



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, July 25, 2023**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. June 27th, 2023

7. Town Council Meeting Representative

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

9. Zone Map Change Petitions

- a. Symphonia Rezoning 22-REZ-10

10. Other Business

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

11. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, June 27, 2023 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on June 27, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager
Tom Covington, Development Review Engineer
Matt Beard, Plan Reviewer III, Parks and Rec
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Courtney Patterson
Ernie Carpico
Joanna Holder
Josh Prizer
Van Crandall
Thomas Urquhart

Members Absent: Rick Madoni, Vice-Chair
Roger Bess

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

Agenda Item #6: Minutes

a. *May 23, 2023 Minutes*

Motion:

Motion to approve the May 23, 2023 Minutes.

Motion by: Mr Urquhart

Second by: Ms. Holder

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

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
July 18: Ms. Holder

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Zone Map Change Petitions

a. Cass Holt Crossing Rezoning 22-REZ-15

Staff reviewed the report with the Board.

Mr. Deshazor asked if Cass Holt will be widened?

Mr. Carpico asked what will trigger Honeycutt and Cass Holt to be signalized?

Mr Urquhart: regarding Public Park Space the applicant chose FIL rather than dedicated park space, did Staff decided this would be more advantageous rather than creating a dedicated park space? What is the amount of FIL?

Mr. Beard: Chapter 3 of our Comprehensive Development Plan Parks and Greenways Map, is used to decide if We want to go with FIL or Parkland Dedication.

Mr Crandall asked if the Parks and rec bond is not approved, what is the decisions to be made for this project?

Mr Beard believes the Town will still install a side path; it is not dependent on a Bond.

Mr Crandall asked about stub outs on the adjacent properties?

Applicant / Speaker:

Bill Daniel

William G. Daniel & Associates, P.A.
1150 SE Maynard Road, Suite 260,
Cary, NC, 27511

Mr. Daniel presents to the Board.

Mr Daniel answers Mr Carpico's question re: speaking with the abutting neighbors.

Ms. Holder shares her concern of density.

Mr Daniel confirms this project is proposing far less density than it will allow.

Ms. Patterson is concerned about schools and the quickly growing population.

Ms. Patterson asked how common is it for a property to develop on both sides of the road?

Ms. Holder shares her concern of Cass Holt Rd width and adding more traffic, and asks will the Town be widening Cass Holt?

Ms. Holder asked about lack of landscaping buffer on the thoroughfare.

Mr Crandall asked about Road lanes.

Mr Crandall and Mr Carpico ask about the side path.

Mr Crandall asks about dumpster location.

Mr Williams envisions individual containers.

The board agrees the proposed design is unique and fits well in this location.

Mr Deshazor asked if the 50' of street parking will support 2 vehicles.

Mr Williams explained the requirement of 50' is maximum for 25% of the lots.

Mr Deshazor asked if there was a plan B should the Bond not pass?

Mr Williams and Mr Beard confirmed the plan can stand on its own with or without the Bond.

Mr Crandall questions the timeline for the proposed project.

Mr Williams can't put a time frame to it .

Ms. Caines adds they will need to come back through as a Major Subdivision approval, through Planning Board and then Town Council and of course Construction Documents.

Motion:

Plan Consistency Statement: The requested zone map change from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood. The proposed Conditional Zoning District (CD) would provide a mix of housing options within a walkable, connected neighborhood that includes open spaces dispersed throughout the community.

Motion by: Ms. Patterson

Second by:

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

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-15 to change the zoning of 46.15 acres of Wake County PIN #0648310294 & 0648228106 from RR: Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District as submitted by Milestone Developments, LLC.

Motion by: Mr. Carpico

Second by: Mr. Prizer

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

Board Notes:

Appreciation of lower density, great design, and good use of the property. Other discussions were of side-path and bond.

Agenda Item #10: Other Business

a. Town Council Official Action Overview

- *Elliott Farm CD Rezoning – Tabled*
Due to concerns of traffic and road improvements – and cut out property
- *Duke Energy Training Center – Continued*
Additional time to work out sewer challenges

b. Committee Reports

LUAC

- July 11th Meeting Cancelled – Lack of Business
- August 1st Meeting - 2420 Avent Ferry Mixed-use

TAC: 7/10

- approved street tree list discussion
- Holly Fest Planning – October

*Alternate: Ms. Holder

Downtown Village District

- Mr Ryan presented DT Village District happenings to the Board
 - Advisory Committee mid-July
 - 3rd Open House – 8/26/23 AM – Cultural Center

c. Development Services Report

None

d. Other Business

None

Agenda Item #12: Adjournment

Motion:

Motion to adjourn.

Motion by: Mr. Prizer

Second by: Mr. Carpico

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

Time: 8:10

Nikki St. Pierre

Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Requests & Communications - PB

Title: Symphonia Rezoning 22-REZ-10

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny rezoning 22-REZ-10 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Town Council Legislative Public Hearing
- The Town has received a request to rezone 48.75 acres located off of Piney Grove Wilbon Rd. and Wade Nash Rd. from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District (CD).
- The Conditional Zoning District allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the Unified Development Ordinance (UDO).
- Conditional Zoning District proposals are required to demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- Proposed modified standards include reducing the minimum lot frontage requirement for a driveway onto the adjacent street from 60 feet to 40 feet for detached dwellings, an increased thoroughfare buffer width from 10 ft Type A buffer to 30 ft Type A buffer, an increase in maximum building height from 35 feet to 50 feet, and design standards for the homes.
- A proposed conceptual plan was provided with the rezoning request, which shows the PODs of the development. The Attached Dwellings POD is located on the northwest portion of the site with the Detached Dwellings POD encompassing the majority of the project.
- Open Space will be spread throughout the site with Active Recreation Areas, including the

clubhouse/pool/courts, near the northern portion of the site adjacent to the main roadways through the project.

Background:

- The property (PIN 0648809928) was added to the Extraterritorial Jurisdiction (ETJ) on January 17, 2006 and zoned R-30 Residential. R-30 was reassigned to RR Rural Residential with the effective date of the new UDO March 1, 2022.
- The remaining properties were added to the Extraterritorial Jurisdiction (ETJ) on June 17, 2016 and zoned R-30 Residential. R-30 was reassigned to RR Rural Residential with the effective date of the new UDO March 1, 2022.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ10_Symphonia_Manual
2. 22REZ10_Symphonia_Petition
3. 22REZ10_Symphonia_Plans
4. 22REZ10_Symphonia - PBStaffReport



SYMPHONIA

DEVELOPMENT & DESIGN MANUAL

A PLANNED COMMUNITY IN
HOLLY SPRINGS, NORTH CAROLINA
JUNE 30, 2023

SYMPHONIA

DEVELOPMENT & DESIGN MANUAL



SUBMITTED TO

THE TOWN OF HOLLY SPRINGS
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR

MARINA HOLLY SPRINGS, LLC
11010 Lake Grove Blvd
Morrisville, NC 27560

PROJECT TEAM



WITHERSRAVENEL
Master Planner | Civil Engineer
115 Mackenan Drive
Cary, NC 27511



MORNINGSTAR LAW GROUP
421 Fayetteville Street, Suite 530
Raleigh, NC 27601

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Note: All Diagrams, Plans, and Images identified in this document are conceptual in nature, are shown as examples to represent design intent only, and are subject to change.

AMENDMENTS

THIS PAGE INTENTIONALLY LEFT BLANK FOR FUTURE MANUAL AMENDMENTS.

ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS REPORT WILL DEFER TO THE CURRENT TOWN OF
HOLLY SPRINGS UNIFIED DEVELOPMENT
ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
SPECIFIC SECTION REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE
REFERENCED SECTION IS NO LONGER ADOPTED ORDINANCE.

1.1 DISTRICT

The Symphonia development includes a connected network of public spaces and complimentary residential building forms that will provide a diverse range of housing types and amenities.

1.2 PERMITTED USES

USES	NR
Residential Uses	
Attached Dwelling	P
Detached Dwelling	P
Recreational Uses	
Recreation facility, indoor	PS
Recreation facility, outdoor (<50 acres)	PS
Infrastructure Uses	
Infrastructure/Utilities (minor)	PS
Solar energy Systems - Small	A
Key: P - Permitted Use; PS - Permitted Use with Additional Standards; A - Accessory; SUP - Special Use permit CD - Conditional Zoning District only	

The permitted with additional standards refer back to UDO Section 3.3

Residential Accessory Structures and Uses will be permitted per UDO Section 3.4.2

2.1 DEVELOPMENT STANDARDS

The Development standards shall follow the Holly Springs UDO Development Standards (per the Town of Holly Springs Unified Development Ordinance dated July 19, 2022) except as listed below in the Development Standard Table. Development Standards

The base NR development standards shown in light blue below shall apply to the Symphonia development. Where a standard is not defined below, the development standards for the NR district in the UDO, found in Section 2.2.1 shall apply. *Indicates a deviation from the by-right standard as permitted by the CD and is shown in a different shade.

NR-CD Development Standards		
Development Density (N1)	UDO Standard	PROPOSED WITH CD
Maximum Gross Density (units/acre) *	5 by-right 8 with CD	3.12
Open Space and Conservation Area (N3)		
Tree Preservation Area *	20% Required	20.9% - 10.2 Acres
Active Recreation Area *	5% Required	5.7% - 2.79 Acres
Flexible / Common Open Space *	5% Required	8% - 3.94 Acres
Attached Dwelling Allocation (N4)		
Maximum Units*	50% with CD	50% Maximum
Lot Configuration		
Minimum Lot Area (sf)(CD1)		
Detached Dwellings (Standard Subdivision)(N2)	5000 sf	4800 sf
Attached Dwellings (N4)	None	None
Minimum Lot Width at the Setback Line (ft)		
Detached Dwellings*	26 ft	40 ft
Attached Dwellings	18 ft	18 ft
Minimum Lot Frontage at the Right-of-Way Line (ft) (N5)		
Attached Dwellings	18 ft	18 ft
Minimum Lot Frontage at the Right-of-Way for a Driveway (ft) (N7)(CD2)		
Front Load Detached Dwellings*	60 ft	40 ft
Building Placement		
Thoroughfare Setback (ft)*	25 ft	30 ft
Primary Building Setbacks (ft) (N8)		
Front Setback – Alley Loaded (minimum)	5 ft	5 ft
Front Setback – Front Loaded (minimum) *	20 ft max	20 ft
Side - Corner Setback (minimum)	5 ft	5 ft
Side - Interior Setback (minimum) (N10) 40' Lot*	5 ft	3 ft
Side - Interior Setback (minimum) (N10) 50' Lot*	5 ft	5 ft
Rear Setback (minimum)	20 ft	20 ft
Rear Setback from Alley Centerline (minimum)	15 ft	15 ft
Building Height		
Primary Structure(s) (maximum)*	35ft	50 ft

*Indicates a deviation from the by-right standard as permitted by the CD and is shown in a different shade.

NOTES - Development Standards Per Town of Holly Springs UDO	
N1	For individual lots or projects containing multiple districts, calculated based on the district in which a majority (50% of buildable area or greater) of the buildable area of a lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre
N2	Reference Chapter 8 Building, Site & Subdivision Lot Design Standards.
N3	Common open space and/or conversation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings.
N4	Reference uses in Chapter 3
N5	The lot frontage is measured along the front property line abutting a public street. Where no street exists and the lot fronts common open space, the frontage shall be measured along the lot abutting an private alley which shall gain access to and from a public street across
N6	The minimum shared easement width as measured at right-of-way
N7	For lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. For new lots or for lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N8	Residential dwellings in established neighborhoods may be eligible for a front setback reduction based on the building placement on adjacent lots. See Section 2.3.5. for allowances
N9	Not applicable to detached dwellings with front-loaded driveways. Exceptions may be granted by the Administrator to accommodate tree preservation area, steep topographic conditions, or similar environmental features.
N10	Attached dwelling units are allowed a 0-ft side setback where the unit shares a common wall with another dwelling unit.
N11	The building may be less than 5 ft or more than 20 ft from the right-of-way to avoid haphazard parking arrangements that may be disruptive to alley access.
N12	Accessory structures shall not exceed the height of the primary structure on the lot/ property

NOTES – CD Standards Proposed	
CD1	The minimum lot area for detached dwellings shall be 4,800 sf for lots with a 40' minimum lot width. Detached dwellings with a 50' minimum lot width will exceed 5,000 sf.
CD2	Cul-de-sac lots can have driveways when the frontage at the right of way is less than 40ft.
N3	Common open space and/or conversation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings.

TABLE OF PERMITTED VEHICLE PARKING LOCATIONS

CONTEXT	FRONT YARD RESTRICTED
Detached dwellings on lots less than 60 ft wide	Permitted

2.1 DESIGN STANDARDS

RESIDENTIAL BUILDING STANDARDS

- a All residential units shall follow the Holly Springs UDO Design Standards (per the Town of Holly Springs Unified Development Ordinance dated July 19, 2022). The residential units shall include the additional Architectural Standards as listed in the Table.
- b All garages shall be wired with 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
- c Accessory Dwelling Units are permitted within the project on single-family detached lots and shall meet the requirements of the UDO.
- d Of the total 140 lots, there shall be a maximum of twenty (20) 40 ft. wide detached dwelling lots which may be alley-loaded or front-loaded. The remaining detached dwelling lots shall be 50 ft. wide and may be alley-loaded or front-loaded.
- e Of the permitted detached dwelling lots, a maximum of twenty (20) shall have a minimum lot size of 4,800 square feet. The remaining permitted detached dwelling lots shall have a minimum lot size of 5,800 square feet.

Architectural Standards	Detached Units	Attached Units
Shutters or Window Trim Wrap (Front Facade Only)	R	R
Shutters or Window Trim Wrap (Side Facade with Public-Right-of-Way Frontage))	R	R
At Least One (1) Window on Side Elevation	R	R
Wood / Fiber Cement Siding	P	P
Brick, Cultured or Natural Stone	P	P
Vinyl Siding -Trim Elements Only (limited to 20% of total facade area)	P	P
On attached units the roof line cannot be a single mass: it must be broken up either horizontally and/or vertically between, at minimum, every other unit.	NA	R
Attached unit side elevations shall have trim around the windows	NA	R

3.1 OPEN SPACE, RECREATION, & PRESERVATION STANDARDS

On-Site Private Open Space

The Symphonia neighborhood will conserve open space/natural resources and create private (or semi-private) park spaces for passive and active recreational use.

The on-site private open space will follow the Holly Springs UDO for the NR District. The private open space is shown on the Symphonia plans.

Type	Required	Symphonia Plan
Tree Preservation Area	20%	20.9% (10.2 Acres)
Active Recreation Area	5%	5.7% (2.79 Acres)
Flexible Space	5%	8% (3.94 Acres)

**The Open Space Areas are to be confirmed during the development plan stage and shall meet the Town's UDO Requirements*

Active recreation areas may include, but are not limited to: a pocket park, swimming pool, tennis or pickleball courts, gazebo, picnic shelter, mail kiosk, seating areas, and tot lots.

