Holly Springs Town Council
7:00 PM **Tuesday, September 19, 2023**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of September 19, 2023 meeting agenda

RECOGNITIONS

5. Community Planning Month Proclamation
6. Disability Employment Awareness Month Proclamation
7. Communications & Marketing Savvy Award

REQUESTS AND COMMUNICATIONS

8. North Carolina Turnpike Authority Complete 540 Update

CONSENT AGENDA

9. Approve the minutes of the September 5, 2023 business meeting.
10. NC DEQ Division of Water Infrastructure Fall 2023 Grant and Loan Funding Resolutions
11. Naming Rights Extension Agreement Amendment for North Main Athletic Complex
12. Oasis Church Development Agreement
13. Change Order for 2023 Street Resurfacing and Preservation Project (TOHS Proj. 23-001)
14. Regency Development Agreement

PUBLIC HEARINGS

15. Voluntary Annexation A23-01 10325 Holly Springs Rd. - Legislative Public Hearing
16. Elliott Farm Rezoning 22-REZ-07 - Legislative Public Hearing & Development Agreement
17. Cass Holt Crossing Rezoning 22-REZ-15 - Legislative Public Hearing
18. Friendship Innovation Park Rezoning 22-REZ-17 - Legislative Public Hearing
19. Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02 - Quasi-Judicial Public Hearing

NEW BUSINESS

20. Locally Administered Project Program (LAPP) Federal Fiscal Year 2025 Application

PUBLIC COMMENT PERIOD

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

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: Community Planning Month Proclamation
Strategic Priority Area: Responsible & Balanced Growth
Economic Prosperity & Diversity
Engaged, Healthy, & Active Community
Safe & Friendly
Staff Resource: Chris Hills, Development Services

Action(s):

- Proclaim October as Community Planning Month in Holly Springs

Explanation:

- The American Planning Association designates October as National Community Planning Month in the United States.
- In an effort to bring attention to the excellent efforts of our citizen and professional planners in Holly Springs, staff is requesting that Mayor Mayefskie proclaim October as Community Planning Month in the Town of Holly Springs.

Background:

- Planners work to improve the well-being of all people living in our communities by taking a comprehensive perspective.
- This approach leads to safer, more resilient, equitable, and prosperous communities.
- We celebrate the role that planning plays in creating great communities each October with National Community Planning Month.
- Staff will use this opportunity to recognize the Citizen Planners, Planning Board, and Professional Planning Staff for their efforts in Holly Springs.

Funding Source(s):
N/A

Attachment(s):
1. 2023 Community Planning Month Proclamation

Town of Holly Springs

A Proclamation By The Mayor

Community Planning Month Proclamation

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories; and

WHEREAS, community planning can help manage change that provides better choices for how people work and live and planning provides an opportunity for residents to be involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to disaster mitigation and how planners can lead communities to equitable, resilient and long-lasting recovery; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the Town of Holly Springs; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the Town of Holly Springs and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, I, MAYOR SEAN MAYEFSKIE, do hereby proclaim the Month of October

Community Planning Month

in the Town of Holly Springs, and urge all citizens to celebrate Community Planning Month and to participate in local Community Planning Initiatives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 19th day of September 2023.

_____

Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions
Title: Disability Employment Awareness Month Proclamation
Strategic Priority Area: Safe & Friendly
Staff Resource: Mayor Mayefskie

Action(s):
Proclaim October as Disability Employment Awareness Month in Holly Springs

Explanation:

- Observed annually in October, National Disability Employment Awareness Month (NDEAM) celebrates the contributions of America's workers with disabilities past and present, and showcases supportive, inclusive employment policies and practices.
- In recognition of the important role people with disabilities play in a diverse and inclusive American workforce, the theme for 2023 is **"Advancing Access and Equity."**
- This year also marks the 50th anniversary of the Rehabilitation Act of 1973, prohibiting discrimination against people with disabilities by federal agencies, federal contractors, or programs receiving federal funds.

Background:

- The history of National Disability Employment Awareness Month traces back to 1945 when Congress enacted a law declaring the first week in October each year "National Employ the Physically Handicapped Week."
- In 1962, the word "physically" was removed to acknowledge the employment needs and contributions of individuals with all types of disabilities.
- In 1988, Congress expanded the week to a month and changed the name to National Disability Employment Awareness Month.

Funding Source(s):
N/A

Attachment(s):
1. Disability Employment Awareness proclamation.pub

Town of Holly Springs

A Proclamation By The Mayor

Disability Employment Awareness Month

WHEREAS, October 2023 marks the 77th anniversary of National Disability Employment Awareness Month; and

WHEREAS, The purpose of National Disability Employment Awareness Month is to educate about disability employment issues and celebrate the many and varied contributions of America's workers with disabilities; and

WHEREAS, The history of National Disability Employment Awareness Month traces back to 1945 when Congress enacted a law declaring the first week in October each year "National Employ the Physically Handicapped Week;" and

WHEREAS, In 1962, the word "physically" was removed to acknowledge the employment needs and contributions of individuals with all types of disabilities; and

WHEREAS, In 1988, Congress expanded the week to a month and changed the name to National Disability Employment Awareness Month; and

WHEREAS, Workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build an inclusive community and strong economy; and

WHEREAS, Activities during this month will reinforce the value and talent people with disabilities add to our workplaces and communities and affirm Holly Springs' commitment to an inclusive community that increases access and opportunities to all, including individuals with disabilities.

NOW, THEREFORE, I, Mayor Sean Mayefskie, do hereby proclaim October 2023 as

Disability Employment Awareness Month

in Holly Springs and call upon all employers in Holly Springs to advance the message that people with disabilities add value and talen to our workplaces and communities.

Proclaimed this, the 19th day of September, 2023

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 19th day of September 2023.

_____

Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Recognitions
Title: Communications & Marketing Savvy Award
Strategic Priority Area: Organizational Excellence
Staff Resource: Cassie Hack, Director, Communications & Marketing

Action(s):
No action required

Explanation:

- The Town of Holly Springs has been recognized for having the best digital newsletter in the nation for communities less than 100,000 population.
- The 3CMA, City, County Communications and Marketing Association awarded Holly Springs the top honor for "answering the demand from residents to provide a streamlined way of delivering the news."
- The first place "Savvy" award for cities under 100,000 population was presented to the Holly Springs Communications & Marketing team at the 2023 Annual Conference.

Background:

- The Holly Springs NewsFlash is sent to residents' inboxes bi-monthly.
- The digital NewsFlash contains news articles about Holly Springs, links to videos about projects and initiatives and details about Town events.
- The NewsFlash has nearly 9,000 subscribers with a 65% average open rate.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Requests & Communications
Title: North Carolina Turnpike Authority Complete 540 Update
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Randy Harrington, Town Manager

Action(s):
No action required.

Explanation:

- The proposed Complete 540 project, also known as the Southeast Extension, would extend the Triangle Expressway from the N.C. 55 Bypass in Apex to U.S. 64/U.S. 264 (I-87) in Knightdale, completing the 540 Outer Loop around the greater Raleigh area.
- The portion of the extension from the N.C. 55 Bypass in Apex to I-40 (Phase I) is approximately 17 miles in length and is currently projected to be completed in the Spring 2024.
- Dennis Jernigan, Interim Chief Engineer, with the NC Turnpike Authority will share a progress update on the NC 540 extension in Holly Springs.

Background:

- Mr. Jernigan previously updated the Mayor and Council on the progress of the NC 540 Extension project on August 6, 2019, February 18, 2020, June 1, 2021, and April 19, 2022.
- Since 2002, the NC Turnpike Authority has worked to advance toll transportation facilities to help increase choices in how drivers reach destinations in the region while also reducing congestion along heavily traveled routes and providing an additional revenue stream for building new commuter routes.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Approve the minutes of the September 5, 2023 business meeting.
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the September 5, 2023 business meeting.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. 9.5.23 minutes-Draft

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, September 5, 2023. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

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

Council Members Absent: Council member Timothy Forrest.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager;* Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Jeff Wilson, *Director IT*; Mathew Mutter, *IT;* Corey Petersohn, *Budget and Sustainability;* Tamara Ward, *Communications and Marketing*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Michael Leones, Aaron Levitt, and Dirk Siebenbrodt, *Utilities and Infrastructure;* Paul Liquorie, *Police Chief;* LeRoy Smith, *Fire Chief;* Tina Stroupe, *Finance Director*; Anna Murphy, *Economic Development;* Chris Hills, *Director of Development Services*; Sean Ryan, *Development Services*; Kathy White, *Deputy Clerk;* Paige Scott*, Director, Public Works;* Freddie Rodriguez, *Public Works;* Jaime Joyner, *Director of Human Resources;* LeeAnn Plumer, *Director, Parks & Recreation*;

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Father Christopher Koehn of St. Mary Magdalene Catholic Church.

4. Agenda Adjustment: The September 5, 2023, meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: McGrath
Vote: Unanimous

RECOGNITIONS

5. Pay-As-You-Go Capital Program Update – Traffic Safety & Neighborhood Traffic Calming

Michael Leones, Utilities and Infrastructure, said the purpose of this item was to update Council on the program, specifically for sidewalk, pedestrian, and bike safety, and neighborhood traffic calming. He outlined the background of the Traffic Safety PAYGO program and gave examples of traffic safety elements in the "toolbox" and statistics on pedestrian and cyclist safety. He said that requests and inquiries come from various sources including the Traffic Calming web portal, Holly Springs 311, direct contact from residents, Town staff, and other sources. He said a standardized evaluation process is used which includes data collection and field investigations. He gave statistics on the number and types of requests and inquiries received in FY23 and how many have been addressed.

Mr. Leones said that the top priority is the Main Street Connector Sidewalk. He said that approximately 80% of the PAYGO funding is banked each year for this project. Design is underway and construction is expected to begin in FY25. The current project budget is $1.2 million. He showed the location of existing Rectangular Rapid Flashing Beacon (RRFB) crosswalks and the

locations that RRFBs have been requested. He then gave examples of response measures that have been taken in various locations around town.

Council member McGrath asked how technology could be leveraged, for example using GPS. Mr. Leones said that new vehicles have cameras that catch speed limit signs and display the speed limit on the dash. Staff is looking at this and using technology, but it is also often the vehicle that determines what technology can be helpful.

6. Yard Waste Convenience Center Opening

Paige Scott, Director Public Works, said she was joined by Freddie Rodriguez, Solid Waste Manager. She said this item was to brief the Mayor and Council on the opening of a new yard waste convenience center. The Convenience Center will open on September 13th at a temporary location at 6412 Rex Road until the opening of the location at the new Operations Campus. She outlined the background of the search for a site for this Center.

Mr. Rodriguez said the center would be a place where residents can drive up and dump appropriate items for no charge. The Center will operate Wednesday to Sunday from 7:00 am to 3:00 pm. Residents will need to have proof of residency such as a driver license or utility bill. The center is not open to landscaping companies and will accept yard waste only: leaves, grass clippings, weeds, twigs and prunings, small branches, and flowers. He said if residents showed up with items that could not be accepted, staff would give them addresses for places that would accept those items.

Ms. Scott then gave a preview of upcoming changes to yard waste collection, with the cart model. She reminded residents that they could request an additional cart or opt out by using the online form.

Mayor Mayefskie asked if items needed to be bagged. Ms. Scott said they must be loose. If yard waste is in a bag or container the resident would need to empty the bag or container and take that away with them.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Mayor Pro Tem Berry, a second by Council member McGrath and a unanimous vote. The following actions were affected:

7. Minutes – Council approved the minutes of the August 15, 2023 business meeting.

8. Jones Park Greenway Project – The Council approved the project budget for the Jones Park Greenway in the amount of $246,598, awarded the construction contract to Narron Contracting in the amount of $202,019 and authorized the Town Manager to negotiate and execute the contract documents.

9. FY24 Quarterly Budget Amendment – The Council adopted Parks and Recreation Capital Project Ordinance 23-31, Water Project Capital Ordinance 23-33, and Utility PAYGO Capital Project Ordinance 23-32, and approved Utility PAYGO Budget amendment.

Copies of Ordinances 23-31, 23-32, and 23-33 are attached to these minutes.

10. Amendment to Chapter 12, Article IV, Divisions 2 & 3 (Public Safety Ordinance – The Council adopted Ordinance 23-30 amending Public Safety Ordinance Chapter 12, Article IV, Divisions 2 & 3.

A copy of Ordinance 23-30 is attached to these minutes.

11. NeoGov Human Resources Employee Records Management Software Agreement – The Council approved the agreement with NEOGOV for a Human Resources management enterprise product suite for a base amount of $547,744.10 over the next four years, with annual,

actual pricing adjustments subject to change based on the number of new, approved staffing positions within the organization.

12. Voluntary Annexation A23-01, 10325 Holly Springs Rd. – The Council adopted Resolution 23-22 directing the Town Clerk to investigate the sufficiency of annexation petition A23-01 and setting the public hearing for September 19, 2023.

A copy of Resolution 23-22 is attached to these minutes.

13. Continuing Disclosure Policies and Procedures for Post-Issuance Compliance – The Council adopted Post-Issuance Compliance Policies and procedures for Continuing Disclosure Obligations as related to municipal bonds and as defined by Security Exchange Commission Rule 15c2-12.

14. FujiFilm Diosynth Biotechnologies Land Lease – The Council approved a lease agreement with FujiFilm Diosynth Biotechnologies for use of a five-acre vacant tract owned by the Town of Holly Springs for the sum of $10 until December 31, 2026, with an option to extend for an additional three years.

NEW BUSINESS

15. LaunchHOLLYSPRINGS Grant Consideration

MPT Berry said that Council had been granting funds to LaunchHOLLYSPRINGS (LHS) through the grant application process since 2019. The Grants Committee had discussed making LHS a strategic partner. In 2023 LHS submitted a formal funding request for increased grant support to fund a paid part-time administrative position, as the organization has grown beyond being an all-volunteer organization. Council's Grant Committee reviewed the proposal with LHS staff and proposes the following for Council discussion:

- Add $4,000 to the existing $1,000 grant to LHS for the purposes of administrative program support, using $4,000 of $5,000 in funding that remains unallocated from Council's most recent non-profit funding allocation process;
- Provide for the opportunity for LHS to earn a dollar-for-dollar match up to $5,000 is LHS is able to secure additional corporate financial support to fund administrative program support activities;
- For the FY24-25 budget, consider moving LHS from an annual non-profit funding applicant to a strategic community partner relationship with separate line-item funding included in the recommended annual General Fund operating budget.

Council member Wolff said they have been consistent in the community, and they have treated us as a strategic partner by reporting regularly and giving regular updates on their cohorts.

Action: Motion to increase LaunchHOLLYSPRINGS' (LHS) base grant funding by $4,000, to a total of $5,000 annually; provide an opportunity for LHS to receive an additional dollar-for-dollar match up to $5,000 annually if LHS is able to secure additional corporate financial support to fund administrative program support; and shift LHS from an annual non-profit Grant Committee applicant to a strategic community partner considered as part of the annual recommended budget.

Motion by: Berry
Second by: Wolff
Vote: unanimous

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

The following public comments were received in writing: five comments thanking Council for the amendments to the Parking Ordinance.

The following public comments were received in person:

Larry Gaines said he lived near Buckhorn elementary, and he was asking Council to consider installing a crosswalk light in front of the school. He said last Friday he acted as an unofficial crossing guard. He witnessed that there was lots of traffic not yielding on the side away from the school. He said if it was not the Town's jurisdiction could they please direct him towards who was responsible.

Jesse St. Cyr said he the parking ordinance was an attempt to help a few people who had issues, but it is a problem for those who do not have that issue. He said it prohibited deliveries, workmen, deliveries of construction material, and other trades people from parking. He said he couldn't drop off a friend's child when the driveway was full. He doesn't believe selective enforcement is the answer. He said his feelings were widely shared in the neighborhood.

Sy Elisan said he was here on the parking issue. He owns a home services company and would never risk parking where there was a no parking sign. He said an officer who was enforcing it was yelling at him when he dropped his daughter off at school and she was vomiting. He asked Council to change the ordinance. He said that there was about a ¼ mile walk to the high school from this neighborhood. He thought the Town should pay for students' parking passes instead of paying for no parking signs. Council member Wolff asked what changes he would suggest, and Mr. Elisan said he didn't know how to address this. He said he thought it would be settled by selective enforcement. He said he wasn't bothered by the parking and they should just let kids park.

Cherie Snowburg said they live in Honeycutt. Since the ordinance, there has been no more trash or noise, or students firing air guns. She understands the whole community wasn't affected, but those who lived there were. It wasn't safe. This was about making the area safe for other children to walk. Laws aren't all about convenience. This was about safety. She understands the other speakers' concerns, but as far as safety of not having the street lined with drop off and student parking, they appreciate that. Mr. Snowburg said they are concerned about the safety of their daughters who were walking to school where parents were making illegal U turns. He was almost hit by those cars. The trash has improved. They used to collect garbage bags of litter and now it is gone. He can't park in front of his house either but he's willing to make that sacrifice. He chose the address to let his daughters walk to school.

Brett Christensen said he was here to thank the Town and everyone involved with fixing the parking issue. They purchased the property without knowing there was such an issue and it felt like they lived in the high school parking lot. Now the neighborhood is peaceful. Improvements include ability to maneuver through the neighborhood; garbage and recycling trucks can get into the neighborhood to pick up trash and recycling; the amount of litter has significantly decreased; no more loud music, speeding (including an incident that took out several trees) and kids partying and other incidents including the air soft guns. He had witnessed several near accidents between students and parents dropping off students. He can't thank Council and Police, High School Principal, and all involved, enough. Regarding the Honeycutt crosswalk, he agrees that it is needed.

Mr. St. Cyr was called back to present options for amending the ordinance. He suggested resident passes and guest passes for the neighborhoods. Or they can cut off access to the high school from there. Council member Wolff said passes are a possibility, but it would have to be through the HOAs so that was a discussion to have with the HOAs.

OTHER BUSINESS

Council member McGrath asked Town Attorney John Schifano about getting any feedback from HOAs on a resident pass program. He suggested that such passes were too easy to copy. Mr. Schifano said the committee did discuss that, and Council member McGrath hit on the issues involved. We do not have software to assign a permit number and have an officer in the field validate it. The police department was also concerned about mediating disputes between neighbors about getting tags back. Exempting tradesmen is difficult because students could just paint "Plumber" on their car. It is not a problem with the cost of the school parking permit, it's a matter of not enough spaces at the high school. Council member McGrath asked if this was a design problem with schools. Randy Harrington, Town Manager, said the school parking was designed years ago and the school does not have the ability to add spaces. Staff has been in great communication with Honeycutt and Garrison HOAs and it is our understanding that they do not wish to pursue permits at this time. Also, we appreciate all the feedback on this because it is a complicated situation. We have said from the beginning that we want to watch this play out and see what the feedback is. We still have more time to hear and evaluate and we will bring back tweaks to you at a later time.

Council member Wolff asked if there was a law against an HOA having a permit program. Mr. Schifano there is no statute, but we would have to amend our ordinance. Council member Wolff said that Holly Springs High School has a disproportionate number of drivers so if you have a high school student, have them take the bus or carpool – it's a civic duty.

Council member McGrath said September is Suicide Prevention Month. Please check in with your friends and neighbors.

MPT Berry said that, as a matter of public record, the parking ordinance was not brought up because of where he lives. It was passed after 3 months of feedback from neighborhoods with issues with high school parking. He said he is open to tweaks to figure out what makes the most sense. He wants to make clear that the intentions are sound and the Holly Springs Police Department is clear on those intentions. But when people called to complain in the past, there was nothing we could do because we hadn't established no parking zones. We had to put something on the books so the police can respond. It is not a perfect ordinance, but he feels it's better than what we had before. But we will continue to receive feedback and try to make it better.

Mayor Mayefskie announced that Council would return to winter wardrobe at the next meeting. He said about a week ago he and Mr. Harrington went to Unity in the Community and there were a lot of volunteers present. It was hot but the Police and Fire Departments were there and stayed the whole time. It was a big event and Hope Community Church did a good job.

MANAGER'S REPORT

Randy Harrington, Town Manager, said they would start with the Development Services updates and then he had three items.

16. Preview of Upcoming Development Services Land Use Cases

Sean Ryan, Development Services, said he was here to present the quarterly update to Council on upcoming Land Use cases. He discussed the following new applications:

- 12005 Holly Springs New Hill Road – Conditional Zoning District
- Wade Nash North – Conditional Zoning District
- Aura – Conditional Zoning District
- Holly Springs Operations Campus – Conditional Zoning District
- Cass Holt Road Park – Conditional Zoning District

And the following updates:

- Elliott Farm – Conditional Zoning District
- Friendship Innovation – Conditional Zoning District
- Cass Holt Crossing – Conditional Zoning District

- Symphonia – Conditional Zoning District
- 1100 Piney Grove Wilbon – Conditional Zoning District
- Lassiter Rd. Convenience Store – Conditional Zoning District – withdrawn
- Edwards Drive Mixed-Use – Conditional Zoning District - withdrawn

Council member McGrath said he knew staff would let the applicants know how Council feels about connectivity gaps and infrastructure. He asked if anyone else was looking at the area near Edwards Drive. Mr. Ryan said they have not heard any interest from the property owners or anyone else.

Mr. Harrington gave a shout out to Finance and other staff involved in the LOB process. He said that S&P reaffirmed our AAA bond rating, and Moodys our AA+. What this means for residents is that we can borrow at the lowest possible rate.
On Sept. 11th our annual memorial ceremony will be at Fire Station 1 at 8:30 am. There were 6 distinct moments on that day and there will be 6 distinct remembrances.
Finally, he said he had learned that Joey Hopkins, who we have worked with for many years at NCDOT, was named Transportation Secretary by Gov. Cooper today. He will take that seat on October 1st.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(6) to perform the Town Manager's annual review.

Motion by: Berry
Second by: McGrath
Vote: Unanimous

Motion to leave closed session was made by MPT Berry, seconded by Council member McGrath and passed with a unanimous vote.

Adjournment: MPT Berry made a motion to adjourn at 9:40 pm. It was seconded by Council member McGrath and passed with a unanimous vote.

Respectfully Submitted on Tuesday, September 19, 2023.

Linda C. McKinney

Linda C. McKinney, Town Clerk
Addenda pages as referenced in these minutes follow and are a part of the official record.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: NC DEQ Division of Water Infrastructure Fall 2023 Grant and Loan Funding Resolutions
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Economic Prosperity & Diversity
Staff Resource: Rachel Ingham, Utilities and Infrastructure, Rachel Jones, Utilities and Infrastructure, Kendra Parrish, Utilities and Infrastructure

Action(s):

1. Adopt Resolution 23-23 for the Drinking Water State Revolving Fund (DWSRF), Drinking Water State Revolving Fund Emerging Contaminants Fund (DWSRF EC), Clean Water State Revolving Fund (CWSRF), and Lead Service Line Replacement (LSLR) Applications for the following projects:
    i. Sanford Water Filtration Facility - Expansion, Conventional Treatment [DWSRF Construction]
    ii. Sanford Water Filtration Facility - Granular Activated Carbon (GAC) Facilities [DWSRF EC Construction]
    iii. Holly Springs and Fuquay-Varina Waterline Transmission Main [DWSRF Construction]
    iv. Utley Creek Water Reclamation Facility 6-8 MGD Upgrade [CWSRF Construction]
    v. Holly Springs Lead Service Line Inventory
2. Adopt Resolution 23-24 to update the 10-year Community Investment Plan (CIP) for water and sewer projects to be included in the funding applications

Explanation:

- Staff recommends Town Council's approval of several resolutions in order to submit funding applications for water and sewer related projects. To be considered, municipalities must pass resolutions containing specific language outlined by the state. Projects in the Fall 2023 application include:
    - Sanford Water Filtration Facility - Expansion, Conventional Treatment: Sanford currently operates a conventional 12 million gallon per day (MGD) water filtration facility. The Town of Holly Springs is partnering with the City of Sanford, the Town of Fuquay-Varina, and the Town of Pittsboro to expand the capacity of the Sanford Water Filtration Facility to 30 MGD. Holly Springs is investing in the infrastructure to receive 4 MGD of finished drinking water through the facility expansion. Three bid packages are currently advertised with closing dates in October 2023.
    - Sanford Water Filtration Facility - Granular Activated Carbon (GAC) Facilities: The Sanford Water Filtration Facility expansion project will go beyond

conventional treatment by installing GAC filters for the removal of Per- and Polyfluoroalkyl Substances (PFAS) and other compounds. During the Fall 2023 funding round, NCDEQ is offering new Emerging Contaminant funding, available to local government units for the construction of projects addressing PFAS in water systems. One bid package is currently advertised with a closing date of October 2023.

- Holly Springs and Fuquay-Varina Waterline Transmission Main: This project is being designed to bring the 4 MGD of drinking water from the Sanford Water Filtration Facility to the Holly Springs distribution system. To minimize costs and environmental impacts, the Town of Holly Springs and the Town of Fuquay-Varina are partnering in the design and construction of the conveyance line. The design is approaching 60% complete.
- Utley Creek Water Reclamation Facility (UCWRF) 6-8 MGD Upgrade: Holly Springs complies with a National Pollutant Discharge Elimination System (NPDES) permit allowing the Town's wastewater facility to treat 6 MGD. The NPDES permit also allows for 8 MGD of wastewater to flow to Utley Creek after necessary upgrades to the treatment process. Design flows through the Town's UCWRF are hovering at 80% of the facility's 6 MGD capacity, initiating preliminary studies and alternative analysis for upgrading the plant to 8 MGD. A Request for Qualifications for the design of the 6-8 MGD upgrade is advertised with a closing date of September 2023.
- Holly Springs Lead Service Line Inventory: For compliance with the US EPA's Lead and Copper Rule Revisions, Holly Springs must complete a Lead Service Line Inventory (LSLI) by October 2024. Lead Service Line Replacement (LSLR) funding is available to assist municipalities with preparing an LSLI. U&I are identifying staff resources and becoming versed in the guidance documents and the template published for completion of the LSLI inventory.

- Funds are awarded through a competitive process based on a priority point rating system. In the past 18-months, less than 5% of applications have been funded.
- Additionally, municipalities can earn priority points by adopting a resolution that forecasts a 10-year Capital Improvement Plan (CIP).
- This 10-year plan represents a forecast of potential water and sewer projects but is non-binding and does not commit funding.
- This 10-year plan includes assumptions of additional funds from developers, regional, state, and federal partners.
- The 10-year CIP has been updated to reflect FY24 approved budget costs and to separate the Sanford Water Filtration Facility project into two (2) components - one for conventional treatment and one for GAC (advanced) treatment.

Background:

- The Drinking Water State Revolving Fund (DWSRF) and Clean Water State Revolving Fund (CWSRF) provide low interest loans and a limited amount of principal forgiveness to local government units for funding projects necessary to provide essential water and wastewater infrastructure.
  - The Town has submitted applications for funding the Holly Springs portion of the Sanford Water Filtration Facility project for the last three funding rounds.
  - Holly Springs received a $6 Million American Rescue Plan Act (ARPA) grant during the Spring 2022 round of funding for the Sanford Water Filtration Facility Expansion project.

    - Report cards indicate that Holly Springs has been just below the cutoff for DWSRF funding for the Sanford Water Filtration Facility Expansion project.
    - Sanford and Fuquay-Varina have both received funds for the Sanford Water Filtration Facility Expansion project through the DWSRF.
    - Utley Creek Water Reclamation Facility 6-8 MGD Upgrade project and the Holly Springs and Fuquay-Varina Waterline Transmission Main projects have scored lower on the report cards and have not received CWSRF/DWSRF funding to date.
- $10 million is available for DWSRF Emerging Contaminants (EC) Construction projects. All DWSRF EC Funds will be 100% Principal Forgiveness. The funding limit is $5 million per project per applicant per funding round. Because this is a new fund, Holly Springs may be in the minority, having a construction ready EC project.
- Lead Service Line Replacement (LSLR)funding provides money to identify and inventory lead service lines throughout water systems.
    - For compliance with the Lead and Copper Rule Revisions, all community water systems must complete a Lead Service Line Inventory (LSLI) by October 16, 2024.
    - Different from other regulations, an LSLI must include an inventory of all service line materials in the distribution system, on both the public (system owned) and private (customer owned) side of the water meter.
    - As of August 31, 2023, the town reads approximately 18,960 meters in the distribution system, each having a public and private component to the service line. This corresponds to an LSLI containing approximately 37,920 service lines.
    - There are no known lead service lines in the town's distribution system. However, the town must follow EPA guidelines to:
        - Identify resources and develop procedures for collecting service line information.
        - Review records and interpret existing data on plumbing age and material type. Information is available on the public side of the meter but less often on the private side. Use existing data to minimize the number of service lines made of unknown materials and prepare an initial inventory.
        - Perform service line investigations to classify unknowns through visual inspections by customers or system personnel, water quality sampling, predictive modeling, or other approved methods.
        - Share the inventory with the public.
        - Older and bigger municipalities are outsourcing completion of the LSLI. Due to the age and size of Holly Springs' distribution system, the Town has the ability to complete the LSLI in house; however, a considerable amount of staff time and resources will be involved.

Funding Source(s):

N/A

Attachment(s):

1. Resolution 22-23_Fall 2023 NCDEQ Funding Applications v.2
2. Resolution 23-24_10-year CIP
3. Copy of FY24-FY33 10-year Water and Sewer CIP v.2

Resolution No. 23-23
Date Adopted: September 19, 2023
Effective Date: September 19, 2023

RESOLUTION BY GOVERNING BODY OF THE TOWN OF HOLLY SPRINGS

WHEREAS, The Town of Holly Springs has need for and intends to construct, plan for, or conduct a study in projects described as: Sanford Water Filtration Facility - Expansion, Conventional Treatment (DWSRF Construction); Sanford Water Filtration Facility – Granular Activated Carbon Facilities (DWSRF EC Construction); Holly Springs and Fuquay-Varina Waterline Transmission Main (DWSRF Construction); Utley Creek Water Reclamation Facility 6 to 8 MGD Upgrade (CWSRF Construction); Lead Service Line Inventory (LSLR), and

WHEREAS, The Town of Holly Springs intends to request State loan and/or grant assistance for those projects,

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

That the Town of Holly Springs, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Holly Springs to make a scheduled repayment of the loan, to withhold from the Town of Holly Springs any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the **Applicant** will partner and work with other units of local government or utilities in conducting the project, including the City of Sanford, the Town of Fuquay-Varina, and the Town of Pittsboro.

That Sean Mayefskie, Mayor and Randy Harrington, Town Manager, the **Authorized Representatives** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted by the Holly Springs Town Council on this, the 19th day of September, 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Holly Springs does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Holly Springs Town Council duly held on the 19th day of September 2023; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____.

_____

(Signature of Recording Officer)

_____

(Title of Recording Officer)

Resolution No. 23-24
Date Adopted: September 19, 2023
Effective Date: September 19, 2023

RESOLUTION ADOPTING TOWN OF HOLLY SPRINGS CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2024-2033

WHEREAS, the Town of Holly Springs, North Carolina (the "Town") continues to adhere to a high standard of professional financial management to ensure adequate public infrastructure, economic development and services for its citizens; and

WHEREAS, the Town recognizes the Capital Improvement Plan to be an important management tool that coordinates community infrastructure needs with the financial capacity of the Town; and

WHEREAS, the Town prepared a ten-year Capital Improvement Plan which balances projected revenues and expenditures based on financial forecast and assumptions with the Town's long-range financial capacity; and

WHEREAS, the Town will update the Capital Improvement Plan annually as part of the Town's regular budget process; and

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

1. that it does hereby adopt the Capital Improvement Plan for Fiscal Years 2024-2034 as the long-range capital improvement plan for the Town.

2. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 19th day of September, 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Project	Prior	FY24	FY25
Combined:			
Asset Management Plan	$ 300,000		$ 500,000
Risk and Resiliency Implementation Plan	$ 50,000	$ 200,000	$ 200,000
Utility System Repairs and Operations	$ 353,000	$ 300,000	$ 200,000
Sanitary Sewer:			
Utley Creek Water Reclamation Facility (UCWRF) 8 MGD Expansion	$ 1,000,000		
Dewatering Press	$ 430,000		
UCWRF and Pump Station SCADA	$ 500,000	$ 600,000	
Utley Creek Water Reclamation Facility (UCWRF) 15 MGD Expansion			
Utley Creek Water Reclamation Facility (UCWRF) 15 MGD Expansion - Conveyance			
East Regional Pump Station			
Drinking Water:			
Holly Springs - Fuquay Varina Water Line and Storage Facilities	$ 3,300,000		$ 42,000,000
Sanford Water Filtration Facility - Expansion, Conventional Treatment	$ 8,500,000	$ 39,400,000	
Sanford Water Filtration Facility - Granular Activated Carbon Facilities		$ 6,400,000	
Harnett County Booster Station Upgrade	$ 8,200,000		$ 8,800,000
Lead Service Line Inventory		$ 50,000	
GB Alford Bypass Waterline Connection			
Elevated Drinking Water Tank on New Hill Road			
Reclaimed Water:			
Elevated Reclaimed Water Tank			

*The Town will pursue funding opportunities for projects in the FY29-FY33 planning period that may expedite project delivery.

FY26	FY27	FY28	FY29-FY33
$ 200,000	$ 200,000	$ 150,000	
$ 200,000	$ 200,000	$ 200,000	
$ 115,200,000			
$ 1,100,000			
			$ 70,000,000
			$ 50,000,000
			$ 8,400,000
			$ 10,600,000
			$ 10,000,000
			$ 3,600,000

Project
Friendship NW Area Utilities
Asset Inventory and Data System Improvements
Strategic Asset Management Plan (Gap Analysis and SAMP development)
12 Oaks Pump Station Upgrade Ph 2
12 Oaks Outfall
Bass Lake Pump Station Phase 2 Upgrade
Business Park PS Upgrade
Dewatering Press
Holly Springs Rd Phase 2 Forcemain Up-size
East Regional Pump Station
Easton Acres Pump Station Abandonment and Extension to 12 Oaks Station
UCWRF 8 MGD Expansion
Middle Creek Pump Station Upgrade
SCADA Upgrades and Enhancements
Sunset Ridge Pump Station Upgrade
Omni (Main St) Pump Station Decommission & Gravity Extension to 12 Oaks Pump Station
Union Ridge Pump Station - Phase 2 Upgrade
UCWRF 8 to 13 MGD additional cost
Wastewater Conveyance 8 to 13 MGD
Harnett County Booster Station Upgrade
Holly Springs-Fuquay Varina Water Conveyance Line and Storage Facilities
Sanford Water Treatment Plant expansion - Capacity
Avent Ferry Rd Realignment - Watermain Improvements
GB Alford Bypass Water Connection
Elevated Tank on New Hill Rd
GB Alford Bypass Water Connection
Downtown AC Waterline Replacement
Honeycutt Rd Water Connection
Holly Springs-Fuquay Varina Water Conveyance Line and Storage Facilities - upgrade
Holly Springs Booster Pump Station Upgrade
Northwest water and reclaimed line connection
Reclaimed water storage tank

Prior	FY23	FY24	FY25	FY26	FY27
$ 6,360,096	$ 17,639,904				
	$ 100,000	$ 100,000			
	$ 200,000	$ 300,000	$ 100,000		
$ 3,500,000					
$ 1,500,000		$ 6,000,000			
$ 400,000	$ 1,500,000	$ 1,100,000			
$ 4,000,000	$ 3,500,000				
$ 130,000	$ 300,000		$ 600,000		
$ 2,460,000					
	$ 2,300,000	$ 2,100,000			
	$ 400,000	$ 2,000,000			
	$ 1,000,000		$ 8,000,000	$ 50,000,000	
	$ 200,000	$ 1,000,000			
	$ 500,000				
	$ 800,000				
			$ 750,000		
				$ 200,000	$ 500,000
$ 200,000	$ 4,000,000	$ 4,000,000			
$ 300,000	$ 3,000,000	$ 25,000,000	$ 20,000,000		
$ 2,500,000		$ 5,000,000	$ 30,000,000		
	$ 250,000	$ 1,500,000			
		$ 1,100,000	$ 500,000	$ 7,000,000	
		$ 1,000,000	$ 1,000,000	$ 4,000,000	$ 4,000,000
			$ 1,100,000	$ 500,000	$ 7,000,000
	$ 1,000,000	$ 5,000,000	$ 1,000,000		
	$ 200,000	$ 400,000	$ 3,000,000		

FY28-32
$ 8,000,000
$ 70,000,000
$ 50,000,000
$ 75,000
$ 2,000,000
$ 10,000,000
$ 5,000,000

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Naming Rights Extension Agreement Amendment for North Main Athletic Complex
Strategic Priority Area: Engaged, Healthy, & Active Community
Staff Resource: LeeAnn Plumer, Parks & Recreation, Daniel Weeks, Asst. Town Manager

Action(s):
Amend the naming rights agreement extension with Ting, Inc. for the North Main Athletic Complex (currently named Ting Park and Ting Stadium) for a two-year term at $160,000 per year.

