



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of March 21, 2023 meeting agenda

RECOGNITIONS

5. Holly Springs High School Varsity Basketball Teams
6. Girl Scout Week Proclamation
7. Oath of Office - Board of Adjustment and Planning Board
8. Mayor's Monarch Pledge Proclamation

PUBLIC COMMENT PERIOD

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

CONSENT AGENDA

9. Approve the minutes of the Mayor and Council Retreat and the February 21, 2023 business meeting.
10. Resolution Supporting Supplemental Agreement for Additional Funds from Additional Settlements of Opioid Litigation
11. Quarterly Budget Amendments
12. Bridgewater Boardwalk Replacement TOHS Proj. # 21-028
13. Turf Replacement Project at Womble Fields
14. Ordinance Amendments for Electric Vehicle (EV) Parking Stations & Park Operations

PUBLIC HEARINGS

15. 120 N Main Street Development Plan and Development Agreement 22-DP-02 - Quasi-Judicial Public Hearing
16. Main Street Vista Conditional Zoning District and Development Agreement 22-REZ-06 - Legislative Public Hearing
17. Duke Energy Operations & Training Center Conditional Zoning District 22-REZ-08 - Legislative Public Hearing
18. Semi-Annual UDO Text Amendments 23-UDO-01 - Legislative Public Hearing
19. Voluntary Annexation for Norris Crossing - Legislative Public Hearing

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -
ADJOURNMENT

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.gov 919-557-3900



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: Holly Springs High School Varsity Basketball Teams

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Mayor Mayefskie

Action(s):

Mayor Mayefskie will recognize the Holly Springs High School girls varsity basketball team and their Coach Zaneta Hill and the boys varsity basketball team and their Coach LJ Hepp for their season achievements and state tournament runs.

Explanation:

- The Holly Springs Girls Varsity Basketball team achieved a record of 18-10 overall (10-4 in conference play) and made it to the third round (Sweet 16) of the State championship playoffs:
 - Girls varsity ended the season ranked 10th in the NC High School Athletic Association (NCHSAA) 4A level
 - Staci Williams was named to the All-District Team for District 5 for Girl's basketball
- The Holly Springs Boys Varsity Basketball team competed in the State championship playoffs East Finals for the first time in school history, going on to play in the Final Four:
 - Boys varsity ended the season ranked 4th in the NCHSAA 4A level with a record of 27-6 (13-1 in conference play).
 - Collin Kuhl, Micah Jones, and Ryan Crotty were named to the All-District Team for District 5, with Senior Collin Kuhl named Player of the Year

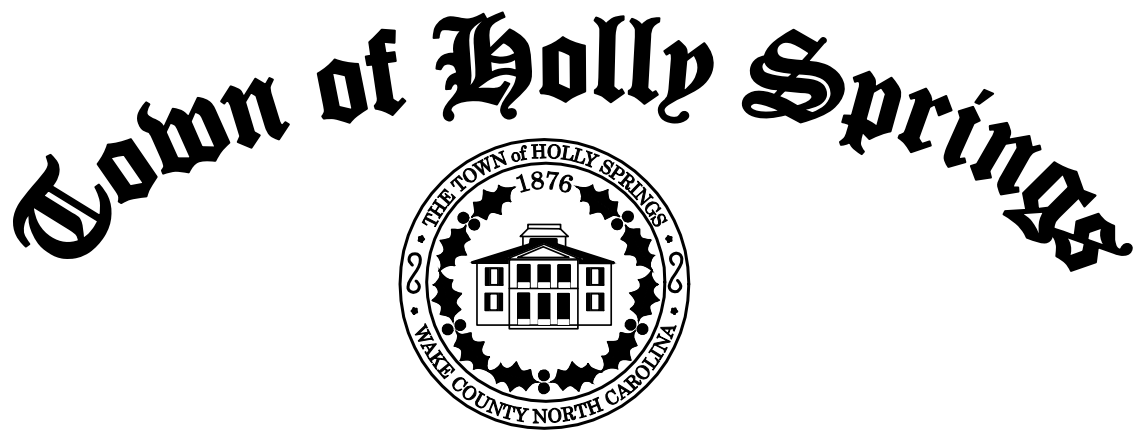
Background:

Funding Source(s):

N/A

Attachment(s):

1. HS Boys Basketball Team Proclamation
2. HS Girls Basketball Team Proclamation



A Proclamation By The Mayor

Congratulating HS² Varsity Boys Basketball Team

WHEREAS, the Town of Holly Springs wishes to honor and recognize the Holly Springs High School Varsity Boys Basketball Team; comprised of 15 players and Coach L.J. Hepp; and

WHEREAS, the Varsity Boys Basketball Team had a 26-6 record (13-1 in Conference Play); and

WHEREAS, The Varsity Boys Basketball Team has made a great impact on their school and community by taking their team to the 4A East Regional Final Four for the first time in the school's history; and

WHEREAS, the commitments required for student-athletes to be a part of a sports team include meeting academic and scholastic attendance, daily practices and scheduled competition events; and

WHEREAS, The Varsity Boys Basketball Team has exemplified strong leadership and a sense of determination during their games.

NOW THEREFORE, I, Mayor Sean Mayefskie, am hereby honored to recognize and celebrate

The Holly Springs High Varsity Boys Basketball Team

And on behalf of the Holly Springs Town Council and citizens, I hereby commend them for their tireless efforts and achievements, and wish them success in their future endeavors.

Proclaimed this, the 21st day of March, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 21st day of March 2023.

Sean Mayefskie, Mayor

Town of Holly Springs



A Proclamation By The Mayor

Congratulating HS² Varsity Girls Basketball Team

WHEREAS, the Town of Holly Springs wishes to honor and recognize the Holly Springs High School Varsity Girls Basketball Team; comprised of 16 players Head Coach Zaneta Hill, and Assistant Coaches Carlon Chambers, Gary Williams and Tyrell Watts; and

WHEREAS, the Varsity Girls Basketball Team had a 18 –10 overall record (10-4 in Conference Play); and

WHEREAS, The Varsity Girls Basketball Team has made a great impact on their school and community by taking their team to the Sweet 16 of the State Championship Playoffs; and

WHEREAS, the commitments required for student-athletes to be a part of a sports team include meeting academic and scholastic attendance, daily practices and scheduled competition events; and

WHEREAS, The Varsity Girls Basketball Team has exemplified strong leadership and a sense of determination during their games.

NOW THEREFORE, I, Mayor Sean Mayefskie, am hereby honored to recognize and celebrate

The Holly Springs High Varsity Girls Basketball Team

And on behalf of the Holly Springs Town Council and citizens, I hereby commend them for their tireless efforts and achievements, and wish them success in their future endeavors.

Proclaimed this, the 21st day of March, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 21st day of March 2023.

Sean Mayefskie, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions

Title: Girl Scout Week Proclamation

Strategic Priority Area: Safe & Friendly

Staff Resource: Mayor Maefskie

Action(s):

Proclaim Girl Scout Week

Explanation:

- The Girl Scouts of the USA was founded by Juliette Gordon Low in 1912.
- March 12 - 18 is Girl Scout Week, celebrating Girl Scouting across the United States.
- Mayor Mayefskie wishes to recognize the contributions Girl Scouts have made to Holly Springs, North Carolina, and the United States.

Background:

- Shannon Quick, of the Girl Scouts North Carolina Coastal Pines Council will be present with some Girl Scouts to accept the proclamation.

Funding Source(s):

N/A

Attachment(s):

1. Girl Scout Week Proclamation

Town of Holly Springs



A Proclamation By The Mayor

Girl Scout Week

WHEREAS, March 12, 2023 marks the 111th anniversary of Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

WHEREAS, throughout its distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of courage, confidence, and character; and

WHEREAS, through the Girl Scout Leadership Experience girls gain knowledge and develop skills that will serve them for a lifetime so that they may contribute to their communities; and

WHEREAS, Girl Scouting takes an active role in increasing girls' awareness of the opportunities available to them today in science, technology, engineering, math, and the arts as well as other fields that can expand their horizons; and in this moment of suffering in our nation, Girls Scouts commits to taking action to support all girls, their families, and their communities; and

WHEREAS, Our community represents every race, ethnicity, income level, sexual orientation, ability, and religion; reflects a spectrum of gender identity; and connects across geographic locations. By focusing our attention on community members who are furthest from racial, economic, and social justice, Girl Scouts can be an instrument of change, promoting equitable outcomes for all. We wholly commit to taking action to grow as an anti-racist and ant-oppressive organization so that, through Girls Scouts, our members are affirmed as they strive to make our community and world better;

NOW THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, do hereby applaud the commitment Girl Scouting has made to support the life and leadership development of girls and proudly proclaim the week of March 12 — 18, 2023 as

Girl Scout Week

in the Town of Holly Springs and call upon the people of Holly Springs to support all girls in their growth and development.

Proclaimed this, the 21st day of March, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 21st day of March, 2023.

Sean Mayefskie, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Recognitions

Title: Oath of Office - Board of Adjustment and Planning Board

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Issue the Oath of Office to Planning Board members Van Crandall and Chris Deshazor and Board of Adjustment members Ben Copeland, and Joe Cimino.

Explanation:

- Chris Deshazor and Van Crandall were reappointed in-town members of the Planning Board.
- Roger Bess was appointed ETJ member of the Planning Board.
- Ben Copeland and Joe Cimino were appointed in-town regular members of the Board of Adjustment.
- Herman Goldstein was recommended by the Wake County Board of Commissioners to be the ETJ member of the Board of Adjustment.
- Mr. Goldstein could not be present at this meeting, and was sworn in at the March 6, 2023 Board of Adjustment meeting.
- Ms. Higgins could not be at this meeting and was sworn in at Town Hall in February 2023.

Background:

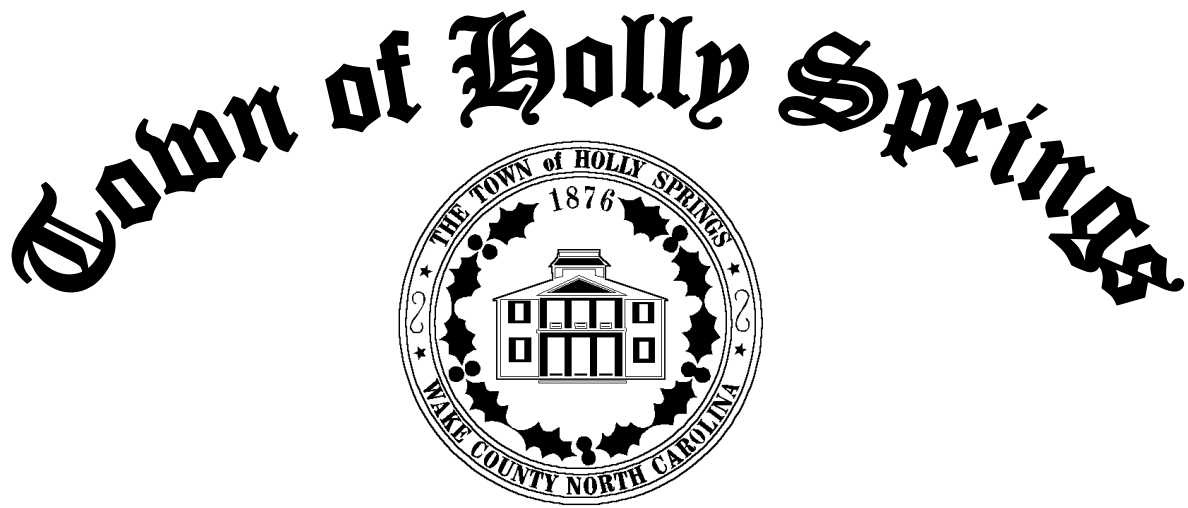
- On January 17, 2023, Town Council made their annual appointments to the Board of Adjustment and Planning Board.

Funding Source(s):

N/A

Attachment(s):

1. Board of Adjustment oaths 2023
2. Planning Board oaths 2023



Oath of Office

Board of Adjustment Member

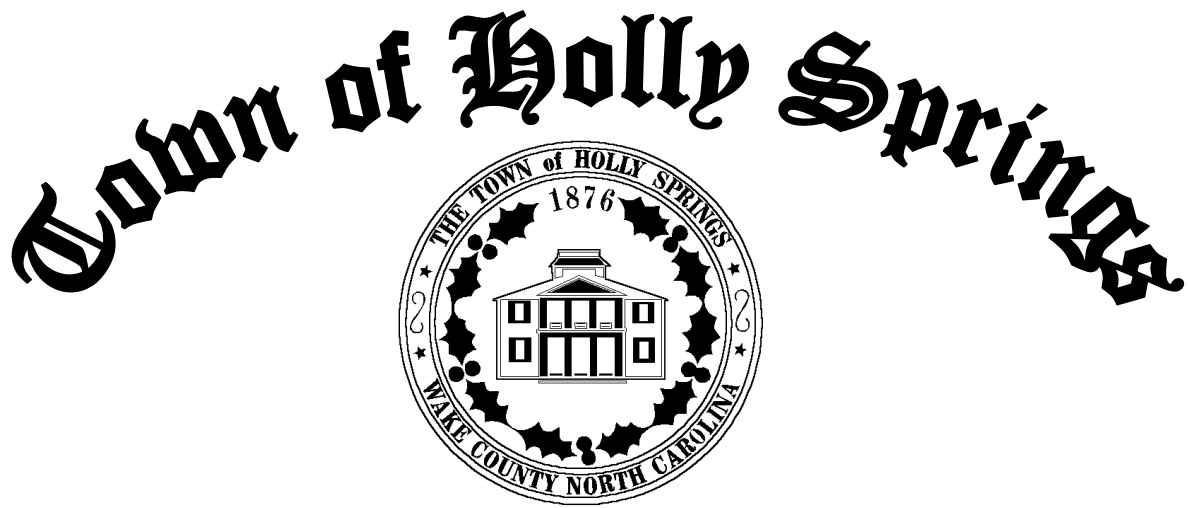
March 21, 2023

*"I, Ben Copeland, do solemnly swear
that I will support and maintain
the Constitution and laws of the United States,
and the Constitution and laws of North Carolina
not inconsistent therewith,
and that I will faithfully discharge
the duties of my office as a member
of the Board of Adjustment
of the Town of Holly Springs, North Carolina,
So Help Me God."*

(North Carolina Constitution, Article VI, Section 7).

Ben Copeland,
Board of Adjustment Member

Linda C. McKinney
Town Clerk



Oath of Office

Board of Adjustment Member

March 21, 2023

*"I, Joe Cimino, do solemnly swear
that I will support and maintain
the Constitution and laws of the United States,
and the Constitution and laws of North Carolina
not inconsistent therewith,
and that I will faithfully discharge
the duties of my office as a member
of the Board of Adjustment
of the Town of Holly Springs, North Carolina,
So Help Me God."*

(North Carolina Constitution, Article VI, Section 7).

Joe Cimino
Board of Adjustment Member

Linda C. McKinney
Town Clerk

Town of Holly Springs



Oath of Office

Planning Board Member

March 21, 2023

*"I, Van Crandall, do solemnly swear
that I will support and maintain
the Constitution and laws of the United States,
and the Constitution and laws of North Carolina
not inconsistent therewith,
and that I will faithfully discharge
the duties of my office as a
Planning Board Member
for the Town of Holly Springs, North Carolina,
So Help Me God."*

(North Carolina Constitution, Article VI, Section 7).

Van Crandall
Planning Board Member

Linda C. McKinney
Town Clerk

Town of Holly Springs



Oath of Office

Planning Board Member

March 21, 2023

*"I, Chris Deshazor, do solemnly swear
that I will support and maintain
the Constitution and laws of the United States,
and the Constitution and laws of North Carolina
not inconsistent therewith,
and that I will faithfully discharge
the duties of my office as a
Planning Board Member
for the Town of Holly Springs, North Carolina,
So Help Me God."*

(North Carolina Constitution, Article VI, Section 7).

Chris Deshazor
Planning Board Member

Linda McKinney,
Town Clerk

Town of Holly Springs



Oath of Office

Planning Board Member

March 21, 2023

*"I, Roger Bess, do solemnly swear
that I will support and maintain
the Constitution and laws of the United States,
and the Constitution and laws of North Carolina
not inconsistent therewith,
and that I will faithfully discharge
the duties of my office as a
Planning Board Member
for the Town of Holly Springs, North Carolina,
So Help Me God."*

(North Carolina Constitution, Article VI, Section 7).

Roger Bess
Planning Board Member

Linda McKinney,
Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Recognitions

Title: Mayor's Monarch Pledge Proclamation

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

Staff Resource: Mayor Mayefskie

Action(s):

Mayor's Monarch Pledge Day

Explanation:

- Mayors and other heads of local and tribal governments are taking action to help save the monarch butterfly, an iconic species whose eastern populations have declined by 90%.
- Mayors taking the Monarch Pledge are committing to both habitat restoration in their community and encouraging residents to do the same.
- Mayor Mayefskie signed the pledge and committed to:
 - raising awareness about the decline of the monarch butterfly and the species' need for a healthy habitat
 - host or support a monarch neighborhood challenge to engage neighborhoods and has to increase awareness, support community unity around a common mission, and create habitat for the monarch butterfly
 - keep milkweed off any list of noxious plants in town ordinances

Background:

- The Mayors' Monarch Pledge program is sponsored by the National Wildlife Federation.
- The program launched in 2015 and has welcomed over 600 mayors and heads of local and tribal governments.
- In 2017, the program expanded to include Mexico and Canada as the Tri-National Partnership.

Funding Source(s):

N/A

Attachment(s):

1. Mayor's Monarch Pledge Day Proclamation

Town of Holly Springs



A Proclamation By The Mayor

Mayor's Monarch Pledge Day

WHEREAS, the monarch butterfly is an iconic American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies migrated to Mexico, but in the winter of 2014 only 60 million made the trip; and

WHEREAS, cities, towns, and counties have a critical role to play to help save the monarch butterfly and the Town of Holly Springs can play a leadership role by planting native plants and milkweed that support this iconic migration; and

WHEREAS, every citizen of Holly Springs can make a difference for the monarch by planting native milkweed and nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, learn, play, and worship; and

WHEREAS, it is my intention to issue a neighborhood challenge to engage neighborhoods and homeowners' association within Holly Springs to increase awareness, support community unity around a common mission, and create habitat for the monarch butterfly; and

WHEREAS, on behalf of the citizens of Holly Springs who have already joined me in creating healthy habitat for these magnificent butterflies, I am honored to sign the National Wildlife Federation's Mayor's Monarch Pledge; and I encourage other local government officials across our great nation to take a stand with me so that the monarch butterfly will once again flourish across the continent; and

NOW, THEREFORE, I, Mayor Sean Mayefskie do hereby proclaim this day as

Mayor's Monarch Pledge Day

in Holly Springs, NC.

Proclaimed this, the 21st day of March 2023

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 21st day of March, 2023

Sean Mayefskie, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Approve the minutes of the Mayor and Council Retreat and the February 21, 2023 business meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Mayor and Council Retreat and the February 21, 2023 business meeting.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please notify the Town Clerk in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. February 9, 2023 Council Retreat Minutes - DRAFT
2. 2.21.23 minutes-DRAFT



MINUTES

The Holly Springs Town Council met for their annual retreat at the Embassy Suites in Wilmington. Mayor Mayefskie presided, calling the meeting to order at 1:30 p.m. A quorum was established as the Mayor and five Councilmembers were present as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, and Council members Aaron Wolff, Shaun McGrath, Timothy Forrest, and Danielle Hewetson.

Council Members Absent: None.

Staff Members Present: Randy Harrington, Town Manager; Scott Chase, Assistant Town Manager; Daniel Weeks, Assistant Town Manager; Corey Petersohn, Administration; John Schifano, Town Attorney; Jaime Joyner, Director, Human Resources; LeeAnn Plumer, Director, Parks and Recreation; Chris Hills, Director, Development Services; Linda McKinney, Town Clerk (recording the minutes); LeRoy Smith, Fire Chief; Paige Scott, Director, Public Works; Cassie Hack, Director of Communications and Marketing; Kendra Parrish, Executive Director of Utilities and Infrastructure; Tina Stroupe, Director, Finance; Paul Liquorie, Police Chief; Irena Krstanovic, Director, Economic Development; Jeff Wilson, Director, IT.

THURSDAY:

REVIEW OF AGENDA

Randy Harrington, Town Manager, gave an overview of the agenda and discussed with Council what they needed to have a successful retreat.

SUCCESS STORIES FROM THE CITY OF WILMINGTON

Mayor Saffo of Wilmington welcomed the group to Wilmington and introduced some of his staff.

Workforce Housing Public/Private Partnerships

Suzanne Rogers, Community Development and Housing Planner for the City of Wilmington, spoke about efforts Wilmington is making toward affordable housing. She said that the city and county joined together about seven years ago to work on this issue. They commissioned an outside consultant to answer the questions about where the gaps are. She said the city makes loans to developers, loans to homebuyers and homeowners, and developed incentives in their land development code to achieve affordable housing. She said this issue was identified in their Strategic Plan. She outlined some of the programs Wilmington has put in place. She said Wilmington sets aside 1 cent of the property tax for affordable housing, and combines that with federal funding and other one-time funds.

Ms. Rogers said that lessons learned are: leverage local funds; think of housing as part of the overall health and wellbeing of the community; identify and set aside land; Low-Income Housing Tax Credit is tool for public-private partnerships; don't wait – it won't solve itself; collaborate; take a multi-prong approach.

Scott Chase, Assistant Town Manager asked if the County had set aside funds for the partnership. She said it was ARPA funds, and then they set aside \$15 million over 5 years.

Chad McEwen, Deputy City Manager, said that the hospital was sold to Novant, and the funds went into a controlled endowment through the County with a public/private board of directors. One of the components was housing and economic development on how that money will be distributed in the community. He spoke of the framework that needs to be put in place to use that money.

Council discussed leveraging investments, staff required to underwrite and otherwise service loans, the “missing middle,” accessory dwelling units (ADUs) and recurring vs. one-time funding sources.

Downtown Vitality

Chad McEwen, Deputy City Manager of Wilmington, spoke about economic development in Wilmington. He said they have an issue of rail realignment, due to the port. As port traffic increases, train traffic is increasing. They are looking at moving the rail line to the west of downtown, with a separate or dual use bridge. This would cost over a billion-dollars, plus the bridge replacement costs. He said Economic Development in Wilmington is a three-pronged issue – Film Production; Downtown Development; Retention and Recruitment. He spoke about Wilmington redeveloping itself after the Atlantic Coast Line railroad left the city in the 1950s. He said Wilmington used performance-based incentives to recruit and retain businesses. He spoke of the checks and balances needed to make sure that jobs created are tied to your location, not just by check issuance, but by residence of employees. He spoke about the scarcity and cost of land, and how buying land in strategic locations can assist with economic development. Regarding Downtown Development, he said that it ties in to the other two legs of the stool. He said the area on the river, which is now hotel oriented, was full of warehouses, rail lines, and open storage. He spoke about what is coming to downtown, the city-owned property and plans for moving the city offices.

Council asked questions about the primary drivers of growth in Wilmington, its total and downtown populations and short-term rentals. Council asked Mr. McEwen and Ms. Rogers about employer contributions to affordable housing solutions and the partnerships between the Chamber of Commerce, the Wilmington Downtown Inc., and the Downtown Business Alliance.

There was a short recess.

DESIGNING THE FUTURE

Village District Area Plan (VDAP) Charrette

Chris Hills, Development Services Director, explained the charrette process and introduced the consultants from Design Workshop, Chris Geddes and Emily McCoy. They recapped what they had done so far, and guided Council through case study discussions, prioritizing placemaking concepts and developing ideas for what Council would like to see in the Village District Area. They explained that they would create concept plans which would be presented to Council in part two of Friday’s session.

Council discussed where the boundaries of the Village District should be, ultimately settling on an area approximately from 55 to Holly Springs Rd., and Avent Ferry Road to Grigsby Avenue, in a “bow tie” shape. They discussed parking and pedestrian connectivity; room to expand employment centers, and additional dining and shopping options; and connecting the Cultural Center and Mims Park to downtown. Social Districts were also discussed.

Mr. Geddes said that they would work on several concepts and bring them to Council tomorrow.

The meeting recessed until 8:30 am on Friday.

FRIDAY:

The meeting reconvened at 8:30 am.

BUILDING THE FUTURE

Outlook on Construction Inflation and Supply Disruptions on the Delivery of Town Projects

Aaron Levitt, Utilities and Infrastructure, said that this item was to give Council data on construction cost escalation trends in the current and future construction market and offer potential mitigation measures for consideration. He outlined the historical context around inflation and escalation, and compared it to the current climate. He then linked these factors to the Producer Price Index and other national and local trends and shared projected future market conditions. He offered options to mitigate these cost increases including triaging the portfolio for potential deferments; utilizing third party estimating specialists; using alternative project delivery methods such as Construction Manager at Risk; advanced acquisition of critical and complex components; and evaluating material and equipment substitutions.

Council discussed how these construction methods handle price increases. Council asked about incentives for early completion/penalties for late completion and the possibility of upsizing for future growth. Staff explained that that they upsize whenever possible, but that sewer systems cannot be oversized beyond a certain point or the hydraulics do not work. Council discussed the prospects for the situation improving in the near future, and the possibility of not adding any new projects to the CIP for a year.

Debt Affordability Outlook

Parks and Recreation Investments and Bond Referendum

LeeAnn Plumer, Parks and Recreation Director said the purpose of this item was to provide Council with updated cost projections for park projects and to discuss bond funding strategies. She outlined plans for Mims Park and Sugg Farm Park, pointing out the Accessibility features in each plan. Ms. Plumer then outlined the progress on the Cass Holt Road Park, including the options Council had approved in the Concept plan. She outlined the cost projections for developing this park and said they had escalated 9%. She presented four scenarios for developing the park, from full master plan development to three phased approaches. She outlined some potential considerations for additional bond projects, showing the locations in town of the potential investments. Finally she outlined a potential project timeline with bond allocation in FY2026, construction beginning in the fall of 2025, and the park opening in the summer or fall of 2027.

Council discussed the scope of the work anticipated, and where the town was in regards to meeting present demand and preparing for future demand. They said they would like to hear the financial advisor's report before deciding how to proceed with the Parks and Recreation bond question.

General Debt Affordability

Doug Carter, DEC Associates, said we are beginning to see leveling in the interest rate markets, especially in the far-out maturities. So that is some good news. He said inflation does positive things for revenue, as property rates go up and taxes go up. He outlined the projected new general government debt for Fire Station 3, the Operations Center, the Transportation Bond and the Parks and Recreation Bond. He gave illustrations of scenarios for issuing debt in FY25-26, and how timing has affected this outlook. Randy Harrington, Town Manager, said a bond referendum in November of this year would not require a tax increase until the following

fiscal year. If the trajectory holds, we are likely to see some organic capacity increase which would require less of a tax increase. Mr. Carter said Council could possibly even wait an additional year on the tax increase. Council discussed when the next revaluation would occur and what the rate jump would be. Mr. Carter said that every year he would present the debt affordability model; when Council hears this a year from now, these numbers could get better. The model is conservative so he anticipates the news continuing to be good. Council discussed the last bond and how much revenue would come per penny of increased taxes.

In light of this information Council discussed the Parks and Recreation scenarios. Council discussed the high percentage of the population that is under 18, and their feeling that the Town was behind in developing parks. They asked if the full \$80-100 million would have room to complete projects at parks other than the new park on Cass Holt Road and Ms. Plummer said that there were some smaller projects with fast turnaround that could be included. Consensus was to go with the full buildout with a target cost of \$80-100. Ms. Plummer discussed additional grants that could be applied for and other funding sources that staff is investigating. There was discussion about seeking a donor and offering naming rights.

Utility System:

Projected Infrastructure Needs

WATR Partnership Interlocal Agreement Framework and Water Conveyance Planning

Kendra Parrish, Executive Director of Utilities and Infrastructure, said this item was to present Council with the 2023 updated Utility Fund Debt Affordability Model and to provide a progress update on the primary projects. She gave an update on the progress of the 5-year CIP utility projects and the difference in the 2022 estimated cost and the 2023 estimated cost. The total difference, over ten projects is \$75,000,000. The 6- to 10-year Secondary CIP Utility Projects have an overall cost increase of \$2,000,000 over six projects.

Seann Byrd, Utilities and Infrastructure, reviewed with Council the current capacity for water and wastewater and the reasons for the needed upgrade, which will take the Town up to a population of 125,000 residents. He gave overviews of the Harnett County – Holly Springs water transmission upgrade, the Sanford Water Filtration Facility, and the Fuquay-Varina – Holly Springs Conveyance project, and shared wastewater capacity projections through 2040. He explained why the Utley Creek Water Reclamation facility needed the 6-8 million gallons per day (MGD) upgrade and the timelines and cost for that project. He outlined some potential risks, including regulatory changes, funding delays, permit delays, etc.

Council discussed potential regulatory changes and future trends. They discussed the potential for cyber-type threats to the water and sewer systems and what could be included to upgrade security at the treatment plant.

John Schifano, Town Attorney, spoke about the Inter-local Agreement which will guide the Water Treatment Plant. He said that they moved from ownership of capacity to part ownership in the treatment plant, which will allow that capacity to be utilized in calculating system development fees. He outlined the highlights of the forthcoming Interlocal Agreement (ILA) for the Sanford Water Project, including Holly Springs' 12.5% ownership, the term of the ILA and the division of capital costs and fixed annual costs among the four owners. He gave details on capacity, service interruptions, bulk water sales, and other aspects of the agreement. He also touched on similar agreements with Fuquay-Varina regarding the conveyance line.

Rate Model Projections

Michael Maker with NewGen Strategies and Solutions said that minimum financial targets for Debt Service Coverage must be 1.75, or revenue at least 75% higher than debt service, in order to meet AA rating standards and increase PayGo to diversify capital funding.

He said that Days Cash on Hand needed to be a target of 200 to meet AA rating standards and provide for adequate cash flow. He outlined the assumptions and drivers that went into the calculation of how fees relate to the CIP projects. He offered multiple scenarios to meet the primary CIP projects.

Doug Carter said this would be 30-year financing, and looking at impacts they have structured the debt in a sound but aggressive manner. He said that moving the debt a year actually only moved the bids by 6 months, and helps enormously with debt issuance.

Council discussed whether these predictions were based on System Development Fees staying the same.

Corey Petersohn outlined projected rate projections over a five-year timeframe. He showed how Holly Springs compared to other municipalities in 50- and 100-mile radius, and across the state.

Ms. Parrish said that investing significantly in water and sewer infrastructure was important because water is a limited resource, critical for communities, and that these investments would secure long-term drinking water sources for generations to come. This supports population growth, but also commercial and economic growth. She said extensive debt affordability modeling is being used to project revenue requirements. She said that staff does not take rate increases lightly, and that neighboring municipalities are also facing rate increases.

There was discussion on whether the perspective on System Development Fee increases had changed with this information. Staff said they are proposing raising the fees on the larger meters, and updating the System Development Fee report more frequently than is statutorily required. Council discussed the location of the proposed booster station. There was discussion about whether the rates would be raised every year.

There was a short recess.

VDAP Charrette Results

Chris Hills, Director of Development Services, said they wanted to present what they heard from yesterday and receive feedback on what was envisioned. Ms. McCoy reiterated what Council had identified yesterday as priorities and possibilities for the area. They would present three concepts, and would layer programmatic and density discussions on top of those concepts. She showed some placemaking elements used in other municipalities that could be considered for Holly Springs. She talked about food incubators – a food court like concept that incubates food entrepreneurs. She showed an example in Montreal where food is grown downtown in that space.

Mr. Geddes presented some rough concepts. The first was Cultural Spines. Focus would be on the “cross” from the cultural center to Main Street, and reorienting the center to the intersection of Ballentine and Avent Ferry. Possibilities could be adding a park and performance venue; a farmers market pavilion/food incubator combination. The second concept was Park Avenues: allowing Mims Park to take over as the “jewel” in downtown, expanding to place the Cultural Center in the center of a park; and closing part of Ballentine to become a pedestrian way with connection to Womble Park. The third concept was the Green Concept, centered around gateways and walkable nodes. It focused on celebrating the historic assets as well as adding new. There could be a connection between the Masonic Lodge and Main Street, for example.

Council discussed the differences between the three concepts. They discussed the heights of any proposed buildings and step-downs that could be determined. Council expressed a preference for 3 – 4 stories as the tallest buildings downtown. They were leaning towards Concept 1, but with changes on where the park was put, the heights of buildings, and access from Main to Raleigh. There was discussion about traffic calming measures for Main Street to allow safer pedestrian access.

There was a one-hour recess for lunch.

Housing Affordability

Lee Worsley of the Triangle J Council of Governments introduced himself, gave his professional background and shared information on what TJCOG does to support local governments. He said that housing affordability is an issue that comes up every time he talks to any elected officials. He said he would review the Town Strategic Plan around housing, review data points, and discuss potential strategies and tools for implementation. He asked if housing affordability was still a priority for the Strategic Plan. Council was split between those who thought it was a priority and those who did not. Mr. Worsley talked about the issue being regional in nature and how municipalities should work together.

He spoke about the data showing those who are cost-burdened to be housed. He said that aging in place, allowing seniors to be close to services, was a consideration he heard expressed. He pointed out the housing inventory in Holly Springs is dominated by single family dwellings, and the supply gaps which lead to higher costs.

Council discussed who they were concerned about helping, the adequacy of the housing mixture, and whether the proposed strategies would help achieve those goals. There was discussion about the trajectory of rents, and the availability of different sized units.

Mr. Worsley said that he was hearing that Council were willing to ask developers to provide a certain percentage of affordable/adequate housing, but there were disagreements on how to get there.

Sean Ryan, Development Services, spoke about some possible tools and strategies for dealing with housing issues. He organized the tools into four categories. He used online polling to assess Council's opinions. Council discussed their priorities and the four below polled with four or more votes.

1. Promote Partnerships: Incentivizing using Utility Allocation policy
2. Preserve and Expand Ownership: Review Future Land Use Map
3. Retain Existing Residents: Focus on Housing Hub Website
4. Meet Demand: Determine development incentive options

Staff said that this would be workable over a 2- to 4-year period, and it would come back to Council at a later date.

There was a short recess.

Transportation

Aaron Levitt, Utilities and Infrastructure, gave an update on the Transportation Projects to discuss progress, delivery schedules, and the next steps on the Avent Ferry Road Realignment. He said that Holly Springs Road (east) was on budget and on schedule for a spring 2025 completion. The Main Street right turn lane project is underway, but is over budget and on schedule for summer 2023 construction start and mid-2024 completion. The NC 55 right turn lane project is under NCDOT review currently and is over budget but on schedule for a summer 2023 construction start and mid-2024 completion.

Corey Petersohn explained the \$2.5 million in funds from the state SCIF Grant which were intended for widening the bridge on Old Holly Springs Apex Road from 2 – 4- lanes could only be used for a town-owned asset, and the bridge is an NCDOT bridge. Those funds could be applied to Fire Station 3, to reduce the Limited Obligation Bond needed, or reduce the need to value engineer the fire station. This requires approval from the Local Government Commission (LGC). He said that since staff does not recommend completing the Avent Ferry Rd. realignment, the \$2.9 million in bond funds for that could be applied to Holly Springs Road

Widening - Central, and the \$2.5 million in Fund Balance designated for that project could be applied to the Old Holly Springs Apex Road bridge widening, which NCDOT says is two years out.

Mr. Levitt outlined funding plans for the various projects and gave next steps on the various transportation projects. He said that NCDOT has about 65% vacancy in staff and therefore working with them is slower than normal.

Council discussed the issues that caused the overruns for the Avent Ferry Road realignment project, and the LAPP grant implications. They discussed the impact of delaying one project over another, and the implications on right of way and property. Council decided to complete the construction plans and specs on Avent Ferry Road and then pause the project, with the intention of trying to retain the LAPP Grant and use it to construct the sidewalk part of the project. If the LAPP Grant is not able to be used for that, the sidewalk construction would also be paused.

ALIGNING THE STRATEGIC “ROADMAP”

Strategic Plan Updates

Corey Petersohn said the purpose of this was to discuss the Strategic Plan. He said after the discussion today the plan would come back to Council for adoption in June. He outlined the five elements of the strategic plan and the staff-driven goals and initiatives.

Daniel Weeks, Assistant Town Manager, discussed the initiatives that have been incorporated and/or completed in the Engaged Healthy and Active and Economic Development areas. He said these could be deleted from the public document, except that Initiative 1.1, which identifies target industries, might want to stay in for symbolic reasons. Scott Chase, Assistant Town Manager, discussed initiatives that have been incorporated and/or completed in the Organizational Excellence and Responsible and Balanced Growth areas.

Mr. Petersohn said that current challenges include inflationary cost increases and managing growth and on-going maintenance of infrastructure. Another challenge is a 38% increase in the number of strategic initiatives. Building that number of initiatives can create competing priorities. Staff recommends using the next year to focus on accomplishing existing initiatives adding only a few select initiatives at Mayor and Council's request. He said that next year marks the 5th anniversary of the current plan, and suggested that Council might wish to re-engage with the plan next year.

He outlined some recommendations under Sustainability: Reduce town facility energy consumption by 10% over five years; transition all town light duty non-public safety vehicles to hybrid or electric by 2030; implementation of new yard-waste cart model and resident convenience centers. On Safe and Friendly – to assess fire station coverage needs and potential locations for Fire Stations 4 and 5.

Staff will review feedback and bring back a draft Strategic Plan at the March workshop.

Council discussed what it would take to move to SolSmart Gold.

The meeting was recessed until 9:00 am Saturday.

SATURDAY:

MPT Dan Berry was not present when the meeting resumed.

BUDGET OUTLOOK AND SERVICE DELIVERY

FY2023-24 Budget Outlook

Corey Petersohn, Administration, gave an outline of the budget timeline. He defined the difference between Operating Budget, including the General Fund and the Enterprise Funds, and the Community Investment Plan.

Tina Stroupe, Director of Finance, said the property tax preliminary outlook for FY22 is close to 99.8% already. She said estimated growth for FY24 was 4-7%. She reminded Council that the next property tax revaluation is FY25. Sales tax revenue was impacted by the economic climate. Staff budgeted conservatively, but inflation impacts are uncertain. Still, staff predicts a 7-10% growth for next year. She said development fees are projected to be similar to last year, but rising interest rates and supply chain impacts could reduce housing production. Parks and Recreation fees have bounced back after COVID and are on track to meet and potentially exceed the revenue budgeted.

Mr. Petersohn outlined some potential budget considerations, including new positions with Police, and identifying potential future locations for Fire Stations 4 and 5. Other potential considerations are project management, construction and inspection positions; Public Works technicians to maintain service levels and implement the convenience centers; Parks and Recreation positions to support community events and facility maintenance and upgrades; expanded GIS services and an updated Human Resources management system. Staff is looking at analyzing operating budget capacity to shift a portion of property tax rate to offset a portion of current and future capital investment funding needs.

He said that the budget for the Enterprise Funds (Utility and Stormwater) are on target for FY23 and he outlined some considerations for needs in FY24. He outlined the grants that have been awarded through the second quarter, and those that were pending.

He outlined the next steps in the budget process, starting with the updated Strategic Plan and ending with adoption of the budget in June.

MPT Dan Berry arrived at 9:21

Trash/Recycling and Yard Waste

Randy Harrington, Town Manager, introduced some challenges with synching the timing for the roll out of this program with the arrival of the equipment (which has faced some delays) and with the seasonal differences, including leaf season. Paige Scott, Director of Public Works, said she would provide an update on the yard waste model, the trash/recycling contract and the communications plan. She gave an overview of Council's approval of the cart model and the equipment purchase. She said the department has implemented leaf sweep zones and introduced Freddie Rodriguez, who came on in December as the new Solid Waste Manager. Ms. Scott reported on the success of the leaf season Sweep Zone model. She showed where an interim Convenience Center will be opening in April 2023 on Sunset Lake Road. This will be covered under the yard waste fee. Future centers will be at the Operations Campus, and at the Transfer Yard.

Ms. Scott reviewed the reasons for switching to a Yard Waste Cart model, and what the residents can expect from the new system, including two fee-free curbside collection events annually. She said that brush, grass, lawn clippings, tree trimmings (small branches) leaves and house plants can go into the carts. They must be loose, not bagged. She said that brick, stone, rocks, large stumps, excessive dirt, trash and recycling are not permitted in the cart. She said the department will still offer the excessive load collection. Staff recommends that the fee be increased to accurately reflect the cost of the service.

Ms. Scott said that the vehicles are estimated to be delivered in summer of 2023. After delivery the vehicles will need to be upfitted and staff will need to be trained on using this equipment, and new CDL drivers will need to be hired. Staff is working on cart procurement, but they will not be delivered to the residents until they are branded and there is communication on their proper use. She offered two possible timelines for beginning the process, outlined

challenges due to volatility in the timeline and the compressed implementation risks of starting the program during leaf season. The recommended timeline, to mitigate these challenges, would have the cart collection begin in the spring of 2024.

Ms. Scott outlined the yard waste fee cost recovery model based on preliminary potential FY2023-24 budget recommendations. She compared the proposed fees to those charged by neighboring municipalities.

Cassie Hack, Director of Communications and Marketing, said this new model will be a behavior change for residents, so they will be initiating a huge marketing campaign to explain why this program is beneficial to the entire community. She said staff is in the process of coming up with a slogan focusing on the environmental and beautification impacts. This will be on the trucks and the carts. She said the new 311 number would be highly visible in this campaign.

Ms. Scott outlined the trash and recycling contract, recommending a one-year extension with GFL in order to bid a new contract in a responsible way. She outlined the requirements of a new contract, with expanded scope of service including performance measures and sustainability initiatives. The new contract will be awarded in the summer of 2023. She asked for Council direction on the cart implementation timeline and the cost recovery fee changes.

Council discussed the two timelines and the timing of the messaging. Consensus was to use the staff recommended timeline, beginning the cart model after the leaf season. Council discussed how much the operating budget was subsidizing the yard waste collection. Consensus was to increase the fee to a 50% cost recovery level, which would be lower than Apex, Cary, Raleigh, and Fuquay-Varina. Council discussed the hours they would recommend for the temporary convenience center to avoid the high traffic times and days.

Stormwater User Rate Tier Structure

Scott Chase, Assistant Town Manager, said he wanted to share with Council considerations for a tiered billing structure for stormwater fees. He gave a background on the stormwater program and the increased level of service tied to the rate change in FY21. He shared the elements of the stormwater program, from Program Management, Operations & Maintenance, and the Community Investment Plan, and which measures have been impacted and improved since that time. He said that the program is now fully funded with no subsidy from the General Fund. He said staff wanted to get equity in the program between residential and commercial users. He said that currently residents pay a flat rate, no matter the size of the impervious surface. He defined various levels of service, showing where the town is now, and where they want to be. He described some of the larger projects the Town has responded to in the past year and is working on currently.

Mr. Chase gave examples of the flat fee inequity, and explained the formula that was used to calculate non-residential fees. He gave two ways that a tiered structure could be calculated: a GIS analysis of residential properties with areal mapping; or basing the calculation on the square footage of the home, which would be quicker, cheaper, and a less complex process. He showed comparisons with the fees in other municipalities.

Council discussed what increase would be required to move the service level from C - to B. They discussed the current staffing and the needed staffing. Council discussed the maintenance schedule currently in place and needed. Council discussed upcoming regulatory changes. Council's consensus was to leave the flat fee in place as it is, and revisit the issue in a year.

There was a short recess.

PARKING LOT ITEMS / OPEN DISCUSSION

Intelligent Transportation System (ITS)

Kendra Parrish, Executive Director of Utilities and Infrastructure, shared progress and projected expenses for the implementation of the ITS. She discussed the options for keeping it inhouse or outsourcing the traffic control center. Jeff Wilson, Chief Information Officer, discussed operational costs per intersection and potential reimbursements from NCDOT. He said that NCDOT sets the fee schedule and agreement for reimbursements. The required staffing minimum would be 1 signal technician and 1 signal engineer, with some costs eligible for reimbursement. Staffing can be contracted resources. He discussed the benefits of upgrading to the ITS system. He outlined the considerations that go into the timing of launching the system. Ms. Parrish said that the ITS buildout is part of Council's State legislative priorities because it improves traffic flow without additional construction. She said that with an approved budget it might be possible to accelerate the system a year or two.

Council discussed whether shortening the timeline was financially feasible and how much traffic improvement would be realized. They discussed what would be sacrificed if the general fund monies were diverted to accelerate this program. Council consensus was to have staff bring back information from the March meeting with NCDOT on what portion of the expense was reimbursable and explore funding options.

School Crossing Guards

Chief Paul Liquorie, Police Chief, said that Apex and Morrisville use part-time Town employees as crossing guards. Cary contracts with an outside company. He discussed the minimum pay requirements to make the position enticing. He said that all of the models included a required the Police department to staff positions in instances when someone is absent. There are staffing issues with either model. Another consideration is that improvements in Holly Springs Rd. and the Holly Meadow signal may mitigate the need in some areas where crossing guards are being considered.

Council asked if there was a public safety need that was not being met. Chief Liquorie said that the department was not seeing an unmet need or a lot of accidents related to school crossings.

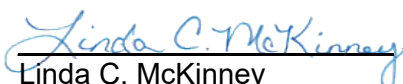
Early Voting

Town Clerk, Linda McKinney presented Council with the estimated cost of the 2023 municipal election, what it would cost to have one early voting site, and the voter turnout rate for four municipalities in 2021 – two with an early voting site and two without. Council decided not to have an early voting site for the next municipal election.

Chris Hills informed Council about some upcoming Development Services meetings.

Adjournment: There being no further business, MPT Berry made a motion to adjourn at 11:45 am on Saturday, February 11, 2023. It was seconded by Council member McGrath and passed with a unanimous vote.

Respectfully Submitted on Tuesday, March 21, 2023.


Linda C. McKinney
Town Clerk



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, February 21, 2023. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, Shaun McGrath, Timothy Forrest, and Danielle Hewetson.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT*; Corey Petersohn, *Budget and Sustainability*; Chris Hills, *Director, Development Services*; Elizabeth Goodson, *Development Services*; Cheryl Caines, *Development Services*; Aaron Prichard, *Development Services*; Catherine Jacobs, *Development Services*; LeeAnn Plummer, *Director, Parks and Recreation Director*; Matt Beard, *Parks and Recreation*; LeRoy Smith, *Fire Chief*; Cassie Hack, *Director, Communications & Marketing*; Paul Liquorie, *Police Chief*; Irena Krstanovic, *Director, Economic Development*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Josh Brammer of The Church of Jesus Christ of Latter Day Saints.

4. Agenda Adjustment: The February 21, 2023 meeting agenda was adopted with changes, if any, as listed: pull item 13 to be discussed under New Business

Motion: Berry
Second: McGrath
Vote: Unanimous

RECOGNITIONS

5. Council member Danielle Hewetson Oath of Office

Mayor Mayefskie introduced the newest council member, Danielle Hewetson. Linda McKinney, Town Clerk, administered the Oath of Office.

6. Developmental Disabilities Awareness Month Proclamation

Mayor Mayefskie declared March as Developmental Disabilities Awareness Month and presented the proclamation to Beth Gaul of Abound Health.

7. 2023 Year of the Trail Proclamation

Matt Beard, Parks and Recreation, said that the General Assembly had proclaimed 2023 to be the Year of the Trail in North Carolina and that North Carolina would be known as the Great Trails State. He outlined the goals for the year, showed a short video focusing on the Carl Dean Greenway, and announced several upcoming activities surrounding the celebration. Mayor Mayefskie proclaimed 2023 the Year of the Trail in Holly Springs.

8. Arbor Day Proclamation

Cheryl Caines, Development Services, introduced Marissa Parker and Thomas Urquhart, members of the Tree Advisory Committee. She said that North Carolina celebrates Arbor Day on March 17th. This year the Tree Advisory Committee was sponsoring activities to celebrate on Saturday, March 18th, including a tree seedling giveaway at the Farmer's Market, showing The Lorax, and a littler clean up to kick off NC Creek Week. Mayor Mayefskie presented the proclamation to the members of the Tree Advisory Committee declaring March 17th as Arbor Day in Holly Springs.

REQUESTS AND COMMUNICATIONS

9. LaunchHOLLYSPRINGS Update

Bob Shimmel, Program Manager of LaunchHOLLYSPRINGS, gave his annual update on the LaunchHOLLYSPRINGS four-part program. He said the 2022-23 Cohort was the largest ever with a near-record number of applicants. The cohort was over 35% minority, and added the 6th nonprofit business to the ranks of those who came through the program. He said that 90% of their graduates are still in business and approximately 40 have opened new locations, expanded services, and/or hired additional employees. He outlined changes made to the program in 2022 to strengthen it and expand messaging, and shared the development plan for 2023. Finally, he thanked Council for their support, past and present.

10. Parks and Recreation Advisory Committee Annual Report

Susan Smith, Chair of the Parks and Recreation Advisory Committee, said she was here to give the annual report to Council. She outlined the focus areas the Parks and Recreation Advisory Committee (PRAC) committed to in 2022 and what they had done around those areas. She spoke about outreach at the Farmers Market and HollyFest. She said the PRAC had supported greenways and trails with tours of all the greenways last spring, the First Day Hike on New Years Day 2023, and the Utle Creek Greenway ribbon cutting. The committee is also dedicated to supporting Tree Advisory Committee activities and other town activities.

Ms. Smith outlined the focus areas and initiatives for 2023 which included:

- Playing an integral role with the fall 2023 Parks Bond initiative;
- Actively participating in the Cass Holt Rd. Park design;
- Receiving staff and public feedback on programs and projects;
- Providing input on projects recommended in the Parks, Recreation and Greenways Master Plan;
- Actively engaging with Town-wide boards and committees; and
- Actively participating in Town/Community events.

Council member McGrath asked for examples about what high schools are looking for in Parks and Rec. Ms. Smith said that the Teen group was new and the representative to PRAC has only been to one meeting so far, but she thinks they will listen to them for programing ideas.

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: none.

The following comments were received in person:

Duane Hansen was called on and declined to speak.

Karen Mulligan passed

Steve Bergstrom said last month after his remarks regarding the NDO he was interviewed by the media about his opinion and why this has become a hot topic. He thinks it has been politicized. He

spoke about issues from the past that didn't result in any action. He thinks the NDO opens it up for bad actors to come in and use the NDO for reasons that we don't want the NDO. He's proud to live in Holly Springs, but he thinks Holly Springs is inclusive, loving, and understanding and that *if* discrimination happened in Holly Springs, it would be dealt with quickly.

Sylvia Bare said she lived in the Holly Hill area near the new Friendship Development. She was here to petition for water for her neighborhood. She has been here 30 years. Holly Springs has grown a lot since then, and she still does not have water. The Friendship Development is running a 24" water line through her property but she is not permitted to access this water. She spoke of her frustration in not being allowed to access the water. She said she felt like she helped build the town and shouldn't have to haul water.

Lisa Hahnman said she lives next door to Ms. Bare. She loves the acreage and being able to raise her chickens and grow a garden. But her well went dry. So now she has to haul water. She pays county taxes and thinks she should be allowed to hook up to water. She wants to have a salon in her house but can't put in an extra sink because she won't have water.

William Ball said he was here to invite everyone to the Black History display at the Cultural Center. There will be a movie night on Friday, with heavy hors oeuvres and The Woman King. On Saturday they will show Princess and the Frog for the kids. He said that black history is American History and there is a rich display at the Cultural center from 12 – 7 each day. He invited everyone to Compassion Day on the 26th of August. John Gilbert (Apex Mayor) wants to play basketball and softball against the Council.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda with the exception of Item 13 which was pulled for discussion. The motion carried following a motion by MPT Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

11. Minutes – Council approved the minutes of the January 10, 2023 workshop meeting and the January 17, 2023 business meeting, and the January 31, 2023 joint meeting with Apex Town Council.

12. Monthly Budget Amendment Report – The Council received the monthly budget amendment report, approved the FY23 budget amendment for a Ladder Truck, and adopted budget Ordinances 23-04 and 23-07.

Copies of Ordinance 23-04 and Ordinance 23-07 are attached to these minutes.

(Item 13 pulled from Consent for discussion.)

14. Service Agreement for SCADA System Upgrades Phase 1 – The Council authorized the Town Manager to approve a service agreement for the purchase and installation of SCADA equipment in the amount of \$473,000 to upgrade system components for continuous monitoring of utility assets, and authorized the Town Manager to approve any change orders or additional contracts that are necessary for the SCADA Upgrades project that are within the Town Council approved project budget and scope.

15. Middle Creek Greenway Construction Contract Amendment / Change Order – The Council approved construction contract change order for Fred Smith Company in the amount of \$518,250 (including contingency) for the construction of the Middle Creek Greenway to account for materials, supplies, and labor inflation, and authorized the Town Manager to sign and execute the

change order in the amount of \$318,231. Council adopted Parks and Recreation Capital Project Ordinance 23-05 to add \$377,863 to the project budget, and authorized the Town Manager to sign and execute any contract within the approved project budget, project scope, and current and prior Council actions.

A copy of Ordinance 23-05 is attached to these minutes.

16. Avent Ferry Road Widening Project – NCDOT Supplemental Agreement – The Council approved Supplemental Agreement with NCDOT for Supplemental Funds for an increased total NCDOT amount of \$400,000, adopted Street and Sidewalk Capital Project Ordinance 23-06 to appropriate \$400,000 in additional NCDOT reimbursements, and authorized the Town Manager to sign and execute any contracts to close the project that are within the approved project budget, project scope, and consistent with this and prior Council actions and intent.

A copy of Ordinance 23-06 is attached to these minutes.

17. Yard Waste Interlocal Agreement (ILA) Amendment with the Town of Apex – The Council approved the Yard Waste Interlocal Agreement Amendment with the Town of Apex.

18. Amend Town Council Calendar of Meetings – The Council amended their 2023 Calendar of Meetings to cancel the meeting scheduled on March 7, 2023.

19. Voluntary Annexation A22-04 – Norris Crossing Subdivision – The Council adopted Resolution 23-04 directing the Town Clerk to investigate the sufficiency of annexation petition A22-04 and setting the public hearing for March 21, 2023.

A copy of Resolution 23-04 is attached to these minutes.

PUBLIC HEARINGS

20. Norris Crossing Subdivision 22-MAS-01

MPT Berry asked Chris Hills, Development Services to explain the quasi-judicial process and how that applied to this item. Mr. Hills explained that the way the statute reads now, if the Council wants the authority to approve major subdivisions it has to be a quasi-judicial proceeding. It is different in that notice is given to the public, the findings are confirming that this project meets the UDO standards. We have worked with the Town Attorney, and the findings are that it meets the UDO. Council member McGrath said we used to talk about public detriment etc. so you're saying that the UDO now covers those issues. Chris Hills said yes, the discretion that you have is less than it used to be due to the new statute.

Cheryl Caines, Development Services, said this item was to consider a request for a Major Residential Subdivision Plan for +/- 74 acres on Avent Ferry Road known as Norris Crossing. She showed the location of the property and said that the Land Use and Character Plan designates it as Residential Neighborhood, and it is zoned SR Suburban Residential Conditional. She summarized the conditions that were attached to the property at rezoning which included minimum lot sizes, maximum number of units, open space commitments, architectural standards, and fee-in-lieu contribution to the traffic signal at Holly Meadow Drive and Avent Ferry Road. She said there would be 170 lots, 14 plus acres of tree preservation area and an active recreation area where the pond used to be.

Catherine Jacobs said that the subdivision would be served by sanitary sewer and potable water from Avent Ferry Road, connecting to existing gravity lines. The developer will widen Avent Ferry Road to half its ultimate cross section along the property frontage per the Comprehensive Transportation Plan. She said there would be a full median break at the entrance. She showed where internal streets and connection stubs would be located inside the subdivision. She explained that the Traffic Impact Analysis completed with the rezoning studied five intersections. She showed the location of the site access, and explained the \$490,000 fee-in-lieu for the traffic signal at Avent Ferry Road for the proportion of additional traffic created by the subdivision. This amount and the reimbursement for offsite extension of the sidepath along Avent Ferry Rd were agreed to with the

rezoning conditions. New agreements include an offset of Parks and Recreation fees-in-lieu for the construction of offsite greenway connections, and fee-in-lieu for a portion of the median within Avent Ferry Road of \$66,000.

