parking lot interruptions on the building edge.
 - d. On street parallel parking should be incorporated through restriping.
- SS-3. Provide on-street parking, or require on-street parking to be incorporated as streets are improved over time through private development.
- SS-4. Improve streetscape and street aesthetics (e.g., pedestrian lighting, street trees, wide sidewalks, street furnishings, etc.).

Development Design / Form

Good architectural design and building form contributes immensely to a great urban fabric. Scale, façade articulation and texture define the public and private spaces. The Village District is envisioned to have a compact form that locates a variety of uses in close proximity

Development Design / Form Policies that apply to this project include:

- DDF-2. Encourage a compact form of development organized to create a continuous building edge. These edges along public streets and spaces define the public realm and give streets and spaces a scale that is more conducive to pedestrian activity. Varying the setbacks allows for the incorporation of sidewalk / outdoor seating and display areas that also add variety to the streetscape.
- DDF-3. Encourage building heights of two to four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village

District currently exhibits.

Development Standards

Setbacks:

Front: 0 ft. minimum; 20 ft. maximum

Corner Side: 0 ft.

Side: 0 ft.

Rear: 0 ft.

Proposed:

Main Street: 0 ft

Earp Street: 20 ft

Side - Interior ft. 64 ft+

Rear – 55 ft +

Building Height:

Minimum: 25 ft/2 stories

Maximum: 60 ft/4 stories

Proposed: 51 feet (roof height) and 4 stories

Minimum Ground Floor Story Non-residential: 14 ft

Proposed: 14 ft

Development Density

Maximum: Unlimited density for mixed-use buildings that contain both residential and non-residential uses. The proposed building includes both residential and commercial uses.

Proposed: 26 units per acre

Maximum Gross Floor Area (square feet)

Ground Floor Story: 50,000 sq. ft.

Proposed: 39,364 sq. ft.

Open Space

Minimum Open Space Required: 1% of the project area or 706 square feet; 0.5% Urban Civic Space and 0.5% Flexible Space

Proposed: 5.86% (4,138 sq ft) including public plazas and dog play area

Tree Preservation

Required: Exempt, but removal of specimen trees (20 inches or greater DBH) must be approved through Development Plan

Provided: None, no specimen trees on-site

Landscape Requirements:

Perimeter Buffer

Minimum Required:

Adjacent to DMX: Large deciduous trees, 40 ft on-center

Proposed:

Adjacent to DMX: Large deciduous trees, 40 ft on-center

Foundation Landscaping

Required: One small tree for every 3,000 square feet of area outside building, parking, loading areas (6 trees) and 2 small shrubs for every 1,000 square feet of area (17 shrubs)

Proposed: 6 trees, and 45 shrubs

Interior Vehicle Parking Area

Required: 1 landscape island with one tree and 4 shrubs per 10 parking spaces; 57 outdoor spaces; 6 islands, 6 trees and 24 shrubs

Proposed: 8 islands, 8 trees, 24 shrubs

Parking lot screening is not required for this site; however, screening shrubs are proposed along the eastern property line to help screen the parking from an existing single-family residence

Parking & Loading

Parking Location: DMX District permits parking in the side and rear yard only. A parking garage is proposed along the Earp Street ground floor and surface parking is provided in the rear of the building.

Minimum Parking

Required: No minimum parking is required in the DMX zoning district.

Proposed: 109 spaces

EV Charging Spaces:

Required Spaces: 5% of total spaces (5 spaces)

Proposed Spaces: 5 spaces

Required EV Ready Spaces: 15% of total spaces (15 spaces)

Proposed EV Ready Spaces: 15 spaces

Bike Parking:

Required: 10 spaces

Proposed: 10 spaces

General Regulations

Trash Containers:

Trash enclosures are provided for trash collection areas.

Architectural and Site Design Requirements

The site is surrounded by residential districts or public streets. Therefore, all elevations are considered primary facades.

Facade Materials

Required: A minimum of 100% of the primary building façade must be constructed using a Type 1 material (brick, stone, split face block, architectural concrete).

Proposed: 100% brick and stone

Colors

Required: No more than 3 discernable colors
Proposed: 3 colors (gray, cream, and brown)

Textures

Multiple materials have been provided for a variation in texture, including brick and stone. Heavier and courser materials are placed lower on the building and lighter materials placed higher.

Bulk & Massing

Horizontal Variation: a discernable base, middle, and top are proposed through the use of different colors, brick patterns, recessions, entries, and darker building cap.

Roof Expression

Variation in roofline is proposed.

Façade Activation

Blank walls may not exceed 20 feet in any direction. Two continuous or repeating details shall be incorporated within the first 15 feet of the building façade. The proposed design includes windows, punched openings, entrances, arcades, lighting fixtures, changes in brick patterns, and louvres to accomplish this. Easily identifiable entries are provided.

Glazing (windows and glass doors) are proposed with the majority on the two facades facing the parking/access areas. The minimum requirement is 20% on the ground floor and 15% on upper levels. A minimum of 64% is proposed for the ground floor and 20% on the upper level.

Building Orientation

The building is oriented towards N Main Street and Earp Street. Pedestrian circulation is provided throughout the site and to the public street.

Lighting:

Will be provided with Civil Construction Drawings.

Pedestrian Circulation and Vehicular Area Design

Walkways or Pedestrian/Bikeway System Design: A pedestrian circulation system is provided that connects parking spaces to the building, buildings to the public street and outdoor areas, and outdoor spaces to one another.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for both the Main St and Earp St frontages of this proposed development.

The applicant has shown a 10' Sidepath with Brick Edging across the project frontage on Earp St as well as a 15' Decorative Brick Sidewalk along the N Main St frontage.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portion of the development. This has been memorialized as a proposed condition of approval on the Development Plan.

CIVIL IMPROVEMENTS

Water Service:

With this development, service connection will be made to existing watermain on North Main Street.

- A Fire Flow Analysis Report was completed with the Development Plan.

Sewer Service:

With this development, a service connection will be made to existing sanitary sewer infrastructure within North Main Street and flows to the Bass Lake Pump Station.

Transportation:

Traffic Study:

A Traffic Study was completed with the Development Plan associated with this project as required by the Town. Based on its anticipated traffic generation, the town required a Tier 2 Traffic Study: Site Specific Traffic Assessment (SSTA). Improvements identified in the Traffic Study are listed below.

- Town's UDO requires R/W dedication and thoroughfare widening across the project street frontage to meet ½ of the ultimate street cross section in accordance with the CTP for North Main Street and Earp Street.
- Provide proportionate fee-in-lieu toward partnership fund for installation of a new right-turn lane at the intersection of N. Main Street at Holly Springs Rd
- Provide right-of-way dedication and protection for the future roundabout at N. Main Street and Earp Street.
- Construct site access on N. Main Street as restricted movement (right-in/right-out/left-in) with one ingress and one egress lane.
- Restripe the southbound approach of N. Main Street to provide left-turn into the site access.
- Construct site access on Earp Street as full movement with one ingress and one egress lane.
- Implement the following improvements at the N. Main Street and Earp Street intersection:
 - Install "Intersection Ahead" signs.
 - Implementation of stop sign enhancement.
 - Implementation of pavement marking.

The site design takes into consideration the future intersection improvements at N Main Street and Earp Street of converting the current four-way unsignalized intersection into a roundabout.

PLANNING BOARD RECOMMENDATION

Motion that the Planning Board recommend the Town Council approve / deny Development Plan #22-DP-02 for 120 N Main as submitted by Thompson & Associates, PA, dated Revised 2/10/2023 with the following conditions:

- 1. 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.**
- 2. ALL recommendations from TAR, and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to**

avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.

3. A Waiver of UDO Section 7.08, documentation of Duke's determination and FIL proportionate to project impact toward the relocation of overhead utilities underground is required with this project.
4. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
5. A Deed of Easement is required to be executed for vehicular & pedestrian access between the property owners at the time of plat.
6. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services. In order to keep a consistent character of lighting in the Village District, please use light style 50 Watt Mitchell LED Series, Mitchell Top Hat with Ribs, Band, and Medallion, Style V Post.
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 sight distance triangles.
 - b. Final design of the open space (seating and dog play areas) along Earp Street.
 - c. Provide street lighting per Village District 50 Watt Mitchell LED Series, Mitchell Top Hat with Ribs, Band, and Medallion, Style V Post.
 - d. Show how the proposed plaza at Main Street and Earp Street will have lighting per UDO 4.6 D for the plaza at the corner of Main Street and Earp Street.
 - e. An encroachment agreement must be executed for building elements such as balconies and awnings that encroach into the right-of-way.
 - f. Details of EV parking spaces including equipment specifications that meet UDO requirements: Level 2 (240-volt charging outlet) or greater (or its successor equivalent) equipped with Society of Automotive Engineer (SAE) J-1772 connectors to charge one EV at a time or two SAE J-1772 connectors to charge two EVs at once.
 - g. Raceway and electrical panel capacity to serve EV- Ready parking spaces must be shown.
 - h. Provide a mailbox detail that meets the requirements of UDO 3.4.2 E.
8. A fee-in-lieu in the amount of \$15,500 (proportional impact of 1% of traffic to this intersection) toward partnership fund for installation of a new right-turn lane at the intersection of N. Main Street at Holly Springs Rd shall be required to be paid prior to Construction Drawing Approval.
9. Prior to Certificate of Occupancy:
 - a. All striping and charging kiosks for EV parking spaces and raceway to serve EV- Ready parking spaces must be installed.
10. In accordance with UDO Section 8.3.A.1 Designated Gateway or Focal Point, this project is located at an intersection which is designated as a focal point in the Comprehensive Plan (Village District Area Plan)
 - a. Prior to issuance of a building permit, a Development Plan amendment shall be submitted for review and the Town Council approval. The amendment shall show the final detailed design specifications, including public art, of the focal point at Main and Earp.
11. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.

- 15. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.**
- 16. 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.**
- 17. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.**
- 18. Fees-in-lieu of Parkland Dedication must be paid prior to issuance of a building permit submittal for the residential structure on the site. For specific calculation information please reach out to me at matt.beard@hollyspringsnc.gov or (919) 567-4018.**

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: 120 NORTH MAIN

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

PUD/Master Plan/Subdivision - Shopping Center/Lot# -Project Location: 120 NORTH MAIN STREET HOLLY SPRINGS, NC 27540

Use street address. If none, use the closest intersection

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

PIN: 0649-92-5487Real Estate ID: 0002932Project Acreage (rounded to nearest tenth): 1.71 Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: TV Proposed Use (see UDO Primary Use List): MIXED USE (RETAIL/RES.)Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____JUNE 28, 2021

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

Scoping Meeting Date: OCT 28, 2021Concept Meeting Date: JUNE 28 & OCT 28 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 RANDY MILLER Company THOMPSON & ASSOCIATESMailing Address 1149 EXECUTIVE CIRCLE SUITE 02City CARY State NC Zip 27511Telephone # (919) 465-1566 E-Mail millerr@tpea.netHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- CertifiedDesign Professional if different than Applicant/Contact SEE ABOVE

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # (____) _____ E-Mail _____

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

Developer

Name JONI BARNES Company PINPOINT PROPERTIES
Mailing Address 5310 NC 55 SUITE 101
City DURHAM State NC Zip 27713
Telephone # (919) 544-0141 E-Mail joni@pinpointprop.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 RICHARD REDFOOT Company REDFOOT STUDIO ARCHITECTURE
Mailing Address 2515 SATAPAHAW BETHLEHEM CHURCH ROAD
City GRAHAM State NC Zip 27253
Telephone # (919) 931-7134 E-Mail richard@redfootstudio.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 _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

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

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

Property Owner - Required

Name JONI BARNES Company PINPOINT PROPERTIES
Mailing Address 5310 NC 55 SUITE 101
City DURHAM State NC Zip 27713
Telephone # (919) 544-0141 E-Mail joni@pinpointprop.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, RANDALL L. HINE, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Randall L. Hine Date: 1/27/22

INDEX OF SHEETS:

SHEET 1 EXISTING CONDITIONS PLAN
SHEET 2 PRELIMINARY SITE PLAN
SHEET 3 PRELIMINARY UTILITY PLAN
SHEET 4 PRELIMINARY GRADING & STORMWATER PLAN
SHEET 4A PRELIMINARY DRAINAGE AREA MAP
SHEET 5 PRELIMINARY LANDSCAPE PLAN
SHEET 6 MISC. SITE DETAILS
SHEET 7 MISC. SITE DETAILS
SHEET PA 1.0 ELEVATION VIEWS
SHEET PA 2.0 ELEVATION VIEWS
EXHIBIT A SCHEMATIC OF FUTURE ROUNDABOUT

NOTE:

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

NEW INFRASTRUCTURE DATA

LINEAR FT. NEW WATER MAINS - 0'
LINEAR FT. NEW SEWER MAINS - 0'
LINEAR FT. NEW 12' BRICK SIDEWALK - 251'
LINEAR FT. NEW 10' CONCRETE SIDEWALK - 278'
LINEAR FT. NEW STREET - 0'

UTILITY QUANTITIES:

~46 LF NEW 8" DIP WATER TAP
~10 LF NEW 4" DIP WATER SERVICE
~5 LF NEW 6" DIP FIRE LINE
~14 LF NEW 2" WATER SERVICE
5 NEW 3/4" WATER METERS
1 NEW 4" WATER METER WITH RPZ
~71 LF NEW 6" PVC SAN. SEWER SERVICE
~34 LF NEW 4" PVC SAN. SEWER SERVICE
2 NEW SS CLEANOUTS
1 NEW 6" MINI MANHOLE
BUILDING WILL BE SPRINKLERED
SANITARY SEWER FLOW:
11,761.8 GPD (TOTAL)
RETAIL: 100 GPD/1000 SF x 13,218 SF = 1,321.8 GALLONS PER DAY
RES. APT. (2 BR): 240 GPD x 39 UNITS = 9,360 GALLONS PER DAY
RES. APT. (3 BR): 360 GPD x 3 UNITS = 1,080 GALLONS PER DAY

PRELIMINARY SITE DATA:

OWNER: PINPOINT PROPERTIES
5310 NC 55 SUITE 101
DURHAM, NC 27713
SITE ADDRESS: 120 NORTH MAIN STREET
HOLLY SPRINGS, NC 27540
DB 16880 PG 987 BM 2017 PG 638
TOTAL SITE ACREAGE: NET AFTER ADD. R/W DEDICATION - 1.62 AC.
PIN: 0649 - 92 - 5487
REID: 0002932
ZONING: DMX
EXISTING USE: VACANT LOT
PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL)
COMMERCIAL @ 13,218 SF
RESIDENTIAL @ 42 UNITS
EXISTING BUILDING: 0 SF
EXISTING IMPERVIOUS AREA: 0 SF
EXISTING IMPERVIOUS AREA PERCENTAGE: 0%
NEW BUILDING ROOF AREA: 26,146 SF
NEW SIDEWALK ON-SITE: 3,029 SF
NEW PARKING LOT/VEHICULAR ACCESS: 27,425 SF
PROPOSED TOTAL SITE IMPERVIOUS AREA: 56,600 SF
PROPOSED SITE IMPERVIOUS AREA PERCENTAGE: 75.98%
PROPOSED DISTURBED/DENUDED AREA = 71,874 SF (1.65 AC.)
PARKING REQUIREMENT - NO MINIMUM PARKING REQUIREMENT FOR DMX
PROPOSED NUMBER OF NEW PARKING SPACES: 109 INCL. (6) H/C
HANDICAPPED PARKING SPACES: REQUIRED 5 / PROPOSED 6
REQUIRED BIKE SPACES @ 5/50 SPACES = 10 SPACES
PROVIDED BIKE SPACES - 10
REQUIRED EV SPACES @ 5% = 5 ; PROVIDED EV SPACES - 5
REQUIRED EV READY SPACES @ 15% = 16 ; PROVIDED EV READY - 16
PARKING SPACES TO BE 9' x 18'
PARKING LOT TO BE PRIVATE
SETBACKS FOR DMX:
FRONT ALONG MAIN STREET - 0' MIN. AND 20' MAX.
CORNER ALONG EARP STREET - 0'
SIDE AND REAR - 0'
MAXIMUM BUILDING HEIGHT DMX - 60'
PROPOSED BUILDING HEIGHT DMX - 59'-8"
PROPOSED BUILDING AREAS:
1ST FLOOR RETAIL - 13,218 SF
1ST FLOOR PARKING GARAGE - 12,928 SF
2ND FLOOR RESIDENTIAL - 26,146 SF
3RD FLOOR RESIDENTIAL - 26,146 SF
4TH FLOOR RESIDENTIAL - 26,146 SF
TOTAL PROPOSED BUILDING - 104,584 SF
MIN. REQUIRED OPEN SPACE - 706 SF (1% FOR DMX)
PROVIDED OPEN SPACE - 4,138 SF (5.86%) - CIVIC URBAN SPACE
SANITARY SEWER FLOW FOR PROJECT: 11,761.8 GPD (TOTAL)
RETAIL: 100 GPD/1000 SF x 13,218 SF = 1,321.8 GPD
RESIDENTIAL APT. (2 BR): 240 GPD x 39 UNITS = 9,360 GPD
RESIDENTIAL APT. (3 BR): 360 GPD x 3 UNITS = 1,080 GPD
SITE CURRENTLY HAS AN EXISTING SEWER SERVICE
SITE CURRENTLY HAS AN EXISTING WATER SERVICE
PROPOSED NEW WATER AND SEWER TAPS
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY NEUSE OR CAPE FEAR RIPARIAN BUFFER AREAS.
ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NOTE:

ALL NEW TRAFFIC CONTROL AND STREET NAME SIGNS SHALL BE AS PER TOWN OF HOLLY SPRINGS STANDARD DETAIL HS361. SEE DETAIL ON DETAIL SHEET 6.

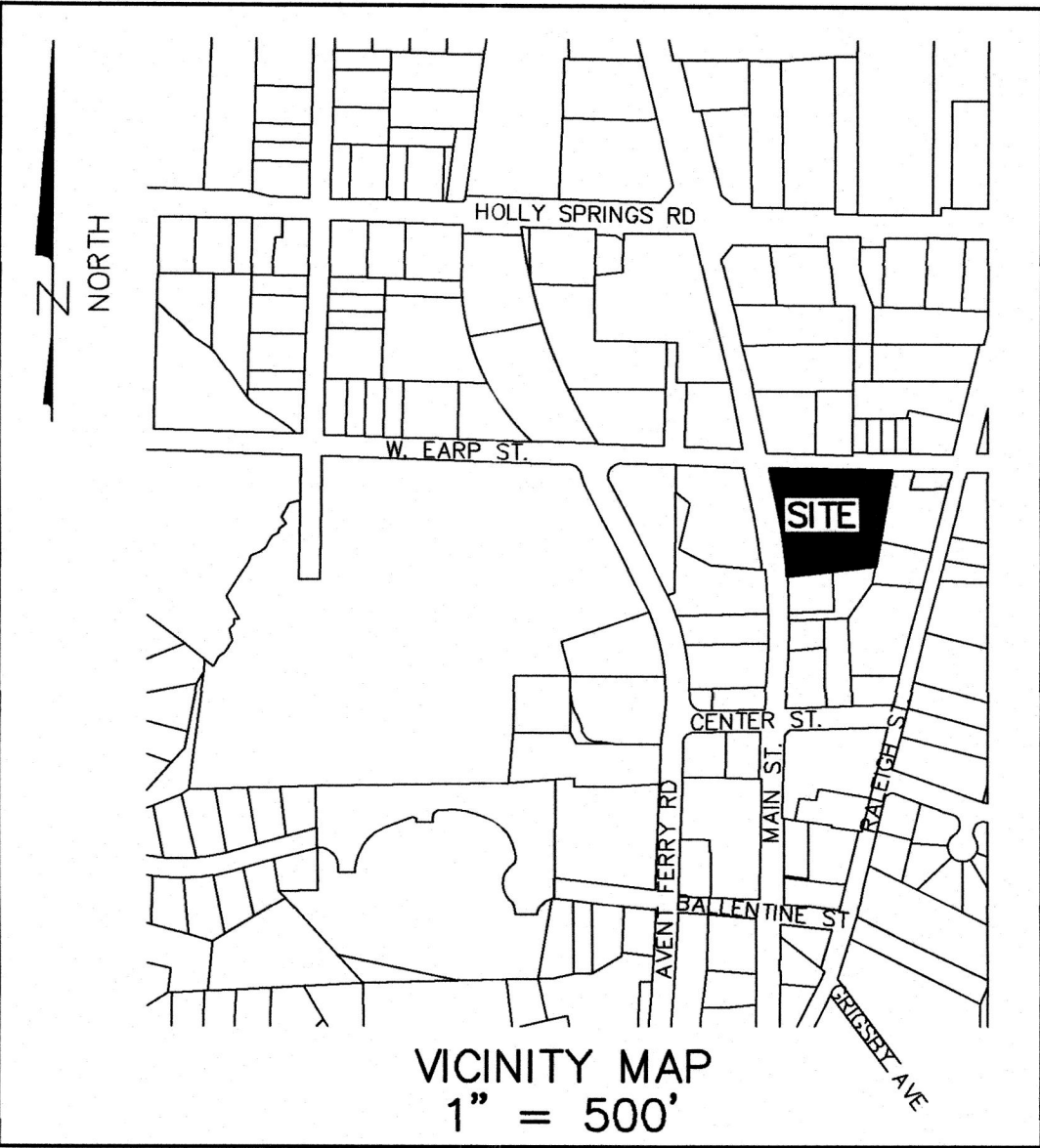
ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

