



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of May 19, 2020 meeting agenda

PUBLIC COMMENT PERIOD Notes on the Comment Period -Due to the current restrictions on mass gatherings, and the nature of an Electronic Meeting, public comment will be received in writing and delivered to Council Members prior to this meeting.

PUBLIC HEARINGS

5. Pine Springs Preparatory Academy Middle School Development Plan, Special Exception Use and Variances of Development Standards (19-DP-10 / 19-SEU-06 / 19-VARTC-02 / 19-VARTC-03)
6. Public Hearing on Pine Springs Academy Bond Issuance
7. Unified Development Ordinance Text Amendments Land Use & Character Plan Amendments (19-UDO-05)

RECOGNITIONS

8. Recognition of Police Chief John Herring
9. National Public Works Week

CONSENT AGENDA

10. Approve the minutes of May 5, 2020 Business Meeting and the May 12, 2020 Workshop Meeting.
11. Monthly Budget Amendment Report
12. Retirement of LEO Service Weapon and Badge to Chief Herring
13. Cleaning Contract for Holly Springs Cultural Center

NEW BUSINESS

14. Parks and Recreation Advisory Committee Appointments
15. Tree Advisory Committee Appointments
16. Unified Development Ordinance Re-Write Consultant Contract

UNFINISHED BUSINESS

17. Consideration of Non-profit Grants to Support COVID-19 Relief Efforts

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.us 919-557-3900



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Public Hearings

Title: Pine Springs Preparatory Academy Middle School Development Plan, Special Exception Use and Variances of Development Standards (19-DP-10 / 19-SEU-06 / 19-VARTC-02 / 19-VARTC-03)

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

Staff Resource: Sean Ryan, Planning & Zoning, Rachel Jones, Engineering

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider a Special Exception Use (SEU) to allow for a Public School in the R-20 Residential District, and Variances of Development Standards to allow a reduction in the Collector Street front yard from 30 feet to 10 feet and to allow an increase in maximum building height from 35 feet to 42 feet.
2. Adopt Resolution 20-07 to make and accept the Findings of Fact for consideration of and to approve an SEU, Variances, and Waivers.
3. Approve / Deny / Defer Development Plan for Pine Springs Preparatory Academy Middle School with conditions.

Explanation:

- The applicant has proposed a development plan for a 64,700 square foot middle school. The building is 42 feet tall and will be oriented toward N. Main Street. A predominantly brick and stone block building with Exterior Insulated and Finish Systems (EIFS) accents, including landscaping, parking and internal driveways, is proposed for this site.
- A Special Exception Use (SEU) is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting an SEU, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied. Any Development Plan that is submitted along with an SEU is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed SEU of the land is approved by resolution.
- A variance has been submitted to allow a reduction in the Collector Street yard along Richardson Street from 30 feet to 10 feet.
- A variance has been submitted to allow an increase in maximum building height from 35 feet to 42 feet.
- A waiver has been requested to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces.
- A waiver has been requested to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street.
- A waiver has been requested to allow for a waiver of the underground utility requirement along N. Main Street.

- A waiver has been requested to allow rooflines to exceed 50 feet in a continuous plane along the N. Main Street building façade.
- A waiver has been requested to allow building bays to exceed 30 feet along the N. Main Street building façade, Richardson Street façade, and the north and south side façades.
- In 2017, as part of the state's budget bill, the NC General Assembly created NCGS § 160A-307.1 which limits the town's ability to require street improvements for schools, including charter schools. The town would need to reimburse the school for road improvements, absent an agreement otherwise.
- Through negotiations between the Town and the applicant, the applicant has committed to completing the recommendations identified in the Traffic Impact Analysis (TIA), except for the thoroughfare widening required in the UDO, due to general statute limitations.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on February 25, 2020:

1. Traffic impacts, including: if a connection to G.B. Alford Highway was considered? Emergency access points the future connection to the existing Richardson Street, the addition of a stop light at Rosewood Centre Drive and N. Main Street. Why widening is not being completed on N. Main Street?
2. If there are concerns with landfill odors?
3. Why a parking reduction is needed and if this will cause problems during events?
4. How many students will be located at the new school and how many total between the existing school and new school?

Planning Board Recommendation:Waivers:

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

Those voting against the motion were: Mr. Crandall stated traffic infrastructure is not sufficient for the project as proposed and encouraged the Town Council to listen to a recording of the meeting.

Special Exception Use and Development Plan:

The Planning Board recommended approval (9-0-0)

The Planning Board included an additional condition of approval: the stop light on Rosewood and Main Street must be complete before the project is complete and school opens.

Staff has modified Development Plan condition 5.b. to reflect the Planning Board condition.

Note: A minor change to the landscape plan has been made after Planning Board consideration to modify the location of some plants in the N. Main Street landscape yard and remove a portion of a decorative wall beneath the above ground power lines at the request of Planning Staff. The modifications do not reduce the amount of landscaping provided.

A minor change to the plan has been made after Planning Board consideration to include the traffic signal and pedestrian signal at the intersection of Rosewood Centre Drive and N. Main Street. In addition, a note has been added to the plans that further clarifies the intended use of the proposed access off of N. Main Street.

Full Motion 1:

Motion to adopt Resolution 20-07 to make and accept the Findings of Fact for consideration of and to approve 19-SEU-06 Special Exception Use to allow for a public school in the R-20 Residential District, 19-VARTC-02 Variance to allow for a reduction in the Collector Street front yard from 30 feet to 10 feet, 19-VARTC-03 Variance to allow for an increase in maximum building height from 35 feet to 42 feet, 19-WAV-27 Waiver to allow a reduction in the number of off-street parking spaces by 25%, 19-WAV-31 Waiver to allow more than 75% of parking in front of the building, 19-WAV-40 Waiver of continuous roof lines, 19-WAV-41 Waiver of underground utility requirement, and 19-WAV-42 Waiver of building massing requirements, for Pine Springs Preparatory Academy with the conditions as listed on the conditions attachment.

Full Motion 2:

Motion to approve/deny/defer 19-DP-10 for Pine Springs Preparatory Academy Middle School Development Plan as submitted by Curry Engineering, Project Number 2018-063, dated Revised 02/07/2020 with the conditions as listed on the conditions attachment.

Background:

- Parcel was zoned R-20 residential on April 2, 1996
- In 2017, as part of the state's budget bill, the NC General Assembly created NCGS § 160A-307.1 which limits the town's ability to require street improvements for schools, including charter schools.
- The town would need to reimburse the school out of general funds for road improvements, absent an agreement otherwise.
- Through negotiations between the Town and the applicant, the applicant has committed to completing the recommendations identified in the TIA, except for the thoroughfare widening required in the UDO, due to general statute limitations.

Funding Source(s):

N/A

Attachment(s):

1. 19SEU06 Pine Springs Development Plans
2. 19DP10 19SEU06 Pine Springs Conditions of Approval
3. 19DP10 19SEU06 Pine Springs Resolution



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN Pine Springs Preparatory Academy Middle School 19-DP-10 / 19-SEU-06

APPLICANT(S):

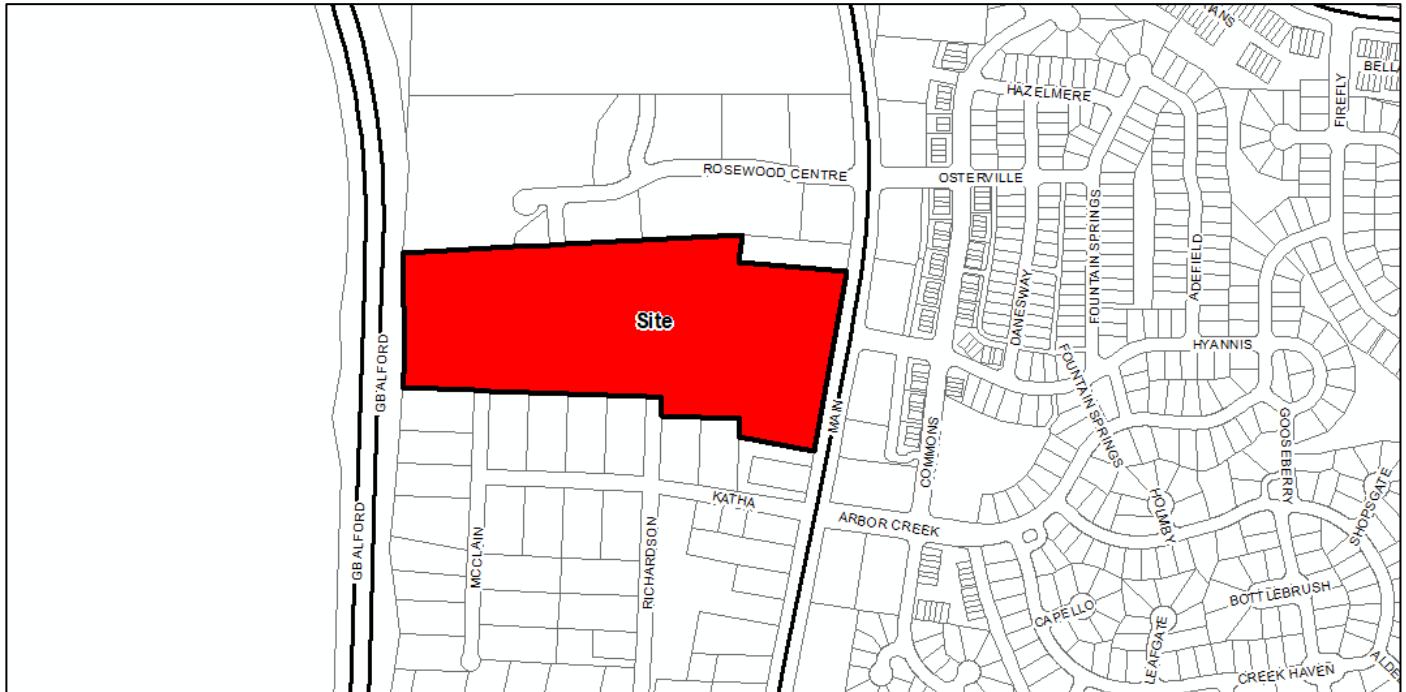
Kristen Stocking
Pine Springs Preparatory
Academy
220 Rosewood Centre Drive
Holly Springs, NC 27540

DEVELOPER(S):

Kristen Stocking
Pine Springs Preparatory
Academy
220 Rosewood Centre Drive
Holly Springs, NC 27540

OWNER(S):

Jessie and Joeline McDougald
5300 US 401 N
Fuquay-Varina, NC 27526

LOCATION:

[X] Within Corporate Limits of Holly Springs [] Within Holly Springs ETJ [] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	02/25/2020
Town Council Public Hearing & Action:	03/17/2020

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

ATTACHMENTS:

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

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Jessie and Joeline McDougald	0740819224	R-20 Residential	23.08 ac
TOTAL			23.08 ac

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	R-20 Residential	Vacant
North	R-20 Residential; CB Community Business	Single Family Residential Commercial Subdivision (Rosewood Centre)
South	R-10 Residential; LB Local Business	Single Family Residential; Vacant
East	PUD: Arbor Creek	Commercial
West	BT Business & Technology	NC 55 Right-of-Way

PROPERTY HISTORY

Rezoning History

Rezoning Number: 96-R-03

Original Zoning: RMH-10

Proposed Zoning: R-20

Approved by Town Council on: Apr 2, 1996

Annexation History

Annexation Number: A88-04

Approved by Town Council on: Apr 19, 1988

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.02 R-20 Residential District to allow for a Public School in the R-20 Residential District at the property located at 1729 N. Main Street, Wake County PIN 0740819224.

Special Exception Use Findings of Fact:

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

- The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- The proposed use will not injure or adversely affect the adjacent area;
- The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;

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

WAIVER REQUESTS

1. **19-WAV-27: Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces, in association with Development Plan Petition #19-DP-10.**

UDO Requirements:

Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces

2. Reduction in the Number of Required Off-Street Parking Spaces.

A reduction of required off-street parking spaces may be granted so that the amount of impervious surface can be reduced.

The Director may grant a reduction in the minimum required off-street parking spaces of up to twenty-five (25) percent in all districts.

Waiver Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The nature and location of the proposed building or structure, and;
- b. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;
- c. The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;
- d. The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;
- e. A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

2. **19-WAV-31: Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street in association with Development Plan Petition #19-DP-10.**

UDO Requirements:

UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces

4. Maximum Number of *Off-Street Parking Spaces*.

In order to minimize the impact of glare and heat buildup, reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources, no single use site, *integrated center, business park or industrial park* shall provide a total number of *off-street parking spaces* in excess of one-hundred and ten (110) percent of the minimum number *off-street parking spaces* required by this UDO. **In order to encourage shared parking and help reduce the visibility of parking areas, no more than seventy-five (75) percent of the total number of off-street parking spaces provided shall be placed between the front building line and the property line.** However, a waiver may be requested in accordance with Section 7.04, H. Waiver of Off-Street Parking Regulations to grant up to one-hundred and fifty (150) percent of the minimum number of required off-street parking spaces; and, or **to locate more than seventy-five (75) percent of the total number of off-street parking spaces between the front building line and the property line.**

Waiver Findings of Fact:

A waiver of the Off-Street Parking requirements contained in Section 7.04, E., 4., may only be granted upon making the following findings:

1. A parking demand study completed by a third party that provides evidence regarding:
 - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

3. **19-WAV-40: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:**

- a. **N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet**

UDO Requirements:

Section 3.08 A. 1. c. (2). (g). : Roof Treatment

(g) Roof Treatment.

1. Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Waiver Findings of Fact:

- (1) The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
- (2) The proposed development will be compatible with and will enhance the use or value of area properties;
- (3) The proposed development is consistent with the intent of the Comprehensive Plan; and,
- (4) The proposed development is consistent with the intent and purpose of this UDO.

4. 19-WAV-41: Request to allow for a Waiver of Regulations of UDO Section 7.08 Utility Design and Reservation to allow for a waiver of the underground utility requirement along N. Main Street in association with Development Petition #19-DP-10.

UDO Requirements:

Section 7.08 B. 1. b. (2) Underground Installation Required

b. Underground Installation Required.

- (2) Relocation – Where any *major subdivision, non-residential incremental subdivision, multifamily dwelling project commercial / mixed use project or industrial project* is proposed, existing overhead utility services along or through the proposed development shall be relocated underground, provided, however, where the existing utility service is of a nature where relocation underground is not feasible, the *Town Council* may waive this requirement upon recommendation of the *Director of Engineering* and payment of a fee-in-lieu of such relocation.

Waiver Findings of Fact:

- (1) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:
- (2) Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:
- (4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:
- (5) Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:

5. 19-WAV-42: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10. as follows:

1. N Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.
2. Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.
3. North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.

UDO Requirements:

Section 3.08 A. 1. c. (2). (b).: Variation in Massing

(b) Variation in Massing.

- (i) Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Waiver Findings of Fact:

- (1) The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
- (2) The proposed development will be compatible with and will enhance the use or value of area properties;
- (3) The proposed development is consistent with the intent of the Comprehensive Plan; and,
- (4) The proposed development is consistent with the intent and purpose of this UDO.

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

1. **19-VARTC-02: Request to allow for a Variance of Regulations of UDO Section 3.02 2. a. LB Local Business Yards and Building Setbacks to allow a reduction in the Collector Street yard from 30 feet to 10 feet in association with Development Plan Petition #19-DP-10.**

UDO Requirements:

UDO Section 9.10 Special Exception Uses specifies that all new development associated with a Special Exception Use in the R-20 District shall be subject to the perimeter landscape yards or bufferyard regulations of the Local Business District.

Section 3.02 2. a. LB Local Business

B. Development Standards.

2. *Yards and Building Setbacks*

- a. Front - a *minimum front yard* and *minimum building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

Collector Street:

30'

Variance Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

2. 19-VARTC-03: Request to allow for a Variance of Regulations of UDO Section 2.02 B. 7. R-20 Residential District to allow an increase in maximum building height from 35 feet to 42 feet in association with Development Plan Petition #19-DP-10.

**UDO Requirements:
Section 2.02 R-20 Residential District**

7. Maximum Building Height.
 - a. Primary Building – 35'

Variance Findings of Fact:

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

STAFF ANALYSIS

PROJECT OVERVIEW

Part 1: Special Exception

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

The Town has received a request for a Special Exception Use to locate a new public school/charter middle school along N Main Street south of the Rosewood Centre commercial subdivision. The property is zoned R-20 Residential, which allows for public schools by Special Exception Use. The proposed project is located on ± 23.08 acres at 1729 N Main Street.

Part 2: Development Plan

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

In conjunction with Special Exception Use request to locate a new charter middle school, the applicant is requesting approval of a development plan for a 64,700 square foot middle school. The building is 42 feet tall and will be oriented toward N. Main Street. A predominantly brick and stone block building with EIFS accents, including landscaping, parking and internal driveways, is proposed for this site.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Community Character

The Development Petition for this project was submitted prior to the adoption of the new Land Use and Character Plan. The project was reviewed with the former future land use plan that was in place at the time of application. All discussions of the future land use plan refer to the previous plan, which was replaced on October 15, 2019.

Future Land Use: The Future Land Use Plan has this property designated as Mixed Use to allow for a wide range of commercial, business, and higher density residential land uses up to 15 units per acre. Projects in this area should include multiple land uses or provide a compatible use for the area. The goal for each mixed use area is to create a “village-like” atmosphere with areas that are interconnected and pedestrian friendly.

Future Land Use Objectives

- 1) Actively balance commercial, industrial and residential development with conservation when promoting land use decision that will enable the Town to develop a sustainable balance tax base.
- 3) Balance land use decisions with their potential impact on the regional transportation network.

Community Character Objectives

- 1) Encourage a “village atmosphere” by creating a sense of community and identity for the residents and businesses of Holly Springs.
- 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.
- 8) Encourage the development of connected pedestrian oriented developments.

North Main Area Plan: The North Main Corridor area has been designated as the northern entrance or “gateway” to Holly Springs and includes parcels that front both N. Main Street as well as GB Alford Highway (NC55). The area is in close proximity to NC 540 and as such this area is primed to become a regional destination. This corridor will feature land uses, architectural design and site design that are strategically planned to create a visual impact that residents and visitors alike will know that they have arrived in Holly Springs. The corridor is anchored by the North Main Athletic Complex, a regional soccer, baseball and tennis facility. Current land uses feature a mixture of single family, multi family, office space and commercial uses, with significant acreage remaining to develop or redevelop. The future land use pattern will be primarily mixed use development that serves as a destination for sports and entertainment with an emphasis on hospitality and retail services.

The area will feature compatible styles of architecture to create an urban village atmosphere. New development is encouraged to provide parking to the side and rear of buildings to allow the buildings to be pulled closer to the street to create an urban edge along N. Main Street. Additionally, appropriately scaled landscaping and streetscapes will help the area have a uniform look and feel. For the parcels that front along GB Alford Highway, the existing natural buffer area will be preserved to maintain the visual appeal that currently exists along this major thoroughfare throughout Town.

The subject parcel is specifically designated as Mixed Use within the N Main Area Plan – This designation is intended to encourage developments that include a mix of uses within a single plan to

promote interconnectivity between residential, offices, and commercial uses. Developments should be pedestrian friendly and create a destination where living, working, and shopping can occur in one location.

For reference: Land Use & Character Plan (Adopted October 2019)

The property is designated on the new Land Use & Character plan as N. Main Street District. The N. Main Street District represents the corridor extending north of the Downtown Village District to Sunset Lake Road, including small-scale retail and office buildings and residential neighborhoods. Uses and buildings are located on small blocks with streets designed to extend a grid network in both directions of N. Main Street and offer different choices for residents to live near and experience activity along the corridor. Non-residential buildings in the N. Main Street District should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential neighborhoods. Non-residential or mixed-use buildings may stand one to three stories tall and include residential or office space above storefronts. The design, scale, character, and intensity of development in the N. Main Street District should be compatible with, and transition to, adjacent land uses. Non-franchise architecture is encouraged in the N. Main Street District as a way to maintain unique character. Parking is satisfied with on-street parking and shared rear-lot parking strategies.

Transportation

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) shows the extension of Richardson Street to ultimately connect to Katha Drive. This project is constructing the Richardson Street extension through the site to just short of the property line. The complete connection to Katha Drive through existing right-of-way will be made in the future as development occurs. In accordance with the UDO, thoroughfare widening across the subject property frontage is required. Due to General Statutes and financial limitations, this project did not include this improvement with the proposed development plan. A Traffic Impact Analysis (TIA) was completed and detailed in the “Engineering” section below. Though the NCDOT did not require the TIA, Town Staff and the NCDOT closely coordinated during the review process to meet all requirements.

Community Facilities

A corollary of population growth is an increased demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area. Various stakeholders must be involved during the process of planning for, designing and construction of community facilities.

New school facilities will be needed in Holly Springs to account for the anticipated continued growth of school-aged children as development continues.

DEVELOPMENT PLAN

Development Standards

Lot Size: 23.08 acres

Minimum Yards and Setbacks:

All yard and setback requirements have been met, except for along Richardson Street as noted:

Front - NC 55 Bypass:	100'	
Front – N Main Street:	50'	
Front – Richardson Street:	30'	*A variance has been requested to reduce the setback from 30' to 10' (19-VARTC-02)
Side Yard:	10'	

Side Bufferyard: 20'

Building Height:

Allowed Maximum: 35'

Proposed: 42' **A variance has been requested to increase height from 35' to 42' (19-VARTC-03)*

Gross Floor Area:

64,700 square feet

Parking & Loading:

Parking Required: 213 spaces

Parking Provided: 162 spaces*

**Waiver for a reduction in number of off-street parking (25% reduction or 53 spaces) has been submitted for review and determination by Town Council (19-WAV-27). Future areas for all 213 parking spaces identified on site plan.*

Parking is provided to the front and side of the building. The property has multiple street frontages on account of the extension of Richardson Street. A waiver has been requested to place greater than 75% of parking between the rear of the building and Richardson Street (19-WAV-31).

Loading Required: 1 space

Loading Provided: 2 spaces, one pull-off space to the front of the building and one pull-off space along the north side.

Open Space:

Required: 0.12 acres

Provided: 0.18 acres at the front and rear of the building as seating areas.

Landscape Requirements:

Perimeter Yard/Bufferyard

Existing vegetation has been preserved wherever possible and is supplemented with new plants where necessary. Supplemental plants include Holly, Red Cedar, and White Oak.

Front - NC 55 Bypass:

100' – C-225 Buffer Area

Existing vegetation use to meet landscape requirements (75% Evergreen Trees provided)

Front – N. Main Street

50' – A-75 Thoroughfare Yard

Plant species include Trident Maple, Red Maple, Willow Oak, and Crape Myrtle

Front - Richardson Street:

10-20' – A-20 Yard

Plant species include Ginkgo, Pin Oak, and Cherry

Side Yard:

10' – A-20 Yard

Existing vegetation use to meet landscape requirements

Side Bufferyard:

20' – C-75 Yard

Plant species include Holly, Red Cedar, and White Oak

Foundation

Foundation plantings have been provided along all sides of the building as required by the UDO.

Interior Parking Lot

Landscape Island Required: 16

Landscape Island Provided: 16

Each landscape island contains 1 tree and 4 shrubs.

Parking Area Screening

Parking area screening is required along all parking that faces a roadway or residentially zoned property.

Tree Preservation

The property is mainly wooded with mixed forest areas of hardwood and pine.

Area Required: 10% or 2.3 acres

Area Provided: 2.63 acres

Tree preservation areas include significant tree standards and specimen trees. The preservation areas are predominantly located along stream buffers but smaller areas have been provided along the northeast and southeast property lines to preserve additional specimen trees.

General Regulations

Trash Containers:

The trash dumpsters are located to the rear of the building and are enclosed with opaque gates.

Architectural and Site Design Requirements

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

The building is proposed to be constructed with brick, cast stone, and EIFS accents.

Various architectural elements such as multiple building materials, façade modulation, roofline variation, multiple brick patterns, canopies/awnings, and glazing are proposed.

The following Waivers, which are specifically outlined earlier in this report, have been requested:

1. 19-WAV-40: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:
 - a. N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet
2. 19-WAV-42: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10. as follows:
 - a. N Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.
 - b. Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.
 - c. North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.

Building Orientation:

The front of the building is oriented toward N. Main Street while the rear is oriented towards Richardson Street. All facades of the building are designed to meet the primary facade requirements in the UDO.

Fencing:

New or relocated control of access fence will be decorative/ornamental

A 42" tall masonry wall/fence is proposed along N. Main Street.

Signs:

Signs are not proposed at this time.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

Sidewalks along Richardson Street connect the site to Rosewood Centre Drive and provide inner connectivity.

A 5-ft sidewalk is proposed along N. Main Street.

Vehicular Area Design:

Vehicle Stacking is provided onsite.

ENGINEERING

Water Service:

Water service for this project will be provided through a connection to existing 16-inch watermain in N. Main St. and existing 8-inch watermain stub from the adjacent Pine Springs Preparatory Academy site.

Sewer Service:

Sewer service for this project will be provided through a connection to an existing manhole and sewer main on the western portion of the site. A Sewer Evaluation Report was completed and it was determined that there is adequate capacity in the downstream pump station to serve this project.

Transportation

A Traffic Impact Analysis (TIA) was completed for this project, by the Town due to General Statute requirements. The Traffic Management Plan (TMP) was submitted to and reviewed by the Town in accordance with the NCDOT's Municipal and School Transportation Assistance (MSTA) guidelines as well as the Town's UDO. The TIA indicated the following improvements be completed to mitigate the impact from this project.

- Signal Timing Modifications along the NC 55 corridor.
- Re-stripe Rosewood Centre Drive to 3-lanes with existing pavement.
- Perform Signal Warrant Analysis (SWA) at Rosewood Centre Drive/Osterville Drive/NC 55 (N. Main Street)
- Provide signalization if warranted
- Provide exclusive eastbound right-turn lane
- Restrict Site Access off of N. Main to RIRO
- Provide exclusive southbound right turn lane on NC 55 (N. Main Street)
- Provide channelization on the eastbound approach on NC 55 (N. Main Street) to prevent left turns into the site.
- Widen across project frontage to half of the ultimate cross section in accordance with the UDO requirements.

Road Widening & Connectivity: Though the applicant is not completing the required thoroughfare widening across the project frontage, they are constructing a 5-ft sidewalk across the frontage on N. Main Street.

A signal warrant analysis (SWA) was conducted at Rosewood Centre Drive/Osterville Drive/N. Main Street, and it was determined that a signal is necessary at this intersection to mitigate project impact,

improve safety conditions and level of service. The applicant has committed to design and installation of the signal and a financial contribution. The findings of fact in the special exception use submittal detail this item.

Environmental

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

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

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Comprehensive Transportation Plan (CTP) shows the extension of Richardson Street to ultimately connect to Katha Drive. This project is constructing the Richardson Street extension through the site to just short of the property line. The complete connection to Katha Drive through existing right-of-way will be made in the future as development occurs. In accordance with the UDO, thoroughfare widening across the subject property frontage is required. Due to General Statutes and financial limitations, this project did not include this improvement with the proposed development plan.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny Waivers of Regulations of UDO as follows:

1. **19-WAV-27:** Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces, in association with Development Plan Petition #19-DP-10.
2. **19-WAV-31:** Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street in association with Development Plan Petition #19-DP-10.
3. **19-WAV-40:** Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:
 - a. N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet
4. **19-WAV-41:** Request to allow for a Waiver of Regulations of UDO Section 7.08 Utility Design and Reservation to allow for a waiver of the underground utility requirement along N. Main Street in association with Development Petition #19-DP-10.
5. **19-WAV-42:** Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10. as follows:
 - a. N Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.
 - b. Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.

- c. North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.

ACTION #2: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council **approve / deny** Special Exception Use #19-SEU-06 as specified in Unified Development Ordinance Section 2.02 R-20 Residential District to allow for a Public School in the R-20 Residential District and #19-DP-10 for Pine Springs Preparatory Academy Middle School as submitted by Curry Engineering, Project Number 2018-063, dated Revised 02/07/2020 with the following conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 19-SEU-06.
2. 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 Section 7.02 shall be submitted to and approved by the Department of Planning & Zoning.
3. This project shall meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. The following must be addressed prior to or with 1st construction drawing submittal:
 - a. Thoroughfares, collectors and boulevards will require a calculated pavement design and approval from Town and NCDOT.
 - b. Documentation in the form of a recorded plat will be required for all right-of-way dedication provided with this project.
 - c. All items listed on the Stormwater Submittal Checklist, Form #16003.
5. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit::
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Payment of the fee-in-lieu of burying existing overhead power across the property frontage.
 - c. Approval of Stormwater Management Plan.
 - d. Payment of the Stormwater Fee-in-Lieu.
 - e. All environmental permits must be obtained for the entire project.
 - f. 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 BMP is required at the end of the performance monitoring period for the project.
6. Should the Town Council approve this development plan and special exception use permit, the following will become a condition of approval:
 - a. The Town will hold development harmless for the installation of the signal for actual construction costs Exceeding \$150K up to the towns expenditure of \$100K
 - b. This project is responsible for the design and construction of the traffic signal, crosswalk and pedestrian signal (RRFB) located at the intersection of Rosewood Centre Drive/Osterville Drive/N. Main Street

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

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: Pine Springs Preparatory Academy Middle School

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: 1729 N. Main Street

Use street address. If none, use the closest intersection

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

PIN: 0740819224 Real Estate ID: 0100668

Project Acreage (rounded to nearest tenth): 23.08 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: R-20 Proposed Use (see UDO Primary Use List): Educational

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

Waivers Requested: ☐ No ☒ Yes- Specify UDO Section Number(s): UDO Section 7.04 Off-Street Parking

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

Scoping Meeting Date: October 30, 2018 Concept Meeting Date: June 6, 2019

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 Kristen Stocking Company Pine Springs Prep Academy

Mailing Address 220 Rosewood Centre Drive

City Holly Springs State NC Zip 27540

Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org

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

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

Design Professional if different than Applicant/Contact

Name Andrew S Petty Company Curry Engineering Group

Mailing Address 205 South Fuquay Avenue

City Fuquay-Varina State NC Zip 27526

Telephone # (919) 552-0849 E-Mail andy@curryeng.com

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

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

Developer

Name Kristen Stocking Company Pine Springs Prep Academy
 Mailing Address 220 Rosewood Centre Drive
 City Holly Springs State NC Zip 27540
 Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
 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 Vince Ciccarelli Company Insight Architects
 Mailing Address 1307 West Morehead Street
 City Charlotte State NC Zip 28208
 Telephone # (704) 344-0445 E-Mail vciccarelli@insightarch.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 Adam Southwell Company Southwell Design, PLLC
 Mailing Address PO Box 37178
 City Raleigh State NC Zip 27627
 Telephone # (919) 272-6729 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: Broker

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

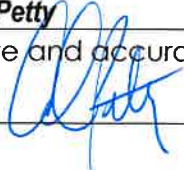
Name Joni Barnes Company Pinpoint Properties
 Mailing Address 5310 NC Highway 55 - Suite 101
 City Durham State NC Zip 27713
 Telephone # (919) 544-0141 Alternate Telephone # () _____
 Fax # () _____ E-Mail joni@pinpointprop.com
 How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Jessie and Joeline McDougald Company _____
 Mailing Address 5300 US 401 N
 City Fuquay-Varina State NC Zip 27526
 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

Certificate of Submittal Completion

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

Signature:  Date: 4/21/19

SPECIAL EXCEPTION USE FINDINGS OF FACT

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



Project Information:

Project Name: Pine Springs Preparatory Academy Middle School

Special Exception Use:

UDO Section No.: 2.02.A.2

Special Exception Use: Educational Use

Specific Special Exception Use Request:

Development of a 23 acre property to construct a fully functioning middle school to expand the PSPA current facility to K-8 as stated in their charter.

For DPZ Use only

Project # _____

Date Received: _____

Findings of Fact:

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

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

Certificate of Completion

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

Signature of Applicant:

Kyle P. Mochery

Date:

6-20-19

Signature of Owner:

James H. McDaniel

Date:

6-20-19

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

Educational facilities are listed in the Town of Holly Springs UDO section 2.02.A.2 as an allowable special exception use within the R-20 zoning district. The new middle school will be constructed in accordance with all applicable NC building and fire codes with access complying with all applicable ADA requirements. The purpose for this middle school is to allow Pine Springs Preparatory Academy (PSPA) to provide dedicated elementary and middle school facilities to align with the charter of PSPA. This middle school will be the permanent facility to replace and eliminate the need for the previously petitioned temporary mobile classrooms special exception use.

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

The subject property is currently vacant land directly adjacent to the Rosewood Business Park. Based on projected enrollment for the 2020 school year this middle school will bring more attention to the surrounding uses (daycare and dance studio) and help support the community.

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

The use (educational) of the subject property is allowable as an exceptional use within the R-20 zoning district and does not need to be rezoned to comply with the Town's comprehensive plan.

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

The middle school conforms to all development standards in the R-20 district and the Town's UDO with the exceptions provided in the waiver documents attached to this petition.

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

An existing stub street (Cachet Drive) is stubbed to the subject property. PSPA is extending this street through the property and providing a stub street connection to the existing platted right of way of Richardson Street. While Richardson Street does not currently connect to Katha Drive because the Easton Acres subdivision was developed prior to stub street construction standards, the connection will be available should the town choose to move forward with a public improvements project. Additionally a secondary entrance is being provided to North Main Street to provide connectivity and public safety circulation which will create an extensive network of roadways and drives to access the site and circulation to Rosewood Business Park.

The project will include a new traffic signal at the Rosewood and North Main Street intersection that will provide pedestrian crosswalks and pedestrian signals to the Arbor Creek Subdivision. The signal is

necessary and the town and developer agree that the town will hold development harmless for the installation of the signal for actual construction costs exceeding \$150K up to the towns expenditure of \$100K. This signalization and pedestrian improvements will improve safety, convenience and traffic flow in a currently congested area of Town.

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

Parking areas will comply with the Town of Holly Spring's Engineering and Design criteria and have been strategically placed to avoid glare, odor and heating effect on adjacent properties and appearance from major Town corridors. Trash pickup and emergency access has been provided such that safe, effective and convenient access is achieved.

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

The facility will meet all NC Building and Fire Code requirements for a new, permanent building including but not limited to fire areas, structural loads, egress, adequate toilet rooms for the number of students, fire alarm system and fire extinguishers.

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

Special studies have been performed for utilities, traffic and fire protection to illustrate current infrastructure is adequate to handle the proposed use. Restriping of Rosewood Centre Drive, a dedicated right turn lane into the entrance of N. Main Street, restricted access onto N. Main Street and the construction of a traffic and pedestrian signal at N. Main Street and Rosewood Drive are committed improvements to ensure facilities will be adequate to handle the proposed use.

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

The location and arrangement of the middle school building has been placed such that it is as close to North Main Street as possible to comply with the Town's vision in the comprehensive plan as well as the proposed land use plan that is due out in June 2019. The building provides 3 primary facades as well as 2 equipped with glazing requirements to provide an aesthetic building. Parking has been provided away from any residentially zoned property as much as possible and landscape buffers are being provided adjacent to these properties. Additionally, PSPA is preserving the entire western portion of the site as natural area for educational purposes. Pedestrian access is being provided along both sides of Cachet Street with internal connections to the site from Cachet Street which will allow connectivity all the way through the Rosewood Business Park and North Main Street. The North Main Street and Rosewood

Centre Drive intersection improvement will enhance the integration between the Rosewood Business Park and the Arbor Creek Subdivision allowing more availability for a work, live and play community.

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

The proposed use, hours of operation, and type of personnel of the new PSPA Facility will be very similar to that of the existing facility. Operationally, PSPA will stagger the start and end of the school day for the two schools to help mitigate carpool drop off queuing and impacts to the local streets. PSPA's intention is to be a town asset in every way possible and be a good steward to the surrounding community.

VARIANCE OF DEVELOPMENT STANDARDS PETITION

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



Variance Request (please be specific)

UDO Section No.: 3.02

Section Title: B. Development Standards part a.

Specific Variance Request: Reduce collector buffer yard setback for Special Exception

Use as require in Local Business (required in R20 due to SEU) from 30' to 20' along the
north side of Richardson Street & to 10' on the south side of Richardson Street

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ BOA

☐ Town Council

Project Information

Project Name Pine Springs Middle/High School Preparatory Academy

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot # _____

Project Location 220 Rosewood Centre Drive, Holly

Use street address. If none, use the closest intersection

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

PIN 074081922 Real Estate ID 010066

Project Acreage 23.0 Current Zoning R-

Scoping Meeting Date: October 30, Concept Meeting Date: June 6,

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 Andy Petty Company Curry Engineering Group

Mailing Address 205 South Fuquay Avenue

City Fuquay-Varina State NC Zip 27526

Telephone # (919) 552-0849 E-Mail andy@curryeng.com

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

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

Developer

Name Kristen Company Pine Springs Preparatory

Mailing Address 220 Rosewood Centre

City Holly State NC Zip 2754

Telephone # (617) 480-9268 E-Mail kpstocking@pinespringspr

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

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

Property Owner

Name Jessie and Joeline Company _____

Mailing Address 5300 US 401

City Fuquay- State NC Zip 2752

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

VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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



Project Information

Project Name: Pine Springs Middle/High School Preparatory Academy

Findings of Fact

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

For DPZ Use only

Project # _____

Date Received: _____

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

The request is being made because the current 30' requirement adversely affects the use area of the property. Per the UDO the school is required to construct a new public access road from two existing stub street locations on the north and south side of the property. This roadway creates a hardship in that it bisects the property which severely limits how the school can construct a functional facility. Additionally, by reducing the setbacks it would allow a future multi-purpose field to be closer to a larger parking area to improve connectivity.

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

The hardship stems from the location of two existing stub streets that per the Town's UDO are required to be connected to and extended. With the roadway connection requirement and existing stream, the property is essentially divided into thirds. Having additional setback distances from the collector roadway further constrains the site for development of a fully functional school.

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

These street locations were determined prior to any development of this property resulting in a bisected property. The two stub streets are not only located at both the north end and south end of the property but they are off-set by approximately 400'. When complying with the Towns' design standards for non-residential collector streets to connect these two stub street location, over 1 acre of property has to be reserved for public right of way to construct and maintain the new public street.

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

The proposed development will provide a 20' buffer yard along the north side which is in complete compliance with section 2.09 of the Towns UDO where a special exception use permit is not required. The 10' buffer yard along the south side will still meet the intent and purpose of the yard by providing aesthetic landscaping and creating a separation from the roadway and any development to continue to provide public safety. Additionally this request will help to prevent the project from having to disturb a jurisdictional stream and subsequent Town mandated riparian buffer along the stream by pushing the development area closer to the proposed public collector street. This will preserve as much existing forested area as possible.

Certificate of Completion

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

Signature of Applicant: _____

Date: 9/5/2019

Signature of Owner: _____

Date: 9-6-19

VARIANCE OF DEVELOPMENT STANDARDS PETITION

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



Variance Request (please be specific)

UDO Section No.: 2.0
 Section Title: B. Development
 Specific Variance Request: Increase the allowable
building height
from 35' to 42' at the front

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ BOA☐ Town Council

Project Information

Project Name Pine Springs Middle/High School

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot # _____

Project Location 220 Rosewood Centre Drive, Holly
 Use street address. If none, use the closest intersection☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN 074081922 Real Estate ID 010066Project Acreage 23.0 Current Zoning R-2Scoping Meeting Date: October 30, Concept Meeting Date: June 6,

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 Vincent Company InsightMailing Address 1307 West Morehead Street,City Charlot State NC Zip 2820Telephone # (704) 344-044 E-Mail vciccarelli@insightaHow 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 Kristen Company Pine Springs PreparatoryMailing Address 220 Rosewood CentreCity Holly State NC Zip 2754Telephone # (617) 480-926 E-Mail kpstocking@pinespringsprHow would you like to receive staff review comments? ☐ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Property Owner

Name Jessie and Joeline Company _____Mailing Address 5300 US 401City Fuquay- State NC Zip 2752Telephone # () 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

VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT



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

Project Information

Project Name: Pine Springs Preparatory

Findings of Fact

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

For DPZ Use only

Project # _____

Date Received: _____

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

The requested variance of height is related to the size of the building footprint required for

a 680 student school. Due to site constraints, a two-story facility will be required to accommodate the required space program and square footage. In order to maintain acceptable ceiling heights and

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

Due to the size requirements to accommodate the student capacity, and to also accommodate on-site play, parking, drop-off queuing and new public roadway requirements, a two-story structure will be needed to minimize the building footprint.

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

Adequate land was purchased by the school. However, to maximize the use of the site, adhere to NCDOT queuing requirements, TOHS parking requirements, provide a new public road, and include all space program needs for a 680 student school, a two-story school is required and associated increase in allowable building height is being requested.

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

The proposed design with the increased height will be consistent with the design intent of the UDO and proportional to other buildings around it.

Certificate of Completion

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

Signature of Applicant: Vincent Ciccarelli - 2019.07.30 16:34:04 -04'00'

Date: 7-26-19

Signature of Owner: Jessie H. McJannet

Date: 9-6-19

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
☒ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
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☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
☐ UDO Section 7.03- Waiver of Sign Regulations
☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy	Associated Project Number:	19-DP-10
--------------------------	----------------------------------	----------------------------	----------

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Increase the maximum allowable continuous roof line from 50 feet to 57 feet at the North Main Street elevation

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Academy
 Mailing Address 220 Rosewood Centre Drive
 City Holly Springs State NC Zip 27540
 Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
 How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

Given the size and massing of the elevation, the longer roof line is proportional to the building. The goal of the longer roof lines is to create a scale for the building which is visually appropriate for its size.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

The proposed roof line is consistent with the building size and scale.

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

The proposed waiver doesn't affect the Comprehensive Plan.

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

The proposed roof line is proportional to the scale and use of the elevation. It does not impose a flat roofline towards adjacent residential properties, the street or pedestrian way.

Certificate of Completion

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

Signature: _____ Date: 1-22-2020

WAIVER/ALTERNATE COMPLIANCE PETITION



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Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
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- ☒ UDO Section 7.04- Waiver of Off-Street Parking Regulations
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- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy Middle	Associated Project Number:	19-DP-10
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Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See Attached Sheet

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Prep Academy

Mailing Address 220 Rosewood Centre Drive

City Holly Springs State NC Zip 27540

Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org

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

UDO SECTION 7.04: WAIVER OF OFF-STREET PARKING REGULATIONS

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

- (1) **A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:**
- Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,**
 - Number of employees on the largest shift; and,**
 - Minimum number of spaces needed to meet the parking demand for the specific use.**

This standard does not apply since additional parking is not requested.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) **The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:**

The granting of this waiver will not have a negative impact on the environment or adjacent properties. This approval of this waiver would place the majority of the parking central to the site and away from adjacent properties, environmental features and required buffers.

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

With the the proposed development being an educational facility that is community based it complies with the spirit of the Comprehensive Plans Mission Statement to enhance development which ultimately fosters a greater sense of community. The reduction in parking request does not change the scope, intent or quality of the project.

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

By placing the majority of parking away from North Main Street this proposed development with waiver is consistent with the intent and purpose of the UDO

Certificate of Completion

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

Signature: 

Date: 01/24/2020

Waiver Specific Request:

Allow more than 75% of the required parking between the building and a property line. Specifically between the building and the Richardson Street right of way. This parking area will serve both the school and the future recreational area south of Richardson Street therefore it is placed between the building and Richardson Street. This request goes hand in hand with the waiver request to reduce the amount of parking by 25%. Since the school is required to construct the public non residential collector street from the two existing stub street locations, the area that remains allows for parking to be constructed between the building and Richardson Street or North Main Street right of ways. The project design team determined the better location was between the building and Richardson Street such that the project would comply with the Towns land use plan to reduce parking visible from North Main Street the project has placed the majority of the required parking behind the building screened from view from North Main Street.

Total Parking Proposed = 162

Total Future Parking Proposed = 53

Number of parking spaces between the building and N. Main Street = 33

Percentage of proposed parking between the building and N. Main Street = 20%

Number of parking spaces between the building and Richardson Street = 121

Number of future parking spaces between building and Richardson Street = 53

Percentage of proposed parking between the building and Richardson Street = 80%

Percentage of proposed parking including future parking between the building and Richardson Street = 84%

Number of parking spaces between building and north property line = 8

Percentage of proposed parking between the building and north property line = 5%

**WAIVER/ALTERNATE COMPLIANCE
PETITION**

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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
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- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
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- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final**Project Information**

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: **Pine Springs Preparatory
Academy Middle School**

Associated Project Number: _____

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See next page**Contact Information****Waiver/Alternate Compliance Contact**Name **Kristen Stocking** Company **Pine Springs Prep Academy**Mailing Address **220 Rosewood Centre Drive**City **Holly Springs** State **NC** Zip **27540**Telephone # **(617) 480-9268** E-Mail **kpstocking@pinespringsprep.org**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

TOWN OF HOLLY SPRINGS
UDO SECTION 7.04: REDUCTION IN THE NUMBER OF REQUIRED OFF-STREET
PARKING SPACES
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

The proposed alternative compliance application does not have an affect on the location of the proposed school.

(2) The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;

The occupancy and parking needs of the school will fluctuate through the day and evening hours as the activities that the parking is based occur at different times. As an example the gym will not be a full capacity during the same time school is in session and vice versa. When activities occur at the gym during evening hours, school will not be at full capacity.

(3) The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;

The 162 parking spaces provided with a 25% reduction exceeds the required parking necessary for any one single use. This will provide sufficient parking throughout the school day and any evening activities.

(4) The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;

The site is entirely wooded therefore any reduction in parking is an automatic increase in preservation in both vegetation and in storm water runoff. A 25% reduction in parking equates to 53 spaces which at 8'x19' is over 8,055 square feet reduction in pavement without incorporating area for drive aisles.

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

Several areas are shown on the development petition plans preserving areas for future parking to comply with full UDO parking requirements.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

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

Signature: 

Date: 1/24/2020

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
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- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
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- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy Middle	Associated Project Number:	19-DP-10
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Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See Attached Sheet

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Prep Academy

Mailing Address 220 Rosewood Centre Drive

City Holly Springs State NC Zip 27540

Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org

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



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

The proposed alternative compliance application does not have an affect on public safety, health or welfare or injury to other properties.

For DPZ Use only

Project # _____

Date Received:

☐ Initial ☐ Revised ☐ Final

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

This petition for a special use exception is for a public charter school which by state statute does not fund public improvements off site for roadway widening therefore North Main Street is not being widened to its final state with this development. By not widening the road in its final state there is no need to relocate overhead power to underground along the property frontage.

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

The significant grade change from the existing edge of pavement on North Main Street down to the natural ground along the frontage of this property make relocating the utility lines underground in a location that would not create future conflicts with the widening of North Main Street very difficult.

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

All necessary right of way for the widening of North Main Street is being provided by the school on this property to allow for the future build out improvements of North Main Street in the future complying with the provisions in the UDO and Comprehensive Plan.

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

This waiver does not impact or prohibit the design, construction or maintenance obligations of public facilities.

Certificate of Completion

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

Signature: 

Date: 01/24/2020

WAIVER/ALTERNATE COMPLIANCE PETITION



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Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
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- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy	Associated Project Number:	19-DP-10
--------------------------	----------------------------------	----------------------------	----------

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Increase the maximum allowable building bay spacing from 30' to 57' on the N Main Street elevation, to 55' on the Richardson Street elevation, and to 32' on the right and left side elevations.

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Academy

Mailing Address 220 Rosewood Centre Drive

City Holly Springs State NC Zip 27540

Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org

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

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

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

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

Given the size and massing of the elevation, the use of a larger bay spacing is proportional to the facade. The goal of the larger bay spacing is to create a scale for the building which is visually appropriate for its size.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

The proposed bay spacing is consistent with other buildings in the immediate vicinity.

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

The proposed waiver doesn't affect the Comprehensive Plan.

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

The proposed bay spacing is proportional to the scale and use of the elevation. It does not impose a flat elevation towards adjacent residential properties the street or pedestrian way.

Certificate of Completion

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

Signature: _____ Date: 1-22-2020

PINE SPRINGS MIDDLE SCHOOL

TOWN OF HOLLY SPRINGS WAKE COUNTY, NORTH CAROLINA DEVELOPMENT PETITION TOWN OF HOLLY PLANS PROJECT # 19-DP-10

1st SUBMITTAL TO TOWN OF HOLLY SPRINGS: JUNE 21, 2019
2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: JULY 26, 2019
3rd SUBMITTAL TO TOWN OF HOLLY SPRINGS: AUGUST 30, 2019
4th SUBMITTAL TO THE TOWN OF HOLLY SPRINGS: DECEMBER 13, 2019
FINAL SUBMITTAL TO TOWN OF HOLLY SPRINGS: FEBRUARY 7, 2020

TOWN OF HOLLY SPRINGS CONDITIONS OF APPROVAL:

- 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 SECTION 7.02 SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF PLANNING & ZONING.
- THIS PROJECT SHALL MEET TOWN'S NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE
- THE FOLLOWING MUST BE ADDRESSED PRIOR TO OR WITH 1ST CONSTRUCTION DRAWING SUBMITTAL:
 - THOROUGHFARES, COLLECTORS AND BOULEVARDS WILL REQUIRE A CALCULATED PAVEMENT DESIGN AND APPROVAL FROM TOWN AND NCDOT.
 - DOCUMENTATION IN THE FORM OF A RECORDED PLAT WILL BE REQUIRED FOR ALL RIGHT-OF-WAY DEDICATION PROVIDED WITH THIS PROJECT.
 - ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003.
- THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT:
 - STREET TREE LOCATIONS SHALL BE SHOWN WITH APPROVED LIGHTING FIXTURE LOCATIONS SHALL BE POSITIONED AS TO NOT INTERFERE WITH ANY LIGHTING FIXTURES OR ANY SITE DISTANCE TRIANGLES.
 - PAYMENT OF THE FEE-IN-LIEU OF BURYING EXISTING OVERHEAD POWER ACROSS THE PROPERTY FRONTAGE.
 - APPROVAL OF STORMWATER MANAGEMENT PLAN.
 - PAYMENT OF THE STORMWATER FEE-IN-LIEU.
 - ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED FOR THE ENTIRE PROJECT.
 - 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 BMP IS REQUIRED AT THE END OF THE PERFORMANCE MONITORING PERIOD FOR THE PROJECT.

SITE INFORMATION

PIN: 0740-81-9224
REID: 0100668
EXISTING LAND AREA: 23.08 AC
RIGHT OF WAY DEDICATION AREA: 0.32 AC
GROSS LAND AREA: 22.76 AC
WETLAND AREA: 0.03 AC
BUFFER AREA: 1.83 AC
EXISTING ZONING: R-20
EXISTING USE: VACANT
PROPOSED USE: EDUCATION - PUBLIC SCHOOL
WATERSHED: NONE
RIVER BASIN: CAPE FEAR
TOWNSHIP: HOLLY SPRINGS

LOT SUMMARY
MAXIMUM BUILDING HEIGHT: 35'
PROPOSED STRUCTURE HEIGHT: 42'
FRONT YARD / SETBACK RICHARDSON STREET (EAST): 20" VARIANCE
FRONT YARD / SETBACK RICHARDSON STREET (WEST): 10" VARIANCE
FRONT YARD / SETBACK N. MAIN STREET: 50'
FRONT YARD / SETBACK NC 55 BYPASS: 100'
REAR BUFFERYARD / SETBACK: 20'
SIDE BUFFERYARD / SETBACK: 20'

TREE PRESERVATION & OPEN SPACE SUMMARY
REQUIRED TREE PRESERVATION AREA: 2.30 AC (10%)
PROPOSED TREE PRESERVATION AREA: 2.63 (11%)
REQUIRED OPEN SPACE AREA: 0.12 AC (0.5%)
PROPOSED OPEN SPACE AREA: 0.18 AC (0.8%)

BUILDING SUMMARY
PROPOSED BUILDING FOOTPRINT: 33,200 SF
PROPOSED BUILDING SQUARE FOOTAGE: 64,700 SF

PARKING SUMMARY
REQUIRED PARKING: 2.5 SPACES / CLASSROOMS
21 CLASSROOMS x 2.5 = 53 SPACES
1 SPACE / 5 SEATS
800 SEATS / 5 = 160 SPACES
ASSEMBLY HALL: 1 SPACE / 5 SEATS

TOTAL REQUIRED PARKING: 213 SPACES
25% MAXIMUM REDUCTION: 53 SPACES
TOTAL PARKING PROVIDED: 162 SPACES

REQUIRED ADA PARKING: 7 SPACES
ADA PARKING PROVIDED: 10 SPACES
STANDARD PARKING PROVIDED (9' X 18'): 152 SPACES
BIKE PARKING REQUIRED: 3 RACKS - 15 BIKES
BIKE PARKING PROVIDED: 3 RACKS - 15 BIKES
FUTURE RESERVED PARKING: 53 SPACES

VEHICULAR QUEUE SUMMARY
K-10 STUDENT POPULATION: 516 STUDENTS
AVERAGE QUEUE: 2,197 FEET
30% HIGH DEMAND QUEUE: 659 FEET
DESIRED QUEUE: 2,856 FEET

THIS DESIGN PROVIDES:
SINGLE QUEUE: 0 FEET
DOUBLE QUEUE: 1,609 FEET
TOTAL QUEUE: 3,218 FEET*
*QUEUE DOES NOT INCLUDE 150' DROP OFF ZONE AND ADJACENT LANE

IMPERVIOUS SUMMARY
TOTAL AREA: 22.76 AC
DRIVES / PARKING AREAS: 3.37 AC
SIDEWALK AREA: 0.53 AC
BUILDING AREA: 0.83 AC
FUTURE IMPERVIOUS ALLOCATION: 0.41 AC
TOTAL PROPOSED IMPERVIOUS AREA: 5.15 AC
TOTAL PROPOSED IMPERVIOUS PERCENT: 22.4%

SEWER FLOW SUMMARY
AVERAGE DAY DESIGN FLOW: 6,192 GPD (516 STUDENTS x 12 GPD/STUDENT)
(12 GPD / STUDENT - SCHOOLS WITH CAFETERIA)*
* SCHOOL DOES NOT HAVE A CAFETERIA BUT DOES HAVE A GYM

TOWN OF HOLLY SPRINGS NOTES:

PLAN IS SUBJECT TO REVISION DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

SURVEY MONUMENT NOTE:

ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NSRS2011). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD). UNITS OF MEASUREMENT ARE US SURVEY FEET.

GPS POSITION ACCURACY

- CLASS OF SURVEY: URBAN LAND CLASS (A)
- POSITIONAL ACCURACY: 0.07 (H)
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC -NC NETWORK
- DATES OF SURVEY: MAY - JUNE 2019
- DATUM/EPOCH: NAD83 (NSRS2011)
- PUBLISHED/FIXED CONTROL USED: NC REAL TIME NETWORK
- GEOD MODEL: GEOD 12a
- COMBINED SCALE FACTOR (AVG): 0.99988080 (GROUND TO GRID)
- UNITS: US SURVEY FEET

GEODETIC NOTE:

NEAREST WAKE COUNTY GEODETIC MONUMENT:
"MERGE"
INTERSECTION OF N. MAIN ST. AND ROSEWOOD CENTER DR.
"EASTON"
INTERSECTION OF N. MAIN ST. AND KATHA DRIVE

Developer:

Pine Springs Academy
220 Rosewood Center Drive, Suite 200
Holly Springs, NC 27540
919.439.9448 (m)
Contact: Kristen Stocking

Land Owner:

Jessie & Joeline McDougald
5300 US 401 N
Fuquay-Varina, NC 27526
919.552.1120 (o)

Architect:

Insight Architects, PA
1307 W. Morehead Street, Suite 108
Charlotte, NC 28208
704.344.0445 (o)
Contact: Vince Ciccarelli, ALI

Landscape Architect:

Southwell Design, PLLC
PO Box 37178
Raleigh, NC 27627
919.272.6729
Contact: Adam Southwell, PLA

Surveyor:

Taylor Land Consultants, PA
1600 Olive Chapel Road, Suite 140
Apex, NC 27502
919.801.1104 (o)
Contact: Jeremy Taylor, PLS

Civil Engineering:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andy Petty, PE
andy@curryeng.com

DRAWING INDEX

C-00	COVER SHEET
C-01	CIVIL NOTES
C-02	EXISTING CONDITIONS AND DEMOLITION PLAN
C-03	TREE SAMPLE PLAN
C-04	OVERALL SITE LAYOUT
C-05	PARTIAL SITE LAYOUT I
C-06	PARTIAL SITE LAYOUT II
C-07	PARTIAL SITE LAYOUT III
C-08	LIGHTING PLAN
C-09	OVERALL UTILITY PLAN
C-10	PARTIAL UTILITY PLAN I
C-11	PARTIAL UTILITY PLAN II
C-12	PARTIAL UTILITY PLAN III
C-13	OVERALL GRADING AND DRAINAGE PLAN
C-14	PARTIAL GRADING AND DRAINAGE PLAN I
C-15	PARTIAL GRADING AND DRAINAGE PLAN II
C-16	PARTIAL GRADING AND DRAINAGE PLAN III
C-17	NORTH MAIN STREET ROADWAY IMPROVEMENTS
C-18	ROSEWOOD CENTRE STRIPING PLAN
D-01	SITE DETAILS
D-02	WATER DETAILS I
D-03	WATER DETAILS II
D-04	SANITARY SEWER DETAILS
D-05	STORM DRAINAGE DETAILS
SW-01	PRE-DEVELOPMENT DRAINAGE AREA MAP
SW-02	POST-DEVELOPMENT DRAINAGE AREA MAP
L-01	TREE INVENTORY
L-02	TREE PRESERVATION PLAN
L-03	OVERALL LANDSCAPE PLAN
L-04	LANDSCAPE PLAN ENLARGEMENT
L-05	LANDSCAPE DETAILS
L-06	LANDSCAPE CALCULATIONS
A101	OVERALL FLOOR PLANS
A102	OVERALL FLOOR PLANS
A111	LOWER FLOOR PLAN A
A112	LOWER FLOOR PLAN B
A113	GROUND FLOOR PLAN A
A114	GROUND FLOOR PLAN B
A115	UPPER FLOOR PLAN A
A116	UPPER FLOOR PLAN B
AC201	EXTERIOR ELEVATIONS
A451	DUMPSTER ENCLOSURE

TOWN OF HOLLY SPRINGS APPROVAL BOX:

UTILITY AGENCIES:

WATER & SEWER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3908
CONTACT: MS. KENORA PARRISH, PE

NCDENR-DWQ SEWER
NCDENR RALEIGH
REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

NCDENR-PUBLIC WATER SUPPLY
NCDENR DIVISION OF WATER RESOURCES
RALEIGH REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

GOVERNING AGENCIES:

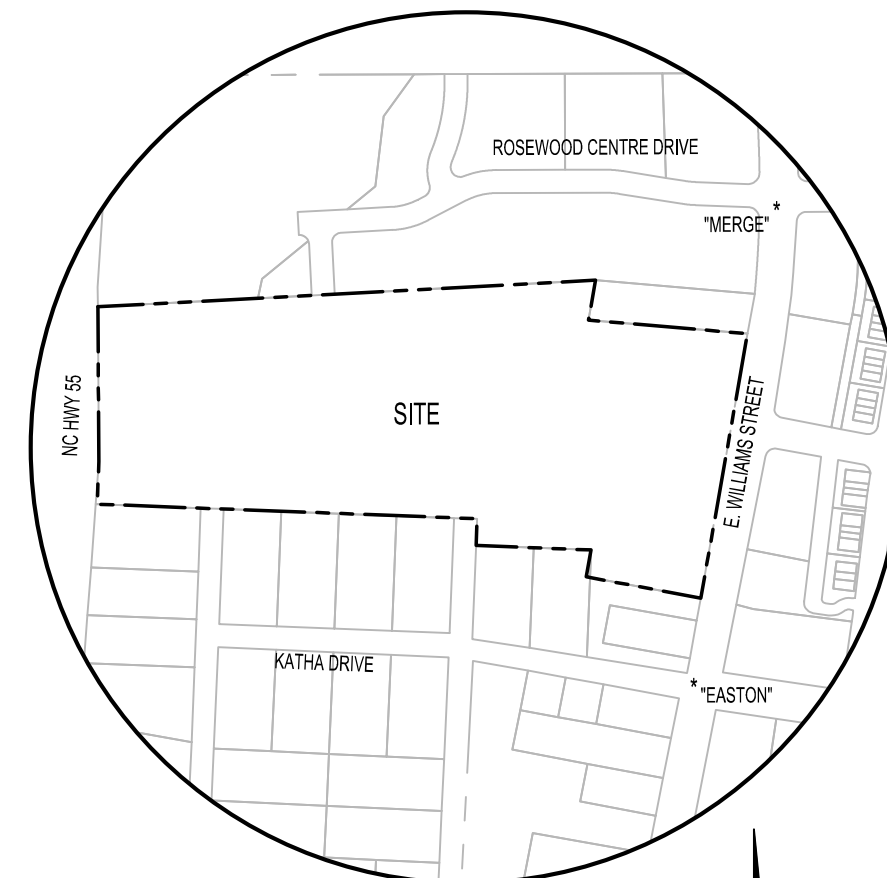
PLANNING/ZONING/LANDSCAPE:
TOWN OF HOLLY SPRINGS
PLANNING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3908
CONTACT: MS. GINA CLAPP

TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-2921
CONTACT: MR. DARIN EYSTER

ENGINEERING
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3908
CONTACT: MS. KENORA PARRISH, PE

EROSION CONTROL:
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-2921
CONTACT: MR. DARIN EYSTER

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER



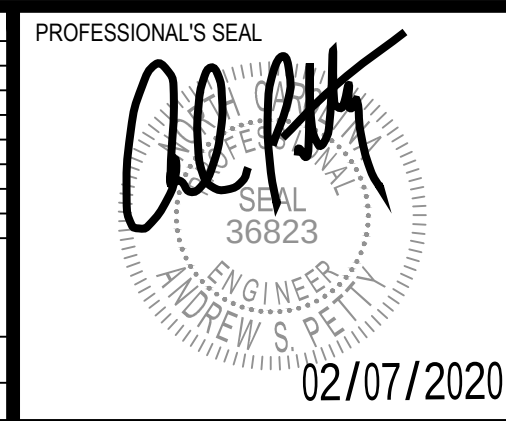
VICINITY MAP

SCALE: 1" = 500'

DEVELOPMENT PETITION PLANS PSPA MIDDLE SCHOOL COVER SHEET

C-00

REVISIONS	
1	7/26/2019 TOHS COMMENTS
2	8/30/2019 TOHS COMMENTS
3	12/12/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: AS SHOWN
FILE NO.: 2018-063	ORIG. SHEET SIZE: 24 x 36



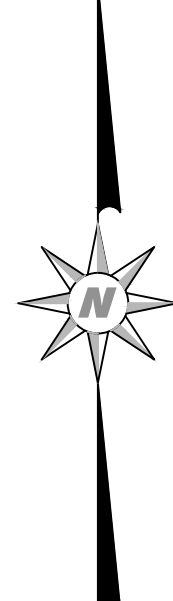
CLIENT	
PINE SPRINGS PREPARATORY ACADEMY	
220 Rosewood Center Drive Suite 200 Holly Springs, NC 27540 919-439-9448 Contact: Kristen Stocking	
PROPERTY INFORMATION	
OWNER: JESSIE & JOELINE MCDUGALD PIN: 0740-81-9224 REID: 0100668 ZONING: HOLLY SPRINGS, R-20 DEED BOOK: 2901 PAGE: 289	

D.B.	DEED BOOK	_____ OP _____	OP _____	OVERHEAD POWER
B.M.	BOOK OF MAPS	_____ UP _____	UP _____	UNDERGROUND POWER
Pg.	PAGE	_____ G _____	G _____	GAS MAIN
PIN	PARCEL ID NUMBER	_____ SD _____	SD _____	STORM PIPE
S.F.	SQUARE FEET	_____ SS _____	SS _____	SANITARY SEWER PIPE
Ac.	ACRES	_____ W _____	W _____	WATER MAIN
○	EX. PROPERTY CORNER	_____ T _____	T _____	UNDERGROUND TELE.
●	NEW 3/4" IRON PIPE	_____ X _____	X _____	FENCE
□	EX. CONCRETE MONUMENT	-----		EASEMENT
□	COMPUTED POINT	-----		PROPERTY BOUNDARY
□	CATCH BASIN	-----		MAJOR CONTOUR
Ⓐ	STORM JUNCTION BOX	-----		MINOR CONTOUR
⌚	STORM GRATED INLET	-----		TREE LINE
⌚	FLARED-END SECTION	-----		FENCE DEMOLITION
⌚	STORM CLEANOUT	-----		UTILITY DEMOLITION
⌚	FIRE HYDRANT	-----		STRUCTURE DEMOLITION
⌚	WATER VALVE	-----		GRAVEL / DIRT REMOVAL
⌚	WATER METER	-----		
⌚	SANITARY SEWER MANHOLE	-----		
⌚	SANITARY SEWER MANHOLE (NON-SURVEY)	-----		
⌚	SANITARY SEWER CLEANOUT	-----		
⌚	FIBER OPTIC MARKER	-----		
⌚	TELEPHONE PEDESTAL	-----		
⌚	CABLE PEDESTAL	-----		
⌚	POWER POLE	-----		
⌚	POWER PEDESTAL	-----		
⌚	LAMP POST	-----		
⌚	CAP MARKER	-----		

EXISTING
ROSEWOOD CENTRE DRIVE
RIGHT OF WAY

CERTIFIED BY ADAM SOUTHWELL, REGISTERED LANDSCAPE ARCHITECT #1700

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY TAYLOR LAND CONSULTANTS AND IS NOT A RESULT OF A FIELD SURVEY BY CURRY ENGINEERING. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SEAL AFFIXED TO THIS SHEET IS ONLY TO CERTIFY INFORMATION PERTAINING TO DEMOLITION ITEMS. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED BETWEEN MAY-JUNE 2019.
3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
 - HORIZONTAL DATUM = NAD83
 - VERTICAL DATUM = NAVD88
4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
5. WETLANDS & STREAM SHOWN ON PLAN SURVEYED BY TAYLOR LAND SURVEYING AS DELINEATED BY MITCHELL ENVIRONMENTAL AS CONCURRED BY WCDENR & USACE.
6. STREAM AND WETLAND IMPACTS TO BE PERMITTED THROUGH THE US ARMY CORP OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES- DIVISION OF WATER RESOURCES. COPIES OF IMPACT APPROVALS TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.
7. SEE C-03 FOR TREE SAMPLE AREAS.



PROFESSIONAL'S SEAL



02/07/2020

CONSULTANT

Curry
ENGINEERING

CURRY ENGINEERING
EST. 1960
NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

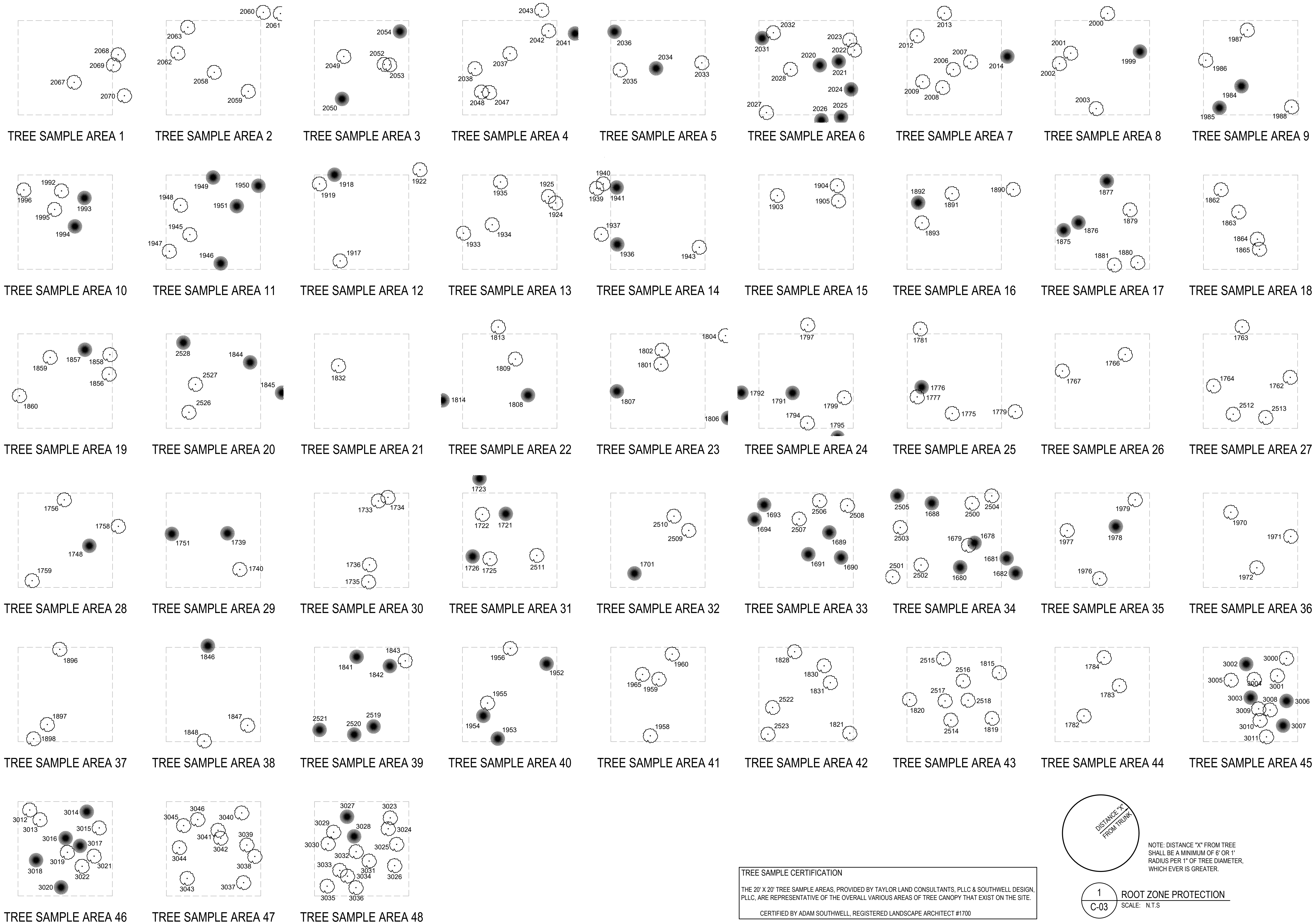
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

PROPERTY INFORMATION

OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

C-02

Z:\PROJECTS FOLDER\ZEBU\CON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-03 TREE SAMPLE PLAN.DWG
PLOTTED: 2/7/2020 3:02 PM



TREE LIST:

			1817	7"	Maple	1959	11"	Maple	2523	5"	Maple
			1818	14"	Oak	1960	4"	Hardwood	2524	5"	Maple
1677	25"	Pine	1819	7"	Maple	1961	15"	Maple	2525	4"	Hardwood
1678	21"	Pine	1820	12"	Oak	1962	18"	Pine	2526	4"	Maple
1679	4"	Maple	1821	5"	Oak	1963	9"	Hardwood	2527	4"	Gum
1680	16"	Pine	1822	11"	Pine	1964	24"	Pine	2528	4"	Pine
1681	18"	Pine	1823	6"	Hardwood	1965	3"	Maple	3000	4"	Pine
1682	17"	Pine	1824	8"	Pine	1966	29"	Pine	3001	2"	Maple
1683	30"	Pine	1825	16"	Pine	1967	25"	Pine	3002	4"	Pine
1684	4"	Gum	1826	15"	Maple	1968	19"	Pine	3003	13"	Pine
1685	14"	Pine	1827	9"	Poplar	1969	24"	Pine	3004	2"	Maple
1686	16"	Pine	1828	9"	Maple	1970	24"	Pine	3005	3"	Maple
1687	22"	Pine	1829	14"	Gum	1971	20"	Oak	3006	6"	Pine
1688	18"	Pine	1830	11"	Oak	1972	3"	Hardwood	3007	15"	Pine
1689	10"	Pine	1831	12"	Oak	1973	7"	Oak	3008	8"	Oak
1690	15"	Pine	1832	7"	Poplar	1974	27"	Pine	3009	3"	Maple
1691	15"	Pine	1833	10"	Maple	1975	22"	Maple	3010	2"	Dogwood
1692	30"	Pine	1834	13"	Maple	1976	3"	Hardwood	3011	1"	Maple
1693	9"	Pine	1835	6"	Oak	1977	14"	Hickory	3012	1"	Maple
1694	7"	Pine	1836	13"	Maple	1978	15"	Maple	3013	3"	Maple
1695	23"	Pine	1837	9"	Oak	1979	8"	Maple	3014	5"	Pine
1696	30"	Pine	1838	17"	Maple	1980	9"	Hickory	3015	4"	Maple
1697	22"	Pine	1839	9"	Pine	1981	17"	Pine	3016	10"	Pine
1698	20"	Pine	1840	8"	Pine	1982	10"	Hardwood	3017	8"	Pine
1699	15"	Pine	1841	6"	Pine	1983	4"	Hardwood	3018	12"	Pine
1700	17"	Pine	1842	6"	Pine	1984	15"	Pine	3019	3"	Maple
1701	5"	Cedar	1843	10"	Maple	1985	9"	Maple	3020	10"	Maple
1702	15"	Pine	1844	8"	Pine	1986	8"	Oak	3021	4"	Maple
1703	16"	Pine	1845	7"	Pine	1987	4"	Hardwood	3022	2"	Maple
1704	25"	Pine	1846	22"	Pine	1988	12"	Oak	3023	5"	Maple
1705	16"	Pine	1847	23"	Maple	1989	6"	Oak	3024	3"	Poplar
1706	28"	Poplar	1848	4"	Hardwood	1990	9"	Maple	3025	2"	Poplar
1707	27"	Pine	1849	19"	Oak	1991	12"	Pine	3026	1"	Poplar
1708	32"	Pine	1850	16"	Oak	1992	15"	Oak	3027	10"	Maple
1709	32"	Pine	1851	8"	Oak	1993	7"	Pine	3028	8"	Pine
1710	34"	Pine	1852	15"	Maple	1994	6"	Pine	3029	1"	Gum
1711	28"	Pine	1853	10"	Pine	1995	6"	Maple	3030	10"	Maple
1712	32"	Gum	1854	7"	Pine	1996	6"	Oak	3031	4"	Poplar
1713	34"	Gum	1855	14"	Oak	1997	12"	Pine	3032	2"	Maple
1714	24"	Maple	1856	8"	Oak	1998	29"	Pine	3033	3"	Poplar
1715	28"	Maple	1857	15"	Gum	1999	21"	Pine	3034	3"	Poplar
1716	25"	Gum	1858	7"	Hardwood	2000	4"	Maple	3035	4"	Poplar
1717	31"	Gum	1859	5"	Maple	2001	5"	Gum	3036	1"	Gum
1718	25"	Gum	1860	8"	Maple	2002	7"	Maple	3037	12"	Maple
1719	24"	Maple	1861	13"	Pine	2003	5"	Gum	3038	10"	Maple
1720	29"	Pine	1862	8"	Hardwood	2004	5"	Gum	3039	3"	Maple
1721	18"	Pine	1863	8"	Oak	2005	11"	Pine	3040	13"	Poplar
1722	7"	Maple	1864	9"	Oak	2006	9"	Oak	3041	4"	Maple
1723	12"	Pine	1865	12"	Oak	2007	7"	Dogwood	3042	4"	Maple
1724	14"	Hardwood	1866	8"	Oak	2008	7"	Oak	3043	18"	Poplar
1725	9"	Gum	1867	6"	Oak	2009	7"	Oak	3044	16"	Poplar
1726	21"	Pine	1868	18"	Oak	2010	10"	Maple	3045	20"	Poplar
1727	22"	Pine	1869	8"	Oak	2011	10"	Pine	3046	3"	Maple
1728	21"	Pine	1870	8"	Oak	2012	4"	Maple			
1729	22"	Pine	1871	10"	Hardwood	2013	7"	Maple			
1730	22"	Pine	1872	18"	Pine	2014	10"	Pine			
1731	13"	Maple	1873	19"	Pine	2015	25"	Maple			
1732	18"	Maple	1874	14"	Pine	2016	25"	Maple			
1733	14"	Maple	1875	17"	Pine	2017	25"	Maple			
1734	11"	Maple	1876	14"	Pine	2018	27"	Oak			
1735	3"	Gum	1877	10"	Pine	2019	24"	Oak			
1736	3"	Hardwood	1878	15"	Pine	2020	8"	Pine			
1737	10"	Hardwood	1879	8"	Oak	2021	6"	Maple			
1738	14"	Pine	1880	13"	Oak	2022	3"	Dogwood			
1739	15"	Pine	1881	11"	Oak	2023	8"	Oak			
1740	12"	Maple	1882	13"	Oak	2024	13"	Pine			
1741	7"	Maple	1883	7"	Pine	2025	15"	Pine			
1742	9"	Maple	1884	9"	Oak	2026	7"	Pine			
1743	17"	Pine	1885	11"	Hardwood	2027	3"	Dogwood			
1744	17"	Pine	1886	22"	Oak	2028	5"	Maple			
1745	17"	Maple	1887	14"	Pine	2029	11"	Pine			
1746	36"	Oak	1888	16"	Oak	2030	15"	Pine			
1747	17"	Oak	1889	20"	Pine	2031	5"	Pine			
1748	12"	Pine	1890	12"	Maple	2032	5"	Oak			
1749	9"	Pine	1891	6"	Hardwood	2033	13"	Oak			
1750	12"	Pine	1892	7"	Pine	2034	15"	Pine			
1751	15"	Pine	1893	11"	Oak	2035	5"	Pine			
1752	18"	Pine	1894	9"	Oak	2036	5"	Pine			
1753	5"	Oak	1895	16"	Hardwood	2037	4"	Oak			
1754	15"	Pine	1896	15"	Oak	2038	7"	Oak			
1755	16"	Oak	1897	9"	Hardwood	2039	9"	Pine			
1756	10"	Oak	1898	9"	Oak	2040	7"	Pine			
1757	10"	Hardwood	1899	8"	Hardwood	2041	9"	Maple			
1758	4"	Maple	1900	9"	Hardwood	2042	4"	Maple			
1759	4"	Maple	1901	7"	Hardwood	2043	3"	Oak			
1760	38"	Poplar	1902	16"	Pine	2044	18"	Pine			
1761	28"	Poplar	1903	12"	Oak	2045	14"	Pine			
1762	9"	Gum	1904	7"	Oak	2046	20"	Pine			
1763	20"	Oak	1905	10"	Hardwood	2047	7"	Oak			
1764	19"	Poplar	1906	11"	Oak	2048	5"	Oak			
1765	12"	Maple	1907	15"	Oak	2049	5"	Oak			
1766	19"	Oak	1908	9"	Hardwood	2050	10"	Pine			
1767	13"	Oak	1909	13"	Oak	2051	12"	Pine			
1768	14"	Oak	1910	7"	Hardwood	2052	6"	Gum			
1769	21"	Gum	1911	7"	Oak	2053	10"	Hardwood			
1770	10"	Maple	1912	12"	Oak	2054	19"	Pine			
1771	29"	Poplar	1913	17"	Pine	2055	21"	Pine			
1772	15"	Oak	1914	14"	Pine	2056	27"	Poplar			
1773	27"	Pine	1915	14"	Hardwood	2057	7"	Hickory			
1774	28"	Pine	1916	5"	Maple	2058	25"	Maple			
1775	13"	Hardwood	1917	7"	Maple	2059	12"	Maple			
1776	20"	Pine	1918	23"	Pine	2060	4"	Hardwood			
1777	9"	Oak	1919	12"	Maple	2061	6"	Poplar			
1778	10"	Maple	1920	15"	Hardwood	2062	8"	Poplar			
1779	10"	Maple	1921	13"	Maple	2064	8"	Maple			
1780	31"	Pine	1922	12"	Maple	2065	9"	Gum			
1781	9"	Maple	1923	25"	Pine	2066	25"	Oak			
1782	16"	Maple	1924	7"	Oak	2067	2"	Dogwood			
1783	11"	Gum	1925	6"	Maple	2068	22"	Poplar			
1784	7"	Maple	1926	22"	Pine	2069	18"	Poplar			
1785	10"	Pine	1927	3"	Dogwood	2070	9"	Hardwood			
1786	11"	Pine	1928	4"	Cedar	2071	17"	Maple			
1787	22"	Pine	1929	10"	Pine	2072	7"	Hardwood			
1788	20"	Pine	1930	3"	Oak	2073	26"	Pecan			
1789	7"	Pine	1931	6"	Oak	2074	29"	Pine			
1790	10"	Hardwood	1932	16"	Hardwood	2075	31"	Pine			
1791	14"	Pine	1933	4"	Oak	2076	29"	Pine			
1792	20"	Pine	1934	6"	Maple	2077	27"	Pine			
1793	7"	Gum	1935	14"	Oak	2078	29"	Pine			
1794	4"	Oak	1936	14"	Oak	2079	27"	Pine			
1795	8"	Pine	1937	5"	Dogwood	2080	27"	Pine			
1796	7"	Gum	1938	6"	Oak	2502	4"	Gum			
1797	10"	Hardwood	1939	6"	Oak	2503	6"	Gum			
1798	14"	Oak	1940	6"	Oak	2504	6"	Gum			
1799	4"	Maple	1941	8"	Pine	2505	7"	Pine			
1800	8"	Gum	1942	15"	Pine	2506	4"	Hardwood			
1801	8"	Maple	1943	5"	Hardwood	2507	10"	Hardwood			
1802	8"	Maple	1944	11"14"	Twin Oak	2508	5"	Hardwood			
1803	25"	Pine	1945	7"	Oak	2509	4"	Maple			
1804	12"	Maple	1946	9"	Pine	2510	2"	Maple			
1805	20"	Poplar	1947	5"	Hardwood	2511	4"	Maple			
1806	14"	Pine	1948	10"	Oak	2512	2"	Maple			
1807	11"	Pine	1949	8"	Pine	2513	2"	Maple			
1808	13"	Pine	1950	14"	Pine	2514	7"	Maple			
1809	7"	Gum	1951	6"	Pine	2515	2"	Maple			
1810	10"	Oak	1952	14"	Pine	2516	6"	Maple			
1811											

GENERAL NOTES:

- ***THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL SITE LAYOUT SHEETS***
- ALL CONSTRUCTION SHALL BE PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 - IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 - ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - DUMPSTER ENCLOSURE IS TO MATCH BUILDING MATERIALS. BRICK VENEER IS TO MATCH BUILDING. FULL DESIGN DETAILS TO BE SUBMITTED AT CONSTRUCTION DOCUMENTS ON BUILDING PLANS.
 - PARKING LOT STRIPING SHALL BE WHITE, SIGN POLES BLACK, AND TRAFFIC BOLLARDS AND LIGHT POLE BASES BLACK.
 - A SEPARATE SIGN PERMIT WILL HAVE TO BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS FOR SIGNAGE.
 - ANY FLAG POLES SHALL BE NO MORE THAN 30' IN HEIGHT WITH A MAXIMUM FLAG SIZE OF 40 SQUARE FEET.
 - ANY RETAINING WALL OVER 4' TALL WILL REQUIRE A BUILDING PERMIT.
 - ALL DRIVE AISLES WILL BE ACCESSIBLE BY EMERGENCY SERVICES AND GARBAGE TRUCKS. THE MINIMUM PAVEMENT THICKNESS SHALL BE 3" S9.5B AND 8" CABC.

