



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Appointments

- a. Chairperson and Vice Chairperson
- b. Land Use Advisory Committee (LUAC) Representatives
- c. Tree Advisory Committee (TAC) Representatives

6. Minutes

- a. February 28, 2023

7. Town Council Meeting Representative

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

9. Zone Map Change Petitions

- a. Holly Springs Road Towns Rezoning 22-REZ-11

10. Other Business

- a. Town Council Official Action Overview
- b. Committee Reports
- c. Development Services Report
- d. Other Business

11. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 28, 2023 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on February 28, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Cheryl Caines, Senior Planner
Aaron Prichard, Senior Planner
Catherine Jacobs, Development Engineering Manager
Caitlyn Newton, Board Clerk
Matt Beard, Planner III - Parks

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Ernie Carpico
Van Crandall
Duane Hansen
Joanna Holder
Josh Prizer
Thomas Urquhart

Members Absent: Courtney Patterson

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Ernie Carpico.

Agenda Item #5: Agenda Adjustment

Move item 12 d. Other business to follow item 8 Public Comment

Agenda Item #6: Minutes

a. January 24, 2023 Minutes

Motion:

Motion to approve the January 24, 2023 Minutes.

Motion by: Thomas Urquhart

Second by: Josh Prizer

Action: The Planning Board voted in favor of the Motion. (8-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - Joint Public Hearing: Date – All members to attend
 - March 21st – Van Crandall

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: Zone Map Change Petitions

a. Main Street Vista Conditional District Rezoning 22-REZ-06

Ms. Caines reviewed the staff report with the Board.

The Town has received a request to rezone one parcel of land totaling approximately 0.58 acres from TV Town Village to R-8 CU: Residential Conditional Use. The property is situated along the west side of S Main Street, at the southwest corner of Main Street and Elm Street. The property is located within the Village District Area and the R-8 CU: Residential Conditional Use request is consistent with the Village District Area Plan.

Ms. Caines invited Ms. Jacobs to continue reviewing the staff report with the Board.

Mr. Hansen asked about the line of trees in the median and whether or not those could be removed.

Mr. Carpico asked if the Holly Springs access what right-in only.

Ms. Jacobs stated that yes, it was a right-in, right-out.

The Board discussed their suggested ways access the project.

Mr. Madoni suggested that a light be added there as it is an area with a lot of issues.

Ms. Jacobs stated that there are no signal warrants at this time for this area but there is the left turn lane being added south-bound.

Mr. Deshazor asked if the TIA analysis could be extended to include Sportsmanship Way.

Ms. Goodson stated that the TIA meets the standards for analysis. The applicant may have more information. But Sportsmanship was not included within this particular study. It is not uncommon for additional areas to be included at a later time.

Mr. Madoni asked whether or not the Holly Springs Road Widening will be the final cross-section and whether or not it will eliminate some of the road work.

Ms. Goodson stated that this is being done in coordination with the road work and it is expected to not have to be widened more.

Matt Beard continued the staff presentation.

Mr. Urquhart asked if tree preservation takes effect in this area.

Ms. Caines stated that this project does not require tree preservation.

Mr. Hansen asked about a proposed dog park.

Ms. Caines stated that it is only proposed. They were only required to create 2%, but have proposed 5.86% of the project include amenities such as public plazas or a dog play area.

Chair Deshazor invited the applicant to speak.

Laura Holleman, 621 Hillsborough St, Raleigh, NC

Ms. Holleman began her presentation.

Mr. Hansen asked how the surrounding residents will benefit from this project.

Ms. Holleman stated it creates walkable commercial areas. Residents have mentioned wanting small-scale shopping. There will be coffee shops and restaurants.

Mr. Crandall asked if this presentation was part of the proposed layout.

Ms. Holleman stated that there is nothing within the design layout that is in the design manual. It is subject to change, but the elevations should not.

Mr. Crandall asked if solar panels or EV chargers were considered as a part of this project.

Ms. Holleman stated that this has not been considered. The new UDO does have EV charger requirements and they will meet those standards.

Mr. Carpico asked if access could be moved further east to accommodate a dual access intersection.

Mr. Deshazor asked about protected crosswalks and if they were considered.

Ms. Goodson could not confirm whether or not it was considered by staff.

Mr. Urquhart asked if the apartments would all be luxury apartments.

Ms. Holleman said that all units would be luxury apartments.

Mr. Deshazor asked for clarification on luxury apartments vs. workforce apartments.

Ms. Holleman stated that they defined workforce housing as an alternative for those looking to build a house or look for areas of town they'd like to be in with all of the big industries coming in the area.

Mr. Deshazor asked if there was any discussion regarding affordable housing.

Ms. Holleman deferred to the developer.

Alex Buroso, 2611 Churshaw Rd, Raleigh, NC

Mr. Buroso stated that they are market-rate luxury apartments. These particular units are more affordable than what is in Raleigh/Charlotte, rent ranges from \$1,400 to \$2,100.

Ms. Holder asked about the height of the building.

Ms. Holleman stated that the building height is 60 ft. There was talks about a 5-story building, but it may be 4 stories.

Ms. Holder asked where the dumpster areas were.

Ms. Holleman stated that they were next to the dog park in the compactor area.

Mr. Deshazor asked what thoughts or concerns were about lights and lighting and other items from this development that would impact the adjacent neighborhood.

Ms. Holleman stated that they have moved these buildings as far back as possible with the maximum setback of 70 feet and have increased the buffers. The residents talked about the retail within walking distance and TIA analysis.

Mr. Hansen asked what the lighting structures would be in the parking lot.

Ms. Holleman stated that there is a full cutoff requirement next to a residential neighborhood. When a development plan is submitted, a lighting plan will be included.

Mr. Madoni asked how long it takes for a buffer to fill in.

Ms. Holleman stated that it may take 5-10 years.

Mr. Madoni asked what it would look like if they weren't to rezone.

Ms. Holleman stated that there would be no off-street parking, that the village green would be eliminated, and shared other items that would be affected.

Mr. Hansen stated that it would be nice to have a crosswalk.

Nick Burns, 172 Williamson Rd, Apex, NC

Mr. Burns spoke in regard to the traffic analysis. He stated that everything within the analysis was coordinated with the Town. The access management strategy includes a right-in and right-out. DOT confirmed that it would be a right-in and right-out. In coordination with the Town and DOT, the safety study (3rd and Main) included a left-turn lane.

Mr. Crandall asked about a roundabout.

Ms. Goodson stated that the CTP identified some areas for short-term and long-term needs. The roundabout is a long-term improvement. The short-term needs are being addressed in these plans. A project such as this would include these short-term improvements.

Mr. Madoni asked about funding for the project.

Mr. Deshazor asked about the Holly Springs Rd widening.

Ms. Goodson stated that this is in the central part of the Holly Springs Rd widening. Certain projects are underway, and designs are being worked on for the Holly Springs Rd Widening project. The design is able to be continued, but funding has not yet been achieved. This project will likely arrive before the widening. This road is going to be median divided.

Mr. Madoni asked if one side of the road would be widened but not another.

Ms. Goodson stated that it is a possibility.

Mr. Deshazor asked what is happening to ensure traffic is running smoothly.

Mr. Burns stated that it is mitigated at a micro-level.

Mr. Hansen asked about approval time.

Mr. Buroso stated that October is their proposed timeframe.

Ms. Holder recommended that they clarify the maximum height to be in accordance with the UDO.

Mr. Prizer stated that the applicant did a good job designing the land and making it match the vision of the Town. He stated that the traffic is tough in the area.

Mr. Carpico stated that he agrees with Mr. Prizer.

Mr. Deshazor disagreed stating that the main road to this subdivision is rough and the traffic is a problem. He would prefer to see a plan for the road widening before approving the buildings.

Mr. Hansen stated that he doesn't agree with holding up a building based off of potential traffic issues.

The Board discussed the implications of traffic in the area.

Ms. Holder stated that it is a valid concern that needs to be brought to Town Council.

Mr. Madoni stated that he likes the product. He is concerned about the area around it and the traffic. He felt that we aren't mitigating the traffic concerns, only adding to them.

Mr. Crandall stated that the timing is off in terms of the traffic and the projects proposed.

Mr. Hansen asked if there was a project where everything went smoothly for traffic.

Mr. Deshazor reviewed the proposed Planning Consistency Statement and the Planning Board agreed with the following as being true:

The requested zone map change from TV Town Village to R-8 CU: Residential Conditional Use District is consistent with the Vision of Holly Springs Comprehensive Plan since the Village District Area Plan encourages the development of residential uses and indicates these properties as Residential on the Future Land Use Map. The R-8 CU: Residential Conditional Use District will provide for residential uses in the Village District and will expand upon the already built environment of the Village Core.

Motion:

Motion by: Thomas Urquhart

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (5-3)

Van Crandall – traffic timing, funding for public infrastructure

Rick Madoni – timing of traffic, 3rd street intersection

Chris Deshazor – traffic timing and alignment

b. Duke Energy Operations & Training Center Conditional District Rezoning 22-REZ-08

Mr. Prichard reviewed the staff report with the Board.

The Town has received a request to rezone one parcel of land totaling approximately 0.58 acres from TV Town Village to R-8 CU: Residential Conditional Use. The property is situated along the west side of S Main Street, at the southwest corner of Main Street and Elm Street. The property is located within the Village District Area and the R-8 CU: Residential Conditional Use request is consistent with the Village District Area Plan.

Ms. Jacobs continued review of the staff report with the Board.

Mr. Urquhart asked if RR was the zoning that any annexation is brought into.

Ms. Goodson responded that RR was accurate.

Mr. Beard continued review of the staff presentation.

Mr. Prichard invited the applicant to speak.

Laura Holleman, 621 Hillsborough St, Raleigh, NC

Ms. Holleman presented to the Board.

Mr. Hansen asked what kind of training would be taking place.

Brandon Finch, 621 Hillsborough St, Raleigh, NC

Mr. Finch discussed that it would be Duke Energy specific training for staff.

Mr. Madoni asked if the Fire Chief was okay with this location being on a side street.

Ms. Goodson stated that yes, it was a collaborative effort.

Mr. Crandall asked about an update on the fire station.

Ms. Goodson stated that the fire station was discovered not to be a suitable site.

Mr. Crandall stated that the Duke Energy has multiple training sites and asked why this location was significant.

Mr. Finch stated that it is an operations center and training center. It is dual use. He can't answer to the growth of Duke, but it is a dual use project.

Mr. Crandall asked what kind of training would be happening at this site.

Mr. Finch stated that it would be Duke Energy specific training for their employees.

Mr. Crandall suggested that this does not match the Town's vision for this innovation district area.

Mr. Ryan stated that Board is here to decide whether or not this is allowed per the Future Land Use plan.

Ms. Holder asked about the 20-foot buffer and what is preventing the 150 ft buffer along the road.

Mr. Ryan clarified the thoroughfare buffers are different than others.

Mr. Prizer asked if the location will be secured.

Mr. Finch stated that the road itself will be public but the Duke facility will be private.

Mr. Crandall asked about a cemetery that may need to be removed for the project to be built.

Mr. Ryan stated that there is no serving structure on the property. The Royster family is within the cemetery.

Mr. Crandall shared his concerns in regard to the use of the building.

Ms. Holleman stated that they were forced to propose a heavy industrial zoning to fit their project. This will be an employment center which is one of the key aspects of the innovation district area.

Mr. Deshazor reviewed the proposed Planning Consistency Statement and the Planning Board agreed with the following as being true:

The requested zone map change from TV Town Village to R-8 CU: Residential Conditional Use District is consistent with the Vision of Holly Springs Comprehensive Plan since the Village District Area Plan encourages the development of residential uses and indicates these properties as Residential on the Future Land Use Map. The R-8 CU: Residential Conditional Use District will provide for residential uses in the Village District and will expand upon the already built environment of the Village Core.

Motion:

Motion by: Rick Madoni

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-1)

Nay – Van Crandall, inadequate information

Agenda Item #10: Development Plans

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

Ms. Caines reviewed the staff report with the Board.

The Town has received a request to modify the Main Street Square Planned Unit Development (PUD), which is located at the intersection of S Main Street and GB Alford Highway. The proposed amendment is to change the minimum front building setback requirements for all structures located in the Neighborhood General district. The Neighborhood General District is intended to allow for single family and multifamily residential housing and limited commercial/retail uses.

The applicant has proposed to change the minimum front building setback from a minimum of five (5) feet to a range of minimum zero (0) feet to maximum eight (8) feet.

Ms. Jacobs continued review of the staff report.

Mr. Madoni asked if Earp St would be widened.

Ms. Jacobs answered yes and added that there will be on-street parking.

Mr. Beard continued the presentation with the board.

Chair Deshazor invited the applicant to speak.

Randy Miller, 1149 Executive Circle, Cary, NC

Joannie Barnes, 5310 NC Hwy 55, Durham, NC

Mr. Hansen asked about the amount of parking spaces.

Ms. Barnes stated that there will be covered and uncovered parking.

Mr. Deshazor asked about the retail components and the inconsistencies with the amount of parking to residents.

Ms. Holder stated that she does enjoy the dog park but asked about a screen between the fence area and the sidewalk.

Ms. Barnes stated that there is landscaping to hide the dog park.

Ms. Holder asked about the refuse for the dog park.

Ms. Barnes stated that this is typically a management issue.

Mr. Miller circled back to the parking question stating that the idea was that the residents would be gone during the day.

Ms. Barnes stated that the intent was for residents that can utilize the Block and Town Hall not necessarily the night life. If you don't have enough parking, you are not able to lease the property.

Mr. Deshazor asked what the cost of the units would be and if they would be rented or sold.

Ms. Barnes stated that their idea is that these spaces would be sold instead of leased, but it is in discussion. The cost is based on the market for condos.

Mr. Deshazor stated that he likes the idea of it and the presentation, but the concern is the parking and traffic in Town. It will add pressure to the traffic.

Mr. Urquhart shares Mr. Deshazor's concerns but believes the pros outweighs the cons.

Motion:

Motion by: Ernie Carpico

Second by: Josh Prizer

Action: The Planning Board voted in favor of the Motion. (7-1)

Chris Deshazor – Nay, the project alignment could be better considered for traffic.

The Board discussed the TIA study.

Ms. Goodson provided information on how the TIA studies may be related and how a training may help to inform the Board.

Agenda Item #11: UDO Amendment

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

Mr. Ryan reviewed the staff report with the Board.

The Town has received a request to modify the

The applicant has proposed to change

Motion:

Motion by: Thomas Urquhart

Second by: Josh Prizer

Action: The Planning Board voted in favor of the Motion. (8-0)

Agenda Item #12: Other Business

- a. Town Council Official Action Overview Committee Reports
 - Land Use Advisory Committee
 - Tree Advisory Committee
 - Downtown Village District Area Plan Advisory Committee
 - First theme - cultural center focus (festival street, boutique hotel, auditorium)
 - Second theme – park avenues
 - Downtown as a destination area has parking concerns
- b. Development Services Report
 - Orientation – March 16
 - Staff Departure
- c. Other Business

Agenda Item #13: Adjournment

Motion:

Motion to adjourn.