ACCORDING TO FEMA MAP #3720064900, DATED MAY 2, 2006 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

NOTE:
SITE LIGHTING IS NOT PROPOSED AT THIS TIME. IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY DUKE ENERGY & CONFORM TO TOHS STANDARDS. LIGHT FIXTURES SHALL BE AS PER TOHS DETAIL HS370. SEE DETAIL SHEET 6.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND



MONUMENT INFORMATION
"PEARSALL"
Y = 692884.152
X = 2049363.977
Elev. 450.56

DEVELOPMENT PLAN
FOR
120 NORTH MAIN
120 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA
PROJECT 22-DP-02/PLDP202200021



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

OWNER:
PINPOINT PROPERTIES
5310 NC 55 SUITE 101
DURHAM, NC 27713
919-544-0141

REVISIONS:

PLAN PREPARATION DATE	NO.	DATE	DESCRIPTION	BY
01/28/2022	1	8/18/22	RESUBMITTAL UNDER NEW UDO	RLM
	2	10/28/22	TOWN'S SECOND REVIEW COM.	RLM
	3	1/4/23	TOWN'S THIRD REVIEW COM.	RLM
	4	2/10/23	ACTION NOTICE PLANS	RLM

GENERAL UTILITY NOTES:

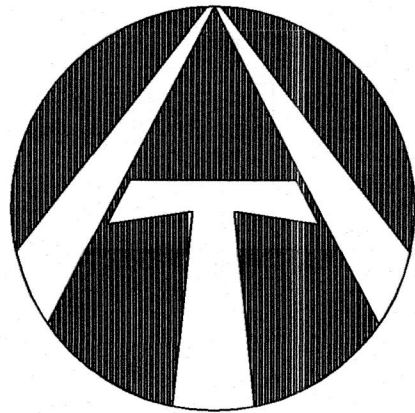
ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE AUTHORITIES.
CONTRACTOR SHALL INFORM THE TOWN OF HOLLY SPRINGS AND THE ENGINEER OF ANY CONFLICTING UTILITIES. ELECTRIC SERVICE TO THE BUILDING SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVICING AUTHORITY.
TELEPHONE SERVICE TO THE BUILDING SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVICING AUTHORITY.
BUILDING WILL NOT BE SPRINKLED NOR HAVE FIRE DEPT. CONNECTIONS
NO IRRIGATION PROPOSED

Architect:

The Redfoot Studio Architecture PC
2515 Saxapahaw Bethlehem Church Road
Graham NC 27253-9218

919.931.7134 mobile

ENGINEER:



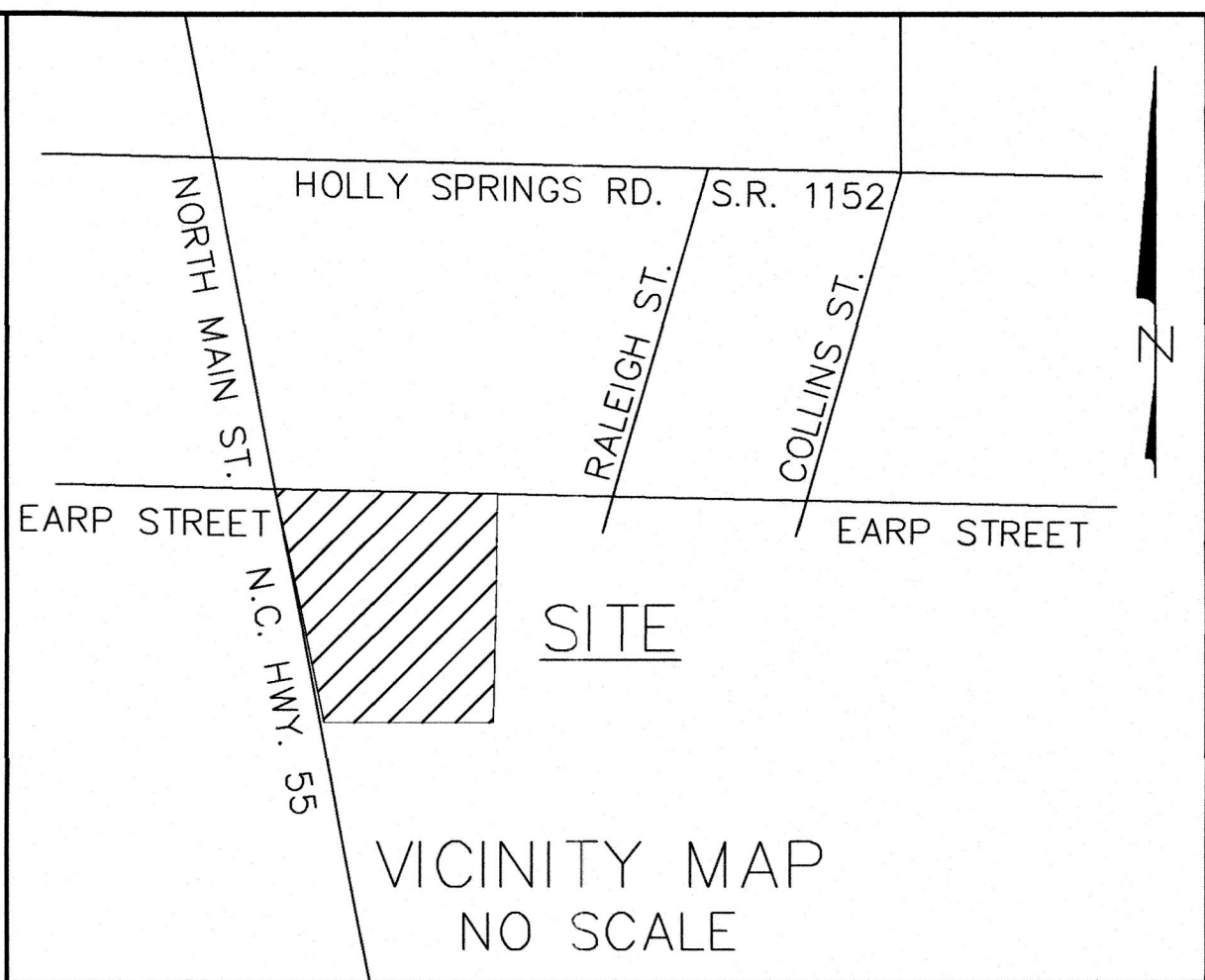
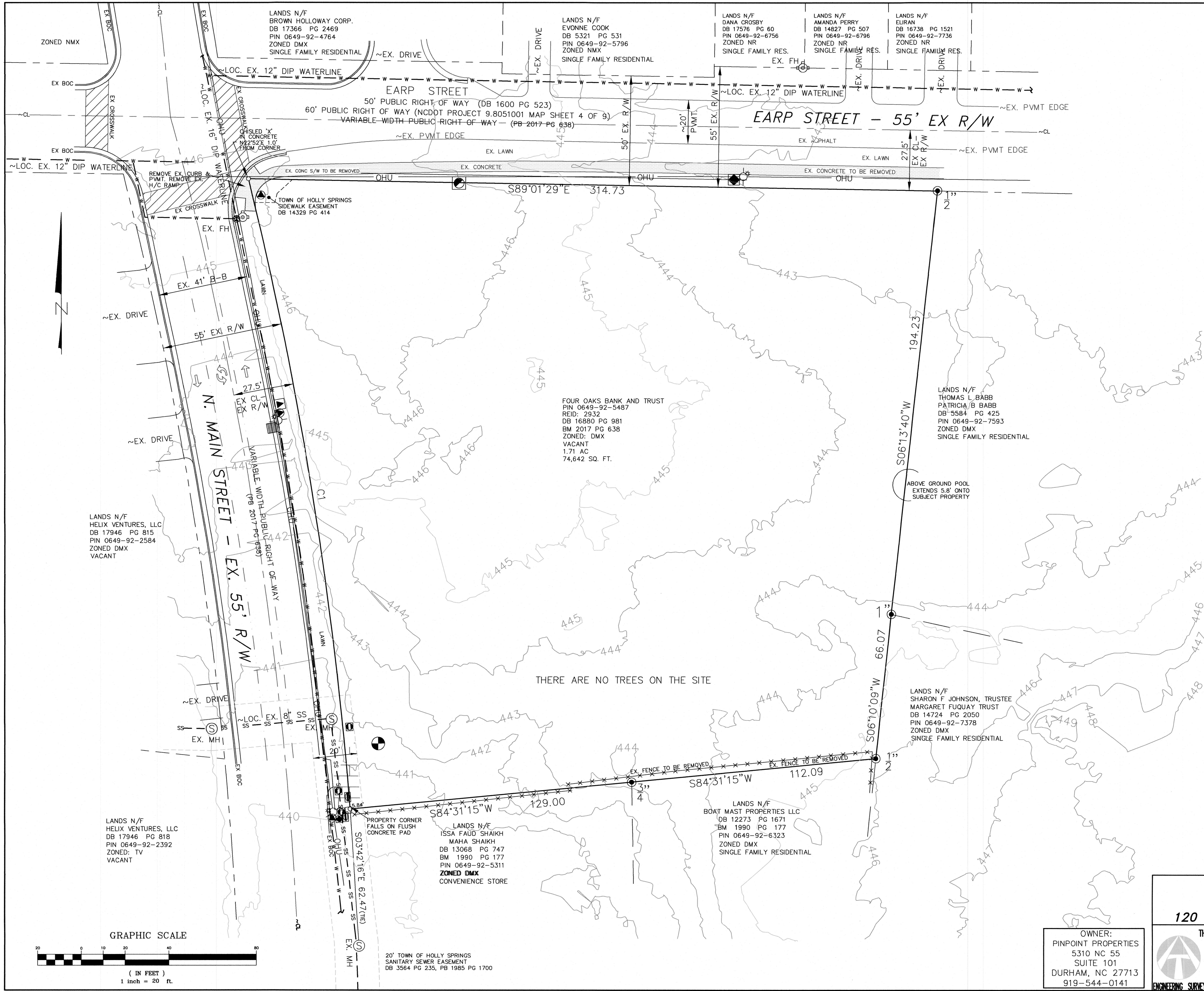
THOMPSON and ASSOCIATES, P.A.

1149 EXECUTIVE CIRCLE SUITE D2
CARY, N.C. 27511
TEL. 919-465-1566 LISC# C-0343

ALL WORK, MATERIALS, PLACEMENT, AND INSTALLATION SHALL BE AS PER THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR TO OBTAIN COPY.

ALL MATERIALS, INSTALLATION, AND PLACEMENT OF ALL UTILITIES SHALL BE AS PER THE TOWN OF HOLLY SPRINGS STDS. AND SPECS.

CONTRACTOR TO VERIFY THE LOCATION (ABOVE AND BELOW GROUND) OF ALL EXISTING UTILITIES. THIS LOCATION SHALL BE DONE PRIOR TO CONSTRUCTION. IF REQUIRED, DUE TO CONFLICTS, THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITIES WITH THE APPROPRIATE AUTHORITIES.



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	291.21	1812.80	N09°12'11"W	290.89	145.92	9°12'14"

REFERENCES:
BM 2017 PG 638
WAKE COUNTY GIS
SURVEY BY SD PUCKETT & ASSOC.
TOPO FROM STATE OF NC LIDAR
CONTOUR INTERVAL 1'



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

LEGEND

- COMPUTED POINT
- IRON PIPE FOUND
- ⊙ MONITORING WELL
- ⊠ CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ POWER POLE W/ LIGHT
- OHU— OVERHEAD UTILITY LINE(S)
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIBER OPTIC BOX/PEDESTAL
- ⊙ FIBER OPTIC VAULT
- ⊙ POWER BOX
- ⊙ TELEPHONE CABINET/PEDESTAL
- × × × CHAIN LINK FENCE
- CONCRETE CURBING
- PROPERTY LINE
- ⊙ STORM INLET

SHEET 1

EXISTING CONDITIONS PLAN
120 NORTH MAIN
120 N. MAIN STREET – HOLLY SPRINGS, NC

OWNER:
PINPOINT PROPERTIES
5310 NC 55
SUITE 101
DURHAM, NC 27713
919-544-0141

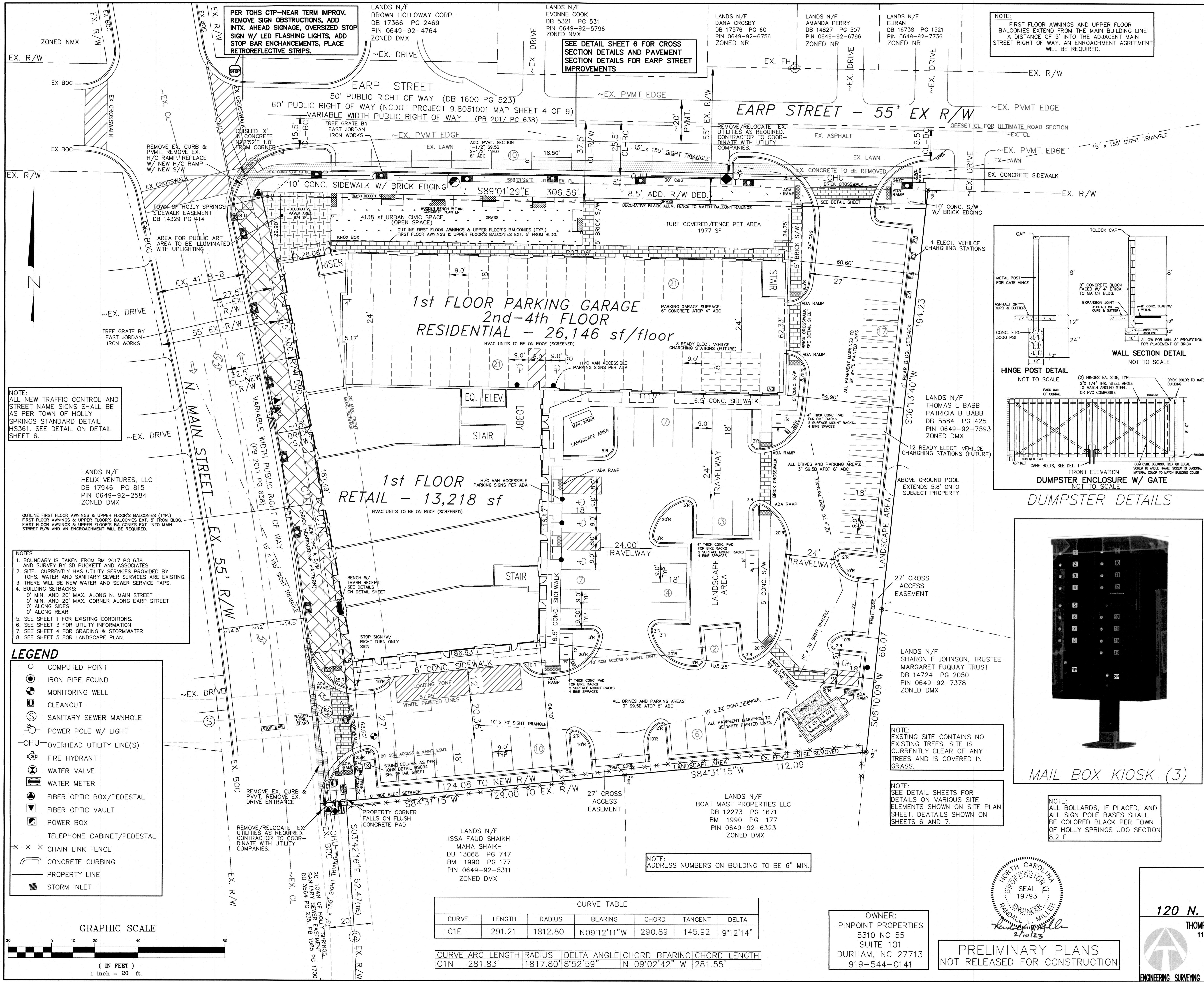
THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC# C-0343

HOLLY SPRINGS TOWNSHIP
WAKE COUNTY
DATE 8-18-22
SCALE 1" = 20'

TOWN OF HOLLY SPRINGS
NORTH CAROLINA
DRAWN RLM
SURVEYED NONE
REVISIONS:

ZONED DMX
JOB NO.
DWR: 120 N MAIN-EXCOND
PIN 649-92-5487

Page 183 of 233



PRELIMINARY SITE DATA:
OWNER: PINPOINT PROPERTIES
5310 NC 55, SUITE 101
DURHAM, NC 27713
SITE ADDRESS: 120 NORTH MAIN STREET
HOLLY SPRINGS, NC 27540
DB 16880 PG 987 BM 2017 PG 638
TOTAL SITE ACREAGE: NET AFTER ADJ. R/W DEDICATION - 1.62 AC.
PIN: 0649-92-5487
REID: 0002932
ZONING: DMX
EXISTING USE: VACANT LOT
PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL)
COMMERCIAL @ 13,218 SF
RESIDENTIAL @ 42 UNITS
EXISTING BUILDING: 0 SF
EXISTING IMPERVIOUS AREA: 0 SF
EXISTING IMPERVIOUS AREA PERCENTAGE: 0%
NEW BUILDING ROOF AREA: 26,146 SF
NEW SIDEWALK ON-SITE: 3,029 SF
NEW PARKING LOT/VEHICULAR ACCESS: 27,425 SF
PROPOSED TOTAL SITE IMPERVIOUS AREA: 56,600 SF
PROPOSED SITE IMPERVIOUS AREA PERCENTAGE: 75.98%
PROPOSED DISTURBED/DENUDED AREA: 71,874 SF (1.65 AC.)
PARKING REQUIREMENT - NO MINIMUM PARKING REQUIREMENT FOR DMX
PROPOSED NUMBER OF NEW PARKING SPACES: 109 INCL. (6) H/C
HANDICAPPED PARKING SPACES: REQUIRED 5 / PROPOSED 6
REQUIRED BIKE SPACES @ 5/50 SPACES = 10 SPACES
PROVIDED BIKE SPACES - 10
REQUIRED EV SPACES @ 5% = 5 ; PROVIDED EV SPACES - 5
REQUIRED EV READY SPACES @ 15% = 16 ; PROVIDED EV READY - 16
PARKING SPACES TO BE 9' x 18'
PARKING LOT TO BE PRIVATE
SETBACKS FOR DMX:
FRONT ALONG MAIN STREET - 0' MIN. AND 20' MAX.
CORNER ALONG EARP STREET - 0'
SIDE AND REAR - 0'
MAXIMUM BUILDING HEIGHT DMX - 60'
PROPOSED BUILDING HEIGHT DMX - 59'-8"
PROPOSED BUILDING AREAS:
1ST FLOOR RETAIL - 13,218 SF
1ST FLOOR PARKING GARAGE - 12,928 SF
2ND FLOOR RESIDENTIAL - 26,146 SF
3RD FLOOR RESIDENTIAL - 26,146 SF
4TH FLOOR RESIDENTIAL - 26,146 SF
TOTAL PROPOSED BUILDING - 104,584 SF
MIN. REQUIRED OPEN SPACE - 706 SF (1% FOR DMX)
PROVIDED OPEN SPACE - 4,138 SF (5.86%) - CIVIC URBAN SPACE
SANITARY SEWER FLOW FOR PROJECT: 11,761.8 GPD (TOTAL)
RETAIL: 100 GPD/1000 SF x 13,218 SF = 1,321.8 GPD
RESIDENTIAL APT. (2 BR): 240 GPD x 39 UNITS = 9,360 GPD
RESIDENTIAL APT. (3 BR): 360 GPD x 3 UNITS = 1,080 GPD
SITE CURRENTLY HAS AN EXISTING SEWER SERVICE
SITE CURRENTLY HAS AN EXISTING WATER SERVICE
PROPOSED NEW WATER AND SEWER TAPS
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY NEUSE OR CAPE FEAR RIPARIAN BUFFER AREAS.
ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL.
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

ACCORDING TO FEMA MAP #3720064900J
DATED MAY 2, 2006 THE PROPERTY IS
OUTSIDE THE FEMA FLOOD PLAIN.

NOTE:
SITE LIGHTING IS NOT PROPOSED AT THIS TIME.
IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED
SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN
OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING
REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY
DUKE ENERGY & CONFORM TO TOHS STANDARDS.
LIGHT FIXTURES SHALL CONFORM TO TOHS STANDARD
HS370. SEE DETAIL SHEET 6.