LEGEND:

- CARPOOL QUEUE DESIGNATION
ACCESSIBLE ROUTE

REFER TO C-04 THRU C-06 FOR SPECIFIC DIMENSIONS & CALL OUTS

LEGEND:

- DOOR LOCATION
ADA PARKING SPACE
SITE LIGHTING
BOLLARD
CONCRETE WHEEL STOP
SIGN
TRAFFIC FLOW ARROWS
- PROPERTY BOUNDARY
PUBLIC RIGHT OF WAY
PERIMETER BUFFER
UTILITY EASEMENT
TREE PROTECTION FENCE
STORMWATER MANAGEMENT AREA
FENCE
CURB ONLY
CURB & GUTTER
SIDEWALK
- TREE PROTECTION AREA
CONCRETE SIDEWALK
ASPHALT PAVEMENT
- SWING GATES
SLIDING GATE
PIPE GATE
PARKING STRIPE
CROSS WALK
BUILDING

SIGHT DISTANCE TRIANGLE TABLE

STREET TYPE	POSTED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE, d1 (FT)	STOPPING SIGHT DISTANCE, d2 (FT)
NORTH MAIN STREET (THOROUGHFARE)	35	40	18	305' - RESTRICTED ACCESS DRIVEWAYS
RICHARDSON STREET (LOCAL COLLECTOR)	35	40	15	289' - DRIVEWAY #1 305' - DRIVEWAY #2

INTERSECTION SIGHT DISTANCE CALCULATED PER TOHS SPECIFICATIONS 3.0 - TABLE 3.3
* RESTRICTED DRIVEWAYS - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'
* DRIVEWAY ACCESS #1 - 40 MPH = 305'; SLOPE > 3% UPGRADE; -16' ADJUSTMENT => 289'
* DRIVEWAY ACCESS #2 - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'

ENTRANCE GATE NOTE:

PIPE GATES AT THE ENTRANCE / EXIT ON NORTH MAIN STREET SHALL BE CLOSED DURING THE HOURS OF 7 AM TO 9 AM AND 2:30 PM TO 4:30 PM. THE GATE WILL REMAIN OPEN BETWEEN THESE TIMES TO ALLOW STAFF AND PARENTS TO COME TO THE SCHOOL DURING NON-CARPOOL OPERATIONS.

SITE INFORMATION

PIN: 0740-81-9224
REID: 0100668
EXISTING LAND AREA: 23.08 AC
RIGHT OF WAY DEDICATION AREA: 0.32 AC
GROSS LAND AREA: 22.76 AC
WETLAND AREA: 0.03 AC
BUFFER AREA: 1.83 AC
EXISTING ZONING: R-20
EXISTING USE: VACANT
PROPOSED USE: EDUCATION - PUBLIC SCHOOL
WATERSHED: NONE
RIVER BASIN: CAPE FEAR
TOWNSHIP: HOLLY SPRINGS

LOT SUMMARY
MAXIMUM BUILDING HEIGHT: 35'
PROPOSED STRUCTURE HEIGHT: 42'
FRONT YARD / SETBACK RICHARDSON STREET (EAST): 20' VARIANCE
FRONT YARD / SETBACK RICHARDSON STREET (WEST): 10' VARIANCE
FRONT YARD / SETBACK N. MAIN STREET: 50'
FRONT YARD / SETBACK NC 55 BYPASS: 100'
REAR BUFFERYARD / SETBACK: 20'
SIDE BUFFERYARD / SETBACK: 20'

TREE PRESERVATION & OPEN SPACE SUMMARY
REQUIRED TREE PRESERVATION AREA: 2.30 AC (10%)
PROPOSED TREE PRESERVATION AREA: 2.63 (11%)
REQUIRED OPEN SPACE AREA: 0.12 AC (0.5%)
PROPOSED OPEN SPACE AREA: 0.18 AC (0.8%)

BUILDING SUMMARY
PROPOSED BUILDING FOOTPRINT: 33,200 SF
PROPOSED BUILDING SQUARE FOOTAGE: 64,700 SF

PARKING SUMMARY
REQUIRED PARKING: 2.5 SPACES / CLASSROOMS
21 CLASSROOMS x 2.5 = 53 SPACES
1 SPACE / 5 SEATS
800 SEATS / 5 = 160 SPACES

ASSEMBLY HALL: 213 SPACES
TOTAL REQUIRED PARKING: 213 SPACES
25% MAXIMUM REDUCTION: 53 SPACES
TOTAL PARKING PROVIDED: 162 SPACES

REQUIRED ADA PARKING: 7 SPACES
ADA PARKING PROVIDED: 10 SPACES
STANDARD PARKING PROVIDED (9' X 18'): 162 SPACES
BIKE PARKING REQUIRED: 3 RACKS - 15 BIKES
BIKE PARKING PROVIDED: 3 RACKS - 15 BIKES
FUTURE RESERVED PARKING: 53 SPACES

VEHICULAR QUEUE SUMMARY
K-10 STUDENT POPULATION: 516 STUDENTS
AVERAGE QUEUE: 2,197 FEET
30% HIGH DEMAND QUEUE: 659 FEET
DESIRED QUEUE: 2,856 FEET

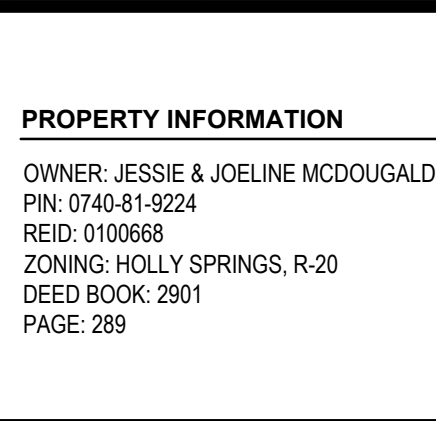
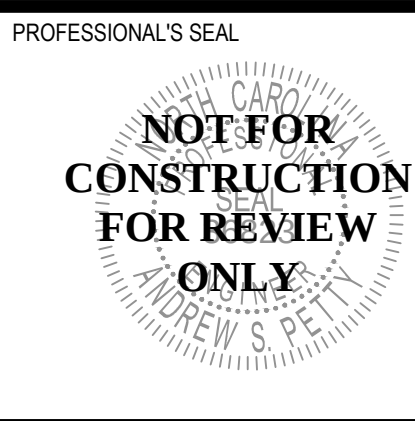
THIS DESIGN PROVIDES:
SINGLE QUEUE: 0 FEET
DOUBLE QUEUE: 1,609 FEET
TOTAL QUEUE: 3,218 FEET*
*QUEUE DOES NOT INCLUDE 150' DROP OFF ZONE AND ADJACENT LANE

IMPERVIOUS SUMMARY
TOTAL AREA: 22.76 AC
DRIVES / PARKING AREAS: 3.37 AC
SIDEWALK AREA: 0.53 AC
BUILDING AREA: 0.83 AC
FUTURE IMPERVIOUS ALLOCATION: 0.41 AC
TOTAL PROPOSED IMPERVIOUS AREA: 5.15 AC
TOTAL PROPOSED IMPERVIOUS PERCENT: 22.4%

SEWER FLOW SUMMARY
AVERAGE DAY DESIGN FLOW: 6,192 GPD (516 STUDENTS x 12 GPD/STUDENT)
(12 GPD / STUDENT - SCHOOLS WITH CAFETERIA)*
* SCHOOL DOES NOT HAVE A CAFETERIA BUT DOES HAVE A GYM

Z:\PROJECTS\FOLDER_ZEBULON\2018\2018-03-03 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS MIDDLE SCHOOL - DEVELOPMENT PETITION SHEET FILES\CA-04 OVERALL SITE LAYOUT.DWG
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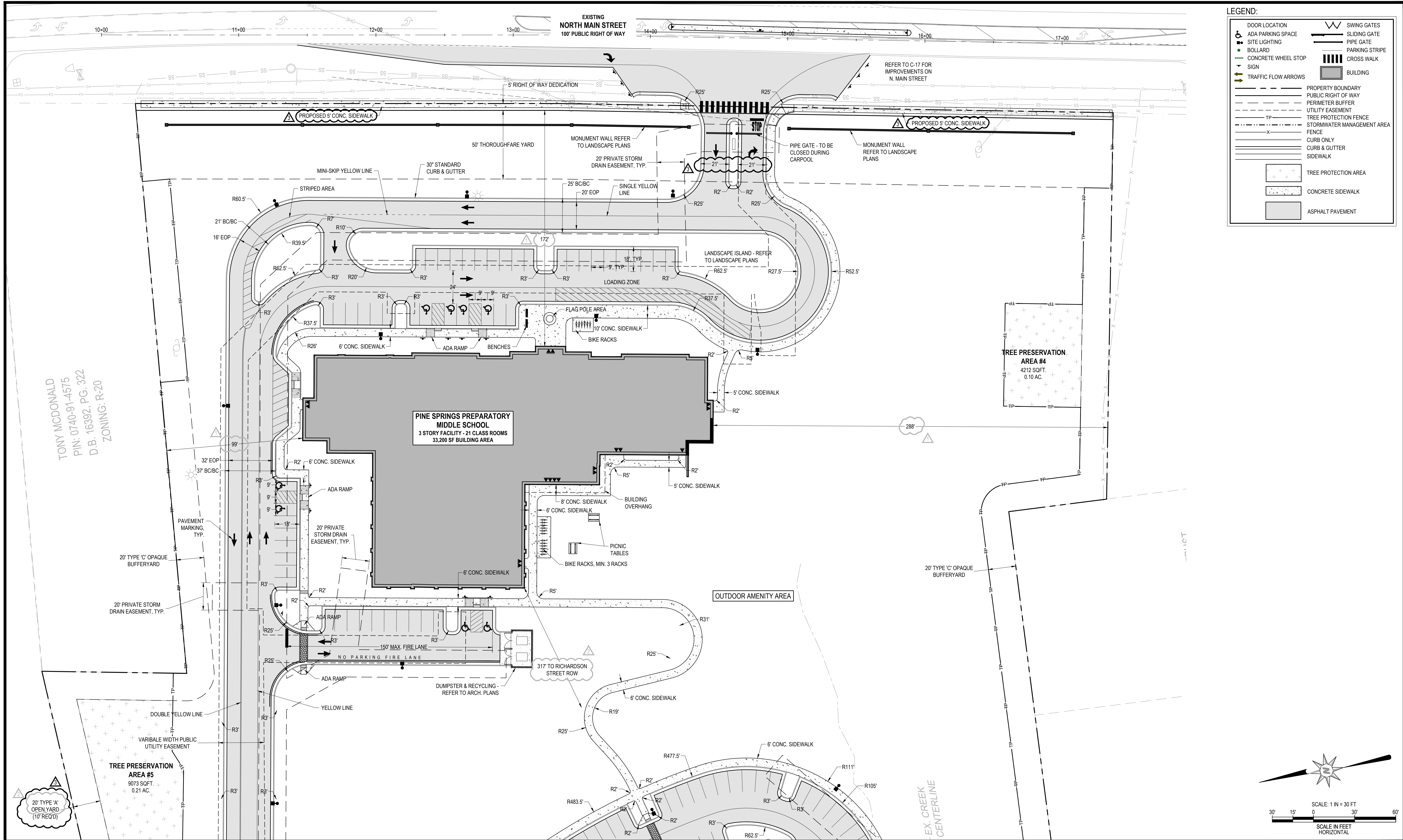
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2	8/30/2019 TOHS COMMENTS
3	12/12/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: 1" = 60'
FILE NO: 2018-063	ORIG. SHEET SIZE: 24 x 36



DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL SITE LAYOUT

C-04

Z:\PROJECTS\FOLDER_ZEBU\CON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-05 PARTIAL SITE LAYOUT.DWG
PLOTTED: 27/07/2020 3:04 PM



REVISIONS	
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3	12/12/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORZ. SCALE: 1" = 30'
FILE NO: 2018-063	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

02/07/2020

CONSULTANT
Curry
ENGINEERING

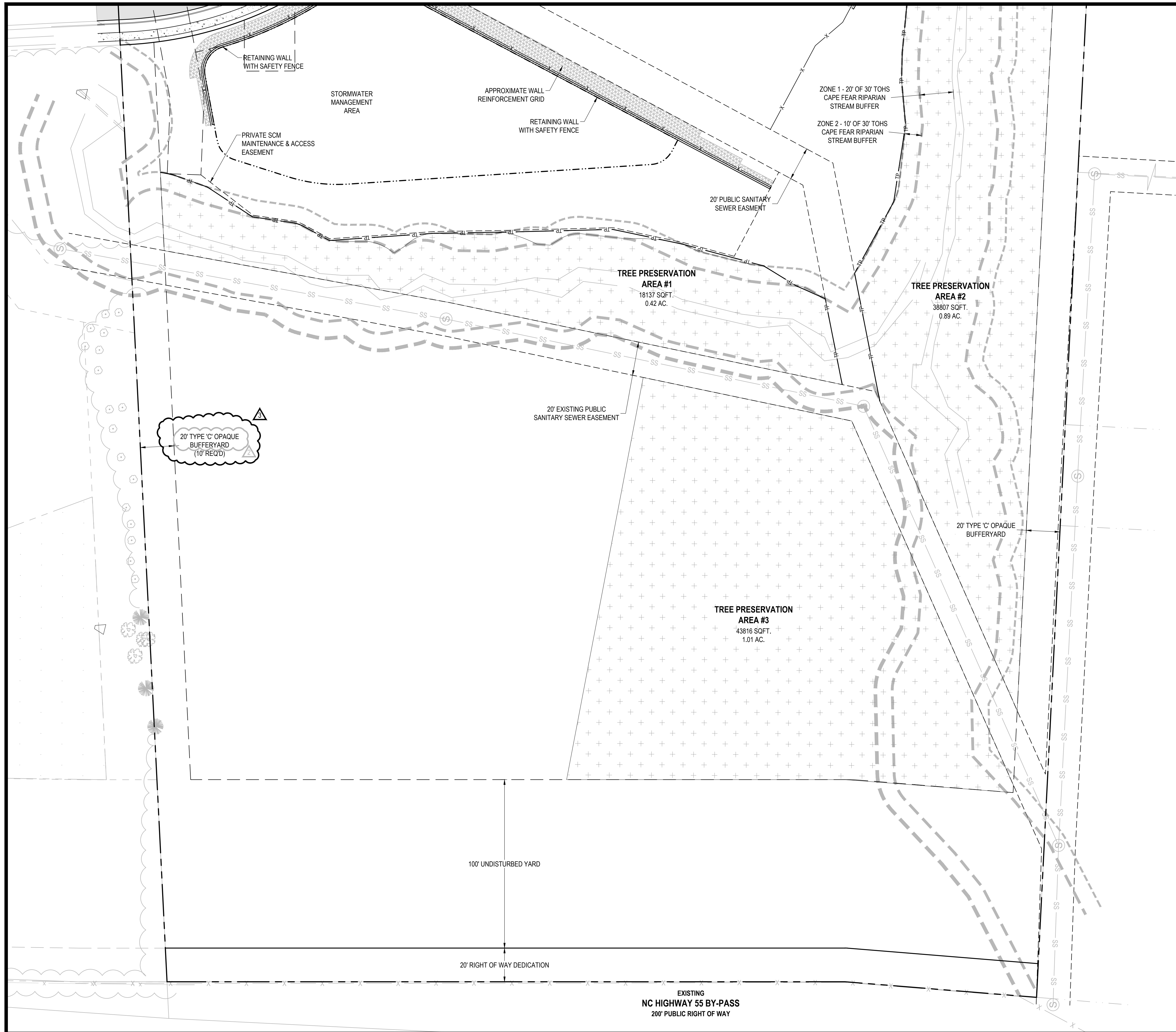
NC LIC. NO. P-0799
EST. 1919
1 (919) 552-0848
F (919) 552-2043
205 S. Equity Avenue
Fayetteville, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking

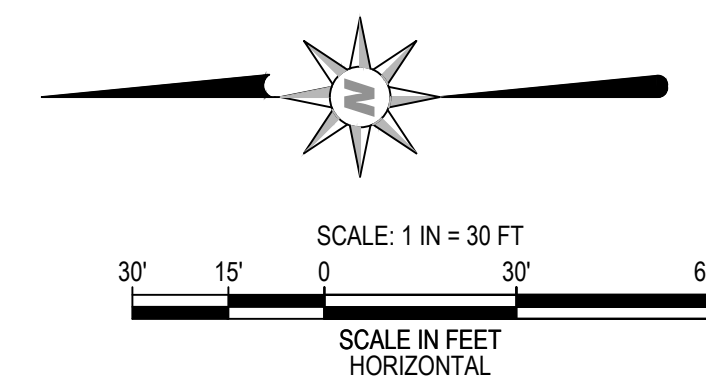
PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL SITE LAYOUT I
C-05

Z:\PROJECTS\FOLDER_ZEBU\CON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-07 PARTIAL SITE LAYOUT I.LDWG
PLOTTED: 2/7/2020 3:07 PM



LEGEND:	
DOOR LOCATION	SWING GATES
ADA PARKING SPACE	SLIDING GATE
SITE LIGHTING	PIPE GATE
BOLLARD	PARKING STRIPE
CONCRETE WHEEL STOP	CROSS WALK
SIGN	BUILDING
TRAFFIC FLOW ARROWS	
PROPERTY BOUNDARY	
PUBLIC RIGHT OF WAY	
PERIMETER BUFFER	
UTILITY EASEMENT	
TP	TREE PROTECTION FENCE
X	STORMWATER MANAGEMENT AREA
	FENCE
	CURB ONLY
	CURB & GUTTER
	SIDEWALK
	TREE PROTECTION AREA
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT



REVISIONS	
1	7/26/2019 TOHS COMMENTS
2	8/30/2019 TOHS COMMENTS
3	12/13/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: 1" = 30'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

02/07/2020

CONSULTANT
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NC LIC. NO. P-0799
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10
PINE SPRINGS
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(919) 552-2043

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL SITE LAYOUT III

C-07

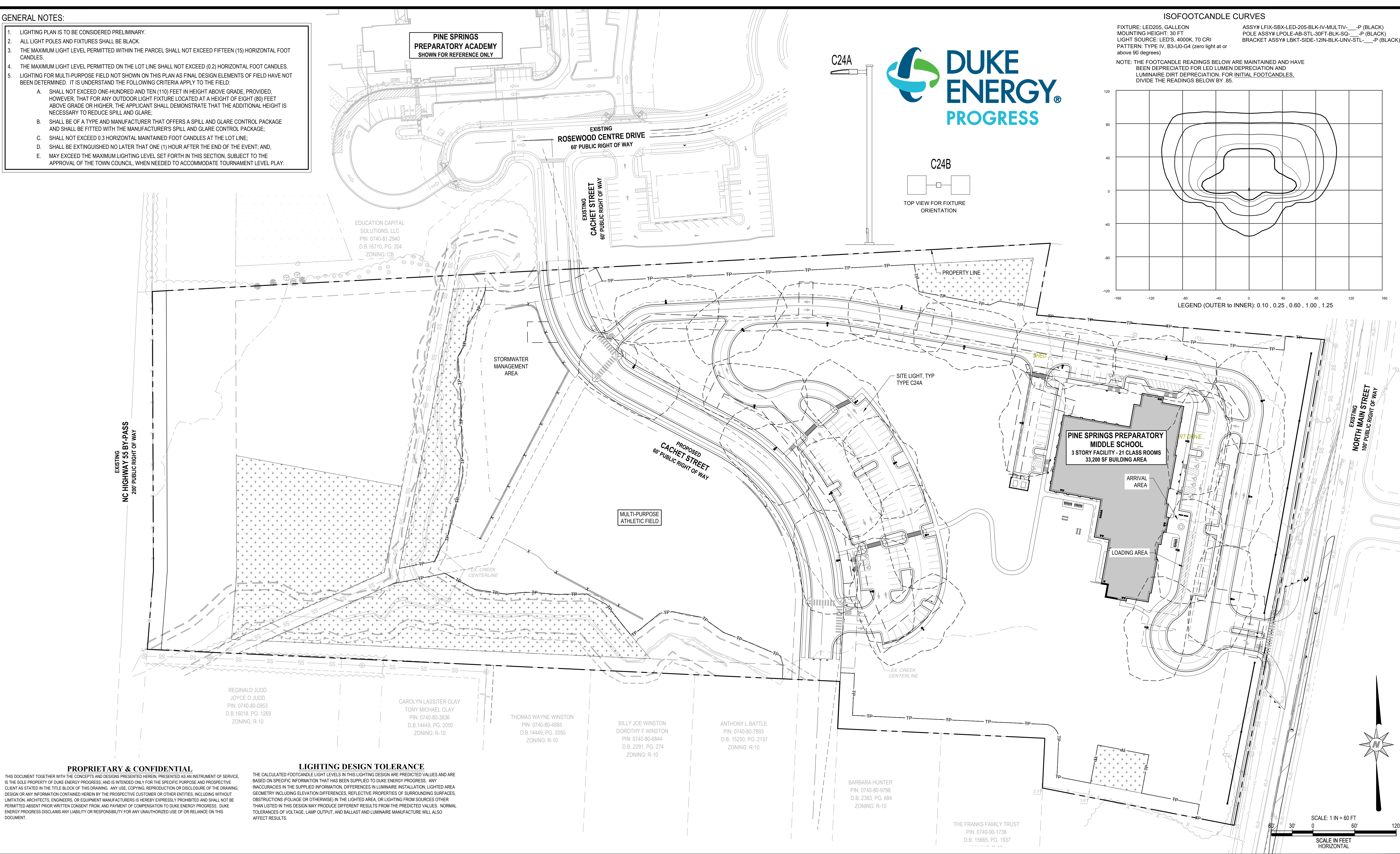
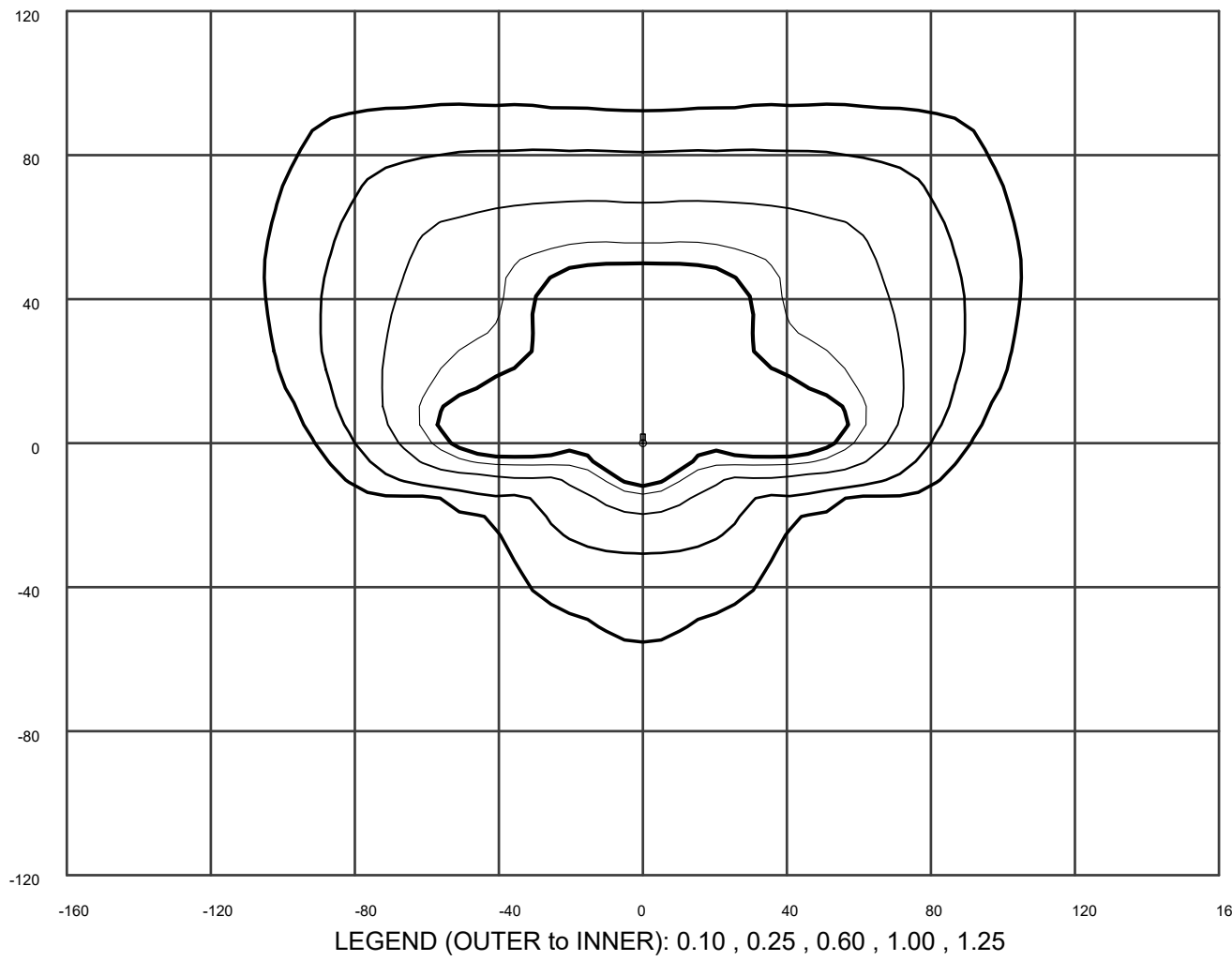
- GENERAL NOTES:
1. LIGHTING PLAN IS TO BE CONSIDERED PRELIMINARY.
 2. ALL LIGHT POLES AND FIXTURES SHALL BE BLACK.
 3. THE MAXIMUM LIGHT LEVEL PERMITTED WITHIN THE PARCEL SHALL NOT EXCEED FIFTEEN (15) HORIZONTAL FOOT CANDLES.
 4. THE MAXIMUM LIGHT LEVEL PERMITTED ON THE LOT LINE SHALL NOT EXCEED (0.2) HORIZONTAL FOOT CANDLES.
 5. LIGHTING FOR MULTI-PURPOSE FIELD NOT SHOWN ON THIS PLAN AS FINAL DESIGN ELEMENTS OF FIELD HAVE NOT BEEN DETERMINED. IT IS UNDERSTAND THE FOLLOWING CRITERIA APPLY TO THE FIELD:
 - A. SHALL NOT EXCEED ONE-HUNDRED AND TEN (110) FEET IN HEIGHT ABOVE GRADE, PROVIDED, HOWEVER, THAT FOR ANY OUTDOOR LIGHT FIXTURE LOCATED AT A HEIGHT OF EIGHT (80) FEET ABOVE GRADE OR HIGHER, THE APPLICANT SHALL DEMONSTRATE THAT THE ADDITIONAL HEIGHT IS NECESSARY TO REDUCE SPILL AND GLARE.
 - B. SHALL BE OF A TYPE AND MANUFACTURER THAT OFFERS A SPILL AND GLARE CONTROL PACKAGE AND SHALL BE FITTED WITH THE MANUFACTURER'S SPILL AND GLARE CONTROL PACKAGE.
 - C. SHALL NOT EXCEED 0.3 HORIZONTAL MAINTAINED FOOT CANDLES AT THE LOT LINE;
 - D. SHALL BE EXTINGUISHED NO LATER THAT ONE (1) HOUR AFTER THE END OF THE EVENT; AND,
 - E. MAY EXCEED THE MAXIMUM LIGHTING LEVEL SET FORTH IN THIS SECTION, SUBJECT TO THE APPROVAL OF THE TOWN COUNCIL, WHEN NEEDED TO ACCOMMODATE TOURNAMENT LEVEL PLAY.

ISOFOOTCANDLE CURVES

FIXTURE: LED205, GALLEON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
PATTERN: TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.

ASSY# LFIX-SBX-LED-205-BLK-IV-MULTIV-___P (BLACK)
POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-___P (BLACK)
BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-___P (BLACK)



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LIGHTING DESIGN TOLERANCE

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REVISIONS	
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2	8/30/2019 TOHS COMMENTS
3	12/12/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: 1" = 60'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

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919-439-9448
Contact: Kristen Stocking

PROPERTY INFORMATION

OWNER: JESSIE & JOELINE MCDOWGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

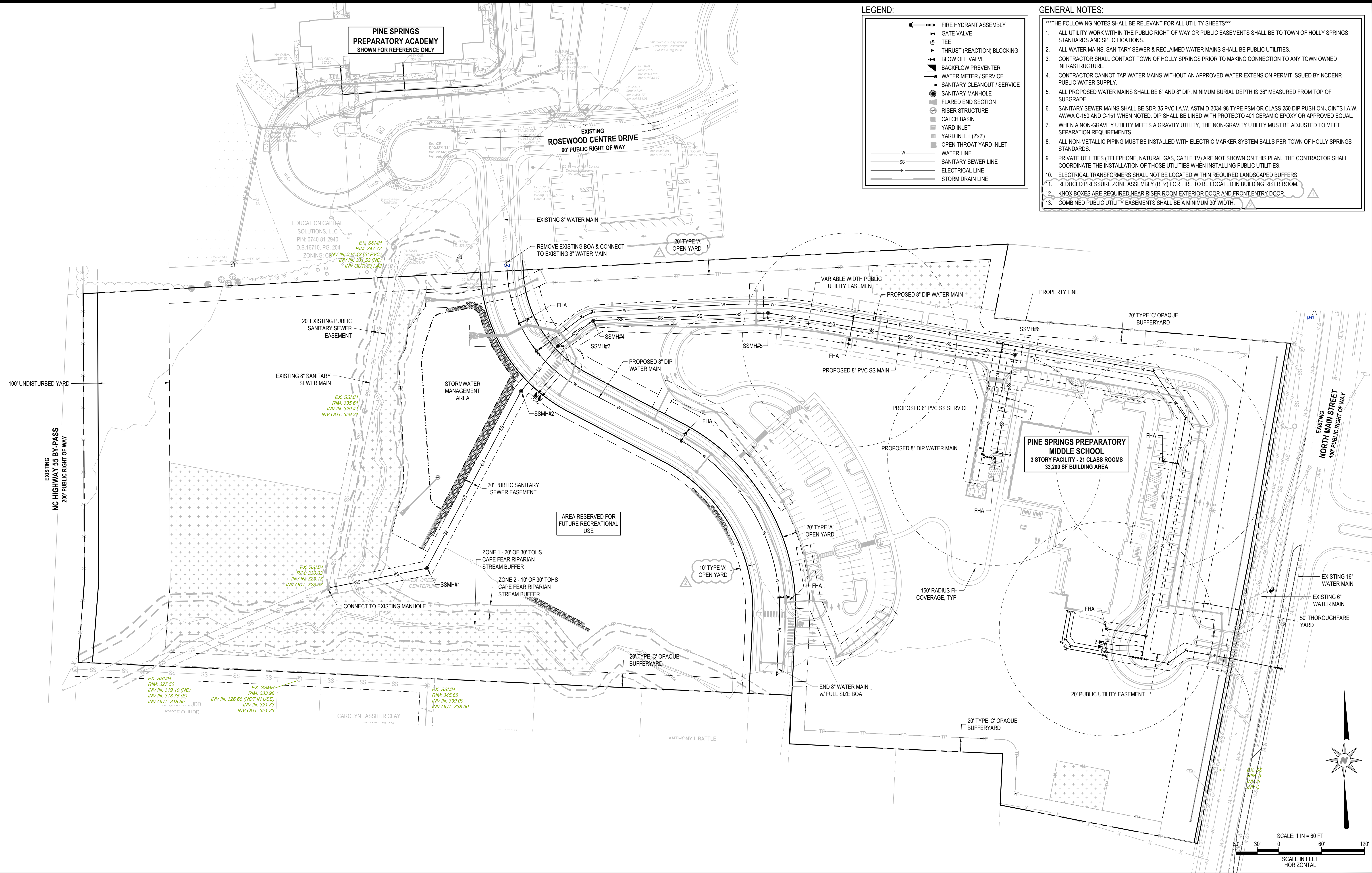
DEVELOPMENT PETITION PLANS

PSPA MIDDLE SCHOOL

LIGHTING PLAN

C-08

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PLOTTED: 2/7/2020 3:07 PM



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3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

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FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36

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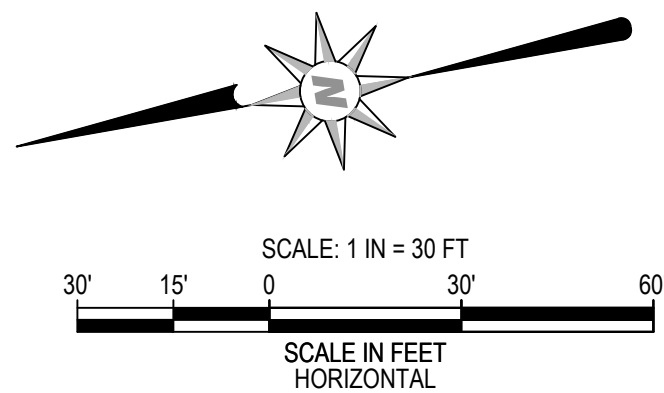
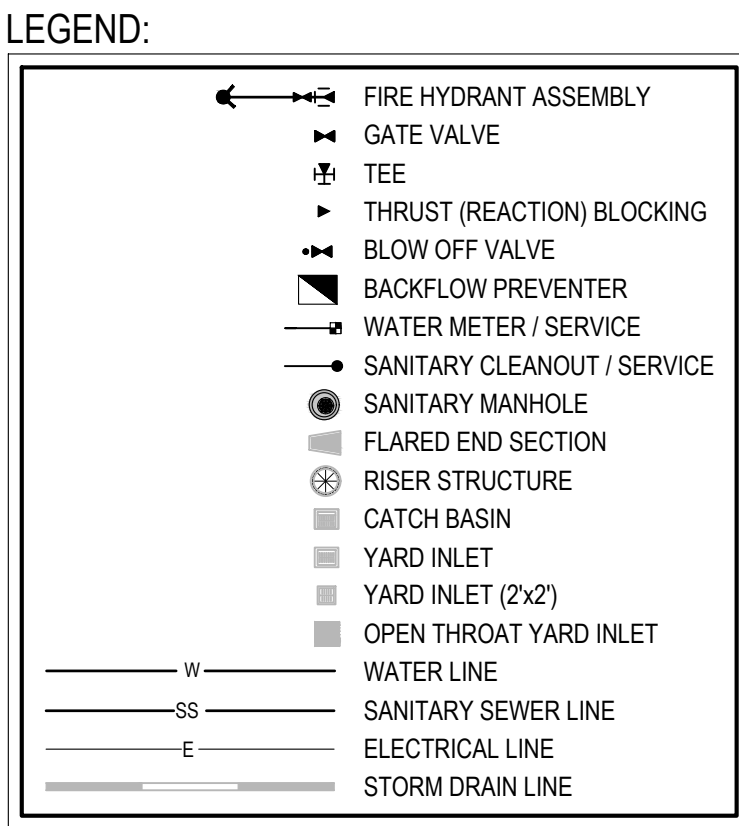
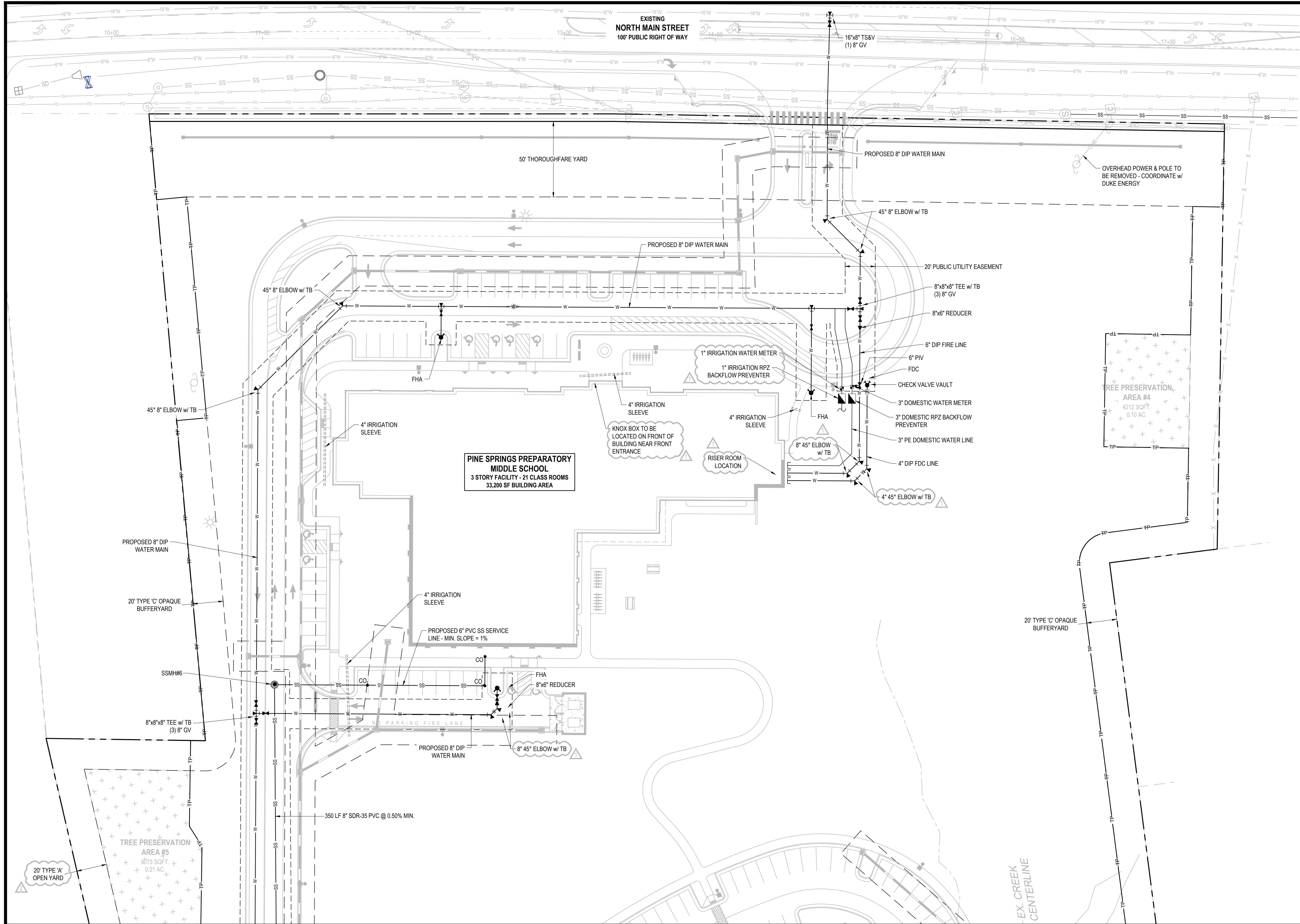
02/07/2020

CLIENT PINE SPRINGS PREPARATORY ACADEMY 220 Rosewood Center Drive Suite 200 Holly Springs, NC 27540 919-439-9448 Contact: Kristen Stocking		PROPERTY INFORMATION OWNER: JESSIE & JOELINE MODOUGALL PIN: 0740-61-9224 REID: 0100668 ZONING: HOLLY SPRINGS, R-20 DEED BOOK: 2901 PAGE: 988 CASE: 198
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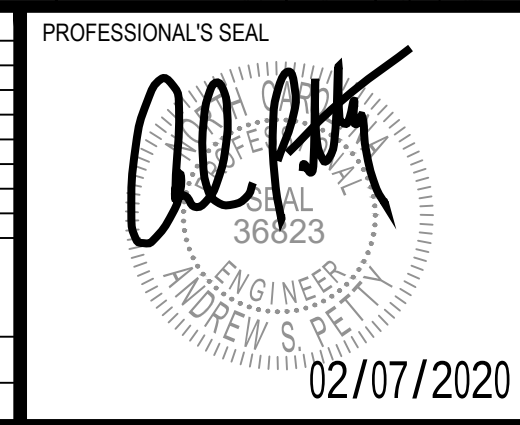
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL UTILITY PLAN

C-09

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NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: 1" = 30'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36



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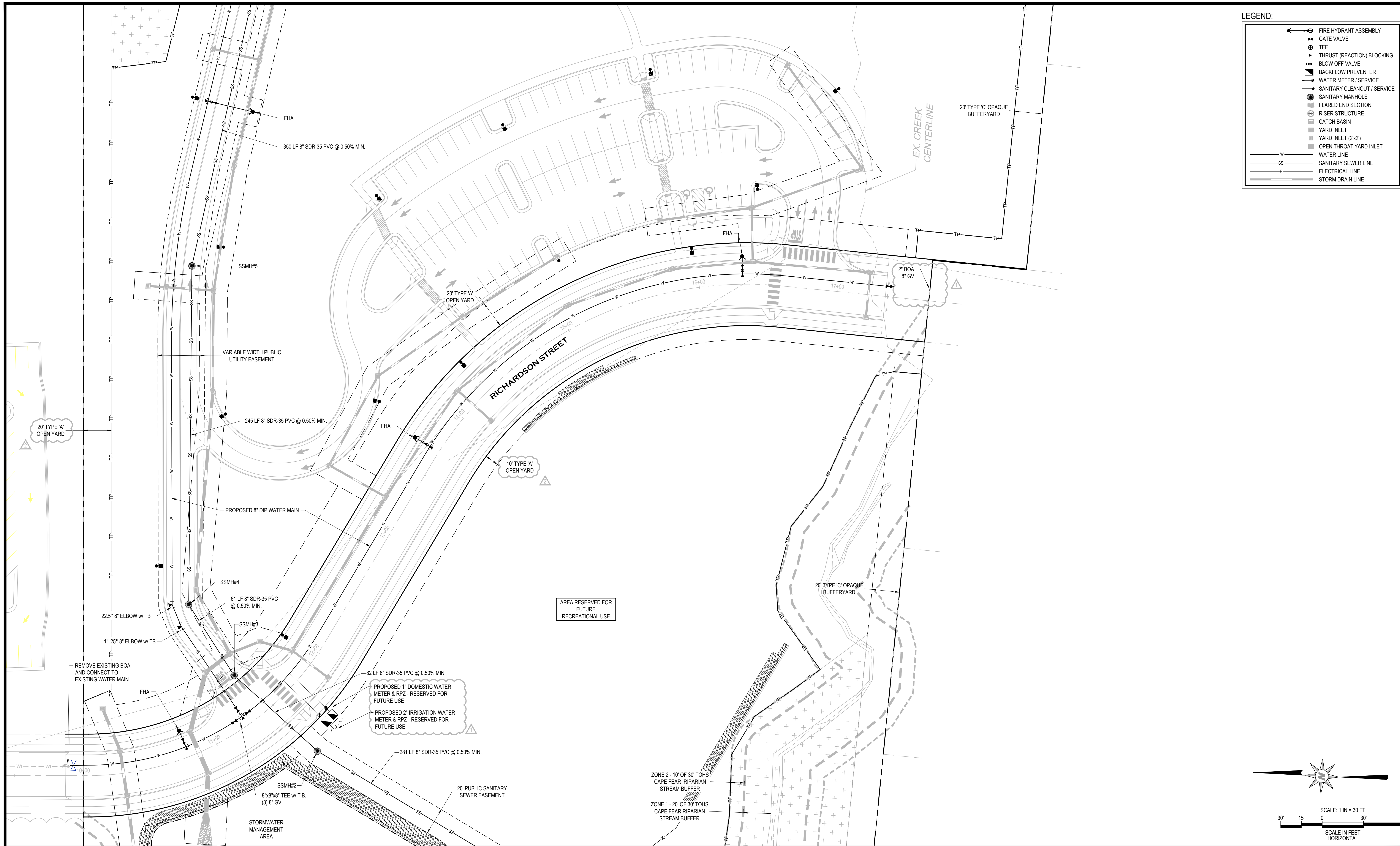
Pine Springs
PREPARATORY ACADEMY
A Charlotte-Mecklenburg Schools Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

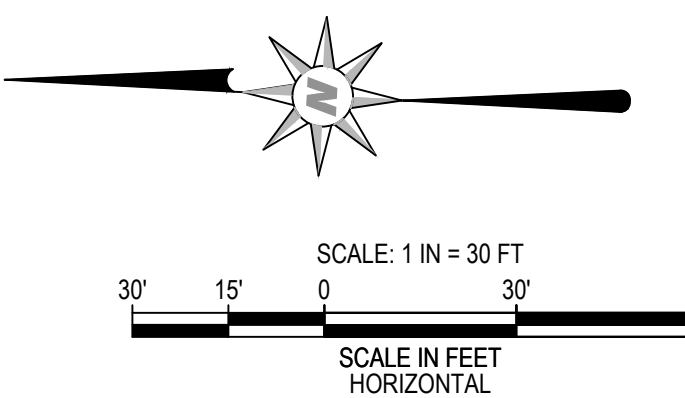
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL UTILITY PLAN I

C-10

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PLOTED: 2/7/2020 3:13 PM



LEGEND:	
	FIRE HYDRANT ASSEMBLY
	GATE VALVE
	TEE
	THRUST (REACTION) BLOCKING
	BLOW OFF VALVE
	BACKFLOW PREVENTER
	WATER METER / SERVICE
	SANITARY CLEANOUT / SERVICE
	SANITARY MANHOLE
	FLARED END SECTION
	RISER STRUCTURE
	CATCH BASIN
	YARD INLET
	YARD INLET (2x2)
	OPEN THROAT YARD INLET
	WATER LINE
	SANITARY SEWER LINE
	ELECTRICAL LINE
	STORM DRAIN LINE



REVISIONS	
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FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

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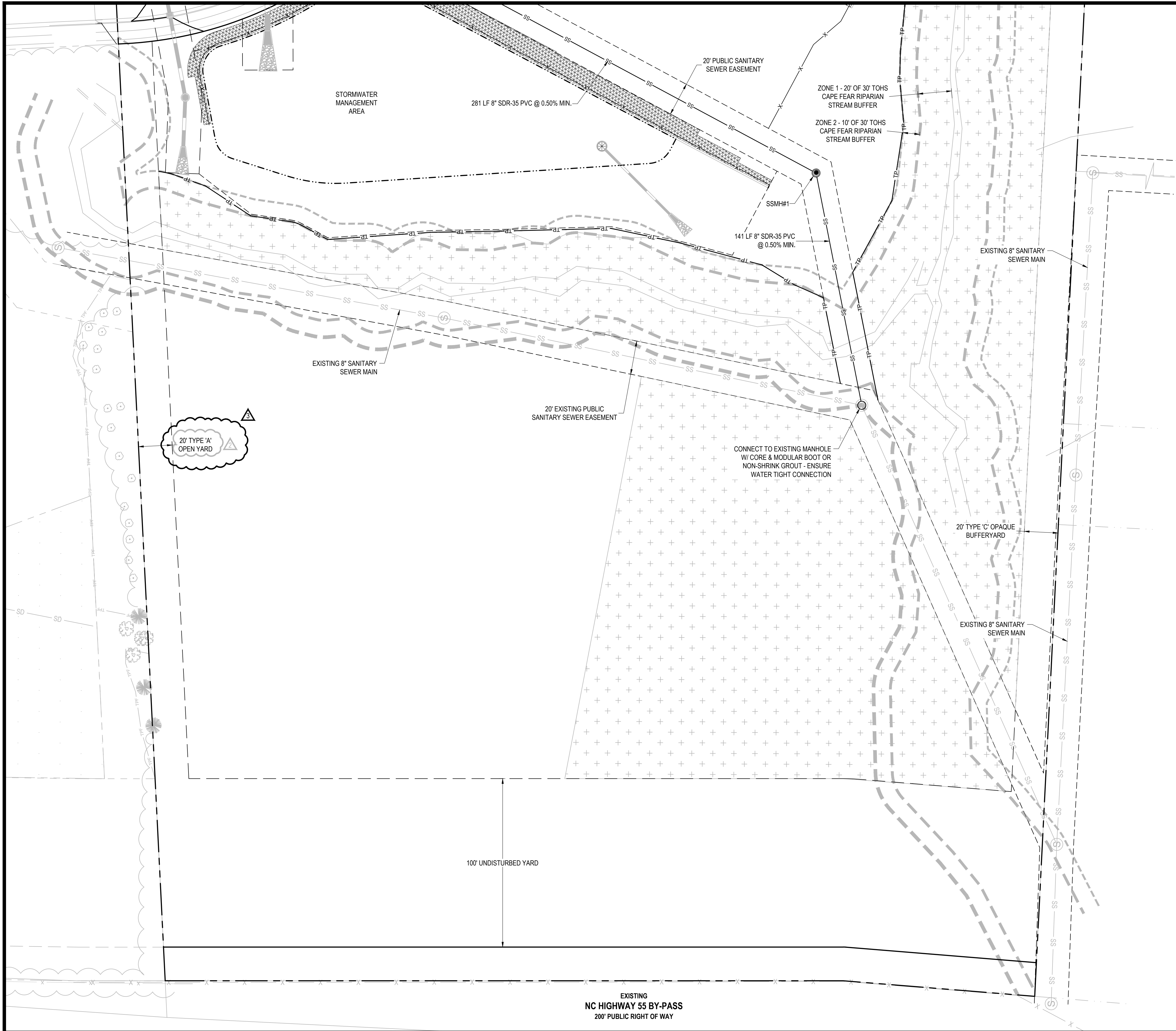
Pine Springs
PREPARATORY ACADEMY
A Charlotte-Mecklenburg Schools Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
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PAGE: 289

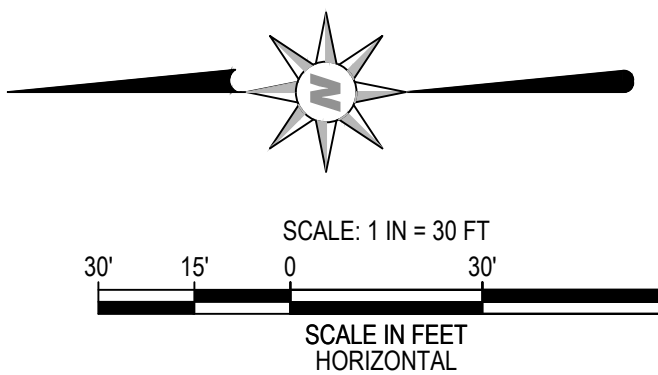
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL UTILITY PLAN II

C-11

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PLOTTED: 2/7/2020 3:14 PM



LEGEND:	
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	GATE VALVE
	TEE
	THRUST (REACTION) BLOCKING
	BLOW OFF VALVE
	BACKFLOW PREVENTER
	WATER METER / SERVICE
	SANITARY CLEANOUT / SERVICE
	SANITARY MANHOLE
	FLARED END SECTION
	RISER STRUCTURE
	CATCH BASIN
	YARD INLET
	YARD INLET (2x2)
	OPEN THROAT YARD INLET
	WATER LINE
	SANITARY SEWER LINE
	ELECTRICAL LINE
	STORM DRAIN LINE



REVISIONS	
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OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL UTILITY PLAN III

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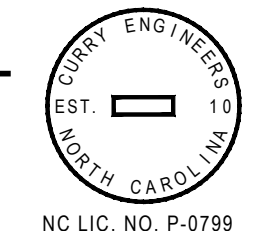
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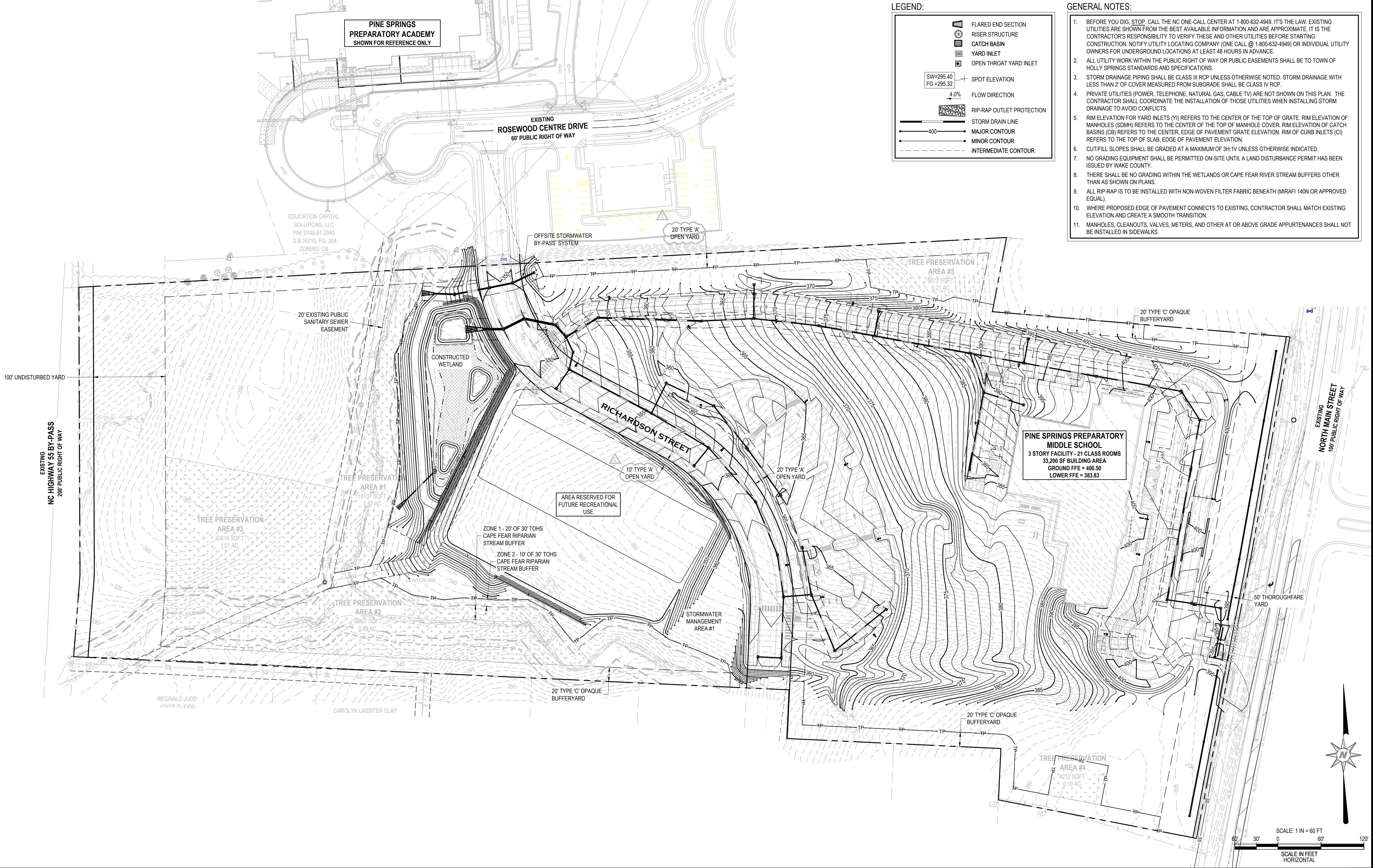


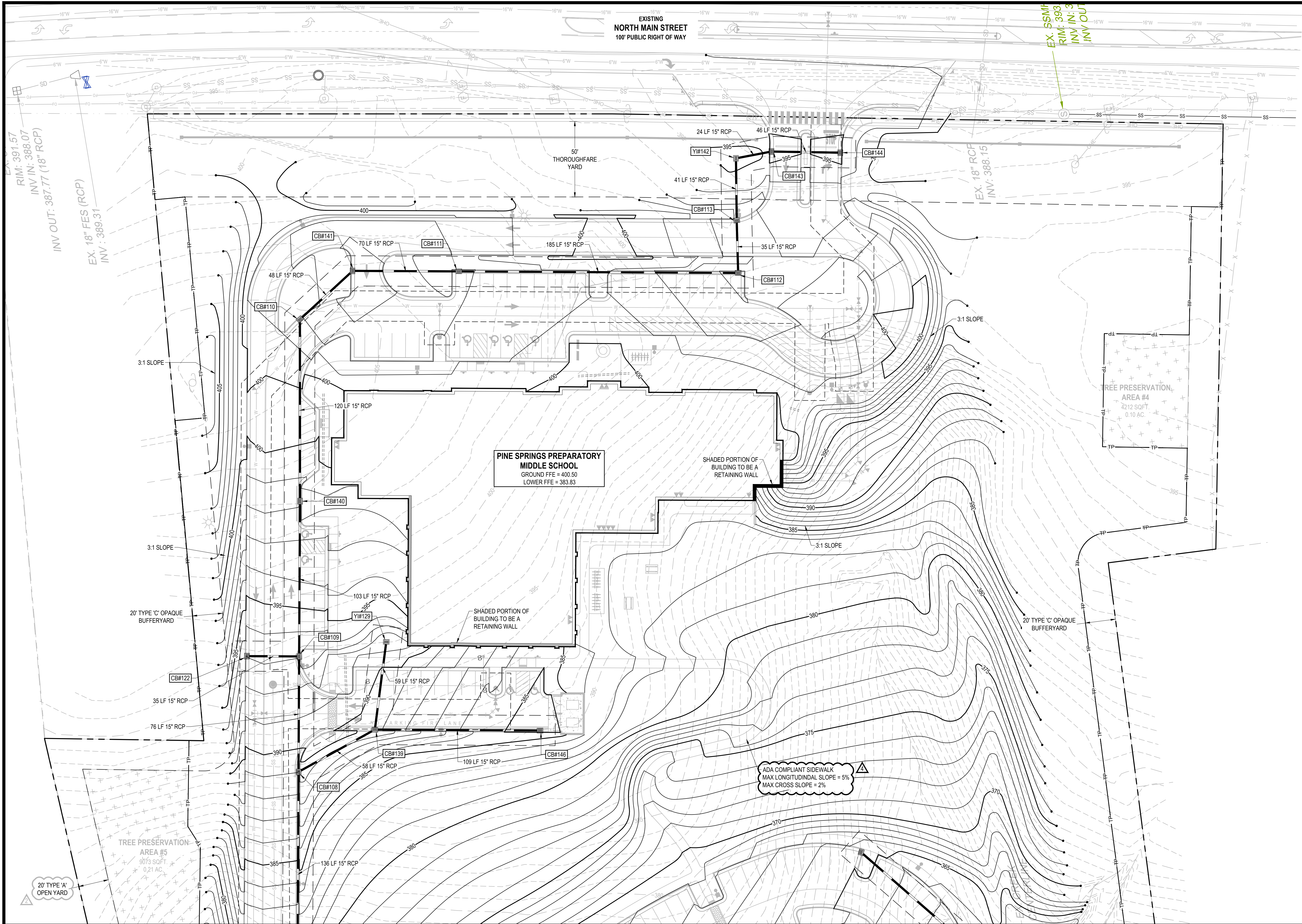
PROPERTY INFORMATION

OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL GRADING AND DRAINAGE PLAN

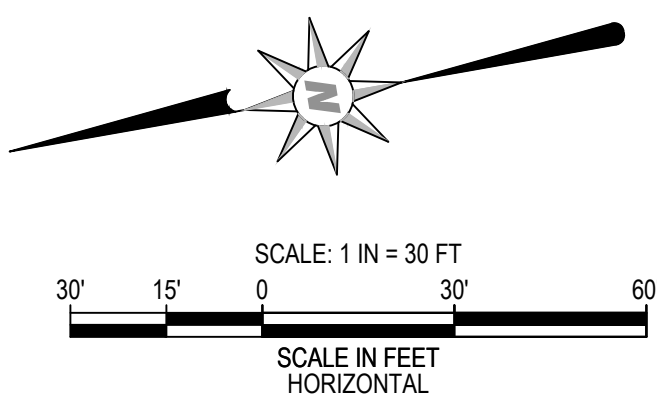
C-13





LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SPOT ELEVATION
- FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR



REVISIONS	
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PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS

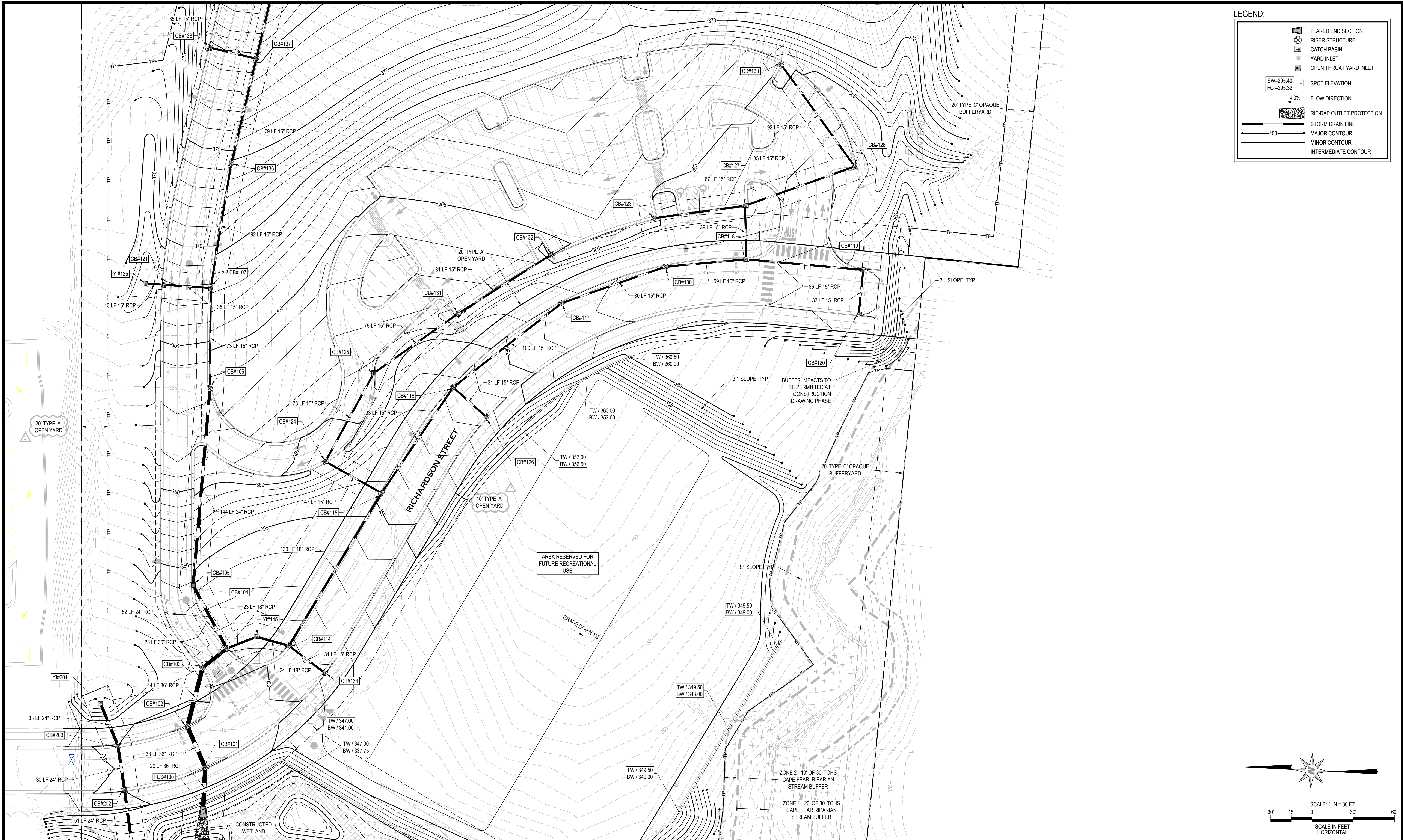
PSPA MIDDLE SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN I

C-14

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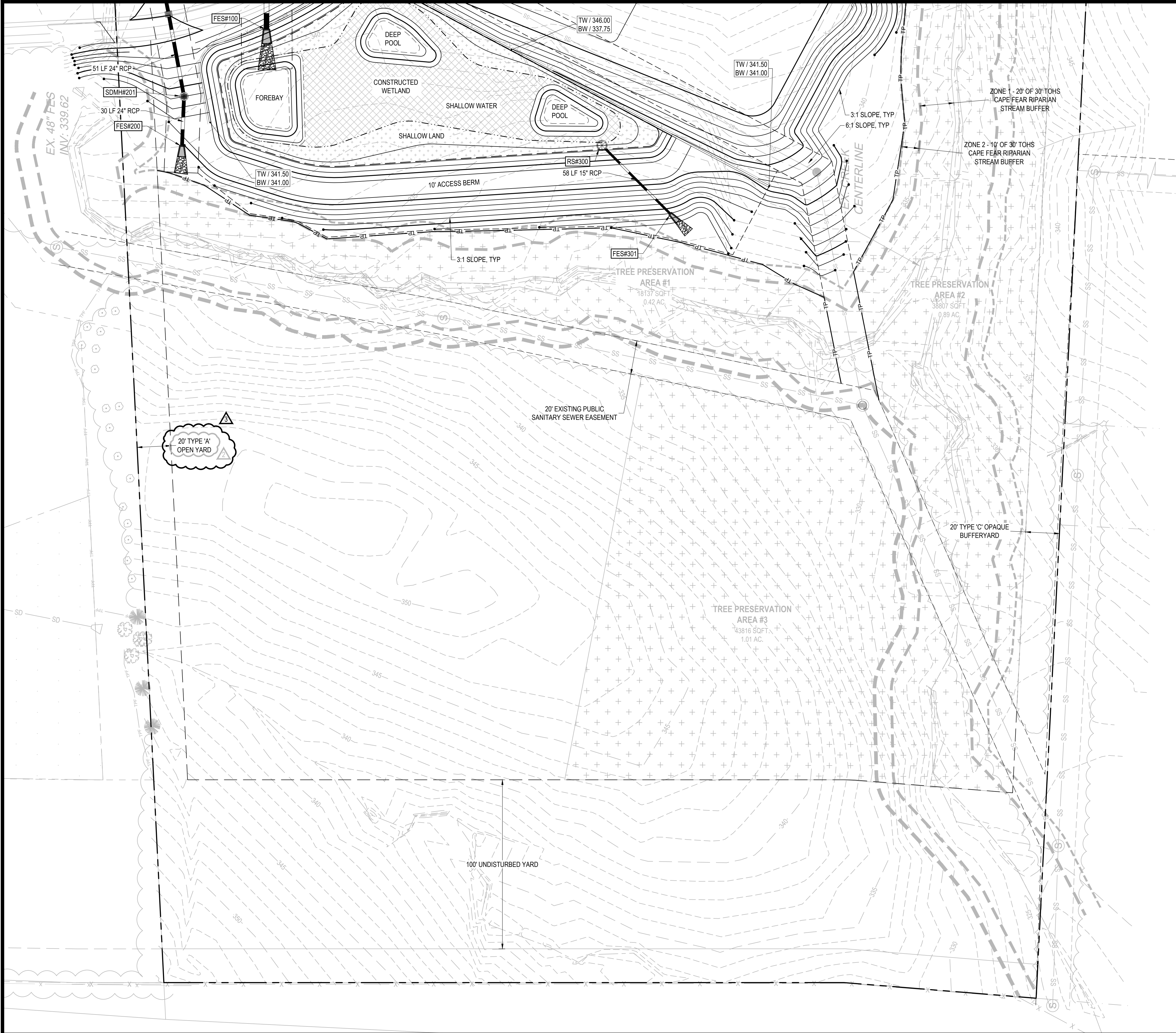
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PREPARATORY ACADEMY
A Christian Foundation for Academics

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PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

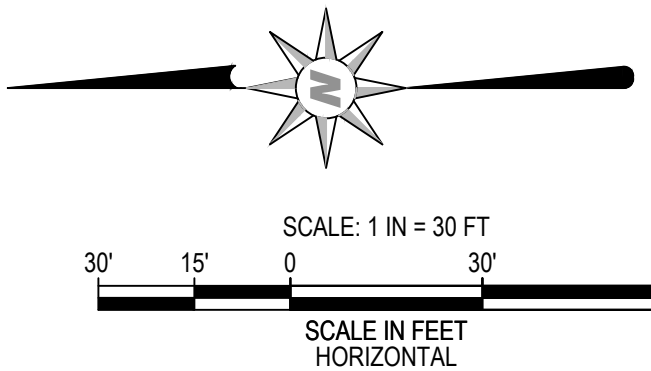
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN II

C-15



LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SPOT ELEVATION
- FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR



REVISIONS	DATE	DESCRIPTION
1	7/26/2019	TOHS COMMENTS
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FILE NO.: 2018-063

HORZ. SCALE: 1" = 30'
ORIG. SHEET SIZE: 24 x 36

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Pine Springs
PREPARATORY ACADEMY

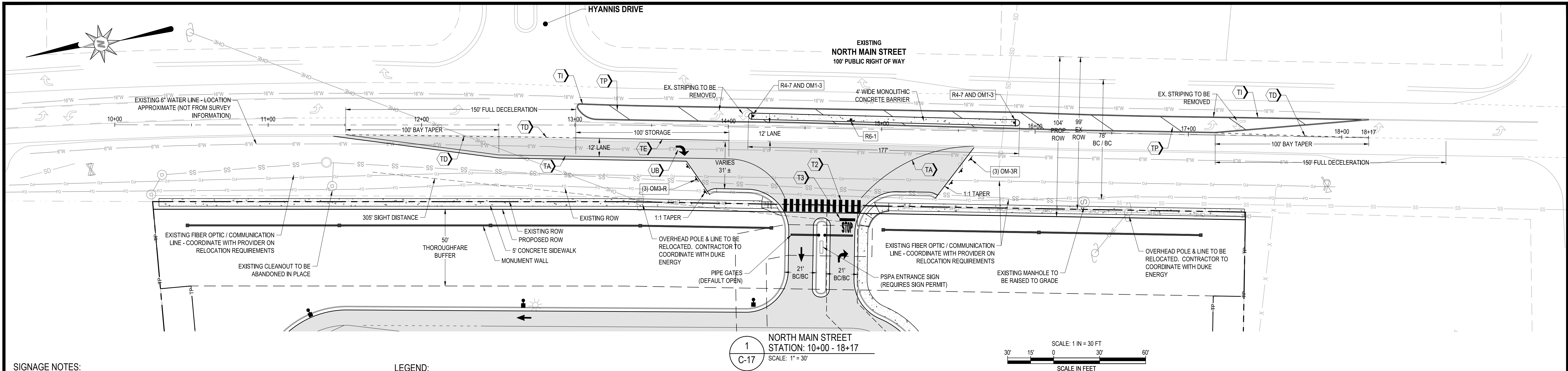
PROPERTY INFORMATION

OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN III

C-16

Z:\PROJECTS\FOLDER_ZEBU\CON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-16 PARTIAL GRADING AND DRAINAGE PLAN III.DWG
PLOTTED: 2/7/2020 3:21 PM



SIGNAGE NOTES:

- ALL SIGNS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
- ALL SIGNS SHALL BE FABRICATED FROM ALUMINUM ALLOY SHEETS WITH HIGH INTENSITY SHEETING. COLORS SHALL BE RETROREFLECTIVE.
- STOP & STREET SIGNS SHALL BE MOUNTED ON A 3" DIAMETER BLACK POWDER COATED ALUMINUM POST WITH DECORATIVE CAP AND BRACKET PER TOHS STANDARD HS361.
- ALL OTHER SIGNS SHALL BE MOUNTED ON A 3-LB U-CHANNEL GALVANIZED STEEL (12 GAUGE) MOUNTING POST WITH MINIMUM CLEARANCE OF 84". SIGNS SHALL BE BURIED MINIMUM 3.5' FEET IN GROUND WITH A BREAKAWAYS.
- MOUNTING HARDWARE FOR SIGNS SHALL BE GALVANIZED STEEL.
- ALL SIGNS SHALL BE DESIGNATED AS FOLLOWS PER MUTCD STANDARDS.

KEY	DESCRIPTION	SIZE	BACKGROUND COLOR	LEGEND/SYMBOL COLOR	MUTCD STD.
S1-1	SCHOOL SIGN	36"x36"	YELLOW-GREEN	BLACK	S1-1
S4-5	REDUCE SPEED SCHOOL ZONE AHEAD SIGN - 35 MPH	36"	YELLOW-GREEN	BLACK	S4-5
S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH	24"x48"	WHITE	BLACK	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	YELLOW-GREEN	YELLOW-GREEN	S5-2
R1-1	STOP SIGN	30"	RED	WHITE	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	WHITE	BLACK	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	WHITE	BLACK	R4-7
R6-1	ONE WAY SIGN	36"x12"	BLACK	WHITE ARROW	R6-1
OM1-3	OBJECT MARKER SIGN	18"	YELLOW	NONE	OM1-3
OM3-R	OBJECT MARKER SIGN	36"	YELLOW	BLACK	OM3-R
D3-1	STREET SIGN	VARIES	GREEN	WHITE	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

DOOR LOCATION	SWING GATES
ADA PARKING SPACE	SLIDING GATE
SITE LIGHTING	PIPE GATE
BOLLARD	PARKING STRIPE
CONCRETE WHEEL STOP	CROSS WALK
SIGN	BUILDING
TRAFFIC FLOW ARROWS	
PROPERTY BOUNDARY	
PUBLIC RIGHT OF WAY	
PERIMETER BUFFER	
UTILITY EASEMENT	
TREE PROTECTION FENCE	
STORMWATER MANAGEMENT AREA	
FENCE	
CURB ONLY	
CURB & GUTTER	
SIDEWALK	
CONCRETE SIDEWALK	
ASPHALT PAVEMENT	
MILL AND OVERLAY LIMITS	

NORTH MAIN STREET IMPROVEMENTS NOTE:

IMPROVEMENTS OF NORTH MAIN STREET AS SHOWN ON THESE PLANS ARE THE IMPROVEMENTS PINE SPRINGS PREPARATORY ACADEMY IS WILLING TO COMMIT TO AS PART OF THE TRAFFIC IMPACT ANALYSIS CONDUCTED BY RAMEY KEMP & ASSOCIATES DATED AUGUST 2019. THE DETAIL SHOWN ON THIS PLAN IS BEING PROVIDED TO ILLUSTRATE THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS TRANSPORTATION PLAN AND UNIFIED DEVELOPMENT ORDINANCE FOR NORTH MAIN STREET WHICH REQUIRES CONSTRUCTION OF ONE-HALF THE 4-LANE MEDIAN DIVIDED THOROUGHFARE WITH BIKE LANES.

PER SESSION LAW 2017-57 AND SENATE BILL 257 PINE SPRINGS PREPARATORY ACADEMY (PSPA) IS NOT RESPONSIBLE FOR THE FULL IMPROVEMENTS TO NORTH MAIN STREET OF A 4-LANE MEDIAN DIVIDED THOROUGHFARE WITH BIKE LANES - SEE REFERENCE BELOW. AS SUCH ALL IMPROVEMENTS BEYOND THOSE SHOWN ON THIS PLAN WILL NOT BE PART OF THE CONSTRUCTION DRAWINGS AND WILL NOT BE CONSTRUCTED BY PSPA.

SECTION 34.6A (b):

A CITY MAY ONLY REQUIRE STREET IMPROVEMENTS RELATED TO SCHOOLS THAT ARE REQUIRED FOR SAFE INGRESS AND EGRESS TO THE MUNICIPAL STREET SYSTEM AND THAT ARE PHYSICALLY CONNECTED TO A DRIVEWAY ON THE SCHOOL SITE. THE REQUIRED IMPROVEMENTS SHALL NOT EXCEED THOSE REQUIRED PURSUANT TO G.S. 136-18(29). G.S. 160A-307 SHALL NOT APPLY TO SCHOOLS. A CITY MAY ONLY REQUIRE STREET IMPROVEMENTS RELATED TO SCHOOLS AS PROVIDED IN G.S. 160A-372. THE COST OF ANY IMPROVEMENTS TO THE MUNICIPAL STREET SYSTEM PURSUANT TO THIS SECTION SHALL BE REIMBURSED BY THE CITY. ANY AGREEMENT BETWEEN A SCHOOL AND A CITY TO MAKE IMPROVEMENTS TO THE MUNICIPAL STREET SYSTEM SHALL NOT INCLUDE A REQUIREMENT FOR ACQUISITION OF RIGHT-OF-WAY BY THE SCHOOL, UNLESS THE SCHOOL IS OWNED BY AN ENTITY THAT HAS EMINENT DOMAIN POWER. ANY RIGHT-OF-WAY COSTS INCURRED BY A SCHOOL FOR REQUIRED IMPROVEMENTS PURSUANT TO THIS SECTION SHALL BE REIMBURSED BY THE CITY.