Explanation:

- A naming rights agreement is a contract between two or more parties that allows one party the exclusive right to name a property, location, or event for a set period, commonly used for things like naming stadiums and sporting events.
- At the June 6, 2023 Town Council meeting, staff requested a naming rights agreement extension with Ting, Inc to continue naming of the North Main Athletic Complex and stadium as "Ting Park and Tign Stadium". Key terms included a three-year term with a total naming rights amount of $160,000 in year one, $170,000 in year two, and $180,000 in year three.
- Ting, Inc. marketing representatives working with the Town indicated that the terms of the proposed naming rights extension were acceptable and the Town moved forward with Council approval of the agreement's terms. In August, the Town was notified by a Ting, Inc. leadership representative that the terms were not acceptable.
- After several additional meetings between the Town and Ting representatives, new terms for the extension agreement were discussed and include a two (2) year extension with naming rights of $160,000 per year payable by November 1st each year.
- The total naming rights value for the amended proposal is $320,000 over two years.

Background:

- In February 2017, the Town entered into a 36-month agreement valued at $330,000 with Ting, Inc. for naming rights and sign placement at the North Main Athletic Complex and stadium.
- In 2020, the Town negotiated a naming rights extension with Ting for an additional three years totaling $380,000. The current agreement expires on November 1, 2023.
- Ting Park and Ting Stadium experienced over 650,000 visitors in 2022 and has international recognition from a variety of sports and entertainment events. Ting Park is home to the Holly Springs Salamanders, concerts and community events, and a wide-variety of organized regional tournaments including soccer and lacrosse.
- In October of 2022, Town Council adopted an updated Town Facilities Naming Policy

which outlines the process and authorizes facility naming rights with certain terms. This agreement extension is in alignment with the updated policy.

Funding Source(s):
N/A

Attachment(s):
1. Ting-Holly Springs Naming Rights 2nd Extension thru 2025 (mg signed)

STATE OF NORTH CAROLINA	)	SECOND EXTENSION OF MOU
COUNTY OF WAKE	)	FOR PARK NAMING RIGHTS

This agreement to extend existing naming rights, ("Extension") is made, as of the last date of execution (the "Effective Date"), by and between Ting Fiber, Inc. ("Ting"), a corporation organized and existing under the laws of the state of Delaware, USA, with offices located at 96 Mowat Avenue, Toronto, ON M6K 3M1, Canada, and The Town of Holly Springs, a political subdivision of the State of North Carolina (the "Town") sets forth the understanding of Ting and the Town (collectively "Parties"), as follows:

WHEREAS, the Parties currently are bound by a memorandum of understanding ("MOU") dated January 23, 2017, and extended on September 17, 2020, whereby the Parties have agreed to allow Ting the exclusive right to name the Town's North Main Athletic Facility, assigning it the name "Ting Park;"

NOW THEREFORE, in consideration of the foregoing, which forms the basis of the understanding of the Parties and is hereby incorporated by reference as if set forth herein, the Parties do hereby agree:

1) The terms and conditions of the MOU, including any conditions precedent and extensions of this MOU, have been satisfied, are currently being satisfied, and the Parties agree that neither party is in default. The Parties agree that all reimbursements, executory provisions relating to prior payment, the construction of signs, sign holders, placards, and the like, are all satisfied and neither party has any continued obligation regarding construction, design, or permitting.
2) The term of the MOU, as extended, is set to expire on November 8, 2023.
3) The Parties agree to extend the term of the MOU to December 31, 2025.
4) The fee for extending naming rights described herein are as follows:
    a. For the 2024 calendar year, Ting shall pay the Town $160,000 by November 1, 2023.
    b. For the 2025 calendar year, Ting shall pay the Town $160,000 by November 1, 2024.

5) Unless extended again, the naming rights shall expire on December 31, 2025, at which time Ting shall remove its sign(s) at its own expense.
6) The Parties agree that the executory terms of the MOU, not previously satisfied, continue in full force in effect. For clarity, those paragraphs are 2, 3, 4, 5, and 14 through 27.
7) Governing Law. This Extension and the rights and obligations of the Parties shall be governed by, and construed and interpreted in accordance with, the laws of the State of North Carolina, without regard to the conflicts of laws provisions thereof.

8) Representations, Warranties and Covenants. Each of Ting and the Town represents, warrants and covenants to the other as follows:
   (a) its execution and delivery of this Agreement has been duly authorized by all necessary actions;
   (b) it has obtained any consent or approval necessary for it to execute and deliver this Agreement; and
   (c) the execution and performance of the transactions contemplated by this Agreement and compliance with the respective provisions hereof shall not in any material respect conflict with or violate any provision of any agreement to which it is bound.
9) Notices. Each notice, request, demand, consent, approval or other communication required or permitted under this Agreement (collectively, "notices") shall be in writing and shall be deemed to be given if hand delivered with receipt therefor or sent by recognized overnight delivery service. Any such notice shall be deemed given when received or when delivery is refused. All notices addressed to (a) for the Town: Town of Holly Springs, 128 S Main Street, P.O. Box 8, Holly Springs, North Carolina, 27540, Attention: Town Manager; (b) for Ting: Ting Fiber, Inc., c/o Ting Networks, 96 Mowat Ave., Toronto, Ontario, M6K 3M1, Attention: Marketing Director; or, in the case of either clause (a) or (b), such other address or such other person as the addressee Party shall have last designated by notice to the sending Party.
10) Independent Contractors. The Town, on the one hand, and Ting, on the other hand, shall at all times be considered independent contractors with respect to each other, and this Agreement shall not constitute an agency, partnership or joint venture relationship of any kind whatsoever between the Parties.
11) IN NO EVENT SHALL EITHER PARTY HERETO HAVE ANY LIABILITY TO THE OTHER FOR CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES.
12) Indemnification. The Town shall indemnify, hold harmless and defend Ting and its affiliates from and against any liability or expense, including reasonable counsel fees, resulting from any claims for bodily injury, property damage or loss and any other claims based on any occurrence ARISING OUT OF ANY CLAIM FOR PERSONAL INJURY AGAINST TING at NMAC or the operation of NMAC and not arising due to the willful misconduct or negligence of Ting or any of its agents or employees.
13) Successors and Assigns. This Agreement shall be binding on, and shall inure to the benefit of, the Parties hereto and their successors and permitted assigns. This Agreement may not be assigned by either Party hereto without the prior written consent of the other Party, which consent may be granted or withheld in the sole discretion of such other Parties; provided, however, that Ting may assign this Agreement and its rights and obligations hereunder to a third party (a) along with the disposition of substantially all of the assets of Ting, or (b) in connection with a merger, acquisition or other business combination involving the Ting.
14) Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons

or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

15) Amendments; Waivers. No amendment or modification of this Agreement shall be valid unless the same is in writing and signed by the Town and Ting, or their respective successors or assigns. No waiver of any of the provisions of this Agreement, or any other agreement referred to herein, shall be valid unless in writing and signed by the Party against whom it is sought to be enforced.
16) Counterparts. This Agreement may be executed in one or more counterparts, all of which together shall constitute one instrument. Any facsimile of an executed counterpart of this Agreement shall have the same effect as the original executed counterpart.
17) Entire Agreement. This Agreement sets forth the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all other agreements, understandings and discussions between the Parties with respect to the subject matter hereof. The Parties agree that there are no agreements between them, written or oral, relating to the subject matter hereof, other than as set forth in this Agreement.

IN WITNESS WHEREOF and in confirmation of their consent to the terms and conditions contained in this Agreement and agreeing to be legally bound hereby, the Town and Ting have executed this Agreement as of the dates set forth below.

Town of Holly Springs	**Ting Fiber, Inc.**
By: _____	By: _____
Name: Randy J. Harrington	Name: Michael Goldstein
Title: Town Manager	Title: Chief Revenue Officer
Date: _____	Date: 9/6/2023

This contract has been pre-audited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

_____
Tina Stroupe, Town Finance Director

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda
Title: Oasis Church Development Agreement
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Drew Johnson, Development Services

Action(s):
Consider Amendment to Developer Agreement extending duration to complete required road improvements.

Explanation:

- Per the previously approved Developer Agreement, Oasis Church deferred the required road improvements on Ralph Stephens Road for their development project for 24 months from the original Town Council approval, with one 6-month extension permitted. The extension was granted from Town Administration in April of 2023, which would require the road improvements to be completed by October of 2023.
- Oasis has requested an additional extension of 24 months based on a recommendation from NCDOT, who has identified an issue with the improvements completed by Mungo Homes as part of the Stephens Farm Subdivision improvements. NCDOT has notified Oasis that any work completed would then make them liable for any issues identified moving forward, thus leading to the extension request.
- Staff is not supportive of the 24 month extension; however, staff is recommending a 12-month extension and should NCDOT still have concerns, Oasis could then request that the Town consider an additional extension.

Background:

- The previous Developer Agreement was adopted in April of 2021.
- All road improvements shown as a part of the approved development plan will be delayed with this request. This includes curb and gutter, additional lane widening along their existing frontage and widening of the existing median.

Funding Source(s):
N/A

Attachment(s):
1. Request-For-Extension-TOHS
2. NCDOT Rd Improvement email 8.23
3. Oasis Map
4. Oasis_Church_Developer_Agreement_Executed 06042021
5. Oasis Church Road Improvements Plan Sheet

TERRAHAWK, LLC

Civil Contractors

August 23, 2023

Drew Johnson
Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

Reference: Ralph Stephens Road Improvements

Drew,

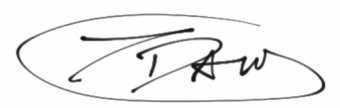
Thank you for taking the time to not only review the situation regarding the Ralph Stephens widening, but also invest your time and attention into a solution that benefits all parties. As a result of an inspection of pre-existing conditions with the NCDOT, Terrahawk was made aware of the following information which has halted construction planning:

Currently, there is an active NCDOT Encroachment that constructed the median within Ralph Stephens Road. During the warranty period for this median, an issue was observed in the asphalt that caused NCDOT to extend the warranty period until the cause of the issue could be identified, and a solution could be designed and implemented. At that time, it is likely that the department will require an extended warranty period on the work performed so we can ensure that the issue does not re-appear. As of right now, the contractor and developer for the Stephens Tract Development is still in the fact-finding phase and has not yet provided NCDOT with the information needed to confirm the cause of the issue, thus no plans have been moved forwards to fix the ongoing issue.

Oasis Church and Terrahawk, LLC request an extension to the current development agreement of 24 months from a town council approval of this proposal to complete the church's portion of the Ralph Stephens Road improvements, contingent on all roadwork on the opposite side of Ralph Stephens Road and the median being approved and released by NCDOT such that no liability can be transferred to Oasis or Terrahawk. This timeframe allows sufficient time for the developer and contractors of the Stephens tract to meet the requirements of TOHS and NCDOT, it includes the aforementioned extended warranty period and accounts for the projected time it will take for our work to be completed. In addition, a review with TOHS staff, NCDOT, Oasis Church and Terrahawk is requested for 12 months from town council approval to discuss the status of Ralph Stephens Road and determine if conditions pursuant to the extension are being met as intended so not to disrupt or delay this further.

On behalf of Oasis Church & Terrahawk, I want to again thank you and the town staff for your understanding and we are together hopeful that the entirety of the Ralph Stephens roadway is completed to the expectations of TOHS and NCDOT and to the benefit of our community.

Kind Regards,



Todd Davis, Assistant Project Manager
Terrahawk, LLC

TERRAHAWK
PO Box 37205
Raleigh, NC 27627

Phone: 919-372-8982
Email: info@terrahawknc.com
Web: terrahawknc.com

Drew Johnson

From: Nolfo, Matthew J <mjnolfo@ncdot.gov>
Sent: Wednesday, August 23, 2023 12:56 PM
To: Todd Davis; Nicholson, Jacob P; Drew Johnson; Daniel Horne; Jeff Torkewitz; Lucas Conner; bill.rose@oasischurchnc.com; paul.leitzell@oasischurchnc.com; Holloman, Christopher L; Willis, Holt
Subject: --[EXTERNAL]--RE: [External] Ralph Stephens Widening Review Meeting - Oasis, TOHS, Terrahawk, DOT

Oasis Church Development Team and Town of Holly Springs,

Currently, there is an active NCDOT Encroachment that constructed the median within Ralph Stephens Road. During the warranty period for this median, an issue was observed in the asphalt that caused NCDOT to extend the warranty period until the cause of the issue could be identified, and a solution could be designed and implemented. At that time, it is likely that the department will require an extended warranty period on the work performed so we can ensure that the issue does not re-appear. As of right now, the contractor and developer for the Stephens Tract Development is still in the fact-finding phase and has not yet provided NCDOT with the information needed to confirm the cause of the issue, thus no plans have been moved forwards to fix the ongoing issue.

While NCDOT does have bonds, as well as other tools at our disposal to help encourage the developer to push forwards on getting this issue resolved, the department is somewhat at the mercy of the contractor to determine the pace at which they are going to identify and fix the issue.

Thanks,

Matthew Nolfo
Senior Assistant District Engineer
Southern Wake County
Wake County District Office (Division 5 District 1)
North Carolina Department of Transportation

mjnolfo@ncdot.gov
(919) 814 – 6115

Physical Address
4009 District Drive
Raleigh, NC 27607

Mailing Address
1575 Mail Service Center
Raleigh, NC 27699-1575

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

-----Original Appointment-----
From: Todd Davis <todd.davis@terrahawknc.com>
Sent: Monday, August 21, 2023 8:26 AM
To: Todd Davis; Nicholson, Jacob P; Nolfo, Matthew J; drew.johnson@hollyspringsnc.gov; Daniel Horne; Jeff Torkewitz; Lucas Conner; bill.rose@oasischurchnc.com; paul.leitzell@oasischurchnc.com; Holloman, Christopher L
Subject: [External] Ralph Stephens Widening Review Meeting - Oasis, TOHS, Terrahawk, DOT
When: Wednesday, August 23, 2023 10:30 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

-----Original Appointment-----
From: Todd Davis <todd.davis@terrahawknc.com>
Sent: Thursday, August 17, 2023 3:13 PM
To: Todd Davis; drew.johnson@hollyspringsnc.gov; Daniel Horne; Jeff Torkewitz; Lucas Conner; bill.rose@oasischurchnc.com; paul.leitzell@oasischurchnc.com; Holloman, Christopher L
Subject: [External] Ralph Stephens Widening Review Meeting - Oasis, TOHS, Terrahawk, DOT
When: Wednesday, August 23, 2023 10:30 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

This meeting is to review the current status of Ralph Stephens road and the conditions necessary to allow development on the southern side. The request is to establish an updated developer's agreement between TOHS and Oasis Church to allow for the bond in place on Ralph Stephens road to be released after work is done and approved by DOT on the northern side as to remove future liability from Oasis or Terrahawk from work or repairs in areas not pertaining to our scope.

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting

Meeting ID: 211 041 568 468
Passcode: MFhB24
Download Teams | Join on the web

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Ralph Stephens Rd
Castaway Ct
Village Gate
Solaris Ln
S Main St
Ralph Stephens Rd
Oasis Church
Ralph Stephens Rd
Lightbridge Academy
Piney Grove Wilbon Rd
Castaway Ct
Piney Grove Wilbon Rd
1825
1070
1064
1072
704
1828
201
1840
1900
1305
720
721
724
725
725
721

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STATE OF NORTH CAROLINA
COUNTY OF WAKE

AGREEMENT REGARDING ROAD IMPROVEMENTS CONSTRUCTION AND DEFERRAL

BY AND BETWEEN

OASIS CHURCH, INC.
&
THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA

THIS AGREEMENT ("Agreement"), made and entered into this _____ day of _____, 2021, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" **and OASIS CHURCH, INC.**, hereafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer is the fee simple owner of a of land described in the Deed Book 17183 , Page 121 and Book 18109, Page 166, Wake County Registry; and,

WHEREAS, the Developer wishes to develop the tracts for the purpose of constructing a church (hereinafter "Church Project") as shown on a plan submitted to the Holly Springs Department of Development Services and to be approved by the Town Council (hereinafter, "Development;") on April 20, 2021; and,

WHEREAS, it is beneficial to both the Town and Developer to construct certain Road Improvements; and,

WHEREAS, the Town and the Developer have determined that the infrastructure with respect to Road Improvements required to serve the above described tract for the above purpose should be increased in order to properly provide for ingress and egress traffic flow from the Church; and,

WHEREAS, the Town has enacted an ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. § 160A-16, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20.1 and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so.

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NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which are incorporated by reference as if set forth below, the Town and the Developer agree as follows:

ARTICLE I

1. **General**: All terms of this Agreement shall become enforceable upon signing of this Agreement by the Developer and ratification of this Agreement and approval of the Development by the Town Council. In the event that the subject parcels are not currently annexed into the corporate limits of the Town, the Holly Springs Town Council shall in its sole legislative discretion make the determination after holding a public hearing on the matter as to whether the tract shall be annexed into the corporate limits of the Town. Further, the Town Council shall vote as to a zoning designation for the parcel in its sole legislative discretion, and the Developer understands that no covenant contained herein shall influence or limit the Town Council's discretion with regard to annexation and zoning.

2. **Definitions**:

a. Applicable Parcels: The covenants contained in this Agreement shall apply to the following parcels:

1. Those parcels as shown on "Exhibit A" incorporated herein by reference.

b. "Construction Drawings": The drawings submitted to the Town for approval of the Development

c. "Lot:" The building lot for the Church Project as shown on any plans submitted for the Project, whether or not such lot is actually platted or conveyed.

d. "Road Improvements:" The road infrastructure improvements required by the Town as shown on the Construction Drawings in order to provide for an orderly means of ingress and egress traffic from the Lot. For purposes of clarity, these are described as: 1) a thoroughfare widening to include the installation of half a median and sidewalk, along Ralph Stephens Road; 2) a thoroughfare widening to include the installation of a sidewalk, along Castaway Court; and 3) channelization and restriction of left turn movements at the Ralph Stephens entrance drive.

ARTICLE II
DEVELOPER'S DUTIES

1. Developer shall construct the Road Improvements in a manner consistent with reasonable and customary practices and according to plans and specifications approved by the Town and in accord with the Town's development standards.

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2. The Developer shall procure and provide to the Town a completion bond for the Road Improvements until such time as the Road Improvements are complete.

3. The Developer shall implement left turn restrictions on Ralph Stephens Road through drive channelization and/or temporary delimiters/bollards until such time as a median has been constructed preventing left turn access.

ARTICLE III
ROAD IMPROVEMENTS DEFERRED

1. The Developer shall be allowed a delay in the construction of certain Road Improvements for a period of 24 months from the date the Church Project is approved by Town Council, with an additional one time administrative extension of 6 months if work on the Church Project is progressing. The Road Improvements that are subject to this delay provision are those described in Article I(2)(d)(1) & (2) In consideration of the foregoing, the Developer shall post a completion bond prior to the issuance of a building permit, in an amount to be determined by a sealed engineer's estimate by a licensed professional engineer and reviewed and approved by the Town.

2. The Developer shall implement a traffic management plan, to be reviewed and approved by the Town prior to construction drawing approval, to provide for the orderly flow of ingress and egress traffic from the Lot during peak church operations until such time as the Road Improvements are completed.

ARTICLE IV
OTHER

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

2. The Town agrees that it shall act consistent with its rules, regulations, and common practices on any application for permits associated with the development of the Property.

3. In the course of installing the Road Improvements or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and rights of way and shall hold the Town harmless. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all

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losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements and rights of way of the Town. The Developer further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

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

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

6. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly or indirectly out of this Agreement and/or the performance hereof. The Developer further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

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

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

FOR THE TOWN:

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

FOR THE DEVELOPER:

Todd Davis, Pastor
Oasis Church, Inc.

9. This agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The parties consent to the jurisdiction of Wake County.

10. This Agreement is not assignable by the Developer.

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11. The section and subsection headings in this Agreement have been included for convenience only, and are not part of the Agreement and shall not be taken as an interpretation of any provision of this Agreement.

12. A ruling by any court that one or more of the provisions contained in this Agreement is invalid, illegal, or unenforceable in any respect shall not affect any other provision of this Agreement so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any party. Thereafter, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended to the extent necessary to be enforceable within the jurisdiction of the court making the ruling and to preserve the transactions contemplated by this Agreement to the greatest extent possible.

13. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no representations, warranties, covenants or obligations except as set forth in this Agreement. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions relating to the subject matter hereof, written or oral, of the parties.

14. It is anticipated that upon completion, following any necessary holding periods, the roadway improvements constructed pursuant to this Agreement shall be dedicated to the Town (or such other applicable government entity), and upon dedication, conveyance or assignment of such easements/improvements to the proper governmental entity, the obligations of the Developer with respect thereto shall terminate, and such applicable governmental entity shall have the continuing and ongoing obligation to maintain and repair the same.

15. This Agreement does not guarantee any specific approvals of any proposed development plan, provided, however, that all approvals granted prior to the date of this Agreement shall continue to be valid and in full force and effect.

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

EXHIBIT A: Legal Description of Parcels

[Signatures Appear on Following Page]

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

(*Town Seal*)

TOWN OF HOLLY SPRINGS
BY: Randy Harrington
Randy J. Harrington, Town Manager

ATTEST:

Linda McKinney
[ ] Linda McKinney, Town Clerk
[ ] Kathryn White, Deputy Town Clerk

This document is sufficient as to form.

John P. Schifano, Town Attorney

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

Antwan Morrison
Finance Director

OASIS CHURCH, INC.

By: Todd Davis
Title: Executive Pastor

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TOWN'S ACKNOWLEDGMENT

NORTH CAROLINA
WAKE COUNTY

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

WITNESS my hand and official stamp (or seal), this the ___ day of_____, 2021.

_____
Notary Public
My Commission Expires:_____

CHURCH ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

I, a Notary Public of the County and State aforesaid, certify that _____, of the OASIS CHURCH, INC., personally came before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

WITNESS my hand and official stamp (or seal), this the ___ day of _____, 2021.

_____
Notary Public
My Commission Expires:_____

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EXHIBIT A

Parcels

Parcel 1:

All that parcel identified as “Tract 2, 0.234 Acres, 10,177 Sq. Feet.” as shown on maps recorded in Book of Maps 2019, Page 432, Wake County Registry, and more particularly described as follows:

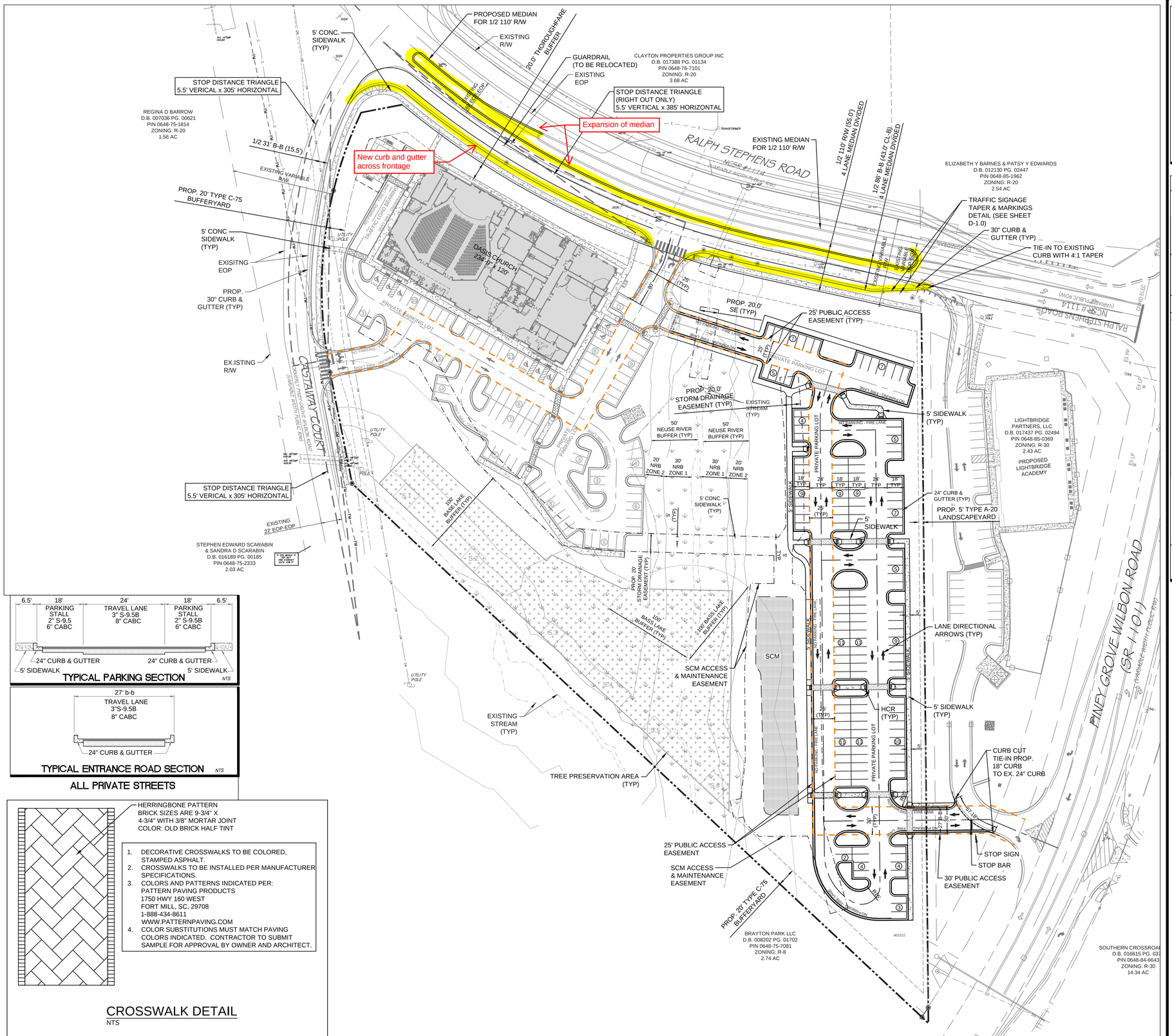
BEGINNING AT AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF RALPH STEPHENS RD, SAID IRON PIPE BEING THE FOLLOWING SIX CALLS FROM NCGS SURVEY MONUMENT “EYSTER,” SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83-2011) N=691,869.02’, E=2,049,454.43’, THENCE SOUTH 13°37’39” WEST 6,257.29 FEET (GRID DISTANCE), THENCE ALONG THE NORTHERN RIGHT OF WAY OF RALPH STEPHENS ROAD NORTH 77°30’45” WEST 163.17 FEET TO A NEW IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 69.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75°04’06” WEST, 69.08 FEET TO A NEW IRON PIPE, THENCE NORTH 09°12’22” WEST 49.30 FEET TO A NEW IRON PIPE, THENCE SOUTH 80°47’38” WEST 85.17 FEET TO A PK NAIL SET IN DRIVEWAY, THENCE SOUTH 80°47’38” WEST 132.48’ TO A NEW IRON PIPE THE POINT OF BEGINNING THENCE SOUTH 80°47’38” WEST 190.35 FEET TO A NEW IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 448.00 FEET, AN ARC LENGTH OF 89.83 FEET, AND TO A CHORD BEARING AND DISTANCE OF NORTH 19°28’36” EAST, 89.68 FEET TO A NEW IRON PIPE, THENCE NORTH 79°04’32” EAST 64.96 FEET TO A NEW IRON PIPE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, AN ARCH LENGTH OF 115.35 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 54°49’28” EAST, 115.27 FEET THE POINT AND PLACE OF BEGINNING CONTAINING 10,177 SQ. FT., 0.234 ACRES MORE OR LESS.

Parcel 2:

BEING all of Tract 2 as shown on that survey by Benton Dewar & Associates, RLS, dated May 25, 1994, recorded in Book of Maps 1994, Page 767, Wake County Registry.

LESS AND EXCEPT the Right of Way conveyed to the Town of Holly Springs in Book 15760, Page 1656 together with the Temporary Construction Easements and Permanent Drainage Easement set forth therein and as further described on the plats entitled “Right-of-Way Acquisition & Easement Map for Main Street Extension” recorded in Book of Maps 2014, Pages 1484, 1486, 1488, and 1492, Wake County Registry.

LESS AND EXCEPT the property conveyed by Deed of Easement in fee simple to the Town of Holly Springs for Duke Energy Progress Utility easement in Book 15896, Page 1933, Wake County Registry.



6.5' | 18' PARKING STALL 2" S-9.5 6" CABC | 24' TRAVEL LANE 3" S-9.5B 8" CABC | 18' PARKING STALL 2" S-9.5B 6" CABC | 6.5'

24" CURB & GUTTER — 24" CURB & GUTTER

5' SIDEWALK — 5' SIDEWALK

TYPICAL PARKING SECTION

NTS

27' b-b

TRAVEL LANE 3"S-9.5B 8" CABC

24" CURB & GUTTER

TYPICAL ENTRANCE ROAD SECTION

NTS

ALL PRIVATE STREETS

HERRINGBONE PATTERN
BRICK SIZES ARE 9-3/4" X 4-3/4" WITH 3/8" MORTAR JOINT
COLOR: OLD BRICK HALF TINT

1. DECORATIVE CROSSWALKS TO BE COLORED, STAMPED ASPHALT.
2. CROSSWALKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. COLORS AND PATTERNS INDICATED PER:
   PATTERN PAVING PRODUCTS
   1750 HWY 160 WEST
   FORT MILL, SC, 29708
   1-888-434-8611
   WWW.PATTERNPAVING.COM
4. COLOR SUBSTITUTIONS MUST MATCH PAVING COLORS INDICATED. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER AND ARCHITECT.

CROSSWALK DETAIL

NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT " NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY KCI ASSOCIATES OF NC. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. BUILDING FOOTPRINT PROVIDED BY SMITH ENGINEERING & DESIGN, PA.
5. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT. THE FEE-IN-LIEU SHALL BE COLLECTED PRIOR TO THE 2ND PHASE OF BUILDING/SITE CONSTRUCTION.
8. ZONE NRBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
9. NO FILL MATERIAL IS TO BE BROUGHT INTO THE NRBI BUFFERS.
10. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.

SITE DATA

PROJECT ADDRESS: 1828 RALPH STEPHENS ROAD
TOWN OF HOLLY SPRINGS — PIN: 0648-75-7407 — TOWNSHIP: HOLLY SPRINGS
TOTAL PARCEL AREA: 8.29 AC — DB: 017183 PG 00121 — COUNTY: WAKE
ZONING: R-30 — REID: 0204665 — STATE: NORTH CAROLINA

PIN: 0648-75-4827
TOTAL PARCEL AREA: 0.23 AC — DB: 017388 PG 01134
REID: 0466267
TOTAL PROJECT AREA: 8.52 AC (8.29 AC+0.23 AC)

BUILDING
PROPOSED BUILDING USE: RELIGIOUS
PROPOSED BUILDING FOOTPRINT: PHASE 1 = 11,716 SF
PHASE 2 = 28,942 SF
MAXIMUM BUILDING HEIGHT = 45' (3 STORIES)
PROPOSED BUILDING HEIGHT = 35' (1 STORY)

IMPERVIOUS SURFACE: 2.47 AC (PHASE 1)
1.41 AC (PHASE 2)

PARKING CALCULATIONS:

PHASE 1
RELIGIOUS USE: 1 SPACE/4 PERMANENT SEATS IN SANCTUARY = 62 SPACES (250 SEATS/4)
OFFICE: 3.5 SPACES/1,000 SF = 1 SPACE (116 SF/1,000)
DAY NURSERY: 1 SPACE/8 PUPILS + 1 SPACE/2 EMPLOYEES = 31 SPACES ((126 PUPILS/8) + (30 EMPLOYEES/2))

PHASE 1 PARKING REQUIRED: 94 SPACES
PHASE 1 PARKING PROVIDED: 98 SPACES

PHASE 1 HANDICAP REQUIRED: 4 SPACES
PHASE 1 HANDICAP PROVIDED: 7 SPACES (INCL. 1 VAN HC SP)

PHASE 1 BICYCLE RACK REQUIRED: 1 RACK
PHASE 1 BICYCLE RACKS PROVIDED: 3 RACKS

PHASE 2
RELIGIOUS USE: 1 SPACE/4 PERMANENT SEATS IN SANCTUARY = 75 SPACES (300 ADD SEATS/4)
OFFICE: 3.5 SPACES/1,000 SF = 5 SPACES (1,384 ADDITIONAL SF/1,000)
DAY NURSERY: 1 SPACE/8 PUPILS + 1 SPACE/2 EMPLOYEES = 32 SPACES ((125 ADDITIONAL PUPILS/8) + (32 ADDITIONAL EMPLOYEES/2))

PHASE 2 PARKING REQUIRED: 112 SPACES
PHASE 2 PARKING PROVIDED: 124 SPACES

PHASE 2 HANDICAP REQUIRED: 3 SPACES
PHASE 2 HANDICAP PROVIDED: (SEE PHASE 1 HANDICAP PROVIDED ABOVE)

PHASE 1 BICYCLE RACK REQUIRED: (SEE PHASE 1 BICYCLE RACK REQUIRED ABOVE)
PHASE 1 BICYCLE RACK PROVIDED: (SEE PHASE 1 BICYCLE RACK PROVIDED ABOVE)

***TOTAL PARKING REQUIRED: 220 SPACES**
***TOTAL PARKING PROVIDED: 241 SPACES** (*UP TO 10% ADJUSTMENT ALLOWED PER UDO SECTION 7.04.E.5*)

TOTAL HC PARKING PROVIDED: 7 SPS (INCL. 2 HC VAN SPS) PER (201-300) TOTAL PARKING REQ
TOTAL BICYCLE RACKS PROVIDED: 1 RACK

OPEN SPACE REQUIRED: 1,855.66 SF
0.5% PER TOTAL PROJECT AREA = 0.5% * 37,113.12 SF (8.52 AC)

OPEN SPACE PROVIDED: 1,926 SF

LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- STREAM CENTERLINE
- 100-YEAR FLOOD PLAIN
- 30' NEUSE RIVER BUFFER
- WETLAND EDGE
- PROPOSED BUFFER
- WETLANDS
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

THIS DRAWING IS THE PROPERTY OF:
The Spaulding Group, PA
and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

FOR REVIEW ONLY-
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

NO.	REVISION	DATE
1.	PER TOHS COMMENTS	06/28/2019
2.	PER TOHS COMMENTS	08/02/2019
3.	PER TOHS COMMENTS	09/23/2019
4.	PER TOHS COMMENTS	01/03/2020
5.	PER TOHS COMMENTS	02/03/2020
6.	PER TOHS COMMENTS	10/09/2020
7.	MAJOR AMENDMENT	11/13/2020
8.	PER TOHS COMMENTS	01/12/2021
9.	PER TOHS COMMENTS	02/18/2021
10.	PHASING AMENDMENT	03/07/2021

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042121 THOMAS M. SPAULDING 03/07/2021

THE SPAULDING GROUP, PA
planning ◦ civil engineering
1611 Jane Franklin Road Suite 101 Raleigh, NC 27606
Phone (919)854-7990 Fax (919)854-7925

PREPARED FOR : INTERNATIONAL CHURCH OOF THE FOURSQUARE GOSPEL
DATE : 04-10-2019
S&N FIRM CERTIFICATION #: C-1875
PROJECT ENGINEER: TOM SPAULDING
PROJECT CADD DESIGNER: MIKE MITCHELL
PROJECT SURVEYOR: KCI ASSOCIATES OF NC, PA

OASIS CHURCH

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLANS
SITE PLAN - PHASE 2

DRAWING / SHEET
C-1.1

PROJECT NUMBER
926-18

F:\901-950 Projects\926-18 Oasis Church\Preliminary\926-18_C0101.dwg Mar 09, 2021 - 3:47pm BY:BrianD

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Change Order for 2023 Street Resurfacing and Preservation Project (TOHS Proj. 23-001)
Strategic Priority Area: Safe & Friendly
Responsible & Balanced Growth
Staff Resource: Michael Leonas, Utilities and Infrastructure

Action(s):

- Approve a change order for the 2023 Street Resurfacing Project for Daniels Inc. of Garner in the amount of $96,500.
- Authorize the Town Manager to sign and execute any contracts to close the project that is within the approved project budget, project scope, and consistent with this and prior Council actions and intent.