MPT Berry asked John Schifano, Town Attorney, about the value of the offset. He asked Matt Beard, Parks and Recreation, to answer. Mr. Beard said the design has not been completed, but the distance is from 50-100 feet, so it should not be an extensive fee-in-lieu reduction. It will be in the amount of the actual cost. Mr. Beard, said that there would be a sidepath along Avent Ferry Road, and two onsite greenways, one through the center of the project, and one along the southern edge. He said this was the first time they have allowed co-locating a greenway in a tree preservation area and they are working on requirements for this to preserve specimen trees.

Council member McGrath asked what the total open space was and what does the UDO require. Ms. Caines said total open space required is 30% of the site; 20% in tree preservation 15% in active and 5% in flex. The applicant has 25% in tree preservation and the rest in recreation area. Council member McGrath asked if we permit non-usable open space. Ms. Caines said in residential, we do not specify usable or non-usable, except for the active space requirement.

Thomas Urquhart, Planning Board representative, said they asked about connectivity through the neighborhoods. They asked about the sidepath along Avent Ferry Rd. They asked about tree preservation and the 100-year flood plain. They were told that the lots will not be placed in the floodplain. He said they were concerned about the owner's land for the owner who is not part of the project. He said the Planning Board asked about schools becoming full and were told that staff was in close contact with Wake County Public Schools. They asked about a private gun range near the property and the applicant said he thought the gun range would be going away shortly.

He said that Planning Board recommended approval with a vote of 7 – 0 – 2. They followed their approval with a motion to raise concerns to Town Council regarding available crossing to allow residents to safely cross over from this project to the Holly Pointe subdivision. This motion passed 7 – 0 – 2.

Council discussed the crosswalk question, and what the NCDOT stance would be, whether crosswalks would increase safety and proposed speed limit changes in the area. They discussed creating greenway segments that are not connected to any other greenway. They discussed how connecting a greenway to a sidepath can create ways for pedestrians to access amenities. Council member McGrath asked about Avent Ferry Rd widening. Kendra Parrish, Executive Director of Utilities and Infrastructure said that on the NCDOT CIP it stops just past Holly Glen, so this area is not funded.

Mayor Mayefskie opened the public hearing and the following sworn testimony was received:

Jason Baron with Morningstar Law Group, representing the applicant, said Tucker McKenzie with Lennar was here and Jeff Roach with Peak Engineering was here. The traffic engineer is also present. He said that this hearing was to hear evidence according to the findings. Under NC law if you are zoned for a particular use, you have a constitutional right to use your property in that way. The nature of this hearing is evidentiary. He said the findings of fact are different from the previous UDO, but in this case the new Findings is that it does meet the requirements of the UDO. That is the question that is before you tonight. We believe the testimony will show you that that finding is satisfied. He said there are also conditions unique to this case that were agreed upon at the rezoning. Those are standards of the ordinance that was adopted. He handed the presentation over to Mr. Roach.

Mr. Roach, Peak Engineering, registered engineer in NC, gave his qualifications. He said the project is about 74 acres of land. He outlined the areas of the development and said they are continuing roads into the property for safety and access. He said the zoning conditions that staff outlined were included. He outlined the design of the park area in the northwest corner of the property and described the tree preservation area along the public greenway easement. He said they had acquired easements from the Mills at Avent Ferry to construct the connected greenway. He said they were working with staff to find the best route for the greenway. He said there would be extensions across the entrance for sidewalk connection. He said there would be medians in Avent

Ferry Road to the east and west of the project entrance. He said that NCDOT had requirements for tapers. They are also providing a left turn onto Diggery as well as into their site. He discussed connection to Longbottom Trail. He outlined project highlights including over 21 acres of Tree Preservation, Active Open Space or Flexible Space. He said his professional opinion is that they are following the ordinance and are in compliance with the UDO.

MPT Berry asked about the mailbox placement. Mr. Roach said that the location of the mail kiosk had not moved since the neighborhood meeting. He said that on the original sketch it was located by the intersection, but it was pinched there and they moved it to the north west corner to allow more room. He said this is a better, deeper location, for a nicer club house and a bigger pool. Stonemont has their kiosk close by on Fire Opal, so the mail carrier won't have to go back on Avent Ferry. He said there was a parking spot for the postal service to park and as they develop the club house there will be parking for residents.

MPT Berry asked the traffic engineer to render an opinion on how many extra trips on Fire Opal Lane would be produced by having the mailboxes there. Ronald Stephenson of Ramey Kemp asked MPT Berry to repeat the question. He said the purpose of interconnectivity is to allow traffic to go back and forth. There could be some traffic that comes, not necessarily for the kiosk. He said he didn't see it creating any traffic issues whatsoever. Will there be someone who cuts through Stonemont to get home? Perhaps, but not enough to create a traffic concern. Council member McGrath said he didn't think that people would enter through Avent Ferry, rather than cutting through Stonemont. Mr. Peterson said not everyone will go to the mail kiosk on their way home. Council member McGrath asked where was the kiosk was located at the initial TIA. Mr. Stephenson said the location of the kiosk was not considered as part of the traffic study. They are not usually considered. He said it was not enough of a game changer for traffic to create issues. It is not enough of a traffic pattern that you would do something different to accommodate it.

Mr. Johnson lives at 412 Fire Opal and his primary concern is the mail kiosk. Everyone in our neighborhood must come through our street to get their mail. Having a second one 200 yards away, it is just common sense that people will come that way. Secondly, our pool is at the end of Stonemont, and kids get in and throw things in the pool. We had an incident last year where a neighbor trying to keep them out had his house vandalized. Now a second pool there, places stress on the people on Fire Opal. Unless there is additional security that comes with that, it is a problem.

Michael Witt, said he is concerned about the safety on Fire Opal Lane with two mail kiosks that close. If you look at the Stonemont Kiosk, there is only one entrance, from Fire Opal. All Stonemont residents have to turn off Fire Opal and most are parking on Fire Opal. Lots of kids play in the kiosk area. He has learned to avoid the area. He said his suggestion to address this would be to move the amenity center back to its previous location around lots 18 and 19. People will go down Diggory Lane. Or don't open Fire Opal between the two subdivisions. He understands Holly Springs might want the road constructed for other reasons, but maybe we could put Jersey barriers to keep cars from driving between the subdivisions. Or a final idea, is changing the entrance to the amenity center and having people come in from Moonstone.

Sitaram Lingam said he has elderly parents who live with him and who are on walkers. He requested that the mailbox facility not be located with the Amenity Center on Fire Opal Lane, as this will increase the Norris Crossing traffic coming through Stonemont via Moonstone and Fire Opal to collect their mail each day. He said there are children and elderly residents on Fire Opal and this will prevent elderly people from walking. Something needs to be done to restrict the speed and provide a crossing. Or separate the two subdivisions with no through road on Fire Opal. He said if Council cares for the elderly they will do the right thing.

Juan Schaer said he has spoken about the public safety issues on Avent Ferry before, and the donut hole with the firing range is a bad idea. He played a clip from a past meeting of Council with MPT Berry opposed to the plan and Council member McGrath talking about the infrastructure

problems in the Town, and Council member Wolff talking about not wanting to create more donut holes.

Mr. Barron objected that this is an evidentiary hearing and this was hearsay. John Schifano said you cannot consider out of court statements. But he doesn't know that there was any evidence there. It was from the rezoning when you didn't have a site plan, and now you have a site plan. So he doesn't know what value that presented.

Marcelo Marlino, 300 Ocean Jasper Dr. He said he lives there and he does see lines of cars, and cars parked on the street to get the mail. He thinks not connecting the neighborhoods is a good idea. No one in Stonemont is against the development, it just needs to be done correctly. He said they hear gunshots from their backyard. He is not against guns, but he doesn't know where they are pointing and removing those trees will make the noise louder, and will create a problem for the people who will live there. Another concern is that Avent Ferry is one of the most dangerous roads in Holly Springs, adding more people will make that worse. How do we manage that? Those are his biggest concerns.

Rafael Renovato, 212 Ocean Jasper Dr., said his backyard faces this development. He is not against growing the city, but we have to do it responsibly. There are concerns about the donut hole, and infrastructure. He doesn't see schools and fire stations built fast enough to keep up with the homes being built here. If there is an accident on Avent Ferry you are stuck in traffic. There is a nuclear power plant – if there is a tragedy, then what? We need to widen Avent Ferry and 2030 is not soon enough. He is concerned about safety, and having enough infrastructure to grow responsibly.

Peter Filipov, 108 Smoky Emerald Way, said he lives in Stonemont. He wants to emphasize the infrastructure and how Avent Ferry will not be widened until 2029. There is no connection to Holly Pointe. He expressed concern about the shooting range. His third concern is about the mailbox. Everyone will use the shortcut. This is just the edge of the neighborhood being built and he doesn't see the traffic stopping.

There being no further input, Mayor Mayefskie closed the public hearing.

Mayor Mayefskie asked John Schifano to clarify for the Council what is in front of them to make sure they move forward correctly. Mr. Schifano said with the new UDO these types of subdivision plans are Quasi-Judicial. Legislative decisions give you unfettered right to make whatever decision you like. Administrative give you almost no discretionary authority. Quasi-Judicial requires you to apply facts to criteria and make a judgment on whether the facts meet the criteria. There are building setbacks, road requirements, land uses; it's complex. You have gotten to this point because staff has decided that it meets the ordinance. In order to deny, competent, substantial, and material evidence that gives you some reason to deny must be presented. The applicant has made a *prima facie* argument. If you have heard evidence that negates any of the findings, you could vote to deny it. But only if you have received competent material evidence. Over-crowding and congestion in the streets might be something you have heard. That is a problem, and your UDO says you are to avoid that. The Ordinance says you have to make neighborhoods that are safe. You have heard professional engineers say it is safe. But that is something for you to determine with competent, substantial evidence.

Council member McGrath asked staff to explain the required setbacks from Section 2 of the UDO from the donut hole. Cheryl Caines said setbacks are checked at the time of building permit. But the front will be 20 ft; 20 ft from a side on a corner lot; 10 ft side lot; rear is 20 ft.

Council member McGrath said that UDO 7.1(b)(2) talks about safety and UDO 7.3 talks about connectivity. There is a requirement for the connectivity, so we can't provide the blocking between neighborhoods. He asked if the TIA was either agnostic to where this amenity would be placed, or was accounting for this location. Elizabeth Goodson, Development Services, said the TIA's are done at rezoning, and the site plan is not known at that point. The Transportation

Engineer does it from a broader perspective of where traffic is going to be. Perhaps this is something that we need to address. There are some relevant questions and comments at this point. The connection points are known and the connection is known, but the TIA did not know the location of amenities. Ms. Goodson said that is a question for the applicant to drill into the details of the TIA.

Council member Forrest said he spoke with the owner of the donut hole. The gun range will have to be shut down once Norris Crossing goes in because of Wake county ordinances. So residents do not need to be concerned about that.

Council member McGrath read from UDO 11.22.A.2. regarding quasi-judicial decisions. He asked Mr. Schifano to say what the discretionary decision was that Council was being asked to make. Mr. Schifano said they were being asked to decide if this would create too much traffic. Council member McGrath asked what the findings of fact were that were helping Council make this decision. Mr. Schifano said if we were to parse out all the Findings of Fact that you have to make on this, it would be 8 pages long. What discretion do you have? Not to change a set back from 20 ft to 19 ft. The biggest discretion may be the placement of the mail kiosk. If you think it would create too much traffic you could ask them to come back with a better plan. Chris Hills said it could be in reason for Council to ask the applicant to make changes to the plan and they could voluntarily consent to those changes.

MPT Berry said he thinks there is competent evidence that the kiosk location would be detrimental and would support tabling this item and asking the applicant to come back. Council member Wolff asked if he meant just the kiosk or the amenity center. MPT Berry said he thought they were one and the same thing.

Council member Forrest asked about where the kiosk was when the TIA was done. Elizabeth Goodson said at the time of TIA there was no kiosk location. She said the original area was close to the thoroughfare, and there are regulations that prohibit that.

Council member Wolff said we have heard that there are problems with the kiosk, and from a traffic engineer that it is not problematic. He thinks it might be a Stonemont issue. The problems with their pool and kiosk need to be addressed by the Stonemont HOA. His question to Mr. Barron was if it would be possible to add a second kiosk to decrease the traffic. Mr. Barron said they were ok with moving the kiosk to a location west of the primary entrance to create an incentive for residents to use the main entrance. Mr. Roach said that he thought they could make that work from an engineering standpoint to move the mail kiosk to the west of the main entrance and still have adequate parking.

Council member McGrath said he wished to state for the record, that, had he been in the Chamber and able to vote last year he would not have approved the rezoning due to the unfunded taxpayer mandate for infrastructure. This is not unique to this development; but to all new developments. He said that concerns about schools should be addressed to the School Board or the Wake County Commissioners. This board does not have that jurisdiction.

Action1: Motion to make and accept the findings of fact with the additional findings of fact that the current proposed kiosk location creates a problem with the UDO and the applicant has agreed to move it to a location west of the main entrance, in a way that can be administratively approved by staff and approve Major Subdivision 22-MAS-01 for Norris Crossing Subdivision, with the conditions listed in the staff report.

Motion by: Wolff

Second by: Forrest

Vote: unanimous

Action: Motion to approve Development Agreement with Lennar Carolinas, LLC for Norris Crossing.

Motion by: Wolff

Second by: Berry

Vote: unanimous

21. Voluntary Annexation for 4200 Beech Creek Court

Aaron Prichard, Development Services, said this item was to consider annexation of 0.72 +/- acres at 4200 Beech Creek Court. He showed the location of the property at the corner of Optimist Farm Road and Beech Creek Court. He said annexation was requested in order to connect to Town water. The property cannot be served by existing gravity sewer facilities, and the property owner has certified that they are not requesting to connect to the sewer system.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A22-05.

Motion by: McGrath

Second by: Forrest

Vote: unanimous

13. Ordinance Amendments for Electric Vehicle Parking Stations and Park Operations – The Council pulled this from Consent Agenda. Council member McGrath said he wanted to discuss this because we had discussed in the past, if we added a bank of charging station that it be treated like a gas station. Those banks are typically placed away from other infrastructure, pathways, etc. The placement of these is problematic to him. Having them close to the primary access to Ting and the primary walking path at Womble concerns him. When we look at banks of chargers we need to look at their location. He would like to move them. Council member Forrest said he agrees that there could be a risk. We need them but he would like them to be located elsewhere. We offset substations for a reason. We should take further steps to see how far away these should be put from other locations. It's so new. We don't know what the problems are. What is an alternate location we could put these?

Council member Wolff asked what the safety danger was. Council member McGrath said when you put them all in one place it's an easier target for a bad actor. One is not a problem. But multiples are a problem. If we're going to be leading the charge, we need to do some due diligence.

Council member Forrest asked the Fire Chief if there were any locations in town with multiple charging banks. Chief Smith said no. Council member Wolff said that electric charging is inherently different from filling with gas because it takes longer. You won't fill a car with gas during your kid's soccer game, but you will charge your car. He doesn't think the risk outweighs the convenience. Council member McGrath said he was not saying to put them in the "back 40", just not right by the main pathway. Keep them in the parking lot, just not by the pathway. MPT Berry asked for staff rationale for locations. LeeAnn Plummer, Director of Parks and Recreation, said they have been working with Greg Sponseller, the Sustainability Coordinator. These were provided by the Duke Plug and Play grant. In order to meet the ADA regulations and to have access to the power needed, many locations were looked at, and staff landed in those locations to meet our park concerns, the ADA concerns, and the electrical requirements. It will go through code review to make sure no sidewalk incursion is caused and for safety. Council member McGrath said he would like them along the 2nd or 3rd row. We can provide one or two for ADA compliance, but put the others somewhere else. Ms. Plummer said staff could revisit the locations and work with the Duke team and bring it back to Council.

MPT Berry said it is great to get them as cheaply as we could. But he supports moving them to different locations. He asked staff to take it back to Duke for a different location.

Council member Wolff said he was happy to delay this as long as it doesn't endanger the grant funds.

Randy Harrington, Town Manager, said staff could bring this back to a future workshop with more information.

OTHER BUSINESS

Council member Wolff said he wanted to address Ms. Bare and her water issues. She is not a resident of the town. She said she paid taxes, but not to Holly Springs. For her to receive water from the town it would require annexation, correct? Mr. Schifano said yes, it's a petition for annexation. We have the forms. He said he had not had any conversations with these landowners, but it is his understanding that they did not want to be annexed, but wanted town water. Because that particular area, it is a large water main, not a water distribution line, it would not be cheap to make taps for that property. If an annexation petition were presented to you, you could discuss the cost of providing utilities. Council member Wolff said this is not a subdivision, it is individual houses. Mr. Schifano said that is correct, and it would be individual decisions to be annexed. Randy Harrington, Town Manager, said an estimate was made and it would be about \$1 million to run that line. Council member Wolff asked, if she were to petition for annexation, would half of that cost be her responsibility. Mr. Schifano said that Town ordinance requires connection to water to be annexed. So it would be 100% of the cost that was the land owner's responsibility. At that point, if a petition were made, you could either accept it, split the costs, or draft a developer's agreement type document to apportion the costs. Council member Wolff asked Mr. Schifano to reach out to her with this information. Council member McGrath asked that Council be shown the letter that was sent out 20 years ago. Mr. Schifano said that more than likely they were permission to survey letters. It would have said we want to do some studies, not we're about to give you water. Council member Forrest asked about the line and if it would be cheaper to split off and run back to Ms. Bare's property. Kendra Parrish, Executive Director of Utilities and Infrastructure, said it was a 24" line that would stop just past Amgen. It is not branching off. The rationale is that it is a high pressure water line. Adding individual taps presents pressure issues and safety issues for leaking. Early in the design process we looked at a parallel 6" line that could accommodate taps. That is what was estimated at \$1 million. In the past annexations we build the water line, but from the meter to the house the cost is the homeowners. We could entertain that annexation, but there is a cost to that to provide water. Mr. Harrington said that there are a number of property owners out there. It is economically difficult to spend that much for one, but if enough property owners were interested it might be feasible. Council member Wolff asked about county programs for houses that have dry wells. He said the situation is untenable, but we are not the ones to solve it. Council member Forrest said this is a symptom of a larger problem. The aquifer under the ETJ is not sustainable and we will eventually have to address how to bring water to the ETJ as the aquifer starts to dry.

Council member McGrath thanked staff for the retreat. He asked if there would be an update on the 911 calls from last week. Mr. Harrington said some more information could be sent to Council in the morning. Council member McGrath said since this body sanctioned the landfill working group, the Wake County Commissioners are no longer attending those meetings, but he would like to hold off from attending until we have some empirical data on the eNoses; a quarter or two of data would make him comfortable stepping back. But until then he's not ready to step away. Council member Wolff said he was happy to just receive staff reports after the meetings, but does not want to tell Council member McGrath to stop going. Mr. Harrington said his understanding from Wake County is that elected officials from Wake County don't plan to attend. His recommendation is that at a minimum the staff meet. He is happy if Council wants to continue. He recognized the work of the council and the success they have had. Things are moving in a positive direction. Council member Wolff asked who from staff is taking over from John Mullis. Mr. Harrington said Freddie Rodriguez would step in to that role.

MPT Berry said that since they were discussing committees, did we replace Council member Bennett's positions with Ms. Hewetson? He would like to offer the liaison on Parks and Recreation Advisory Committee to Mr. Forrest and ask Ms. Hewetson to be alternate. Mayor Mayefskie said that it had been his decision to give CM Hewetson Ms. Bennett's committee positions. Council member Forrest said that based on the timelines it would be easier if he was lead

and Council member Hewetson was the alternate. Council member Wolff said he thought it was important for Council member Hewetson to have a full council experience and be a lead. He offered the Tree Advisory Committee liaison position to her and he would be the alternate. Council member Hewetson said she would be interested in that. Council member Forrest asked if she wanted to be on the Village District committee also and she said yes.

MANAGER'S REPORT

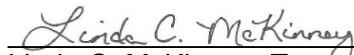
Randy Harrington, Town Manager, said there are many stakeholders who helped build this town. Council, development groups, and he wanted to inform them of the passing of Tom Spaulding. We sent our condolences to the family. The second item is around the MLK events at the Cultural Center this weekend.

A few other exciting events: Purdue Baseball this Friday at 6pm. Free Admission. They will play Akron on March 3rd. VDAP community meeting Monday March 20th 5:30 – 7 pm. He mentioned the guided hike at Mims Park, the Board of Adjustment and Planning Board training session and reception in March. Finally, as a point of personal privilege he congratulated Holly Springs High School Basketball team won their championship game 78-49, and they will play again at the High School.

CLOSED SESSION: none.

Adjournment: MPT Berry made a motion to adjourn at 9:59 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully Submitted on Tuesday, March 21, 2023.



Linda C. McKinney, Town Clerk

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



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Resolution Supporting Supplemental Agreement for Additional Funds from Additional Settlements of Opioid Litigation

Strategic Priority Area: Safe & Friendly

Staff Resource: Randy Harrington, Town Manager, John Schifano, Town Attorney

Action(s):

Adopt Resolution 23-05 authorizing execution of Opioid Settlements and Approving the Supplemental Agreement for Additional Funds (SAAF) between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation.

Explanation:

- On July 20, 2021 Council adopted Resolution 21-16 supporting a Memorandum of Agreement between the State of North Carolina and local governments on proceeds relating to the settlement of Opioid Litigation with the "big three" drug distributors plus Johnson & Johnson.
- This partnership between the state and local governments produced 100% participation and enabled the state and the participating local governments to receive 100% of our collective share of the national settlement funds.
- Recently, the state negotiated new settlements with CVS, Walgreens, Walmart, Allergan and Teva, known as the Wave Two Settlements.
- Wake County is expected to receive \$28,925,707.62 in Wave Two allocations.
- While the Town of Holly Springs is not a participant in the opioid litigation or settlement, resolutions of support by municipalities with over 30,000 population have been requested by the State of North Carolina to help maximize the portion of the settlement payout. While it is unclear if any direct funds will come to Holly Springs, support of the resolution will help the region combat the opioid epidemic.

Background:

- The opioid epidemic has caused more than 16,000 deaths in North Carolina and negatively impacts families, public safety agencies, the criminal justice system, social services, and healthcare.
- Proceeds from the "Wave One" settlement began flowing to the state and all 100 counties in 2022.
- Wake County was allocated \$36,135,553.85 from this first settlement, which will be paid out over a period of 18 years.

Funding Source(s):

N/A

Attachment(s):

1. DOJ letter to municipalities 2.14.23
2. 23-05 Opioid Settlement Wave 2

JOSH STEIN
ATTORNEY GENERAL



February 14, 2023

Dear Municipal Managers, Attorneys, and Clerks:

I am writing with an important update in our collective fight to address the opioid epidemic and save lives – and a request for you to take action to secure additional opioid settlement funds so that North Carolina can continue these important efforts.

As you know, I helped negotiate the \$26 billion national opioid settlements with the “big three” drug distributors plus Johnson & Johnson (“Wave One Settlements”). In 2022 these funds began flowing to the state, all 100 counties, municipalities of over 75,000 people, and municipalities that engaged in litigation against opioid defendants.

We recently negotiated \$21 billion in new settlements with CVS, Walgreens, Walmart, Allergan and Teva (“Wave Two Settlements”). These Wave Two Settlements have the potential to bring significantly greater resources to North Carolina to address the opioid epidemic. North Carolina’s state and local governments receiving opioid settlement funds stand to receive more than \$600 million from the Wave Two Settlements – in addition to the more than \$750 million we are already receiving from the Wave One Settlements.

Although your municipality is not receiving direct payments under the opioid settlements, your residents benefit from the resources going to your county and the state as a whole. In traveling across North Carolina in recent months, I have learned firsthand about the many innovative programs to address the opioid crisis that local governments are funding with money from the Wave One Settlements. I am excited about the many new or expanded programs that can be funded with additional resources from the Wave Two Settlements.

As with the Wave One Settlements, **North Carolina will receive its full share of payments from the Wave Two Settlements only if all local governments of over 30,000 people, including your municipality, sign onto each settlement.** And the defendants will agree to finalize the Wave Two Settlements only if the vast majority of local governments across the nation sign onto them.

In the coming days, your municipal manager or attorney (or other senior staff your municipality identified in the course of approving the Wave One Settlements) will receive an email from the national administrator, Rubris. The email from Rubris will invite your municipality to sign onto each of the five new Wave Two Settlements as well as a supplement to the North Carolina Memorandum of Agreement (“MOA”) on the allocation, use, and reporting of funds from the Wave One settlements.

This supplement to the MOA is called the “Supplemental Agreement for Additional Funds from Additional Settlements of Opioid Litigation” or “SAAF” for short. It provides that the bulk of North Carolina’s money from the Wave Two Settlements will go to counties, municipalities of over 75,000 people, and municipalities that engaged in litigation against opioid defendants to address the opioid crisis. The SAAF extends the basic terms of the MOA governing the Wave One Settlements to the Wave Two Settlements. Like the MOA, the SAAF has the support of my office, the North Carolina Association of County Commissioners (NCACC), and the North Carolina League of Municipalities (NCLM).

April 18, 2023 is the deadline to sign onto the Wave Two Settlements and the SAAF. To assist you in meeting this deadline, we are pleased to share a draft resolution template that your governing body may adopt to authorize signing onto the Wave Two Settlements and the SAAF. The draft resolution template is available [HERE](#) on the “Wave Two Settlements” page of DOJ’s www.MorePowerfulNC.org website. I encourage your municipality to adopt its authorizing resolution and execute the settlement documents and SAAF as soon as possible so that North Carolina can help build national momentum in support of the Wave Two Settlements.

I’m proud that the strong partnership between the state and local governments in North Carolina produced 100% local government participation in the Wave One Settlements. This enabled the state and the participating local governments to receive 100% of our collective share of the national settlement funds.

We are hoping to achieve the same unanimous approval of the Wave Two Settlements. Assuming this high level of participation by local governments across North Carolina and the country, which we expect, North Carolina should start receiving money from the Wave Two Settlements during the second half of 2023. These funds will be in addition to the money our state is already projected to receive from the Wave One Settlements. The maximum amount that your county is projected to receive from the Wave Two Settlements (along with a reminder of the amount your county is projected to receive from Wave One Settlements) is available [HERE](#) on the “Wave Two Settlements” page of DOJ’s www.MorePowerfulNC.org website.

For more information, I encourage you to visit the “Opioid Settlements” section of DOJ’s www.MorePowerfulNC.org website. You will find additional tools, resources, and information about the opioid settlements on the Community Opioid Resources Engine for North Carolina (CORE-NC) (<https://ncopioidsettlement.org/>).

We encourage you to consult your municipal attorney regarding the Wave Two Settlements. If you have questions for my team about the Wave Two Settlements or SAAF, please do not hesitate to email us at opioidsettlement@ncdoj.gov.

Thank you for your consideration and partnership in this ongoing effort to save lives and improve the health and well-being of North Carolina residents impacted by the opioid crisis.

Sincerely,



Josh Stein



Resolution No. 23-05

Date Adopted: March 21, 2023

Effective Date:

**RESOLUTION BY THE TOWN COUNCIL OF HOLLY SPRINGS
AUTHORIZING EXECUTION OF OPIOID SETTLEMENTS AND
APPROVING THE SUPPLEMENTAL AGREEMENT FOR ADDITIONAL
FUNDS BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL
GOVERNMENTS ON PROCEEDS RELATING TO THE SETTLEMENT OF
OPIOID LITIGATION**

WHEREAS, the opioid overdose epidemic had taken the lives of more than 32,000 North Carolinians (2000-2021);

WHEREAS, the COVID-19 pandemic has compounded the opioid overdose crisis, increasing levels of drug misuse, addiction, and overdose death; and

WHEREAS, the Centers for Disease Control and Prevention estimates the total economic burden of prescription opioid misuse alone in the United States is \$78.5 billion a year, including the costs of healthcare, lost productivity, addiction treatment, and criminal justice involvement; and

WHEREAS, certain counties and municipalities in North Carolina joined with thousands of local governments across the country to file lawsuits against opioid manufacturers, pharmaceutical distribution companies, and chain drug stores to hold those companies accountable for their misconduct; and

WHEREAS, settlements have been reached in litigation against Walmart, Inc., Teva Pharmaceutical Industries Ltd., Allergan Finance, LLC, Allergan Limited, CVS Health Corporation, CVS Pharmacy, Inc., and Walgreen Co., as well as their subsidiaries, affiliates, officers, and directors named in these Settlements; and

WHEREAS, representatives of local North Carolina governments and the North Carolina Department of Justice have negotiated and prepared a Supplemental Agreement for Additional Funds (SAAF) to provide for the equitable distribution of the proceeds of these settlements; and

WHEREAS, by joining the settlements and approving the SAAF, the state and local governments maximize North Carolina's share of opioid settlement funds to ensure the needed resources reach communities, as quickly, effectively, and directly as possible; and

WHEREAS, it is advantageous to all North Carolinians for local governments, including Holly Springs and its residents, to sign onto the settlements and SAAF and demonstrate solidarity in response to the opioid overdose crisis, and to maximize the share of opioid settlement funds flowing to North Carolina to help abate the harm; and

WHEREAS, the SAAF directs substantial resources over multiple years to local governments on the front lines of the opioid overdose epidemic while ensuring that these resources are used in an effective way to address the crisis;

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Holly Springs, North Carolina hereby authorizes the Town Manager to execute all documents necessary to enter into opioid settlement agreements with Walmart, Walgreens, CVS, Allergan, and Teva, to execute the SAAF, and to provide such documents to Rubris, the Implementation Administrator.

Adopted by the Holly Springs Town Council on this, the 21st day of March, 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Quarterly Budget Amendments

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

Approve the following budget amendments:

- Amendment 1 - Insurance Proceeds
- Amendment 2 - Utilities and Infrastructure Replacement Vehicle
- Amendment 3 - Liability Payment Technical Correction
- Amendment 4 - Police Grant Funding for External Carrier Vests

Adopt the following capital project ordinances:

- Parks and Recreation Capital Project Ordinance (23-09)
- Town and Building Projects Capital Project Ordinance (23-10)
- Parks and Recreation Capital Reserve Ordinance (23-11)

Explanation:

Operating Funds Amendments:

- **Amendment 1** - Appropriates \$3,700 in insurance proceeds for Parks and Recreation for repairs to Town grounds as a result of damage from a contractor.
- **Amendment 2** - Appropriates \$52,609 in insurance proceeds and transfers an additional \$32,391 for a total of \$85,000 for the purchase of a replacement Utilities and Infrastructure F350 truck.
- **Amendment 3** - Appropriates \$71,430 for the purposes of reimbursing a Town liability.
- **Amendment 4** - Appropriates \$5,000 in grant funding from the NC League of Municipalities for police external carrier vests

Capital Project Ordinances (Note - capital project ordinances appropriate the total fund amount for all projects included in the associated fund):

- **Parks and Recreation Capital Project Ordinance (23-09)** - Appropriates \$27,000 for Greenway boardwalk bridge replacement and \$1,400,000 for Womble Turf Replacement. This ordinance increases the project fund of \$26,323,732 by \$1,427,000 for a new total fund appropriation of \$27,750,732
- **Town and Building Projects Capital Project Ordinance (23-10)** - Appropriates \$313,636 in received fee-in-lieu for road improvements related to the Operations

Town Council Business Meeting
March 21, 2023

Campus. This ordinance increases the project fund of \$45,215,814 by \$313,636 for a new total fund appropriation of \$45,529,450

- **Parks and Recreation Capital Reserve Ordinance (23-11)** - Appropriates \$64,179 in received revenues. This ordinance increases the total project fund from \$15,211,345 by \$64,179 for a new total fund appropriation of \$15,275,524.

Background:

Operating Funds Amendments:

- **Amendment 1- Insurance Proceeds**
 - The Town received \$3,700 in insurance proceeds from CS Tree Services Inc. as payment for damage caused during contracted operations on town facilities.
- **Amendment 2- Utilities and Infrastructure Replacement Vehicle**
 - In FY22, a Utilities and Infrastructure vehicle was damaged when another vehicle pulled out in front of it; the Town was determined not at fault.
 - The vehicle was sent for repair and an initial \$27,155 of insurance proceeds was issued to the Town. These funds were received in May 2022, but due to a technical error, they were received in the General Fund. This amendment corrects this error by transferring the funds in FY23 to the Utility Fund.
 - During repairs, additional damage was discovered that resulted in a total loss determination, and as a result, an additional \$25,454 of insurance proceeds is being issued to the Town.
 - The Town will receive a total of \$52,607 in insurance proceeds, but a new replacement vehicle costs \$85,000.
 - The additional \$32,391 in needed funds is being transferred from a Utility fund expense account used for surplus transfers to Utility Reserves.
- **Amendment 3- Liability Payment Technical Correction**
 - This action corrects an FY22 accounting issue where \$71,430 in developer fee payments were incorrectly coded as revenue and not a liability.
 - This revenue then fell to fund balance at the closeout of the fiscal year.
 - The developers are now owed a refund and therefore an appropriation from fund balance is necessary to issue this refund in FY23.
- **Amendment 4- Police Grant funding for external carrier vests**
 - The Police Department was awarded \$5,000 from the NC League of Municipalities for the purchase of 35 External Carrier Vests for police officers.
 - The total cost of the carriers is \$11,200, of which the balance will be funded from the Police Department's operating funds.

Capital Project Ordinances:

- **Parks and Recreation Capital Project Ordinance (23-09)**
 - Council previously approved \$151,200 in funding for bridge and boardwalk replacements between Bridgewater and Sunset Ridge subdivisions that are aging and in need of repairs.
 - The lowest responsive bidder came in at \$178,200, which includes project contingency.
 - An additional \$27,000 is being transferred to the project from Parks and Recreation

Operating Funds.

- In the approved Community Investment Plan (CIP), the Town was scheduled to replace the turf fields at Womble Park in fiscal year 2023-24. Due to timing concerns with the contractor, staff are requesting to move the funds now to a project account in order to get on the 2023 summer work schedule.
- The project budget for the Womble Turf project is \$1.4 million.
- Both the boardwalk and turf projects are to utilize unrestricted funds, which are revenues not associated with Park and Recreation fees in lieu.

- **Town and Building Projects Capital Project Ordinance (23-10)**

- The Town previously received \$313,636 in fee-in-lieu payment for road improvements that will be completed along with the Operations Campus project.
- This ordinance transfers these funds to the Operations Campus project.

- **Parks and Recreation Capital Reserve Ordinance (23-11)**

- The Town has received \$64,179 in additional revenue that must be appropriated in order to be transferred to a future project account.

Funding Source(s):

- General and Utility Operating Funds
- Community Investment Plan - Capital Project Funds

Attachment(s):

1. Amendment 1 - Insurance Proceeds
2. Amendment 2 - Utilities and Infrastructure Replacement Vehicle
3. Amendment 3 - Liability Payment Technical Correction
4. Amendment 4 - Police Grant Funding for External Carrier Vests
5. Parks and Rec Project Ordinance (23-09)
6. Town Building Project Ordinance (23-10)
7. Parks and Recreation Capital Reserve (23-11)

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Parks and Recreation **Date:** 3/21/2023

Reason for Budget Amendment:

Receiving insurance proceeds from property damage caused by a contractor

Expense			
Account #	Account Description	Increase	Decrease
10-425-26-41.04	Parks and Recreation - Maintenance and Repair	\$ 3,700	
Total Expense:		\$ 3,700	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-340.07	General Fund - Insurance Proceeds	\$ 3,700	
Total Revenue:		\$ 3,700	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

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

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

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

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

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Utilities and Infrastructure **Date:** 3/9/2023

Reason for Budget Amendment:

Recognize insurance proceeds and transfer funds for Utility fund vehicle deemed totaled.

Expense			
Account #	Account Description	Increase	Decrease
30-450-045-90.02	U&I - Vehicle Capital Outlay	\$ 85,000	
10-95	General Fund - Transfers Out	\$ 27,155	
30-95.23	Utility Fund - Transfers Out to Water Reserves		\$ 32,391
Total Expense:		\$ 112,155	\$ 32,391

Revenue			
Account #	Account Description	Increase	Decrease
10-355.11	General Fund - Approp from Fund Balance	\$ 27,155	
30-355.01	Utility Fund - Transfers In	\$ 27,155	
30-340.07	Utility Fund - Insurance Proceeds	\$ 25,454	
Total Revenue:		\$ 79,764	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

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

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

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

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

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Development Services

Date: 3/21/2023

Reason for Budget Amendment:

Technical correction for a liability payment received in fiscal year 2021-2022.

Expense			
Account #	Account Description	Increase	Decrease
10-460-015-12.01	Development Services - Professional Fees	\$ 71,430	
Total Expense:		\$ 71,430	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-355.11	General Fund - Approp from Fund Balance	\$ 71,430	
Total Revenue:		\$ 71,430	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

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

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

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

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

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Police Department

Date: 3/21/2023

Reason for Budget Amendment:

Receive \$5000 from the NC League of Municipalities for the purchase of Police external carrier vests.

Expense			
Account #	Account Description	Increase	Decrease
10-418-18-63	Police - Uniforms	\$ 5,000	
Total Expense:		\$ 5,000	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-340.01	General Fund - Misc Revenue	\$ 5,000	
Total Revenue:		\$ 5,000	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

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

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

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

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



Ordinance No. 23-09

Date Submitted: March 21, 2023

Date Adopted: March 21, 2023

**Parks and Recreation Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of parks and recreation capital projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: Parks and Recreation Fees shall be deposited directly in the fund effective March 21, 2023:

Parks and Recreation Capital Project Fund	
Expenditures:	
Parks and Recreation Capital Project Fund	27,750,732
Total	27,750,732

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

Park and Recreation Capital Project Fund	
Revenues:	
Transfer In	16,576,524
State Grants	834,340
Federal Grants	1,133,000
Bond Proceeds	9,177,668
Miscellaneous Revenues	29,200
Total	27,750,732

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective 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

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Ordinance No. 23-10

Date Submitted: March 21, 2023

Date Adopted: March 21, 2023

**Town Building Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of construction of town buildings and general government capitalized assets.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: Town Building Project Fees and Revenues shall be deposited in the fund effective March 21, 2023:

Town Building Project Fund	
Expenditures:	
Town Buildings Projects	45,529,450
Total	45,529,450

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

Town Building Project Fund	
Revenues:	
Limited Obligation Bond	25,626,261
Revenue Bond	15,000,000
State Grants	2,500,000
Transfers In	2,089,553
Other Revenue Sources	313,636
Total	45,529,450

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective 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

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Ordinance No. 23-11

Date Submitted: March 21, 2023

Date Adopted: March 21, 2023

**Parks and Recreation Capital Reserve Fund
HOLLY SPRINGS, NORTH CAROLINA**

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve fund ordinance is hereby adopted:

SECTION I: The Town Council hereby creates a capital reserve fund for the purpose of acquiring land, making capital improvements to land and facilities, purchasing, planning, and constructing capital equipment or facilities for parks and recreation purposes.

SECTION II: This fund will remain operational until closed by resolution or ordinance of the governing body.

SECTION III: Parks and Recreation Development Fees shall be deposited directly into this fund effective March 21, 2023.

SECTION IV: The following amounts are appropriated for the capital reserve fund:

Parks and Recreation Capital Reserve Fund	
Expenditures:	
Transfers Out	15,275,524
Total	15,275,524

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

Parks and Recreation Capital Reserve Fund	
Revenues:	
Parks and Recreation Revenues	15,275,524
Total	15,275,524

SECTION VI: Copies of this ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION VII: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective March 21, 2023 in accordance with the laws of the State of North Carolina.

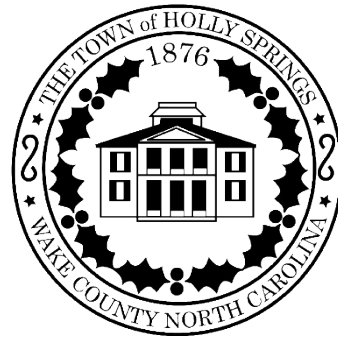
Adopted this, the 21st day of March 2023.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Bridgewater Boardwalk Replacement TOHS Proj. # 21-028

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

Staff Resource: Darin Eyster, Utilities and Infrastructure, Aaron Levitt, Utilities and Infrastructure, LeeAnn Plumer, Parks & Recreation

Action(s):

Approve the Bridgewater Boardwalk Replacement Contract of Span Builders LLC. in the amount of \$169,540 (plus contingency) for a project total of \$178,200.

Explanation:

- As part of the town's greenway network, the boardwalk located between the Bridgewater and Sunset Ridge subdivisions needs to be replaced due to age and deterioration of the wooden structure.
- The project scope includes complete replacement of 260 linear feet of 10-foot wide boardwalk that is rated for 2500 lbs and meets the design/construction standards to date.
- Updated wood boardwalk detail provides a better quality product and a safer greenway experience.
- Three contractors were asked to provide a repair and replace proposal. Span Builders LLC were the lowest responsive bidder.
- The estimated completion date is August 1, 2023.

Background:

- The greenway section, including the boardwalk, was constructed as part of the Bridgewater subdivision in 2005 and dedicated to the Town.
- This greenway provides a pedestrian connection between Bridgewater and Sunset Ridge neighborhoods.
- General age and exposure have resulted in the deterioration of the structure.
- The total project budget is \$178,200.

Funding Source(s):

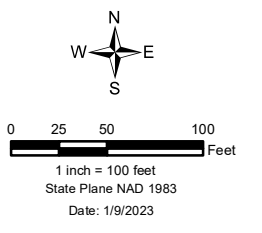
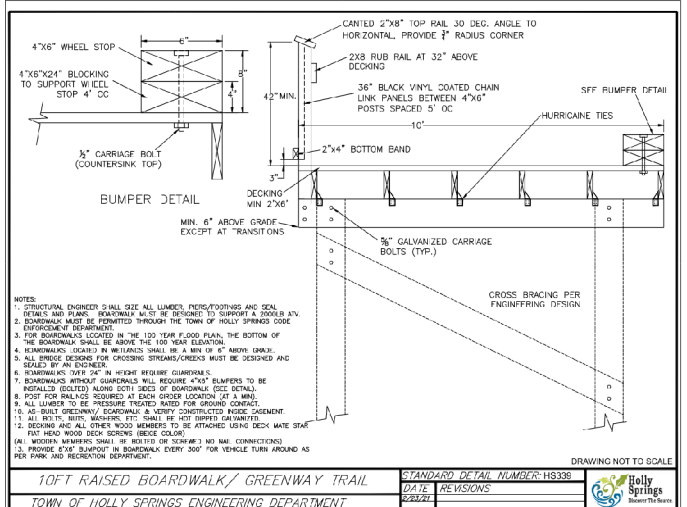
Boardwalk Bridge Replacement CIP Project Account - \$151,200;

Budget Amendment from Parks and Recreation operating budget - \$27,000

Attachment(s):

1. Boardwalk Replacement Location
2. FY23 Budget Amendment Form - Bridgewater Boardwalk
3. Current Condition of Bridgewater Boardwalk
4. Bridgewater Boardwalk Contract 1-2

Town Council Business Meeting
March 21, 2023



For More Information contact:
Town of Holly Springs
Engineering Department
P.O. Box 8
Holly Springs, NC 27540
919.557.3026
www.hollyspringenc.us

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 before using it.

Town of Holly Springs FY2022-23 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Department: Parks & Recreation **Date:** 3/7/2023

Reason for Budget Amendment:

Funding for cover the cost increase for the Bridgewater boardwalk repair project.

Expense			
Account #	Account Description	Increase	Decrease
10-425-25 41.03	Parks and Rec - Maintenance Buildings		\$ 10,000
10-425-36 41.04	Parks and Rec - Maintenance Grounds		\$ 10,000
10-425-28 12.07	Parks and Rec - Prof Tech Services - Advertising		\$ 2,000
10-425-28 62.04	Parks and Rec - Dept Supplies		\$ 5,000
10-95	General Fund - Transfers Out	\$ 27,000	
Total Expense:		\$ 27,000	\$ 27,000

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

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

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

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

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

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

Current Condition of Bridgewater Boardwalk



CONSTRUCTION CONTRACT

This Construction Contract ("Contract") is made by and between Span Builders LLC ("Contractor") and The Town of Holly Springs ("Owner") and is subject to the terms and conditions stated below. The effective date of this Contract shall be _____.

Contractor and Owner agree as follows:

- 1. Legal Name, and contact information for General Contractor:** Span Builders LLC c/o Thompson Brown, 3434 Edwards Mills Road, Suite 112 #305, Raleigh, NC 27612
- 2. Legal Name and contact information for Owner:** Town of Holly Springs
128 South Main St. Holly Springs, NC 27540
- 3. Property Description:** Boardwalk just south of Wellspring Dr. Holly Springs, NC
- 4. Scope of Work to be performed by Contractor:** See Contractor's Quote attached hereto as Exhibit 1 and incorporated and made a part of the Contract as if set forth in full (hereinafter "the Work").
- 5. Plans to be followed by Contractor, and which further describe the Work included in this Contract:** * remove and replace timber boardwalk with concrete approaches

6. Payments to Contractor:

Subject to adjustment for changes in scope and the other pricing provisions herein, the parties agree that the Contractor shall be entitled to the following payments for the Work. The compensation to Contractor set out below does not reflect any price changes resulting from any change orders agreed upon in writing and signed by all the parties.

A fixed price of \$ 169,540.00 which shall be paid to Contractor as follows:

The Contractor's Quote (Exhibit 1) shall be used as the schedule of values for payment purposes. Partial payments shall be paid by the Owner to the Contractor as the Work progresses, based upon estimates from the Contractor and review by the Owner. Monthly billings shall be in Owner's office at a time specified by the Owner. The Contractor will be paid by the Owner within 15 days of receipt of pay request from the Contractor. Retainage withheld by the Owner on this project shall be 5%**Error! Bookmark not defined.** Each progress payment shall constitute a partial interim lien release in favor of the Owner and the Property for the amount actually paid to Contractor. The Contractor shall be entitled to stop work and be compensated for any payment delays. The Owner will provide reasonable evidence of its ability to pay the full amount to become due to the Contractor, upon request of the Contractor.

The Contractor shall be paid in full within 30 days of Substantial Completion or the Owner's use and occupancy of the improvements, whichever is earlier.

7. Other Provisions and Conditions: (Itemize all addenda to this Agreement and attach hereto).

8. Contract Documents: The documents that form the contract between Contractor and Owner are this Construction Contract, the Contractor's Quote (attached as Exhibit 1), the Plans and any Specifications referenced as controlling, and all modifications and change orders agreed to by the parties hereafter ("Contract Documents").

9. Change Orders: If extra work not shown in the Plans and Specifications is requested by the Owner, or is required in order to complete the project, this contract shall be equitably adjusted accordingly. The Contractor shall provide written notice of any such increases in scope, so that the Owner may investigate the basis of any such claim before the extra costs are incurred. The parties shall work together toward executing a written change order documenting the reason for any such increase in the contract price and the amount of the increase.

10. Construction:

(a) Commencement: Weather permitting, the Contractor shall start its work by _____. The Owner is responsible for paying all permit, inspection, impact and like fees charged by governmental authorities, and shall have all permits in place to allow work to progress in a continuous and logical sequence.

(b) Substantial Completion: The Work shall be substantially completed by _____. ("Time for Completion"). As used in this Contract, the term "Substantial Completion" of the Work shall mean completion of construction of the Work to the degree that it is useable of its intended purposes, and only minor imperfections, typically referred to as "punch list" items, if any, remain to be corrected.

However, if Contractor is delayed in the progress of construction by any act or neglect of Owner, material shortages, adverse weather conditions, delays in transportation which were not reasonably foreseeable, or acts of God, then the Time for Completion shall be extended by such reasonable time as is necessary to recover from such events.

11. Inspections; Occupancy: During the course of construction, Owner or Owner's designated representatives may enter and inspect the Work for the purpose of appraisal, inspection and evaluation. Such inspections shall take place at reasonable times, and in such a manner, as not to interfere with the progress of construction. Until substantial completion of the Work, Owner agrees not to occupy or store personal property in the Work.

12. Insurance. The Contractor shall obtain and furnish to the Owner an original standard ACORD form certificate of insurance evidencing commercial general liability, with a limit for bodily injury and property damage in the amount of \$1,000,000.00 per occurrence, and general aggregate, covering the Contractor from claims or damages for bodily injury, personal injury, or for property damages which may arise from the Contractor, its agents, and/or employees operating under this Contract. The required limit for insurance may be obtained by a single general liability policy, or the combination of a general liability and excess liability or umbrella policy. The Owner shall be named as additional insured's in this commercial general liability policy.

The Contractor shall maintain all legally required insurance coverage, including, without limitation, worker's compensation and vehicle liability, in the amounts required by law. Providing and maintaining adequate insurance coverage is a material obligation of the Contractor. All such insurance shall meet all laws of the State of North Carolina. Such insurance coverage shall be obtained from companies that are authorized to provide such coverage, and are authorized by the Commissioner of Insurance to do business in North Carolina. The Contractor shall, at all times, comply with the terms of such insurance policies.

The Contractor shall furnish to the Owner, prior to the commencement of the Work under this Agreement, appropriate certificates evidencing that the aforesaid insurance is in force and fully paid for.

13. Owner's Warranties: Owner warrants and represents to Contractor that Owner owns the Property in fee simple absolute, subject only to financing to pay for the improvements to be made by Contractor. Owner warrants that the plans provided to the Contractor comply with applicable setbacks and other restrictions on the use of the Property.

14. Punch List: Contractor shall notify Owner when the Work is substantially complete. Owner shall thereupon promptly inspect the Work, and deliver to Contractor a written comprehensive list of all deficiencies that are detectable by visual examination. These deficiencies are referred to in the Contract Documents as "punch list" items. Contractor shall promptly and diligently correct all construction deficiencies so listed. Owner may withhold, from the payment due Contractor upon substantial completion, an amount estimated by Owner to be the reasonable cost of correcting the construction deficiencies noted on Owner's punch list. Any sum retained will be promptly paid as Contractor corrects such construction deficiency.

15. Contractor's Warranties:

(a) Contractor warrants that the construction will be performed in conformity (i) with the Contract Documents, (ii) in a good and workmanlike manner, (iii) lien- and claim-free from lower tier contractors and suppliers, and (iv) with new or equivalent (unless good quality) materials. (b) Manufacturers' or vendors' warranties or guarantees (referred to as "product warranties" herein), if any, on materials, fixtures, appliances, and components, to the extent assignable, are deemed assigned by Contractor to Owner. Contractor will deliver to Owner all product warranty forms in its possession at Substantial Completion. Owner is responsible for compliance with any notice and claim procedures set forth therein. Contractor does not adopt, and is not bound by, any such product warranties. Owner's rights under the product warranties are in addition to Contractor's warranties in 15(a) above.

16. Contractor's Duty to Correct: For a period of one (1) year from the date of Substantial Completion, Contractor will make all repairs and corrections to the work that shall become necessary, by reason of defects in labor or materials or substantial non-conformity with the Contract Documents, which were not detectable by visual examination at the time of preparation of the punch list, upon written notice of the defect from Owner. Should a repair or correction become defective within one (1) year from the date that the repair or correction was made or attempted, Contractor will make all necessary adjustments to the repair or correction that shall become necessary, by reason of defects in labor or materials or substantial non-conformity with the Contract Documents, upon written notice of the defect from Owner. (Imperfections in non-structural components of the Work, resulting from normal settling and drying of materials, shall not be considered "defects.")

17. Completion Documentation: Upon substantial completion of the Work, Contractor shall deliver to Owner all product warranties in the possession of Contractor, and a new construction termite guarantee, if the Contract Documents require Contractor to provide treatment against wood-destroying insects.

Simultaneously with the receipt of the balance of compensation payable by Owner to Contractor, upon substantial completion of the Work (less any retainage for "punch list items" authorized in paragraph 7 above), Contractor will deliver to Owner an affidavit, in form and content standard in the construction industry, and approved by Owner's title insurance company, verifying that all work, labor, services and materials for the construction of the Work have been paid in full, or will be paid with proceeds from the final payment, and indemnifying and holding Owner and Owner's title insurance company harmless from any and all costs, damage, or expense of any kind (including attorney's fees and court costs) arising out of, or on account of, any claims or liens of any contractor, laborer, or materialman of Contractor arising by virtue of Chapter 44A of the North Carolina General Statutes, now or as may be hereafter amended.

18. Miscellaneous: The parties also agree that:

(a) The Contract Documents may not be assigned or transferred without the written agreement of Contractor and Owner.

(b) In the event that any arbitrator or court of competent jurisdiction shall declare any provision of the Contract Documents to be invalid, the remaining portions of the Contract Documents shall remain in full force and effect, except to the extent that said adjudication of invalidity shall defeat the purpose of the Contract, in which case it shall terminate.

(c) This Contract shall be governed by and construed in accordance with the substantive laws of North Carolina, without giving effect to its conflicts of laws.

(d) This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors, assigns, executors and administrators, and their heirs.

(e) As used herein, the words in the singular include the plural, and the masculine, feminine and neuter genders are interchangeable as required by context.

(f) The Contract Documents constitute the entire understanding of the parties, and all prior agreements and understandings are merged herein. The Contract Documents may not be modified or amended except in writing, signed by each of the parties hereto.

(g) In case of conflict among the Contract Documents, the Plans will take precedence over this Construction Contract.

(h) If any provision herein is by its nature and effect required to be observed, kept or performed after substantial completion of the Work, it shall survive same, and remain binding upon and for the benefit of the parties hereto, until fully observed, kept or performed.

(i) The parties hereto adopt the word/symbol (SEAL) next to their respective signatures as their seal, with the intent that this Agreement (along with any Addendum or Change Order) be treated as a sealed instrument.

19. Binding Arbitration: Any dispute or claim arising out of this Agreement, or relating to the dealings and transactions between the parties as a result of this Agreement, including any contract, tort, or statutory claims between the parties, shall be resolved by binding arbitration administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then in effect. As part of the arbitration proceedings, the arbitrator(s) shall have the discretion and full authority (but not an obligation) to award reasonable attorneys' fees in favor of the party the arbitrator(s) deem to be the prevailing party. A judgment on the

award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Any formal arbitration hearing shall be conducted in the county where the work is to be performed.

This arbitration provision does not impair the Contractor's rights to file a lien and appropriate lien perfection action to protect its lien rights against the Property.

IN WITNESS WHEREOF, the parties have executed this Construction Contract on the dates as set forth below.

CONTRACTOR

By: J. Thompson Brown (Seal)
Name: J. Thompson Brown
Title: Vice President
Date: 03/16/2023

OWNER

By: _____ (Seal)
Name: David M. Stallings
Date: _____

OWNER

By: _____ (Seal)
Name: Cortney H. Stallings
Date: _____



3434 Edwards Mill Road • Raleigh, NC 27612 • Phone: 919-307-7000

Town of Holly Springs

Job Address:

Holly Springs, NC

Print Date: 3-16-2023

Proposal for Bridgewater (1)

Items	Description	Qty/Unit	Unit Price	Price
Engineering Engineering		1 LS	\$1,900.00	\$1,900.00
Building Permit 01.2 Building Permits		1 Ea	\$1,520.00	\$1,520.00
10' Wide Boardwalk(pile driven) 2500 lbs rated Boardwalk		260 LF	\$464.55	\$120,783.00
Handrail/Bumprail Handrail		1 LS	\$17,100.00	\$17,100.00
Demolition 02.10 Demo		1 LS	\$8,550.00	\$8,550.00
Timber Abutments 22 Specialty		2 Ea	\$1,900.00	\$3,800.00
Grading/Backfill 02 Site Work		1 LS	\$2,850.00	\$2,850.00
Concrete Trail 04 Concrete		1 LS	\$3,800.00	\$3,800.00
Seeding/Landscape cleanup 26 Landscaping		1 LS	\$760.00	\$760.00
Contractor Profit to be held as retainage on the project until acceptance 22 Specialty		1 LS	\$8,477.00	\$8,477.00

Total Price: \$169,540.00

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda

Title: Turf Replacement Project at Womble Fields

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Adam Huffman, Parks & Recreation

Action(s):

- Establish a project budget in the amount of \$1,400,000 for the replacement of the synthetic turf field at Womble Park.
- Authorize the Town Manager to negotiate, sign, and execute a contract for the replacement of the Womble Park turf field in an amount not to exceed the project budget.