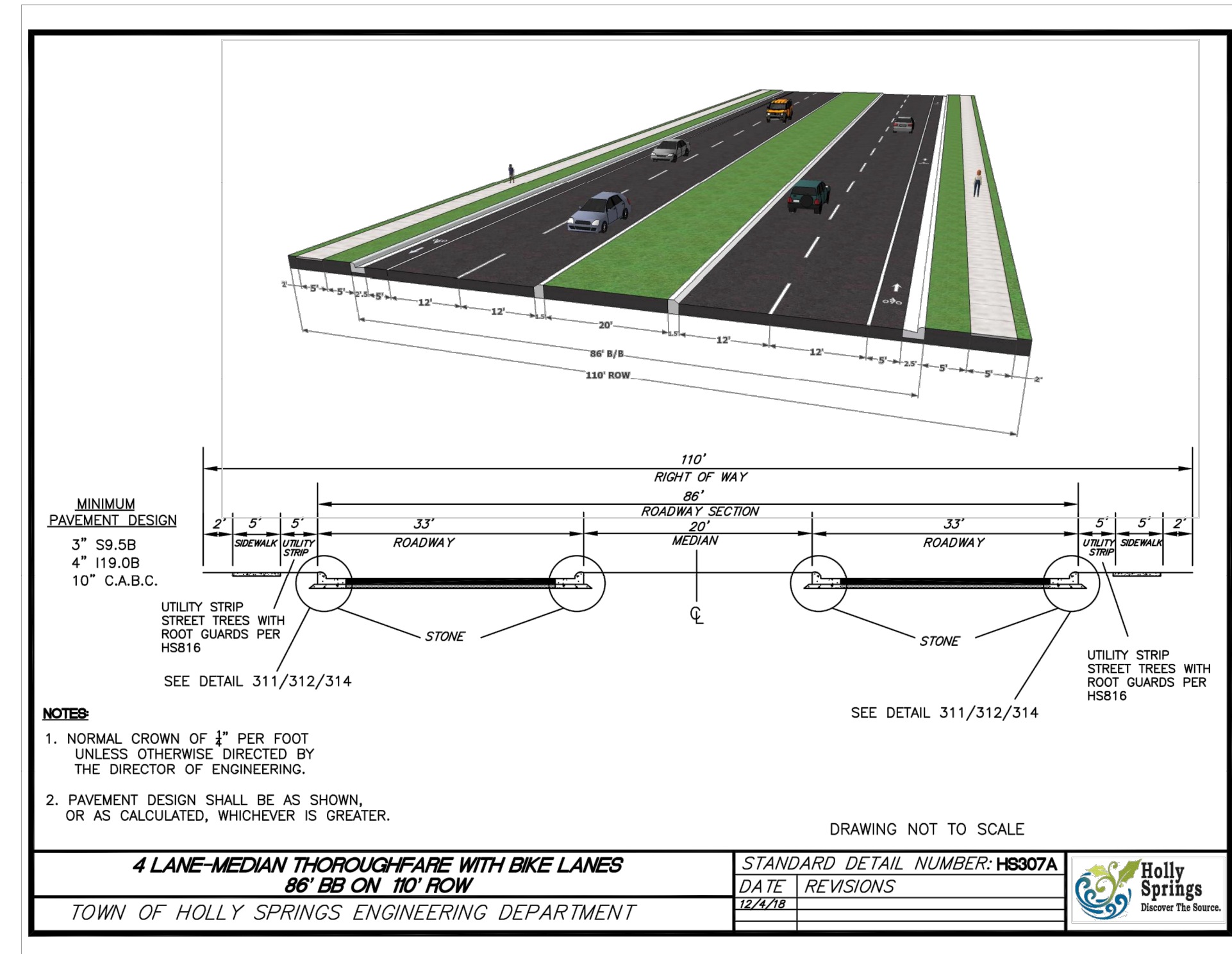
ROADWAY NOTES:

- THIS ROADWAY IS LOCATED IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J. CONTRACTOR IS TO PROVIDE A PAVEMENT DESIGN PER TOWN OF HOLLY SPRINGS DESIGN STANDARDS BASED ON EXISTING SUBGRADE MATERIAL.
- THE STANDARD ROADWAY CROSS-SECTION SHALL BE THE MOST RESTRICTIVE OF THE PAVEMENT DESIGN, AND NCDOT STANDARDS. AT A MINIMUM THE PAVEMENT SHALL BE WOVEN GEO-FABRIC ON ENTIRE ROAD, 10" ABC STONE, 4" OF 1-19.0B INTERMEDIATE COURSE, PLUS A 3" OF S9.5C ASPHALT. ALL OVERLAID AREAS SHALL RECEIVE A MINIMUM OF 1.5" S9.5C ASPHALT WITH A MINIMUM
- PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
- DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
- ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUB GRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
- INITIAL ONE-YEAR WARRANTY WITH EXTENDED 1 YEAR WARRANTY AFTER FINAL OVERLAY SHALL BE REQUIRED FOR ROADWAYS.
- WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
- AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.

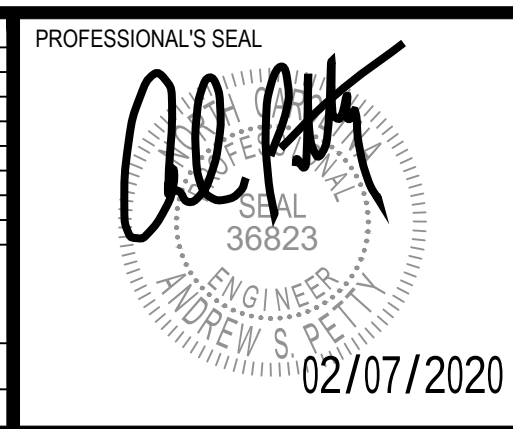
PAVEMENT MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
- ALL PAVEMENT MARKINGS SHALL BE DESIGNATED AS FOLLOWS PER NCDOT PAVEMENT MARKING SYMBOLS.

KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.	KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.
T2	STOP BAR	24 INCH	WHITE, THERMOPLASTIC	1205.01	TO	DIAGONAL LINE	8 INCH	WHITE, THERMOPLASTIC	1205.09
T3	CROSSWALK LINE (LONGITUDINAL)	24 INCH	WHITE, THERMOPLASTIC	1205.07	TP	DIAGONAL LINE (2:1 SLOPE)	8 INCH	YELLOW, THERMOPLASTIC	1205.09
T8	2'-6" TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01	TQ	CROSSWALK LINE (TRAVERSE)	8 INCH	WHITE, THERMOPLASTIC	1205.07
TA	EDGE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UA	LEFT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.01
TC	10'-30" SKIP LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UB	RIGHT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TD	3'-9" TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01	UC	STRAIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TE	SOLID LANE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UD	COMB. LEFT/RIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TF	10'-30" SKIP LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UE	COMB. RIGHT/STRAIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TH	SINGLE CENTER LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UF	COMB. LEFT/RIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TI	DOUBLE YELLOW LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UI	"SCHOOL" & 24" TRAVERSE BAND	STD.	WHITE, THERMOPLASTIC	1205.08 & 1205.10



REVISIONS	
1	7/28/2019 TOHS COMMENTS
2	8/30/2019 TOHS COMMENTS
3	12/13/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORZ. SCALE: 1" = 30'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36



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Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking

Pine Springs
PREPARATORY ACADEMY
A Charlotte-Mecklenburg Schools Academy

PROPERTY INFORMATION

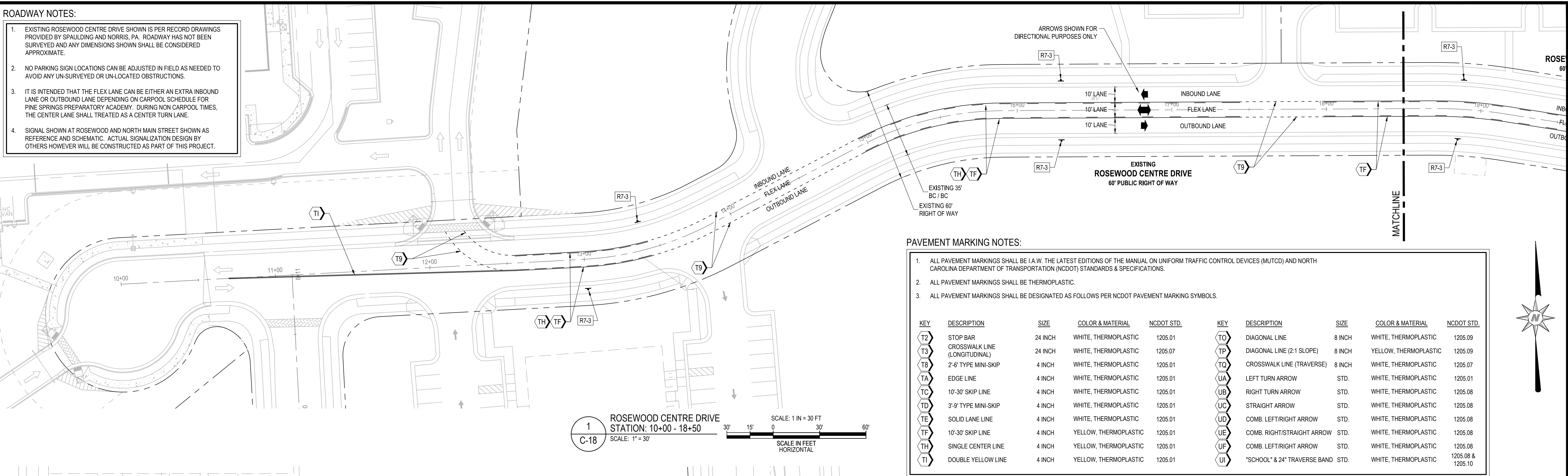
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PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
NORTH MAIN STREET ROADWAY IMPROVEMENTS

C-17

ROADWAY NOTES:

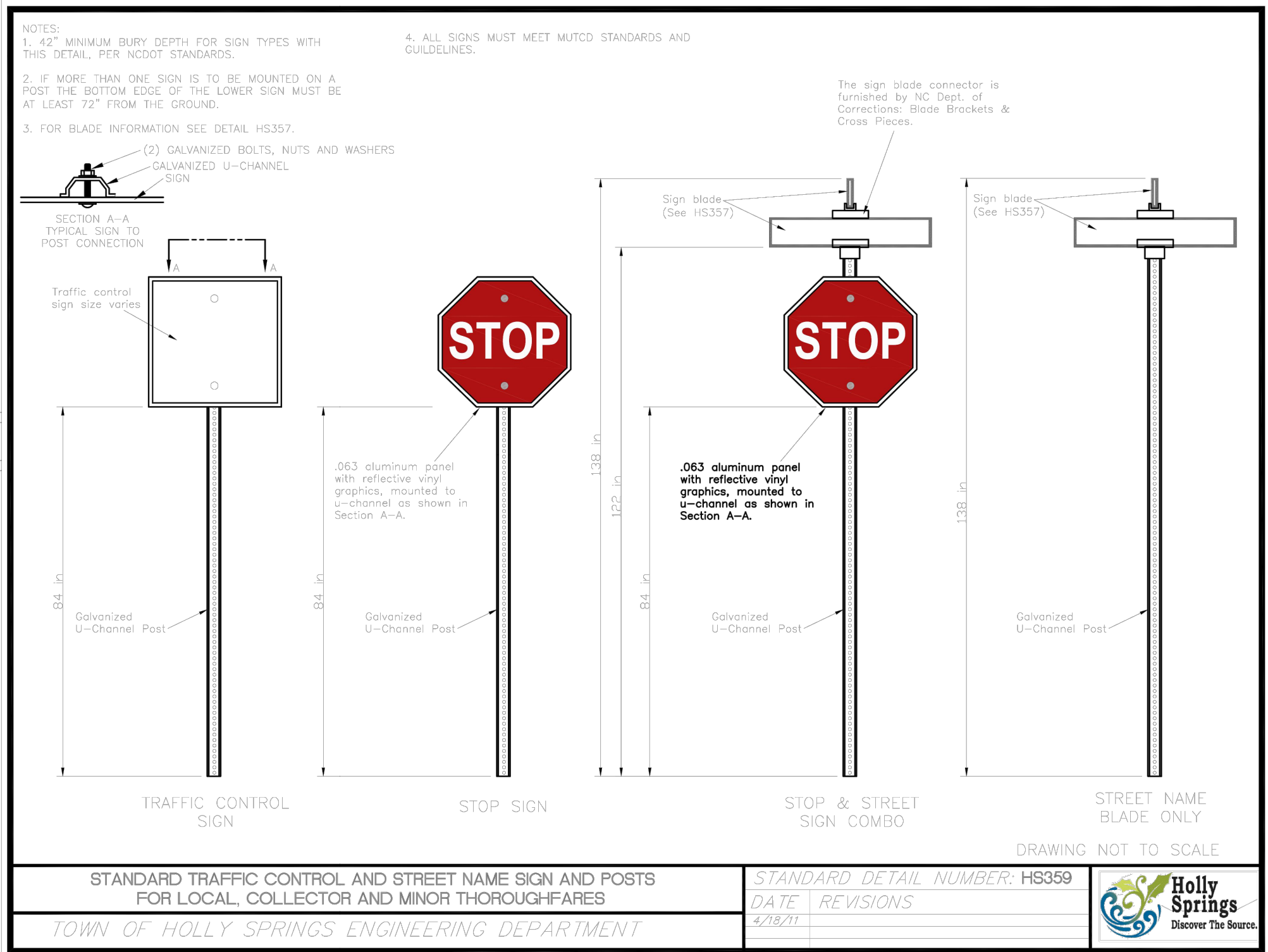
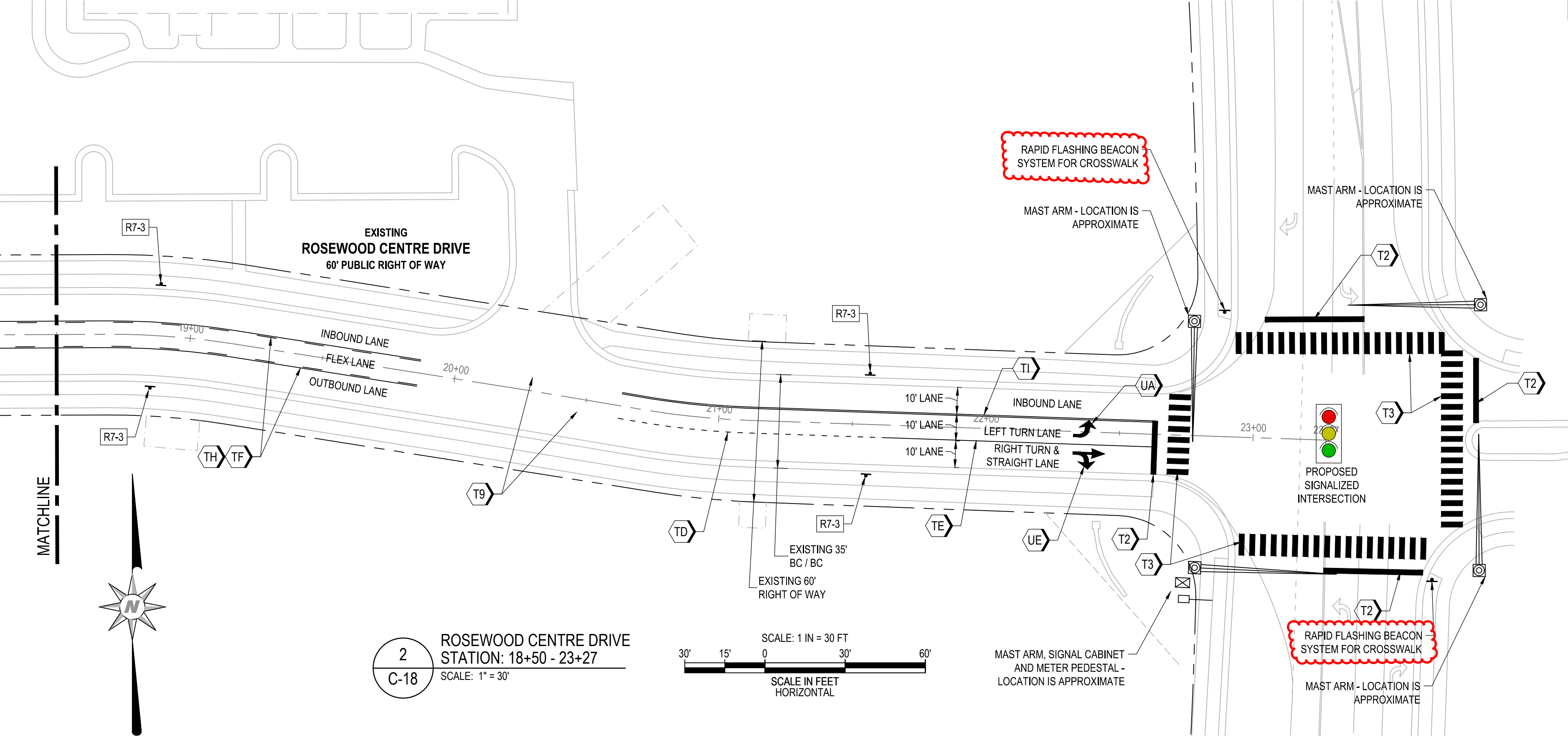
- EXISTING ROSEWOOD CENTRE DRIVE SHOWN IS PER RECORD DRAWINGS PROVIDED BY SPAULDING AND NORRIS, PA. ROADWAY HAS NOT BEEN SURVEYED AND ANY DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE.
- NO PARKING SIGN LOCATIONS CAN BE ADJUSTED IN FIELD AS NEEDED TO AVOID ANY UN-SURVEYED OR UN-LOCATED OBSTRUCTIONS.
- IT IS INTENDED THAT THE FLEX LANE CAN BE EITHER AN EXTRA INBOUND LANE OR OUTBOUND LANE DEPENDING ON CARPOOL SCHEDULE FOR PINE SPRINGS PREPARATORY ACADEMY. DURING NON CARPOOL TIMES, THE CENTER LANE SHALL TREATED AS A CENTER TURN LANE.
- SIGNAL SHOWN AT ROSEWOOD AND NORTH MAIN STREET SHOWN AS REFERENCE AND SCHEMATIC. ACTUAL SIGNALIZATION DESIGN BY OTHERS HOWEVER WILL BE CONSTRUCTED AS PART OF THIS PROJECT.



PAVEMENT MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
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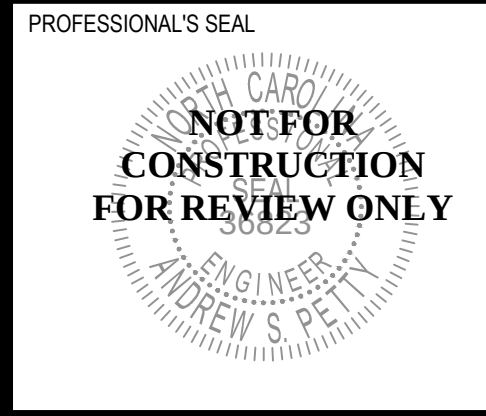


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HORIZ. SCALE: 1" = 30'
ORIG. SHEET SIZE: 24 x 36



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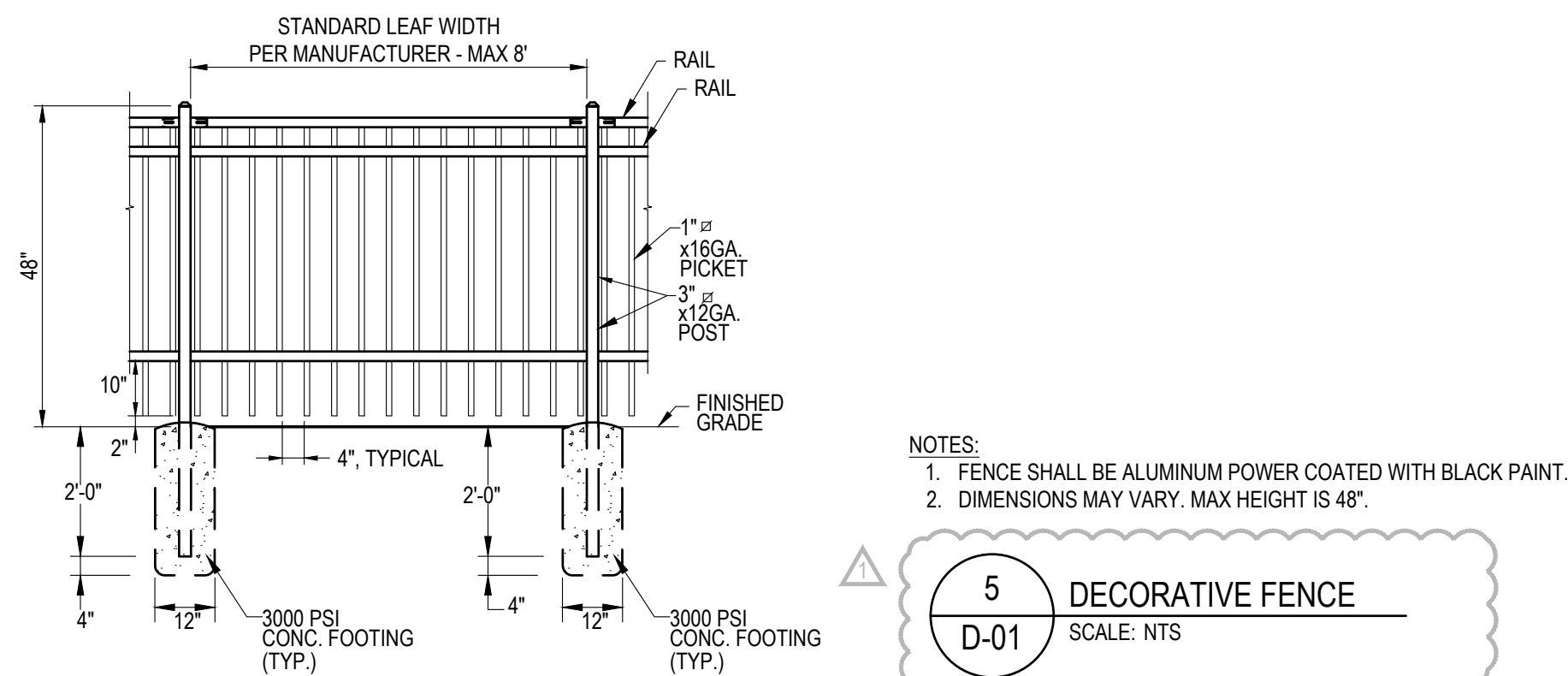
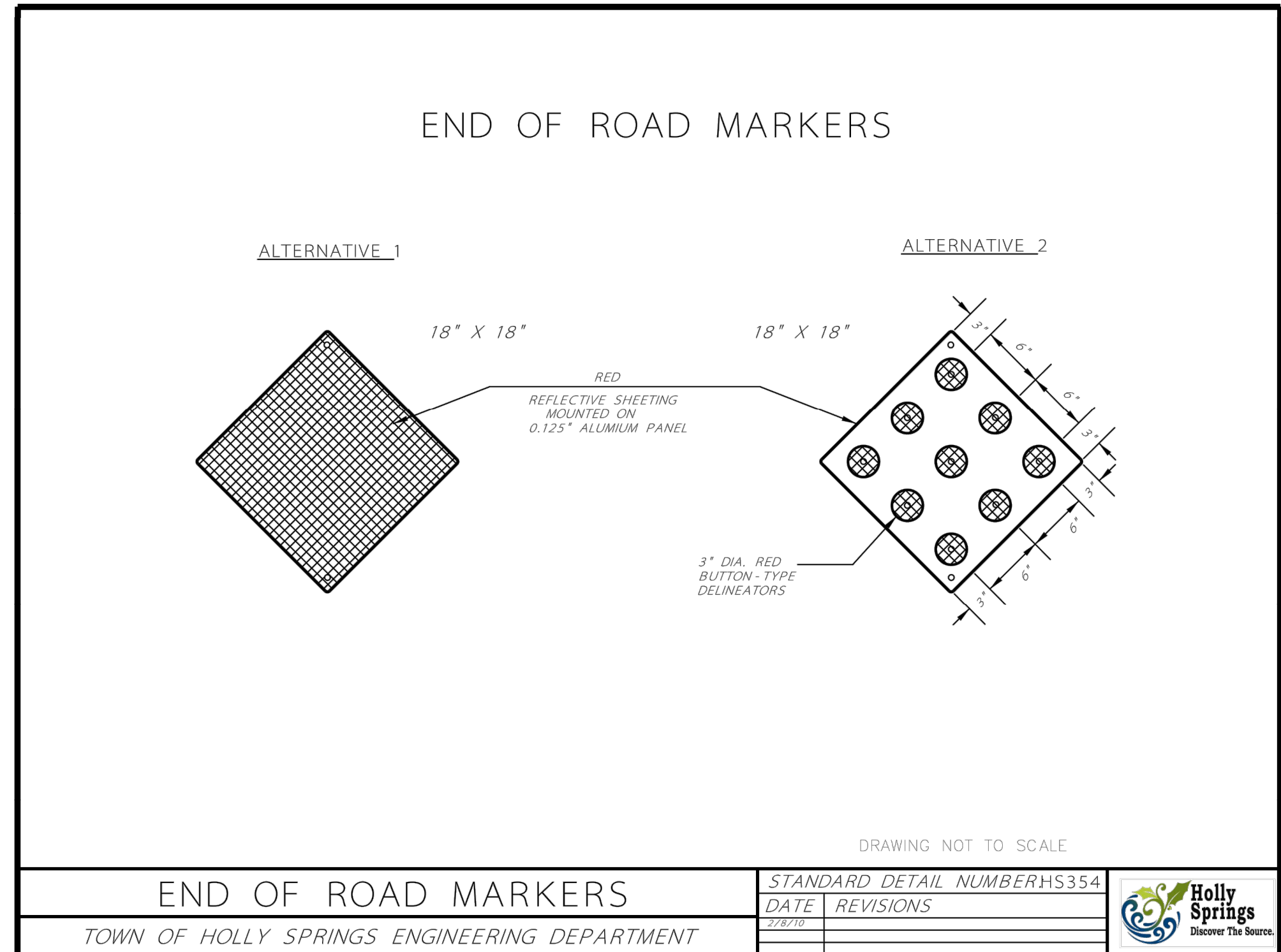
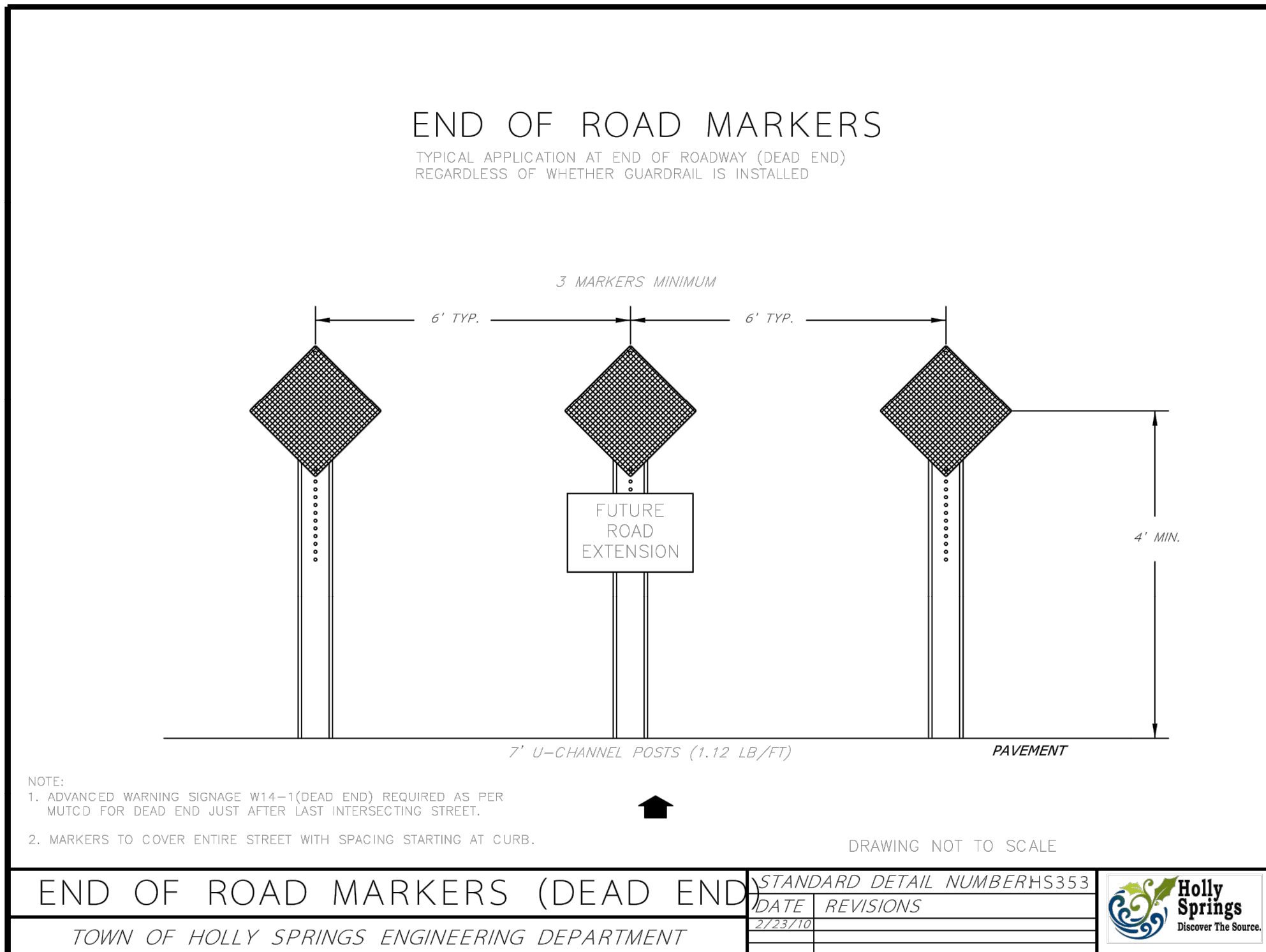
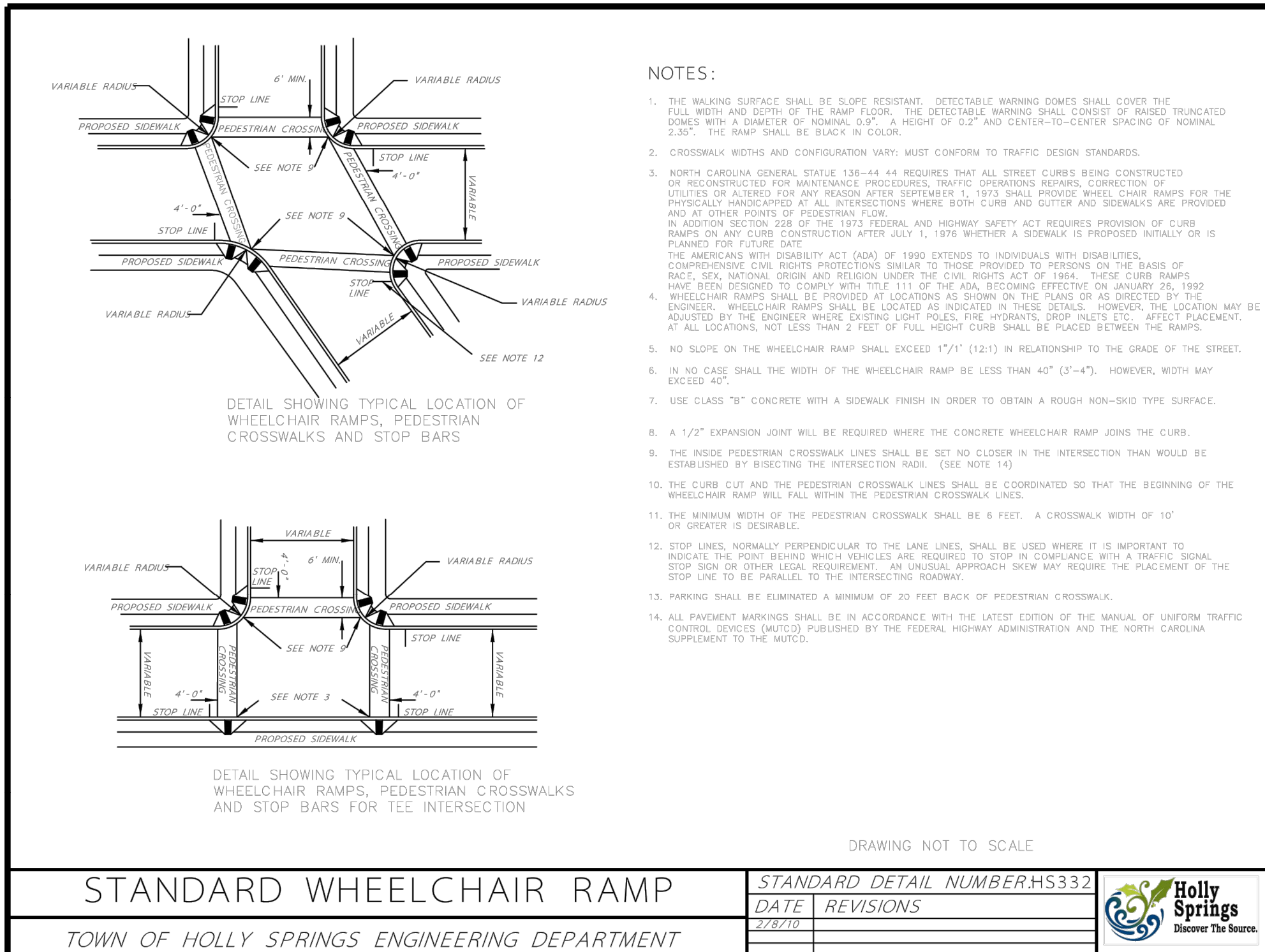
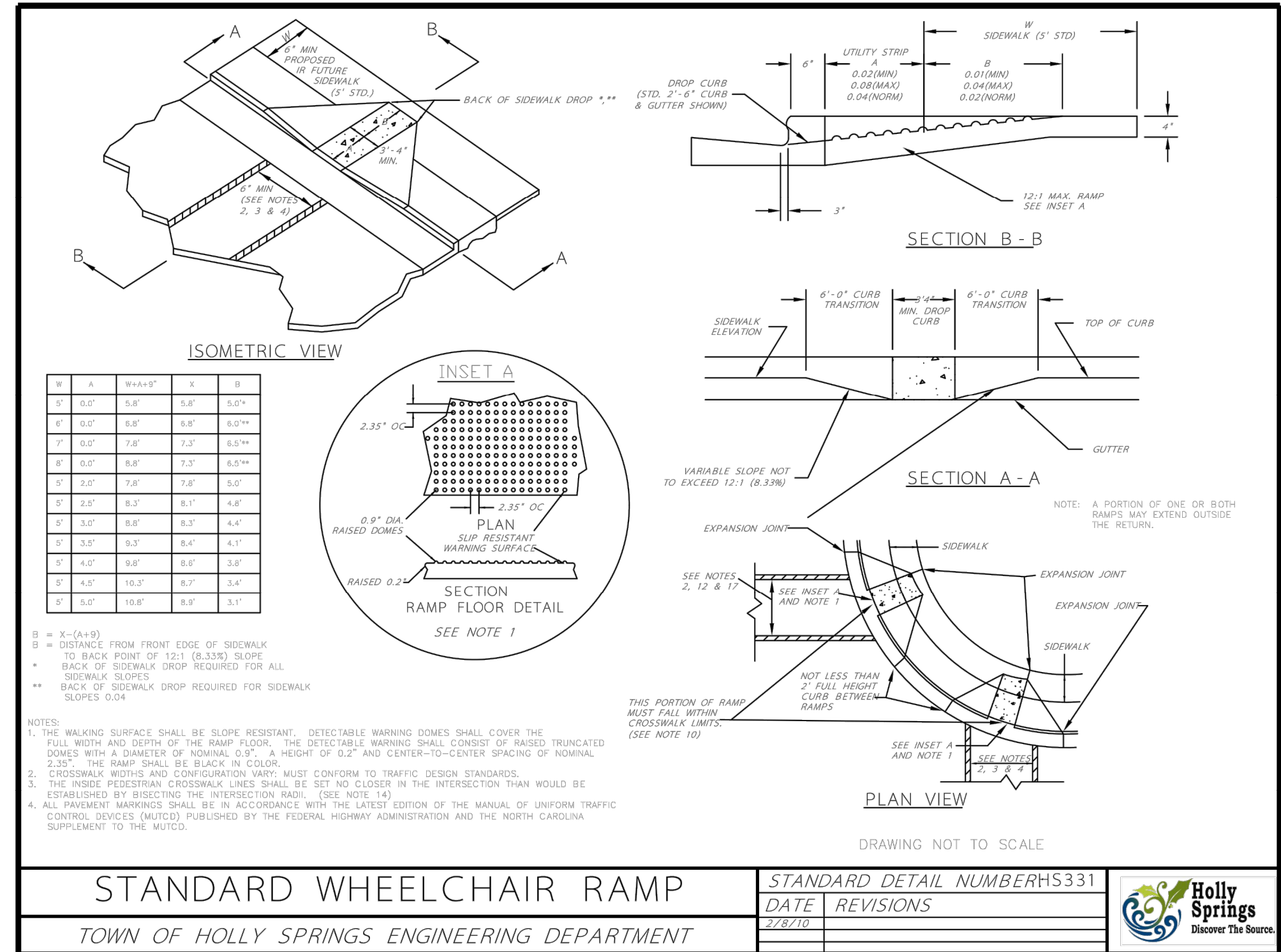
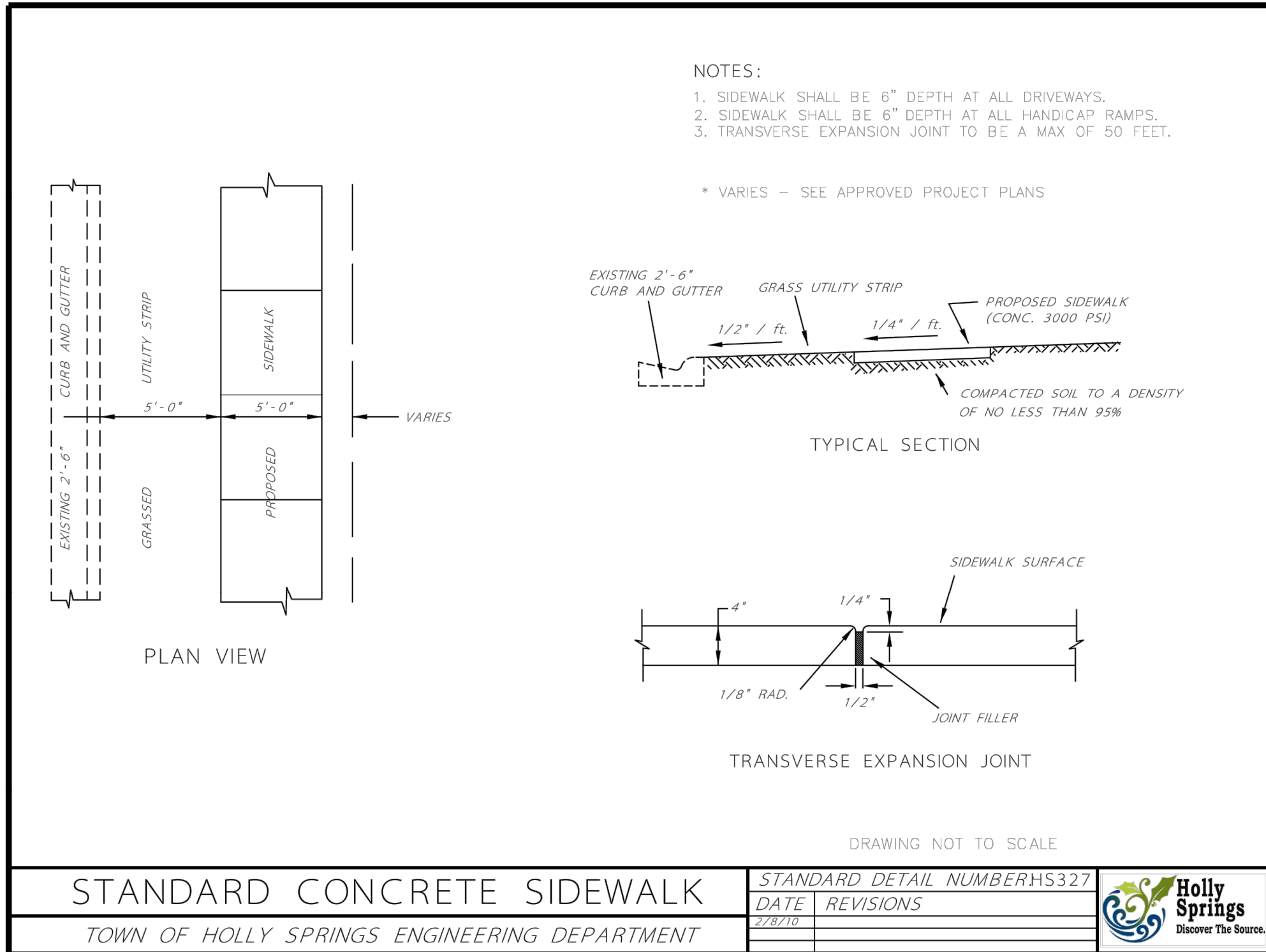
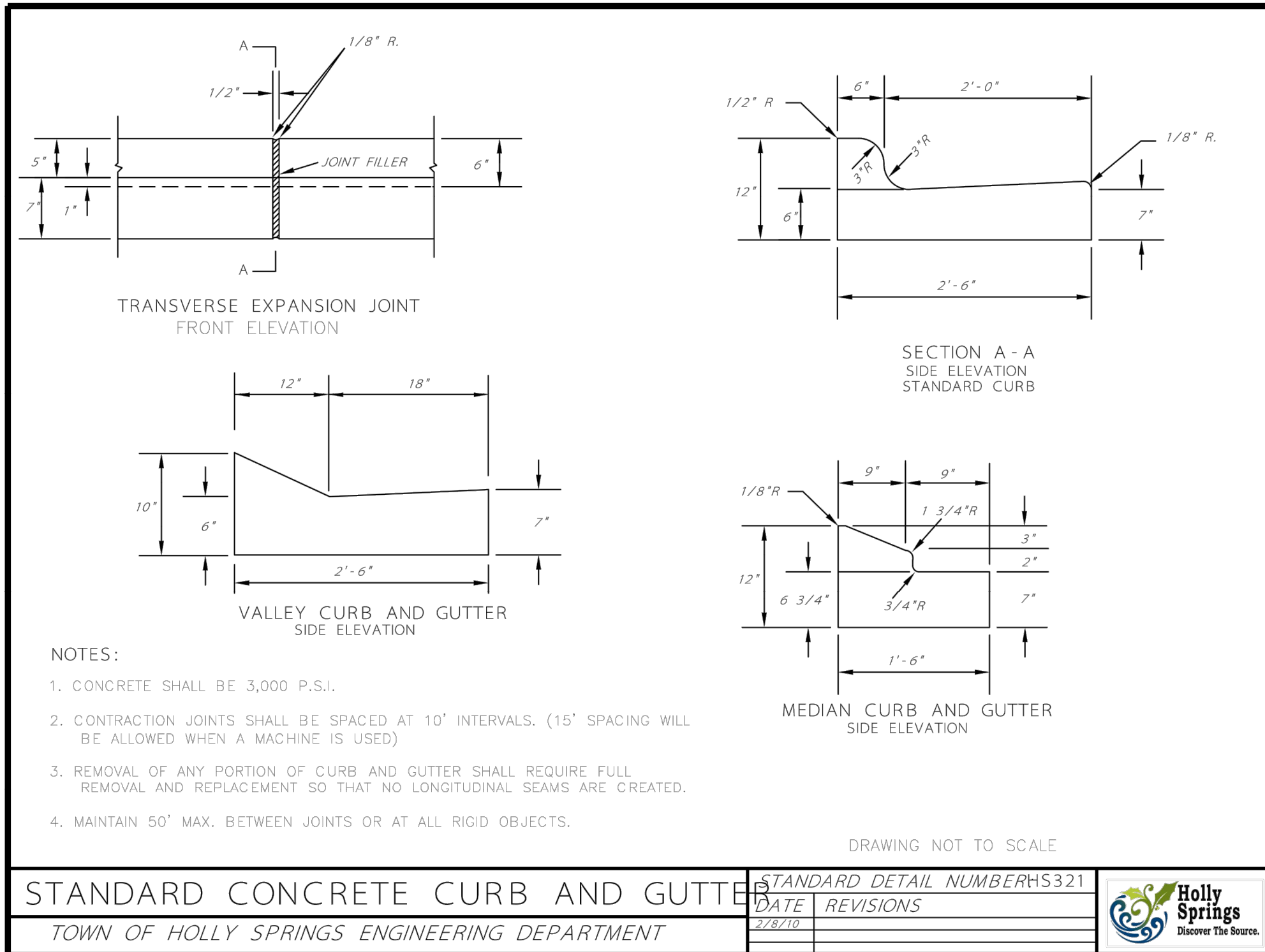
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
ROSEWOOD CENTRE STRIPING PLAN

C-18

Z:\PROJECTS FOLDER\ZEBU\CON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\01 SITE DETAILS.DWG
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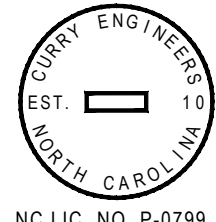
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PROFESSIONAL'S SEAL

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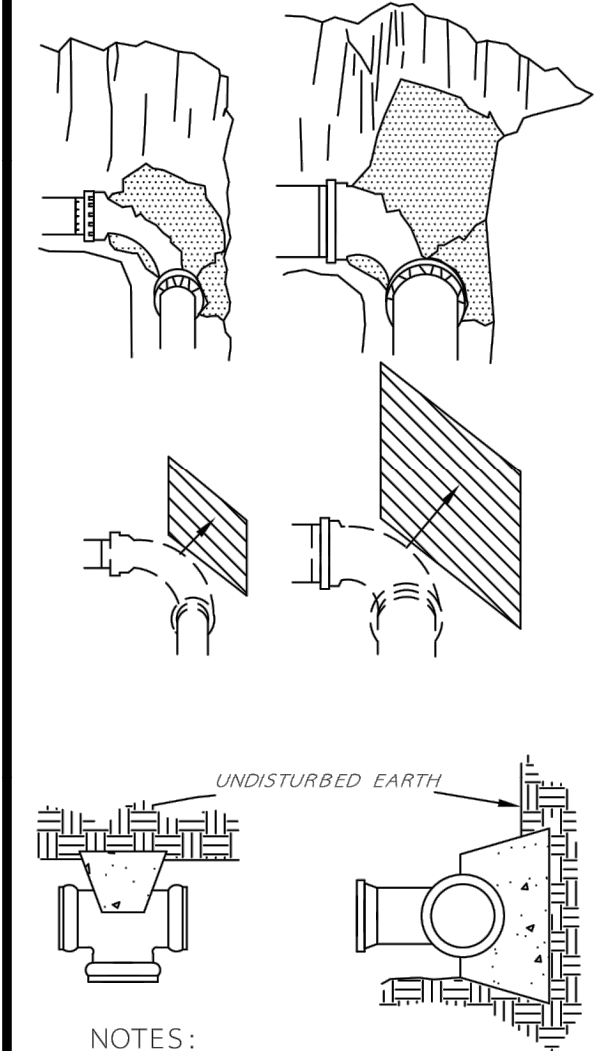
PROPERTY INFORMATION

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PIN: 0740-81-9224
REID: 0100668
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DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
SITE DETAILS

D-01

Z:\PROJECTS\FOLDER_ZEBU\CON\2018\2018-063\PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\03\3 WATER DETAILS I.DWG
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- NOTES:
1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
 2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

*CONCRETE SHALL BE 3000 P.S.I. MIX.

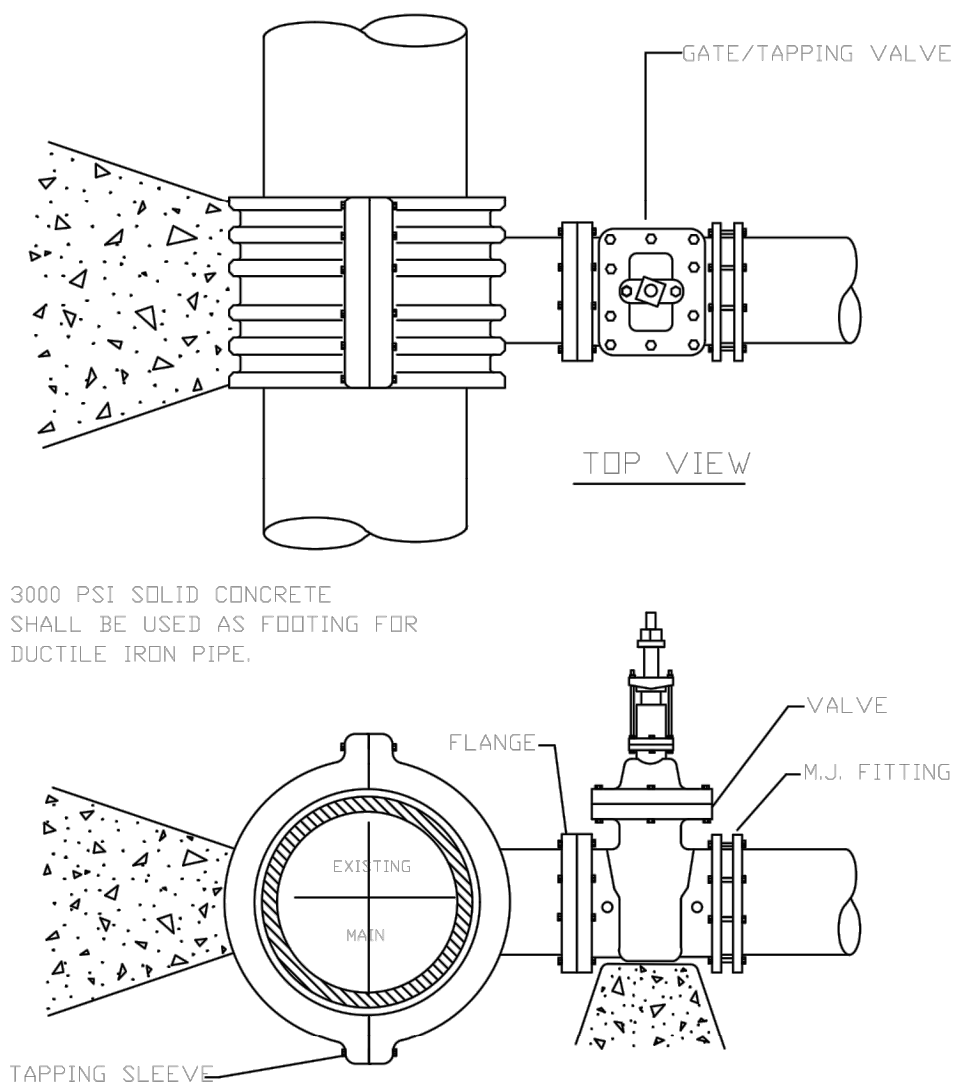
DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE	REVISIONS
7/23/09	



- NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

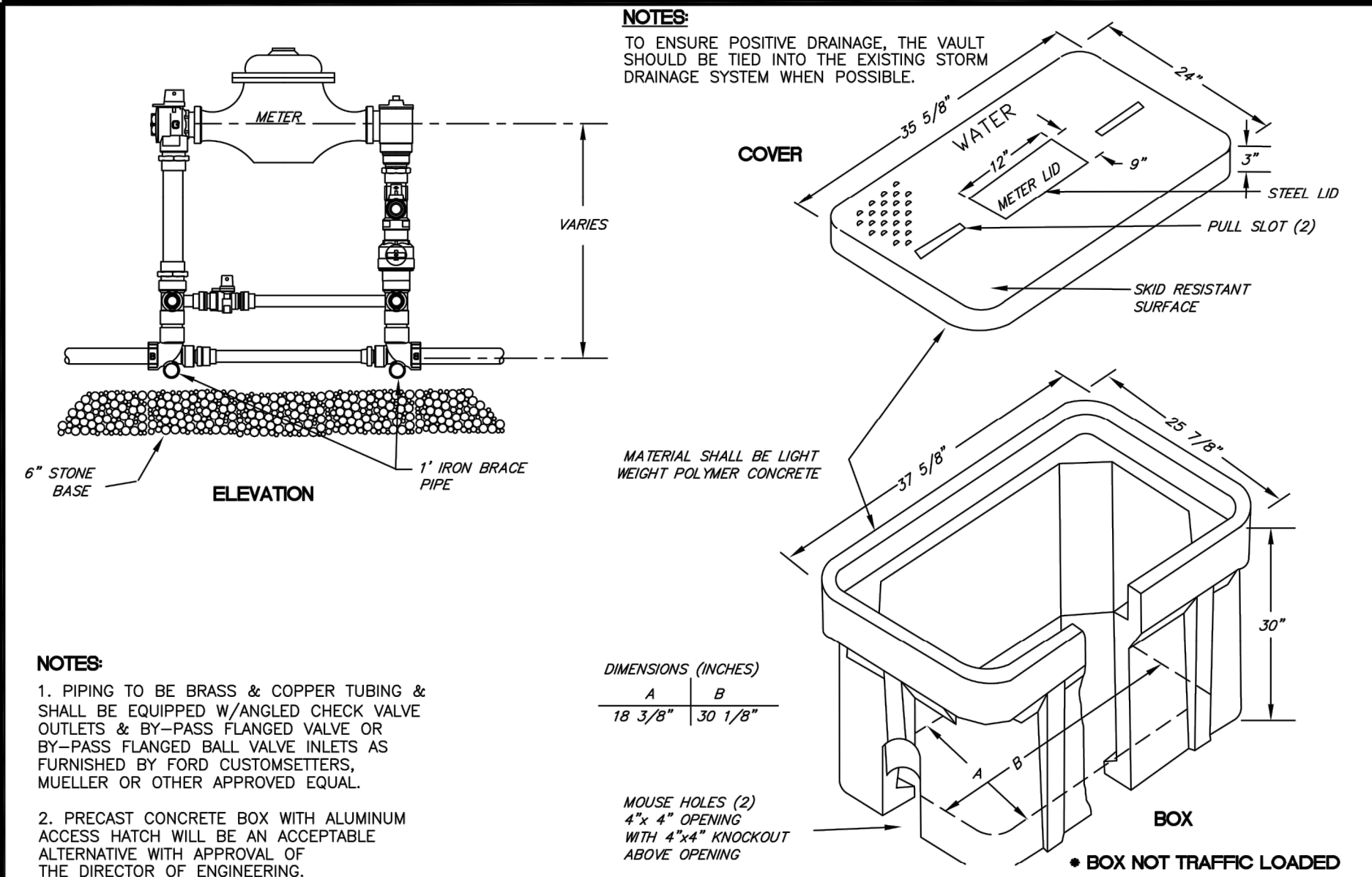
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4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS
7/23/09	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



- NOTES:
1. TO ENSURE POSITIVE DRAINAGE, THE VAULT SHOULD BE TIED INTO THE EXISTING STORM DRAINAGE SYSTEM WHEN POSSIBLE.

- NOTES:
1. PIPING TO BE BRASS & COPPER TUBING & SHALL BE EQUIPPED W/ ANGLED CHECK VALVE OUTLETS & BY-PASS FLANGED VALVE OR BY-PASS FLANGED BALL VALVE INLETS AS FURNISHED BY FORD CUSTOMSETTERS, MUELLER OR OTHER APPROVED EQUAL.
 2. PRECAST CONCRETE BOX WITH ALUMINUM ACCESS HATCH WILL BE AN ACCEPTABLE ALTERNATIVE WITH APPROVAL OF THE DIRECTOR OF ENGINEERING.

DIMENSIONS (INCHES)	
A	B
18 3/8"	30 1/8"

DRAWING NOT TO SCALE

STANDARD 3" METER INSTALLATION AND VAULT

STANDARD DETAIL NUMBER: HS631

DATE	REVISIONS
2/28/20	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



REVISIONS	
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Contact: Kristen Stocking

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A Charlotte Foundation Schools Academy

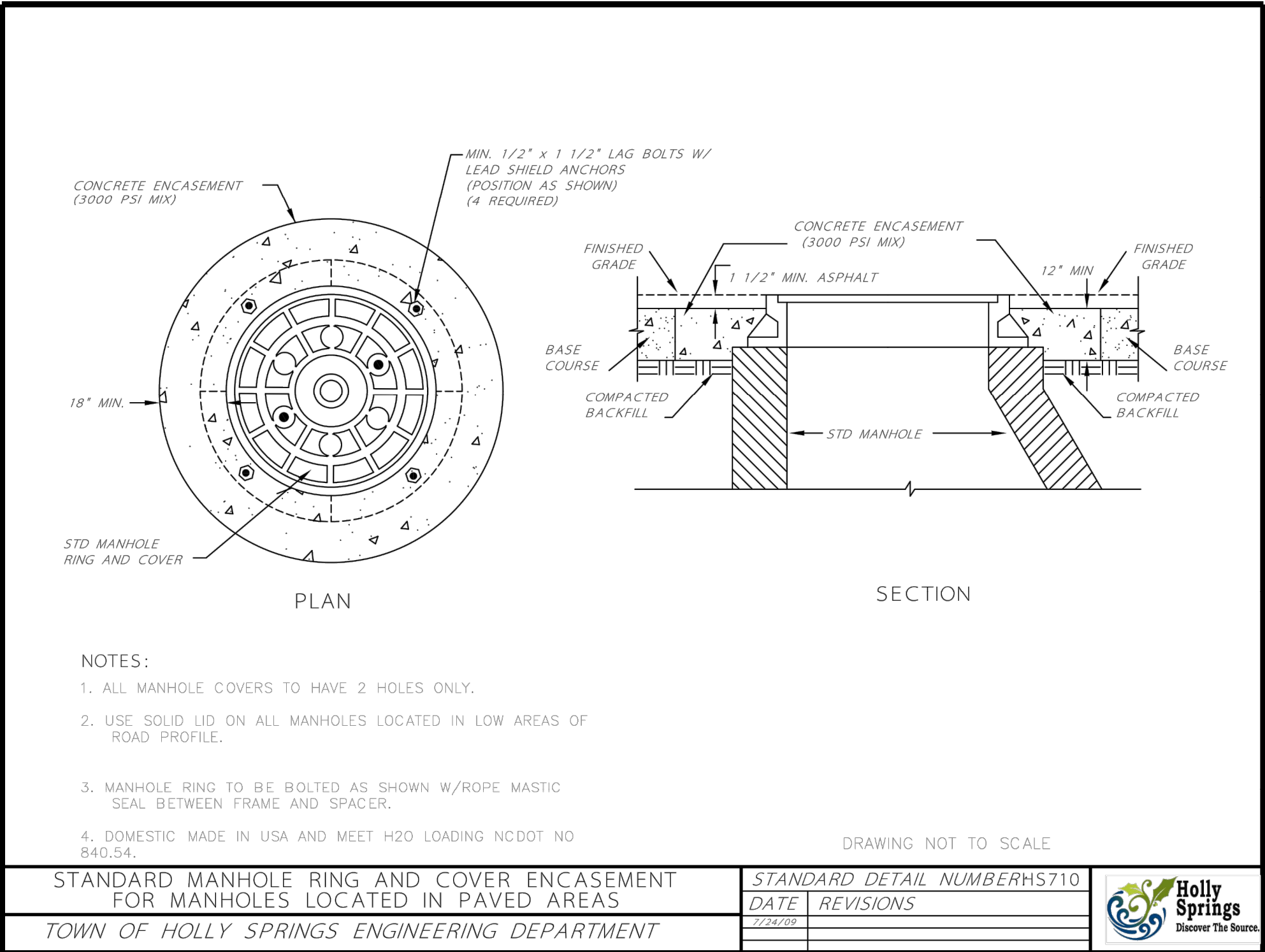
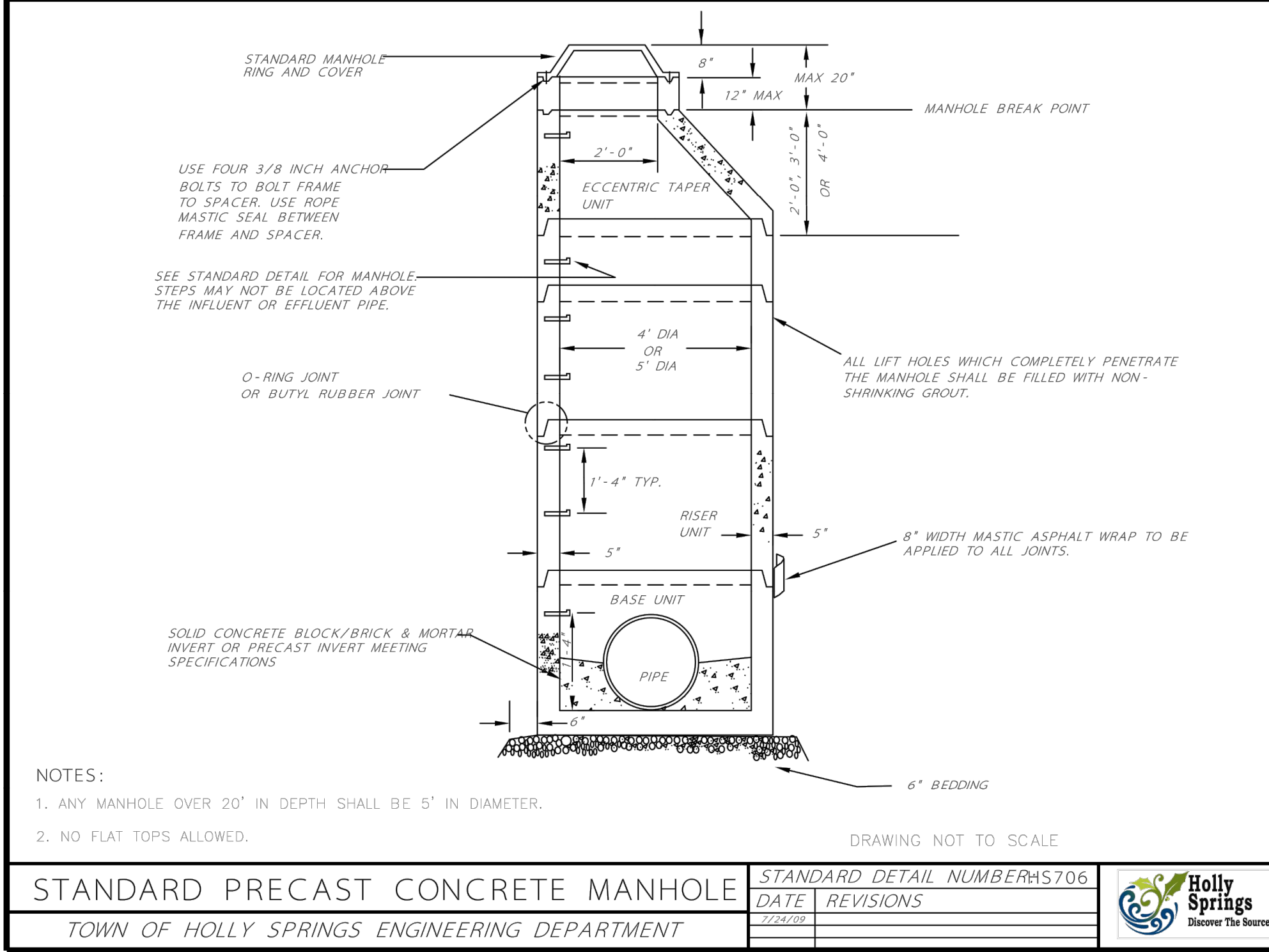
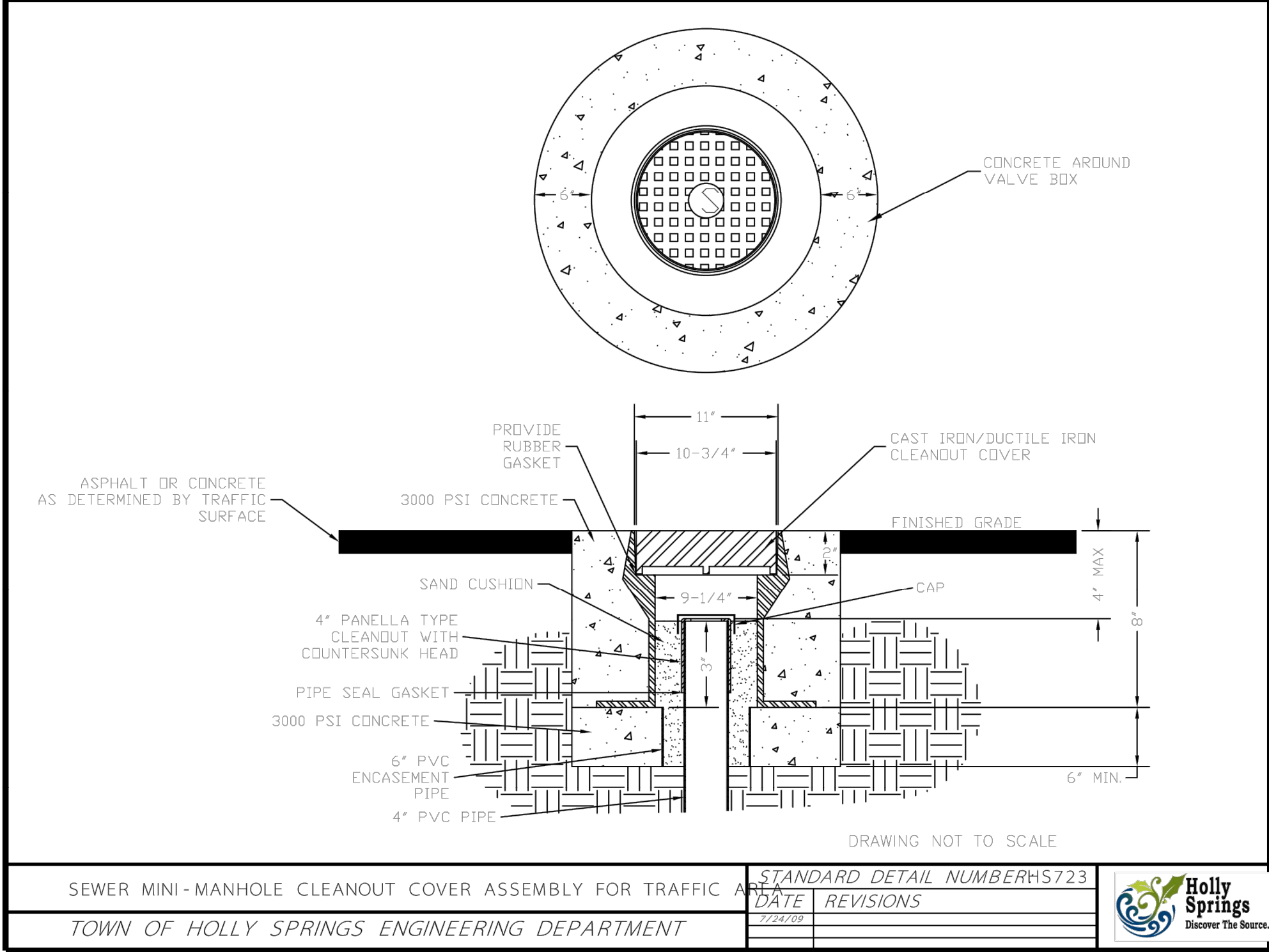
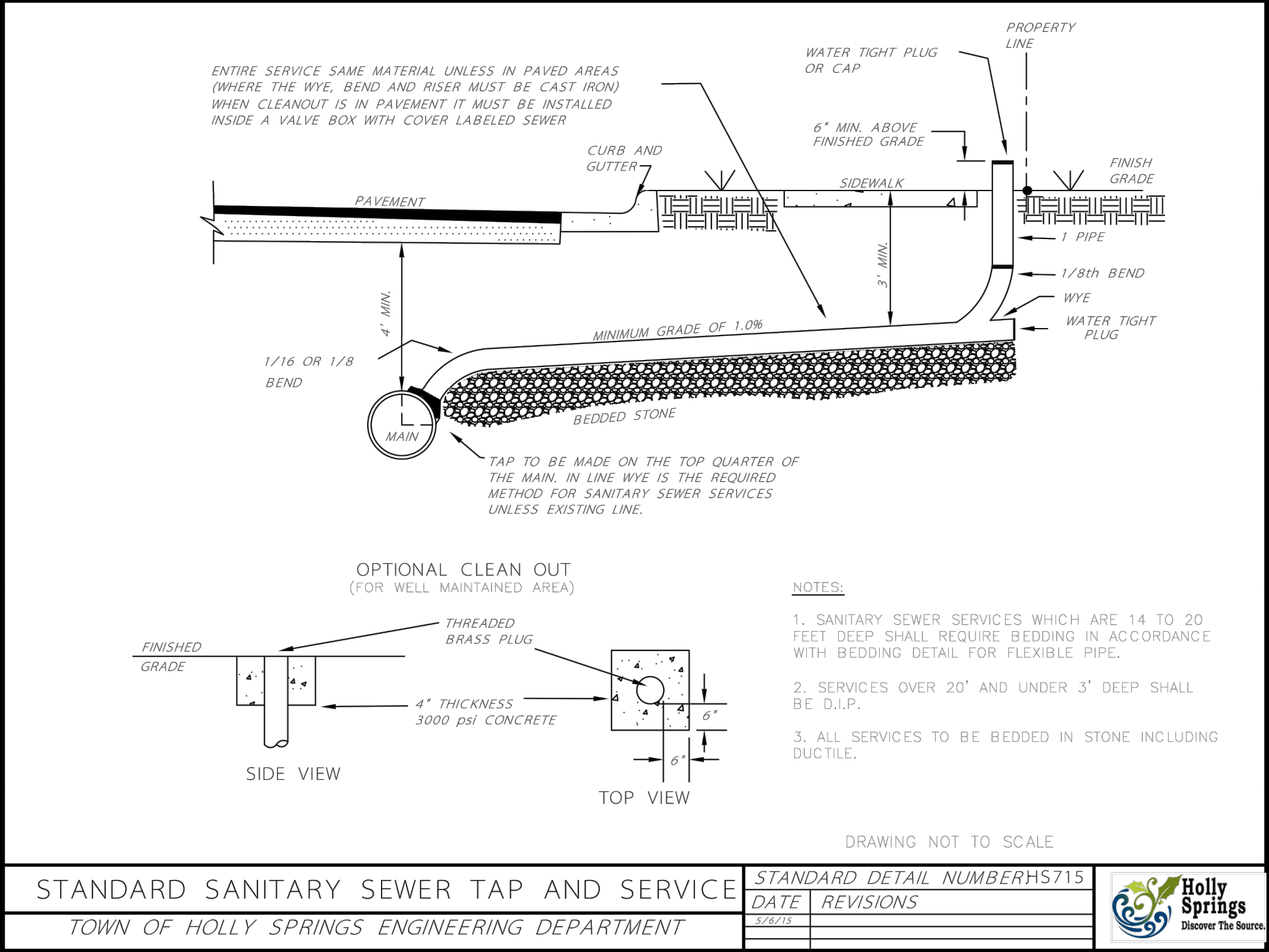
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REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS PSPA MIDDLE SCHOOL WATER DETAILS II

D-03

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PROFESSIONAL'S SEAL

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02/07/2020

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Pine Springs

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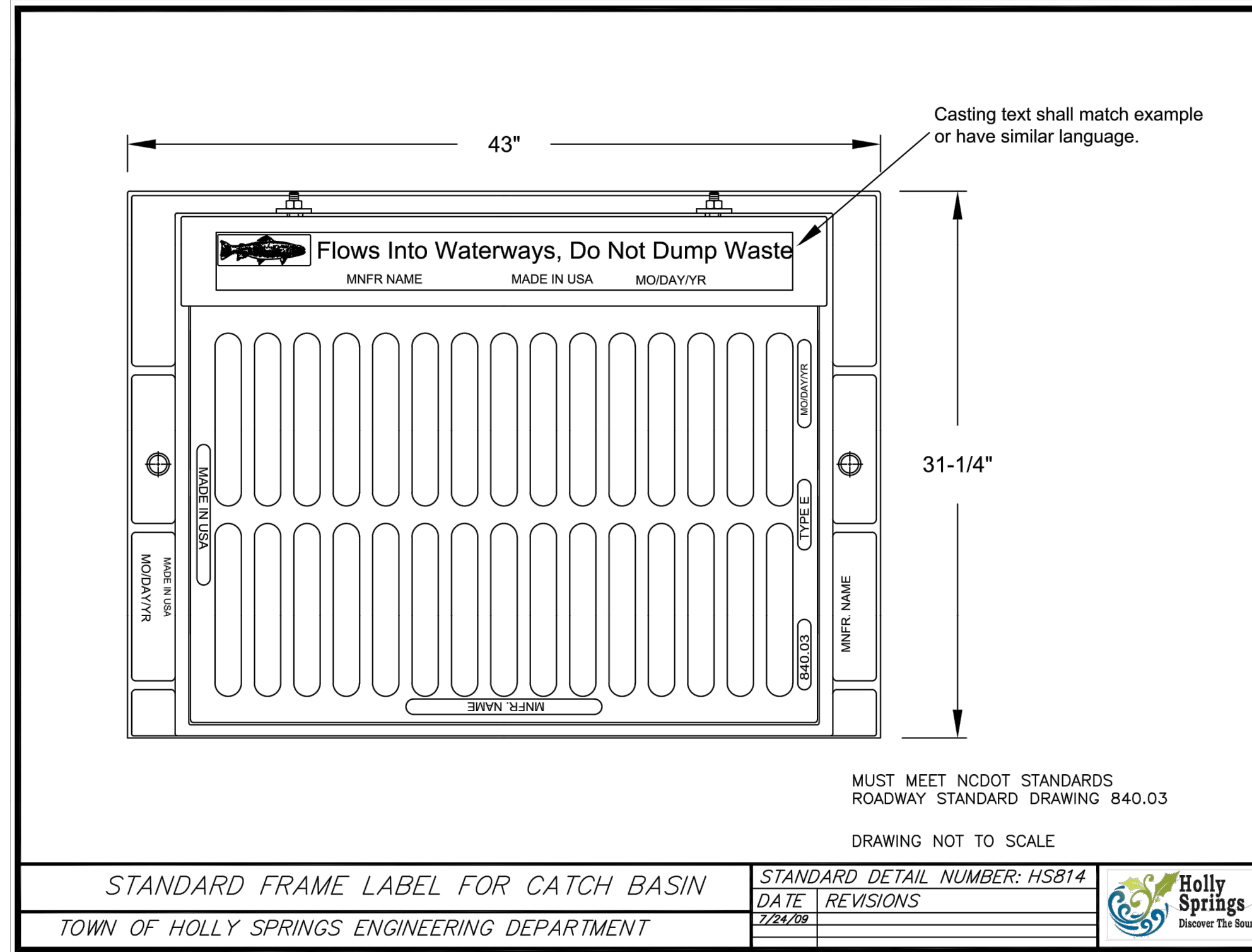
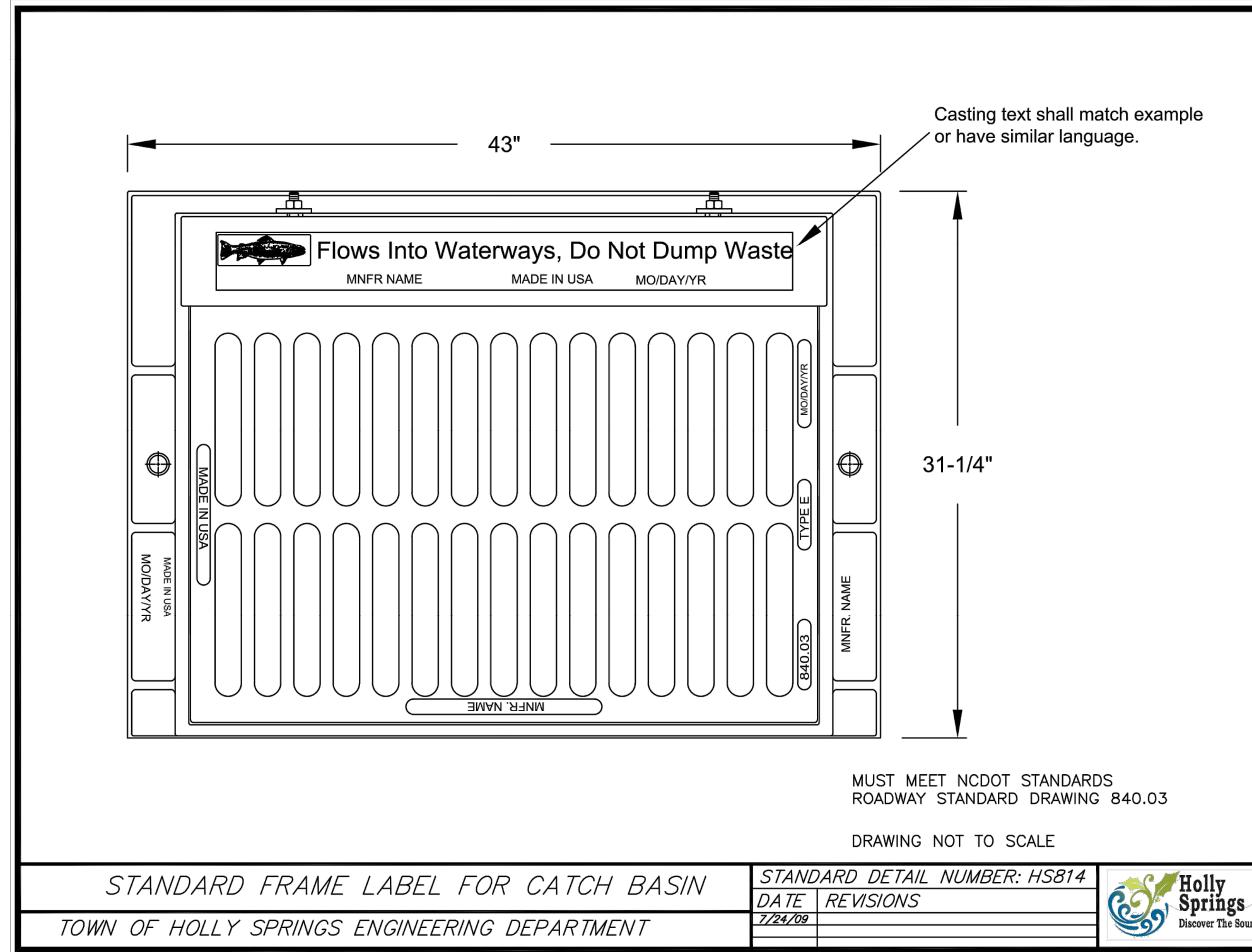
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DEVELOPMENT PETITION PLANS

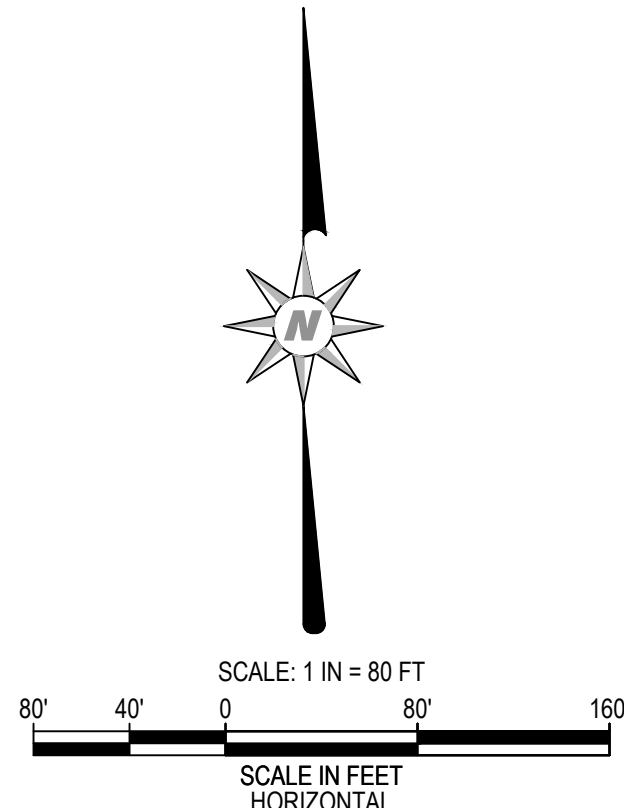
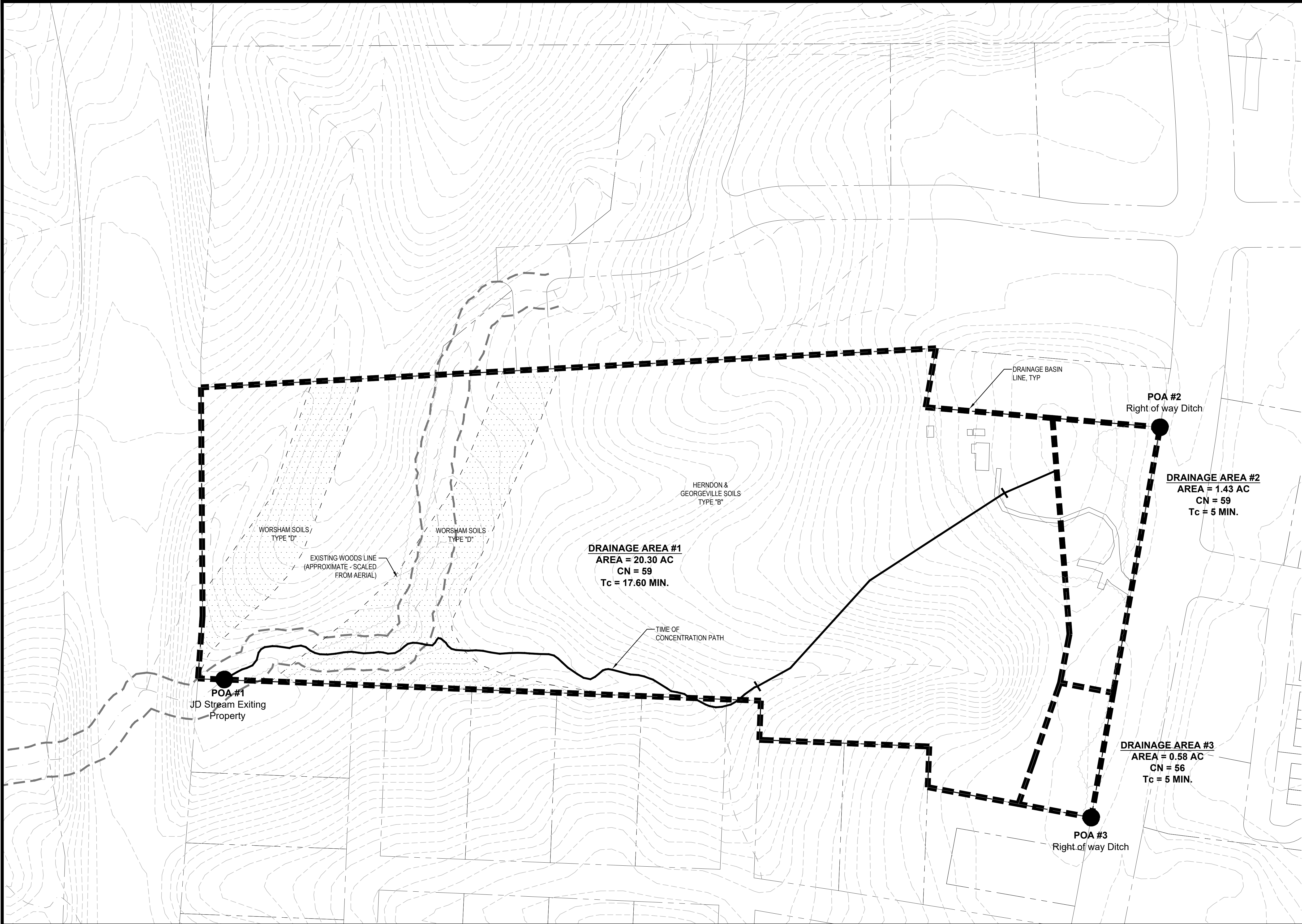
PSPA MIDDLE SCHOOL

SANITARY SEWER DETAILS

D-04



- GENERAL NOTES:
1. PLANIMETRICS & TOPOGRAPHY SHOWN PER WAKE COUNTY GIS
 2. SOILS ARE OF HYDROLOGIC GROUP "B" & "D" SOILS. SOILS INFORMATION SHOWN PER WAKE COUNTY GIS.
 3. DRAINAGE AREA ONLY INCLUDES ON-SITE DRAINAGE AND OFF-SITE DRAINAGE THAT IS DRAINS THROUGH PROJECT IN THE PRE & POST DEVELOPMENT.