Motion by: Joanna Holder

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (8-0)

Time: 9:55

Caitlyn Newton
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business

Title: Holly Springs Road Towns Rezoning 22-REZ-11

Strategic Priority Area:

Staff Resource:

Action(s):

1. Adopt Compatibility Statement.
2. Recommend the Town Council approve / deny rezoning 22-REZ-11 from RR Rural Residential to NCR CD Neighborhood Center Residential Conditional Zoning District.

Explanation:

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
 - Applicable ordinance: 2022 UDO
 - Process: Town Council Legislative Public Hearing
- The Town has received a request to rezone 3.50 acres located at 10248 Holly Springs Road from RR Rural Residential to NCR CD Neighborhood Center Residential 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 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 limiting uses to single-family dwellings (attached and detached), larger and more dense perimeter buffers than required by the UDO, and increasing the maximum allowed density from 8 to 10 units per acre. A maximum of 12 units per acre is allowed through a Conditional Zoning District.
- A proposed conceptual plan was provided with the rezoning request which shows a general layout for streets, open spaces, housing areas, utilities, and alleys.
- Anticipated traffic counts were provided and did not meet the minimum criteria for a traffic study. Extension of the Charlesfort Lane stub from the north through the development to Holly Springs Road is proposed to be completed with this project.
- Street widening and improvements are being made along the site's Holly Springs Road street frontage as part of the Holly Springs Road Widening - East (Flint Point Lane to

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Sunset Lake Road) project. The development is not proposing any additional improvements to the road frontage on Holly Springs Road as outlined in the negotiations for the necessary right-of-way required for the Town's Project.

- With this development, connection will be made to existing watermain in Holly Springs Road and Charlesfort Lane and will create a looped connection. Watermain will be extended with the development of this project along the proposed internal streets and stub to the west for future extension.
- A connection to the existing sanitary sewer main in Charlesfort Lane is proposed to serve this development. A downstream sewer evaluation was required and completed. The project is located in a sewer basin where improvements are needed to the downstream infrastructure and pump stations prior to this project moving forward to accommodate additional flow from development. The applicant is not proposing any improvements with this application to the downstream infrastructure at this time.

Staff Recommends that the Planning Board discuss the following items:

1. The Sanitary Sewer Study confirmed this development warrants improvements to the existing downstream infrastructure and pump stations to accommodate the project's additional flow. The applicant is not proposing any improvements to the downstream infrastructure at this time. The Board should discuss whether this project is consistent with the Comprehensive Plan.

Background:

- There is no rezoning or development history for the site.
- The existing single family detached dwelling and accessory building will be removed as part of future development.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ11_HSRoadTowns_Petition
2. 22REZ11_HSRoadTowns_DesignManual
3. 22REZ11_HSRoadTowns_MasterConceptPlan
4. 22REZ11_HollySpringsRdTowns_032823

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: _____)

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Holly Springs Rd Towns

Project Location: 10248 Holly Springs Rd

Use street address. If none, use the closest intersection

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

PIN: 0659-43-8951, 0659-53-1934

Real Estate ID: 0241950, 0000442

Project Acreage: (Rounded to nearest tenth) 3.50 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: August 18, 2022

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: RR

Proposed Zoning: NCR-CD

Current Future Land Use Designation: Mixed Residential Neighborhood

Proposed Future Land Use Designation: Mixed Residential Neighborhood

Area Plan Designation (if applicable): _____

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 Tony Tate Company TMTLA Assoc.

Mailing Address 5011 Southpark Dr, Ste 200

City Durham State NC Zip 27713

Telephone # (919)484-8880 E-Mail tony@tmtla.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 2mm LLC Company 2mm LLC

Mailing Address 109 Oxyard Way

City Cary State NC Zip 27519

Telephone # (919)434-5002 E-Mail 2mmllccary@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

8/25/2022

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: Holly Springs Rd Towns

Proposed Zoning District: NCR-CD

Proposed Land Use/Density: 9 DU/AC

Future Land Use Plan Map Designation: Mixed Residential Neighborhood

Future Land Use Plan Designation Land Use/Density: 8-12 DU/AC

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 page

Section 1: Future Land Use & Community Character

See attached page

Section 2: Transportation / Comprehensive Transportation Plan

See attached page

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan See attached page
Section 4: Community Facilities See attached page
Section 5: Infrastructure and Utilities See attached page
Section 8: Natural Resources See attached page

Plan Consistency Response Prepared by:	
Preparer's Signature(s) Robin L McAdoo	Date August 25, 2022

HOLLY SPRINGS TOWNS (22-REZ-11)

PLAN CONSISTENCY STATEMENT

REV. October 7, 2022

Project Narrative

The project is located on Holly Springs Road near the intersection of Cobblepoint Way and across from Holly Ridge Middle School. The assembled site is 3.5 acres in size and can be further identified as two combined parcels 0241950 and 0000442 (REID). The property is in the jurisdiction of the Town of Holly Springs.

The topography is gently rolling, mostly wooded and drainage patterns flow toward the north within the Neuse River Basin. There have been no field environmental delineations that would impact this design.

The official Zoning Map for the Town indicates one planning district, RR – Rural Residential.

Holly Springs Road Towns has been designed in its rezoning request to fulfill the requirements of the Town and its vision for quality developments with walkable communities along Holly Springs Road. Sustainable development for residents with a contemporary housing option with open spaces fulfills the desires of the Town's long-range objectives. Buildings are situated close to the street to define the public realm and create the sense of spatial arrangement where the automobile is secondary. Tree lined streets are seamlessly connected within the adjacent neighborhoods and properties extending in the future.

The conditions of the request will offer the Town comfort and assurance that the neighborhood will be constructed as offered and maintained with its vision intact.

The project and the District Conditions proposed are in conformance with the Town of Holly Springs Land Use Map in regard to the location along Holly Springs Road.

The density within the neighborhood brings compatibility to surrounding uses and is in the low range for the proposed NCR district. Proposed new density will be 10 dwelling units per acre, instead of the 12 units allowed.

The neighborhood design minimizes the adverse effects to the environment relative to woodland impacts, traffic by working with NCDOT and our Traffic Engineer on access points, parking and loading being located behind residential buildings and striving to eliminate any impacts of typical residential traffic.

The health, safety and welfare of the existing residents are improved by our commitment to providing a walkable pedestrian community with sidewalks through the development as well as along Charlesfort Lane.

The proposed neighborhood will be a benefit to adjoining properties and the town by providing quality residential homes in accordance with Town Guidelines in respect to location, density, environmental

sensitivity and go above and beyond by having an attractive and unique character.

Traffic impacts to surrounding properties, neighborhoods and existing residential properties are minimized by directing the majority of the development's traffic toward Charlesfort Lane and then providing a 'right in-right out' of Charlesfort Lane to Holly Springs Road to complete the grid pattern from the existing street network.

By restricting commercial uses from the site, we will maintain a fully residential neighborhood.

CD 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;*
The site's natural character will be maintained and enhanced by incorporating a 'park-like' open space which connects pedestrians coming from/along Holly Springs Road into the development, past a gazebo, and onto a path that winds around a pond (stormwater control measure). The exterior of the site will be wooded as much as possible as well.
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.* There will be a view from Holly Springs Rd through the park toward the pond and the woods in the rear of the site.
3. *Development of pedestrian oriented communities; development of traditional style neighborhoods.* The intention is to make a very comfortable environment for residents to walk comfortably around the entire site.
4. *Development of communities that are visually and functionally connected to one another.* By linking Charlesfort Lane to Holly Springs Rd, we are providing a second exit to an existing neighborhood, which will encourage community development with the neighboring areas. We will stub an alley to the east, in the case that future development is possible.
5. *Protection of significant watershed areas in order to preserve water quality.* Where possible, we are collecting stormwater (via SCM) in order to alleviate run-off and potentially damaging flood conditions to neighboring communities.
6. *Creativity and imagination in the process of development.* We are using as much creativity and imagination as possible for the size and development process to create a neighborhood that fosters wellness and health for its residents.
7. *Unique architecture or sustainable design.* We are employing a contemporary architectural style for the new homes which is still unique to Holly Springs. The architecture is intended to take advantage of natural light and use energy efficient and sustainable materials.
8. *Efficient, aesthetic and desirable use of open space.* We believe that the design of our open spaces will provide a comfortable and aesthetically pleasing experience for the community.
9. *Variety in housing types and physical development patterns.* The design will use human-scale dimensions, massing architecture in clusters while breaking up their facades both with dimensional changes as well as material variations providing depth and interest to the structures. The site design will encourage the use of outdoor activities, with items such as tot lots, bike racks, benches, pavilions and regionally appropriate and climate sensitive planting,
10. *Special considerations for property with a unique history or outstanding physical features.* In

spite of the fact that there isn't a particularly unique history or physical features, we are creating a community that will inspire others to create neighborhoods similarly.

Executive Summary

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 consistent with it.

1. *To establish and enhance a Town-wide identity*

The proposed rezoning request consists of rear-entry townhomes, as well as walking paths, sidewalks, forested areas to create a walkable community where residents can enjoy a safe and comfortable relationship to the outdoors, addressing Holly Springs Road with building fronts and buffers.

2. *To establish a community-wide "green infrastructure" that provides all residents with convenient access to trails and open space.*

The proposed development will provide a continuation of existing and proposed preserved open space from adjacent developments, providing access to additional opportunity for connectivity of green infrastructure from Holly Springs Road into the site.

Section 1: Future Land Use & Community Character

"The Future Land Use and Character Plan depicts preferred development types, locations, patterns and intensities for the planning area assuming full build-out of the community."

This rezoning request is consistent with the Future Land Use and Community Character for the following reasons:

1. Land-use patterns and development intensity:

This rezoning request is harmonious with existing and proposed adjacent developments in providing a conservation style development, which allows the development to concentrate density along Holly Springs Road/Charlesfort Lane and conserve areas for open space and storm management at the rear of the site. The proposed density of this site is consistent with the goals of the Future Land Use Map transitioning density from medium density residential to higher density at Holly Springs Road.

2. By aligning streets and blocks with neighboring developments:

Maintaining an interconnectedness with adjacent neighborhoods through linking proposed circulation corridors, this rezoning request will allow residents access to parks and commercial centers within walking and cycling distances.

3. By being conscientious of lot size and building placement:

This development seeks to provide smaller lot sizes in exchange for open space in the form of a neighborhood park and tree conservation area. Buildings will be placed in a manner which provides a desirable and walkable streetscape.

4. Mixed Residential Neighborhood Character Area characteristics:

The design itself will provide a 'sense of place' by using human-scale dimensions, massing architecture in clusters while breaking up their facades both with dimensional changes as well as material variations providing depth and interest to the structures. The structures will take advantage of natural light and use energy-efficient materials. The site design will encourage the use of outdoor activities, with items such as tot lots, bike racks, benches, pavilions and regionally appropriate and climate sensitive planting. Rear-loading attached residences will allow for more walkability and a park-like atmosphere along the fronts of the homes.

Section 2: Transportation / Comprehensive Transportation Plan

This rezoning request seeks to mitigate potential traffic impacts by linking adjacent developments, maintaining walkable and bikeable streets and providing pedestrian connections to future commercial areas as well as accommodating the future widening of Holly Springs Road and pedestrian corridor.

In regards to the Thoroughfare/Road widening as required per the Town's UDO and CTP, the owner of this property has dedicated 25' along the Holly Springs Road right of way back to the Town of Holly Springs for the purposes of thoroughfare improvements and road widening. An agreement has been reached that the Town will require **no additional resources** from the owner for this project. (See attached letter from Town Attorney John Schifano dated October 5, 2021) Owner will continue to cooperate/coordinate development activities with the Town to insure a safe and cohesive environment for the community.

Transportation Objectives:

1. *Protect and enhance the environment, promote energy conservation, improve the quality of life, and promote consistency between transportation improvements and State and local planned growth and economic development patterns.*
 - a. *Integrate land use and transportation policies to limit impacts to sensitive land, focus development in prime locations, encourage trips by modes other than personal automobiles, and enhance the region's quality of life.*

By including and maintaining natural forest areas and incorporating walkways and park areas, this provision will link between the residential structures and neighboring developments, it will enhance connectivity, provide an ability to use non-motorized transportation and improve the area's quality of life.

2. *Promote efficient system management and operation.*
 - a. *Encourage streetscape and traffic calming features in roadway designs for collector and residential streets.*

This rezoning request seeks to provide safe traveling experiences for all users by maintaining 'traffic-calming' measures, safe travel ways for pedestrians and cyclists, and paved pathways for accessibility for all. Allowing for interconnectivity of the street grid.

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

This rezoning request acknowledges the importance of parks and recreation systems on both local and global health, as well as environmental, physical, and mental health. *Holly Spring's Parks and Recreation Department established three overarching principles for developing the new parks, recreation, and greenways masterplan – "connect, inspire and play".*

1. **Connect:** this rezoning request connects people to each other by its walkable streets and alleys, as well as connecting people to the environment by providing close access to the natural environment with dedicating a portion of the site to existing forest and pathway access and possible seating opportunities.
2. **Inspire:** This neighborhood can serve to inspire its residents as well as neighboring residents to explore the environment safely and easily.
3. **Play:** Through providing play/contemplation opportunities within the included open spaces, the residents increase their creativity and resilience/resourcefulness.

Section 4: Community Facilities

Community Facilities Objectives: Promote cooperation, coordination, education, and collaboration among all levels of government.

This rezoning request will include diligent engagement with public officials to plan for growing needs for schools, emergency services and maintain a sound financial condition to allow flexibility in meeting those needs.

Section 5: Infrastructure and Utilities

A Downstream Sewer Evaluation has been required with this rezoning to confirm adequate capacity is available to accommodate the more intense use proposed with this project. This evaluation is underway and will be presented to the Town as soon as it is available.

"The Town of Holly Springs must prioritize existing and future infrastructure improvements and the dollars associated with those improvements to maintain quality service to existing citizens and promote growth consistent with its growth objectives while protecting the environment."

1. *Provide infrastructure to meet the needs of residents and development while protecting the environment.* This rezoning request will provide water and sewer infrastructure to meet the needs of this development as well as upstream development. Storm Control Measures will also be installed to treat runoff and protect downstream properties from rain events.
2. *Promote the undergrounding of utility lines where practicable.* This rezoning request will install utilities underground and require its residents to alert utility companies prior to any digging/site improvement activities.

Section 6: Natural Resources

"This element identifies the existing environmental and natural resources in Holly Springs, and existing and proposed strategies that will provide the basis for their protection."

1. *Encourage forest and mature tree protection and promote re-forestation in areas designated by the Tree Preservation Ordinance.* Wherever possible, mature trees will be protected, and a large

cluster of natural forest will be preserved in accordance with the Tree Preservation Ordinance and between existing Single Family Residential.