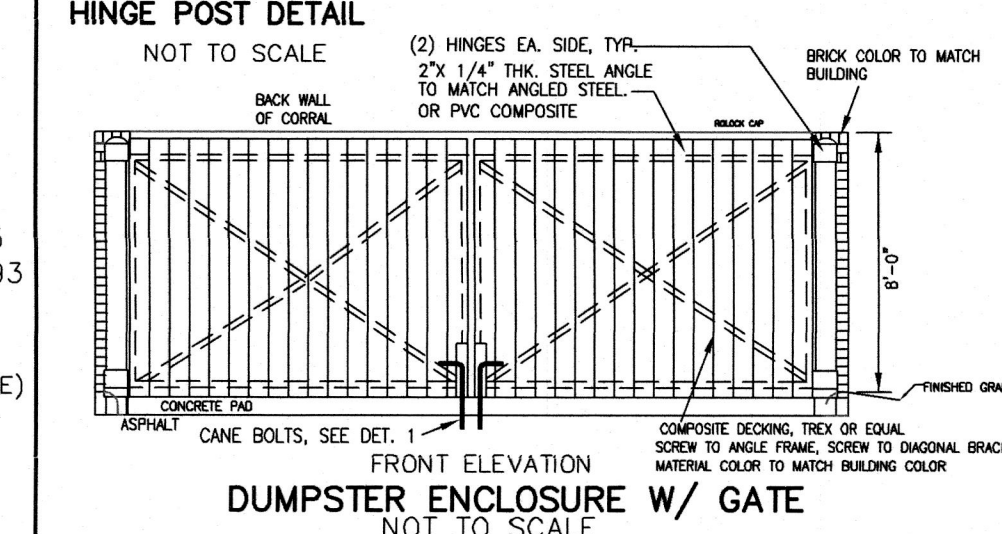
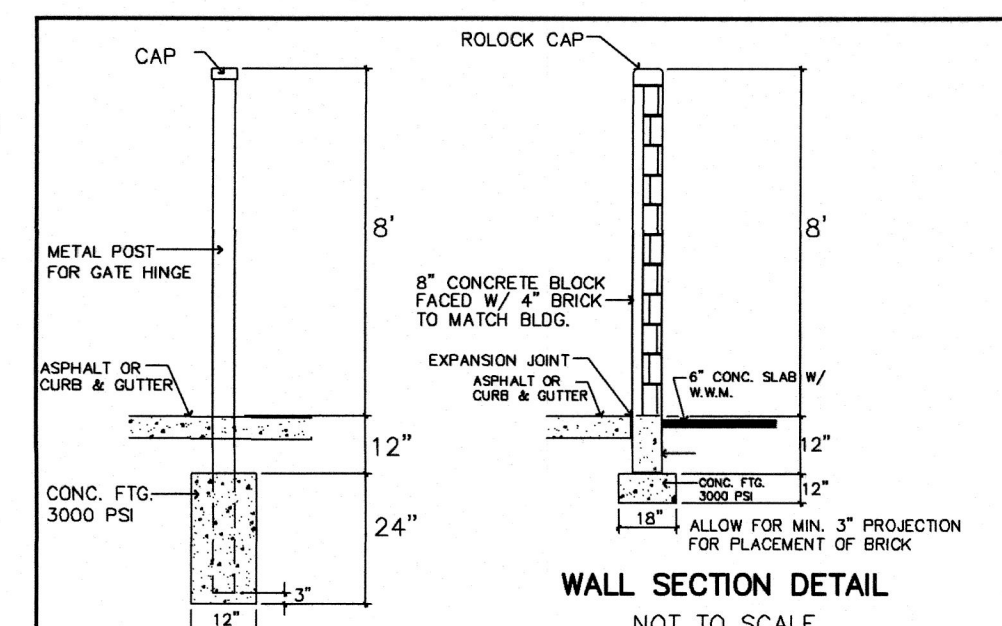
ALL CONSTRUCTION SHALL CONFORM
TO TOWN OF HOLLY SPRINGS DESIGN
AND CONSTRUCTION STANDARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

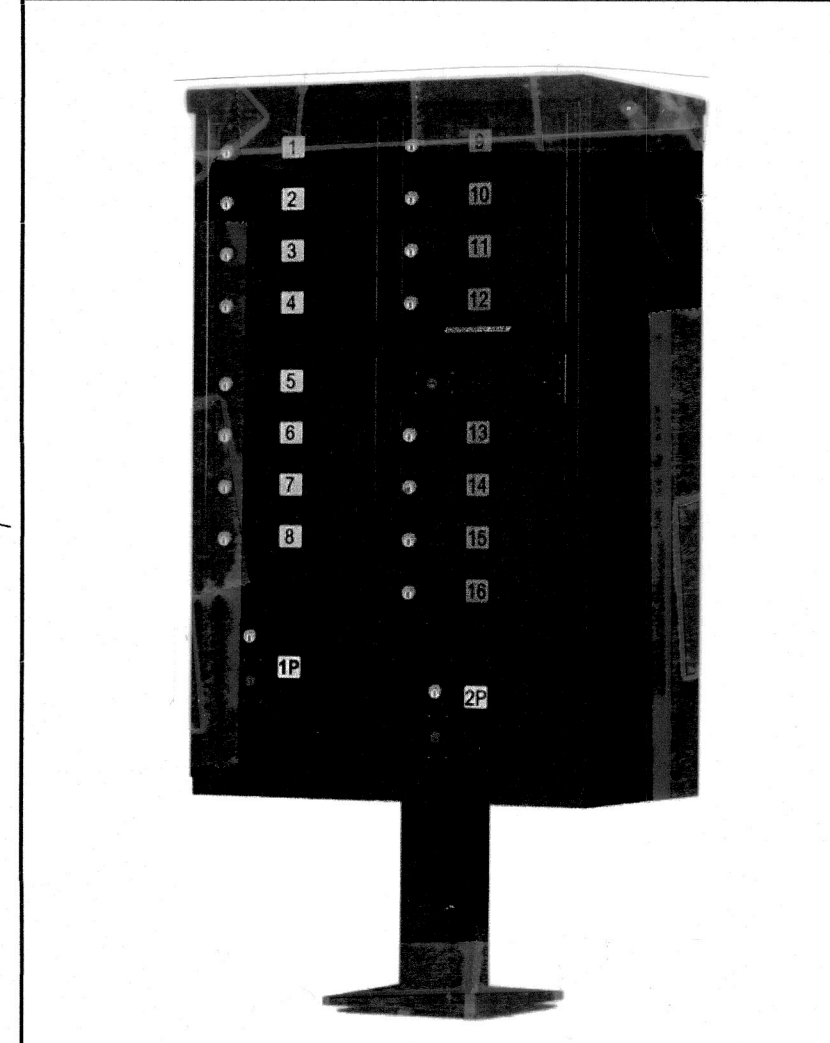
GENERAL PROJECT NOTES:
ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND
SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL OBTAIN COPY.
CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND
SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO
DURING CONSTRUCTION OF THE PROJECT.
CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND
BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE
RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES
SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS SEDIMENT AND
EROSION CONTROL STANDARDS AND SPECIFICATIONS.

NOTE:
CONSTRUCTION DRAWING APPROVAL IS REQUIRED
BEFORE CONSTRUCTION ON THIS PROJECT MAY
BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-
IN-LIEU OF ASSESSMENT, AND INSPECTION FEES)
ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

NOTE:
FIRST FLOOR AWNINGS AND UPPER FLOOR
BALCONIES EXTEND FROM THE MAIN BUILDING LINE
A DISTANCE OF 5' INTO THE ADJACENT MAIN
STREET RIGHT OF WAY. AN ENCROACHMENT AGREEMENT
WILL BE REQUIRED.



DUMPSTER DETAILS



MAIL BOX KIOSK (3)

NOTE:
ALL BOLLARDS, IF PLACED, AND
ALL SIGN POLE BASES SHALL
BE COLORED BLACK PER TOWN
OF HOLLY SPRINGS UDO SECTION
8.2 F

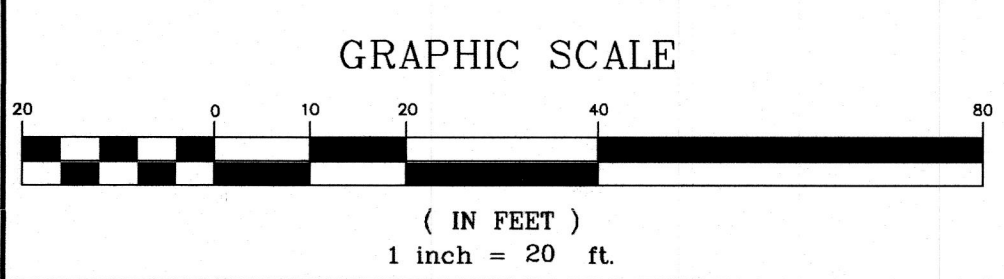


PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

OWNER:
PINPOINT PROPERTIES
5310 NC 55
SUITE 101
DURHAM, NC 27713
919-544-0141

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1E	291.21	1812.80	N09°12'11"W	290.89	145.92	9°12'14"
CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH						
C1N	281.83	1817.80	8°52'59"	N 09°02'42" W	281.55	

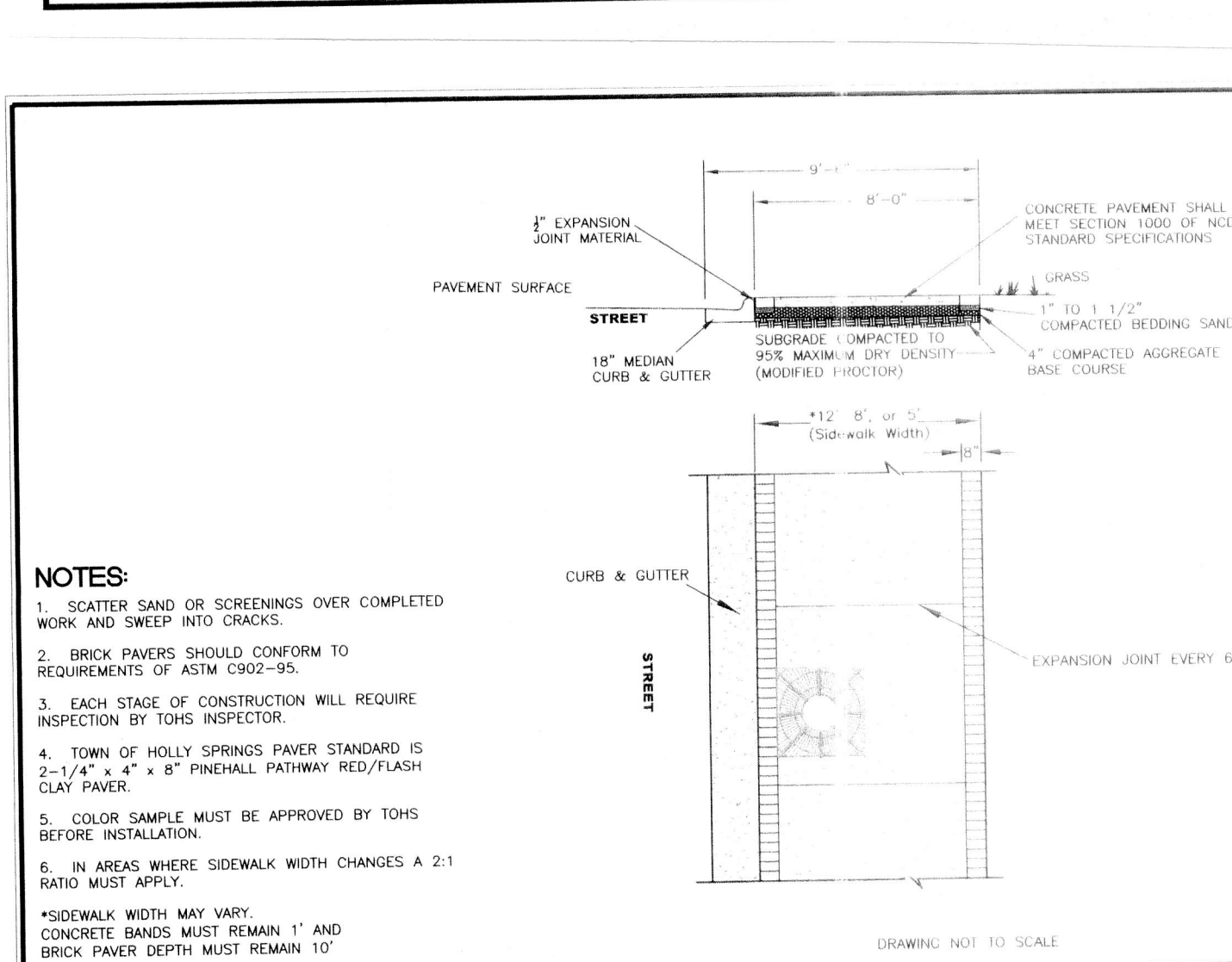
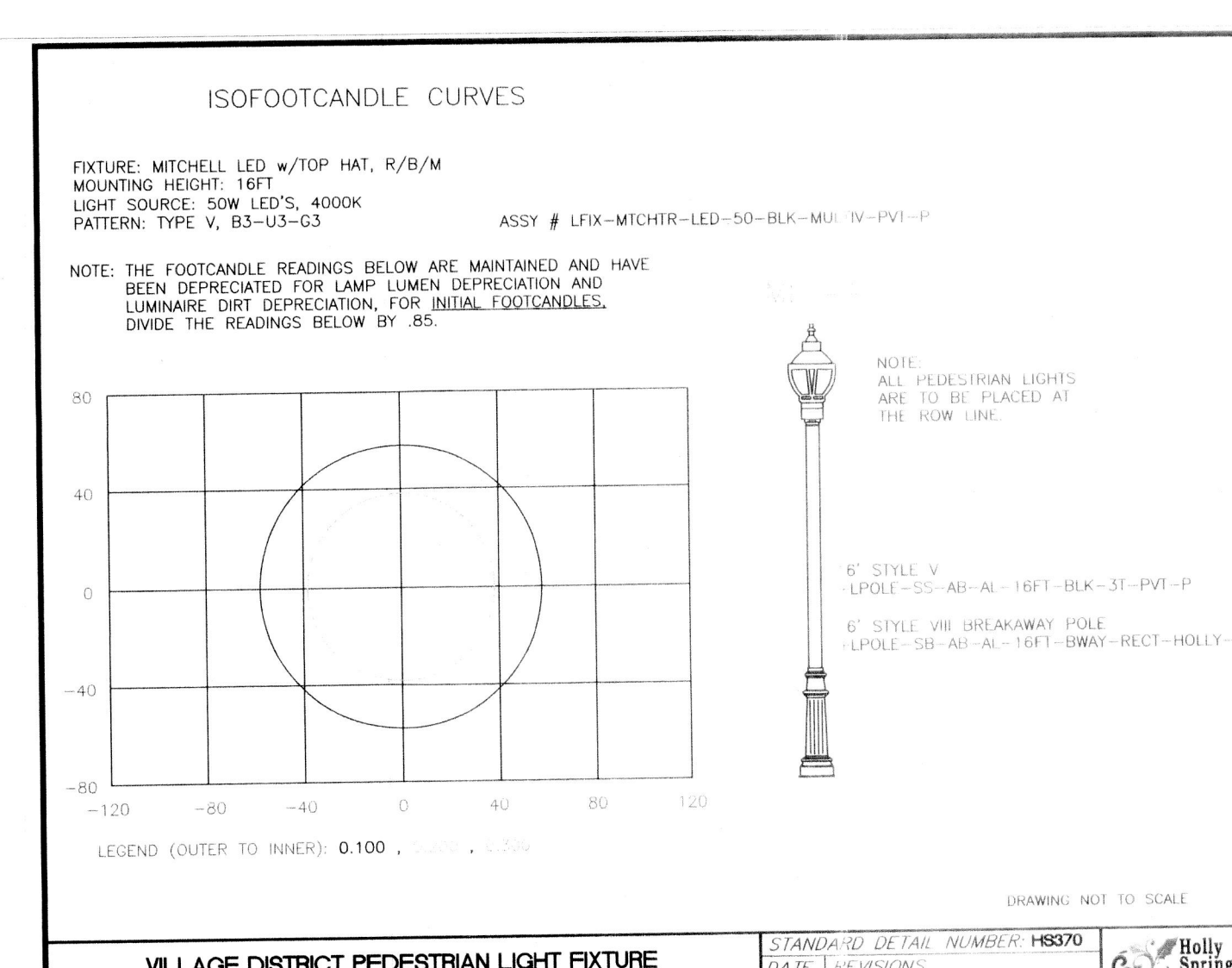
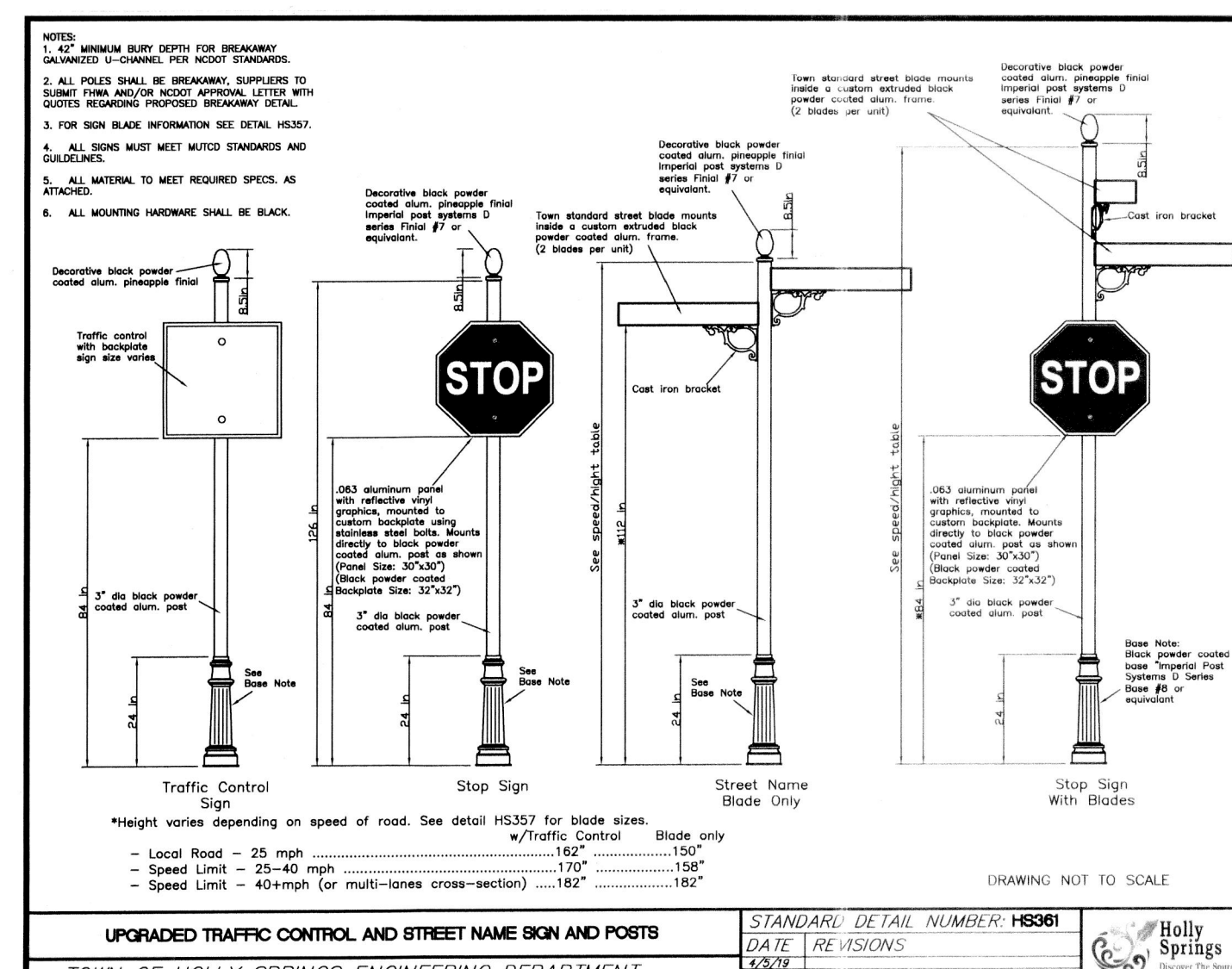
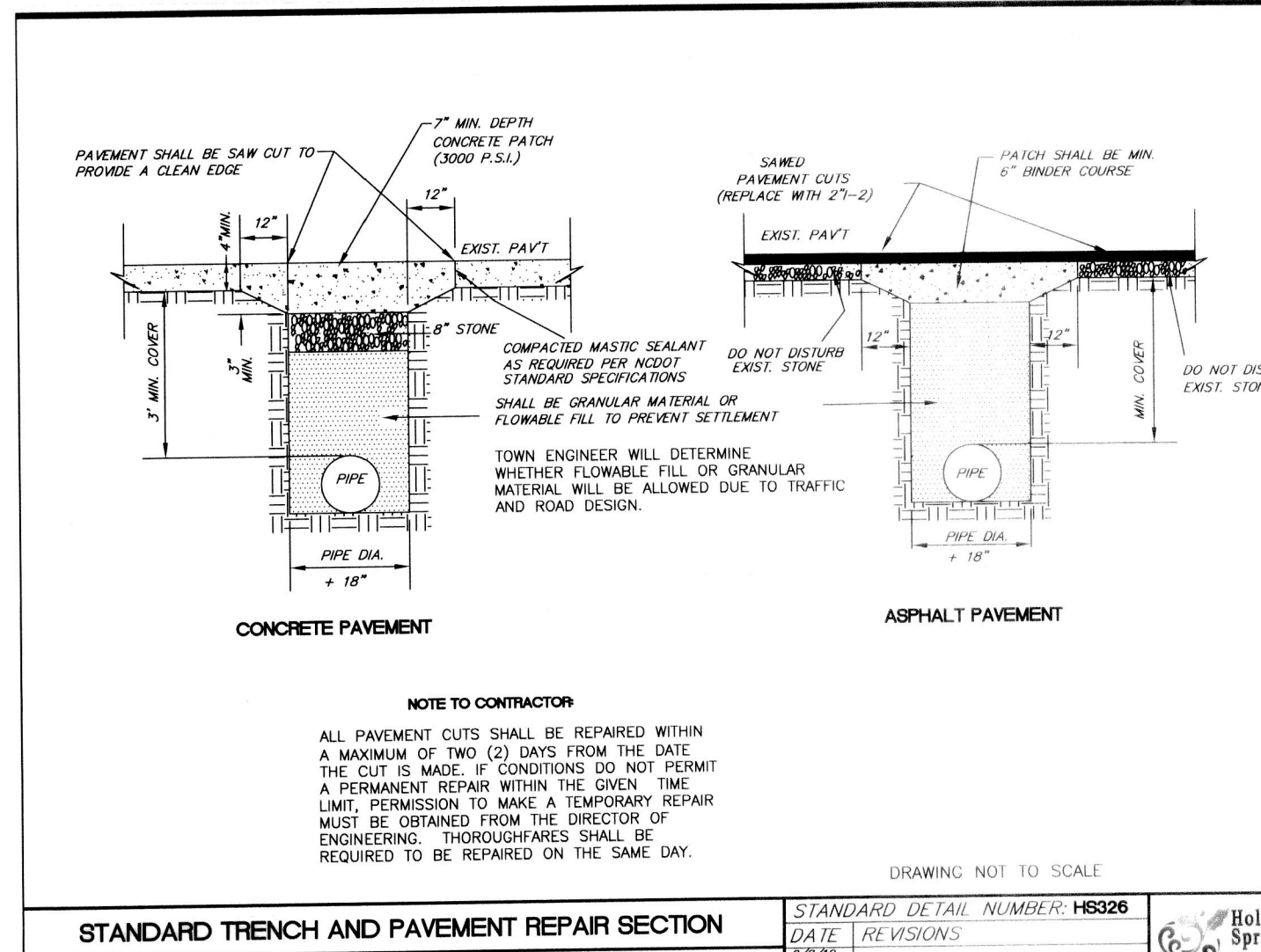
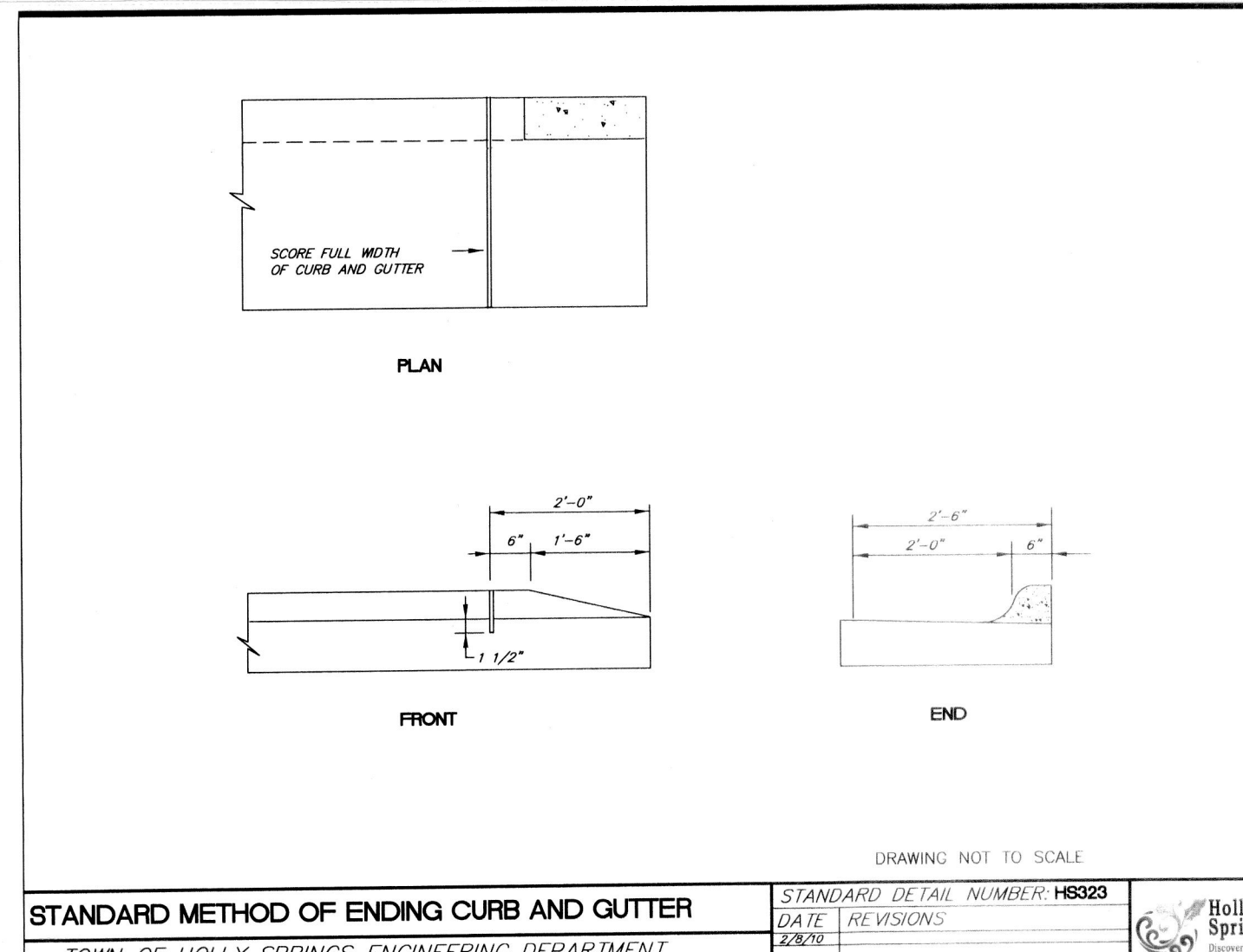
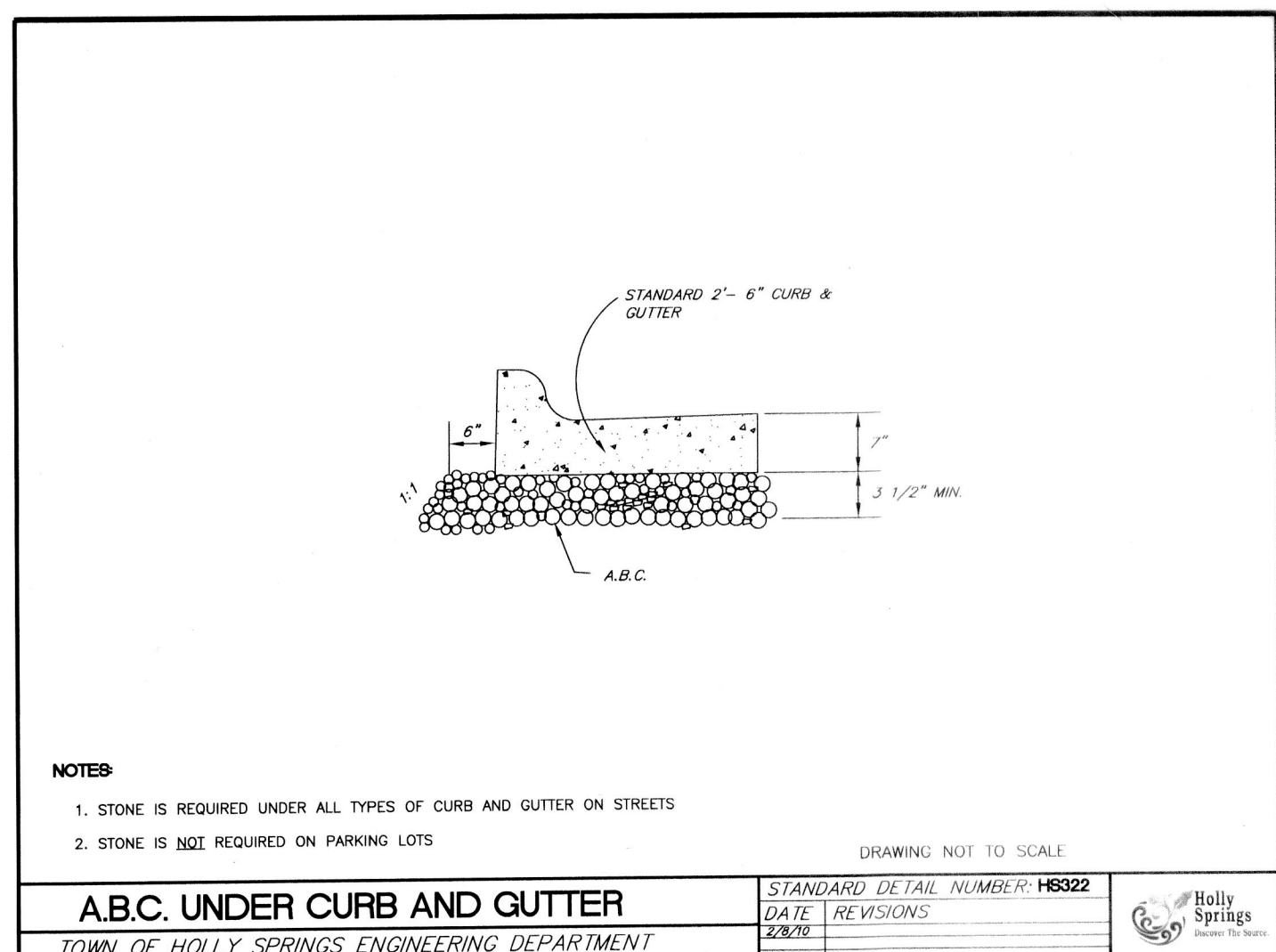
- LEGEND**
- COMPUTED POINT
 - IRON PIPE FOUND
 - ⊕ MONITORING WELL
 - CLEANOUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ POWER POLE W/ LIGHT
 - OHU— OVERHEAD UTILITY LINE(S)
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIBER OPTIC BOX/PEDESTAL
 - ⊕ FIBER OPTIC VAULT
 - ⊕ POWER BOX
 - ⊕ TELEPHONE CABINET/PEDESTAL
 - X—X— CHAIN LINK FENCE
 - CONCRETE CURBING
 - PROPERTY LINE
 - ⊕ STORM INLET