3.2 LANDSCAPE BUFFERS

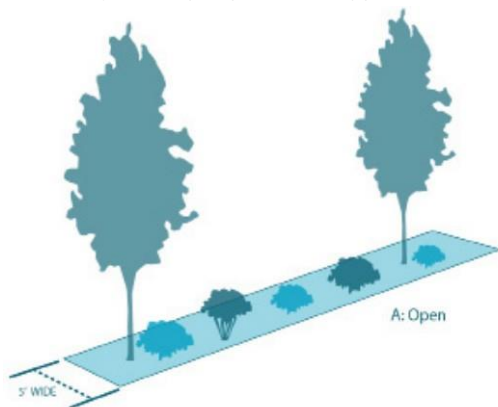
Thoroughfare Buffers and Perimeter Buffers

1. A 30-foot wide Type A Thoroughfare buffer shall be provided along Wade Nash Rd and Piney Grove-Wilbon Road
2. The perimeter buffer is 10 feet wide, classified as Type A

Note: Existing vegetation will be used to satisfy any perimeter buffer requirements

Type A Buffer

Type A: Open landscaping creates a pleasant visual experience but provides a minimal visual or sound barrier and is therefore intended for use on lots where the district of the abutting lots includes permitted uses with similar intensities, lights, sounds and regular operations and would have minimal, if any, negative impact on adjacent properties. Type A landscaping requires a majority of the plants to be a large deciduous tree



TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN AMENDMENT, & UDO AMENDMENT PACKET



*General Use Rezoning, Conditional Zoning District, Comprehensive Plan Amendment,
and Unified Development Ordinance Amendment*

General Information

A Traffic Impact Analysis (TIA) scope determination is required from Development Services prior to scheduling a Sketch Plan Review (Pre-Submittal) Meeting. The Request for TIA Scope, Form 8031 is available here: www.hollyspringsnc.us/335/Sheet. Please contact Development Services at (919) 557-3908 for more information.

A Sketch Plan Review (Pre-Submittal) Meeting must be held a minimum of five (5) business days prior to but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar. Please email developmentservices@hollyspringsnc.gov to schedule a Sketch Plan Review (Pre-Submittal) Meeting. For more information, contact Development Services at (919) 557-3908, select option 3 from the menu.

FOR MORE INFORMATION:

Current Development Services Petition Fee Schedule:
www.hollyspringsnc.us/2170/Development-Services

Review Process: Unified Development Ordinance Chapter 11

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix 1.

General Use Rezoning Schedule

Conditional Zoning District Rezoning Schedule

During the Sketch Plan Review (Pre-Submittal) Meeting, it will be determined whether a request for Zoning Map Change to a General Use District or Conditional Zoning District will be appropriate.

Submittal Requirements

All information required as part of your petition must be submitted as one (1) pdf file on the Holly Springs City View Portal: <https://cityview.hollyspringsnc.us/portal>. You must register an account and then click on "Apply for a Planning & Zoning Review" underneath "Preliminary Development Approval."

Zoning Map Change/ Comprehensive Plan Amendment/UDO Text Amendment:

- ☐ Submit the following number of copies:
(1) PDF format version

Zoning Map Change- General Use District:

The following items must be submitted with the Petition for Zoning Map Change to a General Use District to be deemed a complete submittal:

- ☐ Vicinity Map
- ☐ Petition Form
- ☐ Processing Fees (make check payable to: Town of Holly Springs)
- ☐ Plan Consistency Statement Affidavit of Owner Notification (required if Applicant **is not** the property owner)
- ☐ Affidavit of Owner's Consent
- ☐ Traffic Impact Analysis
- ☐ Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.
- ☐ Neighborhood Meeting Report

Zoning Map Change- Conditional Zoning District:

The following items must be submitted with the Petition for Zoning Map Change to a Conditional Zoning District to be deemed a complete submittal:

- | | |
|---|---|
| ☒ Vicinity Map | ☒ Development and Design Manual |
| ☒ Petition Form | ☒ Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto. |
| ☒ Processing Fees (make check payable to: Town of Holly Springs) | ☒ Affidavit of Owner's Consent |
| ☒ Plan Consistency Statement Affidavit of Owner Notification (required if Applicant is not the property owner) | ☒ Neighborhood Meeting Report |
| ☒ Traffic Impact Analysis | |
| ☒ Conditional Zoning District Design Goals Narrative | |
| ☒ Conditional Zoning District Master Plan | |

Comprehensive Plan Amendment:

The following items must be submitted with the Petition for Comprehensive Plan Amendment to be deemed a complete submittal:

- | | |
|---|--|
| ☐ Vicinity Map | ☐ Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto. |
| ☐ Petition Form | ☐ Neighborhood Meeting Report |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | |
| ☐ Statement of Comprehensive Plan Future Land Use Plan Compatibility | |

UDO Text Amendment:

The following items must be submitted with the Petition for UDO Text Amendment to be deemed a complete submittal:

- | | |
|---|--|
| ☐ Petition Form | |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | |
| ☐ Statement of Justification including: | |
| ☐ Existing UDO language | |
| ☐ Proposed UDO language (bold additions to the text and strikethrough text to be removed) | |
| ☐ Justification for the amendment | |

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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



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

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

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Symphonia Rezoning

Project Location: Located on the east side of Piney Grove Wilbon Road east of its intersection with Honeycutt Road

Use street address. If none, use the closest intersection

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

PIN: See Attachment A

Real Estate ID: See Attachment A

Project Acreage: *(Rounded to nearest tenth)* 48.8 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: August 4, 2022

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

Petition Request

Current Zoning: Rural Residential (RR) Proposed Zoning: Neighborhood Residential Conditional District (NR)

Current Future Land Use Designation: Mixed Residential Neighborhood

Proposed Future Land Use Designation: No Change

Area Plan Designation (if applicable): N/A

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

Project Applicant/Contact

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

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property

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

Notification Affidavit and attach.

Name Monty Steckler Company Marina Holly Springs, LLC

Mailing Address 11010 Lake Grove Blvd.

City Morrisville State NC Zip 27560-7391

Telephone # (919) 773-2914 E-Mail monty@thesnrgroup.com

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

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

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

Name William T. Honeycutt Company WTH Limited Partnership

Mailing Address 5617 Wade Nash Road

City Holly Springs State NC Zip 27540-9091

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

Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

0648803844/0032888

0648715314/0005492, 0648819331/0005471,

0648809928/0005470, 0648704818/0005481,

0648707749/0042983, 0648708966/0005453,

0648717244/0005457

PLAN CONSISTENCY STATEMENT



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

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

Project Information:

Project Name: Symphonia Rezoning

Proposed Zoning District: Neighborhood Residential Conditional District (NR)

Proposed Land Use/Density: Residential/3.12 units per acre

Future Land Use Plan Map Designation: Mixed Residential Neighborhood

Future Land Use Plan Designation Land Use/Density: Residential/3.12 units per acre

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

Complete answers to Petitioner's Response can be found in the sheets immediately following this page. Thank you.

Section 1: Future Land Use & Community Character

Section 2: Transportation / Comprehensive Transportation Plan

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

Section 4: Community Facilities

Section 5: Infrastructure and Utilities

Section 8: Natural Resources

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

Petitioner's Response

Executive Summary

In recent years, the Town of Holly Springs has experienced consistent growth, including a number of significant economic development and employment announcements that have placed a significant strain on the housing options available in the Town. This growth has led to the development of the Vision Holly Springs' Comprehensive Plan, which is a guide to establish an expectation of creating neighborhoods that provide usable, active open space and encourage housing types that are not currently available in large numbers within the community. This proposed rezoning request is consistent with the Town's vision and will introduce a neighborhood that provides much needed mix of housing types while preserving the natural environment and creating amenities for future residents to enjoy.

The Executive Summary found in the Comprehensive Plan, provides specific goals and objectives for the Town as it welcomes new development. These goals and objectives are applicable to and consistent with this zoning request as follows:

- 1) "A series of walkable neighborhoods and preserved and interconnected space."
The proposed master plan will include sidewalks along interior streets and pedestrians will flow seamlessly through the development. Walking trails will be located throughout the neighborhood so there will be numerous opportunities for residents to actively enjoy open space. Additionally, tree preservation areas on the site will ensure pockets of open space will be preserved.
- 2) "To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."
The proposed master plan will provide much needed housing for the Town and include variety of townhomes and single family homes. The development also will include on-site amenities for future residents to enjoy active recreation and there will be walking trails located throughout the natural areas present on-site.
- 3) "To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment."
The proposed master plan provides for tree preservation consistent with the Town's tree protection ordinance. In addition there will be preservation of wetland areas and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood.

Section 1: Future Land Use and Community Character

The Future Land Use and Community Character sections of the Town's Comprehensive Plan defines the characteristics Holly Springs envisions for the idea of maintaining a village atmosphere.

A. Future Land Use

The following specifically addresses Future Land use objectives this potential **rezoning** will satisfy.

- 1) “Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a “small town” character as it grows and changes.”
Over the years, the Town of Holly Springs has taken an active role in creating a guide within it’s Unified Development Ordinance, (UDO) to ensure this character is preserved through every new development constructed. This “small town” feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods. The proposed master plan will have sidewalks along its private streets throughout the neighborhood. In addition, there will be walking trails within the neighborhood throughout the natural, protected areas of open space. These trails will ensure all residents will enjoy the character of the area, all while being able to enjoy active recreation in the amenities center as well.

The proposed Neighborhood Residential Conditional Use District, is explained in the Comprehensive Plan to be a district, “...established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood ...expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block.” The proposed master plan satisfies these expectations as it is a compact residential community containing up to 150 homes that will provide a mixture of townhomes and single family detached homes on different sized lots. The development will also include walking trails located throughout the neighborhood so there will be numerous opportunities for residents to actively enjoy open space. Additionally, tree preservation areas on the site will ensure pockets of open space will be preserved.

Through the Conditional District Design Guidelines, the developer has committed to several elements that speak to the quality and small town feel of the neighborhood. The result of the features described in this development will exhibit the small town charm the Town expects to preserve for years to come.

- 2) “Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character.”
The project area is currently zoned Rural Residential (RR). Allowing the rezoning to Neighborhood Residential Conditional District (NR) will allow for the development of this proposed residential neighborhood consisting of 150 homes that will provide a mixture of townhome and single family homes

with an overall density of 3.12 units per acre. This is consistent with the land use plan's classification for this area. Also, it should be noted that the maximum gross density for NR-CD zoned property is 8 dwelling units per acre. The developer's willingness to condition this down to 3.12 units is reflective of its desire to deliver a community that embraces the recommendations of the comprehensive plan while also providing a neighborhood that is complimentary to the existing community character.

- 3) "Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments."
The proposed rezoning and development plan consists of both townhomes and single family dwellings. These housing types present a much-needed housing product, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

- 4) "Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."
Sprawl, often characterized by non-connected low density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century residential neighborhood that will be located close to schools and other development in the area. Further, the Town contemplates the development of an activity center in close proximity to the site, making a residential development at the proposed density a better choice as compared to the existing zoning.

This development is not the first development along Piney Grove Wilbon Road where there is existing water mains located at Piney Grove Wilbon Road from Ralph Stephens Rd. running south to where a proposed water main will run along Piney Grove Wilbon Road south to Honeycut Road, resulting in available tie-in to existing lines. Additionally, the location of the site is a reasonable distance to the Town's Basal Creek Pump Station and existing 12" – 16" gravity sewer line to pump station and parallel force mains within 40' easement. There is also a proposed 8" gravity sewer that would run from the site to the existing Basal Creek Pump Station.

The Comprehensive Plan Map Designation – The Comprehensive Plan contains a Future Land Use Map that designates specific land use on specific parcels, providing current property owners and developers on what the Town envisions for the property. The subject parcels that make up this rezoning request are designated as "Mixed Residential Neighborhood on the Future Land Use Map. This designation provides for a wide range of uses and includes several housing types – single dwelling detached, townhome, condominium and apartment – that provide a range of home choices (densities) in the same neighborhood. The vision is to see young residents afford less expensive options such as apartment or townhome living, and move to larger detached single dwelling homes on larger lots as their families

grow and change. In contrast, it would also allow empty nesters to downsize and age in place without leaving the neighborhoods they love. Homes in a Mixed Residential Neighborhood are oriented toward the street and support a street network that created a well-connected, cohesive community. Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provides for resident gathering space, tree preservation, and help manage stormwater runoff. The proposed rezoning allows for single-family detached dwellings and townhomes in addition to an on-site amenities center for residents to enjoy active recreation and walking trails located throughout the natural areas present on-site. In addition, the proposed development plan provides for tree preservation consistent with the Town's tree protection ordinance and preservation of wetland areas and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. The proposed rezoning request meets both the current and proposed Vision Comprehensive Plan. When developed, this project will offer a walkable, connected residential neighborhood that will be a welcomed part of Holly Springs.

B. Community Character

Community character preserves a sense of community and identity for residents and business of the Town of Holly Springs. In order to maintain community character, the Comprehensive Plan has several objectives that this proposed rezoning request accomplishes:

- 1) "To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."

The proposed master plan will provide much needed housing for the Town and include variety of townhomes and single family homes. The developer has also included on-site amenities for neighbors to enjoy active and passive recreation along with walking trails located throughout the natural areas present on-site.

- 2) "To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment."

The proposed master plan provides for tree preservation consistent with the Town's tree protection ordinance. In addition there will be preservation of wetland areas and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood.

C. Future Land Use Map

The Comprehensive Plan contains a Future Land Use Map that designates specific land use on specific parcels, providing current property owners and developers on what the Town envisions for the property.

The subject parcels that make up this rezoning request are designated as "Mixed Residential Neighborhood on the Future Land Use Map. This designation provides

for a wide range of uses and includes several housing types – single dwelling detached, townhome, condominium and apartment – that provide a range of home choices (densities) in the same neighborhood. The vision is to see young residents afford less expensive options such as apartment or townhome living, and move to larger detached single dwelling homes on larger lots as their families grow and change. In contrast, it would also allow empty nesters to downsize and age in place without leaving the neighborhoods they love.

Homes in a Mixed Residential Neighborhood are oriented toward the street and support a street network that created a well-connected, cohesive community. Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provides for resident gathering space, tree preservation, and help manage stormwater run-off.

The proposed rezoning allows for single-family detached dwellings and townhomes in addition to an on-site amenities center for residents to enjoy active recreation and walking trails located throughout the natural areas present on-site. In addition, the proposed development plan provides for tree preservation consistent with the Town's tree protection ordinance and preservation of wetland areas and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood.

The proposed rezoning request meets both the current and proposed Vision Comprehensive Plan. When developed, this project will offer a walkable, connected residential neighborhood that will be a welcomed part of Holly Springs.