2. *Provide for and invest in connected greenways, open space areas, land conservation, parks, and access to water resources.* Trails and seating areas will be provided within the preserved areas and opportunities for connections will be made at every practical opportunity.

In summary:

This Holly Springs Road Towns Assembly rezoning request meets the proposed visions of the Comprehensive Plan. When developed, this project will offer a walkable, modern neighborhood concept that will enhance and maintain the spirit of the Holly Springs community vision.

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. For more information, refer to UDO Section 11.5.

☐ Neighborhood Meeting Date: August 25, 2022
Time: 5-6pm
Location: Virtual

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 **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
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.

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.

☐ Date of Notification Mailing: August 9, 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:

Stormwater questions. Will the pond construction interface with his drain pipe in rear of his lot?

Trees being removed for building of storm pond

Views from behind home of garage doors, will they need a fence?

Appreciated second access of neighborhood to Holly Springs Rd

Timing/schedule of construction of project

Attach Additional Sheets as needed

3 neighborhood attendees:

David Darigo

Jim Cotner

Lorrie Wong

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

We agreed to consider shape and location of storm pond to accommodate more trees with buffer

between abutting lots

We stated that we are not proposing a fence at this time.

We agreed to send our powerpoint presentation to attendees of this meeting. One of whom will share

with his HOA (Cobble Point)

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)

Date



August 9, 2022

Dear Holly Springs Area Property Owner or resident:

The purpose of this letter is to notify you of an application to be filed with the Town of Holly Springs for a land use change/development proposal involving property adjacent to, or in close proximity to property shown in your own or reside in by Wake County tax records. Per Town of Holly Springs regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date & Time: **Thursday, August 25, 2022, 5 - 6 pm**

Meeting Location: **Zoom** – see below for Meeting Number (email robin@tmtla.com for link if preferred).

Type of Application: **Conditional Re-Zoning** (RR-Rural Residential to NCR-Neighborhood Center Residential)

Project/proposal property address: **10248 Holly Springs Rd** (see attached vicinity map)

Description of project/proposal: **Townhouse development**

The following is attached for your information:

1. Vicinity Map of Property
2. Current Zoning Map of Property

If you have any questions prior to or after this meeting, you may contact us at (919) 484-8880 or email me at tony@tmtla.com.

You may also contact the Town of Holly Springs Development Services at (919) 557-3908.

Thank you,
Tony M. Tate, PLA
Principal
TMTLA Associates
P: (919) 484-8880
E: tony@tmtla.com

Cc: Town of Holly Springs Development Services

TMTLA Associates
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - e: info@tmtla.com



How to Register for and Participate in the August 25th, 5pm Neighborhood Meeting:

To Register for Zoom meeting: if you would like the link emailed to you, please contact robin@tmtla.com or tony@tmtla.com

Use this link to register for the Neighborhood Meeting

https://us02web.zoom.us/meeting/register/tZUqf-qhqD8uE9Je_BGswdnVCgU-g0vvnvL1T

To Participate by PC, Mac, iPad, iPhone, or Android Device:

NOTE: This meeting will require registration prior to attending if participating by video.

- Go to the following website to attend the meeting: <https://zoom.us/>
- Click on the “Join A Meeting” link at the top of the website.
- Enter the following information where prompted:
 - Meeting ID: **817 8396 4496**
- Once you enter the Meeting ID and click “Join” you will be prompted to register for the meeting. Fill out the required information. After you register for the meeting, you will receive an email with a link to join the meeting.

To Participate by Phone:

- Dial the following number: **(929) 205-6099**
- Enter the following information when prompted:
 - Meeting ID: **840 1599 9063**
- After you enter the Meeting ID please press # to enter the meeting. There is no passcode for this meeting.
- If you are participating by phone all graphics to be discussed during the meeting can be mailed to you.

Once the meeting has started and attendance has been taken, all participants will be muted to allow for presentation by the meeting host. Please note that participants’ video will be off by default, as well, so meeting host can display the below maps during the meeting. **Please note this meeting will be recorded.**

During the call attendees are asked to use the raise hand function to ask questions. This can be done by using the Raise Hand function if joining by video or by dialing *9 if joining by telephone.

We look forward to discussing our proposal with you.



0 200 400 800 ft
1 inch equals 400 feet

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PETERS, RALPH W PETERS, COURTNEY J
208 CHARLESFORT LN
HOLLY SPRINGS, NC 27540

LAMONTAGNE, DANIEL J LAMONTAGNE,
ALLISON M
204 CHARLESFORT LN
HOLLY SPRINGS, NC 27540

STEELMAN, HAROLD M STEELMAN, JO ANN
S
200 CHARLESFORT LN
HOLLY SPRINGS, NC 27540

WONG, WOODROW F WONG, LORRIE L
201 CHARLESFORT LN
HOLLY SPRINGS, NC 27540

PERMAN, ROBERT D PERMAN, JULIE H
121 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

GORETSKIE, MICHAEL GORETSKIE,
MARGARET
401 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

BILGER, KEITH F BILGER, ELENA
200 WYECREEK CIR
HOLLY SPRINGS, NC 27540

SMITH, MICHAEL D SMITH, ELLEN K
112 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

COBBLE RIDGE HOMEOWNERS ASSN INC
0 LANDBRIDGE LN
HOLLY SPRINGS, NC 0

WAKE COUNTY BOARD OF EDUCATION
950 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

CASTILE, PAUL RYAN CASTILE, JESSICA
125 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

FRANK, HENRY J FRANK, JAMES E
105 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

WALDRUP, DALE WALDRUP, CAROLYN
113 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

COBBLE RIDGE HOMEOWNERS ASSN INC
0 LANDBRIDGE LN
HOLLY SPRINGS, NC 0

COBBLE RIDGE HOMEOWNERS ASSN INC
10250 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

COBBLE RIDGE HOMEOWNERS ASSN INC
100 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

COBBLE RIDGE HOMEOWNERS ASSN INC
101 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

COBBLE RIDGE HOMEOWNERS ASSN INC
0 LANDBRIDGE LN
HOLLY SPRINGS, NC 0

COBBLE RIDGE HOMEOWNERS ASSN INC
0 LANDBRIDGE LN
HOLLY SPRINGS, NC 0

LASCOLA, ANTHONY F JR LASCOLA,
STORMIE P
200 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

SAINE, JOSHUA MICHAEL TOWNE SAINE,
ALISON BARCLAY
308 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

HAYES, JARED C HAYES, MARYJANE
312 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

HINKLE, ERIC HINKLE, KRISTA
205 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

REDUS, JOHN DANIEL REDUS, CAROL ANN
304 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

STOOKS, BERNARD F III STOOKS,
CHRISTIANNE E
209 CHARLESFORT LN
HOLLY SPRINGS, NC 27540

ALLEN, JEFFREY DEAN ALLEN, SUSAN JONES
104 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

AUTRY, LYNN EST ADAMS AUTRY, CILFTON
JR
10232 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

ZELLER, SHAUN DAVID
208 WYECREEK CIR
HOLLY SPRINGS, NC 27540

DARIGO, DAVID J DARIGO, NOREEN G
113 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

SPRINT
10250 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

WASAFF, STEVEN K WASAFF, PAMELA M
205 CHARLESFORT LN
HOLLY SPRINGS, NC 27540

HUBERT, SHIRLEY M ANDERSON, SARAH
LENT
10325 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

GIBSON, KEITH E GIBSON, JACQUELINE G
108 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

BRUSCIA, ROBERT BRUSCIA, KELLY
109 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

COPELAND, STEVEN BENJAMIN COPELAND,
CARLY ELIZABETH
109 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

CAFLISCH, SCOTT CAFLISCH, KATHERINE
405 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

FUSI, STEPHEN W FUSI, LAKEISHA M
120 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

COTNER, JAMES E COTNER, TIFFANY
301 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

HOLLYSPRINGS PLACE LLC
825 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

SUNSET CLUB LLC
215 KINGSPORT RD
HOLLY SPRINGS, NC 27540

SCHLOESSER, MATTHEW SCHLOESSER,
JESSICA
116 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

SUNSET RIDGE ASSOCIATION, INC.
0 MIDDLECREST WAY
HOLLY SPRINGS, NC 0

IVANOV, NIKITA IVANOVA, NATALIA
209 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

SULLIVAN, STEPHANIE M SULLIVAN,
CHRISTOPHER M
304 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

IDALSKI, RICHARD IDALSKI, NAOMI
208 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

BOSWELL, JOHN R. III BOSWELL,
MARGARET B.
112 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

CARRAWAY, BRUCE HILLIARD III
400 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

ARTEAGA, JOSE ARTEAGA, MARIA L
10221 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

WITHERINGTON, CARLA MICHELE
NORMAN, ANTHONY JAMES
204 WYECREEK CIR
HOLLY SPRINGS, NC 27540

2MM LLC
0 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

MCCALL, MICHAEL D. MCCALL, MICHELLE
201 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

2MM LLC
10248 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

WILHELM, MARK WILHELM, LORI
300 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

KILDUFF, DAVID J KILDUFF, JESSICA ANN
117 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

MURPHY, PAIGE
308 LANDBRIDGE LN
HOLLY SPRINGS, NC 27540

MARTWICK, JAMES E MARTWICK,
MICHELLE C
105 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

PITTS, TIMOTHY PITTS, CAROL ELLEN
201 COBBLEPOINT WAY
HOLLY SPRINGS, NC 27540

BLUE NILE PROPERTIES LLC
10308 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

LOCKHART, DANE Z LOCKHART, REBECCA S
204 MIDDLECREST WAY
HOLLY SPRINGS, NC 27540

SHRI LAKSHMI PROPERTIES LLC
10224 HOLLY SPRINGS RD
HOLLY SPRINGS, NC 27540

SHRI LAKSHMI PROPERTIES LLC 0 HOLLY SPRINGS RD HOLLY SPRINGS, NC 0	SHRI LAKSHMI PROPERTIES LLC 0 HOLLY SPRINGS RD HOLLY SPRINGS, NC 0	SHRI LAKSHMI PROPERTIES LLC 0 HOLLY SPRINGS RD HOLLY SPRINGS, NC 0
MATTHEWS, NATHAN 108 COBBLEPOINT WAY HOLLY SPRINGS, NC 27540	MANDATO, MELISSA MCGRATH MANDATO, BRIAN MURPHY 300 LANDBRIDGE LN HOLLY SPRINGS, NC 27540	HINTON, TRAVIS M HINTON, KELSEY E 200 MIDDLECREST WAY HOLLY SPRINGS, NC 27540
SJOEBLOM, KLAUS MARKUS SJOEBLOM, RIIKA MARIA 204 COBBLEPOINT WAY HOLLY SPRINGS, NC 27540	LAWRENCE, JOHN P LAWRENCE, GUADALUPE L 205 MIDDLECREST WAY HOLLY SPRINGS, NC 27540	HOLLY SPRINGS, NC
HOLLY SPRINGS, NC	HOLLY SPRINGS, NC	WAKE COUNTY BOARD OF EDUCATION 950 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540
COBBLE RIDGE HOMEOWNERS ASSN INC 10250 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540	COBBLE RIDGE HOMEOWNERS ASSN INC 100 COBBLEPOINT WAY HOLLY SPRINGS, NC 27540	AUTRY, LYNNEST ADAMS AUTRY, CILFTON JR 10232 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540
SPRINT 10250 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540	HUBERT, SHIRLEY M ANDERSON, SARAH LENT 10325 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540	HOLLYSPRINGS PLACE LLC 825 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540
SUNSET CLUB LLC 215 KINGSPORT RD HOLLY SPRINGS, NC 27540	SUNSET RIDGE ASSOCIATION, INC. 0 MIDDLECREST WAY HOLLY SPRINGS, NC 0	ARTEAGA, JOSE ARTEAGA, MARIA L 10221 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540
BLUE NILE PROPERTIES LLC 10308 HOLLY SPRINGS RD HOLLY SPRINGS, NC 27540		



**Town of Holly Springs Development Services
Special Study/Sanitary Sewer Report
Request for Report Scope**

The Pre-Submittal information below will be provided by the applicant and returned to the Development Review Engineer for determination of Scope. This form must be uploaded when submitting your request to schedule a Pre-Submittal Meeting through the Development Services Department, or your meeting request will be denied.

Project Name: 10248 Holly Springs Road Residential Date: February 16, 2022

Project Address: 10248 & 0 Holly Springs Road

Firm preparing Report: Peak Engineering & Design, PLLC

Firm working on the development project: Peak Engineering & Design, PLLC

Anticipated Report Submittal Date: TBD ☒ New Project ☐ Updating Existing Report

Project Data:

Development Land Use: Residential Townhome Development

Anticipated Number of Residential Units: 20 units Area of Non-Residential: N/A

Type of Residential Units: townhomes

Estimated Sewer Flow (*include the calculations based on State 2T Rules*):
20 units x 255 gpd/unit = 5,100 gpd Build Out Year: 2025

Site Map at 500' scale attached ☒ Yes ☐ No

Will this project require a new Pump Station? ☐ Yes ☒ No

All required Special Studies must be submitted to Development Services with the first submittal of the Development Petition or Rezoning Petition for the project, or the submittal will be rejected from the review cycle.