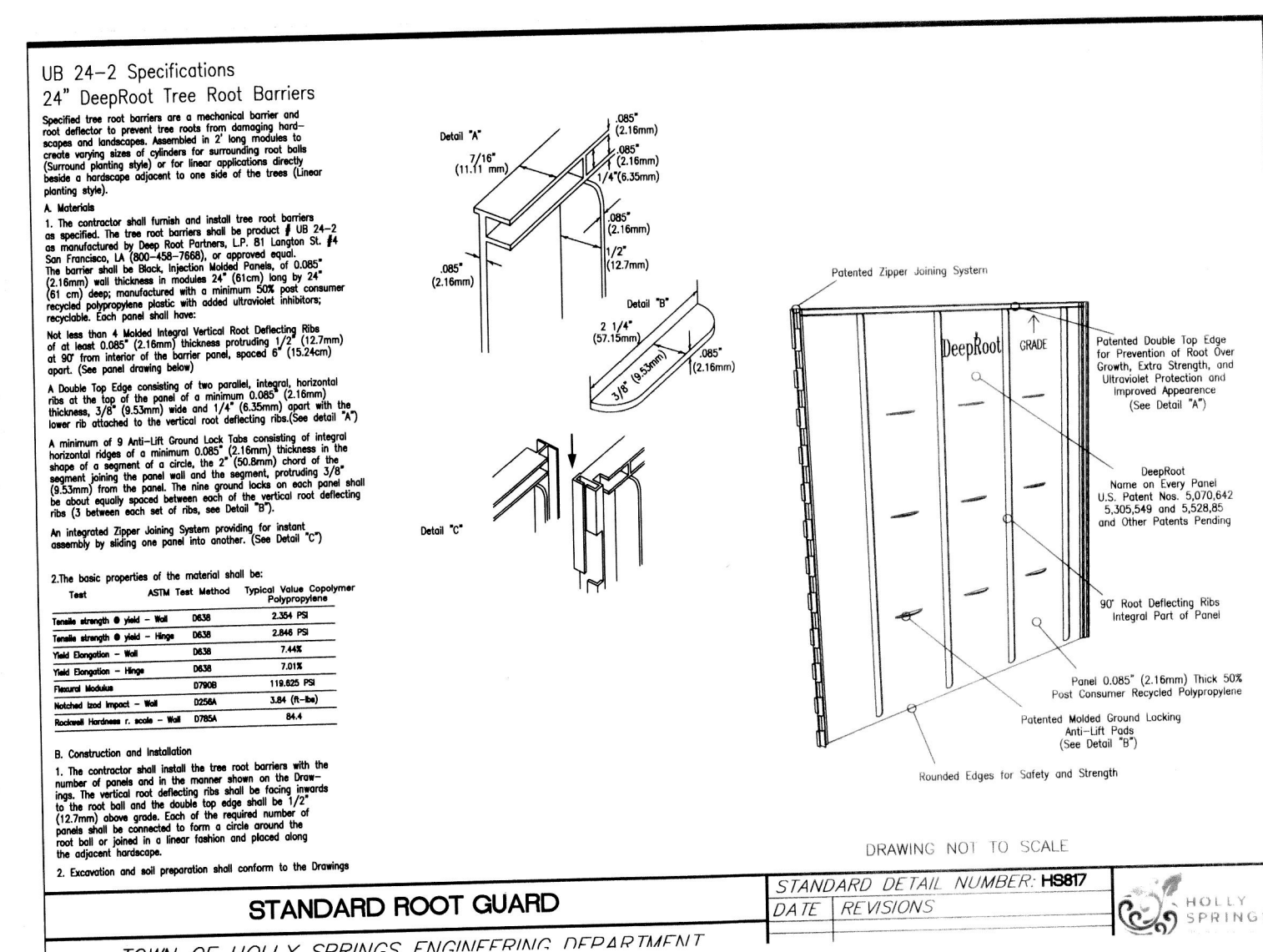
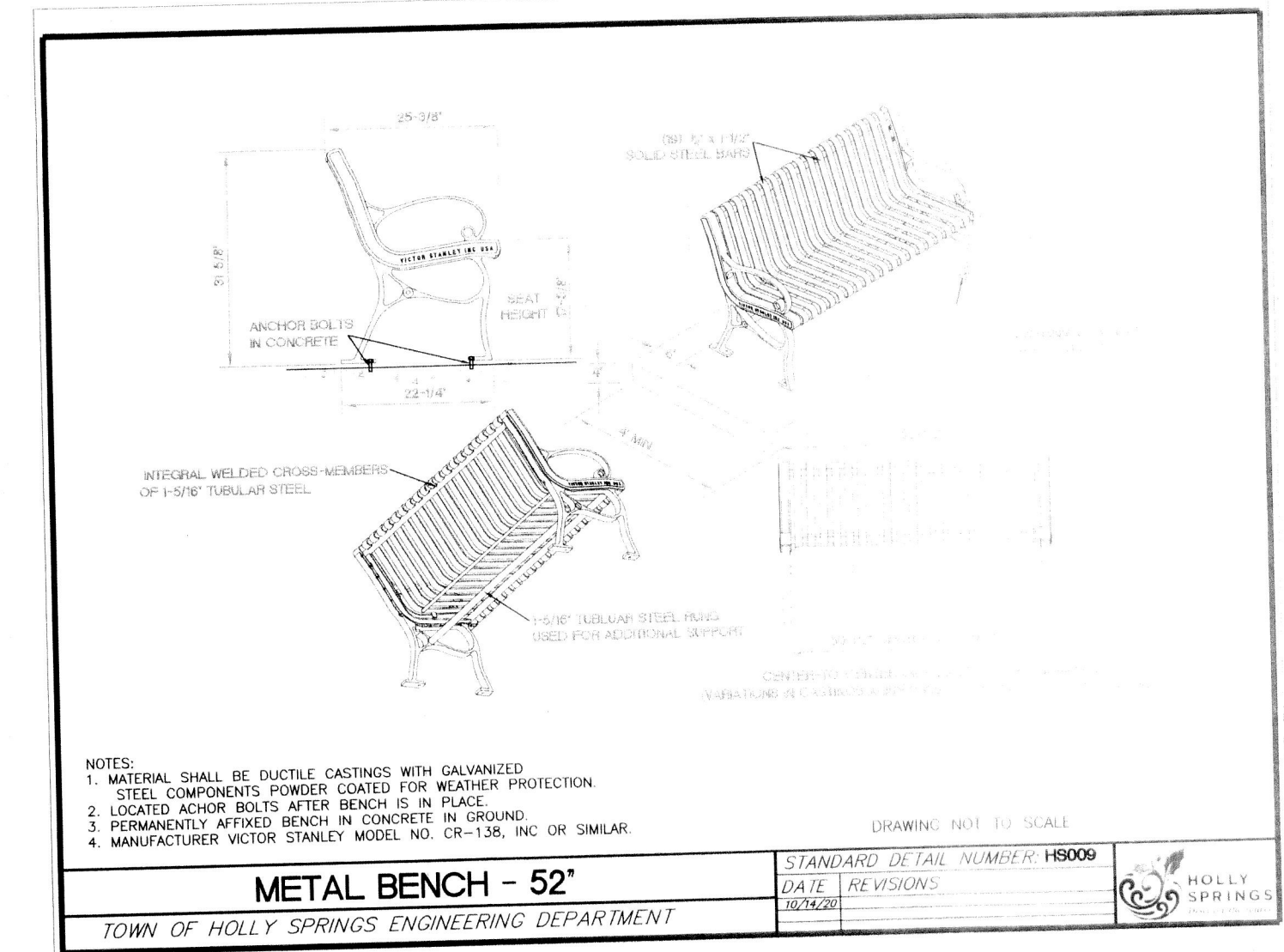
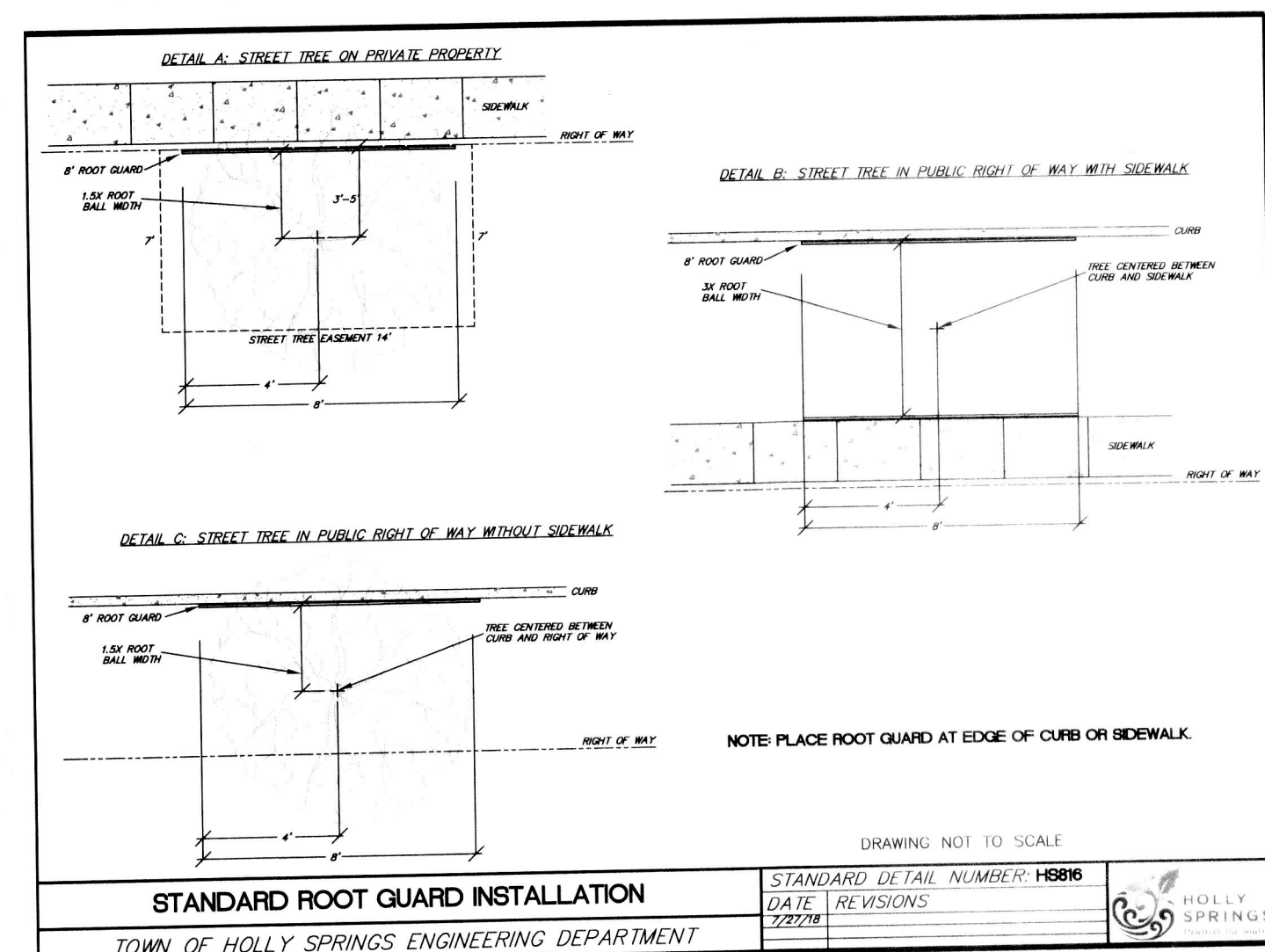
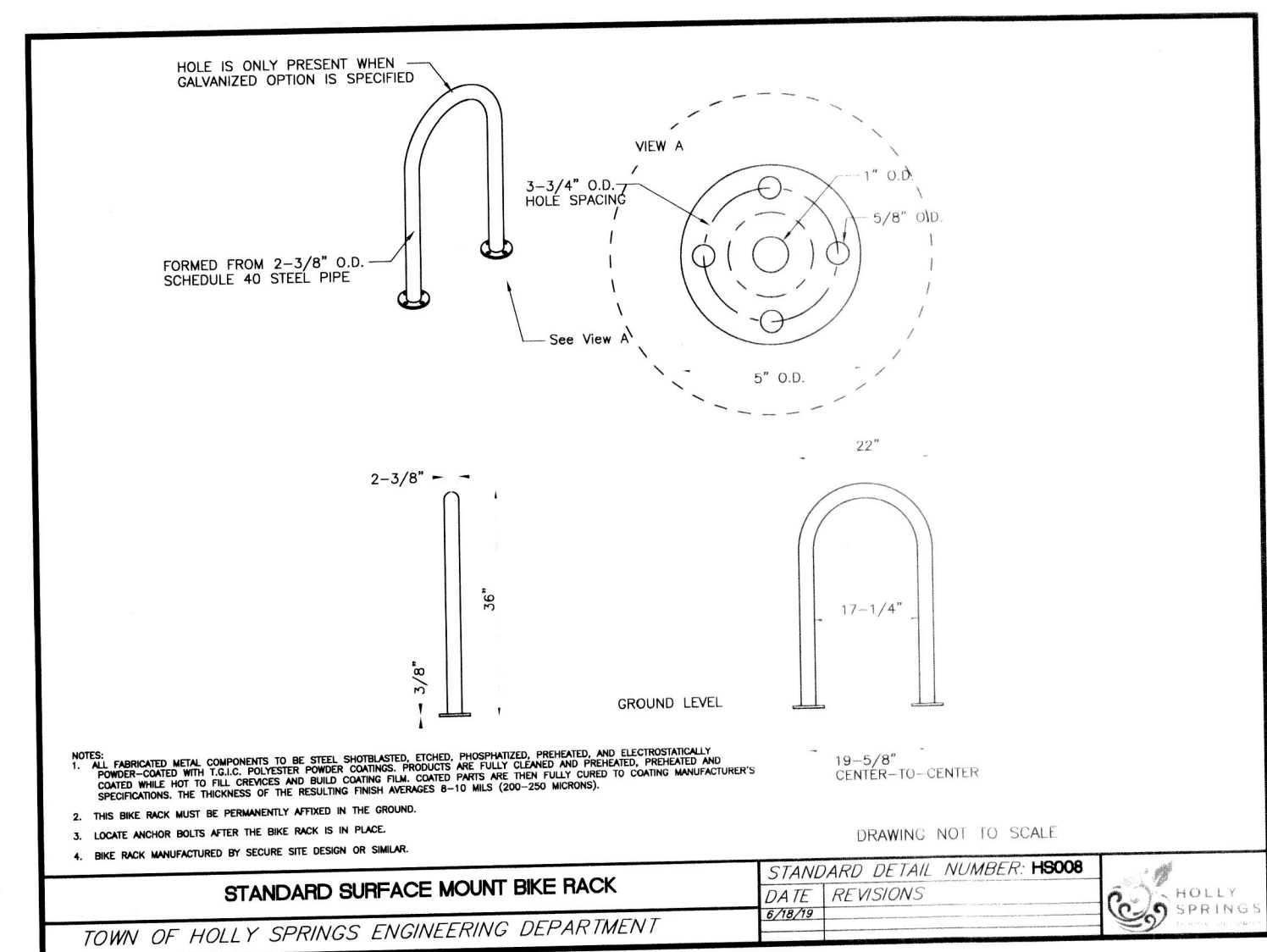
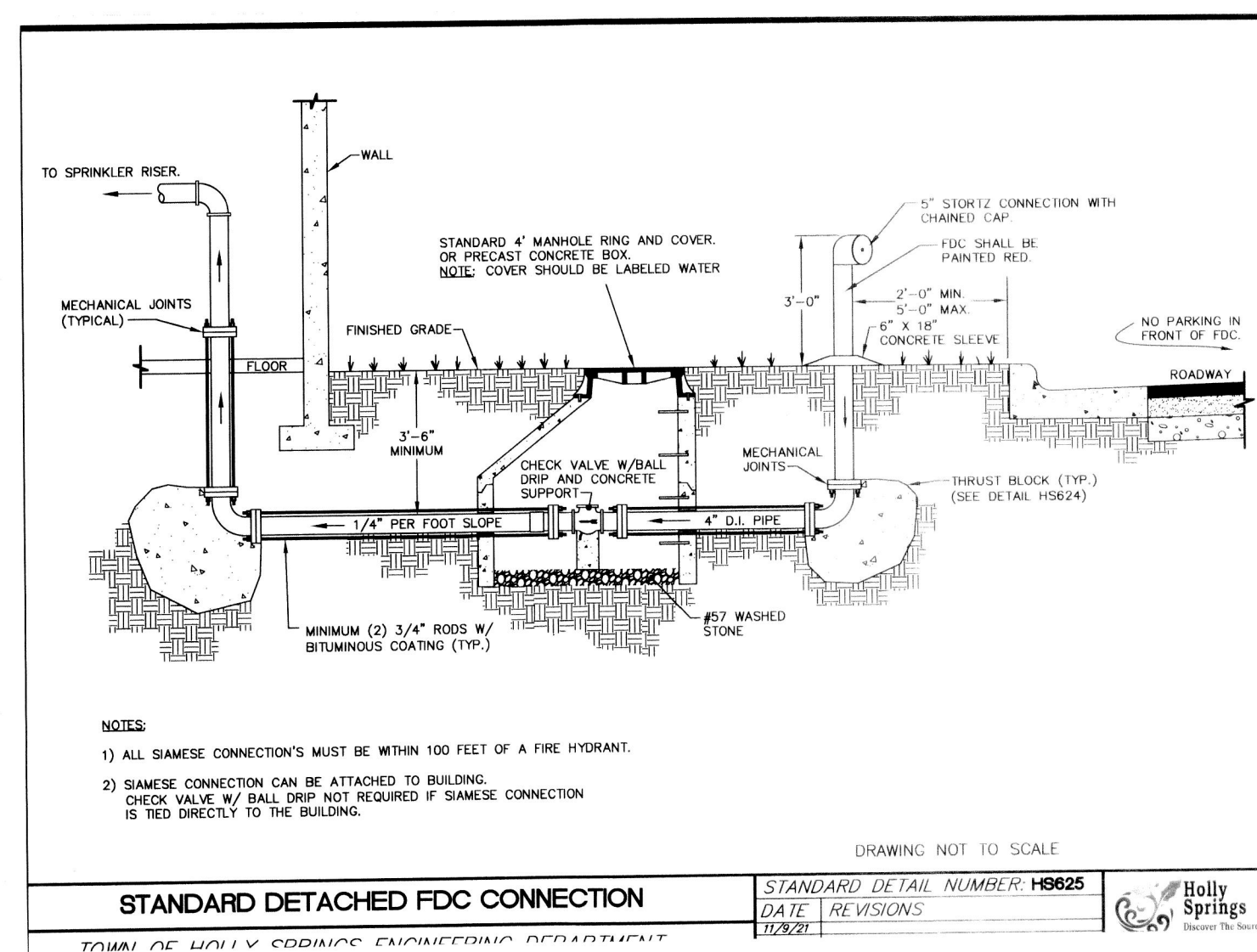
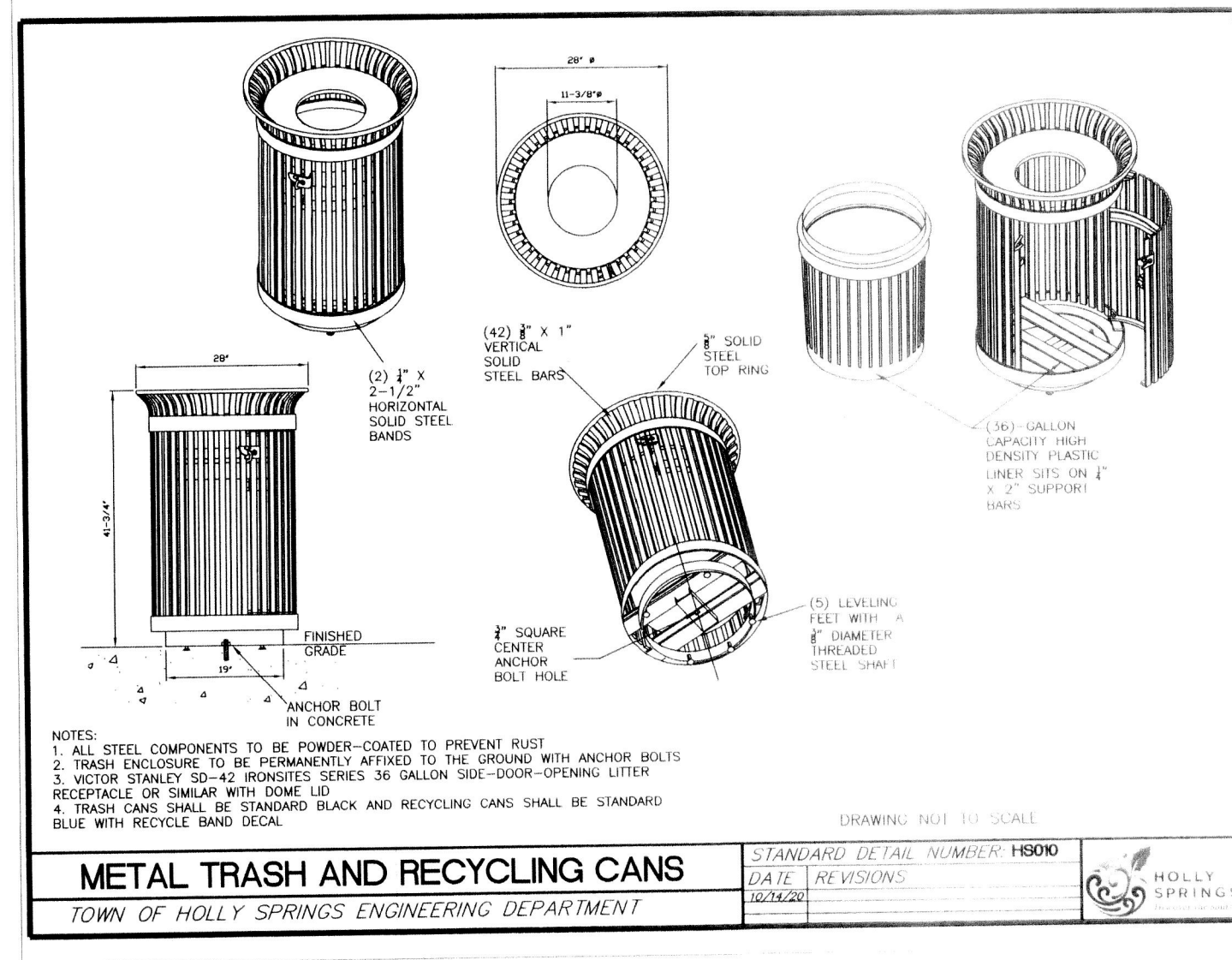
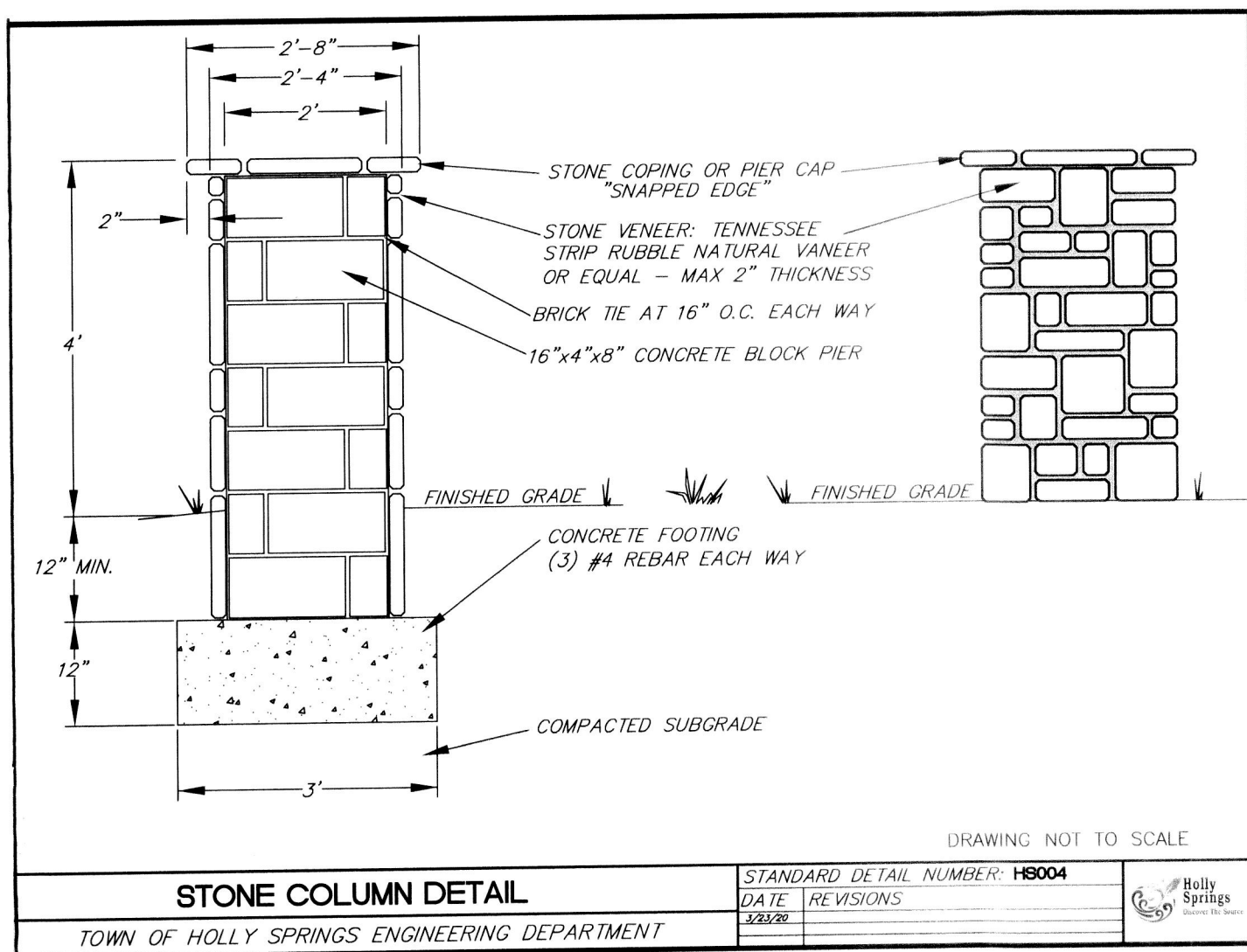