Explanation:

- Womble Park's multipurpose field needs its synthetic turf surface and infield replaced as a part of the normal maintenance cycle.
- In order to strategically schedule its replacement during the 2023 summer months and not interfere with scheduled leagues and camp, an agreement must be approved in March to secure the summer construction timeline. A delay will force the field replacement into the winter of 2024.
- The Town has researched multiple solutions and narrowed the selection to two eligible vendors that meet the purchasing requirements. Staff are currently meeting with the manufacturers and performing site visits to determine the best overall solution for the Town. Once selected, the Town will utilize a co-operative purchasing agreement to secure the chosen company for the project.
- Given the current time constraints (and that Council's next business meeting is not until April. 18) and the window to replace the field, this action allows staff to make a final turf replacement selection within the next couple weeks and expeditiously execute a contract for completion.

Background:

- Womble Park's synthetic turf field was installed in the fall of 2013. This 211,000 square foot complex can accommodate a variety of sports and activities within its quadrant style or two-large field configurations.
- The typical lifespan for a synthetic turf field is seven to fifteen years. Due to its consistent use for free public play, soccer, football, and lacrosse tournaments and leagues, the Womble Park synthetic field reached its useful life in just under 10 years.
- Consistent customer concerns due to the field's deterioration have spiked in recent

months.

Funding Source(s):

- Parks and Recreation unrestricted reserves

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda

Title: Ordinance Amendments for Electric Vehicle (EV) Parking Stations & Park Operations

Strategic Priority Area: Engaged, Healthy, & Active Community

Safe & Friendly

Staff Resource: LeeAnn Plumer, Parks & Recreation, Corey Petersohn, Finance

Action(s):

- Adopt Ordinance 23-03 amending the Parks and Recreation and Parking sections of the Code of Ordinances.

Explanation:

- Duke Energy will design, install, and operate electric vehicle charging stations at Town sites with zero operating cost to the Town.
- The Town will authorize Duke Energy to provide electric vehicle charging services for five years with an opportunity to extend.
- The Duke Energy Park and Plug program requires the host (the Town) to allow 24 hours a day access for public charging purposes.
- In order to meet the contract terms, the following ordinance amendments will need to be approved:

Three specific amendments to the Parks and Recreation ordinance are requested:

1. Section 10-2 Hours of Operation, Unauthorized Presence: Add a provision to allow 24hr/ 7days/week parking in Electric Vehicle (EV) spaces only while actively charging a vehicle. The current ordinance does not permit overnight parking. Access 24/7 to EV charging stations is a required provision of the Duke Energy EV station grant.
2. Section 10-4, a - Dangerous Equipment: Add the example of golf and disc golf to the list of prohibited dangerous equipment, unless provided for such purposes (added because, despite any exercise of reasonable care, it may pose a danger to any person because of its use in a public area)
3. Section 10-9 - Private for Profit Activities: Add language to clarify the exception of profit-making activities at North Main Athletic Complex to reference as part of the town's agreement with licensee partners.

Two amendments to the Public Safety ordinance, Article VII - Traffic, Vehicles and Parking, Division 6, Stopping, Standing, Parking and Traffic Control

1. Section 12-513 - Parks and recreation facilities; unauthorized parking: Add a provision to allow 24hr/ 7days/week parking in Electric Vehicle (EV) spaces only while actively charging a vehicle.

2. Section 12-514 - Town facilities; unauthorized parking: Add a provision to allow 24hr/7days/week parking in Electric Vehicle (EV) spaces only while actively charging a vehicle.

Background:

- Ordinance 20-03 was adopted in June 2020 to have a consistent set of policies for the fair and safe use of the town's parks and recreational facilities.
- Parking amendments are requested to meet the terms of the Duke Energy EV "Park and Plug" Charging Station agreement.
- The Town Police Department and Town Attorney were consulted in drafting these ordinance amendments.
- The Town may incur some marginal initial expenses to ensure all sites are ADA compliant. Staff is assessing in-house solutions to ensure all ADA requirements are met in accordance with the Town's ADA plan.
- At the March 14 Mayor & Council Workshop, Council authorized the Town Manager to sign an agreement with Duke Energy for the EV grant project with this ordinance update coming back to Council at the March 21 business meeting.

Funding Source(s):

N/A

Attachment(s):

1. 23-03 Amending Parks and Recreation Ordinance



Ordinance No. 23-03

Date Submitted: March 21, 2023

Date Adopted:

AN ORDINANCE TO AMEND THE TOWN CODE OF THE TOWN OF HOLLY SPRINGS, N.C. TO AMEND CHAPTER 10, PARKS AND RECREATION, SECTIONS 10-2 AND 10-9; AND CHAPTER 12, PUBLIC SAFETY, ARTICLE VII, STOPPING, STANDING, PARKING AND TRAFFIC CONTROL

BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, as follows:

Part 1: Adding subparagraph 7 to Section 10-2 to read as follows, with additions indicated with underline, and deletions indicated with ~~strikethrough~~:

Sec. 10-2. Hours of operation, unauthorized presence.

Park property including staffed and unstaffed parks and greenways are open daily to the public from 5:00 a.m. to sunset, except when:

- (1) The parks and recreation director or designee may provide alternate hours of operations for a park property or facility as appropriate. Parks that have drop-in use lighted facilities such as tennis courts or fields are available for use until 9:00 p.m., unless otherwise posted. Changes in hours will be posted at the facility and/or on the town's website as appropriate.
- (2) A park or recreation program on park property or in facilities may operate during extended hours.
- (3) A rental agreement issued by the parks and recreation department may authorize alternate hours of operation or the extended use of a park property or facility.
- (4) The parks and recreation director may establish a temporary holiday schedule for a park or facility.
- (5) Park personnel or authorized emergency personnel may open or close any park property, facility or greenway in the event of emergency, inclement weather, or appropriate official purpose. Such opening or closing will be posted in advance when possible for public notice.
- (6) No person shall enter, or be present within a park property or facility when closed as indicated by posted hours or when gates to the park or facility are shut. Violation of the foregoing may subject the violator to civil or criminal penalties.
- (7) Parking may be permitted overnight at a park property or facility only in designated Electric Vehicles (EV) spaces while actively charging a vehicle.

Amending Section 10-4 to read as follows:

Sec. 10-4 Prohibited acts in parks and facilities.

- (a) Dangerous equipment. Practicing, playing or using any apparatus, including any sports apparatus, that may despite the exercise of reasonable care create a danger to any person because of its use in a public area, including but not limited to the following: golf, disc golf, horseshoes, spears, javelins, shot-put, lawn darts, archery and discus in park areas is prohibited except in areas expressly authorized or provided for such purposes.

Amending Section 10-9 (a) to read as follows:

Sec. 10-9. Private for profit activities.

- (a) Profit making activities for commercial entities or individuals will not be permitted in any public facility or upon park lands ~~with the exception of north main athletic complex~~ unless approved in writing by the director of parks and recreation.

And amending Section 12 -513 to 12-514 to read as follows:

Sec. 12-513. - Parks and recreation facilities; unauthorized parking.

It shall be unlawful for any vehicle to park on any roadway or in any designated parking space within a town park or recreation facility except for specific use of the park or facility or when parked in an Electric Vehicle (EV) charging station space while actively charging an electric vehicle. Parking at all town parks and recreation facilities shall be for parks and recreation patrons only. Violation of this section shall be a misdemeanor and vehicles in violation will be issued a citation and/or may be towed at vehicle owner's expense.

Sec. 12-514. - Town facilities; unauthorized parking.

It shall be unlawful for any vehicle to park on any roadway or designated parking space of a town government facility except for the purpose of visiting and/or conducting business at the facility during the hours in which a town-sponsored event is occurring or when parked in an Electric Vehicle (EV) charging station space while actively charging an electric vehicle.

Part 2: REPEAL OF CONFLICTING ORDINANCES

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

Part 3: SEVERABILITY

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

Part 4: INCLUSION IN 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 Town Code of Ordinances of the Town of Holly Springs, North

Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 5: EFFECTIVE DATE

The provisions of this ordinance shall become effective March 21, 2023 in accordance with the laws of the State of North Carolina.

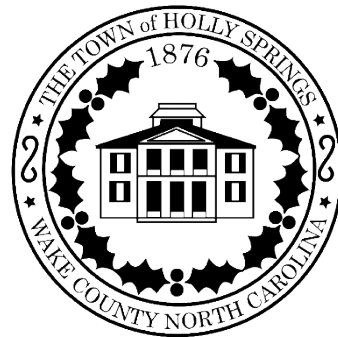
Adopted this, the 21st day of March 2023.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 15.

Public Hearings

Title: 120 N Main Street Development Plan and Development Agreement 22-DP-02 - Quasi-Judicial Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing
- Make and accept the Findings of Fact for consideration of and to approve / deny / defer the Development Plan for 120 N Main Street with the conditions stated in the attachment.
- Approve Development Agreement.

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 NC General 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.
- The developer has worked with the Town on a Development Agreement with the following term:
 - Fee-in-lieu for offsite improvements to roadway infrastructure.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 2/28/2023:

Planning Board Meeting
March 21, 2023

- The members liked the overall design and mix of uses.
- The design is walkable to the rest of downtown and meets the Downtown Village District intent.
- Concerns with adding traffic to the Earp Street and N Main Street intersection, which already has issues.
- If parking is adequate when residents and site visitors overlap.
- The timing of transportation improvements needs to align with development.

Planning Board Recommendation:

The Planning Board recommended approval (7-1) [1 absent]

Those voting against the motion noted the following reasons:

- The timing of road improvements not catching up with traffic with multiple projects in the same area compounding the impacts.

Background:

- The property zoning has been rezoned three 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 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. Motions and Conditions_120NMainSt
2. 22DP02_120NMain_PBStaffReport_022823
3. 22DP02_120NMain_PlansPetitions
4. 120 North Main Street Deveopment Agreement_Town Council Version



120 N Main Development Plan 22-DP-02 Motion and Conditions of Approval

Motion and Conditions of Approval:

Motion to make and accept the Findings of Fact for Development Plan 22-DP-02 that the proposed mixed-use building, street improvements per the traffic study, public shared path improvements, public utilities to serve the future building, bike and electric vehicle parking, common open spaces, and common landscaping meets the applicable Unified Development Ordinance standards for a Development Plan in the DMX Downtown Mixed-Use District.

Motion to approve / deny / defer Development Plan 22-DP-02 for 120 N Main Street 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.



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)

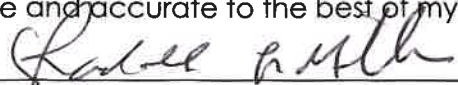
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ Alternate Telephone # () _____
Fax # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐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

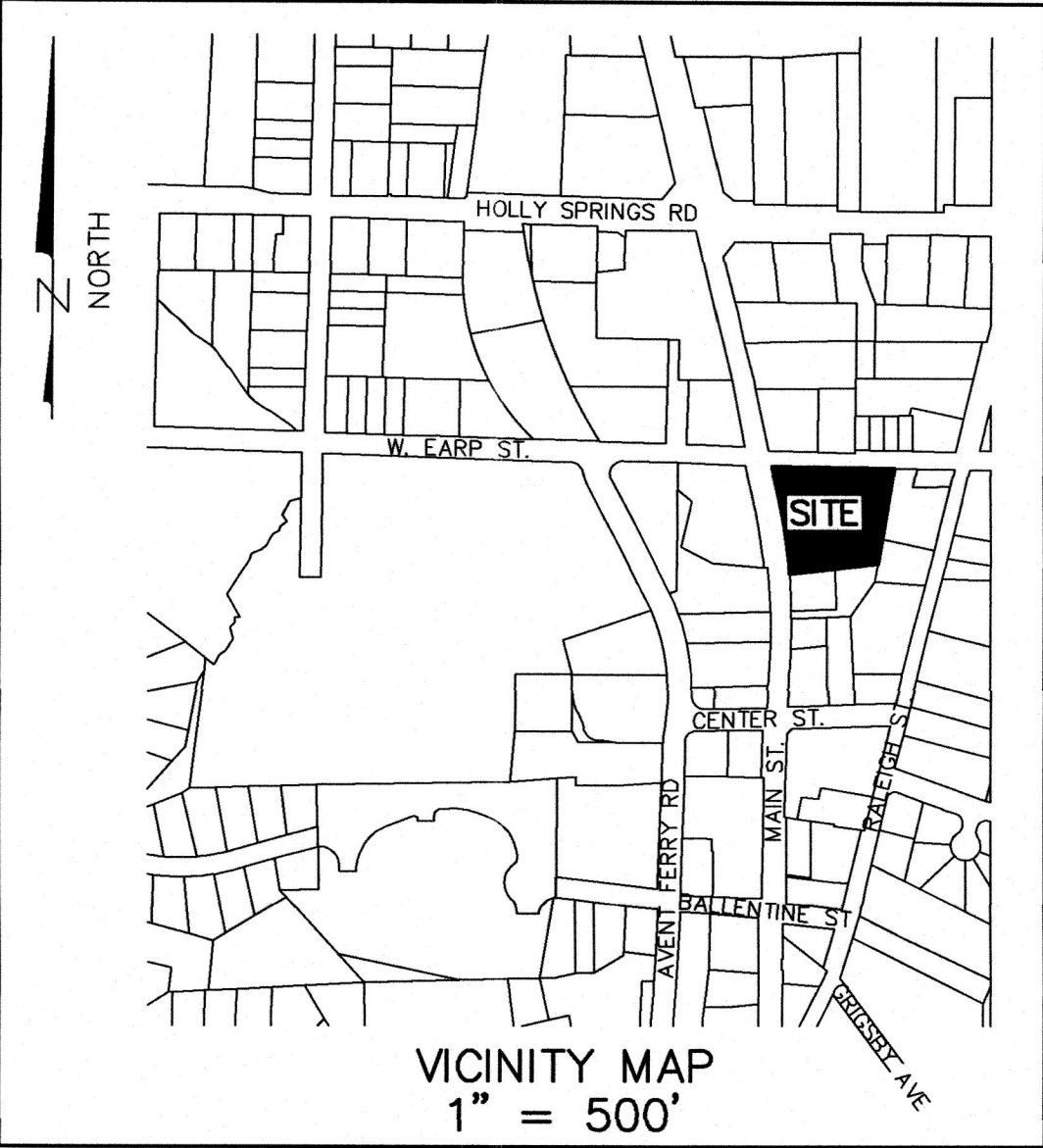
ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

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:

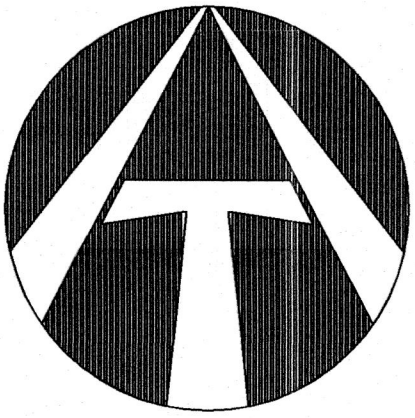
ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES 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 SERVING AUTHORITY.
TELEPHONE SERVICE TO THE BUILDING SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVING 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:



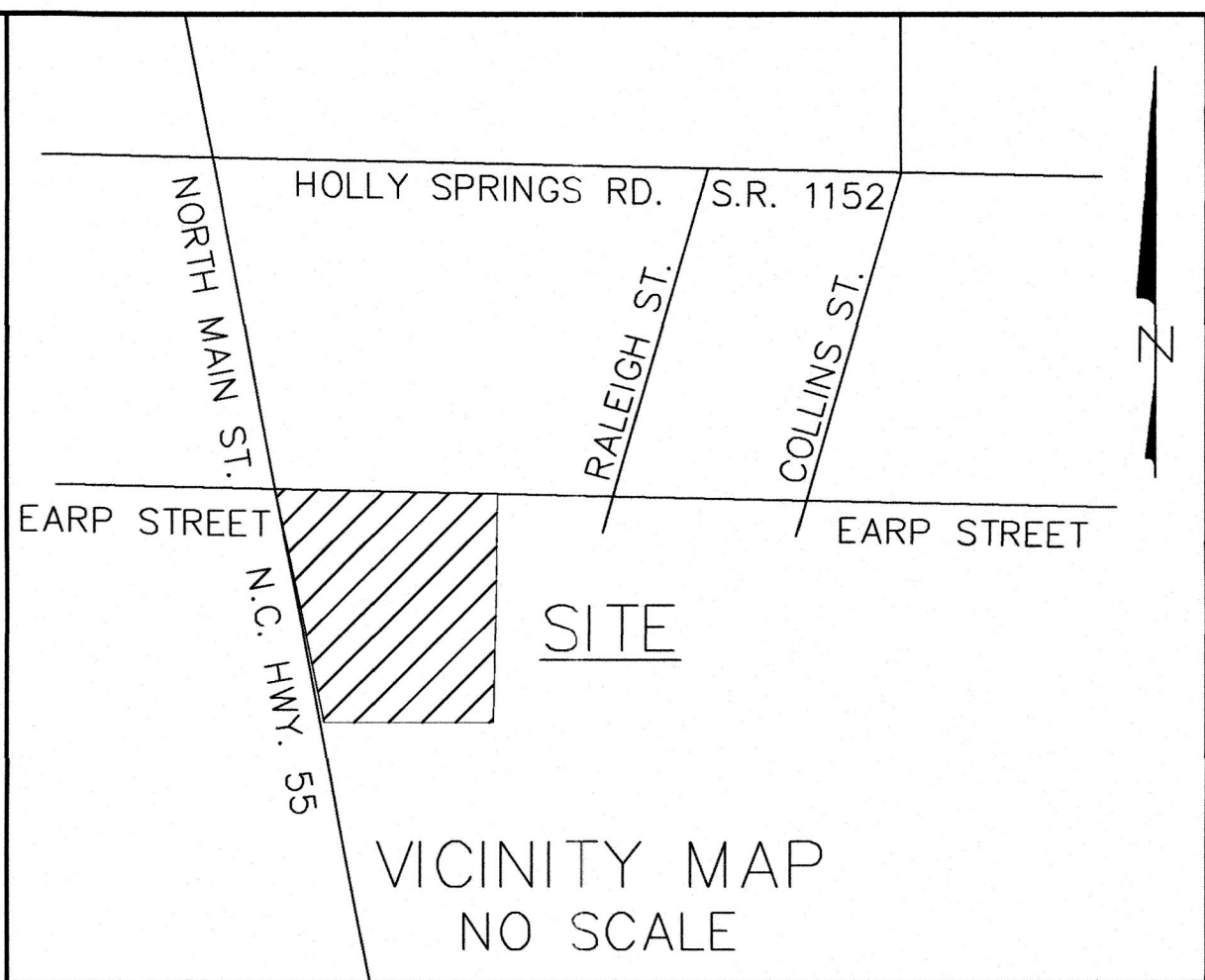
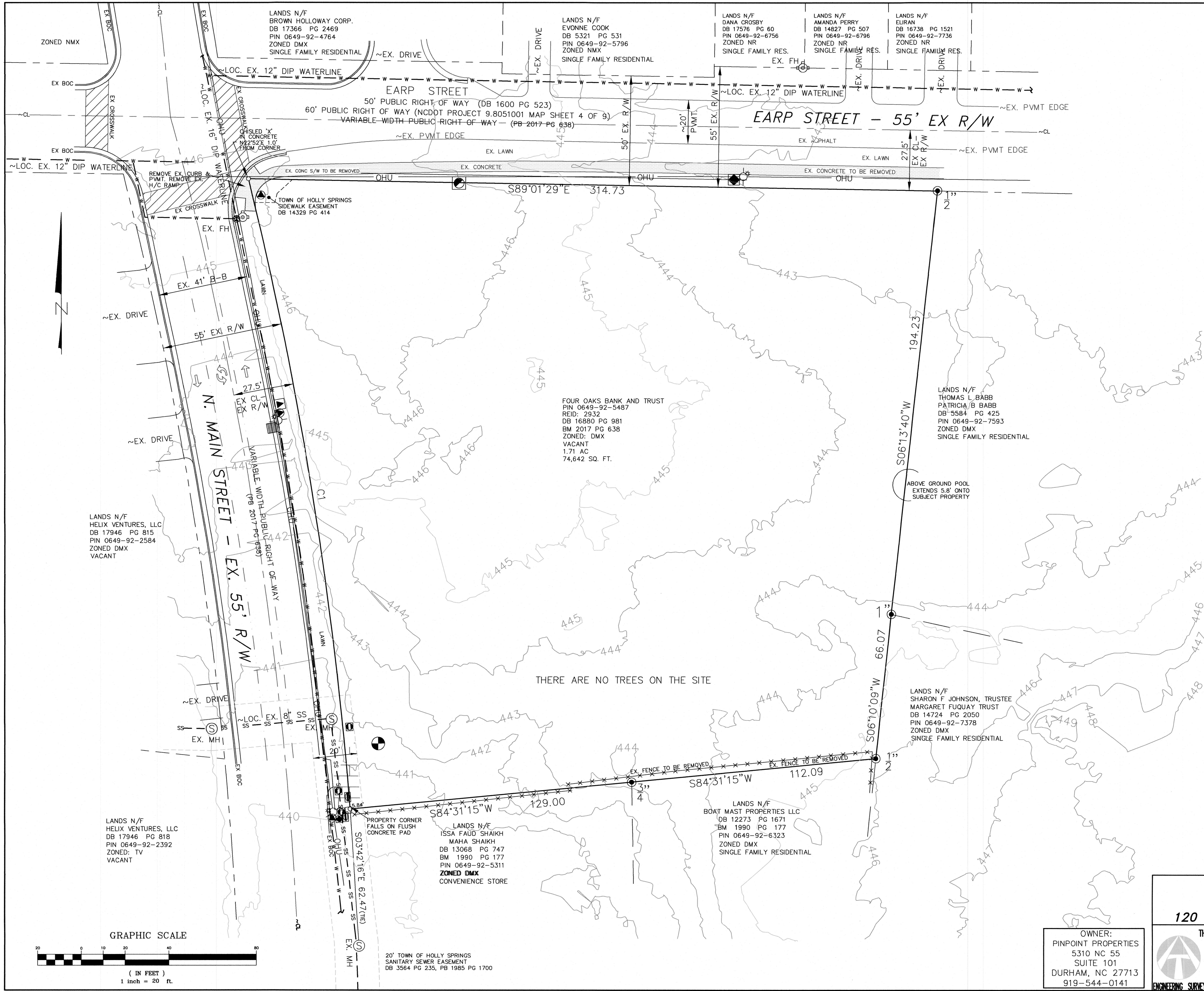
THOMPSON and ASSOCIATES, P.A.

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

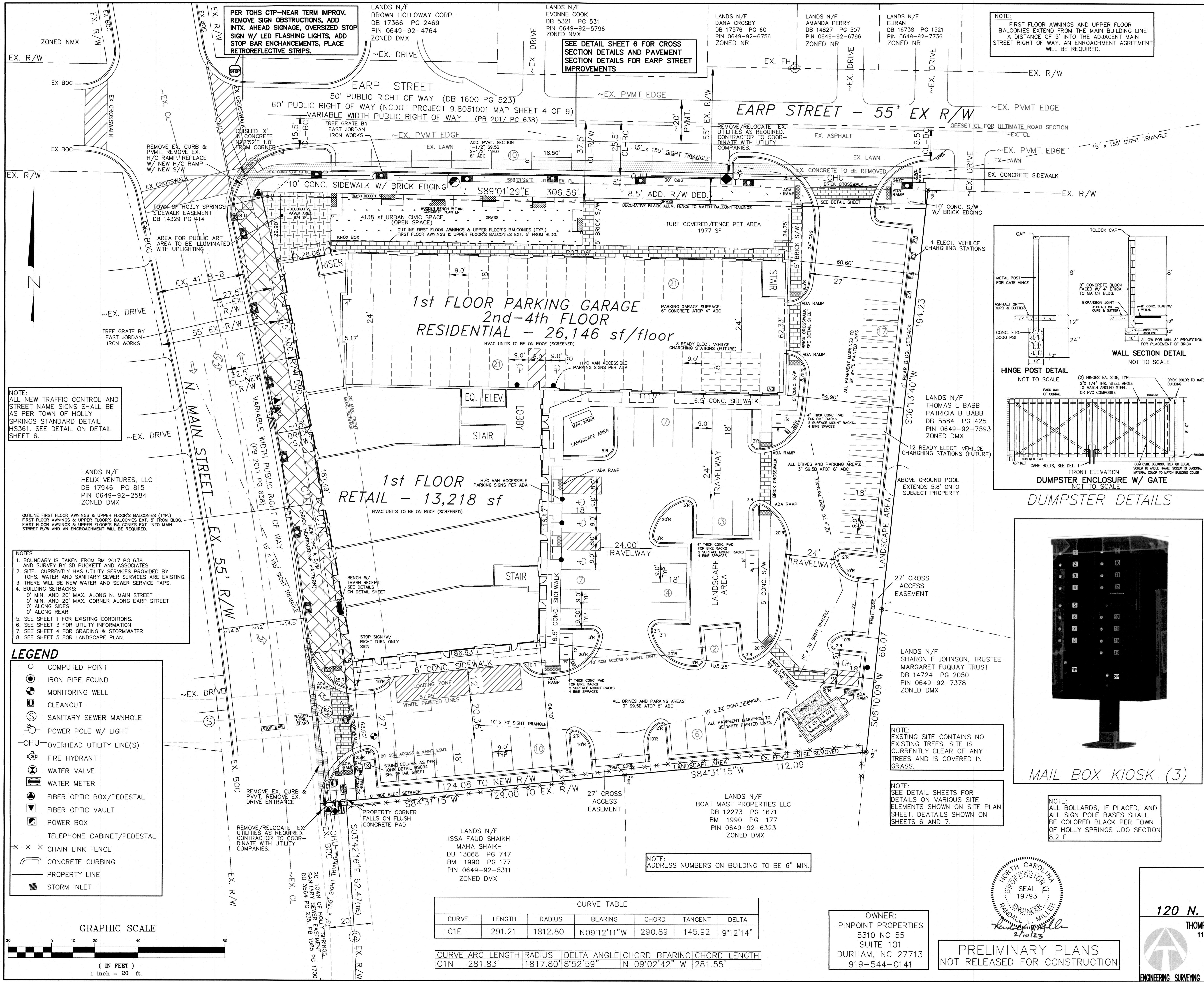
OWNER:
PINPOINT PROPERTIES
5310 NC 55
SUITE 101
DURHAM, NC 27713
919-544-0141

THOMPSON & ASSOCIATES, P.A.
1149 EXECUTIVE CIRCLE
CARY, NC 27511
(919) 465-1566
LIC# C-0343

ENGINEERING SURVEYING LAND PLANNING

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-EXCOND
REVISIONS:	PIN 649-92-5487	

Page 95 of 335



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.

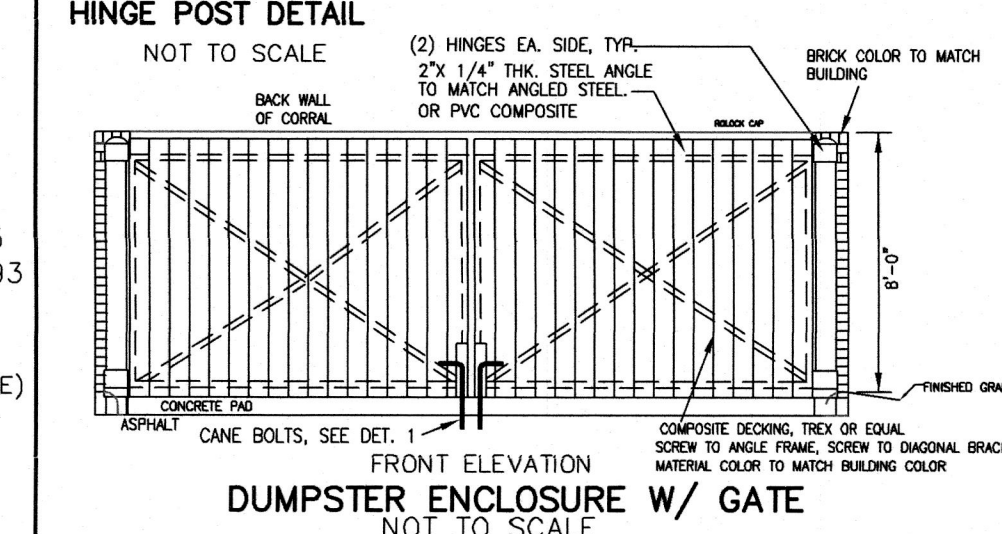
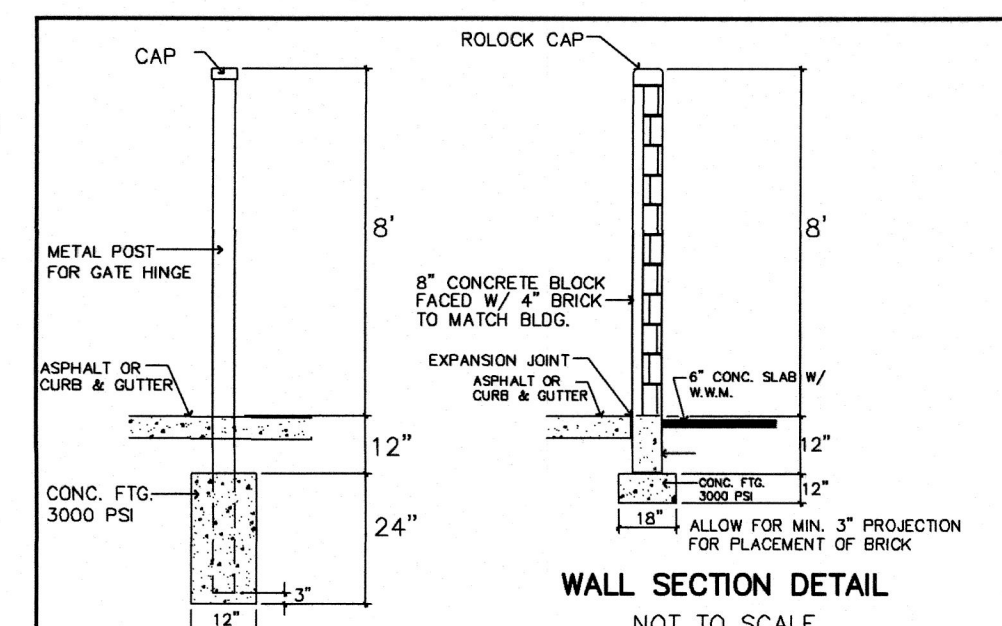
ALL CONSTRUCTION SHALL CONFORM
TO TOWN OF HOLLY SPRINGS DESIGN
AND CONSTRUCTION STANDARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

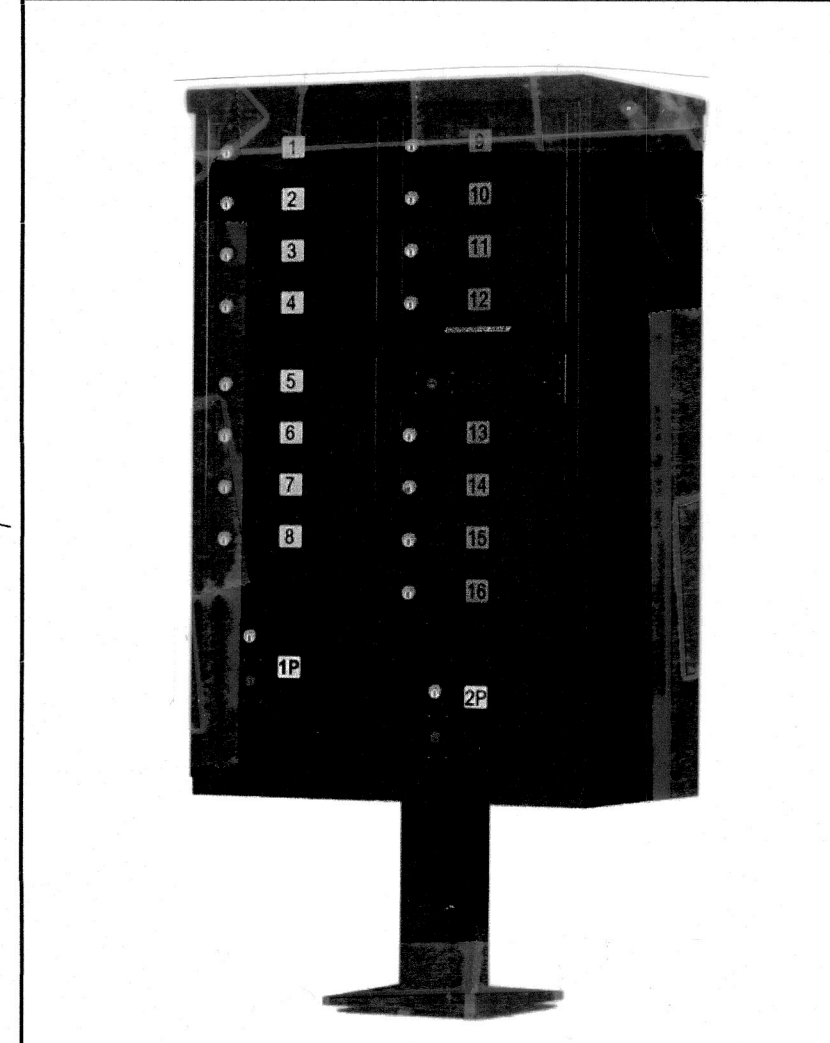
GENERAL PROJECT NOTES:
ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND
SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR SHALL OBTAIN COPY.
CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND
SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO
DURING CONSTRUCTION OF THE PROJECT.
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



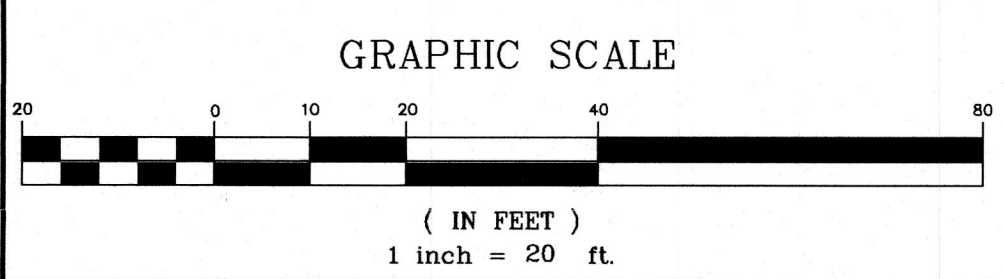
PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

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'