For questions or to submit this form, contact:

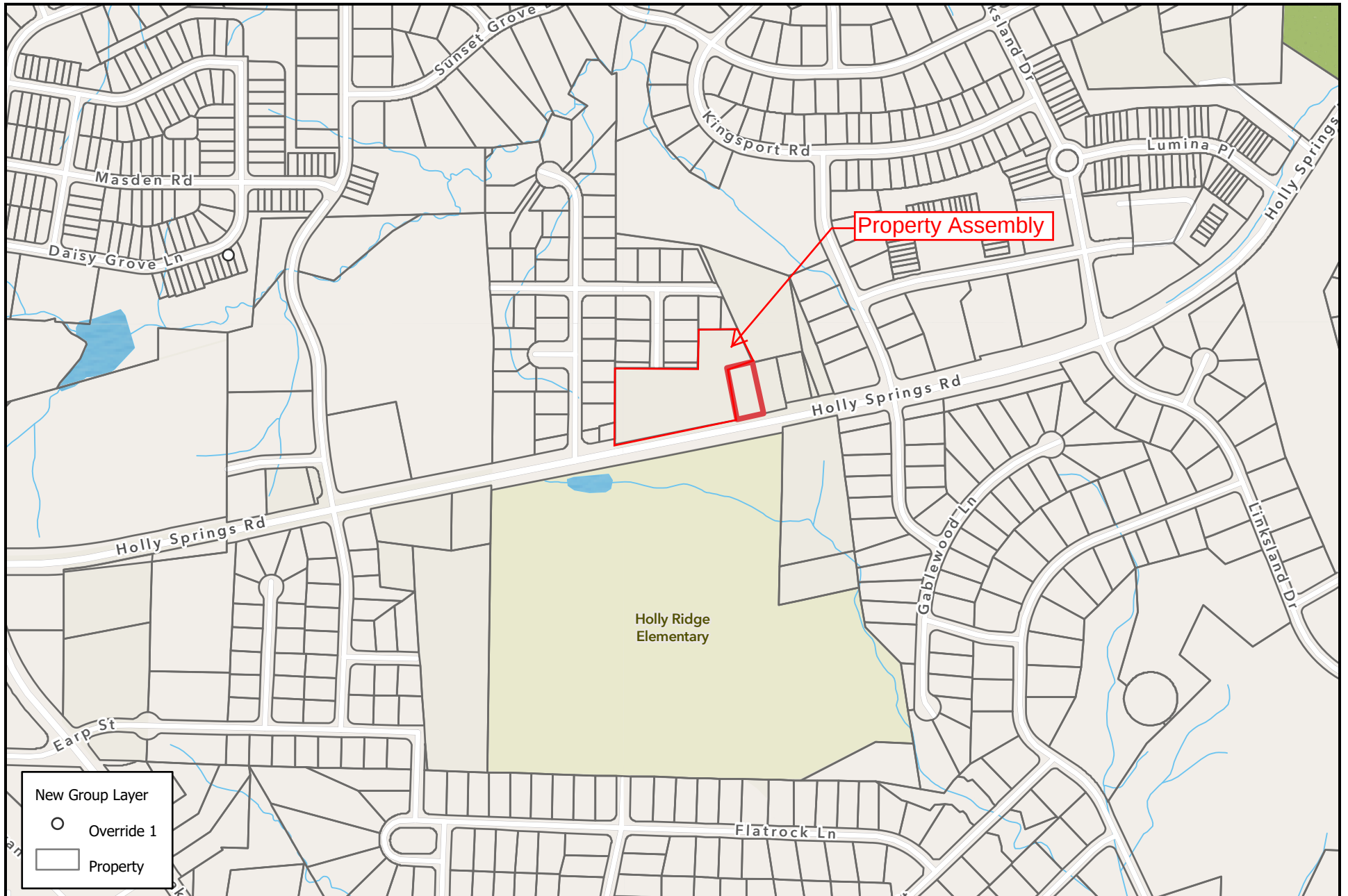
Rachel Jones, E.I.

Town of Holly Springs - Development Review Engineer

(919) 577-3161

Rachel.Jones@hollyspringsnc.gov

cc: Preliminary SS File



10248 Holly Springs Road



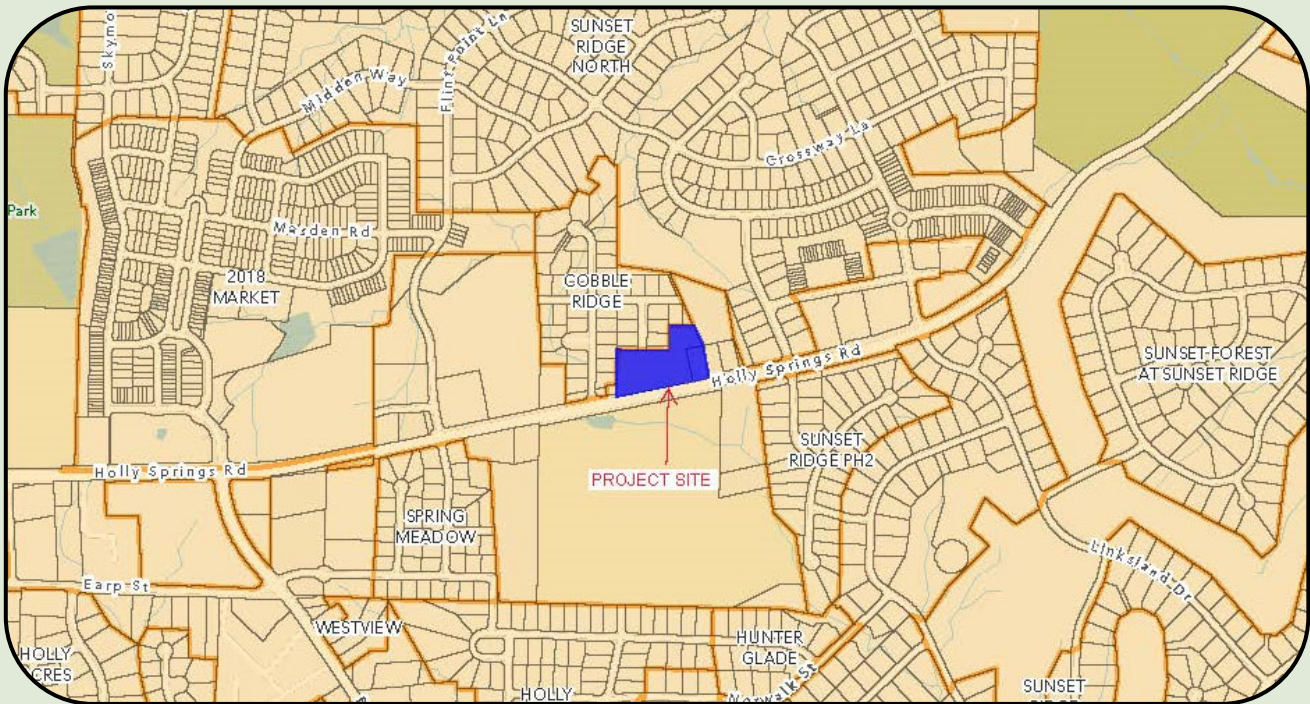
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1 inch equals 500 feet

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Holly Springs Road Towns

Holly Springs, North Carolina

Development & Design Manual



Conditional Zoning Master Plan

October 7, 2022

Holly Springs Proj. #: PLRZ202200243 (22-REZ-11)



Developer:

2mm LLC
Selva Mohan
109 Oxyard Way
Cary, NC 27519
919 434-5002

Landscape Architect/Land Planning:

TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
919 484-8880

Civil Engineering:

PEAK Engineering & Design, PLLC
1125 Apex Peakway
Apex, NC 27502
919 439-0100

Counsel:

Mattox Law Firm—Isabel Mattox
127 W. Hargett St, Ste 500
Raleigh, NC 27601
919 828-7171

Land Use:

Requesting Zone change from RR to NCR-CD:

NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL ZONING DISTRICT

Deviations from NCR for Conditional District designation:

Condition for ONLY Single Detached and Attached Dwelling Units to be permitted. No commercial use shall be allowed.

(Detached dwelling units will be allowed but not shown or proposed at this time.
Provision to remain flexible.

Density for this development: 10

NCR - Permitted Max Gross Density by right: 8

NCR - Permitted Max Gross Density w/CD: 12

DENSITY TABLE	ACRES	UNITS	DENSITY
PROPOSED OVERALL SITE DENSITY	3.5	35 max	10 DU/ac max
POD #1	0.66	12	
POD #2	0.86	18	
POD #3	0.22	5	

- The proposed Use Standards shall follow Holly Springs UDO Section 2.2.1
- Maximum building height shall not exceed 35' (no deviation - see comment request 6,b.i).
- Enhanced evergreen density along perimeter buffers to increase screening of alleys and garages from neighboring properties.
- Wetland amenity for stormwater control measure with pedestrian path around it.
- Tot-lot in Recreational open space for additional outdoor engagement.

Building and Site Design Standards:

Building and Site Design shall be per UDO Chapter 8 except as modified below:

Vertical and Horizontal Variations

Building walls shall consist of a 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 is 2 inches depth.

The design itself will provide a 'sense of place' by using human-scale dimensions, massing architecture in clusters while breaking up their facades both with dimensional changes as well as material variations providing depth and interest to the structures.

Site Design

The site design will encourage the use of outdoor activities, with items such as tot lots, bike racks, benches, pavilions and regionally appropriate and climate sensitive planting.

Open Space, Recreation & Preservation Standards:

Development within this CD shall maintain Open Space and Conservation Requirements per UDO Section 4.1 and Table 4.2-A for NCR.

On-Site Private Open Space	% Required	% Provided
Total Provided (overall) (3.5 - 3 PODS)	15%	50%
Component 1: Tree Preservation Area	10%	12%
Component 2: Active Recreation Area	5%	6.9%
Component 3: Urban Civic Space Area	n/a	-
Flexible Space	0%	0

Tree preservation space will be provided at the perimeter of the site and will be balanced with the stormwater control measure (SCM).

Active recreation area will be pathways from Holly Springs Road through development toward the SCM with a walking loop around the SCM. Pavilion, benches and a tot lot will be provided in the active recreation area.

Site landscaping will adhere to Holly Springs standards and promote the health, safety and wellness of the residents both within the development and the community around it.

HOLLY SPRINGS ROAD TOWNS

CONDITIONAL ZONING MASTER PLAN

HOLLY SPRINGS, NORTH CAROLINA

Developer/Owner/Applicant:

2mm LLC
Selva Mohan
109 Oxyard Way, Cary, North Carolina 27519
919-434-5002

Landscape Architecture/Land Planning:

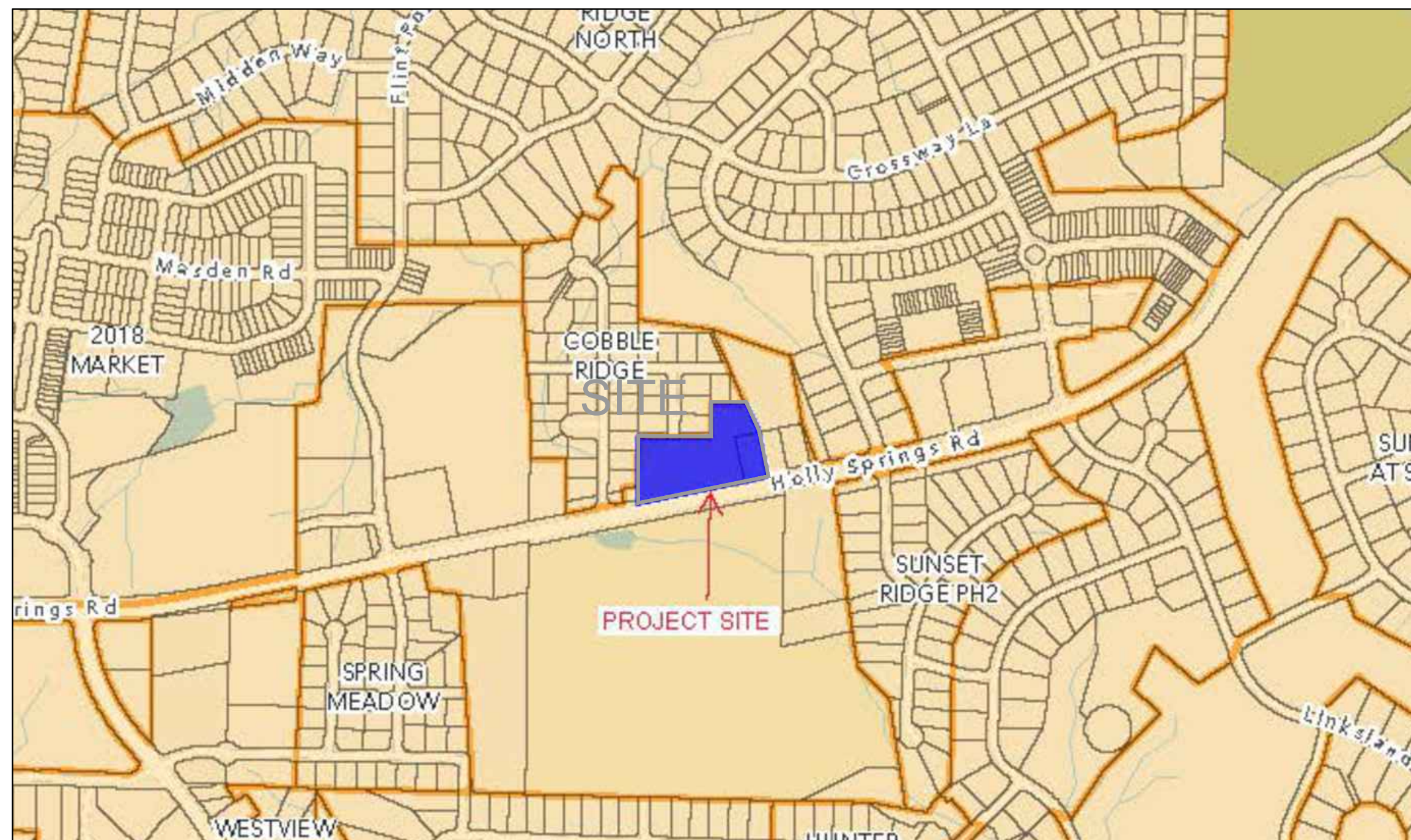
TMTLA Associates
5011 Southpark Drive, Suite 200 Durham, North Carolina 27713
919-484-8880

Civil Engineering:

PEAK ENGINEERING & DESIGN, PLLC
1125 Apex Peakway, Apex, North Carolina 27502
919-439-0100

Counsel:

Mattox Law Firm - Isabel Mattox
127 W. Hargett St, Ste 500, Raleigh, North Carolina 27601
919-828-7171



VICINITY MAP

Scale 1"=500'

HOLLY SPRINGS PROJECT #: PLRZ202200243 (22-REZ-11) 5TH SUBMITTAL

GENERAL NOTES:

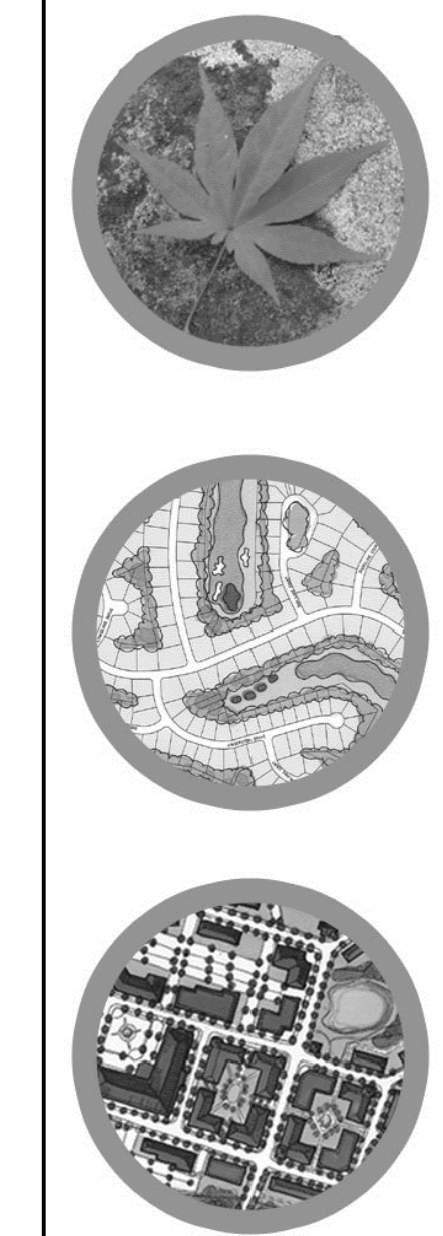
- SIDEWALKS, GREENWAY MULTI-USE PATHS AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL SUBSTANTIALLY COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, 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.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING
- BOUNDARY SHOWN PER PUBLIC PROPERTY DEEDS AND WAKE COUNTY, NC GIS IMAPS INFORMATION.
- 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.