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PROFESSIONAL'S SEAL

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ANDREW S. PETTIT

02/07/2020

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REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS

PSPA MIDDLE SCHOOL

PRE-DEVELOPMENT DRAINAGE AREA MAP

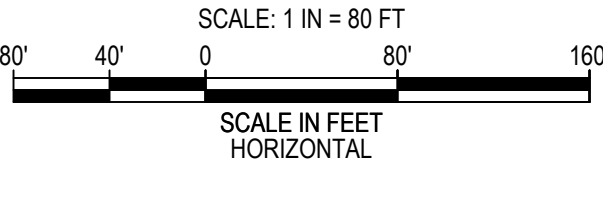
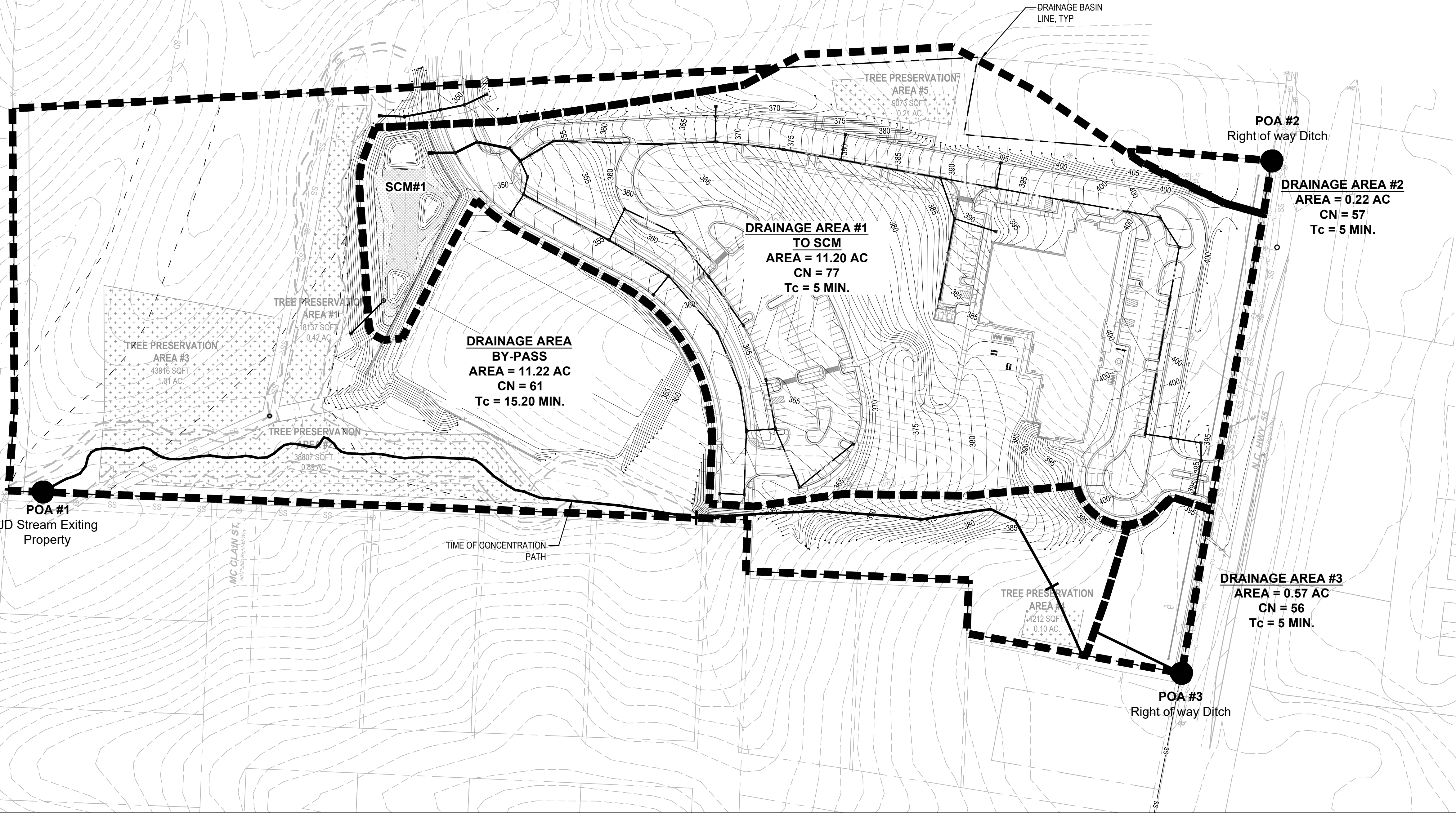
SW-01

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PLOTTED: 27/02/2020 11:38 AM

- GENERAL NOTES:
1. PLANIMETRICS & TOPOGRAPHY SHOWN PER WAKE COUNTY GIS
 2. SOILS ARE OF HYDROLOGIC GROUP "B" & "D" SOILS. SOILS INFORMATION SHOWN PER WAKE COUNTY GIS.
 3. DRAINAGE AREA ONLY INCLUDES ON-SITE DRAINAGE AND OFF-SITE DRAINAGE THAT IS DRAINS THROUGH PROJECT IN THE PRE & POST DEVELOPMENT.

STORMWATER WATERSHED DISCHARGE SUMMARY INFORMATION
ALL VALUES IN CUBIC FEET PER SECOND (CFS)

	1 YR, 24 HR	2 YR, 24 HR	10 YR, 24 HR	25 YR, 24 HR	100 YR, 24 HR
PRE DEVELOPMENT 1	2.649	7.396	26.19	40.03	64.42
PRE DEVELOPMENT 2	0.357	0.948	3.039	4.537	7.154
PRE DEVELOPMENT 3	0.058	0.244	0.996	1.560	2.563
TOTAL PRE DEVELOPMENT	2.790	7.746	27.57	42.28	68.29
POST DEVELOPMENT 1 BYPASS SCM	2.11	5.02	15.78	23.48	36.93
POST DEVELOPMENT 1 TO SCM	19.82	28.63	53.08	68.30	93.08
SCM ROUTING DISCHARGE	0.49	0.84	9.75	19.77	68.68
POST DEVELOPMENT 1 TOTAL	2.21	5.54	25.51	43.13	101.00
POST DEVELOPMENT 2	0.032	0.109	0.407	0.627	1.015
POST DEVELOPMENT 3	0.057	0.24	0.98	1.53	2.52
TOTAL POST-DEVELOPMENT DISCHARGE	2.28	5.72	26.25	44.39	103.92



REVISIONS	
1	7/26/2019 TOHS COMMENTS
2	8/30/2019 TOHS COMMENTS
3	12/13/2019 TOHS COMMENTS
4	01/24/2020 TOHS COMMENTS
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: 1"=100'
FILE NO: 2018-063	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

Andrew S. Bell

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ENGINEER

ANDREW S. BELL

02/07/2020

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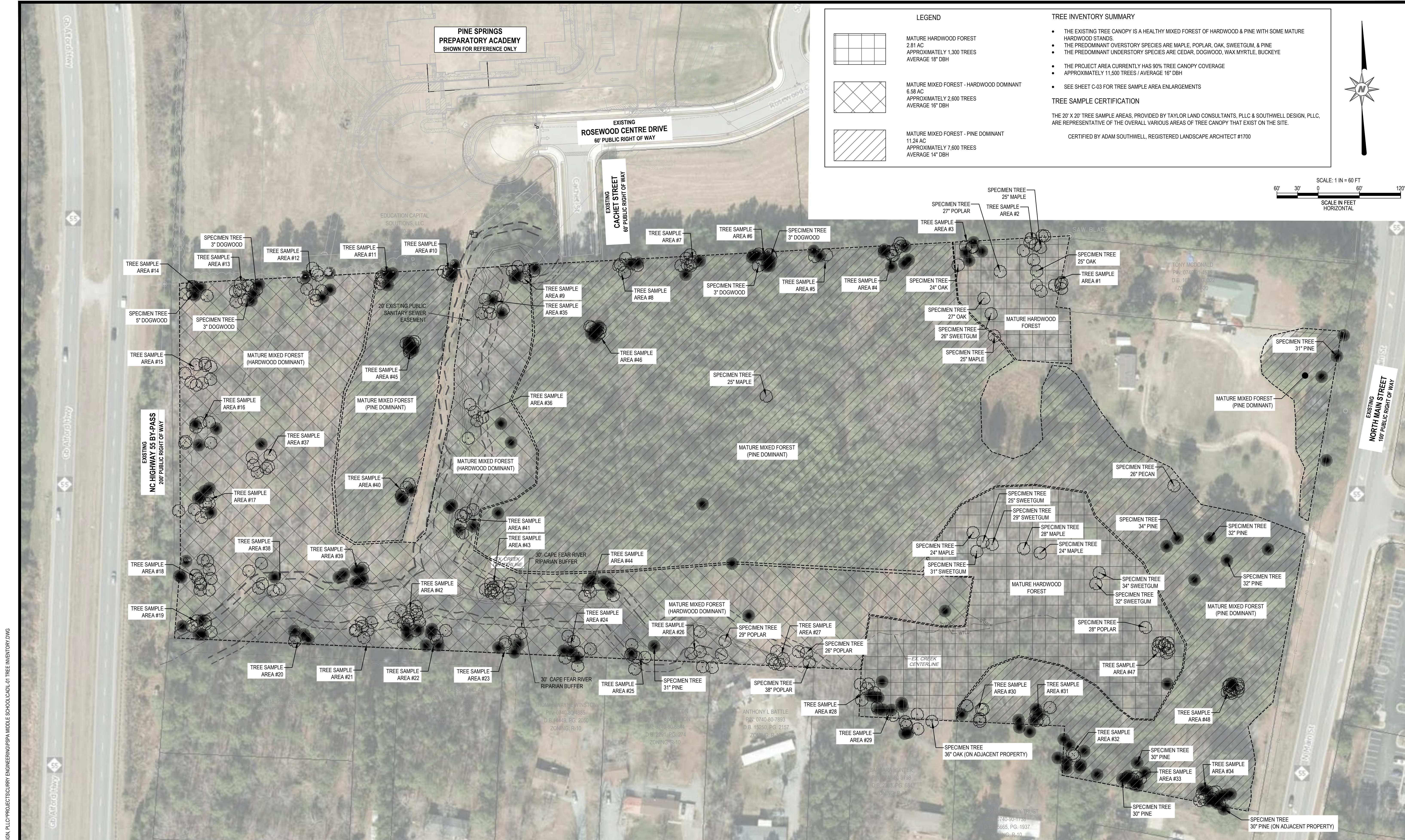
Pine Springs
PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: JESSIE & JOELINE MCDUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
POST-DEVELOPMENT DRAINAGE AREA MAP

SW-02

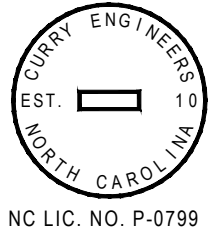


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REVISIONS	
A	07/26/2019 RESPONSE TO TCHS COMMENTS #1
B	08/20/2019 RESPONSE TO TCHS COMMENTS #2
C	12/13/2019 RESPONSE TO TCHS COMMENTS #3
D	01/24/2020 RESPONSE TO TCHS COMMENTS #4
STATUS	
FOR REGULATORY REVIEW ONLY	
NOT FOR CONSTRUCTION	
DATE: JUNE 21, 2019	HORIZ. SCALE: 1" = 60'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36



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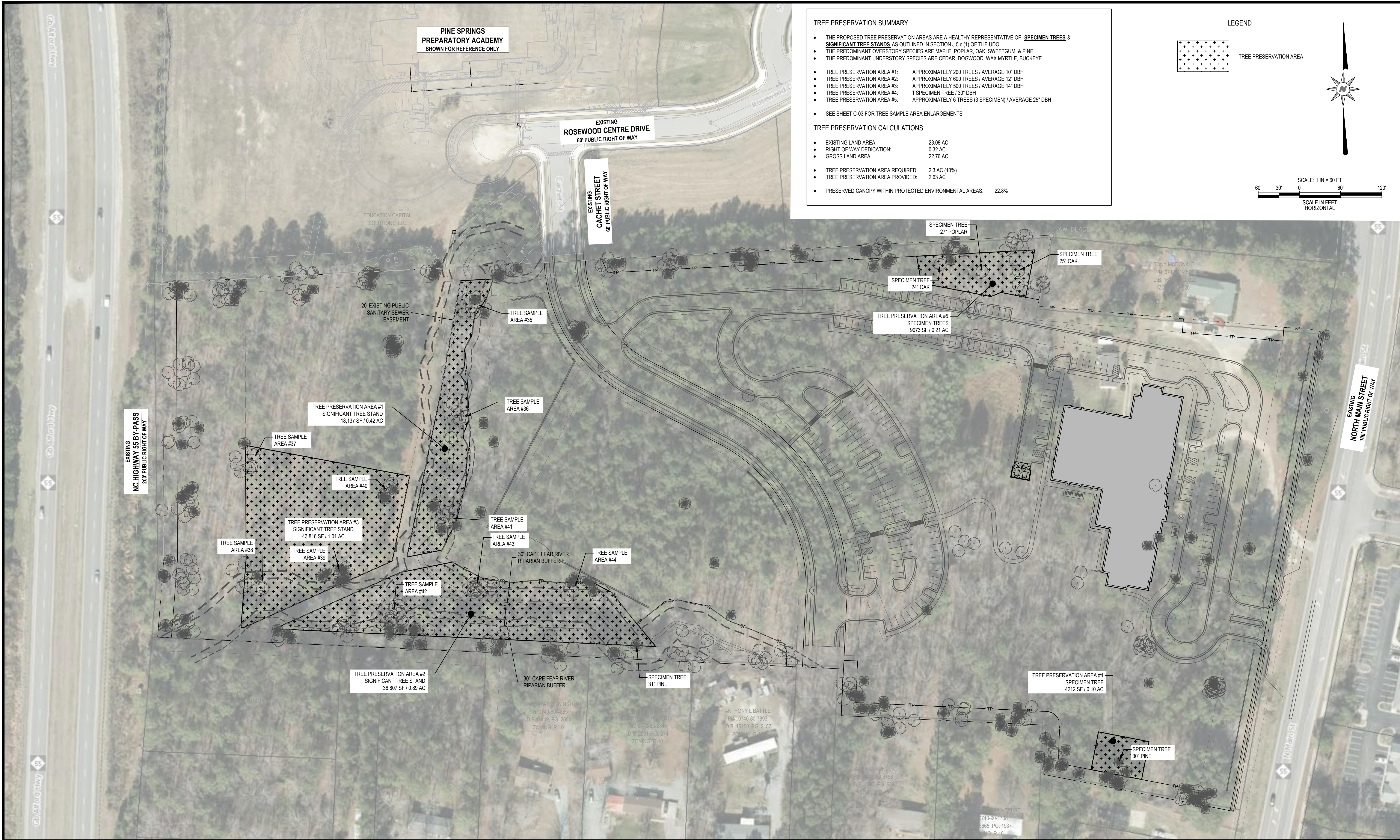
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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
TREE INVENTORY

L-01

C:\USERS\ADMINISTRATOR\Documents\PROJECTS\CURRY ENGINEERING\PSPA MIDDLE SCHOOL\CAD\07 TREE PRESERVATION PLAN.DWG
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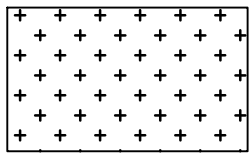
TREE PRESERVATION SUMMARY

- THE PROPOSED TREE PRESERVATION AREAS ARE A HEALTHY REPRESENTATIVE OF **SPECIMEN TREES** & **SIGNIFICANT TREE STANDS** AS OUTLINED IN SECTION J.5.c.(1) OF THE UDO
 - THE PREDOMINANT OVERSTORY SPECIES ARE MAPLE, POPLAR, OAK, SWEETGUM, & PINE
 - THE PREDOMINANT UNDERSTORY SPECIES ARE CEDAR, DOGWOOD, WAX MYRTLE, BUCKEYE
- TREE PRESERVATION AREA #1: APPROXIMATELY 200 TREES / AVERAGE 10" DBH
 - TREE PRESERVATION AREA #2: APPROXIMATELY 600 TREES / AVERAGE 12" DBH
 - TREE PRESERVATION AREA #3: APPROXIMATELY 500 TREES / AVERAGE 14" DBH
 - TREE PRESERVATION AREA #4: 1 SPECIMEN TREE / 30" DBH
 - TREE PRESERVATION AREA #5: APPROXIMATELY 6 TREES (3 SPECIMEN) / AVERAGE 25" DBH
- SEE SHEET C-03 FOR TREE SAMPLE AREA ENLARGEMENTS

TREE PRESERVATION CALCULATIONS

- EXISTING LAND AREA: 23.08 AC
 - RIGHT OF WAY DEDICATION: 0.32 AC
 - GROSS LAND AREA: 22.76 AC
- TREE PRESERVATION AREA REQUIRED: 2.3 AC (10%)
 - TREE PRESERVATION AREA PROVIDED: 2.63 AC
- PRESERVED CANOPY WITHIN PROTECTED ENVIRONMENTAL AREAS: 22.8%

LEGEND

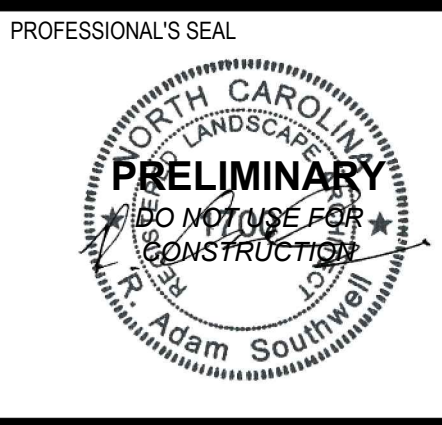


TREE PRESERVATION AREA



SCALE: 1 IN = 60 FT
SCALE IN FEET
HORIZONTAL

REVISIONS	
A	07/26/2019 RESPONSE TO TQHS COMMENTS #1
B	08/20/2019 RESPONSE TO TQHS COMMENTS #2
C	12/13/2019 RESPONSE TO TQHS COMMENTS #3
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STATUS	
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PREPARATORY ACADEMY
A Challenge Foundation Academy

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
TREE PRESERVATION PLAN

L-02

LANDSCAPE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. THE PROPERTY OWNER, INCLUDING SUBSEQUENT OR SUCCESSOR OWNER, AND THEIR AUTHORIZED AGENTS ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
3. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING.
4. REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY. AFTER INITIAL INSTALLATION, THE OWNER OF THE PROPERTY UPON WHICH THE LANDSCAPING IS INSTALLED SHALL MAINTAIN ALL REQUIRED PLANTINGS IN A HEALTHY, VIGOROUS AND ATTRACTIVE STATE.
5. ALL REQUIRED PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED. DEAD PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON AFTER REMOVAL. IF REPLACEMENT IS NECESSARY, ALL PLANTS AND OTHER NON-LIVING LANDSCAPE MATERIALS SHALL BE EQUAL IN SIZE, DENSITY AND APPEARANCE AS ORIGINALLY REQUIRED AT THE TIME OF THE APPROVAL OF THE DEVELOPMENT PERMIT.
6. THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND WITHIN PLANTING BEDS.
7. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. THE PLAN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANCIES BETWEEN THE TWO.
8. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. ALL PLANT MATERIAL SHALL BE OF HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL HEADS (APPROPRIATE FOR GENUS AND SPECIES). SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPECIFIED. ALL MATERIAL OF THE SAME TYPE SHALL BE MATCHED IN HEIGHT, SPREAD, AND FORM. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADES BEFORE DIGGING. THE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM OF +/- 1/4" TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
10. PLANT SIZES SHOWN IN THE PLANT SCHEDULE ARE MINIMUM ALLOWED AT THE TIME OF INSTALLATION.
11. INSTALL A MINIMUM OF A 2" DEPTH OF MULCH AS APPROVED BY THE OWNER.
12. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6' CLEARANCE HEIGHT TO THE FIRST BRANCHING.
13. ALL TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, AND HARDSCAPE, AND A MINIMUM OF 6' FROM FIRE HYDRANTS AND OTHER UTILITIES, UNLESS OTHERWISE NOTED ON PLANS.
14. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
15. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS, UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
16. IF THE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE SITE CONDITIONS OF WHICH COULD NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR GUARANTEE, NOTIFY THE OWNER PRIOR TO PROCUREMENT AND/OR INSTALLATION.
17. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED DESCRIPTION OF THEIR PROPOSED AND RECOMMENDED SUBSOIL AND PLANTING BED PREPARATION TECHNIQUES AND AMENDMENTS.
18. ANY DISTURBED AREAS THAT ARE NOT TO BE PLANTED OR LAWN, SHALL BE RESTORED TO THEIR PREVIOUS CONDITION (INCLUDING FINE GRADING UNEVEN AREAS, SEEDING OR SODDING, AND/OR MULCHING).

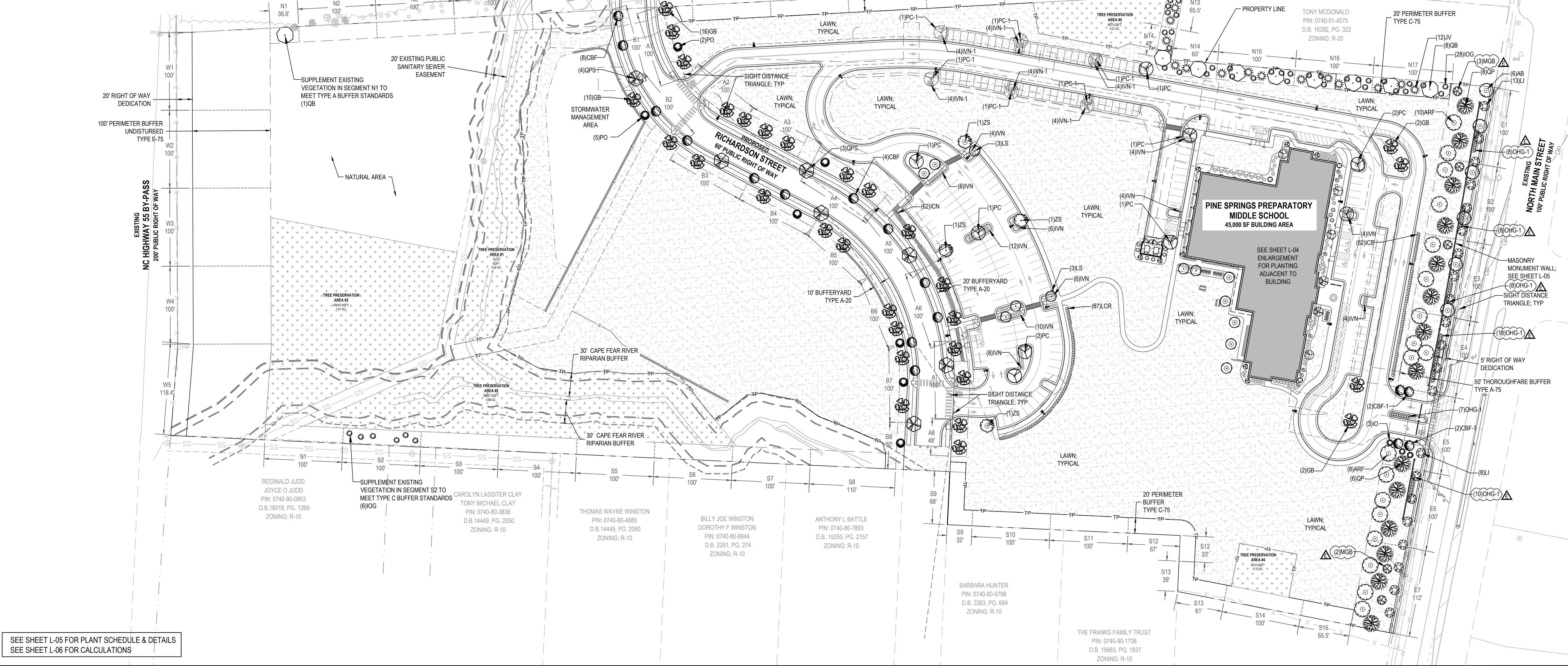
PINE SPRINGS
PREPARATORY ACADEMY
SHOWN FOR REFERENCE ONLY

LANDSCAPE LEGEND

- | | | |
|-------------------------|----------------------------------|--------------------------------|
| (CBF) EUROPEAN HORNBEAM | (LS) SIOUX CRAPE MYRTLE | (MGB) BRACKENS BROWN MAGNOLIA |
| (QB) SWAMP WHITE OAK | (QRP) REGAL PRINCE COLUMNAR OAK | (PO) OKAME CHERRY |
| (AB) TRIDENT MAPLE | (JM) FIREGLOW JAPANESE MAPLE | (IGS) SHAMROCK INKERRY HOLLY |
| (QPS) PIN OAK | (CFP) FOREST PANSY REDBUD | (ARC) ROSE CREEK ABELIA |
| (ZS) JAPANESE ZELKOVA | (IO) OAKLEAF HOLLY | (ICS) STEEDS HOLLY |
| (PC) CHINESE PISTACHE | (MGL) LITTLE GEM MAGNOLIA | (IVN) DWARF YAUPON HOLLY |
| (GB) AUTUMN GOLD GINKGO | (IL) LIBERTY HOLLY | (ICN) NEEDLEPOINT HOLLY |
| | (ICB) DWARF BURFORD HOLLY | (LCR) RUBY LOROPETALUM |
| | (OHG) GOSHIKI OSMANTHUS | (ARF) RED SUNSET RED MAPLE |
| | (CSY) YULETIDE CAMELLIA | (IOG) GREENLEAF AMERICAN HOLLY |
| | (PLO) OTTO LUYKEN LAUREL | (JV) EASTERN RED CEDAR |
| | (EAT) AUTUMN TWIST ENCORE AZALEA | |
| | (QP) WILLOW OAK | |

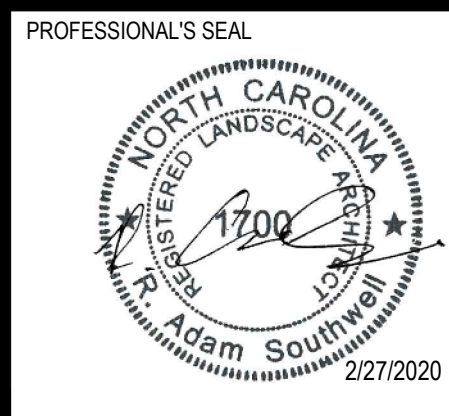


SCALE: 1 IN = 60 FT
SCALE IN FEET
HORIZONTAL



SEE SHEET L-05 FOR PLANT SCHEDULE & DETAILS
SEE SHEET L-06 FOR CALCULATIONS

REVISIONS	
A	07/26/2019 RESPONSE TO TOSHS COMMENTS #1
B	08/02/2019 RESPONSE TO TOSHS COMMENTS #2
C	12/13/2019 RESPONSE TO TOSHS COMMENTS #3
D	01/24/2020 RESPONSE TO TOSHS COMMENTS #4
E	02/27/2020 RESPONSE TO TOSHS COMMENTS #5
STATUS	
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DATE: JUNE 21, 2019	HORZ. SCALE: 1" = 60'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36



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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL LANDSCAPE PLAN

L-03

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LANDSCAPE LEGEND

- (LS) SIOUX CRAPE MYRTLE
- (QRP) REGAL PRINCE COLUMNAR OAK
- (JM) FIREGLOW JAPANESE MAPLE
- (MGL) LITTLE GEM MAGNOLIA
- (IL) LIBERTY HOLLY
- (OHG) GOSHIKI OSMANTHUS
- (CSY) YULETIDE CAMELLIA
- (PLO) OTTO LUYKEN LAUREL
- (EAT) AUTUMN TWIST ENCORE AZALEA
- (IGS) SHAMROCK INK BERRY HOLLY
- (ARC) ROSE CREEK ABELIA
- (ICS) STEEDS HOLLY
- (IVN) DWARF YAUPON HOLLY

LAWN:
TYPICAL

LAWN:
TYPICAL

LAWN:
TYPICAL

LAWN:
TYPICAL

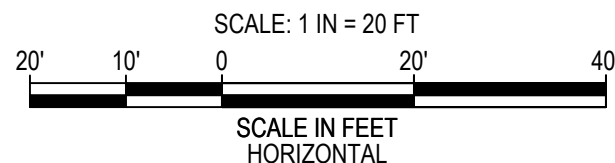
LAWN:
TYPICAL

LAWN:
TYPICAL

LAWN:
TYPICAL

PINE SPRINGS PREPARATORY MIDDLE SCHOOL
45,000 SF BUILDING AREA

EXISTING
NORTH MAIN STREET
100' PUBLIC RIGHT OF WAY



SEE SHEET L-05 FOR PLANT SCHEDULE & DETAILS
SEE SHEET L-06 FOR CALCULATIONS

REVISIONS	
A	07/26/2019 RESPONSE TO TOHS COMMENTS #1
B	08/20/2019 RESPONSE TO TOHS COMMENTS #2
C	12/13/2019 RESPONSE TO TOHS COMMENTS #3
D	01/24/2020 RESPONSE TO TOHS COMMENTS #4
E	02/27/2020 RESPONSE TO TOHS COMMENTS #5
STATUS	
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DATE: JUNE 21, 2019	HORIZ. SCALE: 1" = 20'
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36



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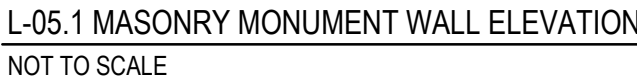
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A Challenge Foundation Academy

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
LANDSCAPE PLAN ENLARGEMENT

△_D △_D △_D



NOTES:

REMOVE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOTS. TILL IN SOIL TO 12" DEPTH. REMOVE ALL ROOTS TO A DEPTH OF 4'-6" OVER THE ENTIRE AREA.

3. REMOVE ALL EXISTING TREES OR BRANCHES OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE SOIL. LAYER OF MULCH TO BE APPLIED TO PULL AROUND ANY ROOTS CIRCUING THE PERIMETER OF THE TREE.

4. DURING THE DESIGN PHASE, CONFORM WATER WAYS TO THE LAYOUT OF THE TREES. DETERMINE HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE METHODS TO BE REQUIRED.

5. THOROUGHLY SOAK THE TREE ROOT BALL AND SOIL WITH WATER TO PREPARE FOR REMOVAL. REMOVE THE FIRST MOUND AFTER PLANTING AND ADD MULCH TO THE SOIL SURROUNDING THE TREE.

6. THE REMOVAL PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

7. DURING REMOVAL, MARK THE LOCATION OF THE TREE IN THE NEARBY AREA AND LOCATE TO THE NORTH.

8. WIDTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER. PLANTING HOLE DEPTH IS 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL DIRECTIONS.

9. REMOVE ALL EXISTING TREES OR BRANCHES OR LARGE ARCADE, BREAKING DOWN THE SOILS WITH A BACKHOE TO ELIMINATE ANY EXISTING ROOTS.

10. PREFERRED SLOPING SIDE.

11. PLANTING HOLE TO BE 4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER ORGANIC MATTER, TILL INTO SOIL TO 12" DEPTH. SOIL TO BE RECYCLED AT 20-30% BY VOLUME OF SOIL.



SCALE: NONE



SCALE: NONE



SCALE: NONE

PROFESSIONAL'S SEAL

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CLIENT



Pine Springs
PREPARATORY ACADEMY
A Challenge Foundation Academy

L-05

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BUFFER CALCULATIONS							
INCREMENT	LANDSCAPE MATERIAL	QTY PER INCREMENT	PUV PER PLANT	PUV SUBTOTAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
N1* (36.6 LF)	Large Deciduous @ 2.5" caliper	1	8	8	8	100.0%	7.32
N2	Existing Large Deciduous @ 12" cal	5	18	90	180	100.0%	20
	Existing Large Deciduous @ 7" cal	5	18	90			
N3	Existing Large Deciduous @ 7" cal	5	18	90	180	100.0%	20
	Existing Large Deciduous @ 10" cal	5	18	90			
N4	Existing Large Deciduous @ 8" cal	4	18	72	192	100.0%	20
	Existing Large Deciduous @ 15" cal	4	18	72			
	Existing Large Deciduous @ 6" cal	4	12	48			
N5	Existing Large Deciduous @ 12" cal	5	18	90	240	100.0%	20
	Existing Large Deciduous @ 8" cal	5	18	90			
	Existing Large Deciduous @ 6" cal	5	12	60			
N6	Existing Large Deciduous @ 5" cal	1	12	12	24	100.0%	20
	Existing Large Evergreen @ 12" ht (credit for large deciduous)	1	12	12			
N7	Existing Large Deciduous @ 7" cal	10	18	180	270	100.0%	20
	Existing Large Deciduous @ 9" cal	5	18	90			
N8	Existing Large Deciduous @ 5" cal	10	12	120	210	100.0%	20
	Existing Large Deciduous @ 8" cal	5	18	90			
N9	Existing Large Deciduous @ 13" cal	5	18	90	180	100.0%	20
	Existing Large Deciduous @ 10" cal	5	18	90			
	Existing Large Deciduous @ 5" cal	5	12	60			
N10	Existing Large Deciduous @ 7" cal	10	18	180	260	100.0%	20
	Existing Large Deciduous @ 4" cal	10	12	120			
	Existing Large Deciduous @ 6" cal	5	12	60			
N11	Existing Large Deciduous @ 10" cal	5	18	90	150	100.0%	20
	Existing Large Deciduous @ 8" cal	5	18	90			
N12	Existing Large Deciduous @ 8" cal	5	18	90	240	100.0%	20
	Existing Large Deciduous @ 6" cal	5	12	60			
	Existing Large Deciduous @ 7" cal	5	18	90			
N13	Large Evergreen @ 12' height	4	8	32	77	100.0%	75
	Large Evergreen @ 6' height	9	5	45			
N14-N17	Large Evergreen @ 12' height	3	8	24	75	78.7%	75
	Large Evergreen @ 6' height	7	5	35			
	Large Deciduous @ 2.5" caliper	2	8	16			
E1-E3	Large Deciduous @ 2.5" caliper	6	8	48	79	60.7%	75
	Small Deciduous @ 1.5" caliper	3	5	15			
	Large Evergreen @ 12' height	2	8	16			
E4	Large Deciduous @ 2.5" caliper	6	8	48	76	63.2%	75
	Small Deciduous @ 1.5" caliper	4	5	20			
	Large Evergreen @ 12' height	1	8	8			
E5	Large Deciduous @ 2.5" caliper	6	8	48	75	64.0%	75
	Small Deciduous @ 1.5" caliper	1	5	5			
	Small Evergreen @ 6' height	3	5	15			
	Large Shrub @ 36" ht	7	1	7			
E6	Large Deciduous @ 2.5" caliper	6	8	48	76	63.2%	75
	Small Deciduous @ 1.5" caliper	4	5	20			
	Large Evergreen @ 12' height	1	8	8			
E7* (112 LF)	Large Deciduous @ 2.5" caliper	6	8	48	79	60.8%	78.4
	Small Deciduous @ 1.5" caliper	3	5	15			
	Large Evergreen @ 12' height	2	8	16			
S1	Existing Large Evergreen @ 12' height	12	12	144	192	100.0%	75
	Existing Large Deciduous @ 4" cal (credit for large evergreen)	8	6	48			
S2	Existing Large Deciduous @ 7" cal (credit for large evergreen)	5	9	45	75	100.0%	75
	Large Evergreen @ 6' height	6	5	30			
S3	Existing Large Deciduous @ 8" cal (credit for large evergreen)	5	9	45	165	100.0%	75
	Existing Large Evergreen @ 12' height	10	12	120			
S4	Existing Large Deciduous @ 8" cal (credit for large evergreen)	10	9	90	150	100.0%	75
	Existing Large Evergreen @ 12' height	5	12	60			
S5	Existing Large Deciduous @ 4" cal (credit for large evergreen)	10	6	60	120	100.0%	75
	Existing Large Evergreen @ 12' height	5	12	60			
S6	Existing Large Deciduous @ 9" cal (credit for large evergreen)	5	9	45	150	100.0%	75
	Existing Large Deciduous @ 13" cal (credit for large evergreen)	5	9	45			
S7	Existing Large Deciduous @ 13" cal (credit for large evergreen)	5	9	45	90	100.0%	75
	Existing Large Deciduous @ 19" cal (credit for large evergreen)	5	9	45			
S8* (110 LF)	Existing Large Deciduous @ 19" cal (credit for large evergreen)	5	9	45	120	100.0%	82.5
	Existing Large Deciduous @ 9" cal (credit for large evergreen)	5	9	45			
	Existing Large Deciduous @ 2" cal (credit for large evergreen)	10	3	30			
S9	Existing Large Deciduous @ 10" cal (credit for large evergreen)	5	9	45	135	100.0%	75
	Existing Large Deciduous @ 4" cal (credit for large evergreen)	5	6	30			
	Existing Large Evergreen @ 12' height	5	12	60			
S10	Existing Large Deciduous @ 12" cal (credit for large evergreen)	5	9	45	165	100.0%	75
	Existing Large Evergreen @ 12' height	10	12	120			
S11	Existing Large Deciduous @ 3" cal (credit for large evergreen)	10	3	30	120	100.0%	75
	Existing Large Deciduous @ 14" cal (credit for large evergreen)	5	9	45			
	Existing Large Deciduous @ 11" cal (credit for large evergreen)	5	9	45			
S12	Existing Large Deciduous @ 9" cal (credit for large evergreen)	5	9	45	225	100.0%	75
	Existing Large Deciduous @ 3" cal (credit for large evergreen)	5	3	15			
	Existing Large Deciduous @ 7" cal (credit for large evergreen)	5	9	45			
S13	Existing Large Deciduous @ 4" cal (credit for large evergreen)	10	6	60	120	100.0%	75
	Existing Large Evergreen @ 12' height	5	12	60			
S14	Existing Large Evergreen @ 12' height	20	12	240	240	100.0%	75
	Existing Large Deciduous @ 4" cal (credit for large evergreen)	6	6	36			
S15* (65.5 LF)	Existing Large Deciduous @ 4" cal (credit for large evergreen)	6	6	36	144	100.0%	49.2
	Existing Large Evergreen @ 12' height	9	12	108			

BUFFER CALCULATIONS							
INCREMENT	LANDSCAPE MATERIAL	QTY PER INCREMENT	PUV PER PLANT	PUV SUBTOTAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
W1	Large Deciduous @ 5" cal (credit for large evergreen)	12	6	72	1152	43.8%	75
	Large Evergreen @ 12' height	36	12	432			
	Large Deciduous @ 4" caliper	12	12	144			
	Large Deciduous @ 14" caliper	12	18	216			
	Large Deciduous @ 6" caliper	24	12	288			
W2	Large Deciduous @ 12" cal (credit for large evergreen)	25	9	225	900	50.0%	75
	Large Deciduous @ 7" cal (credit for large evergreen)	25	9	225			
	Large Deciduous @ 10" caliper	25	18	450			
W3	Large Deciduous @ 11" cal (credit for large evergreen)	25	9	225	825	63.7%	75
	Large Evergreen @ 12' height	25	12	300			
	Large Deciduous @ 6" caliper	25	12	300			
W4	Large Evergreen @ 12' height	75	12	900	2250	40.0%	75
	Large Deciduous @ 8" caliper	25	18	450			
	Large Deciduous @ 11" caliper	25	18	450			
	Large Deciduous @ 13" caliper	25	18	450			
W5	Large Evergreen @ 12' height	14	12	168	1344	50.0%	75
	Large Deciduous @ 8" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 9" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 7" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 12" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 8" caliper	14	18	252		50.0%	
	Large Deciduous @ 5" caliper	14	12	168			
	Large Deciduous @ 8" caliper	14	18	252			
A1	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
A2** (37 LF)	Large Deciduous @ 2" caliper	2	6	12	12	100.0%	7.4
A3	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
A4	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
A5	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
A6	Large Deciduous @ 2" caliper	4	6	24	24	100.0%	20
A7	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
A8* (48 LF)	Large Deciduous @ 2" caliper	2	6	12	12	100.0%	9.6
B1	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
B2	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B3	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
B4	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B5	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
B6	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B7	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B8* (60 LF)	Large Deciduous @ 2.5" caliper	1	8	8	13	61.5%	12
	Small Deciduous @ 1.5" caliper	1	5	5		38.5%	
*Note	Plant Unit Value (PUV) pro-rated over remaining increment as indicated						
**Note	Plant Unit Value (PUV) pro-rated due to easements						

GENERAL NOTES

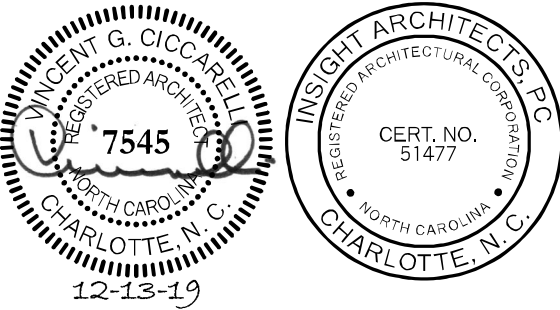
- A. Do not scale drawings; dimensions govern. Verify dimensions with field conditions. If discrepancies are discovered between field conditions and the drawings, contact the architect for resolution before proceeding.
- B. Horizontal dimensions indicated are taken to/from face of stud, masonry or concrete, unless noted otherwise.
- C. All doors are 6" from adjacent wall or centered on wall, unless noted otherwise.
- D. Provide flush, frameless, access panels in walls and ceilings where access is required to concealed items, such as valves, controls or switches. Finish panels to match adjacent construction. Contractor to determine and coordinate access panel locations w/ the Architect prior to installation.

insight
ARCHITECTS

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f 704 344 0446



PINE SPRINGS
PREPARATORY
ACADEMY

Charter
Middle
School

N Main Street
Holly Springs, NC 28540

TOHS Project # 19-DP-10

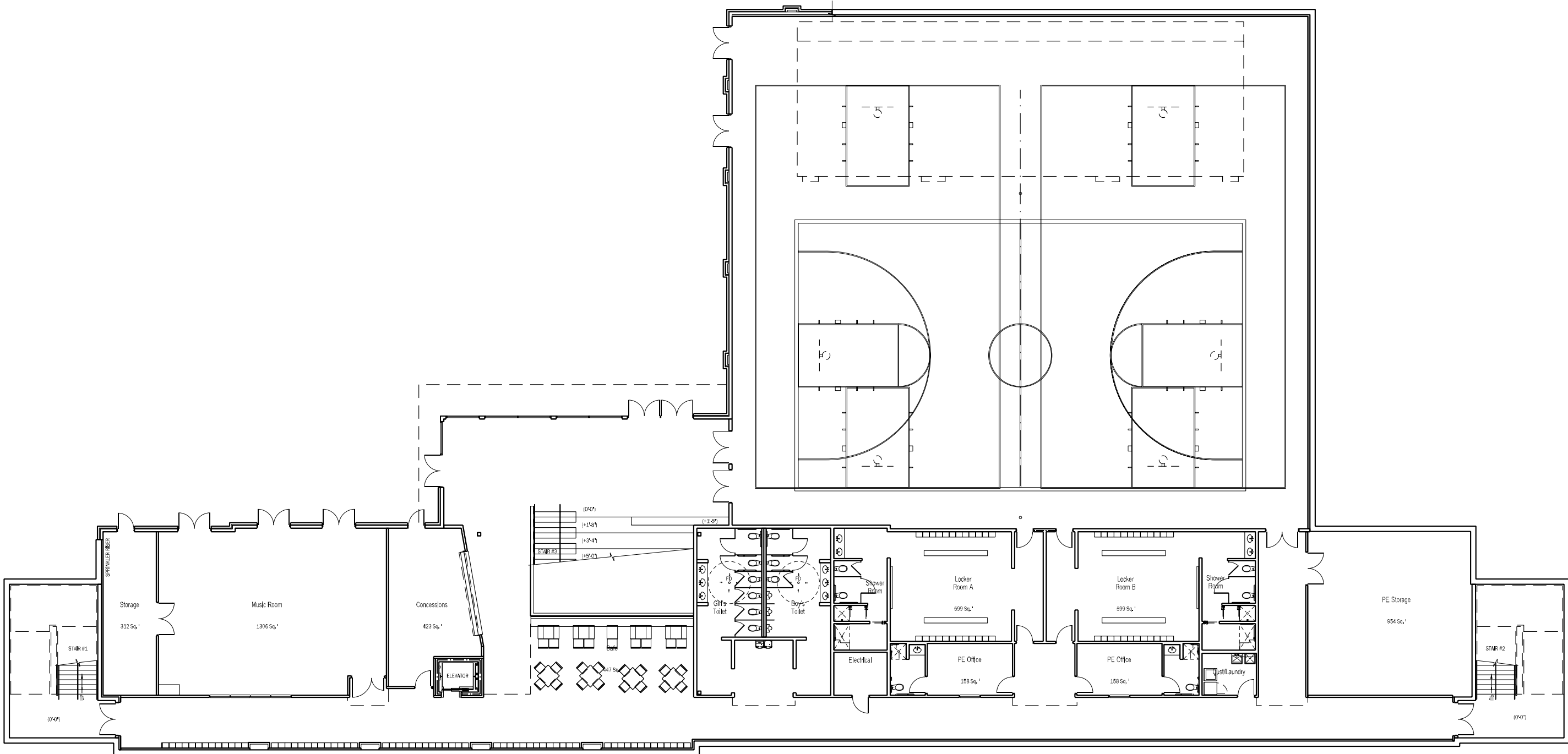
Date 8-26-19
Architect's Project # 1901

REVISIONS	
NUMBER	DATE

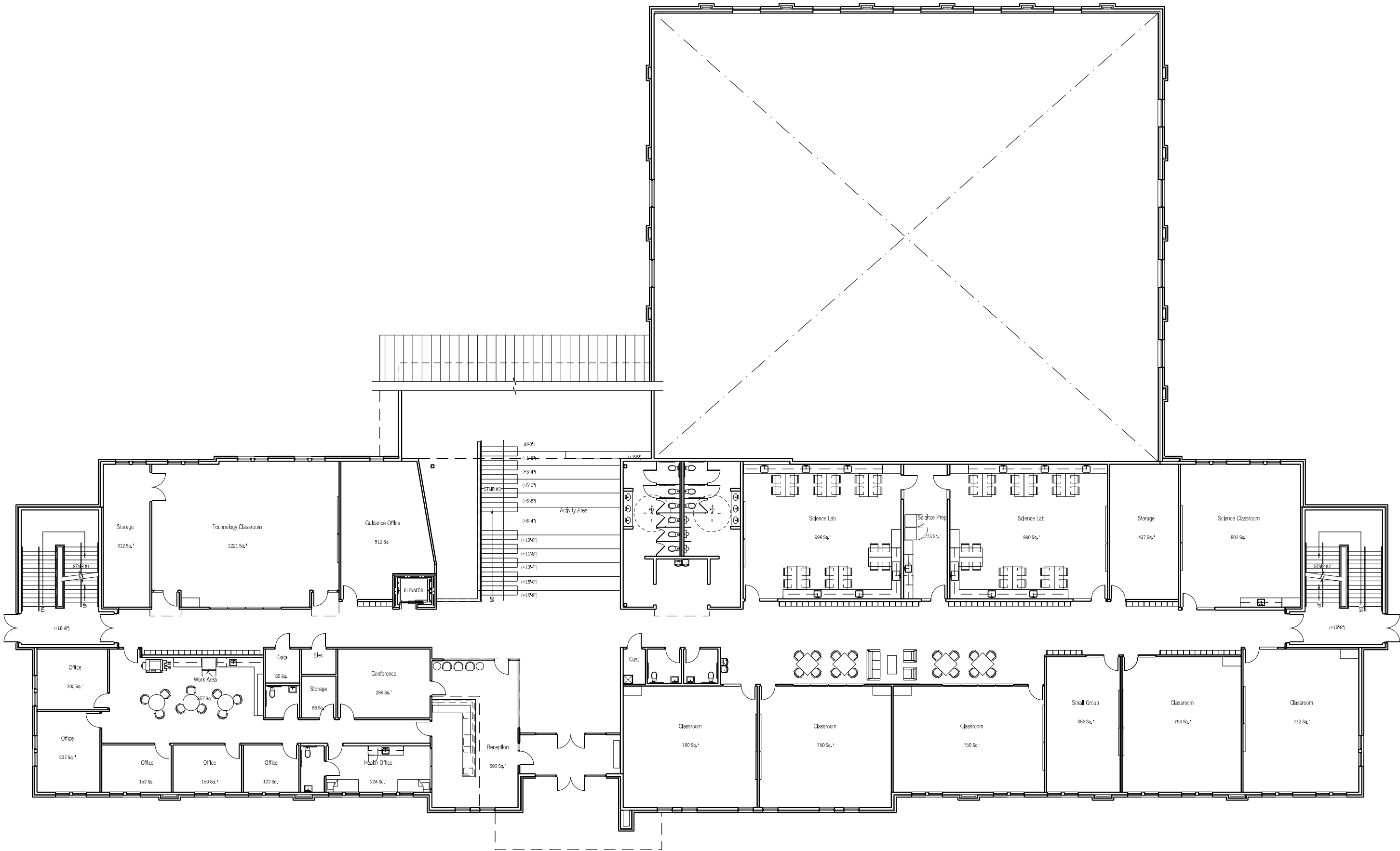
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OVERALL
FLOOR PLANS

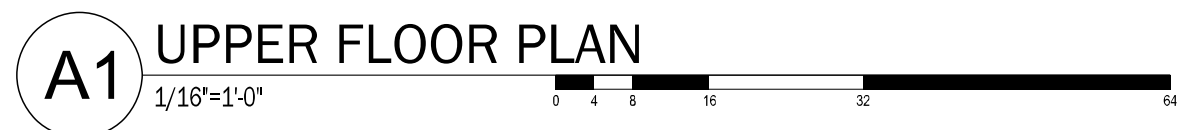
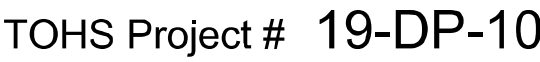
A101



C1 LOWER FLOOR PLAN
1/16"=1'-0"



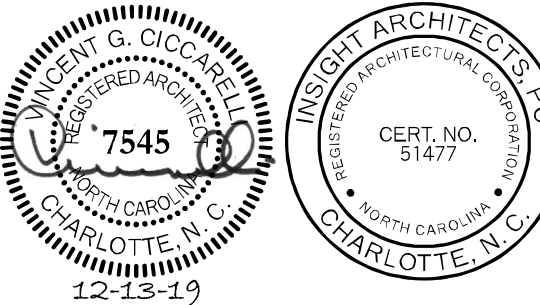
A1 GROUND FLOOR PLAN
1/16"=1'-0"



REVISIONS					
NUMBER					DATE

OVERALL FLOOR PLANS

A102



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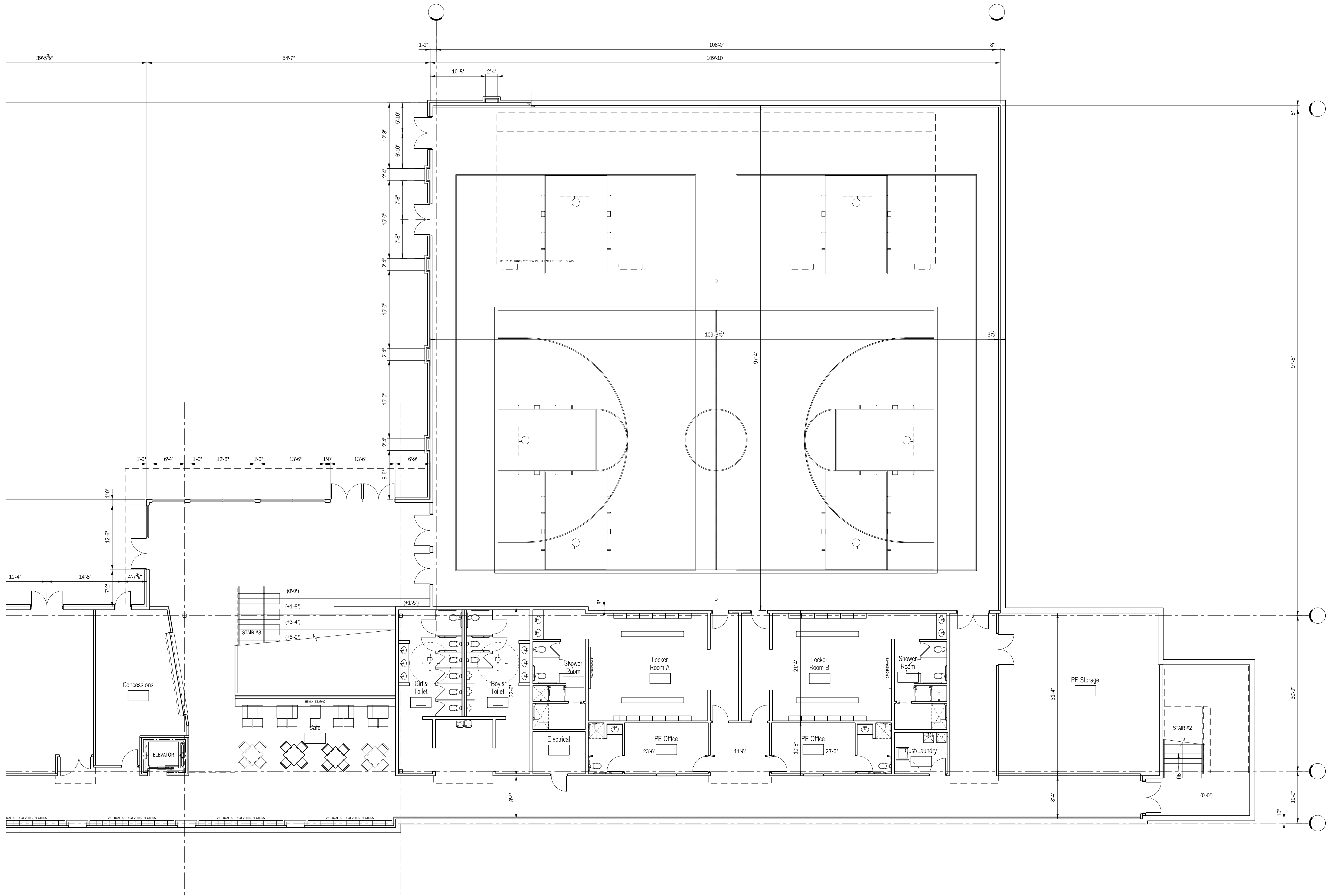
Date 8-26-19
Architect's Project # 1901

REVISIONS
NUMBER DATE

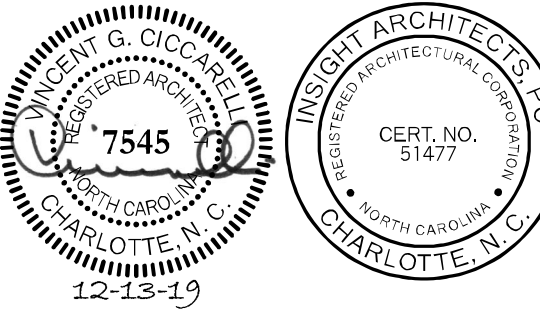
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LOWER FLOOR
PLAN B

A112



A1 LOWER FLOOR PLAN B
1/8"=1'-0"



PINE SPRINGS
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Holly Springs, NC 28540

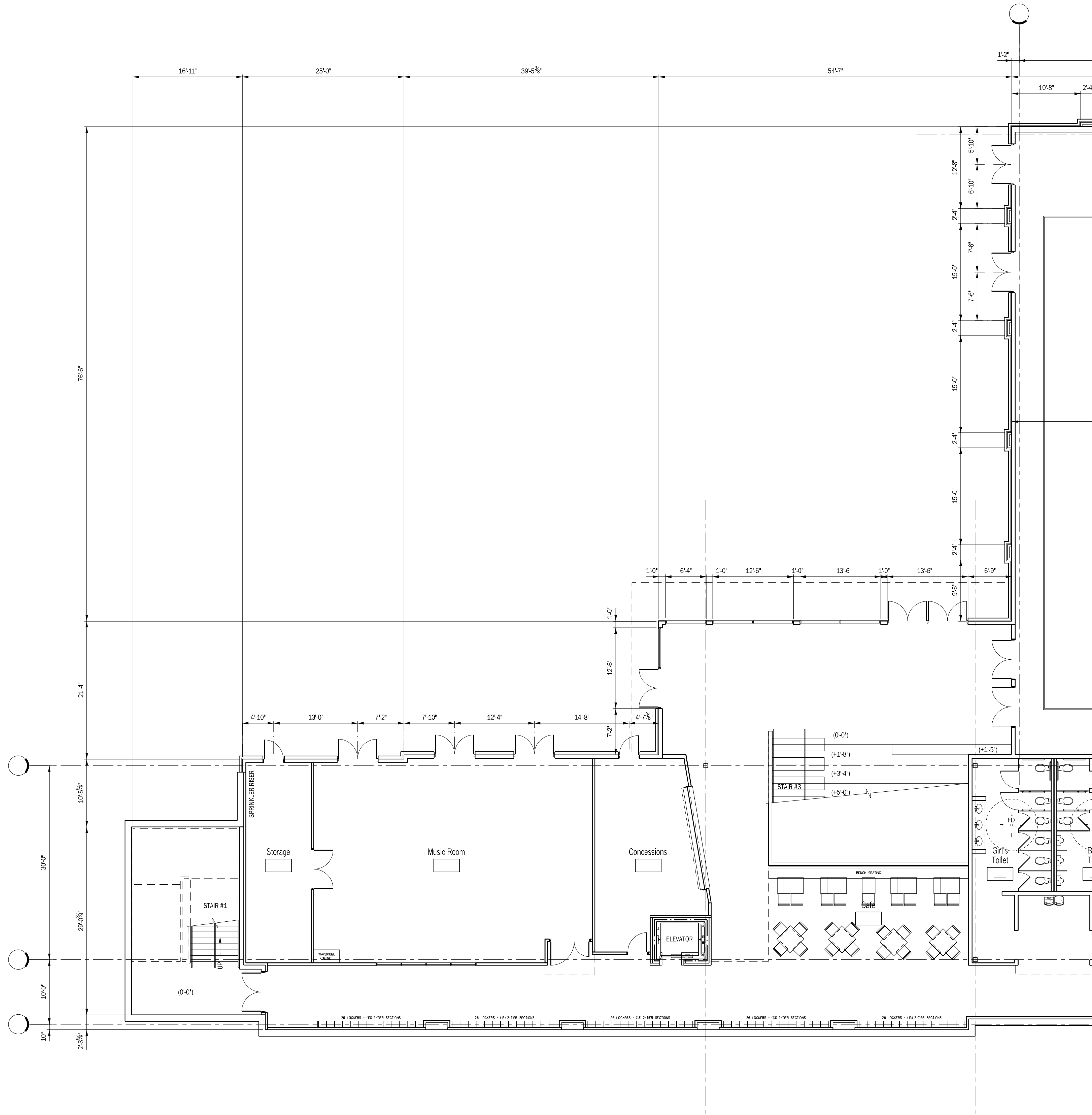
Date 8-26-19
Architect's Project # 1901

REVISIONS	
NUMBER	DATE

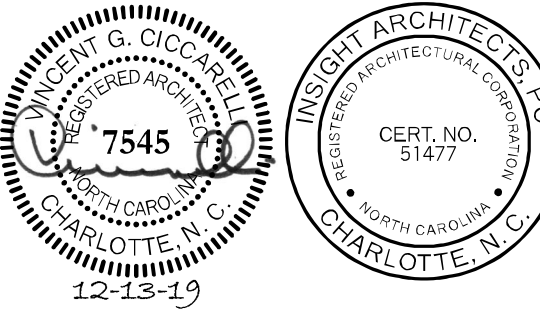
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LOWER FLOOR
PLAN A

A111



A1 LOWER FLOOR PLAN A
1/8"=1'-0"



PINE SPRINGS
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ACADEMY

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School

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Holly Springs, NC 28540

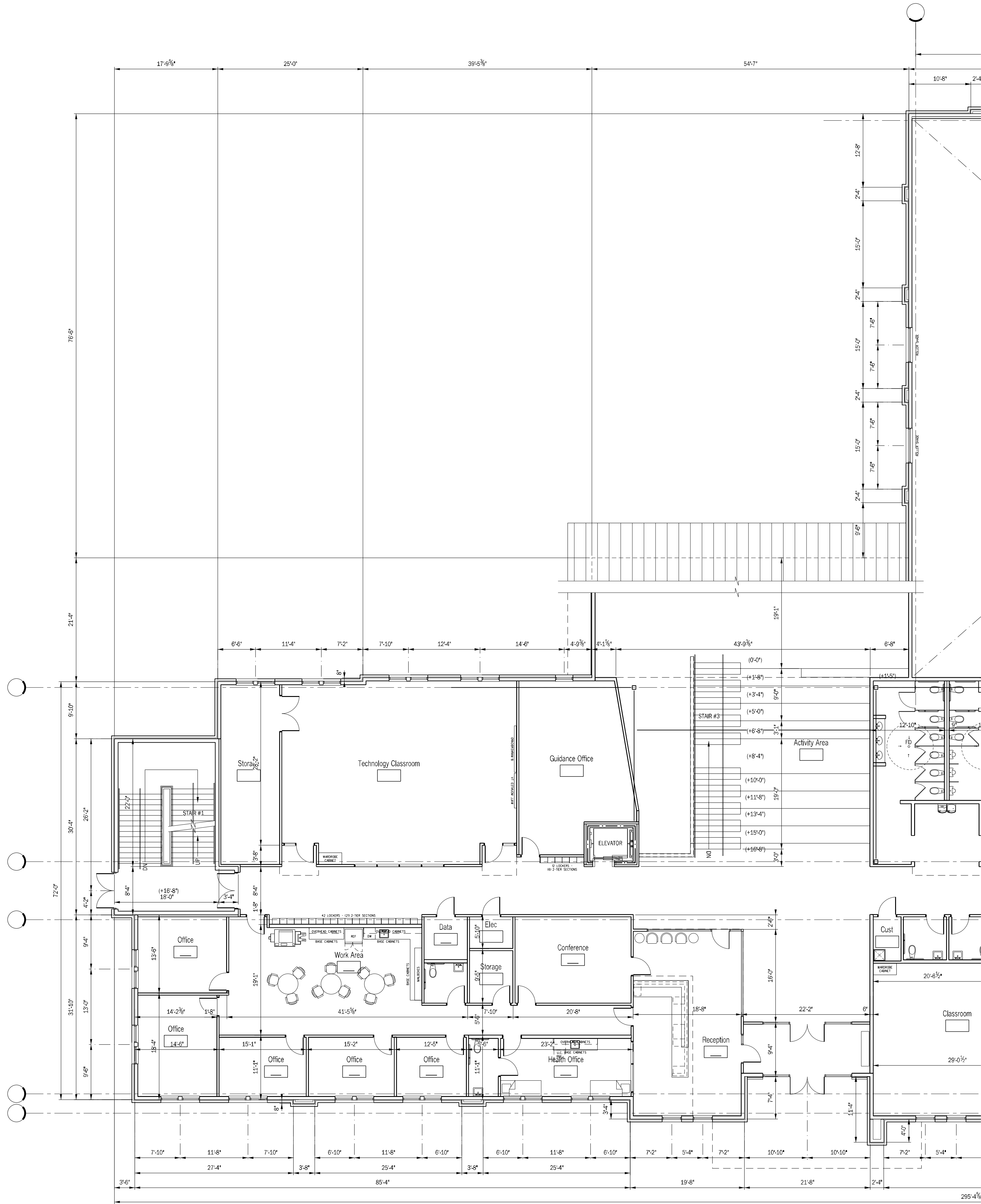
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Architect's Project # 1901

REVISIONS	
NUMBER	DATE

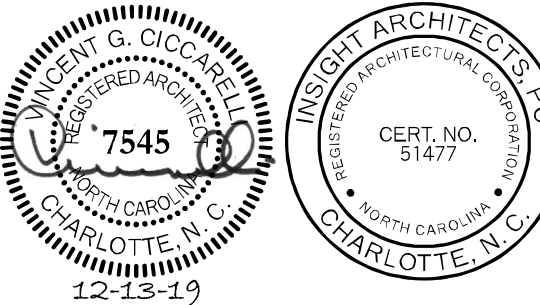
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GROUND FLOOR
PLAN A

A113



A1 GROUND FLOOR PLAN A
1/8"=1'-0"



PINE SPRINGS
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ACADEMY

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School

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Holly Springs, NC 28540

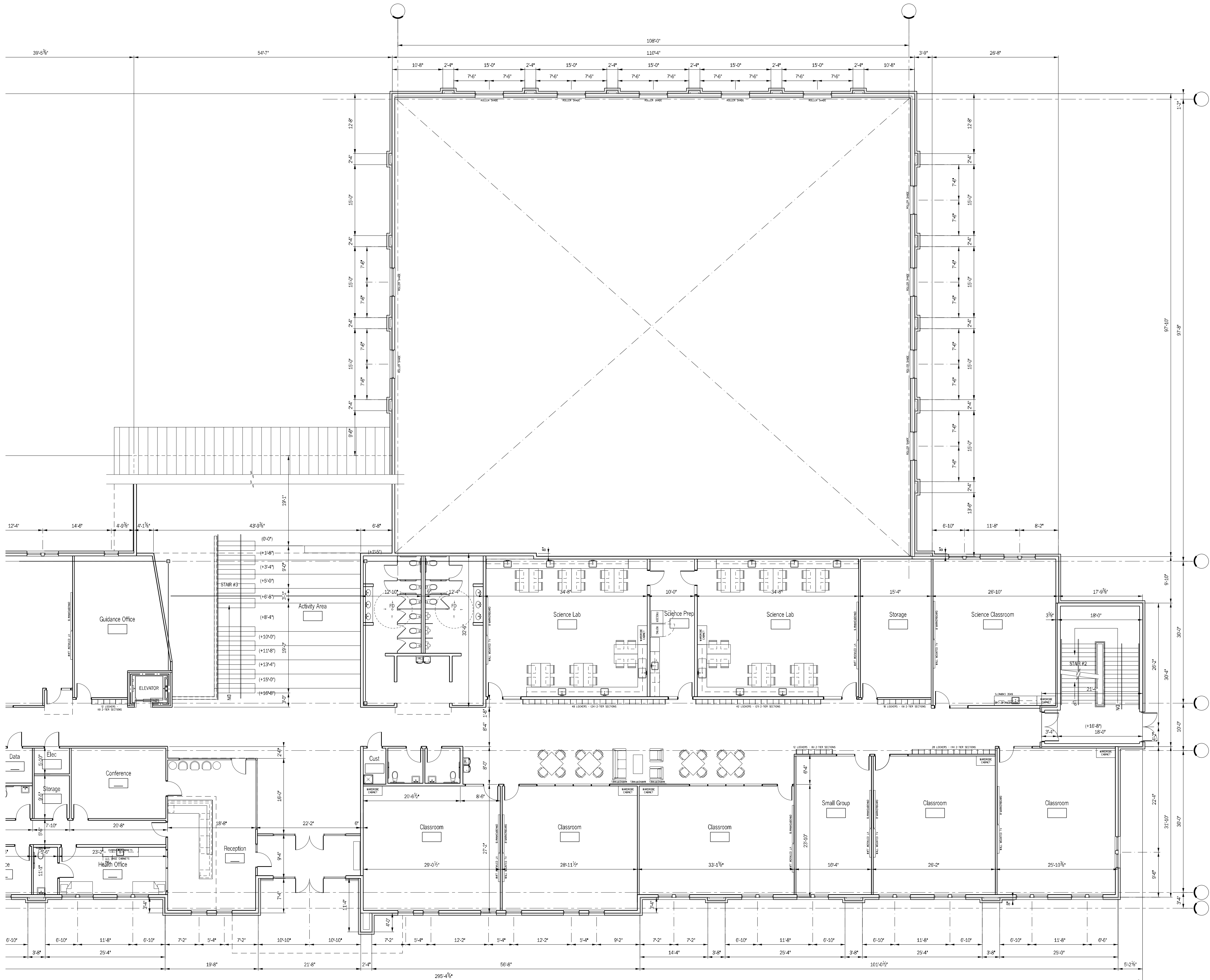
Date 8-26-19
Architect's Project # 1901

REVISIONS
NUMBER DATE

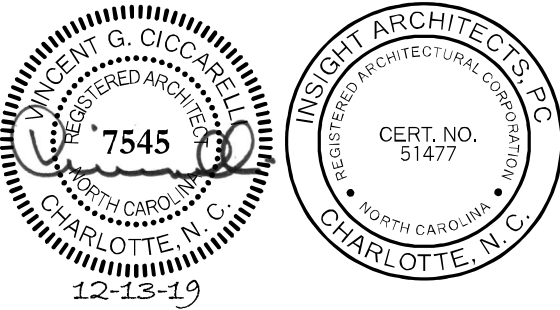
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project and site specifically identified herein
and is not to be used on any other project.