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact become more and more critical. The proposed rezoning will mitigate its potential traffic impacts. The Town's engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis and the developer may or may not be responsible for making improvements as per the Comprehensive Transportation Plan (CTP). The CTP endeavors to balance land use and effective transportation within the Town. The CTP proposes a multimodal transportation network that promotes growth in a positive way to the surrounding environment and is accomplished through roadway, a bicycle and pedestrian network and transit.

The applicant has retained Kimley Horn to prepare a traffic study consistent with Town and NCDOT requirements which will be submitted for review. Improvements identified by Kimley Horn for the development will be included with the conditions of the case.

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

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

- 1) “To physically unite the Town by connecting existing trails, sidewalks, and open spaces.”

This project will contribute to the town sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space and amenity areas.

Section 4: Community Facilities

Community facilities focuses on the need of increased demand for public services as the Town experiences growth. Community facilities includes fire, police, EMS, and public schools. The Comprehensive Plan addresses several objectives and this rezoning request achieves the following Comprehensive Plan objectives:

- 1) “Inform developers when proposing new subdivisions – of the need for residents’ access to community facilities and the importance to plan appropriately to enable this access.”

Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed. In addition, developers also plan for community facilities such as police, fire, and EMS when designing development. Interior streets are required to be accommodate the largest emergency response vehicle. Staff reviews the developers submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth. This rezoning request is consistent with the following Comprehensive Plan objectives:

- 1) “Provide infrastructure to meet the needs of residents and development while protecting the environment.”

The Town participates in the Regional Water Supply from Jordan Lake and is directly interconnected with water sources in Raleigh, Harnett county, Cary, Fuquay-Varina, and Apex. In addition, water supplied by Harnett county is obtained by the Cape Fear River and provides an abundant water source. The Town owns and operates its own wastewater treatment plant. The Town-owned and operated WRF facility presently has a total treatment capacity of 6.0 MGD, and in 2018 treated approximately 2.8 MGD. The Town has a permit to expand the treatment up to 8.0 MGD. There are no current water or sewer capacity issues to serve the proposed rezoning request and the

proposed development will be able to meet the needs of residents while protecting the natural resources found on the site such as tree and wetlands preservation. Additionally, the applicant is not aware of any issues with respect to the proposed development's anticipated demands upon electric and telecommunications infrastructure.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and development of the Town's future. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Balance development with conservation."

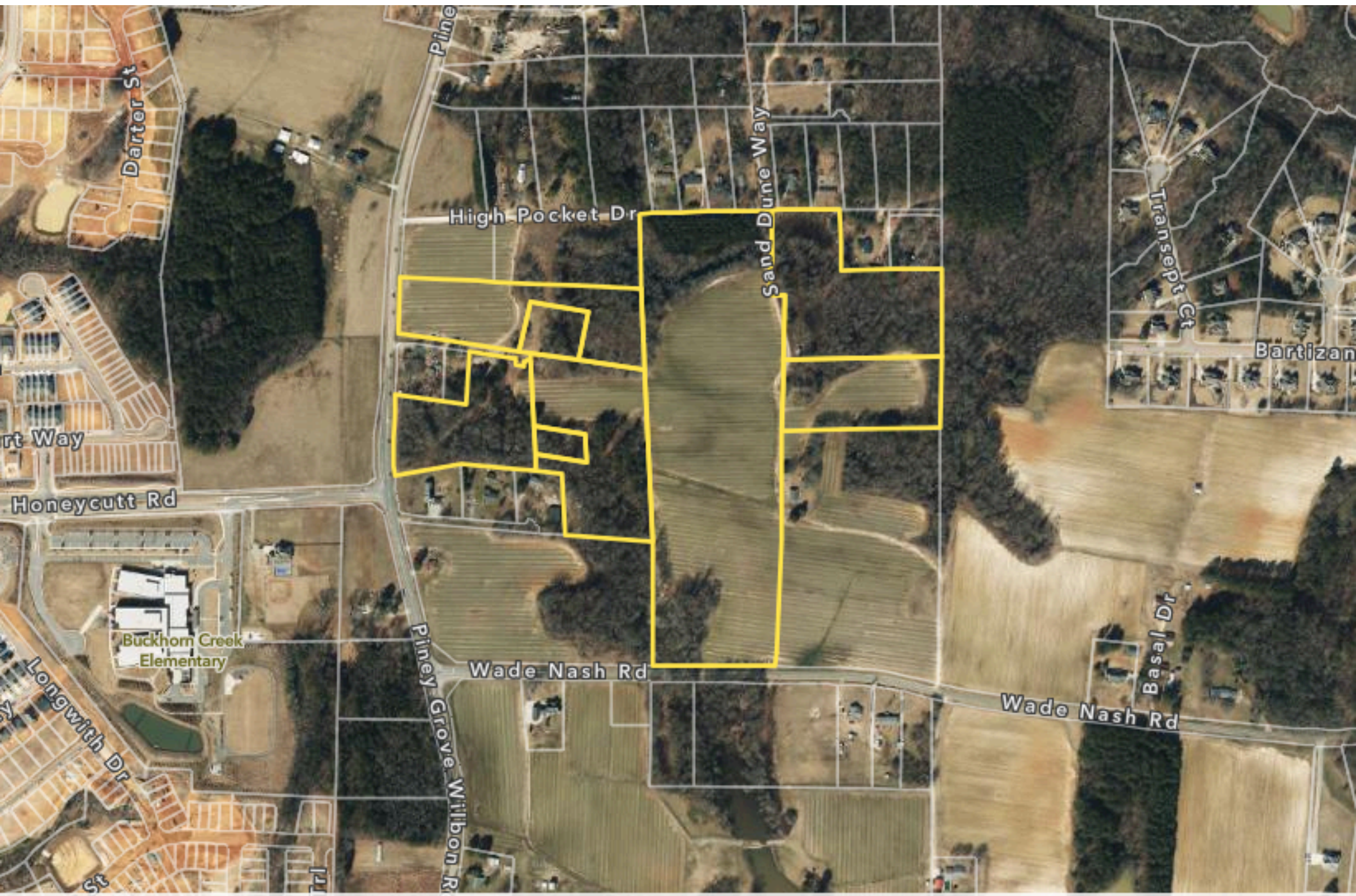
The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and wetland features and a newly adopted tree protection ordinance. The proposed development provides for tree preservation consistent with the Town's tree protection ordinance. In addition there will be preservation of wetland areas and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood.

Zoning Compatibility Statement

The Town has experienced consistent growth, including a number of new residential subdivisions. The Town staff and officials have worked diligently to ensure that this residential growth grows at a rate that is appropriate for the surrounding area with a specific focus on density.

The parcels that make up this rezoning request are currently zoned Rural Residential (RR). An RR district is not expected to be supported with public water and sewer in the short-term and may accommodate very low-density residential land use and should be located near the periphery of the jurisdictional boundary which is not expected to develop in the near future. The future land use map designates this property as a Mixed Residential Neighborhood. Rezoning of this property to Neighborhood Residential Conditional District, will allow up to 8 dwelling units per acre; however, the proposed development will consist of 150 homes both townhomes and single family homes, that will provide a mixture of townhome and single family homes with an overall density of 3.12 units per acre.

This rezoning request creates a neighborhood that accounts for tree preservation and other natural resource areas present on the site while creating a community that will provide much needed housing variety, active recreation amenities and walking trails. This neighborhood would be a welcomed part of Holly Springs and eventually will be within close proximity to the activity center that is planned in this area



VICINITY MAP

NEIGHBORHOOD MEETING REPORT



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

☐ Neighborhood Meeting Date: August 22, 2022
Time: 5:30pm - 6:30pm
Location: via Zoom

For DS Use only

Project # _____

Date Received: _____

Notification of Owners:

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

☐ Complete ☐ Incomplete

☐ Date of Notification Mailing: August 12, 2022

Conduct of Meetings:

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

Summary of Issues:

See attached.

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

August 26, 2022



Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: August 12, 2022

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along the east side of Piney Grove Wilbon Road east of its intersection with Honeycutt Road. Relevant parcel information and Wake County Parcel Identification Numbers (PINs) can be found in Attachment A of this notice (the “Property”) and the Property is depicted on the attached Context Map.

We are counsel for The SNR Group which is considering rezoning the above-captioned Property to permit the development of a residential community containing up to 150 homes within the Town of Holly Springs (the “Town”). The development intent is to provide a mixture of townhomes and single family detached homes, with no more than half of the units being townhomes.

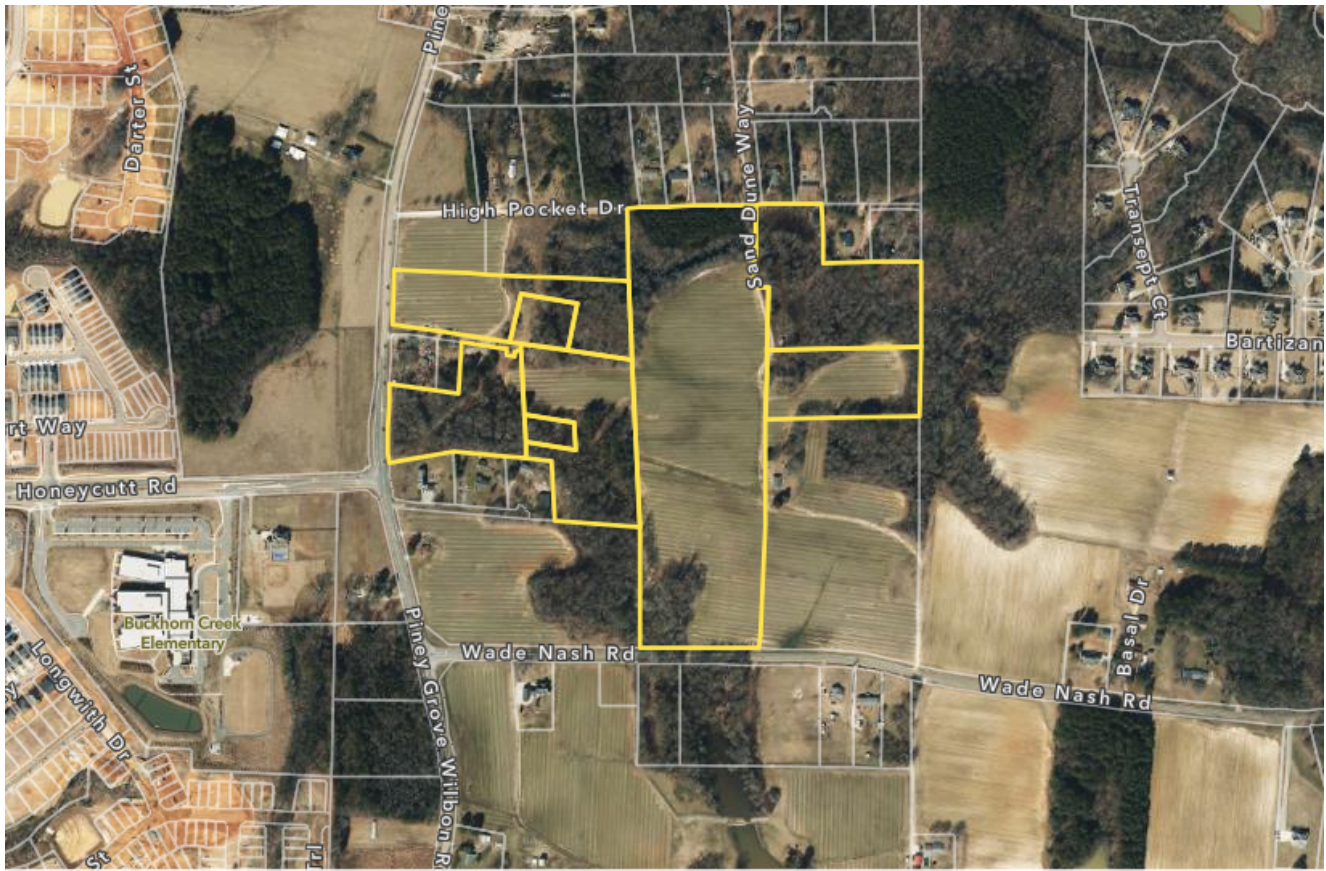
The Conditional District Master Plan enclosed herewith provides the overall structure of the development. Access to the Property will be provided off of Honeycutt Road and Wade Nash Road, with anticipated Town required street stubs (not physical connections) provided to High Pocket Drive and Honey Bee Lane. With respect to the street stubs to High Pocket and Honey Bee, there will be no connection to these existing private drives. If future redevelopment occurs of property adjacent to these stubs, then street extensions will occur at that time.

Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Neighborhood Residential Conditional District (NR). Because a rezoning is required to facilitate this change, this notice is being provided consistent with Town requirements to all owners of properties within 500 ft of the Property.

The purpose of the neighborhood meeting is to introduce the development concept to the community and receive feedback prior to the rezoning being filed. We will hold a virtual neighborhood meeting on **Monday, August 22, 2022, 5:30 p.m. – 6:30 p.m.** via Zoom, with instructions for registering for and joining the meeting enclosed herein.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Development Services Department at (919) 557-3908.

Context Map



How to Participate in the August 22, 2022 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
Go to <https://morningstarlaw.group/08222022mtg> to register for the meeting.