Explanation:

- For the Street Resurfacing Project, the Utility & Infrastructure staff, in conjunction with the recommendation of the consulting engineer, elected to re-construct the existing asphalt curb with a concrete valley curb in the Remington neighborhood along Flagg Road, Buckfield Lane and Baygall Road. The reasons for this decision are the existing height of the curb, increased long-term durability, enhanced stormwater performance as well as maintenance issues.
- This change order is in the amount $96,500.
- Though not reflected or finalized at this time, staff anticipates improved pricing associated with the resurfacing and preservation contract, which when project completion and project close occurs may provide some savings opportunities to cover this requested change order.

Background:

- On June 20th, Daniels Inc. of Garner was awarded the 2023 Street Resurfacing Project contract in the amount of $1,245,813.72 (base bid and alternates) plus a contingency addition of $124,581.37, bringing the total approved project budget to $1,370,395.09.
- The change order will increase the current approved construction contract to $1,342,313.72.
- Funding for the project is through Powell Bill funds.
- Powell Bill funds are annual state-shared gas tax revenues allocated to municipalities in North Carolina for roadway maintenance under G.S. 136-41.1-4.

Funding Source(s):

Community Investment Plan - Powell Bill Funds

Attachment(s):

1. Change Order #1
2. Change Order #1 - Attachment
3. Map
4. Picture of typical existing Asphalt Curb
5. Work Change Directive #1

CHANGE ORDER

CHANGE ORDER NO.: 1 DATE: 8/31/23

Project: TOHS 2023 Street Improvement Project

Contractor: Daniels Inc. of Garner

Engineer/Architect: Stephen Lander, PE, WithersRavenel

CONTRACTOR is directed to make the following changes in the Contract Documents.

Description:

Replace the ex. Asphalt Valley Curb with Concrete Valley Curb

Attachments:

Daniels Inc. of Garner - Valley Curb Estimate # 2354rev, Option 2

CHANGE IN CONTRACT SUM OR PRICE:	CHANGE IN CONTRACT TIME OR TIMES:
Original Contract Price $ 1,245,813.72	Original Contract Times Substantial Completion:_____ Ready for final payment: 70 days or dates
Net change from previous Change Orders No. ____ to No. ____: $_____	Net change from previous Change Orders No. ____ to No. ____: _____ days
Contract Sum or Price prior to this Change Order $ 1,245,813.72	Contract Times with all approved Change Orders Substantial Completion:_____ Ready for final payment: 70 days or dates
Net Increase (decrease) of this Change Order $ 96,500	Net Increase (decrease) of this Change Order 14 days
Contract Sum or Price with all approved Change Orders $ 1,345,313.72	Contract Times with all approved Change Orders Substantial Completion:_____ Ready for final payment: 84 days or dates

RECOMMENDED:	**APPROVED:**	**ACCEPTED:**
By: _____	By: _____	By: _____
Director of Engineering (Authorized Signature)	Town Manager (Authorized Signature)	Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____

The adjustment in Contract Sum or Price and/or Contract Time or Times stated in this Change Order shall comprise the total price and/or time adjustment due or owed the CONTRACTOR for the work or changes defined in this Change Order. By executing the Change Order, the CONTRACTOR acknowledges and agrees that the stipulated price and/or time adjustments include the costs and delays for all work contained in the Change Order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-affected work under this Contract. Signing of the Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Sum or Price or Contract Time or Times as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the Contract Documents. Acceptance of the waiver constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract, and that CONTRACTOR waives all rights to file a claim on this Change Order after it is properly executed.

IN WITNESS WHEREOF, the undersigned have caused the execution hereof:

CONTRACTOR: _____

ATTEST:

_____
Secretary

[Corporate Seal]

By: _____

Name: _____

Title: _____

Address: _____

Date: _____

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: _____ Date: _____

Title: _____

OWNER: TOWN OF HOLLY SPRINGS

Approval as to form and legal sufficiency:

By: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

Distribution:

DANIELS INC. OF GARNER

1975 US HWY 70 E
GARNER, NC 27529

919-772-9393
danielsincofgarner@gmail.com

Estimate

Date	Estimate #
9/5/2023	2368

Name / Address
WITHERS RAVENEL

Terms	Project

Description	Qty	Rate	Total
Town of Holly Springs : Flag, Buckfield and Baygall			
Remove valley curb with mechanical mill and haul off site (Some material will be used to safe up driveways)	3,800	2.00	7,600.00
Install concrete valley curb per town specs , 3800 LF	3,800	22.00	83,600.00
Shoulder reconstruction consisting of approximately 1 foot of disturbed area to be seeded and straw	3,800	1.00	3,800.00
Mobilization of equipment to work site	1	1,500.00	1,500.00

Signature _____

Total $96,500.00

Town of Holly Springs 2023 Street Resurfacing Project - Streets with ex. Asphalt Curb that will receive new Concrete Valley Curb
Indian Hill Rd
Indian Hill Rd
Indian Hill Rd
Baygall Rd
Baygall Rd
Buckfield Ln
Noonday Ct
Noonday Ct
Indian Hill Rd
Flagg Rd
Stinson Ave
Stinson Ave
N
600 ft
Google Earth

DocuSign Envelope ID: CE23A936-D7C6-432B-A8C2-3CB527E393E7

WORK CHANGE DIRECTIVE

WORK CHANGE DIRECTIVE NO.: 01 DATE: 08/31/2023

Project: 2023 Street Improvement Project

Contractor Daniels Inc of Garner

Engineer/Architect Withersravenel

You are directed to proceed promptly with the following change(s):

Description: Replace Asphalt Valley Curb with concrete valley curb

Purpose of Work Change Directive: Make uniform with rest of subdivision and create positive water drainage

Attachments (List documents supporting change): Estimate 2368

If a claim is made that the above change(s) have affected the Contract Sum or Price or the Contract Time or Times, any claim for a Change Order based thereon will involve one or more of the following methods of determining the effect of the change(s).

Method of determining change in Contract Sum or Price:

- Unit Prices
- Lump Sum
- Other _____

Method of determining change in Contract Time or Times:

- Contractor's records
- Engineer's records
- Other _____

Estimated (increase/decrease) in Contract Price:

$ 96,500.00

Estimated (increase/decrease) in Contract Times:

Substantial Completion: 14 days;

Ready for final payment: _____ days;

If the change involves an increase, the estimated price and times are not to be exceeded without further authorization.

RECOMMENDED:

By: Aaron Leavitt

5010012197B44A...

Development Inspection Administrator or Senior Engineer (Authorized Signature)

Date: 9/14/2023

APPROVED:

By: Kenny Pittman

03C05B69FC34440...

Director of Engineering (Authorized Signature)

Date: 9/14/2023

ACCEPTED:

By: _____

Contractor (Authorized Signature)

Date: 8/31/2023

Distribution: Project Inspector
Lead Inspector
Project Engineer
Director of Engineering/Town Engineer
Contractor

DocuSign Envelope ID: CE23A936-D7C6-432B-A8C2-3CB527E393E7

DANIELS INC. OF GARNER

1975 US HWY 70 E
GARNER, NC 27529

919-772-9393
danielsincofgarner@gmail.com

Estimate

Date	Estimate #
9/5/2023	2368

Name / Address
WITHERS RAVENEL

Terms	Project

Description	Qty	Rate	Total
Town of Holly Springs : Flag, Buckfield and Baygall			
Remove valley curb with mechanical mill and haul off site (Some material will be used to safe up driveways)	3,800	2.00	7,600.00
Install concrete valley curb per town specs , 3800 LF	3,800	22.00	83,600.00
Shoulder reconstruction consisting of approximately 1 foot of disturbed area to be seeded and straw	3,800	1.00	3,800.00
Mobilization of equipment to work site	1	1,500.00	1,500.00

Signature _____

Total $96,500.00

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda
Title: Regency Development Agreement
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: John Schifano, Town Attorney, Drew Johnson, Development Services

Action(s):

- Approve Development Agreement for the Regency Subdivision

Explanation:

- The Developer of the Regency Subdivision has agreed to enter into a Development Agreement with the following key terms:
  - Upsizing a water main along the frontage of project to meet regional needs and the Town's Friendship Design Build Project in exchange for a reimbursement of $489,970.
  - Addition of a 1.50 acre parcel of land between Regency and Trinity Creek subdivisions into the project area. This request includes a provision to allow the developer to amend the subdivision plan to add the 1.50 acres and to add 10 additional lots. The newly added parcel will be designated as open space within the subdivision and the 10 additional lots will be distributed throughout the subdivision.
- The Town expects to collect $1,515,852 in water system development fees for the projected 246 lots in the Regency Subdivision.
- The 2022 Unified Development Ordinance (UDO) does not allow the expansion of previously approved Development Option subdivisions, however in most cases, both the 2002 and 2022 UDOs typically allow minor modifications to approved subdivisions, including allowances for up to 10 additional lots. This agreement allows the developer to expand the Development Option Subdivision in accordance with the minor modification allowances and completes the frontage along Holly Springs New Hill Rd.
- The developer will be required to complete the road improvements across the added parcel's frontage at their own expense to fill in a gap in improvements between Regency and Trinity Creek.
- The developer will annex the added parcel into the town limits, closing a donut hole.
- The Town has previously collected Fees In Lieu in the amount of $87,500 for the Traffic Signal at Holly Springs New Hill Rd./Green Oaks Pkwy and $157,500 for the Holly Springs New Hill/ Old Holly Springs Apex Rd. Realignment

Background:

- The Regency Subdivision is an age-restricted Development Option Subdivision approved

originally on March 16, 2021 under the 2002 Unified Development Ordinance (UDO) with 236 lots.

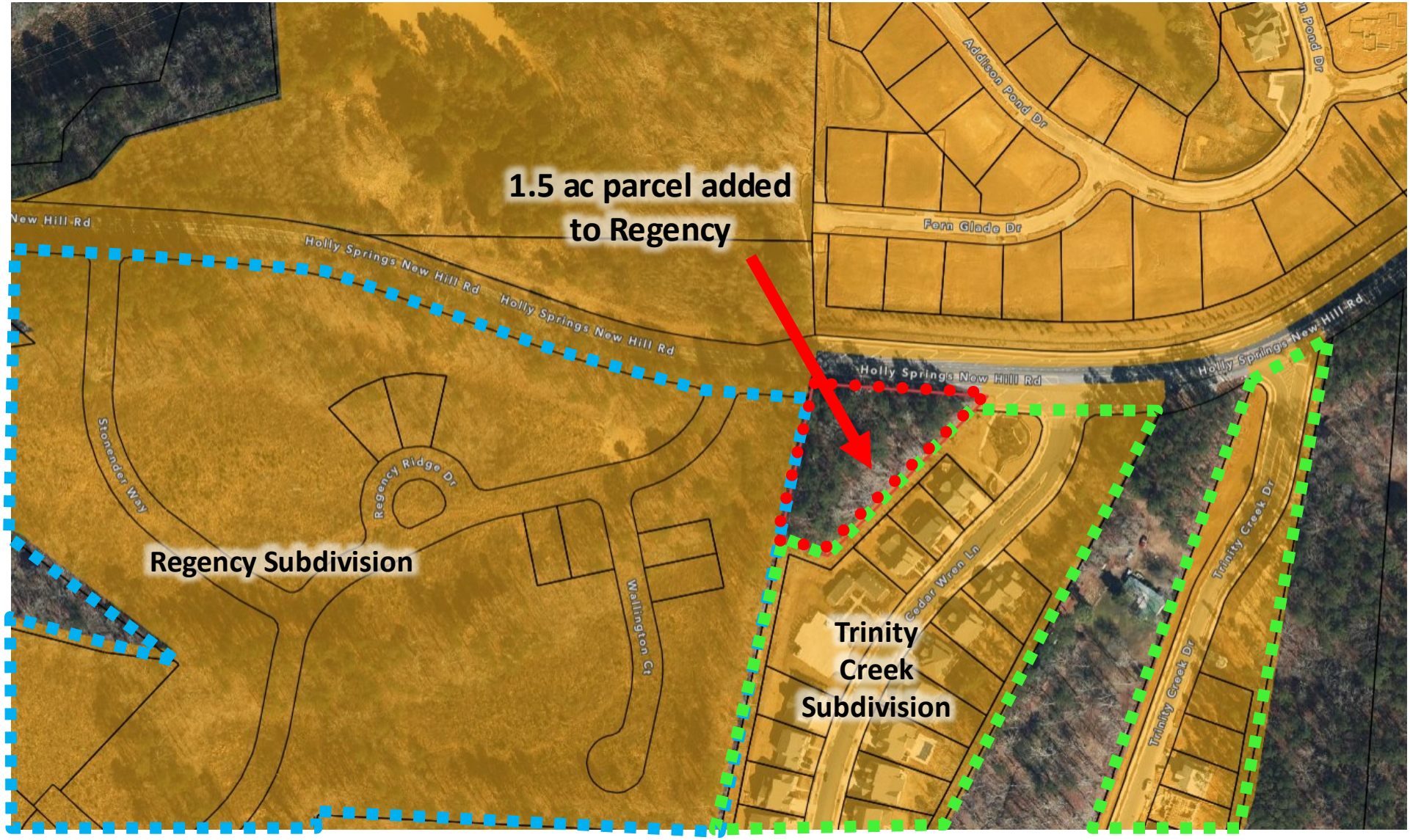
Funding Source(s):

System Development Fee Reimbursement

Attachment(s):

1. RegencyParcelMap
2. Development Agreement Infrastructure Construction and Fee Reimbursement_Dev Signed

Regency Development Agreement
12037 Holly Springs New Hill Road



STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

TOLL SOUTHEAST LP COMPANY, INC

THIS AGREEMENT (the "Agreement"), made and entered into this 09/11/2023 ("Execution Date"), by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **TOLL SOUTHEAST LP COMPANY, INC, a North Carolina Corporation**, hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer or its affiliate is the fee simple owner of tracts of land held in common for development, known as "Regency" and by the following Wake County PIN: 0639311837, Tax ID of 0032148, totaling approximately 119.50 acres in size, with an address of 12125 Holly Springs New Hill Road, Holly Springs, NC 27540.

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

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

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

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

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

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §§ 160A-20, 160D-1001(b) and 160D-1003. and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so;

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

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

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

ARTICLE I

1. **Definitions:** The terms below shall have the following meanings as used herein:

   a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. The Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is

incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

c. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the development of property.

d. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

e. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

f. NCDOT: the North Carolina Department of Transportation.

g. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.

h. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

i. Concept Plans: Concept Plan as used in this Agreement refers to the Development Plan for the Development previously submitted by Developer to the Town, if any.

j. Public Infrastructure or Public Infrastructure Improvements: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, either located on the Site, in an easement, or not located on the property for the Public's good.

k. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by the Developer, the retention and addition of local jobs, an increase in

employment opportunities, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

l. Project: The Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

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

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

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

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

	Description	**Completed by**
a.	See TIA	Prior to Construction Drawing Approval
b.		
c.		
e.		
f.		

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

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

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

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

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

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

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

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

7. DEVELOPMENT PERMITTED USES: The Site may be used for any of the Permitted Uses in the zoning district as specified in the UDO, subject to the approved rezoning conditions , (If Any) and additionally the following and additions

a. Restrictions: Those listed in the UDO
b. Additions: Developer shall be allowed to include the parcel shown on Exhibit B as Additional Parcel to the previously approved Development Plan.

8. REIMBURSEMENT FOR ACTUAL CONSTRUCTION COSTS. The Developer is installing Certain additional Public Infrastructure beyond that which is necessary for the Site, for the convenience of the Town. The Developer shall be allowed a reimbursement if Actual Construction Costs in the maximum amount of $489,970, as shown on Exhibit A. Such Actual Construction Costs shall be verified by the Town, and reimbursable upon completion and acceptance of the Town for the Public Infrastructure listed on Exhibit A. Such reimbursement shall take place after payment of System Development Fees by the Developer, and after written demand for reimbursement is made.

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

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

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

12. PARKS AND RECREATION LAND DEDICATION. The Parties acknowledge that the Town's Unified Development Ordinance requires the developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by the Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated and the Developer consents to this calculation.

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

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

15. DEVELOPMENT SCHEDULE

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

ARTICLE III
OTHER DEVELOPER'S DUTIES

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

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

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

4. The Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement.

ARTICLE IV
GENERAL TERMS

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

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

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

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

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

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

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

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

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

ARTICLE V
OTHER

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

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

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

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

FOR THE TOWN:

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

FOR THE Developer :

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

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

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

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

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

EXHIBIT A:	List of reimbursable Public Infrastructure
EXHIBIT B:	Additional Parcel

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

TOWN OF HOLLY SPRINGS

(*Town Seal*)

BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

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

_____
Notary Public

My Commission Expires:_____

THE DEVELOPER

By: TOLL SOUTHEAST LP COMPANY, INC.
Name: EDWARD PEASE
Title: DIVISION PRESIDENT

STATE OF NC
Johnston COUNTY

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

Date: 09/11/2023

Janet R. Boucher, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: 5/28/27

Exhibit A

PEGENCY OFFSITE WATERLINE INCREASE IN COST, 12" OFFSITE WL VS 24" OFFSITE WL
2.22.2022

Item #	Description	12" OFFSITE WATERLINE PRICING Bid Qty.	UM	Unit Bid Price	Total Bid Price	Item #	Description	24" OFFSITE WATERLINE PRICING Bid Qty.	UM	Unit Bid Price	Total Bid Price	NEW 24" - OLD 12" PRICING DELTA IN PRICE
12" OFFSITE WATERLINE PRICING						24" OFFSITE WATERLINE PRICING						
1	Traffic Control	1	LS	$20,000.00	$20,000.00	see note	15 Traffic Control	1	LS	$30,000.00	$30,000.00	$10,000.00
4	12" Ductile Iron WL	1920	LF	$75.00	$144,000.00		18 12" Ductile Iron WL	60	LF	$25.00	$1,500.00	($139,500.00)
5	12" Ductile Bends	17	EACH	$1,075.00	$18,275.00		19 12" Ductile Bends	2	EACH	$1,075.00	$2,150.00	($16,125.00)
6	12" X 6" Tee	3	EACH	$1,050.00	$3,150.00		12" X 6" Tee				$0.00	($3,150.00)
8	12" X 8" Tee	2	EACH	$1,175.00	$2,350.00		12" X 8" Tee				$0.00	($2,350.00)
9	12" Gate Valve & Box	4	EACH	$3,995.00	$15,980.00		12" Gate Valve & Box				$0.00	($15,980.00)
12	12" Blow Off Assembly	1	EACH	$5,575.00	$5,575.00		12" Blow Off Assembly				$0.00	($5,575.00)
13	Chlorinate & Test Main	2000	LF	$2.50	$5,000.00	see note	30 Chlorinate & Test Main	2000	LF	$3.00	$6,000.00	$1,000.00
											$0.00	$0.00
						NEW	20 24" X 12" Reducer	1	EACH	$3,250.00	$3,250.00	$3,250.00
						NEW	21 24" Ductile Iron WL	1860	LF	$200.00	$372,000.00	$372,000.00
						NEW	22 24" Ductile Bends	15	EACH	$4,450.00	$66,750.00	$66,750.00
						NEW	23 24" X 6" Tee	3	EACH	$4,950.00	$14,850.00	$14,850.00
						NEW	25 24" X 8" Tee	2	EACH	$5,150.00	$10,300.00	$10,300.00
						NEW	26 24" Butterfly Valve in MH	4	EACH	$39,500.00	$158,000.00	$158,000.00
						NEW	29 24" Blow Off Assembly	1	EACH	$36,500.00	$36,500.00	$36,500.00
												DELTA IN PRICE
		TOTAL FOR 12" OFFSITE WL =			$214,330.00			TOTAL FOR 24" OFFSITE WL =			$704,300.00	$489,970.00

Approval Date: 3/9/22
Approved By: Dan Sidwa
HOLLY SPRINGS
Development Services

EXHIBIT B
ADDITIONAL PARCEL
(PIN 0639435017, Tax ID 0179269)

Additional Parcel for Regency

0 200 400 800 ft

1 inch equals 400 feet

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Public Hearings
Title: Voluntary Annexation A23-01 10325 Holly Springs Rd. - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Aaron Prichard, Development Services

Action(s):
1. Conduct Legislative Public Hearing.
2. Adopt Annexation Ordinance A23-01.

Explanation:

- The Town has received a petition for voluntary annexation of 0.74 +/- acres located at 10325 Holly Springs Road.
- The owner of the property is Timothy Gates.
- Annexation is requested in order to connect to town water. Wastewater service is not available at this time and Mr. Gates has agreed to a Utility Agreement.
- Staff requested feedback from all departments and there were no issues with this annexation.
- The requested parcel for annexation is located within an existing donut hole and acceptance into Town Limits would contribute to closing the donut hole.

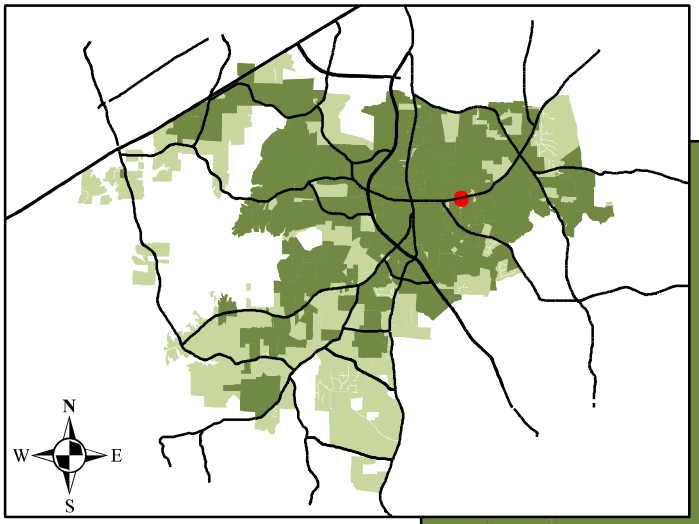
Background:

- The property is contiguous with town limits.
- The property meets all statutory requirements for annexation.

Funding Source(s):
N/A

Attachment(s):
1. A23-01 map
2. 23-22 Resolution of Sufficiency Annexation A23-01
3. A23-01 - 10325 HS Road. - Ordinance - Draft
4. A23-01 Signed Utility Agreement

A 23-01 | 10325 Holly Springs Rd | .74ac



Legend

- **Annexation Property Site**
- Subdivisions
- Town Limits
- **ETJ**

Document Path: Z:\GIS\Candace\2022_Maps\2022_Annexation Location Map.mxd

Resolution No. 23-22
Date Adopted: September 5, 2023
Annexation No.: A23-01

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

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

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

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

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

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Commencing at NCGS Monument "GUERIN", Grid Coordinates being: N: 692,364.94 E: 2,052,763.25;
thence N 47°23'35" E a distance of 1737.90' TO A CALCULATED POINT BEING THE TRUE POINT OF BEGINNING;
thence N 00°33'36" E a distance of 24.72' INTO THE RIGHT OF WAY OF HOLLY SPRINGS ROAD, TO A CALCULATED POINT;
thence N 78°46'24" E a distance of 150.00' CONTINUING IN THE RIGHT OF WAY OF HOLLY SPRINGS ROAD, TO A CALCULATED POINT;
thence S 00°37'59" E a distance of 25.16', TO A CALCULATED POINT;
thence S 00°37'59" W a distance of 4.84' ALONG WITH THE PROPERTY LINE OF WAKE COUNTY BOARD OF EDUCATION, to AN IRON REBAR SET, AS AN OFFSET;
thence S 00°37'59" W a distance of 190.00' CONTINUING WITH THE PROPERTY LINE OF THE WAKE COUNTY BOARD OF EDUCATION, to AN IRON PIPE FOUND;
thence S 78°45'05" W a distance of 149.73' ALONG WITH THE PROPERTY LINE OF NORMA PAGE, to AN IRON PIPE FOUND;
thence N 00°33'36" E a distance of 190.00' ALONG WITH THE PROPERTY LINE OF SANDHAR REAL ESTATE LLC to AN IRON REBAR SET, AS AN OFFSET;
thence N 00°33'36" E a distance of 5.28' CONTINUING WITH THE PROPERTY LINE OF SANDHAR REAL ESTATE;
to A CALULATED POINT, which is the TRUE POINT AND PLACE OF BEGINNING, and containing 0.74 acres more or less.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, September 19, 2023.

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

Adopted this, the 5th day of September, 2023.

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk

THE TOWN of HOLLY SPRINGS 1876 WAKE COUNTY NORTH CAROLINA

Annexation Ordinance No.: **A23-01**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

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

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 19th day of September, 2023.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office and described as follows:
Commencing at NCGS Monument "GUERIN", Grid Coordinates being: N: 692,364.94 E: 2,052,763.25;
thence N 47°23'35" E a distance of 1737.90' TO A CALCULATED POINT BEING THE TRUE POINT OF BEGINNING;
thence N 00°33'36" E a distance of 24.72' INTO THE RIGHT OF WAY OF HOLLY SPRINGS ROAD, TO A CALCULATED POINT;
thence N 78°46'24" E a distance of 150.00' CONTINUING IN THE RIGHT OF WAY OF HOLLY SPRINGS ROAD, TO A CALCULATED POINT;
thence S 00°37'59" E a distance of 25.16', TO A CALCULATED POINT;
thence S 00°37'59" W a distance of 4.84' ALONG WITH THE PROPERTY LINE OF WAKE COUNTY BOARD OF EDUCATION, to AN IRON REBAR SET, AS AN OFFSET;

thence S 00°37'59" W a distance of 190.00' CONTINUING WITH THE PROPERTY LINE OF THE WAKE COUNTY BOARD OF EDUCATION, to AN IRON PIPE FOUND;

thence S 78°45'05" W a distance of 149.73' ALONG WITH THE PROPERTY LINE OF NORMA PAGE, to AN IRON PIPE FOUND;

thence N 00°33'36" E a distance of 190.00' ALONG WITH THE PROPERTY LINE OF SANDHAR REAL ESTATE LLC to AN IRON REBAR SET, AS AN OFFSET;

thence N 00°33'36" E a distance of 5.28' CONTINUING WITH THE PROPERTY LINE OF SANDHAR REAL ESTATE;

to A CALULATED POINT, which is the TRUE POINT AND PLACE OF BEGINNING, and containing 0.74 acres more or less.

Adopted this, the 19th day of September, 2023.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held September 19, 2023, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 19th day of September, 2023

Linda C. McKinney, Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AGREEMENT REGARDING ANNEXATION AND UTILITIES

FOR INDEXING PURPOSES
EXCISE TAX: $0.00
GRANTOR: GATES, TIMOTHY JON
GRANTEE: THE TOWN OF HOLLY SPRINGS
BRIEF DESCRIPTION OF TRACT: 10325 Holly Springs Road

THIS AGREEMENT ("Agreement"), made and entered into this 8 day of Sept, 2023, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and TIMOTHY JON GATES, his successors and/or assigns, hereafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer or its affiliate is the fee simple owner or contract purchaser of the following tract(s) of land held in common for development, with the Description:

PIN(s): 0659431418
REID(s): 0082618
Address: 10325 Holly Springs Road, Holly Springs, NC 27540
the total of which are approximately 0.74 acres in size (the "Property"); and,

WHEREAS, the Developer seeks to develop the Property and has requested that the Town approve a voluntary Annexation Petition; and,

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

WHEREAS, the Town Council conducted a public hearing on this Annexation, closed the public hearing, approved the Annexation subject to the requirements of annexations in general and the terms and conditions of this Agreement, and authorized the Town's execution of the same; and,

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

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which are incorporated by reference as if set forth below, the Town and the Developer agree as follows:

1. **General**: All terms of this Agreement shall become enforceable upon the later of: (i) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (ii) the annexation of the Property into the Town; and (iii) the approval of, if required, any rezoning or Master Plan by the Town Council.

1. TERM: The duration of this Agreement is perpetual and shall run with the land and bind the heirs, successors, and assigns of the Developer.

2. UTILITIES: Pursuant to studies performed by the Town, the Developer, either of its consultants, or any combination of the foregoing, the Property can be served with the following Town utilities which are ordinarily supplied by the Town to its residents:

    1) Potable Water with the extension of a main or tap line constructed at the full cost of the Developer. Water service is made available for residential purposes only. In the event that the property use changes from single family residence to another use, this Agreement is void and the Town has no duty to continue to provide water service to the Property.
    2) Sanitary Sewer and reclaimed water ARE NOT AVAILABLE at the Property and shall not be made available by the Town now or in the future unless so determined by the Town in its sole and unfettered discretion. Developer shall make any other such accommodations that are necessary at its sole expense without contribution or offset of any fees, taxes, or levies by the Town.

3. ROAD IMPROVEMENTS:

    The following road improvements are required to be installed by the Developer:

        a. Driveway access with appropriate drainage system.

ARTICLE III
DEVELOPER'S DUTIES

Subject to the satisfaction of each of the Conditions Precedent:

1. If the Developer constructs the Project, then Developer shall do so in accordance with the Construction Drawings approved by the Town, requirements of the Town, and according to engineering best practices.

2. The Developer shall construct the Project(s) in a workmanlike manner according to the design specifications and criteria of the Town and NCDOT which are existing at the time of this Agreement. Notwithstanding the results of any current or subsequent TIA Requirements, the Developer shall be able to adjust such work as described in this Article.

3. The Developer shall pay any other required development fees-in-lieu and fees pursuant to the Town Budget Ordinance at such time as they would ordinarily become due.

ARTICLE V
OTHER

Subject to the satisfaction of each of the Conditions Precedent:

1. If Developer elects to pursue the development and construction the Project, then the Developer shall be responsible for the complete design and construction of the Project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to insure complete-in-place, fully functional Project built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town.

2. The Town agrees that it shall act consistent with its rules, regulations, and common practices on any application for permits associated with the development of the Project or the construction of any Infrastructure Project.

3. In the course of installing the Project or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and rights of way and shall hold the Town harmless. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents (collectively, "Indemnified Parties") free and harmless from and against any and all direct and actual losses, penalties, damages, settlements, costs, charges, liens, professional fees, or other expenses or liabilities caused by Developer or its contractors or agents entry onto and performance of work on the easements and rights of way of the Town in connection with the development of the Project and not resulting from the gross negligence or intentional misconduct of any of the Indemnified Parties ("Indemnified Matters"). The Developer further agrees to investigate, handle, provide defense for and respond to, any claims pertaining to Indemnified Matters at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

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

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

6. Payment of the Fee in Lieu payments by the Developer is in full satisfaction of any component of the Project or Infrastructure Project and by making such payment, each party fully and completely releases the other from current and future obligations relating to such component of Project, except any requirement for warranty by the Town. Such release shall include all claims of third parties who are successor or assigns to the Developer.

7. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be

effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

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

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference: 10325 HS Road

FOR THE DEVELOPER:

TIMOTHY JON GATES
10325 Holly Springs Road
Holly Springs, NC 27540
Email Rugrat433@yahoo.com
Phone: 910-228-3294

9. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The parties consent to the jurisdiction of Wake County.

10. This Agreement is not assignable by the Developer to an unaffiliated third-party without the prior written consent of the Town, which consent may be evidenced by written communication from the Town Manager. However, Developer may assign its rights and obligations under this Agreement to an entity in which Developer or any of its direct or indirect owners has an interest without the necessity of further consent.

11. The section and subsection headings in this Agreement have been included for convenience only, and are not part of the Agreement and shall not be taken as an interpretation of any provision of this Agreement.

12. The parties have been afforded an opportunity to seek the advice of counsel of their choosing and this Agreement is fair and equitable to both Parties.

13. A ruling by any court that one or more of the provisions contained in this Agreement is invalid, illegal, or unenforceable in any respect shall not affect any other provision of this Agreement so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any party. Thereafter, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended to the extent necessary to be enforceable within the jurisdiction of the court making the ruling and to preserve the transactions contemplated by this Agreement to the greatest extent possible.

14. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no representations, warranties, covenants or obligations except as set forth in this Agreement. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions relating to the subject matter hereof, written or oral, of the parties.

15. It is anticipated that, upon completion of the Roadway Improvements, following any necessary holding periods, the roadway improvements constructed pursuant to this Agreement shall be dedicated to the Town (or such other applicable government entity), and upon dedication, conveyance or assignment of such easements/improvements to the proper governmental entity, the obligations of the Developer with respect thereto shall terminate, and such applicable governmental entity shall have the continuing and ongoing obligation to maintain and repair the same.

16. This Agreement does not guarantee any specific approvals of any proposed development plan, provided, however, that all approvals granted prior to the date of this Agreement shall continue to be valid and in full force and effect.

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

THE DEVELOPER

TIMOTHY J GATES

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that **TIMOTHY J GATES** __ personally came before me this day and acknowledged that they are the property owners of the above described tract and have hereby acknowledged the due execution of the foregoing instrument for the purposes stated therein

WITNESS my hand and official stamp (or seal), this the 8 day of Sept, 2023

Nikki StPierre
Notary Public

My Commission Expires: 8/23/26

Date: 9/8/23

Nikki StPierre Notary Public (Print Name)

[Affix Notary Stamp or Seal]

NIKKI ST.PIERRE
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires 8/23/26

My Commission Expires: 8/23/26

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings
Title: Elliott Farm Rezoning 22-REZ-07 - Legislative Public Hearing & Development Agreement
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Consider Adoption of Rezoning Ordinance RZ23-05 to adopt the statement of compatibility and approve rezoning.
- Consider Development Agreement.