GROUND
FLOOR PLAN B

A114



A1 GROUND FLOOR PLAN B
1/8"=1'-0"



PINE SPRINGS
PREPARATORY
ACADEMY

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School

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Holly Springs, NC 28540

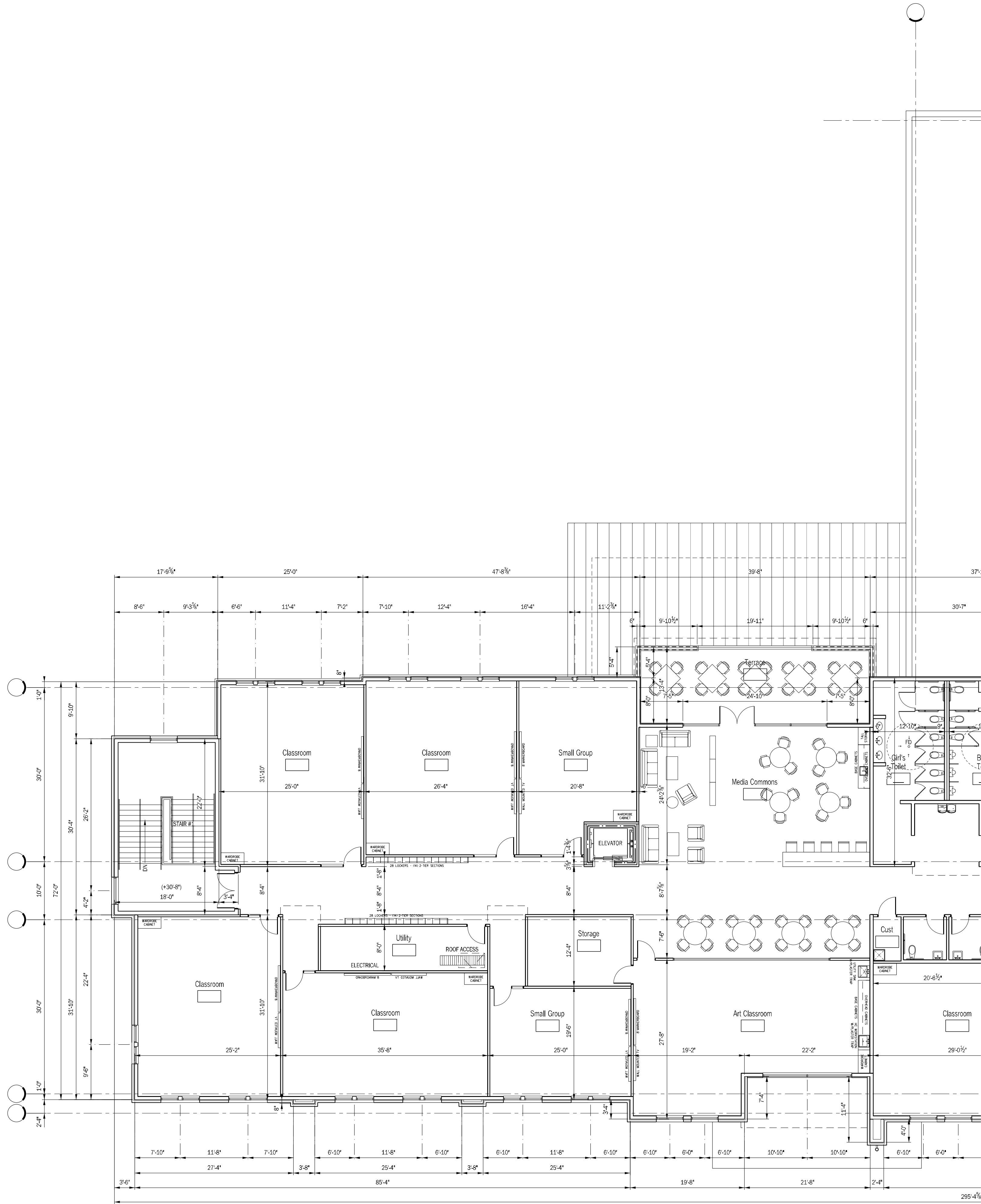
Date 8-26-19
Architect's Project # 1901

REVISIONS
NUMBER DATE

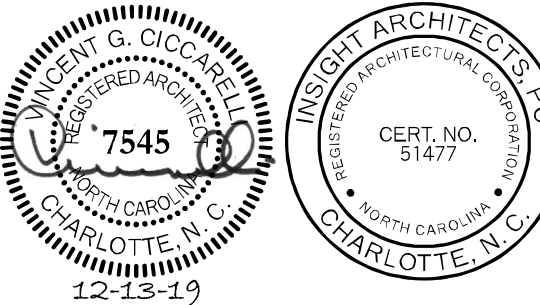
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UPPER FLOOR
PLAN A

A115



A1 UPPER FLOOR PLAN A
1/8"=1'-0"



PINE SPRINGS
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ACADEMY

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Holly Springs, NC 28540

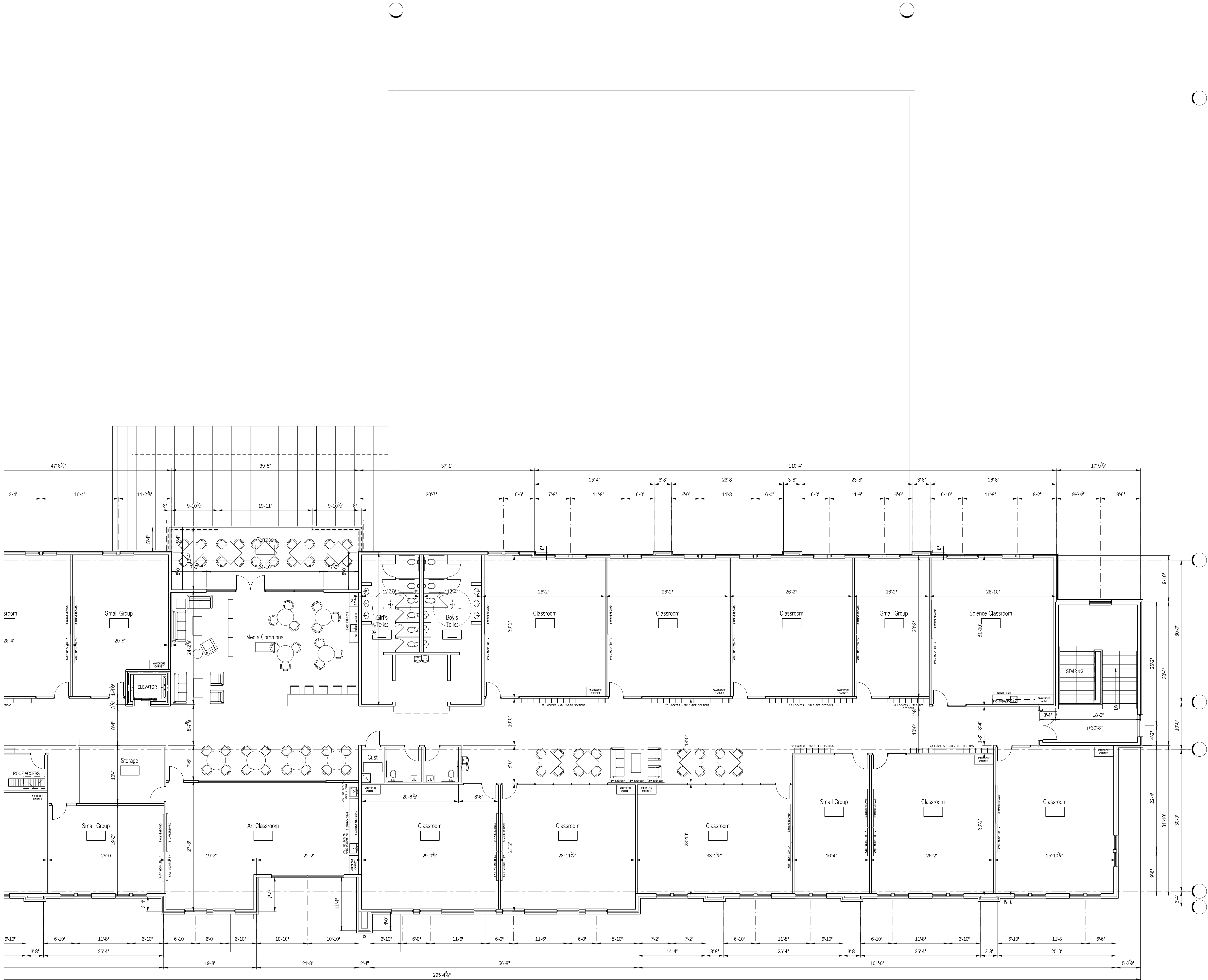
Date 8-26-19
Architect's Project # 1901

REVISIONS
NUMBER DATE

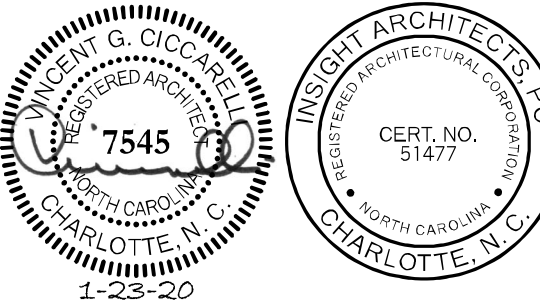
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UPPER FLOOR
PLAN B

A116



A1 UPPER FLOOR PLAN B
1/8"=1'-0"



PINE SPRINGS
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TOHS Project # 19-DP-10

Date 1-23-20
Architect's Project # 1901

REVISIONS
NUMBER DATE

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OVERALL
EXTERIOR
ELEVATIONS

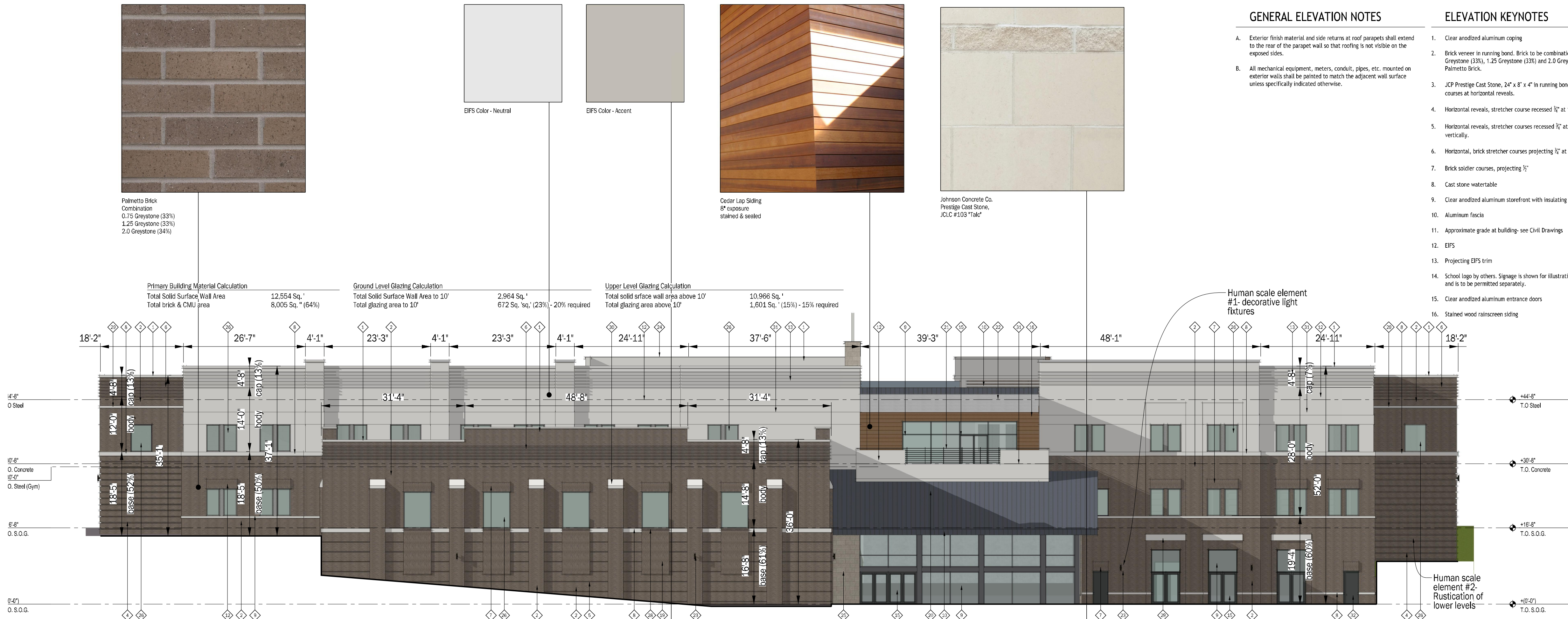
AC201

GENERAL ELEVATION NOTES

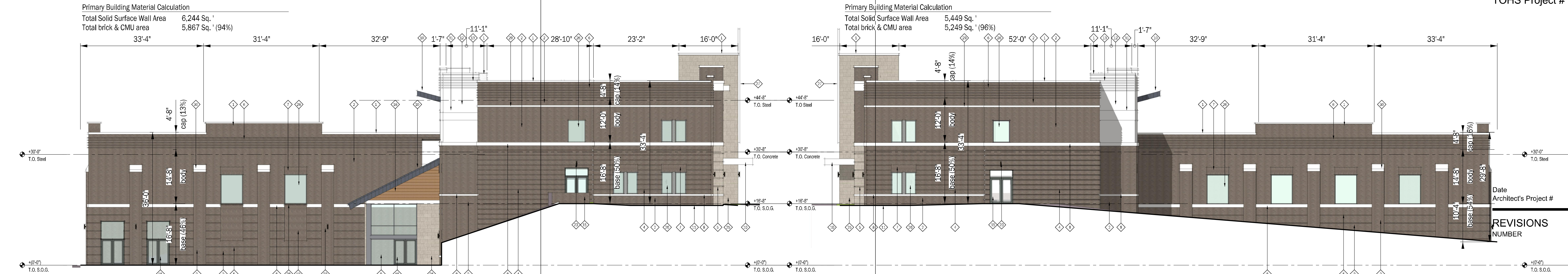
- A. Exterior finish material and side returns at roof parapets shall extend to the rear of the parapet wall so that roofing is not visible on the exposed sides.
- B. All mechanical equipment, meters, conduit, pipes, etc. mounted on exterior walls shall be painted to match the adjacent wall surface unless specifically indicated otherwise.

ELEVATION KEYNOTES

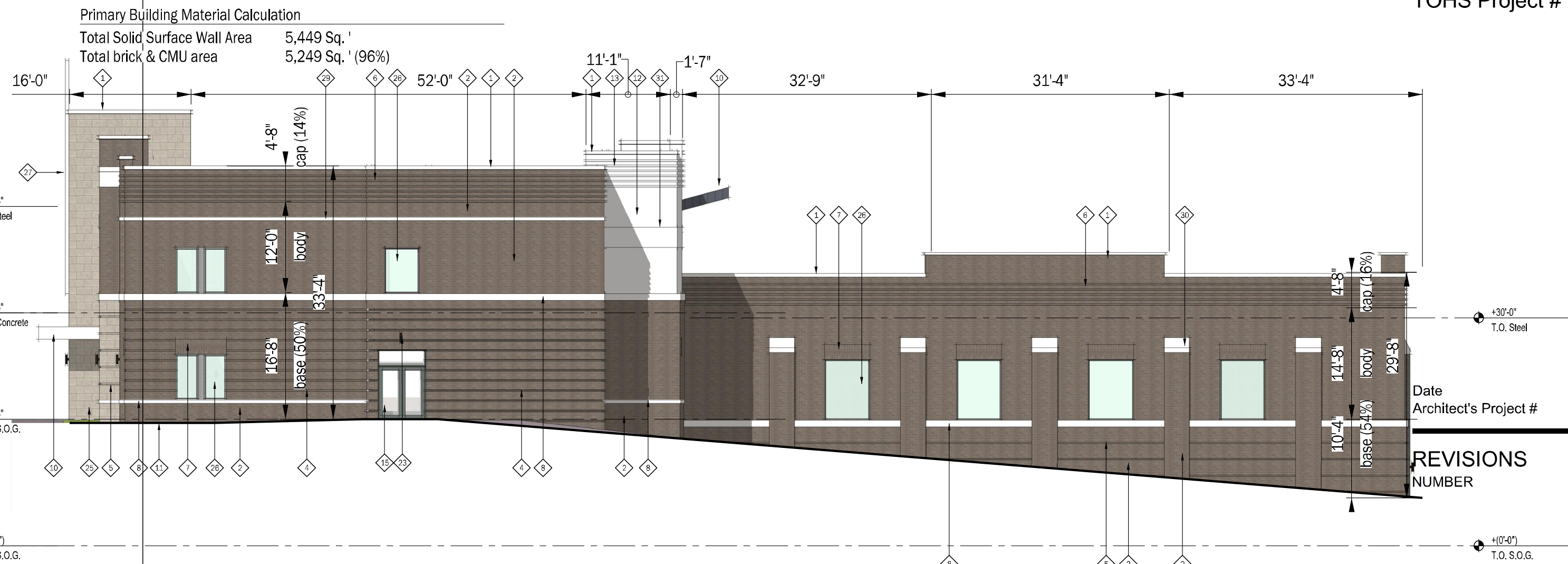
1. Clear anodized aluminum coping
2. Brick veneer in running bond. Brick to be combination of 0.75 Greystone (33%), 1.25 Greystone (33%) and 2.0 Greystone (33%) by Palmetto Brick.
3. JCP Prestige Cast Stone, 24" x 8" x 4" in running bond with 23" high courses at horizontal reveals.
4. Horizontal reveals, stretcher course recessed 1/2" at 16" O.C. vertically
5. Horizontal reveals, stretcher courses recessed 1/2" at 24" O.C. vertically.
6. Horizontal, brick stretcher courses projecting 1/2" at 8" O.C. vertically
7. Brick soldier courses, projecting 1/2"
8. Cast stone watertable
9. Clear anodized aluminum storefront with insulating glass.
10. Aluminum fascia
11. Approximate grade at building- see Civil Drawings
12. EIFS
13. Projecting EIFS trim
14. School logo by others. Signage is shown for illustrative purposes only and is to be permitted separately.
15. Clear anodized aluminum entrance doors
16. Stained wood rainscreen siding
17. Sloped, brick sized rowlock sill
18. Prestige stone piers
19. Brick running bond at 90° projecting 1/2" from face of adjacent brick veneer
20. Standing seam metal roof
21. Powder coated aluminum railing
22. Cement board soffit, painted.
23. Wall sconce light fixture
24. Rear of parapet beyond- gray TPO to underside of coping
25. JCP Prestige Cast Stone 23" x 8" x 4" in 1/3 running bond.
26. Window as scheduled
27. Stainless steel finish
28. Sloped brick rowlock sill
29. Cast stone course
30. Cast stone cap
31. EIFS reveal
32. Steel door and frame, painted



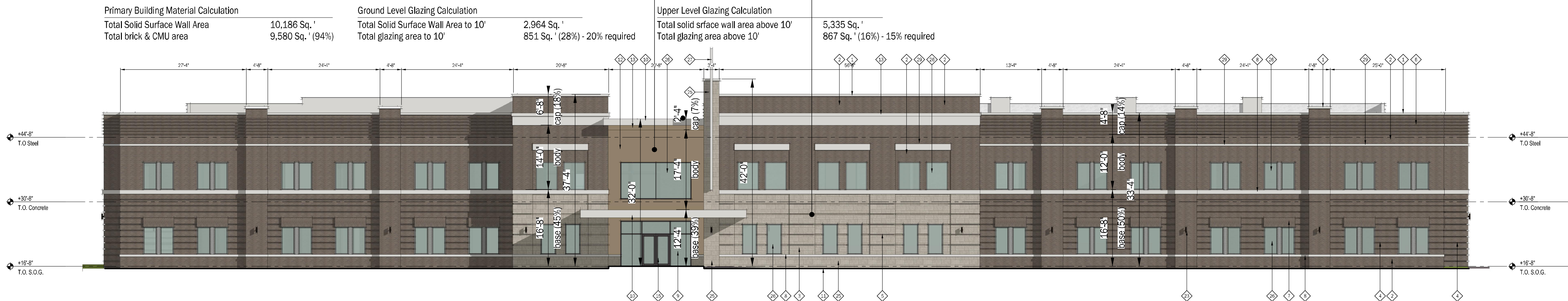
C3 REAR (RICHARDSON ST) ELEVATION
3/32" = 1'-0"



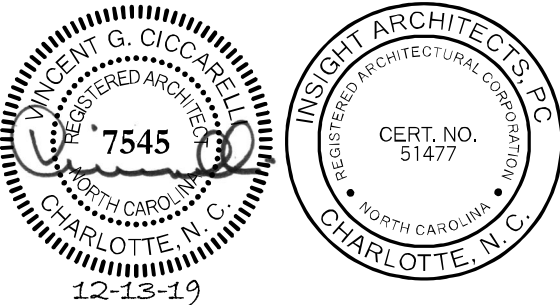
B5 LEFT SIDE ELEVATION
3/32" = 1'-0"



B1 RIGHT SIDE ELEVATION
3/32" = 1'-0"



A3 FRONT (NORTH MAIN ST) ELEVATION
3/32" = 1'-0"

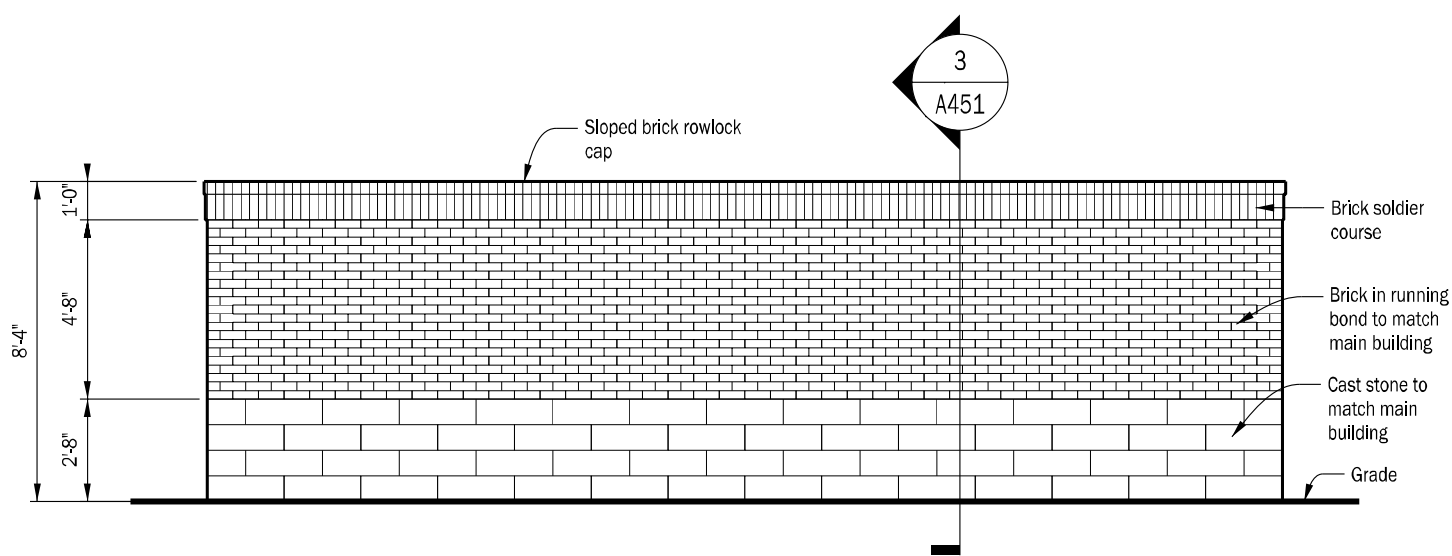


PINE SPRINGS
PREPARATORY
ACADEMY

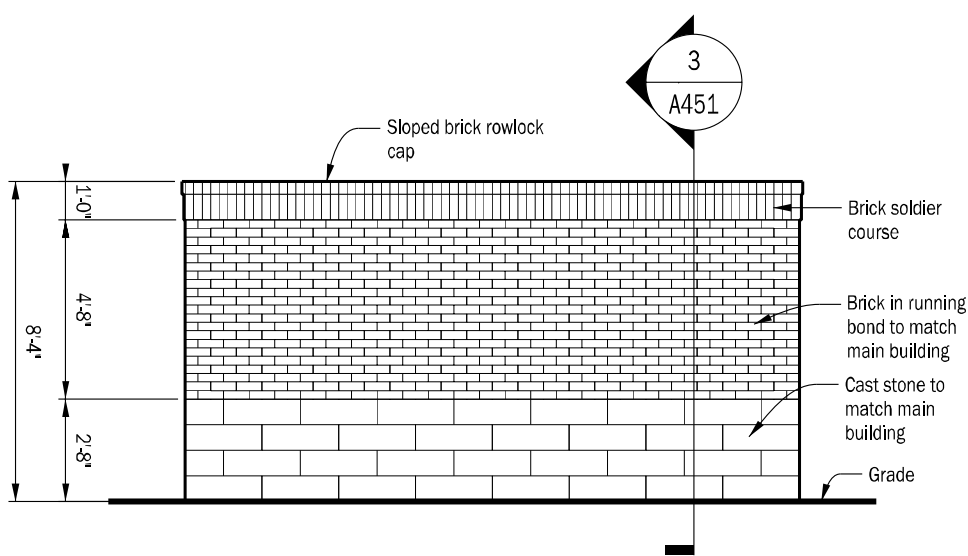
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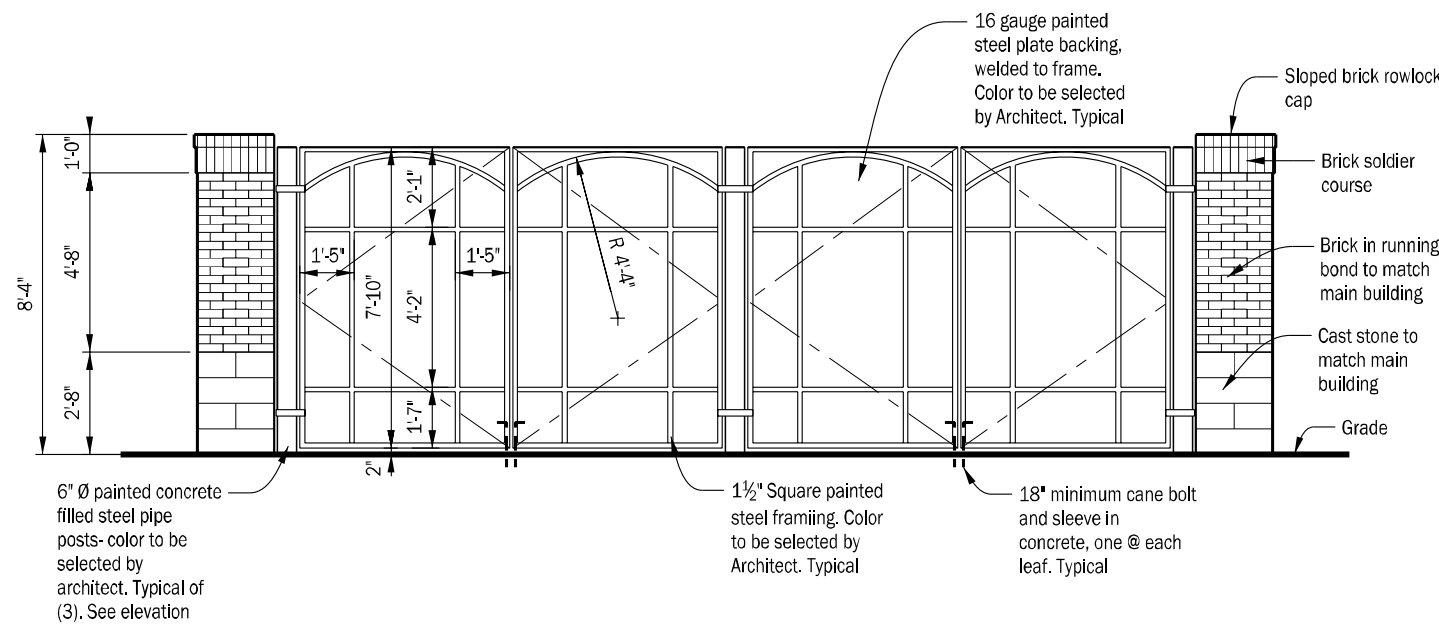
TOHS Project # 19-DP-10



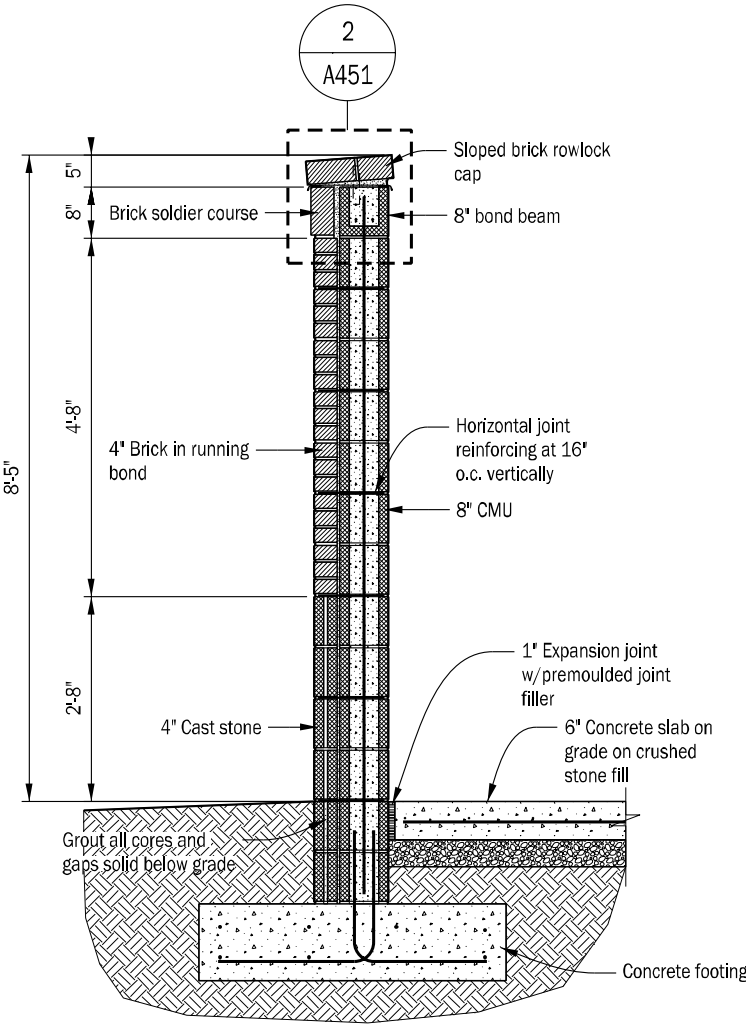
6 REAR ELEVATION
1/4"=1'-0"



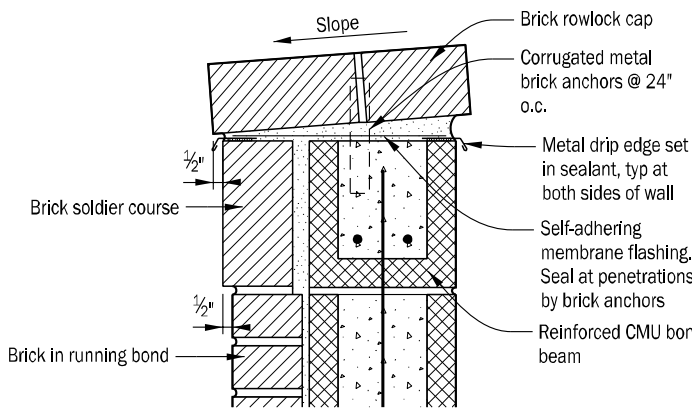
5 SIDE ELEVATION
1/4"=1'-0"



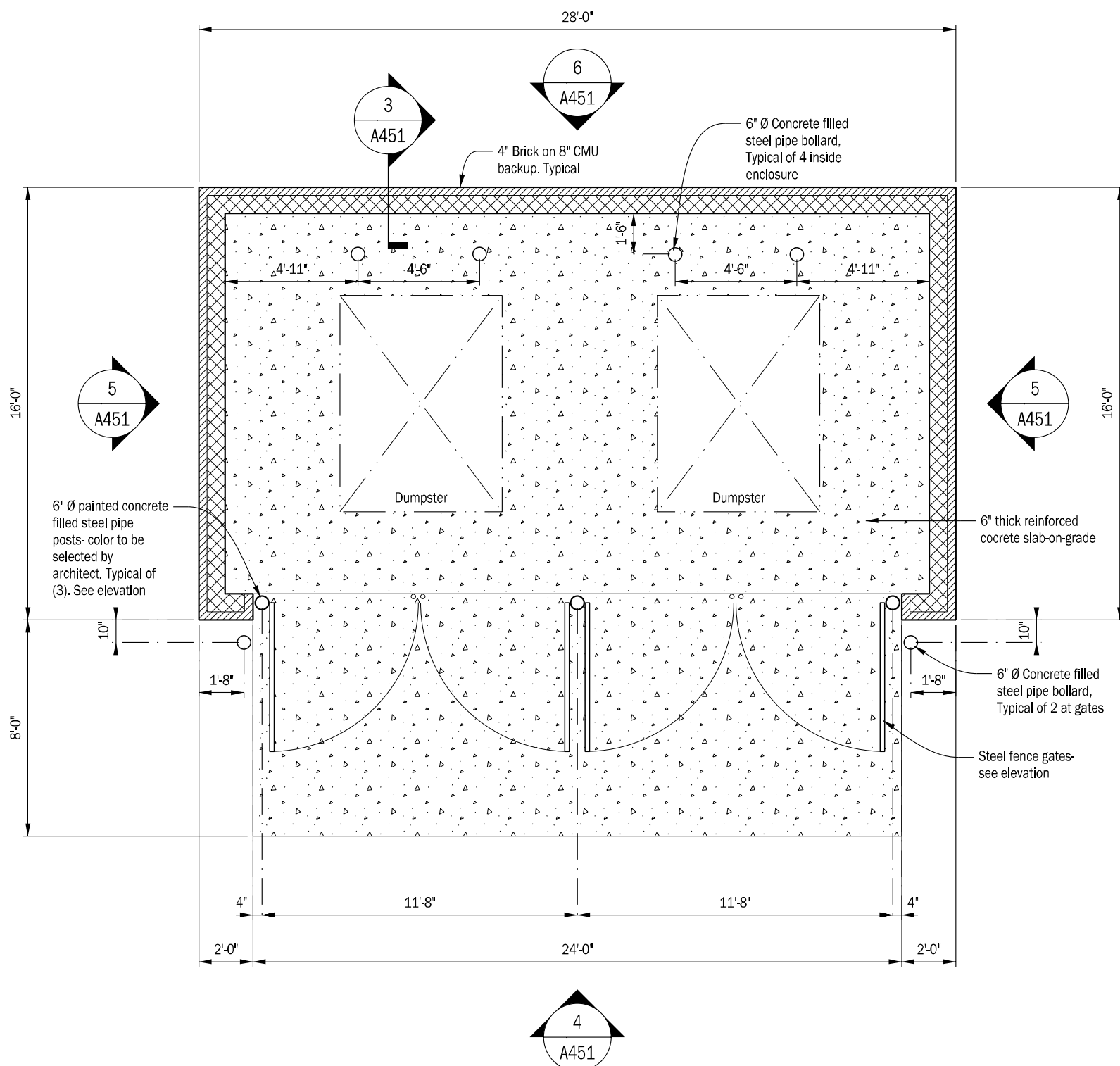
4 FRONT ELEVATION
1/4"=1'-0"



3 WALL SECTION
1/2"=1'-0"



2 WALL CAP DETAIL
1 1/2"=1'-0"



1 FLOOR PLAN
1/4"=1'-0"

Date
Architect's Project # 1901

REVISIONS
NUMBER DATE

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DUMPSTER
ENCLOSURE

A451



THE TOWN OF

Holly Springs

Development Plan, Special Exception Use, and Variances 19-DP-10 / 19-SEU-06 / 19-VARTC-02 / 19-VARTC-03 for Pine Springs Preparatory Academy Middle School

Conditions of Approval:

Special Exception Use 19-SEU-06

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 19-SEU-06.

Variance 19-VARTC-02

1. This variance shall only apply to 19-DP-10.

Variance 19-VARTC-03

1. This variance shall only apply to 19-DP-10.

Waiver 19-WAV-27

1. Upon determination by the Planning Director that the reduced parking spaces are needed, the fifty-three (53) spaces placed into the land banked area as future off-street parking shall be constructed within 6 months receipt of such notice.

Waiver 19-WAV-41

1. Payment of the fee-in-lieu of burying existing overhead power across the property frontage shall be required.

Development Plan 19-DP-10

1. 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 Section 7.02 shall be submitted to and approved by the Department of Planning & Zoning.

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

2. This project shall meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. The following must be addressed prior to or with 1st construction drawing submittal:
 - a. Thoroughfares, collectors and boulevards will require a calculated pavement design and approval from Town and NCDOT.
 - b. Documentation in the form of a recorded plat will be required for all right-of-way dedication provided with this project.
 - c. All items listed on the Stormwater Submittal Checklist, Form #16003.
4. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit:
 - a. Street Tree locations shall be shown with approved lighting fixture locations and shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Payment of the fee-in-lieu of burying existing overhead power across the property frontage.
 - c. Approval of Stormwater Management Plan.
 - d. Payment of the Stormwater Fee-in-Lieu.
 - e. All environmental permits must be obtained for the entire project.
 - f. 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 BMP is required at the end of the performance monitoring period for the project.
5. Should the Town Council approve this development plan and special exception use permit, the following will become a condition of approval:
 - a. This project is responsible for the design and construction of the traffic signal, crosswalk and pedestrian signal (RRFB) located at the intersection of Rosewood Centre Drive/Osterville Drive/N. Main Street in accordance with Town and NCDOT design and construction standards. The Town will contribute \$100,000 toward the estimate traffic signal design and installation costs for mast arm construction. The signal and crosswalk shall be completed and operational in coordination with the school opening.



THE TOWN OF

Holly Springs

Resolution No.: 20-07

Date Adopted: May 19, 2020

Effective Date: May 19, 2020

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
SPECIAL EXCEPTION USE (19-SEU-06);
VARIANCE OF DEVELOPMENT STANDARDS (19-VARTC-02 & 19-VARTC-03);
WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS (19-WAV-40 & 19-WAV-42);
WAIVER OF OFF-STREET PARKING REQUIREMENTS (19-WAV-27 & 19-WAV-31); &
WAIVER OF UTILITY DESIGN AND RESERVATION (19-WAV-41),
IN ASSOCIATION WITH DEVELOPMENT PETITION 19-DP-10 FOR
PINE SPRINGS PREPARATORY ACADEMY MIDDLE SCHOOL**

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160A-361 & 388 and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant special exception uses, variances, and waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:

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

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for

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

Variance Findings of Fact:

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

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

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

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

1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of Regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces may only be granted upon the presentation of sufficient evidence to enable a written determination that:

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- a. The nature and location of the proposed building or structure, and;
- b. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;
- c. The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;
- d. The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;
- e. A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. A parking demand study completed by a third party that provides evidence regarding:
 - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Waiver of Regulations of UDO Section 7.08 Utility Design and Reservation Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.08 Utility Design and Reservation may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- (1) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property;
- (2) Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:

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- (4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:
- (5) Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:

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

Special Exception Use

1. 19-SEU-06: To allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.02 R-20 Residential District to allow for a Public School in the R-20 Residential District at the property located at 1729 N. Main Street, Wake County PIN 0740819224.

Variance

1. 19-VARTC-02: To allow for a Variance of Regulations of UDO Section 3.02 2. a. LB Local Business Yards and Building Setbacks to allow a reduction in the Collector Street yard from 30 feet to 10 feet in association with Development Plan Petition #19-DP-10.
2. 19-VARTC-03: To allow for a Variance of Regulations of UDO Section 2.02 B. 7. R-20 Residential District to allow an increase in maximum building height from 35 feet to 42 feet in association with Development Plan Petition #19-DP-10

Waiver for Alternate Compliance with Architectural Design Requirements

1. 19-WAV-40: To allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:
 - a. N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet.
2. 19-WAV-42: To allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10, as follows:
 - a. N. Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.
 - b. Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.
 - c. North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.

Waiver of regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces:

1. 19-WAV-27: To allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces, in association with Development Plan Petition #19-DP-10.

Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces:

1. 19-WAV-31: To allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street in association with Development Plan Petition #19-DP-10.

Waiver of Regulations of UDO Section 7.08 Utility Design and Reservation:

Office of the Mayor

1. 19-WAV-41: To allow for a waiver of the underground utility requirement along N. Main Street in association with Development Petition #19-DP-10.

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

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Special Exception Use (19-SEU-06); Variance of Development Standards (19-VARTC-02 & 19-VARTC-03); Waivers for Architectural and Design Requirements (19-WAV-40 & 19-WAV-42); Waiver of Off-Street Parking Requirements (19-WAV-27 & 19-WAV-31); & Waiver of Utility Design and Reservation (19-WAV-41), in association with Development Petition 19-DP-10 for Pine Springs Preparatory Academy Middle School; as submitted by Pine Springs Preparatory Academy.

Adopted by the Holly Springs Town Council on this, the 19th day of May 2020.

Town of Holly Springs by

ATTEST:


Dick Sears, Mayor

Linda McKinney, Town Clerk



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RESOLUTION EXHIBIT A

19-SEU-06 FINDINGS OF FACT SUBMITTED BY PETITIONER

TOWN OF HOLLY SPRINGS

SPECIAL EXCEPTION USE FINDINGS OF FACT

DPM Appendix P.A.04
Supplement #15
December 2018



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

Project Information:

Project Name: Pine Springs Preparatory Academy Middle School

Special Exception Use:

UDO Section No.: 2.02.A.2

Special Exception Use: Educational Use

Specific Special Exception Use Request:

Development of a 23 acre property to construct a fully functioning middle school to expand the PSPA current facility to K-8 as stated in their charter.

For DPZ Use only

Project # _____

Date Received: _____

Findings of Fact:

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

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

Certificate of Completion

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

Signature of Applicant:

Kyle P. Hocking

Date: 6-20-19

Signature of Owner:

James H. McDaniel

Date: 6-20-19

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

Educational facilities are listed in the Town of Holly Springs UDO section 2.02.A.2 as an allowable special exception use within the R-20 zoning district. The new middle school will be constructed in accordance with all applicable NC building and fire codes with access complying with all applicable ADA requirements. The purpose for this middle school is to allow Pine Springs Preparatory Academy (PSPA) to provide dedicated elementary and middle school facilities to align with the charter of PSPA. This middle school will be the permanent facility to replace and eliminate the need for the previously petitioned temporary mobile classrooms special exception use.

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

The subject property is currently vacant land directly adjacent to the Rosewood Business Park. Based on projected enrollment for the 2020 school year this middle school will bring more attention to the surrounding uses (daycare and dance studio) and help support the community.

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

The use (educational) of the subject property is allowable as an exceptional use within the R-20 zoning district and does not need to be rezoned to comply with the Town's comprehensive plan.

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

The middle school conforms to all development standards in the R-20 district and the Town's UDO with the exceptions provided in the waiver documents attached to this petition.

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

An existing stub street (Cachet Drive) is stubbed to the subject property. PSPA is extending this street through the property and providing a stub street connection to the existing platted right of way of Richardson Street. While Richardson Street does not currently connect to Katha Drive because the Easton Acres subdivision was developed prior to stub street construction standards, the connection will be available should the town choose to move forward with a public improvements project. Additionally a secondary entrance is being provided to North Main Street to provide connectivity and public safety circulation which will create an extensive network of roadways and drives to access the site and circulation to Rosewood Business Park.

The project will include a new traffic signal at the Rosewood and North Main Street intersection that will provide pedestrian crosswalks and pedestrian signals to the Arbor Creek Subdivision. The signal is

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necessary and the town and developer agree that the town will hold development harmless for the installation of the signal for actual construction costs exceeding \$150K up to the towns expenditure of \$100K. This signalization and pedestrian improvements will improve safety, convenience and traffic flow in a currently congested area of Town.

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

Parking areas will comply with the Town of Holly Spring's Engineering and Design criteria and have been strategically placed to avoid glare, odor and heating effect on adjacent properties and appearance from major Town corridors. Trash pickup and emergency access has been provided such that safe, effective and convenient access is achieved.

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

The facility will meet all NC Building and Fire Code requirements for a new, permanent building including but not limited to fire areas, structural loads, egress, adequate toilet rooms for the number of students, fire alarm system and fire extinguishers.

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

Special studies have been performed for utilities, traffic and fire protection to illustrate current infrastructure is adequate to handle the proposed use. Restriping of Rosewood Centre Drive, a dedicated right turn lane into the entrance of N. Main Street, restricted access onto N. Main Street and the construction of a traffic and pedestrian signal at N. Main Street and Rosewood Drive are committed improvements to ensure facilities will be adequate to handle the proposed use.

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

The location and arrangement of the middle school building has been placed such that it is as close to North Main Street as possible to comply with the Town's vision in the comprehensive plan as well as the proposed land use plan that is due out in June 2019. The building provides 3 primary facades as well as 2 equipped with glazing requirements to provide an aesthetic building. Parking has been provided away from any residentially zoned property as much as possible and landscape buffers are being provided adjacent to these properties. Additionally, PSPA is preserving the entire western portion of the site as natural area for educational purposes. Pedestrian access is being provided along both sides of Cachet Street with internal connections to the site from Cachet Street which will allow connectivity all the way through the Rosewood Business Park and North Main Street. The North Main Street and Rosewood

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Centre Drive intersection improvement will enhance the integration between the Rosewood Business Park and the Arbor Creek Subdivision allowing more availability for a work, live and play community.

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

The proposed use, hours of operation, and type of personnel of the new PSPA Facility will be very similar to that of the existing facility. Operationally, PSPA will stagger the start and end of the school day for the two schools to help mitigate carpool drop off queuing and impacts to the local streets. PSPA's intention is to be a town asset in every way possible and be a good steward to the surrounding community.

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TOWN OF HOLLY SPRINGS VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT		DFM Appendix #A.16 Supplement #14 April 2018
You must respond to all findings; please type or print legibly in blue or black ink.		
Project Information Project Name: <u>Pine Springs Middle/High School Preparatory Academy</u>		
Findings of Fact A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:		For DP2 Use only Project # _____ Date Received: _____
(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. The request is being made because the current 30' requirement adversely affects the use area of the property. Per the UDO the school is required to construct a new public access road from two existing stub street locations on the north and south side of the property. This roadway creates a hardship in that it bisects the property which severely limits how the school can construct a functional facility. Additionally, by reducing the setbacks it would allow a future multi-purpose field to be closer to a larger parking area to improve connectivity.		
(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. The hardship stems from the location of two existing stub streets that per the Town's UDO are required to be connected to and extended. With the roadway connection requirement and existing stream, the property is essentially divided into thirds. Having additional setback distances from the collector roadway further constrains the site for development of a fully functional school.		
(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. These street locations were determined prior to any development of this property resulting in a bisected property. The two stub streets are not only located at both the north end and south end of the property but they are off-set by approximately 400'. When complying with the Town's design standards for non-residential collector streets to connect these two stub street location, over 1 acre of property has to be reserved for public right of way to construct and maintain the new public street.		
(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. The proposed development will provide a 20' buffer yard along the north side which is in complete compliance with section 2.09 of the Towns UDO where a special exception use permit is not required. The 10' buffer yard along the south side will still meet the intent and purpose of the yard by providing aesthetic landscaping and creating a separation from the roadway and any development to continue to provide public safety. Additionally this request will help to prevent the project from having to disturb a jurisdictional stream and subsequent Town mandated riparian buffer along the stream by pushing the development area closer to the proposed public collector street. This will preserve as much existing forested area as possible.		
Certificate of Completion I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement and inspection needs.		
Signature of Applicant: <u>[Signature]</u>		Date: <u>9/5/2019</u>
Signature of Owner: <u>Jessie H. Hays</u>		Date: <u>9-6-19</u>

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

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



Project Information

Project Name: Pine Springs Preparatory

Findings of Fact

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

For DPZ Use only

Project # _____

Date Received: _____

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

The requested variance of height is related to the size of the building footprint required for

a 680 student school. Due to site constraints, a two-story facility will be required to accommodate the required space program and square footage. In order to maintain acceptable ceiling heights and

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

Due to the size requirements to accommodate the student capacity, and to also accommodate on-site play, parking,

drop-off queuing and new public roadway requirements, a two-story structure will be needed to minimize the building footprint.

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

Adequate land was purchased by the school. However, to maximize the use of the site, adhere to NCDOT queuing requirements, TOHS parking requirements, provide a new public road, and include all space program needs for a 680 student school, a two-story school is required and associated increase in allowable building height is being requested.

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

The proposed design with the increased height will be consistent with the design intent of the UDO and proportional to other buildings around it.

Certificate of Completion

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

Signature of Applicant: Vincent Ciccarelli
2019.07.30 16:34:04 -04'00'

Date: 7-26-19

Signature of Owner: Jessie H. McLaughlin

Date: 9-6-19

19-WAV-40 FINDINGS OF FACT SUBMITTED BY PETITIONER

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

DPM Appendix #A.06

Supplement #15

December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

Given the size and massing of the elevation, the longer roof line is proportional to the building. The goal of the longer roof lines is to create a scale for the building which is visually appropriate for its size.

For DPI Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

The proposed roof line is consistent with the building size and scale.

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

The proposed waiver doesn't affect the Comprehensive Plan.

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

The proposed roof line is proportional to the scale and use of the elevation. It does not impose a flat roofline towards adjacent residential properties, the street or pedestrian way.

Certificate of Completion

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

Signature: _____ Date: 1-22-2020

19-WAV-42 FINDINGS OF FACT SUBMITTED BY PETITIONER

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

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

DPM Appendix #A.06

Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

Given the size and massing of the elevation, the use of a larger bay spacing is proportional to the facade. The goal of the larger bay spacing is to create a scale for the building which is visually appropriate for its size.

For DPI Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

The proposed bay spacing is consistent with other buildings in the immediate vicinity.

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

The proposed waiver doesn't affect the Comprehensive Plan.

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

The proposed bay spacing is proportional to the scale and use of the elevation. It does not impose a flat elevation towards adjacent residential properties the street or pedestrian way.

Certificate of Completion

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

Signature: _____ Date: 1-22-2020

19-WAV-27 FINDINGS OF FACT SUBMITTED BY PETITIONER

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

TOWN OF HOLLY SPRINGS
UDO SECTION 7.04: REDUCTION IN THE NUMBER OF REQUIRED OFF-STREET
PARKING SPACES
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

The proposed alternative compliance application does not have an affect on the location of the proposed school.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

(2) The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;

The occupancy and parking needs of the school will fluctuate through the day and evening hours as the activities that the parking is based occur at different times. As an example the gym will not be a full capacity during the same time school is in session and vice versa. When activities occur at the gym during evening hours, school will not be at full capacity.

(3) The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;

The 162 parking spaces provided with a 25% reduction exceeds the required parking necessary for any one single use. This will provide sufficient parking throughout the school day and any evening activities.

(4) The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;

The site is entirely wooded therefore any reduction in parking is an automatic increase in preservation in both vegetation and in storm water runoff. A 25% reduction in parking equates to 53 spaces which at 8'x19' is over 8,055 square feet reduction in pavement without incorporating area for drive aisles.

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

Several areas are shown on the development petition plans preserving areas for future parking to comply with full UDO parking requirements.

Certificate of Completion

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

Signature: _____

Date: 1/24/2020

19-WAV-31 FINDINGS OF FACT SUBMITTED BY PETITIONER

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

UDO SECTION 7.04: WAIVER OF OFF-STREET PARKING REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

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

Findings of Fact

- (1) A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:
- Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - Number of employees on the largest shift; and,
 - Minimum number of spaces needed to meet the parking demand for the specific use.

This standard does not apply since additional parking is not requested.

For DPI Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:

The granting of this waiver will not have a negative impact on the environment or adjacent properties. This approval of this waiver would place the majority of the parking central to the site and away from adjacent properties, environmental features and required buffers.

- (3) The proposed development is consistent with the intent of the Comprehensive Plan:

With the the proposed development being an educational facility that is community based it complies with the spirit of the Comprehensive Plans Mission Statement to enhance development which ultimately fosters a greater sense of community. The reduction in parking request does not change the scope, intent or quality of the project.

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

By placing the majority of parking away from North Main Street this proposed development with waiver is consistent with the intent and purpose of the UDO

Certificate of Completion

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

Signature: _____

Date: 01/24/2020

Waiver Specific Request:

Allow more than 75% of the required parking between the building and a property line. Specifically between the building and the Richardson Street right of way. This parking area will serve both the school and the future recreational area south of Richardson Street therefore it is placed between the building and Richardson Street. This request goes hand in hand with the waiver request to reduce the amount of parking by 25%. Since the school is required to construct the public non residential collector street from the two existing stub street locations, the area that remains allows for parking to be constructed between the building and Richardson Street or North Main Street right of ways. The project design team determined the better location was between the building and Richardson Street such that the project would comply with the Towns land use plan to reduce parking visible from North Main Street the project has placed the majority of the required parking behind the building screened from view from North Main Street.

Total Parking Proposed = 162
Total Future Parking Proposed = 53

Number of parking spaces between the building and N. Main Street = 33
Percentage of proposed parking between the building and N. Main Street = 20%

Number of parking spaces between the building and Richardson Street = 121
Number of future parking spaces between building and Richardson Street = 53
Percentage of proposed parking between the building and Richardson Street = 80%
Percentage of proposed parking including future parking between the building and Richardson Street = 84%

Number of parking spaces between building and north property line = 8
Percentage of proposed parking between the building and north property line = 5%

19-WAV-41 FINDINGS OF FACT SUBMITTED BY PETITIONER

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

The proposed alternative compliance application does not have an affect on public safety, health or welfare or injury to other properties.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

This petition for a special use exception is for a public charter school which by state statute does not fund public improvements off site for roadway widening therefore North Main Street is not being widened to its final state with this development. By not widening the road in its final state there is no need to relocate overhead power to underground along the property frontage.

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

The significant grade change from the existing edge of pavement on North Main Street down to the natural ground along the frontage of this property make relocating the utility lines underground in a location that would not create future conflicts with the widening of North Main Street very difficult.

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

All necessary right of way for the widening of North Main Street is being provided by the school on this property to allow for the future build out improvements of North Main Street in the future complying with the provisions in the UDO and Comprehensive Plan.

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

This waiver does not impact or prohibit the design, construction or maintenance obligations of public facilities.

Certificate of Completion

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

Signature:  Date: 01/24/2020

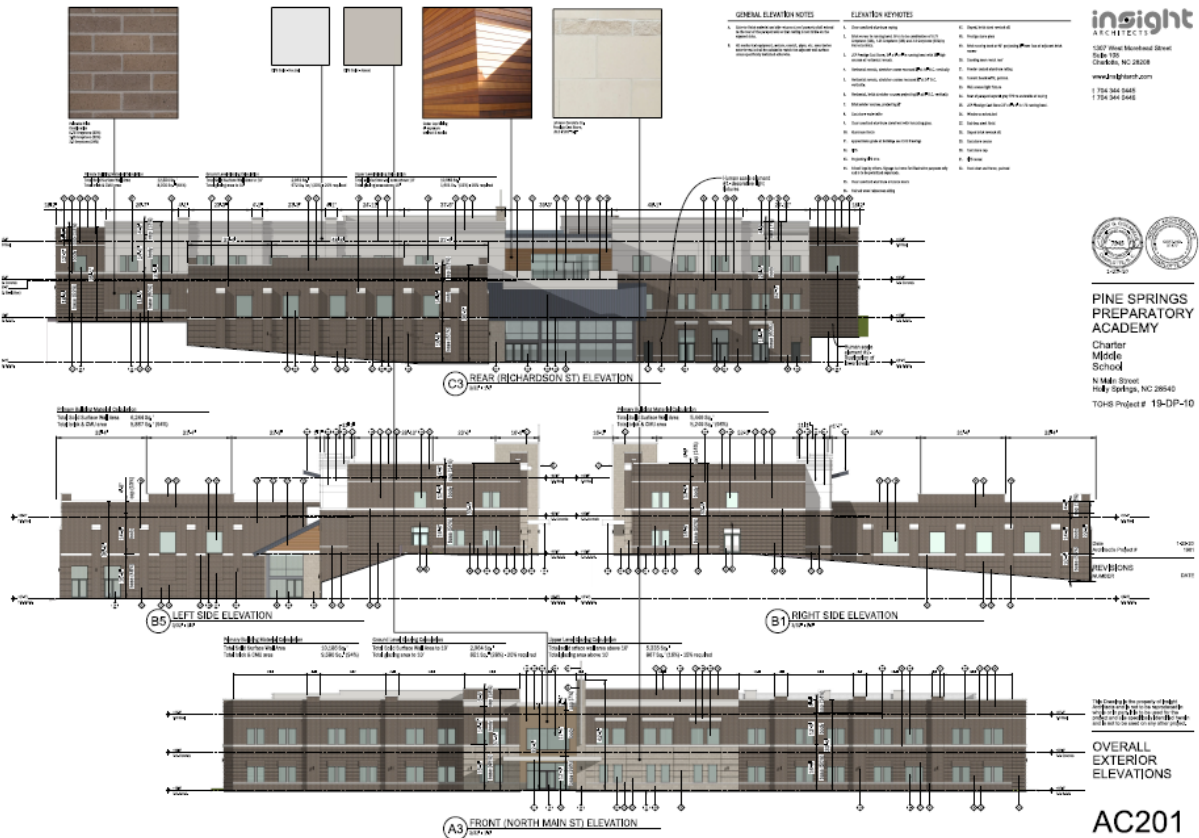
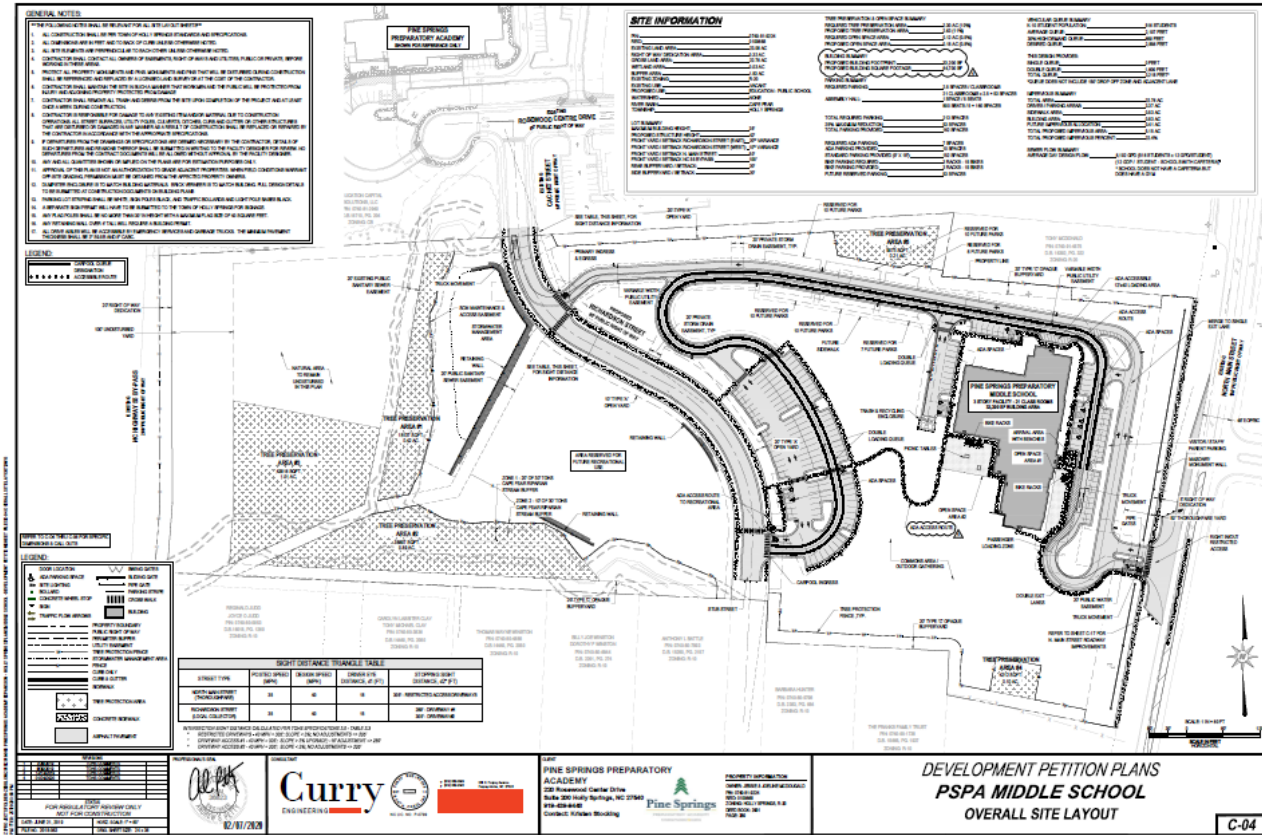
RESOLUTION EXHIBIT B

Office of the Mayor

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Email: dick.sears@hollyspringsnc.us

SITE PLANS & ELEVATIONS



RESOLUTION EXHIBIT C

Office of the Mayor
P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us
Email: dick.sears@hollyspringsnc.us

TOWN COUNCIL'S FINDINGS OF FACT

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

The Town Council made the following additional findings:

SPECIAL EXCEPTION USES

1. 19-SEU-06
X No additional findings

VARINACE OF DEVELOPMENT STANDARDS

1. 19-VARTC-02
X No additional findings
2. 19-VARTC-03
X No additional findings

WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIRMENTS

1. 19-WAV-40
X No additional findings
2. 19-WAV-42
X No additional findings

WAIVER OF OFF-STREET PARKING REQUIMENTS

1. 19-WAV-27
X No additional findings
2. 19-WAV-31
X No additional findings

WAIVER OF UTILITY DESIGN AND RESERVATION

1. 19-WAV-41
X No additional findings

RESOLUTION EXHIBIT D

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

CONDITIONS OF APPROVAL

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

SPECIAL EXCEPTION USES

1. 19-SEU-06
 - a. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 19-SEU-06.

VARINACE OF DEVELOPMENT STANDARDS

1. 19-VARTC-02
 - a. This variance shall only apply to 19-DP-10.
2. 19-VARTC-03
 - a. This variance shall only apply to 19-DP-10.

WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIRMENTS

1. 19-WAV-40
X No additional conditions
2. 19-WAV-42
X No additional conditions

WAIVER OF OFF-STREET PARKING REQUIMENTS

1. 19-WAV-27
 - a. Upon determination by the Planning Director that the reduced parking spaces are needed, the fifty-three (53) spaces placed into the land banked area as future off-street parking shall be constructed within 6 months receipt of such notice.
2. 19-WAV-31
X No additional conditions

WAIVER OF UTILITY DESIGN AND RESERVATION

1. 19-WAV-41
 - a. Payment of the fee-in-lieu of burying existing overhead power across the property frontage shall be required.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Public Hearings

Title: Public Hearing on Pine Springs Academy Bond Issuance

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: John Schifano, Town Attorney

Action(s):

- Hold Public Hearing.
- Approve Resolution approving in principle the issuance of bonds by Pine Springs Academy.

Explanation:

- Pine Springs Academy desires to issue bonds not to exceed \$50,000,000 of Public Finance Authority Educational Facilities Revenue Bonds, series 2020.
- The charter school is a non-profit 501(c)(3) and is located in Holly Springs. As such, under IRS regulations, they must hold a public hearing and gain approval of their bonds by a governmental agency.
- Bond Counsel for Pine Springs is requesting Council approve the Resolution approving in principle the issuance of said bonds.
- This creates no financial obligation on the Town.

Background:

- Pine Springs Academy is a publicly funded charter school, currently located at 220 Rosewood Drive, Holly Springs. In the previous agenda item, the Town Council considered a special exception use for the expansion of the campus, which if not approved, would likely negate this agenda item.
- A newspaper advertisement inviting public comment was issued at the expense of the school, pursuant to legal requirements. A copy of that notice is attached.
- 26 U.S. Code §147(f) states in relevant part that a private activity bond must be approved by "each governmental unit having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of such issue, is located (except that if more than 1 governmental unit within a State has jurisdiction over the entire area within such State in which such facility is located, only 1 such unit need approve such issue)."

Funding Source(s):

N/A

Attachment(s):

1. Pine Springs Prep - Notice of Public Hearing (TEFRA) - May 19 2020 - Pine Springs Prep - Notice of Public Hearing (TEFRA) - May 19 2020

NOTICE OF PUBLIC HEARING
FOR THE TOWN COUNCIL
OF HOLLY SPRINGS, NORTH CAROLINA
WITH RESPECT TO EDUCATION REVENUE BONDS
(PINE SPRINGS PREPARATORY ACADEMY) SERIES 2020
TO BE ISSUED BY THE PUBLIC FINANCE AUTHORITY
IN AN AMOUNT NOT TO EXCEED
\$50,000,000

Notice is hereby given that on May 19, 2020, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the Town Council of Holly Springs, North Carolina (the "Council") with respect to the proposed issuance by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its Education Revenue Bonds (Pine Springs Preparatory Academy) Series 2020, in one or more series (the "Bonds"), in an amount not to exceed \$50,000,000. The hearing will commence at 7:00 p.m., or as soon thereafter as the matter can be heard. The meeting will be held at the Holly Springs Town Hall, Council Chambers, 128 S. Main Street, Holly Springs, North Carolina 27540, and can be attended in person or remotely. Further information about accessing the remote meeting can be found below.

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority, and the proceeds from the sale of the Bonds will be loaned to Pine Springs Foundation, LLC (the "Borrower"), a North Carolina limited liability company and the sole member of Triangle Education Organization, Inc. d/b/a Pine Springs Preparatory Academy (the "Lessee"), a North Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code"), and used for the following purposes: (a) financing and refinancing the acquisition, construction, renovation, improvement, and equipping of certain land and charter educational facilities of the Lessee and the Borrower to be leased to the Lessee for use as a charter school known as Pine Springs Preparatory Academy (the "School") including, but not limited to: (i) the acquisition of land and an existing building located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540; (ii) the acquisition of approximately 23 acres of land located at 1729 N. Main Street, Holly Springs, North Carolina 27540, upon which a new building will be constructed to be used as additional educational facilities for the School; and (iii) the funding of a traffic signal and related road improvements near the School (collectively, the "Project"); (b) funding a debt service reserve fund for the Bonds; (c) paying capitalized interest on the Bonds, if any; and (d) paying all or a portion of the costs of issuance of the Bonds.

The Project is located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540 and 1729 N. Main Street, Holly Springs, North Carolina 27540. The Project will be owned by the Borrower and leased to and operated by the Lessee.

The Bonds will be special limited obligations of the Authority payable solely from the loan repayments to be made by the Borrower to the Authority and certain funds and accounts established by the bond indenture for the Bonds. The Town will have no liability or financial obligation whatsoever for the repayment of the Bonds, and all obligations with respect to the Project and the Bonds are those of the Borrower and the Lessee.

The public hearing will provide an opportunity for all interested persons to express their views, both orally and in writing, on the proposed issuance of the Bonds and the financing and refinancing of the Project. Any person interested in the issuance of the Bonds may appear and be heard or submit written comments. Any person wishing to submit written comments regarding the proposed issuance of

the Bonds, the financing and refinancing of the Project or any matter related thereto should do so within 5 days after the date of publication of this notice by mailing written comments to the Town Council, c/o the Clerk of the Town Council of Holly Springs, North Carolina, Holly Springs, 128 S. Main Street, Holly Springs, North Carolina 27540. This notice is given pursuant to the provisions of Section 147 of the Internal Revenue Code of 1986, as amended. Additional information concerning the Project may be obtained from Pine Springs Preparatory Academy, 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540, ATT: Kristen Stocking, kpstocking@pinespringsprep.org, (617) 480-9286.

Members of the public may join the meeting through Zoom from their computer or smart phone. The link for the May 19, 2020 meeting will be available prior to the meeting at www.hollyspringsnc.us under Events and Meetings. Members of the public may also join the meeting through audio only via telephone: call telephone number: 1-312-626-6799; when prompted, enter webinar ID: 929 5513 7402. Long distance charges may apply. **Attendance by Zoom or audio will be in listen only mode.**

Public comments may be made **either in person at the meeting or** by submitting your comments in writing to the clerk, either by email to linda.mckinney@hollyspringsnc.us or by depositing your written comment in an envelope marked "Public Comment" in the pay drop box in the parking lot next to Town Hall. Comments should be submitted by 5 p.m. on Tuesday, May 19, 2020.

The Town Council does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Town Council's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting and/or needing this information in an alternative format because of a disability as provided for in the Americans with Disabilities Act should contact the Clerk to the Town Council by phone at (919) 557-3900, by fax at (919) 552-0654, or by e-mail at linda.mckinney@hollyspringsnc.us.

/s/ Linda McKinney
Clerk to the Town Council of
Holly Springs, North Carolina

Document comparison by Workshare 10.0 on Wednesday, May 6, 2020 9:19:16 AM

Input:	
Document 1 ID	iManage://DMSPROXY/Active/130253741/5
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Description	#130253741v6<Active> - Pine Springs Prep - Notice of Public Hearing (TEFRA) - May 19, 2020
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Deletion	
Moved from	
<u>Moved to</u>	
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Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

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Moved to	0
Style change	0
Format changed	0
Total changes	3



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Public Hearings

Title: Unified Development Ordinance Text Amendments Land Use & Character Plan Amendments (19-UDO-05)

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

Staff Resource: Sean Ryan, Planning & Zoning

Action(s):

1. Conduct Legislative Public Hearing to consider Unified Development Ordinance (UDO) text amendments to implement the Land Use & Character Plan (LUCP).
2. Adopt UDO Text Amendment Ordinance #20-01 to adopt the statement of compatibility and to adopt 19-UDO-05 Unified Development Ordinance (UDO) text amendments to implement the LUCP, as submitted by the Town of Holly Springs.

Explanation:

- This fiscal year, the Town will begin the process of writing a new Unified Development Ordinance (UDO) which provides the specific zoning, land use and subdivision regulations for the development of property within the planning jurisdiction of Town, to fully implement the new LUCP.
- In the interim, staff is proposing several modifications to the current UDO to provide for the ability for new development proposals the ability to utilize some of the basic policy concepts in the new Plan.
- The "quick-fixes" are not intended to fully implement the new LUCP. Achieving such will require significant modifications with consultant assistance. These quick fixes provide staff and the development community methods to achieve development concepts and policies outlined in the plan in a essential way.
- The accompanying spreadsheet provides information on the proposed modifications and the supporting sections of the LUCP.
- In summary, the text amendments address accessory dwelling units, housing diversity, conservation neighborhood, housing infill, open space, permitted uses and development standards for mixed use.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on April 28, 2020: The Board did not have any questions or concerns.

Planning Board Recommendation:

The Planning Board recommended approval (9-0-0)

Note: After Planning Board review, staff corrected a typographical error in Part 26 to add ~~crossout~~ to duplicative text that was moved within the section.

Background:

- In October 2019 the Town Council adopted the new LUCP.
- Staff presented the preliminary outline of the UDO text amendments at the Town Council workshop on January 14, 2020 and has incorporated the feedback received into the proposed amendments.

Funding Source(s):

N/A

Attachment(s):

1. 19UDO05 Land Use & Character Amendments Staff Report
2. 19UDO05 Land Use & Character Amendments Spreadsheet

Town Council Business Meeting
May 19, 2020

3. 20-01 19UDO05 Land Use & Character Amendments



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR UDO TEXT AMENDMENT FUTURE LAND USE & CHARACTER UPDATES 19-UDO-05

PETITIONER(S):

Town of Holly Springs
P.O. Box 8
Holly Springs, NC 27540

ANTICIPATED REVIEW SCHEDULE:

Planning Board: April 28, 2020
Public Hearing and Town Council Action: May 19, 2020

STAFF CONTACTS: Sean Ryan, Planning & Zoning

ATTACHMENTS:

Draft Ordinance Amendment

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 amendments can be found in the attached draft Ordinance.

In October 2019 the Town Council adopted the new Land Use & Character Plan. Beginning this fiscal year, the Town will begin the process of writing a new UDO to fully implement the new plan. In the interim, staff is proposing several modifications to the current UDO to provide for the ability to utilize some of the basic policy concepts. The “quick-fixes” are not intended to fully implement the new Land Use & Character Plan, as to do this will require significant modifications that require consultant assistance, but rather to provide staff and the development community methods to achieve development concepts and policies outlined in the plan in a basic way.

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.
--------------	--

Proposed Amendments by Category

Housing - Accessory Dwellings:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Regulations for Accessory Dwellings	14	Minor Change	See Table

Housing – Housing Diversity:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Two-family Dwellings	12	Minor Change	See Table

Housing – Conservation Neighborhood:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Require Conservation Subdivision in Conservation Neighborhood Land Use Designation	1, 3, 5, 7, 9	Major Change	See Table
Add standards for Conservation Development Option	15, 17	Major Change	See Table
Multifamily Dwellings in Development Options	16	Clarification or Correction	Remove duplicative table for two-family standards and correct townhome maximum setback to reflect allowance for front loaded townhomes.
Perimeter Streetscapes	19	Clarification or Correction	Corrects texts since only two options are provided

Housing – Housing Infill:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Allow Infill Development Options outside of Village District Area	10	Major Change	See Table
Provide standards for defining infill area outside of Village District	20, 21, 22, 24	Major Change	See Table

Housing – Transitions:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Increase minimum landscaping between development options neighborhood and adjacent neighborhoods	18	Minor Change	See Table
Add standards for building massing to ensure compatibility with adjacent properties with infill development	23	Minor Change	See Table
Townhomes in TV Zoning	28	Minor Change	See Table

Natural Resources – Open Space:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Require open space in all subdivisions	2, 4, 6, 8, 11	Major Change	See Table
Correct amount of open space required in R-MF-8	13	Minor Change	See Table
Allow SCM as open space with additional amenities	34	Minor Change	See Table
Change BMP to SCM	35	Clarification or Correction	Term has changed

Auto Oriented Uses:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Quick oil change facility	25	Minor Change	See Table

Mixed-Use Activity Centers:

Amendment Item	Ordinance Parts	Purpose of Amendment	Reason for Amendment
Minimum Building Height	26, 31	Major Change	See Table
Regional Center Development as Special Exception Use	29	Major Change	See Table
Mixed-Use Option	25, 27, 30, 32, 33	Minor Change	See Table

STAFF RECOMMENDATION TO THE PLANNING BOARD

PLAN CONSISTENCY STATEMENT:

The requested UDO Text Amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan: Executive Summary in regards to “Using the Plan to Implement the Town’s Vision” and “Adopting and Implementing the Plan”; Section 1: Land Use and Character: and Section 3: Parks and Recreation Master Plan: Guiding Principles, Goals and Objectives, and Policies. The proposed UDO Amendments implement the policy objectives identified in the newly adopted Land Use and Character section of the Comprehensive Plan and provides the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan

UDO AMENDMENT RECOMMENDATION:

Motion that the Planning Board recommend the Town Council approve / deny UDO Text Amendment #19-UDO-05 to modify the text of UDO to implement the Future Land Use & Character Plan.

Agenda Item Completeness Checklist				
Staff Member	Approved for Distribution		Initials	Comments
	Yes	No		
Sean Ryan	X		SR	
Rachel Jones				
Melissa Sigmund	X		MS	
John Schifano, Town Attorney				

Land Use Plan Topic Area	UDO Topic Area	UDO Section to Change	Text Change Proposed	Ordinance Section	Future Land Use & Character Plan Supporting References
Housing	Accessory Dwelling Units	2.08 General Regulations for Residential Districts	Remove section J. 1. and J.2. which require Accessory Dwelling Units as stand-alone structures.	14	Themes - Increase Home & Neighborhood Choices in Holly Springs, pages 100-101. Themes - Increase Diversity & Affordability of Housing in Holly Springs; Page 102: "providing a broader range of housing types to include small multi-dwelling, townhome, live/work and Accessory Dwelling units can help fill this need. The UDO needs to allow for these housing types under certain circumstances in residential neighborhoods." FLU-8 page 110: "Accessory dwelling units (ADUs) should be permitted throughout Town." FLU-10 page 111: "Town officials should allow accessory dwelling units in all zoning districts that permit residential uses, and update the UDO to allow by-right approval of such use."
	Housing Diversity	2.06 R-MF-8 Residential	Add Two-family to permitted uses to provide additional areas for two-family dwellings.	12	Themes - Increase Home & Neighborhood Choices in Holly Springs, pages 100-101. FLU-8: "While multi-dwelling development creates the quantity of housing that can address some of the issues, not all multi-dwelling housing must be in the form of apartment-style development. Small homes, townhomes, duplexes , cluster housing, row homes, and condominiums should be part of the product mix."
	Conservation Neighborhood	2.01 R-30 Residential 2.02 R-20 Residential 2.03 R-15 Residential 2.04 R-10 Residential 2.05 R-8 Residential	Add to section C. Development Options that all subdivisions located in areas identified as conservation neighborhood shall only be eligible for Development Options using conservation standards.	1, 3, 5, 7, 9	Character Area - Conversation Neighborhood page 36: "A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding view sheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses."
		2.09 Development Options	Add standards to implement conservation neighborhood to Development Options. Increase required open space to 30% for conservation neighborhood. No minimum lot standards except lot width. No changes to maximum density	15, 17	
	Housing Infill	2.10 Infill Development Options	Expand infill development option to areas outside of the Village District, provided it shall only apply in R-8 zoning districts designated as Mixed Residential Neighborhood and is limited to areas surrounding by existing development. Update findings of fact.	10, 20, 21, 22, 24	Themes - Context-Sensitive Infill Development Choices page 98: "In Holly Springs, this means figuring out how to incorporate smaller scale detached or attached housing in areas adjacent to existing neighborhoods. By focusing on transitions in form and massing, the Town can begin to infill around its single use residential areas with a contextually appropriate mix of residential products... Infill around these areas should attempt to maintain the scale and massing of existing development...Mixed Residential Neighborhoods can be transformed to include additional housing types, with a broader mix of form and scale. " Themes - Transitions page 99: "All new development should consider existing adjacent development...On small infill sites where existing development patterns are established and expected to remain, the massing and scale of new buildings should be the same as that of the surrounding buildings." Themes - Increase Home & Neighborhood Choices in Holly Springs pages, 100-101. FLU-5 page 109: "Town officials should advocate for and, if possible, incentivize infill development and redevelopment projects inside Town limits as a way to reinvest in the Downtown Village District and the emerging activity centers and neighborhoods identified on the Future Land Use Map. Doing so will shorten vehicle trip lengths (both in distance and time), minimize expensive infrastructure expansion investments, and avoid the loss of rural areas for future development far outside Town limits. It will also simultaneously increase land values, sales values, and potential tax revenues (without an increase in tax rates) inside Town limits. "

Land Use Plan Topic Area	UDO Topic Area	UDO Section to Change	Text Change Proposed	Ordinance Section	Future Land Use & Character Plan Supporting References
Housing	Transitions	2.09 Development Options	Increase minimum perimeter yard landscape requirement for development options neighborhoods from A-20 to B-75 to provide better screening of smaller lots.	18	Themes - Transitions page 99: All new development should consider existing adjacent development...On larger infill sites, new lots and buildings that differ in massing and scale should be located towards the center of the site, with lots and building sizes graduating to transition to the scale of existing surrounding development...New development should focus density and intensity around major intersections and provide appropriate transitions to less intense edges of the neighborhood." CC-2 page 121: "'Like facing like'" refers to the way different building types are situated on a street. Ideally, the same building types should be across the street from one another. In many places with conventional planning regulations, blocks are built so that the same or similar building types are built along the same side of the street with different building types located across the street. This approach can be unpredictable and also result in lowered property values. Instead, similar building types should be facing each other because it protects the character of the streetscape, ensuring that buildings with similar densities (or at least scale) are facing one another."
		2.10 Infill Development Options	Add building massing standards to address transitions between neighborhoods.	23	Themes - Transitions page 99: All new development should consider existing adjacent development...On larger infill sites, new lots and buildings that differ in massing and scale should be located towards the center of the site, with lots and building sizes graduating to transition to the scale of existing surrounding development...New development should focus density and intensity around major intersections and provide appropriate transitions to less intense edges of the neighborhood." CC-2 page 121: "'Like facing like'" refers to the way different building types are situated on a street. Ideally, the same building types should be across the street from one another. In many places with conventional planning regulations, blocks are built so that the same or similar building types are built along the same side of the street with different building types located across the street. This approach can be unpredictable and also result in lowered property values. Instead, similar building types should be facing each other because it protects the character of the streetscape, ensuring that buildings with similar densities (or at least scale) are facing one another."
		3.03 TV Town Village	Remove townhouse as a permitted primary use. Residential uses can use Infill Development Options as transition use.	28	Character Area - Downtown Village District page 65: "Building types are primarily commercial on the ground floor within the Core Area (defined in VDAP), but may include residential or office uses on upper floors or at the edge of the district. "
Natural Resources	Open Space	2.01 R-30 Residential 2.02 R-20 Residential 2.03 R-15 Residential 2.04 R-10 Residential 2.05 R-8 Residential	Require all subdivisions to provide developed open space. Reference Section 7.10. Amount of 2.5% of project area.	2, 4, 6, 8, 11	FLU-11 page 111: "At a minimum, include new rules and standards in the Town's UDO that incorporates open space as a meaningful component of new development, including parks, tree preservation, stormwater retention, recreation, animal habitat protection, or preserving scenic views."
		2.06 R-MF-8 Residential	change open space requirement from "lot area" to "project area"	13	
		7.10 Open Space Regulations	Add section to allow stormwater ponds as part of developed open space only if certain amenities are provided.	34	
Auto-Oriented Uses	Permitted Uses	3.02 LB Local Business	Change "Quick Oil Change Facility" from primary use to special exception use	25	CC-10 page 123: "If not properly designed and considered, automobile-oriented uses can have a detrimental effect on the built environment. The Town is bisected by NC 55 and Holly Springs Road, and the spread-out nature of development makes it a very car-dependent community. It is important to continue to mitigate the impacts of auto-oriented uses by periodically reviewing codes, ordinances, and planned development in order to minimize negative impacts including odor, noise, light, air pollution, and diesel emissions. In addition, environments that feel dominated by the automobile can be uncomfortable for pedestrians, cyclists, and other users. The Town should take steps to ensure that the public realm is safe and accessible, regardless of how people move through it."
Mixed-Use Activity Centers	Development Standards	3.02 LB Local Business; 3.05 CB Community Business	Require minimum building height. Require minimum building height of 2 stories in areas designated as regional center.	26, 31	Character Area - Neighborhood Center, pages 48-57. Character Area - Mixed-Use Center, pages 66-67. Character Area - Regional Center, pages 68-77.
	Development Standards	3.05 CB Community Business	Require any new project or subdivision in area designated as regional center to obtain special exception use.	29	Character Area - Regional Center, pages 68-77.

Land Use Plan Topic Area	UDO Topic Area	UDO Section to Change	Text Change Proposed	Ordinance Section	Future Land Use & Character Plan Supporting References
Mixed-Use Activity Centers	Mixed Use Option	3.02 LB Local Business 3.05 CB Community Business	Rewrite and combine sections into a new section 3.09. Increase required non-residential percentage to 50%. Add standards for a minimum percent of residential units to be located in a mixed-use building and require integration of residential and non-residential uses. Clarify density limitations based on Land Use and Character Plan designation and provide bonus for affordable housing. Clarify yards and setback requirements. Provide additional height for projects in a Regional Center. Add transition zone. Increase open space from 1% to 5%. Add restriction that residential dwellings cannot be front loaded reinforce pedestrian friendly environment.	25, 27, 30, 32, 33	Character Area - Neighborhood Center, pages 48-57. Character Area - Mixed-Use Center, pages 66-67. Character Area - Regional Center, pages 68-77. Themes - Establish Mixed-Use Activity Centers Throughout Holly Springs, page 94. Themes - Transitions, page 99. CC-6 page 112: "Promote and allow compact mixed-use development patterns in Neighborhood, Town, and Regional Centers within the Town. Encourage a vertical mix of uses with retail or commercial on the ground floor and office or residential uses above."