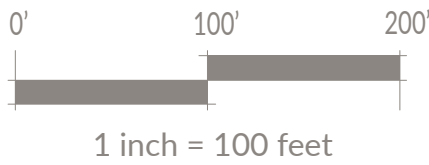
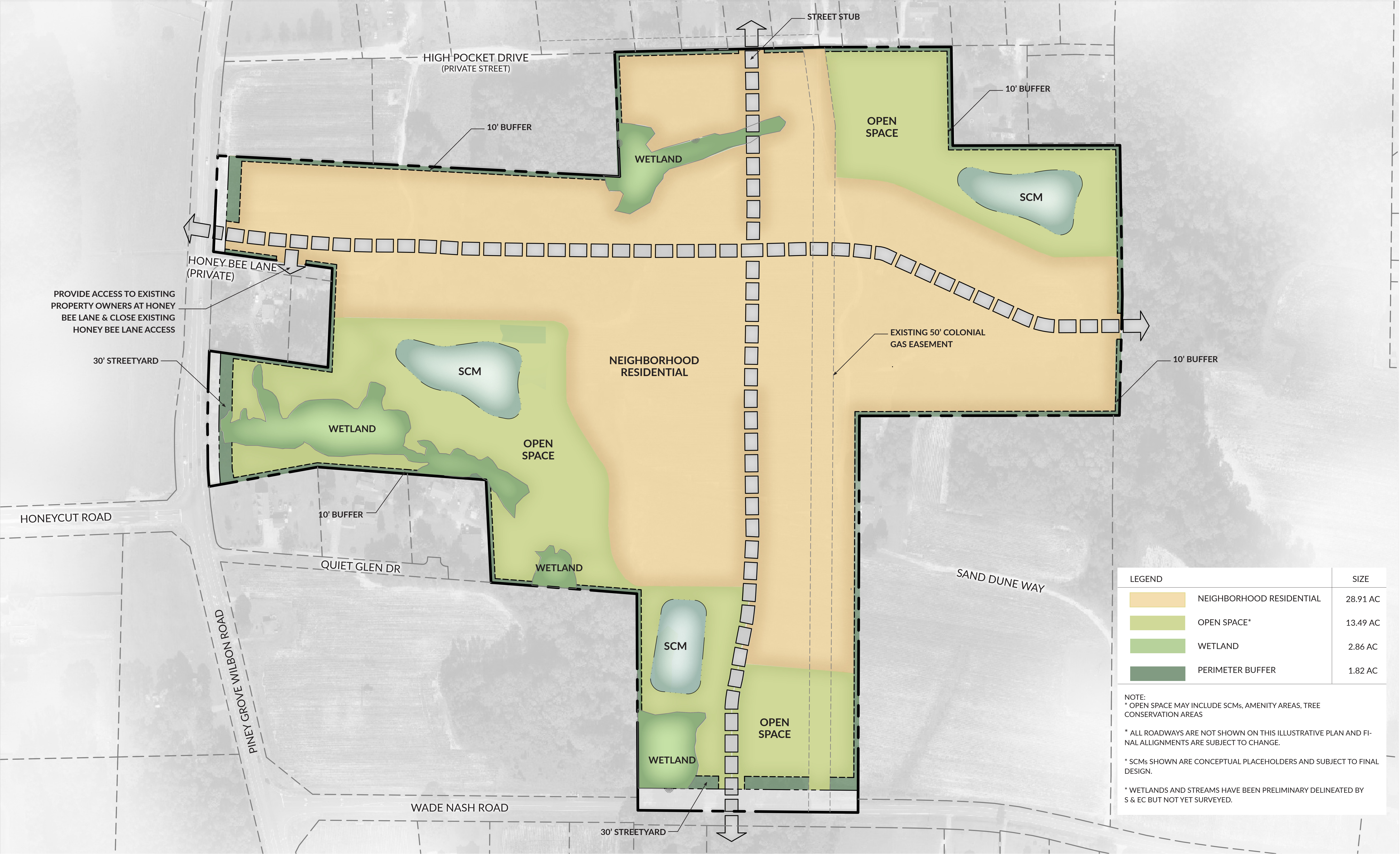
(Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:
 - +1 309 205 3325
 - +1 312 626 6799
 - +1 646 931 3860
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 564 217 2000
 - +1 669 444 9171
 - +1 669 900 6833
 - +1 719 359 4580
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 386 347 5053
- Webinar ID: 850 2544 2849
- Passcode: 277104
- For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0371.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.



SYMPHONIA: CONDITIONAL DISTRICT MASTER PLAN - CONCEPT/ ZONING

ATTACHMENT A

PIN	REID	Street Address	Acreage	Current Zoning	Proposed Zoning	Owner Name	Owner Address
0648803844	0032888	0 HONEY BEE LN	22	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	WTH LIMITED PARTNERSHIP , WILLIAM T. HONEYCUTT	5617 WADE NASH RD, HOLLY SPRINGS NC 27540-9091
0648715314	0005492	0 HONEY BEE LN	4.8	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD, MORRISVILLE NC 27560-7391
0648819331	0005471	0 SAND DUNE WAY	6.4	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD, MORRISVILLE NC 27560-7391
0648809928	0005470	5729 SAND DUNE WAY	4	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD, MORRISVILLE NC 27560-7391
0648704818	0005481	0 HONEY BEE LN	4.25	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD, MORRISVILLE NC 27560-7391
0648707749	0042983	5513 HONEY BEE LN	0.49	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD STE 353, MORRISVILLE NC 27560-7391
0648708966	0005453	0 HONEY BEE LN	5.81	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD STE 353, MORRISVILLE NC 27560-7391
0648717244	0005457	0 HONEY BEE LN	1	RURAL RESIDENTIAL (RR)	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR)	MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD STE 353, MORRISVILLE NC 27560-7391
		TOTAL ACRES	48.75				

MAILING LIST

OWNER	ADDR1	ADDR2	ADDR3
NORRIS, DANNY CARLTON NORRIS, EMMA JEAN	5512 QUIET GLEN DR	HOLLY SPRINGS NC 27540-9569	
ENTERPRISE HOLDINGS, LLC	109 OXYARD WAY	CARY NC 27519-7327	
NORRIS, YVONNE B NORRIS, VINCENT EDWARD	1125 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
RAY, STEPHANIE V RAY, OWEN J	790 CONCOURSE VLG W APT 17G	BRONX NY 10451-3854	
SMITH, CHARLES E SMITH, FELECIA J	5508 QUIET GLEN DR	HOLLY SPRINGS NC 27540-9569	
WTH LIMITED PARTNERSHIP	WILLIAM T HONEYCUTT	5617 WADE NASH RD	HOLLY SPRINGS NC 27540-9091
MARINA HOLLY SPRINGS LLC	11010 LAKE GROVE BLVD	MORRISVILLE NC 27560-7391	
HENSHAW, BRYAN KEITH HENSHAW, PAMELA B	5605 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9519	
JOHNSON, MARVIN JOHNSON, LENORA HEIRS	5504 GARAGE LN	HOLLY SPRINGS NC 27540-8185	
HOLLAND, NANCY G	1100 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8106	
TRUMP ENGELWOOD PROPERTIES LLC	6305 PEOPLE RD	HOLLY SPRINGS NC 27540-8815	
NORRIS, YVONNE BECKWITH NORRIS, RANDOLPH	1125 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
KING, SANDRA K RAY, STEPHANIE	1101 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
WOODSON, NATALIE TRUSTEE TRUSTEE OF NATALIE WOODSON REVOCABLE TRUST	802 AMER DR	FT WASHINGTON MD 20744-5942	
LOPEZ, J NICHOLAS	5533 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8145	
WIGGINS, LUCILLE H JONES, ROSA B	8429 TRACEWAY DR	ZEBULON NC 27597-9121	
WAKE ACQUISITIONS LLC	1143 EXECUTIVE CIR STE D	CARY NC 27511-4571	
WOMBLE, NANCY H	PO BOX 365	HOLLY SPRINGS NC 27540-0365	
AV PROPERTY INVESTMENT LLC	505 WAKE CHAPEL RD	FUQUAY VARINA NC 27526-1958	
HONEYCUTT, W T	5617 WADE NASH RD	HOLLY SPRINGS NC 27540-9091	
JUDD, CHRISTINE JONES	5509 GARAGE LN	HOLLY SPRINGS NC 27540-8186	
W TIMOTHY HONEYCUTT RVCBLE TRUST HONEYCUTT, W TIMOTHY TRUSTEE	5617 WADE NASH RD	HOLLY SPRINGS NC 27540-9091	
HONEYCUTT, W T	5617 WADE NASH RD	HOLLY SPRINGS NC 27540-9091	
BURDINE, JEFFREY D	5025 HILL TOP NEEDMORE RD	FUQUAY VARINA NC 27526-9268	
FREDERICK, PAMELA M FREDERICK, ANDREW S	5569 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8145	
COFIELD, VERDINA COFIELD, GWENDOLYN	108 E 8TH ST	LAKEWOOD NJ 08701-2019	
JOHNSON, LOUDIA REYNOLD	C/O SUSAN JOHNSON	817 S MARIA CT	BLOOMINGTON IN 47401-8651
CHAVIS, LOUISE B CHAVIS, SYLVESTER	PO BOX 414	HOLLY SPRINGS NC 27540-0414	
NORRIS, HAROLD E NORRIS, PHYLLIS M	316 BROOKS ST	HOLLY SPRINGS NC 27540-9051	
CHAVIS, LOUISE B	PO BOX 414	HOLLY SPRINGS NC 27540-0414	
BROWN, PATRICIA COFIELD, GWENDOLYN	227 W HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-7042	
STEWART, RICKY	PO BOX 144	HOLLY SPRINGS NC 27540-0144	
HOOD, SHERAL ONEAL	5509 WADE NASH RD	HOLLY SPRINGS NC 27540-7890	
WIGGINS, LUCILLE H JONES, ROSA B	8429 TRACEWAY DR	ZEBULON NC 27597-9121	
WAKE ACQUISITIONS LLC	1143 EXECUTIVE CIR STE D	CARY NC 27511-4571	
QU, HONGGUO	106 IVYSHAW RD	CARY NC 27519-1501	
WOODARD, SHIRLEY B	5560 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8145	
BROWN, PATIRICIA	227 W HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-7042	
KHALTI, SAID	5709 HOOD STONE LN	HOLLY SPRINGS NC 27540-7842	
GREENE, MARY ANN	5505 WADE NASH RD	HOLLY SPRINGS NC 27540-7890	
TOPPING, TRUNETTA	5500 GARAGE LN	HOLLY SPRINGS NC 27540-8185	
COFIELD, VERDINA COFIELD, GWENDOLYN	108 E 8TH ST	LAKEWOOD NJ 08701-2019	
JOHNSON, JOSEPHINE COFIELD, VERDINA	ATT: JAMES COEFIELD	1233 MEDINA RD	LAKEWOOD NJ 08701-3704
DAVIS, DAVID CHARLES SCOTT, DAVA DAVIS TRUSTEE	4600 BASILICA DR	HOLLY SPRINGS NC 27540-7273	
KHALTI, SAID	5709 HOOD STONE LN	HOLLY SPRINGS NC 27540-7842	
CURRENT TENANT	1209 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	0 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	0 HONEY BEE LN	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	1100 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	1200 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5513 HONEY BEE LN	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5545 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5541 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	0 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5535 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5500 QUIET GLEN DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5509 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	0 WADE NASH RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	1209 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5601 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5568 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5501 WADE NASH RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5612 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5521 WADE NASH RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5609 WADE NASH RD	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5545 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5541 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5729 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5717 HOOD STONE LN	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5500 QUIET GLEN DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5650 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5509 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5513 HONEY BEE LN	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5535 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5741 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	0 GARAGE LN	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5601 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5568 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5612 SAND DUNE WAY	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5545 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5541 HIGH POCKET DR	HOLLY SPRINGS NC 27540-8107	
CURRENT TENANT	5328 WADE NASH RD	HOLLY SPRINGS NC 27540-8107	

AFFIDAVIT OF OWNER NOTIFICATION



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

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

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0032888 and PIN 0648803844 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the _____ day of _____, 20_____.

Applicant Signature _____

Printed name of Applicant _____

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

_____/_____
Notary Public Printed

Seal

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

NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0032888

and PIN 0648803844

located at 0 Honey Bee Ln, Holly Springs NC

from Rural Residential (RR) (existing zoning district) to
Neighborhood Residential Conditional Use (NR) (proposed zoning district).

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

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

Thank you,

Signature of Applicant:

Date:

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ Fax # () _____ E-Mail _____

AFFIDAVIT OF OWNER CONSENT



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

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

Monty Steckler of Marina Holly Springs, LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from
Rural Residential (RR) to Neighborhood Residential Conditional Use (NR)
(Current Zoning District) (Proposed Zoning District)

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

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN/REID:

0648803844/0032888

State of _____

County of _____

Sworn to and subscribed before me the _____ day of _____, 20_____.

Notary Public in and for the State of North Carolina. My Commission expires: _____