PRELIMINARY SITE PLAN
120 NORTH MAIN
120 N. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC # C-0343

HOLLY SPRINGS TOWNSHIP		TOWN OF HOLLY SPRINGS	
WAKE COUNTY	NORTH CAROLINA	ZONED	DMX
DATE: 8-18-22	DRAWN: RLM	JOB NO.	
SCALE: 1" = 20'	SURVEYED: NONE	DWG: 120 N MAIN-SITE	
REVISIONS: 2/10/23		PIN	649-92-5487





Grate Size	Series Number	Tree Opening Options (Dia.)	Number of Pieces	Options	Max. Slot Size
60" (1524 mm) sq.	8655	18", 30" (457, 762 mm)	4	Custom logo, special lettering, access port, removable center	1/2" (13 mm)
72" (1829 mm) sq.	8656	18", 30" (457, 762 mm)	2	Custom logo, special lettering, access port, removable center	1/4" (6 mm)
36" x 60" (914 x 1524 mm)	8658	16" (406 mm)	2	Custom logo, special lettering, access port	1/2" (13 mm)
36" x 72" (914 x 1829 mm)	8676	12" (305 mm)	2	Custom logo, special lettering, access port	1/2" (13 mm)

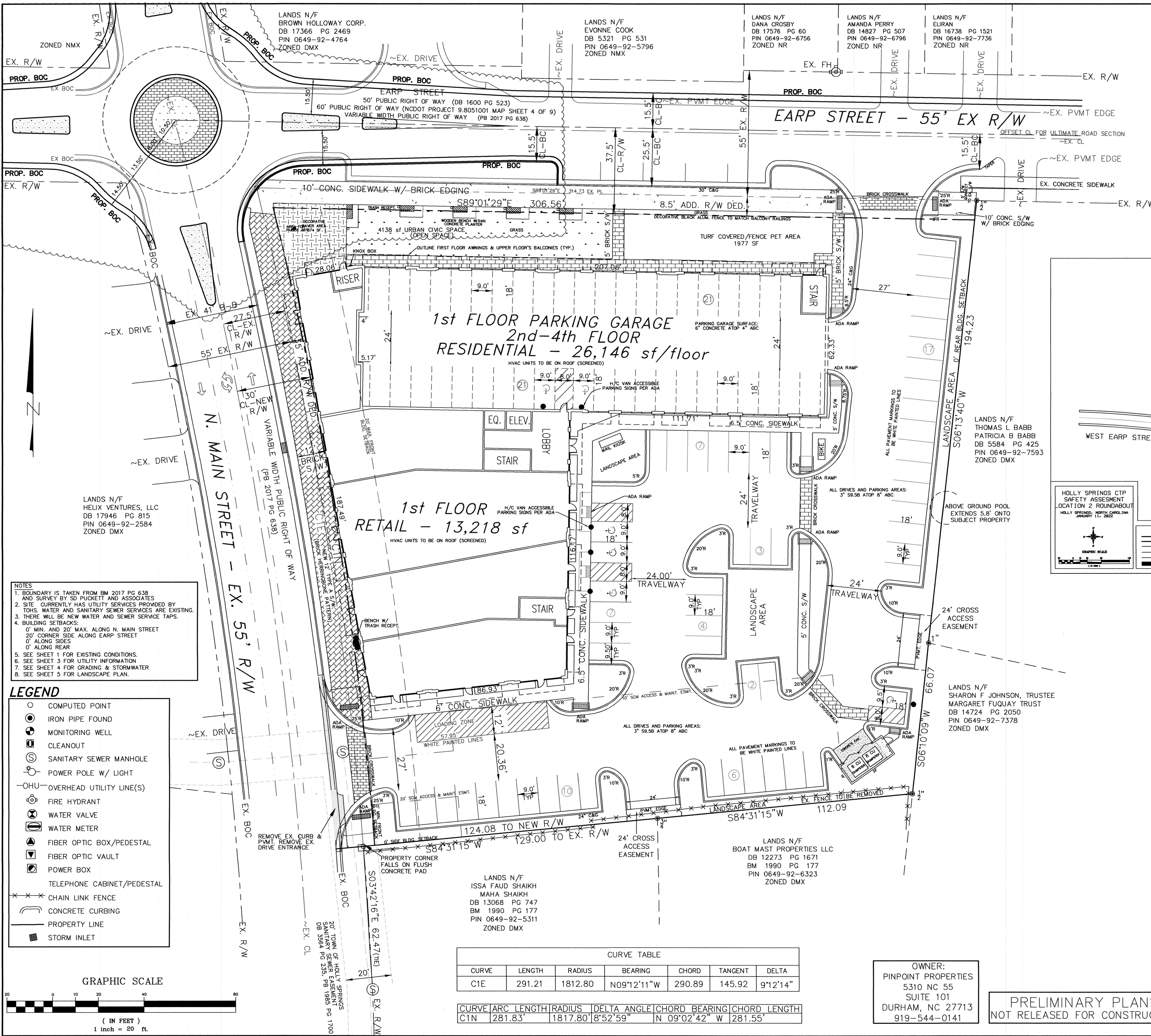
* Tree opening dimension is only available by using a removable center ring.