THE TOWN OF

Holly Springs

Ordinance Number: 20-01

Date Submitted:

Date Adopted:

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE
AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160A-383**

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2009 and 2018; and

WHEREAS, 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 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 requested UDO Text Amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*: Executive Summary in regards to “Using the Plan to Implement the Town’s Vision” and “Adopting and Implementing the Plan”; Section 1: Land Use and Character: and Section 3: Parks and Recreation Master Plan: Guiding Principles, Goals and Objectives, and Policies. The proposed UDO Amendments implement the policy objectives identified in the newly adopted Land Use and Character section of the Comprehensive Plan and provides the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan; and

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: Amending Section 2.01 R-30 C. R-30 Residential District; Development Options, to

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require Conservation Neighborhood in certain areas:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.01 C. R-30 Residential District; Development Options as follows:

C. *Development Options.*

Any proposed ~~single family dwelling subdivision~~ **major residential subdivision** located in the R-30 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO; **provided that any major residential subdivision located on a lot designated as conservation neighborhood, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map, shall only be eligible to utilize the development options applicable for conservation development option subdivisions.**

Part 2: Adding Section 2.01 R-30 D. R-30 Residential District; Open Space, to require open space with subdivisions:

Add text as indicated in **bold** to Section 2.01 R-30 Residential District as follows:

D. *Open Space*

Any proposed major residential subdivision located in the R-30 district shall provide developed recreational open space in the amount of two and one-half (2.5) percent of project area. Such permanent developed recreational open space shall be provided in compliance with the Open Space Regulations set forth in Section 7.10 Open Space Regulations of this UDO.

Major residential subdivisions using Development Options shall be exempt from this section provided developed recreational open space is provided in compliance with the open space requirements contained in Section 2.09 – Development Options of this UDO.

Part 3: Amending Section 2.02 R-20 C. R-20 Residential District; Development Options to require Conservation Neighborhood in certain areas:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.02 C. R-20 Residential District; Development Options as follows:

C. *Development Options.*

Any proposed ~~single family dwelling subdivision~~ **major residential subdivision** located in the R-20 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO; **provided that any major residential subdivision located on a lot designated as conservation neighborhood, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map, shall only be eligible to utilize the development options applicable for conservation development option subdivisions.**

Part 4: Adding Section 2.02 D. R-20 Residential District; Open Space, to require open space

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with subdivisions:

Add text as indicated in **bold** to Section 2.02 R-20 Residential District as follows:

D. Open Space

Any proposed *major residential subdivision* located in the R-20 district shall provide *developed recreational open space* in the amount of two and one-half (2.5) percent of *project area*. Such permanent *developed recreational open space* shall be provided in compliance with the *Open Space Regulations* set forth in Section 7.10 Open Space Regulations of this UDO.

***Major residential subdivisions using Development Options* shall be exempt from this section provided *developed recreational open space* is provided in compliance with the *open space* requirements contained in Section 2.09 – Development Options of this UDO.**

Part 5: Amending Section 2.03 R-15 C. R-15 Residential District; Development Options to require Conservation Neighborhood in certain areas:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 2.03 C. R-15 Residential District; Development Options as follows:

C. Development Options.

Any proposed ~~single family dwelling subdivision~~ ***major residential subdivision*** located in the R-15 district shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO; **provided that any *major residential subdivision* located on a lot designated as conservation neighborhood, as specified in the *Comprehensive Plan*, Section 1 Land Use & Character, Future Land Use Map, shall only be eligible to utilize the *development options* applicable for conservation *development option subdivisions*.**

Part 6: Adding Section 2.03 D. R-15 Residential District; Open Space, to require open space with subdivisions:

Add text as indicated in **bold** to Section 2.03 R-15 Residential District as follows:

D. Open Space

Any proposed *major residential subdivision* located in the R-15 district shall provide *developed recreational open space* in the amount of two and one-half (2.5) percent of *project area*. Such permanent *developed recreational open space* shall be provided in compliance with the *Open Space Regulations* set forth in Section 7.10 Open Space Regulations of this UDO.

***Major residential subdivisions using Development Options* shall be exempt from this section provided *developed recreational open space* is provided in compliance with the *open space* requirements contained in Section 2.09 – Development Options of this UDO.**

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Part 7: Amending Section 2.04 R-10 C. R-10 Residential District; Development Options to require Conservation Neighborhood in certain areas:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 2.04 C. R-10 Residential District; Development Options as follows:

C. *Development Options.*

Any proposed ~~single-family dwelling subdivision~~ **major residential subdivision** located in the R-10 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO; **provided that any major residential subdivision located on a lot designated as conservation neighborhood, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map, shall only be eligible to utilize the development options applicable for conservation development option subdivisions.**

Part 8: Adding Section 2.04 D. R-10 Residential District; Open Space, to require open space with subdivisions:

Add text as indicated in **bold** to Section 2.04 R-10 Residential District as follows:

D. *Open Space*

Any proposed major residential subdivision located in the R-10 district shall provide developed recreational open space in the amount of two and one-half (2.5) percent of project area. Such permanent developed recreational open space shall be provided in compliance with the Open Space Regulations set forth in Section 7.10 Open Space Regulations of this UDO.

Major residential subdivisions using Development Options shall be exempt from this section provided developed recreational open space is provided in compliance with the open space requirements contained in Section 2.09 – Development Options of this UDO.

Part 9: Amending Section 2.05 R-8 C. R-8 Residential District; Development Options to require Conservation Neighborhood in certain areas:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 2.05 C. R-8 Residential District; Development Options as follows:

C. *Development Options.*

Any proposed ~~single-family dwelling subdivision~~ **major residential subdivision** located in the R-8 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO; **provided that any major residential subdivision located on a lot designated as conservation neighborhood, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map, shall only be eligible to utilize the development options applicable for conservation development option subdivisions.**

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Part 10: Amending Section 2.05 R-8 D. R-8 Residential District; Infill Development Options, to allow Infill Development Option outside of the Village District:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.05 D. R-8 Residential District; Infill Development Options as follows:

D. *Infill Development Options.*

Any proposed ~~single family dwelling subdivision~~ **major residential subdivision** located in the R-8 ~~district~~ and **designated as either Mixed Residential Neighborhood or Downtown Village District**, within the adopted Village District Area Plan boundary as indicated in the *Comprehensive Plan, Section 1 Land Use & Character*, shall be eligible to utilize the *infill development options* set forth in Section 2.10 – *Infill Development Options* of this UDO.

Part 11: Adding Section 2.05 E. R-8 Residential District; Open Space, to require open space with subdivisions:

Add text as indicated in **bold** to Section 2.05 R-8 Residential District as follows:

E. *Open Space*

Any proposed **major residential subdivision** located in the R-8 *district* shall provide **developed recreational open space** in the amount of two and one-half (2.5) percent of *project area*. Such permanent **developed recreational open space** shall be provided in compliance with the *Open Space Regulations* set forth in **Section 7.10 Open Space Regulations** of this UDO.

Major residential subdivisions using *Development Options* shall be exempt from this section provided **developed recreational open space** is provided in compliance with the *open space* requirements contained in **Section 2.09 – Development Options** or **Section 2.10 – Infill Development Options** of this UDO.

Part 12: Amending Section 2.06 A. R-MF-8 Multifamily Residential District; Permitted Uses; Primary Uses, to allow Two Family Dwellings:

Add text as indicated in **bold** to Section 2.06 A. R-MF-8 Multifamily Residential District as follows:

A. *Permitted Uses.*

1. *Primary Uses*

- a. Residential: **Two family dwelling**; Multifamily dwellings; or One (1) family care home – See Section 8.02 – Special Regulations for Family Care Homes.

Part 13: Amending Section 2.06 B. R-MF-8 Multifamily Residential District; Development Standards, to clarify open space with multifamily projects:

Add text as indicated in **bold** and remove as indicated with ~~striketrough~~ to Section 2.06 B. R-

MF-8 Multifamily Residential District:

9. *Developed Recreational Open Space Requirements.*

Developed recreational open space areas equal to, at a minimum, ten (10) percent of the total ~~lot~~ **project** area ~~of the project~~ shall be required. *Developed recreational open space* may include, but not be limited to, such facilities as: playgrounds; parks; tot lots; swimming pools; tennis, volleyball or basketball courts; and common recreational buildings. Areas designated to comply with the *developed recreational open space* requirements shall not overlap any required *interior yards* or *perimeter landscape yards*.

If the project abuts any portion of a greenway as set forth in an adopted plan of the Town of Holly Springs, a direct linkage from the *developed recreational open space* to such greenway shall be provided.

Part 14: Amending Section 2.08 J. General Regulations for Residential Districts; Additional Regulations for Accessory Dwellings to allow as standalone structure:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.08 J. General Regulations for Residential Districts; Additional Regulations for Accessory Dwellings as follows:

Intent: This Section provides standards to insure compatibility of *accessory dwellings* with other *permitted uses* and with the *single family* residential character of the *district* and neighborhood in which the *accessory dwellings* are located as well as clearly establishing the secondary or incidental status of *accessory dwelling* in relation to the *primary use* of the *lot* for *single family dwelling* purposes.

- ~~1. An accessory dwelling unit may be located either: (i) within the building containing the primary use single family dwelling; or, (ii) within a detached accessory building which is also used for storage, garage or other accessory use purposes incidental to the primary use of the lot for a single family dwelling.~~
- ~~2. An accessory dwelling unit shall not be located in a free-standing, independent building or structure.~~
3. An *accessory dwelling* shall contain no more than two (2) bedrooms.
4. The *gross floor area* of an *accessory dwelling* shall be no greater than 50% of the *finished floor area* of the *primary use single family dwelling* located on the *lot* or **one thousand (1,000)** square feet, whichever is less.
5. An *accessory dwelling* shall comply with all *minimum front yard* and *minimum side yard* and *aggregate side yard* requirements of the *district* in which it is located.
6. If an *accessory dwelling* is located in a detached *accessory building*, the detached *accessory building* containing the *accessory dwelling* shall not be located between the established *front building line* and the *front lot line*.

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- ~~7~~ 5. Two (2) *off-street parking spaces* shall be provided for the *accessory dwelling* in addition to the *off-street parking spaces* required for the *primary use single family dwelling* located on the *lot*.
- ~~8~~ 6. The *building materials* and architectural style of the *accessory dwelling* shall be compatible with the *building materials* and architectural style of the *primary use single family dwelling*.
- ~~9~~ 7. An *accessory dwelling* shall only be permitted on a *lot* upon the grant of a *Special Exception* pursuant to Section 9.09 – Decision Matrix.
- ~~10~~ 8. An *accessory dwelling* on a *lot* shall not be a *manufactured home* unless the *primary dwelling* on the *lot* is a *manufactured home*.

Part 15: Amending Section 2.09 B. Development Options for Residential Districts, to provide open space standards to conservation neighborhood and change text to table format:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 2.09 B. 5. Development Options; Minimum Development Requirements; Project Open Space:

B. Minimum Development Requirements.

5. Project Open Space.

The amount of permanent open space created by the development of an overall *subdivision or project* to be developed pursuant to this Section shall be equivalent to, or more than, ten (10) percent of the total project area **as follows**:

Table 2.09, C. – 1: Project Open Space							
		R-30	R-20	R-15	R-10	R-8	Conservation
Total Open Space		10%	10%	10%	10%	10%	30%
	Developed recreational open space (2)	5%	5%	5%	5%	5%	5%
	Passive recreational areas (3)	5%	5%	5%	5%	5%	25%
Area subtracted from maximum unit calculation (1)		10%	10%	10%	10%	10%	10%

(1) Area that shall not be considered part of the *project area* for the purpose of determining the maximum number of dwelling units.

(2) *developed recreational open space* to include, but not be limited to such facilities as: *playgrounds; parks; tot lots; swimming pools; tennis; volleyball or basketball courts, common recreational buildings, and community gardens*.

(3) *passive recreational areas* shall not be area of wetlands, floodplain, easements, steep slopes, or other environmental areas.

~~Open Space—A minimum of ten (10) percent of the total project area shall be set aside as open space and a minimum fifty (50) percent of the required open space shall be set aside as developed recreational open space may include, but not be~~

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~~limited to such facilities as: playgrounds; parks; tot lots; swimming pools; tennis; volleyball or basketball courts, common recreational buildings, and community gardens. The remaining open space can remain as passive recreational areas, but shall not be area of wetlands, floodplain, easements, and steep slopes for an example or other environmental areas.~~

Such permanent *open space* shall be provided in compliance with the *Open Space Regulations* set forth in Section 7.10 Open Space Regulations of this UDO.

Part 16: Amending Section 2.09 C. Development Options for Residential Districts, to clarify townhome setbacks and remove duplicative table:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 2.09 C. 1. Development Options; Development Options in R-30, R-20, R-15, R-10 and R-8 Districts; Waiver of Development Requirements in R-30, R-20, R-15, R-10 and R-8 Districts:

(a) any *multifamily dwellings* shall be:

- (i) located in a townhouse style building designed in compliance with the Architectural Review standards of the R-MF-15 district;
- (ii) located in compliance with the "Minimum Yard and Building Setbacks" and the "Use of Minimum Yards" development standards of the District in which it is located except Minimum Front Yard Setbacks shall be as follows;

	Minimum	Maximum
Freeway: NC-540 / US 1:	100'	NA
Freeway: NC 55 Bypass:	50'	NA
Thoroughfare:	50'	NA
Collector Street:	5'	15' NA
Local Street/Cul-de-sac Street:	5'	15' NA

- (iii) in compliance with all other applicable development standards of the underlying district;
- (b) unless otherwise specified in Table 2.09, C. – ~~1~~ **3**: Two Family Development Standards, any two family dwellings shall comply with the development standards of the underlying district, provided that a waiver thereof may be requested; and,

TABLE 2.09, C. – 1: Two Family Development Standards					
	R-30	R-20	R-15	R-10	R-8
Lot Area	45,000	30,000	20,000	15,000	13,500
Lot Width	175'	150'	105'	105'	105'
Lot Frontage	110'	100'	50'	40'	40'

- (c) any two family dwelling or multifamily dwellings permitted by this Section shall be separated from the perimeter of the overall subdivision by a either: single family lots developed in compliance with the minimum lot area, minimum lot width and minimum aggregate side yard development standards of the underlying district; or, a greenbelt of

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not less than twenty (20) feet in dimension around that portion of the overall subdivision containing the two family dwellings or multifamily dwellings;

Part 17: Amending Section 2.09 C. Development Options for Residential Districts, to add conservation neighborhood lot standards and remove aggregate setbacks:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Table 2.09, C. – 2: Maximum Single Family Lot Waivers and Table 2.09, C. – 3: Maximum Two Family Lot waivers:

Table 2.09, C. – 2: Maximum Single Family Lot Waivers						
	R-30	R-20	R-15	R-10	R-8	Conservation
Lot Area	15,000	15,000	10,000	7,500	5,000	No Minimum
Lot Width	100'	85'	70'	60'	50'	40'
Lot Depth	166'	128'	131'	86'	83'	No Minimum
Lot Frontage	45'	40'	35'	30'	25'	25'
Front Yard*	20'/15'/5'	20'/15'/5'	20'/15'/5'	20'/15'/5'	20'/15'/ 5'	20'/15'/ 5'
Side Yard	5'	5'	05'	05'	05'	3'
Aggregate Side Yard	20'	20'	15'	10'	10'	

*Front Yard setback shall be determined based on orientation of garage doors as outlined in Section 2.09 C. 1. b. (1) (d)

Table 2.09, C. – 3: Maximum Two Family Lot Waivers						
	R-30	R-20	R-15	R-10	R-8	Conservation
Lot Area	30,000	30,000	20,000	15,000	10,000	No Minimum
Lot Width	130'	130'	120'	105'	90'	70'
Lot Frontage	75'	50'	45'	40'	35'	35'
Front Yard*	20'/15'/5'	20'/15'/5'	20'/15'/5'	20'/15'/5'	20'/15'/ 5'	20'/15'/ 5'
Side Yard	5'	5'	5'	5'	5'	3'
Aggregate Side Yard	20'	20'	15'	15'	15'	

*Front Yard setback shall be determined based on orientation of garage doors as outlined in Section 2.09 C. 1. b. (1) (d)

Part 18: Amending Section 2.09 Development Options for Residential Districts, to add minimum landscaping requirements for transitions between developments:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 2.09 C. 1. b. (1) (b) Development Options for Residential Districts; Waiver of Development Requirements in R-30, R-20, R-15, R-10 and R-8 Districts Development Standards – Development standards which may be waived for single family and two family dwellings:

- (b) *Lot Area, Lot Width and Aggregate Side Yards* – When a *minimum lot area, minimum lot width, minimum lot depth, or minimum aggregate side yard development standard* is reduced as provided for in this Section, a provision shall be made for a *greenbelt* of not less than twenty (20) feet in dimension around that portion of the perimeter of the overall *subdivision or project* containing the *lots* utilizing the specified reductions, with preservation, landscaping and buffering details ~~approved in connection with the approval of a development plan pursuant to this Section~~ **in compliance with the requirements for a Type B-75 landscape screen. Greenbelts shall not be included as part of a**

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lot and shall be deeded to the Home Owners Association.

Part 19: Amending Section 2.09 C. Development Options for Residential Districts, to correct numbering:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.09 C. 2. d. (2) Development Options; Development Options in R-30, R-20, R-15, R-10 and R-8 Districts; Additional Development Requirements for Development Options in the R 30, R-20, R-15, R-10 and R-8 District; Design Features, Perimeter Streetscapes:

- (a) Perimeter Streetscapes – For all perimeter streetscapes of the overall *subdivision* or *project*, at least one (1) of the following ~~three (3)~~ **two (2)** design features shall be utilized:
 - (i) *Frontage Street* – All *lots, sub-lots* and *streets* shall be laid out so that *single family dwellings* and *two family dwellings* located on *lots* which abut a perimeter *street* of a *subdivision* or *project* shall be oriented with the front façade of the *dwelling* oriented toward the perimeter *street* of the *subdivision* or *project*. This design feature may be accomplished through the utilization of *frontage street*.
 - (ii) A *greenbelt* of not less than fifty (50) feet in dimension along all perimeter *streets* of the overall *subdivision* or *project*, with preservation, landscaping and buffering details in compliance with the requirements for a Type C -225 landscape screen. *Greenbelts* shall not be included as part of a *lot* and shall be deeded to the Home Owners Association.

Part 20: Amending Section 2.10 Development Options for Residential Districts, to add standards for Infill Development:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.10 B. Infill Development Options for Residential Districts; Minimum Development Requirements:

B. Minimum *Development Requirements*.

As a prerequisite to utilizing any *Infill Development Options* provided for in this Section, all *subdivisions* or *projects* shall demonstrate compliance with the following *development requirements*:

1. *Infill Development Options* may be used on all *lots*, **or combination of lots**, and ~~parcels~~ that are adjacent to developed land ~~on two or more sides~~ **along a minimum of seventy-five (75) percent of the non-street perimeter of the project area**. ~~Developed land shall mean lots and/or parcels that have all urban services required for development (i.e. water and sewer) at the property line.~~
2. Maximum Area.

~~There shall not be a maximum acreage for any overall subdivision or project to be developed utilizing the provisions of this Section.~~

Maximum area shall be determined based on the Future Land Use designation of the lot, or combination of lots, designated as either Mixed

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Residential Neighborhood or Downtown Village District, as specified in the *Comprehensive Plan*, Section 1 Land Use & Character, Future Land Use Map.

	Maximum Area
<i>Comprehensive Plan</i>, Section 1 Land Use & Character, Future Land Use Map Designation	
Mixed Residential Neighborhood	ten (10) acres
Downtown Village District	no maximum

3. Maximum Gross Density.

~~Maximum gross density shall not apply to any subdivision or project.~~

Maximum *gross density* shall be determined based on the Future Land Use designation of the *lot*, or combination of *lots*, designated as either Mixed Residential Neighborhood or Downtown Village District, as specified in the *Comprehensive Plan*, Section 1 Land Use & Character, Future Land Use Map.

	Maximum <i>gross density</i>
<i>Comprehensive Plan</i>, Section 1 Land Use & Character, Future Land Use Map Designation	
Mixed Residential Neighborhood	eight (8) units per acre
Downtown Village District	no maximum

4. Water and Sewer Availability.

Attachment to public water and public sanitary sewer facilities shall be mandatory for any overall *subdivision* or *project* to be developed pursuant to this Section.

5. Compliance with other applicable laws.

Each overall *subdivision* or *project* shall demonstrate compliance with all applicable *permitted use*, *development standard* and *subdivision* regulations of this UDO applicable to that *district* for which a *waiver* is not otherwise provided for in this Section as well as any other applicable federal, state or local laws, ordinances, rules or regulations.

6. Master Sign Plan.

See Section 7.03, A. – Master Sign Plan, of this UDO.

7. Filing Requirements.

See Section 9.05, D. – Development Plan Approvals, of this UDO.

Part 21: Amending Section 2.10 Development Options for Residential Districts, to add allowed buildings outside of Village District:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 2.10 C. 1. Infill Development Options for Residential Districts; Infill Development Options in the R-8 District; Waiver of Development Requirements in the R-8 *District*:

C. *Infill Development Options* in the R-8 *District*.

In order to accomplish the intent of this Section, the following *Infill Development Options* are available for development in the R-8 *district*.

1. Waiver of Development Requirements in the R-8 *District*

Overall *subdivisions* or *projects* in the R-8 *District* which receive *development plan* approval to be developed pursuant to this Section 2.10, C., may be granted a *waiver* of the *development requirements* specified in this UDO to the extent permitted below:

- a. *Permitted Uses* – *Permitted use* regulations may be *waived* in order to provide for: **a variety of housing options. The housing options available shall be determined based on the Future Land Use designation of the lot, or combination of lots, designated as either Mixed Residential Neighborhood or Downtown Village District, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map.**

	Single Family - Alley	Single Family - Shared	Single Family - Private	Two Family	Multifamily – Townhouse	Multifamil y – Multi- unit House	Cottage Dwelling Cluster
<i>Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map Designation</i>							
Mixed Residential Neighborhood	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Downtown Village District	permitted	permitted	permitted	permitted	permitted	permitted	permitted

~~(1) — Multifamily and Cottage Dwellings;~~

Part 22: Amending Section 2.10 Development Options for Residential Districts, to clarify where

decorative features required:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.10 C. 2. f. Infill Development Options for Residential Districts; Infill Development Options in the R-8 District; *Infill Development Options Waivers* in the R-8 District; Public Infrastructure Standards:

f. Public Infrastructure Standards

Public Infrastructure is the public realm adjacent to a *building* which creates the perceptible streetscape.

	<i>Single family - Alley</i>	<i>Single family - Shared</i>	<i>Single family - Private</i>	<i>Two family</i>	<i>Multifamily – Townhouse</i>	<i>Multifamily – Multi-unit House</i>	<i>Cottage dwelling</i>
Streets*							
Curb and gutter	required	required	required	required	required	required	required
Sidewalk*,**							
	required	required	required	required	required	required	required
Streetscape*							
Street trees (see UDO Section 7.01 F)	required	required	required	required	required	required	required
Decorative light fixtures***	required	required	required	required	required	required	required
Decorative street signs	required	required	required	required	required	required	required

* Reference the Town of Holly Springs Engineering Design and Construction Standards for details.

** *Sidewalk* requirements may vary if *building* is located within the adopted *Village District Area Plan* boundary as specified in the *Comprehensive Plan*, **Section 1 Land Use & Character**

*** **Applies only to projects designated as Downtown Village District as specified in the *Comprehensive Plan*, Section 1 Land Use & Character, Future Land Use Map.**

Part 23: Amending Section 2.10 Infill Development Options for Residential Districts, to add building massing standards for transitions between developments:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to Section 2.10 C. 2. h. Infill Development Options for Residential Districts; Infill Development Options in the R-8

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District; *Infill Development Options Waivers* in the R-8 District; Design Features:

h. Design Features

1. **Building Massing**

- a. **Building massing and scale should be compatible with the surrounding buildings and adjacent neighborhoods, and appropriate transitions should be provided between different housing types.**

1. 2. **Building Design Features** – The following design features shall be utilized for each *building*:

a. Front Elevations:

	Front Elevation		
	<i>Single family</i>	<i>Two family & Multifamily</i>	<i>Cottage Dwelling</i>
Façade Expression			
Horizontal Articulation	required – see options	required – see options	required – see options
Vertical Articulation	required – see options	required – see options	required – see options
Pedestrian Orientation			
Ground Floor Pedestrian Interest	required – see options	required – see options	required – see options
Residential Finished Floor above <i>Sidewalk</i>	18 inches	18 inches	18 inches
Front Facing Entry	required – see options	required – see options	required – see options
Exterior Building Materials			
Multiple <i>Building Materials</i>	secondary material must comprise at least 20% of front façade and the use of vinyl siding shall be prohibited, except for accent elements of the façade, limited to 20% of the total façade area.		
Multiple <i>Building Colors</i>	no more than three (3) discernable colors or ranges of complementary hues		

- b. **Detached Garages** – All detached *garages* shall have the same architectural elements and *building materials* and colors of the primary *structure*.

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- c. *Attached Garages* – All attached *garages* shall be side or rear loaded and shall have the same architectural elements and *building* materials and colors of the primary *structure*.
- d. *Side or Rear Elevations* – all *buildings* located on *lots* or sub-*lots* adjacent to a perimeter *street* and/ or a common area or other activity and located so as to have a side or rear façade oriented to said perimeter *street*, common area or other activity area:

	Side or Rear Elevation		
	<i>Single family</i>	<i>Two family & Multifamily</i>	<i>Cottage Dwelling</i>
Façade Expression			
Horizontal Articulation	not required	not required	not required
Vertical Articulation	required – see options	required – see options	required – see options
Pedestrian Orientation			
Ground Floor Pedestrian Interest	required – see options	required – see options	required – see options
Residential Finished Floor above <i>Sidewalk</i>	18 inches	18 inches	18 inches
Front Facing Entry	not required	not required	not required
Exterior <i>Building</i> Materials			
Multiple <i>Building</i> Materials	the use of vinyl siding shall be prohibited, except for accent elements of the façade, limited to 20% of the total façade area.		
Multiple <i>Building</i> Colors	no more than three (3) discernable colors or ranges of complementary hues		

2. 3. *Building* Design Options

Part 24: Amending Section 2.10 Development Options for Residential Districts, to modify findings of fact:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 2.10 E. Infill Development Options for Residential Districts; Findings Required to Approve a

Development Plan Utilizing Infill Development Options in the R-8 District.

E. Findings Required to Approve a Development Plan Utilizing *Infill Development Options* in the R-8 *District*.

1. A development plan which incorporates *Infill Development Options* for development in the R-8 *District* (and thereby grant the waivers requested by the Petitioner) indicating compliance with this Section may only be granted upon finding that:

a. **The proposed development is located on a lot, or combination of lots, that could not otherwise be reasonably developed with full compliance of the base standards of the R-8 *District* or with *Development Options*;**

~~The use of area properties will not be adversely affected;~~

b. **The proposed development is appropriate to the site and its surroundings and the proposed *building* massing and scale are compatible with the surrounding *buildings* and adjacent neighborhoods with appropriate transitions provided between different housing types, so as to not adversely affect the use of area properties;**

c. The proposed development is consistent with the policy statements of the Comprehensive Plan;

d. The proposed development is consistent with the intent and purpose of this UDO; and

e. The proposed development will enhance or preserve the natural and/or environmental features on the property, utilize sustainable *building* and construction practices, and sustainable water efficiency standards;

All findings specified above for the granting of a waiver for *Infill Development Options* shall be reduced to writing and signed by the Director and retained as a part of the permanent record of the determination.

Part 25: Amending Section 3.02 LB Local Business District; Permitted Uses, to make Quick Oil Change Facility a Special Exception Use and clarify Mixed-Use Option text:

Add text as indicated in **bold** and remove as indicated with ~~strikethrough~~ Section 3.02 LB Local Business District; Permitted Uses:

A. Permitted Uses. (See Section 1.20, I. – Limitation on Permitted Uses in the LB – Local Business District, for additional restrictions on *permitted uses*.)

1. *Primary Uses.*

a. ~~Automotive Sales & Service: Quick Oil Change Facility.~~

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- h. a. Clothing Service: Costume Rental; Dressmaking; Dry Cleaning and Laundry Establishment; Millinery (Fabric) Shop; Shoe Repair Shop; Tailor and Pressing Shop; Tuxedo Rental.
- e. b. Educational Uses: Kindergarten; *Child Care Center*; *Child Care Ministry*; *Private School*.
- d. c. Food Sales and Service: Bakery – Retail; Convenience Store; Dairy Bar – Retail; Delicatessen; Grocery; Ice Cream Store – Retail; Restaurant – Sit-down; Yogurt Store – Retail.
- e. d. Miscellaneous: *Bed & Breakfast*; Clinic – medical, dental or optometrists; *Cottage Business / Residential*; *Cottage School*; Print Shop; *Tourist Home*.
- f. e. Office / Professional Services: Architect; Artist; Bank Machines - Walk-up; Bank Machines (ATM's) – Free Standing; Bank / Savings & Loan / Credit Union; Construction Companies (office only); Consultant; Contractors (office only); Dentist; Design Services; Engineer; Home Remodeling Companies (office only); Insurance Agent; Lawyer; Musician; Physician; Pharmacist; Photographic Studio; *Professional Offices*; Real Estate Office; Travel Agency.
- g. f. Personal Service: Barber Shop; Beauty Shop; Health Spa or Fitness Center; Locksmith; Tanning Salon.
- h. g. Public Facilities: Community Center; *Neighborhood Recycling Collection Point*; *Religious Use*.
- i. h. Recreation: Aerobics Studio; Arcade; Dance Studio.
- j. i. Residential: *Dwelling Unit* – upper level.
- k. j. Retail: Antique Shop; Apparel Shop; Art Gallery; Arts and Craft Store; Automobile Parts Sales (new); Bicycle Sales and Service; Camera Store; Card Shop; Clock Shop; Coin and Stamp Shop; Computer Store; Convenience Store; Drug Store; Fabric Store; Flower Shop; Frame Shop; Gift Shop; Hardware Store; Hobby, Toy or Game Shop; Jewelry Store; Music Store; Newsdealer; Paint Store; Pet Store; Radio, TV, Music Sales and Service; Retail Showroom; Sporting Goods; Shoe Store; Stationery and Book Store; Video Store

2. *Special Exception Uses.*

- a. Automotive Sales & Service: *Automotive Repair – Minor*; Car Wash (automatic or self); Gasoline Service Station (without repair); **Quick Oil Change Facility**.
- b. Clothing Service: Self-service Laundry.

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- c. Communication/Utilities: *Telecommunications Tower*; Electricity Relay Station; Non-municipal Utility Substation; Non-municipal Pumping Stations; Water Towers.
 - d. Food Sales and Service: *Artisan Food and Beverage Producer*; *Bar*; Restaurant – Drive In; Restaurant – Drive Through; *Tavern*.
 - e. Government Use: Fire Station; Governmental Offices; Municipal / State Road Maintenance Facility; Police Station; Post Office – with outdoor parking of delivery vehicles; Public Library.
 - f. Miscellaneous: *Artificial Lake*; *Hotel*; *Motel*; Mortuary/ Funeral Home /Crematory; *Tourist Home*; Veterinary Hospital.
 - g. Office / Professional Services: Bank Machines (ATM's) – Drive Through.
 - h. Residential: *Dwelling, Multifamily* – with Mixed-Use **Option Development**; *Multifamily Townhouse* - with Mixed-Use **Option Development**; *Nursing Home*; *Rest Home*; *Single Family Dwelling* with Mixed-Use **Option Development**.
 - i. Retail: Liquor Store.
- 3. Accessory Uses – See Section 3.07, A. – Accessory Uses, Buildings and Structures.
 - 4. Temporary Uses – See Section 3.07, B. – Temporary Uses, Buildings and Structures.

Part 26: Amending Section 3.02 B. 4. LB Local Business District; Development Standards; Maximum Building Height, to require a minimum height:

Add text as indicated in **bold** and remove as indicated with ~~strike through~~ to Section 3.02 B. 4. LB Local Business District; Development Standards; Maximum Building Height:

- 4. ~~Maximum Building Height – forty-five (45) feet; provided, however, that:~~
 - a. **Maximum Building Height – forty-five (45) feet; provided, however, that:**
 - ~~a.~~ i. no portion of any *building* located between fifteen (15) feet and thirty (30) feet from a *front lot line* shall be in excess of thirty-five (35) feet; and,
 - ~~b.~~ ii. the *setback* for that portion of any *building* or *structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above thirty-five (35) feet until the maximum height of the *building* or *structure* is allowed.
 - b. **Minimum Building Height – twenty (20) feet.**

Part 27: Amending Section 3.02 C. LB Local Business District; Mixed Use Option; to remove

Mixed-Use Option and consolidate into Section 3.09:

Add text as indicated in **bold** and remove as indicated with ~~strikethrough~~ to Section 3.02 C. LB Local Business District; Mixed Use Option

C. Mixed Use Option

Any proposed *project* located in the LB *district* shall be eligible to utilize the Mixed-Use Option set forth in Section 3.09 – Mixed-Use Option of this UDO.

~~Intent – The Mixed Use Option is established, consistent with the Vision Holly Springs Comprehensive Plan, to promote and guide integrated diverse but compatible *uses* into a development that is defined by unique and innovative design and pedestrian friendly features. This option is intended to be an alternative to the suburban mind-set that development be unconnected and uncoordinated, increasing reliance on individual vehicles and traffic congestion.~~

~~1. Permitted Uses.~~

~~All *uses* set forth in Section 3.02, A. – Permitted Uses shall be considered *permitted uses* in a Mixed Use Option *project*. The *uses* are arranged in categories to provide an appropriate mix of *uses*. *Uses* are placed in categories based on similar impacts and to ensure diversity of *uses*.~~

~~The Mixed Use Option *project* shall include both commercial and residential *uses* as specified below. Each *project* must contain a minimum of twenty (20) percent of residential *uses* and twenty (20) percent of commercial *uses*. Such *uses* may be contained within the *project* or within a *building*.~~

- ~~(i) Commercial – Retail, Office/Professional Services, Miscellaneous, Clothing Service, Food Sales and Service, Personal Services, Recreation Uses.~~

- ~~(ii) Residential – *single family* and/or *multifamily dwellings*.~~

~~Additional *uses* not listed in the categories above may be provided in accordance with Section 3.02, A. – Permitted Uses but shall not count towards the minimum twenty (20) percent requirement.~~

~~2. Mixture of Uses.~~



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- a. ~~The *project* shall contain the required minimum amount of commercial and residential *uses* within six (6) years of the first *certificate of occupancy* issued.~~
 - b. ~~For Mixed Use Option *projects* developed in phases, (as defined in the project's approved *Master Plan*), each phase shall be able to function as a standalone development and the *project* shall contain the required common space/*open space* at all times during the phases of construction.~~
 - c. ~~The *Town Council* may grant a one (1) year extension for a total of five (5) years if the property owner can provide evidence that a mix will be provided by the end of the additional year. The evidence may include, but is not limited to, tenant contracts, leases or other legal construction agreements with specific deadlines.~~
3. ~~Development Standards.~~
- a. ~~*Minimum Lot Width and Frontage* – None~~
 - b. ~~*Maximum Project Gross Density* – eight (8) *dwelling units* per acre, provided, however:~~
 - (1) ~~Any *project* located within a designated high density Community Growth Area or Regional Center as specified in the *Comprehensive Plan* may have a maximum *gross density* of fifteen (15) *dwelling units* per acre. [Amended Ordinance #12-05]~~
 - (2) ~~For any *project* located within a designated high density Community Growth Area or Regional Center as specified in the *Comprehensive Plan* and also designated as Very-High Density Mixed-Use, maximum *gross density* may be increased to sixteen and one-half (16.5) *dwelling units* per acre if a minimum of twenty-five percent (25%) of *dwelling units* are located in a *building* containing ground floor non-residential *uses* when said *building* is part of a mixed-use option *project*. Maximum *gross density* may be increased to eighteen (18) *dwelling units* per acre if a minimum of forty percent (40%) of *dwelling units* are located in a *building* containing ground floor non-residential *uses* when said *building* is part of a mixed-use option *project*. [Added Ordinance #16-11]~~
 - c. ~~*Building Orientation*: [Amended Ordinance #12-05]~~
 - (1) ~~*Buildings* are encouraged to be located as close as possible to the *building setback* line in order to achieve an urban streetscape. [Added Ordinance #12-05]~~
 - (2) ~~*Primary building facades* shall be parallel to the sidewalk (*right-of-way*), except where it is desired to maintain a highly desirable vista. [Amended Ordinance #12-05]~~

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d. ~~Building Setbacks and Separation:~~

(1) ~~All setbacks shall follow Section 3.02, B., 2. Yards and Building Setbacks except as follows and elsewhere in this section:~~

- ~~(a) Buildings located on the periphery of the Mixed Use Option project directly adjacent to a residential district shall be located a minimum of twenty (20) feet from the project boundary. [Amended Ordinance #12-05]~~
- ~~(b) Buildings located on the periphery of the Mixed Use Option project directly adjacent to streets, or a commercial district shall be located a minimum of ten (10) feet from the project boundary. [Amended Ordinance #12-05]~~
- ~~(c) No building shall encroach upon the right-of-way of a proposed thoroughfare as designated on the Comprehensive Transportation Plan. [Amended Ordinance #12-05]~~
- ~~(d) There shall be no interior setbacks and separation requirements. All internal non-residential buildings are encouraged to be located within ten (10) feet of street rights-of-way to enhance the walkability of the development. Buildings located large distances from roads and pedestrian trails are strongly discouraged. However, all structures shall meet state building code requirements and all other requirements to protect the health, safety and welfare of occupants.~~

e. ~~Maximum Building Height~~ sixty (60) feet.

f. ~~Off-Street Parking Areas~~ Whenever feasible, ~~off-street parking~~ shall comply with the following criteria:

(1) ~~Development Standards~~

- ~~(a) Off-Street Parking areas shall be located where residents and businesses have easy and convenient access. The project shall consider dedicating a certain portion of off-street parking for each use and must submit a parking study based on the proposed breakdown. The parking study shall be based on similar projects, with similar use percentage breakdowns when possible, in the surrounding area. The off-street parking area should not be located in such a manner that it dominates the street frontage.~~
- ~~(b) Off-street parking should be oriented behind or to the side of a building when possible and shall not exceed a~~

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~~maximum depth of sixty (60) feet (i.e. two-way aisle with parking on both sides) not counting required landscaping.~~

- ~~(c) Off-street parking requirements shall be governed by the provisions set forth in Section 7.04 Off-Street Parking Regulations except as modified by this section.~~

~~(2) Design Guidelines:~~

- ~~(a) Shared Parking—Where parking demands for the various uses within the project peak during different times of the day, parking should be shared. Off-street parking should be developed as a combined off-street parking area under the provisions outlined in Section 7.04 Off-Street Parking Regulations.~~

- ~~(i) On-street parking located along the project frontage may be counted towards the minimum number of required off-street parking spaces for the commercial component within the project. The number of off-street parking spaces may be reduced if a combined off-street parking area is approved based on the shared parking and parking study requirements set forth above.~~

- ~~(ii) However, in no case shall the combined required off-street parking for the mixed use project provide less than the minimum required off-street parking for the residential use.~~

- ~~(iii) The Director shall determine the required off-street parking for uses not mentioned in this section or elsewhere in the UDO, based on the requirements for similar uses.~~

- ~~(iv) Staff may authorize the use of combined off-street parking areas for uses or activities located within mixed use projects if it finds that the mixed use project is in accordance with Section 7.04, E., 4. Reduction for Combined Off-Street Parking Areas.~~

- ~~(v) Alternate Parking Plan approval shall be subject to the following conditions and limitations:~~

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a) ~~No more than fifty (50) percent of the off-street parking required for a building or use may be supplied by off-street parking areas required for any other building or use.~~

b) ~~The applicant shall submit sufficient data to indicate that there is no substantial conflict in the principal operating hours of the uses proposing to make use of the combined off-street parking areas.~~

c) ~~The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Planning & Zoning.~~

g. ~~Open Space and Public Spaces~~

~~The purpose of open space is to provide areas for passive and active social interaction. Areas which are accessible to the passing public are considered public spaces and are just as important to a development as those accessible only to the residents of the project. Open space areas should be surrounded by attractively designed building and landscape elements as well as uses that effectively shape and energize the open spaces as necessary to create a focal point of activity. Each Mixed Use Option project must contain open space, to be comprised of an amount of one (1) percent, of the total project acreage/square feet.~~



~~Each Mixed Use Option project must contain open space, to be comprised of an amount of one (1) percent, of the total project acreage/square feet.~~

(1) ~~As a whole, open space should satisfy the following criteria:~~

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- ~~(a) Provide areas for social interaction with other people; or, for passive and active uses as appropriate.~~
- ~~(b) Public spaces shall be accessible to residents.~~
- ~~(c) Provide a strong image and sense of place.~~
- ~~(d) Be a part of the pedestrian linkage throughout the project and adjacent land uses.~~
- ~~(e) Provide an overall theme and visual connection between spaces and uses within the project.~~
- ~~(f) Be designed or located to ensure that it is useable year-round.~~
- ~~(g) Provide areas which have awnings, wind breaks, sun-shade and/or landscaping that would provide shelter from the elements.~~
- ~~(h) Create a pleasant pedestrian village-like atmosphere.~~
- ~~(2) Open space may include, but is not limited to, outdoor areas such as plazas, outdoor dining areas, rooftop gardens, and landscaped areas designed for active use.~~
- ~~(3) Open space should be located or designed in such a manner that noise or activity does not unduly impact the residents of the mixed use project or nearby residential projects.~~
- ~~(4) Encouraged to be located adjacent to the retail component of the~~
~~project that can be converted for joint use with outdoor dining and pedestrian access. However, when used in conjunction with an outdoor dining area, the area shall be designed in such a manner that pedestrian access is not being impeded or hindered. The minimum dimension for clear pedestrian access should be at least six (6) feet.~~
- ~~(5) Where possible, larger public spaces should be located near the main pedestrian access to the project.~~



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- h. ~~Commercial Design Guidelines – When positioning commercial uses, issues such as access and entrances, address, identity and visibility, security, marketability, and connections to other uses should be taken into account. Retail space should be designed with adequate access from all internal uses. Proximity to existing commercial uses located on adjacent parcels is essential because it allows for the continuation of commercial corridors. Whenever possible, the commercial areas should include street front retail that promotes an active pedestrian area to draw the attention of the passing public. To accommodate the conditions of the ever-changing economic trends, the commercial areas should be designed to allow easy conversion from one commercial use to another.~~



- (1) ~~The commercial area of the Mixed Use Option project shall include the following elements:~~
- (a) ~~Storefront windows that provide transparency to the building at the pedestrian level.~~
 - (b) ~~Visual interest which can draw the attention of the passing public.~~
 - (c) ~~Whenever feasible, orientation towards the street and major pedestrian or plaza areas.~~
 - (d) ~~Locate retail commercial uses relying heavily on passing foot traffic such as retail uses at ground level, with less active uses (i.e., office uses) located above ground level.~~
- (2) ~~In all cases, unless stated elsewhere in this section, commercial projects shall be subject to the architectural and site design requirement set forth in Section 3.08 – Architectural and Site Design Requirements.~~
- i. ~~Residential Design Guidelines – Residential uses may be located in a separate building or in mixed configurations with commercial uses in the same structure. Factors such as privacy, security, amenities, and views are very important. To provide adequate privacy and security, residential entrances can be placed in the quieter areas away from the main commercial portions. Access to open space areas, either public or private is important.~~

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- (1) ~~Residential uses may be located in a separate building or in mixed configuration with commercial in the same structure, single family detached lots and/or multifamily townhouses may be located in an integrated area of the Mixed Use Option project. When in a mixed configuration, residential uses should be located on the upper stories; or, on ground floors when the structure does not use storefront space. In no case shall residential uses be located on the ground floor of a building located on commercial street frontage.~~
- (2) ~~In all cases, multifamily buildings (i.e. apartments, condominiums) shall be subject to the architectural and site design requirement set forth in Section 2.07, D. Architectural and Site Design Review of this UDO.~~
- (3) ~~In all cases, single family dwellings and/or multifamily townhouses shall be subject to the design features set forth in Section 2.09, C., 2., d. Design Features of this UDO.~~

Part 28: Amending Section 3.03 A. TV Town Village District; Permitted Uses, to remove stand-alone residential uses from TV district:

Remove text as indicated in ~~strikethrough~~ to Section 3.03 A. TV Town Village District as follows:

A. Permitted Uses.

1. *Primary Uses-* for existing buildings or structures.

h. Residential: Dwelling Unit – upper level; Dwelling, ~~Multifamily Townhouse.~~

Part 29: Amending Section 3.05 A. 2. CB Community Business District; Permitted Uses; Special Exception Uses, to require Regional Center Development to obtain a Special Exception:

Add text as indicated in **bold** and remove as indicated with ~~strikethrough~~ to Section 3.05 A. 2. CB Community Business District; Permitted Uses, Special Exception Uses:

2. *Special Exception Uses.*

- a. **Any project or subdivision, not located in an existing building or structure, located on a lot designated as Regional Center, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use**

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Map, which is subject to any *development plan* provisions of this UDO for Architectural and Site Design Review or *development options*.

- ~~a.~~ **b.** Automotive Sales & Service: *Automotive Repair – Minor*; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays).
- ~~b.~~ **c.** Governmental Use: Fire Station; Governmental Offices; Municipal/State Road Maintenance Facility; Police Station; Post Office – with or without parking of delivery vehicles.
- ~~c.~~ **d.** Communications / Utilities: *Telecommunications Tower*; Electricity Relay Station; Non-municipal Pumping Stations; Water Towers.
- ~~d.~~ **e.** Miscellaneous: Kennels (with outdoor runs); *Motel* (within a *Gateway Corridor*); Radio / Television Stations (with transmission towers).
- ~~e.~~ **f.** Public Facilities: Athletic Field – Public; Community Center; Public Park; Public Recreation Development; Recreation Center; *Recycling Facility*.
- ~~f.~~ **g.** Recreation: Arcade; Miniature Golf – outdoor; Skating Rink (ice or roller) – outdoor; Tennis / Racquet Club – outdoor; Theater – outdoor.
- ~~g.~~ **h.** Residential: *Multifamily Townhouse* – with Mixed Use Development; *Single Family Dwelling* – with Mixed Use Development.
- ~~h.~~ **i.** Retail: Satellite Dish Sales and Service (outdoor display).
- j.** Educational Uses: Child Care Centers; Private School.

Part 30: Amending Section 3.05 A. CB Community Business District; Permitted Uses; Special Exception Uses, to clarify terms:

Add text as indicated in **bold** to Section 3.05 A. 2. g. CB Community Business District; Permitted Uses; Special Exception Uses; Residential:

2. *Special Exception Uses.*

- ~~h.~~ **h.** Residential: ***Dwelling, Multifamily – with Mixed-Use Option Development;*** *Multifamily Townhouse* – with Mixed-Use **Option** Development; *Single Family Dwelling* – with Mixed-Use **Option** Development.

Part 31: Amending Section 3.05 B. 4. CB Community Business District; Development Standards; Maximum Building Height, to require a minimum height:

Add text as indicated in **bold** and remove as indicated with ~~striketrough~~ to Section 3.05 B. 4. CB Community Business District; Development Standards; Maximum Building Height:

- 4. ~~Maximum Building Height – fifty-five (55) feet; provided, however, that:~~
 - a. Maximum Building Height - fifty-five (55) feet; provided, however, that:**

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- a. i. no portion of any building located between thirty (30) feet and fifty (50) feet from a front lot line shall be in excess of forty-five (45) feet; and,
- b. ii. the setback for that portion of any building or structure which is in excess of forty-five (45) feet shall be increased by one (1) foot for each one (1) foot of the height of the building or structure above forty-five (45) feet until the maximum height of the building or structure is allowed.
- b. **Minimum Building Height – twenty-five (25) feet, provided that any building or structure located on a lot designated as Regional Center, as specified in the Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map, shall have a minimum of two (2) stories.**

Part 32: Amending Section 3.05 C. CB Community Business District; Mixed Use Option to remove Mixed-Use Option and consolidate into Section 3.09:

Add text as indicated in **bold** and remove as indicated with ~~striketrough~~ to Section 3.05 C. CB Community Business District; Mixed Use Option

C. Mixed Use Option

Any proposed project located in the CB district shall be eligible to utilize the Mixed-Use Option set forth in Section 3.09 – Mixed-Use Option of this UDO.

~~Intent – The Mixed Use Option is established, consistent with the Vision Holly Springs Comprehensive Plan, to promote and guide integrated diverse but compatible uses into a development that is defined by unique and innovative design and pedestrian friendly features. This option is intended to be an alternative to the suburban mind set that development be unconnected and uncoordinated, increasing reliance on individual vehicles and traffic congestion.~~

~~1. Permitted Uses.~~

~~All uses set forth in Section 3.05, A. Permitted Uses shall be considered permitted uses in a Mixed Use Option project. The uses are arranged in categories to provide an appropriate mix of uses. Uses are placed in categories based on similar impacts and to ensure diversity of uses.~~

~~The Mixed Use Option project shall include both commercial and residential uses as specified below. Each project must contain a minimum of twenty (20) percent of residential uses and twenty (20) percent of commercial uses. Such uses may be contained within the project or within a building.~~

- a. ~~Commercial – Retail, Office/Professional Services, Miscellaneous, Clothing Service, Food Sales and Service, Personal Services, Recreation Uses.~~



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- b. ~~Residential — single family and/or multifamily dwellings.~~

~~Additional uses not listed in the categories above may be provided in accordance with Section 3.05, A. — Permitted Uses but shall not count towards the minimum twenty (20) percent requirement.~~



2. ~~Mixture of Uses.~~

- a. ~~The project shall contain the required minimum amount of commercial and residential uses within six (6) years of the first certificate of occupancy issued.~~
- b. ~~For Mixed Use Option projects developed in phases, (as defined in the project's approved Master Plan), each phase shall be able to function as a stand alone development and the project shall contain the required common space/open space at all times during the phases of construction.~~
- c. ~~The Town Council may grant a one (1) year extension for a total of five (5) years if the property owner can provide evidence that a mix will be provided by the end of the additional year. The evidence may include, but is not limited to, tenant contracts, leases or other legal construction agreements with specific deadlines.~~

3. ~~Development Standards.~~

- a. ~~Minimum Lot Width and Frontage — None~~
- b. ~~Maximum Project Gross Density — fifteen (15) dwelling units per acre, provided, however: [Added Ordinance #12-05]*~~
- (1) ~~Any project located within a designated high density Community Growth Area or Regional Center as specified in the Comprehensive Plan shall have a project gross density of:~~
- (a) ~~Minimum — fifteen (15) dwelling units per acre.~~
- (b) ~~Maximum — unlimited.~~
- c. ~~Building Orientation:~~
- (1) ~~A minimum of seventy five (75) percent of the building front should utilize a zero (0) foot setback.~~
- (2) ~~Primary building facades should to be parallel to the sidewalk (right-of-way), except where it is desired to maintain a highly desirable vista.~~

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- (3) ~~Where portions of a *building* are located away from the sidewalk (*right-of-way*), such areas should be treated as courtyards (developed hardscapes utilizing decorative pavement materials) as necessary to promote pedestrian activity and patron interaction.~~

d. ~~*Building Setbacks and Separation:*~~

- (1) ~~All setbacks shall follow Section 3.05, B., 2., *Minimum Yards and Building Setbacks* except as follows and elsewhere in this section:~~

- (a) ~~*Buildings* located on the periphery of the Mixed Use Option *project* directly adjacent to a residential *district* shall be located a minimum of twenty (20) feet from the *project* boundary. [Amended Ordinance #12-05]*~~
- (b) ~~*Buildings* located on the periphery of the Mixed Use Option *project* directly adjacent to *streets*, as well as commercial *district* property shall be located a minimum of ten (10) feet from the *project* boundary. [Added Ordinance #12-05]*~~
- (c) ~~No *building* shall encroach upon the *right-of-way* of a proposed thoroughfare as designated on the *Comprehensive Transportation Plan*. [Amended Ordinance #12-05]*~~
- (d) ~~There shall be no interior *setbacks* and separation requirements. All internal non-residential *buildings* are encouraged to be located within ten (10) feet of *street rights-of-way* to enhance the walkability of the development. *Buildings* located large distances from roads and pedestrian trails are strongly discouraged. However, all *structures* shall meet state *building* code requirements and all other requirements to protect the health, safety and welfare of occupants.~~

e. ~~*Maximum Building Height* seventy-five (75) feet. [Amended Ordinance #12-05]*~~

f. ~~*Off Street Parking Areas* Whenever feasible, *off-street parking* shall comply with the following criteria:~~

(1) ~~Development Standards:~~

- (a) ~~*Off Street Parking* areas shall be located where residents and businesses have easy and convenient access. The *project* shall consider dedicating a certain portion of *off-street parking* for each use and must submit a parking study based on the proposed breakdown. The parking study shall be based on similar projects, with similar use~~

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~~percentage breakdowns when possible, in the surrounding area. The off-street parking area should not be located in such a manner that it dominates the street frontage.~~

~~(b) Off-street parking should be oriented behind or to the side of a building when possible and shall not exceed a maximum depth of sixty (60) feet (i.e. two-way aisle with parking on both sides) not counting required landscaping.~~

~~(c) Off-street parking requirements shall be governed by the provisions set forth in Section 7.04 – Off-Street Parking Regulations except as modified by this section.~~

~~(d) To allow for infill development and higher densities, structured parking shall be encouraged to meet off-street parking requirements. [Added Ordinance #12-05]*~~

~~(2) Design Guidelines:~~

~~(a) Shared Parking – Where parking demands for the various uses within the project peak during different times of the day, parking should be shared. Off-street parking should be developed as a combined off-street parking area under the provisions outlined in Section 7.04 – Off-Street Parking Regulations.~~

~~(i) On-street parking located along the project frontage may be counted towards the minimum number of required off-street parking spaces for the commercial component within the project. The number of off-street parking spaces may be reduced if a combined off-street parking area is approved based on the shared parking and parking study requirements set forth above.~~

~~(ii) However, in no case shall the combined required off-street parking for the mixed use project provide less than the minimum required off-street parking for the residential use.~~

~~(iii) The Director shall determine the required off-street parking for uses not mentioned in this section or elsewhere in the UDO, based on the requirements for similar uses.~~

~~(iv) Staff may authorize the use of combined off-street parking areas for uses or activities located within mixed use projects if it finds that the mixed use~~

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~~project is in accordance with Section 7.04, E., 4.~~
~~Reduction for Combined Off-Street Parking Areas.~~

~~(v) Alternate Parking Plan approval shall be subject to the following conditions and limitations:~~

~~a) No more than fifty (50) percent of the off-street parking required for a building or use may be supplied by off-street parking areas required for any other building or use.~~



~~b) The applicant shall submit sufficient data to indicate that there is no substantial conflict in the principal operating hours of the uses proposing to make use of the combined off-street parking areas.~~

~~c) The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Planning & Zoning.~~

~~g. Open Space and Public Spaces The purpose of open space is to provide areas for passive and active social interaction. Areas which are accessible to the passing public are considered public spaces and are just as important to a development as those accessible only to the residents of the project. Open space areas should be surrounded by attractively designed building and landscape elements as well as uses that effectively shape and energize the open spaces.~~



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~~as necessary to create a focal point of activity. Each Mixed Use Option project must contain open space, to be comprised of an amount of one (1) percent, of the total project acreage/square feet.~~

~~(1) — As a whole, open space should satisfy the following criteria:~~

- ~~(a) — Provide areas for social interaction with other people; or for passive and active uses as appropriate.~~
- ~~(b) — Public spaces shall be accessible to residents.~~
- ~~(c) — Provide a strong image and sense of place.~~
- ~~(d) — Be a part of the pedestrian linkage throughout the project and adjacent land uses.~~
- ~~(e) — Provide an overall theme and visual connection between spaces and uses within the project.~~
- ~~(f) — Be designed or located to ensure that it is useable year-round.~~
- ~~(g) — Provide areas which have awnings, wind breaks, sun-shade and/or landscaping that would provide shelter from the elements.~~
- ~~(h) — Create a pleasant pedestrian village-like atmosphere.~~

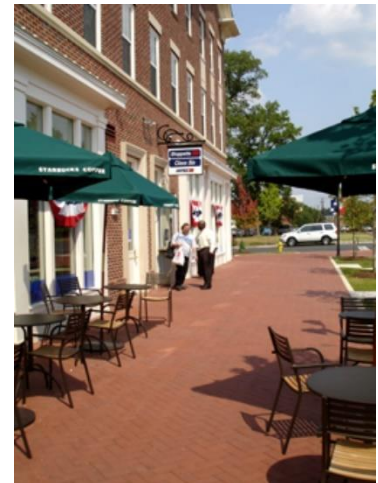
~~(2) — Open space may include, but is not limited to, outdoor areas such as plazas, outdoor dining areas, rooftop gardens, and landscaped areas designed for active use.~~

~~(3) — Open space should be located or designed in such a manner that noise~~

~~— or activity does not unduly impact the residents of the mixed use project or nearby residential projects.~~

~~(4) — Encouraged to be located adjacent to the retail component of the project that can be converted for joint use with outdoor dining and pedestrian access. However, when used in conjunction with an outdoor dining area, the area shall be designed in such a manner that pedestrian access is not being impeded or hindered. The minimum dimension for clear pedestrian access should be at least six (6) feet.~~

~~(5) — Where possible, larger public spaces should be located near the main pedestrian access to the project.~~



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h. ~~Commercial Design Guidelines – When positioning commercial uses, issues such as access and entrances, address, identity and visibility, security, marketability, and connections to other uses should be taken into account. Retail space should be designed with adequate access from all internal uses. Proximity to existing commercial uses located on adjacent parcels is essential because it allows for the continuation of commercial corridors. Whenever possible, the commercial areas should include street front retail that promotes an active pedestrian area to draw the attention of the passing public. To accommodate the conditions of the ever-changing economic trends, the commercial areas should be designed to allow easy conversion from one commercial use to another.~~

(1) ~~The commercial area of the Mixed Use Option project shall include the following elements:~~

(a) ~~Storefront windows that provide transparency to the building at the pedestrian level.~~

(b) ~~Visual interest which can draw the attention of the passing public.~~

(c) ~~Whenever feasible, orientation towards the street and major pedestrian or plaza areas.~~

(d) ~~Locate retail commercial uses relying heavily on passing foot traffic such as retail uses at ground level, with less active uses (i.e., office uses) located above ground level.~~



(2) ~~In all cases, unless stated elsewhere in this section, commercial projects shall be subject to the architectural and site design requirement set forth in Section 3.08 – Architectural and Site Design Requirements.~~

h. ~~Residential Design Guidelines – Residential uses may be located in a separate building or in mixed configurations with commercial uses in the same structure. Factors such as privacy, security, amenities, and views are very important. To provide adequate privacy and security, residential entrances can be placed in the quieter areas away from the main commercial portions. Access to open space areas, either public or private is important.~~

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- (1) ~~Residential uses may be located in a separate building or in mixed configuration with commercial in the same structure, single family detached lots and/or multifamily townhouses may be located in an integrated area of the Mixed Use Option project. When in a mixed configuration, residential uses should be located on the upper stories; or, on ground floors when the structure does not use storefront space. In no case shall residential uses be located on the ground floor of a building located on commercial street frontage.~~
- (2) ~~In all cases, multifamily buildings (i.e. apartments, condominiums) shall be subject to the architectural and site design requirement set forth in Section 2.07, D. Architectural and Site Design Review of this UDO.~~
- (3) ~~In all cases, single family dwellings and/or multifamily townhouses shall be subject to the design features set forth in Section 2.09, C., 2., d. Design Features of this UDO.~~
- (4) ~~Design Features shall be required for each dwelling unit over fifteen (15) dwelling units per acre for any multifamily project which includes a gross density of greater than fifteen (15) dwelling units per acre as specified in Section 2.07, C., 2. R-MF-15 Multifamily Residential District Design Features of this UDO. [Added Ordinance #12-05]~~

Part 33: Adding Section 3.09 Mixed-Use Option to consolidate sections formerly in 3.02 and 3.05, and modify standards to reflect Land Use & Character Plan concepts:

Add text as indicated in bold to new section 3.09 Mixed-Use Option

Section 3.09 Mixed-Use Option

Intent – The Mixed Use Option is established, consistent with the Vision Holly Springs *Comprehensive Plan*, to promote and guide integrated diverse but compatible uses into a development that is defined by unique and innovative design and pedestrian friendly features. This option is intended to be an alternative to the suburban mind-set that development be unconnected and uncoordinated, increasing reliance on individual vehicles and traffic congestion.

A. General Procedures.

The following general procedures apply to each Commercial / Mixed-Use *District* which refers to *Mixed-Use Option*.

1. Type of Development – Within each *Commercial / Mixed-Use District* (i.e., LB and CB) contained in this UDO which refers to *Mixed-Use Option*, there shall be two opportunities available for the development of a *project*:
 - a. Full Compliance With Base Standards – demonstrate full compliance with the *permitted use*, and *development standards* of the applicable *district* as specified for *Master Plan* or *Development Plan* in Section 9.05 B. Platting, Project Construction Drawing Approval and Recombination Procedures or Section 9.05, D. Development Plans for Architectural and Site Design Review, Development Options and Infill Development Options of this UDO, and follow the platting procedures of Section 9.05, B. – Platting, Project Construction Drawing Approval and Recombination Procedures, of this UDO; or,
 - b. Mixed-Use Option – obtain a *Special Expectation Use* for *Master Plan* or *Development Plan* approval, as specified in Section 9.09 – Decision Matrix of this UDO, to authorize compliance with the minimum *development requirements* specified below for each *district* and utilize the mixed-use option set forth in this Section, and follow the platting procedures of Section 9.05, B. – Platting, Project Construction Drawing Approval and Recombination Procedures, of this UDO.
2. If a *master plan* or *development plan* for a mixed-use option *project* is denied, the subject property shall not be included in any other *development petition* for a period of not less than twelve (12) months after the date of denial.
3. The twelve (12) month time period specified above which prohibits the inclusion of property which has been the subject of a denied *development plan* in any other *development petition* may be reduced by the *Town Council* upon special request made in writing by the owner of such property. Such special request shall demonstrate that a substantial change in the particular circumstances which induced the prior denial has occurred.
4. To accomplish the purpose of this Section, a *master plan* or *development plan* for mixed-use option may be approved which includes *waivers* of certain *development requirements* to the extent provided for in this Section below. All *development requirements*, *development standards* and all other regulations of this UDO for which a *waiver* provision is not provided for in this Section shall remain applicable unless a *variance* of this UDO is granted by the *Board of Adjustment* or, in the case of the regulations set forth in Section 7.06 – Lot Design and Public Place Reservation, Section

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7.07 – Street Design and Right of Way Reservation, or Section 7.08 – Utility Design and Reservation, of this UDO, a *waiver* is granted by the *Town Council* in connection with the *master plan* or *development plan* approval.

B. Development Standards.

1. Permitted Uses.

All uses established as *permitted uses* in the base zoning district shall be considered *permitted uses* in a Mixed-Use Option *project*.

a. Required Uses

The Mixed-Use Option *project* shall include both non-residential and residential uses as specified below:



- i. Each *project* shall contain a minimum of twenty (20) percent of residential uses from the following categories:

Residential – *Single Family Dwelling; Multifamily – Townhouse; Multifamily Dwelling.*

- ii. Each *project* shall contain a minimum of fifty (50) percent of non-residential uses from the following categories:

Retail, Office/Professional Services, Miscellaneous, Clothing Service, Food Sales and Service, Personal Services, and Recreation.



- iii. Additional *uses* in the base zoning district not listed in the categories above may be provided but shall not count towards the minimum percent requirement for the particular category.

2. Mixture of Uses

- a. *Uses* may be contained within the *project* or within a *building*. The applicant may choose to measure the mix of uses by either *gross floor area* or percent of total *project area* but each *project* shall only use one (1) of the use mix measurements (gross floor area or percent of total *project area*).

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- b. A minimum of twenty-five (25) percent of residential *dwellings* shall be located in a *building* containing ground floor non-residential *uses*.
- c. Residential *dwellings* not located in a *building* containing ground floor non-residential *uses* shall be interspersed on small blocks within the larger *development* so that all residential *dwellings* are within short walking distance of shared *parking areas*, *developed recreational open space*, and non-residential *uses*.
- d. Residential *dwellings* should not extend more than two consecutive blocks in any direction unless located in a *building* containing ground floor non-residential *uses*.
- e. Not more than fifty (50) percent of residential *dwellings* shall be *Single Family Dwellings*.
- f. Not more than fifty (50) percent of the residential dwellings shall be issued a *building permit* until such time as *building permits* have been issued for a minimum of fifty (50) percent of the non-residential *floor area* as shown on the approved Development Plan.
- g. For Mixed-Use Option *projects* developed in phases, (as defined in the *project's* approved *Master Plan*), each phase shall be able to function as a stand alone development and the *project* shall contain the required common space/*open space* at all times during the phases of construction.

3. Development Standards.

a. *Maximum Project Gross Density*

Maximum gross density shall be determined based on the Future Land Use designation of the lot, or combination of lots, as specified in the *Comprehensive Plan*, Section 1 Land Use & Character, Future Land Use Map.

	Maximum gross density
<i>Comprehensive Plan</i> , Section 1 Land Use & Character, Future Land Use Map Designation	
Neighborhood Center	eight (8) units per acre
Mixed-Use Center	fifteen (15) units per acre
Regional Center	Twenty (20) units per acre

(1) *Density Bonus*

(a) Affordable housing

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A *density* bonus of twenty-five (25) percent shall be permitted by providing affordable housing units as specified below.

- (i) A minimum of fifteen (15) percent and a maximum of thirty (30) percent of the residential *dwelling*s are affordable housing subject to the following criteria:
 - 1. Affordable housing units are available to households earning eighty (80) percent or less of the county median income adjusted for family size, that can be purchased or rented without spending more than thirty (30) percent of their income.
 - 2. Affordable units shall have a comparable unit distribution to other units in the *project*. For example, affordable units should not be all *multifamily dwelling*s, should not be all located within the same *building*, and the mix of affordable one (1), two (2) and three (3) bedroom units should be the same as other units.
- (b) In order to qualify for the density bonus, the following is required: an agreement with the town or deed restrictions specifying:
 - (i) The number of affordable units provided;
 - (ii) The income limits;
 - (iii) Maximum purchase price/rent limits subject to annual change; and
 - (vi) The period of time that these units must remain affordable (minimum ten (10) years for home ownership units and twenty (20) years for rental units).
- (c) In the event that homes or rental units cease to be affordable before the expiration of the minimum period of affordability, the town shall be entitled to capture the increase in value over the original purchase price or value of the rental unit that makes it no longer affordable as defined above.

b. Minimum Lot Width and Frontage – None

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c. **Yards and Building Setbacks**

- (1) **Perimeter Setbacks and Landscape Yard Requirements** – A *setback* and *perimeter yard* shall be provided along all property lines of the project as follows:

		Minimum and Maximum
Perimeter Setbacks and Landscape Yard		
Front		
	Freeway – NC-540 / US 1	50’ Min
		100’ Max
	Freeway – NC 55:	50’ Min
		100’ Max
	Thoroughfare	10’ Min
		30’ Max
	Collector Street	10’ Min
		20’ Max
	Local Street / Cul-de-Sac	10’ Min
		20’ Max
Side		
	Yard	10’ Min
	Bufferyard	20’ Min
Rear		
	Yard	10’ Min
	Bufferyard	20’ Min

Provided, however, in elevation view from the *street frontage*, at least fifty percent (50%) of the length of the *façade* of the *building* facing a *street* shall be located at or between the *minimum setback* and the *maximum setback*.

- (2) **Interior Setbacks and Landscape Yard Requirements** – A *setback* and *perimeter yard* shall be provided along all interior property lines of the project as follows:

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		Minimum and Maximum
<i>Interior Setbacks and Landscape Yard</i>		
Front		
	Freeway – NC-540 / US 1	50’ Min
		100’ Max
	Freeway – NC 55:	50’ Min
		100’ Max
	Thoroughfare	10’ Min
		30’ Max
	Collector Street	10’ Min
		20’ Max
	Local Street / Cul-de-Sac	10’ Min
		20’ Max
Side		
	Yard	5’ Min
Rear		
	Yard	5’ Min

Provided, however, in elevation view from the *street frontage*, at least fifty percent (50%) of the length of the façade of the *building* facing a *street* shall be located at or between the *minimum setback* and the *maximum setback*.

- (3) ***Minimum Yards for Out Lots*** - *Out lots* may provide a *minimum yard* of zero (0) feet along all *lot lines* in common with other *out lots* or in common with the main portion of the *Mixed-Use Option project*. If any portion of an *out lot* abuts the perimeter of the *Mixed-Use Option project*, that portion of the *out lot* shall be required to comply with the applicable *minimum front, side or rear perimeter setbacks* and *landscape yard* requirements set forth above. If an *out lot* is for an *individual tenant space* within a *multi-tenant building*, there shall be a *minimum side yard* of zero (0) feet.

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Provided, however, the *minimum yards* for *out lots* along all *lot lines* in common with other *out lots* may be used for *parking areas, loading areas, interior drives or interior access drives* provided that:

- (a) the area of each such *minimum yard* that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in each such *minimum yard*, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *out lots* as either additional *foundation landscaping area* or additional interior *parking area* landscaping; and,
- (b) documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special provisions of this sub-Section allowing such *minimum yards* to be used for *parking areas, loading areas, interior drives or interior access drives* subject to the provision of such additional *foundation landscaping area* or additional interior *parking area* landscaping.

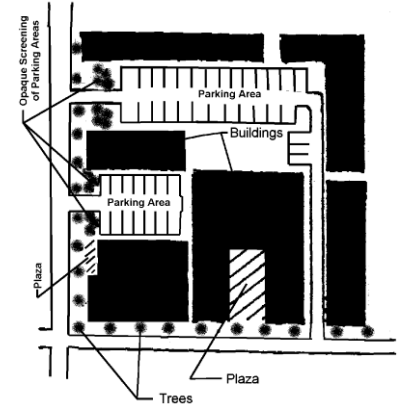
d. Use of *Minimum Yards* and *Bufferyards*

All *minimum yards* and *bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from *structures* except where expressly permitted below:

(1) Minimum *Front Yards* –

- (a) along *freeways* – may include *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall be otherwise maintained as *open space* free from *buildings* or *structures*;

(b) along *thoroughfares, collector streets, and local streets* – may include: *driveways*; or, *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be developed with landscaping, outdoor seating or *plazas* to create an urban streetscape.



(c) **Minimum Front Bufferyards** - may include: *driveways*; or, *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

(d) **Minimum Side and Rear Yards** - may include: *interior access driveways*; or, *walkways* or other pedestrian way connections to adjoining *lots*, provided that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*;

(e) **Minimum Side and Rear Bufferyards** – may include *walkways* or other pedestrian way connections to adjoining residential areas provided that the remainder of said *yards* shall otherwise be maintained as *open space* free from *buildings* or *structures*.

e. **Building Height**

Building height shall be determined based on the Future Land Use designation of the lot, or combination of lots, as specified in the **Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map**.

Comprehensive Plan, Section 1 Land Use & Character, Future Land Use Map Designation	Minimum and Maximum
Neighborhood Center	Twenty (20) feet min.
	two (2) stories min.
	sixty (60) feet max.

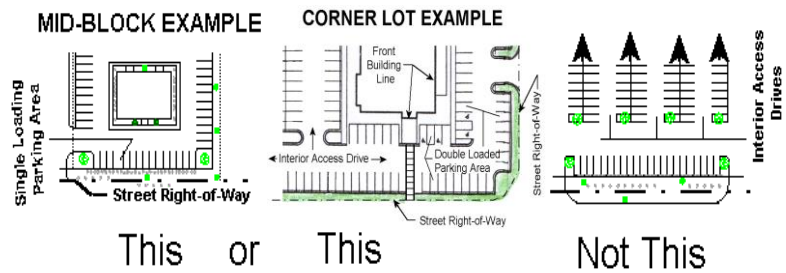
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	three (3) stories max.
Mixed-Use Center	Twenty-five (25) feet min. two (2) stories min.
	seventy-five (75) feet max. six (6) stories max.
Regional Center	Twenty-five (25) feet min. two (2) stories min.
	one hundred and ten (110) feet max. ten (10) stories max.

f. **Parking and Loading - See Section 7.04 – Off-Street Parking Regulations and Section 7.05 – Off-Street Loading Regulations, except where modified below:**

(1) Development Standards:

- (a) ***Off-Street Parking areas*** shall be located where residents and businesses have easy and convenient access. The *project* shall consider dedicating a certain portion of *off-street parking* for each *use* and must submit a parking study based on the proposed breakdown. The parking study shall be based on similar projects, with similar *use* percentage breakdowns when possible, in the surrounding area. The *off-street parking area* should not be located in such a manner that it dominates the *street frontage*.
- (b) ***parking areas***, when located between a *front building line* and a *street right-of-way*, shall be limited to either a single loaded *parking area* or a double loaded *parking area* served by not more than one (1) *interior access drive*, where the *interior access drive* is located generally parallel to the *street right-of-way*.



- (c) To allow for infill development and higher densities, structured parking shall be encouraged to meet *off-street parking* requirements.

(2) Design Guidelines:

- (a) Shared Parking - Where parking demands for the various *uses* within the *project* peak during different times of the day, parking should be shared. *Off-street parking* should be developed as a combined *off-street parking* area under the provisions outlined in Section 7.04 – Off-Street Parking Regulations.
- (b) *On-street parking* located along the *project* frontage may be counted towards the minimum number of required *off-street parking spaces* for the commercial component within the *project*. The number of *off-street parking spaces* may be reduced if a combined *off-street parking* area is approved based on the shared parking and parking study requirements set forth above.
- (c) However, in no case shall the combined required *off-street parking* for the mixed use *project* provide less than the minimum required *off-street parking* for the residential use.
- (d) The *Director* shall determine the required *off-street parking* for *uses* not mentioned in this section or elsewhere in the UDO, based on the requirements for similar *uses*.
- (e) The *Director* may authorize the use of combined *off-street parking* areas for *uses* or activities located within mixed use *projects* if it finds that the mixed use *project* is in accordance with Section 7.04, E., 4. – Reduction for Combined Off-Street Parking Areas.
- (f) Alternate Parking Plan approval shall be subject to the following conditions and limitations:

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- (i) No more than fifty (50) percent of the *off-street parking* required for a *building* or *use* may be supplied by *off-street parking areas* required for any other *building* or *use*.
- (ii) The applicant shall submit sufficient data to indicate that there is no substantial conflict in the principal operating hours of the *uses* proposing to make use of the combined *off-street parking areas*.
- (iii) The property owners involved in the joint use of *off-street parking areas* shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required *off-street parking* shall be maintained so long as the *use* requiring *off-street parking* is in existence or unless the required *off-street parking* is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Planning & Zoning.



- g. **Outdoor Operations** - All uses and operations (except *off-street parking*, *off-street loading* and delivery, walk-up customer service windows, drive-through customer service windows, outdoor recreation uses, and outdoor public facilities) shall be conducted completely within enclosed *buildings*, except where expressly permitted in the base zoning district.
 - (1) Notwithstanding the restrictions for outdoor seating for restaurants expressly permitted in the base zoning district, outdoor seating for restaurants may be permitted between the *minimum front setback* and the *maximum front setback*.
- h. **Landscape Requirements** - See Section 7.01 – Landscape Regulations, except where modified below:
 - (1) Perimeter yards shall be landscaped in accordance with Section 7.01 D - Required Landscaping of Required Front, Side and Rear Yards and Required Front, Side and Rear Bufferyards, provided that:
 - (a) *Front yards* and *bufferyards* along Freeways shall follow the landscape requirements for the base zoning district.

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- (b) *Front yards along Thoroughfares, Collector Streets, and Local Streets / Cul-de-Sacs* shall follow the landscape requirements for the *TV District*.
 - (c) *Front bufferyards along Thoroughfares, Collector Streets, and Local Streets / Cul-de-Sacs* shall follow the landscape requirements for the *R-8 District*.
 - (d) *Side and rear yards and bufferyards* shall follow the landscape requirements for the base zoning *district*.
- (2) Street trees shall be provided along all internal streets in accordance with Section 7.01 F - Street Trees for Residential Subdivisions and Development Plans.
 - (3) *Foundation landscaping* shall be provided in accordance with Section 7.01 G - Foundation Landscaping in Multifamily Districts, Commercial/Mixed Use Districts and Industrial Districts, except that the required *Plant Unit Value* along or adjacent to each applicable façade of a *building* located between the *minimum front setback* and the *maximum front setback* may be reduced by fifty (50) percent.

i. **Transition Zones**

To insure compatibility with adjoining land *uses*, a transition zone of fifty (50) feet in width shall be established along the perimeter of the *project* directly adjacent to a residential *district*.

- (1) Only residential *uses* or *open space* shall be permitted within the transition zone.
- (2) The maximum *building height* within the transition zone area shall be three (3) stories.
- (3) There shall be no *accessory structures* or non-residential *parking areas* located within the transition zone.

j. **Open Space and Public Spaces**

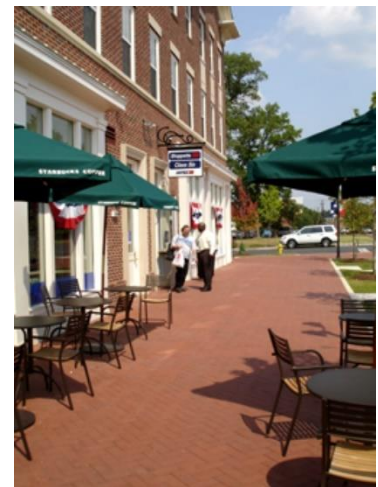
The purpose of *open space* is to provide areas for passive and active social interaction. Areas which are accessible to the passing public are considered public spaces and are just as important to a development as those accessible only to the residents of the *project*. *Open space* areas should be surrounded by attractively designed *building* and landscape elements as well as *uses* that effectively shape and energize the *open spaces* as necessary to create a focal point of activity. Each Mixed Use Option *project* must

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contain *open space*, to be comprised of an amount of five (5) percent, of the total *project* acreage/square feet.

- (1) As a whole, *open space* should satisfy the following criteria:
 - (a) Provide areas for social interaction with other people; or for passive and active *uses* as appropriate.
 - (b) Public spaces shall be accessible to residents.
 - (c) Provide a strong image and sense of place.
 - (d) Be a part of the pedestrian linkage throughout the *project* and adjacent land *uses*.
 - (e) Provide an overall theme and visual connection between spaces and *uses* within the *project*.
 - (f) Be designed or located to ensure that it is useable year-round.
 - (g) Provide areas which have awnings, wind breaks, sun shade and/or landscaping that would provide shelter from the elements.
 - (h) Create a pleasant pedestrian village-like atmosphere.
- (2) *Open space* may include, but is not limited to, outdoor areas such as *plazas*, outdoor dining areas, rooftop gardens, and landscaped areas designed for active use.
- (3) *Open space* should be located or designed in such a manner that noise or activity does not unduly impact the residents of the mixed use *project* or nearby residential *projects*.
- (4) Encouraged to be located adjacent to the retail component of the *project* that can be converted for joint use with outdoor dining and pedestrian access. However, when used in conjunction with an outdoor dining area, the area shall be designed in such a manner that pedestrian access is not being impeded or hindered. The minimum dimension for clear pedestrian access should be at least six (6) feet.
- (5) Where possible, larger public spaces should be located near the main pedestrian access to the *project*.