Explanation:

- The applicant has finalized plans related to adding an additional parcel to the site that will allow the applicant to provide improvements along the entire Piney Grove Wilbon Road frontage and entered into a Development Agreement.
- The agreement establishes a Parks & Recreation fee-in-lieu of $2,106.97 per dwelling unit and includes a fee-in-lieu for construction of a traffic signal at the intersection of Piney Grove Wilbon Road and Burt Road. The applicant has proposed a fee-in-lieu of $56,336, which is 9% of the estimated construction cost.
- A public hearing for the rezoning request was held on June 20, 2023. Town Council heard from nearby residents about the traffic impacts and safety concerns on the intersection at Burt Road and Piney Grove Wilbon Road. Many Town Council members expressed they did not support approving the request as proposed with the incomplete Piney Grove Wilbon Road improvements. The applicant stated they would approach the adjacent property owner about purchasing the property in order to complete the full improvements.
  The Town has received a request to rezone 149.3 ± acres located at 2836 Piney Grove Wilbon Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.
- The CD allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- CD proposals shall 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 44 feet for detached dwellings and 40 feet for attached dwellings, a modified buffer with extra plantings along Piney Grove Wilbon Road, and design standards for the homes.
- A proposed conceptual plan was provided with the rezoning request, which shows three

pods of development for a 55+ age-restricted community. Pods A and B are a mix of detached single-family homes and duplexes. Pod C will only contain detached single family homes.
- Open space includes a large tract with a clubhouse/pool/courts near the northeast corner of the site with smaller spaces throughout the site.
- The proposed development is mostly per the base UDO standards with the exception of decreased lot frontage. Each lot/unit will have a driveway onto the adjacent street. The proposed narrower lots and multiple driveways will impact streetscape, walkability, and are not designed as a pedestrian-oriented community and it is not clear how the modified standard allows for a more creative and unique design. To allow for narrower lots, the applicant could have proposed some alley loaded units in key locations. Fewer garages and driveways along the frontage have a welcoming aesthetic and pose fewer vehicular conflicts for pedestrians. Less space between driveways can also impact on-street parking and the placement of street trees.
- A regional connection will be made to the existing 30" watermain located in Piney Grove Wilbon Road with a new stub proposed to the west for a future connection. The proposed connection point is north of the property at Duncan Cook Road. From this connection, the proposed development will be served by a new parallel watermain proposed along Piney Grove Wilbon. The new parallel watermain will be extended across the property's frontage as well as throughout the development.
- A new pump station is proposed in the northwest corner of the site to serve the property. Approximately 21,150 linear feet of forcemain is proposed from the new pump station and along Piney Grove Wilbon to ultimately discharge into the Basal Creek Pump Station. This development will trigger and be required to complete the Phase 3 upgrades to the Basal Creek Pump Station per the study completed in 2019 by the Lowe's development.
- The Town's UDO requires right-of-way dedication and thoroughfare widening across the property street frontage of Piney Grove Wilbon to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.
- Per the completed Traffic Impact Analysis, improvements are required at the proposed northern site driveway/Fleming Road as well as the proposed southern site access.
- Following the May 23, 2023 Planning Board meeting, the applicant revised the proposal to increase the perimeter buffer from 5 ft to 10 ft along the southern boundary to address concerns raised by the Planning Board members. The staff supports this revision.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on May 23, 2023:

- An age-restricted neighborhood meets a community need.
- The variety of lot sizes/widths and having smaller lots is great for older adults.
- Safety concerns from multiple driveways, with backing movements across sidewalks and into the street, and narrower lots should be considered but may be appropriate for this specific request.

Planning Board Recommendation:
The Planning Board recommended approval (9-0).

Background:

- The site was assigned to the R-30 Residential District (reassigned to RR Rural Residential with the new UDO) upon its addition to the Town's ETJ on June 17, 2016.

- On March 19, 2013, the Town Council approved a modification to the Annexation Agreement Line with the Town of Fuquay-Varina which incorporated the subject property into the Holly Springs long-range planning area.
- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
    - Applicable Ordinance: 2022 UDO
    - Process: Town Council Legislative Public Hearing
- The developer has worked with the Town on a Development Agreement regarding a proportionate fee-in-lieu for a potential future signal to be located at the intersection of Burt Road and Piney Grove Wilbon Road.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ07ElliottFarmStaffRpt_052323
2. 22REZ07_ElliottFarm_Application
3. 22REZ07_ElliottFarm_Plans
4. 22REZ07_ElliottFarm_DevDesignManual
5. RZ23-05_ElliottFarm_Ord
6. Exhibit B - Elliott Farms
7. Development Agreement Elliott Farm Town Council Edition (2)

Town *of* Holly Springs
Staff Report to the Planning Board

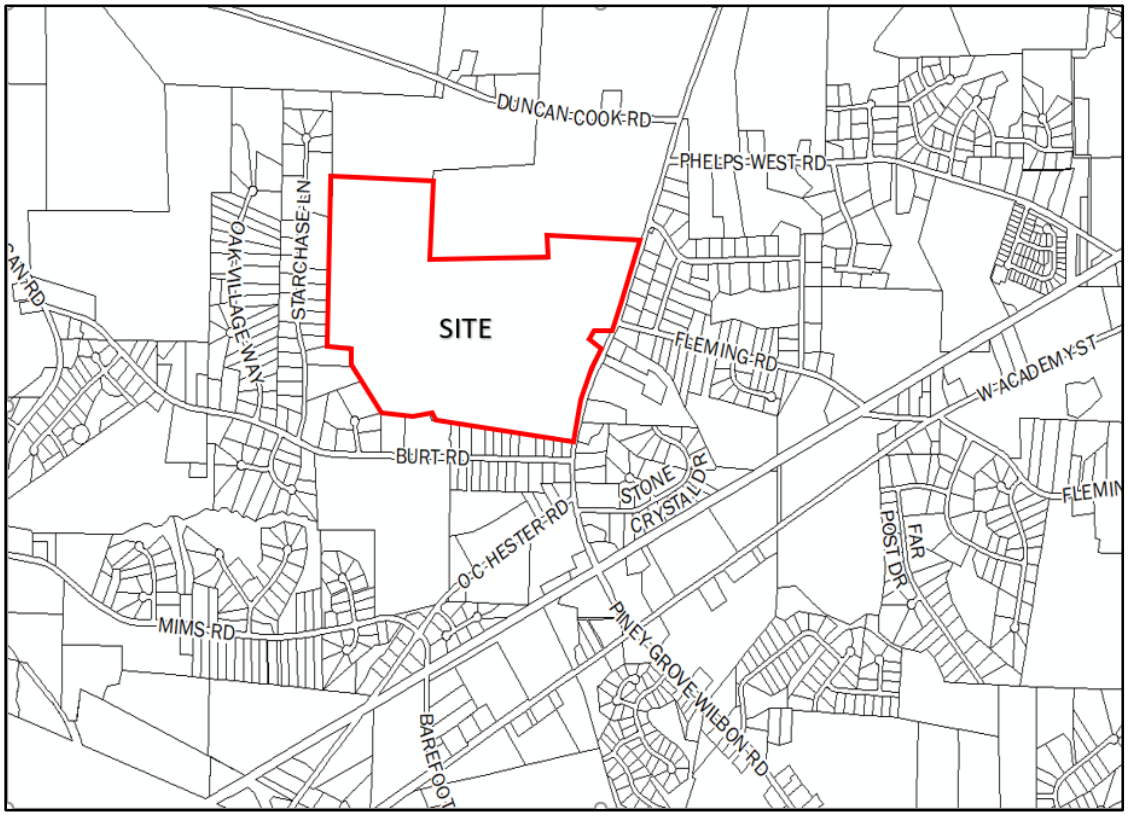
REQUEST FOR ZONE MAP CHANGE
Elliott Farm
22-REZ-07

PETITIONER(S):
Mark Frederick
Parker, Poe, Adams & Bernstein, LLP
301 Fayetteville St., Suite 1200
Raleigh, NC 27601

DEVELOPER(S):
Toll Brothers, Inc.
Jeff Westmoreland
900 Perimeter Park Dr., Suite B3
Morrisville, NC 27650

OWNER(S):
Augustus G Elliott III Grace-Marie Elliott Gilchrist Irrevocable Trust
Melick B Elliott
300 Kite Dr.
Fuquay-Varina, NC 27526

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: May 23, 2023
Public Hearing and Town Council Action: June 20, 2023

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

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

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Augustus G Elliott III Grace-Marie Elliott Gilchrist Irrevocable Trust Melick B Elliott	0646469015	RR Rural Residential	149.3 acres ±
		TOTAL	149.3 acres ±

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	RR Rural Residential	Agriculture
North	RR Rural Residential RA Residential Agriculture (Fuquay-Varina Zoning)	Agriculture
South	R-30 (Wake County Zoning)	Detached single family dwellings
East	RA Residential Agriculture (Fuquay-Varina Zoning)	Detached single family dwellings
West	R-30 (Wake County Zoning)	Detached single family dwellings

PROPERTY HISTORY

Rezoning History
Rezoning Number: 15-REZ-07
Original Zoning: Wake County
Proposed Zoning: R-30 Residential (Reassigned to RR with new UDO)
Approved by Town Council on: June 7, 2016/Effective June 17, 2016

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	Mixed Residential Neighborhood

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 149.3 acres ± acres located at 2836 Piney Grove Wilbon Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Zone Map Change Request:
The NR Neighborhood Residential zoning district encourages the development of medium density detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same 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 neighborhoods 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:
Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development

process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Gross Density • by-right • with Conditional Zoning District	 5 units/acre 8 units/ acre	 2.19 units/acre (325 units)
Minimum Lot Frontage at the ROW for a Driveway • Detached Dwellings • Attached Dwellings	 60 feet 60 feet	 44 feet 40 feet

Permitted Uses (UDO Section 3):

Residential Uses	UDO Standard	Proposed Standard
Attached Dwelling	Permitted	Permitted
Detached Dwelling	Permitted	Permitted
Recreation Facility, Indoor	Permitted Special Standards	Permitted in conjunction with residential development to provide recreation and amenities.
Recreation Facility, Outdoor		

Building, Site & Subdivision Design (UDO Section 8):

	UDO Standard	Proposed Standard
Solar Energy System	Allowance, but no requirement	All dwelling units shall be pre-configured with conduit for future connection of a solar energy system
Elevation Variety	No design standards	• Minimum of ten different floor plans • Each floor plan will offer four different elevations • No two adjacent lots shall be constructed with the same exterior elevation style or color scheme
Building Façade Design Standards	No design standards	• 60% of all detached units shall include a front porch with a minimum area of fifty square feet • See Building Design Standards Table below

BUILDING DESIGN STANDARDS	DETACHED UNITS	ATTACHED UNITS
Shutters or Window Trim Wrap (Front Façade Only)	R	R
Shutters or Window Trim Wrap (Side Façade with Public Right-of-Way Frontage)	R	R
At Least One (1) Window on Side Elevation (N1)	R	R
Wood/Fiber Cement Siding	P	P
Brick, Cultured or Natural Stone	P (N2)	P
Vinyl Siding – Trim Elements Only (limited to 20% of total façade area)	P	P
Decorative Brackets or Shelf Supports for Cantilever Front Elevation Accent (if applicable)	R	R
Slab on Grade Foundation	P	P
Two-car Garage Minimum	R	R
Decorative Light Fixture at Garage Doors	R	R
Glass/Windows on Garage Doors	R	R
Homeowner's Association	R	R
Roof Eaves – 8" Minimum (Front, Rear, and Side Facades)	R	R
Maximum Building Height	35'	35'
R = required P = permitted		

BUILDING DESIGN STANDARDS – NOTES	
N1	For all units located on a corner lot, all facades fronting a right-of-way shall include a minimum of three (3) windows.
N2	Brick or stone located on a portion of the front exterior elevation shall be required on 75% of all detached units.

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffer	5 ft. Type A	5' Type A modified along Piney Grove-Wilbon Rd. with additional plantings

PLANNING & ZONING

Vision Holly Springs Section 1: Land Use & Character Plan

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

Future Land Use:
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. Key characteristics include:

- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

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

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

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

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-8: Protect Housing Affordability
- SI-4: Improve the Land Use - Transportation Connection

- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-8: Increase Walkability

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3 A)
CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

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

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Towns Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Piney Grove Wilbon Rd frontages of this proposed development. The applicant has shown that they plan to be fully compliant with this requirement and are showing the Sidepath in their Zoning Exhibits.

Public Park Space (UDO Section 4.7):

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

CIVIL IMPROVEMENTS

Potable Water:
With this development, a regional connection will be made to the existing 30" watermain located in Piney Grove Wilbon Road with a new stub proposed to the west for future connection. The proposed connection point is north of the property at Duncan Cook Road. From this connection, the proposed development will be served by a new parallel watermain proposed along Piney Grove Wilbon. The new parallel watermain will be extended across the property's frontage as well as throughout the development.

Sanitary Sewer:
With this development, a new pump station is proposed in the northwest corner of the site to serve the property. Approximately 21,150 LF of forcemain is proposed from the new pump station and along Piney Grove Wilbon to ultimately discharge into the Basal Creek Pump Station. This development will trigger and be required to complete the Phase 3 upgrades for the Basal Creek Pump Station per the study completed in 2019 by the Lowe's development.

- A Sanitary Sewer Study and Pump Station Capacity Analysis was required and approved with this project.

Transportation:

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

- Town's UDO requires R/W dedication and thoroughfare widening across the property street frontage to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.
- Improvements required at the northern site driveway/Fleming Road:
    - An exclusive northbound left-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
    - An exclusive southbound left-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
    - An exclusive southbound right-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
    - The northern site driveway is to be constructed with one ingress and one egress lane.
    - The northern site driveway is to be a full access intersection.
- Improvements required at the southern site driveway:
    - An exclusive northbound left-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
    - An exclusive southbound right-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
    - The southern site driveway is to be constructed with one ingress and one egress lane.
    - The southern site driveway is to be right-in/ right-out/ left-over intersection.

ZONE MAP CHANGE ANALYSIS
The site is designated Mixed Residential Neighborhood District on the Future Land Use Map which is characterized by neighborhoods that include several housing types (attached and detached single-family dwellings and multi-family units. This provides residents housing options within their same community as needs change. Smaller blocks and a grid network support a well-connected community. A comprehensive and connected network of open space provides gathering space and preserves tree stands. Neighborhoods are organized around a central gathering space with smaller pocket parks distributed throughout the neighborhood. Density is highest around the central gathering place or park. Lots transition from smaller to larger transitioning to single family detached.

The site has an existing single-family home and outbuildings and has historically been used for agriculture. Existing tree areas are found on the site perimeter and near on-site ponds, wetlands, and creeks. Preservation of many of these ponds and natural areas are proposed to be incorporated into the

development. The applicant notes the conceptual layout integrates existing natural features and provides walking trails and gathering spaces as part of a creative and thoughtful design.

The proposed development is mostly per the base standards of the UDO with the exception of narrower lots with front driveways, design standards for single- and two-family dwellings, and modified buffer along Piney Grove Wilbon Road. The majority of housing type is single-family detached homes, but some duplexes are proposed in PODs A & B. These are located along the eastern half of the site with only single family in the western half. No further commitment was proposed beyond this for varying housing types or development patterns. Building architectural design features are proposed for the front and street side of all dwellings. A variety of facades will be incorporated and adjacent buildings cannot be similar in style or color scheme. Each home will also be equipped with an outlet for future connection of electric vehicle (EV) charging equipment and conduit for a solar energy system.

Street stubs are shown for properties to the north but not to the east and south. The applicant notes natural features and existing development patterns as reasons for not providing connections. Full street connection may or may not be possible, but pedestrian only connections were also not proposed. The design includes an internal pedestrian system through sidewalks along proposed streets and walking trails in the central and northern portions of the site, but no trails are proposed in the southwest portion of the site. All lots will have driveway access onto the adjacent internal streets, and some of the lots are narrower than required by the UDO. Walkability will be diminished by the number of driveways.

A large community open space with pool, outdoor courts, and club house is shown in the northeast corner of the site. Other small open spaces with more passive activities such as (reading nooks, birdwatching, community garden, shade structure) are proposed in other parts of the development. A minimum of 30% open space is required (20% tree preservation, 5% active recreation, and 5% flexible space). The flexible space is a mix of tree preservation and stormwater facilities. The active space is generally centralized away from the majority of the residents and the active recreation is the minimum required by the UDO.

The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood by allowing flexibility in development standards and design requirements. The proposed Neighborhood Residential Conditional District Zoning is consistent and implements some of the characteristics of the Mixed Residential Neighborhood, such as providing multiple housing types and lot sizes, but not others. Areas of inconsistency include parking at the side or rear of the lot to enhance streetscape and walkability, walkable transportation networks, and avoiding front-facing garages or having greater setback of such garages.

One of the modified standards is to allow narrow lots with front driveway access, which does not enhance streetscape/walkability and is not aligned with the Land Use & Character Plan vision for Mixed Residential Neighborhoods. This provides some variety in lot size, but, since no alleys are proposed, each unit will have a driveway on the street frontage which will increase the number of driveways along local and collector streets – potentially impacting walkability and streetscape. It is not clear how the flexibility to allow narrower lots with driveways has created a more creative or unique design that meets the characteristics of the Mixed Residential Neighborhood.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Conditional District Rezoning 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
    - pedestrian oriented communities

- open space design
- lot layout and development patterns
- building design

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

ACTION #1:

PLAN CONSISTENCY STATEMENT:
The requested zone map change from RR Rural Residential to NR 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 a central gathering space and pocket parks 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-07 to change the zoning of 149.3 acres of Wake County PINs #0646469015 from RR: Rural Residential to NR CD: Neighborhood Residential Conditional District as submitted by Parker Poe Adams & Bernstein LLP.

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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: Elliott Farm
Project Location: 2836 Piney Grove Wilbon Road; 2908 Piney Grove Wilbon Road
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0646469015; 0646654881 Real Estate ID: 0020655; 0063790
Project Acreage: *(Rounded to nearest tenth)* 149.94 ac Partial Parcel: ☑ No ☐ Yes
Sketch Plan Review (Pre-Submittal) Meeting Date : June 23, 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-CD)
Current Future Land Use Designation: Mixed Residential Neighborhood
Proposed Future Land Use Designation: Mixed Residential Neighborhood
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 See attached Exhibit A Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) E-Mail _____
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

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

Name See attached Exhibit A Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) E-Mail _____
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Applicant Signature

[signature] 8.9.22

Mark Frederick Date

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: Elliott Farm

Proposed Zoning District: Neighborhood Residential Conditional District (NR-CD)
Proposed Land Use/Density: Residential (max 3 u/a)

Future Land Use Plan Map Designation: Mixed Residential Neighborhood
Future Land Use Plan Designation Land Use/Density: Mixed Residential Neighborhood

For DS Use only
Project # _____
Date Received:

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

See attached Consistency Statement

Section 1: Future Land Use & Community Character

See attached Consistency Statement

Section 2: Transportation / Comprehensive Transportation Plan

See attached Consistency Statement

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

See attached Consistency Statement

Section 4: Community Facilities

See attached Consistency Statement

Section 5: Infrastructure and Utilities

See attached Consistency Statement

Section 8: Natural Resources

See attached Consistency Statement

Plan Consistency Response Prepared by:

Preparer's Signature(s)	Date
	8.9.23

Exhibit A
to the Elliott Farm Rezoning Application

Project Description

The applicant is requesting the property be rezoned to Neighborhood Residential Conditional District (NR-CD) to facilitate the development of an-age restricted, residential community with a mix of detached and attached single family dwellings.

Contact Information

Project Applicant/Contact

Developer: Toll Bros., Inc.,
c/o Mark Frederick, Parker Poe Adams & Bernstein, LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601
919-835-4023
MarkFrederick@parkerpoe.com

Property Owner Contact

2836 Piney Grove Wilbon Road (PIN 0646469015)

Grace Marie Elliott Irrevocable Trust
c/o Grace Marie Elliott
133 Raleigh Street
Holly Springs, NC 27540

Augustus and Karen Elliott
232 Woodrow Avenue
High Point, NC 27262

Melick and Carol Elliott
300 Kite Drive
Fuquay Varina, NC 27526

2908 Piney Grove Wilbon Road (PIN 0646654881)

Ganapathi Velamuri, Mrinalini Sujala Kodumagulla, and Vijayalakshmi Velamuri
2908 Piney Grove Wilbon Road
Holly Springs, NC 27540

TOWN OF HOLLY SPRINGS
ZONING PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.02
Supplement 18
March 2022

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: June 1, 2022
Time: 6:00 - 7:00pm
Location: Virtual (ZOOM)

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

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.

☑ Date of Notification Mailing: May 20, 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:
Discussion of the process and timeline for rezoning application and development/construction
Discussion of permitted uses, density, and dimensional standards in proposed zoning district
Discussion of how the development will impact traffic
Discussion of impacts from development to light pollution, stormwater runoff, surrounding property values, local wildlife

Changes made to the Petition by the Petitioner as a result of the meeting:
Added architectural and design guidelines for quality development

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 7/1/22

May 20, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

Parker Poe Adams & Bernstein LLP is inviting you to attend a neighborhood meeting on June 1, 2022 from 6–7pm. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 2836 Piney Grove Wilbon Rd (PIN 0646469015) (the "Site"). Attached is a vicinity map showing the location of the Site. The Site is currently zoned Rural Residential (RR), and is proposed to be rezoned to Neighborhood Residential Conditional District (NR-CD) to allow for the development of an Active Adult (55+) Community. At the meeting, the Applicant will describe the nature of the proposed rezoning request and field any questions from the public.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us./join
Enter the following meeting ID:	820 0915 3480
Enter the following password:	124921

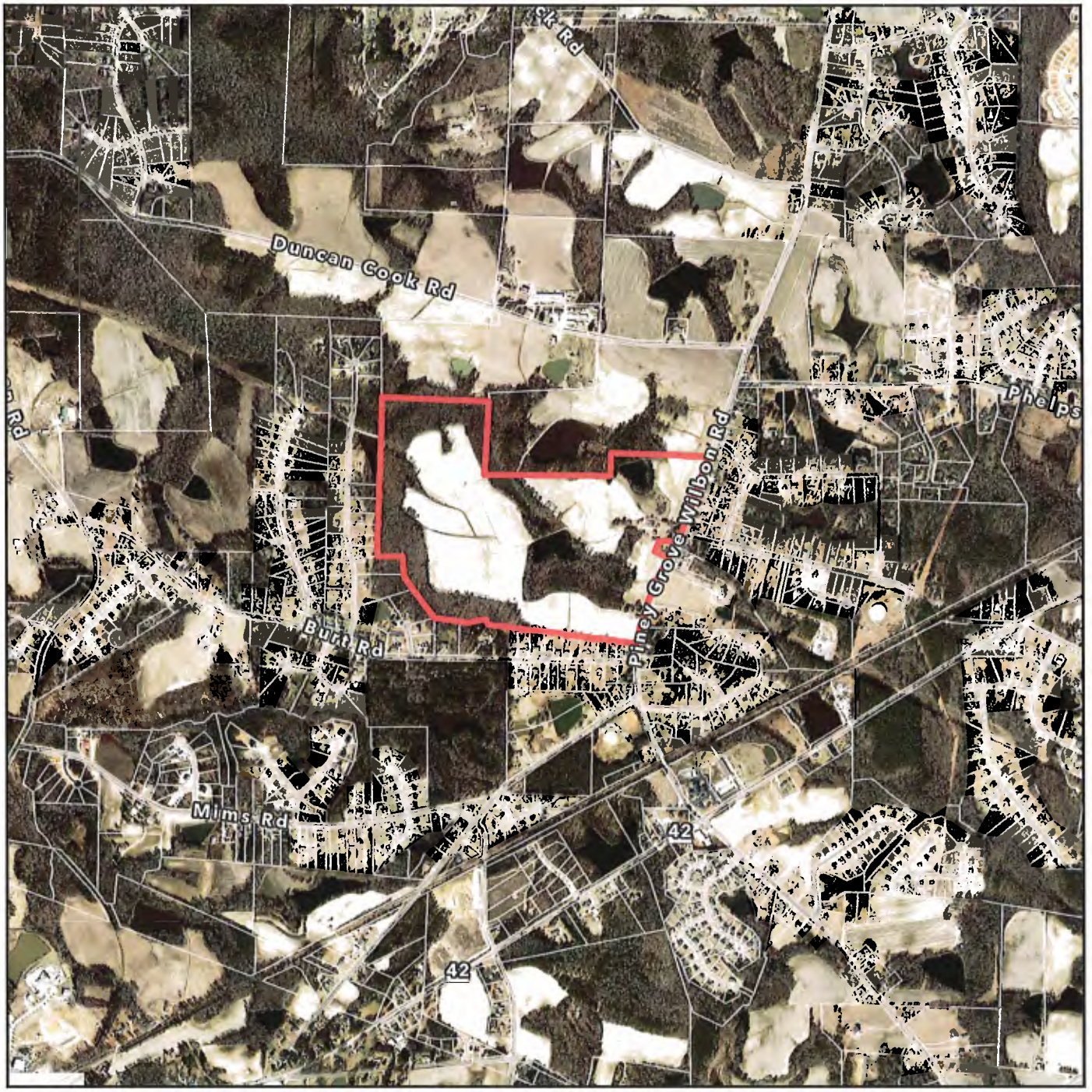
To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	820 0915 3480 #
Enter the Participant ID:	#
Enter the Meeting password:	124921 #

If you have any questions about this rezoning, please contact me at (919) 835-4023 or via email at markfrederick@parkerpoe.com.

Thank you,

Mark D. Frederick



2836 Piney Grove Wilbon Road

N

0 800 1600 3200 ft

1 inch equals 1,600 feet

Vicinity Map

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

Neighbor Notice List for Pre-Filing Neighborhood Meeting

Owner	Mail Address 1	Mail Address 2	Mail Address 3
ACOSTA, JAYSON ACOSTA, LORIN JANAE	5912 BURT RD	FUQUAY VARINA NC 27526-9651	
ARTHUR, MICHAEL G ARTHUR, DONNA L	5908 BURT RD	FUQUAY VARINA NC 27526-9651	
BAKER, KENNETH BRETT BAKER, PHYLLIS GOSS	2713 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8288	
BARRETT, ROBERT BARRETT, SANDRA	3024 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7946	
BARTON, NICK D BARTON, JAIMEY N	3005 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8129	
BAUCOM, MICHAEL C BAUCOM, JENNIFER Q	2817 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
BOYKIN, TERESA C	7009 STARCHASE LN	FUQUAY VARINA NC 27526-8253	
BRITTON, JEFFREY	PO BOX 1553	FUQUAY VARINA NC 27526-1553	
BURGESS, JAMES RICHARD JR	7121 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
BUTTERFIELD, ALAN M BUTTERFIELD, NANCY HAYES	7112 STARCHASE LN	FUQUAY VARINA NC 27526-8254	
CHAPMAN, JON R CHAPMAN, JEAN A	6216 BURT RD	FUQUAY VARINA NC 27526-9657	
CHRISTI, JOSEPH M	2717 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8288	
CLEWIS, MARY CLEWIS, KENNETH SCOTT	7100 STARCHASE LN	FUQUAY VARINA NC 27526-8254	
CONNOR, JAMES R CONNOR, GLENDA H	5928 BURT RD	FUQUAY VARINA NC 27526-9651	
COOK, DURWARD W COOK, PEGGIE B	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWOOD W COOK, PEGGY B	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
CURTIS, BARBARA CURTIS, DOMINIC CHRISTOPHER	7005 STARCHASE LN	FUQUAY VARINA NC 27526-8253	
DEAN, BILLY R DEAN, NANCY M	6008 BURT RD	FUQUAY VARINA NC 27526-9653	
DEAN, DIANE CRABTREE	7205 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
DRAKE, DEREK DRAKE, EUNICE	600 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
DRAKE, JOHN R DRAKE, EUPHA P	6200 BURT RD	FUQUAY VARINA NC 27526-9657	
EICHELBERGER, TYLER J PRESNELL, JACQUELINE	5904 BURT RD	FUQUAY VARINA NC 27526-9651	
EL BAROUDI, AHMED M	2804 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616	
ERICKSON, MARIE E. ERICKSON, RICHARD	7204 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
EUCKER, BRADY C EUCKER, ASHLEY G	3001 HOLLTREE CT	FUQUAY VARINA NC 27526-7120	
FAW, THOMAS TODD FAW, SHERRY L	7000 STARCHASE LN	FUQUAY VARINA NC 27526-8252	
FLORES, ALMA ROCI GALLARDO	3021 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947	
FORD, STEPHEN R	2825 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
FREDLEY, JAMES MARTIN SR	7224 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
GALATI, JOSEPH ANTHONY GALATI, JUANA ERIKA	6017 BURT RD	FUQUAY VARINA NC 27526-9654	
GARNER, JEAN UNDERWOOD	6012 BURT RD	FUQUAY VARINA NC 27526-9653	
GARNER, LARRY F GARNER, PEGGY J	2805 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
GARNER, ROYAL TRUETT II COVINGTON, KRISTIN JOY G	2901 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127	
GIRARDOT, DEREK S GIRARDOT, LYNDSAY B	5901 BURT RD	FUQUAY VARINA NC 27526-9652	
GIULIANI, STEPHEN THOMAS	6956 RAWLS CHURCH RD	FUQUAY VARINA NC 27526-6010	
GLASS, BRETT A GLASS, GRACE L	5900 BURT RD	FUQUAY VARINA NC 27526-9651	
GLEASON, EDWARD ENOCH GLEASON, GRACE MARY	7232 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
GLIDEWELL, JAMES DAVID	2709 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8288	
HAMMONDS, COLBY	PO BOX 1015	HOLLY SPRINGS NC 27540-1015	
HAMMONDS, COLBY	PO BOX 1015	HOLLY SPRINGS NC 27540-1015	
HARRIS, JACQUELINE BAIN	3017 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947	
HELDEBRANT, GORDON P	6208 BURT RD	FUQUAY VARINA NC 27526-9657	

HILLESLAND, JENNIFER L	7216 STARCHASE LN	FUQUAY VARINA NC 27526-8256
HOLLEMAN, MARJORIE CUTTS	5916 BURT RD	FUQUAY VARINA NC 27526-9651
HOLT, GARY E HOLT, BARBARA L	604 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
HORTON, MICHAEL	608 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
HOWARD, MARK ALLAN JR	5909 BURT RD	FUQUAY VARINA NC 27526-9652
ILA J BAREFOOT FARMS INC	543 STONE CREEK RD	FOUR OAKS NC 27524-8824
JONES, ROBIN JONES, NEIL WAYNE	7117 STARCHASE LN	FUQUAY VARINA NC 27526-8255
JONES, WILLIE M JR JONES, SHERTONEY E	7201 STARCHASE LN	FUQUAY VARINA NC 27526-8257
JOYCE M SAULS TRUST ENRIGHT, ROBERT A III TRUSTEE	12621 NEW BRITTANY BLVD	FORT MYERS FL 33907-3631
KEITH, JEFFREY S KEITH, DARLENE S	7205 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294
KING, LARRY W KING, PATRICIA W	5936 BURT RD	FUQUAY VARINA NC 27526-9651
KLEPPE, DUANE N KLEPPE, STACEY ANN	7032 STARCHASE LN	FUQUAY VARINA NC 27526-8252
KNUDSEN, THOMAS B KNUDSEN, CYNTHIA S	7204 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
LAKIN, MARIAN ANTOINETTE S	5913 BURT RD	FUQUAY VARINA NC 27526-9652
MAIDON, SHERRY L	612 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
MASSEY, DANIEL F MASSEY, TERESA M	7001 STARCHASE LN	FUQUAY VARINA NC 27526-8253
MCGREGOR, ROBERT J MCGREGOR, PATRICIA L	7004 STARCHASE LN	FUQUAY VARINA NC 27526-8252
MCLAURIN, BRAD WESLEY MCLAURIN, MELISSA STEPHENSON	6144 BURT RD	FUQUAY VARINA NC 27526-7313
MCLAURIN, LARRY ALLEN MCLAURIN, BRENDA S	6028 BURT RD	FUQUAY VARINA NC 27526-9653
MCLAURIN, PHILLIP B MCLAURIN, TERESA W	6140 BURT RD	FUQUAY VARINA NC 27526-9655
MEADOWS, BRENDA S	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255
MEADOWS, BRENDA SEWELL	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255
MICHAEL A KAMMER SR AND CAROL A KAMMER LIVING TRUS SPLINTER, MARTIN	1522 S WILTON RD	TACOMA WA 98465-1033
MORGAN, JONATHAN D SR MORGAN, SHERRY R	6104 BURT RD	FUQUAY VARINA NC 27526-9655
MULLEN, PATRICK T MULLEN, SHARON L	7132 STARCHASE LN	FUQUAY VARINA NC 27526-8254
MYERS, MERRILL W TRUSTEE MERRILL W MYERS REVOCABLE TRUST	5512 HICKORY LEAF DR	RALEIGH NC 27606-9500
NORTON, BRADLEY A NORTON, TONYA D	6013 BURT RD	FUQUAY VARINA NC 27526-9654
PARNELL, RONALD W PARNELL, ROBIN T	3025 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947
PARROTT, AMANDA PENNINGTON	2705 FLEMING RD	FUQUAY VARINA NC 27526-7969
PATTERSON, MICHAEL B PATTERSON, MEGAN B	616 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
PECORELLA, LINDA FOUTZ, PENNY PECORELLA	7108 STARCHASE LN	FUQUAY VARINA NC 27526-8254
PRACTICAL PROPERTIES LLC	116 W ACADEMY ST	FUQUAY VARINA NC 27526-2103
PRINCE, RHONDA JEAN	5700 STONE CRYSTAL DR	FUQUAY VARINA NC 27526-7994
REVELS, BOBBY JOE REVELS, RUBY M	6217 BURT RD	FUQUAY VARINA NC 27526-9658
ROSLER, ANDREW THOMAS	7200 STARCHASE LN	FUQUAY VARINA NC 27526-8256
SAINZ, GLENDA JO BROWN SAINZ, MANUEL BENITO	7012 STARCHASE LN	FUQUAY VARINA NC 27526-8252
SALINAS, MARIA AUXILIADORA GUILL JARAMILLO, ALEJANDRO CAMACHO	2800 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616
SAVINO, DANIEL I. GONZALEZ, PAULA MARIE	7212 STARCHASE LN	FUQUAY VARINA NC 27526-8256
SCHNEIDER, DEBRA A	2809 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289
SEXTON, VICTORIA R	7109 STARCHASE LN	FUQUAY VARINA NC 27526-8255
SHEEHAN, CONNOR T	2813 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289
SNEED, HERBERT SNEED, BETTY	273 LAKE POINTE DR	FUQUAY VARINA NC 27526-7155
STEWART, JERRY R STEWART, GWENDOLYN D	6000 BURT RD	FUQUAY VARINA NC 27526-9653
STREIB, NELSON R STREIB, ELLEN W	7213 STARCHASE LN	FUQUAY VARINA NC 27526-8257
TESKE, TIFFANY DUKE, CONOR	7124 STARCHASE LN	FUQUAY VARINA NC 27526-8254
TUNSTALL, WARREN THADDEUS JR LESHER, RETHA CAROL	7024 STARCHASE LN	FUQUAY VARINA NC 27526-8252

TURNER, JIMMY RAY TURNER, RACHEL B	2929 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127
VEASEY, CHRISTOPHER SCOTT VEASEY, JEANNA B	969 JUDD RD	FUQUAY VARINA NC 27526
VELEZ, DAVID III VELEZ, HAILEY	5925 BURT RD	FUQUAY VARINA NC 27526-9652
VONUNRUH, BRANDON ALEXANDER SCHAUVILLER, CORALIE NATHALIE	7201 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294
WARD, MATTHEW W WARD, BATHSHEBA R	5929 BURT RD	FUQUAY VARINA NC 27526-9652
WEAVER, WOODY ELVIN JR	5921 BURT RD	FUQUAY VARINA NC 27526-9652
WILLIAMS, LARRY ALAN WILLIAMS, MARYANN S	7105 STARCHASE LN	FUQUAY VARINA NC 27526-8255
WOLTZ, JESSICA H	5937 BURT RD	FUQUAY VARINA NC 27526-9652
WOOD, JAMES HAROLD	222 CEDAR CHASE LN	FUQUAY VARINA NC 27526-4224
WORDEN, PAUL M WORDEN, DEBORAH L	2909 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127

Neighborhood Meeting Attendance Roster
Elliott Farm Rezoning
June 1, 2022

1. Mark Frederick*
2. Jeff Westmoreland*
3. Jordan Brewer*
4. Larry Williams
5. Mary Clewis
6. Justin Price
7. Sherry Maidon
8. Linda Pecorella
9. Perry Verille
10. Tom Knudson
11. Neil Jones
12. Mike Kammer
13. Carol Kammer
14. Jim Turner
15. Rachel Turner
16. Erinn Schneider
17. Mel Elliott
18. Deby Schneider
19. Edward Gleason
20. Joe Christi
21. Ragan Lawson
22. Connor Sheehan
23. Darryl Meeks
24. Coralie Schauviller
25. Brandon Vonunruh
26. Audra Holland

* Members of development team

DPM Appendix #A.02
Supplement 18
March 2022

AFFIDAVIT OF OWNER NOTIFICATION

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

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

For DS Use only
Project # _____
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0020655 and PIN 0646469015 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 1 day of July, 20 22.