SHEET 7

MISC. SITE DETAILS 120 NORTH MAIN 120 N. MAIN STREET - HOLLY SPRINGS, NC			
THOMPSON & ASSOCIATES, P.A. 1149 EXECUTIVE CIRCLE CARY, NC 27511 (919) 465-1566 LIC # C-0343	HOLLY SPRINGS TOWNSHIP	TOWN OF HOLLY SPRINGS	
	WAKE COUNTY	NORTH CAROLINA	ZONED TV
	DATE 01-28-22	DRAWN RLM	JOB NO.
	SCALE 1" = 20'	SURVEYED NONE	DWG: 120 N MAIN-SITE
	REVISIONS: 10-28-22	PIN 649-92-5487	

OWNER:
PINPOINT PROPERTIES
5310 NC 55
SUITE 101
DURHAM, NC 27713
919-544-0141

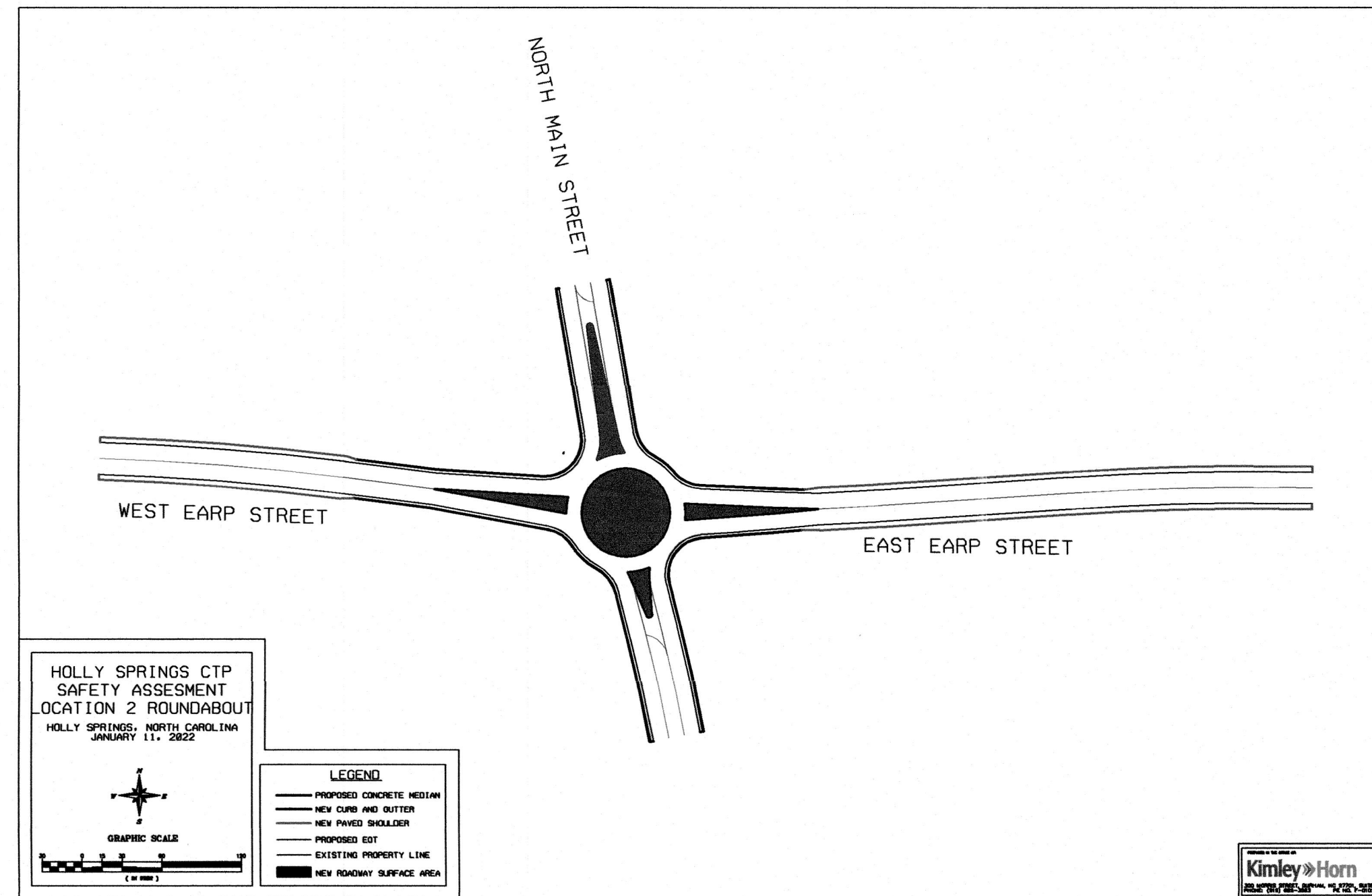
PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION



PRELIMINARY SITE DATA:

OWNER: PINPOINT PROPERTIES
5310 NC 55 SUITE 101
DURHAM, NC 27713

SITE ADDRESS: 120 NORTH MAIN STREET
HOLLY SPRINGS, NC 27540
DB 16880 PG 987 BM 2017 PG 638
TOTAL SITE ACREAGE: 1.71 AC
PIN: 0649 - 92 - 5487
REID: 0002932
ZONING: DMX
EXISTING USE: VACANT LOT
PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL)
COMMERCIAL @ 13,218 SF
RESIDENTIAL @ 42 UNITS



AREA WITHIN CLOUDED AREA SHOWS SCHEMATIC OF FUTURE ROUNDABOUT AS TAKEN FROM A PLAN/DRAWING BY KIMLEY HORN ENGINEERING AND RECEIVED FROM THE TOWN OF HOLLY SPRINGS. PLAN/DRAWING IS DATED JANUARY 11, 2022 AND IS TITLED "HOLLY SPRINGS CTP SAFETY ASSESSMENT LOCATION 2 ROUNDABOUT" SEE ABOVE INSET, THIS SHEET

PER THIS SCHEMATIC SKETCH WITH THE PROVIDED ROUNDABOUT INFORMATION, THE PROPOSED FUTURE ROUNDABOUT IS WITHIN THE ADDITIONAL DEDICATED RIGHT OF WAY ASSOCIATED WITH THE 120 NORTH MAIN PROJECT

EXHIBIT A

SCHEMATIC OF FUTURE ROUNDABOUT
120 NORTH MAIN
120 N. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC # C-0343

HOLLY SPRINGS TOWNSHIP TOWN OF HOLLY SPRINGS

WAKE COUNTY NORTH CAROLINA ZONED DMX

DATE: 10-26-22 DRAWN RLM JOB NO.

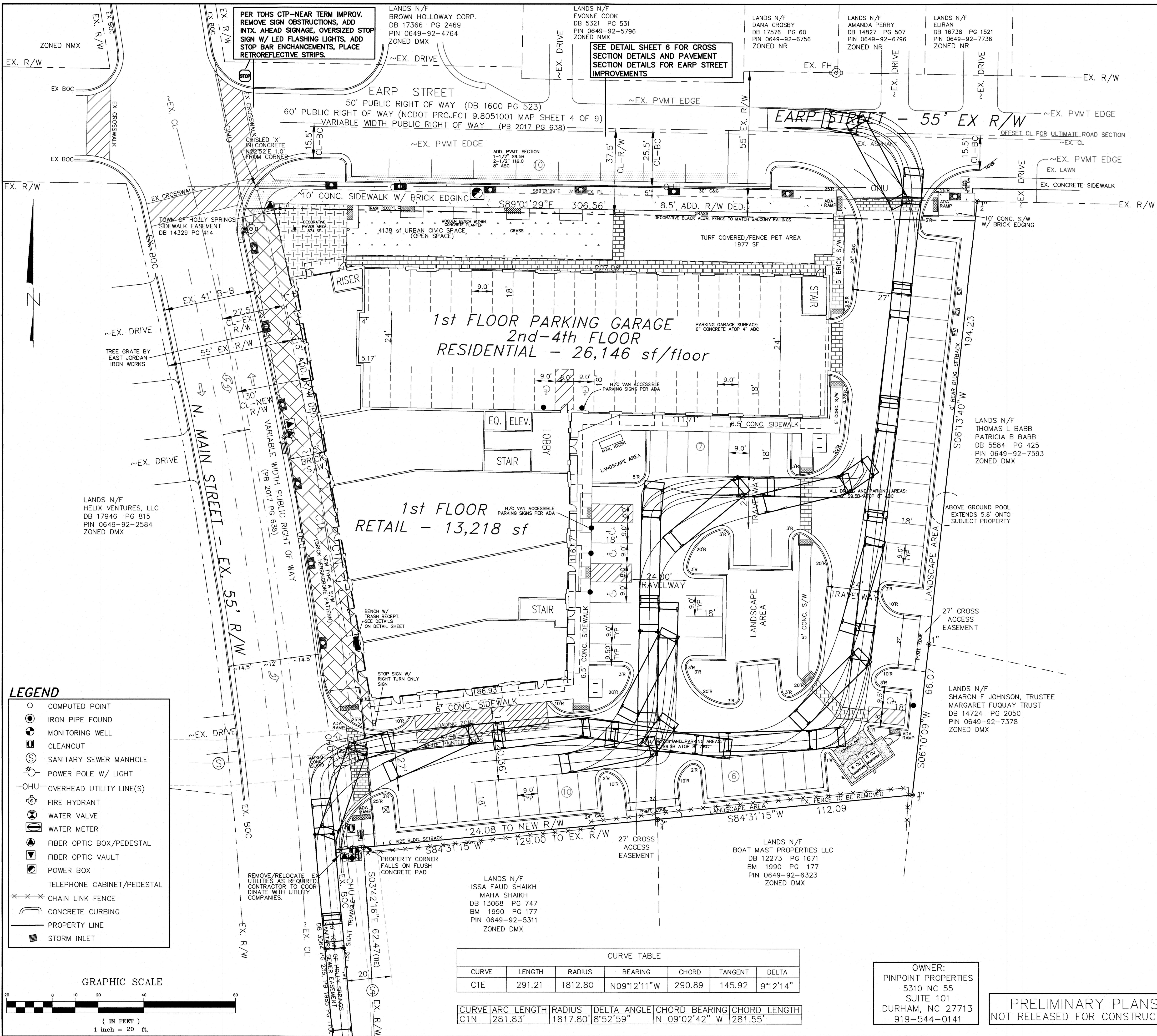
SCALE 1" = 20' SURVEYED NONE DWG: 120 N MAIN-SITE

REVISIONS: 1-4-23 PIN 649-92-5487

ENGINEERING SURVEYING LAND PLANNING

OWNER:
PINPOINT PROPERTIES
5310 NC 55
SUITE 101
DURHAM, NC 27713
919-544-0141

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION



TP-1

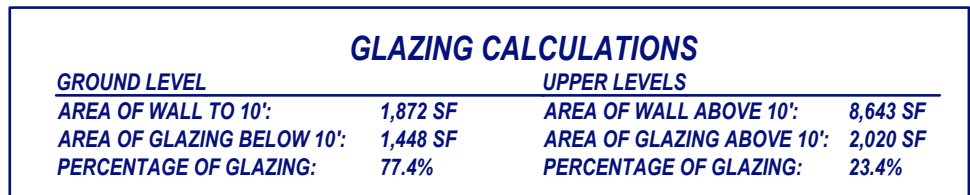
WB50 TURNING TEMPLATE
120 NORTH MAIN
120 N. MAIN STREET - HOLLY SPRINGS, NC

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC # C-0343

HOLLY SPRINGS TOWNSHIP TOWN OF HOLLY SPRINGS

WAKE COUNTY	NORTH CAROLINA	ZONED DMX
DATE: 8-18-22	DRAWN: RLM	JOB NO.
SCALE 1" = 20'	SURVEYED: NONE	DWG: 120 N MAIN-SITE
REVISIONS: 10-28-22; 1-4-23	2-10-23	PIN 649-92-5487

ENGINEERING SURVEYING LAND PLANNING

[illegible]

GLAZING CALCULATIONS			
GROUND LEVEL		UPPER LEVELS	
AREA OF WALL TO 10':	2,350 SF	AREA OF WALL ABOVE 10':	10,785 SF
AREA OF GLAZING BELOW 10':	1,513 SF	AREA OF GLAZING ABOVE 10':	2,156 SF
PERCENTAGE OF GLAZING:	64.4%	PERCENTAGE OF GLAZING:	20.0%

PARAPET WALLS AND SCREENING SHALL BE NO HIGHER THAN 4' ABOVE THE ROOF LINE, UNLESS ACCESS PANELS OR STEPS ARE PROVIDED FROM THE TOP OF PARAPET WALLS OR ACCESS PANELS TO THE ROOF.

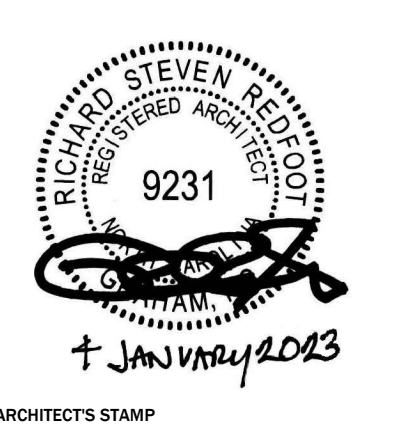
ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND
SUBJECT TO SEPARATE SIGN PERMIT



THE REDFOOT STUDIO ARCHITECTURE PC
 2515 SAKAPAHAW BELTLEHEM CHURCH ROAD
 GRAHAM, NORTH CAROLINA 27253-9218
 (919) 931-7134 MAIL@REDFOOTSTUDIO.COM
 WWW.REDFOOTSTUDIO.COM

**120 NORTH MAIN
RETAIL AND RESIDENTIAL BUILDING**

**120 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA**

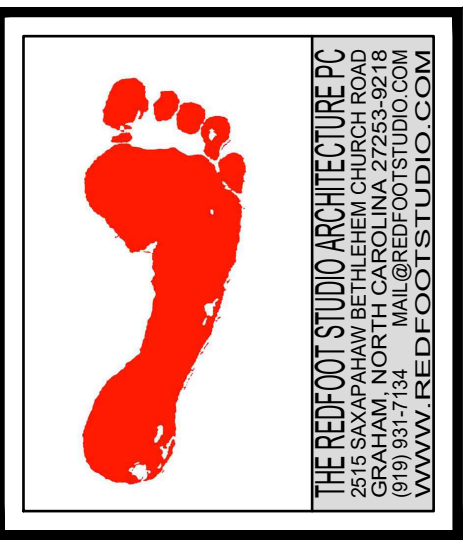


No	Rev./Submissions	Date
	PLANNING	01/28/22
	PLANNING	08/12/22
	PLANNING	10/28/22
	PLANNING	01/04/23
SCALE	PROJECT NO	
AS NOTED	210601	
DESIGNED	DATE	
RSR	4 JAN 23	
DRAWN	CHECKED	
RSR	RSR	

BUILDING ELEVATIONS

DRAWING NO

PA1.0

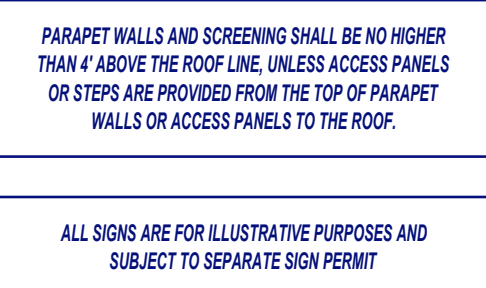


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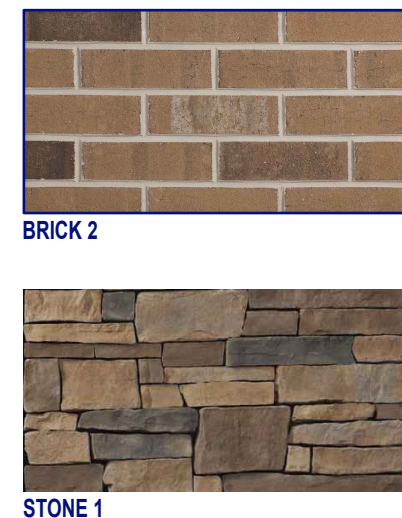
[illegible]

DRAWING NO

PA2.0



BRICK 1



MATERIAL SELECTIONS
BRICK 1 (FIELD BRICK 1)
GLEN GERY / LAWRENCEVILLE - "CHESAPEAKE"
BRICK 2 (FIELD BRICK 2)
GLEN GERY / LAWRENCEVILLE - "OAKTON"
BRICK 3 (ACCENT BRICK)
GLEN GERY / LAWRENCEVILLE - "ASHFIELD"
BRICK 4 (ACCENT BRICK)
GLEN GERY / EMPORIUM+ - "BLACK PEARL SMOOTH"
STONE 1
GLEN GERY / LANDMARK - "ASHFORD GLEN RIDGE"
STOREFRONT AND METAL
BLACK ANODIZED ALUMINUM









Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.a.

New Business

Title: Semi-Annual UDO Text Amendments 23-UDO-01

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement
- Make a recommendation to the Town Council for UDO Text Amendment 23-UDO-01

Explanation:

- When a new Unified Development Ordinance (UDO) is adopted, it is customary for staff to identify areas of the document that can be improved or clarified as applied to development reviews.
- The Development Services Team has cataloged the changes that are necessary to ensure that the UDO is a user-friendly document and that the spirit and intent of all ordinance requirements can be applied correctly.
- Staff ordinarily proposes amendments to the UDO twice per year, in the spring (March) and the fall (September).
- There are 51 ordinance parts with this text amendment, with the overwhelming majority of those being minor technical edits.
- While most of the proposed text amendments are technical in nature, there are a few minor modifications being proposed for foundation landscaping and building and fence heights in Employment/Campus Use Districts.
- There is 1 major modification to Chapter 7 to include the requirement for utility allocation, which will be added to the Development Procedures Manual.

Background:

- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.
- Amendment #1 of the UDO occurred in March 2022, unmerging the Planning Board and Board of Adjustment.
- Amendment #2 of the UDO occurred in July 2022, adopting technical corrections and expanding development notifications.

Funding Source(s):

Attachment(s):

1. 23UDO01_TextAmendmentReport_PB02282023

Planning Board Meeting
February 28, 2023

2. 23UDO01_TextAmendmentOrdinance_PB02282023



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR UDO TEXT AMENDMENT Semi-annual Unified Development Ordinance Text Amendments 23-UDO-01

PETITIONER(S):

Town of Holly Springs
P.O. Box 8
Holly Springs, NC 27540

ANTICIPATED REVIEW SCHEDULE:

Planning Board: February 28, 2023
Public Hearing and Town Council Action: March 21, 2023

STAFF CONTACTS: Sean Ryan, Planning Manager

ATTACHMENTS:

Draft UDO Ordinance

STAFF ANALYSIS

AMENDMENT OVERVIEW

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed. Detailed language of the proposed amendment can be found in the attached draft ordinance.

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. Following adoption, staff has been working with residents, businesses, and the development community to implement the ordinance and has determined a list of amendments needed to make technical corrections and minor modifications. The ordinance contains one major change, which is the addition of the Utility Allocation Policy. The full policy will be placed in the Development Procedures Manual (DPM) and referenced in the UDO.

Purpose of Amendment

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

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1	Legal Compliance	Corrects a spelling error and clarifies grant of authority.
2	Clarification or Correction	Makes technical corrections, terminology modifications, and clarifies (N5) regarding lot frontage along a public street.
3	Clarification or Correction	Makes technical corrections, corrects conflicting requirements on density (N2), terminology modifications, and clarifies (N5) regarding lot frontage along a public street.
4	Clarification or Correction	Makes technical corrections, corrects conflicting requirements on density (N2), terminology modifications, and clarifies (N5) regarding lot frontage along a public street.
	Minor Change	Makes a change to maximum building height in the IVMX District to allow additional building height with a Conditional Zoning District (CD). The IVMX district allows industrial land uses similar to the BRT district but limits building height to 45 feet. The BRT district allows any building to be 100 feet in height. This change would allow certain uses (when designated on a CD Master Plan and approved with a Conditional Zoning District application) to match the building height allowed in the BRT district.
5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 28, 28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50	Clarification or Correction	Corrects numbering format, terminology, or spelling error.
13	Clarification or Correction	Corrects a Section reference.
14	Minor Change	Modifies fence height in Employment/Campus Use Districts, such as BRT and IVMX, to be 8 feet in height in a front or side – corner yard along an adjacent street. All fencing must be decorative/ornamental.
19	Clarification or Correction	Clarifies that tot lots (small playgrounds) are a required open space component in Residential Use Districts rather than in all Use Districts.
21	Clarification or Correction	Removes seasonal availability from the list of allowed reasons for a landscape plan modification. Seasonal availability is accommodated by providing a landscape surety.
23	Minor Change	Modifies the method for calculating foundation landscaping along building facades. The current method has resulted in multiple different interpretations of the requirement and lacked clear guidance on method of calculation.

29	Major Change	Addition of requirement to receive Utility Allocation approval for each project.
51	Clarification or Correction	Makes corrections to terminology, removes duplicate definitions, and provides new definitions for Medical Office and Public/Private Streets.