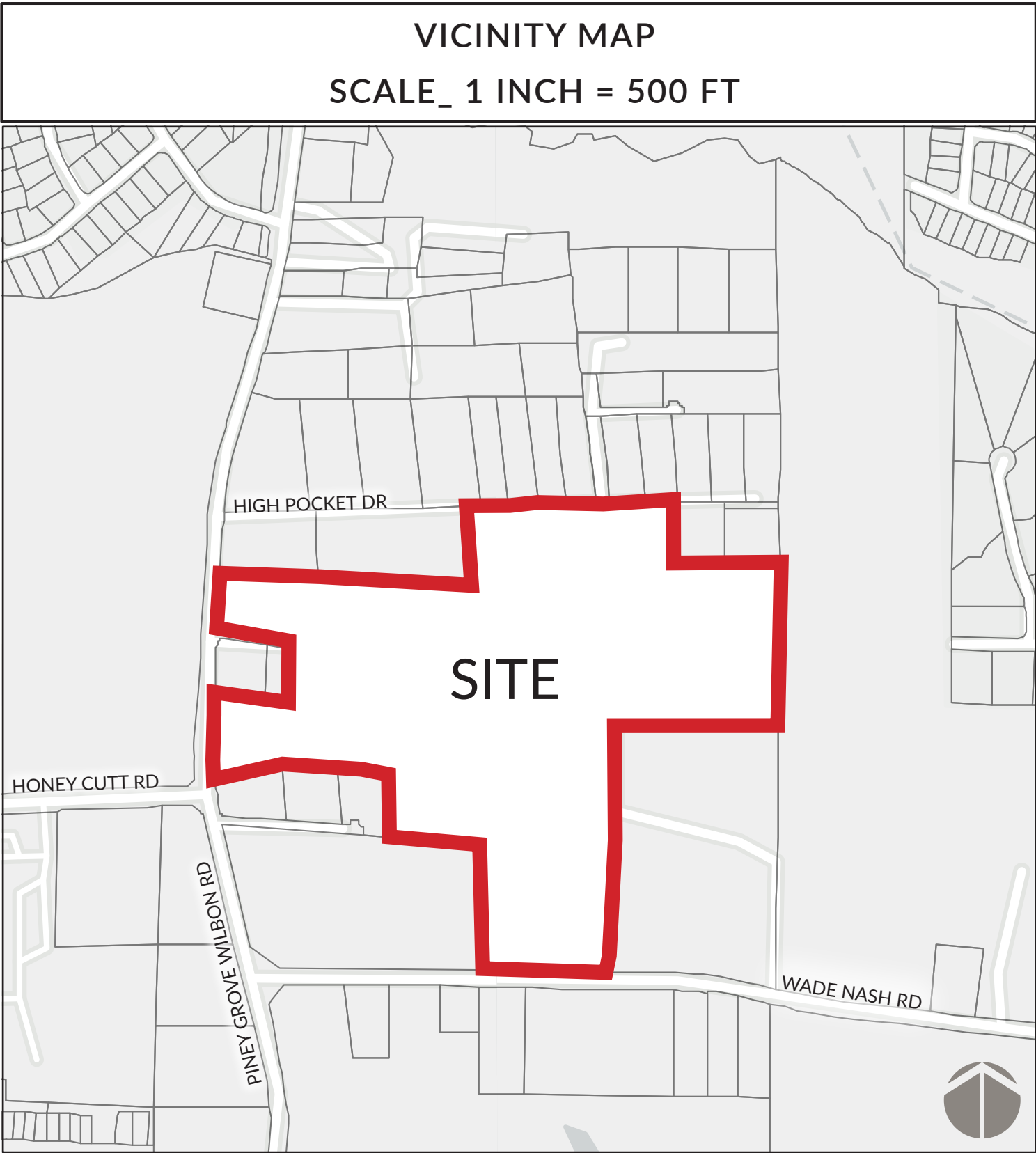
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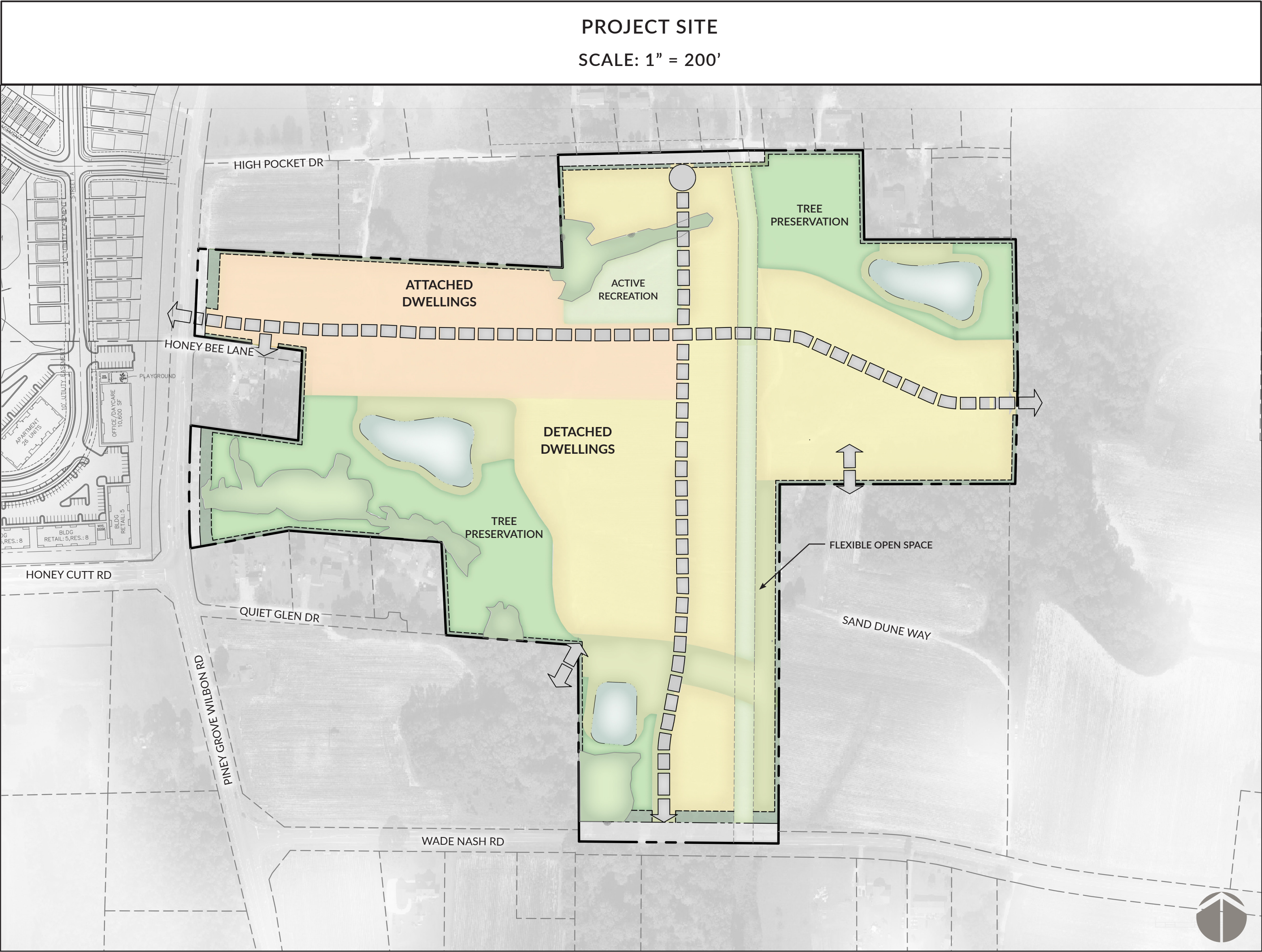
SYMPHONIA

HOLLY SPRINGS, NORTH CAROLINA

TOWN PROJECT #22-REZ-10/PLRZ202200239



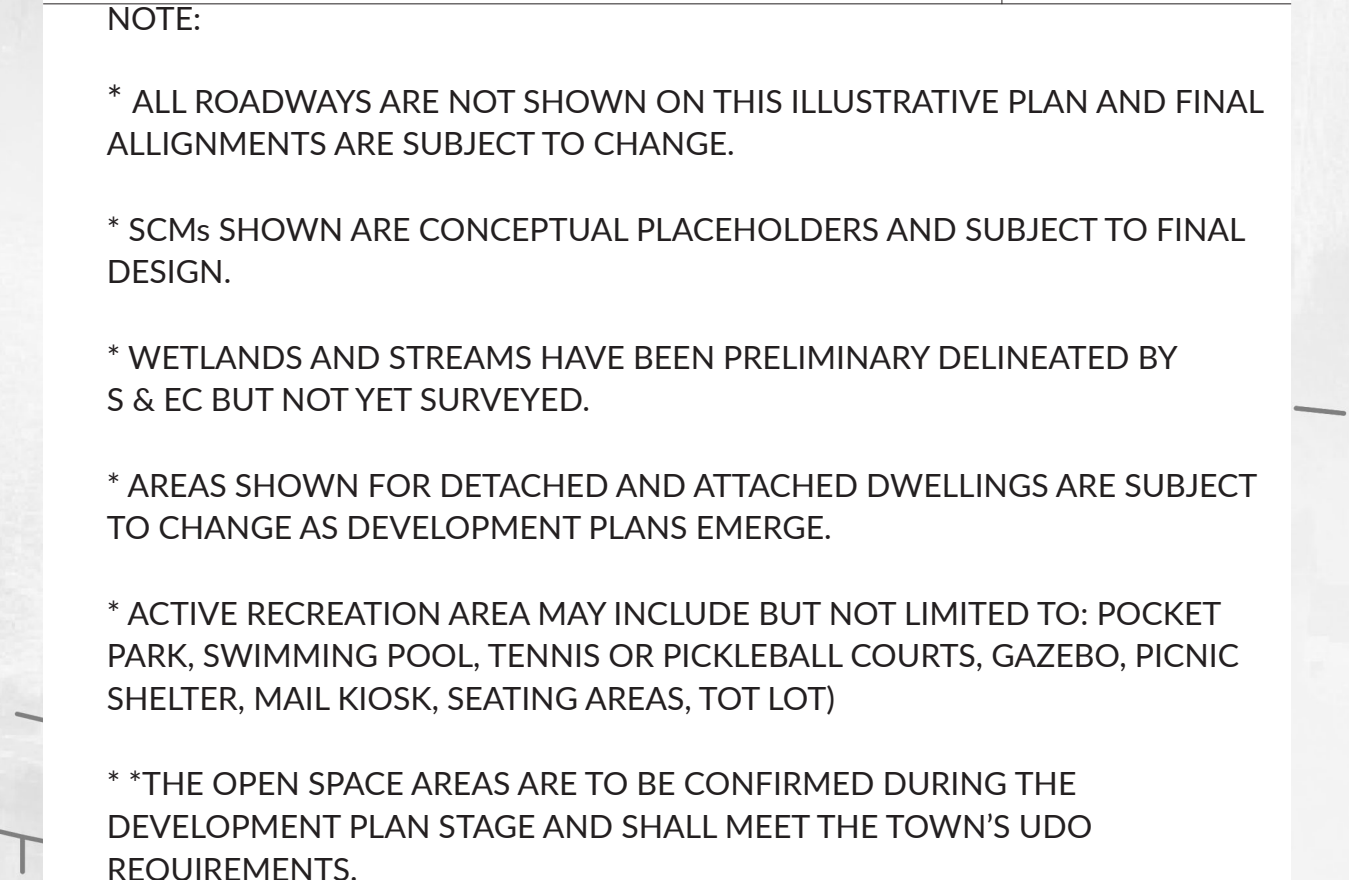
INDEX OF SHEETS	
SHEET NO	SHEET TITLE
00	COVER PAGE
01	CONCEPT/ ZONING PLAN
02	TRANSPORTATION AND MOBILITY PLAN
03	OVERALL UTILITY PLAN
04	UTILITY PLAN
05	OPEN SPACE, PRESERVATION & LANDSCAPE PLAN
06	LOT TYPICAL