Applicant Signature _____

Printed name of Applicant Mark Frederick

NOTARY STATEMENT

Sworn to and subscribed before me the 1 day of July, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 2/7/2024

_____ / Matthew J. Carpenter
Notary Public Printed

Seal

MATTHEW JOEL CARPENTER
Notary Public
Wake
County
NORTH CAROLINA

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

Parker Poe

Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

_____, 2022

VIA CERTIFIED MAIL

Grace Marie Elliott
133 Raleigh Street
Holly Springs, NC 27540

Re: Proposed Rezoning of 2836 Piney Grove Wilbon Road, PIN 0646469015 (the "Property")

Dear Grace:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Town Council is scheduled for _____, 2022 at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick

Parker Poe

Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

_____, 2022

VIA CERTIFIED MAIL

Melick and Carol Elliott
300 Kite Drive
Fuquay Varina, NC 27526

Re: Proposed Rezoning of 2836 Piney Grove Wilbon Road, PIN 0646469015 (the "Property")

Dear Melick and Carol:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Town Council is scheduled for _____, 2022 at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick

Parker Poe

Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

_____, 2022

VIA CERTIFIED MAIL

Augustus and Karen Elliott
232 Woodrow Avenue
High Point, NC 27262

Re: Proposed Rezoning of 2836 Piney Grove Wilbon Road, PIN 0646469015 (the "Property")

Dear Augustus and Karen:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Town Council is scheduled for _____, 2022 at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick

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.

For DS Use only
Project # _____
Date Received:

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:

Mark Frederick, Parker Poe Adams & Bernstein LLP

Jeff Westmoreland, Toll Bros., Inc.,

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

Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD)

(Current Zoning District) (Proposed Zoning District)

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

Signature of Owner(s): Grace Marie Elliott Trustee

Grace Marie Elliott (trustee, Grace Marie Elliott Irrevocable Trust)

Wake County PIN/REID:
0646469015 / 0020655

State of North Carolina
County of Wake

Sworn to and subscribed before me the 21st day of June, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 11/28/2026

Kaitlyn Thompson Kaitlyn Thompson
Notary Public Printed

KAITLYN THOMPSON NOTARY PUBLIC WAKE COUNTY, NC

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A 02
Supplement 18
March 2022

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.

For DS Use only
Project # _____
Date Received:

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:

Mark Frederick, Parker Poe Adams & Bernstein LLP

Jeff Westmoreland, Toll Bros., Inc.,

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

Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD)

(Current Zoning District) (Proposed Zoning District)

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

Signature of Owner(s):

Melick B. Elliott

Carol W. Elliott

Wake County PIN/REID:
0646469015 / 0020655

State of NC
County of Wake

Sworn to and subscribed before me the 21st day of June, 2022.
Notary Public in and for the State of North Carolina. My Commission expires: March 14, 2026

Maria Wisdom / Maria Wisdom
Notary Public Printed

Seal

MARIA WISDOM
NOTARY PUBLIC
HARNETT COUNTY, NC
My Commission Expires March 14, 2026

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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.

For DS Use only
Project # _____
Date Received:

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:

Mark Frederick, Parker Poe Adams & Bernstein LLP

Jeff Westmoreland, Toll Bros., Inc.,

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

Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD)

(Current Zoning District) (Proposed Zoning District)

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

Signature of Owner(s):

Augustus G. Elliott III

Augustus G. Elliott III

Karen A. Elliott

Karen A. Elliott

Wake County PIN/REID:
0646469015 / 0020655

State of North Carolina
County of Guilford

Sworn to and subscribed before me the 22nd day of June, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 11/15/2025

Aaron J. Stafford / Aaron J. Stafford
Notary Public Printed

Seal

AARON J. STAFFORD NOTARY PUBLIC RANDOLPH COUNTY, NC

DPM Appendix #A.02
Supplement 18
March 2022

AFFIDAVIT OF OWNER NOTIFICATION

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

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

For DS Use only
Project # _____
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0063790 and PIN 0646654881 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 8th day of September, 2023.

Applicant Signature _____

Printed name of Applicant Mark Frederick

NOTARY STATEMENT

Sworn to and subscribed before me the 8th day of Sept., 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 6/26/25

Amanda C. Turner Amanda C. Turner
Notary Public Printed

Seal

AMANDA C. TURNER NOTARY PUBLIC WAKE COUNTY, NC

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

Parker Poe

Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

September 8, 2023

VIA CERTIFIED MAIL

Ganapathi Velamuri, Mrinalini Sujala
Kodumagulla and Vijayalakshmi Velamuri
2908 Piney Grove Wilbon Road
Holly Springs, NC 27540

Re: Proposed Rezoning of 2836 and 2905 Piney Grove Wilbon Road, PINs 0646469015 and 0646654881 (the "Property")

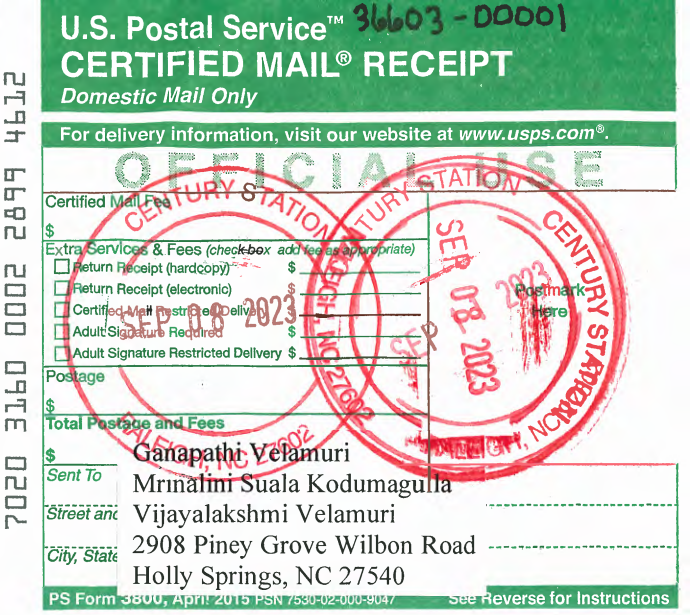
Dear Residents:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Planning Board is scheduled for Tuesday, September 19th at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and
City, State
Postmark Here
CENTURY STATION RALEIGH, NC 27602
SEP 08 2023
Ganapathi Velamuri
Mrinalini Suala Kodumagulla
Vijayalakshmi Velamuri
2908 Piney Grove Wilbon Road
Holly Springs, NC 27540
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

7020 3160 0002 2899 4612

ELLIOTT FARM

CONSISTENCY STATEMENT

A PLANNED ACTIVE ADULT COMMUNITY IN
HOLLY SPRINGS, NORTH CAROLINA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PPAB 9720855v1

ELLIOTT FARM

Holly Springs, NC

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

SUBMITTED TO

The Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR

Toll Bros., Inc.,
900 Perimeter Park Drive, Suite B3
Morrisville, NC 27560

PREPARED BY

Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Kimley-Horn and Associates, Inc
300 S Main Street, Suite 212
Holly Springs, NC 27540

TABLE OF CONTENTS

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3. DESIGN GOALS 9

ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS MANUAL WILL DEFER TO THE CURRENT TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL

SPECIFIC REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE REFERENCED SECTION IS NO LONGER APPLICABLE

PROJECT OVERVIEW

This document and the accompanying exhibits submitted herewith (collectively, the "Rezoning") are provided pursuant to Town of Holly Springs Unified Development Ordinance ("UDO") provisions for Conditional Zoning Districts. This Rezoning addresses the development of approximately 150 acres located at 2836 and 2908 Piney Grove Wilbon Road, on the west side of Piney Grove Wilbon Road and approximately a quarter mile south of Duncan Cook Road. The property is comprised of two tax parcels, PINs 0646469015 and 0646654881 (the "Property"). The Property is within the Town's Extra Territorial Planning jurisdiction.

This Rezoning proposes to rezone the Property to Neighborhood Residential Conditional District (NR-CD) to allow the development of an active adult (age 55+) community. The community will include a mix of high-quality housing types and community amenities to serve the Town's growing and increasingly diverse population. Thoughtful building design and site layout will ensure that the community is well integrated with the environmental features on the Property. The community will be linked by gathering areas, open spaces, and walking trails. Tree preservation areas and landscaped buffers will provide appropriate transitions to the surrounding properties.

The design standards applicable to the Property are largely informed by the age restriction applicable to the residential uses, which requires a minimum of 80% of all occupied units to have at least one resident age 55 or older. Active adult communities have several key characteristics that differentiate the residential homes and overall community from more traditional, 'market-rate' neighborhoods. Residential floor plans have most of the living space on the first floor, with some limited additional loft space on a second floor. In general, these communities are highly amenitized, with central community amenity, walking trails/sidewalks, and connected open spaces. These characteristics tend to support an arrangement of 'public' space in the front of homes and along the streetscape, with 'private' space associated with the back portions of residential lots.

One of the primary features of residential floor plans in active adult communities are first floor primary bedroom suites. These are commonly located to the rear of the house to provide privacy for the owners and to separate these areas from the main guest entry at the front door. This space is often adjacent to living room or family gathering spaces that provide both visual and direct physical connections to the private backyard outdoor space.

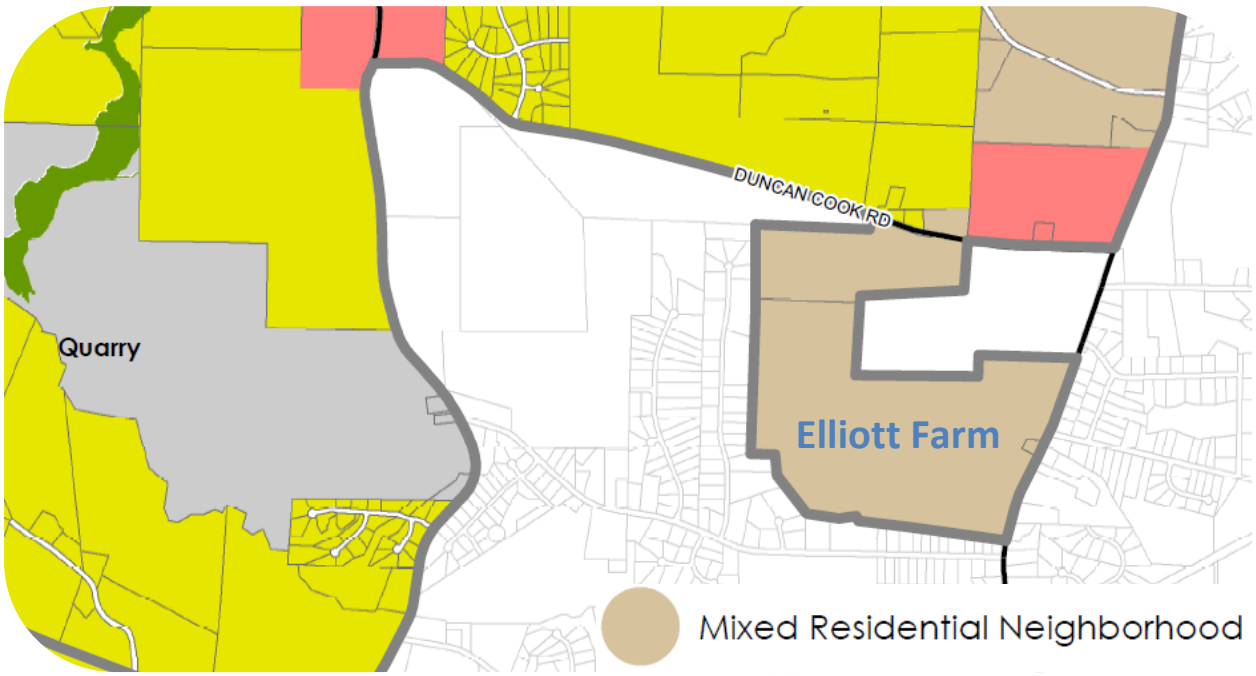
In addition to the configuration of interior spaces, the relationship between outdoor grading and finished floor elevations is an important component within active adult communities. Grading within individual residential lots is important in order to minimize steep slopes and sharp transitions within the lot area. This includes driveways and open lawn areas. For the homes themselves, a slab on grade foundation is typical to minimize the number of potential steps into the home; both at the front entrances and along the rear connections to porches, patios, and other private outdoor spaces.

CONSISTENCY STATEMENT

A. FUTURE LAND USE & COMMUNITY CHARACTER

The Future Land Use Map (the "FLUM") designates the Property as a Mixed Residential Neighborhood. As described in the Town's Comprehensive Plan, ("Comp Plan"), 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. 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 space, 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. Comp Plan, p. 44.

This Rezoning is consistent with the Mixed Residential Neighborhood FLUM designation, which recommends NR zoning. Under the proposed zoning, a mix of duplex and single family detached dwellings will provide the recommended range of home choices. The proposed community will be connected through a comprehensive network of sidewalks and walking trails, linking the dwellings to the open spaces, gathering areas, and community amenities.



B. TRANSPORTATION/COMPREHENSIVE TRANSPORTATION PLAN

The Town adopted an updated Comprehensive Transportation Plan on May 17, 2022 (the "Transportation Plan"). The Transportation Plan designates Piney Grove Wilbon Road as a 4-lane, median divided Thoroughfare. Transportation Plan p. 132. It also calls for a sidepath along the Property's frontage on Piney Grove Wilbon Road. Transportation Plan p. 53. According to the Town's UDO, this Rezoning shall dedicate and construct the sidepath and half of the ultimate cross section recommended by the Transportation Plan for Piney Grove Wilbon Road along the Property's frontage. The Rezoning also proposes an internal street network that includes sidewalks and walking trails throughout the community to promote alternative forms of transportation.

A Traffic Impact Analysis ("TIA") has been performed in connection with this Rezoning and in accordance with the Town's Traffic Study Policy. Recommended improvements by the TIA shall be designed and constructed according to Town standards, subject to the NCDOT and Town review and approval.

C. PARKS, RECREATION & OPEN SPACE/BEYOND THE GREEN: A PARKS & RECREATION MASTER PLAN

The project is consistent with the goals and themes of the Parks, Recreation, and Greenways Master Plan (the "Parks Plan"). The Greenways Map and Park Search Areas Map do not propose a greenway or park in the vicinity of the Property. However, the Future Active Transportation Map does identify a proposed sidepath along Piney Grove Wilbon Road. This Rezoning includes a 10' sidepath with the required street frontage improvements along Piney Grove Wilbon Road. In addition, this Rezoning proposes an internal network of sidewalks and walking trails throughout the community in order to connect open spaces and gathering places and enhance pedestrian mobility within the community.

D. COMMUNITY FACILITIES

As discussed above, the project will feature public sidewalks, walking trails, and publicly accessible open spaces throughout. The project will be organized in blocks where practical, anchored by plazas and community gathering spaces. The project will also feature an amenity area that includes a clubhouse and related features such as a pool, pickleball courts, or equivalent elements.

E. INFRASTRUCTURE AND UTILITIES

The Property will be annexed into the Town and be served by Town water and sewer services. A Sanitary Sewer Evaluation and Water System Evaluation are being completed with this Rezoning. It is anticipated that a connection to the existing 30" water main will be made at Duncan Cook Road. A parallel water main will be extended to the site and across the site frontage. It is anticipated that 2 water connections to the parallel water main in Piney Grove-Wilbon will be

made. A stub for future extension north along Piney Grove-Wilbon and west to Duncan Cook will also be provided. A lift station is proposed on site for sanitary sewer, with a force main routed through Piney Grove-Wilbon and eventually to the Basal Creek Pump Station. If needed, additional analysis will be performed regarding other viable options to service the site, including the Honeycutt Pump Station and the Trotter Bluffs gravity outfall. This development shall also comply with the Town's requirements related to the fiber optic network and water metering network.

F. NATURAL RESOURCES

The project will meet or exceed minimum requirements for open space, tree preservation area, and active recreation area in UDO Section 4. There is an existing stream system located near the west and north Property boundaries, including three existing ponds near the center of the Property. The streams and ponds will be appropriately buffered as required by the NC Department of Environmental Quality ("NCDEQ"), and no development or construction will occur within the riparian buffer without first obtaining authorization from NCDEQ. The Master Plan also identifies tree preservation areas on the Property that are currently forested in order to minimize disturbance of the existing environmental features.

DESIGN GOALS

The project will incorporate and/or achieve the following design goals as described in UDO Section 2.4.3.A.

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 features.

   The topography on the site is rolling and slopes down from a ridge along Piney Grove Wilbon Road to a low point in the northwest corner of the property. Mass Grading will be utilized across the developed areas of the site. With these areas largely corresponding to the open field areas on the site, the mass grading can still be accomplished while meeting the tree save area requirements. In general, the steeper slopes on the site are mostly within existing wooded areas which will have limited grading.

   Additionally, as discussed above, there is an existing stream and three ponds on the Property. The stream and ponds will be appropriately buffered and incorporated into the design of the Master Plan's open spaces and in some places activated with walking trails.

   The significant area of tree preservation area on the Master Plan is primarily located on existing wooded features, which will allow the preservation of these existing natural features. These areas will also function as a significant buffer area between the proposed development and the existing neighborhoods to the west and south.

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

   The Property is located on the outer edge of the Town's Extraterritorial Jurisdiction, where low density residential uses have developed over time in a way that recognizes the existing natural features and historical agricultural uses. This Rezoning retains these elements by incorporating the Property's existing natural features into a low-density residential neighborhood, while recognizing the need for additional housing supply as the area continues to grow.

3. Development of pedestrian oriented communities; development of traditional style neighborhoods.

   This Rezoning will incorporate several features to create a pedestrian oriented community. The internal street network is proposed in a grid with small blocks, while also acknowledging and working around the existing environmental features on the Property. These sidewalk lined streets, the amenity areas, and the

preserved natural areas, are all connected by walking trails that provide a well-connected, cohesive pedestrian network throughout the community.

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

This Rezoning will facilitate development and residential density that is strategically located across the site to ensure compatibility with surrounding land uses. More dense residential products are located along Piney Grove Wilbon Road and transition to lower intensities towards existing residential neighborhoods to the south and west. Street stubs are provided to vacant adjacent properties where feasible without the disturbance of existing natural features.

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

The Property is not located in a critical or water supply watershed. It is located within the Cape Fear Basin and will be subject to stormwater regulations for this watershed. Stormwater design will comply with Town of Holly Springs and State requirements. The site will not increase the peak flows from pre-development conditions for the 1-year, 24-hour storm event and will treat total nitrogen as required by the Town of Holly Springs.

6. Creativity and imagination in the process of development.

The project will feature a creative and thoughtful integration of the community with the existing natural features. Walking trails and gathering spaces are thoughtfully positioned throughout the community.

7. Unique architecture or sustainable design.

In addition to the thoughtful and creative site layout, Elliott Farm will provide distinctive architecture with notable quality and craftsmanship throughout the exterior and interior of homes. The new one and two-story floor plans are thoughtfully designed with modern, open concept floor plans, well-appointment kitchens, and spacious living areas that flow seamlessly to covered patios for outdoor living and entertaining.

In addition, all individual units are to be pre-configured with conduit for a solar energy system, and all garages will include wiring and an outlet for the future connection of electric vehicle charging equipment. In addition, common open space and amenity areas will be designed with native and locally adapted landscape plants, including pollinator species where appropriate.

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

The project will meet, if not exceed, the required area of open space and/or recreation area. Existing natural features, such as the streams, ponds, and

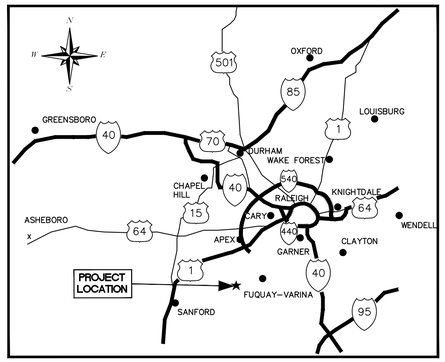
forested areas are integrated into the community and connected by sidewalks and walking trails that wind through the development.

9. Variety in housing types and physical development patterns.

The community will feature various product types, as well as various lot sizes across the community. The mix of product types and lot sizes are organized across the development in a way that promotes a sense of community.

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

The proposed zoning recognizes the existing natural features on the site and ensures these features are well integrated into the community as amenities.

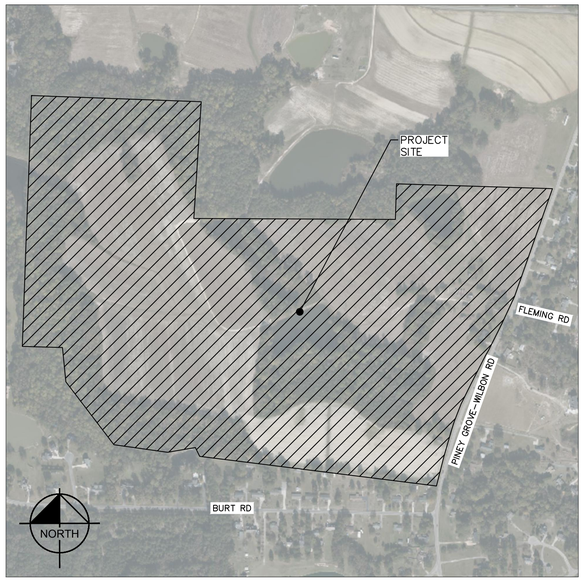


PROJECT LOCATION
NTS

CONDITIONAL DISTRICT REZONING SUBMITTAL FOR

ELLIOTT FARM RESIDENTIAL

2836 PINEY GROVE WILBON RD.
HOLLY SPRINGS, NC 27526-2113
PINS: 0646469015, 0646654881
22-REZ-07 / PLREZ202200190



VICINITY MAP
SCALE: 1" = 500'

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER
TOLL BROTHERS, INC.
JEFF WESTMORELAND
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NC 27650
PHONE: 919-801-6851

CIVIL ENGINEERING CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
KATIE WITT, P.E.
300 S MAIN STREET, SUITE 212
HOLLY SPRINGS, NC 27540
PHONE: 984-275-3559

SURVEYOR
SURVEYING AND MAPPING, LLC.
JOSHUA LEONARD
2641-116 SUMNER BLVD.
RALEIGH, N.C. 27616
PHONE: 720-236-2777

ATTORNEY
PARKER POE, LLP.
MARK FREDERICK
301 FAYETTEVILLE STREET, SUITE 1400
RALEIGH, N.C. 27601
PHONE: 919-835-4023

OWNER
ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT GILCHRIST
IRREVOCABLE TRUST
MELICK B ELLIOTT
300 KITE DR
FUQUAY VARINA NC 27526-2113

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING SITE
C2.0	CONCEPT PLAN/TRANSPORTATION & MOBILITY PLAN
C3.0	OVERALL UTILITY PLAN
C4.0	OVERALL GRADING AND DRAINAGE PLAN
C5.0	OPEN SPACE & PRESERVATION PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	149.25 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.94 ACRES
CURRENT ZONING:	RURAL RESIDENTIAL (RR)
PROPOSED ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	35'
NUMBER OF UNITS	325 MAXIMUM
DWELLING UNITS PER ACRE	2.17 MAXIMUM
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	FLEXIBLE AREA = 5-6% (7.5-9 ACRES) RECREATIONAL AREA = 5-6% (7.5-9 ACRES) TREE PRESERVATION = 20-25% (29.9-37 ACRES) TOTAL = 30-39% (44.8-58.2 ACRES)

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. THE TOWN REQUIRES, PURSUANT TO N.C.G.S. 160D-804, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRAFFIC IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS.
4. THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET, (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH THE PROJECT. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT.

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON PUBLICLY AVAILABLE DATA TAKEN FROM WAKE COUNTY GIS. EXISTING INFORMATION IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

No.	REVISIONS	DATE	BY
7	REVISED PER TOWN COUNCIL	08/01/23	KLW
6	REVISED PER PLANNING BOARD	06/07/23	KLW
5	REVISED PER TOWN COMMENT	03/24/23	KLW
4	REVISED PER TOWN COMMENT	02/28/23	KLW
3	REVISED PER TOWN COMMENT	11/11/22	KLW
2	REVISED PER TOWN COMMENT	09/16/22	ZDT
1	REVISED PER TOWN COMMENT	08/12/22	KLW

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300 S. MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 011826054
DATE 06/07/2023
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY ZDT
CHECKED BY WJB

COVER SHEET

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C0.0

Plotted By: Witt, Katie Sheet Set: ELLIOTT FARM Layout: C0.0 COVER SHEET August 01, 2023 08:52:54pm K:\RAL_LDEV\011826054_elliottfarm\08_cad files\plansheets\C0.0 COVER SHEET.dwg
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EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- POTENTIAL JURISDICTIONAL STREAM
- POTENTIAL JURISDICTIONAL DITCH LINE
- 450 EXISTING TOPOGRAPHY
- 30' RIPARIAN BUFFER
- OVERHEAD UTILITY EASEMENT
- POTENTIAL JURISDICTIONAL WETLANDS
- POTENTIAL JURISDICTIONAL PONDS

NOTES

1. JURISDICTIONAL DETERMINATION UNDER REVIEW. FINAL DETERMINATION WILL BE INCLUDED WITH CONSTRUCTION DRAWINGS.
2. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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1	REVISED PER TOWN COMMENT	08/12/22	KLW

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##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	06/07/2023
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	ZDT
CHECKED BY	WJB

EXISTING SITE

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C1.0

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: C1.0 EXISTING SITE August 01, 2023 08:53:34am K:\RAL_LDEV\012826054_elliott\form\DB_civil files\planset\ELLIOTT FARM C1.0 EXISTING SITE.dwg
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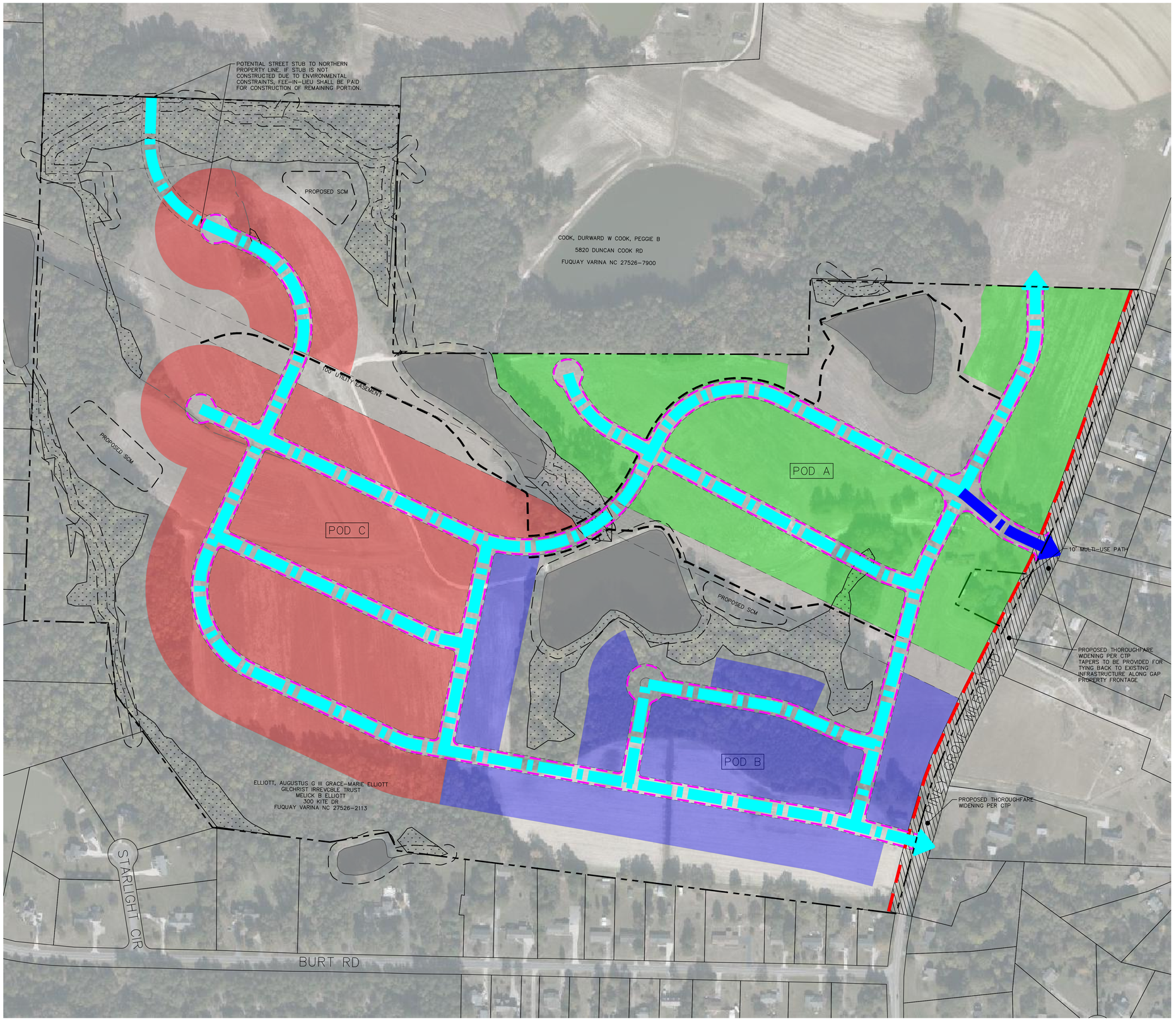

SITE LEGEND

- PROPERTY LINE
- 10' MULTI-USE PATH
- EASEMENT LINE
- 2-LANE STREET SECTION COMPLYING WITH CTP
- ENHANCED ENTRY SECTION
- SIDEWALK
- WALKING TRAIL
- POTENTIAL JURISDICTIONAL WETLANDS
- POTENTIAL JURISDICTIONAL PONDS
- PROPOSED THOROUGHFARE WIDENING PER CTP

LOT BREAKDOWN

POD "A"	DUPLEX LOTS (40' MIN. WIDTH): 10 - 30 LOTS 44' x 120'-150' LOTS: ±15 - 30 LOTS 50' x 120'-150' LOTS: ±20 - 35 LOTS 60' x 120'-150' LOTS: ±5 - 20 LOTS
POD "B"	DUPLEX LOTS (40' MIN. WIDTH): ±15 - 25 LOTS 44' x 120'-150' LOTS: ±20 - 30 LOTS 50' x 120'-150' LOTS: ±15 - 30 LOTS 60' x 120'-150' LOTS: ±15 - 30 LOTS
POD "C"	DUPLEX LOTS (40' MIN. WIDTH): N/A 44' x 120'-150' LOTS: ±50 - 60 LOTS 50' x 120'-150' LOTS: ±20 - 30 LOTS 60' x 120'-150' LOTS: ±45 - 60 LOTS

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FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	35'
NUMBER OF UNITS	325 MAXIMUM
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NOTES

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3. LOCATION AND ROUTING OF WALKING TRAIL IS CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
4. POD COUNTS CAN VARY UP TO 10% AND WILL BE FINALIZED DURING DETAILED DESIGN.
5. INTERNAL STREETS WILL BE 2-LANE CROSS SECTIONS COMPLYING WITH THE CTP.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 06/07/2023
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY ZDT
CHECKED BY WJB

CONCEPT PLAN / TRANSPORTATION & MOBILITY PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C2.0

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: C2.0 TRANSPORTATION & MOBILITY PLAN August 01, 2023 08:53:54am K:\RAL_LDEV\012826054_elliott\farm\08_cad files\plansheets\C2.0 OVERALL SITE PLAN.dwg
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DUNCAN COOK RD

STUB FOR FUTURE NORTHERN EXTENSION

STUB FOR FUTURE DUNCAN COOK EXTENSION

POTENTIAL UTILITY STUB TO NORTHERN PROPERTY LINE. IF STUB IS NOT CONSTRUCTED DUE TO ENVIRONMENTAL CONSTRAINTS, FEE-IN-LIEU SHALL BE PAID FOR CONSTRUCTION OF REMAINING PORTION.