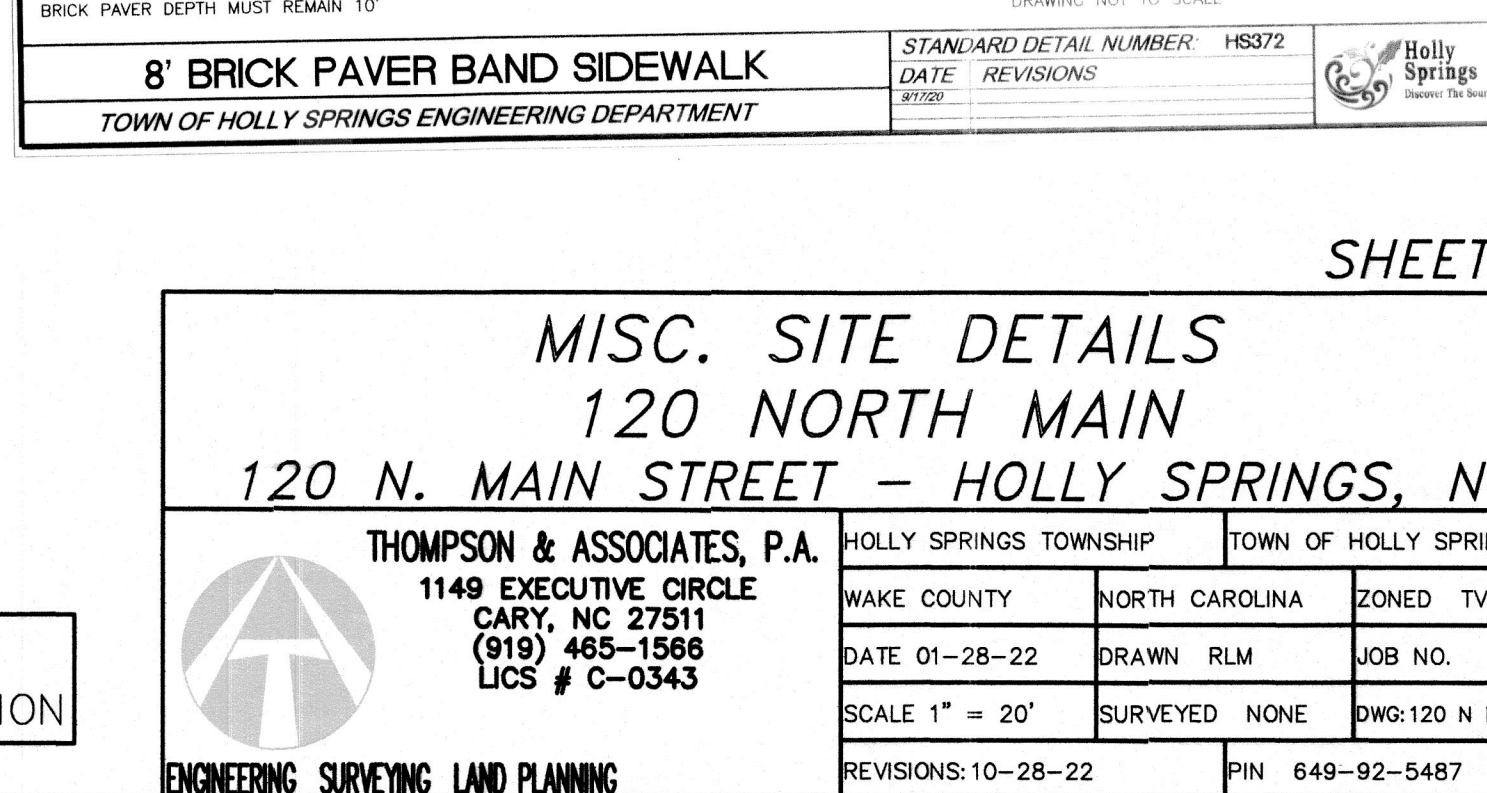
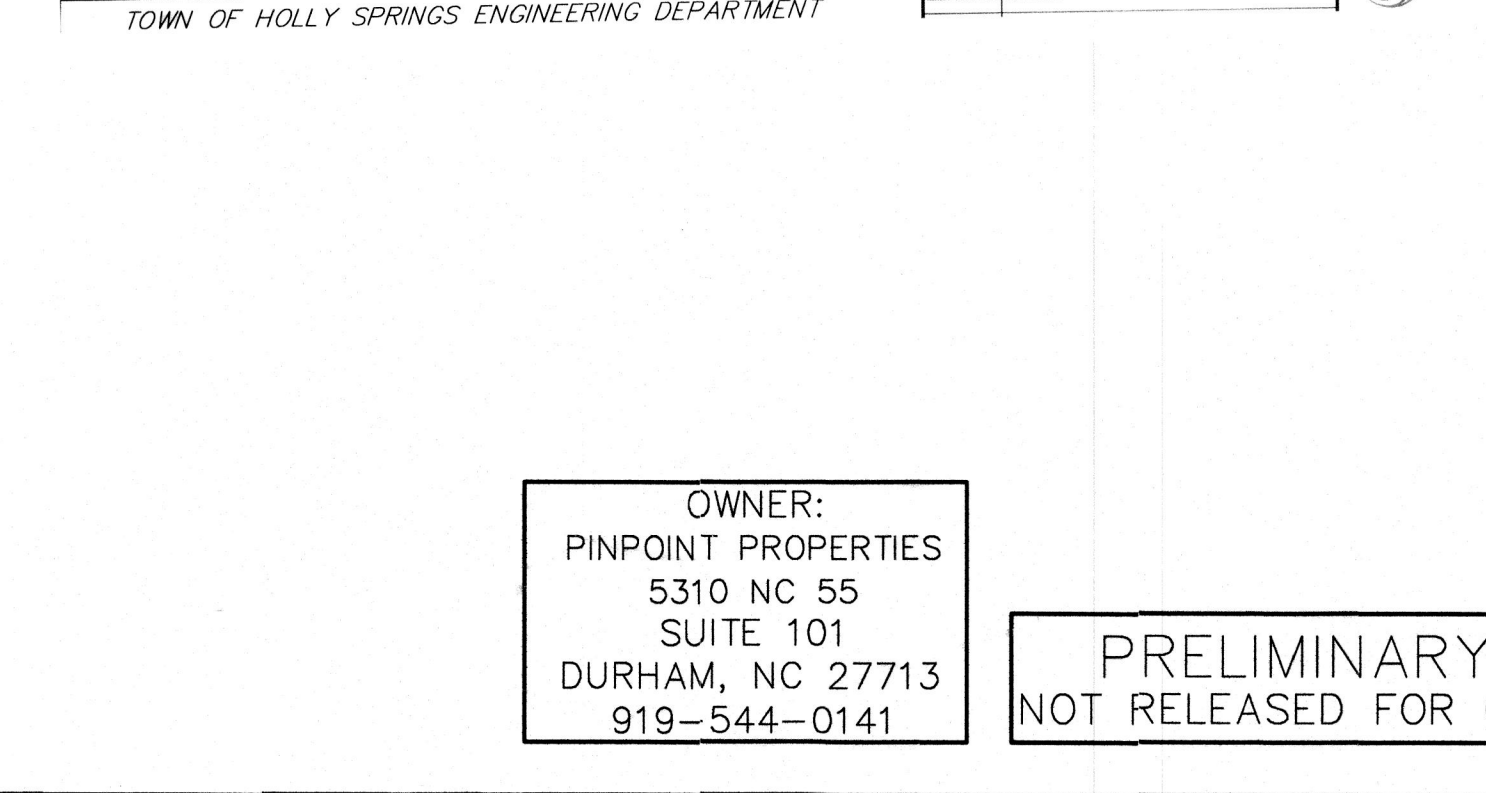
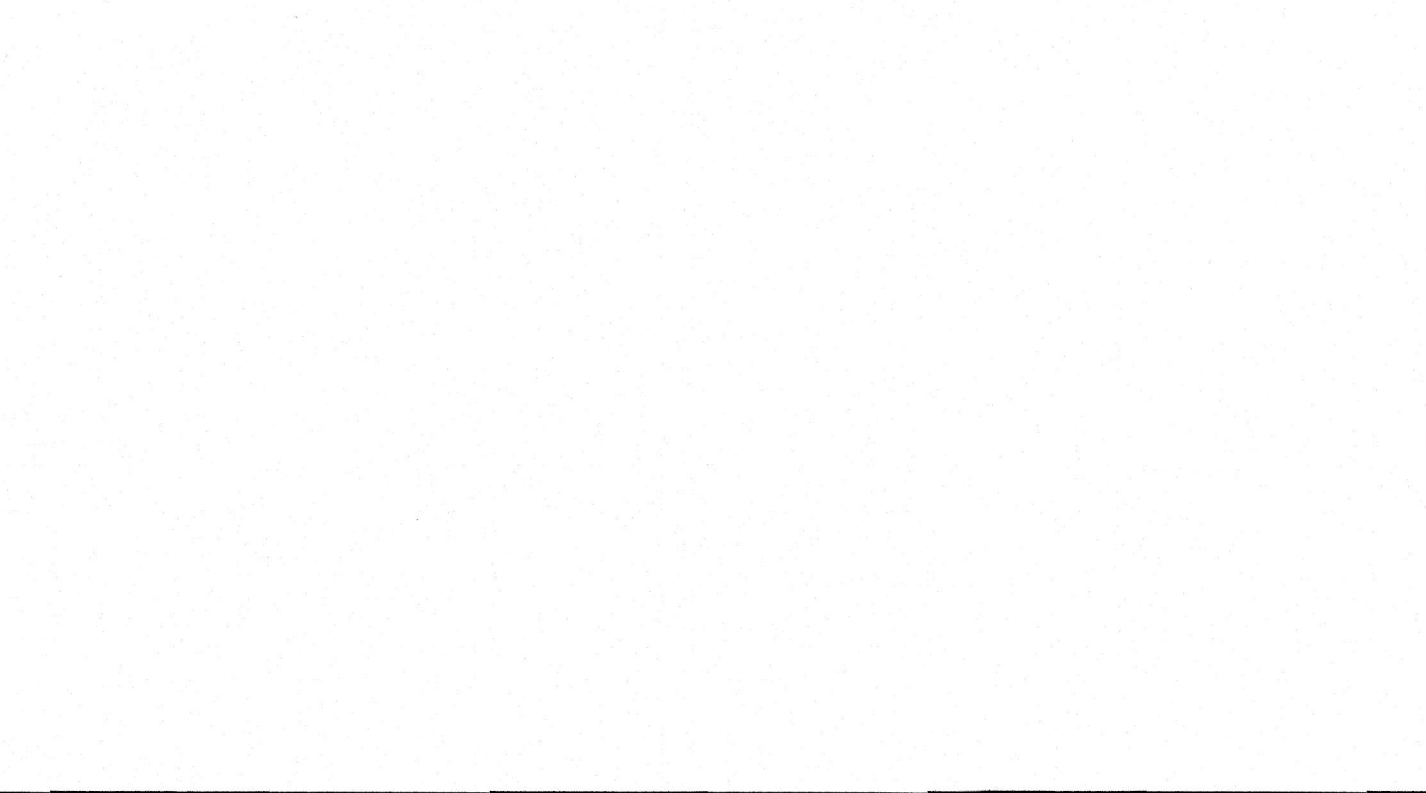
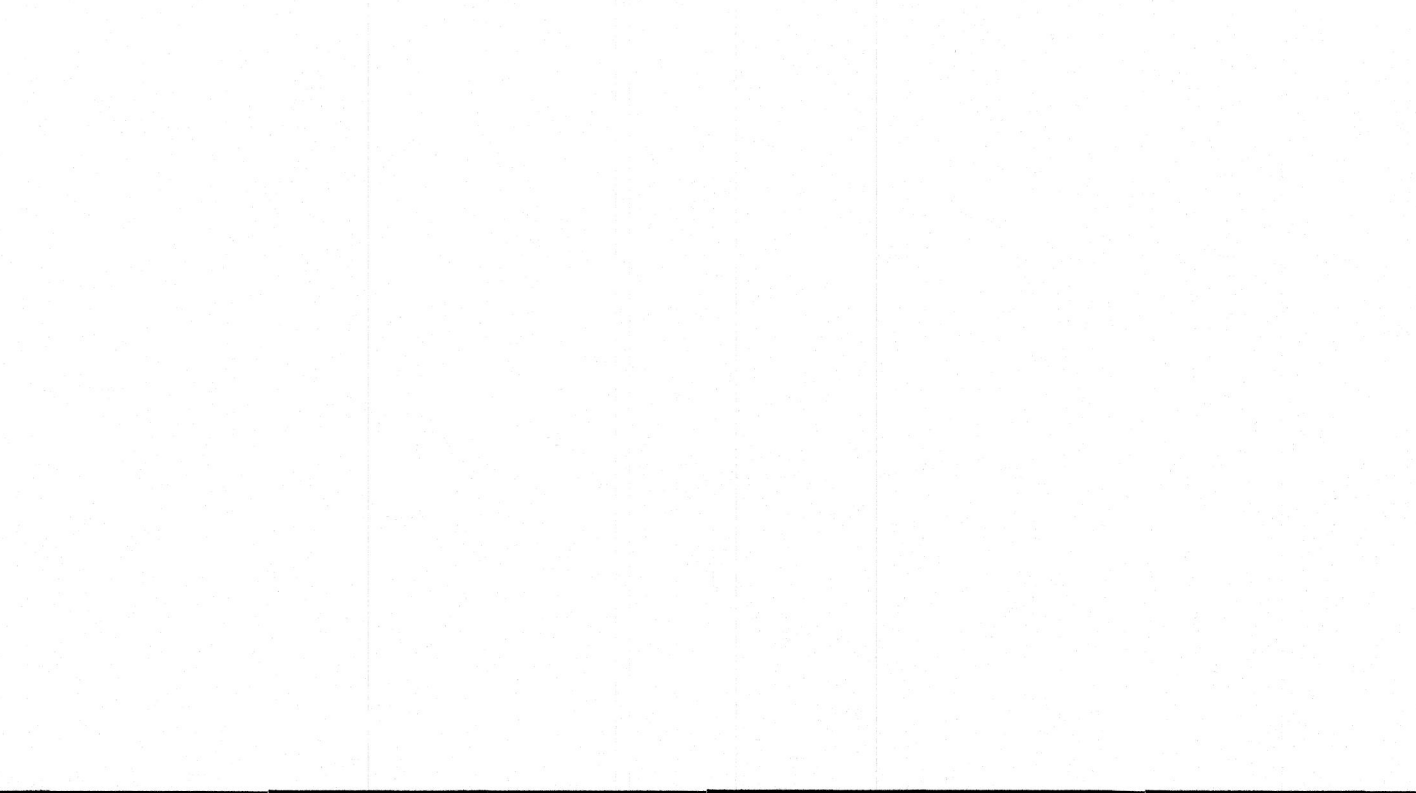
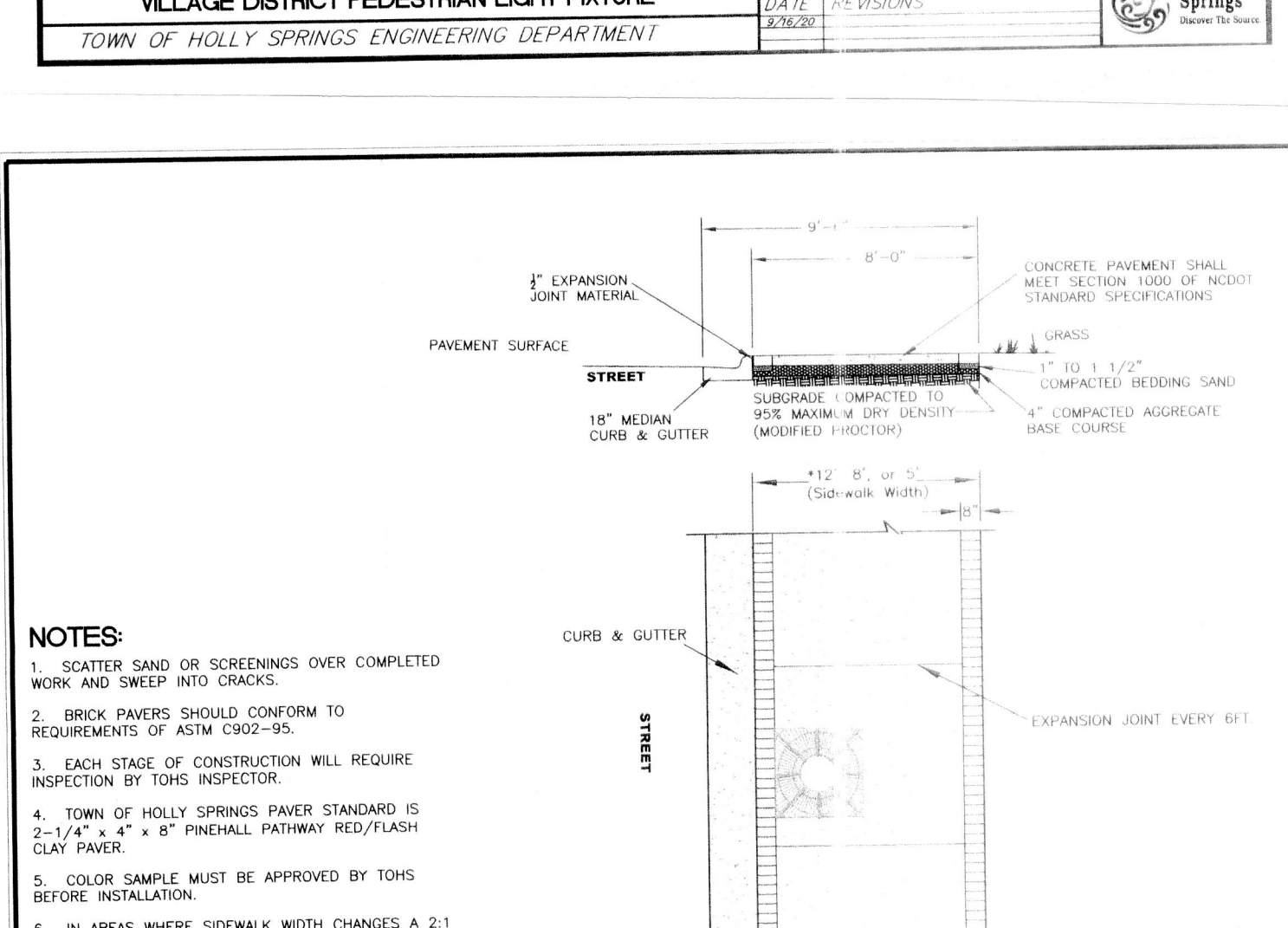
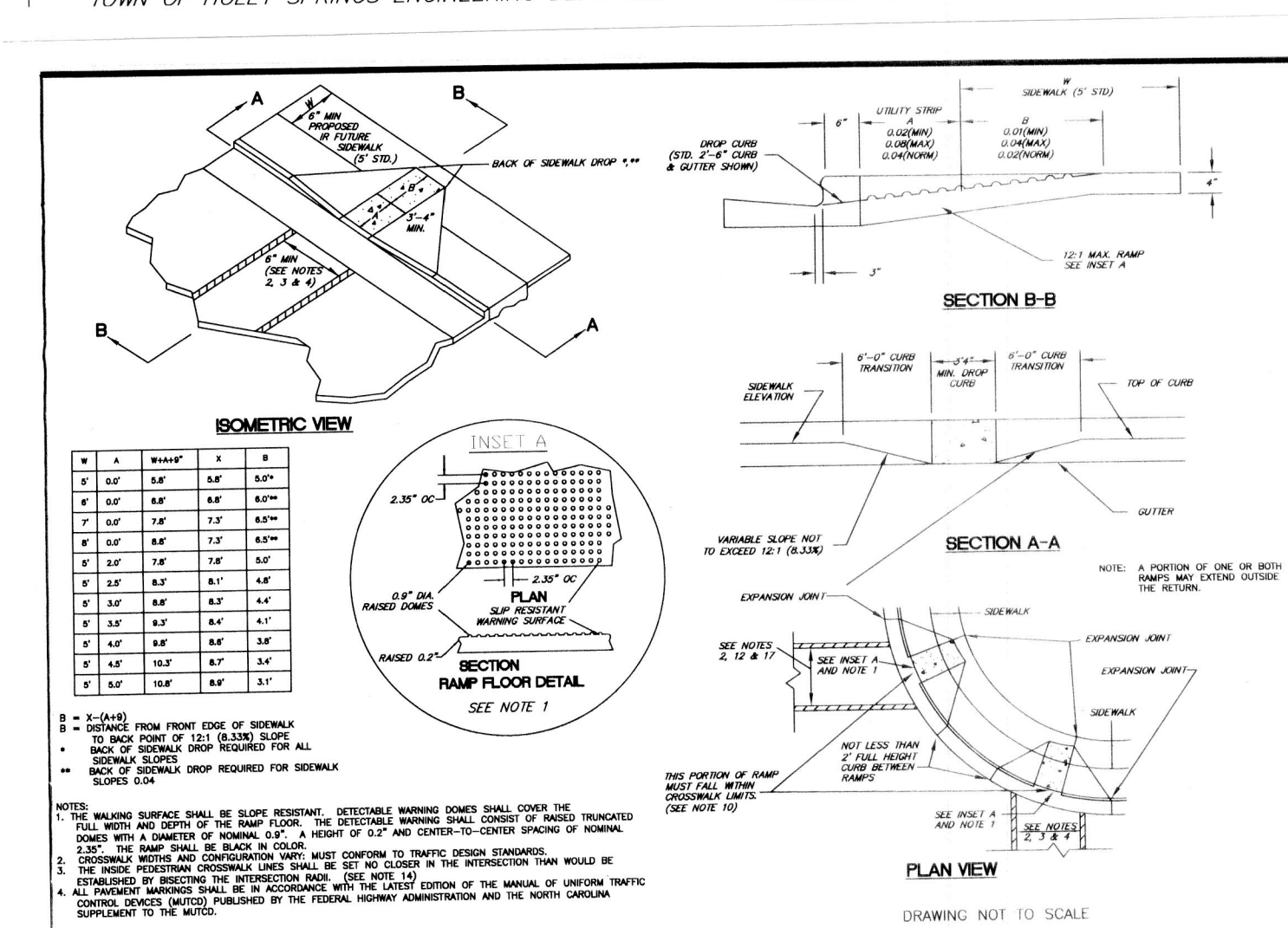
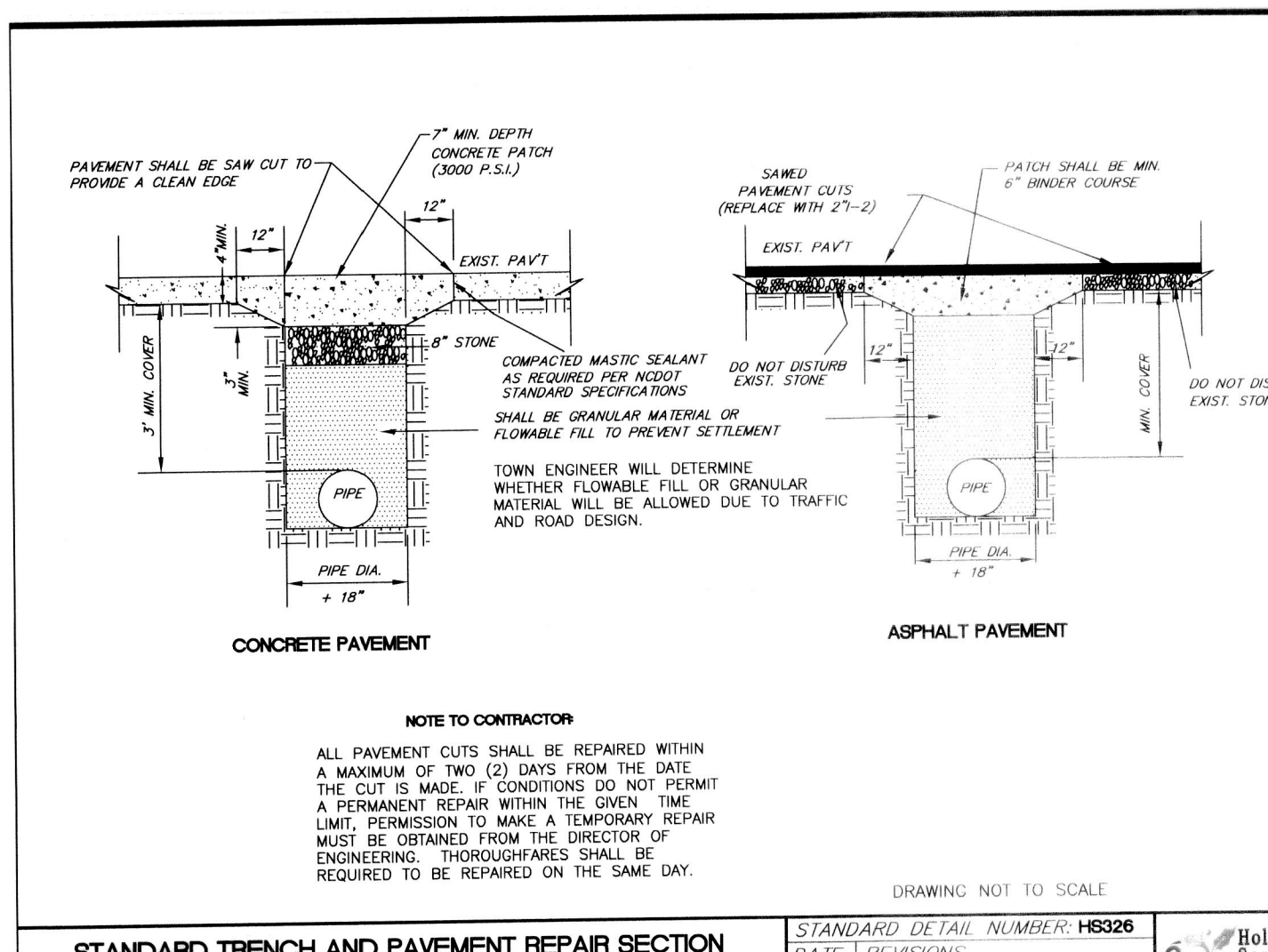
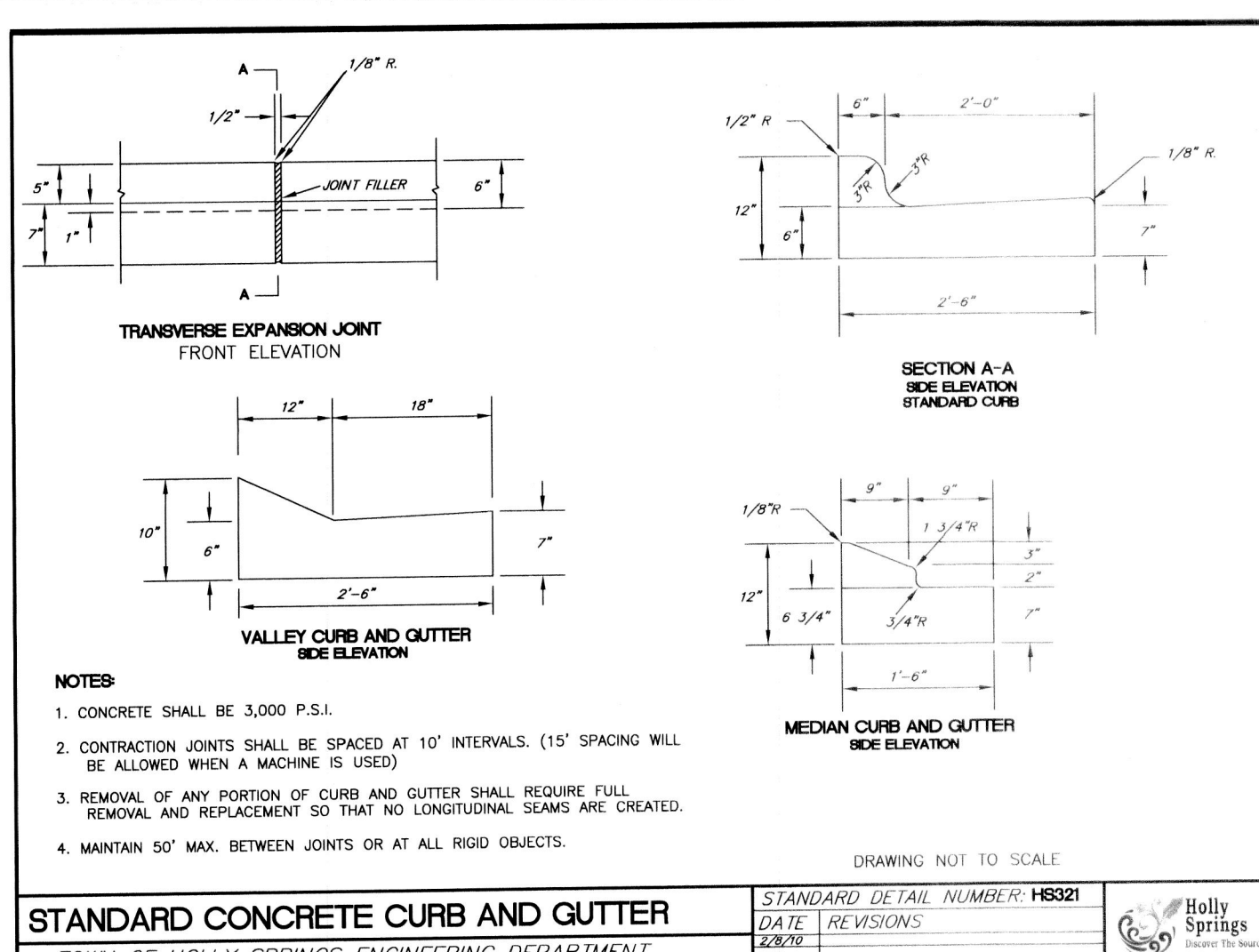
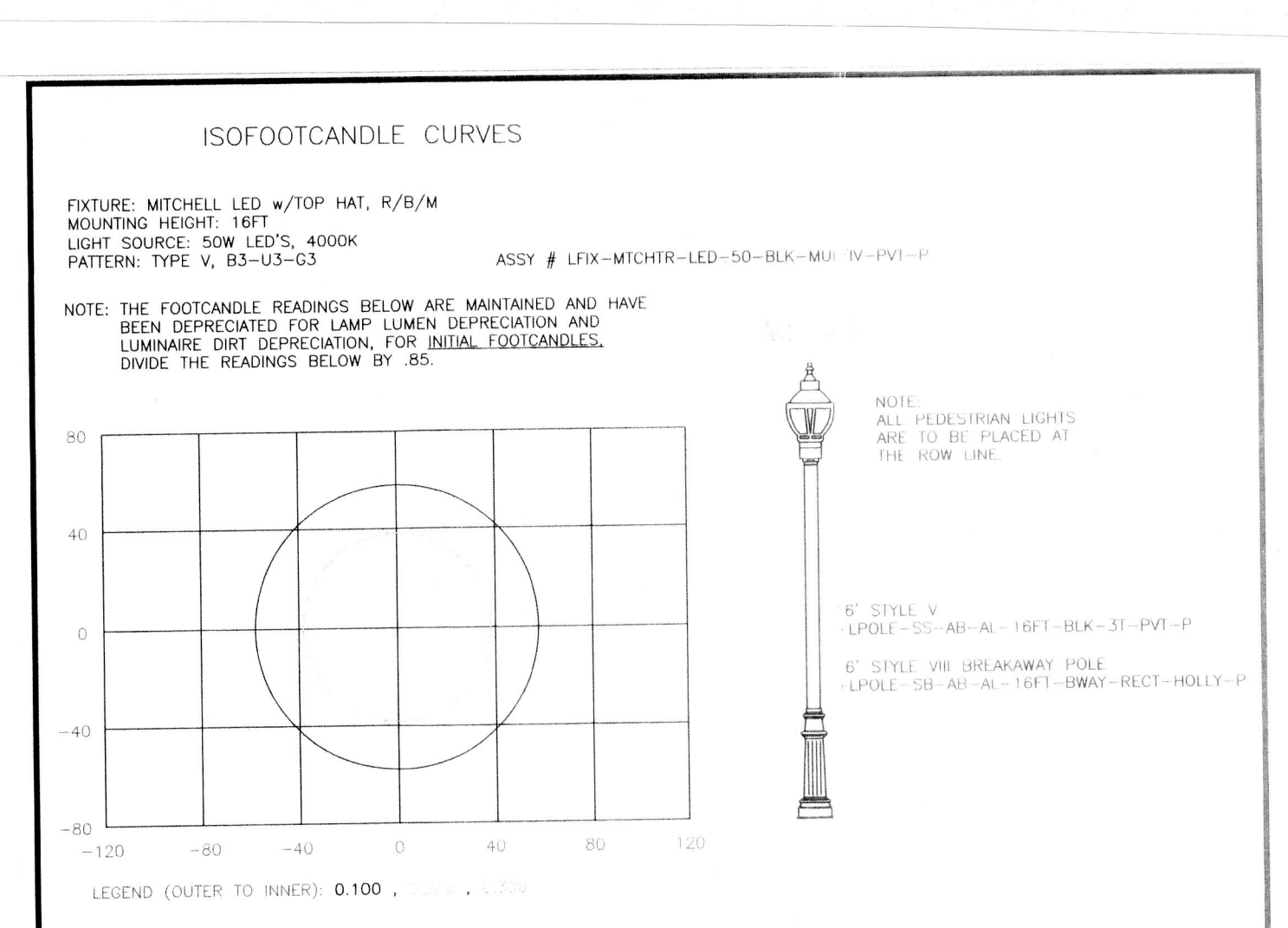
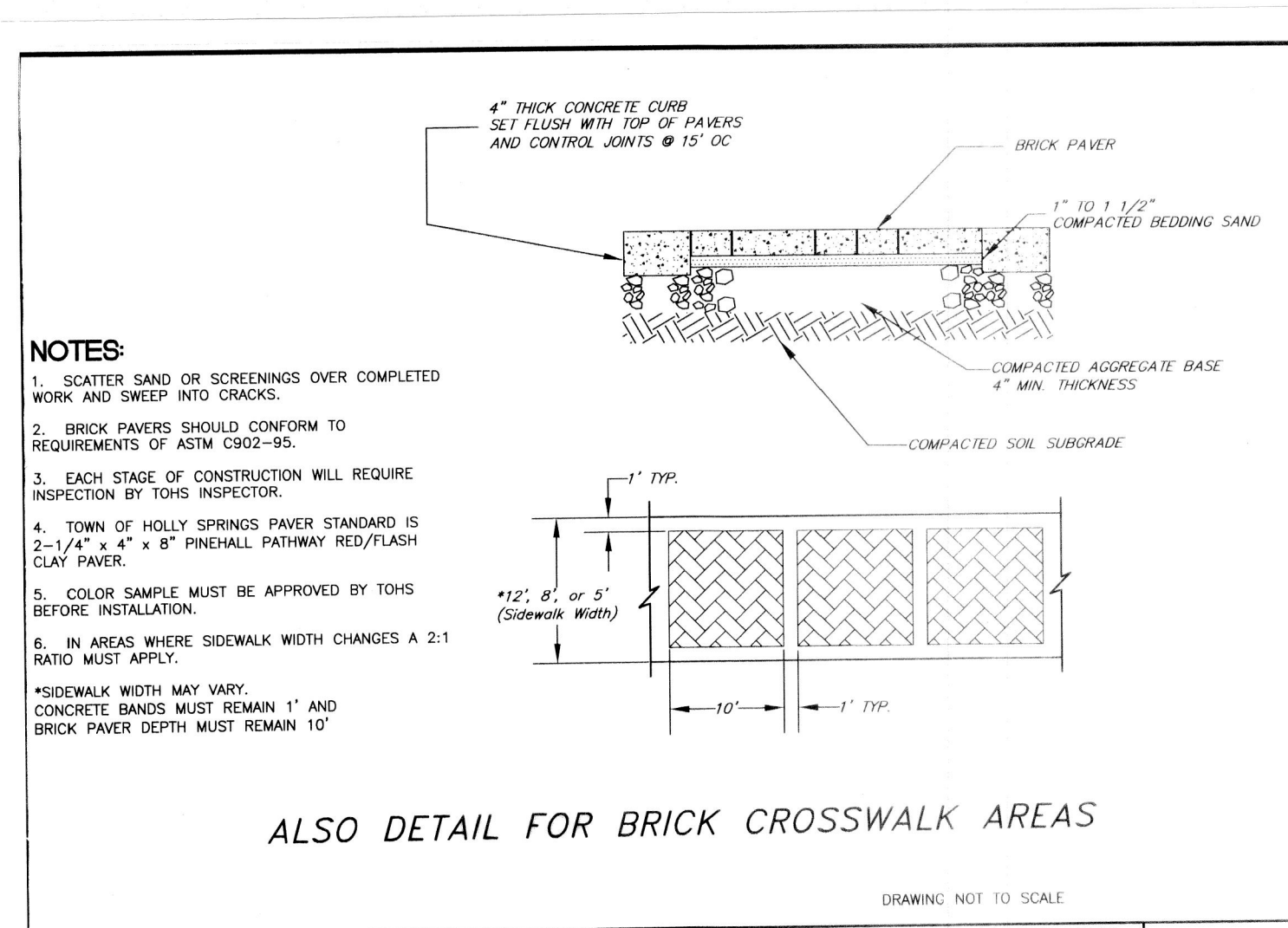
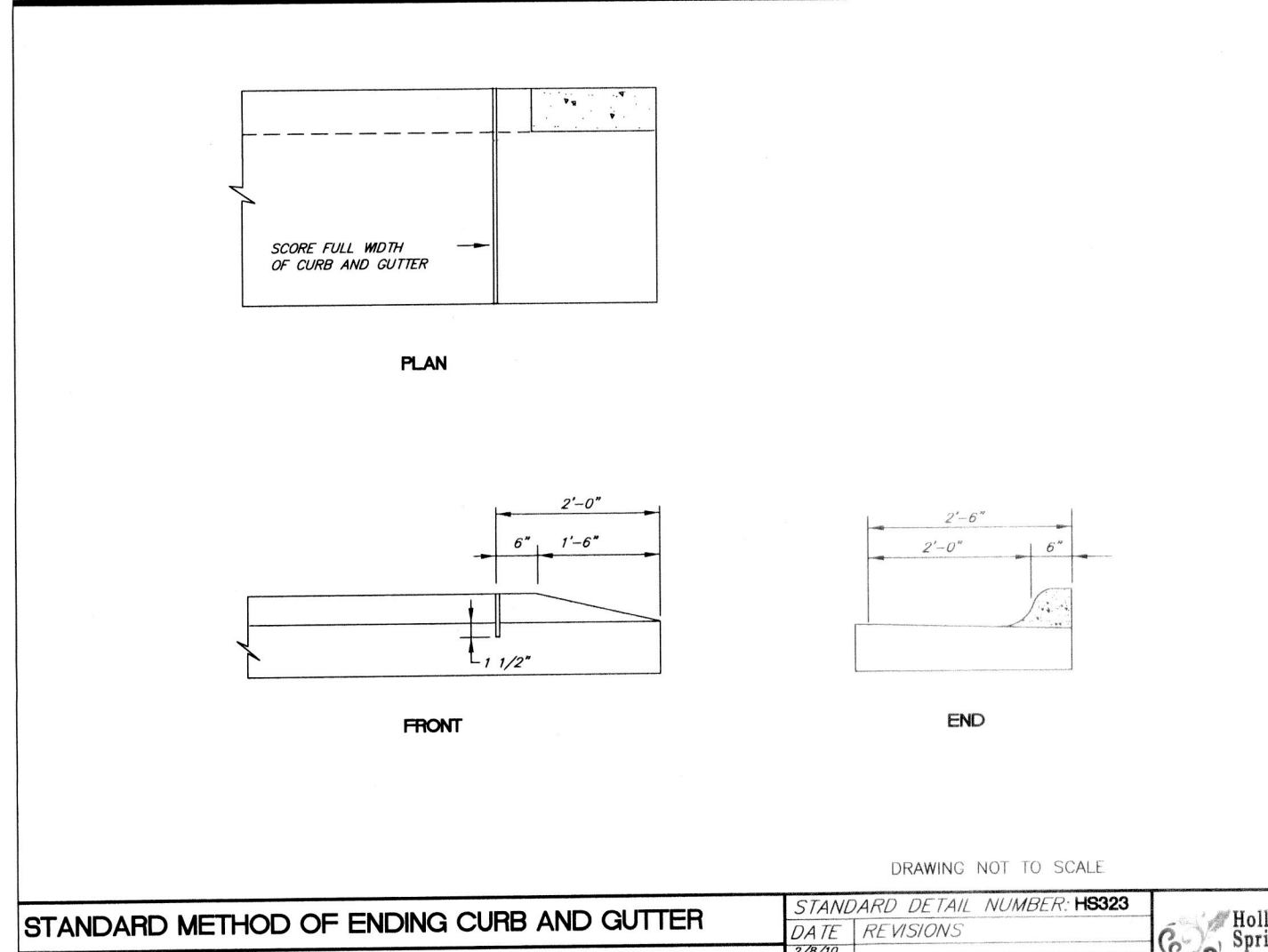
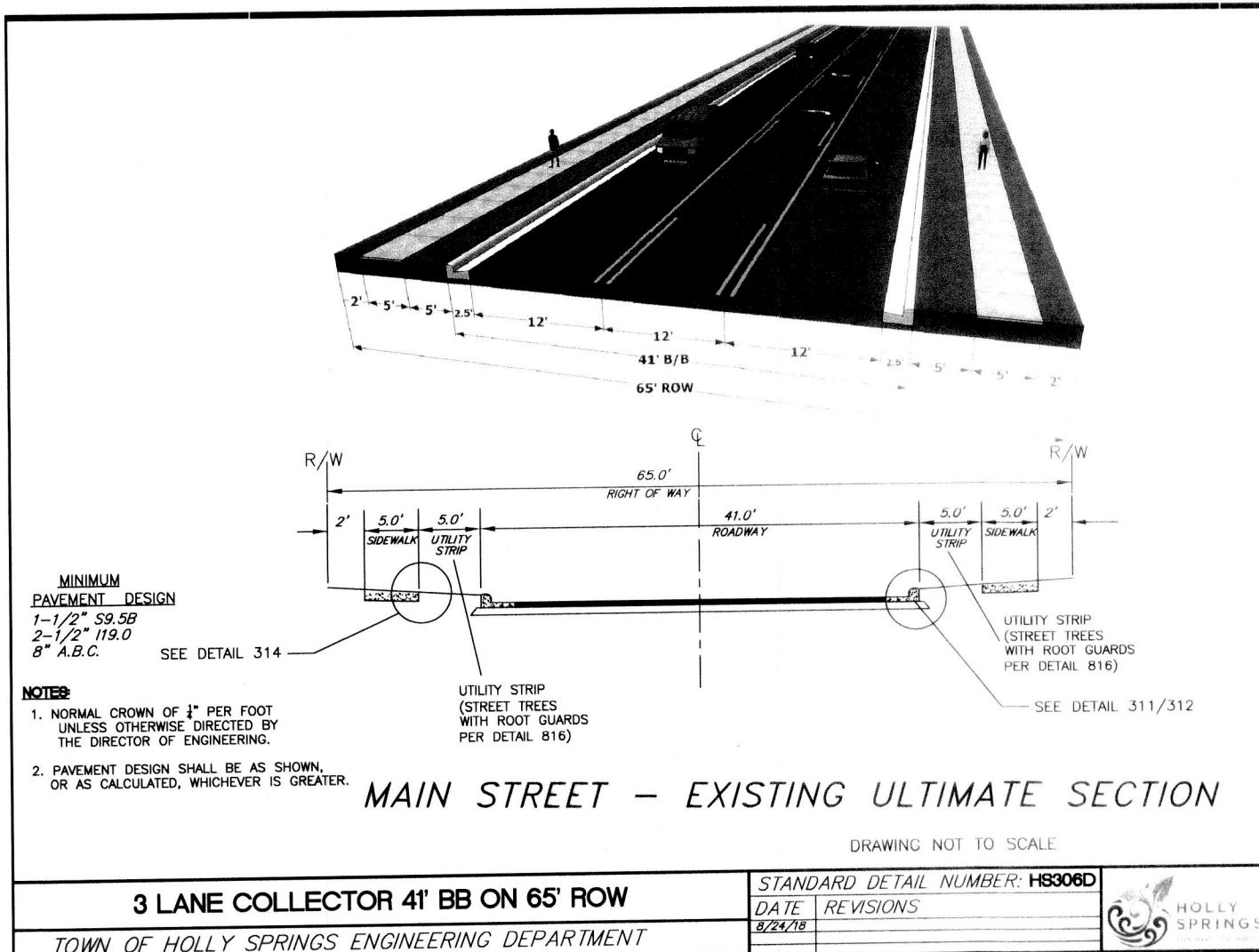
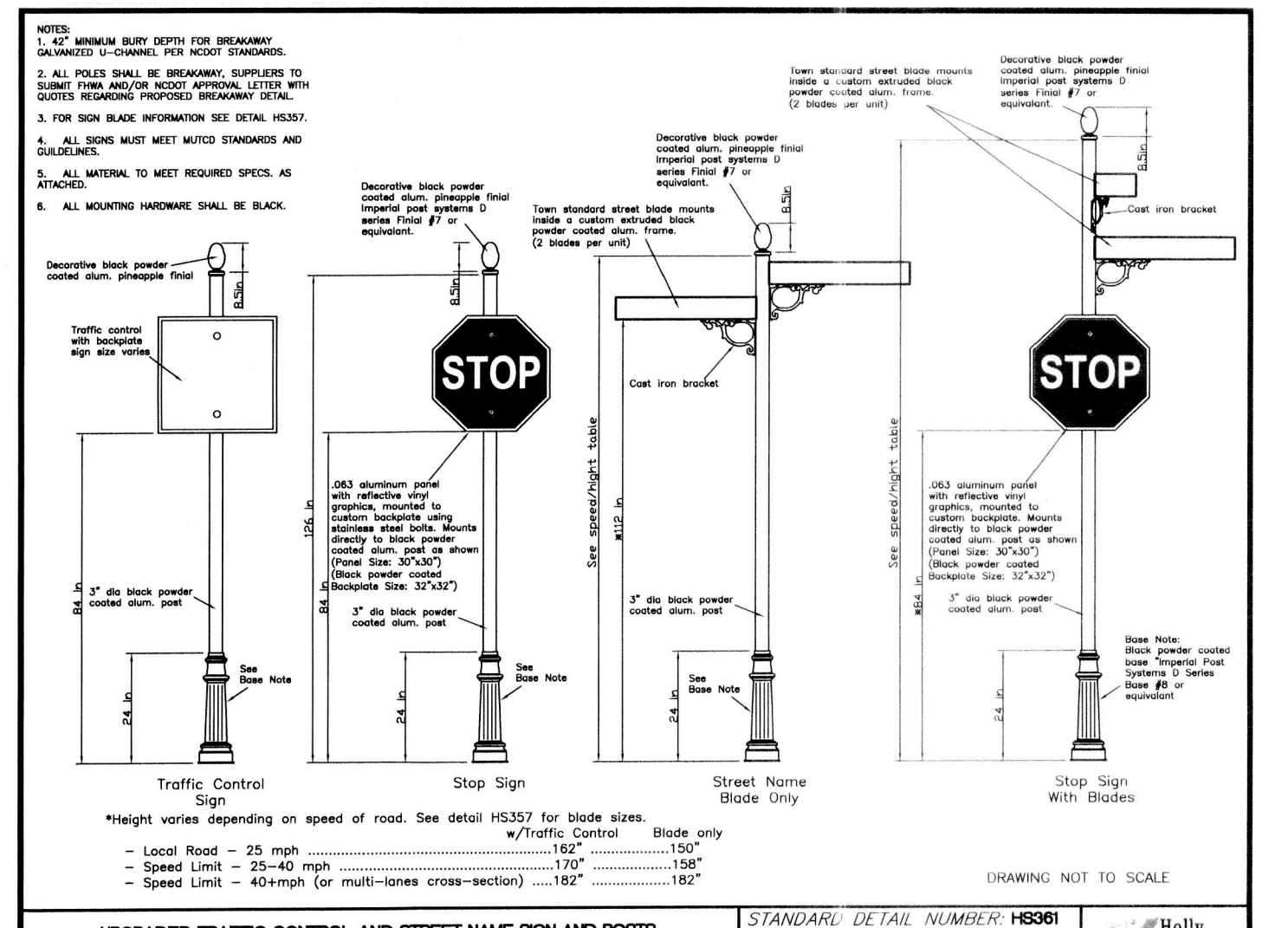
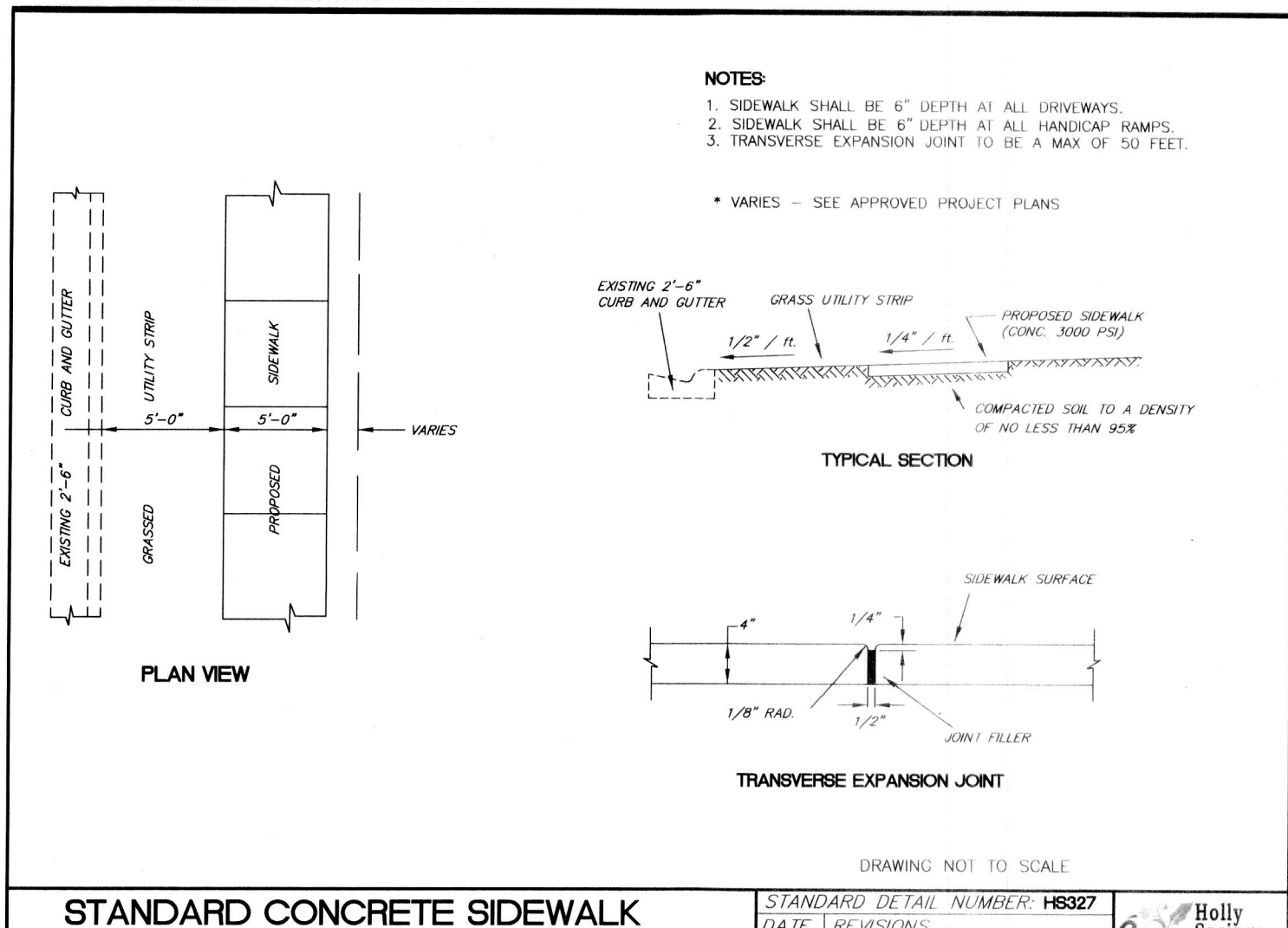
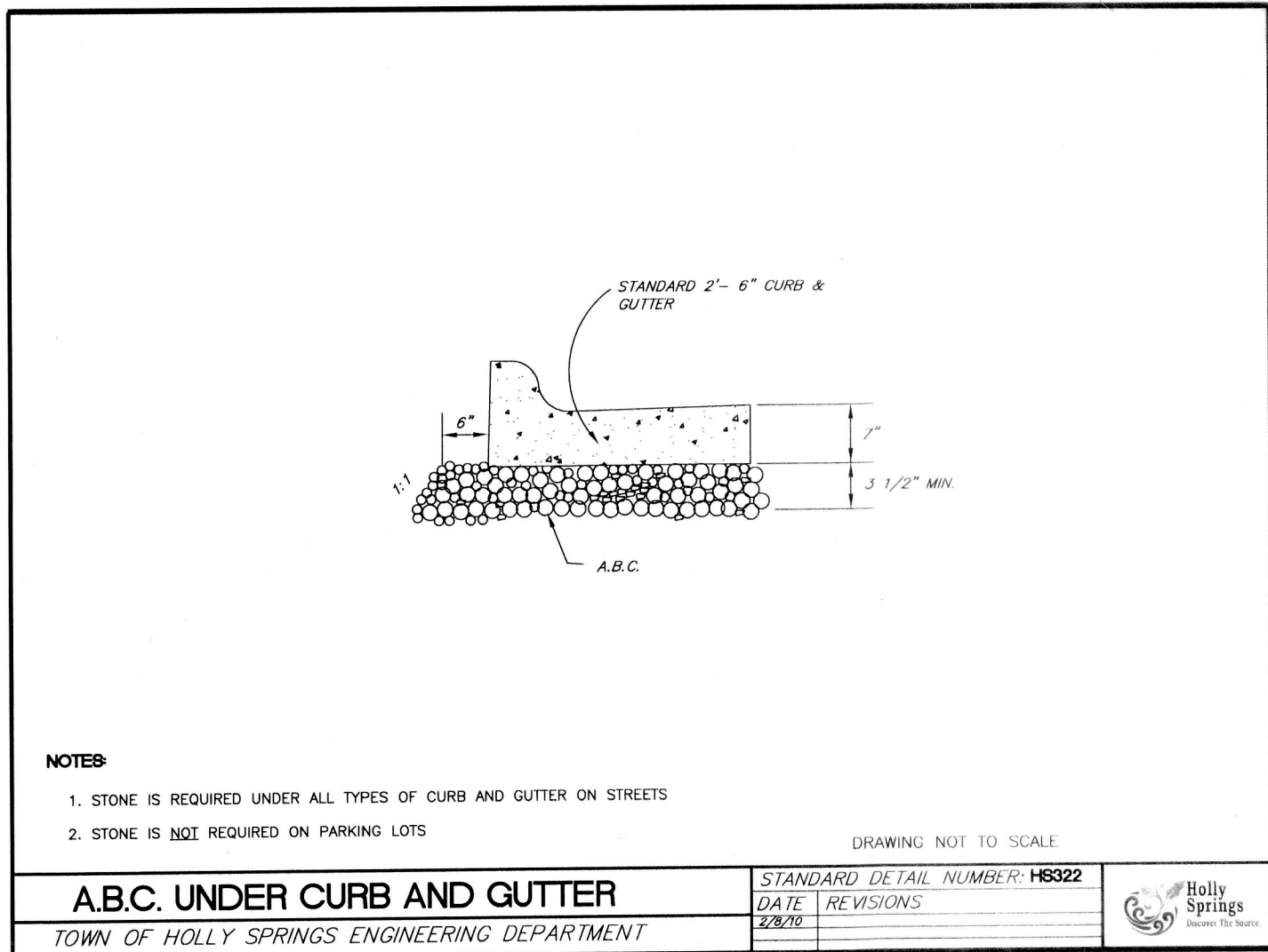
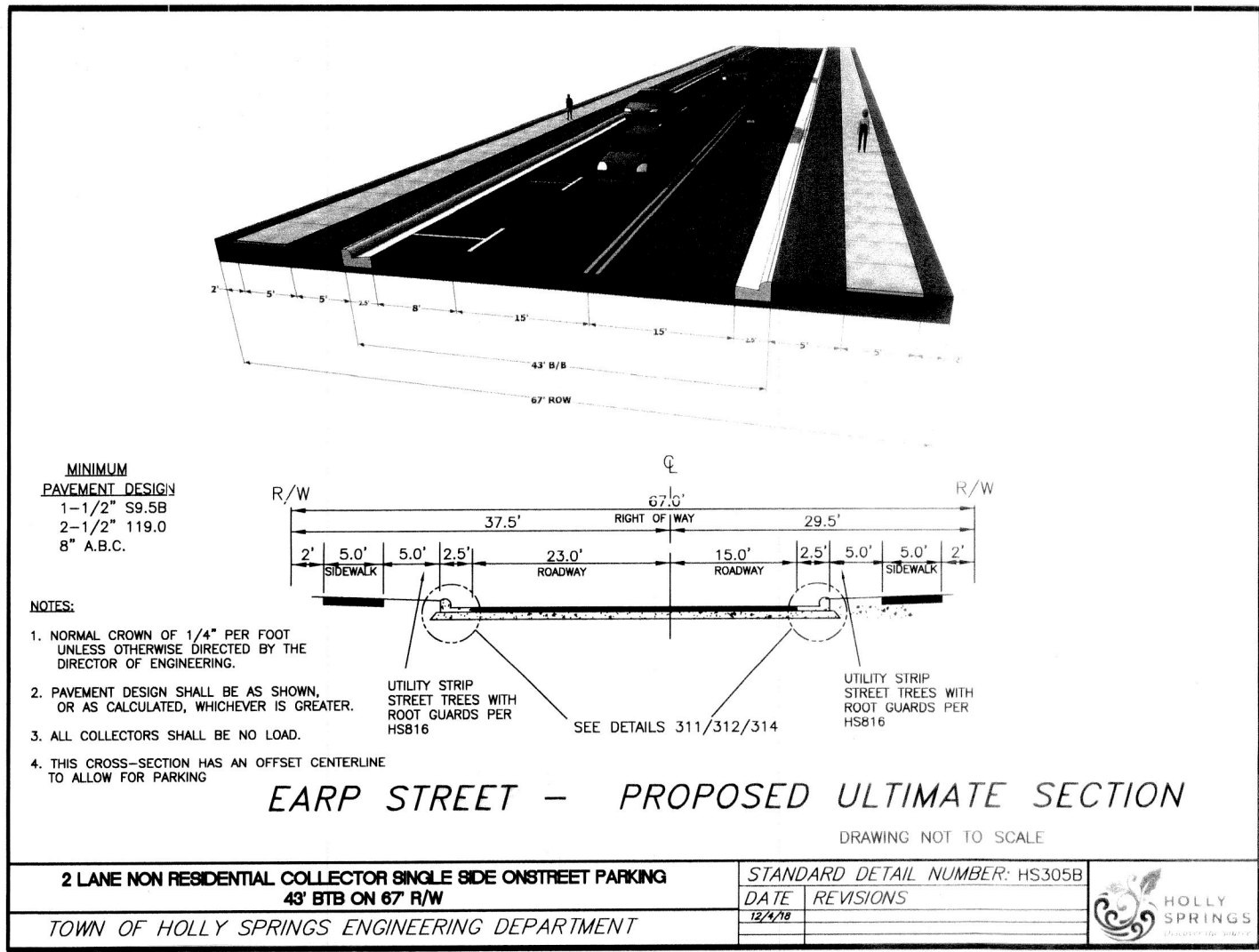
- LEGEND**
- COMPUTED POINT
 - IRON PIPE FOUND
 - ⊕ MONITORING WELL
 - ⊙ CLEANOUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ POWER POLE W/ LIGHT
 - OHU— OVERHEAD UTILITY LINE(S)
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIBER OPTIC BOX/PEDESTAL
 - ⊕ FIBER OPTIC VAULT
 - ⊕ POWER BOX
 - ⊕ TELEPHONE CABINET/PEDESTAL
 - X—X— CHAIN LINK FENCE
 - CONCRETE CURBING
 - PROPERTY LINE
 - ⊕ STORM INLET

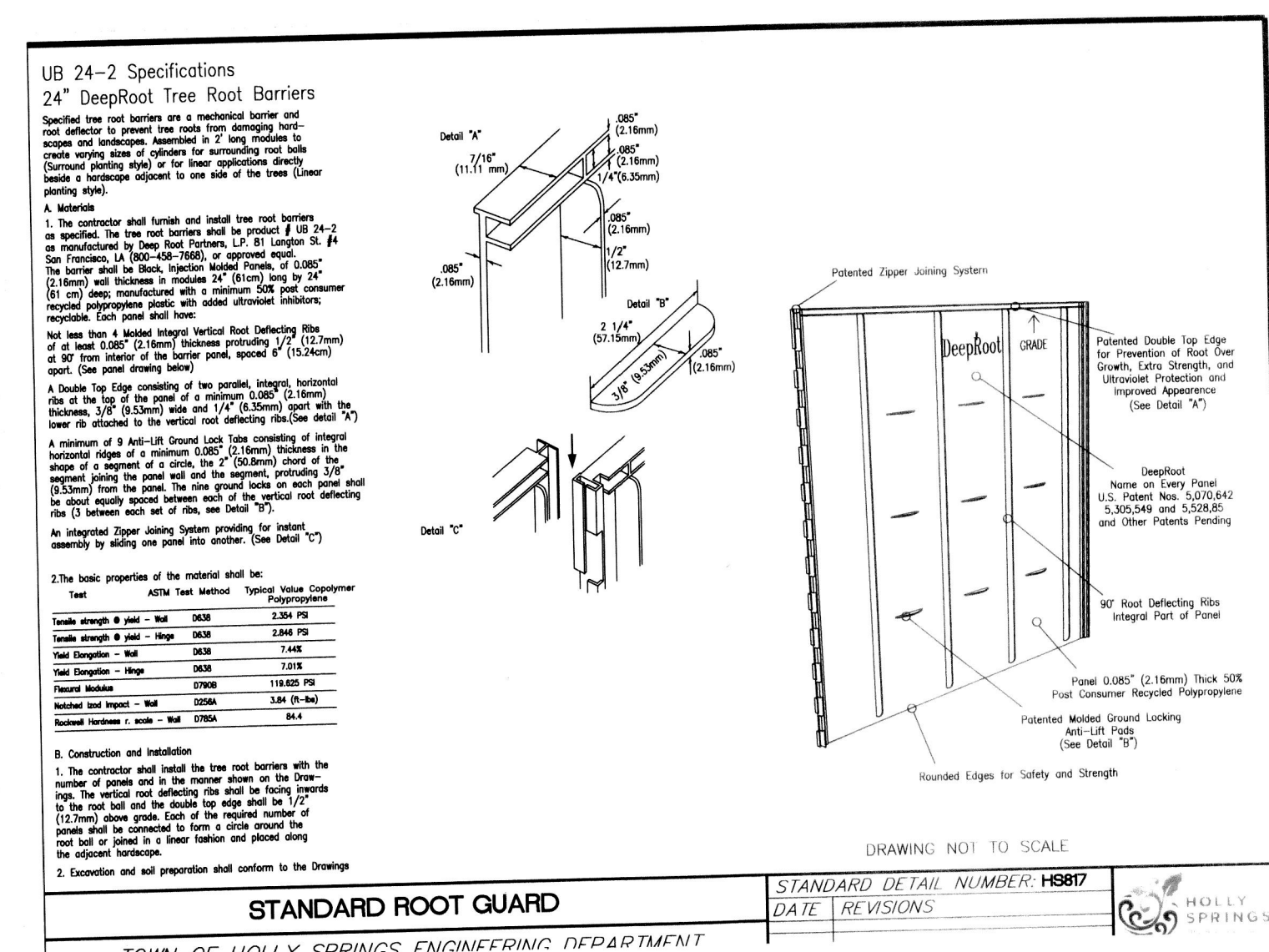
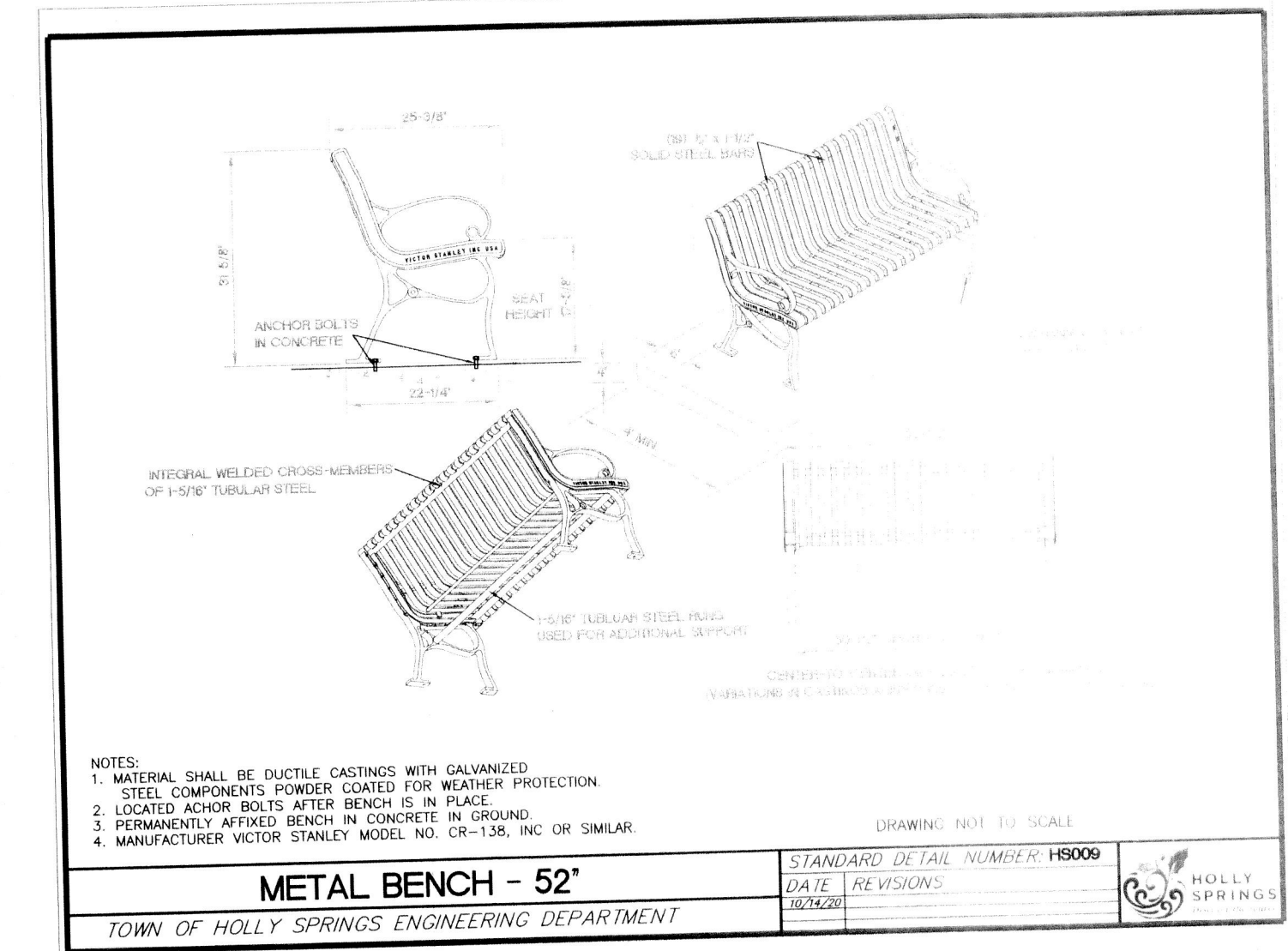
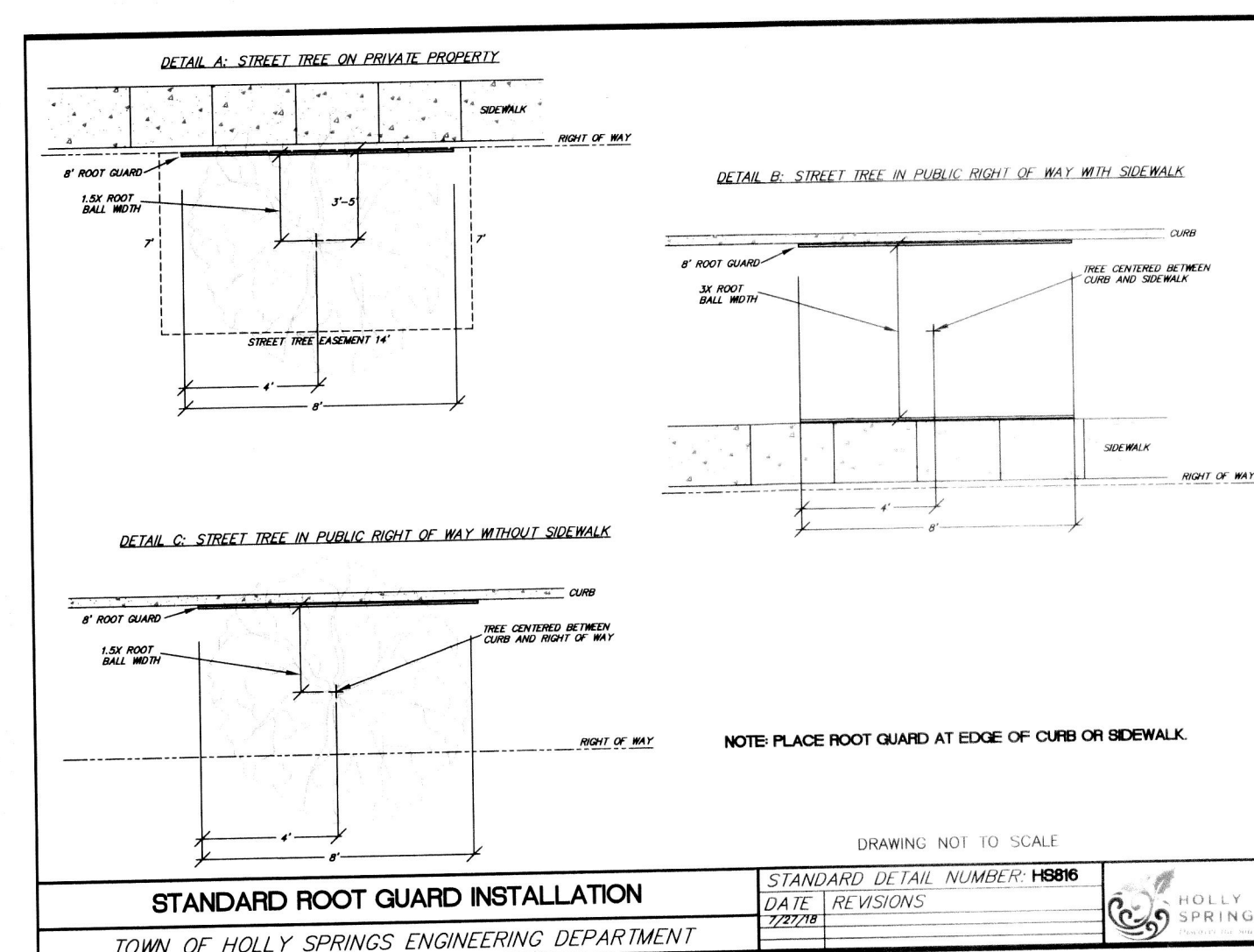
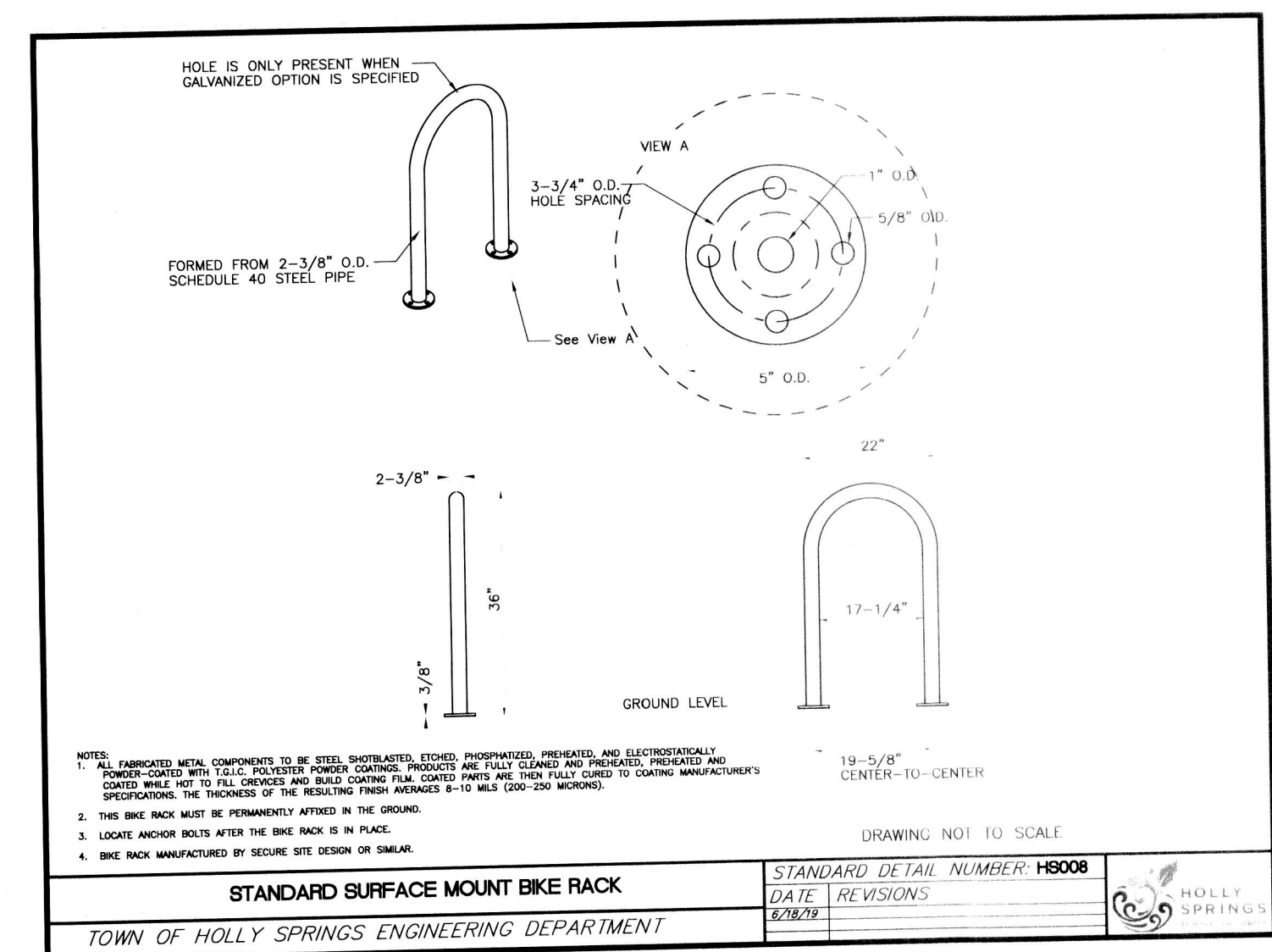
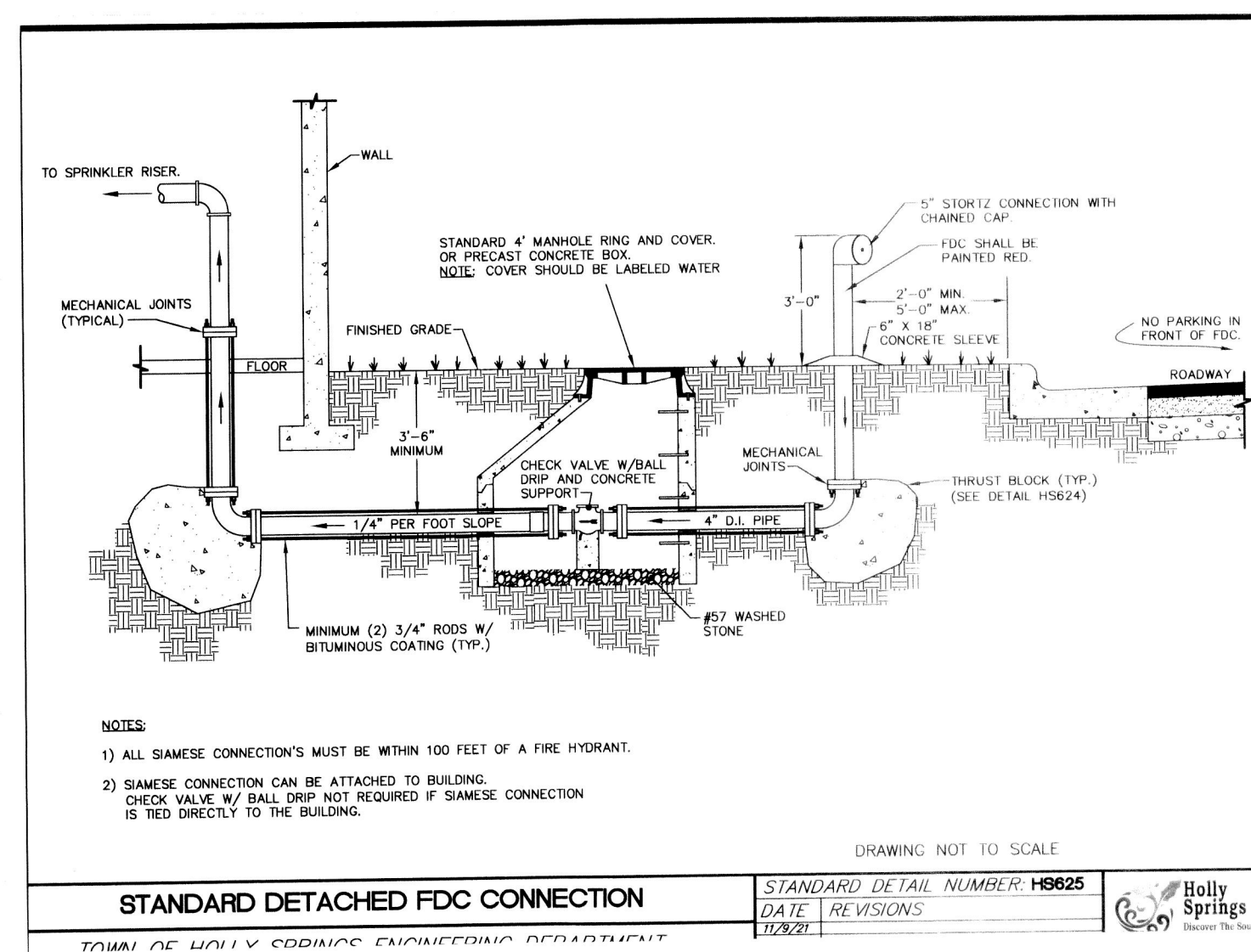
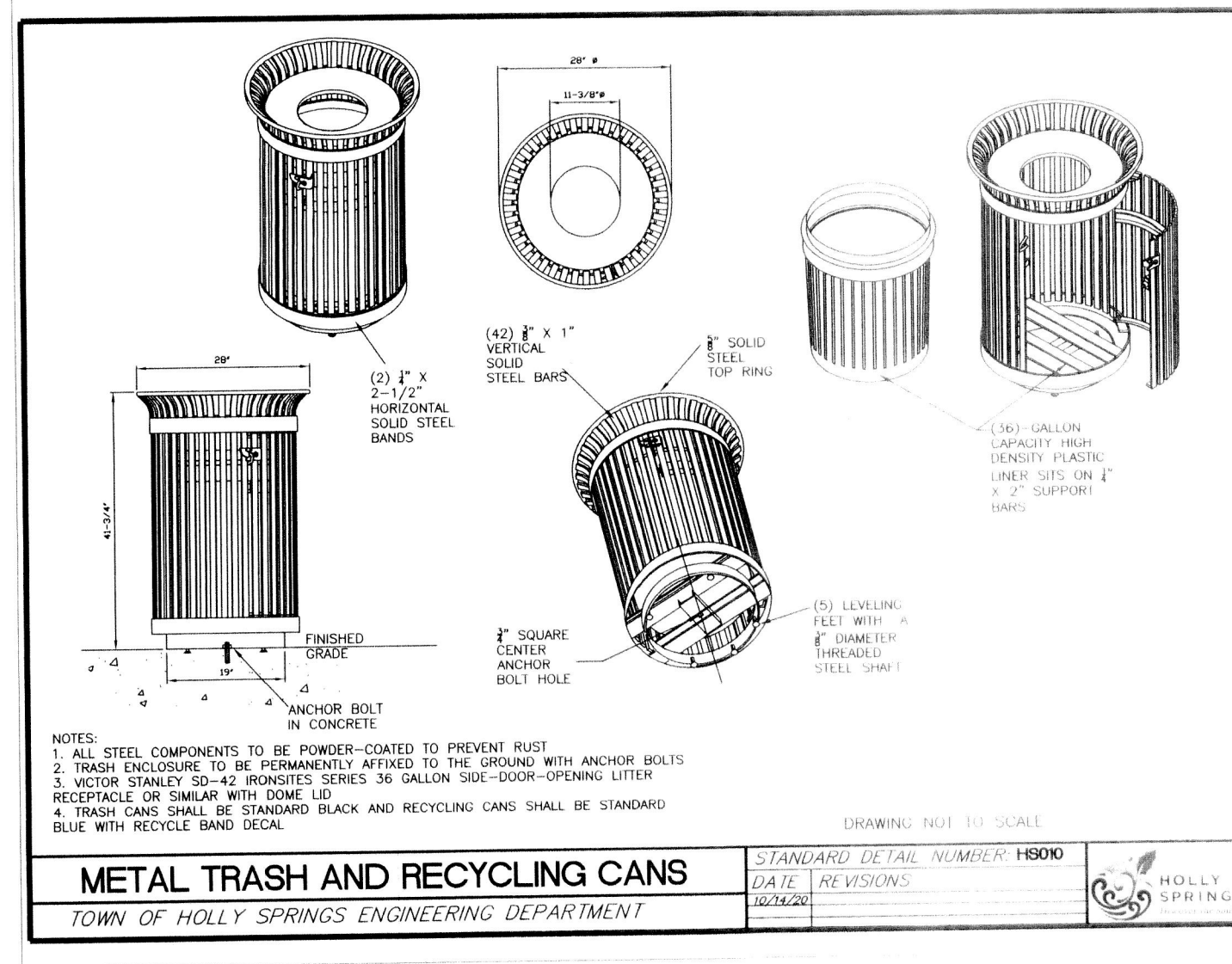
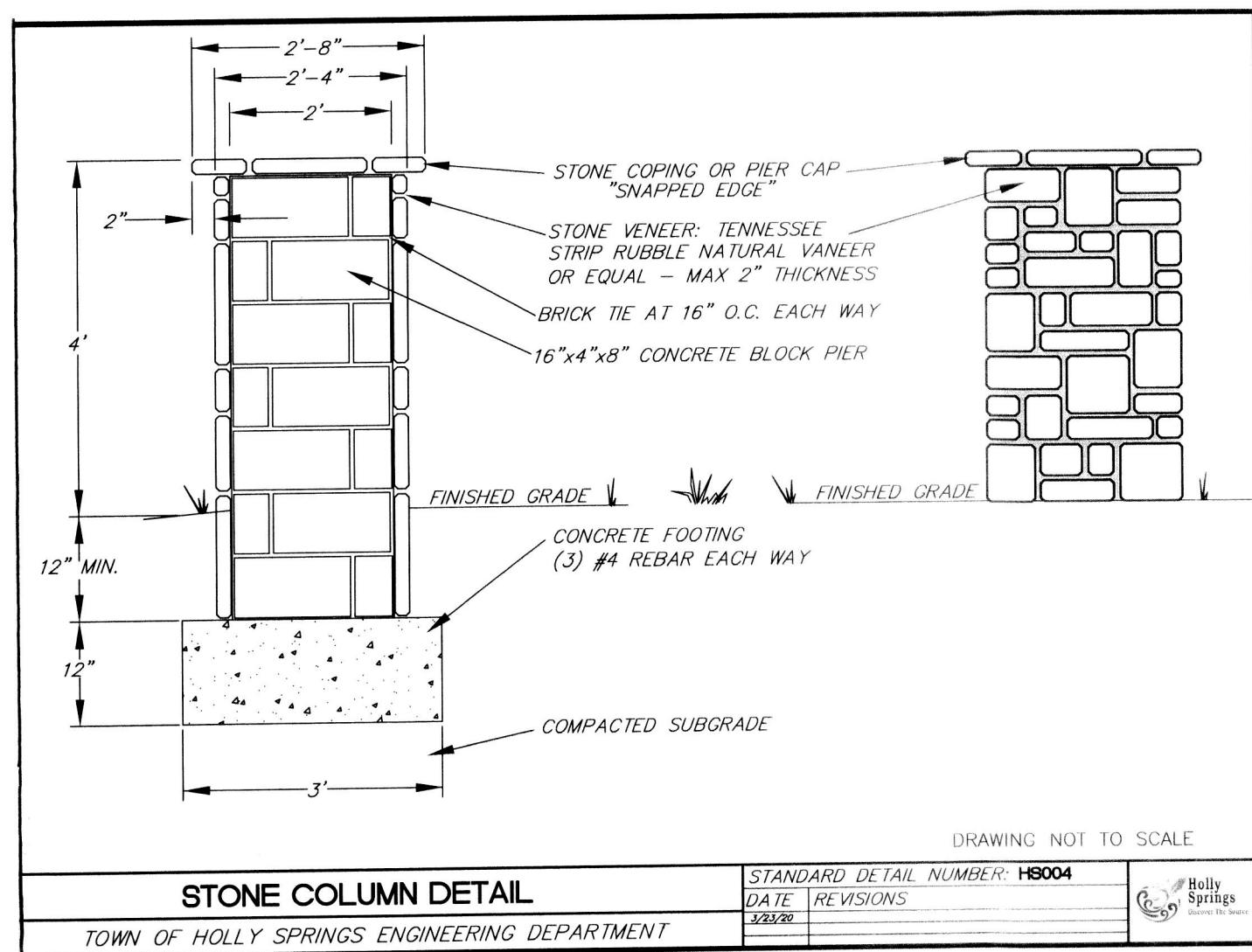