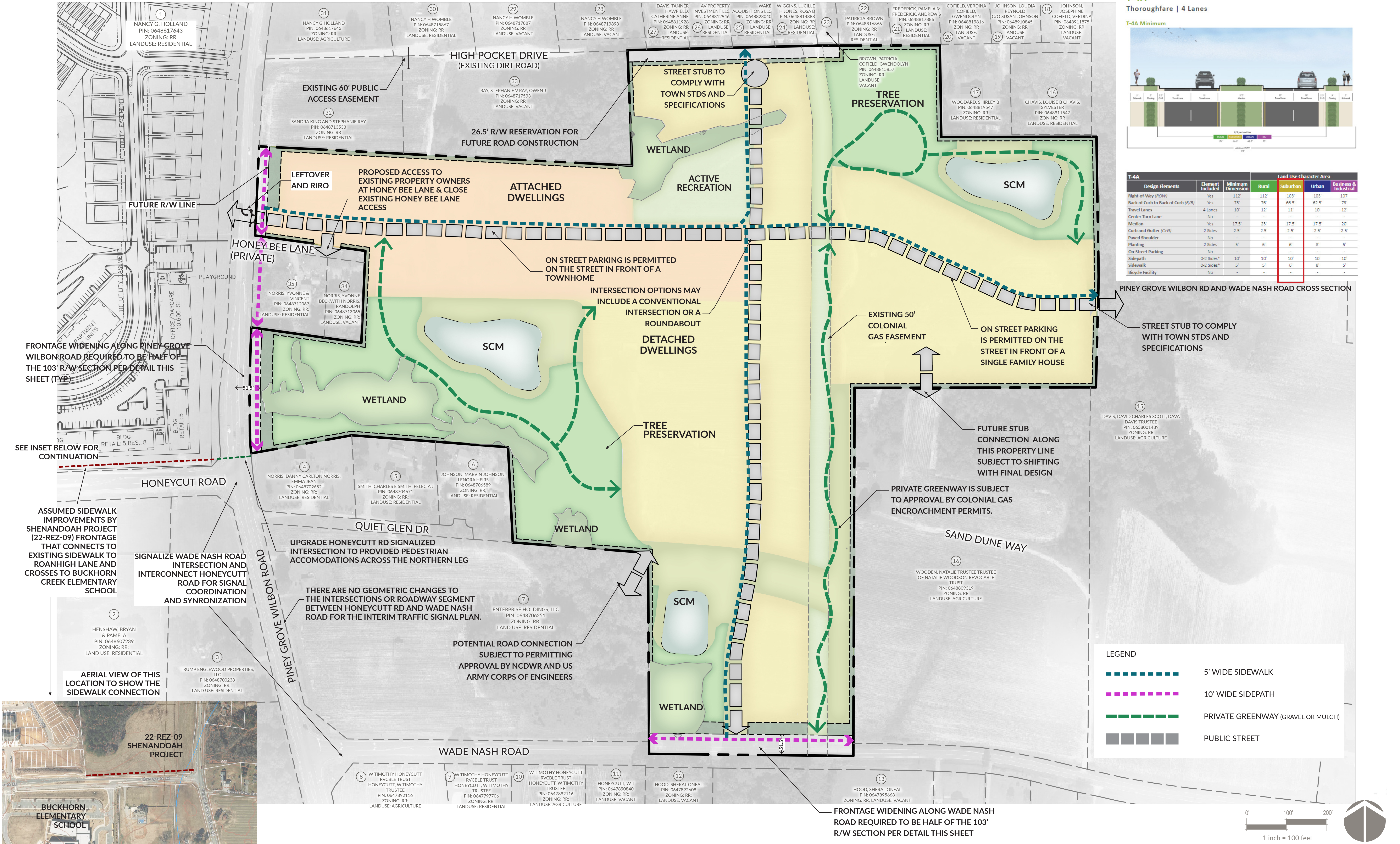


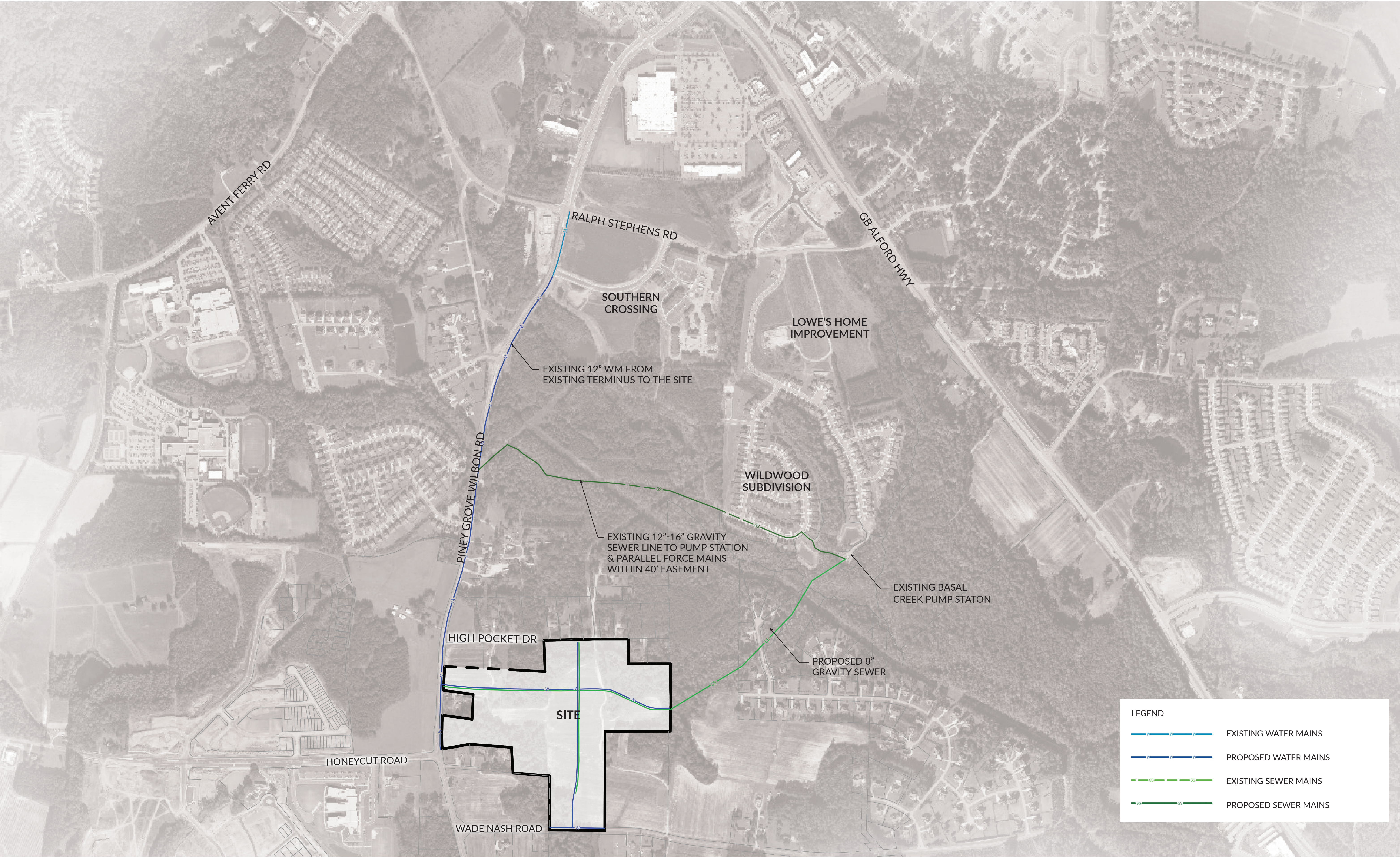
SITE DATA TABLE				
PINs	ADDRESS	OWNER	ACREAGE	
0648715314	0 HONEY BEE LN	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD MORRISVILLE NC 27560-7391	4.80	
0648717244	0 HONEY BEE LN	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD STE 353 MORRISVILLE NC 27560-7391	1.00	
0648704818	0 HONEY BEE LN	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD MORRISVILLE NC 27560-7391	4.25	
0648708966	0 HONEY BEE LN	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD STE 353 MORRISVILLE NC 27560-7391	5.81	
0648707749	5513 HONEY BEE LN	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD STE 353 MORRISVILLE NC 27560-7391	0.49	
0648803844	0 HONEY BEE LN	MARINA HOLLY SPRINGS LLC 102 W SERVICE RD STE 273 CHAMPLAIN NY 12919-4440	22.00	
0648819331	0 SAND DUNE WAY	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD MORRISVILLE NC 27560-7391	6.40	
0648809928	5729 SAND DUNE WAY	MARINA HOLLY SPRINGS LLC 11010 LAKE GROVE BLVD MORRISVILLE NC 27560-7391	4.00	
SITE ACREAGE		48.80 ACRES GROSS		
CURRENT LAND USE		RESIDENTIAL/ AGRICULTURAL/ VACANT		
FUTURE LAND USE		MIXED RESIDENTIAL NEIGHBORHOOD		
EXISTING ZONING		RURAL RESIDENTIAL (RR)		
PROPOSED ZONING		NEIGHBORHOOD RESIDENTIAL - CONDITIONAL DISTRICT (NR-CD)		
OPEN * SPACE	TREE PRESERVATION	10.2 ACRES (20.9%)	* THE OPEN SPACE AREAS ARE TO BE CONFIRMED DURING THE DEVELOPMENT PLAN STAGE AND SHALL MEET THE TOWN'S UDO REQUIREMENTS.	
	FLEXIBLE OPEN SPACE	3.94 ACRES (8%)		
	ACTIVE OPEN SPACE	2.79 ACRES (5.7%)		
MAXIMUM BUILDING HEIGHT		50'		
TYPE OF PERIMETER BUFFERS		10' TYPE A PERIMETER BUFFER 30' THOROUGHFARE BUFFER		

FOR TYPICAL LOT DIMENSIONAL REQUIREMENTS AND SETBACKS REFER TO SHEET 6 OF THIS PLAN SET.

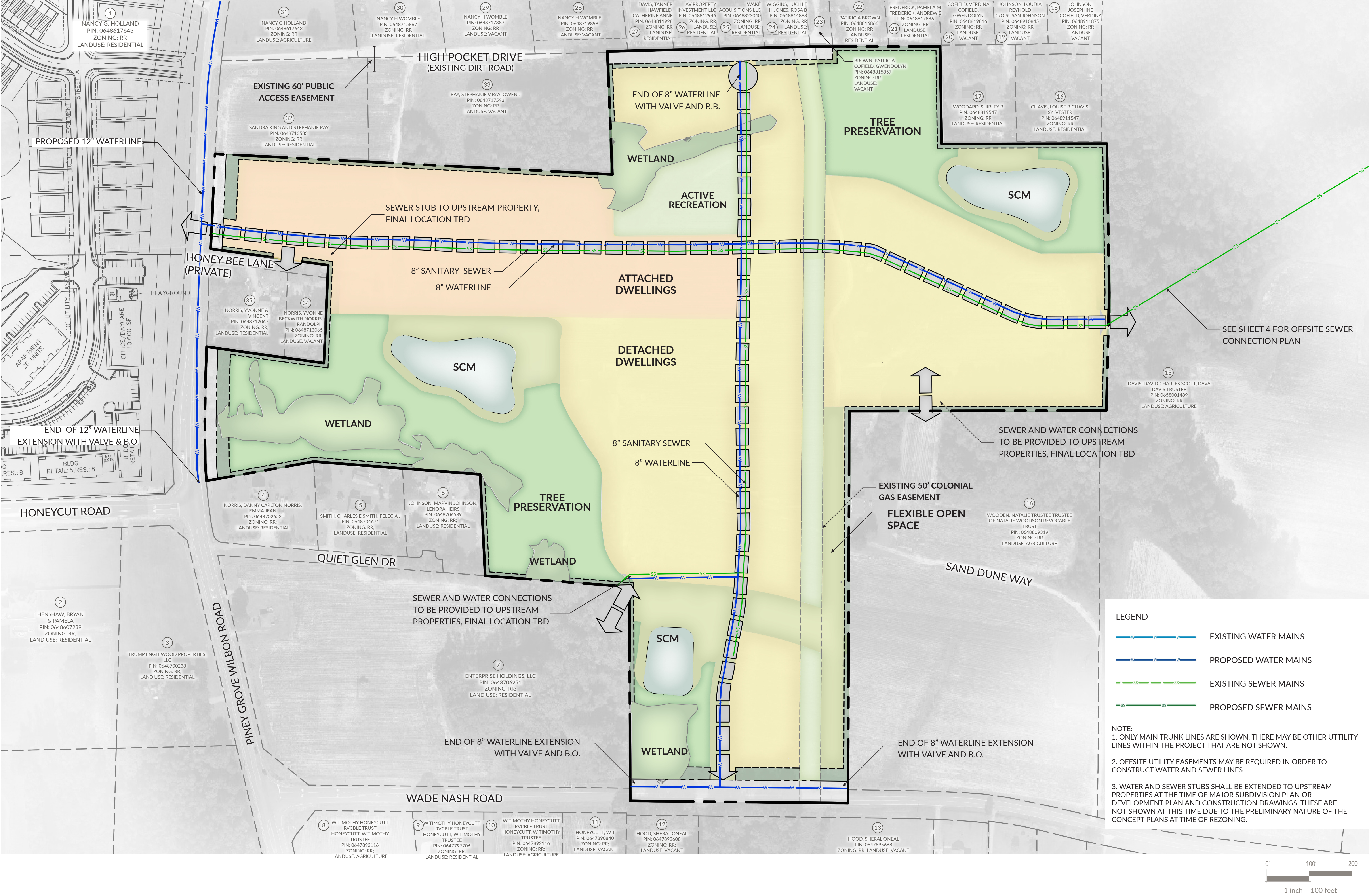
DEVELOPMENT TEAM	PROJECT TEAM		
SYMPHONIA 11010 Lake Grove Blvd Morrisville, NC 27560	WithersRavenel Our People. Your Success. 115 Mackenan Dr Cary, NC 27511 t. 919.469.3340 license #: F-1479 withersravenel.com	MORNINGSTAR LAW GROUP	Kimley»Horn 421 Fayetteville Street, Suite 600 Raleigh, NC 27601