PARALLEL WATER MAIN EXTENSION TO SITE

± 21,500 LF 8" FORCEMAIN TO CONTINUE ALONG PINEY GROVE-WILBON ROAD AND CONNECT TO EXISTING GRAVITY AT GARRISON SUBDIVISION

PROPOSED PUMP STATION

100' UTILITY EASEMENT

COOK, DURWARD W COOK, PEGGIE B
5820 DUNCAN COOK RD
FUQUAY VARINA NC 27526-7900

EXISTING 30" WATER LINE

PINEY GROVE-WILBON RD

ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT
GILCHRIST IRREVCBLE TRUST
MELICK B ELLIOTT
300 KITE DR
FUQUAY VARINA NC 27526-2113

UTILITY LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- WATER LINE
- SANITARY SEWER LINE
- FORCE MAIN
- SANITARY SEWER MANHOLE (SSMH)
- STORM CONTROL MANAGEMENT POND
- POTENTIAL JURISDICTIONAL WETLANDS
- POTENTIAL JURISDICTIONAL PONDS

NOTES:
1. FINAL UTILITY ALIGNMENTS AND DESIGN TO BE DETERMINED DURING SUBDIVISION PLANS.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 06/07/2023
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY ZDT
CHECKED BY WJB

OVERALL UTILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C3.0

Plotted By:Will Katie Sheet Set:ELLIOTT FARM Layout:C3.0 OVERALL UTILITY PLAN August 01, 2023 08:54:21pm K:\RAL_LDEV\012826054_elliottfarm\VOB_Post Items\VOB_Post Items\Sheets\C3.0 OVERALL UTILITY PLAN.dwg
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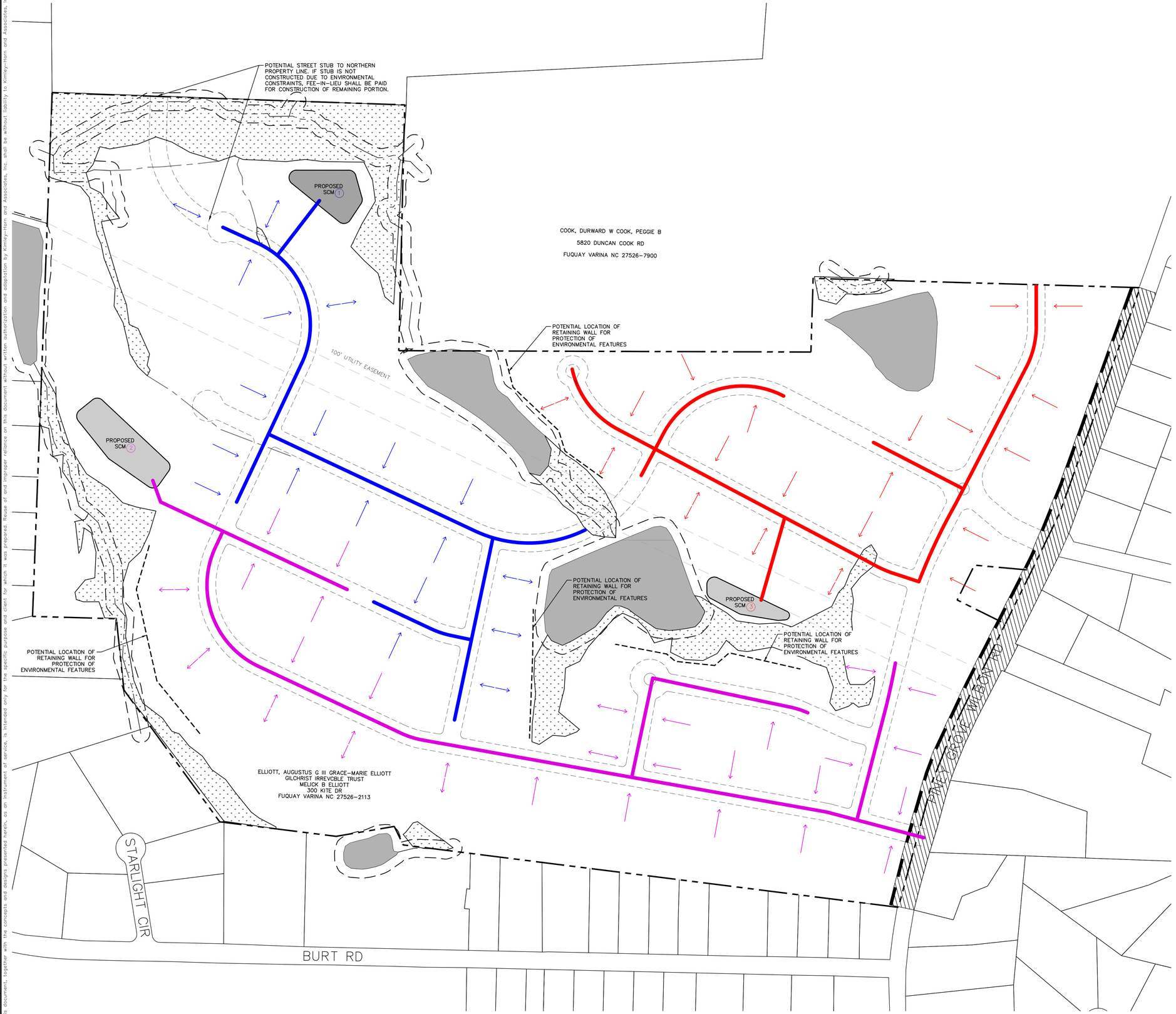

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAINAGE 1
- STORM DRAINAGE 2
- STORM DRAINAGE 3
- STORM CONTROL MANAGEMENT POND
- POTENTIAL JURISDICTIONAL WETLANDS
- POTENTIAL JURISDICTIONAL PONDS
- FLOW ARROW
- POTENTIAL RETAINING WALL LOCATION

NOTES

1. FINAL WALL LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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3	REVISED PER TOWN COMMENT	11/11/22	KLW
2	REVISED PER TOWN COMMENT	09/16/22	ZDT
1	REVISED PER TOWN COMMENT	08/12/22	KLW

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300 S MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	06/07/2023
SCALE	AS SHOWN
DESIGNED BY	KLW
DRAWN BY	ZDT
CHECKED BY	WJB

OVERALL GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C4.0

Plotted By:Whit, Katie Sheet Set:ELLIOTT FARM Layout:C4.0 OVERALL GRADING AND DRAINAGE PLAN August 01, 2023 08:54:38am K:\RAL_LDEV\012826054_elliottfarm\VD_cad files\plansheets\C4.0 OVERALL GRADING AND DRAINAGE PLAN.dwg
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OPEN SPACE LEGEND

- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE AREA
- 6' WALKING TRAIL
- 10' MULTI-USE PATH

SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	149.25 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.94 ACRES
CURRENT ZONING:	RURAL RESIDENTIAL (RR)
PROPOSED ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	35'
NUMBER OF UNITS	325 MAXIMUM
DWELLING UNITS PER ACRE	2.17 MAXIMUM
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	FLEXIBLE AREA = 5-6% (7.5-9 ACRES) RECREATIONAL AREA = 5-6% (7.5-9 ACRES) TREE PRESERVATION = 20-25% (29.9-37 ACRES) TOTAL = 30-39% (44.8-58.2 ACRES)

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
3. LOCATION AND ROUTING OF WALKING TRAIL IS CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 06/07/2023
SCALE AS SHOWN
DESIGNED BY KLW
DRAWN BY ZDT
CHECKED BY WJB

OPEN SPACE & PRESERVATION PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C5.0

Posted By:Will, Katie Sheet Set:ELLIOTT FARM Layout:C5.0 OPEN SPACE & PRESERVATION PLAN August 01, 2023 08:54:56am K:\RAL_LDEV\012826054_elliott\form\VSB_prod files\plansheets\C5.0 OPEN SPACE & PRESERVATION PLAN.dwg
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PINEY GROVE WILBON ROAD PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	23	ACER BUERGERIANUM	TRIDENT MAPLE	5 GAL
	21	LAGERSTROEMIA INDICA 'BILOXI'	BILOXI CRAPE MYRTLE	5 GAL

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.

LANDSCAPE REQUIREMENTS & CALCULATIONS						
Town of Holly Springs UDO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
REQUIRED OPEN SPACE	30% OF TOTAL PROJECT SITE	SEE PLANS	**382,892 SF**	TOTAL = 30% (44.8 ACRES)	**44.8 ACRES**	*4.2*
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	**3,350 LF**	MAX. - 3,350/30 = 112 TREES MIN. - 3,350/45 = 76 TREES	**77 TREES**	*5.3.4*
		Road B	**5,662 LF**	MAX. - 5,662/30 = 189 TREES MIN. - 5,662/45 = 126 TREES	**136 TREES**	
		Road C	**2,654 LF**	MAX. - 2,654/30 = 89 TREES MIN. - 2,654/45 = 59 TREES	**64 TREES**	*5.3.4*
		Road D	**2,086 LF**	MAX. - 2,086/30 = 70 TREES MIN. - 2,086/45 = 46 TREES	**53 TREES**	
		Road E	**7,763 LF**	MAX. - 7,763/30 = 259 TREES MIN. - 7,763/45 = 172 TREES	**180 TREES**	*5.3.4*
		Road F	**1,166 LF**	MAX - 1,166/30 = 39 TREES MIN. - 1,166/45 = 26 TREES	**26 TREES**	
		Road G	**1,656 LF**	MAX. - 1,656/30 = 55 TREES MIN. - 1,656/45 = 76 TREES	**37 TREES**	*5.3.4*
		PINEY GROVE WILBON RD	**2,150 LF**	MAX. - 2,150/30 = 72 TREES MIN. - 2,150/45 = 48 TREES	**50 TREES**	
BUFFER TYPE A	2 DECIDUOUS TREES PER 100 LF 5 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**9,875 LF**	(9,875/100) * 2 = 198 TREES (9,875/100) * 5 = 493 SHRUBS	**198 TREES** **493 SHRUBS**	*5.3.1*
BUFFER TYPE A (MODIFIED)	3 DECIDUOUS TREES PER 100 LF 10 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**1,858 LF**	(1,858/100) *3 = 56 TREES (1,858/100) * 10 = 186 SHRUBS	**56 TREES** **493 SHRUBS**	5.3.1

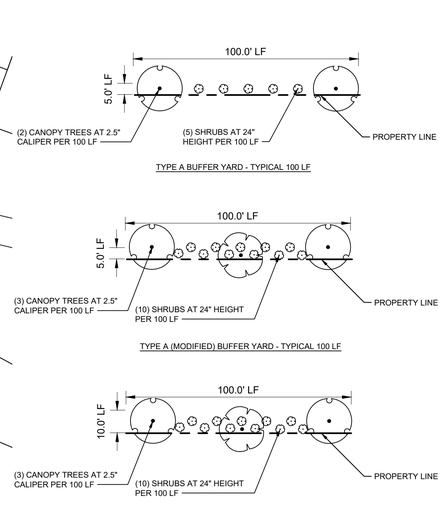
COOK, DURWARD W COOK, PEGGIE B
5820 DUNCAN COOK RD
FUQUAY VARINA NC 27526-7900

ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT
GILCHRIST IRREVCBLE TRUST
MELICK B ELLIOTT
300 KITE DR
FUQUAY VARINA NC 27526-2113

POTENTIAL JURISDICTIONAL WETLANDS
PROPOSED SCM
50.0' STREAM BUFFER
STREAM
POND
TYPE A 5' BUFFER YARD TYP.
100' UTILITY EASEMENT
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
(11) LD
(11) AB
10' MULTI-USE PATH
TYPE A (MODIFIED) 5' BUFFER YARD TYP.
PINEY GROVE WILBON RD
(14) LD
(14) AB
PROPERTY LINE TYP.
STARLIGHT CIR
BURT RD

KEY

- TYPE A BUFFER YARD
- WETLAND
- TYPE A (MODIFIED) BUFFER YARD
- TYPE B BUFFER YARD



GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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#F-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 06/07/2023
SCALE AS SHOWN
DESIGNED BY MAH
DRAWN BY MAH
CHECKED BY MRG

LANDSCAPE PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
L1.0

Plotted By: Will Katie Sheet Set: ELLIOTT FARM Layout: L1.0 LANDSCAPE PLAN August 01, 2023 08:55:22am K:\RAL_LDE\A012826054_elliottfarm\VB_cad files\plansheets\L1.0 LANDSCAPE PLAN.dwg
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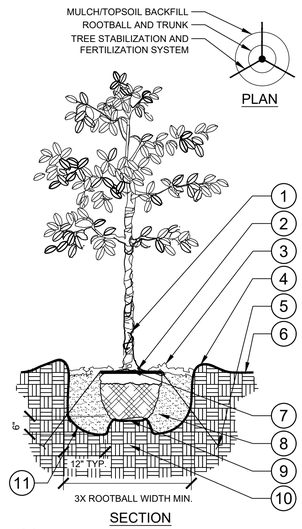


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

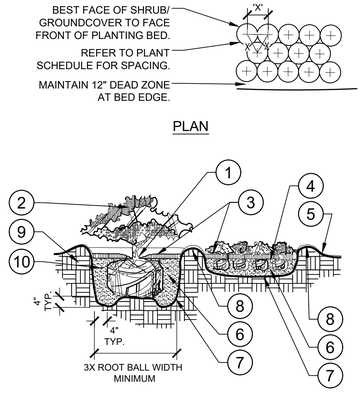
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L2.0 TREE PLANTING
SECTION / PLAN NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

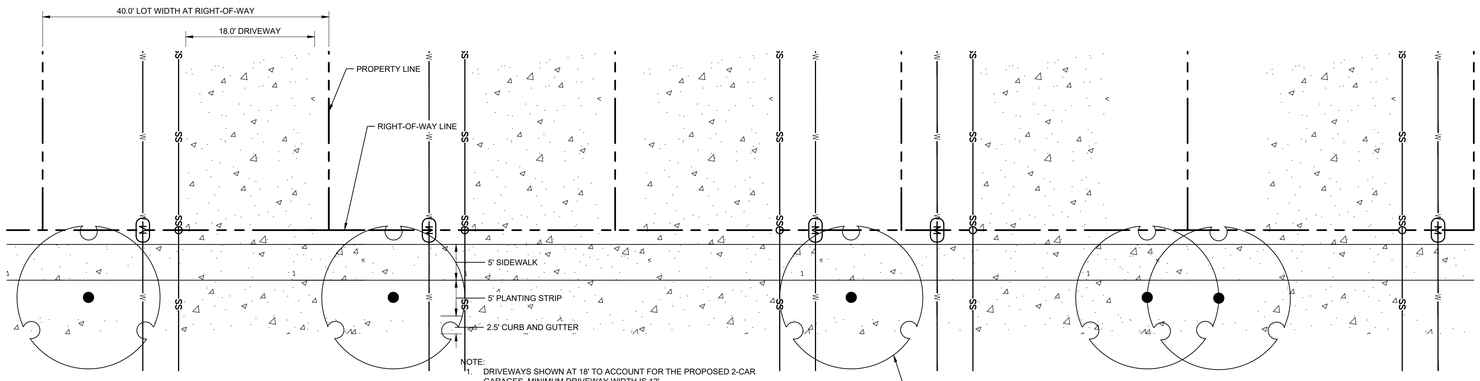
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

2 L2.0 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. MULCH TO BE 3 INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
11. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
12. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE(1) WEEK IN ADVANCE TO SCHEDULE STAKING.
13. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
14. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. ALL SHRUB, GROUND COVER AND PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE TO A DEPTH OF THREE (3) INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
17. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
18. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
21. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE (UDO). FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
23. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
24. THE CONTRACTOR SHALL INSTALL NON-WOVEN GEOTEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH.
25. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT APPROVAL OF THE TOWN OF HOLLY SPRINGS AND THE PROJECT LANDSCAPE ARCHITECT.



NOTE:
1. DRIVEWAYS SHOWN AT 18' TO ACCOUNT FOR THE PROPOSED 2-CAR GARAGES. MINIMUM DRIVEWAY WIDTH IS 12'.
2. DRIVEWAYS, STREET TREES, AND METERS ARE SHOWN IN VARIOUS CONFIGURATIONS FOR GRAPHICAL PRESENTATION ONLY. LOCATIONS ON THE LOT WILL BE DETERMINED AT CONSTRUCTION DRAWING SUBMITTAL AND WILL GENERALLY STAY CONSISTENT IN ONE LOCATION ON THE LOT.

3 L2.0 LOT WIDTH EXHIBIT
PLAN

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5	REVISED PER TOWN COMMENT	03/24/23	KLW
4	REVISED PER TOWN COMMENT	02/28/23	KLW
3	REVISED PER TOWN COMMENT	11/11/22	KLW
2	REVISED PER TOWN COMMENT	09/16/22	ZDT
1	REVISED PER TOWN COMMENT	08/12/22	KLW

Kimley»Horn
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300 S. MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 06/07/2023
SCALE AS SHOWN
DESIGNED BY MAH
DRAWN BY MAH
CHECKED BY MRG

LANDSCAPE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.0

Plotted By: Will Katie Sheet Set: ELLIOTT FARM Layout: L2.0 LANDSCAPE DETAILS August 01, 2023 08:55:27am K:\RAL_DEV\012826054-elliott\prm\08_cad files\plotsheets\L2.0 LANDSCAPE PLAN.dwg
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ELLIOTT FARM

DEVELOPMENT & DESIGN MANUAL

A PLANNED ACTIVE ADULT COMMUNITY IN
HOLLY SPRINGS, NORTH CAROLINA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PPAB 7658255v5

ELLIOTT FARM

Holly Springs, NC

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

SUBMITTED TO

The Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR

Toll Bros., Inc.,
900 Perimeter Park Drive, Suite B3
Morrisville, NC 27560

PREPARED BY

Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Kimley-Horn and Associates, Inc
300 S Main Street, Suite 212
Holly Springs, NC 27540

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ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS MANUAL WILL DEFER TO THE CURRENT TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL

SPECIFIC REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE REFERENCED SECTION IS NO LONGER APPLICABLE

1. PROJECT DATA

NAME OF PROJECT	**Elliott Farm**
PROPERTY OWNERS	Grace Marie Elliott Irrevocable Trust c/o Grace Marie Elliott 133 Raleigh Street Holly Springs, NC 27540 Augustus and Karen Elliott 232 Woodrow Avenue High Point, NC 27262 Melick and Carol Elliott 300 Kite Drive Fuquay Varina, NC 27526 Ganapathi Velamuri, Mrinalini Sujala Kodumagulla, and Vijayalakshmi Velamuri 2908 Piney Grove Wilbon Road Holly Springs, NC 27540
DEVELOPER	**Toll Bros., Inc.** 900 Perimeter Park Drive, Suite B3 Morrisville, NC 27560
PREPARED BY	**Parker Poe Adams & Bernstein LLP** 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601 **Kimley-Horn and Associates, Inc** 300 S Main Street, Suite 212 Holly Springs, NC 27540
SITE ADDRESS	2836 Piney Grove Wilbon Road Fuquay Varina, NC 27526 2908 Piney Grove Wilbon Road Holly Springs, NC 27526
PROPERTY IDENTIFICATION NUMBER	0646469015; 0646654881
TOTAL ACREAGE	149.94 acres
CURRENT LAND USE	Agriculture
CURRENT ZONING	Rural Residential (RR)

FUTURE LAND USE MAP	Mixed Residential Neighborhood
PROPOSED LAND USE	Single Family Residential (age-restricted)
PROPOSED ZONING	Neighborhood Residential Conditional District (NR-CD)

2. LAND USE

The Property may be used for the uses and building types listed immediately below. All other uses are prohibited. The permitted uses are subject to the limitations and standards stated in the Town of Holly Springs Unified Development Ordinance ("UDO"), and any additional standards provided herein.

All accessory uses permitted in the Neighborhood Residential district are permitted and subject to the use specific standards in the UDO, except where modified herein. Accessory uses, buildings, or structures are permitted on a lot without a primary building.

As an active adult community, all residential uses shall be subject to the following requirement: Developer of the community shall record with the applicable Register of Deeds office a Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction").

PERMITTED USES	
Residential Uses	Attached Dwelling
	Detached Dwelling
Recreation Uses (N1)	Recreation Facility, Indoor
	Recreation Facility, Outdoor (<50 acres)
PERMITTED BUILDING TYPES	
Building Types	Residential

PERMITTED USES – NOTES	
N1	Recreation uses are permitted in conjunction with residential development to provide recreation and amenities.

3. DIMENSIONAL STANDARDS

The base development standards described below shall apply to the Property. Where a standard is not defined below, the development standards for the **NR District in UDO Section 2.2.1** shall apply.

DIMENSIONAL STANDARDS	
Development Intensity	
Development Density (N1)	
Maximum Gross Density (units/acre) (N2)	2.17
Attached Dwelling and Apartment Allocation	
Minimum units	10%
Maximum units	50%
Lot Configuration	
Minimum Lot Width at the Setback Line (ft)	
Detached Dwellings	26
Attached Dwellings	18
Other Buildings/Uses (N3)	60
Minimum Lot Frontage at the Right-of-Way (ft)	
All Buildings	18
Minimum Frontage at the Right-of-Way for a Driveway (ft)	
Detached Dwellings (N4)	44
Attached Dwellings	40
Building Placement	
Thoroughfare Setback (ft)	25
Primary Building Setbacks (ft)	
Front Setback (minimum)	5
Front Setback (maximum) (N5)	20
Side Setback – corner (minimum)	5
Side Setback – interior (minimum) (N6)	5
Rear Setback (minimum)	20

Rear Setback from Alley Centerline (minimum)	15
Accessory Building Setbacks (ft)	
Accessory Structure(s) < 144 sf	3
Accessory Structures(s) ≥ 144 sf	5
Setback from Alley Right-of-Way ≥ 144 sf (minimum) (N7)	5 or 20+
Minimum Driveway Length (ft) (N8)	25
Building Height (ft)	
Primary Structure(s) (maximum)	35
Accessory Structure(s) (maximum) (N9)	25
Residential Finished Floor Elevation Above Sidewalk Grade (ft)	1.5

DIMENSIONAL STANDARDS – NOTES	
N1	The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre. Here: 148.42 acres X 2.19 units per acre = 325 units.
N2	Reference UDO Chapter 8 Building, Site & Subdivision Lot Design Standards.
N3	Not applicable to lots utilized for accessory uses including, but not limited to: private recreation, cluster mailbox units; and game courts.
N4	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. Additional flexibility is available through the Conditional Zoning District process.
N5	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.
N6	Attached dwelling units are allowed a 0-ft side setback where the unit shares a common wall with another dwelling unit.
N7	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.
N8	Measured from right of way to face of garage.
N9	Accessory structures shall not exceed the height of the primary structure on the lot/property.

4. DESIGN STANDARDS

In addition to the thoughtful and creative site layout, Elliott Farm will provide distinctive architecture with notable quality and craftsmanship. The Residential building type shall meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**, except where modified or further restricted by the architectural standards below.

In order to promote a sustainable community, all dwelling units shall be pre-configured with conduit for future connection of a solar energy system, and all garages shall include wiring and an outlet for the future connection of electric vehicle charging equipment.

In addition to the architectural standards below, the following standards shall apply to the detached units:

- 60% of all detached units shall include a front porch with a minimum area of fifty square feet.

- A minimum of ten different floor plans shall be offered for the detached units. Each of these floor plans will offer four different elevations styles. No two adjacent lots shall be constructed with the same exterior elevation style or exterior color scheme. Adjacent lots being defined as those side by side and fronting the same street right-of-way or directly across the same street from one another.

BUILDING DESIGN STANDARDS	DETACHED UNITS	ATTACHED UNITS
Shutters or Window Trim Wrap (Front Façade Only)	R	R
Shutters or Window Trim Wrap (Side Façade with Public Right-of-Way Frontage)	R	R
At Least One (1) Window on Side Elevation (N1)	R	R
Wood/Fiber Cement Siding	P	P
Brick, Cultured or Natural Stone	P (N2)	P
Vinyl Siding – Trim Elements Only (limited to 20% of total façade area)	P	P
Decorative Brackets or Shelf Supports for Cantilever Front Elevation Accent (if applicable)	R	R

Slab on Grade Foundation	P	P
Two-car Garage Minimum	R	R
Decorative Light Fixture at Garage Doors	R	R
Glass/Windows on Garage Doors	R	R
Homeowner's Association	R	R
Roof Eaves – 8" Minimum (Front, Rear, and Side Facades)	R	R
Maximum Building Height	35'	35'
R = required P = permitted		

BUILDING DESIGN STANDARDS – NOTES	
N1	For all units located on a corner lot, all facades fronting a right-of-way shall include a minimum of three (3) windows.
N2	Brick or stone located on a portion of the front exterior elevation shall be required on 75% of all detached units.

5. OPEN SPACE AND CONSERVATION

This Rezoning will allow the existing natural features on the Property to be largely preserved and featured as amenities for the resident. Development of the Property will either meet or exceed the Open Space and Conservation standards defined in UDO Section 14, and described below.

On-Site Private Open Space. The Town requires new development projects to provide On-Site Private Open Space to serve their tenants, residents, and/or patrons. On-Site Open Space may include a combination three components: Tree Preservation, Active Recreation, and Urban Civic Space. The Property shall meet or exceed the requirements below.

ON-SITE PRIVATE OPEN SPACE	
Total Area Required (minimum)	30% (44.8 acres)
Open Space Components	
Tree Preservation Area Required (minimum)	20% (29.9 acres)
Active Recreation Area Required (minimum)	5% (7.5 acres)
Urban Civic Space Required	N/A
Flexible Space Permitted	5% (7.5 acres)

Public Park Space. The Town finds that new residential projects shall provide land and/or a cash payment to off-set their impact on the public parks system and to maintain the Town's adopted level of service for parks. New projects that contain residential dwelling units (including all subdivisions) shall dedicate public park land and/or provide a payment in lieu (subject to the limitations of Section 4.7) to the Town for the creation and development of public parks and recreation serving its residents. This Rezoning shall include a park dedication fee according to the standards of UDO Section 4.7.2.

Conservation Areas. The Town finds that conservation buffers and use restrictions are warranted along riparian corridors, designated greenways, and other critical environmental features to ensure their perpetual ecological and habitat functions. The conservation buffer standards are intended to protect natural resources (including riparian corridors and wetlands), specific watersheds, and areas along major roadway corridors and are intended to mostly remain in their natural state; where applicable, the buffers shall be enhanced with native trees and vegetation. This Rezoning shall comply with the Conservation Area requirements of UDO Section 4.8.

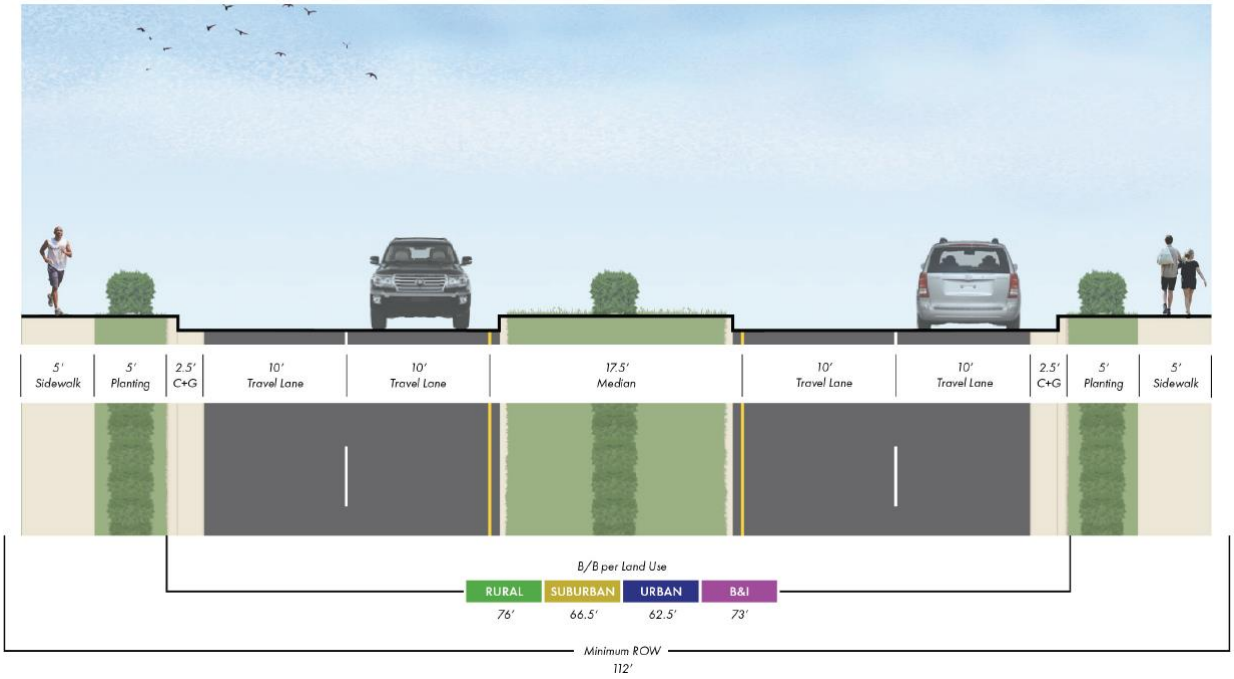
Landscaping and Perimeter Buffers. Common open space and amenity areas will be designed and landscaped with native and locally adapted plants, including pollinator species where appropriate. A five ft Type A buffer yard is provided at the perimeter of the Property, although a large portion of the perimeter buffer will be provided as Tree Preservation Area. A Type 'A' Modified buffer has been provided along Piney Grove-Wilbon. The density of plantings within this buffer has been increased, as shown in the typical detail on the Landscape Plan.

6. INFRASTRUCTURE

Transportation. Based on the Traffic Impact Analysis prepared for this Rezoning (*see* Elliott Farm TIA prepared by Kimley-Horn), the following improvements are recommended. These improvements, pending final coordination and subject to NCDOT and Town approval, shall be performed as part of this development.

1. **Roadway Thoroughfare Widening**:
   a. The project should accommodate ½ of the required roadway sections along site frontage along Piney Grove-Wilbon Road. Piney Grove-Wilbon Road is designated as a Thoroughfare (T-4A) in the Comprehensive Plan's Cross Section Map, and ½ of the required roadway shall be constructed along the site's frontage according to UDO requirements.

T-4A Minimum



2. **Piney Grove-Wilbon Road at Fleming Road/North Site Driveway**:
   a. Provide a northbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers;
   b. Provide a southbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers (this lane is assumed to be constructed as part of required frontage widening);
   c. Provide a southbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers; and
   d. Construct the North Site Driveway with one ingress lane and one egress lane.

3. **Piney Grove-Wilbon Road at South Site Driveway**:

a. Provide a northbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers;
b. Provide a southbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers (this lane is assumed to be constructed as part of required frontage widening); and
c. Construct the South Site Driveway with one ingress lane and one egress lane.

Piney Grove Wilbon Road Improvements. In addition to the Roadway Thoroughfare Widening improvements described above in Section 6.1.A, which are based on the Elliott Farm TIA, the Developer shall construct the following improvements along the frontage of 2908 Piney Grove Wilbon Road (PIN 0646654881): accommodate ½ of the required roadway sections along frontage on Piney Grove-Wilbon Road. Piney Grove-Wilbon Road is designated as a Thoroughfare (T-4A) in the Comprehensive Plan's Cross Section Map, and ½ of the required roadway shall be constructed along this property's frontage according to UDO requirements.

Internal Street Network. This Rezoning shall provide an internal street network that provides sufficient access and circulation for the amount of traffic expected to be generated. Internal roads shall include a variety of cross sections constructed according to the Town's Transportation Plan requirements.

Stub streets have been provided to the vacant parcel to the north where practical. A street has not been extended to the west or south because it is not practical due to environmental features, and is not a priority according to UDO Section 7.3.F.2. A stub street to the adjacent parcel to the northwest has not been provided due to the environmental features that would need to be disturbed to make this connection.

Street Trees. Street trees shall be planted along all streets in accordance with UDO Section 5.3.5.

Ordinance No. RZ23-05
Date Submitted: June 20, 2023
Date Adopted: September 19, 2023

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

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

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 149.94 acres of Wake County PINs 0646469015 and 0646654881 from RR: Rural Residential to NR-CD: Neighborhood Residential Conditional District; and

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

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

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on May 23, 2023 and recommended approval by a vote of 9-0; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held legislative hearings on June 20, 2023, August 15, 2023, and September 19, 2023 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is consistent with Vision Holly Springs: Town of Holly Springs Comprehensive Plan as the proposed Zoning Map Amendment will allow the development of a mix of housing options within a walkable, connected neighborhood that includes a central gathering space and pocket parks dispersed throughout the community.

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest by increasing home and neighborhood choices by providing two housing types in the same development, maintaining existing neighborhoods, and providing a unique and integrated neighborhood; and

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

Part 1: **Amend Unified Development Ordinance** Section 1.7 Official Zoning Map with the following rezoning request: #23-REZ-07 to change the zoning of PINs# 0646469015 and 0646654881 from RR Rural Residential to NR-CD Neighborhood Residential Conditional District.

The properties are subject to all the conditions listed in the Rezoning Master Plan dated 8/1/23 by Kimley Horn and Design Manual dated 7/29/23 by Parker, Poe, Adams, and Bernstein LLP.

Part 2:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 5:
EFFECTIVE DATE
The provisions of this ordinance shall become effective September 19, 2023 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of September, 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Compiled Traffic Impact Analysis

Elliott Farms

Holly Springs, NC

Prepared for:

Toll Bros. Inc.

Kimley»Horn

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Updated Traffic Impact Analysis for

Elliott Farms

Holly Springs, North Carolina

Prepared for:

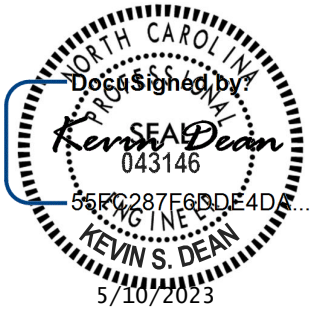
Toll Bros. Inc.

Prepared by:

Kimley-Horn and Associates, Inc.
NC License #F-0102
300 S. Main Street, Suite 212
Holly Springs, NC 27540
(919) 677-2000

May 2023

014249001



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Executive Summary

Kimley-Horn and Associates, Inc. has prepared an update to the Traffic Impact Analysis (TIA) for the Elliott Farms residential development (originally dated June 2022) to consolidate additional analyses and improvements identified through the Town's TIA review. The proposed development is proposed to be located west of Piney Grove-Wilbon Road across from Fleming Road in Holly Springs, North Carolina. As currently envisioned the development will include approximately 325 senior-adult homes, and site access is proposed via a full-movement driveway aligning with Fleming Road as well as a directional crossover (left-in/right-in/right-out) between Burt Road and Fleming Road. Full build-out is anticipated in 2025, so consistent with Town of Holly Springs standards analyses were performed for the build-out condition (study year 2025) and the build-out +5 condition (study year 2030).

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the Elliott Farms development. Cons The traffic conditions studied include the existing (2022) traffic condition, the projected (2025) background and build-out conditions, and the projected (2030) background and build-out traffic conditions.

The following study intersections were included in this analysis:

- Piney Grove-Wilbon Road at Duncan Cook Road
- Piney Grove-Wilbon Road at Phelps West Road
- Piney Grove-Wilbon Road at Fleming Road/North Site Driveway (Full-Movement)
- Piney Grove-Wilbon Road at South Site Driveway (Left-in/Right-in/Right-out)
- Piney Grove-Wilbon Road at Burt Road
- Piney Grove-Wilbon Road at NC 42/W Academy

Weekday AM (7:00 – 9:00am) and PM (4:00 – 6:00pm) peak hour turning movement counts were collected at each of the existing study intersections while Wake County Public Schools were in session. Future no-build traffic volumes included ambient traffic growth (via the application of an annual growth rate) as well as site traffic from four developments in the study area (Honeycutt Farms, McLaurin Farms, Kingston Woods, and Holston Subdivision).

Trip generation calculations for this development were performed using data from the 11th Edition of the ITE *Trip Generation Manual*. As shown in Table ES-1, the development has the potential to generate 1,614 new rips on a typical weekday, with 95 new trips during the AM peak hour and 111 new trips during the PM peak hour.

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
				Total	In	Out	In	Out
251	Senior Adult Housing - Single-Family	325	d.u.	1,614	31	64	68	43

The North Carolina Department of Transportation (NCDOT) State Transportation Improvement Program (STIP) indicates that a roundabout is proposed for construction at the intersection of NC 42 at Piney Grove-Wilbon Road, and the realignment of Duncan Cook Road to Phelps West Road is identified on the Town of Fuquay-Varina Comprehensive Transportation Plan. While the Duncan Cook Road realignment was not included in this analysis as it is not funded, the NC 42 roundabout was included in this updated analysis (specifically Section 6.5) at the direction of Town staff.