SUGGESTED MOTION

PLAN CONSISTENCY STATEMENT:
The requested UDO Text Amendment is consistent with the Vision Holly Springs Comprehensive Plan:

The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary Boards and Committees, tools, policies, and development standards to implement Vision Holly Springs. Specifically, by providing the processes, standards and tools necessary for staff and the development community to implement the goals and objectives stated in the Plan; and that it is in the public interest to amend the Unified Development Ordinance in order to implement the Town’s vision established in the Comprehensive Plan and provide clear and predictable development standards for Town staff, the general public, and the development community.

UDO AMENDMENT RECOMMENDATION:
Motion that the Planning Board recommend approval of UDO Text Amendment #23-UDO-01 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Agenda Item Completeness Checklist				
Staff Member	Approved for Distribution			Comments
	Yes	No	Initials	



Ordinance No.
Date Submitted:
Date Adopted:

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

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

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

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

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

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

WHEREAS, the Holly Springs Town Council finds that the proposed UDO text amendment is consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary Boards and Committees, tools, policies, and development standards to implement Vision Holly Springs. Specifically, by providing the processes, standards and tools necessary for staff and the development community to implement the goals and objectives stated in the Plan; and

WHEREAS, the Holly Springs Town Council finds that it is in the public interest to amend the Unified Development Ordinance in order to implement the Town's vision established in the Comprehensive Plan and provide clear and predictable development standards for Town staff, the general public, and the development community;

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

Part 1: Chapter 1 Purpose & Applicability; Section 1.4.1.J. Purpose& Intent; Purpose.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct a spelling error as follows:

J. Provide for the dedication, reservation, or ~~costruction~~ **construction** of:

1. Recreation areas serving residents of the immediate neighborhood within the subdivision or, alternatively, for provision of funds to be used to acquire recreation areas serving residents of a development or a subdivision or more than one subdivision or development within the immediate area;
2. Rights-of-way or easements for street and utility purposes, including the dedication of rights-of-way pursuant to G.S. 136- 66.10 or G.S. 136-66.11;
3. School sites;
4. Recreation and open space facilities, street and utility facilities, or community service facilities; **and**
5. Payment of a fee-in-lieu of dedication or construction for recreation and open space purposes or street and utility purposes;.

K. Distribute population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

L. ~~Otherwise accomplish the purposes of the General Statutes 160A, Part 1 and Part 4, and~~

160D, Article 7 and Article 8. regulate all persons and land uses within the corporate limits and Extraterritorial Jurisdiction of the Town and incorporates all the available powers to the Town under G.S. 160A and 160D, as well as any environmental regulation delegated to the Town under any other statute or federal law.

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

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ for technical corrections, terminology modifications, and to clarify N5 regarding lot frontage as follows:

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Development Intensity					
Development Density (N1)					
Maximum Gross Density by-Right (units/acre)	0.5	3	5	8	15
Maximum Gross Density (Conservation Subdivision) (units/acre) (N2)	0.5	3	5	--	--
Maximum Gross Density w/CD-with Conditional Zoning District (CD) (units/acres)	1	4	8	12	20
Open Space and Conservation Area (N3)	See Chapter 4				
Attached Dwelling and Apartment Allocation (in New Subdivision Only with Conditional Zoning District (CD) (N4)					
Minimum units	--	--	10%	10%	10%
Maximum units	--	--	50%	100%	100%
Non-Residential Use Allocation by Acreage (NR, NCR, MXR Permitted Uses in New Subdivisions Only) (N4)					
25 acres or less (maximum total)	--	--	5%	5%	5%
25 acres or less (maximum contiguous area)	--	--	3 acres	3 acres	3 acres
Greater than 300 acres (minimum)	--	--	3 acres	3 acres	3 acres
Lot Configuration					
Minimum Lot Area (sf)					
Detached Dwellings (Standard Subdivision) (N2)	2 acres	15,000	5,000	none	none

Detached Dwellings (Conservation Subdivision) (N2)	none	none	none	--	--
Detached Dwellings w/CD w/CD with Conditional Zoning District (CD)	1 acre	7,500 (20% min. 7,500-9,999, 30% min. 10,000-11,999, 30% min. 12,000 or larger, 20% flexible)	None (50% min. no min. lot size, 20% min. 3,500-4,999, 20% min. 5,000 or larger, 10% flexible)	none	none
Attached/Apartment Dwellings (N4)	--	--	none	none	none
Other Buildings/Uses	20,000	10,000	10,000	10,000	10,000
Minimum Lot Width at the Setback Line (ft)					
Detached Dwellings	100	60	26	26	26
Attached Dwellings	--	--	18	18	18
Apartment Dwellings	--	--	--	50	50
Other Buildings/Uses	n/a --	60	60	60	60
Minimum Lot Frontage at the Right-of-Way (ft) (N5)					
All Buildings	50	20	18	18	18
Conservation Subdivision Option (N6)	20	20	20	--	--
Minimum Lot Frontage at the Right-of-Way for a Driveway (ft)					
Detached/Attached Dwellings Permitted by Right (ft) (N7)	--	60	60	60	60
Building Placement					
Thoroughfare Setbacks (ft)					
Freeway - NC 540/US 1	100	100	100	100	100
Freeway - NC 55	100	100	100	100	100
Thoroughfare	50	50	25	25	25

Primary Building Setbacks (ft) (N8)					
Front Setback (minimum)	20	20	5	5	5
Front Setback (maximum) (N9)	--	--	20	15	15
Side Setback – Corner Setback (minimum)	20	20	5	5	5
Side Setback - Interior Setback (minimum) (N10)	10	10	5	5	5
Rear Setback (minimum)	25	25	20	20	30
Rear Setback from Alley Centerline (minimum)	--	15	15	15	15
Accessory Building Setbacks (ft)					
Accessory Structure(s) <144 sf	5	5	3	3	3
Accessory Structure(s) ≥ 144 sf	10	6	5	5	5
Setback from Alley Right of Way ≥ 144 sf (minimum) (N11)	--	--	5 or 20+	5 or 20+	5 or 20+
Building Height (ft)					
Primary Structure(s) (maximum)	35	35	35	35	35
Primary Structure(s) (maximum subject to with Conditional Zoning District (CD))	50	50	50	50	60
Accessory Structure(s) (maximum) (N12)	25	25	25	25	30
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	--	--	1.5	1.5	1.5

Table 2.2.1-A Notes	
N5	The lot frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the lot fronts a Private Street or common open space, the frontage shall be measured along the lot line abutting the Private Street or an alley- and

	each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
--	---

Part 3: Chapter 2 Districts, Development Standards for Commercial & Mixed-Use Districts; Table 2.2.2-A Commercial & Mixed-Use Districts Development Standards and Table 2.2.2-A Notes.

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ for technical corrections, terminology modifications, provide minimum lot frontage, and to clarify N5 regarding lot frontage as follows:

Table 2.2.2-A - Commercial & Mixed-Use Districts Development Standards				
	NMX	DMX	RMX	CB
Development Intensity				
Minimum Development Area (acres) (N1)	0	0	20	0
Development Density (N2)				
Maximum Gross Residential Density in Mixed-Use Building (units/acre)	8	15	20	20
Maximum Gross Residential Density w/ CD with Conditional Zoning District (CD) (units/acre)	15	unlimited	unlimited	unlimited
Maximum Gross Floor Area (sf) by building type				
Ground Floor Story	16,000	50,000	none	none
Integrated Center (maximum with Special Use Permit) (N3)	24,000 (125,000)	none	none	none
Open Space and Conservation Area (N4)	See Chapter 4			
Lot Configuration				
Minimum Lot Frontage (N5)	0	0	0	0

Minimum Lot Frontage for a Driveway (ft)				
Detached/Attached permitted by Right (N6)	60	60	60	--
Building Placement				
Thoroughfare Setbacks (ft)				
Freeway - NC 540/US 1	100	100	100	100
Freeway - NC 55	50	50	50	50
Thoroughfare	25	n/a --	25	25
Building Setbacks - All Structures (ft)				
Front Setback (minimum)	5	0	5	30
Front Setback (maximum)	20	20	20	n/a
Side - Corner Setback (minimum)	5	0	5	30
All other Setbacks (Side and Rear) (N5N7)	5	0	0	5
Setback to Adjacent RR/SR/NR Districts (minimum)	20	10	50	50
Minimum Frontage at the Right-of-Way for a Driveway (ft)				
Detached/Attached permitted by Right (ft) (N6)	60	60	60	n/a
Building Height (ft)				
All Primary Structure(s) (minimum) (N7N8)	20 ft	25 ft/ and 2 stories	25 ft/ and 2 stories	25 ft
All Primary Structure(s) (minimum - ground floor story non-residential)	n/a	14 ft	14 ft	14 ft
All Structure(s) (maximum)	45 ft/ and 3 stories	60 ft/ and 4 stories	55 ft/ and 5 stories	60 ft
All Structure(s) Maximum Height after Upper Story Recess (12-20 ft) (N8N9)	4 stories	6 stories	6 stories	n/a not permitted

All Structure(s) (maximum subject to with Conditional Zoning District (CD))	n/a not permitted	n/a not permitted	110 ft/10 stories	n/a not permitted
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade	1.5 ft	1.5 ft	1.5 ft	1.5 ft

Table 2.2.2-A - Notes	
N1	Applicable to sites that are greater than 5 acres.
N2	For individual lots or projects containing multiple districts, calculated based on the district in which a majority (50% of buildable area or greater) of the buildable area of a lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre. Density limitations apply to the portions of a project that contains standalone residential dwelling units – density limitations do not apply mixed-use buildings that contain both residential and non-residential uses.
N3	Integrated Centers include multiple buildings or multiple uses within one building.
N4	Common open space and/or conservation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings. Required tree preservation areas may also be used to satisfy other requirements including conservation areas, floodplains, perimeter buffers, open space, etc.
N5	The lot frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the lot fronts a Private Street or common open space, the frontage shall be measured along the lot line abutting the Private Street or alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N5 N6	Attached dwelling units are allowed a 0-ft side setback where the unit shared a common wall with another dwelling unit - end units shall provide a 5-ft side setback for the side that does not share a common wall or a minimum of 10 feet between buildings.
N6 N7	For lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. For new

	lots or for lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N7 N8	Accessory structures have no minimum.
N8 N9	Example of upper story recess / building step-back 

Part 4: Chapter 2 Districts, Development Standards for Employment/Campus Use Districts; Table 2.2.3-A Employment/Campus Use Districts Development Standards and Table 2.3.3-A Notes.

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ for technical corrections, terminology modifications, to clarify N5 regarding lot frontage, and to allow additional building height in the IVMX District with a Conditional Zoning District (CD) as follows:

Table 2.2.3-A - Employment/Campus Use Districts Development Standards				
	SP	IVMX	BRT	HI
Development Intensity				
Residential Development Density (N2N1)				
Maximum Gross Residential-Only Density (units/acre)	n/a --	15	n/a --	n/a --
Maximum Gross Residential Density w/CD with Conditional Zoning District (CD) (units/acre)	n/a --	unlimited	n/a --	n/a --
Open Space and Conservation Area (N3N2)	See Chapter 4			
Lot Configuration				
Minimum Lot Frontage (ft) (N3)	100	n/a --	100	150
Minimum Lot Frontage at the Right-of-Way for a Driveway (ft)				
Detached/Attached permitted by Right (ft) (N4)	n/a --	60	n/a --	n/a --
Primary Building Placement				
Thoroughfare Setbacks (ft)				
Freeway - NC 540/US 1	100	100	100	100
Freeway - NC 55	50	50	50	50
Thoroughfare	30	30	30	30
Building Setbacks - All Structures (ft)				
Front Setback (minimum)	5	5	30	30
Front Setback (maximum)	n/a --	20 (N5)	n/a	n/a
Corner - Side - Corner Setback (minimum)	5	5	30	30
All other Setbacks (Side and Rear)	5	5	5	5

Perimeter Buffer (ft) (N1N6)				
Adjacent to Residential Use Districts	50	50	50	150
Adjacent to Commercial & Mixed-Use Districts	50	25	50	150
Adjacent to Employment/Campus Use Districts	50	0	0	100
Building Height (ft)				
All Structures	N6N7	45	100	N6N7
All Structure(s) (maximum with Conditional Zoning District (CD)	--	100	not permitted	--
Residential Primary Structure(s) Finished Floor Elevation Above Grade (ft)	n/a --	1.5	n/a --	n/a --

Table 2.2.3-A - Notes	
N1	External buffer around the entire development; setbacks apply to internal lots. Where existing vegetation exists, this perimeter buffer shall be left undisturbed and supplemented to meet the minimum landscape buffer opacity.
N2 N1	Density limitations apply to the portions of a project that contains standalone residential dwelling units – density limitations do not apply mixed-use buildings that contain both residential and non-residential uses. For individual lots or projects containing multiple districts, Development Density is calculated based on the district in which a majority (50% of buildable area or greater) of the buildable area of a lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N3 N2	Common open space and/or conservation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings. Required tree preservation areas may also be used to satisfy other requirements including conservation areas, floodplains, perimeter buffers, open space, etc.
N3	The lot frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the lot fronts a Private Street or common open space, the frontage shall be measured along the lot line abutting the Private Street or alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N4	For lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing lot access if the provision of an alley or

	rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. For new lots or for lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N5	Maximum setback not applicable to Agriculture, Manufacturing and Distribution Uses.
N6	External buffer around the entire development; setbacks apply to internal lots. Where existing vegetation exists, this perimeter buffer shall be left undisturbed and supplemented to meet the minimum landscape buffer opacity.
N6 N7	Maximum building height to be determined during review of the Development Plan. shall be established with a Conditional Zoning District (CD).

Part 5: Chapter 2.3.5 Districts, Application and Interpretation of Development Standards; Setback Encroachment Allowances; Table 2.3.5-A.

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to correct terminology as follows:

Table 2.3.5-A - Permitted Encroachments	
Type of Encroachment	Standards
Fences & Walls	Up to property line. Fences along corner side side - corner lot lines shall not be placed closer to the front of the lot than 1/2 the depth of the building footprint.

Part 6: Chapter 3.2 Use Provisions; Permitted Uses.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct table numbering to be consistent with UDO numbering format and remove “proposed” from use district types, as follows:

TABLE 3.2-A 3.2-A - TABLE OF PERMITTED USES														
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARD S
PROPOSE D- DISTRICTS	R R	S R	N R	NC R	MX R	NM X	DM X	RM X	C B	SP (CD ONLY)	IVM X	BR T	HI (CD ONLY)	

Part 7: Chapter 3.3.5.E. Use Provisions; Additional Use Provisions and Special Use Permit Standards; Retail, Dining, And Entertainment Uses – Additional Use Provisions, Electronic Gaming Operations.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology and spelling error, as follows:

2. Prohibited Locations.

- a. Within 1,000 feet of another Electronic Gaming Operation.
- b. Within 1,000 feet of any existing Religious **Use**, /Assembly Use, Town Park, School (K-12), Family Child Care Home, Child Care Center or Residential Use District within the Town or its Extraterritorial ~~Jurisdiction~~ **Jurisdiction**.

Part 8: Chapter 3.3.5.F. Use Provisions; Additional Use Provisions and Special Use Permit Standards; Retail, Dining, And Entertainment Uses – Additional Use Provisions, Fueling Stations:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

F. Fueling Stations

1. Applicability. The provisions of this subsection shall apply to all Retail Vehicle Fueling Stations and the associated components thereof. These provisions shall not apply to accessory fuel pumps that are a part of industrial uses that does not provide retail fuel sales to the general public. This section shall not apply to facilities with less than 2 electric vehicle DC fast charging stations (or the ~~successor~~ **successor** technology), or

similar facilities. This Section is intended to supplement the requirements for EV stations found in Chapter 6.

Part 9: Chapter 3.3.7.A. Use Provisions; Additional Use Provisions and Special Use Permit Standards, Recreation Uses – Additional Use Provisions; Campground.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

3. Utility Requirements for RV Campsites. Each recreational vehicle campsite shall be connected to an approved water supply system which provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system shall be provided in all campgrounds which allow recreational vehicles for overnight use. All electrical utilities shall be ~~underground~~ **underground**.

Part 10: Chapter 3.4.2.C. Use Provisions; Accessory Structures and Uses; Residential Use Districts and Residential Uses in All Other Districts; Accessory Dwelling (ADU).

Add text as indicated in **bold** to correct terminology, as follows:

C. Accessory Dwelling **Unit** (ADU)

Part 11: Chapter 3.4.2.J. Use Provisions; Accessory Structures and Uses; Residential Use Districts and Residential Uses in All Other Districts; Grade Level Improvements.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

J. Grade Level Improvements. Grade level improvements which do not include a foundation are as follows:

1. Front Yard. Permitted improvements include:

a. ~~Seeps,~~ **Stoops;**

b. Walkways with a maximum width of up to 6 feet,; and;

Part 12: Chapter 3.4.2.K. Use Provisions; Accessory Structures and Uses; Residential Use Districts and Residential Uses in All Other Districts; Home Occupations.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

K. Home Occupations

1. Typical permitted Home Occupation activities include Office Uses, Personal Services, education uses, and Retail Uses (online only) including the fabrication of goods and artisanal ~~activities~~ **activities**.

Part 13: Chapter 3.4.3.B. Use Provisions, Accessory Structures and Uses; Commercial & Mixed-Use & Employment/ Campus Use Districts and Non-Residential Uses in Residential Use Districts; ATMs/Vending Machines.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct section reference, as follows:

2. ATM Design. ATMs are considered an accessory structure and, as such, must meet the design requirements for accessory structures in ~~Section 8.2.H~~ **Chapter 8**.

Part 14: Chapter 3.4.3.C. Use Provisions; Accessory Structures and Uses; Commercial & Mixed-Use & Employment/ Campus Use Districts and Non-Residential Uses in Residential Use Districts; Fences and Walls.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify fencing standards for Employment / Campus Use Districts, as follows:

C. Fences and Walls

1. Applicability. These provisions are applicable to all fences and walls including but not limited to chain link, solid, shadow-box, stockade, architectural screen, lattice work or masonry.

2. Maximum Heights (as measure above grade)

- a. Front and ~~Corner-Side~~ **Side-Corner** Yard: 6 feet

- b. Side and Rear Yards: 10 feet

- c. **Exceptions: Front and Side-Corner Yard Fencing in Employment/Campus Use Districts: 8 feet.**

3. Permitted Materials/Type

- a. Front and ~~Corner-Side~~ **Side-Corner** Yard: Ornamental Fence only

- b. Side or Rear Yard: Black vinyl coated chain link or ornamental fence.

c. **Exceptions:** Fencing in Employment/Campus Use Districts is exempt from the Permitted Materials/Type requirements if the fencing is not visible from the right-of-way or any adjacent Residential Use District.

Part 15: Chapter 3.5.2. Use Provisions; Temporary Uses; Specific Standards for Temporary Uses.

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to correct table numbering to be consistent with UDO numbering format, correct terminology, and correct spelling errors, as follows:

Table 3.5.A 3.5-A - Table of Temporary Use Provisions				
Temporary Use	Permitted District(s)	Permit Required	Maximum Length of Time per Site and Applicant	Other Conditions
Construction or Sales Office (or other structures associated with the development of a property)	All	Required	Sales offices shall be removed upon the first sale of 90% of the lots or units in the project; AND Construction offices, and all other structures associated with the development of the property, shall be removed upon completion of construction, the expiration of an unexpired building permit, or the issuance of a final certificate of occupancy, whichever occurs first.	Such uses must be located on the same site as the development/construction they are associated with; All structures shall meet the required setbacks for the applicable district to the extent practicable given the location of existing buildings and improvements on the site and the location of permitted construction areas; Such structures may shall not be regularly regularly occupied by anyone except construction or sales personnel; and Under skirting shall be installed around the entire perimeter of the building or structure.

Storage of Construction Equipment	All	Required	Duration of construction activity	Such use must be incidental to construction or development occurring occurring on the site. Must be associated with a valid building permit.
Special Event	Commercial/Mixed-Use/Employment /Campus & Lots in Permitted Non-Residential Use	Required	3 days at a time, up to 7 times per year	No a Activities of the special event may shall not encroach into or disturb required landscaping or interrupt the provision of emergency services, traffic circulation, and pedestrian movements (permitting a minimum of five (5) feet of sidewalk clear for pedestrian flow); and Those special events located within common areas or open space areas shall not be required to obtain a UDO Permit and will not be counted against the maximum number of special events per calendar year.

Part 16: Chapter 4.3.3 Open Space and Conservation; On-Site Private Open Space Standards; Use Provisions; General Design Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling errors, as follows:

Table 4.3-A – Types of Permitted Open Space Configurations				
Open Space Type	Illustration	Recommended Size	Description & Key Fetures Features	Typical Facilities & Requirements

Part 17: Chapter 4.4.4 Open Space and Conservation; Tree Preservation Areas; Flexibility Options for Tree Preservation.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling errors, as follows:

B. Historical Forested Areas. If priorities A-D of this section cannot ~~acheive~~ **achieve** the minimum Tree Preservation Area, the applicant may only designate portions of the site that once supported native forests as a Tree Protection Area to meet the minimum tree protection requirements of Table 4.2-A under the following conditions.