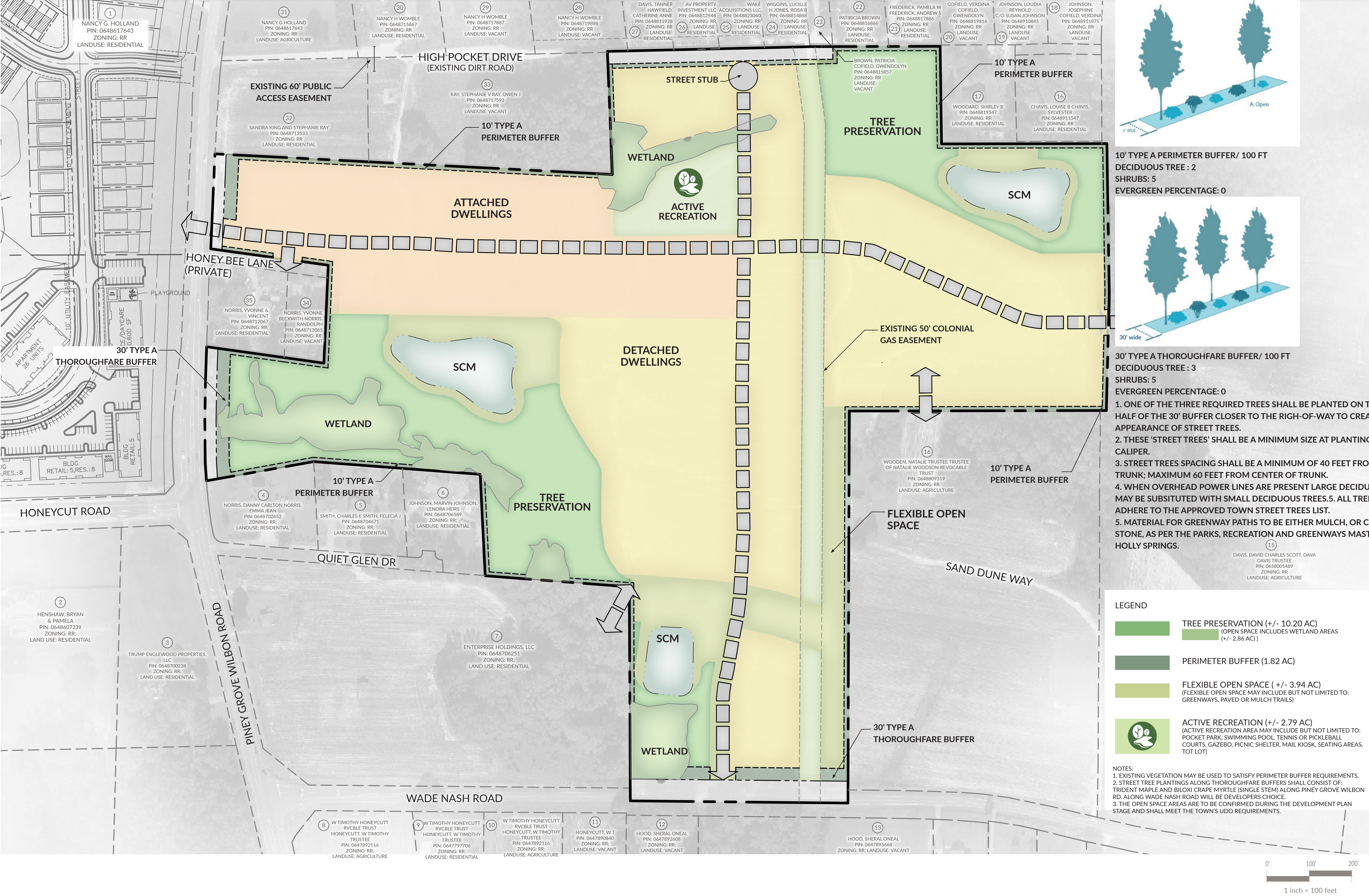




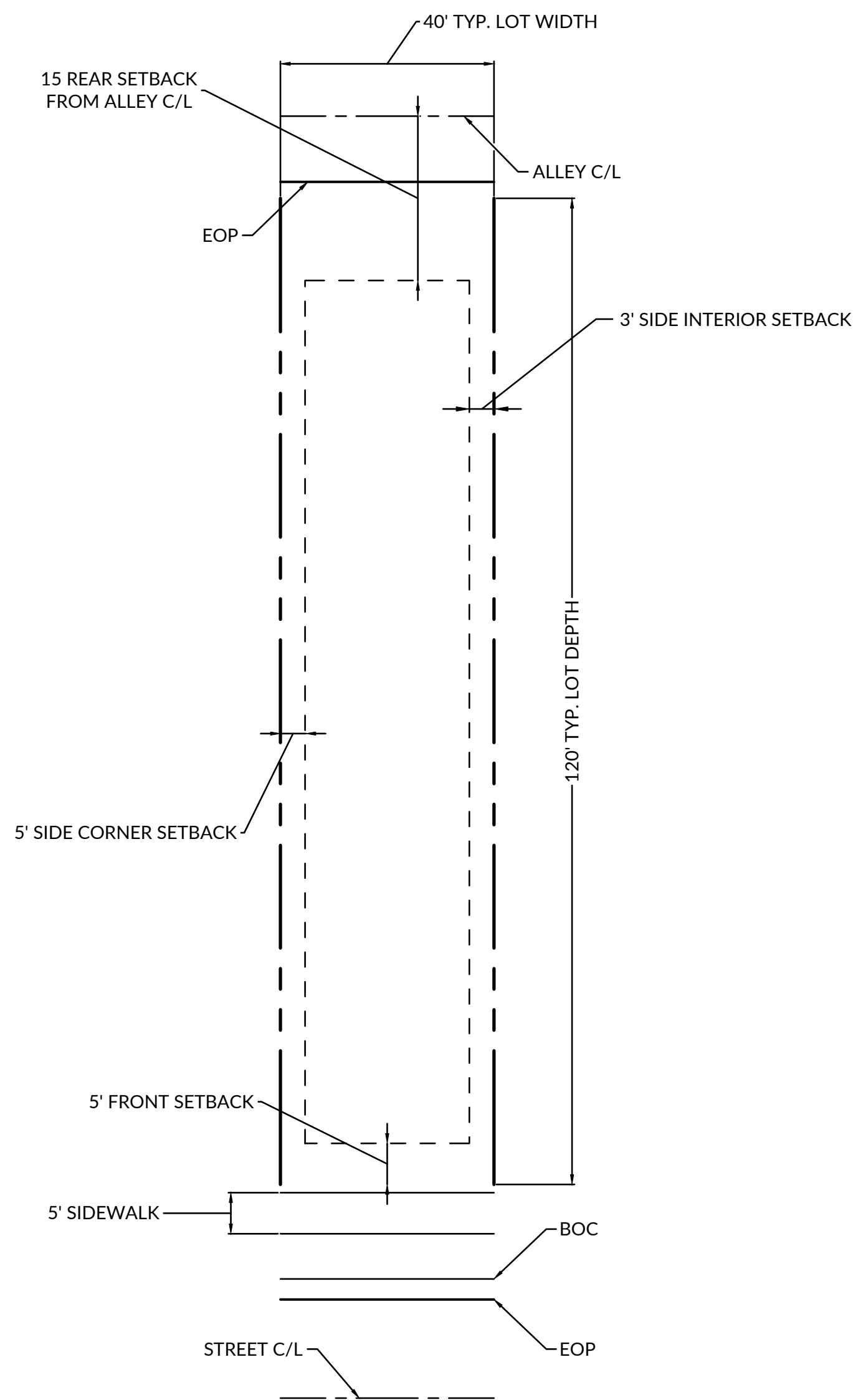


SYMPHONIA: CONDITIONAL DISTRICT MASTER PLAN - OVERALL UTILITY

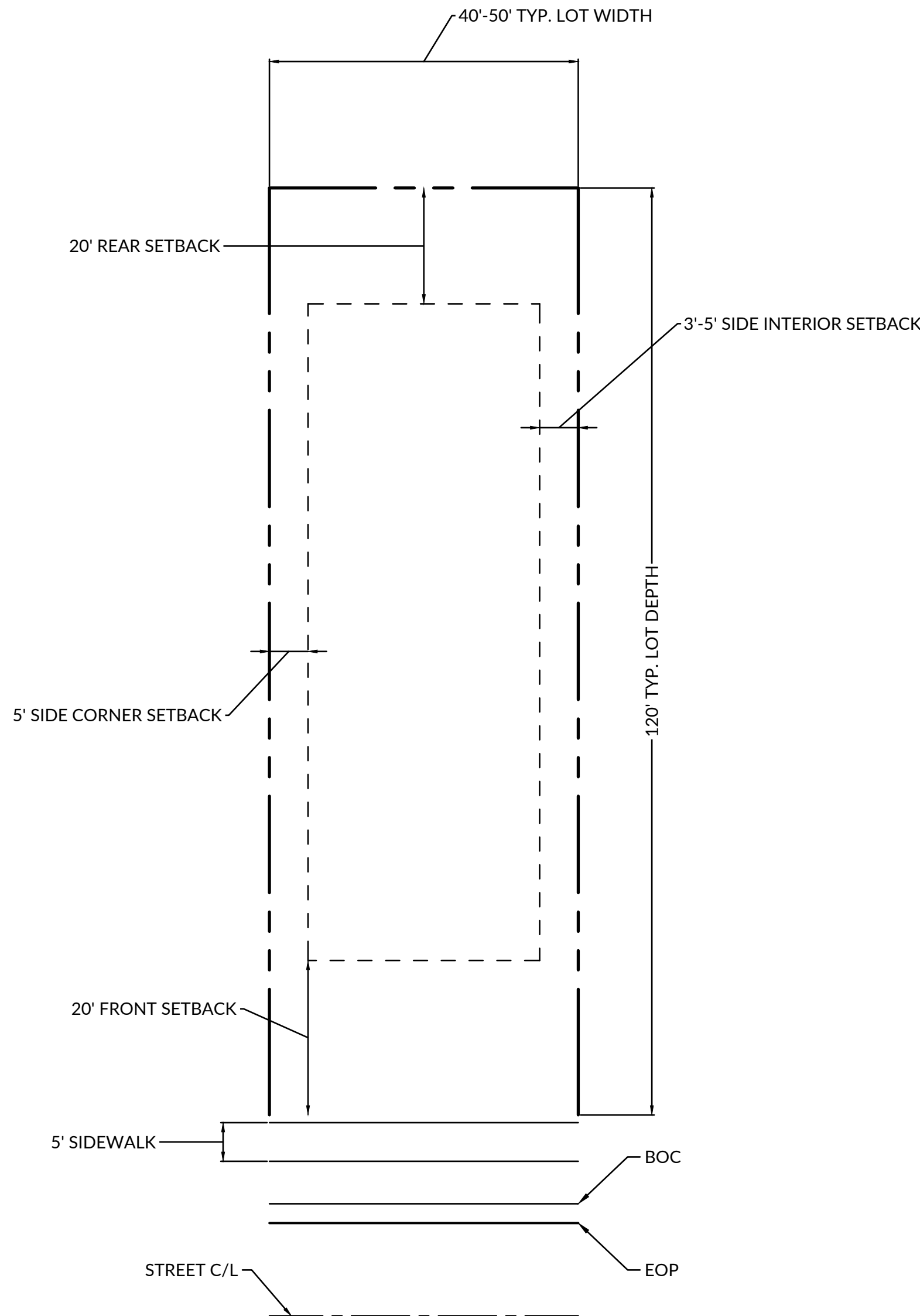




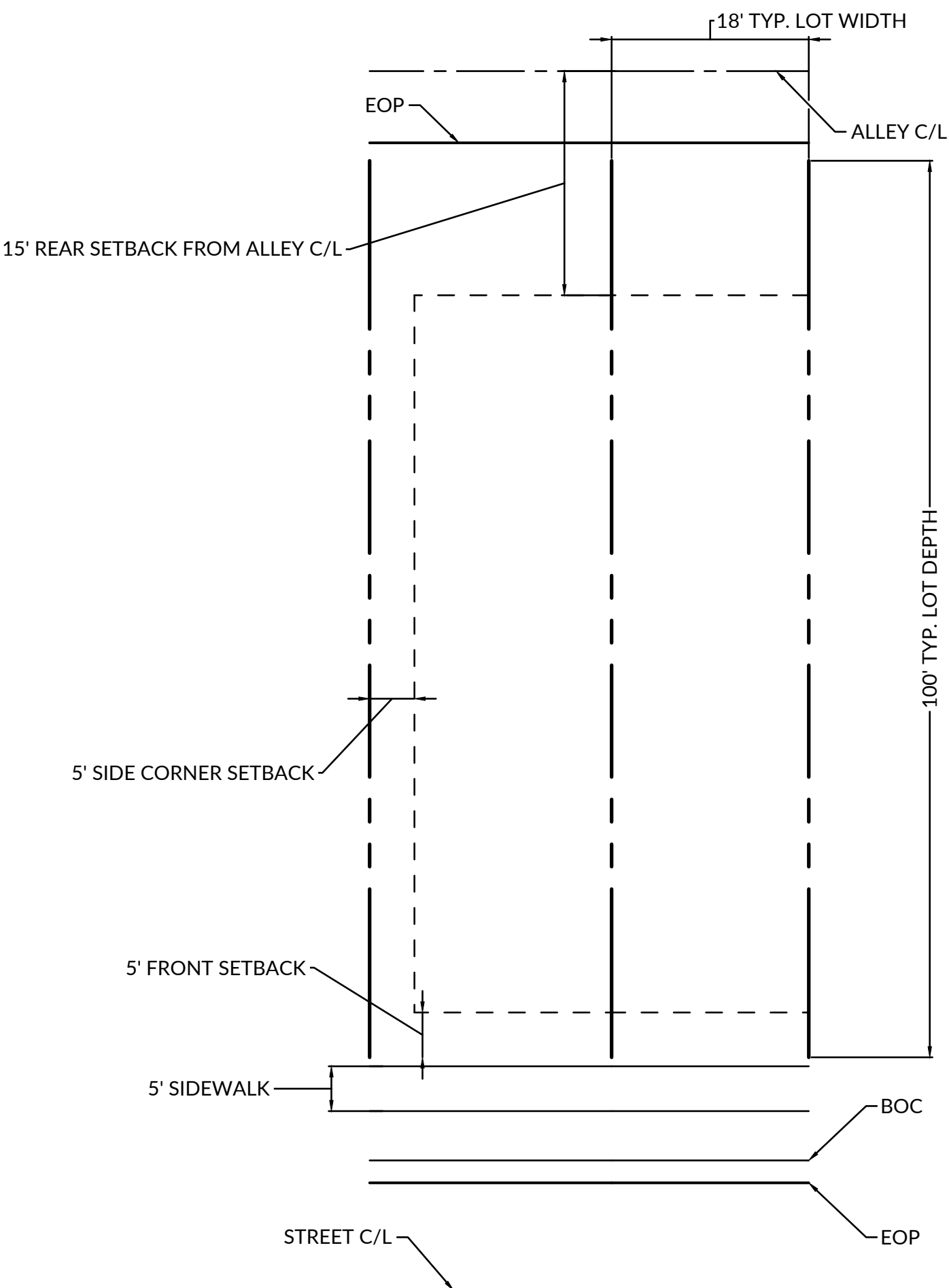
SYMPHONIA: CONDITIONAL DISTRICT MASTER PLAN - OPEN SPACE, PRESERVATION, AND LANDSCAPE



40' DETACHED (REAR LOAD)



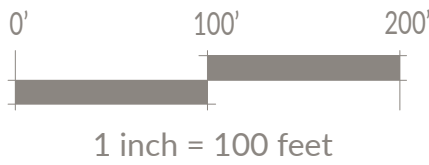
40'-50' DETACHED (FRONT LOAD)



18' TOWNHOME (REAR LOAD)

40' LOTS - 3' INTERIOR SIDE SETBACK
 50' LOTS - 5' INTERIOR SIDE SETBACK

Maximum Gross Density (units/acre)	3.12
Primary Building Setbacks (ft)	
Front Setback - Alley Loaded (minimum)	5 ft
Front Setback - Front Loaded (minimum)	20 ft
Side - Corner Setback (minimum)	5 ft
Side - Interior Setback (minimum) 40' lots	3 ft
Side - Interior Setback (minimum) 50' lots	5 ft
Rear Setback (minimum)	20 ft
Rear Setback from Alley Centerline (minimum)	15 ft
Building Height (ft)	
Primary Structure(s) (maximum)	50 ft
Lots on a cul-de-sac may be narrower at the right-of-way but shall meet the minimum lot width at the front setback line.	





Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Symphonia 22-REZ-10

PETITIONER(S):

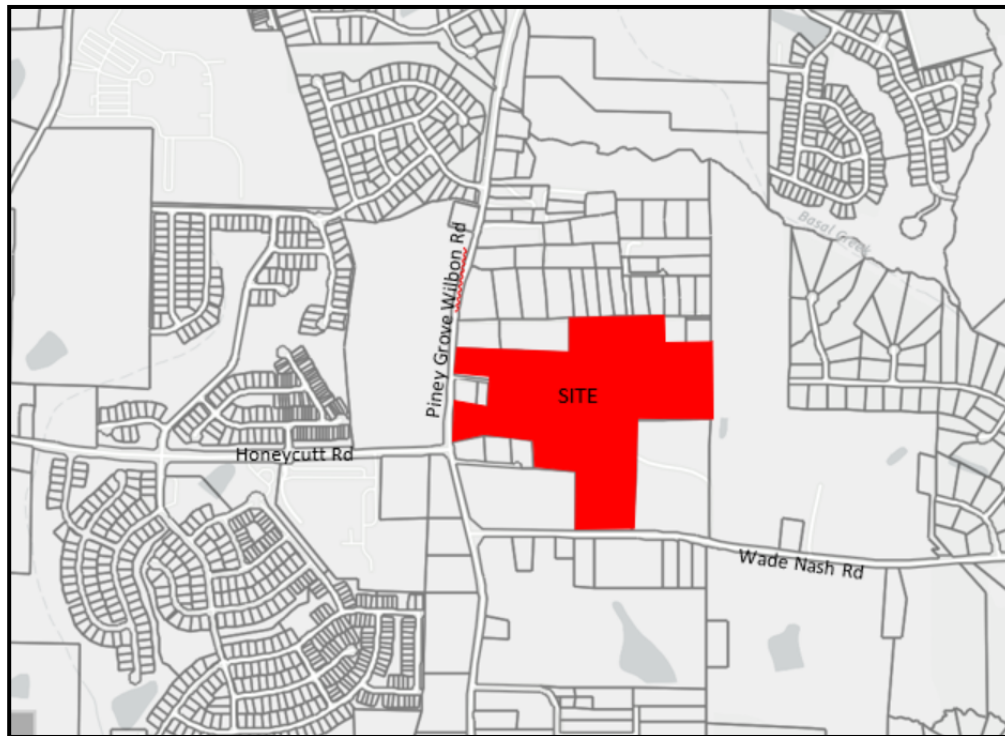
Monty Steckler
Marina Holly Springs, LLC
11010 Lake Grove Blvd.
Morrisville, NC 27560-7391

DEVELOPER(S):

WithersRavenel
115 Mackenan Dr.
Cary, NC 27511

OWNER(S):

Marina Holly Springs LLC
11010 Lake Grove Blvd.
Morrisville, NC 27560-7391

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: July 25, 2023

Public Hearing and Town Council Action: August 15, 2023

STAFF CONTACTS: Brett Gosney, Planner I

Catherine Jacobs, Engineering Manager

ATTACHMENTS:

Petition for Zone Map Change; Conditional Zoning District Plan set; Conditional Zoning District Design Goal Narrative; Statement of Zoning Compatibility

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Marina Holly Springs LLC	0648715314	RR – Rural Residential	4.80 acres
	0648717244		1.00 acre
	0648704818		4.25 acres
	0648708966		5.81 acres
	0648707749		0.49 acres
	0648803844		22.00 acres
	0648819331		6.40 acres
	0648809928		4.00 acres
TOTAL			48.75 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential	Residential / Agricultural / Vacant
North	RR Rural Residential	Residential / Agricultural / Vacant
South	RA Residential Agricultural	Residential / Agricultural (Fuquay Varina Jurisdiction)
East	RR Rural Residential	Residential / Agricultural
West	RR Rural Residential	Residential / Agricultural

PROPERTY HISTORY	
Rezoning History Rezoning Number: 15-REZ-01 (Establish ETJ) Original Zoning: Wake County Proposed Zoning: and R-30 Residential (Reassigned to RR Rural Residential March 1, 2022) Approved by Town Council on: June 17, 2016	Rezoning History (0648809928) Rezoning Number: 06-01 (Establish ETJ) Original Zoning: Wake County Proposed Zoning: and R-30 Residential (Reassigned to RR Rural Residential March 1, 2022) Approved by Town Council on: Jan 17, 2006

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	RR Rural Residential	NR-CD Neighborhood Residential Conditional Zoning District
Future Land-Use Designation	Mixed Residential Neighborhood	No Change

DEVELOPMENT AGREEMENT

The developer is in negotiations with the Town on a Development Agreement regarding a fee-in-lieu and the right-of-way related to the future realignment of Honeycutt Road and Wade Nash Road.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 48.75 acres located off of Piney Grove Wilbon Rd. and Wade Nash Rd. from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District (CD).

Zone Map Change Request:

The Neighborhood Residential District is established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home

choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block. For those properties in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to orient its highest densities towards those areas.