PRELIMINARY SITE PLAN
120 NORTH MAIN
120 N. MAIN STREET - HOLLY SPRINGS, NC

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
DATE: 8-18-22	DRAWN: RLM
SCALE: 1" = 20'	SURVEYED: NONE
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

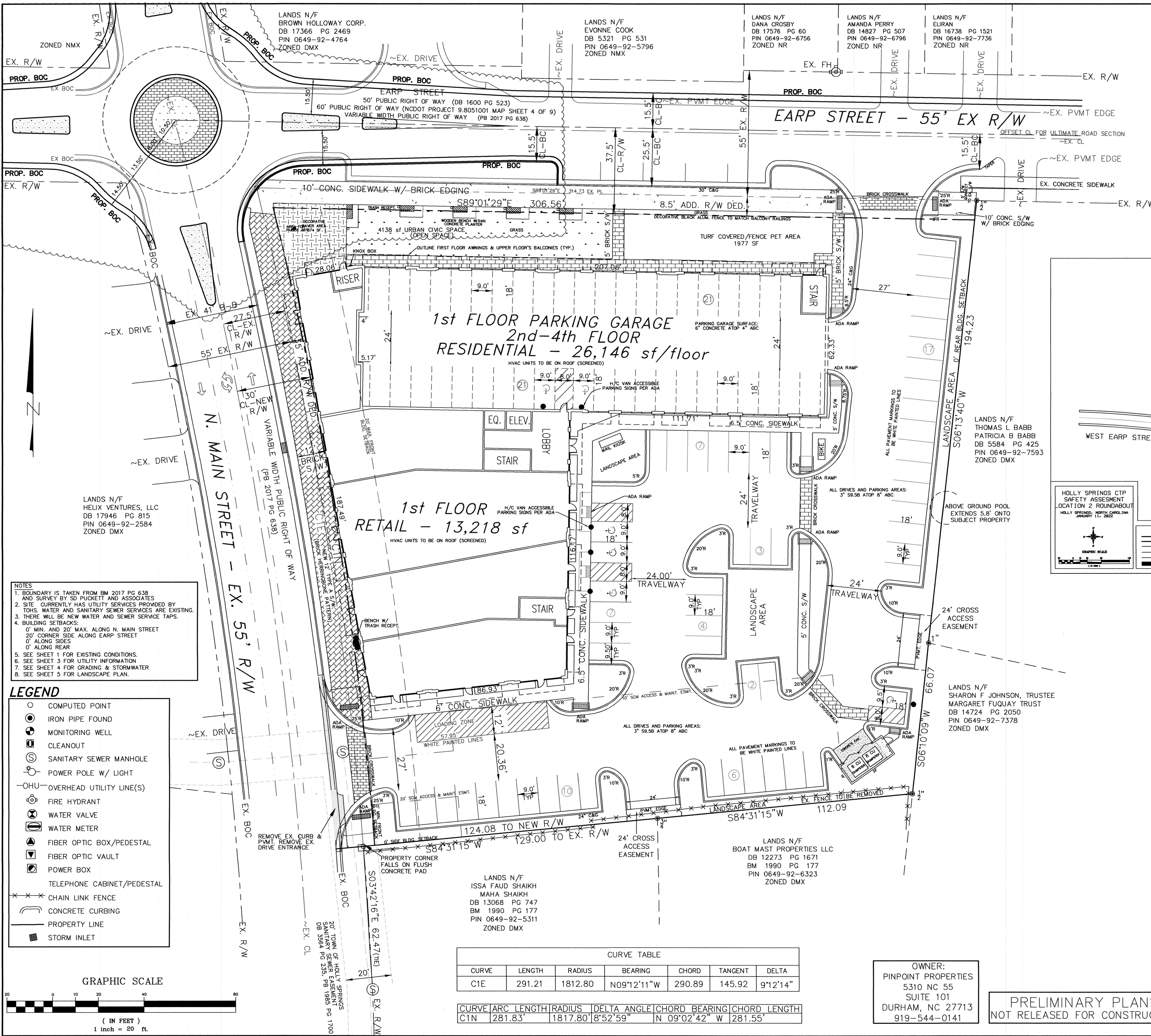
120 NORTH MAIN

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
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

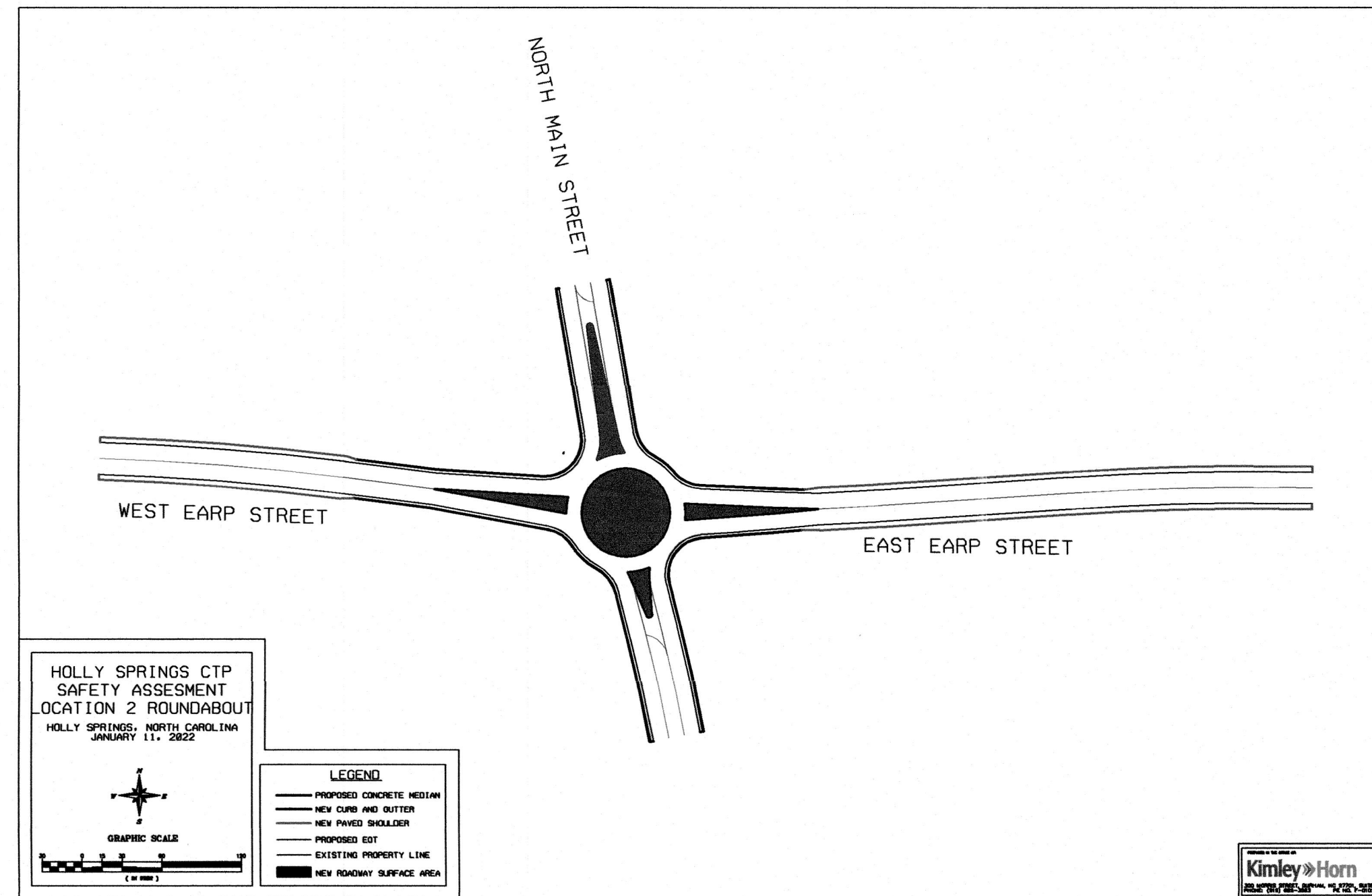
PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION



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

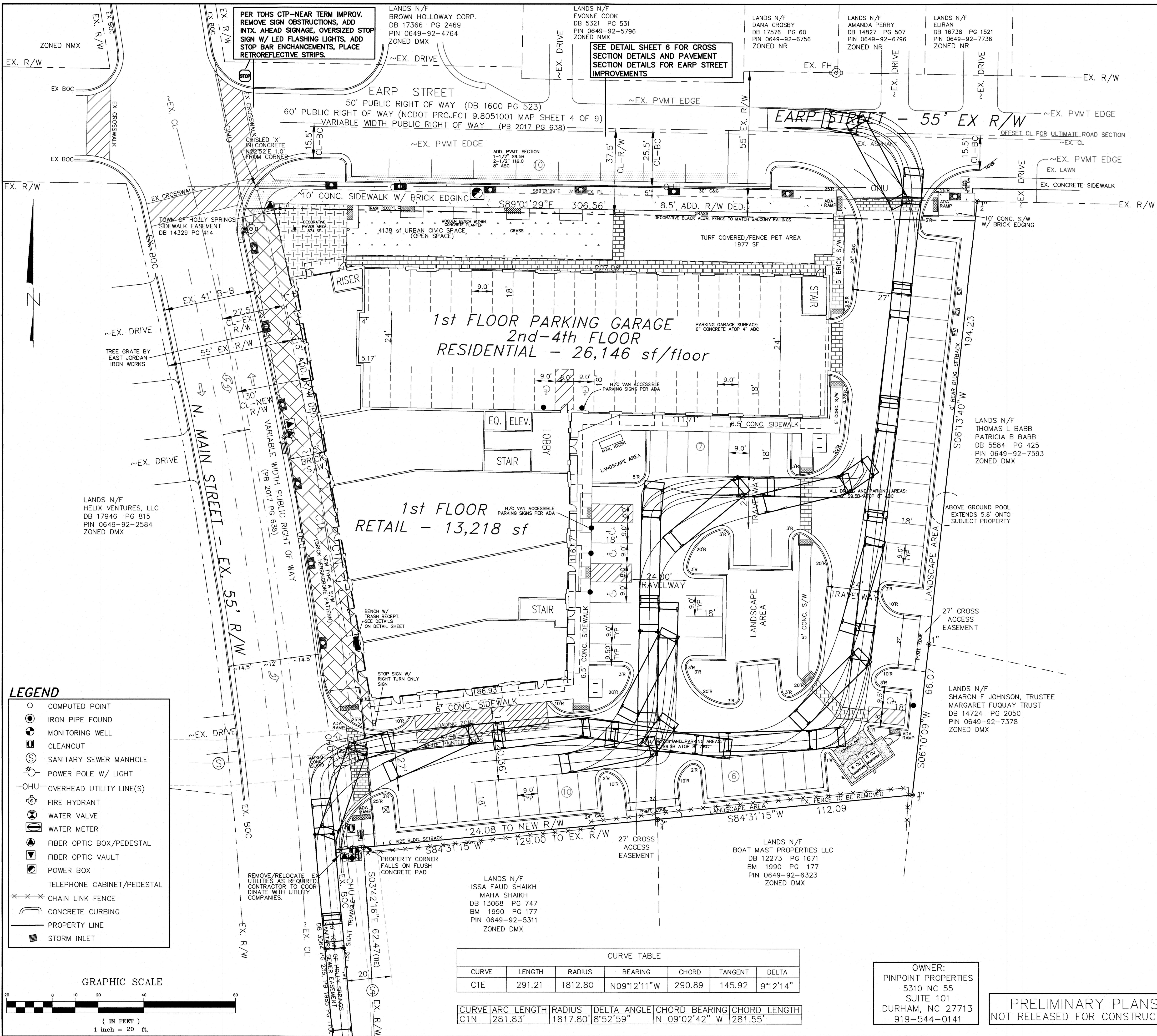
SCHEMATIC OF FUTURE ROUNDABOUT
120 NORTH MAIN
120 N. MAIN STREET - HOLLY SPRINGS, NC

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



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



GLAZING CALCULATIONS	
GROUND LEVEL	UPPER LEVELS
AREA OF WALL TO 10': 1,872 SF	AREA OF WALL ABOVE 10': 8,643 SF
AREA OF GLAZING BELOW 10': 1,448 SF	AREA OF GLAZING ABOVE 10': 2,020 SF
PERCENTAGE OF GLAZING: 77.4%	PERCENTAGE OF GLAZING: 23.4%

1 West (Main Street) Elevation

SCALE 1/8" = 1'-0"



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%

2 North (Earp Street) Elevation

SCALE 1/8" = 1'-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



BRICK 1



BRICK 3

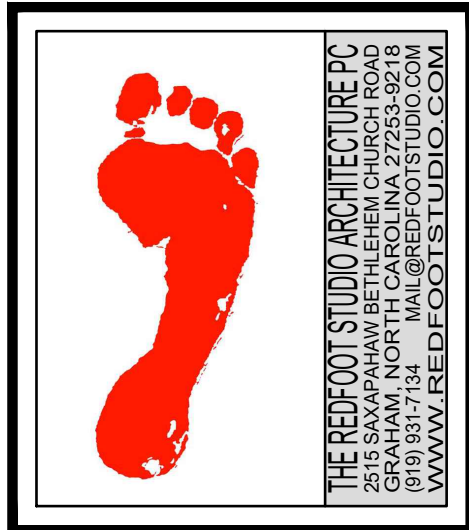


BRICK 2

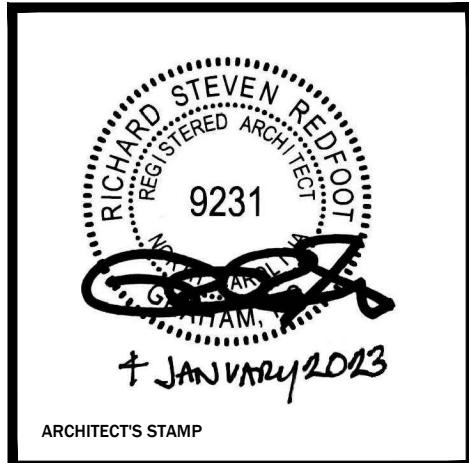


STONE 1

MATERIAL SELECTIONS
BRICK 1 (FIELD BRICK 1)
GLEN GERY (LAWRENCEVILLE - "CHESAPEAKE"
BRICK 2 (FIELD BRICK 3)
GLEN GERY (LAWRENCEVILLE - "OAKTON"
BRICK 3 (ACCENT BRICK)
GLEN GERY (EMPORIUM - "BLACK PEARL SMOOTH"
STONE 1
GLEN GERY (LANDMARK - "ASHFORD GLEN RIDGE"
STOREFRONT AND METAL
BLACK ANODIZED ALUMINUM



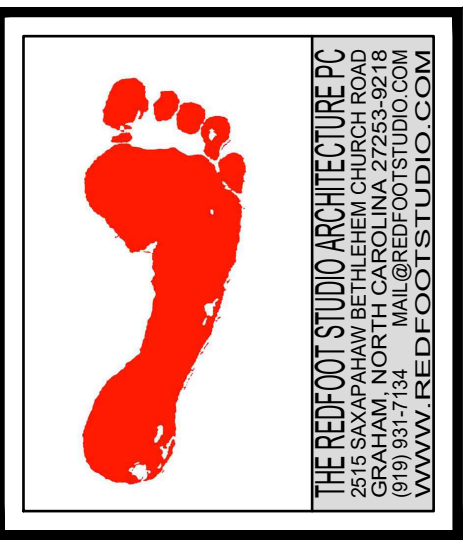
120 NORTH MAIN RETAIL AND RESIDENTIAL BUILDING 120 NORTH MAIN STREET HOLLY SPRINGS, NORTH CAROLINA



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

DRAWINGS
BUILDING ELEVATIONS
DRAWING NO
PA1.0



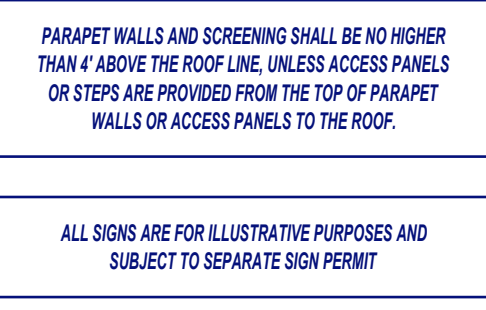
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No	Rev./Submissions	Date
	PLANNING	01/28/22
	PLANNING	08/12/22
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	PLANNING	01/04/23
SCALE	PROJECT NO	
AS NOTED	210601	
DESIGNED	DATE	
RSR	4 JAN 23	
DRAWN	CHECKED	
RSR	RSR	

BUILDING ELEVATIONS

PA2.0



BRICK 1

PAVEMENT 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







STATE OF NORTH CAROLINA
COUNTY OF WAKE

**DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE
REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)**

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

EARP STREET PROPERTIES, LLC

THIS AGREEMENT (the “Agreement”), made and entered into this _____ day of March, 2022, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the “Town” and **EARP STREET PROPERTIES, LLC, a North Carolina limited liability company**, hereafter referred to as the “Developer.” The Town and the Developer are collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, the Developer or its affiliate is the fee simple owner of tracts of land held in common for development, known as 120 North Main Street, Holly Springs, NC 27540 and by the following Wake County PIN: 0649925487, Tax ID of 0002932, totaling approximately 1.71 acres in size, as more particularly described on **Exhibit A** (the “Site”); and,

WHEREAS, the Town Council has previously rezoned the Site to Downtown Mixed-Use Conditional Zoning District (“DMX-CD”) , (the “Rezoning”), to facilitate the development of non-residential uses; and,

WHEREAS, the Site is not currently served by Town potable water and sewer service; and,

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

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160D and its Unified Development Ordinance (“UDO”), the dedication and construction of streets and rights of way and other infrastructure

and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. § 160D-1001(b) and 160D-1003. and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so;

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

WHEREAS, the Town considers the Project favorable to the Town because of the mixed use component which allows for the retention of and expansion of local employment in the Town and the significant amount of non-residential uses the project will offer. Further, the Developer has agreed to incorporate several needed public infrastructure improvements ("Public Improvements," as described below) in the vicinity of the Site which will serve the Site, the Developer's customers, other adjoining properties, and generally benefit the Town as a whole; and,

WHEREAS, pursuant to N.C.G.S. § 160D-1005, on March 21, 2023 the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

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

ARTICLE I

1. **Definitions:** The terms below shall have the following meanings as used herein:
 - a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under

this Agreement. The Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

- b. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.
- c. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the development of property.
- d. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").
- e. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.
- f. NCDOT: the North Carolina Department of Transportation.
- g. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.
- h. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.
- i. Concept Plans: Concept Plan as used in this Agreement refers to the Development Plan for the Development previously submitted by Developer to the Town, if any.
- j. Public Infrastructure or Public Infrastructure Improvements: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, either located on the Site, in an easement, or not located on the property for the Public's good.

- k. **Public Benefit:** The construction and dedication of Public Infrastructure and utility infrastructure by the Developer, the retention and addition of local jobs, an increase in employment opportunities, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.
- l. **Project:** The Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

ARTICLE II DESCRIPTION OF DEVELOPMENT AGREEMENT

1. **SCOPE:** The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. **TERM:** The duration of the agreement is for five (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) the Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, not demanded within five (5) years of the execution of the foregoing shall be void and given no effect.

3. **PHASING:** It is anticipated that the Project will be constructed in one phase. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

4. **TIA ROAD IMPROVEMENTS:** The transportation impact analysis (the "TIA") for this Project has indicated that the anticipated traffic caused by the project will require, or contribute to the need for, certain transportation infrastructure improvements described in detail in the TIA and summarized as follows :

	Description	Completed by
a.	Payment of a Fee in Lieu of in the amount of \$15,500 for impacts to Main Street	Prior to Construction Drawing Approval
b.		
c.		
e.		
f.		

The above list is a summary from the TIA which, if amended for any reason, such amendments shall control and require a revision of work and Infrastructure Improvements consistent with any amendment to the TIA.

5. **CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS:** Developer shall construct the following Infrastructure Improvements prior to the issuance of the first certificates of occupancy for the Project. The Developer shall be responsible for connecting the Site to Town sewer services subject to the following restrictions: Any use of the site other than domestic wastewater shall require on-site pretreatment to ensure compliance with the Town's Constituent Limits. For the purposes of this restriction, domestic waste shall mean liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.

The following are common examples of Constituent Limits, and are not an exhaustive list. For further clarification of the Town's Constituent Limits, direct consultation with the Town's Executive Director of Utilities and Infrastructure is required.

BOD	300 mg/L
Ammonia	25 mg/L
TSS	300 mg/L
Total N	45 mg/L
Total P	6 mg/L

List of Sewer and Water Improvements to be constructed by the Developer and necessary for a obtaining a building permit:

	Description	Completed by
a.	Necessary sewer and water improvements to the site (No extenuating improvements)	First Building Permit
b.		
c.		
d.		
f.		

6. **FEES-IN-LIEU:** Developer shall pay fees in lieu ("FIL") for its proportionate share of the following Infrastructure Improvements as set forth below. Fees-in-lieu shall be paid prior to civil construction drawing approval for each Phase.

	Description	FIL Amount (\$)
a.	NONE, other than Paragraph 5 improvement	
b.		
c.		

7. DEVELOPMENT PERMITTED USES: The Site may be used for any of the Permitted Uses in the DMX-CD zoning district as specified in Section _____ of the UDO, subject to the approved rezoning conditions attached as Exhibit B, and additionally the following restrictions:

[List Restrictions]

10. ANNEXATION: The Parties agree that the Site is currently annexed and no other action is necessary.

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

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

12. PARKS AND RECREATION LAND DEDICATION. The Parties acknowledge that the Town's Unified Development Ordinance requires the developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by the Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as \$213,976 per acre, which produced under ordinary methods of calculation a fee in lieu amount of \$10,699 per unit of residential use. The Town agrees that such calculation creates an excessive fee in comparison to other similarly situated projects. The Town agrees to take the average land value of recent projects and calculate a per unit fee of \$4,397 per residential unit to be collected at the time the Developer applies for a building permit.

13. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

14. HISTORIC STRUCTURES: There are no known historic structures on the Site.

15. DEVELOPMENT SCHEDULE

a. Development of the Project and any Public Infrastructure shall commence promptly after required permits are obtained.

ARTICLE III OTHER DEVELOPER'S DUTIES

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

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

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

4. The Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

ARTICLE IV GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

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

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

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

5. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by the Developer within easements owned by the Town.

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

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

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

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

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

ARTICLE V OTHER

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

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

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

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

FOR THE TOWN:

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

FOR THE Developer :

Bruce Knott, Manager Earp Street Properties, LLC
5310 NC Hwy 55, Suite 101
Durham, NC 27713-7813
919-544-0141

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

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

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

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

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

EXHIBIT A:	Description of Site
EXHIBIT B:	Rezoning Conditions

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

TOWN OF HOLLY SPRINGS

(Town Seal)

BY: _____
Randy J. Harrington, Town Manager

ATTEST:

Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

John P. Schifano, Town Attorney

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

Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

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

Notary Public

My Commission Expires: _____

THE DEVELOPER

EARP STREET PROPERTIES, LLC

By: _____
Name: BRUCE KNOTT
Title: MANAGER

STATE OF _____
_____ COUNTY

I certify that the following person(BRUCE KNOTT) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

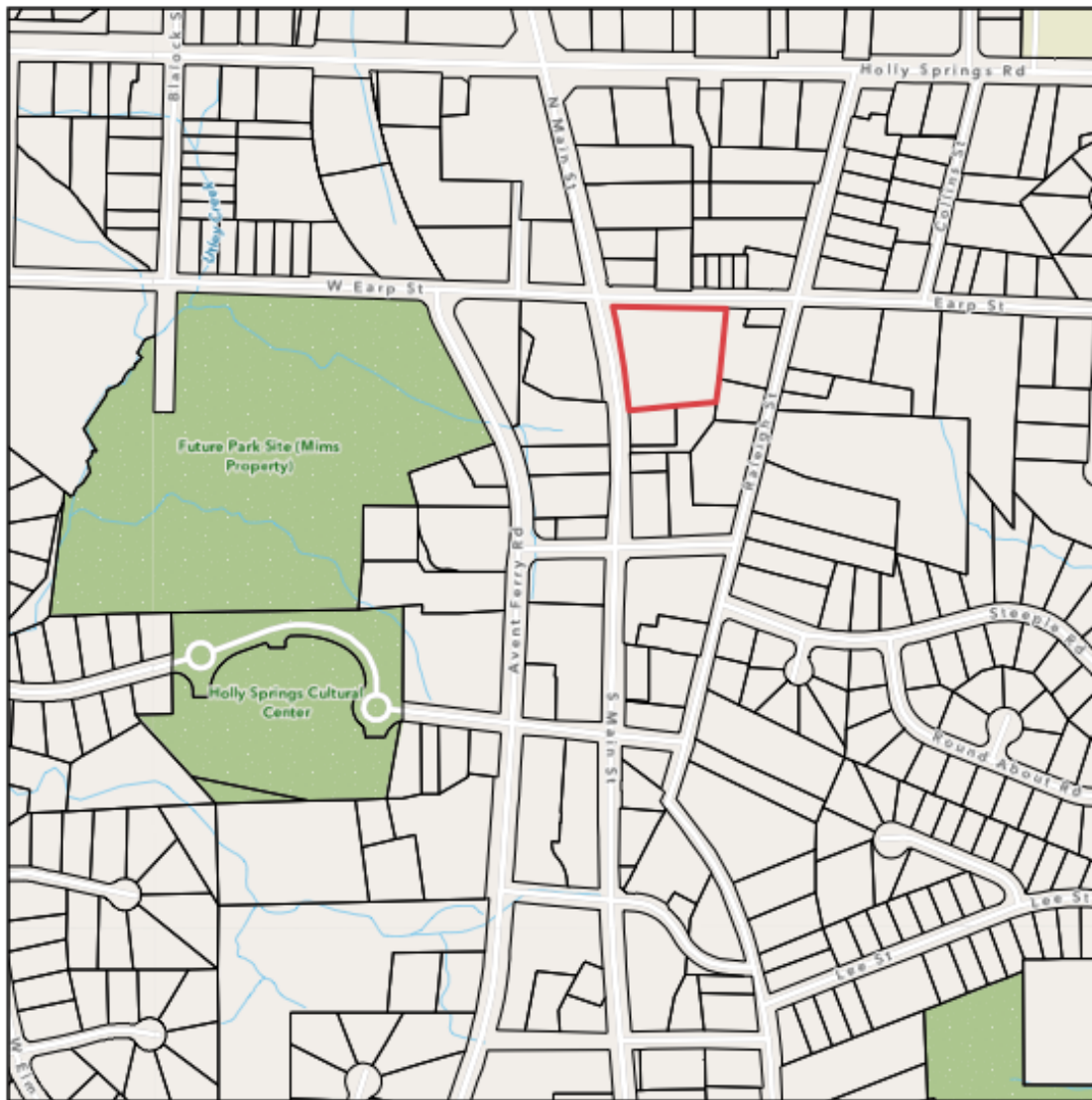
Date: _____

_____, Notary Public

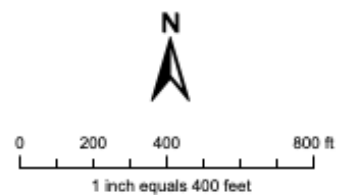
[Affix Notary Stamp or Seal]

My Commission Expires: _____

Exhibit A



Earp Street Properties, LLC (120 N Main Street)



Disclaimer
 IMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Exhibit B



120 N Main Development Plan 22-DP-02 Motion and Conditions of Approval

Motion and Conditions of Approval:

Motion to make and accept the Findings of Fact for Development Plan 22-DP-02 that the proposed mixed-use building, street improvements per the traffic study, public shared path improvements, public utilities to serve the future building, bike and electric vehicle parking, common open spaces, and common landscaping meets the applicable Unified Development Ordinance standards for a Development Plan in the DMX Downtown Mixed-Use District.

Motion to approve / deny / defer Development Plan 22-DP-02 for 120 N Main Street 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.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings

Title: Main Street Vista Conditional Zoning District and Development Agreement 22-REZ-06 - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

1. Conduct Legislative Public Hearing.
2. Open Public Hearing and continue to a later meeting.
3. Adopt or defer Rezoning Ordinance RZ23-01 to approve rezoning of 11.71 acres 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 NC General 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.
- The developer is working with the Town on a Development Agreement with the following

terms:

- Fee reimbursement for sewer infrastructure improvements including:
 - Taking the existing Omni Pump Station offline and reroute the existing wastewater flow through gravity lines that will be served by the Twelve Oaks Pump Station
 - Upgrading existing gravity sewer lines located on North Main Street
- Adjustment of Parks & Recreation Fees-in-lieu
- (At the time of publication of the agenda, Developer and Town staff are still discussing fee amount, therefore the Development Agreement is not ready for approval)
- At the time of publishing the Council's agenda, the Town and the Developer have not yet come to agreement on the final terms of the Development Agreement.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 2/28/2023:

- Left turns at the 3rd Street intersection are a safety concern.
- Concern that this mix of uses is not the best use of the site and that residential units may not be affordable.
- Addition of crosswalks at 3rd Street or somewhere along Holly Springs Road to allow residents to safely walk to the Post Office.
- The timing of approving more development and infrastructure improvements. The proposed road improvements do not fully address the additional traffic. The infrastructure needs to be in place before additional development is approved and more traffic is added to the system.

Planning Board Recommendation:

The Planning Board recommended approval (5-3) [1 absent]

Those voting against the motion noted the following reasons:

- The timing of road improvements and public infrastructure funding is not aligned with development approvals. Additional improvements need to be made prior to additional development being approved and more traffic is added to the system.
- Concerns about traffic movements and safety at the 3rd Street intersection.

Staff Note: The applicant has made one modification to the building facade standards in the Design Manual following the Planning Board meeting. The change would allow more Type 2 materials (wood or fiber cement siding, stucco, or similar materials) and fewer Type 1 materials (brick, stone, pre-cast concrete, or similar materials) for mixed-use buildings. This change is meant to more accurately reflect the example building elevations presented in the Design Manual and not related to any discussion or request by the Planning Board. The specific change is to require 75% Type 1 materials on the 1st floor and 30% on upper levels as opposed to the original 60% Type 1 materials on the entire building. Staff is not opposed to the proposed change.

Background:

- The site was rezoned from LB Local Business to NMX Neighborhood Mixed-Use on March

Planning Board Meeting
March 21, 2023

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. RZ23-01 MainStVista_Ord
2. 22REZ06_MainStVista_PBStaffReport_022723 (1)
3. 22REZ06_MainStreetVista_PetitionPackage
4. 22REZ06_Main Street Vista Master Concept Plans
5. 22REZ06_MainStreetVista_DesignManual



Ordinance No. RZ23-01

Date Submitted: March 21, 2023

Date Adopted: March 21, 2023

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING
MAP AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160D-605**

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

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, the Town of Holly Springs has received a request to modify the Official Zoning Map for 11.71 acres of Wake County PINs 0649933963, 0649937653, 0649935427, 0649936510, and 0649939744 from NMX Neighborhood Mixed-Use to DMX-CD Downtown Mixed-Use Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Downtown Village District and as Mixed-Use by the Village District Area Plan; and

WHEREAS, the requested zoning district proposes land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on February 28, 2023 and recommended approval by a vote of 5-3-1 absent; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on March 21, 2023 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town

Council finds amending the Official Zoning Map is consistent with Vision Holly Springs: Town of Holly Springs Comprehensive Plan since the proposed Zoning Map Amendment from NMX Neighborhood Mixed-Use to DMX-CD Downtown Mixed-Use Conditional Zoning District is consistent with the Future Land Use Plan Map designation of this property as Downtown Village District and the proposed Conditional Zoning District (CD) would allow a mix of uses in a dense, compact, walkable development pattern, and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest by contributing to the creation of vibrant center in the community and introducing a greater mixture of land uses in the Village District; and

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

Part 1: Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: #22-REZ-06 to change the zoning of PINs# 0649933963, 0649937653, 0649935427 (partial), 0649936510 (partial), and 0649939744 from NMX Neighborhood Mixed-Use to DMX-CD Downtown Mixed-Use Conditional Zoning District.

BEGINNING AT AN IRON PIPE IN THE EASTERN RIGHT OF WAY OF N. MAIN STREET, SAID IRON PIPE HAVING AN NC GRID NAD83 COORDINATE OF N: 694121.32, E: 2049065.02; THENCE S 89°29'23" E A DISTANCE OF 865.44 FEET TO A REBAR; THENCE S 01°22'17" W A DISTANCE OF 147.95 FEET TO AN IRON ROD; THENCE S 88°32'59" E A DISTANCE OF 140.03 FEET TO AN IRON PIPE; THENCE S 00°08'02" E A DISTANCE OF 328.16 FEET TO AN IRON PIPE; THENCE N 89°07'55" W A DISTANCE OF 165.72 FEET TO AN IRON PIPE WITH A CAP; THENCE S 00°07'32" E A DISTANCE OF 287.33 FEET TO AN IRON PIPE WITH A CAP; THENCE N 89°08'42" W A DISTANCE OF 28.06 FEET TO AN IRON PIPE; THENCE S 00°13'03" E A DISTANCE OF 20.04 FEET TO A REBAR WITH A NAIL AT BASE; THENCE N 89°01'46" W A DISTANCE OF 22.00 FEET TO AN IRON PIPE WITH A TACK IN CAP; THENCE N 89°15'47" W A DISTANCE OF 204.68 FEET TO A POINT; THENCE N 00°05'59" W A DISTANCE OF 218.34 FEET TO A POINT; THENCE S 89°50'59" W A DISTANCE OF 59.91 FEET TO A POINT; THENCE S 00°06'49" E A DISTANCE OF 77.21 FEET TO A POINT; THENCE S 89°34'41" W A DISTANCE OF 139.78 FEET TO A POINT; THENCE N 01°06'45" W A DISTANCE OF 265.06 FEET TO AN IRON PIPE WITH A CAP; THENCE S 85°34'10" W A DISTANCE OF 24.99 FEET TO AN IRON PIPE WITH NAIL AT BASE; THENCE N 86°46'25" W A DISTANCE OF 60.93 FEET TO AN IRON ROD; THENCE S 89°11'20" W A DISTANCE OF 177.26 FEET TO A REBAR; THENCE S 89°20'14" W A DISTANCE OF 20.65 FEET TO AN IRON PIPE; THENCE N 13°41'32" W A DISTANCE OF 224.32 FEET TO AN IRON PIPE; THENCE N 13°49'08" W A DISTANCE OF 172.07 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING.
CONTAINING AN AREA OF 510109 SQUARE FEET OR 11.71 ACRES.

Part 2:
REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:

SEVERABILITY

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

Part 4:

INCLUSION IN UDO

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

Part 5:

EFFECTIVE DATE

The provisions of this ordinance shall become effective March 21, 2023 in accordance with the laws of the State of North Carolina.

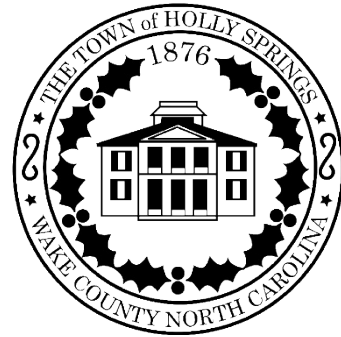
Adopted this, the 21st day of March, 2023.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Town of Holly Springs Staff Report to the Planning Board

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

PETITIONER(S):

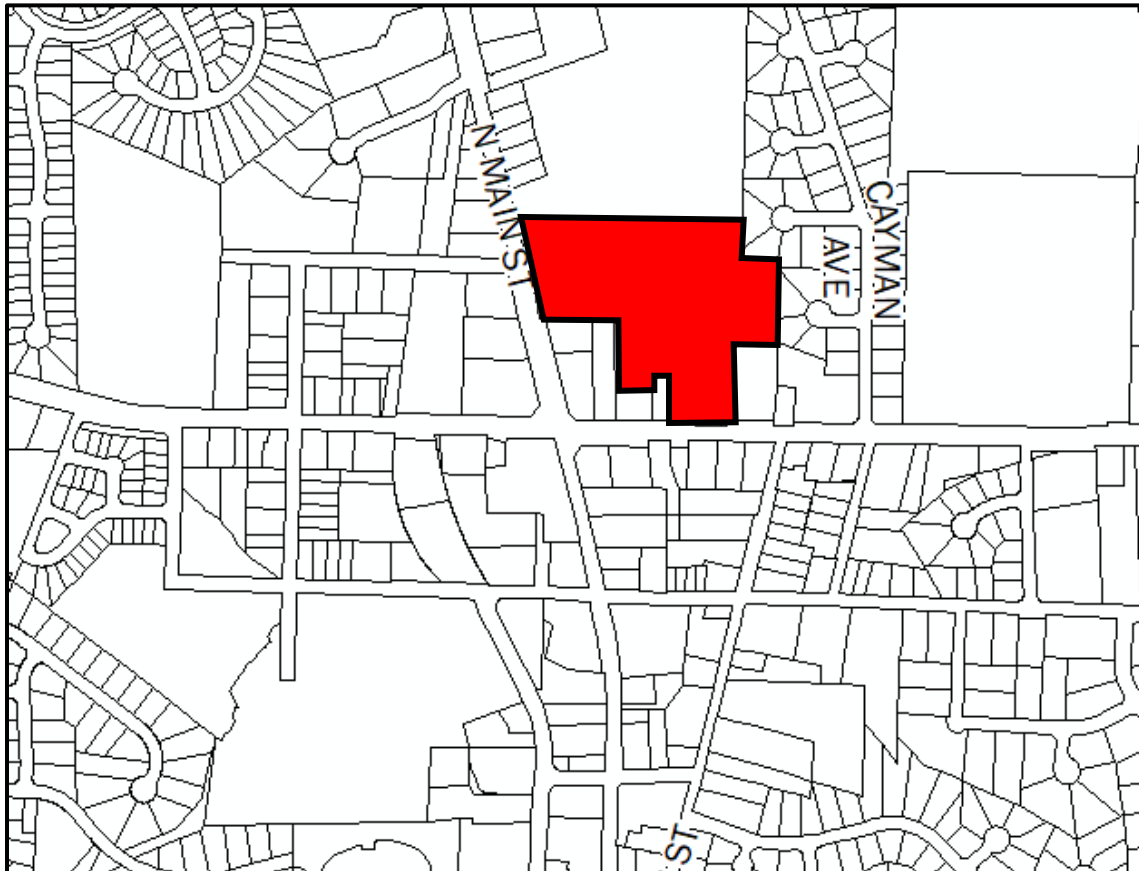
Laura Holloman
McAdams
One Glenwood Ave, Ste. 201
Raleigh, NC 27603

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:

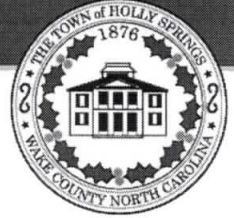
The requested zone map change from NMX Neighborhood Mixed Use to DMX Downtown Mixed Use Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Downtown Village and the proposed Conditional Zoning District (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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Petition Type (check one - each request must be on separate petition)

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Project Information

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PIN: _____ Real Estate ID: _____
Project Acreage: (Rounded to nearest tenth) 12.19 Partial Parcel: ☒ No ☐ Yes
Sketch Plan Review (Pre-Submittal) Meeting Date: _____

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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. If sent key, please print name)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
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Mailing Address 2905 Meridian Parkway
City Durham State NC Zip 27713
Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com
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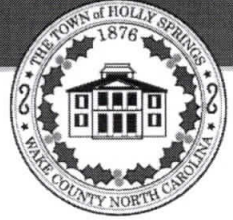
Name Randy Adamson Company Randall S Adamson LLC
Mailing Address 125 Holly Springs Rd
City Holly Springs State NC Zip 27540
Telephone # (919) 210-6848 E-Mail holly.springs.chiro@gmail.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action 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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Petition Type (check one- each request must be on separate petitions)

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

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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

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Company McAdams

Mailing Address 2905 Meridian Parkway

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 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

P Sandhar

0649939744/0019172

05/24/2022

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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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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 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

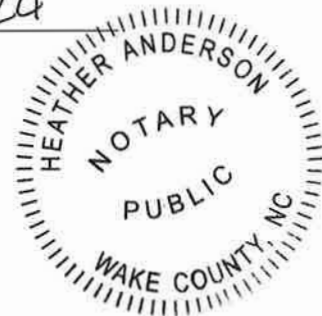
NOTARY STATEMENT

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).

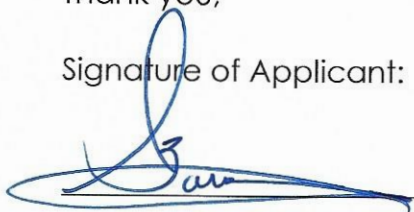
The public hearing before the Holly Springs Town Council on the matter will be heard on TBD (date) at 7:00 PM.

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 ABOVISTAR.COM

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For delivery information, visit our website at www.usps.com ®.	
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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®	FUQUAY VARINA, NC 27526
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2659 666 4399 0000 1202

AFFIDAVIT OF OWNER NOTIFICATION



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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
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$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	

7021 0950 0000 4399 6597

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.

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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

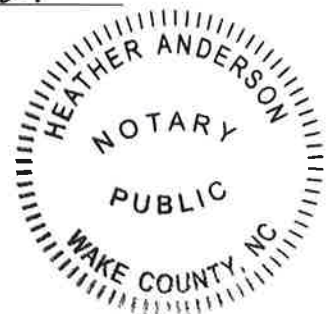
Sworn to and subscribed before me the 31st day of May, 20 22.

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

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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 6634 0000 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 Laura Holloman

Printed name of Applicant Laura Holloman, McAdams

NOTARY STATEMENT

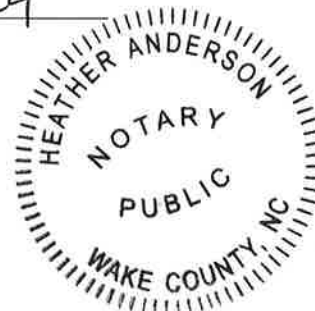
Sworn to and subscribed before me the 31 day of May, 20 22.

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# 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-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 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]

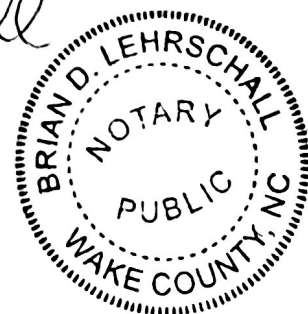
Wake County PIN/REID:

0649936510

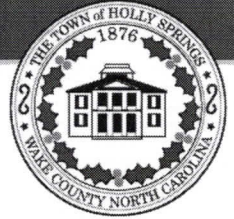
State of North Carolina
County of Wake

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

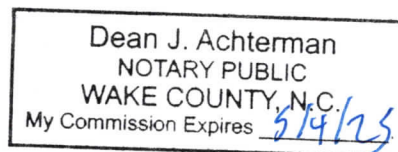
State of NC
County of Wake

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]
Notary Public

/ Dean J. Achterman
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]

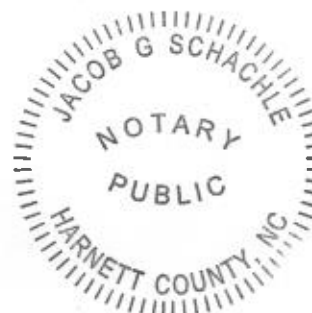
Wake County PIN/REID:

0649933963
0649937653

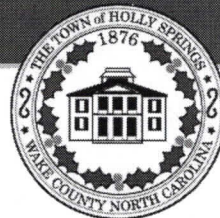
State of North Carolina
County of Wake

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

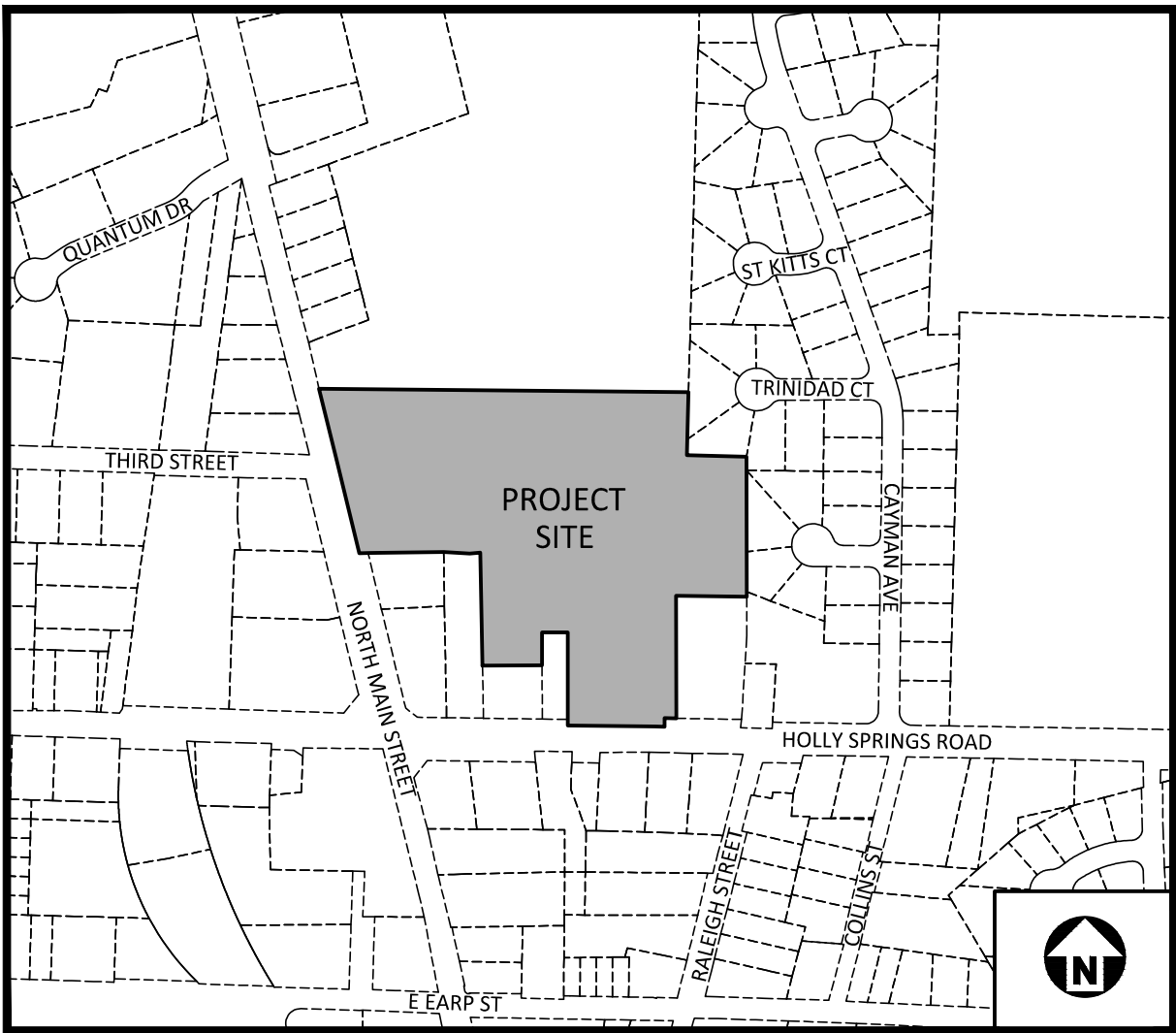
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

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



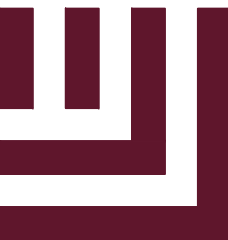
VICINITY MAP
N.T.S.