INDEX OF SHEETS

COVER SHEET	Z-0
EXISTING CONDITIONS	Z-1
CONCEPT PLAN	Z-2
TRANSPORTATION & MOBILITY PLAN	Z-3
OPEN SPACE PLAN	Z-4
LANDSCAPING PLAN	Z-5
UTILITY PLAN	Z-6
GRADING PLAN	Z-7

FIRST SUBMITTAL	08/26/22
SECOND SUBMITTAL	10/07/22
THIRD SUBMITTAL	11/10/22
FOURTH SUBMITTAL	12/09/22
FIFTH SUBMITTAL	01/20/22

SITE DATA	UDO Standard	Proposed in this NCR-CD
OWNER/ DEVELOPER	2mm LLC Selva Mohan 109 Oxyard Way, Cary, North Carolina 27519 919-434-5002	
SITE ADDRESS	10248 + 0 Holly Springs Road	
PIN(S):	0659-43-8951 and 0659-53-1934	
REID(S):	0241950 and 0000442	
EXISTING ZONING	RR	
PROPOSED ZONING	NCR-CD	
SITE AREA	3.5 AC	
RIVER BASIN	Neuse River Basin	
WATERSHED OVERLAY	Lower Neuse River	
EXISTING USE	Residential and vacant	
PROPOSED USE	Attached Dwelling Units (Townhomes)	
PERIMETER BUFFERS	10' Type B buffer around perimeter	
DENSITY (PDR)	12 DU/AC by right	10 DU / AC
COMMERCIAL SQUARE FOOTAGE	Permitted	Not Permitted
OPEN SPACE	ON-SITE PRIVATE OPEN SPACE REQUIRED (15%): 0.525 AC. Per UDO Table 2.2.1-A	ON-SITE PRIVATE OPEN SPACE PROVIDED (29%): 1.01 AC. Per UDO Table 2.2.1-A
SETBACKS	25'	No Deviation
FRONT SETBACK FROM THOROUGHFARE	25'	No Deviation
FRONT SETBACK along streets	5' min. 15' max	No Deviation
SETBACKS FOR UNITS	Front: 5' min. 15' max; Rear: 10' min.	
FRONTING ON INTERIOR OPEN SPACE		



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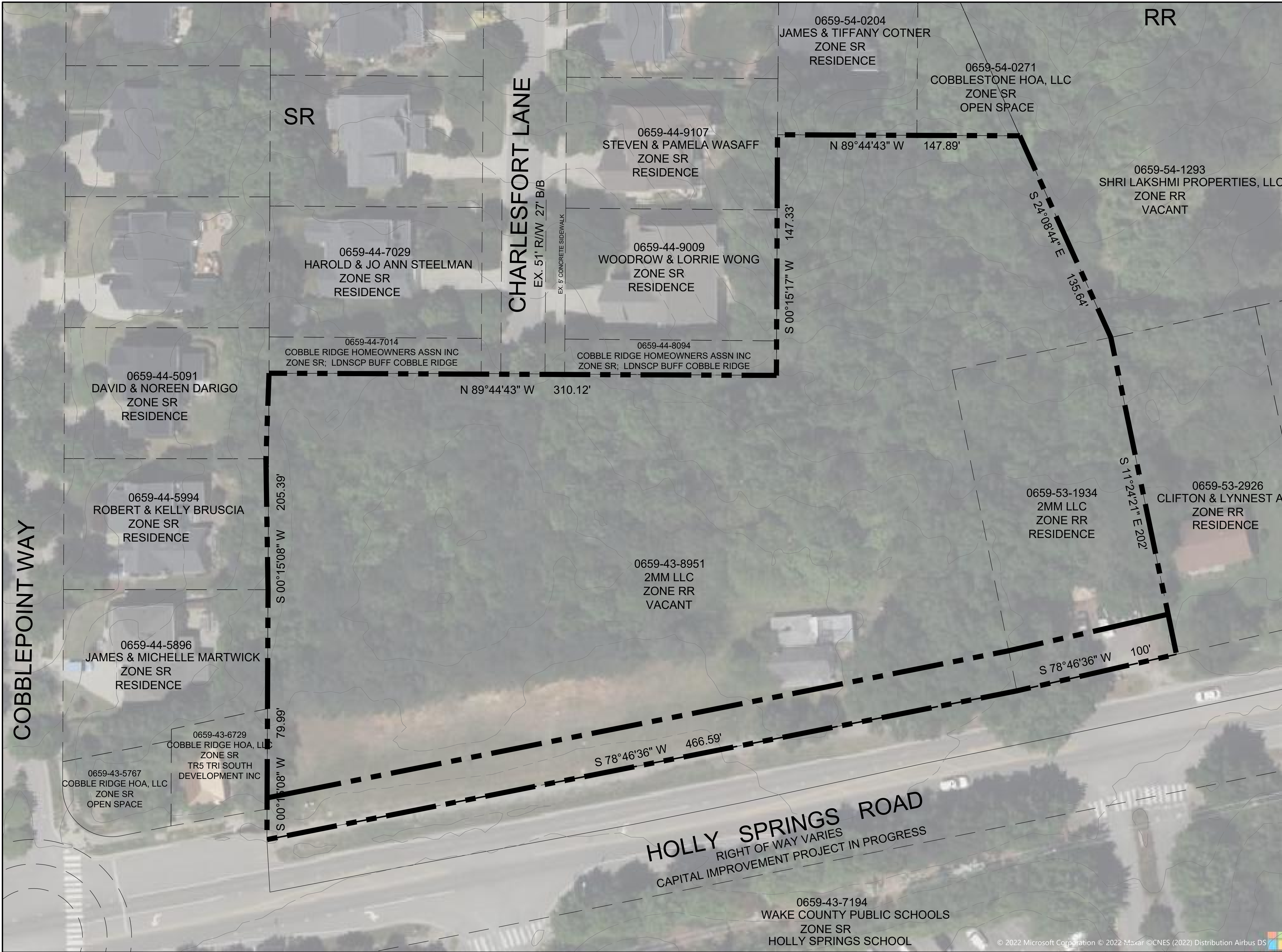
REVISIONS:

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Rev. per HS comments 01-20-2023

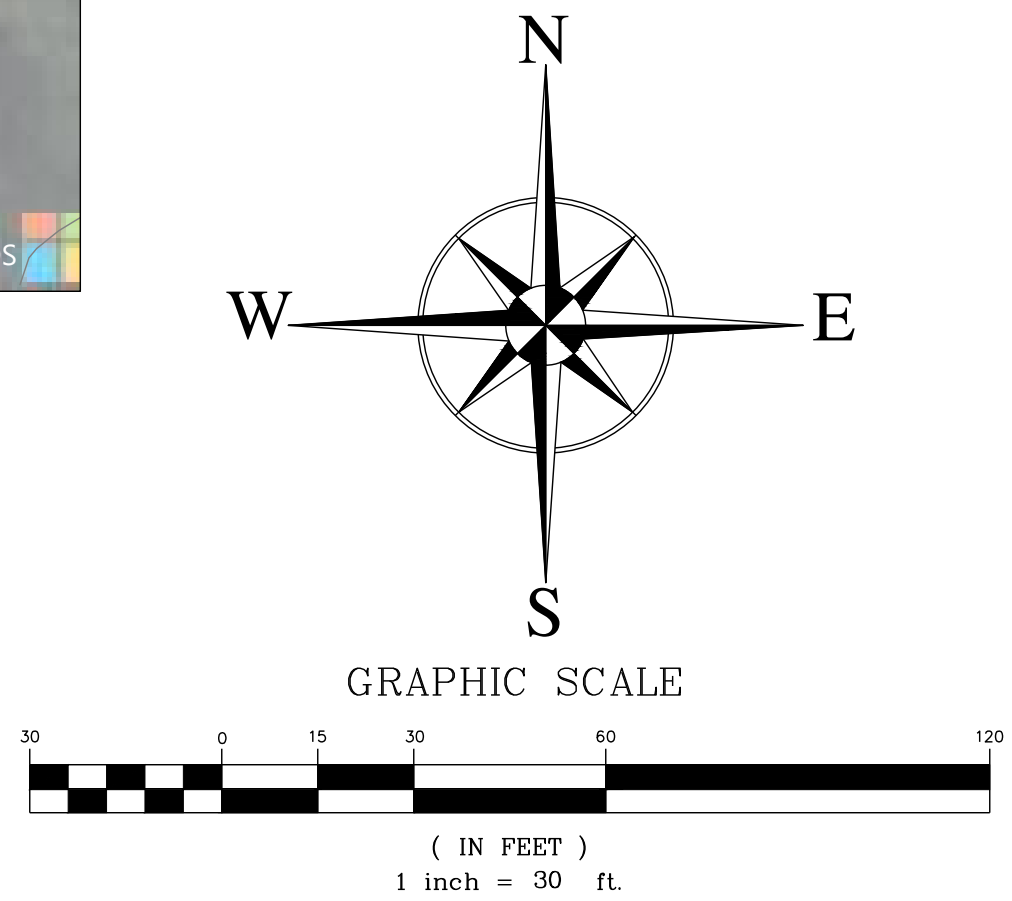
COVER SHEET
HOLLY SPRINGS RD TOWNS
10248 HOLLY SPRINGS RD, HOLLY SPRINGS
2MM LLC, 109 OXYARD WAY, CARY NC 27519

SCALE:
AS NOTED
DRAWN BY:
TMT
PROJECT #
21260
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8-26-2022
SHEET

Z-0
OF



1 EXISTING CONDITIONS PLAN
SCALE: 1"=30'



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EXISTING CONDITIONS PLAN
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10248 HOLLY SPRINGS RD. HOLLY SPRINGS
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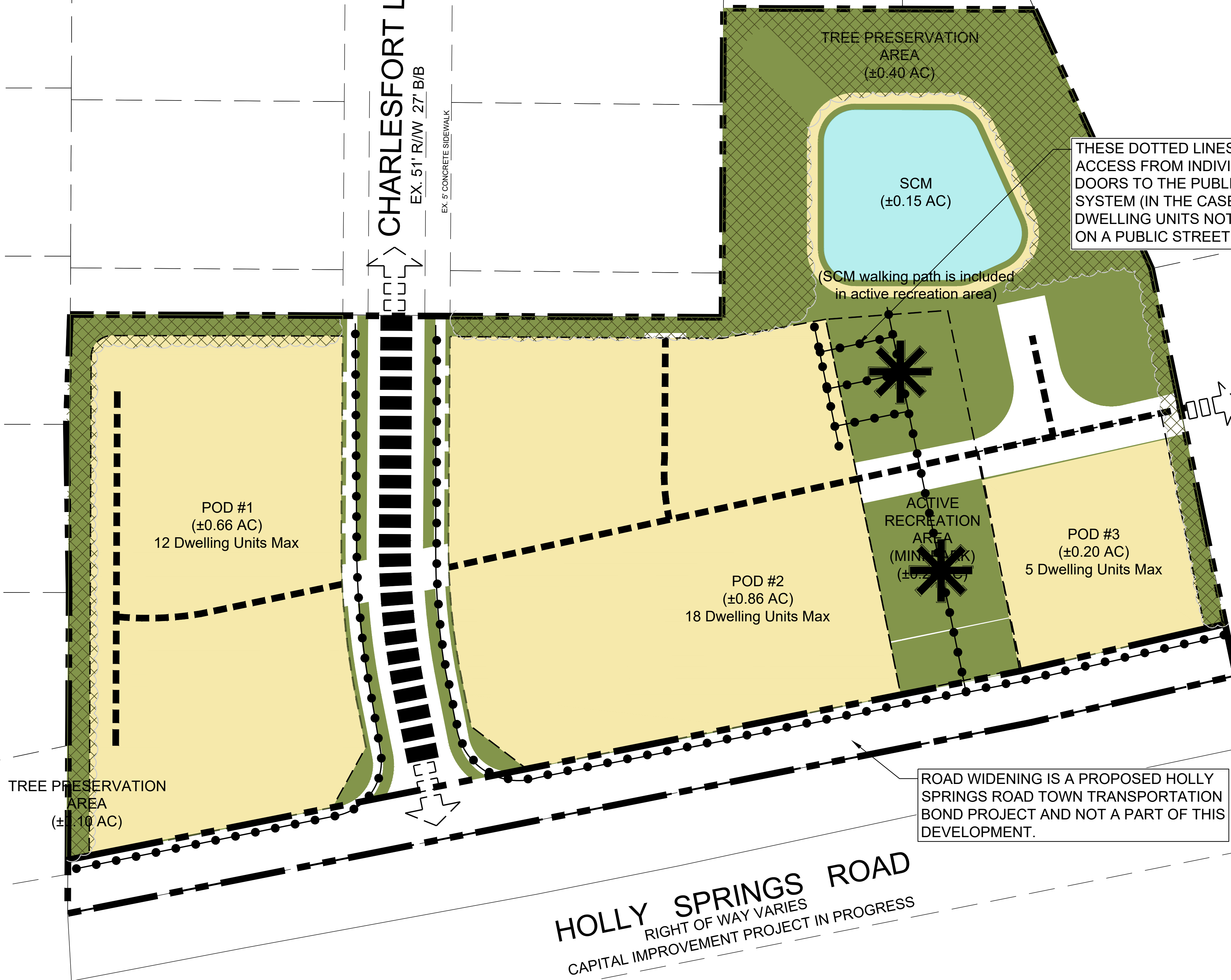
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Z-1
OF