Conditional Zoning District (CD) Information:

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

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

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

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Maximum Gross Density (Units/Acre)	5 by-right 8 with CD	3.12

Attached Dwelling Allocation	UDO Standard	Proposed Standard
Maximum Units	50% with CD	50%

Minimum Lot Area (sf)	UDO Standard	Proposed Standard
Detached Dwellings	5,000 None w/ CD, mix required	4,800 sf

Note: The minimum lot area for detached dwellings shall be 4,800 sf for lots with a 40' minimum lot width. Detached dwellings with a 50' minimum lot width exceed 5,000 sf.

Minimum Lot Width at the Setback Line (ft)	UDO Standard	Proposed Standard
Detached Dwellings	26 ft	40 ft
Attached Dwellings	18 ft	18ft

Minimum Lot Frontage at the ROW for a Driveway (ft)	UDO Standard	Proposed Standard
Front Load Detached Dwellings	60 ft	40 ft

Note: Cul-de-sac lots can have driveways when the frontage at the right of way is less than 40ft.

Building Placement	UDO Standard	Proposed Standard
Thoroughfare Setback (ft)	25 ft	30 ft

Primary Building Setbacks (ft)	UDO Standard	Proposed Standard
Front Setback – Front Loaded (Minimum)	20 ft max	20 ft
Side – Interior Setback (minimum) (N10) 40' Lot	5 ft	3 ft

Building Height	UDO Standard	Proposed Standard
Primary Structure(s) (maximum)	35 ft 50ft w/ CD	50 ft

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Residential Uses		
Attached Dwelling	Permitted	Permitted
Detached Dwelling	Permitted	Permitted
Recreational Uses		
Recreation facility, indoor	Permitted w/ additional standards	Permitted w/ additional standards
Recreation facility, outdoor (<50 acres)	Permitted w/ additional standards	Permitted w/ additional standards
Infrastructure Uses		
Infrastructure / Utilities (minor)	Permitted w/ additional standards	Permitted w/ additional standards
Solar Energy Systems - Small	Accessory	Accessory

Open Space and Conservation (UDO Section 4)

	UDO Standard	Proposed Standard
Tree Preservation Area	20% Required	20.9% - 10.2 Acres
Active Recreation Area	5% Required	5.7% - 2.79 Acres
Flexible Space	5% Required	8% - 3.94 Acres of Tree Preservation Area

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Thoroughfare Buffer	10 ft. Type A	30 ft. Type A

Parking (UDO Section 6):

Vehicle Parking Locations	UDO Standard	Proposed Standard
Detached Dwellings on lots less than 60 ft wide	Front Yard Restricted Not Permitted	Front Yard Restricted Permitted

Proposed Residential Design Standards in addition to the UDO:

Architectural Standards	Detached Units	Attached Units
Shutters or Window Trim Wrap (Front Façade Only)	Required	Required
Shutters or Window Trim Wrap (Side Façade with Public ROW Frontage)	Required	Required

At least one (1) window on Side Elevation	Required	Required
Wood / Fiber Cement Siding	Permitted	Permitted
Brick, Cultured or Natural Stone	Permitted	Permitted
Vinyl Siding – Trim Elements Only (Limited to 20% of total façade area)	Permitted	Permitted
On Attached Units the roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, every other unit	N/A	Required
Attached Unit side elevations shall have trim around the windows	N/A	Required

Notes/Additional Conditions:

- a. All residential units shall follow the Holly Springs UDO Design Standards (per the Town of Holly Springs Unified Development Ordinance dated July 19, 2022). The residential units shall include the additional architectural standards as listed in the Table.
- b. All garages shall be wired with 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
- c. Accessory Dwelling Units are permitted within the project on single-family detached lots and shall meet the requirements of the UDO.
- d. Of the total 140 lots, there shall be a maximum of twenty (20) 40 ft. wide detached dwelling lots which may be alley-loaded or front-loaded. The remaining detached dwelling lots shall be 50ft. wide and may be alley-loaded or front-loaded.
- e. Of the permitted detached dwelling lots, a maximum of twenty (20) shall have a minimum lot size of 4,800 square feet. The remaining permitted detached dwelling lots shall have a minimum lot size of 5,800 square feet.

PLANNING & ZONING

Vision Holly Springs Section 1: Land Use & Character Plan

Growth Strategy Map:

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

Future Land Use:

A Mixed Residential Neighborhood includes several housing types — single dwelling detached, single dwelling attached, and multi-dwelling — that provide a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Residents can start in a smaller, less expensive option like an apartment or townhome early in life, and move to larger detached single dwelling homes on larger lots as their families grow and change. Empty nesters can downsize to a townhome or senior living option without ever leaving the neighborhood.

In a Mixed Residential Neighborhood, homes are oriented toward the street with on-street parking in front of more dense housing options. Some neighborhoods may mix housing types on the same block, or provide accessory dwelling units. Smaller blocks and a grid street network support

a well-connected, cohesive community. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering place, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes.

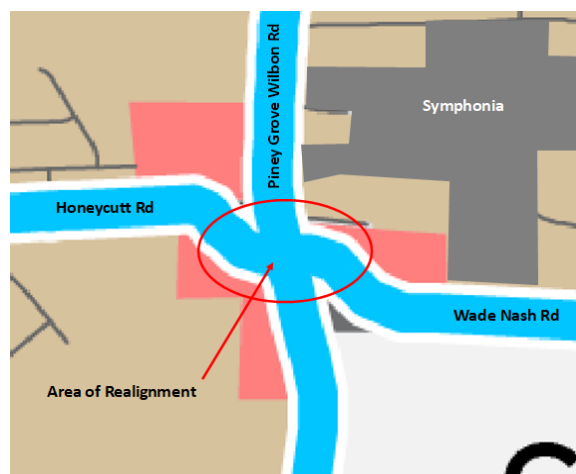
The density of Mixed Residential Neighborhoods is highest around the central gathering place, where attached and multi-dwelling housing types like townhomes, apartments and condo buildings define the space. Moving out from the center, lots transition from smaller to larger, and become exclusively single dwelling detached. If a Mixed Residential Neighborhood is built adjacent to an existing conventional neighborhood, this variation from more dense to less dense will provide an appropriate transition.

Key characteristics include:

- New residential uses have off-street parking at the side or rear of the lot to enhance the streetscape and walkability. Parking areas on larger lots may be accessed from frontloaded driveways, while smaller lots may be served by rear alleys.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible; however, developments of this type may require significant grading, tree clearing, retaining walls or stormwater management features.

Vision Holly Springs Section 2: Comprehensive Transportation Plan (CTP)

The Town's CTP identifies the intersections of Honeycutt Road/ Piney Grove Wilbon Road and Wade Nash Road/ Piney Wilbon Road as an area in need of realignment and improvement. The Southwest Area Study (SWAS), a study conducted between Capital Area Metropolitan Planning Organization (CAMPO), NCDOT, and local municipalities, was completed in 2019 and determined that realignment was the best and most viable approach to establish a direct east/west connector for this part of Town. The alternative chosen and adopted with the SWAS, and ultimately adopted with the 2022 CTP, was a realignment of Honeycutt and Wade Nash, midway between the two current intersections, to form a singular roadway intersection with Piney Grove Wilbon.



PARKS & RECREATION

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development, with a portion of the funds expected to reimburse the cost of construction of the off-site Sidepath mentioned in previously.

CIVIL IMPROVEMENTS

Water Service:

The project is required to tie to and extend Town water facilities to serve the proposed development. There is an existing 30" watermain located within Piney Grove Wilbon Rd, however, this is a trunk line for the Town and connection is not supported. The development is proposing the connection and extension of a 12" parallel watermain from an existing stub to the north of the property in Piney Grove Wilbon up to and along the property's frontage on Piney Grove Wilbon Rd. The watermain extension will continue throughout the proposed development as well as continue along the property frontage of Wade Nash Rd as required by the UDO. Waterline stubs are also proposed to adjacent properties for future connection. These waterlines will be installed by and at the expense of the developer.

Sewer Service:

This project is required to tie to and extend Town sewer facilities to serve the proposed development. Sewer service is proposed via extension of gravity sewer networks. The proposed sewer main will tie into the existing Basal Creek Pump Station and will require substantial off-site utility easements to make this connection. The development is also proposing stubs to adjacent upstream properties.

A sewer study was completed with this rezoning, and it was determined that the existing downstream infrastructure and the existing Basal Creek pump station have sufficient capacity to support the proposed development without any improvements.

Transportation:

Per the UDO and CTP, the development is required to complete roadway improvements along the property frontages for both Piney Grove Wilbon Road and Wade Nash Road to meet ½ of the ultimate cross section. In both cases, the ultimate cross section is a four-lane, median-divided thoroughfare. All internal streets will also be constructed in accordance with public residential street standards per the CTP.

Symphonia does not have direct frontage along the proposed Honeycutt Road/ Piney Grove Wilbon Road and Wade Nash Road/ Piney Wilbon Road realignment and no improvements related to the realignment will be made. The applicant has agreed to set aside land for the future realignment to pass through their project, as well as provide a fee-in-lieu for the portion of that future roadway. This would provide flexibility in the future design of the roadway.

The Symphonia development is proposing to signalize each existing intersection as a near-term improvement to the "Dual Offset T" intersections. This includes providing an all-new signal at the intersection of Piney Grove Wilbon and Wade Nash, retiming the signal at the intersection of Piney Grove Wilbon and Honeycutt (currently being installed by others), and by constructing the roadway cross-section and turn lanes required by the Traffic Memorandum to support the proposed development.

Traffic Study:

A Traffic Study was completed with this project as required by the NCDOT and the Town. Based on its anticipated traffic generation, a Tier 3 Traffic Study: Traffic Impact Analysis (TIA) was required. Improvements identified in the Traffic Study are listed below.

Piney Grove-Wilbon Road at Ralph Stephens Road (signalized)

- Provide fee-in-lieu (FIL) commensurate with project impact toward constructing a 500' through/right-lane on northbound Piney Grove-Wilbon Road.

Piney Grove-Wilbon Road and Honeycutt Road (existing unsignalized, future signalized)

- Upgrade traffic signal (signal by others) to provide pedestrian accommodations across the northern leg of Honeycutt Road.
- Provide a 250' second left-turn lane and one continuous right-turn lane on the existing eastbound Honeycutt Road approach.
- Provide two through lanes and one 400' left-turn lane on the northbound Piney Grove-Wilbon Approach.
- Provide two through lanes and one 300' right-turn lane on the southbound Piney Grove-Wilbon Approach.
- Install a new traffic signal with fiber connection along Piney Grove-Wilbon Road between this intersection and the Wade Nash Road signal.

Piney Grove-Wilbon Road and Wade Nash Road (existing unsignalized, future signalized)

- Install a new traffic signal at this location with fiber connection along Piney Grove-Wilbon Road between this intersection and the Honeycutt Road signal. Wood poles may be utilized if approved by NCDOT and the Town of Holly Springs.
- Provide one continuous left-turn lane and one continuous right-turn lane on the existing westbound Wade Nash Road approach.
- Provide two through lanes and one 125' right-turn lane on the northbound Piney Grove-Wilbon Approach.
- Provide two through lanes and one 150' left-turn lane on the southbound Piney Grove-Wilbon Approach.
- Install a new traffic signal with fiber connection along Piney Grove-Wilbon Road between this intersection and the Honeycutt Road signal.

Piney Grove-Wilbon Road and Site Access #1 (future unsignalized, right-in/right-out/left-in)

- Provide a dedicated left-turn lane on southbound Piney Grove-Wilbon Road with 100 feet of storage and appropriate taper.
- Provide a dedicated right-turn lane on northbound Piney Grove-Wilbon Road with 50 feet of storage and appropriate taper.
- Construct Site Access #1 with one ingress lane and one egress (right-out only) lane.

Wade Nash Road and Site Access #2

- Provide a dedicated left-turn lane on eastbound Wade Nash Road with 100 feet of storage and appropriate taper.
- Construct Site Access #2 with one ingress lane and one egress lane.

ZONING MAP CHANGE ANALYSIS

The Conditional Zoning District is intended to achieve an innovative, higher quality, and sustainable neighborhood by allowing flexibility in development standards and design requirements. The proposed development is modifying multiple standards from the UDO base standards. These changes include narrowing lots with front driveways, reducing the interior side setback for 40ft lots, increasing the maximum building height, adding design standards for homes, and increasing buffer widths.

Comprehensive Plan Consistency:

- Providing multiple housing types and lot sizes. The housing types are split between the attached dwelling and detached dwellings, with slightly more detached dwelling being provided on the site. All of the attached dwellings will be located in the northwest portion of the property with the detached dwellings spanning the rest of the site. No further commitment was proposed beyond

this for varying housing types or development patterns such as the location of the 40ft detached lots and the 50ft detached lots on the site.

- Rear parking/alleys for attached dwellings.
- Interconnected street design with stubs shown for properties to the north, east, southeast, and potentially to the property southwest
- An internal pedestrian system through sidewalks along proposed streets and walking trails connecting the various open spaces.

Comprehensive Plan Inconsistency:

- Modified standards to allow narrow lots with front driveway access. The applicant is only proposing detached dwelling lots that are below the UDO required minimum 60 ft. lot frontage for a driveway and is not committing to having rear access/alleys on these lots. With each unit potentially having access that is along the adjacent street frontage, there will be impacts to the streetscape and walkability of the neighborhood.

The Planning Board and Town Council should determine whether the applicant has sufficiently balanced the requested zoning modifications with other proposed elements, such as improvements to offsite roadways and intersections, that provide a public benefit or lead to creative or unique design as is required for Conditional Zoning District.

RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Conditional Zoning District is intended to achieve an innovative, higher quality, and sustainable neighborhood. The proposed standards for development and design guidelines are mostly per the base standards of the UDO. Does the Development and Design Manual guidelines ensure a unique or innovative design related to:
 - a. Pedestrian oriented communities
 - b. Lot layout and development patterns
 - c. Lot width and driveway locations
2. The Comprehensive Plan notes characteristics of a Mixed Residential Neighborhood including many related to walkability, parking location, street grids, connectivity, sensitivity to natural resources, and development patterns. Does the overall proposal align with the characteristics of a Mixed Residential Neighborhood?

PLANNING BOARD RECOMMENDATION TO THE TOWN COUNCIL

ACTION #1:

Plan Consistency Statement:

The requested zone map change from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood. The proposed Conditional Zoning District (CD) would provide a mix of housing options within a walkable, connected neighborhood that includes open space dispersed throughout the community.

Action #2:

Zone Map Change Petition Motion:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-10 to change the zoning of 48.75 acres of Wake County PINs #0648715314, 0648717244, 0648704818, 0648708966, 0648707749, 0648803844, 0648819331, 0648809928 from RR: Rural

Residential to NR-CD: Neighborhood Residential Conditional District as submitted by Marina Holly Springs, LLC.