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions. For reference, the Build+5 scenario (study year 2030) is required for analysis per the Town of Holly Springs but is not intended to be the basis for improvement requirements associated with developments.

Table ES-2
Level-of-Service Summary

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Piney Grove-Wilbon Road at Duncan Cook Road (Unsignalized)		
Existing (2022) Traffic	EB – D (28.3) NBL – A (8.4)	EB – D (25.1) NBL – A (9.5)
Background (2025) Traffic	EB – F (56.3) NBL – A (8.7)	EB – E (48.9) NBL – B (10.4)
Build-out (2025) Traffic	EB – F (66.5) NBL – A (8.8)	EB – F (59.8) NBL – B (10.6)
Background (2030) Traffic	EB – F (161.3) NBL – A (9.0)	EB – F (118.3) NBL – B (11.2)
Build-out (2030) Traffic	EB – F (230.6) NBL – A (9.1)	EB – F (156.2) NBL – B (11.5)
Piney Grove-Wilbon Road at Phelps West Road (Unsignalized)		
Existing (2022) Traffic	WB – C (19.7) SBL – A (9.7)	WB – B (13.2) SBL – B (8.6)
Background (2025) Traffic	WB – D (31.9) SBL – B (10.7)	WB – C (22.6) SBL – A (9.1)
Build-out (2025) Traffic	WB – E (39.0) SBL – B (10.9)	WB – D (34.8) SBL – A (9.3)
Background (2030) Traffic	WB – F (60.1) SBL – B (11.6)	WB – E (35.2) SBL – A (9.6)
Build-out (2030) Traffic	WB – F (83.0) SBL – B (11.9)	WB – F (75.1) SBL – A (9.7)

Table ES-2 (cont.) Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
Piney Grove-Wilbon Road at Fleming Road/North Site Driveway (Unsignalized)		
Existing (2022) Traffic	WB – C (15.6) SBL – A (9.3)	WB – C (15.5) SBL – A (8.3)
Background (2025) Traffic	WB – C (23.3) SBL – A (9.9)	WB – C (21.2) SBL – A (8.7)
Build-out (2025) Traffic – with Improvements	EB – F (84.4) WB – D (29.2) NBL – A (8.2) SBL – A (9.9)	EB – F (81.9) WB – D (30.5) NBL – A (9.9) SBL – A (8.7)
Background (2030) Traffic	WB – D (30.3) SBL – B (10.6)	WB – D (27.3) SBL – A (9.0)
Build-out (2030) Traffic – with Improvements	EB – F (172.0) WB – E (41.6) NBL – A (8.4) SBL – B (10.6)	EB – F (146.0) WB – E (44.9) NBL – B (10.5) SBL – A (9.0)
Piney Grove-Wilbon Road at Burt Road (Unsignalized)		
Existing (2022) Traffic	EB – C (19.8) NBL – A (8.5)	EB – C (20.6) NBL – A (9.5)
Background (2025) Traffic	EB – F (56.6) NBL – A (8.8)	EB – E (46.0) NBL – B (10.3)
Build-out (2025) Traffic	EB – F (61.5) NBL – A (8.9)	EB – E (49.1) NBL – B (10.3)
Background (2030) Traffic	EB – F (178.4) NBL – A (9.1)	EB – F (116.9) NBL – B (11.1)
Build-out (2030) Traffic	EB – F (202.0) NBL – A (9.2)	EB – F (126.4) NBL – B (11.2)
NC 42 at Piney Grove-Wilbon Road (Signalized)		
Existing (2022) Traffic	C (22.6)	C (21.2)
Background (2025) Traffic	C (30.4)	C (30.0)
Build-out (2025) Traffic	C (31.3)	C (31.6)
Background (2030) Traffic	D (47.9)	D (47.0)
Build-out (2030) Traffic	D (49.9)	D (50.4)
Piney Grove-Wilbon Road at South Site Driveway (Unsignalized)		
Build-out (2025) Traffic	EB – B (11.2) NBL – A (8.4)	EB – C (16.4) NBL – B (10.1)
Build-out (2030) Traffic	EB – B (11.8) NBL – A (8.6)	EB – C (18.8) NBL – B (10.8)

Development Improvements

The following improvements are required to be performed as part of this development to meet requirements of Town transportation plans:

Roadway Thoroughfare Widening:

- The project should accommodate ½ of the required roadway sections along site frontage along Piney Grove-Wilbon Road

The following additional improvements are recommended to be performed to accommodate site traffic volumes:

Piney Grove-Wilbon Road at Fleming Road/North Site Driveway:

- Provide a northbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers
- Provide a southbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers
- Provide a southbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers
    - This lane is assumed to be constructed as part of required frontage widening
- Construct the North Site Driveway with one ingress lane and one egress lane

Piney Grove-Wilbon Road at South Site Driveway:

- Provide a northbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers
- Provide a southbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers
    - This lane is assumed to be constructed as part of required frontage widening
- Construct the South Site Driveway with one ingress lane and one egress lane

The recommended roadway laneage is shown on **Figure ES-1**.

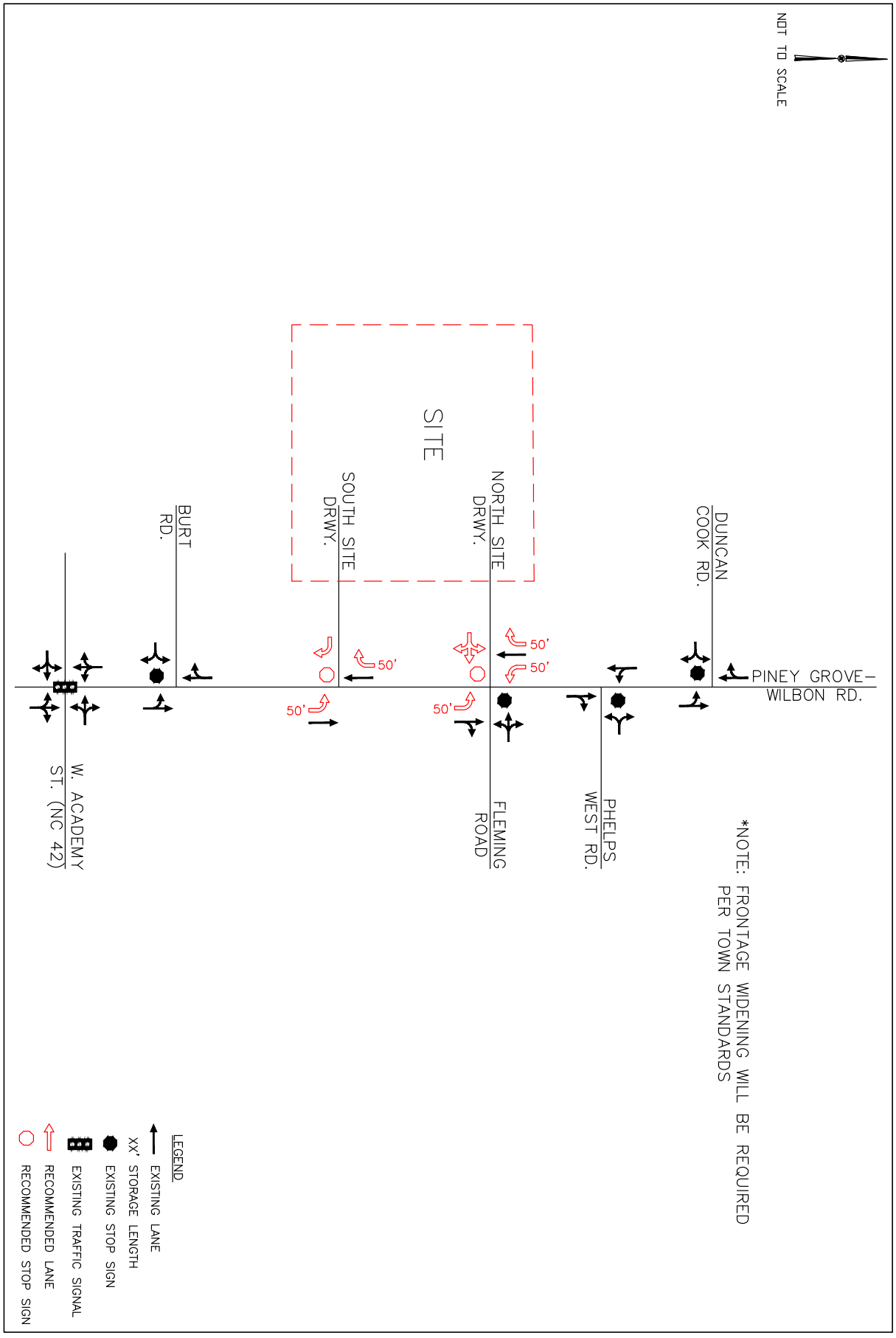
Project Build-out Year (2025)

Analyses indicate that several of the unsignalized study intersections are expected to operate with moderate to long delays in the study year 2025 with or without the proposed development in place. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. Given the minimal impact of project traffic on intersection volumes and queues, no additional improvements are recommended to be performed as part of this project.

Project Build-out Year (2030)

Analyses indicate that long delays on unsignalized minor-street approaches anticipated in the study year 2025 are expected to continue in the year 2030 with or without the proposed development in place, though no additional improvements are recommended to be performed as part of this project.

K:\DUR_LDEV\012826054 Elliott Farms_May 2023 Compiled Study\T5 - Report-Submittals\Elliot Farms - TIA Figures.dwg



Kimley»Horn	ELLIOTT FARMS HOLLY SPRINGS, NC TRAFFIC IMPACT ANALYSIS	RECOMMENDED ROADWAY LANEAGE	FIGURE ES-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY AND AFTER RECORDING RETURN TO:
NAME OF DRAFTER
COMPANY NAME
STREET ADDRESS
TOWN/CITY, NC ZIP

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

TOLL BROS., INC.

For

ELLIOTT FARM RESIDENTIAL SUBDIVISION

THIS AGREEMENT (the "Agreement"), made and entered into _____, 2023, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **TOLL BROS., INC.** hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer, or its affiliate, is the fee simple owner or contract purchaser of tracts of land held in common for development, known by the following Wake County PINs: 0646469015 & 0646654881, totaling approximately **149.94** acres in size, as more particularly described on **Exhibit A** (the "Site" or "Property"); and,

WHEREAS, the owners of the Property, **Grace-Marie Elliott Irrevocable Trust, A.G. Elliott, III, Karen Austin Elliott, Melick Blades Elliott, Carol Williams Elliott, Ganapathi Velamuri, Mrinalini Sujala Kodumagulla** and Vijayalakshmi Velamuri, all consent to the Developer entering into this agreement as indicated by their signature below; and,

WHEREAS, the Town Council rezoned the Site to **Neighborhood Residential Conditional District** (the "Rezoning") on **September 19, 2023** to facilitate the development of an age restricted residential subdivision for current and future residents of the Town; and,

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

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

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and its Unified Development Ordinance ("UDO,") the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

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

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

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

WHEREAS, the Town considers the Project favorable to the Town because of the age restricted residential use which provides for a housing stock needed in the Town and the significant amount of residential uses the project will offer. Further, the Developer has agreed to incorporate several needed public infrastructure improvements ("Public Improvements," as described below) in the vicinity of the Site which will serve the Site, the Developer's customers, other adjoining properties, and generally benefit the Town as a whole; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **September 19, 2023** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

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

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

   a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. The Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

   b. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Concept Plan for the Development previously submitted by Developer to the Town, if any.

   c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

   d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the development of property.

   e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning,

subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in Exhibit A that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by the Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: TIA Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: The Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process, commonly known as the Elliott Farm Residential Subdivision.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

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

2. TERM: The duration of the Agreement is for **five (5) years** from the later of the Conditions

Precedent listed below. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) the Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 60 days of Construction Drawing approval. (the "Conditions Precedent.").

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property and surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to **Neighborhood Residential Conditional District** is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. The Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan shall be submitted to the Town for review and approval consistent with the terms of this Development Agreement and the requirements of Rezoning and Unified Development Ordinance, which Developer understands requires Town Council approval for this Site.

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

5. TIA ROAD IMPROVEMENTS: The transportation impact analysis (the "TIA") for this Project has indicated that the anticipated traffic caused by the project will require, or contribute to the need for, certain transportation infrastructure improvements in addition to those on-site thorough fare widening work that are required under the UDO. These additional improvements are described in detail in the TIA, shown on **Exhibit B**. If the TIA is amended for any reason, such amendments shall control and require a revision of work and Infrastructure Improvements consistent with any amendment to the TIA. The Town's standard terms associated with the bonding of infrastructure improvements shall apply to these transportation improvements, it being acknowledged by the Parties that the completion date for one or more of such improvements may be extended consistent with the terms therewith. Failure of the Developer to timely complete any of the foregoing shall constitute a breach of this Agreement and shall create a status of zoning noncompliance for the Project.

6. CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS: Developer shall construct all necessary off site sewer and water Infrastructure Improvements prior to the issuance of the first building permit for the Project, except for model homes, for which building permits may be issued prior to the construction of all necessary off site sewer and water Infrastructure Improvements, but not certificates of occupancy. Developer may request building permits for the first Phase of the Development prior to completion of all off site sewer and water Infrastructure Improvements, and Town may not unreasonably withhold building permits if requested, subject to a showing of sufficient infrastructure to support the requested building permits. The Developer shall be responsible for connecting the Site to Town sewer

services subject to the following restrictions: Any use of the site other than domestic wastewater shall require on-site pretreatment to ensure compliance with the Town's Constituent Limits. For the purposes of this restriction, domestic waste shall mean liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.

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

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

For the purpose of proper utility planning, the Town typically measures maximum flow in a sewer line based on a peak flow such that when capacity in any one line reaches the Town's standard of 50% of line capacity, the Town ordinarily determines that line as having reached its capacity.

Sewer and Water improvements shall be constructed by the Developer, with specific improvements to be determined at the time of major subdivision approval. The Developer shall be required to provide a payment and performance bond for 100% of the cost in connection with all items above.

7. UTILITY ALLOCATION: As of the date hereof, and notwithstanding any policy adopted hereafter by the Town, water and sewer allocation (the "Utility Allocation") is hereby made by the Town in an amount to support the Development. If construction has not commenced within twelve (12) months of the issuance of construction drawing approval and all other applicable permits for the Project, then it shall automatically revert to the Town unless agreed to otherwise by the Parties. Developer is advised to read and understand the Town's utility allocation policy regarding limitations that may result in number of building permits issued per year for the Project.

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

a. Piney Grove Wilbon Road and Burt Road Intersection Traffic Signal. The Developer shall pay a fee in lieu of constructing a traffic signal at the Piney Grove Wilbon Road and Burt Road intersection in the amount of $56,336. The amount of the payment is based on the percentage of increase in delay to the intersection from the Project (eastbound approach, from background 2025 traffic to build-out 2025 traffic) and the estimated cost of installing a traffic signal.

According to the Elliott Farm TIA prepared by Kimley-Horn (**Exhibit B**), the impact of the Elliott Farm development at this intersection based on delay increase is 8.7% during the AM peak hour and 6.7% during the PM peak hour. For purposes of this calculation, the AM peak hour is utilized, rounding up to 9%. The estimated

cost of installing a traffic signal is $625,951 shown on **Exhibit C**. 9 percent of the cost of installing the traffic signal equals $56,336.

9. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

10. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall endeavor to schedule the Annexation Petition for public hearing and approval within 45 days of receipt of the Annexation Petition.

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

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

12. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's Unified Development Ordinance requires the developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by the Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the pre-development tax value of the Site (per acre), multiplied by the amount of acres that would otherwise be required to be dedicated as a park (1/20 of an acre x total number of dwelling units). Town staff has calculated the pre-development tax value of the Site as $42,139.45 per acre. This per acre value shall be utilized to calculate the amount of the fee at the time of Major Subdivision approval, when the total amount of dwelling units is determined. Payment of the fee shall be required at the time of Construction Drawing approval. The parties stipulate that 1/20 of the value of the pre-development tax value of an acre of land at the time of subdivision is $2,106.97 ($42,139.45 * .05) and this shall be the per-unit fee in lieu amount for the Project.

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

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

15. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of the Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III
DEVELOPER'S OTHER DUTIES

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

2. Except for the Public Infrastructure to be constructed by the Town at the Town's costs pursuant to Sections 6 and 11 of Article II of this Agreement, Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

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

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

ARTICLE IV

GENERAL TERMS

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

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

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

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

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

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

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

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

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

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

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

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

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

14. The Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

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

FOR THE TOWN:

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

FOR THE DEVELOPER:
Edward Pease
Division Office
900 Perimeter Park Drive, Suite 3B
Morrisville, NC 27560

With copy to:
Mike Macaninch
_____
_____
_____

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

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

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

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

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

EXHIBIT A: **Property List**
EXHIBIT B: **TIA**
EXHIBIT C: **Estimated Traffic Signal Cost - Piney Grove Wilbon Road at Burt Road**

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

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

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

_____
Notary Public

My Commission Expires:_____

THE DEVELOPER

COUNTER-PARTY

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

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

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:
THE LANDOWNERS

_____ _____

_____

STATE OF _____
_____COUNTY

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

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

REID	PIN	Acres	OWNER	Address
20655	646469015	149.25	Grace-Marie Elliott Irrevocable Trust, A.G. Elliott, III, Karen Austin Elliott, Melick Blades Elliott, Carol Williams Elliott	300 KITE DR
63790	646654881	0.69	Ganapathi Velamuri, Mrinalini Sujala Kodumagulla and Vijayalakshmi Velamuri	2908 PINEY GROVE WILBON RD

EXHIBIT B

EXHIBIT C

Project: **Avent Ferry at Holly Meadow Signal** County: **Wake**

Engineer's Opinion of Probable Construction Cost

Section Description: Intersection modifications at Avent Ferry and Holly Meadow//Childrens Lighthouse including curb work, pavement markings, ramp improvements, new traffic signal and associated signal communications work.

Date: 4/17/2023

ITEM	SECTION	DESCRIPTION	QTY	UNIT	UNIT BID PRICE	AMOUNT BID
1	800	Mobilization	1	LS	$ 34,000.00	$ 34,000.00
2	801	Construction Surveying	1	LS	$ 15,000.00	$ 15,000.00
3	226	Grading	1	LS	$ 24,000.00	$ 24,000.00
4	SP	#57 Stone	20	TON	$ 72.00	$ 1,440.00
5	520	Aggregate Base Course	5	TON	$ 275.00	$ 1,375.00
6	607	Incidental Milling	10	SY	$ 75.00	$ 750.00
7	610	Asphalt Conc Intermediate Course, Type I19.0C	35	TON	$ 225.00	$ 7,875.00
8	610	Asphalt Conc Surface Course, Type S9.5C	10	TON	$ 350.00	$ 3,500.00
9	620	Asphalt Binder for Plant Mix	5	TON	$ 640.00	$ 3,200.00
10	846	1'-6" Concrete Curb and Gutter	23	LF	$ 60.00	$ 1,380.00
11	846	2'-6" Concrete Curb and Gutter	19	LF	$ 70.00	$ 1,330.00
12	848	4" Concrete Sidewalk	10	SY	$ 105.00	$ 1,050.00
13	848	Concrete Curb Ramps	4	EA	$ 6,250.00	$ 25,000.00
14	852	5" Monolithic Concrete Islands (Surface Mounted)	20	SY	$ 200.00	$ 4,000.00
15	901	Contractor Furnished, Type E Sign	35	SF	$ 65.00	$ 2,275.00
16	903	Supports, 3-LB Steel U-Channel (Black Powder Coated)	28	LF	$ 30.00	$ 840.00
17	904	Sigin Erection, Type E	2	EA	$ 195.00	$ 390.00
18	907	Disposal of Sign System, U-Channel	4	EA	$ 65.00	$ 260.00
19	SP	Temporary Traffic Control	1	LS	$ 35,000.00	$ 35,000.00
20	1205	Thermoplastic Pavement Marking Lines (4", 90 Mils)	130	LF	$ 7.50	$ 975.00
21	1205	Thermoplastic Pavement Marking Lines (24", 90 Mils)	428	LF	$ 13.00	$ 5,564.00
22	1205	Thermoplastic Pavement Marking Symbol (90 Mils)	3	EA	$ 500.00	$ 1,500.00
23	1205	Removal of Pavement Marking Lines (4")	55	LF	$ 20.00	$ 1,100.00
24	1205	Removal of Pavement Marking Lines (12")	20	LF	$ 20.00	$ 400.00

ITEM	SECTION	DESCRIPTION	QTY	UNIT	UNIT BID PRICE	AMOUNT BID
25	1205	Removal of Pavement Marking Lines (24")	3	LF	$ 20.00	$ 60.00
26	1660	Seeding and Mulching	0.01	ACR	$ 50,000.00	$ 500.00
27	1705	PEDESTRIAN SIGNAL HEAD (16", 1 SECTION W/COUNTDOWN)	6	EA	$ 1,200.00	$ 7,200.00
28	1705	SIGNAL CABLE	2,600	LF	$ 4.75	$ 12,350.00
29	1705	VEHICLE SIGNAL HEAD (12", 3 SECTION)	7	EA	$ 1,350.00	$ 9,450.00
30	1705	VEHICLE SIGNAL HEAD (12", 4 SECTION)	5	EA	$ 1,650.00	$ 8,250.00
31	1715	TRACER WIRE	25	LF	$ 1.25	$ 31.25
32	1715	PAVED TRENCHING (2-2")	35	LF	$ 100.00	$ 3,500.00
33	1715	UNPAVED TRENCHING (2-2")	265	LF	$ 17.25	$ 4,571.25
34	1715	DIRECTIONAL DRILL (2-2")	350	LF	$ 38.00	$ 13,300.00
35	1716	JUNCTION BOX (STANDARD SIZE)	4	EA	$ 750.00	$ 3,000.00
36	SP - 17160	JUNCTION BOX (OVER-SIZED, HEAVY DUTY)	5	EA	$ 1,250.00	$ 6,250.00
37	1725	INDUCTIVE LOOP SAWCUT	750	LF	$ 12.00	$ 9,000.00
38	1726	LEAD-IN CABLE (14-2)	1,475	LF	$ 3.00	$ 4,425.00
39	1730	DROP CABLE	55	LF	$ 3.75	$ 206.25
40	1731	INTERCONNECT CENTER	1	EA	$ 2,500.00	$ 2,500.00
41	1732	FIBER-OPTIC TRANSCEIVER, DROP & REPEAT	1	EA	$ 5,250.00	$ 5,250.00
42	1733	DELINEATOR MARKER	1	EA	$ 170.00	$ 170.00
43	1743	TYPE I POST WITH FOUNDATION	1	EA	$ 3,000.00	$ 3,000.00
44	1743	TYPE II PEDESTAL WITH FOUNDATION	2	EA	$ 3,500.00	$ 7,000.00
45	1745	SIGN FOR SIGNALS	2	EA	$ 550.00	$ 1,100.00
46	1750	SIGNAL CABINET FOUNDATION	1	EA	$ 2,800.00	$ 2,800.00
47	1751	CONTROLLER WITH CABINET (TYPE 2070L, BASE MOUNTED)	1	EA	$ 37,500.00	$ 37,500.00
48	1751	DETECTOR CARD (TYPE 2070L)	7	EA	$ 400.00	$ 2,800.00
49	1752	CONDUIT ENTRANCE INTO EXISTING FOUNDATION	1	EA	$ 700.00	$ 700.00
50	1753	CABINET BASE EXTENDER	1	EA	$ 1,500.00	$ 1,500.00
51	SP	APS DETECTOR STATION	6	EA	$ 1,500.00	$ 9,000.00
52	SP	CENTRAL CONTROL UNIT APS DETECTOR STATION	1	EA	$ 2,450.00	$ 2,450.00

ITEM	SECTION	DESCRIPTION	QTY	UNIT	UNIT BID PRICE	AMOUNT BID
53	SP	CAMERA WITHOUT INTERNAL LOOP EMULATOR PROCESSING UNIT	1	EA	$ 6,500.00	$ 6,500.00
54	SP	EXTERNAL LOOP EMULATOR PROCESSING UNIT	1	EA	$ 8,500.00	$ 8,500.00
55	SP	NEW ELECTRICAL SERVICE	1	EA	$ 1,500.00	$ 1,500.00
56	SP	GPS UNIT	1	EA	$ 1,450.00	$ 1,450.00
57	SP	METAL POLE WITH SINGLE MAST ARM	4	EA	$ 33,000.00	$ 132,000.00
58	SP	SOIL TEST	4	EA	$ 2,500.00	$ 10,000.00
59	SP	DRILLED PIER FOUNDATION	24	CY	$ 1,850.00	$ 44,400.00
60	SP	MAST ARM WITH METAL POLE DESIGN	4	EA	$ 500.00	$ 2,000.00
61	SP	GENERIC SIGNAL ITEM (EA) - CCTV CAMERA ASSEMBLY (FURNISHED BY TOWN, INSTALL BY CONTRACTOR ONLY)	1	EA	$ 1,500.00	$ 1,500.00
62	SP	GENERIC SIGNAL ITEM (EA) - STREET NAME SIGNS (MAST ARM MOUNTED)	4	EA	$ 1,000.00	$ 4,000.00
63	SP	GENERIC SIGNAL ITEM (EA) - TEMPORARY TRAFFIC CONTROL SIGNS (STATIONARY)	48	SF	$ 50.00	$ 2,387.50

Subtotal	$	*544,305.25*
Contingency (15%)	$	81,645.79
TOTAL	$	**625,951.04**

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 17.

Public Hearings
Title: Cass Holt Crossing Rezoning 22-REZ-15 - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Open public hearing continued from August 15, 2023 Council meeting and continue until October 17, 2023.

Explanation:

- The applicant has requested additional time to speak with the adjacent property owners regarding the pedestrian connection between the proposed subdivision and Honeycutt Farm. The public hearing will need to be reopened and continued to October 17.
- The Town has received a request to rezone 46.15 ± acres located at 5608 & 5629 Cass Holt Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District (CD).
- The CD allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- CD proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- A proposed conceptual plan was provided with the rezoning request, which shows attached dwellings (townhomes) near the center of the development, west of Cass Holt Road. Detached dwellings will be located in the northwest corner of the site (south of the future Cass Holt Park site) and east of Cass Holt Road. The attached units will be accessed via an alley.
- The proposal will mostly be developed per the UDO standards. Modified standards include reducing the required minimum lot frontage for a driveway from 60 to 50 feet for no more than 25% of the detached unit lots and limiting the density to 2.34 units per acre (106 units maximum). The UDO allows the applicant to request 8 units per acre by right and 12 units per acre through a CD rezoning. Additional standards related to building materials, facade elements, and minimum floor area for the units are also proposed (2,200 square feet for detached units and 1,600 for attached units).
- The project is required to tie into and extend Town water facilities to serve the proposed development. Water main extensions are proposed along both Cass Holt Road and Honeycutt Road along the frontage of property in accordance with the Town's Long-Range Water plan.
- Sewer service to the proposed development will be via extension of gravity sewer networks. This development is bisected by Cass Holt Road, with the western half draining

to the existing Union Ridge Pump Station and the eastern half draining to the existing Honeycutt Farms Pump Station.
- A downstream sewer study, including pump station capacity analyses for each pump station, was completed with this rezoning. The study concludes the existing downstream sewer infrastructure and both existing pump stations have adequate capacity to support Cass Holt Crossing.
- In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening to meet the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Cass Holt Road and Honeycutt Road. All internal streets will be constructed in accordance with public residential standards per the CTP.
- A Traffic Impact Analysis (TIA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA.
- A Developer Agreement is being proposed to obligate the developer to install an off-site side path to make a necessary connection for the Town in exchange for credits against Parks and Recreation fees in lieu for the construction and the acquisition costs.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on June 27, 2023:

- Appreciated that density is lower than what is allowed by right or through the Conditional District Rezoning.
- The proposal includes a good mix of uses (attached and detached dwellings).
- The proposal included a unique design with rear-loaded townhomes.
- The impacts of the proposed narrower lot frontage with a front access driveway and impacts to on-street parking.
- The project improvements related to Cass Holt Park (vehicular/pedestrian access is needed and side path improvements along the west side of Cass Holt Rd.).

Planning Board Recommendation:

The Planning Board recommended approval (7-0) [2 absent]

Background:

- This item's public hearing was on the July 18, 2023 Town Council agenda but was continued to August 15th to finalize the Developer Agreement for a crosswalk at the Cass Holt Road/Honeycutt Road intersection.
- The item was discussed at the August 15th Town Counicl meeting and continued to the September 19th meeting to allow the applicant to propose a solution for closing the presedrain gap between the proposed subdivision and Honeycutt Farm.
- The property 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 project was reviewed by the Land Use Advisory Committee on May 3, 2022. The concerns raised were related to density, traffic on Cass Holt Road, compatibility with other neighborhoods in the area, parking locations (front loaded only), and lack of guest parking.
- 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 (2022 or 2002) and the approval type that the Council is considering for each respective case.
    - Applicable Ordinance: 2022 UDO
    - Process: Legislative, Rezoning

Funding Source(s):

N/A

Attachment(s):

1. 22REZ15_CassHoltCrossing_Petition
2. 22REZ15_CassHoltCrossing_StaffReport_062523
3. 22REZ15_CassHoltCrossing_Plans
4. 22REZ15_CassHoltCrossing_Manual
5. Cass Holt Crossing Developer's Agreement_
6. RZ23-06_CassHoltCrossing_Ord

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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: Colen Cass Holt
Project Location: 5608 & 5629 Cass Holt Road
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0648.22.8106 / 0648.31.0294 Real Estate ID: 0075144 / 0018076
Project Acreage: *(Rounded to nearest tenth)* _____ Partial Parcel: ☒ No ☐ Yes
Sketch Plan Review (Pre-Submittal)Meeting Date : _____

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

Petition Request

Current Zoning: R 30 Proposed Zoning: NR-CD
Current Future Land Use Designation: Mixed Residential Neighborhood
Proposed Future Land Use Designation: Mixed Resiential Neighborhood
Area Plan Designation (if applicable): _____

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

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other _____
Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No *If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.*

Name Colen Davidson Company Milestone Developments LLC
Mailing Address 142 Towerview Court
City Cary State NC Zip 27519
Telephone # (919) 417.4429 E-Mail colen@milestone-developments.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 See following pages Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s) PIN/REID Date

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

Name WEATHERSPOON, LEONARD A HEIRS KAREN W CODY EXEC Company

Mailing Address 921 DEERFIELD RD

City RALEIGH State NC Zip 27609

Telephone # ( ) E-Mail colen@milestone-developments.com

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

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

Owner's Authorization

Owner's Signature(s)	PIN/REID	Date
Karen Weatherspoon Cody	0648.22.8106	10.25.2022
Christy C Cody		10-25-2022

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

Name DEWAR, EVELYN B Company

Mailing Address 5629 CASS HOLT RD

City HOLLY SPRINGS State NC Zip 27540

Telephone # (919) 552-4728 E-Mail colen@milestone-developments.com

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

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

Owner's Authorization

Owner's Signature(s) Evelyn Betts Dewar PIN/REID 0648310294 Date 10/25/2002

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: Cass Holt Crossing

Proposed Zoning District: NR-CD
Proposed Land Use/Density: 2.42 DU/AC.

Future Land Use Plan Map Designation: Mixed Residential Neighborhood
Future Land Use Plan Designation Land Use/Density: Mixed Residential/medium

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

The proposed rezoning is consistent in all respects with the vision & goals presented in VISION HOLLY SPRINGS: TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN. In fact, the envisioned development enabled by the rezoning would result in implementation of significant segments of elements of the Comprehensive Plan such as thoroughfare improvements along Cass Holt Road and Honeycutt Road, construction of the sidepath along the west side of Cass Holt Rd, and installation of water mains along the abutting thoroughfares.

Section 1: Future Land Use & Community Character

The Future Land Use for the area is Mixed Residential with the character goal of providing a range of home choices for all life stages. The envisioned development enabled by the rezoning would create three neighborhoods and two distinct housing styles that would accommodate familial lifestyles ranging from families with young children to retirees.

See attached supplemental information.

Section 2: Transportation / Comprehensive Transportation Plan

The two thoroughfares that abut the property are important elements of the Comprehensive Transportation Plan. Improvements along these two thoroughfares would be included in the infrastructure fro the development. The proposed median break in Cass Holt Road conforms to the location of possible median breaks on the Town's Potential Median Breaks Map. The inclusion of an interconnected system of walks and trails -- including sidepaths along Cass Holt and Honeycutt Roads and implementation of the proposed streetscapes along all streets will ensure full compliance with the aesthetic and functional goals of the Comprehensive Transportation Plan related to pedestrian oriented developement. A Traffic Study is being completed with this Rezoning request and that recommended improvements from the Town and NCDOT review will be implemented with this development.

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

The Parks and Recreation Master Plan does not indicate open space or recreation within the properties of this rezoning petition. However, the Town's Parks, Recreation, and Greenway Master Plan proposes sidepaths along Cass Holt Road and Honeycutt Road. These are important pedestrian systems linking other elements of the Master Plan. The sidepaths are included in the improvements that will be installed by the developer as part of the development of Cass Holt Crossing. See attached supplemental information.

Section 4: Community Facilities

No Community Facilities elements are identified within the Town's Community Facilities Plan within the properties of this rezoning petition.

Section 5: Infrastructure and Utilities

Watermains of 12" or 16" as shown on the Town's Long Range Water Plan are proposed along both Cass Holt Road and Honeycutt Road abutting the property. Those waterlines will be installed by the developer in accordance with Town Policies. The watermain extension by the developer to serve the project includes off-site installation to tie to the existing line within Cass Holt Road. No wastewater elements of the Town's Long Range Sewer Plan are shown on the properties of the rezoning petition. Wastewater service to the proposed development will be via extension of gravity sewers. See attached for supplemental information.

Section 8: Natural Resources

The Town's Comprehensive Plan indicates the presence of streams, ponds, and associated potential riparian buffers on the property. Those natural features have been taken into account in the design of the proposed development plan, and the proposed open space areas of the envisioned development have been delineated and configured to incorporate these natural features.

Plan Consistency Response Prepared by:

Preparer's Signature(s) William G. Daniel

Date 3/15/2023

Supplemental Information

Section 1: Future Land Use & Community Character

- Within the proposed Open Space of the project, diverse features are proposed to enhance the leisure experience of residents. These include trails, gazebos, tot lots, two ponds, and pollination gardens.
- The existing wooded areas of the property have been mostly preserved and aggregated within the proposed Open Space, thereby enhancing the chances of preserving any specimen trees that exist on the site.
- The proposed townhomes are arranged & oriented to face the abutting thoroughfare—with garages located in the rear with associated alleys.
- Street stubs or R/W dedication are proposed to accommodate future connection and extension to abutting properties.
- Building types within the project are entirely residential and are arranged into three neighborhoods. The neighborhoods while accommodating varying home plans, will be connected and unified by thematic street treatments, and a system of interconnected open space and pedestrian routes. Due to the relatively small number of lots within each of the detached neighborhoods, no deliberate diversity of lot sizes is proposed. However, in each of these neighborhoods, more than 20% of the lots will side abut open space rather than an adjacent lot. Those instances will provide potential for diversity of floor plans and unit orientation.

Section 2: Transportation/Comprehensive Transportation Plan

- A traffic study was completed with this rezoning request. Any recommended improvements from the Town and NCDOT will be implemented as part of the infrastructure of this project.