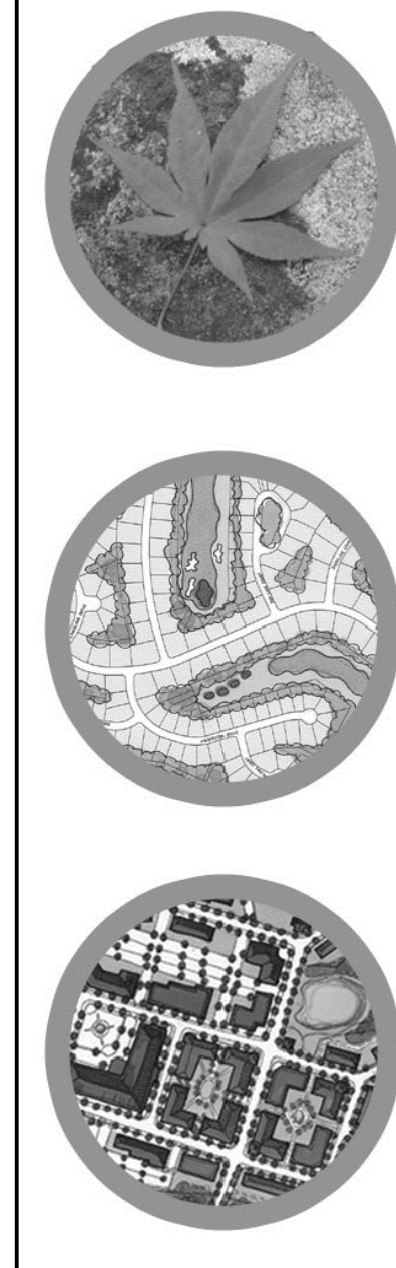
COBBLEPOINT WAY

CHARLESFORT LANE
EX. 51' R/W 27' B/B

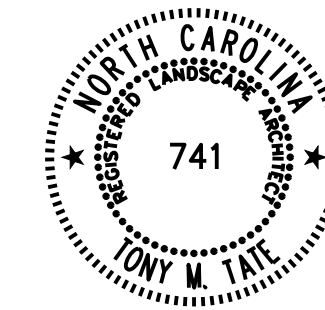
EX. 5' CONCRETE SIDEWALK



1 CONCEPT PLAN
SCALE: 1"=30'



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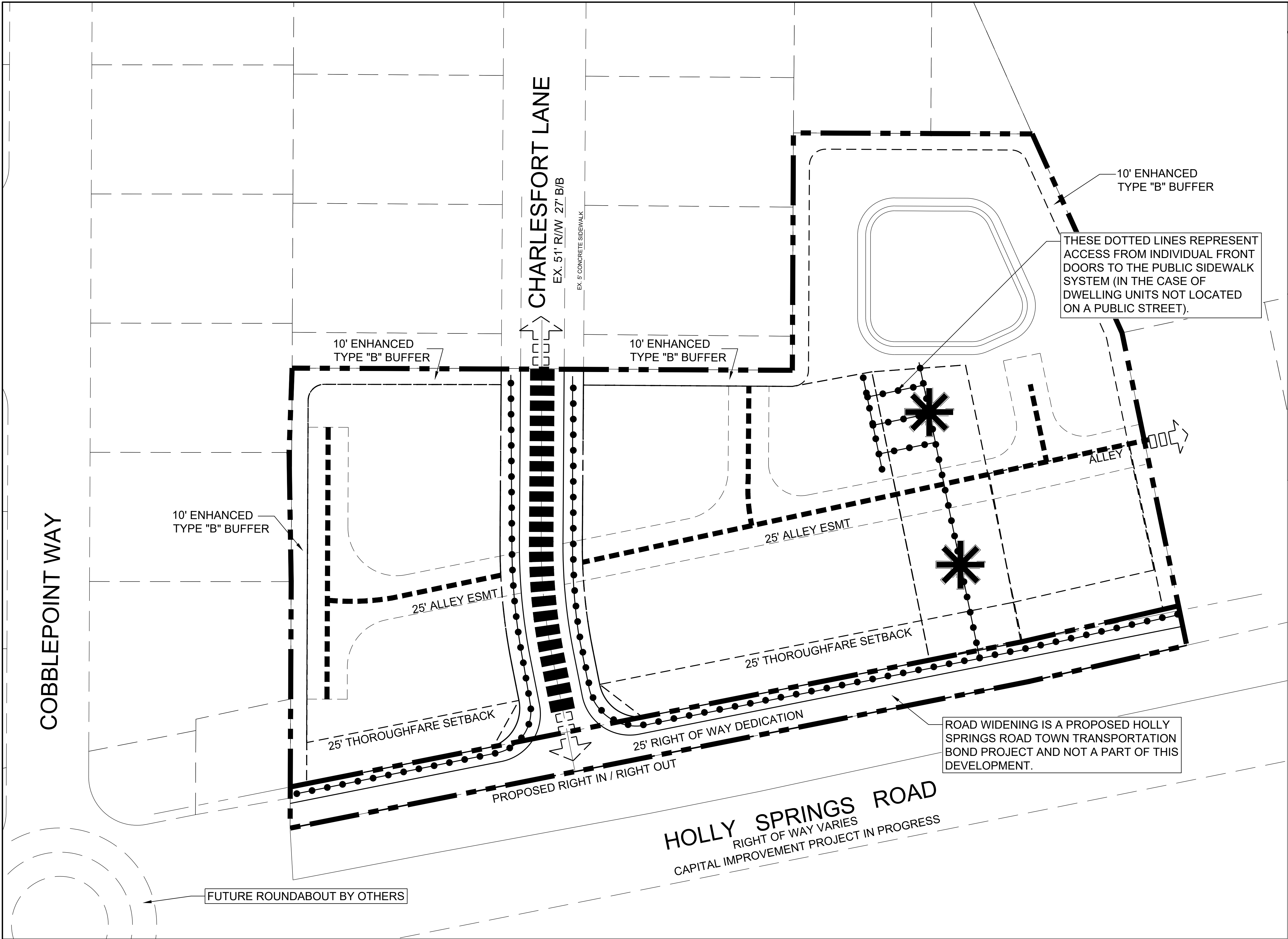
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CONCEPT PLAN
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SHEET

Z-2
OF



LEGEND

PROJECT BOUNDARY

RESIDENTIAL

OPEN SPACE

TREE SAVE

WATER BODY

PRIVATE RECREATION

VEHICLE INGRESS/EGRESS

PEDESTRIAN TRAFFIC AND 10' SIDE PATH ALONG HS ROAD

PRIMARY VEHICULAR TRAFFIC

SECONDARY VEHICULAR TRAFFIC (ALLEYS)

GENERAL NOTES:

1. FINAL TRANSPORTATION PLANS SHALL COMPLY WITH THE HOLLY SPRINGS ROAD WIDENING PROJECT, ALLOWING FOR CIRCULATION ACCOMMODATIONS AT THE TIME OF PROJECT DEVELOPMENT.

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TRANSPORTATION & MOBILITY PLAN
HOLLY SPRINGS RD TOWNS
10248 HOLLY SPRINGS RD. HOLLY SPRINGS
2MM LLC, 109 OXYARD WAY, CARY NC 27519

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Z-3
OF

1 TRANSPORTATION AND MOBILITY PLAN
SCALE: 1"=30'

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LEGEND

PROJECT BOUNDARY

RESIDENTIAL

OPEN SPACE

TREE SAVE

WATER BODY

PRIVATE RECREATION

VEHICLE INGRESS/EGRESS

PEDESTRIAN TRAFFIC AND 10' SIDE PATH ALONG HS ROAD

PRIMARY VEHICULAR TRAFFIC

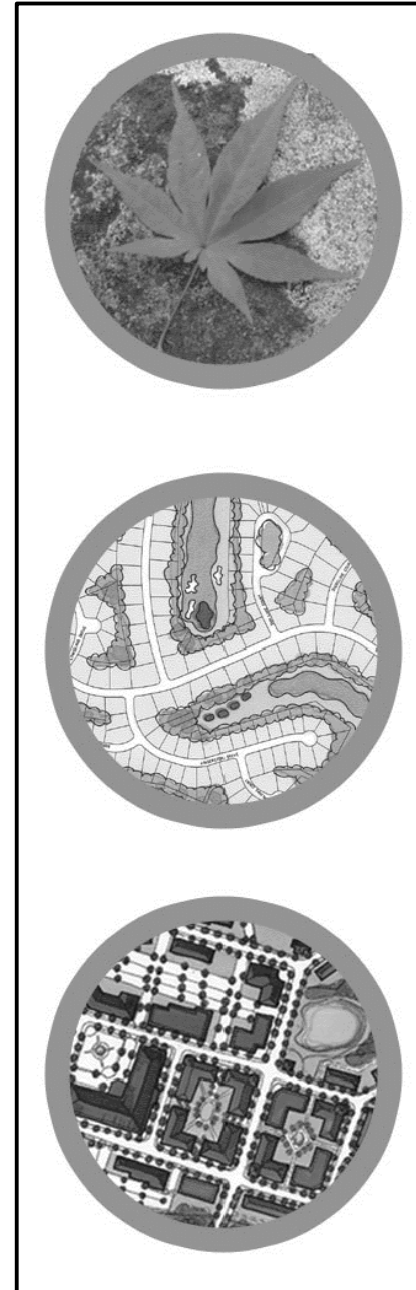
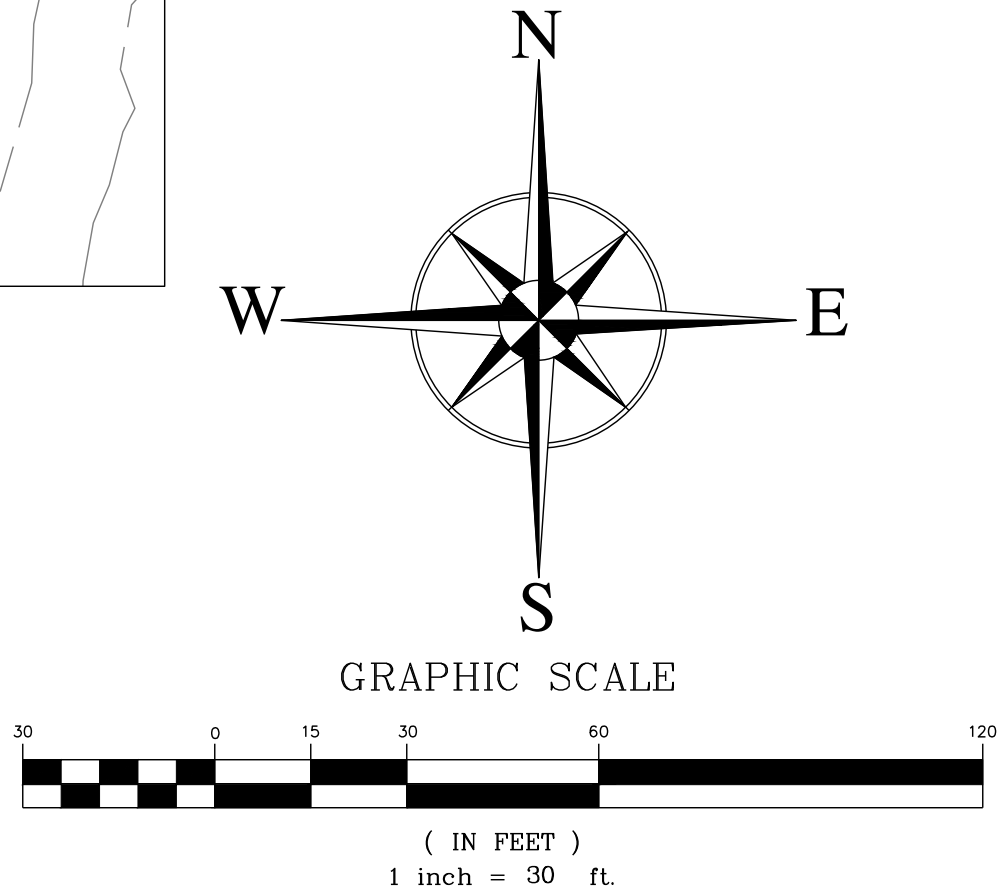
TREE PRESERVATION CALCULATIONS
TOTAL LOT AREA: 3.5 AC
10% TPA REQUIRED: 15,246 SF, (.35 AC)
PROVIDED: 23,520 SF, (.54 AC) 15.4%

NOTE:
ACTIVE OPEN SPACE WILL BE PROVIDED PER UDO SECTION 4.

1 OPEN SPACE AND PRESERVATION PLAN
SCALE: 1"=30'

On-Site Private Open Space	% Required	% Provided
Total (overall)	15%	30%
Component 1: Tree Preservation Area	10%	12%
Component 2: Active Recreation Area	5%	6.9%
Component 3: Urban Civic Space Area	n/a	-
Flexible Space	0%	0

TOTAL LOT AREA: 150,491 SF
DEDICATED R/W: 14,362 SF
CHARLESFORT LANE: 12,033 SF
POD 1: 28,614 SF
POD 2: 37,498 SF
POD 3: 8,335 SF
TURNAROUND: 4,775 SF
TOTAL OPEN SPACE: 44,874 sf



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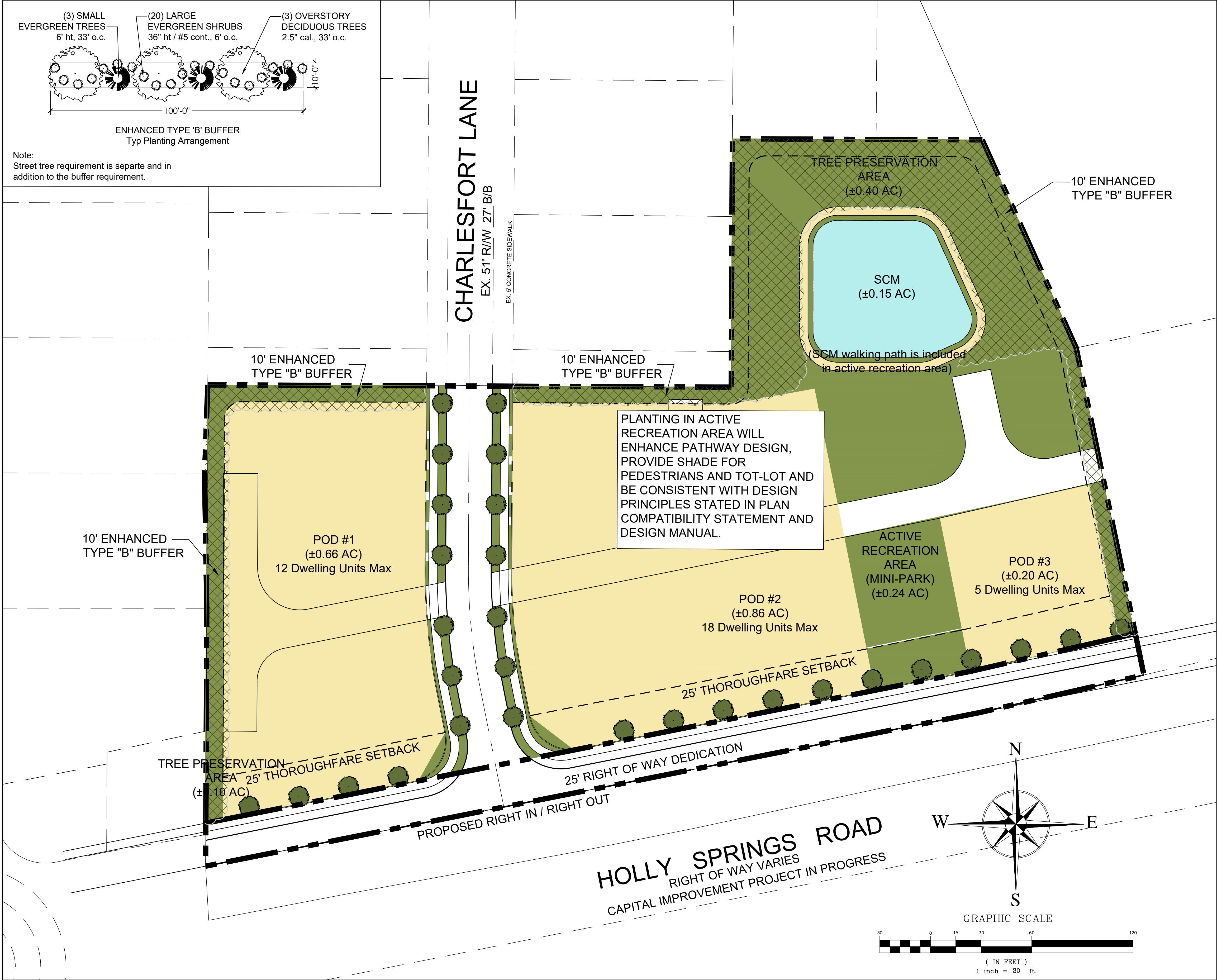
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OPEN SPACE & PRESERVATION PLAN
HOLLY SPRINGS RD TOWNS
10248 HOLLY SPRINGS RD. HOLLY SPRINGS
2MM LLC, 109 OXYARD WAY, CARY NC 27519