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 POINTE	30' MINIMUM	
	MULTI-STORY ADJACENT TO WINWARD POINTE	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

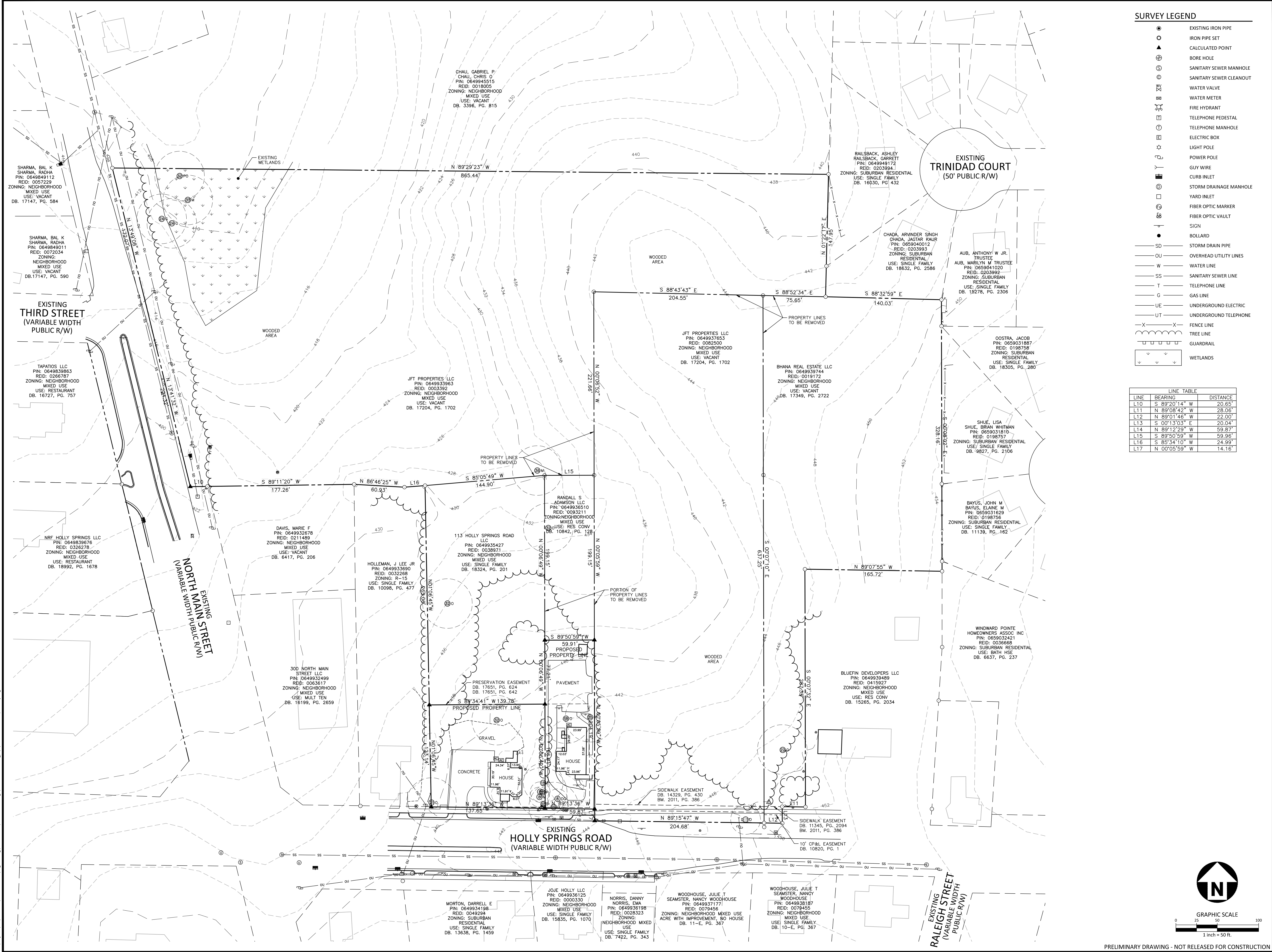


REVISIONS

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



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	PER TOWN COMMENTS
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

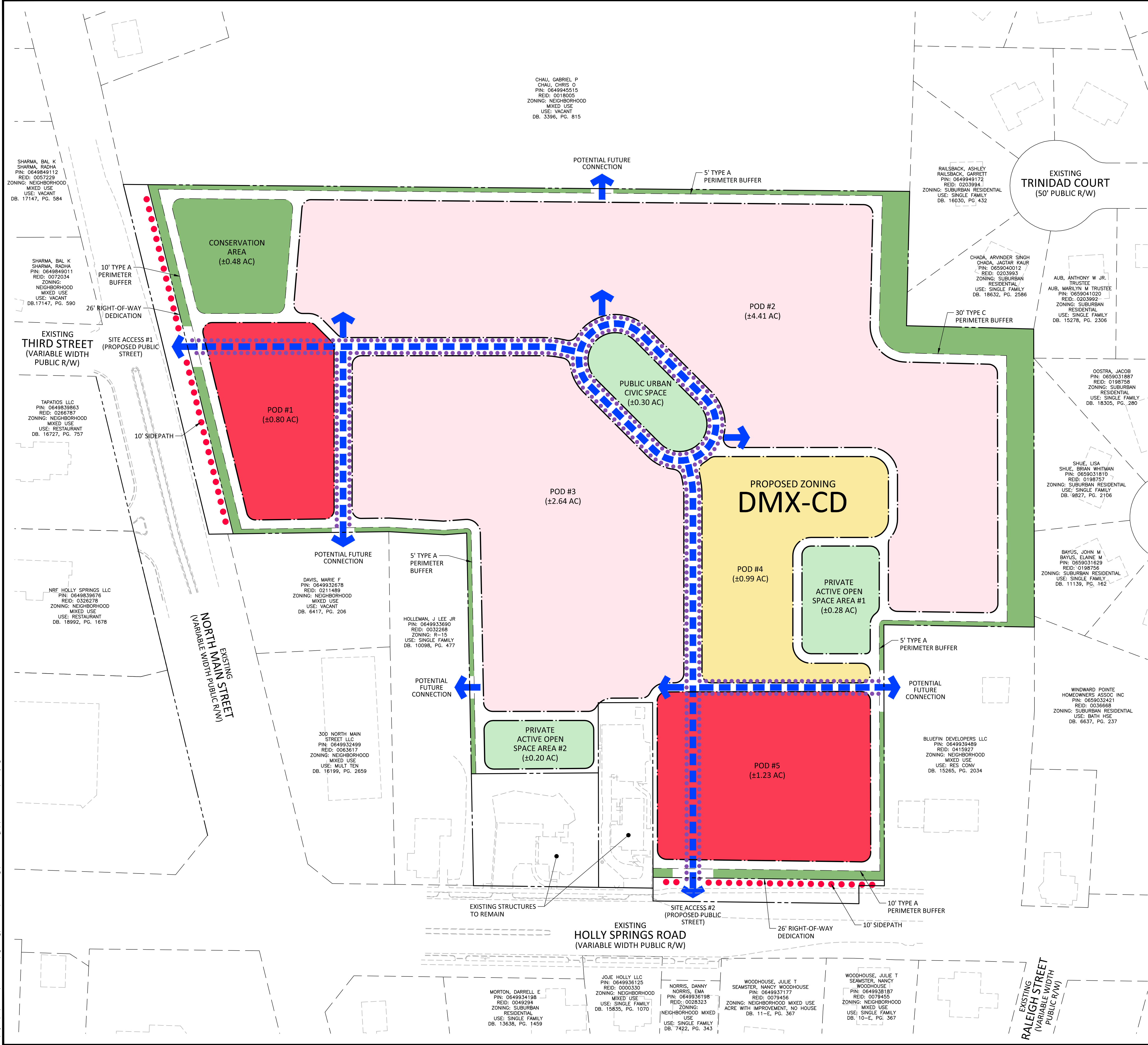
PLAN INFORMATION

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

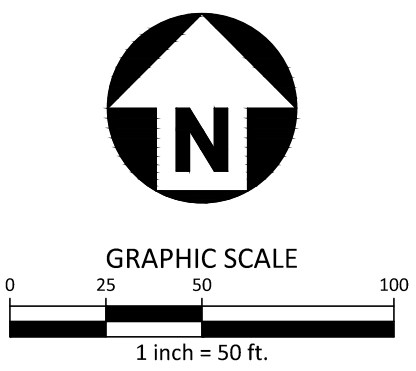


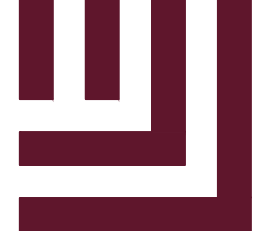
SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
	133 HOLLY SPRINGS ROAD LLC	0649937653	0082500
	RANDALL S ADAMSON LLC	P/O 0649935427	P/O 0038971
DEVELOPER	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		0649939744	0019172
	VISTA RESIDENTIAL PARTNERS		
	NEIGHBORHOOD MIXED USE		
PROPOSED ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
	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	
	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
	SIDE-CORNER		NONE
	SINGLE-STORY ADJACENT TO WINWARD POINT		30' MINIMUM
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	MULTI-STORY ADJACENT TO WINWARD POINT		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
	ACCESSORY STRUCTURES	15' MAXIMUM	5 STORIES 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	

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





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

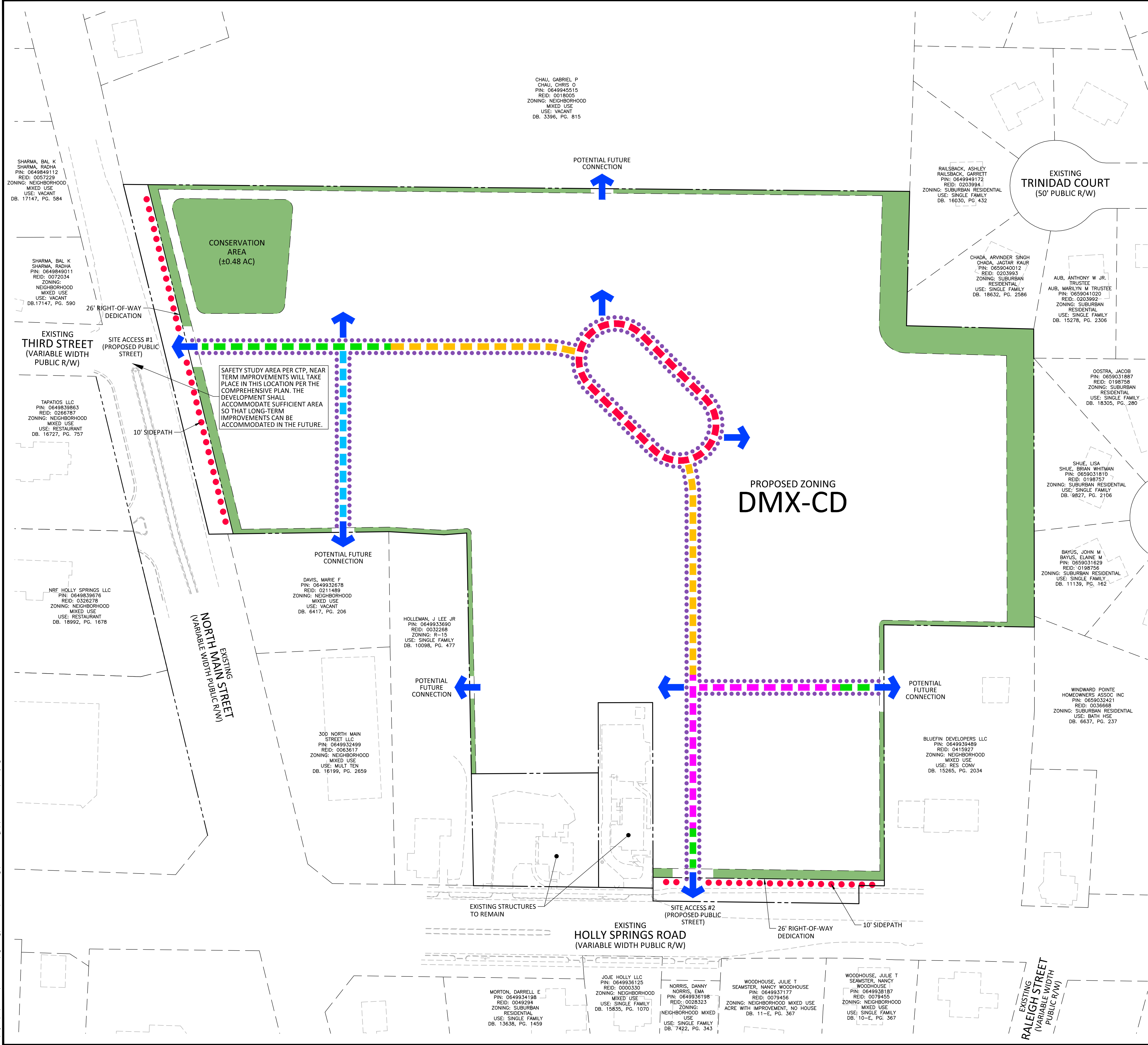


REVISIONS			
NO.	DATE	PER TOWN COMMENTS	
1	07.15.2022	PER TOWN COMMENTS	
2	08.19.2022	PER TOWN COMMENTS	
3	11.04.2022	PER TOWN COMMENTS	
4	12.09.2022	PER TOWN COMMENTS	
5	01.06.2023	PER TOWN COMMENTS	

PLAN INFORMATION	
PROJECT NO.	VIS-22003
FILENAME	VIS22003-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
	BHANA REAL ESTATE LLC	P/O 0649936510	P/O 0093211
		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	
	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 POINTE		30' MINIMUM
	MULTI-STORY ADJACENT TO WINWARD POINTE		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
	ACCESSORY STRUCTURES	15' MAXIMUM	5 STORIES 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

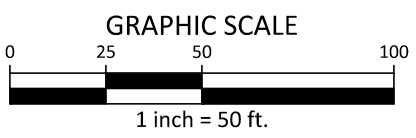
1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES.
2. THE SAFETY STUDY INTERSECTION IDENTIFIED WITHIN THE CTP IS BEING CONSIDERED AND EVALUATED AS PART OF THE TIA.

TYPICAL STREET SECTIONS

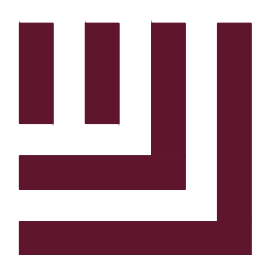
- SEE SHEET C8.00
- 82' ROW ANGLED PARKING
 - 63' ROW PARALLEL PARKING
 - 60' ROW ONE-WAY ANGLED PARKING
 - 45' ROW NO PARKING
 - PRIVATE STREET WITH PARKING

LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PARTNERS

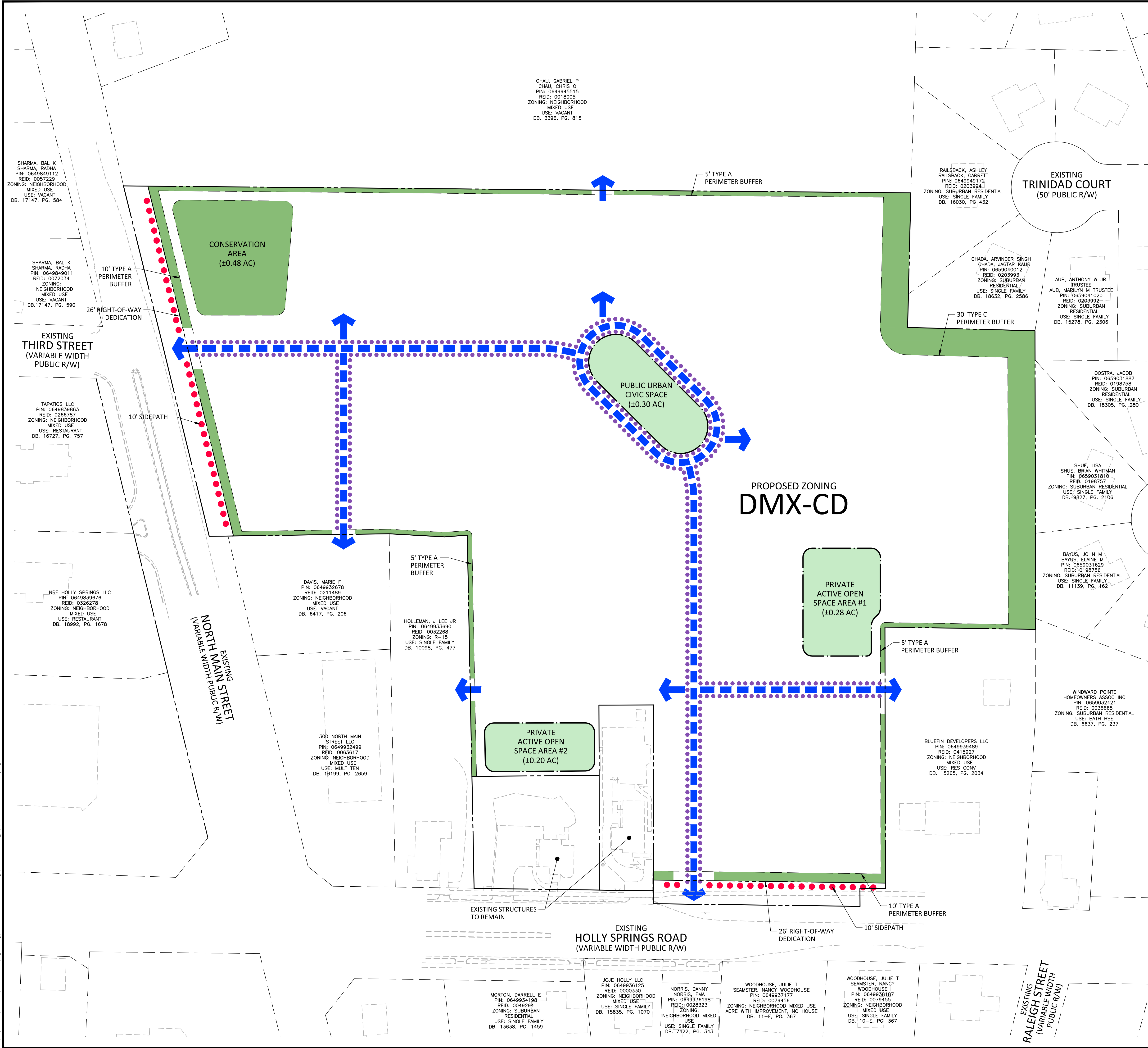
MAIN STREET VISTA MASTER PLAN 137 HOLLY SPRINGS ROAD HOLLY SPRINGS, NORTH CAROLINA



REVISIONS			
NO.	DATE	PER TOWN COMMENTS	
1	07.15.2022	PER TOWN COMMENTS	
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3	11.04.2022	PER TOWN COMMENTS	
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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

TRANSPORTATION PLAN C2.01



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
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PROPOSED ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD)		
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	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	
	SOUTH	5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
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	PROPOSED	286 UNITS / 11.33 AC = 25.24 DU/AC	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
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OPEN SPACE	REQUIRED	0.75 AC	
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	SIDE-CORNER	NONE	
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINT	30' MINIMUM	
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	LEASING OFFICE/AMENITY BUILDINGS	13'-8" MINIMUM	
	RESIDENTIAL BUILDINGS	10'-8" MINIMUM	

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

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

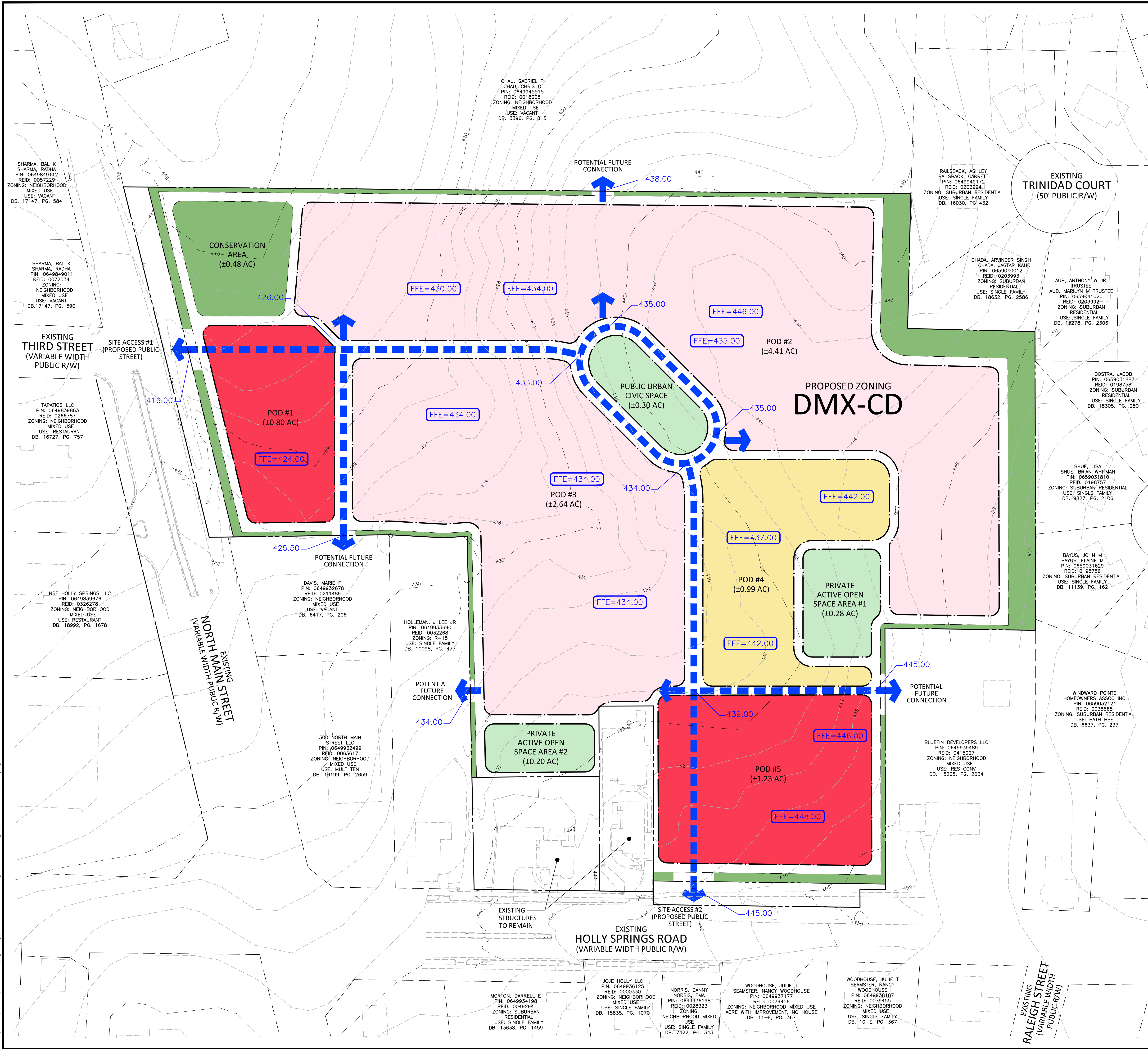


REVISIONS		
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DRAWN BY	MD
SCALE	1"=50'
DATE	06.03.2022

SHEET	
OPEN SPACE & PRESERVATION PLAN	
C2.02	

M:\Projects\VIS\22003\04-Production\Engineering\Master Plan\Current Drawings\VIS22003-G1.dwg, 1/6/2023 9:45:42 AM, updgrove, 1:1



SITE DATA			
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	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	
	ACCESSORY STRUCTURES	15' MAXIMUM	
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	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

N

0

25

50

100

GRAPHIC SCALE

1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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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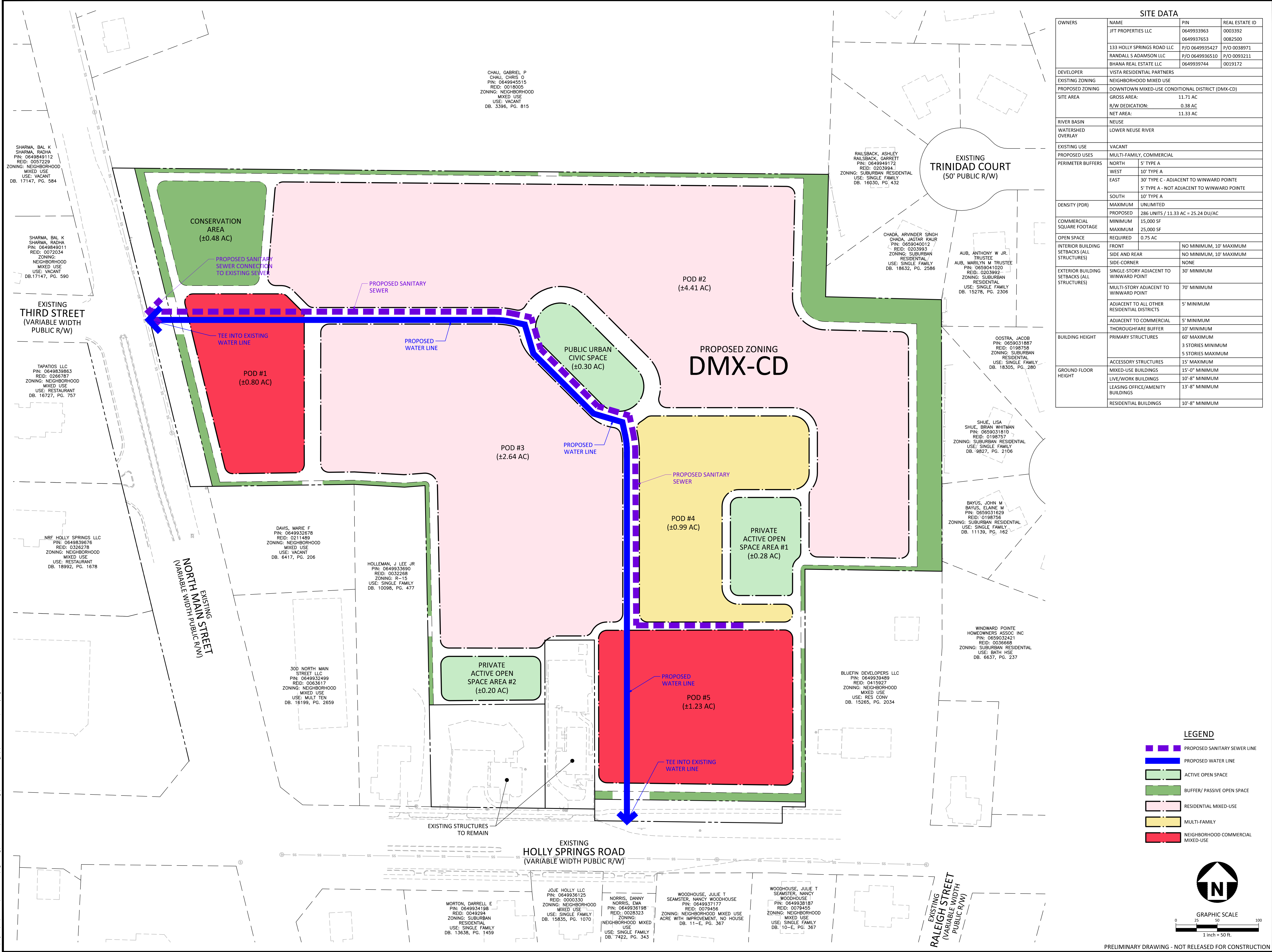
PLAN INFORMATION

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

GRADING PLAN

C3.00

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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

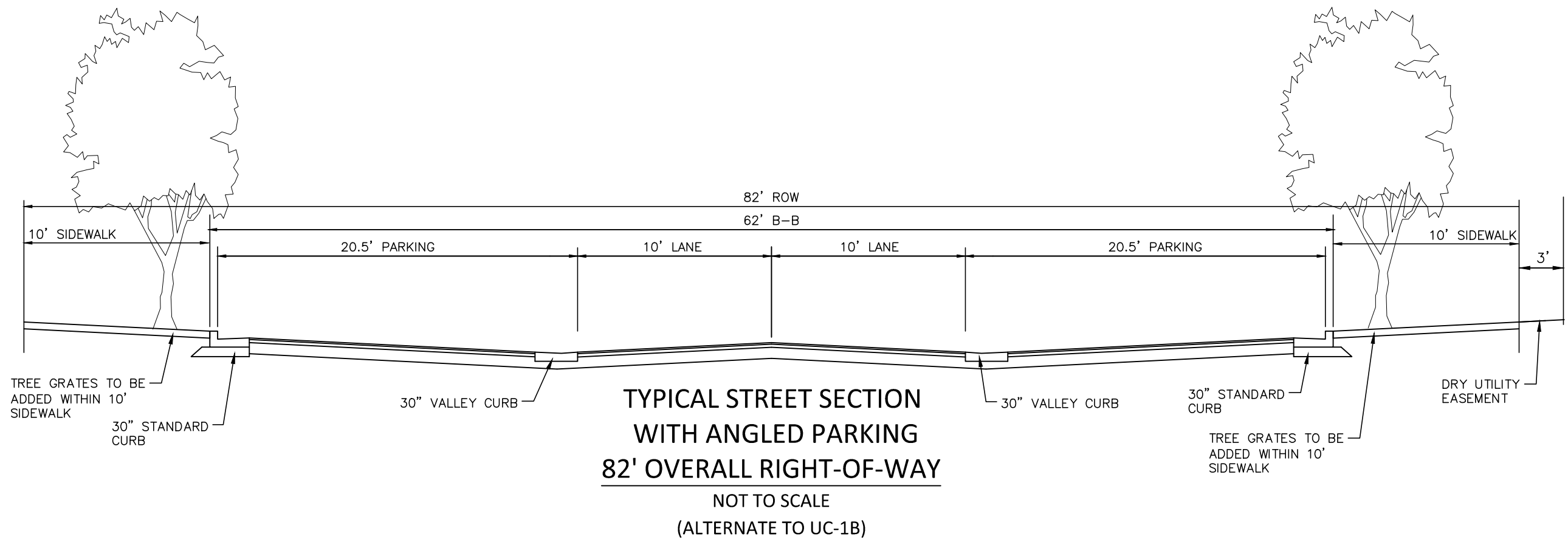
C4.00

REVISIONS		
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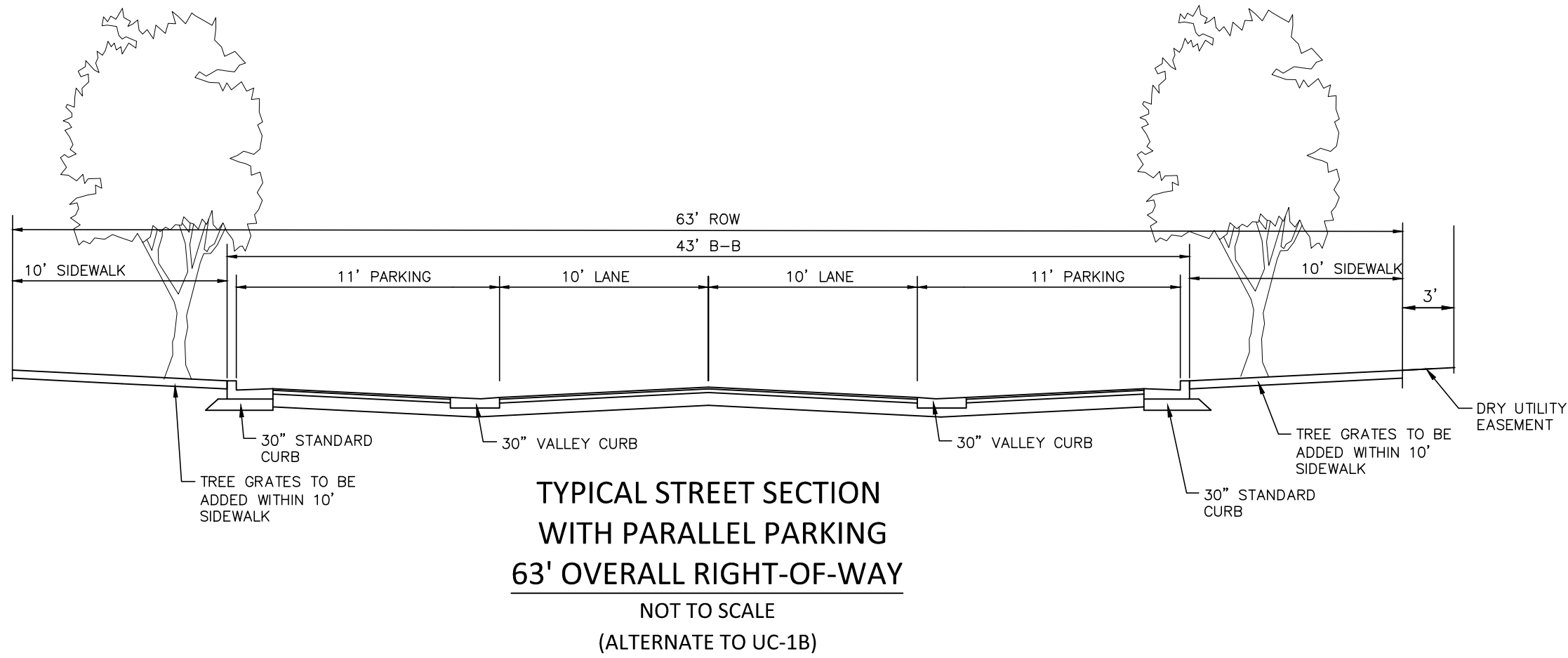
PLAN INFORMATION	
PROJECT NO.	VIS-22003
FILENAME	VIS22003-D1
CHECKED BY	LH
DRAWN BY	MD
SCALE	NTS
DATE	06.03.2022

SHEET

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’

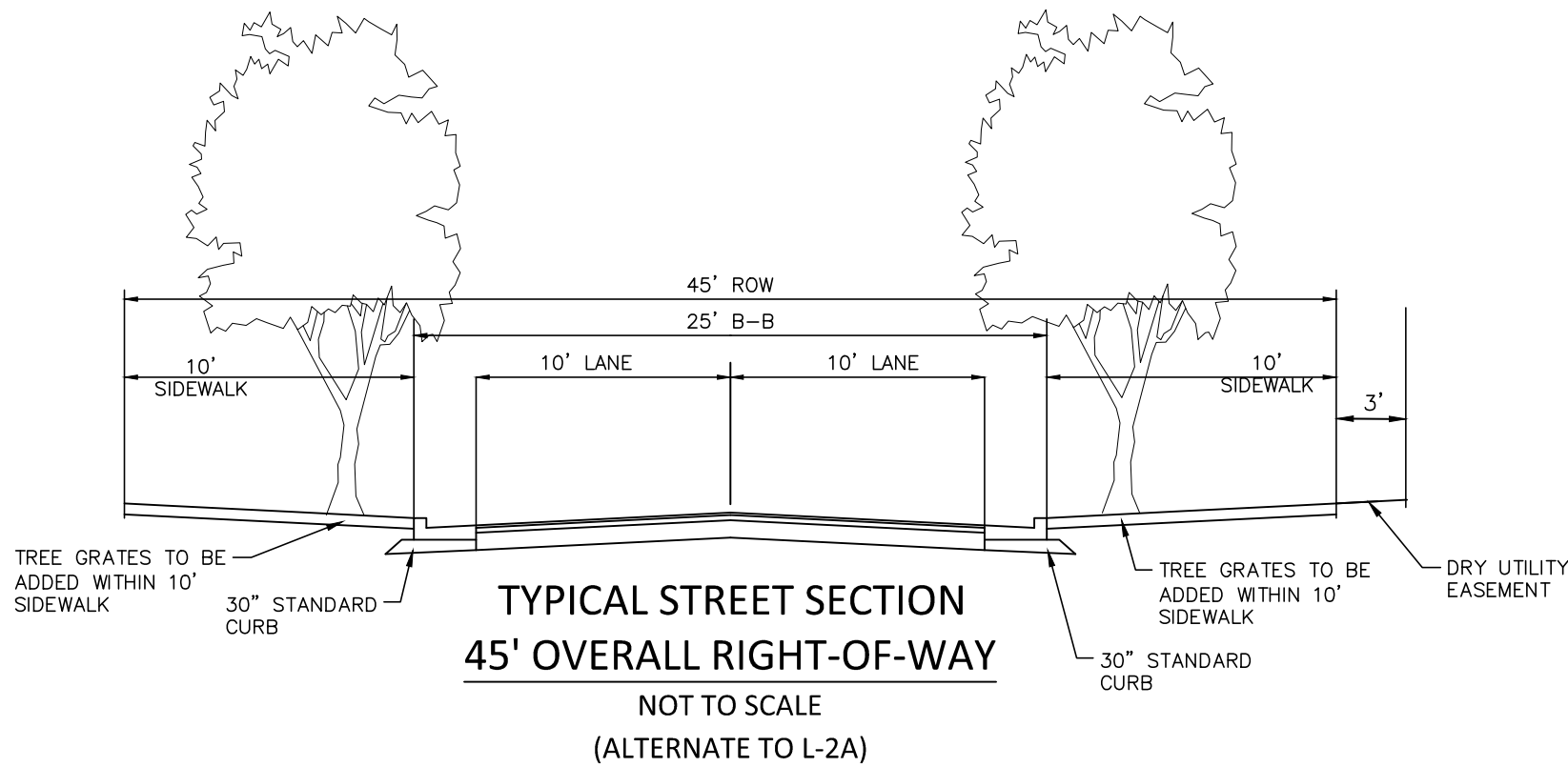
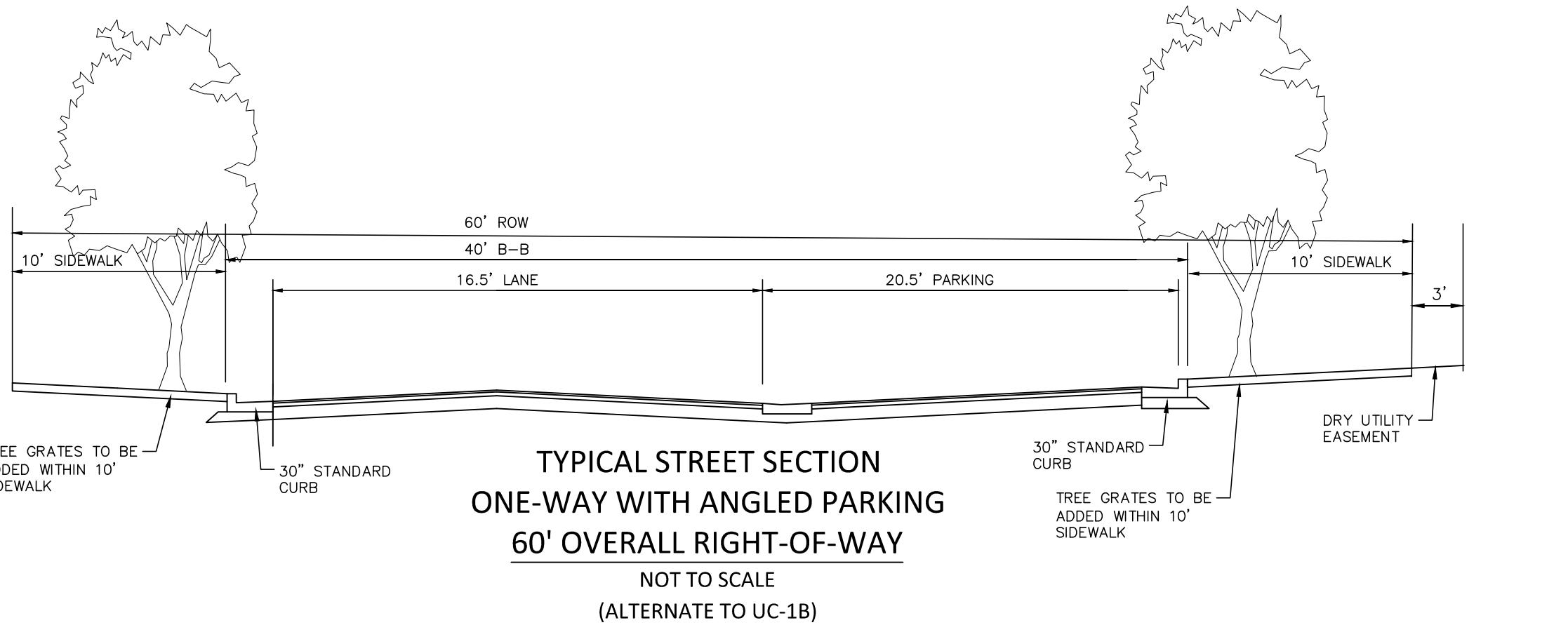


TREE GRATES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN'S ADOPTED VILLAGE DISTRICT AREA PLAN (VDAP) AND WILL USE THE FOLLOWING TREE GRATE (**OR TOWN ACCEPTED ALTERNATIVE**):

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.

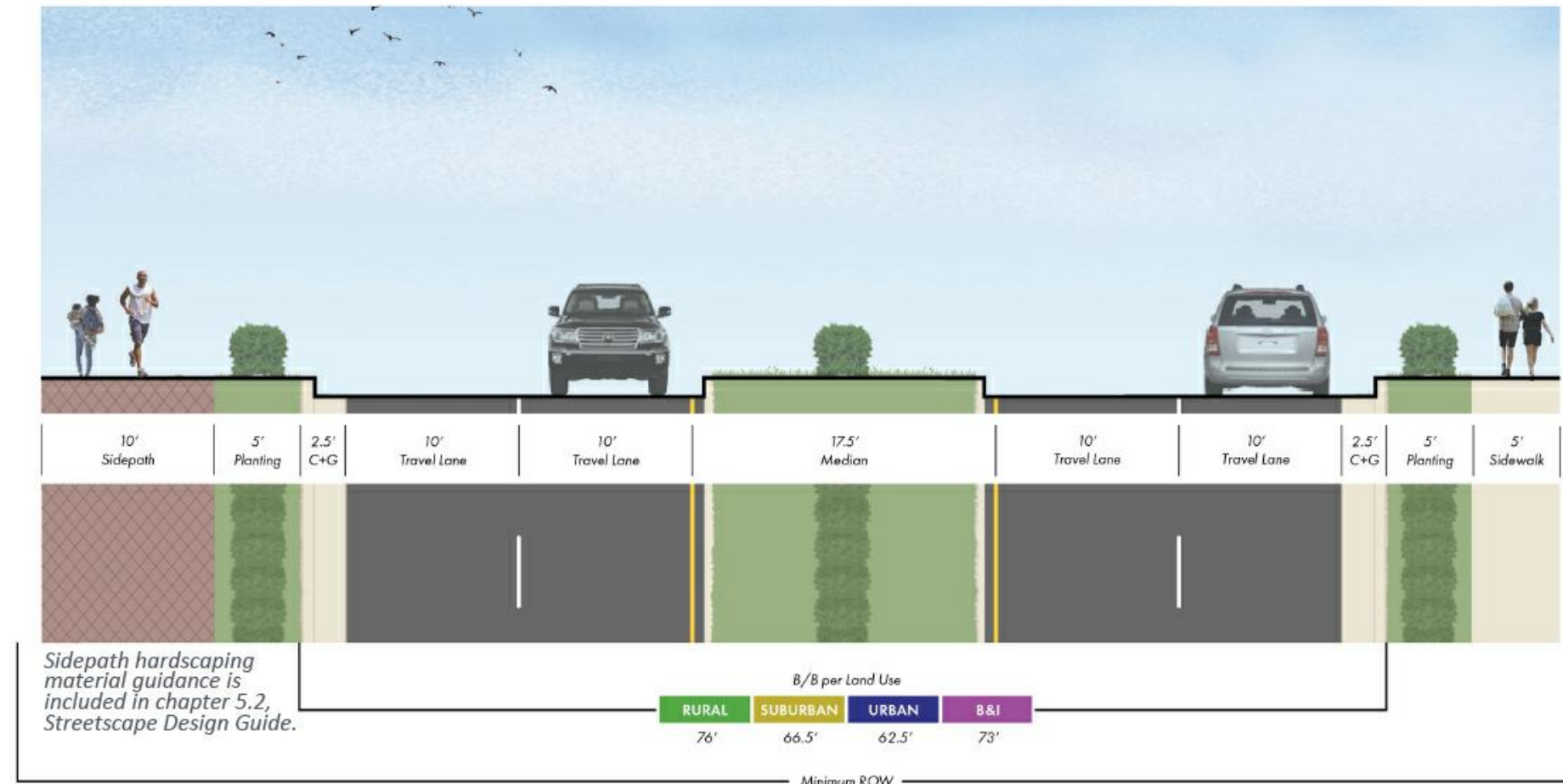
Typical Street Section – One Way Angled Parking – 60’ Overall ROW		
Standard	TOHS UC-1B Typical Section – “Urban” Requirement	Proposed CD Street Section Requirement
ROW	73’	60’
B-B	43’	40’
Travel Lanes	11’	16.5’
Curb and Gutter	2.5’	2.5’
Planting Strip	5’	0’
On-Street Parking	8’	20.5’
Sidewalk	8’	10’



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

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

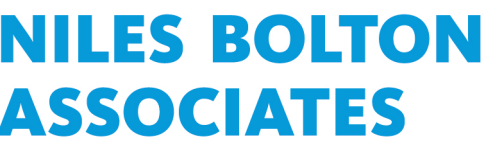
PERMITTED USE TABLE

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

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CIVIL ENGINEERING, PLANNING,
LANDSCAPE ARCHITECTURE

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DURHAM, NC 27713

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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").

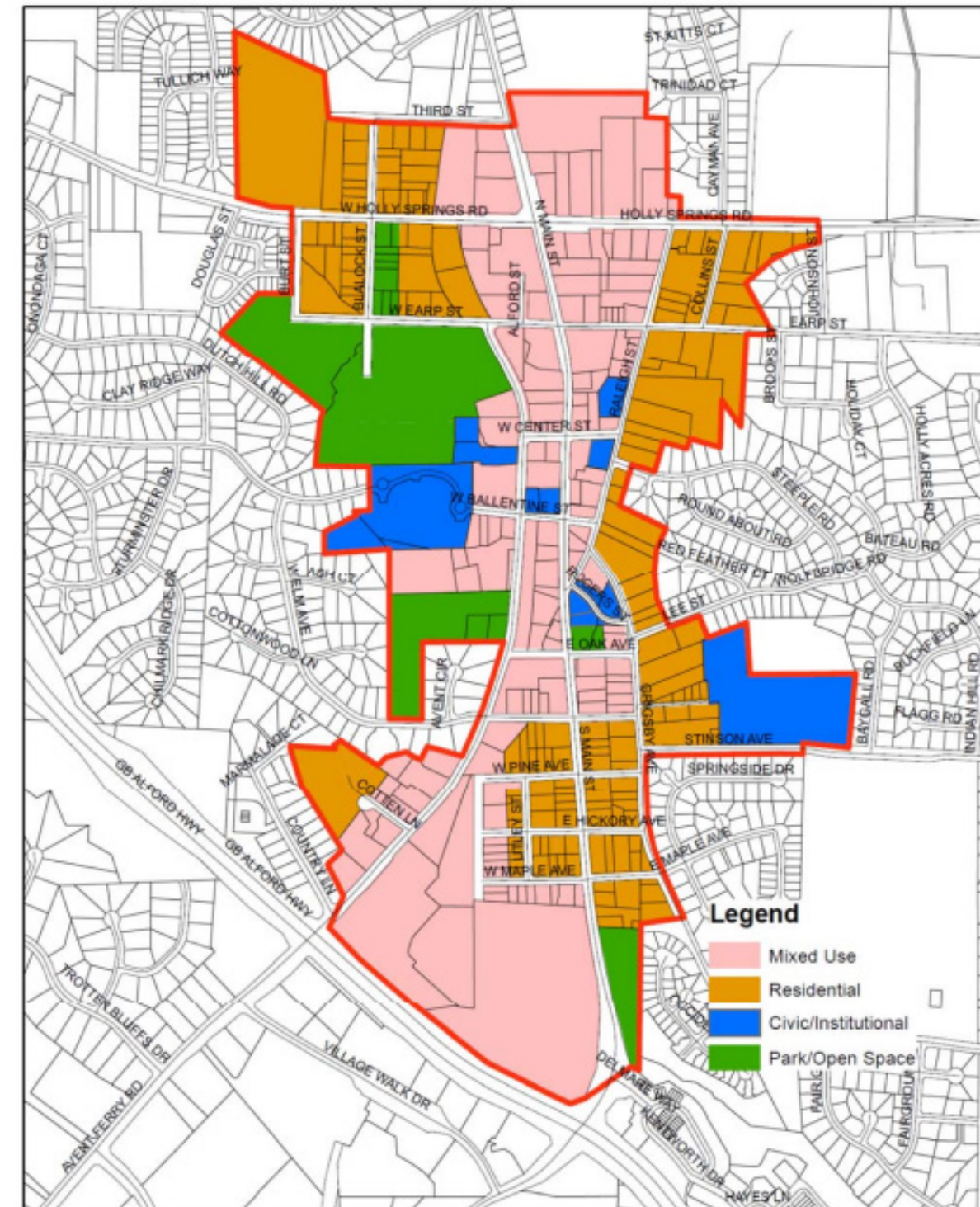
The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for Main Street Vista. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type, character, and relationship of 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.

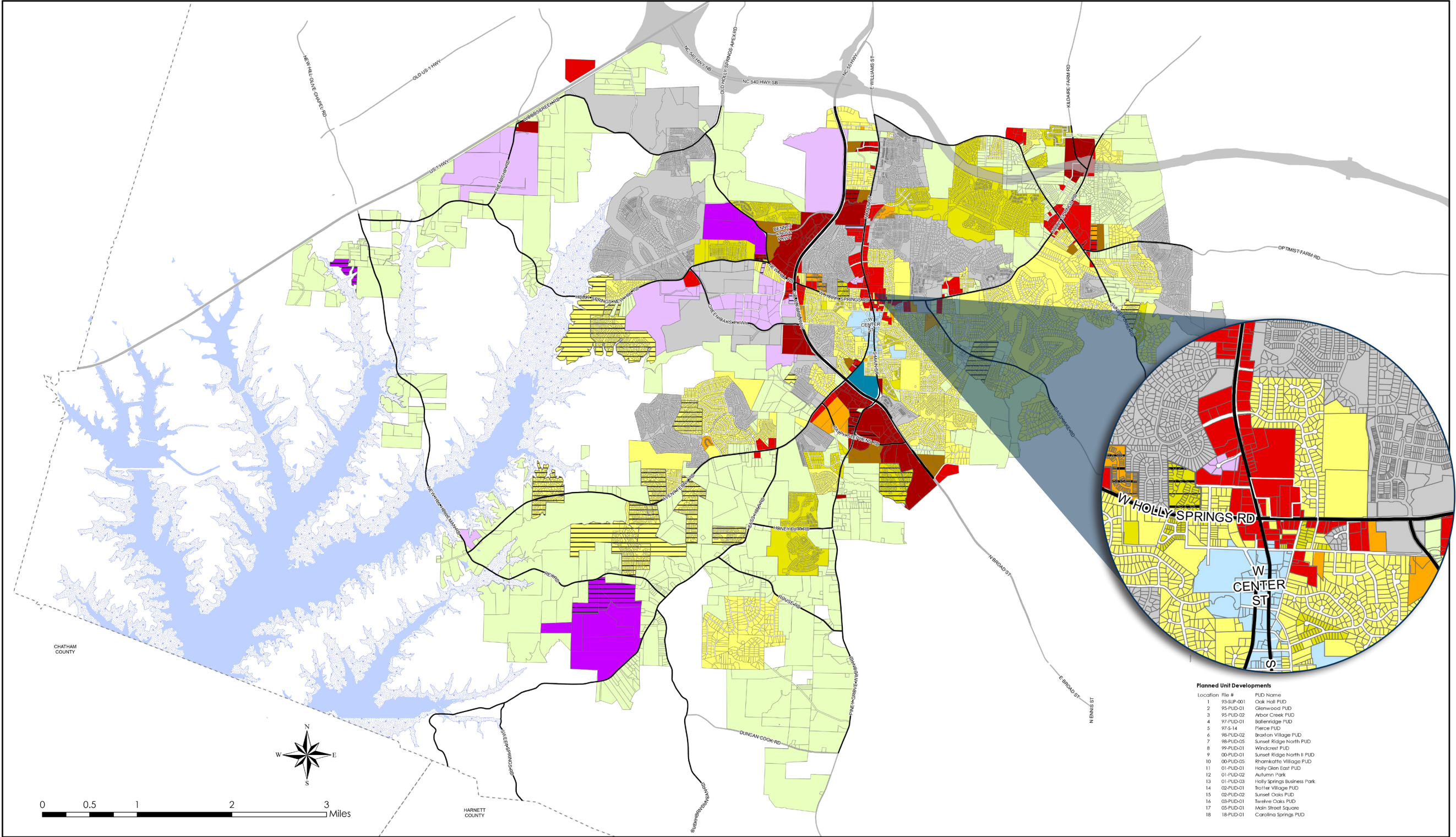
dated October 2018

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	Solennridge 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, 2002

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

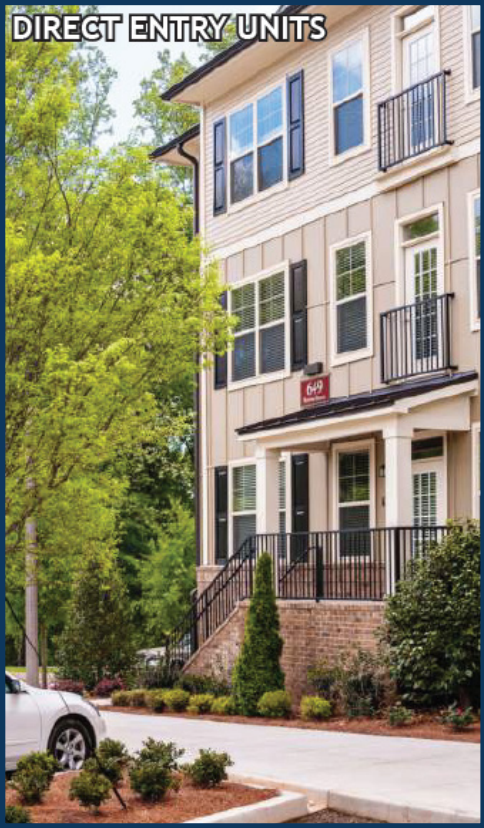
Use	DMX	POD 1	POD 2	POD 3	POD 4	POD 5
Apartment Dwelling - See Note 2	PS	X	X	X	X	X
Attached Dwelling	P		X	X	X	
Bed and Breakfast	PS	X	X	X		X
Hotel	P	X	X	X		X
Inn	P	X	X	X		X
Business Services	P	X	X	X	X	X
Childcare Center	PS	X	X	X		X
Medical Office	P	X	X	X		X
Office Use	P	X	X	X	X	X
Personal Services	P	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.	