Part 18: Chapter 4.5.C. Open Space and Conservation; Active Recreational Areas.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling errors, as follows:

C. Certificate of ~~Occupance~~ **Occupancy**. When active recreation areas are required by this ordinance or otherwise approved and shown on a development plan or subdivision plan, no more than 85 percent of Certificates of Occupancy shall be issued prior to the completion of such active recreational areas.

Part 19: Chapter 4.5.D. Open Space and Conservation; Active Recreational Areas.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify use districts where tot lots are required as a portion of open space, as follows:

D. Minimum Recreational Elements. Required Active Recreation Areas shall include the following elements.:

1. Tot Lots. **In Residential Use Districts, A** at least 15% of the required Active Recreational Areas shall include tot lot elements (i.e., areas equipped with imaginative play apparatus oriented to children as well as seating accommodations for adults). Tot lots are not required for age-restricted residential projects that are deed restricted to only allow residents 55-years of age or older.

Part 20: Chapter 5.2.3 Landscaping; Applicability and Administration; ~~Applicability and Administration~~; Alternate Landscape Plan Approval.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct sequencing, as follows:

5.2.3 Alternate Landscape Plan Approval

If site conditions exist that make the landscape requirements of this chapter impractical, the Administrator, upon request by an applicant, shall have the authority to modify the landscape requirements of this chapter and approve an alternative landscape plan so long as the alternative plan:

A. Maintains the total quantity of plant material otherwise required and is similar in quality, size, durability, and hardiness;

B. Is appropriate to the site and its surroundings;

C. Is consistent with the intent and purpose of this chapter;

D. Provides landscaping that is equal or better than normal compliance;

E. Safety considerations make alternative compliance necessary.

F. Such alternative landscape plan approval shall not modify the landscape requirements of this chapter pertaining to required perimeter buffer between Residential Use Districts and Commercial & Mixed-Use or Employment/Campus Use Districts.

G. If the Administrator disapproves of a proposed alternative landscape plan, the applicant may, within 5 business days, appeal the Administrator's decision by filing an Administrative Appeal with the Board of Adjustment, stating the reasons and justification for the appeal. Such petition shall be filed consistent with the provisions of Chapter 11 of this UDO.

Part 21: Chapter 5.2.4 Landscaping; Applicability and Administration; Applicability and Administration; Minor Revisions to Landscape Plan.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to remove seasonal planting from revision list, as follows:

5.2.4 Minor Revisions to Landscape Plan

An approved landscape plan in need of minor revisions to the specified plant materials due to ~~seasonal planting problems~~, lack of plant availability, or other reasons to be demonstrated by the applicant may be revised if the requested revisions meet the following criteria:

A. No reduction in the quantities of overall plant materials.

B. No significant change in size or location of plant materials.

C. New plant materials fall within the same general functional category of plants (shade trees, ornamental trees, evergreens, etc.) and have the same general design characteristics (mature height, spread, etc.) as the plant materials being replaced.

D. The proposed new plant materials are considered appropriate with respect to elements necessary for good survival and continued growth.

A letter shall be submitted to the Administrator requesting a minor revision for plant substitution. The letter shall include a list of the quantities, types, and sizes of the original plants and the proposed substitution(s), the location of the substitute plants on the plan.

Part 22: Chapter 5.3.1. Landscaping; Landscape Standards by Location; Required Perimeter Buffer; Table 5.3.1-C Required Perimeter Buffer.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct district name abbreviation error, as follows:

Table 5.3.1-C - Required Perimeter Buffer													
	Subject Property Use District (N1)												
	RR	SR	NR	MC R NC R	MX R	NM X	DM X	RM X	CB	SP	INM X IVM X	BR T	HI

Part 23: Chapter 5.3.4 Landscaping; Landscape Standards by Location; Foundation Landscaping.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify foundation landscaping requirement, as follows:

5.3.4 Foundation landscaping

~~A. Location.~~

- ~~1. Foundation landscaping is required along any façade facing a street or parking area, as well as 25% of the adjacent façade.~~
- ~~2. Plant materials may be permitted in above ground planters.~~
- ~~3. Landscaping shall be designed to reinforce personal safety and visibility according to the principles of crime prevention through environmental design.~~

.

~~B. Type.~~

- ~~1. Trees. At least one overstory tree, deciduous or evergreen, for every 5,000 square feet of landscaped area outside the structure, parking area, or loading area, or one small tree, deciduous or evergreen, for every 3,000 square feet outside the structure, parking area, or loading area, or a proportional combination.~~
- ~~2. Shrubs. At least one large shrub, 1.5 medium shrubs, or 2 small shrubs for every 1,000 square feet of landscaped area outside the building, parking area, or loading area, or a proportional combination.~~
 - ~~a. Shrubs are not required in Employment / Campus Use Districts where buildings are located greater than 300 feet from the street and are separated~~

from the street by Type B or C perimeter buffers.

A. Required Foundation Landscaping

Foundation Landscaping shall be provided in compliance with the requirements in Table 5.3.4-A.

Table 5.3.4-A - Required Foundation Landscaping		
		All Use Districts
Minimum Foundation Landscaping Required (N1) (N2) (N3)	Canopy Tree/ft or Understory Tree/ft	1/75' or 2/75'
	Large Shrubs/ft or Medium Shrubs/ft or Small Shrubs/ft	1/5' or 1.5/5' or 3/5'
	Minimum Width of Foundation Landscape Area (ft)	5'
	N1: Based on the linear feet of building façade subject to Foundation Landscaping requirement. Widths shall be measured from the respective building façade wall. Landscaping may be aggregated along the façade to accommodate pedestrian or vehicular ingress/egress, loading or drop-off zones. N2: Not required in Employment / Campus Use Districts where buildings are located greater than 300 feet from the street and are separated from the street by Type B or C Perimeter Buffers. N3: Canopy Tree or Understory Tree not required for Detached and Attached Dwellings.	

B. Location.

1. Foundation Landscaping is required along any building façade facing a street or parking area, as well as along 25% of the adjacent façade.
2. Plant materials may be permitted in above-ground planters.
3. Landscaping shall be designed to reinforce personal safety and visibility according to the principles of crime prevention through environmental design.

Part 24: Chapter 5.5.1. Landscaping; Fences, Walls, and Berms; General.

Remove text as indicated in ~~strikethrough~~ to correct section reference, as follows:

5.5.1 General

A fence, wall or berm may be used in conjunction with required landscaping subject to the following regulations.

A. Location. A fence, wall or berm shall be located in such a manner as to not interfere with any ~~regulations of Section 7.66~~— sight distance requirements of this UDO, and shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted, and in the case of a Town Easement, authorized by the Administrator.

Part 25: Chapter 6.1.A. Parking; Purpose and Intent.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

A. Vehicle Parking Purpose and Intent. The purpose of this chapter is to establish minimum vehicle parking requirements so that new development projects, new land uses, and/or expansions thereof plan for the potential vehicle parking demand and minimize their impacts on neighborhood streets. These provisions are also intended to guide parking design to effectively accommodate vehicle circulation, access, and dimensional needs while also considering the community's urban design goals and minimizing the visual and functional impact on the landscape. These standards are in addition to parking design standards in Chapter 8 of this UDO, Building, Site & ~~Subdivision~~ **Subdivision** Lot Design Standards.

Part 26: Chapter 6.3. Parking; Permitted Vehicle Parking Locations.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

6.3 Permitted Vehicle Parking Locations

The following table details the permitted vehicle parking locations for each District. Additional locational requirements may apply to parking areas for specific uses as detailed in Chapter 3 Use Standards and Chapter 8 Building, Site & ~~Subdivision~~ **Subdivision** Lot Design Standards.

Part 27: Chapter 6.3. Parking; Figure 6.3-A Vehicle Parking Location Specifications.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

Front Yard Restricted: 1 bay of parking (a maximum of 65 feet in depth ~~perpendicular~~ **perpendicular** to the street) is permitted in front of a building. A maximum of 75% of all parking spaces may be located in front of a building.

Part 28: Chapter 6.5.3F. Parking; Bicycle Parking Space Standards.

Add text as indicated in **bold** and remove text as indicated in ~~striethrough~~ to correct spelling error, as follows:

F. Bicycle racks installed on sidewalks should be located outside of the Public ~~right-of-way~~ **Right-of-Way** and provide for a clear, unobstructed width of at least 5 feet for pedestrians and should be installed at least 3 feet from the face of the curb.

Part 29: Chapter 7.2.3 Streets, Utilities and Other Infrastructure; Required Improvements and Coordination for all Development; Utilities.

Add text as indicated in bold to add Utility Allocation as subsection A, and thereby reletter subsequent subsections according, as follows:

7.2.3 Utilities

A. Utility Allocation

1. Introduction and Purpose. Drinking water and sanitary sewer conveyance and treatment through Holly Springs distribution network, collection system, and water reclamation facility are finite. As such, Holly Spring's municipal water and sanitary sewer capacity are valuable resources that must be conserved and apportioned to projects that promote the Town's strategic plan.

2. Applicability.

a. All projects that require a UDO application/permit, such as a Zoning Map Amendment, Major Subdivision Plan, Development Plan, Special Use Permit, or UDO Permit, must obtain approval of a Utility Allocation Request for the needs of the project, as outlined in the preliminary sanitary sewer study and/or hydraulic analysis (fire flow).

b. Existing water and/or sanitary sewer connections or new projects not requiring a utility extension permit will be allocated capacity after the utility service is installed and prior to the setting of the meter.

c. The method of utility allocation is established in the Development Procedures Manual.

Part 30: Chapter 8.2.G.2. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Façade Standards.

Remove text as indicated in ~~striethrough~~ to correct typographical error, as follows:

2. All Major Subdivisions - Non-residential or Development Plans for Integrated Centers or sites with multiple buildings shall utilize and repeat selected architectural design requirements which are in harmony with area developments. Design Standards are required to promote consistency among buildings within a development and enhance compatibility of design and appearance

requirements. The Design Standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO. 2. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the projects for design compatibility and consistency

Part 31: Chapter 8 Building, Site & Subdivision Lot Design Standards; Tables and Figures.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct table and figure numbering format, as follows:

Figure 8.2.C.-B - ~~Commercial/Mixed-Use~~ Building with Forecourt

Figure 8.2.D.-C - ~~Commercial/Mixed-Use~~ Building with Colonnade **Colonnade**/Arcade

Figure 8.2.F.-E - ~~Commercial/Mixed-Use~~ Building with Awnings

Figure 8.2.B.-G - ~~Commercial/Mixed-Use~~ Building Base-Middle-Top

Part 32: Chapter 8.2.G.4.a. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Primary Façade Compliance; Façade Materials.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify terminology, as follows:

a. Façade Materials.

i. Type 1 Materials: brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; a combination thereof; or similar material approved **determined** by the Administrator.

ii. Type 2 Materials: wood siding; fiber cement siding; stucco; tile; EIFS; or similar material approved **determined** by the Administrator.

iii. Type 3 Materials: high quality, smooth finish metal panel or similar material approved **determined** by the Administrator.

iv. Type 4 Materials: vinyl siding; smooth-faced gray concrete block; painted or stained brick, stone or concrete (including concrete block); metal siding except as specified as Type 3 material; plastic; or similar material approved **determined** by the Administrator.

Part 33: Chapter 8.2.G.4.a.iv. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Primary Façade Compliance; Façade Materials; Residential Building Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

vi. Residential Building Standards.

(a) Primary Façade Materials. The primary façade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 35% of the façade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 ~~discernable~~ **discernible** color families.

Part 34: Chapter 8.2.G.4.a.vii. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Primary Façade Compliance; Façade Materials; Commercial/Mixed-Use Building Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

vii. Commercial/Mixed-Use Building Standards.

(a) Primary Façade Materials. The primary façade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 60% of the façade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 ~~discernable~~ **discernible** colors.

Part 35: Chapter 8.2.G.4.a.viii. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Primary Façade Compliance; Façade Materials; Industrial and Warehouse Building Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

viii. Industrial and Warehouse Building Standards.

(a) Primary Façade Materials. The primary façade material (excluding: windows, display windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 50% of the façade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 ~~discernable~~ **discernible** colors.

Part 36: Chapter 8.2. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Primary Façade Compliance; Table 8.2-B Roofline Form.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

TABLE 8.2-B - ROOFLINE FORM				
Roofline Continues Continuous Plane	Small Buildings	Medium Buildings	Large Buildings	Extra-Large Buildings

Part 37: Chapter 8.2.G.4.d.iv. Building, Site & Subdivision Lot Design Standards; Building Design Standards; Primary Façade Compliance; Façade Activation; Industrial and Warehouse Building Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology and spelling error, as follows:

iv. Industrial and Warehouse Buildings **Standards**.

(a) Ground Floor Transparency. Small, Medium, Large and Extra-Large ~~Buildings~~ **Buildings**: 10%

Part 38: Chapter 8.3.B.7 Building, Site & Subdivision Lot Design Standards; Public Realm Standards; Public Realm Standard Options.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

7. Provide a distinct architectural feature of special character and design that accentuates a change or interruption in the architectural language at the corner of the ~~building~~ **building**. The corner element shall be at least 25 feet in width and change in height by a minimum of 5 feet above or below the adjacent roof line and/or be integrated with a roof expression.

Part 39: Chapter 10.6.C. Nonconforming Situation; Nonconforming Lots of Record.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology, as follows:

C. Lot ~~Reconfiguration~~ **Recombination** Activities. Any lot ~~reconfiguration~~ **recombination** activities (~~e.g., minor residential subdivisions~~) involving a nonconforming lot shall not result in a smaller lot size or property dimension than originally existed at the time of application or as

required in the current zoning district.

Part 40: Chapter 11.3.2.A Administration & Decision-Making Bodies; Decision-Making Bodies; Development Review Committee (DRC).

Remove text as indicated in ~~strikethrough~~ to correct typographical error, as follows:

11.3.2 Development Review Committee (DRC)

A. Establishment. The Development Review Committee (DRC) for the Town and its Extraterritorial Jurisdiction is hereby established to provide interdepartmental collaboration to review and take actions on certain UDO applications/permits as outlined in this UDO and ~~and pursuant to Table 11.4-A: Review Matrix.~~

Part 41: Chapter 11.3.5.A Administration & Decision-Making Bodies; Decision-Making Bodies; Town Council.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

11.3.5 Town Council

A. Introduction and ~~Acknowledgement~~ **Acknowledgment**. To effectuate the purpose of this UDO, the Town Council shall have all the power vested by GS § 160D, et. seq. regarding the implementation of the Comprehensive Plan and this UDO, including but not limited to the powers set forth in this Chapter, other provisions of this UDO, and applicable law.

Part 42: Chapter 11.4.B.5 Administration & Decision-Making Bodies; Review Matrix.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

5. ~~Withdrawal~~ **Withdrawal** of UDO Application/Permit Due to Inactivity. Petitioners/Applicants must make a complete re-submittal of UDO application/permit materials within 90 calendar days of issuance of written comments from the Administrator or recommendation from the Planning Board or the UDO application/permit will be deemed withdrawn by the Petitioner/Applicant. This applies to all review procedures unless specified otherwise in this UDO. If the petitioner/applicant cannot make a complete resubmittal within the 90 calendar day window and wishes to keep the application active, they must make a written request to the Administrator with an explanation of the reason resubmittal will be delayed. If the Administrator determines sufficient extenuating circumstances exist, a 1-time 60-day extension may be authorized. If the Petitioner/Applicant wishes for the project to be reconsidered after the UDO application/permit is deemed withdrawn, a ~~brand~~ new UDO application/permit will be required and shall follow the entire review procedures as specified for the particular UDO application/permit from the

beginning.

Part 43: Chapter 11.6.1.B.2. Administration & Decision-Making Bodies; Zoning and Comprehensive Plan Amendments; Conditional Zoning District (CD).

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

2. CD Master Plan (Plan Set). Applicants shall provide a series of plan sheets that, collectively, form the Master Plan for the specific CD. The Master Plan establishes the future regulatory components for land use, transportation/mobility, and open space/preservation in the CD. The Master Plan shall be provided to ~~teh~~ **the** Administrator in a printed and electronic format. The Master Plan shall include the following sheets:

Part 44: Chapter 11.8.B.3. Administration & Decision-Making Bodies; UDO Permits.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

3. UDO Permit Required. Notwithstanding the generality of the previous section, a UDO permit shall be required for the following:

- a. Any new construction or addition to a building or structure which includes a foundation or provides additional ~~useable~~ **usable** space for a permitted use;

Part 45: Chapter 11.8.B.4. Administration & Decision-Making Bodies; UDO Permits.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

4. UDO Permit Exemptions. No UDO permit shall be required for minor repairs or alterations to buildings, structures, improvements, or signs where:

- a. No increase in finished floor area or ~~useable~~ **usable** space is created;

Part 46: Chapter 11.13.A.2 Administration & Decision-Making Bodies; Variances and Administrative Adjustments.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

2. Administrative Adjustments. Administrative Adjustments include a process where applicants may seek minor and limited reductions from certain UDO dimensional and/or design standards. Administrative Adjustments may be approved through a formal application and approval from the Administrator. Subsection 11.13.2 establishes the requirements, allowances, and limitations for ~~Aministrative~~ **Administrative** Adjustment requests.

Part 47: Chapter 11.13.1.A. Administration & Decision-Making Bodies; Variances and Administrative Adjustments; Variances.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct typographical error, as follows:

A. Variance Allowances. Applicants may request Variances to the ~~the~~ dimensional standards listed in this UDO unless specifically prohibited in subsection 11.13.B herein.

Part 48: Chapter 11.14.E.3. Administration & Decision-Making Bodies; Construction Drawings; Submittal Requirements.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct spelling error, as follows:

3. Associated Studies. The applicant shall submit any associated studies that may be warranted for the proposed development/land use activities as listed on the application. Studies used and approved as part of other associated UDO permits may be resubmitted with the Construction Drawings. Associated studies under this provision may include, but are not limited to, storm/~~drainage~~ **drainage** reports, traffic studies, and similar technical information.

Part 49: Chapter 12.2.1.A.2.d. Noncompliance & Enforcement; Penalties for Noncompliance & Enforcement Mechanisms; Stop Work Order.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology, as follows:

d. The terms, provisions, conditions or commitments of a Variance or Special Exception ~~Use~~ **Use Permit**;

Part 50: Chapter 12.2.2.A.1. Noncompliance & Enforcement; Penalties for Noncompliance & Enforcement Mechanisms; Remedies or Penalties for Noncompliance.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology, as follows:

A. Procedures.

1. Prior to issuance of a citation for alleged noncompliance of Sections 12.3.1 (B), (G), (H), (I), (K), or (L), the Administrator shall issue a Notice of Noncompliance to a person who allows creates or allows a noncompliance to continue on real estate in which the person has a possessory interest. The notice shall state the nature of the alleged

noncompliance, list any applicable section of this UDO, and give general instruction to the alleged violator on how to comply with this UDO or any other applicable town code. The Notice of Noncompliance may be served by: personal service; certified mail, return receipt requested; registered mail; or, by posting such notice in a conspicuous place on the property where the noncompliance occurs, and shall serve as notice that a ~~znnoncompliance~~ **noncompliance** has been committed.

Part 51: Chapter 13.1 Definitions.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology, remove duplicate definitions, and provide new definition for Medical Office, as follows:

Buffer, Perimeter. The planted area **required between land uses to eliminate or minimize conflicts** consisting of trees and shrubs, groundcover, or turf, which borders a project area on all sides.

Infrastructure/Utilities (Minor). Publicly or privately owned facilities or systems for the distribution of minor functions necessary for the provision of public services including elevated water storage tanks; booster stations, sanitary sewer pump stations, telephone switching facilities (over 100 square feet gross floor area), ~~substations~~, or other similarly required facilities in connection with telecommunications, electric, steam, water, sewer, or other similar utilities.

Manufacture. The mechanical or chemical transformation of materials or substances into new products or into a ~~useable~~ **usable** form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors.

~~**Perimeter Buffer.** A unit of land, together with a specified type and amount of planting thereon, and any structures which may be required between land uses to eliminate or minimize conflicts between them.~~

Office, Medical: An establishment primarily engaged in providing medical and surgical services to individuals and licensed for such practice by the State.

Office Use. Professional occupations within a building or buildings which do not generally involve the on-site sale of goods to customers. **The term does not include Medical Office.**

Street, Public. A publicly dedicated, accepted and maintained right-of-way. See **Street**.

Street, Private. A privately-held right-of-way constructed with the minimum pavement width standards and the minimum depth and materials standards set forth in the Engineering Design & Construction Standards. See **Street**.

Part 52: REPEAL OF CONFLICTING ORDINANCES

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

Part 53: SEVERABILITY

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

Part 54: INCLUSION IN CODE

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

Part 55: EFFECTIVE DATE

The provisions of this ordinance shall become effective March 21, 2023 in accordance with the laws of the State of North Carolina.

Adopted this, the 21st Day of March 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