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Z-4
OF



LEGEND

PROJECT BOUNDARY

RESIDENTIAL

OPEN SPACE

TREE SAVE

WATER BODY

PRIVATE RECREATION

VEHICLE INGRESS/EGRESS

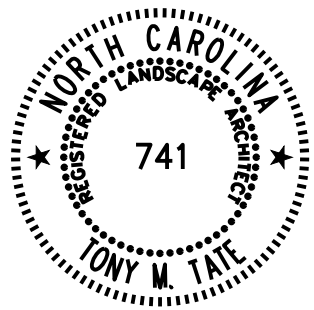
PEDESTRIAN TRAFFIC AND 10' SIDE PATH ALONG HS ROAD

PRIMARY VEHICULAR TRAFFIC

SECONDARY VEHICULAR TRAFFIC (ALLEYS)



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LANDSCAPE PLAN
HOLLY SPRINGS RD TOWNS
10248 HOLLY SPRINGS RD. HOLLY SPRINGS
2MM LLC, 109 OXYARD WAY, CARY NC 27519

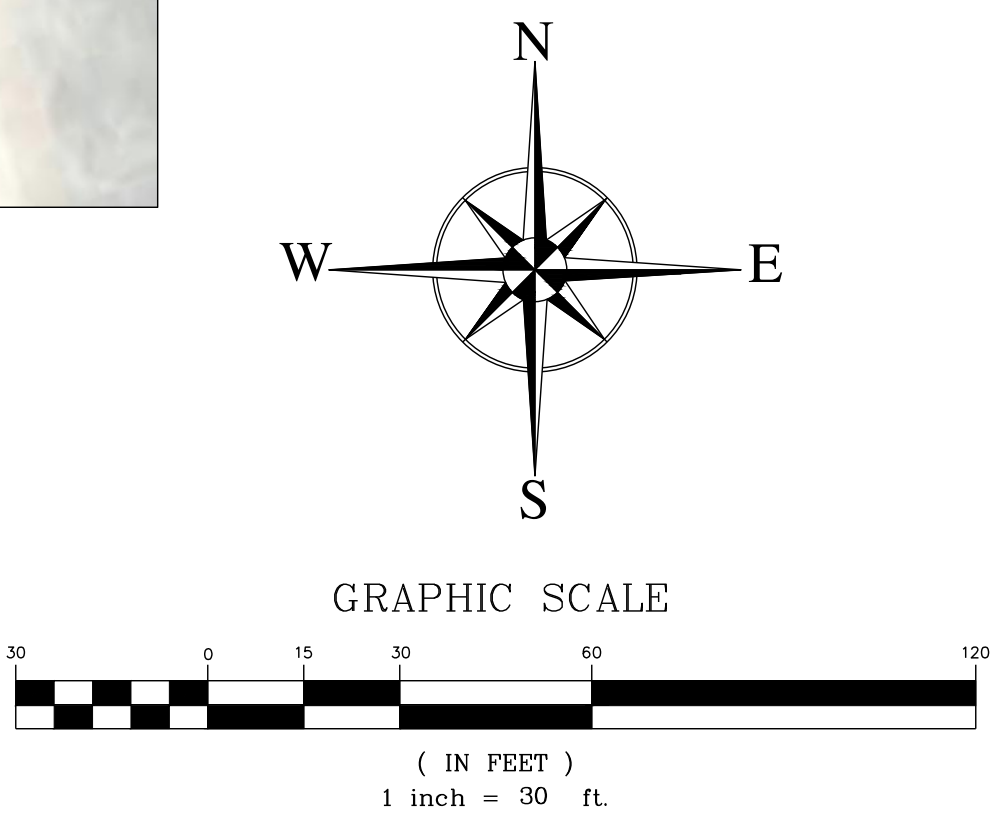
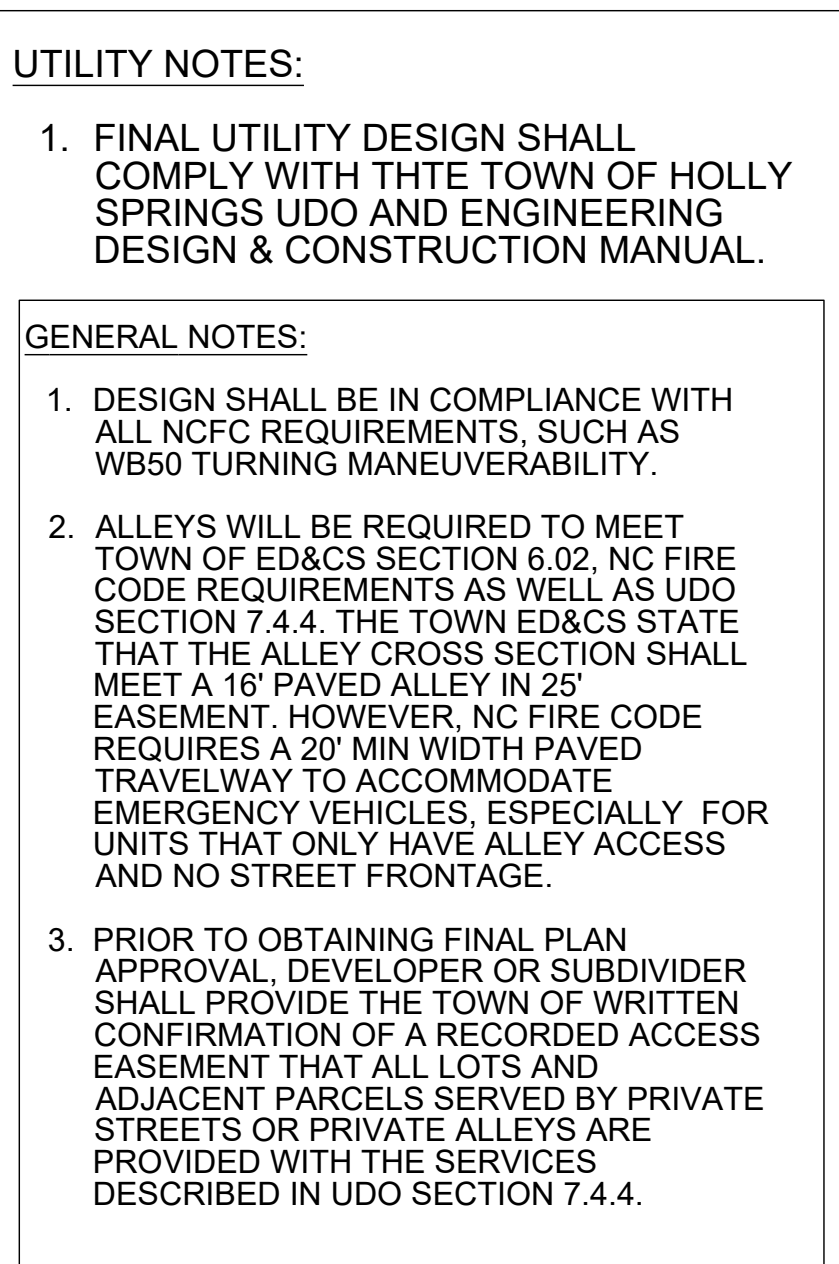
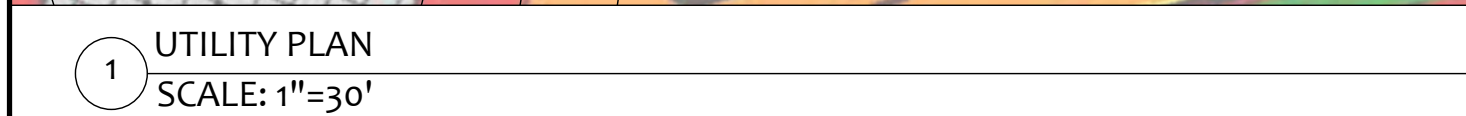
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OF

1 LANDSCAPE PLAN
SCALE: 1"=30'

LANDSCAPE CALCULATIONS		
STREET TREES	LF	REQUIRED
HOLLY SPRINGS ROAD	500	13
CHARLESFORT LANE	212	11

PLANT SCHEDULE							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG HT FT	AVG SPD FT	COMMENTS
AR	Acer rubra	Red Maple	per TOHS	B&B	30	40	Holly Springs Rd
LI	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle (single stem)	per TOHS	B&B	15-20	15-20	alternate with Red Maple
MG	Magnolia grandiflora	Southern Magnolia	2.5" cal	B&B	60	45	Charlesfort Lane



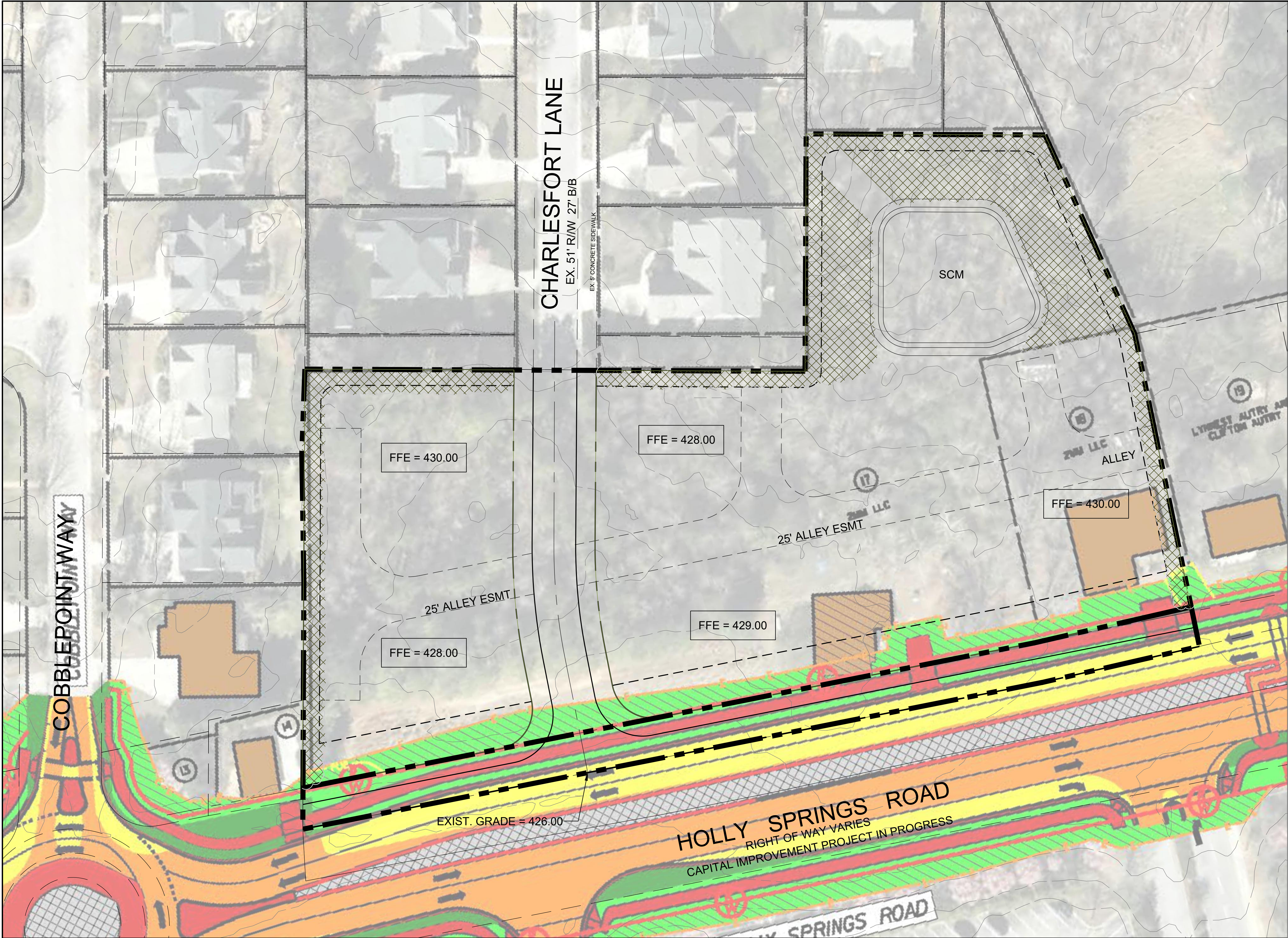
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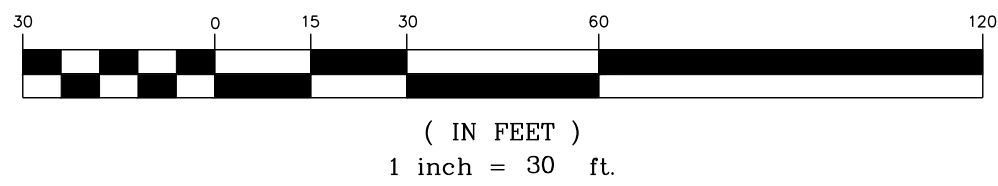
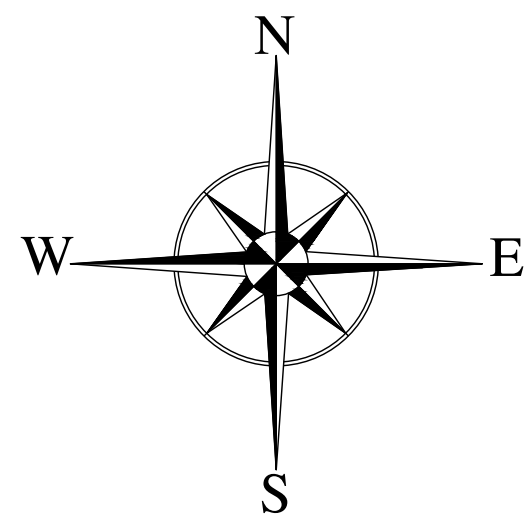
LEGEND	
	PROJECT BOUNDARY
	RESIDENTIAL
	OPEN SPACE
	TREE SAVE
	WATER BODY
	PRIVATE RECREATION
	VEHICLE INGRESS/EGRESS
	PEDESTRIAN TRAFFIC AND 10' SIDE PATH ALONG HS ROAD
	PRIMARY VEHICULAR TRAFFIC
	SECONDARY VEHICULAR TRAFFIC (ALLEYS)
	PROPOSED SANITARY SEWER MAIN (PUBLIC)

GRADING NOTES:

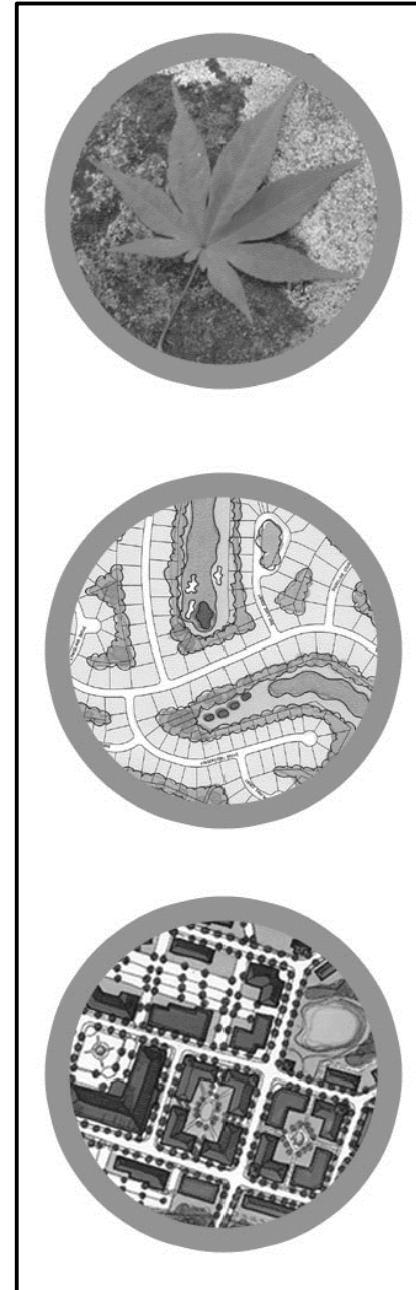
1. FINAL GRADING DESIGN SHALL COMPLY WITH THE TOWN OF HOLLY SPRINGS UDO AND ENGINEERING DESIGN & CONSTRUCTION MANUAL.