DIRECT ENTRY UNITS



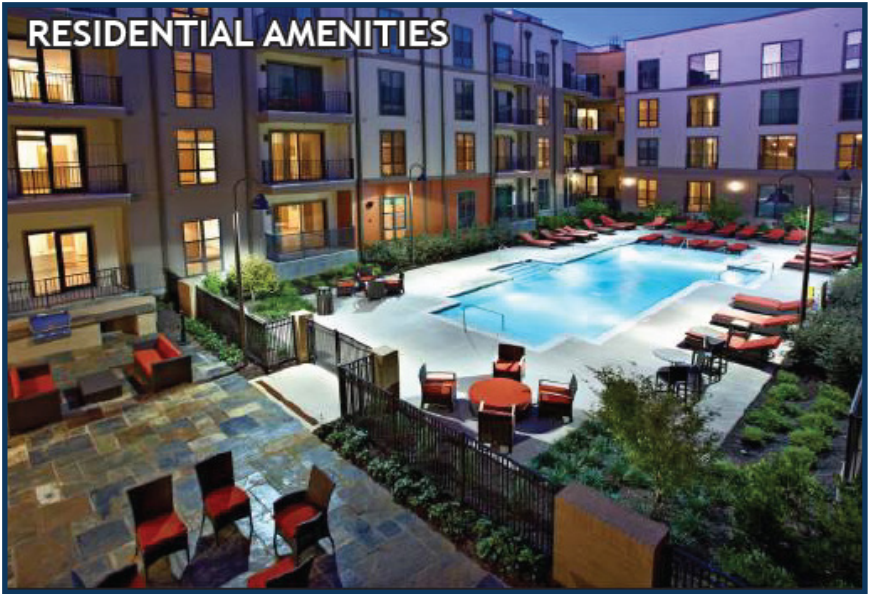
LIVE-WORK UNITS / GROUND FLOOR RETAIL



MIXED-USE RESIDENTIAL STREETSCAPE



RESIDENTIAL AMENITIES



LEASING OFFICE WITH RESIDENTIAL ABOVE



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:	15'-0"
Live/Work Buildings:	10"-8"
Leasing Office/Amenities Building:	13'-8"
Residential Buildings:	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.



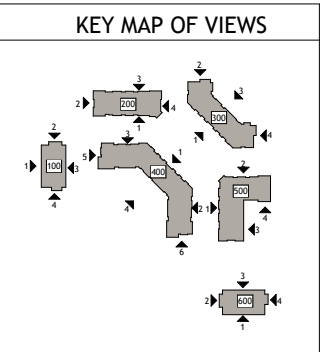
4 Proposed Development

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.

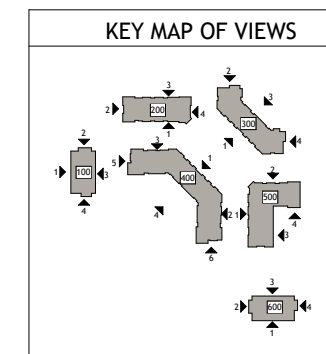


2 PRESENTATION ELEVATION - BLDG. 200 RIGHT - VIEW 4
A3-021 3/32" = 1'-0"



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

ELEVATIONS - BLDG. 200



A3-021

VISTA REALTY PARTNERS | 06/01/22

NILES BOLTON ASSOCIATES

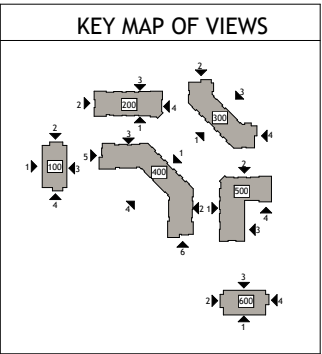
4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 300
MAIN STREET VISTA



2 PRESENTATION ELEVATION - BLDG. 300 LEFT- VIEW 2
A3-030 3/32" = 1'-0"



1 PRESENTATION ELEVATION - BLDG. 300 FRONT- VIEW 1
A3-030 3/32" = 1'-0"

A3-030

4 Proposed Development

Elevations are for demonstration purposes only.

ELEVATIONS- BLDG. 300
MAIN STREET VISTA



A3-031

4 Proposed Development

Elevations are for demonstration purposes only.



A3-040

4 Proposed Development

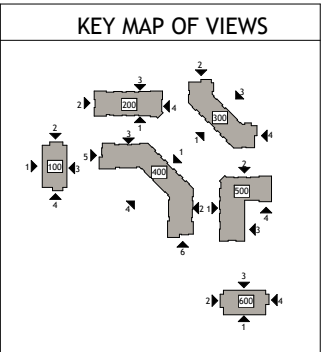
Elevations are for demonstration purposes only.



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 8.2. 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 8.2. 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.
 - » The ground floor of mixed-use buildings (including live/work units) shall have a minimum of 75% Type 1 Materials.
 - » Floors 2-4 shall have at least 30% Type 1 Materials.
 - » 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

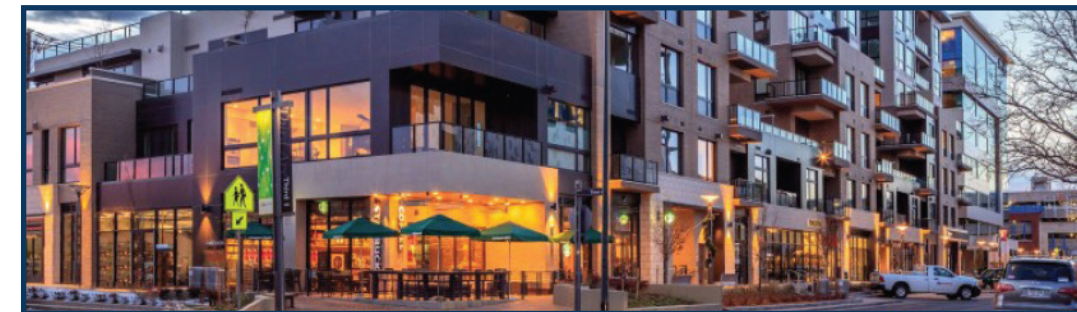
- » Create human-scale design at the ground level with a minimum of three (3) elements such as decorative lighting, living vegetative walls, soldier course brick details, medallions, friezes, and/or trellises.



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

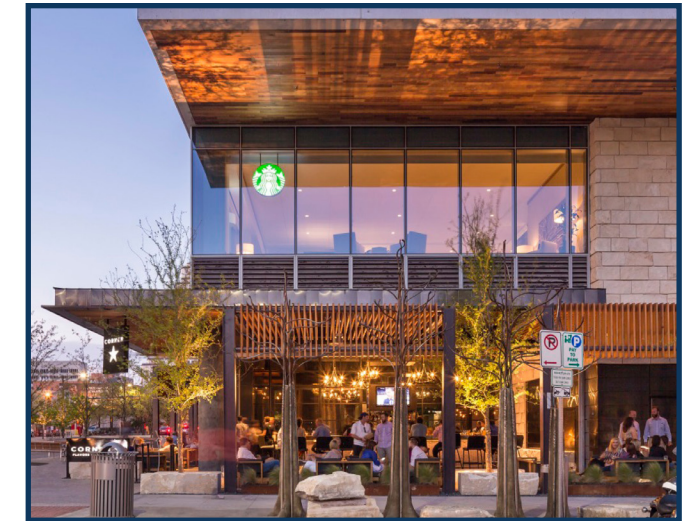
DEFINITION

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



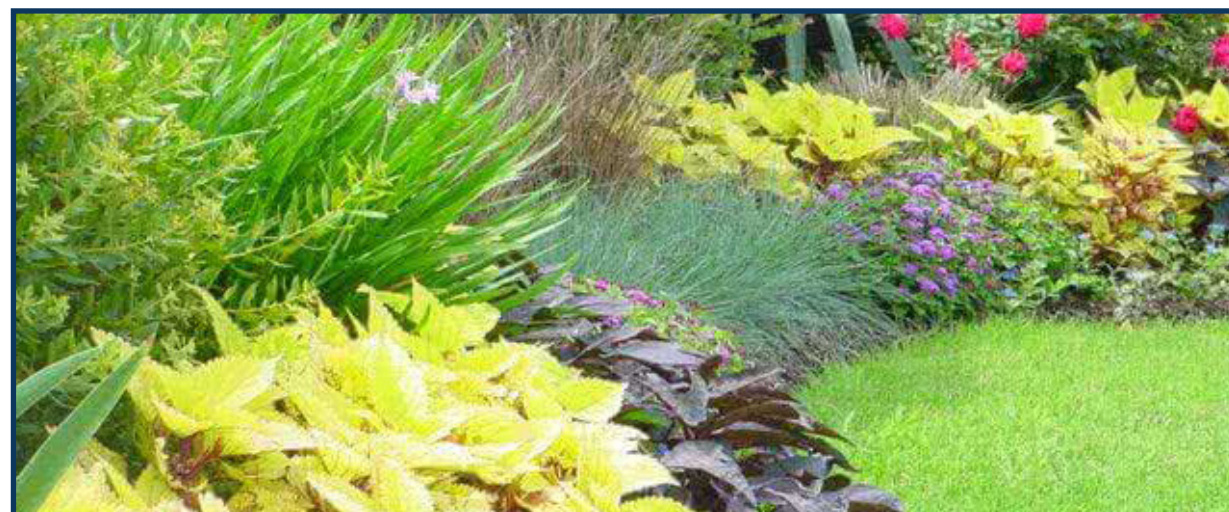
Use of living walls



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

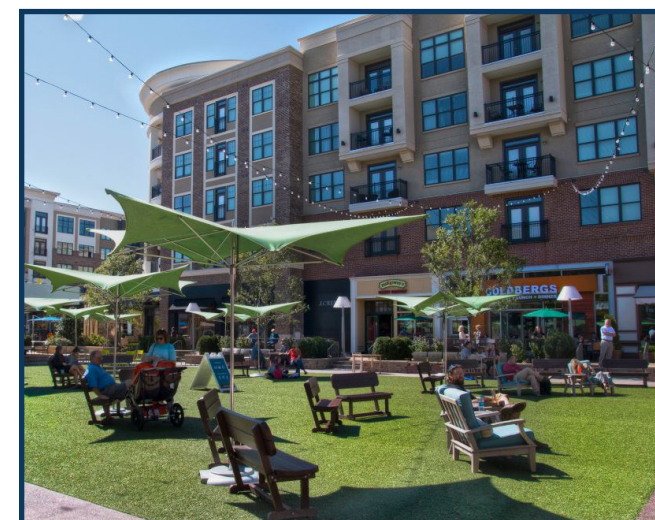
- » Urban civic space shall be met by introducing a central village green that will be available for all residents and business patrons alike. This green shall contain the following elements: water fountain feature, benches, trash receptacles, decorative pavers and supplemental landscaping.
- » The minimum 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



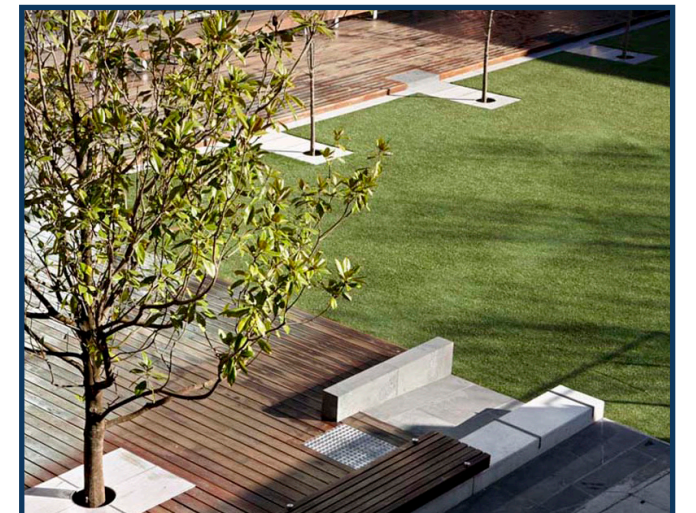
Variation assures interest is maintained within the gathering space



Events bring visitors in



Interactive spaces



Balance of hardscape and landscape



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 17.

Public Hearings

Title: Duke Energy Operations & Training Center Conditional Zoning District 22-REZ-08 - Legislative Public Hearing

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

Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

1. Conduct Legislative Public Hearing.
2. Adopt Ordinance RZ23-02 and approve rezoning of 95.59 acres for 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 NC General 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 CD 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 by this Conditional Zoning District.
- CD's are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. This CD proposes several modifications to the base district standards of the UDO, which are detailed in the Development and Design Manual attached.

Planning Board Meeting
March 21, 2023

- The developer (Duke) has been working with the Town on a Development Agreement with the following anticipated terms:
 - Cost share of infrastructure related to development of Fire Station #3 and Duke Energy Operations & Training Center
 - The reduction of the limits of the Comprehensive Transportation Plan road extension
- Discussions for the Development Agreement continue to be negotiated at the time of publishing this business meeting agenda packet. If negotiations can be successfully completed by Monday, March 20, staff will forward the recommended Development Agreement to Council. If a final agreement is not completed to the satisfaction of the Town and Duke Energy this agenda item would likely come back to the Town Council at the April 18th Town Council meeting. Both parties are working in good faith to finalize the agreement in order to not interrupt site development progress for both parties. The primary area still under review include the Town receiving assurances about cooperation in the future for the extension of Cinder Station Road pending review and approval by the Utilities Commission.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 2/28/2023:

- Location of the future fire station.
- Concerns that the proposed Duke Operations/Training Center use is not consistent with the Innovation Village Future Land Use designation.
- Additional questions on the types of proposed uses and training that would occur at the site.

Planning Board Recommendation:

The Planning Board recommended approval (7-1) [1 absent]

Those voting against the motion stated the following reasons:

- Inadequate information about the future use of the site and how it is consistent with the Innovation Village Future Land Use designation.

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 the 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. RZ23-02 DukeOps_Ord
2. 22REZ08_Duke Ops & Training_PBStaffReport_022723
3. Rezoning Petition_DukeEnergyOpsTraining
4. CD Design Goals Narrative_DukeEnergyOpsTraining

Planning Board Meeting
March 21, 2023

5. Concept Master Plan_DukeEnergyOpsTraining
6. Development & Design Manual_DukeEnergyOpsTraining



Ordinance No. RZ23-02

Date Submitted: March 21, 2023

Date Adopted: March 21, 2023

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING
MAP AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160D-605**

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

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, the Town of Holly Springs has received a request to modify the Official Zoning Map for 95.59 acres of Wake County PINs 0730511581, 0730427308, and 0730522427 from RR Rural Residential to HI-CD Heavy Industrial Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Innovation Village; and

WHEREAS, the requested zoning district proposes land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on February 28, 2023 and recommended approval by a vote of 7-1-1 absent; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on March 21, 2023 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is consistent with Vision Holly Springs:

Town of Holly Springs Comprehensive Plan since the proposed Zoning Map Amendment from RR Rural Residential to HI-CD Heavy Industrial Conditional Zoning District is consistent with the Future Land Use Plan Map designation of this property as Innovation Village and the proposed Conditional Zoning District (CD) would contribute to the greater mix of uses in the northwest area of Holly Springs, provide space for an employment center, and support public safety with a new fire station site; and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest by supporting and providing services for the continued development of Holly Springs; and

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

Part 1: **Amend Unified Development Ordinance Section 1.7 Official Zoning Map** with the following rezoning request: #22-REZ-08 to change the zoning of PINs# 0730511581, 0730427308, and 0730522427 from RR Rural Residential to HI-CD Heavy Industrial Conditional Zoning District.

Part 2:

REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:

SEVERABILITY

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

Part 4:

INCLUSION IN UDO

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

Part 5:

EFFECTIVE DATE

The provisions of this ordinance shall become effective March 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





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):

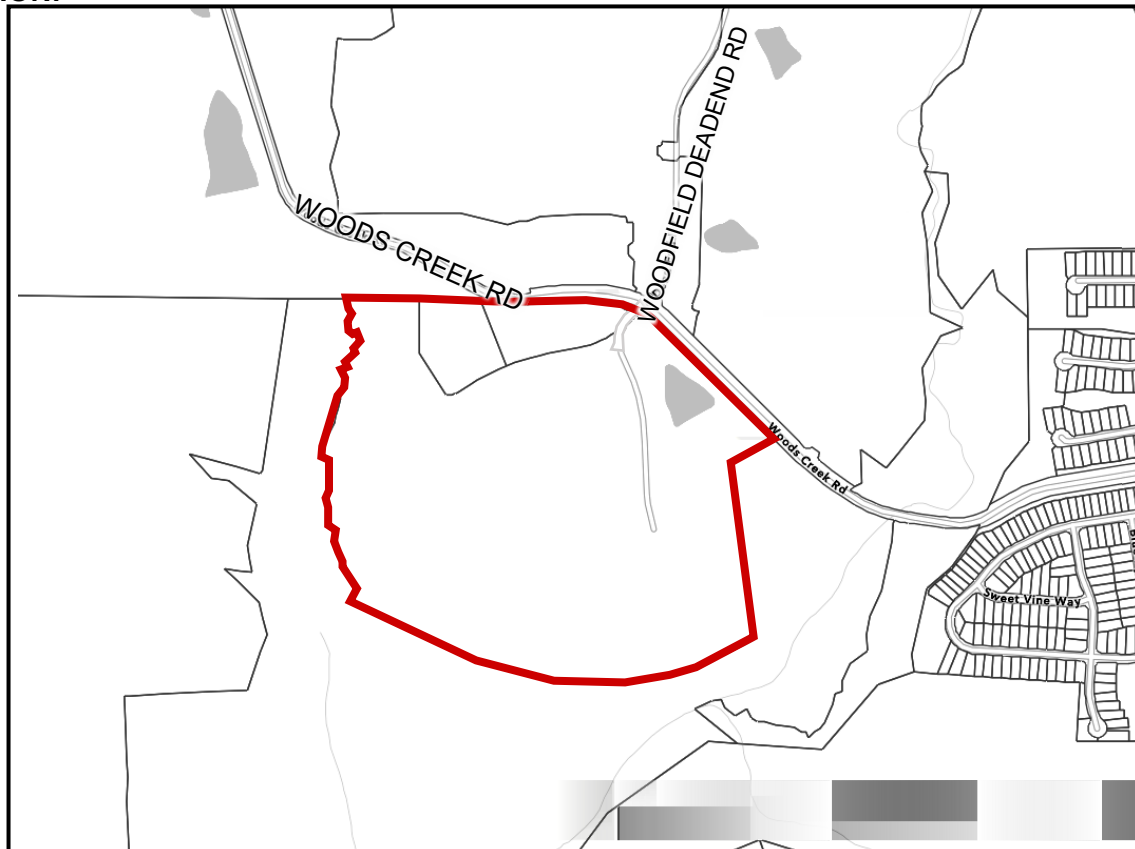
Laura Holloman
McAdams
One Glenwood Ave, Ste. 201
Raleigh, NC 27603

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

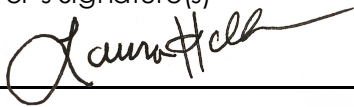
Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

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 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 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*

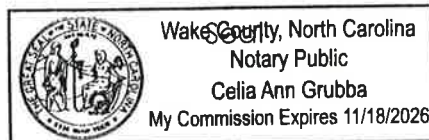
Printed name of Applicant Laura Holloman

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 / *Celia Ann Grubba*
Notary Public Printed



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

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

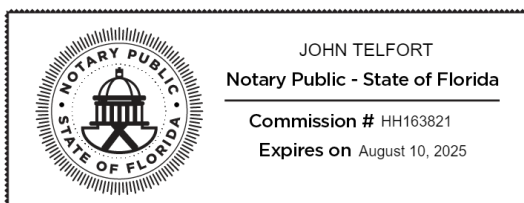
State of Florida

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.

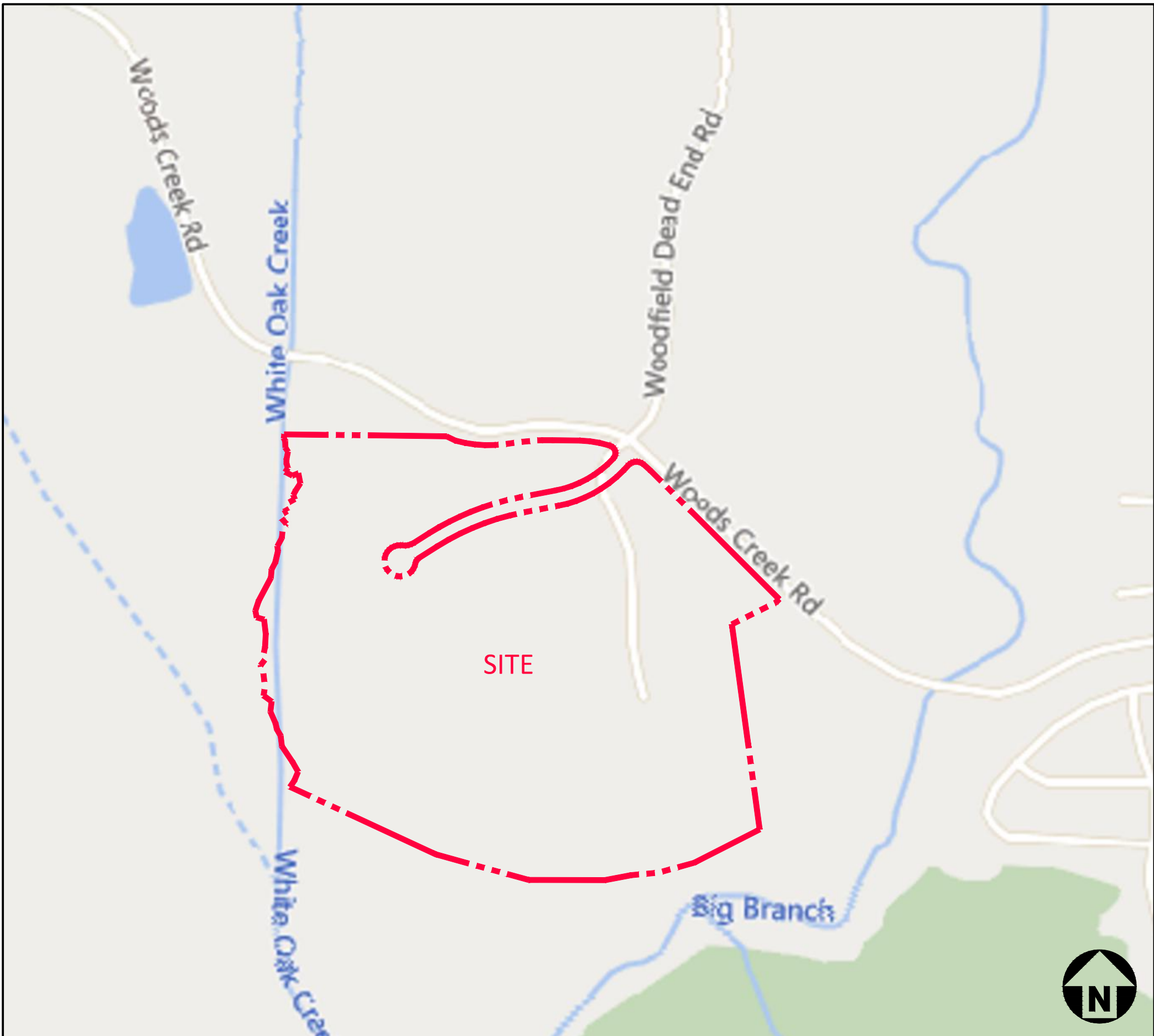
10. Special considerations for property with a unique history or outstanding physical features:

Does not apply to this project.

DUKE ENERGY PROGRESS OPERATIONS & TRAINING CENTER

WOODS CREEK ROAD
HOLLY SPRINGS, NC, 27539

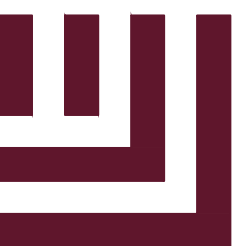
MASTER PLAN
PROJECT NUMBER: DKE-22051
DATE: JANUARY 31, 2023



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.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
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



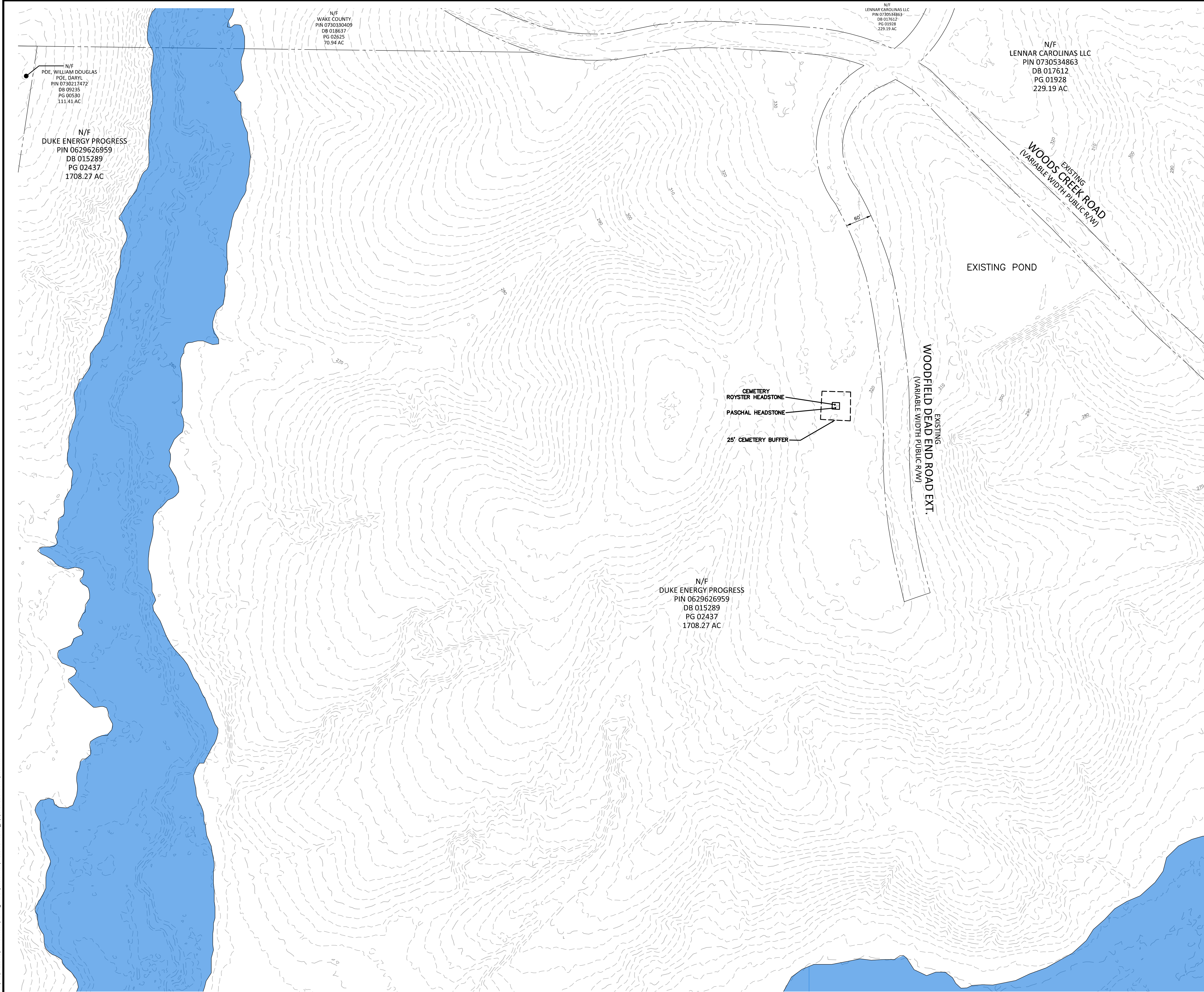
REVISIONS

NO. DATE

REZONING DRAWINGS
FOR:

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

I:\Projects\DUKE\DUKE22051\06-Production\Planning and LAMaster Plan\DUKE22051-XC1.dwg, 3/9/2023 1:08:30 AM, Jack Ritchie

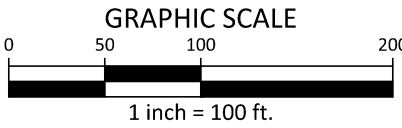
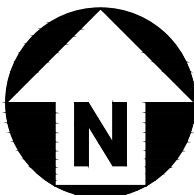


GENERAL NOTES

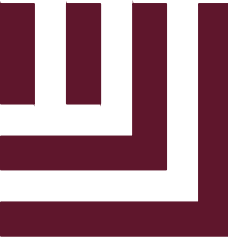
- 1. EXISTING CONDITIONS FROM WAKE COUNTY GIS
- 2. PROPOSED PARCEL TO BE CREATED BY EXEMPT PLAT FROM PIN 0629626959

LEGEND

100 YEAR FLOODPLAIN



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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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

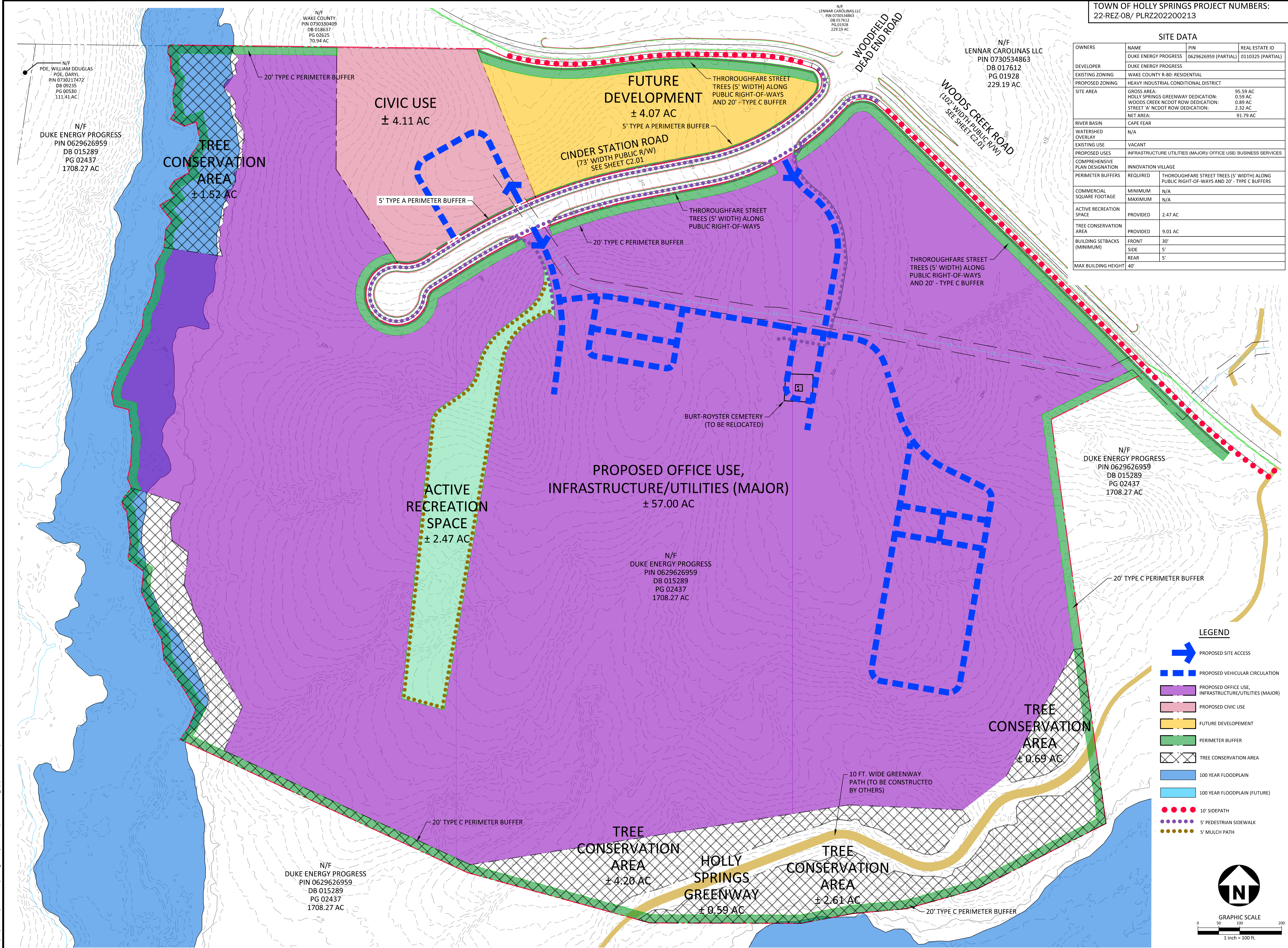
PROJECT NO.	DKE22051
FILENAME	DKE22051-XC1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07. 29. 2022

SHEET

EXISTING
CONDITIONS

C1.00

L:\Projects\DUKE\DUKE22051\03a-Production\Planning and LA\Master Plan\DUKE22051-51.dwg, 3/9/2023 11:05:04 AM, Jack Ritchie



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)
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PROPOSED ZONING	HEAVY INDUSTRIAL CONDITIONAL DISTRICT		
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WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
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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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TREE CONSERVATION AREA	PROVIDED	9.01 AC	
BUILDING SETBACKS (MINIMUM)	FRONT	30'	
	SIDE	5'	
	REAR	5'	
MAX BUILDING HEIGHT	40'		

LEGEND



PROPOSED SITE ACCESS



PROPOSED VEHICULAR CIRCULATION



PROPOSED OFFICE USE, INFRASTRUCTURE/UTILITIES (MAJOR)



PROPOSED CIVIC USE



FUTURE DEVELOPMENT



PERIMETER BUFFER



TREE CONSERVATION AREA



100 YEAR FLOODPLAIN



100 YEAR FLOODPLAIN (FUTURE)



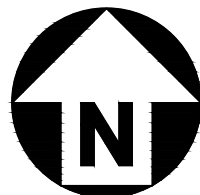
10' SIDEPATH



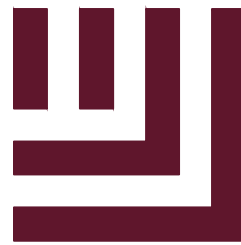
5' PEDESTRIAN SIDEWALK



5' MULCH PATH



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



McADAMS

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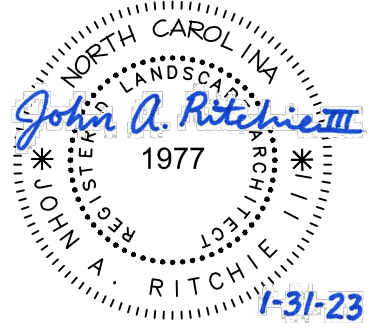
CLIENT

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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
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4	12.22.2022	RESPONSE TO TOWN COMMENTS
5	01.31.2023	RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. DKE22051
FILENAME DKE22051-51
CHECKED BY LPH
DRAWN BY JAR
SCALE 1"=100'
DATE 07.29.2022

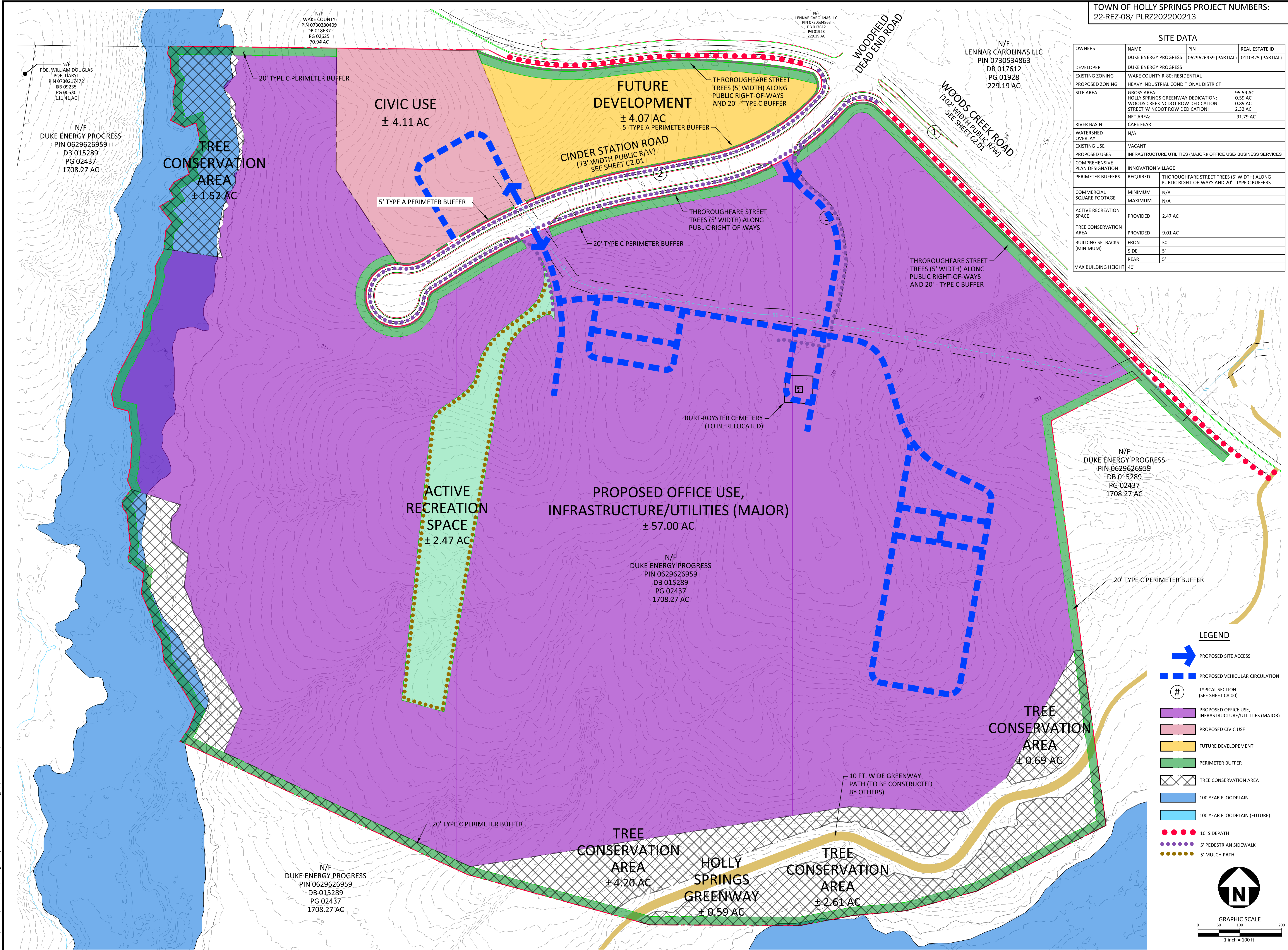
SHEET

CONCEPT PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

L:\Projects\DUKE\DUKE22051\03a-Production\Planning and LAMaster Plan\DUKE22051-S1.dwg, 3/9/2023 11:05:33 AM, Jack Ritchie



McADAMS

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410 S. WILMINGTON STREET
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PHONE: 919.427.7718

DUKE ENERGY PROGRESS

OPERATIONS & TRAINING CENTER MASTER PLAN

WOODS CREEK ROAD

HOLLY SPRINGS, NC, 27539



REVISIONS

NO.	DATE	RESPONSE TO TOWN COMMENTS
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PLAN INFORMATION

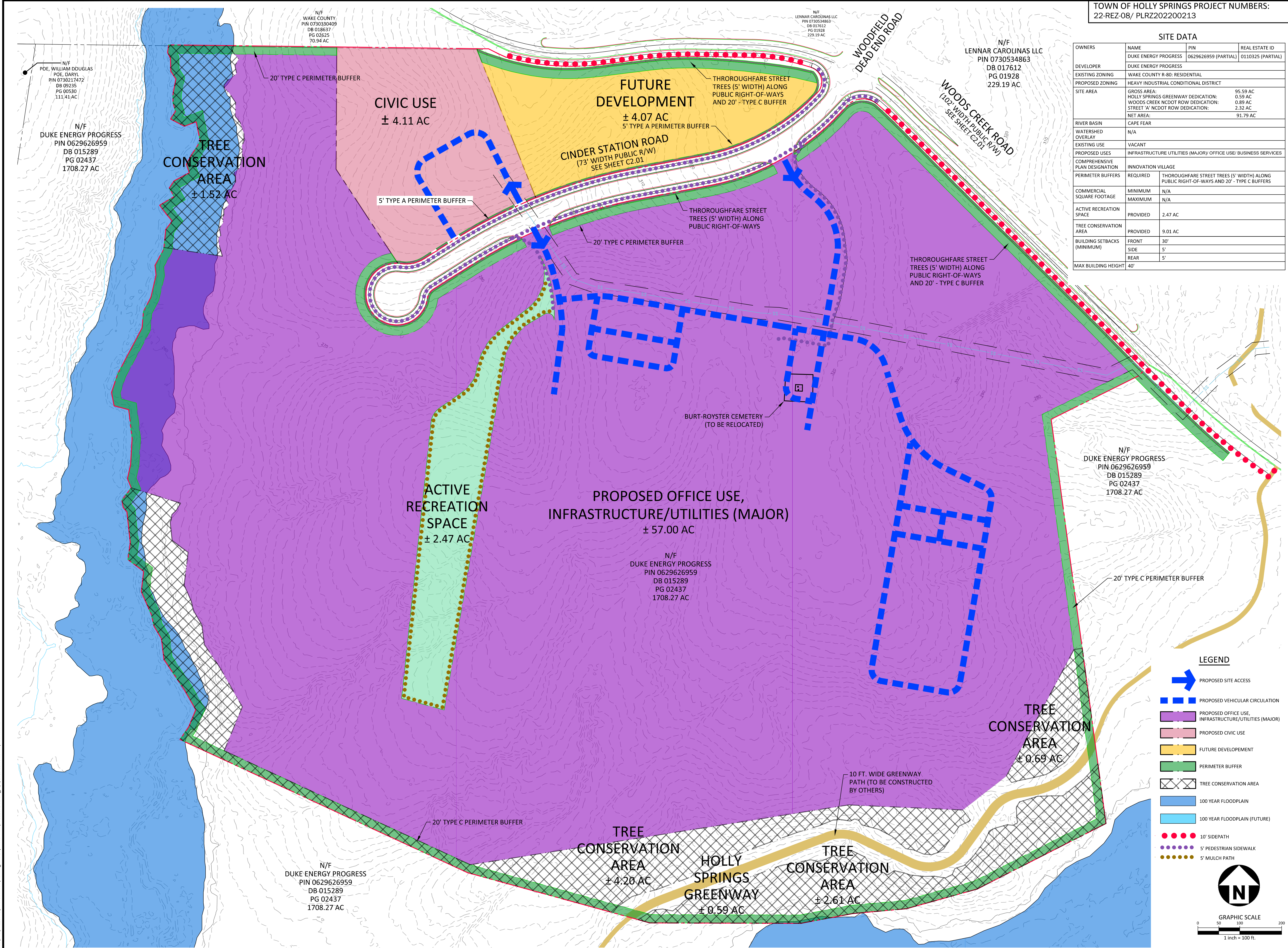
PROJECT NO.	DKE22051
FILENAME	DKE22051-S1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022

SHEET

TRANSPORTATION PLAN

C2.01

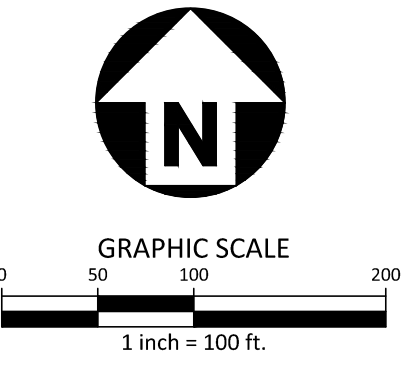
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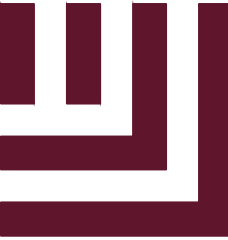


TOWN OF HOLLY SPRINGS PROJECT NUMBERS:
22-RE-08/ PLR202200213

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'		

- LEGEND
- PROPOSED SITE ACCESS
 - PROPOSED VEHICULAR CIRCULATION
 - 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
 - 5' MULCH PATH





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



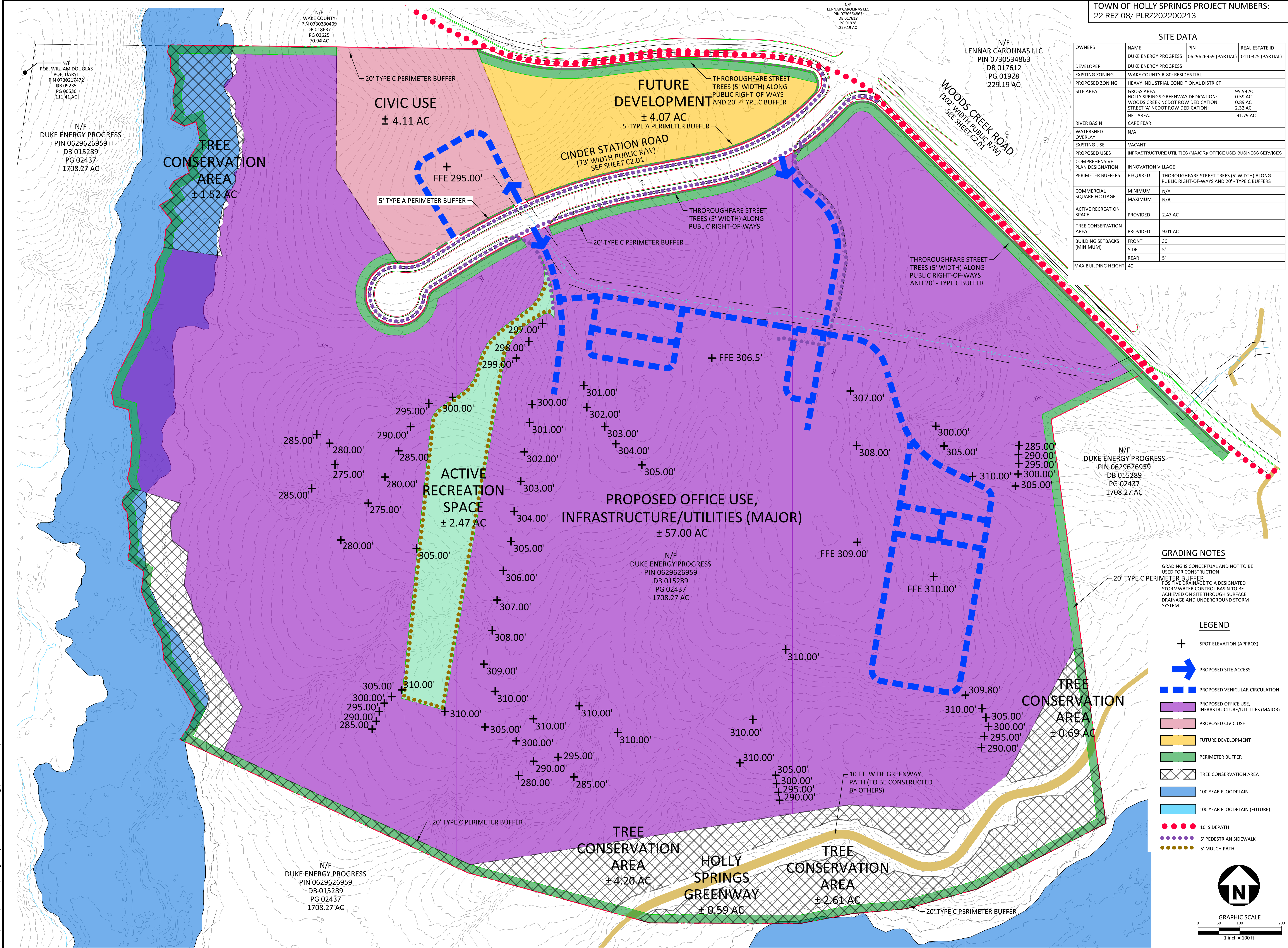
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PLAN INFORMATION	
PROJECT NO.	DKE22051
FILENAME	DKE22051-S1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07. 29. 2022

SHEET	
OPEN SPACE PLAN	
C2.02	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



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5	01.31.2023	RESPONSE TO TOWN COMMENTS

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

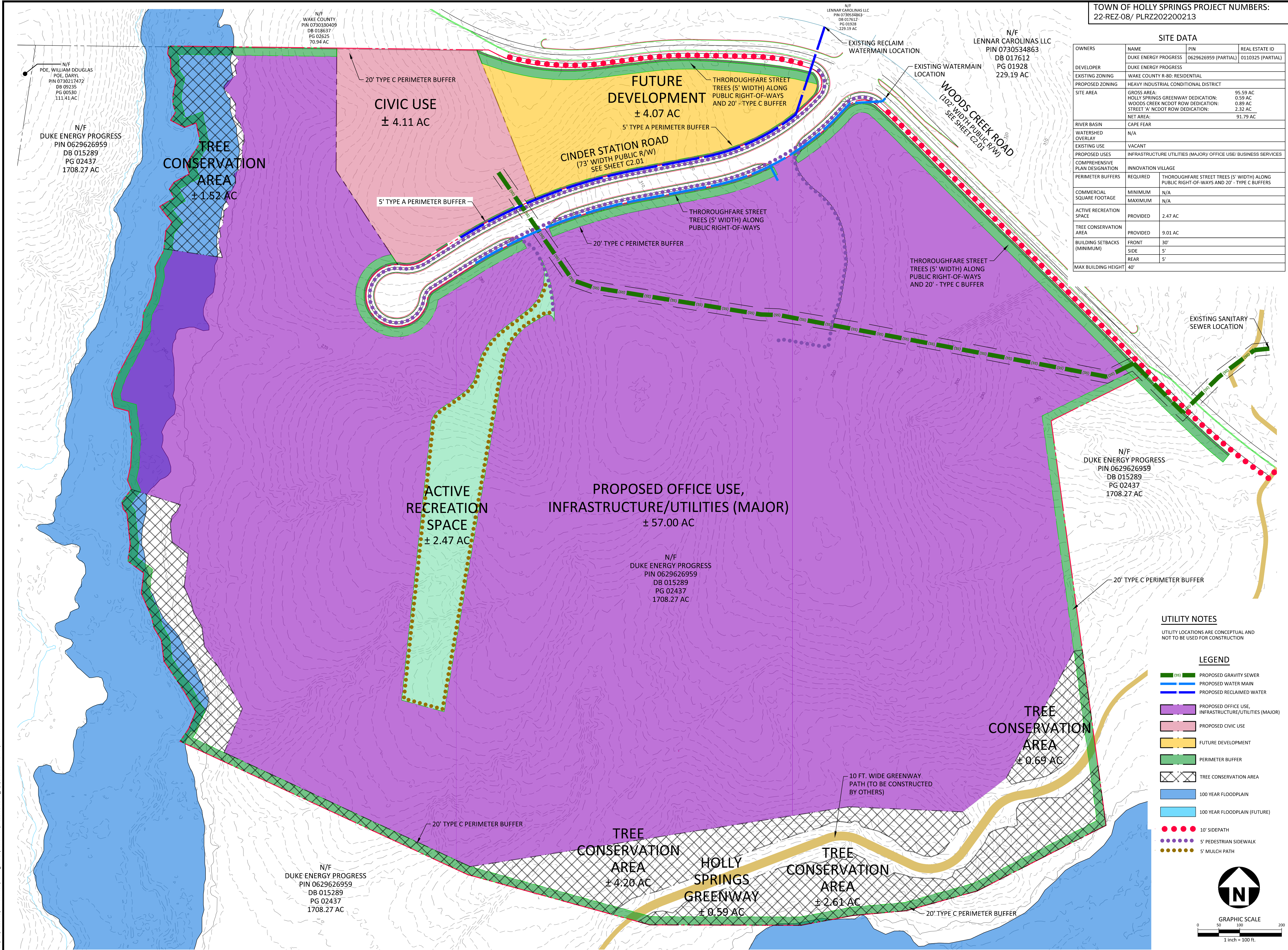
SHEET

GRADING PLAN

C3.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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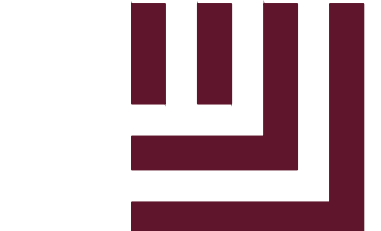
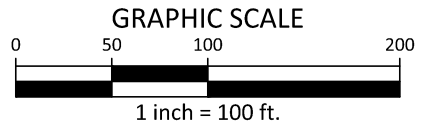
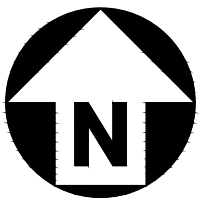


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MAX BUILDING HEIGHT	40'		

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
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	10' SIDE PATH
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OPERATIONS & TRAINING
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MASTER PLAN
WOODS CREEK ROAD
HOLLY SPRINGS, NC, 27539



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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

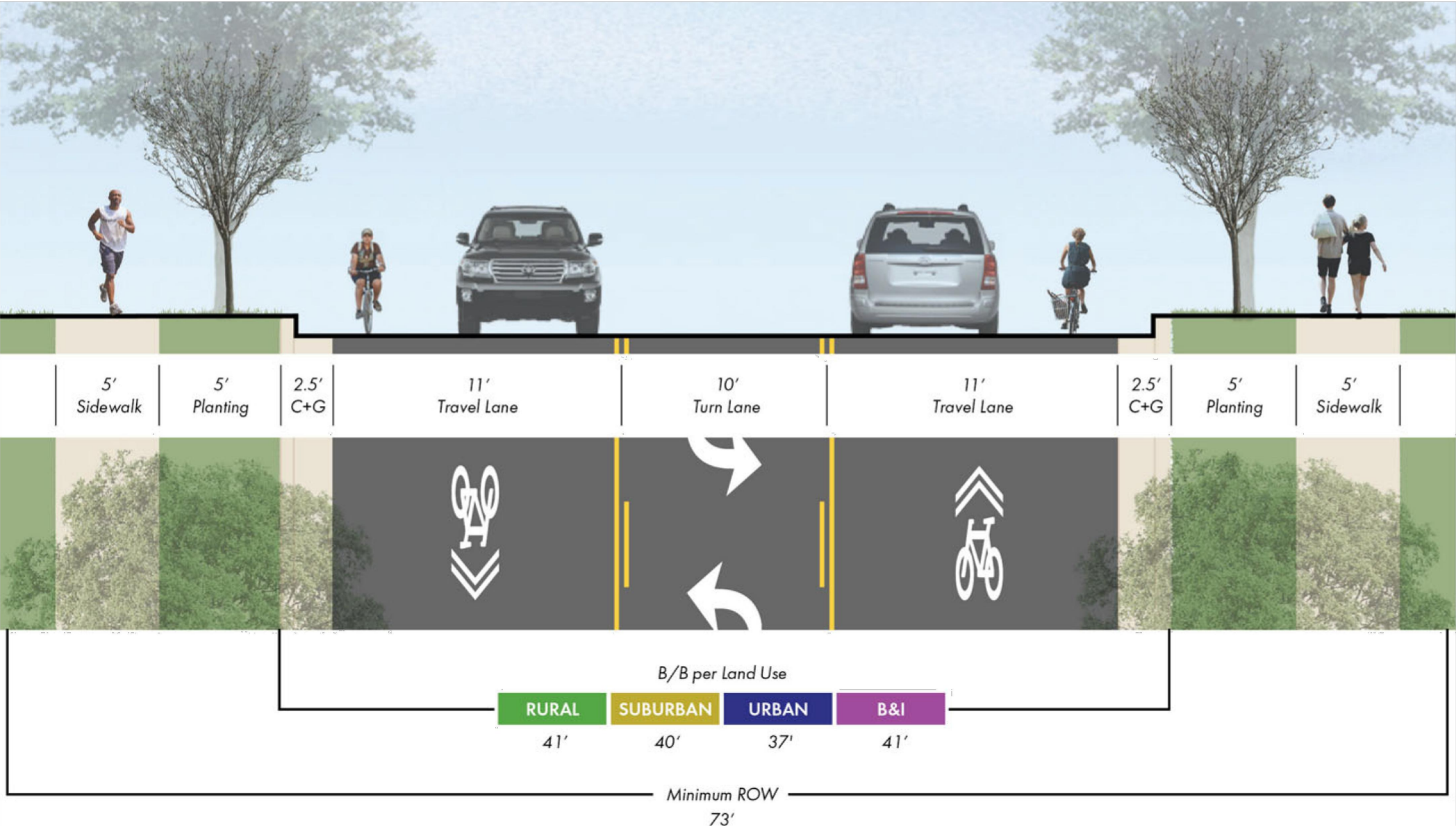
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T-4A Alt 1 Minimum