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- (6) Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- (7) Green roof elements and/or rooftop gardens are encouraged.

k. Design Guidelines

- (1) Non-residential and Vertical Mixed-Use Buildings Design Guidelines - When positioning Non-residential *uses*, issues such as access and entrances, address, identity and visibility, security, marketability, and connections to other *uses* should be taken into account. Retail space should be designed with adequate access from all internal *uses*.

Proximity to existing commercial *uses* located on adjacent parcels is essential because it allows for the continuation of commercial corridors. Whenever possible, the Non-residential areas should include *street front* retail that promotes an active pedestrian area to draw the attention of the passing public. To accommodate the conditions of the ever-changing economic trends, the commercial areas should be designed to allow easy conversion from one commercial *use* to another.

- (a) The non-residential area of the Mixed-Use Option *project* shall include the following elements:

- (i) Storefront windows that provide transparency to the *building* at the pedestrian level.
- (ii) Visual interest which can draw the attention of the passing public.
- (iii) Whenever feasible, orientation towards the *street* and major pedestrian or plaza areas.
- (iv) Locate retail commercial *uses* relying heavily on passing foot traffic such as retail *uses* at ground level, with less active *uses* (i.e., office *uses*) located above ground level.



- (b) In all cases, unless stated elsewhere in this section, Non-residential and Vertical Mixed-Use Buildings shall

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be subject to the architectural and site design requirement set forth in Section 3.08 – Architectural and Site Design Requirements.

- (2) Residential Design Guidelines - Residential *uses* may be located in a separate *building* or in mixed configurations with commercial *uses* in the same *structure*. Factors such as privacy, security, amenities, and views are very important. To provide adequate privacy and security, residential entrances can be placed in the quieter areas away from the main commercial portions. Access to *open space* areas, either public or private is important.



- (a) Single family detached lots and/or *multifamily townhouses* may be located in an integrated area of the Mixed-Use Option *project*. In no case shall residential dwellings be located on the ground floor of a *building* located on a *thoroughfare*.
- (b) Single family detached lots and/or *multifamily townhouses* shall be accessed from the rear with use of *alleys*.
- (c) In all cases, multifamily *buildings* (i.e. *apartments, condominiums*) shall be subject to the architectural and site design requirement set forth in Section 2.07, D. – Architectural and Site Design Review of this UDO.
- (d) In all cases, *single family dwellings* and/or *multifamily townhouses* shall be subject to the design features set forth in Section 2.09, C., 2., d.- Design Features of this UDO.
- (3) Design Features shall be required for each *dwelling unit* over fifteen (15) *dwelling units* per acre for any *multifamily project* which includes a *gross density* of greater than fifteen (15) *dwelling units* per acre as specified in Section 2.07, C., 2. – R-MF-15 Multifamily Residential District- Design Features of this UDO.

Part 34: Amending Section 7.10 A. Open Space Regulations; Types of Open Space, to allow

stormwater areas as open space under certain circumstances:

Add text as indicated in **bold** to Section 7.10 A. Open Space Regulations; Types of Open Space:

11. ***Stormwater Control Measures (SCMs) – when used to satisfy a minimum developed recreational open space requirement shall comply with the following regulations:***
- a. **A maximum of fifty (50) percent of the land area occupied by a *stormwater control measure (SCM)* may be used to satisfy any *developed recreational open space* requirement, provided the *SCM* includes a minimum of two (2) of the following amenities:**
 - i. **A trail for walking or jogging along the *SCM* a minimum of fifty (50) percent of the linear feet of perimeter length of the *SCM*; or,**
 - ii. **One (1) bench for every fifty (50) linear feet of perimeter length of the *SCM*; or,**
 - iii. **A decorative water feature, such as aeration or fountain fixture; or,**
 - iv. **a fishing dock/pier; or,**
 - v. **A minimum of two (2) educational signs explaining the function and benefits of the *SCM*. The minimum sign surface area shall be six (6) square feet and the maximum height shall be four (4) feet.**

Part 35: Amending Section 11.01. Definitions, to modify term of BMP:

Add text as indicated in **bold** and remove as indicated with ~~strike through~~ to Section 11.01 and replace all references throughout the UDO:

Best Management Practices (BMPs) Stormwater Control Measure: A structural or nonstructural management-based practice used singularly or in combination to reduce non-point source input to receiving waters in order to achieve water quality protection goals.

Non-structural **BMPSCMs**. Non-engineered method to control the amount of non-point source pollution. These may include land-use controls and vegetated buffers.

Structural **BMPSCMs**. Engineered structures that are designed to reduce the delivery of pollutants from their source or to divert contaminants away from the water supply.

These may include wet detention ponds, detention basins, grass swales and ditches, and infiltration devices.

Part 36: 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.

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Part 37: 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 38: 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 39: EFFECTIVE DATE

The provisions of this ordinance shall become effective May 19, 2020 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of May 2020.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Recognitions

Title: Recognition of Police Chief John Herring

Strategic Priority Area: Organizational Excellence

Staff Resource: Randy Harrington, Town Manager

Action(s):

Recognize Chief John Herring for 26 years of service with the Holly Springs Police Department.

Explanation:

- Holly Springs Police Chief John Herring is retiring on May 29th, after serving 26 years with the Holly Springs Police Department.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Recognitions

Title: National Public Works Week

Strategic Priority Area: Organizational Excellence

Staff Resource: Scott Chase, Asst. Town Manager

Action(s):

Issue a Proclamation that May 17-23, 2020 shall be Public Works Week in Holly Springs.

Explanation:

- Public Works professionals focus on infrastructure, facilities, and services that are vital to sustainable and resilient communities, and to the public health and well-being of the people of Holly Springs.
- It is in the public interest for the citizens, civic leaders, and children in Holly Springs to understand the importance of public works and the work that they do.
- The Mayor wishes to join with representatives of the American Public Works Association in proclaiming May 17 - 23, 2020 as Public Works Week in Holly Springs.

Background:

- This proclamation recognizes the important work done consistently well by the Public Works Department.
- In the last two months in the COVID-19 situation, the Holly Springs Public Works Department has performed exceptionally well under conditions which included double the amount of yard waste that is normal for this time of year and pump station provisions such as the 12 Oaks Pump Station by pass work.
- The Public Works Department has also taken charge of special projects, including the N. Main Street Sidewalk project, which they constructed under less than ideal conditions with only a few hundred feet of sidewalk remaining.

Funding Source(s):

Attachment(s):

1. National Public Works Week 2020

Town of Holly Springs



A Proclamation By The Mayor

National Public Works Week—May 17 - 23, 2020

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Holly Springs; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Holly Springs to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2020 marks the 60th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association;

NOW, THEREFORE, I, Mayor Dick Sears, do hereby proclaim May 17 - 23, 2020 as

National Public Works Week

in Holly Springs, and I urge all citizens to join me with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Proclaimed this, the 19th day of May, 2020

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 19th day of May, 2020.

Dick Sears, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Approve the minutes of May 5, 2020 Business Meeting and the May 12, 2020 Workshop Meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney

Action(s):

Approve the minutes of the Council's business meeting held May 5, 2020 and the workshop meeting held May 12, 2020.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please call the Town Clerk at 919-557-3900 in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. 5.5.20 minutes - draft
2. 5.12.20 workshop minutes - draft



May 5, 2020

MINUTES

The Holly Springs Town Council met in electronic session on Tuesday, May 5, 2020 via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor was present in Town Hall and five council members were present via video conferencing as the meeting opened.

Council Members Present via video conferencing: Mayor Sears in Town Hall. Councilmen Dan Berry, Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly were present via video conferencing.

Council Members Absent: none.

Staff Members Present via video conferencing: 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); Cassie Hack, *Director Communications and Marketing*; Tamara Ward, *Communications and Marketing*; Jeff Wilson, *Director IT*; Patty Dressen, *Interim Director of Finance*; LeeAnn Plumer, *Director Parks and Recreation*; Gina Clapp, *Director of Planning & Zoning*; Melissa Sigmund, *Planning & Zoning*; Kendra Parrish, *Director Engineering*; Tim Athy, *Engineering*; Irena Krstanovic, *Director Economic Development*; and Leroy Smith, *Fire Chief*.

2. and 3. The pledge of allegiance was recited followed by an invocation by Mayor Sears.

4. Agenda Adjustment: The May 5, 2020 meeting agenda was adopted with changes, if any, as listed: addition of Item 11, Consideration of Non-profit Grants for COVID-19 Relief Efforts.

Motion by: Berry

Second by: Kelly

Vote: Unanimous

Public Comment: Public Comment was requested in writing prior to the meeting. The following number of comments was received and provided to the Council prior to the meeting: one comment in favor of granting funds to Western Wake Crisis Ministry for COVID-19 relief.

5. National 2020 Kids to Parks Day

Lee Ann Plumer, Director of Parks and Recreation, said that May 16th has been designated as Kids to Parks day since 2010 by the National Park Trust. The goal is to promote local, national, and state parks, and encourage outdoor activity. Given the current situation with COVID-19, the National Parks Trust is renaming the days "Parks to Kids Day" for 2020 and has sponsored virtual events that bring nature and parks to kids who are social distancing. She outlined programs that the Holly Springs Parks & Recreation Department is running to engage residents during this time of social distancing. Some of the things they are doing to keep people engaged during the stay at home time are nature crafts, cooking programs, virtual fitness classes, and the department is promoting a virtual talent show. She said that the parks and greenways have been open, and are being well used by residents of Holly Springs.

Mayor Sears proclaimed May 16, 2020 Kids to Parks Day.

May 5, 2020 | Town Council Meeting

Page 1 of 6

6. Public Hearing: Annexation A20-01 Carolina Springs

Gina Clapp, Director of Planning & Zoning, said that a petition had been received for voluntary annexation of 23.64 acres located in the vicinity of Old Holly Springs Apex Road, as part of the Carolina Springs development. The petitioner is requesting annexation in order to connect to town utilities and services. The area proposed for annexation is considered part of the Innovation District area of the Carolina Springs Development, and includes the planned Ice Sports Complex. The property is owned by Capital Properties of Raleigh II LLC and is contiguous with the town limits. The property meets all statutory requirements for annexation.

With that explanation given, Mayor Sears opened the public hearing. The following input was received: none.

Mayor Sears then closed the public hearing.

NCGS 166A-19.24 allows for public comment to be submitted to the clerk 24 hours after the public hearing. The following public comments were received: none.

Action: Motion to adopt Annexation Ordinance A20-01, annexing 23.64 +/- acres owned by Capital Properties of Raleigh II LLC, more particularly described as Wake County PIN 0740032625.

A copy of Annexation Ordinance A20-01 is attached to these minutes.

Motion by: McGrath

Second by: Berry

Vote: Unanimous

7. Public Hearing: Annexation 20-02, 1012 Bass Lake Road

Gina Clapp, Director, Planning & Zoning said that the town received a petition for voluntary annexation of 4.378 +/- acres at 1012 Bass Lake Road owned by Donald E. Pierce and Sonia L. Pierce. They are requesting annexation in order to connect to water services. The property meets all statutory requirements for annexation.

With that explanation given, Mayor Sears opened the public hearing. The following input was received: none.

Mayor Sears then closed the public hearing.

NCGS 166A-19.24 allows for public comment to be submitted to the clerk 24 hours after the public hearing. The following public comments were received: none.

Councilman McGrath asked if there was a provision for the applicant to be connected to town sewer or other services in the future. Kendra Parrish, Director of Engineering, said that given the geography and the difficulty of connecting to town sewer, the adjacent subdivision was allowed to have town water but keep septic systems. Given the geography it is difficult to connect them to sewer. The trend is for development in that area to have larger lots and use septic systems.

Action: Motion to adopt Annexation Ordinance A20-02, annexing 4.378 +/- acres owned by Donald E. Pierce and Sonia L. Pierce, more particularly described as Wake County PIN 0658888350.

A copy of Annexation Ordinance A20-02 is attached to these minutes.

Motion by: Villadsen

Second by: Kelly

Vote: Unanimous

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Berry a second by Councilwoman Kelly and a unanimous vote. The following actions were affected:

8. Minutes – The Council approved minutes of the Council business meeting held April 21, 2020.

9. Avent Ferry Road Re-alignment (19-07) Change Order– The Council approved Mead & Hunt Design/Survey contract Change Order #2 in the amount of \$45,000, and a budget amendment transferring \$25,752.40 from contingency 58 620 82.97 to project account 48 620 12.01. *A copy of the budget amendment is attached to these minutes.*

NEW BUSINESS

10. Holly Springs Road Widening – Phase II, LAPP Grant Review and Oversight Agreement

Tim Athy, Engineering, said that the goal of the Holly Springs Rd. Phase II project is to reduce traffic congestion and improve motorist and pedestrian safety. He said that the Review and Oversight agreement is required by NCDOT as part of the LAPP grant review and administration process. The fee is estimated by the NCDOT based upon the scale of the project and must be submitted with the Review and Oversight Agreement. Any portion of the fee that is not used will be refunded to the Town. If costs are more than the collected fee, NCDOT will charge the Town any additional fees. Mr. Athy said that signing the Agreement is vital for keeping the project on schedule. He said that the Municipal Agreement is still to come, but must be signed by September of 2020.

Councilman McGrath asked if any projects are being accelerated during this time while there is less traffic. Mr. Athy said that his experience is that the consultants and the DOT are very responsive during this time, so the design phase seems to be moving a little more quickly than usual.

Action: Motion to approve NCDOT Review & Oversight Agreement for the Holly Springs Road Widening – Phase II Bond project in the amount of \$25,000, utilizing funds from the interfund loan 22 95.04 and transferred to project 48 818 91 12.01.

Motion by: Berry

Second by: McGrath

Vote: Unanimous

11. Consideration of Non-profit Grants to Support COVID-19 Relief Efforts

Randy Harrington, Town Manager, said Councilman Wolff reached out to him over the weekend because he had received a request from Western Wake Crisis Ministries for funds to provide relief for residents affected by the COVID-19 situation.

Councilman Wolff said there has been shared concern regarding the impact that COVID-19 has had on the community and they have all been looking for ways to assist those impacted. At the last meeting Council made the grant to assist small businesses, but Holly Springs has many residents who do not own small businesses or work for small businesses. He said he was pleased with the request from WWCM for funds for assistance to people who need help with utilities and rent support. He thought it might be a good time to assist other agencies who provide support to local residents. He said the Town does have a grant process, but those grants made at the last meeting were applied for in February, before this crisis, and there was a feeling that they might need additional funds. He said there was discussion about where the funds would come from, as the Town is also losing money in the current situation. Staff found savings that could be used without

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impacting Town services, up to \$16,000. This is a way to get the money into the community quickly, while the crisis is still happening.

Councilwoman Kelly said she wanted to put forward the group that is providing meals, sponsored by Kirk of Holly Springs and located at Holly Springs United Methodist Church. It has been going for 7 weeks, and is serving local families. They could use some support, and Kirk is collecting the funds. Councilman McGrath said he supports what his colleagues are proposing, but he thinks the Town needs to set up a task force in Holly Springs to coordinate and highlight efforts. He would like to see a process to lead through synchronization, to be facilitators to bring these groups together to make sure gaps are not being missed and effort is not doubled.

Mayor Pro Tem Berry said that town revenues have also gone down, and as part of that, staff has set aside \$1.1 million out of the budget. Many of the individuals who would benefit from this grant are indeed in need, and he supports the grant process. Additional grants at this point are outside of the budget envelope. He said the Town is finding money without prioritizing these needs against the needs that are being put aside. He said he is disappointed that it circumvented the process that is in place.

Councilman McGrath said he agreed with Mayor Pro Tem Berry, because he said these are not “unchartered waters”, we deal with crises all the time, and we need to follow our process. He would like to see more of a return to process.

Councilwoman Kelly acknowledged that the work to create the process was good, but this situation feels different. She doesn't want to change the grant process, but there is a sense of urgency to this situation. This grant would prime the pump to encourage others to contribute as well. She said she would like Council to move forward on this motion.

Councilman Villadsen said that moving forward with this, it would be good to have a report or some accountability that the funds are used for the intended use. But he said he sees this as a grants “cost overrun”, like a construction project. It is a near term emergency that the Town could help out with in some small way. He appreciates Town Manager Randy Harrington's contribution in finding these funds and sharing the impact that they would or would not have. He is comfortable with this if there is accountability. He has seen it in action, and there is great need out there.

Councilman Wolff asked the Town Attorney if there was a way to assure the accountability. John Schifano, Town Attorney, said that if they made the motion to leave the Manager and Attorney to set an accountability process, staff can make sure that the funds are spent properly. Council does have more authority under the Emergency Act to spend money to allay the effects of a declared emergency than it would have under other circumstances. He said that if Council makes the grant subject to a grant agreement, he thinks it can accomplish Council's objective.

Councilman McGrath asked if anyone knew when these organizations would run out of funds if they did not receive this grant. Councilman Wolff said WWCM did not share their bottom line, but the crisis started in March when schools were closed, and the increase of need could have them running out of funds by the fourth quarter. Given that North Carolina is months from a full re-opening, and that economic crisis may continue after re-opening, and that health officials predict a second spike in the fall, the need is there throughout the year.

Mayor Pro Tem Berry said that since utilities cannot be disconnected at least through June, this money would be for rent payments. Also, he did not want to hand out money without a formal request. WWCM was the only group that provided a request. Last spring there was discussion of adding more money to the grant program, and it is being considered again in the next budget. He said if they do it that way, there would be more discussion and vetting than what they are doing now.

Councilman McGrath said that he wants a task force and a more holistic approach. If it is not an emergency request, they would do well to take some time, allow other requests to come in, and make sure they are leading out of this crisis.

Councilwoman Kelly said she did receive a request by email from the other group, but can get a more formal request from them if her colleagues would like. She asked if they should fill out the grant application.

Mayor Pro Tem Berry said they don't have to use the grant application, but they should make a formal request.

Councilman Wolff said if a formal request from the Food Cupboard is needed, that is something that he can facilitate, but he would like a motion made on the WWCM request tonight.

Councilwoman Kelly said she was OK with going forward with WWCM request tonight and bringing the others to the next meeting.

Action 1: Motion to authorize the Town Manager to enter into a contract with Western Wake Crisis Ministry for COVID-19 relief grant money in the amount of \$10,000.

Motion by: Wolff

Second by: Kelly

Vote:

Yes: Wolff, Kelly, Villadsen

No: McGrath, Berry

The motion passed.

Action 2: Motion to transfer \$16,000 from Parks & Rec Operating Budget 10-425-30 90.03 to the Town Clerk Operating Budget 10-412.14 82.01.

A copy of the budget amendment is attached to these minutes.

Motion by: Kelly

Second by: Wolff

Vote:

Yes: Wolff, Kelly, Villadsen

No: Berry, McGrath

The motion passed.

Town Manager Randy Harrington asked what the requested process would be for any additional grants, whether they would go through the grants committee or to come back to the full council. Consensus was that they come before the full Council.

Mayor Sears asked for discussion on whether to bring this up at the Workshop on May 12th or the Business Meeting on May 19th.

Councilman McGrath said that if Council was going to do this, he thinks it should be opened up to all organizations, not just these two. So there should be time to advertise it. He doesn't get the same sense of urgency that the other councilmembers do. He thinks waiting until the May 19th meeting would be more appropriate.

Mayor Pro Tem Berry said not to forget about the small business community. They may want some more money. He doesn't think that cherry picking the ones that we know need money, rather than letting others approach us, is the best way.

Councilwoman Kelly asked if it would help if he knew how many groups are providing food to the community.

Mayor Pro Tem Berry said that there are other things are out there, other than food. The Town could fund things like resume writing, or job training or other things that people need.

Councilman Wolff said that food and shelter are basic needs of residents. While career readiness is a worthy thing, it is not a basic need. He said the organizations Council discussed are the ones meeting those basic needs. The money given to the Chamber for small business has not all been dispensed, because it was matching funds.

Mayor Sears asked to go down roll call and ask which meeting to have this discussion:

Mayor Pro Tem Berry: May 19th

Councilman Villadsen: May 12th

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Councilwoman Kelly: May 12th

Councilman McGrath: May 19th or until such time as we know the needs

Councilman Wolff May 19th.

Mayor Sears – this will be put on the agenda for the May 19th business meeting.

OTHER BUSINESS

None that required action.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he wanted to recognize Jeff Wilson for the great job he has done on the virtual meetings. He would like to propose that next week's Workshop meeting be in person with social distancing. The Law Enforcement Center would give us more space to social distance and allow some room for the public. But the meeting will also be on Zoom for the public who do not feel comfortable coming in person. The May 19th meeting will be in the Council Chamber, with social distancing and a Zoom option. Councilman Villadsen asked what the mask requirement would be. Mr. Harrington said he would certainly encourage it, but would like to know what Council prefers. Mayor Sears said he thinks masks should be encouraged, but not required.

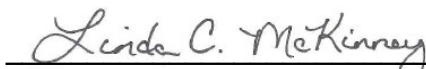
Second, Mr. Harrington said that the Governor announced the move into Phase 1 as of May 8th at 5:00 pm. Along with that, we are planning on opening some town facilities starting on Monday. If you are listening to this meeting, please stay tuned to the Town's social media for more information over the next few days. Parks and Rec may wait longer for some limited opening, but more will be coming out later.

Lastly, it is Economic Development week and he wanted to recognize Irena Krstanovic and Anna Murphy for their dedication to the Town. Communications and Marketing has been putting information out all week regarding economic development in Holly Springs. We value our local businesses and appreciate the challenges they are facing in this time and want to support them.

CLOSED SESSION: none

Adjournment: Councilman Berry made a motion to adjourn at 8:28 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, May 19, 2020.



Linda C. McKinney, Town Clerk

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



MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, May 12, 2020 at the Holly Springs Law Enforcement Center and via video conferencing. Mayor Sears presided, calling the meeting to order at 6:00 p.m. A quorum was established as the mayor and five councilmembers were present as the meeting opened.

Council Members Present: Mayor Sears, Councilmen Dan Berry, Peter Villadsen, Shaun McGrath, and Aaron Wolff, and Councilwoman Christine Kelly

Council Members Absent: none

Staff Members Present: Randy Harrington, Town Manager, Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Linda McKinney, Town Clerk (recording the minutes); John Schifano, Town Attorney; Kendra Parrish, Director Engineering; Matt Beard, Parks and Recreation; Irena Krstanovic, Director Economic Development; Patty Dressen, Interim Director Finance; Jeff Wilson, Director IT;

Staff Members Present via videoconferencing: Anna Murphy, Economic Development; Cassie Hack, Director Communications and Marketing;

2. Workshop Overview

Staff Resource: Randy Harrington, Town Manager

Mr. Harrington gave an overview of the items on the agenda.

3. Village Gate

Staff Resource: Randy Harrington, Administration; John Schifano, Town Attorney, Kendra Parrish, Engineering

Randy Harrington, Town Manager, said that the Village Gate project was ramping up last fall, but in the winter, there was a stage where both sides were not comfortable with what was on the table, and a pause was put on the project. After a month or two, the Developer began to talk to staff about coming back and resuming discussions. Over the last month and a half, John Schifano, Town Attorney has been in conversation with the Developer's attorney and other staff members have been in the discussion.

Kendra Parrish, Director of Engineering, said that the purpose of this agenda item was to review the proposed Village Gate development and potential key terms of a development agreement. She said that the proposed rezoning was to CB CU: Community Business Conditional Use and the proposed development agreement would include zoning conditions, use the Mixed Use Option and have a maximum of 350 residential units. 160 of those units would be multi-family apartments, and 190 would be active adult apartments. Four areas of discussion were: pedestrian connections; mix of residential and nonresidential; sewer improvements; and transportation improvements.

Ms. Parrish said that the developer has offered 2000 linear feet of sidewalk along Piney Grove Wilbon Road to connect to Grove Park Village. There would be an additional 500 foot section, beyond what the developer would install, needed to bridge the gap to Garrison Greenway stub. If the Town wants this built in the future, it would be a one-to-one fee credit for

the Developer to build it. The developer would pay a fee in lieu of \$105,000 towards a third lane on Highway 55 and would upgrade the existing wood signal to a decorative mast arm signal at S. Main St. at Ralph Stephens Road. The required sewer improvements were covered under other development in the area. Ms. Parrish said that 50 of the residential units would be designated by the Developer as workforce housing with rents at least 25% below market rates. The Town would allow a master meter for the 50 workforce housing units. The pedestrian connection between Tract 1 and the Stephen's property would allow EMS and pedestrian connectivity only, because that tract would be the active adult units.

Councilman McGrath asked about the sewer improvements. Ms. Parrish said the Town has put \$1.2 towards that improvement, consisting of funds paid by other developments and Town funds, and Lowe's is going to build it. Right now the Town is trying to get funds from Mungo Homes toward that improvement, but that is still in negotiations. John Schifano, Town Attorney said that Mungo is in the construction drawing stage so they are negotiating their contribution. The Developer of Village Gate is giving an addition toward the balance of residential to nonresidential, which is the benefit to the Town that would be put against the sewer improvements. Ms. Parrish said if the Town was going to make these improvements themselves, it would cost more than the \$575,000 and it would be upfront rather than over 5 to 7 years. Councilman Berry said that the STIG (Synthetic Tax Increment Grant) amount represents about half of the property tax assessment.

There was discussion about the front loading of the STIG, the cost of the infrastructure improvements, and the amount of the investment this developer would build, and the one-to-one reduction of Parks and Recreation fees to build the final 500 feet of greenway to connect to Garrison.

Councilwoman Kelly asked about the phasing, which parts would be built first and how it would impact traffic. Ms. Parrish said that Tract 1 and 2 would be built and the signal would go in prior to Tract 3. So active living and commercial would go in with the signal which would help with capacity. The through lane and right turn lane will be built with Tract 1 and 2; the third lane on the bypass would come in with Tract 3. From a TIA stance, they will be accommodating that concern and it would usually be frontloaded.

Councilman Villadsen asked when the 20 year workforce housing timeline kicked in during the development process. Mr. Harrington said that presumably that would be upon Certificate of Occupancy of the apartments. Councilman McGrath asked what the continuing approval process would be and whether Council would see this project again. Mr. Harrington said that if Council expressed a desire to move on, staff proposes to have them come right back into the process at the point where they paused. The next step would be to come back to Council with a more formal development plan, PUD, rezoning, etc. Ms. Parrish said that after that, Council would start to see site specific development plans one at a time.

Consensus of Council was to move forward with this project.

4. Simple Recycling Overview

Staff Resource: Matt Beard, Parks and Recreation

Matt Beard, Parks and Recreation, introduced Dennis Wise, Senior Vice President of Waste Zero who wished to address the Council regarding their Simple Recycling Curbside Textile Recycling Program. Mr. Wise explained that the Simple Recycling program collected and recycled textiles and small household items at no cost to the consumer or the Town. The Town would be paid for every ton of textiles collected. He explained how the collection was coordinated with recycling day, that residents would put out bags of clothing and other textiles to be recycled next to their recycling bins and the Simple Recycling trucks would collect them.

Councilman Wolff asked Mr. Wise since Apex is the Town's closest neighbor, could he give any idea on how that is going, how much money Apex has saved, or any statistics. Mr. Wise said that Apex is performing very well. The amount of money to be generated depends on

what Simple Recycling can do coming out of COVID19, with many of their hubs closed. It's not a lot of money, but it decreases the tipping fees because it reduces the tonnage of waste. Councilman Wolff asked how much training is involved with drivers and waste staff. Mr. Wise said not much at all. It's a Galaxy tablet, not an iPad, and the app simply involves pushing a button. Mr. Harrington said that GFL does the Town's collection. He thinks they also service Apex. He asked if GFL do the tablets. Mr. Wise said Apex is under the old model without the GPS because they have been in the program a long time. But they would work with GFL to get the tablets in place. Mr. Harrington asked if they work with GFL or other private haulers in other municipalities. Mr. Wise said they have not. Their other municipalities are self-collecting. Mr. Wise suggested that they might coordinate with yard waste pickup, which is self-collected.

Councilman Villadsen asked what the collection rate success was. Mr. Wise said the mission is to collect every single bag every day. Some places are more successful than others, but they have had a good success rate in the triangle area. Set out is between one and 2 percent, so there aren't orange bags out all the time. This program is 100% directed to cut down the amount of textiles that are put in the trash. They do not cut down on the number of donations to charities. This is directed at people who do not do that donation. Mr. Harrington asked if there was a customer service number on the bags, and how well that worked. Mr. Wise said there was and it routed directly to the Simple Recycling Company. Mr. Beard said that as a former resident of Raleigh he utilized the program. The first time he put out a bag they missed it, he called them, and they were easy to work with and came and got it. He spoke to people who work for the City of Raleigh who said biggest issue at the roll out of the program was pickups being missed but that has been worked out.

Mayor Sears said the Town will take it under advisement and will get back in touch with him through staff. Councilwoman Kelly expressed her support and said she does not see the down side, especially since our neighboring towns are doing it, we do not want to be the outliers not doing it. Mr. Harrington said if the Council wants to move forward, staff may need to work with GFL to see how moving forward would be. Councilman McGrath worried about GFL cooperating without charging the Town. But if the items could be collected on yard waste day, our people could do it. Mr. Beard said we might be able to work with Simple Recycling to see if there is a customer app that could report that there is a pick up instead of involving GFL.

5. Economic Development Incentive Tools & Downtown Development Investment (DDI) Policy Update

Staff Resource: Irena Krstanovic and Anna Murphy, Economic Development

Irena Krstanovic, Director Economic Development, said the purpose for this presentation was to discuss potential economic development incentive tools, the current DDI policy, and to recommend modifications to that policy. She said that this was related to the strategic plan priority Economic Prosperity and Diversity, Initiatives 1.1 and 2.1, regarding the types of businesses Holly Springs would like to attract, and the creation of a vibrant downtown center, and Responsible and Balanced Growth Initiative 2.1, regarding the balance of residential to nonresidential tax base. She outlined the potential framework for new Economic Development Incentives policy, showing which tools were previously used and which would be new, and gave an overview of past public investments.

Councilman McGrath said that for projects that are moving the needle towards the 70/30 ratio of residential/nonresidential, he supports using STIG and BIG (Business Investment Grant). Councilman Wolff asked if we are using taxpayer money, what are the best ways to meet these goals? When we lose a project, are we losing it because other municipalities offer BIG or STIG, or would it be better to use our money towards improving infrastructure or other things that would bring businesses to us? Ms. Krstanovic said the flexibility to use all of these tools can make the difference to help us close the deal with a particular project. Mr. Harrington said the nuances of the BIG and STIG, they are powerful tools, but there is no money unless the

project brings the improvement, because it is not Town money, unless they bring the tax value. Councilman McGrath said he agrees with Councilman Wolff, but feels that these are “setting the hook,” whereas site readiness is the “bait”. Ms. Krstanovic said we have a competitive advantage in that we are in Wake County, but other municipalities in Wake County do not have the land that we have and the zoning options. It comes down to some things we control and some that we do not, but these are things that we can control to bring a project to that point. Councilwoman Kelly asked if we were looking to have more structure so that there is more predictability. Mr. Harrington said yes, for staff in negotiating and conveying to developers what our policy is, two, for developers to know what to expect, but also to give some flexibility to bring in a project. And that there is transparency.

Councilwoman Kelly suggested that there be a more frequent review and Council sign-off on this policy. Councilman Wolff said that this would be a great time to get creative with what we incentivize. Wake County has a plan that bases incentives on whether benefits are offered to employees, or if a company pays a living wage. We want to incentivize employers that we want. Ms. Krstanovic said we do use incentives like this that based on average salary of the jobs brought, etc.

Ms. Krstanovic outlined public investment that has already been made, the current Village District boundary and the current policy goals for the Downtown. She stated that some of these goals have been met (specifically catalyst projects) and others are ongoing. She outlined the reasons for the proposed policy changes, including a lack of available funds, the application timeline, conversions versus new construction, the need for the level of investment to match performance criteria, and the adjustment of goals to match the current situation. Proposed new policy goals would be to attract tech-focused businesses, entrepreneurship, healthcare, arts & culture, innovation, and hospitality. The proposed changes would include making conversions eligible for fee waiver and infrastructure reimbursement; new construction eligible for fee waivers only, and to define fee waiver amount based on project performance. She contrasted this with the current policy, and explained how the proposed policy would be less subjective. She said that, if Council desired to develop a comprehensive Economic Development Incentive Policy, it could be ready for adoption in July or August.

Councilman Wolff asked why there was a challenge of conversions vs new construction. Ms. Krstanovic said that usually conversions are small businesses that are taking over an existing building, but they are being assessed the same road improvements etc. that a larger development would be asked to do, and often before they are able to open. Councilwoman Kelly said she was excited to see this work. A perspective she would like to bring, is the policy goals, making sure that the mixture is right so that the downtown doesn't die at night. She would like to see this balanced to keep the “inner downtown” vibrant and not closed at five o'clock. Ms. Krstanovic said she agrees that the balance is important and staff has put that in agreements for Town Hall Commons or The Block, keeping the ground floor 80% “active” businesses.

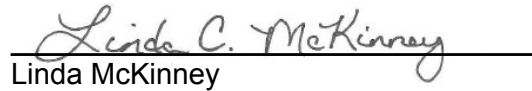
Councilman Wolff asked if this something staff is looking to fund in the 2021 budget. Mr. Harrington said that assuming Council wants to move forward with this policy, he would include at least \$25,000 in the budget to use for this purpose.

Councilman McGrath asked for context on the boundaries of the Village District – does it still make sense? Or do we need to look at redrawing them? And since we are not going to get the historic district designation, what emphasis should be put on historic preservation. Ms. Krstanovic said staff has been discussing this, and if we rework the policy, if we needed to redraw the boundaries they would be included in the policy. And we have considered the historic preservation, and managing those on a case by case basis to avoid putting small businesses at a disadvantage. Mr. Harrington said there could be times when a business or development wants to locate downtown and its scope doesn't meet this, and in that case we would have a separate development agreement to meet those criteria.

6. Open Discussion: Mayor gave a COVID-19 update on the number of deaths in Wake County and the number of cases in Holly Springs. Councilman McGrath wanted to say that most of the deaths were people over 65 and he would like to see statistics on co-morbidity. Councilman Wolff said he went to the farmers market for the first time since the restrictions were put into place, and wanted to congratulate the Farmers Market staff. It was an awesome experience, and he felt safe the whole time. He received questions from residents about implementing taking SNAP or other food assistance payments at the Farmers Market. Daniel Weeks, Assistant Town Manager, said accepting EBT payments is being discussed.

7. Adjournment: Motion to adjourn was made by Councilman McGrath, second by Councilwoman Kelly, and passed with a unanimous vote. The May 12, 2020 workshop meeting of the Holly Springs Town Council was adjourned at 7:42 pm.

Respectfully Submitted on Tuesday, May 19, 2020.


Linda McKinney
Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Monthly Budget Amendment Report

Strategic Priority Area: Organizational Excellence

Staff Resource: Patty Dressen, Interim Director, Finance

Action(s):

Receive report. No further action is required.

Explanation:

Each month, the finance department provides a report to Council on operational budget amendments approved by the Town Manager or that are accomplished at the direction of Town Council. The budget ordinance for the Town of Holly Springs mandates this regular report to the Council for inclusion in the Council's minutes.

Background:

Funding Source(s):

n/a

Attachment(s):

1. 5.19.20 Monthly BA Report

Town of Holly Springs
Budget Amendments Report
 From Date: 4/1/2020 - To Date: 4/30/2020

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 416 Economic Development						
12.05 - Professional & Technical Service Contract Services				Amended Balance as of: 4/1/2020		\$33,000.00
	04/22/2020	2020-00004911	Econ Dev Angel Fund	\$15,000.00	\$0.00	\$48,000.00
				\$15,000.00	\$0.00	\$48,000.00
90.01 - Capital Outlay Equipment				Amended Balance as of: 4/1/2020		\$15,000.00
	04/22/2020	2020-00004911	Econ Dev Angel Fund	\$0.00	\$15,000.00	\$0.00
				\$0.00	\$15,000.00	\$0.00
Department: 416 Economic Development Totals:				\$15,000.00	\$15,000.00	
Department: 420 Fire & Rescue						
15.01 - Training & Travel Travel Expense				Amended Balance as of: 4/1/2020		\$30,000.00
	04/24/2020	2020-00004946	Fire Vehicle Repair Costs	\$0.00	\$10,000.00	\$20,000.00
				\$0.00	\$10,000.00	\$20,000.00
41.02 - Maintenance & Repair Vehicles				Amended Balance as of: 4/1/2020		\$120,000.00
	04/24/2020	2020-00004946	Fire Vehicle Repair Costs	\$10,000.00	\$0.00	\$130,000.00
				\$10,000.00	\$0.00	\$130,000.00
Department: 420 Fire & Rescue Totals:				\$10,000.00	\$10,000.00	
Fund Totals: General Fund				\$25,000.00	\$25,000.00	
Grand Totals:				\$25,000.00	\$25,000.00	



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Retirement of LEO Service Weapon and Badge to Chief Herring

Strategic Priority Area: Organizational Excellence

Staff Resource: Lori Hobgood, Finance

Action(s):

Authorize award of badge and sale of service side arm to retiring Police Chief John Herring per North Carolina General Statute 20-187.2.

Explanation:

- The surplus of a service weapon is often done in recognition of a retiring law enforcement officer.
- Due to the retirement of Chief John Herring on May 29, 2020, staff is requesting the surplus of his service weapon.

Background:

- North Carolina General Statute 20-187.2 permits the Town, upon request, to donate the badge and sell the service side arm to a retiring law enforcement officer upon securing such a permit required by law or without such permit if the weapon has been rendered incapable of being fired.

Funding Source(s):

N/A

Attachment(s):

1. 20-09 Surplus Herring Weapon and Badge



THE TOWN OF

Holly Springs

Resolution No.: 20-09

Date Adopted: May 19, 2020

Effective Date: May 29, 2020

**A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL
AUTHORIZING AWARD OF BADGE AND SALE OF SERVICE SIDE ARM
TO A RETIRING LAW ENFORCEMENT OFFICER**

WHEREAS, the Town Council of the Town of Holly Springs, North Carolina, has determined that the Town owns certain personal property which has become surplus for the current needs of the Town, to wit: the side service arm of Chief John Herring, who is a retiring law enforcement officer with the Town; and

WHEREAS, North Carolina General Statute §20-187.2 permits the Town, upon request, to donate the badge worn by a law enforcement officer to said officer upon retirement; and

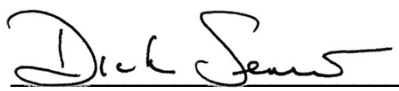
WHEREAS, North Carolina General Statute §20-187.2 permits the Town, upon request, to sell the service side arm to the retiring law enforcement officer upon securing such a permit required by law or without such permit if the weapon has been rendered incapable of being fired;

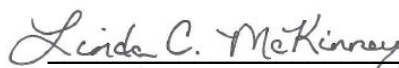
NOW, THEREFORE, BE IT RESOLVED by the Holly Springs Town Council that a Glock 17, 9mm weapon with serial number ZTZ746 is declared surplus to the needs of the Town of Holly Springs; and

BE IT FURTHER RESOLVED that, to honor the service of Chief John Herring as a law enforcement officer, the Town Council of Holly Springs authorizes the Town Manager to donate the badge worn by said officer, and further authorizes the sale of the following service side arm, which is declared surplus, to said officer for the price of \$1.00, with the payment of said purchase price to be waived in consideration of this officer's loyal service to the citizens of Holly Springs; and

BE IT FURTHER RESOLVED that property described in this resolution is surplus as of May 29, 2020.

ATTEST:


Dick Sears, Mayor


Linda C. McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda

Title: Cleaning Contract for Holly Springs Cultural Center

Strategic Priority Area: Organizational Excellence

Safe & Friendly

Staff Resource: Kathleen Hebert

Action(s):

Approve Non-Core Business Solutions' contract in the amount of \$40,000 to clean the Holly Springs Cultural Center and Branch Library for FY21.

Explanation:

- The Holly Springs Cultural Center and Wake Co. Branch Library has thousands of visitors each week. Professional cleaning services are required to keep the facility clean and safe for patrons and employees.
- Staff recommends renewing Non-Core Business Solutions contract for FY21. Given their excellent service over the last three years, staff values the work they currently do and their positive reputation with Wake County staff.
- Non-Core Business Solutions provided a scope of services contract to continue work at the Holly Springs Cultural Center from July 2020 through June 2021. Monthly services are \$2,820, totaling \$33,840. The additional \$6,160 of this contract would cover any cleaning needs outside of a normal schedule, like stripping and waxing the floors, carpet cleaning, and daily portering services during heavy use days or emergency spills.

Background:

- Based on the 2006 agreement with Wake County, the Town of Holly Springs is responsible for contracting and managing the cleaning services for the Cultural Center and Branch Library while Wake County is responsible for outside maintenance at the joint facility.
- The Cultural Center solicited three (3) Wake County approved vendors for pricing and received bids from two (2). While Non-Core Business Solutions was not the low bid, they are being recommended due to their high-level of service and known ability to perform the duties. References for the other vendors were not strong.
- Staff rebid this contract in FY20 and received the following results:
 - Non-Core Business Solutions: \$2,820 per month
 - City Wide of North Carolina: \$2,352.69 per month
 - Environmental Control: Declined to bid.

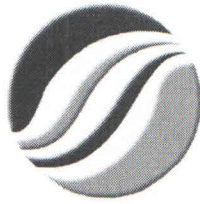
Funding Source(s):

Parks & Recreation Operating Budget: GL Account 10-425-25 41.03 Maintenance & Repair - Buildings. Estimated cost of entire contract: \$40,000.

Attachment(s):

1. Non-Core Cleaning Contract
2. Contract Addendum

3. Cleaning Services Scope of Work



Since 1959

Non-Core Business Solutions

1237 Front Street

Raleigh, NC 27609

Contact: Ricky Stanley

919-755-9026

Cell 919-606-1767

www.ncbsllc.com

Janitorial Services Contract

For

Holly Springs Cultural Center and Library

300 West Ballentine Street

Holly Springs, NC 27540

Contact: Kathleen Hebert

Contract Document

- I. Account Data –
Holly Springs Cultural Center and Library shall be referred to as Customer and Non-Core Business Solutions, LLC (NCBS) shall be referred to as Service Provider.
Business addresses are as follows:

Customer: Holly Springs Cultural Center and Library
300 West Ballentine Street
Holly Springs, NC 27540
Contact: Kathleen Hebert
Phone: 919-567-4016
Kathleen.hebert@Hollyspringsnc.us

Provider: Non-Core Business Solutions
1237 Front Street
Raleigh, NC 27609
Office Phone: 919-755-9026
Fax: 919-755-9028
Contact: Ricky Stanley
Cell Phone: 919-606-1767
rickystanley@ncbslls.com

Corporate Office
Non-Core Business Solutions
330 E. Hebron St, Suite B
Charlotte, NC 28273-5923

II. Specifications for Services

Routine Work

Refer to attached Assigned work Schedule.

Project Work:

Project work will consist of stripping or top-scrubbing and waxing floors and cleaning carpet as scheduled or requested. Additionally, NCBS will clean the high places in the Lobby and Library once per year or more frequently as requested by the customer using the customer's equipment.

III. Customer Agreements

1. Kathleen Hebert or her designee is assigned as the person of contact for coordinating with NCBS on follow up items as needed.
2. Customer will refrain from leaving any money on desks or exposed.
3. Assist NCBS to assure that the services achieve the best results for both parties.

IV. **Escalation** - All prices are based on present tax laws. If federally mandated taxes increase, our price could increase.

V. **Commencement** – Service will begin on July 1, 2020, provided this contract is signed and executed by the customer and the provider by June 30, 2021. And will extend until June 30, 2021.

VI. **Contract Price and Terms** – NCBS will provide all management, supervision, labor, training, equipment and cleaning supplies. Customer will provide consumable products such as paper products and soap, etc.

Contract price will be:

Monthly Price for cleaning =	\$2,820.00 per month
Project Work Price:	
Clean area rugs	\$8.00 per rug
Cleaning carpet – bonnet	Price per s/f: \$0.13
Cleaning carpet - Extraction	Price per s/f: \$0.15
Scrub VCT floors/restroom floors & kitchen floor	Price per s/f. \$0.15
Top scrubbing and waxing	Price per s/f: \$0.20
Stripping and waxing floors	Price per s/f: \$0.25
Billing rate for extra work requested by customer	\$16.00 per hour
Cleaning high places using customer equipment	\$26.00 per hour

Payment is due within 30 days of the last day of the month in which service was rendered.

The contract period will run for 12-months from the date of commencement.

Termination by either party of the contract either as a whole or for individual areas for which services are rendered, must be with 30-day notice in writing, stating the cause for termination. Mutual agreement may be cause for termination at any time.

The customer agrees to amend the contract when the contractor is required by governmental regulations to raise employee wages (provided that such requirements by governmental regulations are announced after the initiation of this agreement and documentation is provided to that extent.)

VII. AUTHORIZATION – Contract will be considered executed when the provider and customer sign in the designated space below

Customer:

By: Ricky Stanley
Title: Division Manager
Date: May 8, 2020

Provided:

By: _____
Title: _____
Date: _____

TOWN OF HOLLY SPRINGS
CONTRACT SIGNATURE PAGE

NOTICE TO ALL CONTRACTORS & VENDORS:

Notwithstanding anything to the contrary in your contracts, this Contract is valid and enforceable only on the following conditions: Any language in the attached contract purporting to create an indemnity against the Town is hereby stricken and given no effect. Any provision for forum selection or choice of law other than the situs of this contract (Wake County, North Carolina) is hereby stricken and given no effect. The signatures below are only effective upon your acceptance of the foregoing. In the event that you do not accept this notice and motification, inform the Contract Manager/Contact listed below immediately. Hereby incorporated is the attached Non Appropriations Clause. For contracts obligating a town expenditure exceeding \$500, a PO is required.

VENDOR SIGNATURE:

I certify the above language is acceptable and I certify that as a vendor I am not on the list(s) at www.nctreasurer.com/iran.

Ricky Stanley

Date: 4-28-2020

Printed Name & Title: Ricky Stanley, Non-Core Business Solutions Division Manager

Approved as to form:

John Schifano, Town Attorney

Town Contact: _____

This instrument has been pre-audited in the manner described by the Local Government Budget and Fiscal Control Act.

Patty Dressen, Interim Director of Finance

PO Number: _____

By: _____

Randy Harrington, Town Manager

ATTEST:

(Town Seal)

By: _____

- ☐ Linda McKinney, Town Clerk
- ☐ Kathy White, Deputy Town Clerk

NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE. THIS AGREEMENT SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE TOWN TO MAKE ANY PAYMENTS BEYOND THOSE APPROPRIATED IN THE SOLE DISCRETION OF THE TOWN FOR ANY FISCAL YEAR IN WHICH THIS AGREEMENT IS IN EFFECT; PROVIDED, HOWEVER, THAT ANY FAILURE OR REFUSAL BY THE TOWN TO APPROPRIATE FUNDS WHICH RESULTS IN THE FAILURE BY THE TOWN TO MAKE ANY PAYMENT COMING DUE HEREUNDER WILL IN NO WAY OBVIATE THE OCCURRENCE OF THE EVENT OF DEFAULT RESULTING FROM SUCH NONPAYMENT. NO DEFICIENCY JUDGMENT MAY BE RENDERED AGAINST THE TOWN IN ANY ACTION FOR BREACH OF A CONTRACTUAL OBLIGATION UNDER THIS AGREEMENT AND THE TAXING POWER OF THE TOWN IS NOT AND MAY NOT BE PLEDGED DIRECTLY OR INDIRECTLY OR CONTINGENTLY TO SECURE ANY MONEYS DUE UNDER THIS AGREEMENT.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

)
)

ADDITIONAL CONTRACT
PROVISIONS

This agreement for Additional Contract Provisions (hereinafter "ACP") dated _____ serves to supplement, amend, or change any contract provision contrary to any language stated below with respect to any contract, written or oral, between the vendor listed below and the Town of Holly Springs. In the event of any conflict in interpretation regarding this subject matter and any language in a contract between the parties, this ACP shall control. The term of this ACP shall extend for no less than three years beyond the term of the underlying Contract.

VENDOR:

Non-Core Business Solutions ("Vendor")

Contract Date & Description: _____ ("Contract")

Vendor hereby agrees as follows, in consideration of all the benefits received by the Vendor under the Contract:

1. **Prohibition against sex offenders.** Vendor is being granted access to the Town's park system and/or town facilities (collectively "Facility") during hours of operation. Vendor hereby agrees that it shall not employ or otherwise allow to perform any aspect of the Contract any person who is a registered sex offender for any scope of work requiring such employee or contractor of the vendor to access any area of the Facility. Vendor shall have an affirmative duty to ensure compliance with this section by checking the state and national registry for sex offenders against any employee, agent, contractor, subcontractor, officer, director, or any person that shall in any way perform under this contract. Vendor shall check the registry initially and periodically during the term of the Contract as often as necessary to ensure compliance with this section at all times. Vendor additionally agrees to indemnify and hold the Town harmless for any act or omission that may arise out of the operation of the Contract, the ACP, or any parole agreement among the parties that arise from, directly or indirectly, the Vendor's failure to ensure compliance with this section. This indemnification includes a duty to provide a legal defense.

2. **Insurance Requirement.** Vendor agrees to provide the Town a certificate of insurance listing the Town as an additional insured for general liability coverage in the amount of \$2 million per occurrence. Vendor shall be responsible for workers compensation under the statutory minimums, and the Town shall not, at any time, be considered the employer of the Vendor, its employees, agents, consultants, contractor, subcontractor, or any person performing under the Contract.

3. **Choice of law and jurisdiction.** The Contract, ACP, and any other written or oral agreement between the parties shall be governed by the laws of the state of North Carolina and no other jurisdiction, and the parties consent to settle disputes in the state courts of Wake County, North Carolina and no other jurisdiction.

4. **Authority.** The parties agree that the undersigned representative of each have the authority to bind the party in all matters relating to this ACP and the Contract.

Signed:

FOR THE VENDOR

Ricky Stanley
Vendor Signature

Ricky Stanley, Division Manager
(Print name and title)

FOR THE TOWN:

Town Contact _____

Holly Springs Cultural Center & Branch Library

Standard Cleaning Specification

This facility follows the cleaning specifications for Wake County Government. This Cleaning Specification for Wake County has been put into a framework which allows for a clear and concise understanding of the various customer requirements.

Used in conjunction with the additional janitorial requirements contained in this RFP, these specifications include industry best-practices to ensure a healthy and safe environment for the people who visit or work in Wake County's facilities.

The Holly Springs Cultural Center & Branch Library Standard Cleaning Specification is based on a seven-day-per-week service schedule (Monday – Sunday). Monday through Thursday, the Library and Cultural Center cleaning can begin at 9PM. Friday through Saturday, the Library cleaning can begin at 6PM with the Cultural Center cleaning starting later depending on the weekend performance schedule. Sunday cleanings for the Library and Cultural Center can begin after 5PM.

Note that each janitorial task has an associated frequency. Shown below is an illustration of the frequencies found within the specifications.

Frequency Chart

<u>EXAMPLES OF FREQUENCY REQUIRED</u>	<u>ANNUAL FREQUENCY</u>
Seven-day service	352
Five-day service	260
Four times per week	208
Weekly service	52
Bi-weekly service	26
Monthly service	12
Quarterly service	4
Semi-Annual service	2
Yearly service	1

Also note that Wake County and the Town of Holly Springs observes 13 holidays. Routine janitorial and day porter services are NOT required on these holidays. A list of specific dates will be provided at the start of each calendar year. The Contractor may schedule restorative or special projects on these days, if convenient.

Cleaning Service will provide all chemicals, equipment, labor, and supervision. Town of Holly Springs will provide all restroom paper products, hand soap, and trashcan liners.

Classrooms / Theater / Dressing Room / Offices / Kitchen / Library Break Room / Theater Technical Booth

Task Description	Annual Frequency
Remove remaining food items and trash items (i.e. water bottles, loose paper) from counter tops.	352
Empty general and recyclable trash, replace liners when soiled or torn. Spot clean cans as required. Remove trash and recycling to designated area.	352
Dust furniture and spot clean all horizontal and vertical surfaces.	352
Spot clean interior partition and door glass.	352
Spot clean carpet using approved carpet spotting equipment and supplies.	352
Dust mop floors with a microfiber dust mop.	352
Mop floors to remove visible dirt and spills in Holly A/B.	260
Vacuum the theater seat aisles.	208
Spot mop floors to remove visible dirt and spills as needed.	208
Vacuum carpeted traffic lanes and spot vacuum personal work spaces.	208
Dust areas above shoulder level and below knee level.	52
Spot clean telephones and sanitize receivers.	52
Damp mop floors to remove dirt and spills.	52
Fully vacuum all carpeted areas from wall to wall.	52
Burnish finished floor.	26
Dust window treatments including horizontal and vertical blinds.	12
Clean and polish wood furniture to restore finish.	4
Clean tops of lockers.	4
Clean carpets of stains and soils using an approved low moisture method.	3
Extract carpeted areas using approved equipment and supplies.	3
Machine scrub and recoat floors using approved floor finish.	2
Shampoo fabric furniture to remove soil and stains.	1
Damp wipe trash containers to remove soil and stains.	1
Completely strip and refinish floors, apply three coats of approved floor finish.	1

Corridors

Task Description	Annual Frequency
Empty general and recyclable trash, replace liners when soiled or torn. Spot clean as required to remove soils. Remove trash to designated area.	352
Spot clean carpet using approved carpet spotting equipment and supplies.	352
Dust corridor furniture, spot clean all horizontal and vertical surfaces including interior and door glass.	208
Vacuum corridor carpets using wide area vacuum.	208
Dust areas above shoulder level and below knee level.	52
Vacuum under furniture, along edges and in corners with canister or backpack vacuum.	52
Fully clean and disinfect (if applicable) hand rails and other high touch surfaces.	52
Dust window treatments including horizontal and vertical blinds.	12
Damp wipe trash containers to remove soil and stains.	12
Extract carpets using a walk behind unit	3
Clean interior perimeter glass to 6 feet.	2

Entrances & Lobbies

Task Description	Annual Frequency
Dust mop floors with a microfiber dust mop.	352
Mop floors to remove visible dirt and spills.	352
Clean door glass and other adjacent glass areas.	352
Empty general and recyclable trash, replace liners when soiled or torn. Spot clean as required. Remove trash to designated area.	352
Clean drinking fountains.	352
Vacuum carpeted matting at or near entrance doors.	352
Spot clean and sanitize horizontal surfaces and sinks in reception area counters and coffee bar for removal of spillage, marks, and beverage/coffee.	260
Fully vacuum all carpeted areas from wall to wall including edges.	260
Spot clean carpet using approved carpet spotting equipment and supplies.	260
Dust furniture and spot clean all horizontal and vertical surfaces.	260
Dust areas above shoulder level and below knee level.	52
Spot clean telephones and sanitize receivers.	52
Dust ceilings and walls to remove loose dust, soil and cobwebs.	52
Disinfect all high touch points (door knobs, handles, switch covers) to remove soil and buildup.	52
De-lime and polish water fountains.	52
Burnish finished floor.	52
Dust window treatments including horizontal and vertical blinds.	12
Vacuum fabric furniture.	4
Extract carpeted areas using approved equipment and supplies.	3
Machine scrub and recoat floors using approved floor finish.	2
Shampoo fabric furniture to remove soil and stains.	1
Damp wipe trash containers to remove soil and stains.	1
Completely strip and refinish floors, apply three coats of approved floor finish.	1

Task Description	Annual Frequency
Empty general and recyclable trash, replace liners when soiled or torn. Spot clean as required. Remove trash to designated area.	352
Spot clean carrels and tables to remove obvious soil, fingerprints, spots and debris.	352
Spot clean carpet using approved carpet spotting equipment and supplies.	352
Spot clean interior partition and door glass. Finished glass, frame and sill areas will be free of soil, streaks and fingerprints.	352
Dust mop floors with a microfiber dust mop.	260
Vacuum carpeted traffic lanes and spot vacuum personal work spaces to remove debris, dust and cobwebs.	208
Spot mop floors to remove visible dirt and spills.	208
Fully vacuum all carpeted areas from wall to wall, including edges.	52
Dust furniture and spot clean all horizontal and vertical surfaces, including all partition glass. Disinfect high touch points.	52
Damp mop floors to remove dirt and spills.	52
Spot clean telephones and sanitize receivers.	52
Dust areas above shoulder level and below knee level.	12
Vacuum under furniture, along edges and in corners using a canister or backpack vacuum to remove dust and debris.	12
Dust and wipe window treatments including horizontal and vertical blinds.	4
Vacuum fabric furniture.	4
Fully clean partition glass.	4
Dust walls from top to bottom to remove dust and cobwebs.	4
Shampoo fabric furniture to remove soil and stains.	1
Damp wipe trash containers to remove soil and stains.	1
Extract carpeted areas using approved equipment and supplies.	3
Machine scrub and recoat floors using approved floor finish.	2
Clean carpets of stains and soils using an approved low moisture method.	1
Completely strip and refinish floors, apply three coats of approved floor finish.	1

Lobby Restrooms / Dressing Room Restrooms / Library Restroom / Library Staff Restroom

<u>Task Description</u>	<u>Annual Frequency</u>
Perform all daily cleaning procedures; apply germicidal cleaner to all fixtures, refill/clean dispensers, empty trash/replace liners, spot clean mirrors, walls, horizontals and partitions, wipe fixtures clean, sweep and mop floors with germicidal cleaner.	352
With a germicidal cleaner, completely damp wipe restroom partitions including high/low areas and high touch points.	52
Clean floor drain surfaces, remove debris and pour water to flush drain.	52
Damp wipe trash containers to remove soil and stains.	12
Wash restroom walls with germicidal cleaner.	12
Machine scrub restroom floors with germicidal cleaner.	12

Exterior Areas

<u>Task Description</u>	<u>Annual Frequency</u>
Empty exterior trash, replace liners and tie-off at corners, clean obvious food from exterior of containers.	260

Janitor Closets

<u>Task Description</u>	<u>Annual Frequency</u>
Clean janitors' room sinks and floors, organize shelves and inspect equipment.	352
Damp wipe trash containers to remove soil and stains.	12

Additional Services and Emergency Response

<u>Task Description</u>	<u>Annual Frequency</u>
Respond to emergencies and management requests.	As Needed



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

New Business

Title: Parks and Recreation Advisory Committee Appointments

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Linda McKinney

Action(s):

Motion to appoint _____, _____, and _____, to the Holly Springs Parks and Recreation Advisory Committee for three year terms from July 1, 2020 to June 30, 2023.

Explanation:

- The Parks and Recreation Advisory Committee has three vacancies that need to be filled due to terms expiring June 30th. After advertising on the Town's website, through social media, and at town owned properties, the Clerk's office received 16 applications, which are attached.
- Town Council is asked to review the applications for the vacancies and at the Council's discretion, appoint new members to the committee for three year terms from July 1, 2020 to June 30, 2023.

Background:

- The Parks and Recreation Advisory Committee was created to advise the Council and serve as a liaison between town officials and the citizens of Holly Springs and the surrounding area.
- The Committee serves at the pleasure of the Town Council, and consists of nine members, appointed by Council to three year terms.

Funding Source(s):

N/A

Attachment(s):

1. P & R Combined 2020 Applications
2. 2020_PR_BoardAppointment map

Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Christine Walorz
E-mail	walorztina@gmail.com
Address	Street Address: 324 Covenant Rock Ln City: Holly Springs State: NC Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	11 years
Name of neighborhood	Holly Glen
Home/Cell phone	(781) 985-6958
Current employer	Self employed
Job title / occupation	Life Insurance Agent
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	I am interested in helping plan future land use. I am especially excited about our newest acquisition on the West side of town.
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd	Before moving to NC,I was on the Finance a Committee for my town in MA for 3 years. I also participate in Launch Holly Springs as a Board Member and I am the cofounder of the Holly Springs Small Businesses Networking Group here in town.

term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

I am interested in advising the parks and rec department and have experience as a parent of children who went through sports here in town, also camp. I am also very interested in helping guide our use of the parks and rec bond we approved and extremely interested, and excited about helping plan the future uses of the 54 acres we purchased. I would like to help make our parks and rec the best it can be for our great town!

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/04/2020 9:58 PM

How did you find out about this opportunity?

Aaron Wolff

View [view all your submissions](#) easily.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Christopher Cook
E-mail	Christokher.r.cook@mwarep.org
Address	Street Address: 2414 Street Address Line 2: Reunion Meadows Lane City: Apex State: NC Zip Code: 27539
I reside within the	Extraterritorial jurisdiction (ETJ) of Holly Springs
How long have you lived in Holly Springs?	I have lived just outside of Holly Springs for 3 years now.
Name of neighborhood	Reunion Meadows (across from Hope Church)
Home/Cell phone	(828) 447-4835
Current employer	Modern Woodmen of America Fraternal Financial
Job title / occupation	Financial Planner
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	I work in a holly Springs and I am a member of the Holly Springs Chamber of Commerce. I was a former collegiate football coach and I also worked for the City of Raleigh Parks, Recreation and Cultural Resources. I would love the opportunity to give back to holly a Springs by being a part of this committee.
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term)	I have not been a part of any boards or committees related to municipal governments in the past. I am an ambassador for the Holly Springs Chamber of Commerce. I am also a

please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.	marketing ambassador for the City of Raleigh Parks and Recreation Department.
What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?	I hope to be a resource for this committee and our community. I hope to help this community grow and improve our parks and Recreation sites. I have seen first hand how a great Parks and Recreation Department can positively impact a community. I believe in the importance of this department and what it brings to our community. I'd love to be part of this committee and give back to our community.
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed)?	No
Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?	No
Signature	
Date & time	03/29/2020 10:11 AM

View [view all your submissions](#) easily.

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Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Chuck Johnson
E-mail	chuckinn2@gmail.com
Address	Street Address: 211 Kenmont Dr City: Holly Springs State: NC Zip Code: 27540 Country: United States
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	10 Years
Name of neighborhood	Sunset Ridge South
Home/Cell phone	(919) 827-2364
Current employer	Retired
Job title / occupation	retired
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	I am interested in keeping Holly Springs moving forward with their parks and Recreation projects. My family has benefited from the Parks and Recreation and I would like to pay back some of the benefits by volunteering for the town parks system.
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member	I am currently Servicing as the Property Director for Holly Spring Food Cupboard

(applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

Keep the town moving forward provided the high level of parks and recreation

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/04/2020 5:09 PM

How did you find out about this opportunity?

general notification email

View [view all your submissions](#) easily.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Application to Serve on Parks & Rec Advisory

Please check one: ☐ New applicant, never served on the Committee

Applicant Name EDWARD ODJAGHIAN

E-mail ed.odjaghian@gmail.com

Address Street Address: 120 HOLLY GLADE CIR
City: Holly Springs
State: NC
Zip Code: 27540
Country: United States

I reside within the Corporate limits of Holly Springs

How long have you lived in Holly Springs? 10 months

Name of neighborhood Sunset Ridge North

Home/Cell phone (858) 254-5696

Current employer Self employed

Job title / occupation IT Solutions

[Ed Odjaghian CV 20-01.pdf](#)

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. For years I have been interested in national and local parks. I have visited many parks in the West and East Coasts. I am avid hiker and nature lover.

Since moved to Holly Springs, I have been involved in Meetup activities and traveled to parks and hiking areas within 100 miles.

List any current or past volunteer activities including experience you have serving on boards or committees. Volunteered to mentor and train junior and senior management in various industries. Help them be more effective in their areas of responsibilities.

GLOBAL ENTERPRISE SOFTWARE SOLUTIONS EXECUTIVE & TECHNOLOGY EDUCATOR
focused on developing, implementing and leading day-to-day operations, software development & solutions. Expertise in setting up effective global organizations, process improvements, automation and lean methodologies. Lead state of the art of technology education based on business needs.

QUALITIES AND EXPERTISE

- Strategic & tactical planning & leadership
- Enterprise systems, planning and delivery
- Organizational Change Management
- Product development & Solutions delivery – commercial and government
- Agile, Automation, Six Sigma, Datacenter
- Blackboard Ultra, BPO, O&M, SaaS, Cloud
- Organization/department setup and leadership
- Multiple complex concurrent project leadership
- Assessment of core competency
- Compliance planning and management
- Budget, P&L, LOB, M&A
- Reduce operating costs & improve margin
- Onshore/Offshore/outsource centers leadership
- Healthcare, ACA, HHS, HSA, financials, POS, Order/Inventory Mgmt., telecom

MAJOR ACCOMPLISHMENTS

1. Defined technology curriculum & created course materials.
2. Achieved 21% and 27% EBITDA.
3. Established onshore/near-shore/offshore scalable development and operations centers, including professional services, client support, network infrastructure & BPO, resulting in 60%+ cost savings.
4. Won state bids for Agile methodology and modular solutions delivery.
5. Established matrix resource management, resulting in cost savings and resource continuity.
6. Increased market penetration & grew revenues by 200% by extending product offerings.
7. Established automation, training, certification, mentoring & management ownership, resulting in 78% reduced service disconnects, 42% reduced payment late fees, 32% reduced processing cycle time. Improved data entry accuracy from 86% to 99.8%, productivity by 42%, up-time from 90% to 99.9%.
8. Reduced operating costs 55% through automation and new technologies. Doubled staff to handle quadrupled sales at lower costs, while reducing resource cost by 30% and increasing productivity.
9. Improved collaboration globally, improved quality, increased throughput and customer satisfaction.

ACADEMIC EXPERIENCE

University of Phoenix Online

2003 to Present

UoP offers online and on campus programs to high school graduates and professionals who want to earn a degree to stay competitive in the market.

Taught over 10 graduate and undergraduate technology and business/technology subjects. Well versed using Blackboard Ultra.

Graduate Classes:

System Analysis and Development. Provides a background in analysis and design techniques for business system and application development.

Statistical Business Analytics. Includes the topics of analysis of variance, linear and logistic regression, preparing inputs for predictive models, and measuring model performance.

Project Management. Addresses the processes and skills needed for successful project management in the information systems and technology environment of business, including project scoping, estimating, scheduling, budgeting, tracking, and controlling.

Managing Communication. Involves all facets of management and organization, includes control through communication involving managing people, processes, technologies and structures.

PROFESSIONAL EXPERIENCE

Solve.Care Foundation, FL

2018 to Present

Development of decentralize global healthcare platform on Blockchain that reduces administrative costs and speeds up payments to providers.

Senior Executive, Partnership Management

2018 to Present

Establish partnership programs to expand ecosystem of partners and delivering innovations globally. Create and lead with healthcare service partnerships in pharmacies, imaging centers; integration in chiropractic networks, ETL, EMR, etc. Setup and lead independent development centers for consent management, prescriptions management, decess management, etc.

Senior Executive, Operations

2018 to Present

Lead worldwide operations and client delivery organizations. Responsible for software development, solutions delivery, client support services, finance, legal and HR.

- Establish and monitor HIPAA and other security compliance policies
- Define corporate-wide policies and procedures for improved internal & external communication.
- Responsible for clients worldwide.
- Establish and lead multiple software development and operations centers worldwide.
- Lead all aspects of mobile-based software development and technology.
- Establish and lead outsourcing firms worldwide.
- Responsible for internal university education program.

EngagePoint, MD

2007 to 2017

Healthcare software company enabling government and commercial payers to attain better outcomes at lower costs. Led development of software products. Led multiple business units.

Senior VP, Enterprise Solutions, Solutions/Product Development

2007 to 2017

- Led the development of healthcare and Financials applications for state government.
- Led CMS certification effort and modular system implementation.
- Define and manage product roadmap.
- Established & led uniform Agile methodology for product development, solutions & integration.
- Led implementation and integration of system integration using COTS products.
- Established and led offshore development and operations of 160 professionals.

ADDITIONAL EXPERIENCE

- Chief Operating Officer & Executive VP: Profitline, CA
- Senior VP of Operations & Software Engineering: Dakota Imaging, MD
- Vice President of Software Development and Operations: Datacap, NY
- Vice President of Operations and Software Development: Triport Technologies, CA
- Assistant Vice President of Research and Development: Computer Associates

EDUCATION

Master of Science · Computer Science/Electrical Engineering · Northeastern University, MA

Bachelor of Arts · Computer and Mathematics, "Cum Laude" · New York University, NY



Town of Holly Springs

Recreation Advisory Committee Application

Parks & Recreation · PO Box 8 · Holly Springs, NC 27540 · (919) 557-3930

Name: H. Val Atkinson

Address: 229 Kenmont Drive, Holly Springs, NC Zip: 27540

How long at current address: 20 years

Email: ncblackvote@gmail.com

Home Phone: 919/372-9095 Work Phone: 919/656-5240

Current Employer: Self Employed Job Title: Writer

Employers' Address: 229 Kenmont Drive, Holly Springs, NC Zip 27540

Note: It is the intent of the Town Council to appoint members to this committee who live within the Town of Holly Springs corporate limits or within its extraterritorial jurisdiction (ETJ.)

Do you reside within the city limits of the Town of Holly Springs? ☒ Yes ☐ No

Do you reside within the extraterritorial jurisdiction (ETJ) of Holly Springs? ☐ Yes ☐ No

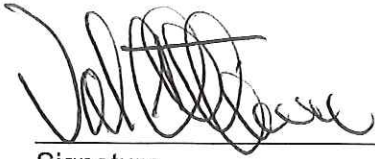
Please provide a brief discussion on why you are interested in serving. Also, indicate past experience you have serving on boards or committees related to municipal governments. (Attach additional sheet if necessary)

List any experience/qualifications you have relevant to serving on this committee.

Please see Attached CV

List any current volunteer activities in which you are involved.

Please see Attached CV

A handwritten signature in black ink, appearing to be "Val [unclear] [unclear]".

Signature

2/25/20

Date

=====

Parks & Recreation Advisory Committee Application

Application to Serve on Parks & Recreation Advisory Committee

Please check one:

*

- ☒ New applicant, never served on the Committee
☐ Current member, reapplying for second term

Applicant Name *

Val

First name

Atkinson

Last name

E-mail *

Val@foxync.com

Address *

229 Kenmont Drive

Street Address

Street Address Line 2

Holly Springs

City

North Carolina

State

27540

Zip Code

I reside within the

*

- ☒ Corporate limits of Holly Springs
☐ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you
lived in Holly
Springs? *

20 years

Name of
neighborhood *

Sunset Ridge

Home/Cell phone *

919/656-5240

Work phone

SAME AS ABOVE

Current employer

*

Self Employed

Job title /
occupation *

Writer and Radio Talk Show Host

Upload a resume or
other supplemental
documents
(optional):

Browse Files

I have no personal or business interest that would create a conflict of interest if I am appointed.

I have attended Holly Springs Parks and Recreation Committee meetings as a member. I served six months of a previous member's expiring term.

I learned of the process for application to serve on the Holly Spring Parks and Recreation Advisory Committee while surfing the town website.

I thoroughly enjoyed my six months service on the Advisory committee and look forward to serving a full tour of my own if the Town Council should appointment me.

Town of Holly Springs Application for Recreation Advisory Committee

I have chosen to apply for membership on the Holly Springs Recreation Advisory Committee for three reasons: (1) I have six months experience with the committee and enjoyed my experience immensely. I found the departmental staff to be knowledgeable, dedicated, and very personable. These are attributes not always found together in public sector employees. Holly Springs is fortunate to have Lee Ann Plumber and Adam Huffman representing the town in its Parks and Recreation Department. (2) I've lived in Holly Springs for the past 20 years and have been pleasantly surprised and pleased with our growth and the caliber of new residents we're attracting. We'll need sustainable recreational activities and a wide variety of options to keep all of our residents supportive of the town's mission and goals — this is where a sound Parks & Recreation program becomes vital; and thanks to our town council, we have such a program. (3) and finally, the people of Holly Springs deserve the very best the council can offer them. I have fantastic neighbors and I want to keep them that way. The best way to keep fantastic neighbors is to keep them happy. A well organized and well run, Parks & Recreation Department program is first and foremost in keeping our citizens happy and remaining in Holly Springs. Therefore, my overall goal with the committee is — *"Keeping our citizens happy through offered recreational activities"*. If we're successful at keeping our citizens happy, we will accomplished all the rest of our goals and mission.

Enclosed please find my abbreviated CV. If additional information is required, please advise.

Val Atkinson

*229 Kenmont Drive
Holly Springs, North Carolina 27540*



Current Occupation:

RETIRED

Previous Occupations:

Adjunct Professor, Political Science Department
North Carolina Central University, Durham, NC
Adjunct Professor, Business Department
Webster University, St. Louis, Missouri
Management Engineer, Process & Procedures Analyst
North Carolina Employment Security Commission
Raleigh, North Carolina
Assistant Director for Vehicle Registration,
North Carolina Division of Motor Vehicles
Raleigh, North Carolina

Volunteer Positions:

UNC Family Medicine Center: Patient Advisory Council
Duke University Medical Center: Patient Advocacy Council
NC Institute of Medicine Task Force on Patient and Family Eng.
UNC Monitor Trials Stakeholders
T2 Diabetes and Obesity Research Interest Group
Howard N. Lee Institute for Equity and Opportunity in Education
Board of Directors, John Avery Boys and Girls Club, Durham, NC
Holly Springs, NC Parks & Recreation Advisory Committee
Basketball Coach, Cary, NC Parks & Recreation

Media:

Op-Ed Columnist, 10 African American Newspapers in NC
Radio Talk Show Host — WNCU, 90.7 FM NC Central University
Radio Talk Show Host — WFXC, 107.1 FM & WFXK 104.3 FM

Publications:

“Southern Racial Politics and NC’s Black Vote” Published 2007
Trafford Publishing Company
“DISTRACTIONS” Published 2017
Trafford Publishing Company
“The Electoral College and Black and Brown Votes”
TBP Spring, 2020
Trafford Publishing Company

Education:

B.A. Psychology, Columbia College
M.A. Business Management, Central Michigan University
MPA Public Administration, North Carolina Central University

Application to Serve on Parks & Rec Advisory

Please check one: New applicant, never served on the Committee

Applicant Name John Limoncelli

E-mail john.limoncelli@gmail.com

Address Street Address: 313 Texanna Way
City: Holly Springs
State: NC
Zip Code: 27540

I reside within the Corporate limits of Holly Springs

How long have you lived in Holly Springs? Since February 2018

Name of neighborhood Braxton Village

Home/Cell phone (631) 664-5827

Work phone (212) 689-2835

Current employer Gastaldi USA, Inc.

Job title / occupation Sales Manager

[Resume.pdf](#)

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. I am very much interested in bettering our community through volunteerism. As a new father, and homeowner in the community, I have a strong interest in continuing to make Holly Springs one of the premiere towns in the United States to live and raise a family in. I believe that Holly Spring's green spaces are an integral part of what this town exceptional.

List any current or past volunteer activities including experience you have serving on boards or committees I have previously volunteered as a Visit Raleigh Ambassador, attending events at the convention center to assist attendees, answer questions, etc. I have also previously volunteered as a translator for the organization Doctors Without

related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

Borders, providing free translation service of documents between English-French and French-English.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

I see this committee as being responsible for developing and preserving the green spaces within Holly Springs, as well as for developing the various different recreational activities which are offered by the town. I would seek to preserve the spaces which are currently available, and to create fun, and engaging activities for town residents, and to increase participation in those recreational programs.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/05/2020 9:36 AM

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JOHN F. LIMONCELLI

313 Texanna Way • Holly Springs, NC 27540

Cell: (631) 664-5827 • john.limoncelli@gmail.com

SKILLS

- Event Planning • Event Management • Curriculum Development • Education
- Teaching • Coaching • Program Development • Sales • Communications

PROFICIENCIES

- Microsoft Office: Word, PowerPoint, Excel, Outlook, Access • Google: Docs, Voice, Drive
- Dropbox • Fluent in French, Italian and Spanish. Basic level proficiency in Russian

WORK EXPERIENCE

05/16 to Present

GASTALDI USA • New York, NY (Remote Position)

(Manager – Special Groups and Series)

- Groups, incentives and individual sales lead for French and Italian speaking countries.
- Have developed over a million dollars in annual sales in previously untapped international markets – Belgium, France, Luxembourg, Morocco, Switzerland, and Canada
- Making sales calls at travel agencies and tour-operators throughout Belgium, France, Luxembourg, Switzerland, Canada and Italy.
- Participating in international travel trade shows and representing Gastaldi USA as a DMC (destination management company) to establish connections with new potential clients, and to further develop existing professional relationships
- Program development, and operations of confirmed groups, series and individual bookings
- Negotiating contracts with vendors such as hotels, restaurants, caterers, transportation providers and entertainers
- Organizing “Fam” trips for potential clients to learn US destinations and the services that Gastaldi USA offers in those destinations and others

01/15 to 04/16

BONJOUR USA TOURS • New York, NY

(Chief Operations Manager and Sales Assistant)

- Supervisor of operations department (4 employees)
- Managed all hotel bookings for tours in the US and Canada and provided up to date participant lists and tour details.
- Negotiated hotel contracts and carried out site visits at hotels, restaurants and attractions.
- Arranged for the various tour operations, such as hiring tour guides, reserving flights, coordinating bus transportation and city tours.
- Communicating with travel agencies in France and Canada to take reservations, provide tour details, and handle requests and complaints.
- Participated in familiarization tours and led tours as a guide when needed (Washington, Annapolis, Lancaster, Philadelphia, Finger Lakes, New York City, Miami, Orlando, Tampa, Fort Myers and Bahamas)
- Sales lead for all Florida product offerings – developed new itineraries and established a new partnership to offer combination land and cruise packages

06/14 to 09/14
(Temporary)

LAWRENCE CENTRAL SCHOOL DISTRICT • Cedarhurst, NY

(Teacher of French, Italian and Spanish Languages)

09/11 to 01/2015

- Taught all grade levels of French, as well as Honors level and AP French
- Taught beginner Spanish and intermediate level Italian
- Taught summer program for at-risk students entering high school (2012)
- Advisor to the National Honor Society (2011-2015)
- Assistant coach of Cross Country and Spring Track (2012-2014)
- Head coach of Cross Country and Winter Track (2014-2015)
- Lunchroom coordinator (2014-2015)

EDUCATION
05/11

DOWLING COLLEGE Honors College • Oakdale, NY
Bachelor of Arts in Romance Languages • Summa Cum Laude
• GPA 4.0, Salutatorian • Departmental Honors in French
• Study abroad program at the University of Nice – Sophia Antipolis (Nice, France // 2010)

LINKEDIN

<https://www.linkedin.com/in/john-limoncelli-65b0b591>

Application to Serve on Parks & Rec Advisory

Please check one: New applicant, never served on the Committee

Applicant Name Karen Garmon

E-mail KarenGarmon@gmail.com

Address Street Address: 208 Milpass Drive
City: Holly Springs
State: NC
Zip Code: 27540
Country: United States

I reside within the Corporate limits of Holly Springs

How long have you lived in Holly Springs? 14 years

Name of neighborhood Windcrest

Home/Cell phone (919) 537-6803

Current employer Wake Tech

Job title / occupation Instructor

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. I have lived in Holly Springs for 14 years. I've watched it grow and evolve. I am proud of the good living we share in Holly Springs and I want to ensure that everyone feels welcome, safe, and included.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member My volunteerism includes: Fund raiser for Ronald McDonald House Charities, Board - Triangle CHADD (Children and Adults with ADHD), Subcommittee co-chair of Raleigh MLK's Youth Summit Committee.

(applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

I think a committee member should be responsible for making decisions that directly address the needs of the community. I also believe that input from the community is vital and should be welcomed. It is important to be fiscally responsible, while addressing the needs of everyone and making sure that the park seeks to be inclusive taking into considerations like special access or equipment for children with special needs.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

If yes, please explain.

N/A

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/04/2020 4:38 PM

How did you find out about this opportunity?

FaceBook

View [view all your submissions](#) easily.

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Application to Serve on Parks & Rec Advisory

Please check one: New applicant, never served on the Committee

Applicant Name Karen Sorio McGowan

E-mail ksorio@yahoo.com

Address Street Address: 204 placid creek lane
City: Apex
State: Nc
Zip Code: 327538

I reside within the Corporate limits of Holly Springs

How long have you lived in Holly Springs? 10 years

Name of neighborhood Woidcreek

Home/Cell phone (973) 454-2289

Current employer Duke Raleigh Hospital

Job title / occupation Nurse practitioner

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. No interest in serving is to have an active role and engaging with the residents of HS and to promote our township as what it has to offer. I want to celebrate holly springs by promoting what our community has to offer.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd This would be my first experience. I randomly volunteer at church.

term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

I see the responsibilities to include reviewing park plan proposals, reaching out to the community for input and updates, promoting upcoming town events.

I hope to accomplish increased residents awareness and participation at town events and parks and recs programs.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/04/2020 10:32 PM

How did you find out about this opportunity?

Twitter

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Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Nil Basu
E-mail	nilrealty@gmail.com
Address	Street Address: 421 Oaks End Drive City: Holly Springs State: NC Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	3 years
Name of neighborhood	12 Oaks
Home/Cell phone	(919) 272-8796
Current employer	Self
Job title / occupation	Realtor
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	As a community member I would like to help my neighbors and homeowners to enjoy the parks to their fullest!
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.	Will be first time!

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? Work together with the team!

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed)? No

If yes, please explain. Semi-retired

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? No

Signature 

Date & time 02/04/2020 4:13 PM

How did you find out about this opportunity? Text message

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Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Robert Hazle
E-mail	rob.hazle@gmail.com
Address	Street Address: 134 Spring Pine Lane City: Holly Springs State: NC Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	6 years
Name of neighborhood	Main Street
Home/Cell phone	(252) 258-9938
Current employer	TCS
Job title / occupation	Engagement Manager, Global Delivery Lead
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	As the town grows, I would like to be a member of the team centered around ensuring the town has adequate parks and green spaces while maximizing the availability of those areas.
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd	I am the Executive Director of the Holly Springs Atoms, a local, nonprofit, youth athletic organization.

term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

The committee should provide checks and balances with the town departments as a representative of the people of the town to ensure availability, accessibility, and proper upkeep and maintenance of public park areas.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

Yes

If yes, please explain.

As the Executive Director of the Holly Springs Atoms, we rent fields from the town's Parks & Rec department throughout the year. All transactions are paid for by the organization and are fully transparent.

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/07/2020 9:42 AM

How did you find out about this opportunity?

Text message

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Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Stephen Brauer
E-mail	sbrauer11@yahoo.com
Address	Street Address: 116 Larkhaven Place City: Apex State: NC Zip Code: 27539
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	3.5 years
Name of neighborhood	Woodcreek
Home/Cell phone	(646) 438-0876
Current employer	Wasserman Media Group
Job title / occupation	Vice President, Sports Marketing Agency
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	I moved to Holly Springs a little over 3 years ago and have enjoyed seeing it's growth. I have 3 young boys that participate in sports, both Town Rec and private clubs so I see how all of the parks and fields get utilized. I have coached both rec baseball and basketball over the last couple of years and want to help however I can.
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd	Before moving to Holly Springs, I was on an advisory committee for our local High School in New York that focused on the athletic facilities, including advising on necessary upgrades.

term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

With the rapid growth of our community, it is important to try and keep up with that growth to maintain the strength of our rec programs and to ensure we identify and maintain park space for the community to enjoy. While the development of the area is great, it is also very important to ensure park/green space is also made a priority.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/04/2020 4:14 PM

How did you find out about this opportunity?

Via Email

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Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Sydney Loy
E-mail	me@sydneyloy.com
Address	Street Address: 705 Stinson Ave. City: Holly Springs State: NC Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	6 years
Name of neighborhood	Remington
Home/Cell phone	(919) 413-5682
Current employer	Oracle Inc
Job title / occupation	Engineering Manager
	loy.ochoa.resume.current.pdf
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	I'm interested in serving on the Parks & Recreation Advisory Committee for Holly Springs because I am committed to ensuring my future children, and all the children of Holly Springs, have the opportunity to enjoy as many public parks and greenways as possible. Our natural resources are ever fleeting - and I would like to do whatever I can to help mitigate that. I see Holly Springs as our forever home - so I want to make sure it's as beautiful and resource rich as possible.
List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If	- Student Government (East Carolina

you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.	University) - Vice President (Delta Zeta Sorority)
What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?	I see the Parks & Recreation Advisory Committee as being responsible for promoting and preserving the parks, greenways, and natural resources of our beautiful town. I hope to continue the forward movement of this committee and represent my generation as much as possible within our town government.
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?	No
Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?	No
Signature	
Date & time	03/30/2020 6:29 AM

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Global Engineering Manager

SYDNEY LOY OCHOA

me@sydneyloy.com | 919-413-5682 | sydneyloy.com

BACKGROUND

- 2019 - Now** Product Support Manager II
Oracle NetSuite
- 2017 - 2019** Product Support Manager I
Oracle NetSuite
- 2015 - 2017** Sr. Support Associate
Oracle NetSuite
- 2014 - 2015** Support Associate
Oracle NetSuite
- 2012 - 2014** Genius
Apple Inc

EXPERIENCE

Product Support Manager II

Oracle NetSuite

- Manage a global team of Technical Support Engineers
- Main point of escalation for all technical and customer service cases
- Liaise with Engineering and Product teams to prioritize and triage product defects and customer enhancement requests
- Generate and maintain customer-facing communication
- Crisis Manager for platform emergencies
- Facilitate multi-team cross-training for employee development
- Interview, hire, and train all new employees

Product Support Manager I

Oracle NetSuite

- Daily management of a global team of Support Associates
- Improved internal processes while spearheading the implementation of a global status page and internal knowledge-base
- Established & documented onboarding & new hire training curriculum
- Monitored & Refined SLAs & KPIs for entire support organization
- Facilitated technical training to maximize employee knowledge and understanding of the platform

Senior Technical Support Associate

Oracle NetSuite (Bronto Software)

- Provided support to the users of the Bronto Marketing Platform via live chat, phone, and email cases
- Triaged, Diagnosed, and Communicated resolutions for software issues
- Designated as top performer in every fiscal quarter by achieving highest case volume & CSAT scores on the team
- Promoted to team lead and provided training for all new employees

Genius

Apple Inc

- Performed hardware & software repairs on all Apple products
- Executed impeccable customer service during appointments at the Genius Bar
- Worked with a team on a strict timeline to triage, troubleshoot, and diagnose any issues encountered by customers
- Lead the Mentor Team charged with assisting training & leading new hires in their Apple careers

CERTIFICATIONS

Certified Scrum Master
Agile Inc

Apple Certified
Macintosh Technician
Apple Inc

Bronto Certified Specialist
Bronto Software

North Carolina Real
Estate Broker
NCREC

EXPERTISE

People Management

Change & Crisis Management

Interpersonal Communication

Hiring, training, and Onboarding

Organization

Employee Development

Customer Care

SOFTWARE SKILLS

Confluence	Jira
NetSuite	Slack
status.io	Office Suite
G-Suite	iOS/OSX
LivePerson	SalesForce

EDUCATION

East Carolina University
Bachelor of Science
Interpersonal & Organizational
Communication

Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	Thad Ellington
E-mail	thadellington@yahoo.com
Address	Street Address: 2547 Perthshire Lane City: Fuquay-Varina State: NC Zip Code: 27526
I reside within the	Extraterritorial jurisdiction (ETJ) of Holly Springs
How long have you lived in Holly Springs?	A little over 1.5 years
Name of neighborhood	Alston Ridge
Home/Cell phone	(863) 670-4064
Work phone	(919) 361-5000
Current employer	McAdams
Job title / occupation	Designer II Thad Ellington resume.pdf
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	I am on the Land Develop industry and moved here last year from out of state. I think community is an important thing to a successful town and that starts in the parks and recreation of that town.
List any current or past volunteer activities including experience you have serving on boards or committees	Na

related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

To ensure the parks and recreation are up holding the vision of the town while maintaining the community needs.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

Yes

If yes, please explain.

If an engineering project comes up for bid my company would bid on it.

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/04/2020 3:53 PM

How did you find out about this opportunity?

Txt notice

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THAD R. ELLINGTON

2547 Perthshire Lane, Fuquay-Varina, NC 27526
863-670-4064 • thadellington@yahoo.com

17 years of engineering design work, specializing in AutoCAD Civil 3D, Building Information Models (BIM) and ArcGIS 10.

Personal and Professional Skills:

- Proficient in engineering and layout designing skills on multiple projects and in different capacities
 - Committed to communication, analytical, mathematical, and problem-solving skills
 - Ability to see projects through short term and long-term goals to completion
-

PROFESSIONAL EXPERIENCE

McAdams

June 2018- Present

Designer II

Responsible for creating construction plans, maps and coordinating with engineers, planners and sub consultants.

Professional Accomplishments:

- Facilitated the use of AutoCAD Civil 3D
- Planned and prepared Land development plans for Residential Subdivisions

HR Green

December 2014- June 2018

Senior Designer/ Regional CAD Manager

Responsible for creating construction plans, maps and coordinating with engineers, planners and sub consultants.

Professional Accomplishments:

- Launching the use of AutoCAD Civil 3D in the Houston office.
- Establishing CAD Standards, including Civil 3D styles, to adhere to local industry standards.
- Planning and preparing roadway and utility infrastructure plans for local municipalities.
- Designing subdivision plans for residential subdivisions and major commercial sites.

EMH&T

June 2012-December 2014

Senior Designer

Handled designs for the creation of construction plans for major land development projects while adhering to CAD standards, as well as, guiding current/new employees in the use of AutoCAD Civil 3D.

Professional Accomplishments:

- Facilitated the use of AutoCAD Civil 3D in the Charlotte office.
- Planned and prepared Land development plans of major commercial sites.

City of Lakeland

June 2010-June 2012

GIS Technician

Participated in the maintenance and creation of the City of Lakeland and Lakeland Electric GIS database for the City of Lakeland utilities coverage area.

Professional Accomplishments:

- Analyzing legal descriptions for the creation and Indexing of an easement database, with over 27,000 easements, for the City of Lakeland utilities coverage area.
- Co-Managing field locations for edge of pavement including: prioritizing of data collection and drawing into City interactive database.

Porter G.P.S., Inc.

September 2011-June 2012

CADD Technician

Performing the mapping of field data for final surveys using AutoCAD Civil 3D and AutoCAD Land development.

Professional Accomplishments:

- Instructing Porter G.P.S employees how to use AutoCAD Civil 3D.

THAD R. ELLINGTON

24523 Lower Canyon Ln, Katy, Tx 77494
863-670-4064 ▪ thadellington@yahoo.com

AMEC/BCI Engineers and Scientist

February 1999-March 2010

Senior Civil Designer- February 2002-March 2010

In charge of design leadership, client communication and the creation of construction plans for major land development, environmental restoration, civil, mine planning, and FDOT projects.

Professional Accomplishments:

- Lead designer for Civil site construction plans including site layout, utility, grading and drainage plans for City of Lakeland's Common Ground Park, Peterson Park, Lake Bonny Park, and Lake Myrtle Sports Complex
- Wrote and implemented design standards for AutoCAD Civil 3D and BIM
- Created "Big Box" construction plans for: Wal Mart, Cox Lumber, Home Depot and Hilton Garden Inn
- Initiated analysis process for existing material to be removed for dredging projects using Civil 3D
- Prepared Mine planning Maps from interpreting Geological field data and Survey data
- Selected by Director of Civil Engineering to lead trainings for Civil 3D site analysis and collaborate with the GIS Specialist for the conversion of Civil 3D surface to ArcGIS
- Produced street, drainage, water, and sewer plans for the cities of Eloise, St. Cloud and Inverness, Florida

CADD Designer- January 2000-February 2002

Produced the drafting and design of engineering and construction plans in the Land Development field.

Professional Accomplishments

- Land development projects encompassing: road design, FDOT design, site grading, subdivision design, cross-sections, profiles and earth work calculations
- Established, introduced and implemented AutoCAD template used in construction plans and in review process
- Designed site layout: grading, water and sewer plans for commercial developments
- Communicated with internal and external clients such as government agencies, developers, architecture, gas, electric, survey and other engineering firms to design and complete projects
- Conducted site visits to ensure compliance with approved construction drawings and work with construction agencies and inspectors on field changes

Survey CADD Technician- February 1999-January 2000

Performed the initial review of survey field notes and produced Survey Maps

Professional Accomplishments

- Created ALTA survey maps
- Interpreted and Wrote legal descriptions
- Established Survey CADD Standards used by the company
- Implemented code list for field data collection

PROGRAM KNOWLEDGE AND SKILL

- AutoCAD R10-2016
- AutoCAD Civil 3D (including BIM)
- ArcGIS 9 & 10
- AutoCAD Map 3D
- AutoCAD Land Development Desktop
- Auto Turn
- Microstation

- AutoCAD design skills: street plans, grading plans, site plans, demolition plans, utility plans, development plans, and concept plans

EDUCATION

- 1996-1997 Santa Fe Community College
- 1995-1996 University of Florida

THAD R. ELLINGTON

24523 Lower Canyon Ln, Katy, Tx 77494
863-670-4064 ▪ thadellington@yahoo.com

ACHIEVEMENTS

- Certification of ArcGIS Desktop I
- Certification of ArcGIS Desktop II
- Certificate of Completion AutoCAD
Civil 3D 2008 from Autodesk
- Certificate of Completion Designing
Pipe Systems from Autodesk
- Certificate of Completion Grading
with Civil Design from Autodesk
- Certificate in Land Development
Desktop
- A member of Florida Surveying and
Mapping Society

REFERENCES-

Available Upon Request

Application to Serve on Parks & Rec Advisory

Please check one: New applicant, never served on the Committee

Applicant Name Tony McDermott

E-mail tonymcdermott9@gmail.com

Address Street Address: 209 Harmony Creek Place
City: Apex
State: NC
Zip Code: 27539

I reside within the Corporate limits of Holly Springs

How long have you lived in Holly Springs? ~8 months (moved into area in July 2019)

Name of neighborhood WoodCreek

Home/Cell phone (609) 868-9064

Current employer ViiV Healthcare

Job title / occupation Director, Payer Strategy

[Tony McDermott Resume - February 2020.pdf](#)

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.

I was drawn to apply to this committee as a result of my interests outside work. My family and I recently moved to North Carolina from New Jersey due to a job change - and being outdoors for more time during the year is one of the perks that we enjoy. However, while the weather provides more opportunities to be outside, we need the amenities to match the growing demand. As a father of three kids, I am heavily invested in making sure they love and appreciate the outdoors. One step that can help foster that love is the availability of dedicated parks and green space. As an avid long-distance runner (and part of Holly Springs Run Club - HSRC), I also have a vested interest in making

sure our community provides safe greenways and other areas for active adults (e.g., runners, cyclists) to enjoy their interests. Holly Springs is a growing town and I would love the opportunity to help shape the future of the parks and recreation spaces that we can enjoy.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

No past volunteer activities on boards or committees; this would be my first opportunity to "give back" to the town that we intend to call home for a long time.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

I anticipate this committee will play an active roll in helping to advise the town leadership around the benefits and risks associated with individual park and recreational projects. In addition, the committee would play a vital role in helping to make the public aware of how the town is invested in facilitating more active living through investments in outdoor spaces for family and individual use.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/10/2020 1:37 PM

How did you find out about this opportunity?

Holly Springs Town Email

Tony (Anthony J.) McDermott

209 Harmony Creek Place, Apex, NC 27539 • (609) 868-9064 • tonymcdermott9@gmail.com •
<https://www.linkedin.com/in/tonymcdermott9>

Over fifteen years of experience in marketing, market research, and consulting, mostly focused in the pharmaceutical/biotech sector. Currently serving as a Director, Payer Channel Strategy at ViiV Healthcare, a global pharmaceutical/biotech company in Research Triangle Park, North Carolina.

PROFESSIONAL EXPERIENCE

ViiV Healthcare, Research Triangle Park, North Carolina

June 2019 – Present

Director, Payer Channel Strategy

- Serving as the strategy lead for the US Market Access team, with a focus on developing and implementing short- and long-term strategies across public and private payer channels.
- Identifies macro payer landscape trends across delivery channels and translates to the HIV market.
- Develops agile payer channel strategies that incorporates signposts for changes in management at the macroenvironmental payer and microenvironmental HIV market levels.
- Partners with cross-functional teams to identify and prioritize enterprise level opportunities and risks.

Novo Nordisk, Plainsboro, New Jersey

July 2016 – June 2019

Director, Market Access Strategy & Innovation – Obesity, November 2017 – June 2019

- Served as the Market Access lead for the obesity franchise, focusing on value propositions, supporting contracting strategy, contributing to evidence generation, and engaging in lifecycle management planning.
- Tasked with leading annual Market Access strategy development for current and future obesity portfolio.
- Collaborated with the Learning and Development team to establish and deploy a coordinated training curriculum for strategic and tactical initiatives.
- Engaged with field-based colleagues within Market Access and the obesity sales organization to ensure active collaboration across teams (e.g., monthly leadership meetings, local market immersion meetings).
- Lead our speaker bureau initiatives for the *Novo Nordisk Inspiration Network* employer speakers.

Associate Director, Market Access Strategy, July 2016 – November 2017

- Responsible for the development and implementation of the near and long-term market access strategies by channel for the diabetes and obesity portfolios.
- Specific channel responsibilities within Market Access include commercial payers and PBMs, employers, Medicaid, state government affairs, and trade (retail and specialty pharmacy).
- Tasked with leveraging industry, reimbursement, and disease area expertise to reveal new opportunities, potential threats, and mitigating actions in the market access and healthcare policy segments.
- Collaborated across the home office and field-based matrix organization to accomplish goals associated with the overall organizational and market access strategies.
- Lead patient affordability and lifecycle management initiatives for Market Access within Novo Nordisk.
- Served on the *2017 Market Access Leadership Solutions Team*, focusing on driving the business' cultural change.

Bristol-Myers Squibb, Plainsboro, New Jersey

February 2014 – July 2016

Senior Product Manager, Segment Marketing, April 2016 – July 2016

Associate Director, Daklinza Payer Marketing, May 2015 – April 2016

- Served as the payer marketing point for Daklinza on the US HCV Market Access team.
- Lead the development of the payer value proposition and other critical customer-facing materials for the market access field team across two product launches (July 2015 and February 2016).

- Partnered with matrix colleagues within the Market Access organization (strategy and pricing teams) to receive pricing committee approval of recommended list pricing and contracting strategy for the brand.
- Developed and refined customer targeting strategies for market access field teams.
- Lead the development of access-focused training materials for the market access and field sales teams.
- Lead the execution of training materials through presentations/workshops at national/regional meetings.
- Partnered with the Market Access organization to successfully launch our HCV brand and exceeded access targets; key launch highlights include shortening an “exclude at launch” policy by three months, expediting DUR review schedules in Medicaid, and reducing prior authorization criteria at several payer customers.
- Ensured market access and field sales teams engaged in successful pull-through of formulary wins through internal matrix team discussions and the development of customer-facing tools.
- Collaborated with field sales access points in each district to understand and address local market issues.
- Reported weekly brand-specific data from our market access field teams and our external specialty pharmacy network for launch status updates to brand leadership.
- Partnered with matrix team colleagues (e.g., professional marketing, medical, HEOR) to successfully incorporate access strategies into near-term brand planning.
- Managed day-to-day payer and specialty pharmacy operations for the brand (i.e., budget, agency, vendors).
- Managed promotional, medical, and legal approval process for access tools in pre- and post-launch phases.
- Recipient of a 2016 *Bristol-Myers Squibb Distinction Award* in recognition of work in support of Daklinza.

Associate Director, US Access Market Research, February 2014 – May 2015

- Served as the lead for all US-specific access market research (e.g., health plans, pharmacy benefit managers, specialty pharmacies) in support of our cardiovascular, immunoscience, and virology portfolios.
- Lead over a dozen access market research engagements, with a collective budget of approximately \$2 million, focusing on competitive market assessment, value proposition development/refinement, pricing strategy development/validation, market segmentation, and brand performance diagnosis.
- Key highlights from research included partnering with matrix team members on pre-launch activities for several assets, including market assessments, value proposition development, and pricing scenario modeling.
- Rated among the top tier of Associate Director peers during 2014 performance review calibration.

Health Strategies Group, Lambertville, New Jersey

November 2007 – February 2014

Senior Consultant, Brand Access Analysis, December 2013 - February 2014

Consultant, Brand Access Analysis, August 2011 - December 2013

Associate Consultant, Strategic Accounts, January 2010 - July 2011

Senior Analyst, Payer Practice, January 2009 - December 2009

Analyst, Payer Practice, November 2007 - December 2008

- Lead our strategic research to examine current health plan management of inline brands, while also forecasting how near-term market events may contribute to future pharmacy and medical management.
- Lead our cardiovascular, endocrinology, infectious disease, and respiratory disease research initiatives. Other areas of research experience include the central nervous system, dyslipidemia, and urology markets.
- Recipient of *Health Strategies Group's 2013 Excellence in Client Services* award based on customer feedback.

Other Professional Experience:

- GfK Custom Research, Princeton, New Jersey December 2005 – November 2007
- Adelphi International Research, Doylestown, Pennsylvania June 2003 – December 2005

EDUCATION

Master of Business Administration, University of North Carolina at Chapel Hill, October 2018 (expected)

Bachelor of Science in Business Administration, Rider University, May 2003

Application to Serve on Parks & Rec Advisory

Please check one: New applicant, never served on the Committee

Applicant Name WHITNEY STAUB

E-mail WHITNEY.STAUB@GMAIL.COM

Address Street Address: 308 Crossway Lane
City: Holly Springs
State: North Carolina
Zip Code: 27540
Country: United States

I reside within the Corporate limits of Holly Springs

How long have you lived in Holly Springs? 16 years

Name of neighborhood Sunset Ridge

Home/Cell phone (919) 924-2348

Current employer The Blue Marlin Group, LLC

Job title / occupation Recruitment Specialist

[WESresume \(1\).docx](#)

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.

Raising my 2 children here, the parks and rec dept have been vital to connecting us to the community. I would love to serve and share my experiences growing with the town and improving upon what it has to offer all of its residents.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal

Americore Vista Volunteer

governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

To continue to provide and nurture the town with activities and spaces that serve all the diverse lifestyles in our ever expanding community.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy?

Yes

Signature



Date & time

02/18/2020 3:59 PM

How did you find out about this opportunity?

HS newsletter

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Whitney E. Staub

308 Crossway Lane
Holly Springs, NC 27540
(919)924-2348

www.linkedin.com/in/whitney-staub-85a12a124

Organized and dedicated individual with proven track record of providing exceptional customer service in fast-paced environments. Offering keen attention to detail and strong decision making skills to manage multiple, concurrent tasks. Self-motivated work ethic with ability to perform effectively in independent or team environments.

SKILLS

- Candidate sourcing
- Recruitment/staffing
- Information management
- Business administration
- Planning and coordinating
- Personable and outgoing

WORK HISTORY

RECRUITMENT SPECIALIST April 2016 to Current

The Blue Marlin Group, LLC – Holly Springs, NC

- Screen applicants based on qualifications and background to meet and exceed rigorous standards.
- Review job applications to identify, vet and recommend optimal candidates.
- Maintain work structure by updating job requirements and job descriptions for all positions.

CAREER SABATICAL TO RAISE MY CHILDREN July 2004 to April 2016

Staub Family – Holly Springs, NC

- Volunteered in classroom – tutored and mentored children in reading, writing and specific projects.
- Organized and procured donation ("spirit rock") in honor of Principle to reside in front of the school.
- Managed multiple schedules and appointments.
- Exceptional organizational skills.
- Budgeted household expenses.
- PTA volunteer.

ADMINISTRATIVE ASSISTANT III May 2002 to June 2004

Colorado State University – Fort Collins, CO

- Provided primary support by serving as resource, guide and liaison to staff, faculty and colleagues of the Director.
- Managed Director's calendar, scheduled meetings, conferences and arranged travel and reservations.
- Facilitated quarterly staff meetings: created presentation materials, planned activities and selected caterers.
- Edited and prepared written and verbal reports including research and composition of monthly and annual budgets.
- Coordinator for the College of Political Knowledge Seminar. Recruited professional speakers, registered students, organized materials and managed seminar logistics as well as facilitated the class.

ADMINISTRATIVE ASSISTANT II March 2001 to 2002

Colorado State University – Fort Collins, CO

Enrollment Services for the Division of Educational Outreach

- Assisted students in all aspects of registration process.
- Served as key communication link for students, staff and campus community.
- Created and revised office enrollment procedures and trained staff regarding new processes.
- Built student directories using Classware software program.

RECEPTIONIST July 1999 to April 2002

North Shore Animal Hospital – Loveland, CO

- Prepared animals for surgical procedures.
- Greeted incoming clients and their pets professionally and provided friendly, knowledgeable assistance.
- Responsible for answering phones, record keeping, filing and billing.

EDUCATION

Elon University – Elon, NC Associate of Arts
Sociology and Anthropology

Application to Serve on Parks & Rec Advisory

Please check one:	New applicant, never served on the Committee
Applicant Name	William Davis
E-mail	willadavis109@gmail.com
Address	Street Address: 109 Echo Hills Ct City: Holly Springs State: North Carolina Zip Code: 27540 Country: United States
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	18 years
Name of neighborhood	Oak Hall
Home/Cell phone	(919) 805-0088
Current employer	Town of Cary - Parks, Recreation & Cultural Resources
Job title / occupation	Sports Venues Manager
Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee.	Even though I reside in Holly Springs, I have been on staff with the Town of Cary for over 25 years in the Parks, Recreation & Cultural Resources department. As a staff member I have been attending our PRCR Advisory Board meeting since 1999 and I have seen the tremendous value that a board like this can make on a community (of any size). I want to give back to my local community beyond the years of volunteering as a coach in various sports over the years. My twins daughters are now adults and my son is a junior in high school and this is a perfect time to get more involved from a civic perspective. I feel that I can provide input on any topic (parks & rec) and take a whole picture viewpoint based on my experiences (as a resident, as a

professional, as a parent, as a coach, and as a participant).

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings.

Although I have never served on a Parks and Recreation Advisory Board, below are some similar volunteer positions I have held:

- Sunday School Director for Woodhaven Baptist Church (20 years)
- Served on Various Committees at Woodhaven Baptist Church (Personnel, Nominating, Church Council)
- Board Member with GRSA (Greater Raleigh Sports Alliance) – the sports arm of the Greater Raleigh Convention and Visitors Bureau
- Member of NCSA (North Carolina Sports Association – sportsnc.com) – currently since 2015
- Volunteer coached for soccer, basketball, baseball with HSPR from approx. 2002-2015
- Chaperoned 6-7 youth mission trips (domestic and international)

I am currently a volunteer coach with Wake FC and I do not see this as a conflict but a way to look from multiple perspectives. I am the type of person that can easily take a big picture viewpoint and consider what's good for the Town.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed?

This board serve as an advisory group to Parks and Recreation staff as well as Town Council. I feel that this group should be engaged and active in looking at issues, projects, and items that the department brings forward and to be able to help staff see the citizen aspect surrounding the issue and the impact of various options on solutions. It is important to have a diverse group that is not afraid to ask questions but in the end will have the Town's primary interest at heart.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

If yes, please explain.

NO agendas coming in.

Have you taken the

opportunity to attend any
committee meetings prior Yes
to the notice of this
vacancy?

Signature



Date & time

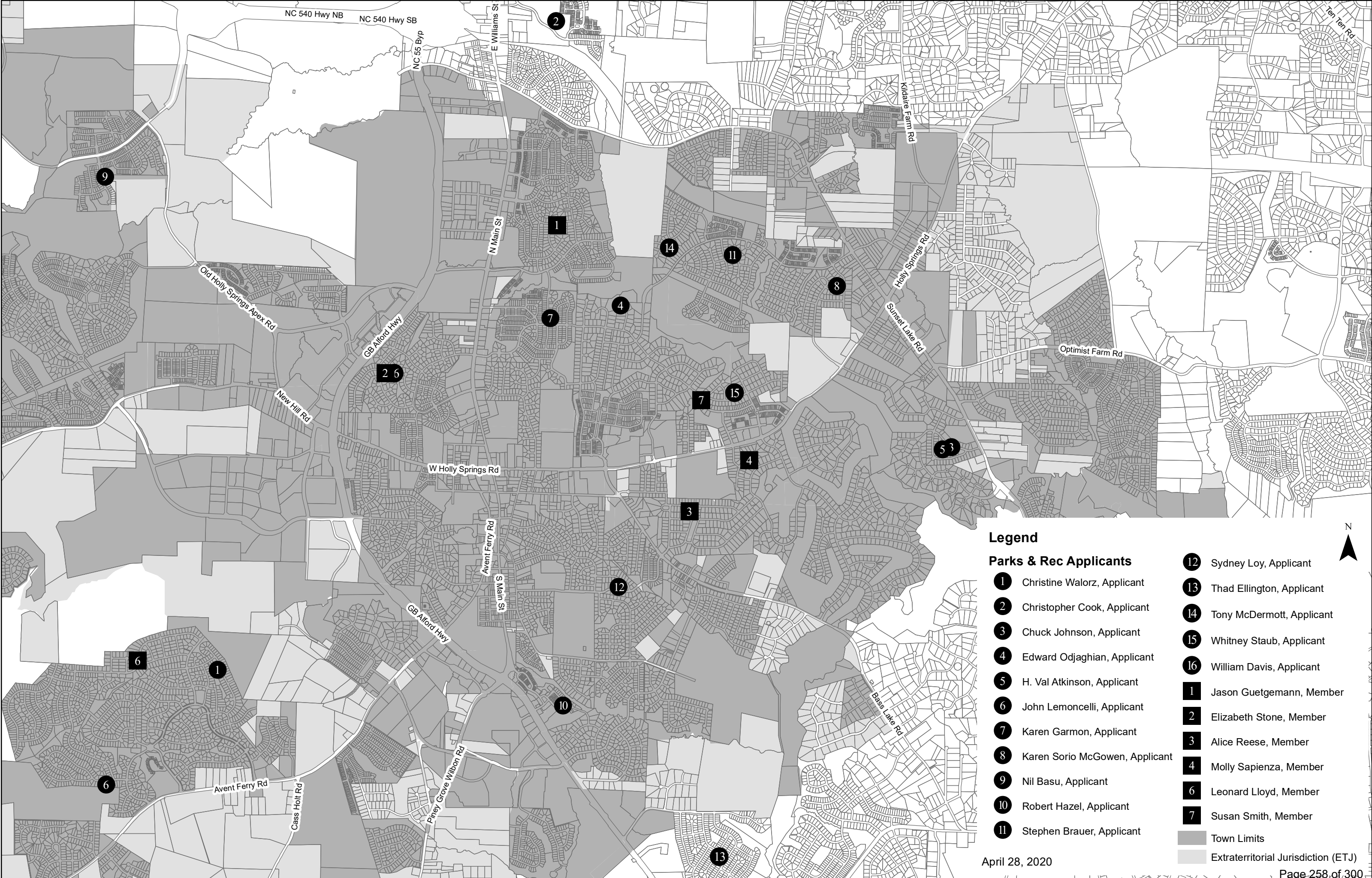
03/02/2020 11:18 AM

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about this opportunity?

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

New Business

Title: Tree Advisory Committee Appointments

Strategic Priority Area: Engaged, Healthy, & Active Community
Organizational Excellence

Staff Resource: Linda McKinney

Action(s):

Motion to appoint the following to the Tree Advisory Committee:

____, and ____ to three year terms ending June 30, 2023;
____ to a one year term ending June 30, 2021; and
____ as Junior Member, to a one year term ending June 30, 2021.

Explanation:

- The Tree Advisory Committee consists of five members serving three-year terms and one junior member serving a one-year term.
- Two of the original members' terms are expiring on June 30, 2020.
- One original member, whose term expires June 30, 2021 is moving out of Holly Springs and has resigned effective June 30, 2020.
- The current junior member's term expires June 30, 2020.
- After advertising on the Town's website, through social media, and at town owned properties, the Clerk's office received 4 applications for regular members and 1 junior member application, which are attached.

Background:

- The Tree Advisory Committee was created in November 2018 with initial terms initially in January 2019.
- The Tree Advisory Committee exists to provide guidance and feedback to the Town Council in maintaining the Tree City USA standards, Street Tree Replacement Program, tree removal, tree maintenance guidelines, informing and educating the public on tree preservation and maintenance and assists with the planning for annual Arbor Day event.

Funding Source(s):

N/A

Attachment(s):

1. Combined 2020 Applications TAC
2. 2020_TreeBoardAppointment map

Application to Serve on Tree Advisory Committee

Applicant Name	Amanda Bowden
E-mail	amanda.paulette@gmail.com
Address	Street Address: 808 Skymont Dr City: Holly Springs State: NC Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	2018
Name of neighborhood	Sunset Ridge North
Home/Cell phone	(919) 272-8780
Current employer	Home
Job title / occupation	SAHM
Have you served on this board in the past?	No
List any education, work experience or qualifications you have relevant to the Tree Board - specifically in regard to urban forestry, trees or landscape.	B.S. Environmental Technology NCSU, double minors in Biological Sciences and Environmental Toxicology (2008), Xi Sigma Pi member (NCSU). I went on to pursue two nursing degrees.
List any current or past volunteer activities in which you are / were involved.	None at the moment. Used to volunteer yearly at the NC Renaissance Faire before they changed venues as both a general ticketing/gate team and on the museum/history team.
What do you see as the responsibilities of this board and what do you	Public education, best practice recommendations, and promoting the positive impacts trees have on the public are all huge

hope to accomplish if appointed?	responsibilities of the board. I would hope to further promote best practices for the care of and species recommendations of street trees. Holly Springs has a lot of new additions coming to town and it's important to maintain reasonable greenery/green spaces as well as continue being a part of Tree City USA. I enjoyed learning about the street tree advisory committee last year at a booth manned at a town event and would like to be more involved with it.
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?)	No
If yes, please explain.	I have street trees on both sides of street I live on.
Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy?	No
Signature	
Date & time	02/04/2020 4:41 PM
How did you find out about these opportunities?	Email from Town of Holly Springs

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Application to Serve on Tree Advisory Committee

Applicant Name	Jennifer Bell
E-mail	bell.jennifer.n@gmail.com
Address	Street Address: 413 NEVIS DR City: HOLLY SPRINGS State: NC Zip Code: 27540 Country: United States
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	13 years
Name of neighborhood	Windward Pointe
Home/Cell phone	(919) 271-9421
Current employer	Poe Center for Health Education
Job title / occupation	Marketing Director
Have you served on this board in the past?	No
List any education, work experience or qualifications you have relevant to the Tree Board - specifically in regard to urban forestry, trees or landscape.	None. Just a love and appreciation for old growth trees and in inherent emotional, environmental, and financial value they bring to the community.
List any current or past volunteer activities in which you are / were involved.	none. Looking to get involved.
What do you see as the responsibilities of this board and what do you hope to accomplish if appointed?	Provide a resident perspective on the value of preserving trees, adding trees, and creating green spaces in Holly Springs. Advocate for Holly Springs interest with stakeholders and constituents. Provide resident perspective on

town policies and procedures regarding trees.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/21/2020 3:35 PM

How did you find out about these opportunities?

The Source newsletter

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Application to Serve on Tree Advisory Committee

Applicant Name	Jill Kerr
E-mail	jillsherenekerr@gmail.com
Address	Street Address: 605 Holly Branch drive City: Holly Springs State: Nc Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	1 year
Name of neighborhood	Holly Glen
Home/Cell phone	(919) 360-3033
Current employer	Retires
Job title / occupation	Retired Doctor of nursing practice FNP
Jr. Member Applicant?	Yes (15 and up)
Have you served on this board in the past?	No
List any education, work experience or qualifications you have relevant to the Tree Board - specifically in regard to urban forestry, trees or landscape.	Was active in HOA board and garden group previous neighborhood Carrboro I'm Jewish and celebrate Tu b'shevat birthday/Jewish Arbor Day of trees every year
List any current or past volunteer activities in which you are / were involved.	I'm still a Member of another HOA board Brighton square Carrboro that deals with trees
What do you see as the responsibilities of this	Planting trees is about a vision for future generations

board and what do you hope to accomplish if appointed?	
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?	No
Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy?	No
Signature	
Date & time	02/04/2020 8:52 PM
How did you find out about these opportunities?	Your text

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4 Junior Member applicant

Application to Serve on Tree Advisory Committee

Applicant Name	julia janosko
E-mail	juliajan840@gmail.com
Address	Street Address: 5028 sunset fairways City: raleigh State: North Carolina Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	4 years
Name of neighborhood	sunset ridge
Home/Cell phone	(919) 695-1905
Current employer	Gina Huss
Job title / occupation	babysitting
Jr. Member Applicant?	Yes (15 and up)
	Resume (3).pdf
Have you served on this board in the past?	No
List any education, work experience or qualifications you have relevant to the Tree Board - specifically in regard to urban forestry, trees or landscape.	This year, during Ap Environmental science I participated in a five month long community food waste project. I went to HRMS and discussed the consequences of food waste and how to reduce it. My teachings improved student's knowledge by 57% after taking a pre and post quiz.
List any current or past volunteer activities in which you are / were involved.	Active 35+ volunteer hours in 2019 Wake County Government Volunteer, Harris Lake- event volunteer 6 hours (10/13/19)

teaching art lessons every wednesday since 2018

What do you see as the responsibilities of this board and what do you hope to accomplish if appointed?

I hope to maintain and protect the trees that surround our town as well as maintain public education surrounding trees and planning events for the town.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy?

No

Signature



Date & time

02/25/2020 3:09 PM

How did you find out about these opportunities?

calendar

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Julia Janosko

5028 Sunset Fairways Lane
Holly Springs, NC
919 695 1905
JULIAJAN840@GMAIL.COM

SKILLS

- **Passionate:** I hold lots of desire to work with children and inspire them
- **Proficient Spanish:** Able to speak to a broad range of people and communicate comfortably with them
- **Accepting:** absolutely love learning about different people and feel completely comfortable with almost anyone.
- **Open communication, Writing, and Planning:** maintains a diligent schedule and professional writing abilities to help keep all team members in the loop and on task
- **Technical and intellectual skills:** knowledgeable in almost all traditional planning and educational technologies, maintains an above 4.0 GPA suitable for education and tutoring
- **Hardworking:** absolutely willing to work that extra shift or put in extra time, when someone else is having a rough day
- **Creative-minded:** years of artistic experience allow me to solve problems in new, unexpected ways

EXPERIENCE

Wake County Government Volunteer, Harris Lake- *event volunteer*

6 hours (10/13/19)

- **Reference-** Jackie Trickel, Asst. Park Manager of Programs, 919-387-4344
- Working with many diverse families and getting involved in the community by helping with games and festive events

Babysitting

2016 - Present

- Been doing summer and after school babysitting since 2016
- (contact for specifics)

EDUCATION

Holly Springs High - *Graduating 2022*

2018 - present

-
- Relevant Coursework: AP Environmental Science, AP human geography Honors Biology, Spanish 1 and 2, Honors Math 1 through 3, Honors English 1 and 2, Honors Writing, and AP Seminar.
 - Extracurriculars: HSHS Track and Field, Environmental Club, Key Club, National Art Honor Society, and Over 35 hours of community service in 2019
 - Red Cross CPR Certified and Babysitting Certified

AWARDS

- PTA Reflections Contest 3rd place winner (2015-2017)
- PTA Reflections Contest 1st place winner 2018

Application to Serve on Tree Advisory Committee

Applicant Name	Kristina Natt och Dag
E-mail	tnattochdag@ncmedsoc.org
Address	Street Address: 4701 Shadow Ridge Ct City: Holly Springs State: NC Zip Code: 27540
I reside within the	Corporate limits of Holly Springs
How long have you lived in Holly Springs?	12 years
Name of neighborhood	Sunset Ridge
Home/Cell phone	(919) 889-3809
Work phone	(919) 833-3836
Current employer	North Carolina Medical Society
Job title / occupation	VP/Leadership Development
Have you served on this board in the past?	No
List any education, work experience or qualifications you have relevant to the Tree Board - specifically in regard to urban forestry, trees or landscape.	Only my own interest and passion that has grown even stronger through connections with Clean Air Carolina. And a burning desire to make sure we safeguard our beautiful trees for generations to come and make sure we think long-term.
List any current or past volunteer activities in which you are / were involved.	Have been involved with the Red Cross in the past as well as with a local non-profit that aims to improve shelters
What do you see as the responsibilities of this board and what do you hope to accomplish if appointed?	To inform the public about why trees are so important and make sure to care for and maintain existing trees as well as plan for more. I hope to be able to be a small part of Holly Springs being named one of the best

places to live based on healthy, green environment with air that is oxygen-rich due to the focus on trees!

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived if you are appointed?

No

Have you taken the opportunity to attend any board meetings prior to the notice of this vacancy?

No

Signature



Date & time

03/30/2020 10:20 AM

How did you find out about these opportunities?

Through the website

View [view all your submissions](#) easily.

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Tree Advisory Committee Applicants



Legend

2020 TRC Applicants

- ① Amanda Bowen, Applicant
- ② Jennifer Bell, Applicant
- ③ Jill Kerr, Applicant
- ④ Julia Junasko, Applicant
- ⑤ Kristine Natt och Dag, Applicant
- 1 Joe Fuller, Member
- 2 Rachel Woods, Member

- Town Limits
- Extraterritorial Jurisdiction (ETJ)





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business

Title: Unified Development Ordinance Re-Write Consultant Contract

Strategic Priority Area: Economic Prosperity & Diversity

Responsible & Balanced Growth

Staff Resource: Melissa Sigmund, Planning & Zoning

Action(s):

Award a contract to Stantec for the Unified Development Ordinance (UDO) Re-Write Project, to include community engagement and preparation of a new UDO, in the amount of \$197,100.

Explanation:

- Through the FY 2019-2020 budget process, Town Council authorized staff to move forward with a Re-Write of the Unified Development Ordinance (UDO) in conjunction with the October 2019 adoption and implementation of the Land Use & Character Plan (LUCP).
- The LUCP uses a character based approach to guide development patterns and promote the creation of unique and walkable places to meet the community's vision for the future of Holly Springs.
- The preparation of a new UDO will allow for implementation of the LUCP through land use regulations that support policy goals of the plan and provide for more streamlined and transparent processes and regulations.
- The purpose of the UDO is to provide for development regulations for new development and subdivisions and provides zoning regulations that specify permitted uses, building setbacks, architectural/aesthetic requirements, landscape and buffering, signage and other development requirements for all property within the Town's planning jurisdiction.
- The project is expected to kickoff in June 2020 and last approximately 18 months.
- \$75,000 is included in the current FY 2019-20 budget, with the remainder of the contract to be funded in the FY 2020-21 budget.
- Stantec is recommended as the preferred consulting firm selected through a Request for Proposals (RFP) process.

Background:

- The RFP for the UDO was developed and reviewed by a multi-departmental committee.
- Eight proposals were submitted and interviews conducted with the top ranked teams.
- The consultant proposals were ranked on a number of criteria, including the consulting teams' relevant experience, proposed project strategy, and ordinance creation skills demonstrated in work samples.
- Stantec partnered with the Irvin Law Group and brings a wealth of experience in writing ordinances for municipalities across the state of North Carolina and beyond.
- Stantec has a familiarity with state laws, experience working on similar projects in similarly situated municipalities (i.e. similar size and growth rates), a deep bench of professionals with experience in a wide range of development fields such as architecture, land use planning, engineering, landscape architecture, and land use law.

- In addition, Stantec offers individuals highly skilled in project management, effective public engagement, graphic design, and document creation.

Funding Source(s):

Planning & Zoning Operating Budget (10-417 12.03)

Attachment(s):

1. UDO final scope of work 5.5.20
2. Stantec TOHS Contract for UDO Town Council Version

Attachment A: Scope of Work

General Understanding

We understand that the current Unified Development Ordinance (UDO) was adopted in 2002 and has been updated over the years through various amendments published in 22 supplements. The Town is seeking to modernize the Unified Development Ordinance to provide regulations that are compatible with the recently adopted character-based Land Use & Character Plan (Section 1 of Vision Holly Springs Comprehensive Plan), to provide full compliance with state enabling statute changes (Chapter 160D) as well as to address significant challenges and limitations including, but not limited to the following:

- Awkward and confusing format and structure
- Redundant review procedures and requirements
- Base zoning districts designed to support the continuation of a suburban design model (in conflict with adopted plan)
- Lack of user-friendliness, including sufficient and updated graphics, illustrations, and tables
- Multiple means of compliance allow flexibility, but cause lack of clarity of intent and excessive administrative work (extensive allowances for waivers/alternate compliance)
- Processes are maintained in a separate Development Procedures Manual
- Legal compliance uncertainty regarding infrastructure and emerging technology

The UDO will include, at a minimum, all chapters covered by the current UDO and Development Procedures Manual.

Task 1 Engagement

Engagement is a critical part of our team's workflow and is woven throughout each task. Because of existing worldwide conditions around Covid-19, we have planned a number of these tasks to be conducted virtually via video conferences and webinars as well as interactive surveys/online websites and have accommodations for some later engagement elements to be completed in person.

- 1.1 Town Project Management Team Kickoff and Interviews:** We will conduct online video conferencing with the Town's project team to kickoff the project and begin our project scoping and issue identification. During this kickoff, we will formalize the documents to be reviewed and the stakeholders with whom we need to engage. This session will occur prior to conducting our review and critique of the current Unified Development Ordinance.

1.2 Public Engagement Plan: We will develop and implement a detailed community engagement plan that creates a process for broad community input as well as targeted stakeholder involvement and feedback for technical industry-specific aspects of the plan. Following the kickoff, we will prepare a Public Engagement Plan. This plan will include the following elements:

- Identification of stakeholders per section of the UDO
- Inclusive engagement strategies and activities
- Timeline for engagement activities and desired type of feedback at project checkpoints or milestones (visioning, validating, etc.)
- Communication methods for sharing information with Town residents and development community
- Strategy for effective and consistent messaging across platforms and messengers
- Web resources and platform to be used for the project: The Town has Publicinput.com available for use as a part of this project; however, other platforms and opportunities are welcome. We will provide content for posting on this platform.

1.3 Stakeholder Interviews: We will lead up to 15 one-hour stakeholder meetings and interviews over a two-day period using video conferencing. These sessions typically consist of detailed, one-on-one discussions or focus group meetings with key Town staff and stakeholders such as developers, builders, design consultants, appointed officials (e.g., Planning Boards, Boards of Adjustment) and interest groups such as homebuilder and developer groups, neighborhood organizations and others as identified by the consultant team and staff. We also recommend that some time blocks be opened to members of the general public who wish to sign up and participate. To maximize conversation over a virtual platform, please limit participation in any meeting less than 10 people. Meetings will be scheduled and coordinated by Town staff, using the Town's video conferencing software.

1.4 Draft Review Sessions with UDO Review Committee (4 in-person and 8 video conference meetings):

We will facilitate the review of the submitted draft with the UDO Committee that is comprised of 12-16 people that may include the following subject to appointment: staff, Planning Board members, Town Council members (max of 2), other developer/designer representatives if not represented on Planning Board. During these sessions we will assume that the participants have read the submitted material and are ready to participate. We will answer questions on a section by section basis and collect all feedback. At least one

session should be reserved for the review of the draft map changes. Our legal counsel will be available to participate in up to two video conference sessions.

1.5 Site-Specific Code Analysis: We will prepare plans/models for up to four sites in different contexts to illustrate the development potential of properties under the proposed code. We anticipate these site studies to include the following (subject to final determination by mutual agreement):

- Typical residential neighborhood up to 40 acres
- Mixed-use block
- Retrofit of suburban commercial site
- Infill housing – 5-10 acre site surrounded by existing neighborhoods

1.6 Interim Draft Stakeholder Work Sessions (4 in-person plus an evening public workshop over a two-day period): Much like the stakeholder interviews, the interim draft work sessions will consist of detailed one-on-one discussions with stakeholders such as developer groups, neighborhood organizations and others as identified by the consultant team and administrative working group. These meetings can be conducted very efficiently over a two-day period or be spaced out according to scheduling needs of desired stakeholders and participants. At least one of these sessions could include an open public workshop to solicit input from the general public.

1.7 Preliminary Draft Work Session: After the preliminary draft has been submitted, we will meet with the UDO Review Committee as appropriate to review the draft. During this same trip, we will meet with the Town Council and any other boards and commissions requested in a joint workshop to highlight the key features of the revised/new regulations and to answer any questions concerning the preliminary draft.

1.8 Public Hearings & Adoption Meetings: We will attend up to two public meetings pertaining to the ordinance rewrites if requested by the Town. Additional meeting attendance is available as an optional service subject to time and materials in accordance with the attached rate table.

TASK 1 DELIVERABLES:

- *Public Engagement Plan;*
- *Four (4) site-specific studies;*
- *Presentation materials for draft work sessions*
- *Summaries or minutes for all interviews and meetings*

TASK 1 MEETINGS/PRESENTATIONS:

- *Project Kickoff;*
- *Stakeholder Interviews (15 one-hour meetings over 2-day period);*
- *Draft Review Work Sessions (4 in-person & 12 video conference);*
- *Interim Stakeholder Presentations (4 plus an evening public workshop)*
- *Preliminary Draft Town Council Work Session*
- *Public Hearing and Adoption Meeting(s) (2)*

Task 2 Reconnaissance & Issue Identification Analysis

2.1 Comprehensive Plan Document Review: We will review the Vision Holly Springs Comprehensive Plan to determine categories of necessary updates to the UDO so that the regulations of the UDO implement the vision and goals of the Land Use & Character Plan. We will produce a concise interim report, likely in table form, of the necessary changes to the UDO to gain consistency with the Comprehensive Plan.

2.2 UDO and Related Document Review: We will review and critique all relevant documents from the Town and supporting organizations. Specifically, we will identify issues around:

- Ease of use
- Consistency with other policies and regulations (Comprehensive Plan, Town Code, Development Procedures Manual, Engineering Design & Construction Standards, etc.)
- Legal compliance with all applicable federal and state laws – including NCGS 160D compliance and interim changes to be processed by staff (if needed)
- Current administration and enforcement procedures, both written and unwritten
- Patterns of conditions in special use permit/conditional district approvals

2.3 Issue Identification Analysis: The Issue Identification Analysis will be a comprehensive review of deficiencies or areas recommended for improvement within the code in order to meet legal requirements as well as town vision and policy goals. The Analysis will identify major concerns and areas of consensus. Issues requiring further discussion and input will also be identified in the memorandum, which will be delivered to Town staff for distribution to various boards and commissions along with stakeholders. We will

produce a comprehensive itemized report (in table/matrix form) detailing each of the items in need of improvement as well as proposed strategies/recommendations to address each of the deficiencies.

2.4 Presentation of Findings: We will make a presentation of the Issue Identification Analysis to the administrative working group and the town council (as appropriate) that highlights key findings of the review and critique, provides recommendations on what elements of the Ordinance should be amended, and provides a brief description of revisions envisioned. We will also make recommendations on implementation of process updates prior to roll-out of full UDO in order to comply with the NCGS 160D updates effective January 1, 2021. This will be an in-person presentation.

TASK 2 DELIVERABLES:

- *Comprehensive plan document review;*
- *Issue identification analysis*

TASK 2 MEETINGS/PRESENTATIONS:

- *Presentation of findings (in-person)*

Task 3 Code Drafting & Map Preparation

3.1 Proposed Annotated Outline and Style Guide: We will create an Annotated Outline to make changes to the ordinance. The outline will compare and consolidate the processes, procedures, standards, language, and definitions of the various code provisions. It will also identify new provisions and/or recommend modifications to existing provisions. A standard format will be recommended for preparing the ordinance, including size and location of graphics and a numbering system.

3.2 Interim Revisions for 160D Compliance [Optional Task]: We will prepare recommended changes to the existing UDO in Microsoft Word format (with tracked changes) to conform to the requirements of Chapter 160D of the NC General Statutes no later than January 1, 2021, or by the date required by the state legislature, if extended.

3.3 Preliminary Revised UDO Draft (By Chapters): We will prepare a draft of the UDO consistent with the annotated outline in Microsoft Word format to permit changes and revisions to be tracked by the staff. This draft will include editor's notes and key internal and external references. It will recognize the Town's current,

design-based approach to creating a visually appealing community using a similar attention to graphic design and layout. We typically deliver the draft of the UDO as individual chapters or as a series of modules (e.g., Use Provisions, Administration, Design Standards). The content of these modules is dependent on the scope of the final proposed changes noted in the Annotated Outline.

The final document will be laid out using InDesign and will be visually appealing and easy for the public and development professionals to understand. We will prepare up to 20 new graphics and may use other previously created graphics edited for use in this document. The document will be able to be used both digitally and in paper form and will be:

- Concise, clearly organized and communicate clear development standards both graphically and with accompanying text
- Easy to navigate for different user groups with the most important information summarized at the beginning of each chapter
- Concise by reducing duplicate language and utilizing internal cross references
- Design-based with a strong focus on walkability and spaces experienced by people
- Clear by defining all appropriate terms
- Forward-thinking by including “out of the box” practices to reach the Town’s desired policy goals

Our legal counsel will do one full review of the document for statutory compliance.

3.4 Interim Draft Revisions: We will receive up to two (2) rounds of comments on each chapter based on staff feedback provided as a consolidated set of requested edits.

3.5 Pre-Final Draft of UDO: Revisions and modifications will be made as appropriate based on feedback received during the final work session. We will provide digital files (including an “Internet-ready” version) of the final draft to the Town.

3.6 Zoning Map Change Methodology: We will prepare a methodology for modifying the Zoning Map. The methodology will divide all proposed changes into those that are merely translations from one similar district to another and ones that are pro-active rezonings based on the Comprehensive Plan.

3.7 Zoning Map Amendments: We will prepare a feature class in ArcGIS 10.6 or later that is inclusive of the proposed map changes consistent with current zoning map conventions. Following preparation of this preliminary draft, we will transmit all digital files to the Town for any additional changes.

3.8 Final Document: We will provide the final UDO as a packaged Adobe InDesign file with all fonts, graphics, and document layout. This InDesign file and associated graphics can then be transmitted to MuniCode for translation into their online format.

TASK 3 DELIVERABLES:

- *Annotated Outline and Style Guide;*
- *Preliminary Draft of each Chapter;*
- *Revised Drafts of each Chapter;*
- *Complete UDO Document;*
- *Zoning Map Change Methodology;*
- *Zoning Map ArcGIS Coverage*

TASK 3 MEETINGS/PRESENTATIONS:

- *See Tasks 1 and 4*

Task 4 Optional Tasks

4.1 On-Call Planning and Design Assistance: We can provide additional services on a time and materials basis in accordance with the Rate Table in Attachment C. Such services may include, but are not limited to staff/board trainings, assistance with plan reviews (particularly of the first few applications under the new ordinance), and additional amendments as appropriate. We can meet with applicants prior to or following plan submittal, prepare independent plan reviews, attend staff technical meetings, and make presentations to the Planning Board or Town Council as needed.

4.2 Additional Document Preparation: In order to permit a wide dissemination of the information, we can assist (as necessary) in the creation of additional resources. Not knowing the scope and breadth of each document at this time, we propose to provide these on a time and materials basis in accordance with the Rate Table in Attachment C. Such document may include, but are not limited to:

- Additional site-based studies that apply the proposed regulations using a market-based program
- Zoning Handbook/quick users guide
- Handouts/Tool Kits for various regulations

- Infill Guidelines
- Homeowners Guide for additions, fences, and accessory structures
- Landscape Maintenance Guide
- Setback Guide

Attachment B: Project Fees and Expenses

The work outlined above will be done for a Lump Sum fee of **One Hundred Ninety-Seven Thousand, One Hundred Dollars (\$197,100)** inclusive of reimbursable expenses. Invoices will be issued monthly in accordance with the percentage of work completed by Task.

Base Services

Task 1: Engagement	\$ 36,500
Task 2: Reconnaissance & Issue Identification Analysis	\$ 37,100
Task 3: Code Drafting and Map Preparation	\$117,700
<u>Expenses (e.g., travel, printing)</u>	<u>\$ 5,800</u>
Total Project Fee	\$197,100

Optional Items:

Task 3.2 160D Interim Revisions	\$3,600
Adobe Cloud Management of Hosted PDF	\$3,000

Additional On-Site Meetings for the Project Manager and/or other members of the team will be Billed on a Time and Expense Bases and are estimated at \$2,100 per day.

Fee Breakdown by Subtask (For Illustrative Purposes – Invoicing Shall be by Primary Task):

TASK	Total Fee	Total Hours
Task 1: Engagement		
Task 1.1 Town Project Management Team Kickoff and Interviews	\$1,200	6
Task 1.2 Public Engagement Plan	\$400	13
Task 1.3 Stakeholder Interviews	\$8,900	66
Task 1.4 Draft Review Sessions with UDO Committee	\$7,900	50
Task 1.5 Site-Specific Code Analysis	\$5,700	40
Task 1.6 Interim Draft Stakeholder Work Sessions	\$5,600	34
Task 1.7 Preliminary Draft Work Session	\$3,000	18
Task 1.8 Public Hearings & Adoption Meetings	\$3,800	18
SUBTOTAL - PHASE 1	\$36,500	245
Task 2: Reconnaissance and Issue identification Analysis		
Task 2.1 Comprehensive Plan Document Review	\$4,600	32
Task 2.2 UDO and Related Document Review	\$11,200	74
Task 2.3 Issue Identification Analysis	\$13,900	80
Task 2.4 Presentation of Findings	\$7,400	62
SUBTOTAL - PHASE 2	\$37,100	248
Task 3: Code Drafting and Map Preparation		
Task 3.1 Proposed Annotated Outline and Style Guide	\$3,600	24
Task 3.2 Interim Revisions for 160D Compliance [Optional]	\$0	0
Task 3.3 Preliminary Revised UDO Draft	\$80,500	544
Task 3.4 Interim Draft Revisions	\$12,700	96
Task 3.5 Pre-Final Draft of UDO	\$6,400	48
Task 3.6 Zoning Map Change Methodology	\$4,000	70
Task 3.7 Zoning Map Amendments	\$6,400	72
Task 3.8 Final Document	\$4,100	34
SUBTOTAL - PHASE 3	\$117,700	888
TOTAL LUMP SUM FEE	\$191,300	
Estimated Expenses	\$5,800	
Estimated Total with Expenses	\$197,100	

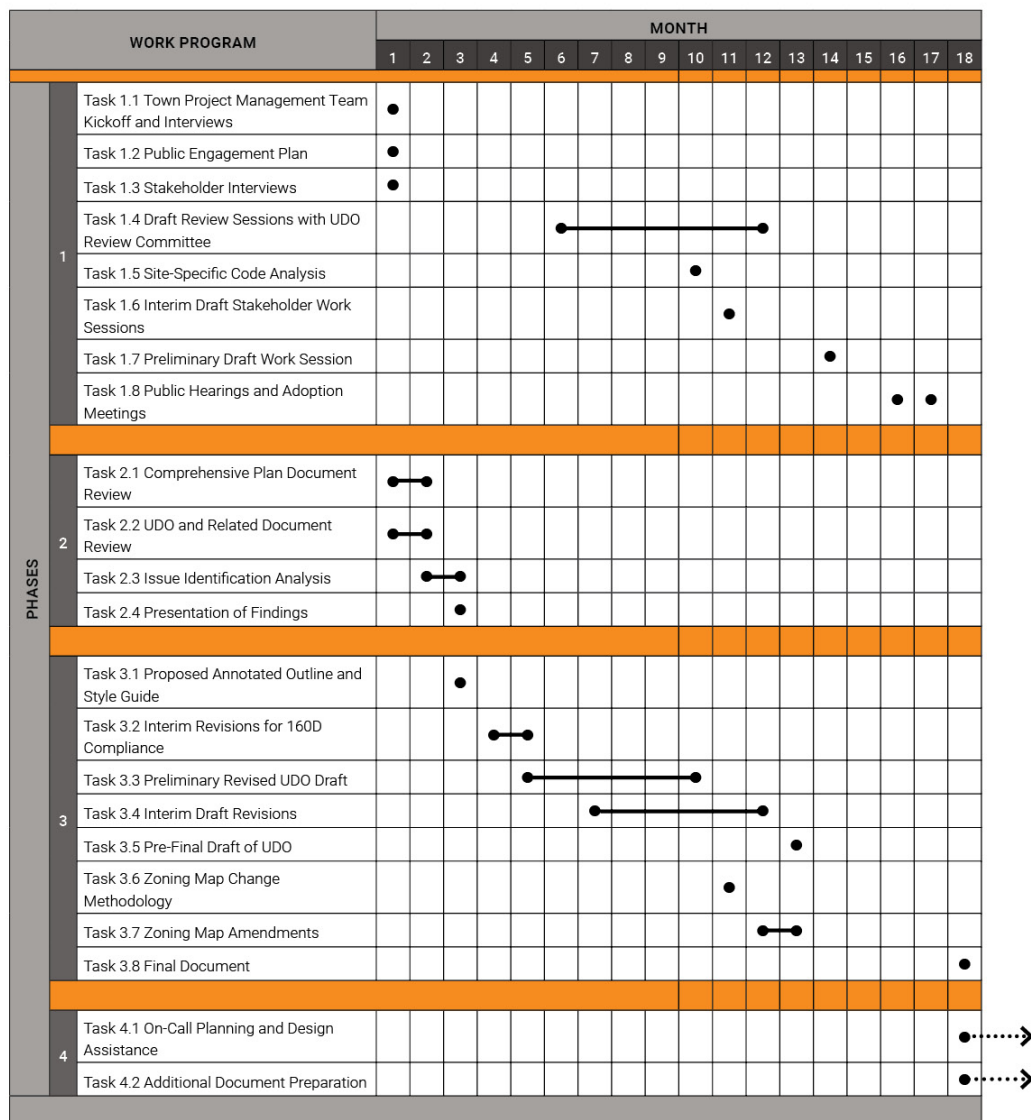
Attachment C: Rate Table (2020)

The rate table below shall apply for the project duration through December 2021.

Billing Level	Rate	Position Description
Level 3	92.00	Administrative Support
Level 4	103.00	
Level 5	111.00	
Level 6	115.00	
Level 7	122.00	Project Designers
Level 8	127.00	
Level 9	137.00	
Level 10	143.00	
Level 11	154.00	Project Managers
Level 12	158.00	
Level 13	167.00	
Level 14	173.00	
Level 15	191.00	Principals/Senior Advisors
Level 16	219.00	

Attachment D: Project Schedule

The schedule below is for illustrative purposes but defines a general timeline for our work and the expectations for various public review periods. The schedule will be revisited by the Stantec and the Client at regular intervals.



Attachment E: Client Responsibilities

Throughout the project, the Client will be responsible for the following items:

- As every project represents a close working relationship between the Client and Stantec, it is expected that the Client will provide clear, accurate, and timely feedback to all submitted information and well as provide a consistent vision. Additionally, the Client will share all relevant local knowledge and pertinent information about the project and the community.
- The Client will provide all applicable information including relevant plans, appraisals, digital geo-spatial information including LIDAR data, and other information pertinent to the project. Additionally, as available, the location, capacity, and availability of electric, communications, water, and sewer utilities will be obtained by the Client. This information will be utilized to determine overall constructability and right-of-way impacts of alternative solutions. Any additional data required to be produced or collected (e.g., surveys, wetlands delineation, traffic studies) not in the present scope of work but otherwise authorized by the Client will be invoiced on a time and materials basis or as a lump sum change order, as appropriate.
- All public outreach, public relations, and meeting coordination will be coordinated directly by the Client.
- Unless otherwise called for in this contract, the Client will serve as the public liaison for all inquiries and interactions with the general public, the media, and local authorities. If requested, Consultant will provide media releases, respond to email and phone inquiries, and consent to media interviews. All such interactions will be coordinated through the Client unless otherwise directed by the Client.
- **No Surprises:** Consultant and the Client agree to be forthcoming with all relevant information that may impact the project, its deliverables, public presentations, the schedule, or any external project communications to avoid unnecessary surprises, embarrassment, or public confusion on each other's behalf.



THIS AGREEMENT dated ____ of May, 2020, between the Town of Holly Springs, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and Stantec Consulting Services, Inc. (herein after called the "Contractor")

Town hereby desires to enter into a contract for services with the Contractor and the Contractor agrees to enter into this contract and perform the Services as set forth below, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF CONTRACTOR

The services of the Contractor shall be performed in the manner as described in Exhibit A (the "Proposal") as attached hereto and incorporated by reference. Contractor agrees to employ such personnel as may be needed to deliver services in the manner and time prescribed herein. Such personnel shall be employees of the Contractor, said Contractor being an independent contractor of the Town. The parties acknowledge the ongoing COVID-19 pandemic and agree that the Contract Price does not include any schedule or cost impact that may occur as a result thereof. To the extent that there are cost or schedule impacts resulting from the COVID-19 pandemic, the Contractor and the Town will prepare a change order by mutual consent that reflects the actual cost increase incurred by the Contractor as a result of any government-issued declaration of emergency.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities to the Contractor and shall not impede the work of the Contractor except as necessary. Any additional Town responsibilities shall be listed in Exhibit A.

PAYMENT

The Town shall pay the Contractor the contract sum of in the following manner:

1. A Lump Sum amount payable monthly based on the percentage of work completed by task as described in Attachment A in accordance with the fee schedule in Attachment B.
2. Additional services, if requested in writing by the Town will be paid on the basis of Time and/or Materials as described in Exhibit C.
3. Contractor shall be limited to billing no more than \$75,000 prior to July 1, 2020.

Comment [JS1]: Verifying that A lump sum payment at the end is OK.

CONTRACT FOR SERVICES

TIME FOR RENDERING SERVICES

The times for rendering the services are set forth in Attachment D or as otherwise set forth below:

Substantial completion date is expected in October, 2021

GENERAL CONSIDERATIONS

1. Standards of Performance

- 1.1. The standard of care for all services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of Contractor's profession practicing under similar circumstances at the same time and in the same locality.
- 1.2. Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.
- 1.3. Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation.
- 1.4. Contractor is an independent contractor of the Town. The Town and the Contractor mutually agree to indemnify and hold harmless each party from any claims of negligence brought forth. Contractor is familiar with the property and its condition.

2. Termination

- 2.1. The mutual obligations of the Parties contained in this Agreement may be terminated:
 - 2.1.1. For cause by either party upon 30 days written notice in the event of a failure by the other party to perform in accordance with the terms hereof.
 - 2.1.2 Upon Mutual Agreement.

3. Controlling Law

- 3.1. This Agreement is to be governed by the law of the State in which the project is located.
- 3.2. Venue and jurisdiction are proper in the 10th Judicial District of North Carolina (Wake County).

4. Notices

4.1. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address below, or given personally, or by regular, registered or certified mail postage prepaid, or by a commercial courier service, as well as by email. All notices shall be effective upon the date of the receipt.

4.1.1. For the Town:

Randy Harrington, Town Manager
PO Box 8
Holly Springs, NC 27540
(919) 552-6221
Randy.harrington@hollyspringsnc.us

For the Contractor:

Craig Lewis, Principal
Stantec Consulting Services, Inc.
2127 Ayrley Town Blvd, Suite 300
Charlotte, NC 28273
(704) 609-9841
craig.lewis@stantec.com

5. Severability

5.1. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6. Waiver

6.1. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

7. Attorney's Fees

7.1. In the event of a breach of this agreement, the substantially prevailing party shall be entitled to an award of reasonable attorney's fees and costs relating to compelling performance under this agreement.

8. INSURANCE & INDENMIFICATION REQUIREMENT

8.1 Contractor shall provide general liability insurance for a minimum of \$3,000,000 per occurrence, \$5,000,000 aggregate for the complete term of the contract. Additionally, the Contractor shall supply workman's compensation insurance coverage to all employees within the statutory limits. Contractor shall supply proof of coverage to the Town within 10 days of execution of this contract and

shall list "Town of Holly Springs" as additional insured to all general liability policies for the duration of the contract term. A certificate of insurance shall be attached hereto as Exhibit B.

8.2 The Contractor agrees to indemnify and hold the Town and its officers, and employees harmless (but not defend) from and against any and all losses, damages, settlements, costs, professional fees, or other expenses or liabilities arising out of or relating to any and all obligations, actions, proceedings, to the extent caused by the negligent performance hereof.

9. E-Verify.

9.1 Contractor hereby agrees to comply with N.C.G.S. § 64-25, et. seq. regardless of Contractor's status as an independent contractor and not an employee with the Town. The E-Verify Affidavit shall be attached hereto as Exhibit C.

10. **Prohibition against sex offenders.** Vendor is being granted access to the Town's park system and/or town facilities (collectively "Facility") during hours of operation. Vendor hereby agrees that it shall not employ or otherwise allow to perform any aspect of the Contract any person who is a registered sex offender for any scope of work requiring such employee or contractor of the vendor to access any area of the Facility. Vendor shall have an affirmative duty to ensure compliance with this section by checking the state and national registry for sex offenders against any employee, agent, contractor, subcontractor, officer, director, or any person that shall in any way perform under this contract. Vendor shall check the registry initially and periodically during the term of the Contract as often as necessary to ensure compliance with this section at all times. Vendor additionally agrees to indemnify and hold the Town harmless for any act or omission that may arise out of the operation of the Contract, the ACP, or any parole agreement among the parties that arise from, directly or indirectly, the Vendor's failure to ensure compliance with this section. This indemnification includes a duty to provide a legal defense.

11. **Limit of Liability.** The total amount of all claims the Town may have against the Contractor under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees or \$400,000 (for claims of breach of contract, negligent misrepresentation, or professional liability; and limited to any applicable insurance coverage for any negligence, general liability, or willful misconduct claims). As the Town's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against the Contractor and not against any of the Contractor's employees, officers or directors, absent willful gross negligence on behalf of the aforementioned. Neither the Town nor the Contractor shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance of the services on this Project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

12, **Dispute Resolution:** In addition to and prior to litigation, the parties shall endeavor to settle disputes first by negotiation between the parties, and, if negotiation is unsuccessful, then by non-binding mediation. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of repose or limitations.

Comment [JS2]: Not trying to over complicate things here, but for regular breach of contract and any claims that you wrote a really bad code and cost the town a lot of money, we are ok with limiting the liability. If one of your employees came here and went crazy and, God forbid, went on a killing spree, that is when the town would not want to limit its recovery. That is what the \$5 million in insurance coverage is for.

13.

Deliverables.

The deliverables are described in Attachment A, and shall be provided to the Town in MS Word or other fully editable format.

Comment [JS3]: Need to discuss what the deliverables are. Can you propose some language here.

14.

Non Appropriations:

NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE. THIS AGREEMENT SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE TOWN TO MAKE ANY PAYMENTS BEYOND THOSE APPROPRIATED IN THE SOLE DISCRETION OF THE TOWN FOR ANY FISCAL YEAR IN WHICH THIS AGREEMENT IS IN EFFECT; PROVIDED, HOWEVER, THAT ANY FAILURE OR REFUSAL BY THE TOWN TO APPROPRIATE FUNDS WHICH RESULTS IN THE FAILURE BY THE TOWN TO MAKE ANY PAYMENT COMING DUE HEREUNDER WILL IN NO WAY OBLIATE THE OCCURRENCE OF THE EVENT OF DEFAULT RESULTING FROM SUCH NONPAYMENT. NO DEFICIENCY JUDGMENT MAY BE RENDERED AGAINST THE TOWN IN ANY ACTION FOR BREACH OF A CONTRACTUAL OBLIGATION UNDER THIS AGREEMENT AND THE TAXING POWER OF THE TOWN IS NOT AND MAY NOT BE PLEDGED DIRECTLY OR INDIRECTLY OR CONTINGENTLY TO SECURE ANY MONEYS DUE UNDER THIS AGREEMENT.

14.

Exhibit List. The following documents shall be attached hereto and incorporated by reference.

Exhibit A – Proposal and Scope of Work, which includes the following attachments, each of which are incorporated by reference to this Contract:

Attachment A: Scope of Work

Attachment B: Project Fees And Expenses

Attachment C: Rate Table

Attachment D: Project Schedule

Attachment E: Client Responsibilities

Exhibit B – Contractor’s Certification of Insurance listing Town as additional insured

Exhibit C – E-Verify Affidavit

CONTRACT FOR SERVICES

[Signature Page Follows]

TOWN OF HOLLY SPRINGS

BY: _____
Randy J. Harrington, Town Manager

WITNESS:

Town Clerk

CONTRACTOR:

Signature _____
Name: _____
Title: _____

WITNESS:

Title: _____

Approved as to form:

Town Attorney

This instrument has been pre-audited in the manner
Prescribed by the Local Government Budget and Fiscal
Control Act

Director of Finance

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)
)

AFFIDAVIT OF CONTRACTOR'S
COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of _____ (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).
3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - a. YES _____, or
 - b. NO _____
4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

This ____ day of _____, 2013.

Signature of Affiant

Print or Type Name: _____

State of North Carolina

County of _____

Signed and sworn to (or affirmed) before me, this the _____

day of _____, 20__.

My Commission Expires:

CONTRACT FOR SERVICES

Notary Public

(Affix Official/Notarial Seal)



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

New Business

Title: Consideration of Non-profit Grants to Support COVID-19 Relief Efforts

Strategic Priority Area: Safe & Friendly

Staff Resource: Randy Harrington, Town Manager

Action(s):

Authorize the Town Manager to enter into the following COVID-19 relief grant contracts as determined by Council for the following amounts:

- _____
- _____

Explanation:

- Impacts from COVID-19 have resulted in significant reductions in business activity and increased unemployment. This has led to the inability for many residents to pay for basic living necessities such as housing, food, and utilities.
- At their May 5, 2020 meeting, Council awarded \$10,000 to Western Wake Crisis Ministry and deferred the decision on other grants to this meeting in order for other organizations to present a formal request for funds.
- Council has received formal requests from the Holly Springs Food Cupboard and Western Regional Food Security Action Group.
- The Council can consider any restrictions on use of the funds by the agencies, and it is recommended that any receiving agencies be required to report to the Town on how the funds were used.

Background:

- Council has a history of granting funds to non-profit agencies to support community agencies and groups, advance public governmental interests, or fund a community service not provided by the town.
- On April 21, 2020 Council granted \$15,000 to the Chamber Foundation to support COVID-19 small business support and recovery, using reallocated Economic Development funds.
- At their May 5, 2020 meeting, Council awarded \$10,000 to Western Wake Crisis Ministry
- Of the \$16,000 identified, available funds noted at the May 5, 2020 Council meeting, \$6,000 remains available in the Special Program Contributions budget for additional grants.

Funding Source(s):

Town Clerk Operating Budget 10 412.14 82.01

Attachment(s):

1. Food Cupboard Letter to Holly Springs Town Council 6 May 2020

Town Council Business Meeting
May 19, 2020

2. HollySpringsRequest from Western Human Services Center



PO Box 268
Holly Springs, NC 27540
<http://www.hsfoodcupboard.org>
EIN: 27-2859804

May 6, 2020

Randy Harrington
Town Manager
Holly Spring, NC 27540

Greetings,

Thanks, so much for all the ways that the Town of Holly Springs supports the Holly Springs Food Cupboard. I am reaching out through you to the members of the Holly Springs Town Council concerning our current need for funds during the COVID19 pandemic. The all-volunteer Holly Springs Food Cupboard remains open for drive-through distribution and deliveries. In April we served 243 families – a 56% increase over April 2019. We also distribute track-out bags to students who are at home all day due to school closures. The COVID19 pandemic has necessitated us having the Cupboard professionally cleaned weekly costing us an additional \$500 per month. In the past this was done by volunteers. Our sources for protein donations have disappeared and we are purchasing meat at the now higher prices due to shortages. (One price quote today was for over \$500 for enough meat for one package to each family that will cover one week's distribution.) Our community has been very generous with donations of food and funds; however, the need is great. Please consider an additional grant to the Holly Springs Food Cupboard during this unprecedented time.

Monetary donations allow us to purchase needed food to meet the increased demand. The HSFC is a non-profit 501(c)(3), tax-exempt organization tax ID # 27-2859804.

We appreciate your support.

Blessings,

A handwritten signature in black ink that reads "Pat Haggard".

Pat Haggard
Executive Director
Holly Springs Food Cupboard

To Town Manager, Randy Harrington and Holly Springs Town Council:

As news about the Coronavirus pandemic spread across the world and across Wake County and schools began to close, the Western Human Services Center (WHSC) convened the Western Regional Community Advocacy Committee's (WR CAC) Food Security Action Group to devise a plan to serve children and their families in our most vulnerable communities. These are the children who receive free or reduced lunch in school and free meals during the summer by the Western Regional CAC Summer Meals Partnership (Partnership) through the NC Summer Food Program for the last 3 years.

After determining the State Food and Nutrition Department reduced restrictions and operationalized the Summer Food Program to go into effect immediately, the Partnership went into action. We pull together our WR CAC Partners, including Wake County, municipalities and faith and local business leaders to work together toward accomplishing our goal of having no child hungry in our Region (Apex, Cary, Morrisville) and beyond to Holly Springs.

To date, the Western Regional CAC Food Security Action Group under the leadership of our Chair, Pastor Stephanie Workman at Kirk of Kildaire Presbyterian Church, Karen H. Morant, Director, WHSC and our food vendor Boston Market, we have set up 17 meal sites serving curbside, approximately 9000 meals just this past week. The Holly Springs site has been up and running for over 8 weeks and on average serves approximately 230 meals a night which equals more than 6000k meals to date, helping our families and seniors. The growing need has led us to deliver meals for adults with the help of local restaurants, the Interfaith Food Shuttle, Food Bank of Central and Eastern NC, periodically giving shelf staple food along with other small contributors. Councilwoman Christine Kelly, deliver meals to seniors living in Holly Springs helping to expand our reach.

We don't know how long this virus will last but we know our restaurants cannot last without financial assistance with help for food and supplies. Currently we are requesting donation from the community to continue delivering meals to our adults, especially our senior neighbors. We are requesting the involvement of the Town of Holly Springs and the Town Council to assist with our funding efforts so that we can continue making food available to those in need in the Holly Springs area. Please contact Karen H. Morant by email at kmorant@wakegov.com, by phone at 919-463-8569 or go to our website at westernregionfoodsecurity.com, to make donations. Thank you in advance for your consideration to join our collective approach to ensure food security for all our neighbors, including the ones in the Holly Springs area. Thank you for your consideration.

*'We are partnering for healthy and safe families and communities in the Western Region
(Apex, Cary, Morrisville and surrounding areas).'*

In Partnership,
WR CAC