GENERAL NOTES:

1. DESIGN SHALL BE IN COMPLIANCE WITH ALL NCFC REQUIREMENTS, SUCH AS WB50 TURNING MANEUVERABILITY.
2. ALLEYS WILL BE REQUIRED TO MEET TOWN OF ED&CS SECTION 6.02, NC FIRE CODE REQUIREMENTS AS WELL AS UDO SECTION 7.4.4. THE TOWN ED&CS STATE THAT THE ALLEY CROSS SECTION SHALL MEET A 16' PAVED ALLEY IN 25' EASEMENT. HOWEVER, NC FIRE CODE REQUIRES A 20' MIN WIDTH PAVED TRAVELWAY TO ACCOMMODATE EMERGENCY VEHICLES, ESPECIALLY FOR UNITS THAT ONLY HAVE ALLEY ACCESS AND NO STREET FRONTAGE.
3. PRIOR TO OBTAINING FINAL PLAN APPROVAL, DEVELOPER OR SUBDIVIDER SHALL PROVIDE THE TOWN OF WRITTEN CONFIRMATION OF A RECORDED ACCESS EASEMENT THAT ALL LOTS AND ADJACENT PARCELS SERVED BY PRIVATE STREETS OR PRIVATE ALLEYS ARE PROVIDED WITH THE SERVICES DESCRIBED IN UDO SECTION 7.4.4.



1 GRADING PLAN
SCALE: 1"=30'



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GRADING PLAN
HOLLY SPRINGS RD TOWNS
10248 HOLLY SPRINGS RD, HOLLY SPRINGS
2MM LLC, 109 OXYARD WAY, CARY NC 27519

SCALE:
AS NOTED
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8-26-2022
SHEET

Z-7
OF



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Holly Springs Road Towns 22-REZ-11

PETITIONER(S):

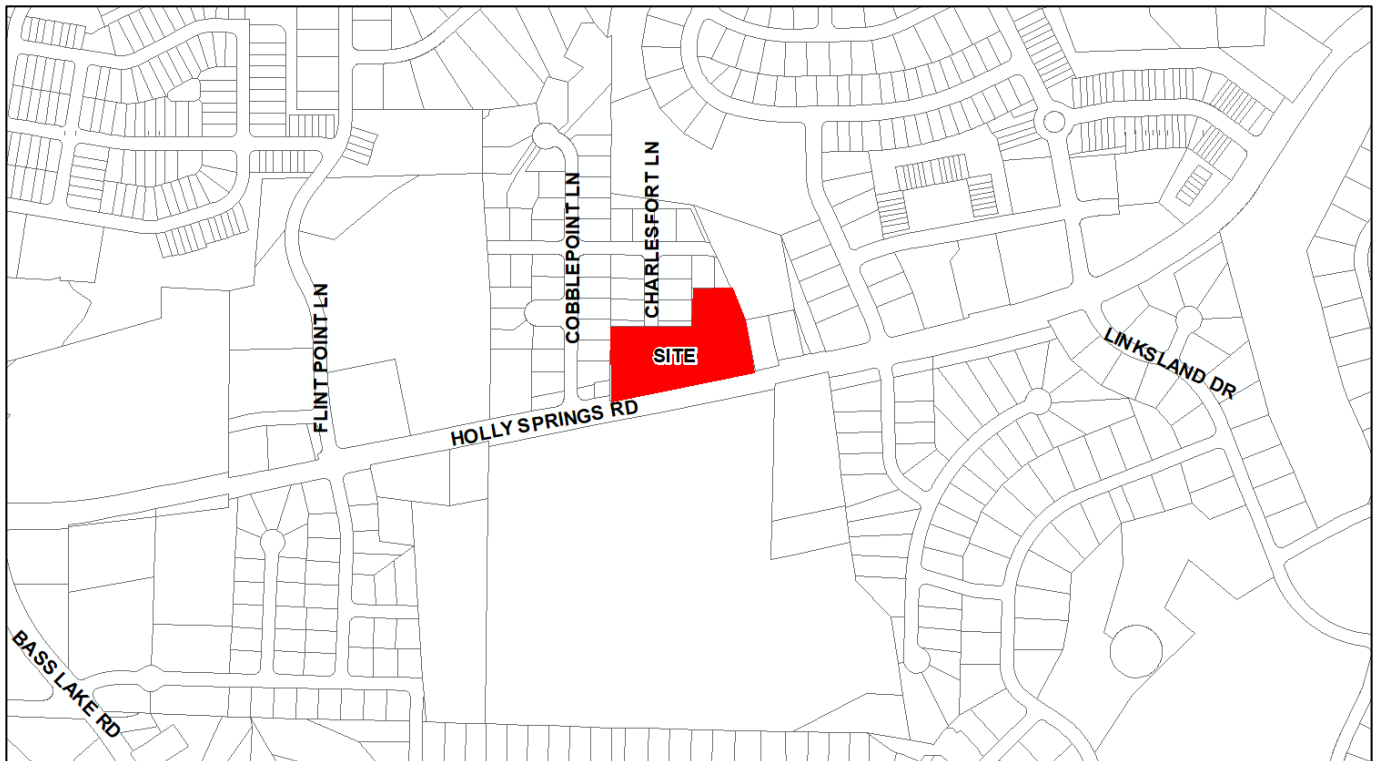
Tony Tate
TMTLA Associates
5011 Southpark Dr., Suite 200
Durham, NC 27713

DEVELOPER(S):

2mm LLC
Selva Mohan
109 Oxyard Way
Cary, NC 27519

OWNER(S):

Same as Developer

LOCATION:

☐ Within Corporate Limits of Holly Springs

☒ Within Holly Springs ETJ

☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: March 28, 2023

Public Hearing and Town Council Action: April 18, 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	0659438951	RR Rural Residential	3.00 acres
	0659531934		0.50 acres
TOTAL			3.50 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential	Vacant and Detached single family dwelling
North	SR Suburban Residential	Detached single family dwellings
South	SR Suburban Residential	School
East	RR Rural Residential	Detached single family dwellings
West	SR Suburban Residential	Detached single family dwellings

PROPERTY HISTORY
No zoning or development history.

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	RR Rural Residential	NCR-CD Neighborhood Center Residential Conditional Zoning District
Future Land-Use Designation	Mixed Residential Neighborhood	Mixed Residential Neighborhood

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 3.50 acres located at 10248 Holly Springs Road from RR Rural Residential to NCR CD Neighborhood Residential Conditional Zoning District.

Zone Map Change Request:

The NCR Neighborhood Center Residential zoning district encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of residential types. The District also supports infill dwellings on small pockets of previously undeveloped land adjacent to existing development, similar to the proposed conceptual plan. Infill development should be compatible with the adjacent neighborhoods and provide transitions between different housing types.

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 Gross Density - by-right - with Conditional Zoning District	8 units/acre 12 units acre	10 units/acre

Permitted Uses (UDO Section 3):

Residential Uses	UDO Standard	Proposed Standard
Attached Dwelling	Permitted	Permitted
Detached Dwelling	Permitted	Permitted

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffer	5 ft. Type A	10 ft. Type B
Type A – open buffer that creates pleasant landscaped area with minimal visual or sound barrier. Intended for abutting lots with similar intensities, sounds, operations, and where uses have minimal negative impact on adjacent properties. Requires large deciduous trees with shrubs. Type B – semi-opaque buffer that creates a partial visual and sound barrier. Intended for abutting lots with similar land use intensities but may contain lights, sounds, and operations which adversely impact adjacent properties. Requires a mixture of plants with sufficient evergreens to provide year-round buffering.		

Proposed standards in addition to the UDO standards:

- Units may front on Open Space
- Architectural features such as columns, ribs, pilasters, piers, changes in plane, or equivalent elements to subdivide the facades into human scale proportions
- Minimum change in façade depth, 2 inches
- Site design will encourage use of outdoor activities with items such as tot lots, bike racks, benches, pavilions
- Regionally appropriate and climate sensitive plantings

PLANNING & ZONING

Vision Holly Springs Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as Places to Enhance. These places celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods (single-family detached), or Mixed Residential Neighborhoods with two or more home types (single dwelling attached and detached, multi-dwelling) in the same development. Infill development should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use:

The subject property is designated as Mixed Residential District on the Future Land Use map. This district includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. If a Mixed Residential Neighborhood is built on small pockets of previously undeveloped land adjacent to existing development, then the types of housing introduced should be compatible with the adjacent neighborhoods. Appropriate transitions should be provided between different housing types.

Key characteristics include:

- Streets should provide connections to adjacent neighborhoods and development.

- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.
- Small infill projects may not be required to have a mix of housing products, rather they should provide housing types that complement adjacent existing buildings while providing new housing options.

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
- FLU-8: Protect Housing Affordability
- 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-8: Increase Walkability
- CC-9: Enhance Character and Walkability by Orienting All Buildings to the Street

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. Wooded areas along the perimeter are preserved and larger, more opaque buffers are proposed to minimize impacts on adjacent existing neighborhoods. Attached dwellings units at a maximum density of 10 units per acre are proposed. This density is less than the maximum 12 units/acre allowed in the NCR Conditional Zoning District. Townhomes are compatible with the existing single-family detached neighborhoods and contributes to a variety of housing types in the area.

A central open space will provide space for active and passive recreation. Pathways and sidewalks connect the units and open space to public sidewalks. Access to the units is through alleys allowing the units to front onto public streets or the central open space enhancing the streetscape and walkability. Pedestrian and vehicular connectivity is provided by extending the Charlesfort Lane street stub through the site to Holly Springs Road and stubbing the proposed alley to the site on the eastern property line.

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 Holly Springs Rd frontages of this proposed development. The frontage of this project is currently being constructed to its full cross section as part of the Holly Springs Road Widening project.

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 Holly Springs Road and Charlesfort Lane and will create a looped connection. Watermain will be extended with the development of this project along the proposed internal streets and stub to the west for future extension.

Sanitary Sewer:

A connection to the existing sanitary sewer main in Charlesfort Lane is proposed to serve this development.

A downstream sewer evaluation was required and completed. The project is located in a sewer basin where improvements are needed to the downstream infrastructure and pump stations prior to this project moving forward to accommodate additional flow from development. The applicant is not proposing any improvements with this application to the downstream infrastructure at this time.

Transportation:

Anticipated traffic counts were provided and did not meet the minimum criteria for a traffic study. Extension of the Charlesfort Lane stub from the north through the development to Holly Springs Road is proposed to be completed with this project.

Street widening and improvements are being made along the site's Holly Springs Road street frontage as part of the Holly Springs Road Widening - East (Flint Point Lane to Sunset Lake Road) project. The development is not proposing any additional improvements to the road frontage on Holly Springs Road as outlined in the negotiations for the necessary right-of-way required for the Town's Project.

ZONE MAP CHANGE ANALYSIS

The site is designated Mixed Residential Neighborhood District on the Future Land Use Map and qualifies as an infill area under this designation as the property is located along a thoroughfare and surrounded by previously developed neighborhoods. Infill development should be compatible with the adjacent neighborhoods and provide appropriate transitions between different housing types. The proposed rezoning is proposing single-family attached dwelling units that will create an additional housing type near existing single-family detached neighborhoods in close proximity to schools and current and planned commercial areas east and west of the project area along Holly Springs Road. Walkability and streetscapes will be enhanced as parking will be accessed via alleys allowing these units to front onto public streets or interior open spaces.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Sanitary Sewer Study confirmed this development warrants improvements to the existing downstream infrastructure and pump stations to accommodate the project's additional flow. The applicant is not proposing any improvements to the downstream infrastructure at this time. The Board should discuss whether this project is consistent with the Comprehensive Plan.

PLANNING BOARD RECOMMENDATION

ACTION #1:

PLAN CONSISTENCY STATEMENT:

If the Planning Board finds the proposed project is consistent with Vision Holly Springs Comprehensive Plan:

The requested zone map change from RR Rural Residential to NCR Neighborhood Center Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood and is an infill area of previously undeveloped land adjacent to existing development. The proposed Conditional Zoning District (CD) would allow for infill residential dwellings that complement adjacent existing buildings while providing new housing options.

If the Planning Board finds the proposed project is not consistent with Vision Holly Springs Comprehensive Plan:

The requested zone map change from RR Rural Residential to NCR Neighborhood Center Residential Conditional Zoning District is not consistent with Vision Holly Springs

Comprehensive Plan, specifically Section 5 Infrastructure and Utilities, Objective 1 as the proposed rezoning cannot provide for the sanitary sewer infrastructure needed to meet the needs of residents and development as determined by the project's sanitary sewer study.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-11 to change the zoning of 3.50 acres of Wake County PINs #0659438951 and 0659531934 from RR: Rural Residential to NCR CD: Neighborhood Center Residential Conditional District as submitted by TMTLA Associates.