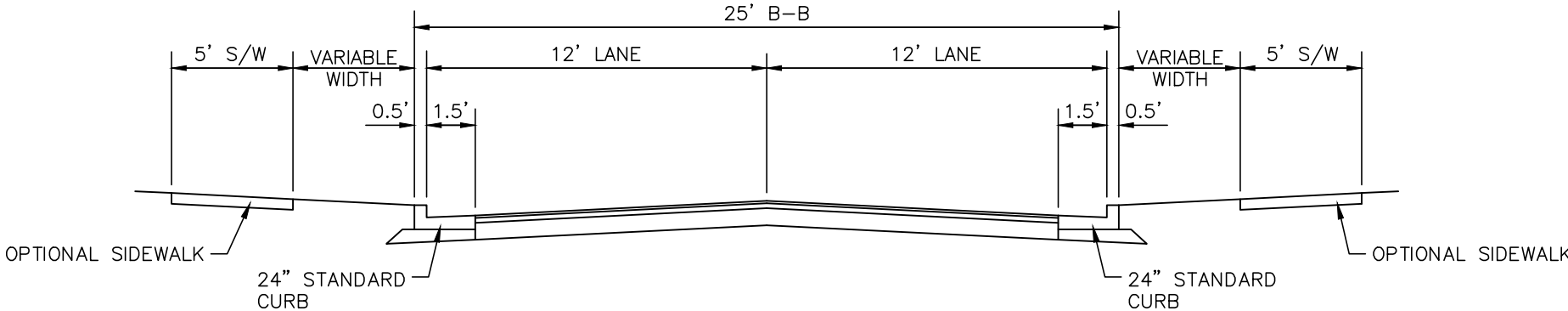


① WOODS CREEK ROAD
NOT TO SCALE

CT-3C Minimum



② STREET A
NOT TO SCALE



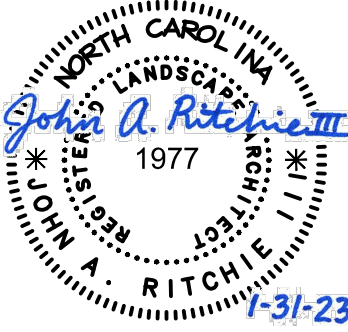
③ TYPICAL DRIVE AISLE
NOT TO SCALE

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**OPERATIONS & TRAINING
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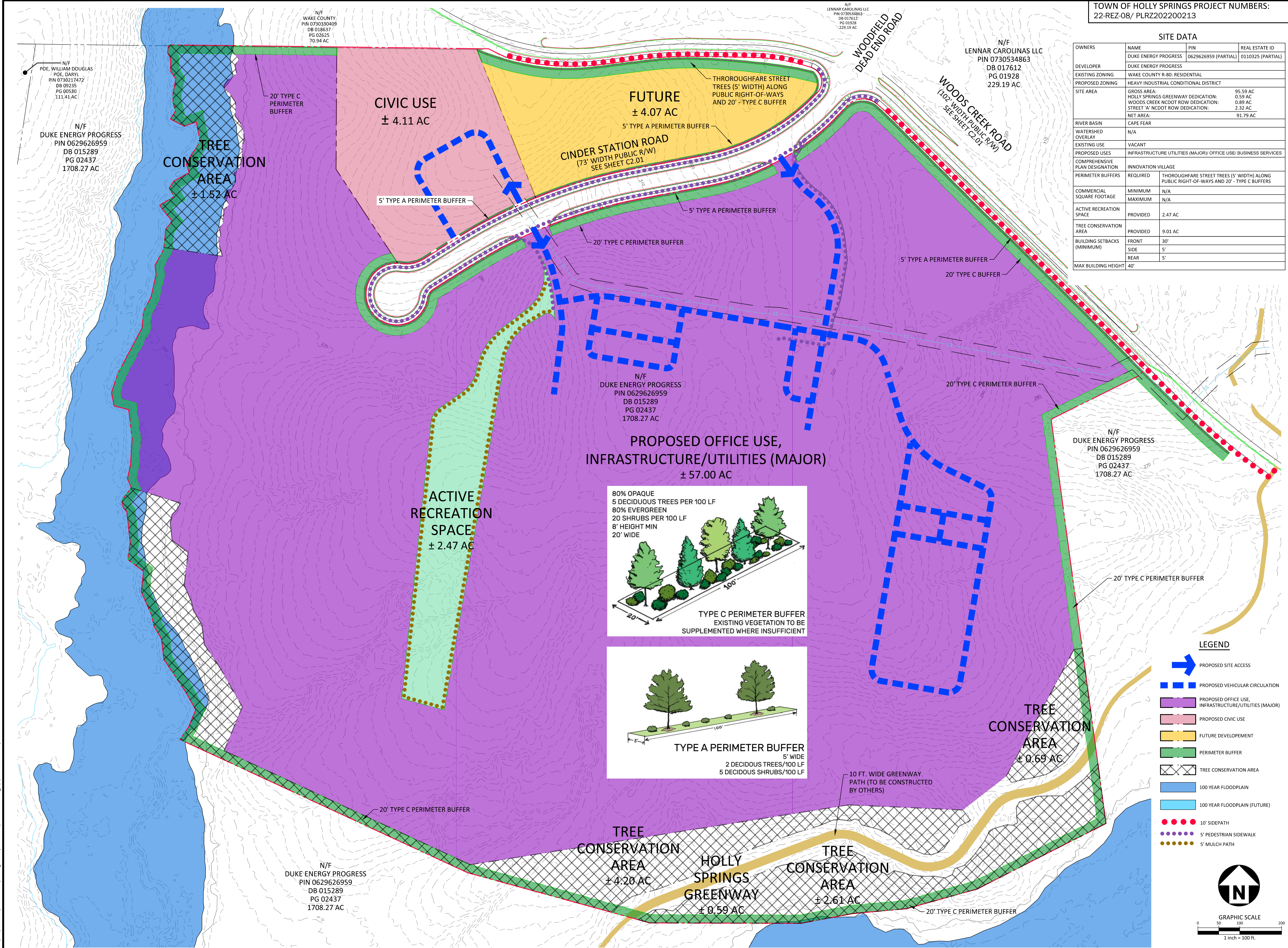
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FILENAME	DKE22051-D1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022

SHEET

TYPICAL SECTIONS

C8.00

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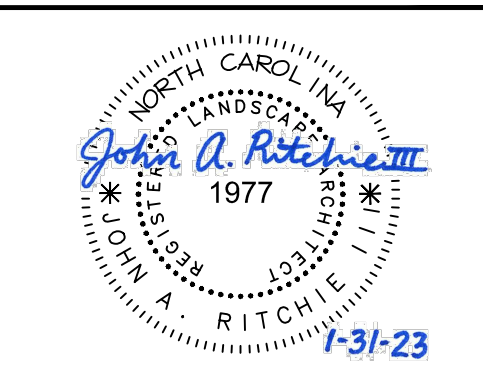
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OPERATIONS & TRAINING CENTER MASTER PLAN WOODS CREEK ROAD HOLLY SPRINGS, NC, 27539

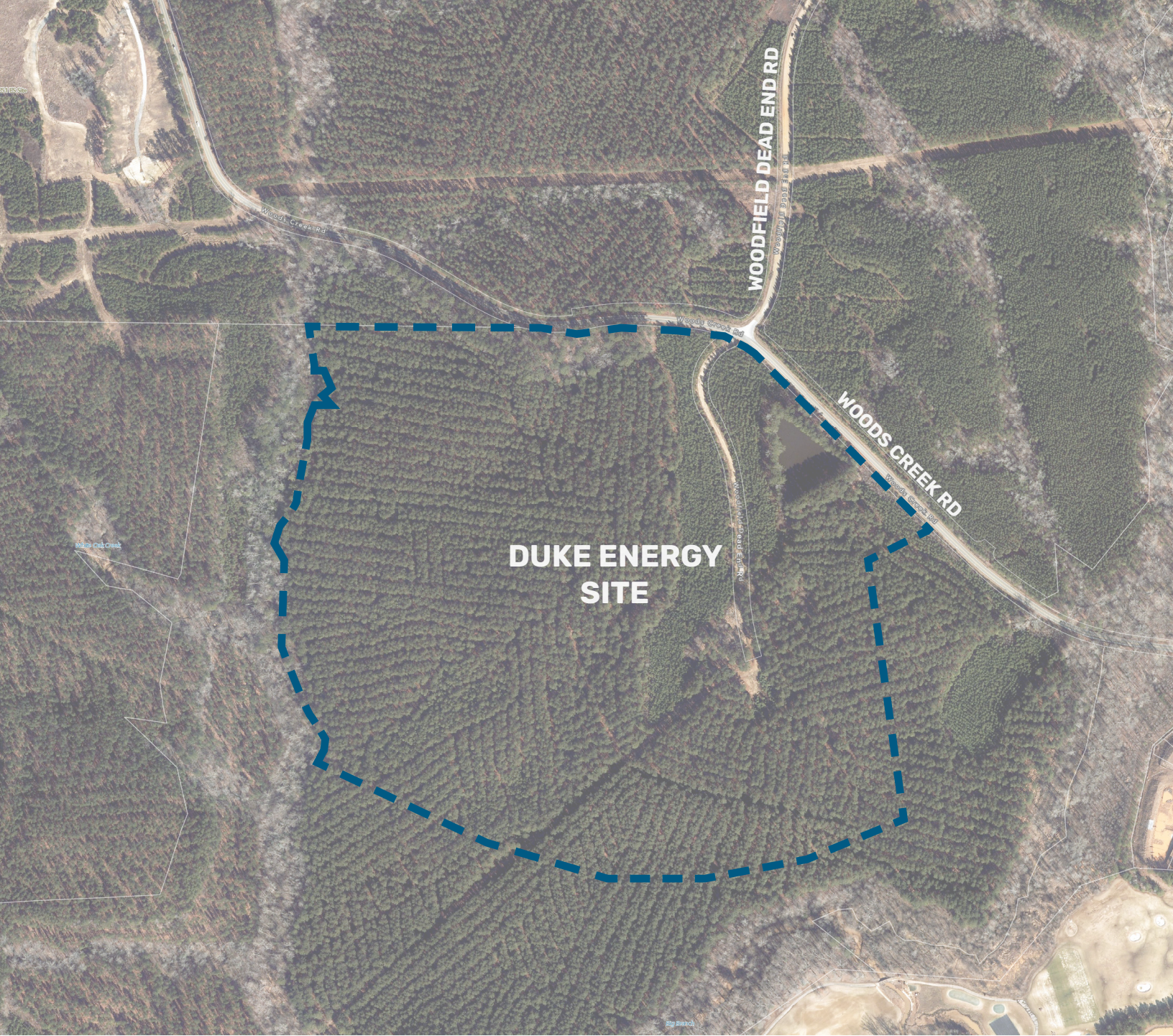


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FILENAME	DKE22051-LS1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=100'
DATE	07.29.2022
SHEET	

LANDSCAPE PLAN L5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



DUKE ENERGY OPERATIONS + TRAINING FACILITY

DEVELOPMENT & DESIGN MANUAL

PREPARED BY



McADAMS
creating **experiences** through experience

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Durham, North Carolina 27713
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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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1

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:

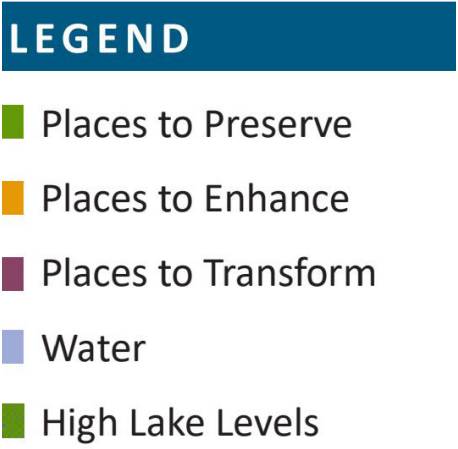
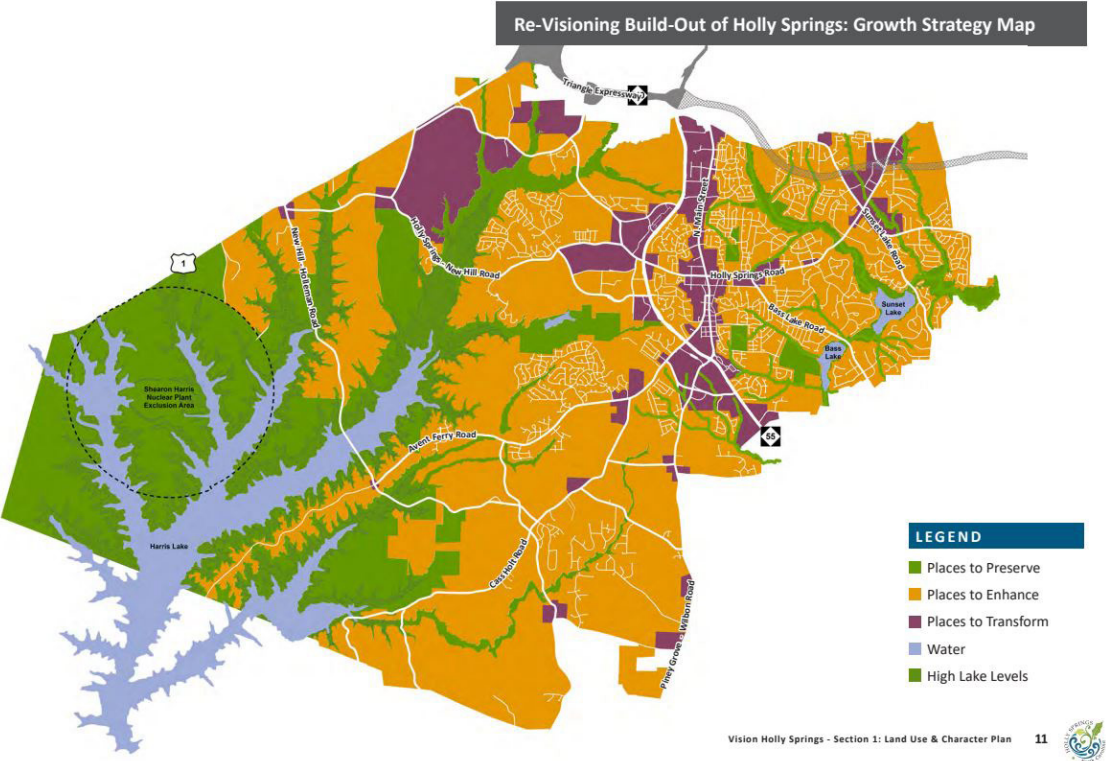
- » Utilizing eclectic architectural styles to create a vibrant and sophisticated environment, inspiring employees and passers-by alike;
- » Including a high level of sophistication in design throughout Duke Energy, in a manner that accentuates the business center and uses the space efficiently;
- » 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

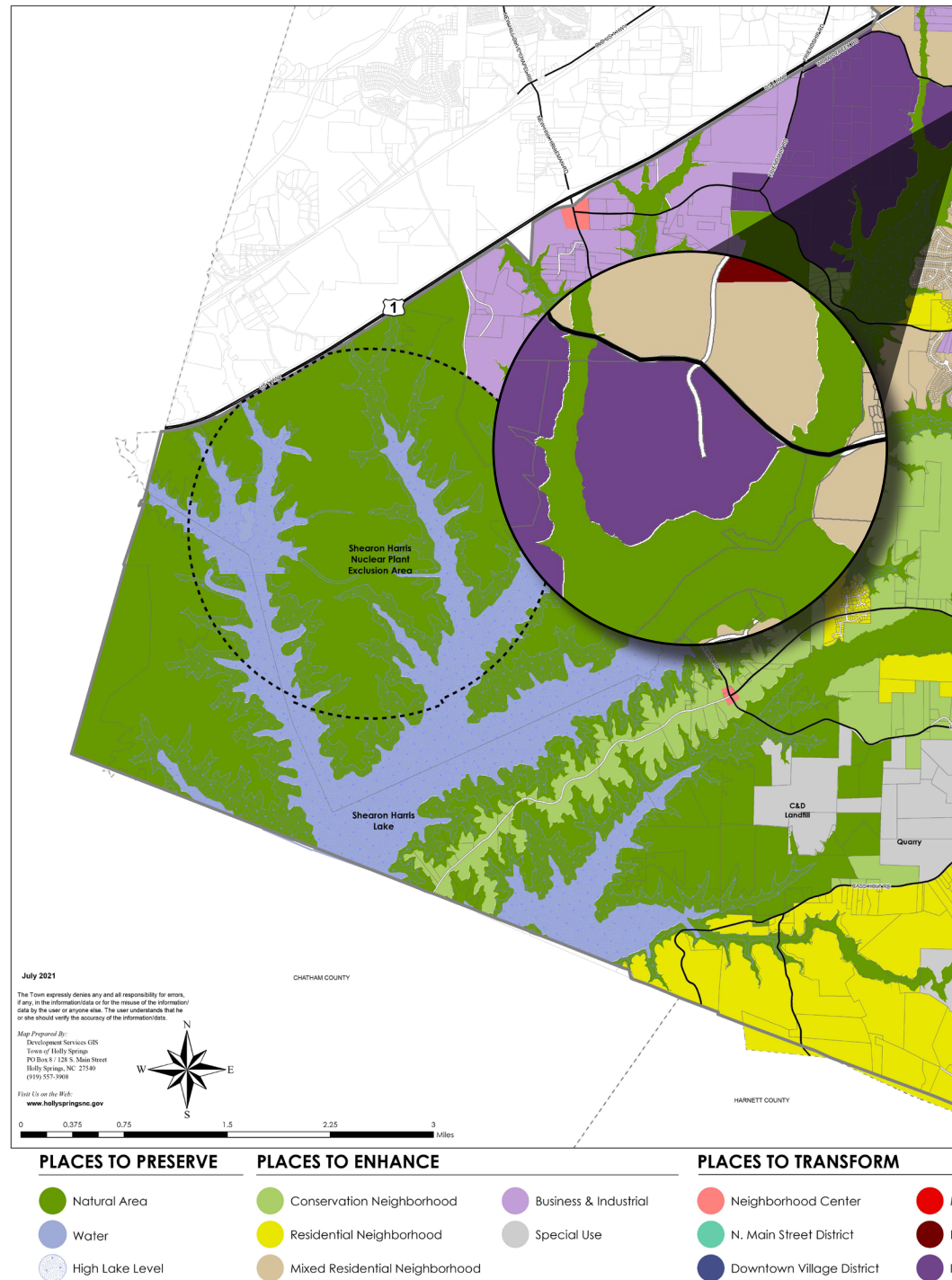
Rapidly growing communities require improvements and updates to utility services in order to function smoothly. Duke Operations and Training Facility is a proposed business and education campus located at the intersection of Woods Creek Rd and Woodfield Dead End Road. The purpose of this facility is 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.

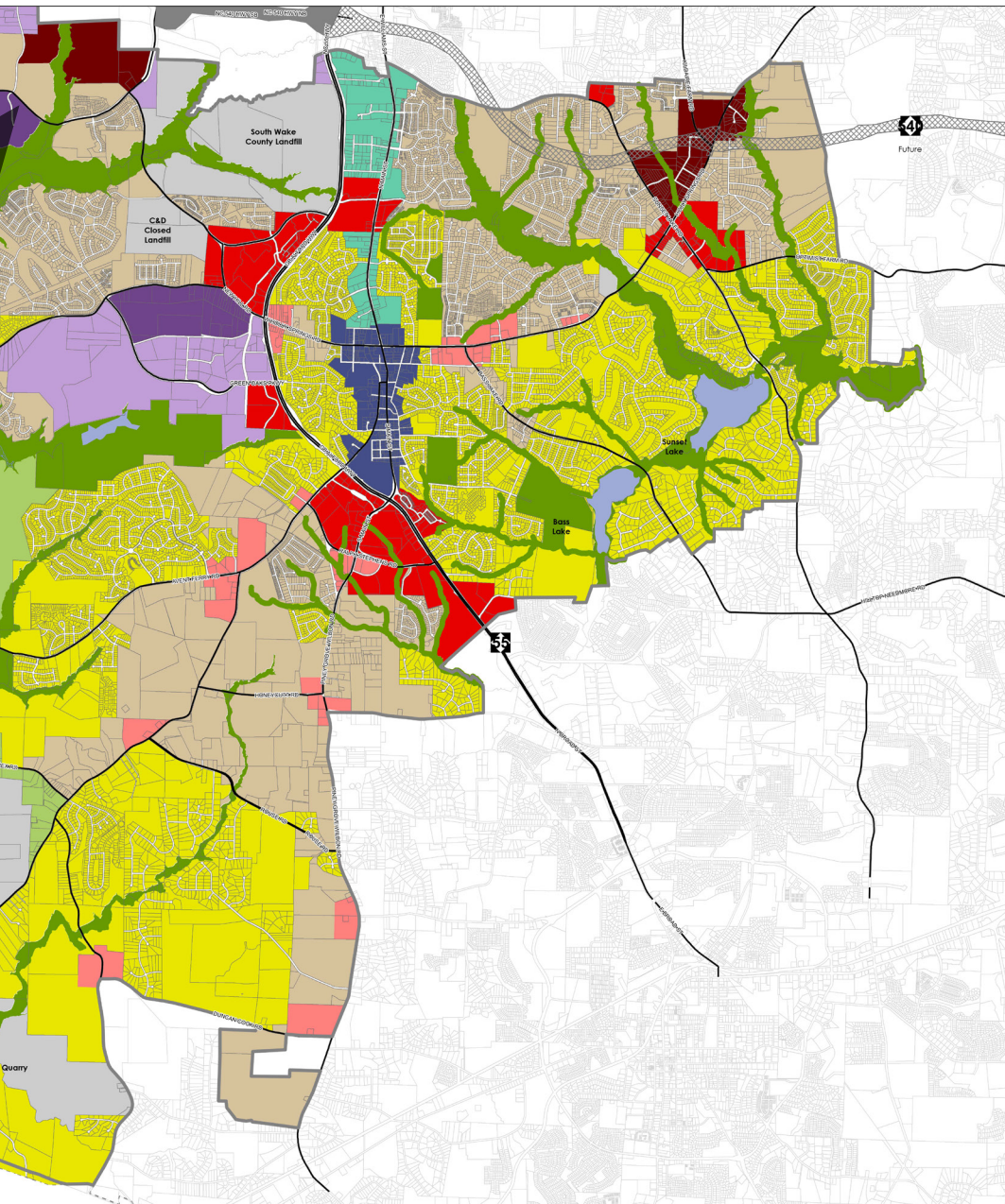
The Holly Springs Growth Strategy Map identifies this site as a place to transform, and the Future Land Use Map identifies the project site as Innovation Village. As defined in the Comprehensive Plan Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, 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

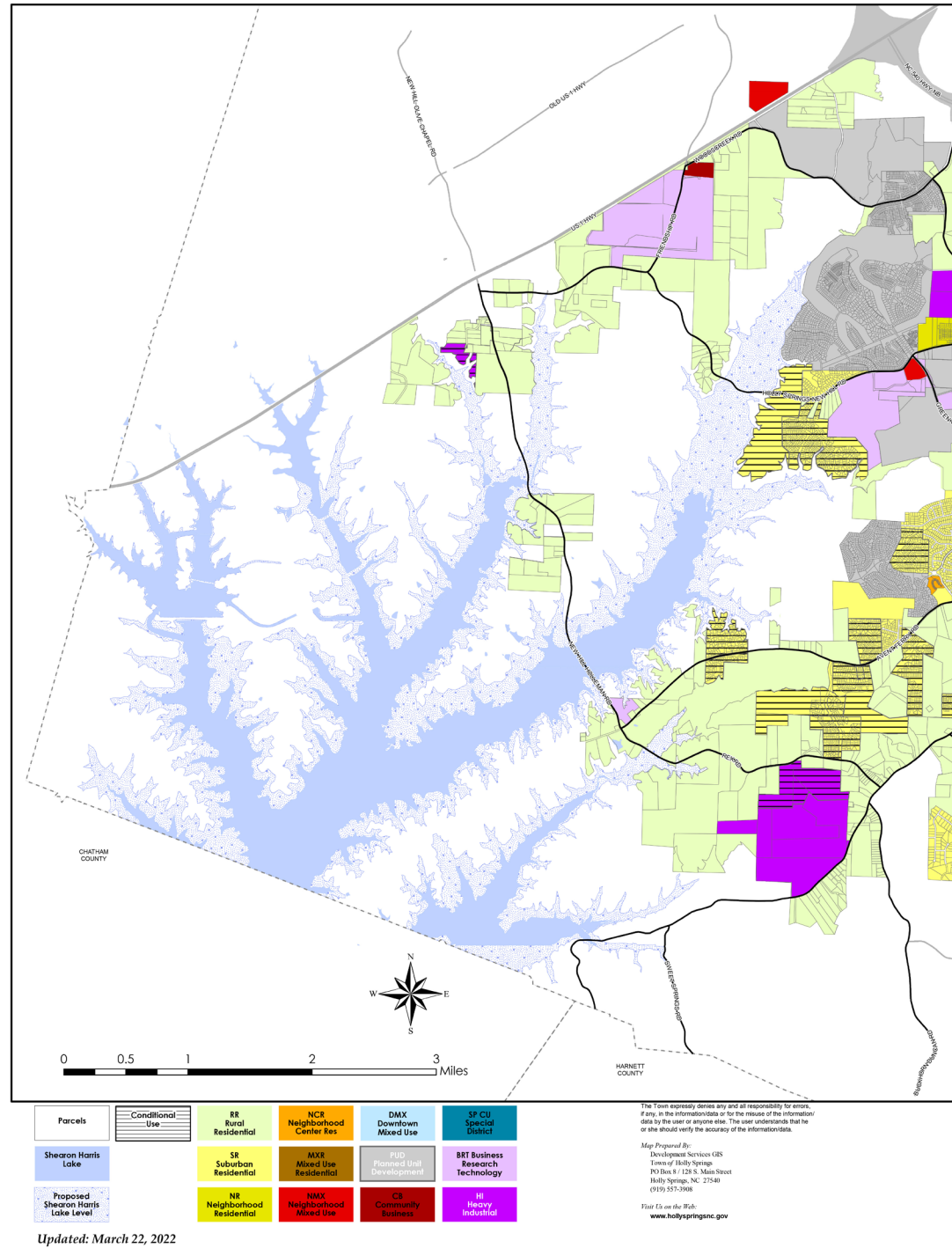
USE	HI
Business Services	P
Office Use	P
Light Manufacturing & Warehouse	P
Research & Development Facilities	P
Civic Building	P
School (Commercial, Trade or Business)	P
Data Centers	P
Distribution & Logistics	P
Infrastructure/Utilities (Major)	P
Infrastructure/Utilities (Minor)	P
Fueling Station	A
Large 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	

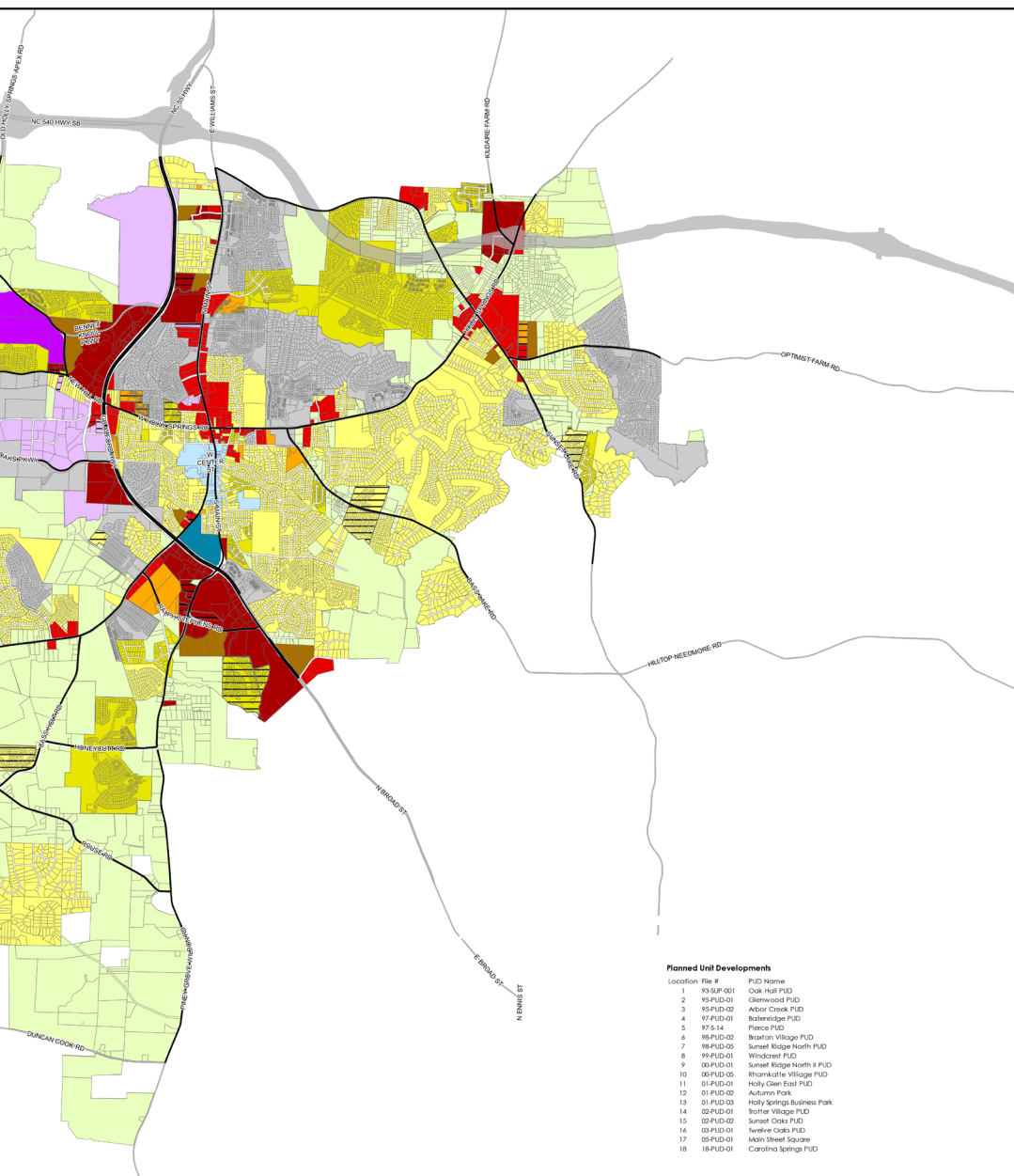


3

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:

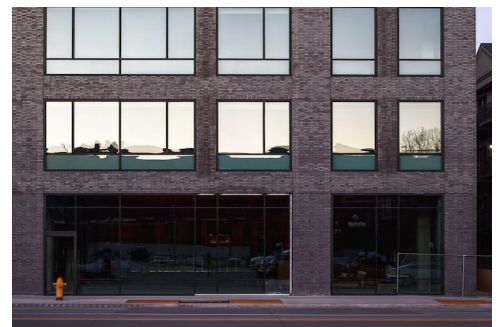
- » Concrete base provided to a height of 2' around columns.
- » No minimum required fenestration percentage
- » Clear signage around doors and openings
- » Attractive use of durable, easy to maintain materials (formed metal panels, concrete)

Pedestrian-Serving Areas:

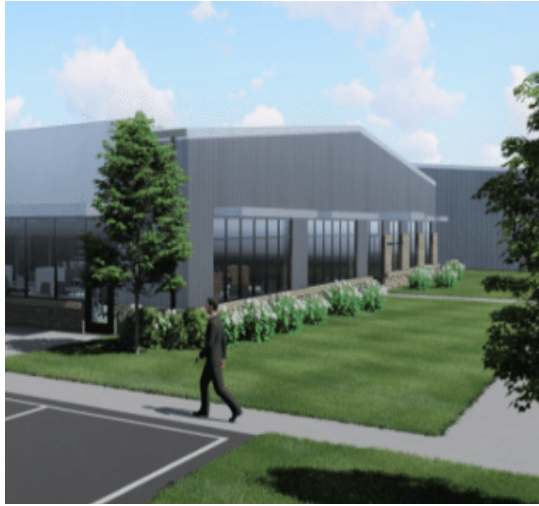
- » Awning over main and employee entrances will extend the full depth of the door swing (3'-0").
- » Minimum fenestration percentage: 10% of wall area exterior to the fencing.
- » Building elevations to focus glazing in internal work spaces. (Minimum daylight factor of 2 over 75% of the open work and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



McADAMS

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 Woodcreek Road)	5' Street Tree Strip & 20' Type C Buffer
Thoroughfare Buffer (Adjacent to Cinder Station Road)	5' Street Tree Strip & 20' Type C Buffer
Internal Perimeter Buffers	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 Cinder Station Road will only be applied across the Duke Operations and Training Center Site. A 5' Type A Perimeter Buffer is applied across Civic Use and Future Development Sites.	

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

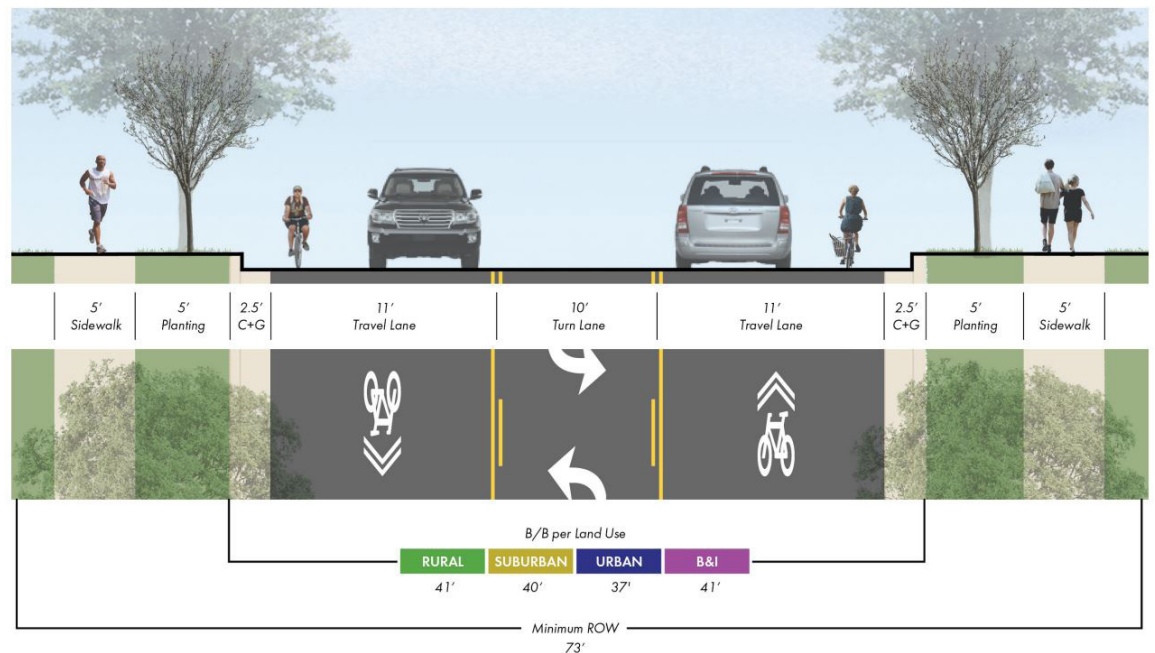
DESIGN REQUIREMENTS

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#: 18.

Public Hearings

Title: Semi-Annual UDO Text Amendments 23-UDO-01 - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt Ordinance 23-08 to adopt the statement of compatibility and approve UDO Text Amendments.

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).
- Fifty-one (51) ordinance parts are included with this text amendment, with 47 of those being technical edits. A list of the amendments is included with the agenda item noting ordinance part, purpose of the amendment, and amendment summary.
- While most of the proposed text amendments are technical in nature, there are 3 minor modifications being proposed:
 - Part 4 makes a change to maximum building height in the Innovation Village Mixed-Use (IVMX) District to allow additional building height with a Conditional Zoning District (CD). The IVMX district allows industrial land uses similar to the Business & Research Technology (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.
 - Part 14 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.
 - Part 23 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.
- There is 1 major modification to Chapter 7 (Part 29) to include the requirement for utility

Planning Board Meeting
March 21, 2023

allocation, which will be added to the Development Procedures Manual (DPM).

- The amendments will become effective immediately, with the exception of Part 29 (utility allocation), which will become effective upon adoption of the utility allocation policy.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 02/28/2023:

- No issues or concerns

Planning Board Recommendation:

The Planning Board recommended approval (8-0) [1 absent]

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):

N/A

Attachment(s):

1. 23UDO01_TextAmendmentReport
2. 23-08 UDO TextAmendment Ordinance



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. 23-08

Date Submitted: March 21, 2023

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 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 ~~striketrough~~ 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 ~~successsor~~ **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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~strikethrough~~ 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 aActivities 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 ~~strike through~~ 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 ~~strikethrough~~ 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 Springs' 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 ~~strikethrough~~ 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 ~~noncompliance~~ **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, with the exception of Part 29, shall become effective March 21, 2023 in accordance with the laws of the State of North Carolina.

Part 29 shall become effective upon the adoption and effective date of the Utility Allocation Policy.

Adopted this, the 21st Day of March 2023.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

Public Hearings

Title: Voluntary Annexation for Norris Crossing - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services

Action(s):

1. Conduct Legislative Public Hearing for the Annexation.
2. Adopt Annexation Ordinance A22-04.

Explanation:

- The Town has received a petition for voluntary annexation of +/- 65.18 acres located along Avent Ferry Road.
- The owner of the property is Lennar Carolinas, LLC.
- Annexation is requested prior to development.
- Staff requested feedback from all departments and there were no issues with this annexation.

Background:

- The property is contiguous with Town Limits.
- Staff has received feedback from all departments and there are no issues with this annexation.
- The property meets all statutory requirements for annexation.

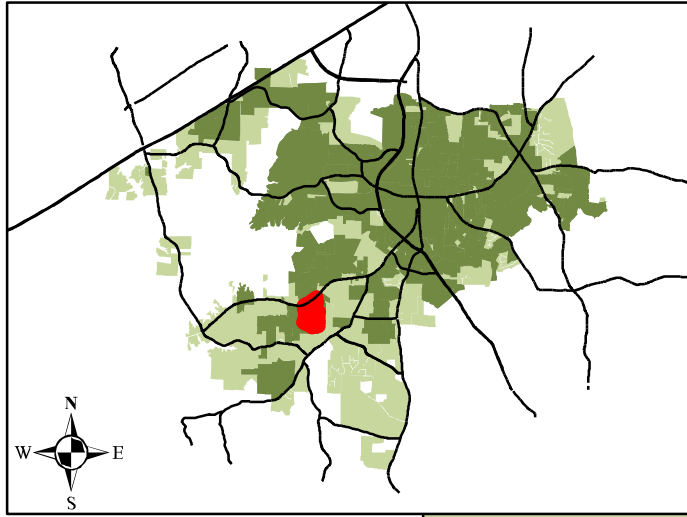
Funding Source(s):

N/A

Attachment(s):

1. A22-04 Map
2. Resolution of Sufficiency, 23-04 - signed
3. A22-04 Norris Crossing Ordinance-draft

A 22-4 | Norris Crossing | 65.18 ac



Legend

-  Subdivisions
-  Annexation Property Site
-  Town Limits
-  ETJ



Resolution No.: 23-04

Date Adopted: February 21, 2023

Annexation No.: A22-04

**RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK
TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND FIXING THE DATE
OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION**

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Legal Description for Voluntary Annexation

PIN: 0638824248

BEING ALL OF THE LENNAR CAROLINAS, LLC PARCEL AS DESCRIBED IN DEED BOOK 19071 AT PAGE 344 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638824248) LOCATED IN HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT "AEROSPORT", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 684,993.62 AND EASTING = 2,043,505.63' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, S66°11'37"W A DISTANCE OF 5,269.94 FEET TO A 3/4" IRON PIPE SET ON THE SOUTHEASTERN RIGHT OF WAY OF AVENT FERRY ROAD, SAID POINT BEING THE NORTHEASTERN CORNER OF THE LENNAR CAROLINAS, LLC PARCEL AS DESCRIBED IN DEED BOOK 19071 AT PAGE 344 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638824248) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 682,866.43' AND EASTING = 2,038,684.05'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING THE RIGHT OF WAY OF AVENT FERRY ROAD, S02°36'21"W A DISTANCE OF 88.45 FEET TO A 3/4" IRON PIPE SET; THENCE, S09°55'23"E A DISTANCE OF 8.65 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S09°55'23"E A DISTANCE OF 24.92 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S09°55'23"E A DISTANCE OF 518.26 FEET TO A CAPPED 1/2" IRON PIPE FOUND; THENCE, S45°43'05"W A

DISTANCE OF 366.84 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S35°22'36"W A DISTANCE OF 444.94 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S31°08'19"W A DISTANCE OF 57.43 FEET TO A 1" IRON PIPE FOUND; THENCE, N05°26'05"W A DISTANCE OF 227.64 FEET TO A 3/4" IRON PIPE SET; THENCE, N05°26'05"W A DISTANCE OF 426.84 FEET TO A 3/4" IRON PIPE SET; THENCE, N05°26'05"W A DISTANCE OF 232.28 FEET TO A 3/4" IRON PIPE SET ON THE SOUTHERN RIGHT OF WAY OF AVENT FERRY ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N05°26'05"W A DISTANCE OF 47.38 FEET TO A COMPUTED POINT IN THE CENTERLINE OF AVENT FERRY ROAD; THENCE, WITH SAID CENTERLINE, N55°22'23"E A DISTANCE OF 143.24 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, N53°56'11"E A DISTANCE OF 149.89 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, N52°44'19"E A DISTANCE OF 94.12 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, N51°00'17"E A DISTANCE OF 88.62 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, N49°29'36"E A DISTANCE OF 87.24 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, N50°17'05"E A DISTANCE OF 94.33 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID CENTERLINE, S41°13'02"E A DISTANCE OF 38.88 FEET TO THE POINT OF BEGINNING.

SAID LENNAR CAROLINAS, LLC PARCEL (INCLUDING RIGHT OF WAY) CONTAINING 10.55 ACRES, MORE OR LESS.

PIN: 0638814177

BEING ALL OF THE LENNAR CAROLINAS, LLC PARCEL AS DESCRIBED IN DEED BOOK 19071 AT PAGE 326 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638814177) LOCATED IN HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT "AEROSPORT", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 684,993.62 AND EASTING = 2,043,505.63' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, S57°00'53"W A DISTANCE OF 6,295.10 FEET TO A 1" IRON PIPE FOUND ON THE NORTHERN CORNER OF THE LENNAR CAROLINAS, LLC PARCEL AS DESCRIBED IN DEED BOOK 19071 AT PAGE 326 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638814177) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 681,566.42' AND EASTING = 2,038,225.34'; THENCE, FROM THE POINT OF BEGINNING, S71°26'08"E A DISTANCE OF 772.94 FEET TO A COMPUTED POINT LOCATED 0.78 FEET NORTHWEST OF A 1" IRON PIPE FOUND; THENCE, S01°55'01"W A DISTANCE OF 831.29 FEET TO A 3/4" CAPPED IRON PIPE FOUND; THENCE, N57°32'03"W A DISTANCE OF 399.21 FEET TO A 1" IRON PIPE FOUND; THENCE, N71°51'52"W A DISTANCE OF 367.91 FEET TO A 1" IRON PIPE FOUND; THENCE, N13°42'20"W A DISTANCE OF 209.40 FEET TO A 1" IRON PIPE FOUND; THENCE, N84°09'56"W A DISTANCE OF 150.87 FEET TO A COMPUTED POINT 0.41 FEET SOUTHWEST OF A 1" BENT IRON PIPE FOUND; THENCE, S60°04'34"W A DISTANCE OF 101.43 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°41'17"W A DISTANCE OF 196.87 FEET TO A 1" IRON PIPE FOUND; THENCE N45°37'33"E A DISTANCE OF 180.45 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N36°19'52"E A DISTANCE OF 568.79 FEET TO THE POINT OF BEGINNING.

SAID LENNAR CAROLINAS, LLC PARCEL CONTAINING 15.34 ACRES, MORE OR LESS.

PIN: 0638802106

BEING ALL OF THE LENNAR CAROLINAS, LLC PARCEL AS DESCRIBED IN DEED BOOK 19071 AT PAGE 332, AS TRACT 1 IN DEED BOOK 19071 AT PAGE 318, AND DEED BOOK 19071 AT PAGE 338

OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638802106) LOCATED IN HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT "AEROSPORT", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 684,993.62' AND EASTING = 2,043,505.63' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, S45°27'01"W A DISTANCE OF 6420.43 FEET TO A 3/4" CAPPED IRON PIPE FOUND ON THE NORTHWESTERN CORNER OF THE LENNAR CAROLINAS, LLC PARCEL AS DESCRIBED IN DEED BOOK 19071 AT PAGE 332, AS TRACT 1 IN DEED BOOK 19071 AT PAGE 318, AND DEED BOOK 19071 AT PAGE 338 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638802106) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 680,489.52' AND EASTING = 2,038,930.15'; THENCE, FROM THE POINT OF BEGINNING, S01°55'01"W A DISTANCE OF 212.01 FEET TO A 1" IRON PIPE FOUND; THENCE, S01°55'01"W A DISTANCE OF 530.66 FEET TO A 1/2" CAPPED IRON PIPE FOUND; THENCE, S83°21'11"W A DISTANCE OF 721.52 FEET TO A 1" CAPPED IRON PIPE FOUND; THENCE, N62°23'56"W A DISTANCE OF 802.48 FEET TO A 1" CAPPED IRON PIPE FOUND; THENCE, N62°24'25"W A DISTANCE OF 268.92 FEET TO A 1" IRON PIPE FOUND; THENCE, N23°16'18"E A DISTANCE OF 486.00 FEET TO A 3/4" IRON PIPE SET; THENCE, S47°58'32"E A DISTANCE OF 442.06 FEET TO A 3/4" IRON PIPE SET; THENCE, N45°43'08"E A DISTANCE OF 635.95 FEET TO A 1" IRON PIPE FOUND; THENCE, S56°02'17"E A DISTANCE OF 596.24 FEET TO A 3/4" IRON PIPE SET; THENCE, N01°55'37"E A DISTANCE OF 204.18 FEET TO A 3/4" IRON PIPE SET; THENCE, S57°32'03"E A DISTANCE OF 253.54 FEET TO THE POINT OF BEGINNING.

SAID LENNAR CAROLINAS, LLC PARCEL CONTAINING 26.91 ACRES, MORE OR LESS.

PIN: 0638716449

BEING ALL OF THE LENNAR CAROLINAS, LLC DESCRIBED AS TRACT TWO IN DEED BOOK 19071 AT PAGE 318 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638716449) LOCATED IN HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT "HOLLEMAN", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 676,958.59' AND EASTING = 2,038,079.05' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, N08°17'51"W A DISTANCE OF 3,889.87 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTHERN CORNER OF THE LENNAR CAROLINAS, LLC DESCRIBED AS TRACT TWO IN DEED BOOK 19071 AT PAGE 318 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638716449) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING =

680,807.74' AND EASTING = 2,037,517.69'; THENCE, FROM THE POINT OF BEGINNING, N10°10'21"W A DISTANCE OF 1,187.25 FEET TO A 1" IRON PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF AVENT FERRY ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N21°18'36"W A DISTANCE OF 40.99 FEET TO A COMPUTED POINT ON THE CENTERLINE OF AVENT FERRY ROAD; THENCE, WITH SAID CENTERLINE, N63°40'58"E A DISTANCE OF 258.94 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, N59°59'36"E A DISTANCE OF 369.39 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID CENTERLINE, S02°03'00"E A DISTANCE OF 49.89 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF AVENT FERRY ROAD; THENCE, LEAVING SAID RIGHT OF WAY, S02°03'00" E A DISTANCE OF 1,156.74 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S45°37'33"W A DISTANCE OF 180.45 FEET TO A 1" IRON PIPE FOUND; THENCE, S54°11'43"W A DISTANCE OF 297.87 FEET TO THE POINT OF BEGINNING.

SAID LENNAR CAROLINAS, LLC PARCEL (INCLUDING RIGHT OF WAY) CONTAINING 13.61 ACRES, MORE OR LESS.

Together with and subject to covenants, easements, and restrictions of record.

Said properties contain 65.18 acres more or less.

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

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

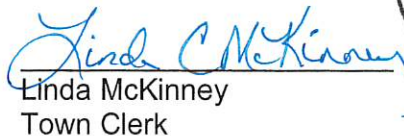
Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, March 21, 2023.

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

Adopted this, the 21st day of February, 2023.

ATTEST:


Sean Mayefskie, Mayor


Linda McKinney
Town Clerk





Annexation Ordinance No.: **A22-04**

Please mail after recordation to:

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

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

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 21st day of March, 2023.

Legal Description for Voluntary Annexation

Plat 1 of 4 – Olive Family Land Company LLC Parcel

COMMENCING AT NCGS MONUMENT "AEROSPORT", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 684,993.62 AND EASTING = 2,043,505.63' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, S66°11'37"W A DISTANCE OF 5,269.94 FEET TO A 3/4" IRON PIPE SET ON THE SOUTHEASTERN RIGHT OF WAY OF AVENT FERRY ROAD, SAID POINT BEING THE NORTHEASTERN CORNER OF THE OLIVE FAMILY LAND COMPANY, LLC PARCEL AS DESCRIBED IN DEED BOOK 8748 AT PAGE 374 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638824248) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 682,866.43' AND EASTING = 2,038,684.05'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING THE RIGHT OF WAY OF AVENT FERRY ROAD, S02°36'21"W A DISTANCE OF 88.45 FEET TO A 3/4" IRON PIPE SET;

THENCE, S09°55'23"E A DISTANCE OF 8.65 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S09°55'23"E A DISTANCE OF 24.92 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S09°55'23"E A DISTANCE OF 518.26 FEET TO A CAPPED 1/2" IRON PIPE FOUND; THENCE, S45°43'05"W A DISTANCE OF 366.84 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S35°22'36"W A DISTANCE OF 444.94 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S31°08'19"W A DISTANCE OF 57.43 FEET TO A 1" IRON PIPE FOUND; THENCE, N05°26'05"W A DISTANCE OF 886.76 FEET TO A 3/4" IRON PIPE SET ON THE SOUTHEASTERN RIGHT OF WAY OF AVENT FERRY ROAD; THENCE, WITH SAID RIGHT OF WAY, N55°20'29"E A DISTANCE OF 167.17 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N54°03'13"E A DISTANCE OF 150.80 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N52°44'55"E A DISTANCE OF 94.56 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N50°54'57"E A DISTANCE OF 90.15 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N49°17'50"E A DISTANCE OF 87.93 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N48°54'13" E A DISTANCE OF 94.66 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 9.92 ACRES, MORE OR LESS.

Plat 2 of 4 – Mary Hare Macon Parcel

COMMENCING AT NCGS MONUMENT "HOLLEMAN", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 676,958.59' AND EASTING = 2,038,079.05' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, N08°17'51"W A DISTANCE OF 3,889.87 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTHERN CORNER OF THE MARY HARE MACON PARCEL AS DESCRIBED IN DEED BOOK 2322 AT PAGE 349 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638716449) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 680,807.74' AND EASTING = 2,037,517.69'; THENCE, FROM THE POINT OF BEGINNING, N10°10'21"W A DISTANCE OF 1,187.25 FEET TO A 1" IRON PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF AVENT FERRY ROAD; THENCE, WITH SAID RIGHT OF WAY, N63°48'57"E A DISTANCE OF 264.60 FET TO A 3/4" IRON REBAR SET ON SAID RIGHT OF WAY; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N60°25'05"E A DISTANCE OF 346.60 FEET TO A 3/4" IRON PIPE FOUND; THENCE, LEAVING SAID RIGHT OF WAY, S02°03'00"E A DISTANCE OF 1,156.73 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S 45°37'33"W A DISTANCE OF 180.45 FEET TO A 1" IRON PIPE FOUND; THENCE, S54°11'43"W A DISTANCE OF 297.87 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 13.01 ACRES, MORE OR LESS.

Plat 3 of 4 – Katherine Johnson Macon Parcel

COMMENCING AT NCGS MONUMENT "AEROSPORT", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 684,993.62 AND EASTING = 2,043,505.63' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, S57°00'53"W A DISTANCE OF 6,295.10 FEET TO A 1" IRON PIPE FOUND ON THE NORTHERN CORNER OF THE KATHERINE JOHNSON MACON PARCEL AS DESCRIBED IN DEED BOOK 13089 AT PAGE 1209 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638814177) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 681,566.42' AND EASTING = 2,038,225.34'; THENCE, FROM THE POINT OF BEGINNING, S71°26'08"E A DISTANCE OF 772.94 FEET TO A COMPUTED POINT LOCATED 0.78 FEET NORTHWEST OF A 1" IRON PIPE FOUND; THENCE, S01°55'01"W A DISTANCE OF 831.29 FEET TO A 3/4" CAPPED IRON PIPE FOUND; THENCE, N57°32'03"W A DISTANCE OF 399.21 FEET TO A 1" IRON PIPE FOUND; THENCE, N71°51'52"W A DISTANCE OF 367.91 FEET TO A 1" IRON PIPE FOUND; THENCE, N13°42'20"W A DISTANCE OF 209.40 FEET TO A 1" IRON PIPE FOUND; THENCE, N84°09'56"W A DISTANCE OF

150.87 FEET TO A COMPUTED POINT 0.41 FEET SOUTHWEST OF A 1" BENT IRON PIPE FOUND; THENCE, S60°04'34"W A DISTANCE OF 101.43 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°41'17"W A DISTANCE OF 196.87 FEET TO A 1" IRON PIPE FOUND; THENCE N45°37'33"E A DISTANCE OF 180.45 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N36°19'52"E A DISTANCE OF 568.79 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 15.34 ACRES, MORE OR LESS.

Parcel 4 of 4 – Mary Hare Macon Parcel

COMMENCING AT NCGS MONUMENT "HOLLEMAN", SAID MONUMENT HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 676,958.59' AND EASTING = 2,038,079.05' (PER THE NORTH CAROLINA GEODETIC DATABASE MONUMENT REPORT); THENCE, FROM THE POINT OF COMMENCEMENT, N11°03'44"W A DISTANCE OF 3,135.20 FEET TO A 1" CAPPED IRON PIPE FOUND ON THE WESTERN CORNER OF THE MARY HARE MACON PARCEL AS DESCRIBED IN DEED BOOK 2322 AT PAGE 349 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN 0638802381) AND THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF NORTHING = 680,035.54' AND EASTING = 2,037,477.49'; THENCE, FROM THE POINT OF BEGINNING, N45°43'08"E A DISTANCE OF 1,029.95 FEET TO A 1" IRON PIPE FOUND; THENCE, S56°02'17"E A DISTANCE OF 853.87 FEET TO A 1" IRON PIPE FOUND; THENCE, S01°55'01"W A DISTANCE OF 530.66 FEET TO A 1/2" CAPPED IRON PIPE FOUND; THENCE, S83°21'11"W A DISTANCE OF 721.52 FEET TO A 1" CAPPED IRON PIPE FOUND; THENCE, N62°23'56"W A DISTANCE OF 802.48 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 22.37 ACRES, MORE OR LESS

Together with and subject to covenants, easements, and restrictions of record.

Said properties contain 65.18 acres more or less.

Adopted this, the 21st day of March, 2023.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held March 21, 2023, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 21st day of March, 2023.

Linda C. McKinney, Town Clerk