Section 3: Parks, Recreation, and Open Space

- The three distinct communities that will comprise the development will be functionally connected by the shared system of open space and the pedestrian system elements located through the open space and along the streets and travel ways. The communities and the individual residences that comprise those communities will each be visually connected via the unifying landscape elements within the streetscapes of the project and the architectural compatibility afforded by the review of exterior building materials, colors, fenestration and other facade elements.
- The proposed plan provides vehicular and pedestrian access connections to abutting properties. The project will construct significant elements of the Town's envisioned pedestrian system network along Honeycutt Road and Cass Holt Road. In order to facilitate the construction of the off-site side path along the west side of Cass Holt to connect to the intersection of Cass Holt Road and Honeycutt Road, and the construction of a pedestrian cross-walk at that intersection; the developer will ent4er into a Developer's Agreement with the Town whereby the developer will cause the physical improvements to be constructed, and the Town would provide the required off-site easements, and allow the costs of construction to be credited toward Parks and Recreation Parkland Dedication fees for the Cass Holt Crossings project.
- The proposed plan incorporates a variety of open space areas. These areas will be interconnected by a pedestrian system of trails and walkways that to provide residents and other pedestrians with ample opportunities and scale to enjoy exercise in an environmentally friendly setting with destinations of interest including woodland trails, pollination gardens, tot lots, gazebos at pond overlooks and other

vantage points, as well as a visually appealing open space focal point at the intersection of Cass Holt Road and Honeycutt Road.

Section 5: Infrastructure and Utilities

- A downstream sewer capacity study has been submitted for this project. The study includes identification of schematic alignments for the gravity sewer extensions that will be necessary to serve the proposed development of Cass Holt Crossing. A substantial amount of downstream of-site sewer extensions will be required to serve the proposed project. Such extensions will include easement acquisition as well as construction. These sewer lines are necessary to serve the proposed Cass Holt Crossings project and will also benefit the owners of currently non-served tracts that will be contributory to these sewer line extensions.
- The exact route of downstream sewer extensions has not yet been determined and such determination will be dependent upon environmental delineations, surveys, and negotiation with property owners. Concurrently with the submission of construction drawings for any segments of proposed sewer line extensions, easement plats for the easements necessary to accommodate those proposed sewer lines shall be submitted to the Town. Prior to final approval of such construction drawings, proof of easement acquisition and recordation of those easements shall be provided to the Town.

Town *of* Holly Springs
Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE
Cass Holt Crossing
22-REZ-15

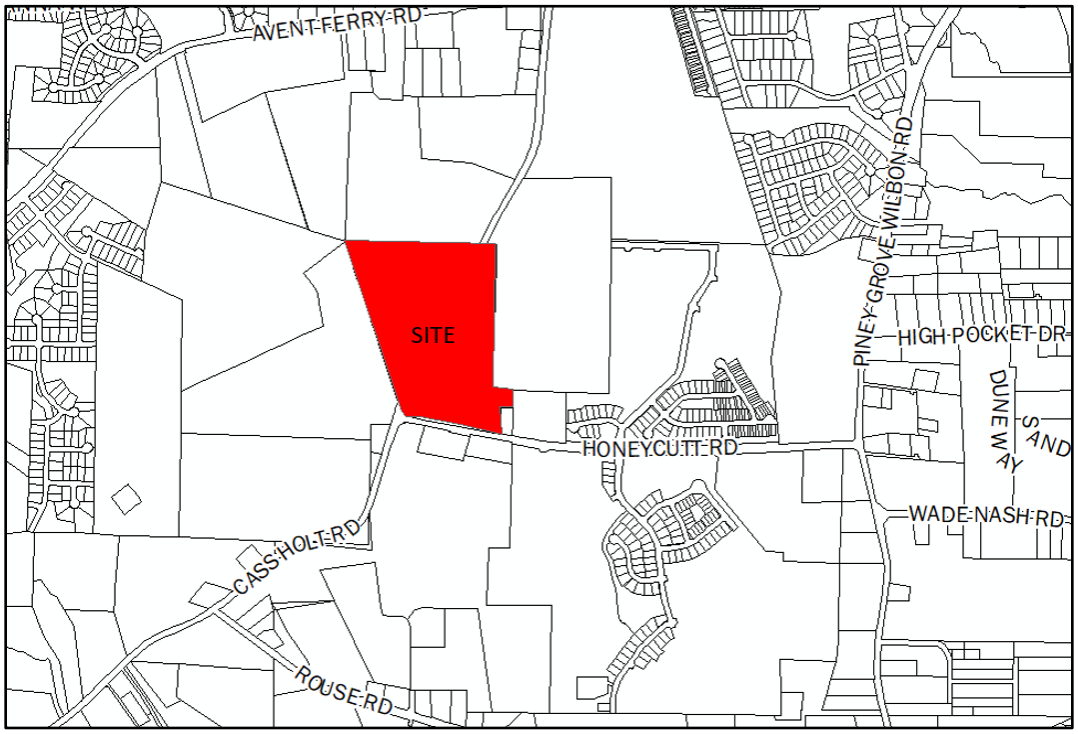
PETITIONER(S):
Colen Davidson
Milestone Developments, LLC
142 Towerview Ct.
Cary, NC 27519

DEVELOPER(S):
Same as Developer

OWNER(S):
Leornard Weatherspoon Heirs
Karen W Cody Executor
921 Deerfield Rd.
Raleigh, NC 27609

Evelyn Dewar
c/o Benton Dewar
5920 Honeycutt Rd.
Holly Springs, NC 27540

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: June 27, 2023
Public Hearing and Town Council Action: July 18, 2023

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

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

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Evelyn Dewar	0648310294	RR Rural Residential	22.96 acres
Leonard Weatherspoon	0648228106		23.19 acres
		TOTAL	46.15 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	RR Rural Residential	Agricultural and Detached single family dwelling
North	RR Rural Residential	Vacant, Agricultural and future Cass Holt Park
South	RR Rural Residential	Agricultural and Detached single family dwelling
East	RR Rural Residential	Agricultural and Detached single family dwelling
West	RR Rural Residential	Agricultural and Detached single family dwelling

PROPERTY HISTORY

Rezoning History
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	Mixed Residential Neighborhood

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 46.15 acres located at 5608 & 5629 Cass Holt Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Zone Map Change Request:
The NR Neighborhood Residential zoning district encourages the development of medium density detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same 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 neighborhoods 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:
Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Gross Density • by-right • with Conditional Zoning District	8 units/acre 12 units acre	2.34 units/acre (106 units)
Minimum Lot Frontage at the ROW for a Driveway • Detached Dwellings	60 feet	50 feet for no more than 25% of the detached unit lots

Permitted Uses (UDO Section 3):

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

Proposed Residential Design & Development Standards in addition to the UDO:

- Materials
  - Siding shall be brick, stone, HardiPlank, or other material of comparable durability, quality, and appearance
  - Vinyl siding is not allowed
  - Roof shall be architectural dimensional 30-year shingles
- Colors
  - Exterior building façade materials may be limited to earth tones, gray, white, and green
  - High intensity colors are prohibited
- Foundation/FFE treatment slab on grade detached homes shall include visibly exposed foundations at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
- Minimum Heated Floor Area
  - Detached units 2,200 square feet
  - Attached units 1,600 square feet
- All garage doors shall include window panels or other elements to provide visual surface relief.
- No two (2) single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other – whether on the same or opposite side of he street. These provisions shall be incorporated into the HOA Association Covenants.
- Townhomes
  - Shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding.
  - Such mixture of materials shall be applicable to the front facades and all exterior townhome walls that face a public street.
  - The street-facing façade of each townhome unit will include either a shift in roofline or gable, a dormer, or other similar special feature to add visual interest.
- No restrictions or prohibitions shall be imposed on accessory dwelling units within the project by plats, deeds, or covenants.
- Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

PLANNING & ZONING

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:
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood. Key characteristics include:

- Blocks vary in size growing larger from the center to the edge of the community.
- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

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

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

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

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-8: Protect Housing Affordability
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-8: Increase Walkability

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3.A.)
CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

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

The site is designated Mixed Residential Neighborhood District on the Future Land Use Map which is characterized by neighborhoods that include several housing types (attached and detached single-family dwellings and multi-family units). This provides residents housing options within their same community as needs change. Smaller blocks and a grid network support a well-connected community and a comprehensive and connected network of open space provides gathering space and preserves tree stands. Neighborhoods should be organized around a central gathering space with smaller pocket parks distributed throughout the neighborhood and density should be highest around the central gathering place or park.

Both parcels are currently developed with single family homes or used for agriculture. The parcel to the north is the site of the future Cass Holt Park. Cass Holt Road divides the site, and the future development will be located on both sides of the road. Existing tree areas are found near on-site ponds, wetlands, and creeks. Preservation of the on-site ponds, trees, and natural areas are proposed to be incorporated into the development. Attached dwellings (townhomes) are proposed in POD 1 on the west side of Cass Holt Road and central to the development. Detached dwellings are proposed within POD 2 in the NW corner of the site and on the east side of Cass Holt Road near site perimeters.

Street stubs are shown for properties to adjacent properties. Vehicular access to the townhomes will be via an alley. A pedestrian network is shown utilizing sidewalks along proposed streets and walking trails connecting the active open spaces. A 10' Sidepath is proposed along Cass Holt Rd. and Honeycutt Rd. frontages.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Towns Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Cass Holt Rd and Honeycutt Rd frontages. The applicant proposes to meet this requirement by providing the 10' Sidepath along the western side of Cass Holt Rd, tying directly into the 10' Sidepath anticipate to be constructed with the Town Park development on Cass Holt Rd. The proposal also shows a 10' Sidepath on the north side of Honeycutt Rd in compliance with the Towns Comprehensive Plan. An additional off-site connection between these two Sidepaths is proposed at the intersection of Honeycutt and Cass Holt Rd. This off-site connection is not a requirement of the UDO, and it is anticipated that a Development Agreement will capture the agreement that this improvement be done by the developer with assistance from the Town and reimbursement of construction costs being provided from a portion of the Parkland Dedication fees-in-lieu that will be collected at time of subdivision platting.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development, 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. Watermains extensions are proposed along both Cass Holt Road and Honeycutt Road along the frontage of property in accordance with the Town's Long-Range Water plan. These waterlines will be installed by the developer in accordance with Towns Polices. The watermain extension by the developer to serve the project includes off-site installation to tie to the existing watermain within Cass Holt Road.

Sewer Service:
Sewer service to the proposed development will be via extension of gravity sewer networks. This development is bisected by Cass Holt Road, with the western half draining to the existing Union Ridge Pump Station and the eastern half draining to the existing Honeycutt Farms Pump Station. Substantial downstream off-site sewer extensions will be required to tie the proposed project to each pump station. Easement acquisition and construction associated to these off-site extensions are included as part of this development. The exact route of downstream sewer extensions has yet to be determined but will be finalized with the Major Subdivision Plan review.

A downstream sewer study, including pump station capacity analyses for each pump station, was completed with this rezoning. The study also includes identification of schematic alignments for the gravity sewer extensions that will be necessary to serve the proposed development. The study concludes the existing downstream sewer infrastructure and both existing pump stations have adequate capacity to support Cass Holt Crossing.

Transportation:
In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening including both sides of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Cass Holt Road frontage. In addition, the applicant will be required to widen half of the ultimate four-lane, median-divided thoroughfare cross-section across the property frontage on Honeycutt Road. All internal streets will be constructed in accordance with public residential standards per the CTP.

A Traffic Impact Analysis (TIA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Improvements Required at Cass Holt Road/ Site Driveways:

- Interim: The outside through lanes along both northbound and southbound directions as right-turn lanes at the Site Driveways under the interim conditions.
- Construct Site Driveway as full movement with one ingress, one egress lane, and a minimum internal protected stem length of 100' on both eastbound and westbound approaches.
- Provide dedicated right-turn lane on northbound Cass Holt Rd with minimum 100' of storage and appropriate taper.
- Provide dedicated right-turn lane on southbound Cass Holt Rd with minimum 100' of storage and appropriate taper.

- Provide dedicated left-turn lane on northbound Cass Holt Rd with minimum 50’ of storage and appropriate taper.
- Provide dedicated left-turn lane on southbound Cass Holt Rd with minimum 50’ of storage and appropriate taper.

Improvements Required at Cass Holt Road/Honeycutt Road Intersection:

- Interim: Stripe the west bound approach of Honeycutt Road at the Cass Holt Road intersection to provide a dedicated left-turn lane and a dedicated right -turn lane with sufficient queue storage length.
- Monitor intersection for signalization (alternate improvement option such as a roundabout intersection may be considered).
- Explore design options to extend the existing turn lane storage length on the westbound approach of Honeycutt Road to provide a left-turn lane with minimum 350’ of storage and appropriate taper. This turn lane extension may be provided in conjunction with frontage widening along Honeycutt Road based on the CTP thoroughfare standards.

ZONE MAP CHANGE ANALYSIS

The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood by allowing flexibility in development standards and design requirements. The proposed Neighborhood Residential Conditional District Zoning is consistent and implements most of the characteristics of the Mixed Residential Neighborhood, such as providing multiple housing types and lot sizes.

A central gathering space is one of the characteristics of a Mixed Residential Neighborhood. One of the preserved ponds is centrally located on the western half of the development; however, no activation of this space is proposed to create a gathering space for the residents which is not consistent with the UDO standards. Smaller active open spaces and tree preservation areas are proposed throughout the site. These are connected through a system of sidewalks and walking trails.

The proposed development is mostly per the base standards of the UDO. The applicant has proposed to modify the minimum lot frontage for a driveway standard from 60 to 50 feet on a maximum of 25% of the detached unit lots. The purpose is to create lot size variety in accordance with the Conditional Zoning District lot area requirements. Staff analysis of this request has determined that the reduction will impact neighborhood character and that alternative designs that may include alleys for narrower lots should be considered.

Residential façade design standards are proposed, which include material, color, and minimum square footage requirements. The proposed standards also limit how close homes of the same floorplan, façade, or color scheme are located to ensure a variety of styles on the same block. There is some concern with the garage of the smaller units being predominant. No standards are proposed to address this concern at this time.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

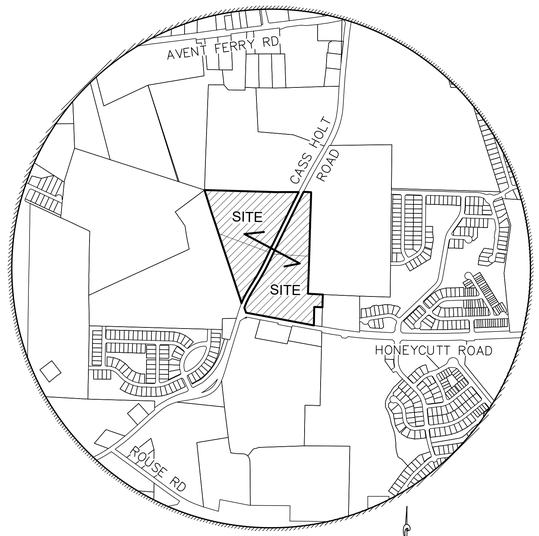
1. The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood. The proposed standards for development and design guidelines are mostly per the base standards of the UDO. Does the Development and Design Manual guidelines and lot width reduction for front loaded housing ensure a unique or innovative design related to open space design, lot layout, and building design?

PLANNING BOARD RECOMMENDATION

ACTION #1:

SAMPLE PLAN CONSISTENCY STATEMENT:
The requested zone map change from RR Rural Residential to NR 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.

ZONE MAP CHANGE PETITION MOTION:
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 PINs #064822106 and 0648310294 from RR: Rural Residential to NR CD: Neighborhood Residential Conditional District as submitted by Milestone Developments, LLC.



VICINITY MAP
1" = 1000'

CASS HOLT CROSSING

5608 & 5629 Cass Holt Road
Holly Springs, NC 27540

MASTER PLAN

PROJECT NUMBER: PLRZ202200302/ 22-REZ-15

DATE: OCTOBER 28, 2022

SITE DATA

PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN & SITE ADDRESS:	0648.22.8106 – 5608 Cass Holt Road 0648.31.0294 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
OWNER(S):	Weatherspoon, Leonard A Heirs 921 Deerfield Road Raleigh NC 27609 Dewar, Evelyn B 5629 Cass Holt Road Holly Springs NC 27540
CONTRACT TO PURCHASE:	Milestone Developments, LLC 142 Towerview Court Cary NC 27519 Tele: 919.417.4429 / Fax: – colen@milestone–developments.com
ANNEXATION #:	pending
EXISTING ZONING:	Rural Residential (RR)
PROPOSED ZONING:	Neighborhood Residential–Conditional District (NRCD)
SITE AREA:	
GROSS AREA:	46.15 Acres
R/W DEDICATION:	2.34 Acres
NET AREA:	43.81 Acres
RIVER BASIN:	Cape Fear
WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
REQUIRED SETBACKS	
for single family units:	
FRONT:	20'
CORNER:	5'
SIDE:	5'
REAR:	20'
for townhome units:	
FRONT:	5'
CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/l
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESORY
REQUIRED BUFFERS	
ADJACENT TO CASS HOLT:	5' TYPE A
ADJACENT TO HONEYCUTT:	5' TYPE A
OTHER PERIMETER:	5' TYPE A
TYPE A BUFFER REQUIRES 5 SHRUBS, 2 DECIDIOUS TREES/100'	
PROPOSED DENSITY:	2.42 DU/AC
ON–SITE PRIVATE OPEN SPACE	
REQUIRED: 30% – ≥13.845 Acres	
TREE PRESERVATION AREAS	
REQUIRED: 20% – ≥9.23 Acres	
ACTIVE RECREATION AREAS*	
REQUIRED: 5% – ≥2.31 Acres	
(INCLUDES TOT LOT OF AT LEAST 0.347 Acres)	
FLEXIBLE SPACE AREAS –	
REQUIRED: 5% – >2.31 Acres	

NOTE:
PROPOSED ON–SITE PRIVATE OPEN SPACE CONFIGURATIONS AND LOCATIONS ARE INDICATED CONCEPTUALLY ON THE ACCOMPANYING ON–SITE PRIVATE OPEN SPACE PLAN. AREAS OF OPEN SPACE CATEGORIES LISTED IN THE SITE DATA TABLE ABOVE SHALL BE EXCEEDED ON DEVELOPMENT PLANS SUBMITTED SUBSEQUENT TO THE REZONING OF THESE PROPERTIES.

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	CONCEPT PLAN
4	TRANSPORTATION PLAN
5	ON–SITE PRIVATE OPEN SPACE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	TYPICAL SECTIONS
9	LANDSCAPE PLAN

Wm G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
Ph:919-467-9708 Fx:919-460-7585
C-0329

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

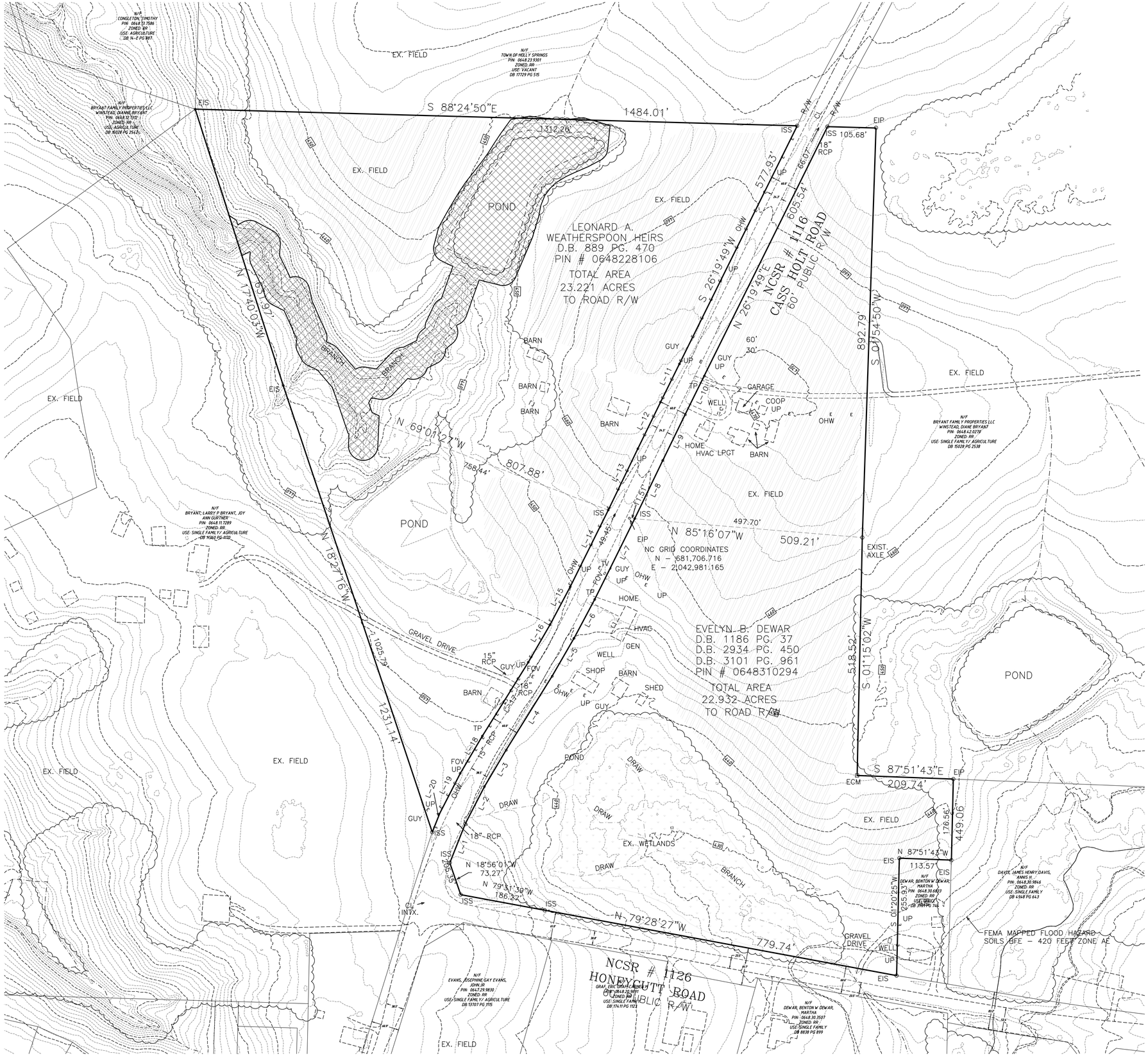
Project
Cass Holt Crossing

Cover

Date
October 28, 2022

Scale
None

Sheet
1



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12.09.22 Per ToHS 1st review
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06.20.23 Per Staff review

Project
Cass Holt Crossing

Existing Conditions Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
2

SITE DATA

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NET AREA:	43.81 Acres
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WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
REQUIRED SETBACKS	
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SIDE:	5'
REAR:	20'
for townhome units:	
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CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/l
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESORY
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06.20.23 Per Staff review

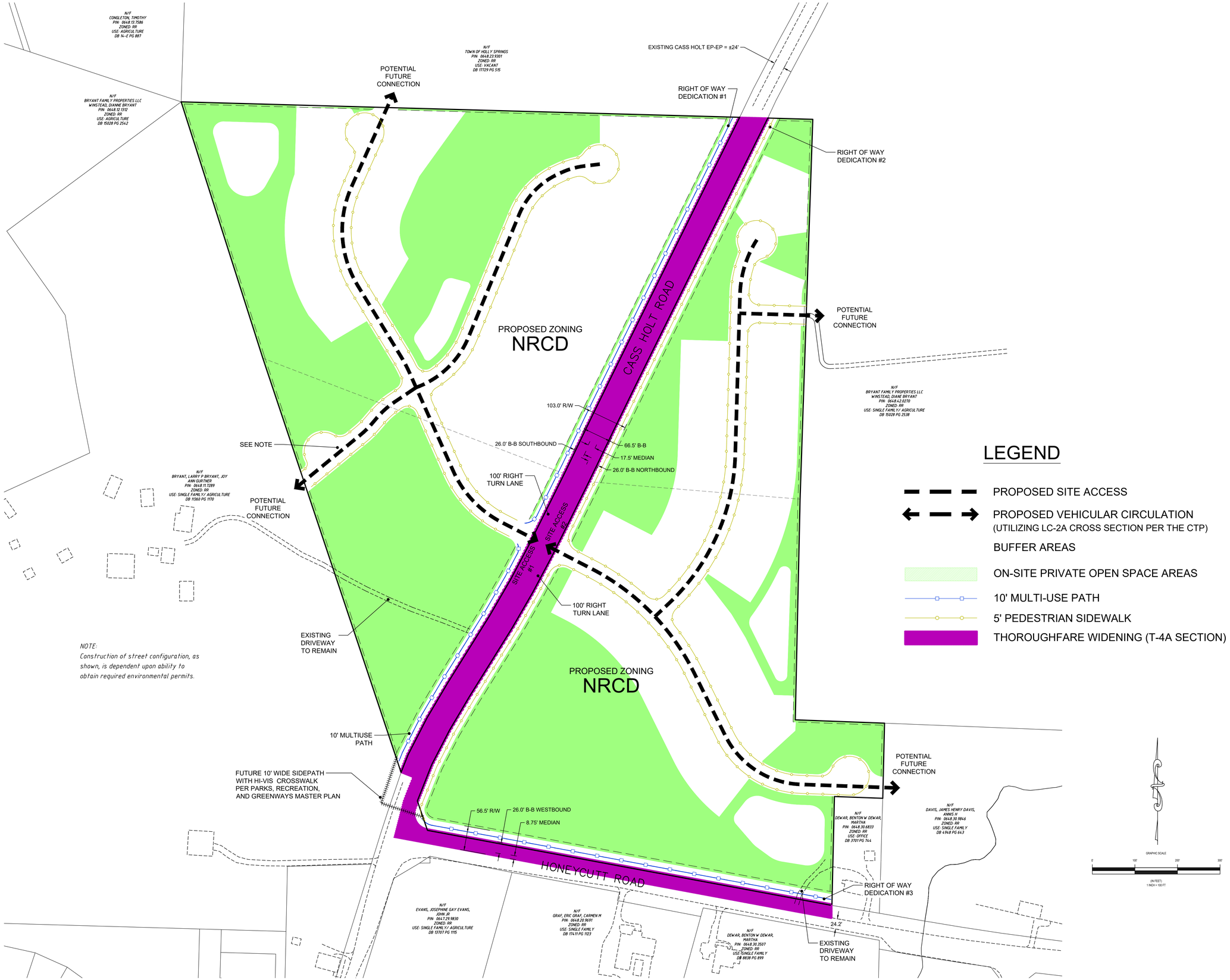
Project
Cass Holt Crossing

Schematic Layout

Date
October 28, 2022

Scale
1" = 100'

Sheet
3



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6.12.23 Per ToHS 4th review

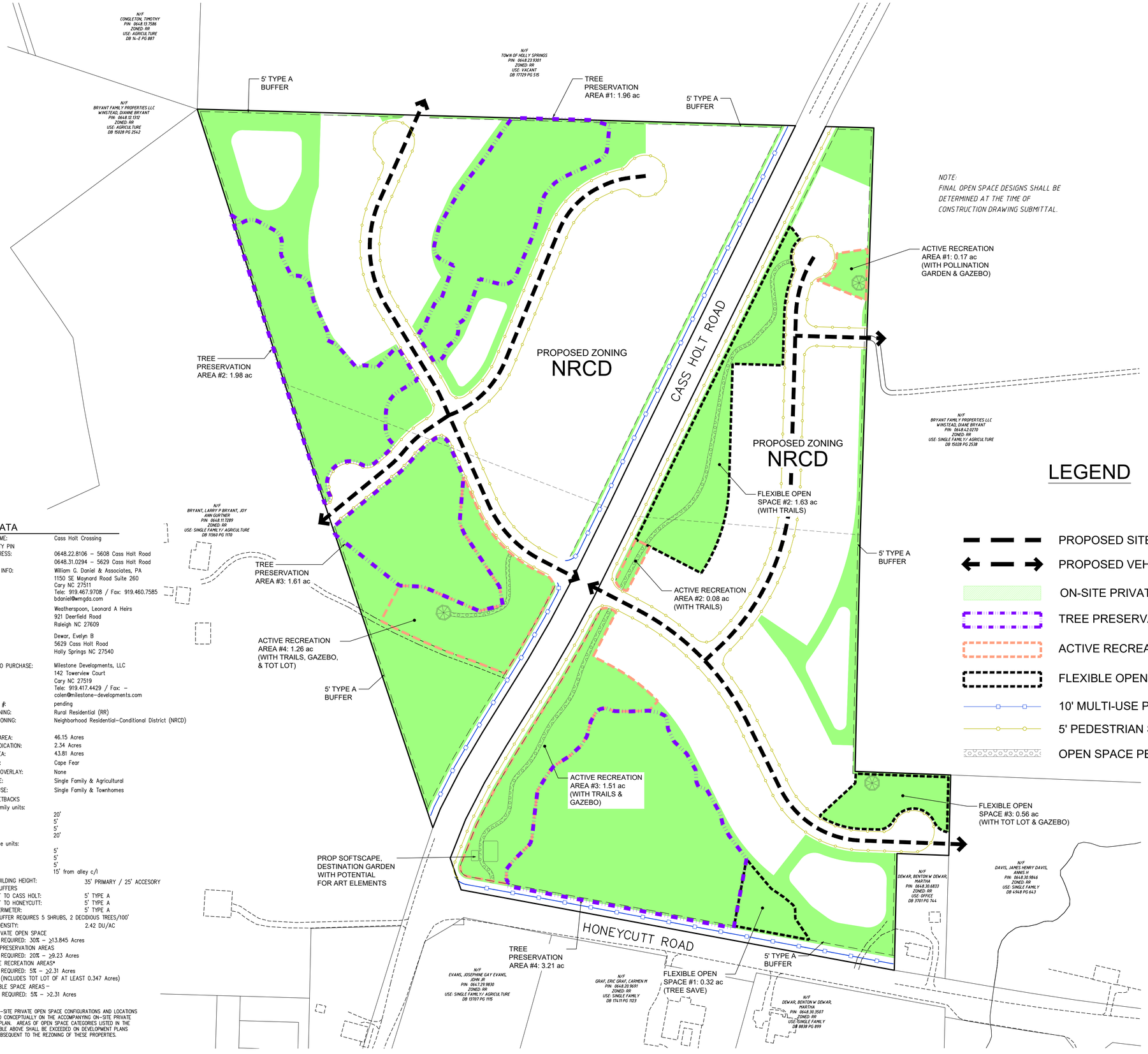
Project
Cass Holt Crossing

Transportation Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
4



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06.20.23 Per Staff review

Project
Cass Holt Crossing

On-Site Private Open Space Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
5

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Project
Cass Holt Crossing

Grading/Spot Plan

Date
October 28, 2022

Scale
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Sheet
6

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Project
Cass Holt Crossing

Utility Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
7

CASS HOLT ROAD / HONEYCUTT ROAD PROPOSED SECTION

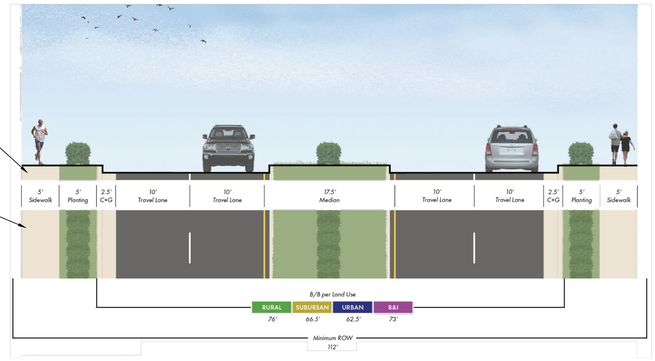
T-4A

Thoroughfare | 4 Lanes

T-4A Minimum

PARKS AND RECREATION DICTATE A 10' MULTI-USE PATH ALONG NORTH SIDE OF HONEYCUTT ROAD (ADDING 5' TO SECTION)

PARKS AND RECREATION DICTATE A 10' MULTI-USE PATH ALONG WEST SIDE OF CASS HOLT ROAD (ADDING 5' TO SECTION)



T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
Ph:919-467-9708 Fx:919-460-7585
C-0329

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

Roadway Sections

Date
October 28, 2022

Scale
None

Sheet
8

N/F
CONGLETON, TIMOTHY
PIN: 0648.13.7586
ZONED: RR
USE: AGRICULTURE
DB 14-E PG 887

N/F
BRYANT FAMILY PROPERTIES LLC
WINSTEAD, DIANNE BRYANT
PIN: 0648.12.7312
ZONED: RR
USE: AGRICULTURE
DB 15028 PG 2542

N/F
BRYANT, LARRY P BRYANT, JOY ANN GURTNER
PIN: 0648.11.7299
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 11368 PG 1170

N/F
TOWN OF HOLLY SPRINGS
PIN: 0648.23.9301
ZONED: RR
USE: VACANT
DB 17729 PG 515

N/F
BRYANT FAMILY PROPERTIES LLC
WINSTEAD, DIANE BRYANT
PIN: 0648.02.9270
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 15028 PG 2538

N/F
EVANS, JOSEPHINE GAY EVANS, JOHN JR
PIN: 0647.29.9830
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 13707 PG 1115

N/F
GRAF, ERIC GRAF, CARMEN M
PIN: 0648.20.9691
ZONED: RR
USE: SINGLE FAMILY
DB 17411 PG 1123

N/F
DEWAR, RENTON W DEWAR, MARTHA
PIN: 0648.30.3507
ZONED: RR
USE: SINGLE FAMILY
DB 8838 PG 899

N/F
DEWAR, RENTON W DEWAR, MARTHA
PIN: 0648.30.6823
ZONED: RR
USE: OFFICE
DB 3701 PG 746

N/F
DAVIS, JAMES HENRY DAVIS, ANNIS H
PIN: 0648.30.9846
ZONED: RR
USE: SINGLE FAMILY
DB 4948 PG 643

CASS HOLT ROAD

HONEYCUTT ROAD

5' TYPE A BUFFER
2 DECIDUOUS TREES/100'
&
5 SHRUBS/100'

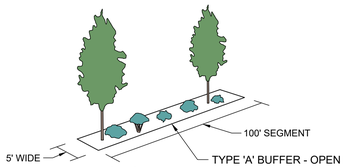
EXISTING VEGETATION TO SATISFY PERIMETER BUFFER REQUIREMENTS IF SUFFICIENT (CONTACT INSPECTOR)

DECIDUOUS TREE/60' OF LOCAL STREET (20' SETBACK)

DECIDUOUS TREE/40' OF LOCAL STREET (<20' SETBACK)

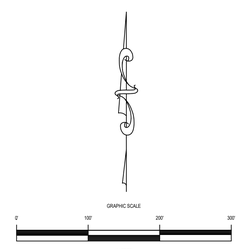
TREE SPECIES FOR CASS HOLT:
JAPANESE ZELKOVA &
FOREST PANSY REDBUD

TREE SPECIES FOR HONEYCUTT:
WILLOW OAK &
SOURWOOD



OPACITY: 0
DECIDUOUS TREE/FT*: 2/100'
PERCENT EVERGREEN: 0
SHRUBS/FT*: 5/100'
HEIGHT OF BUFFER: 0'
WIDTH OF BUFFER: 5'

*Deciduous trees and shrubs shall be provided for each 100-foot segment of the site perimeter, or proportionally for a fraction of 100 fee.



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C-0329

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

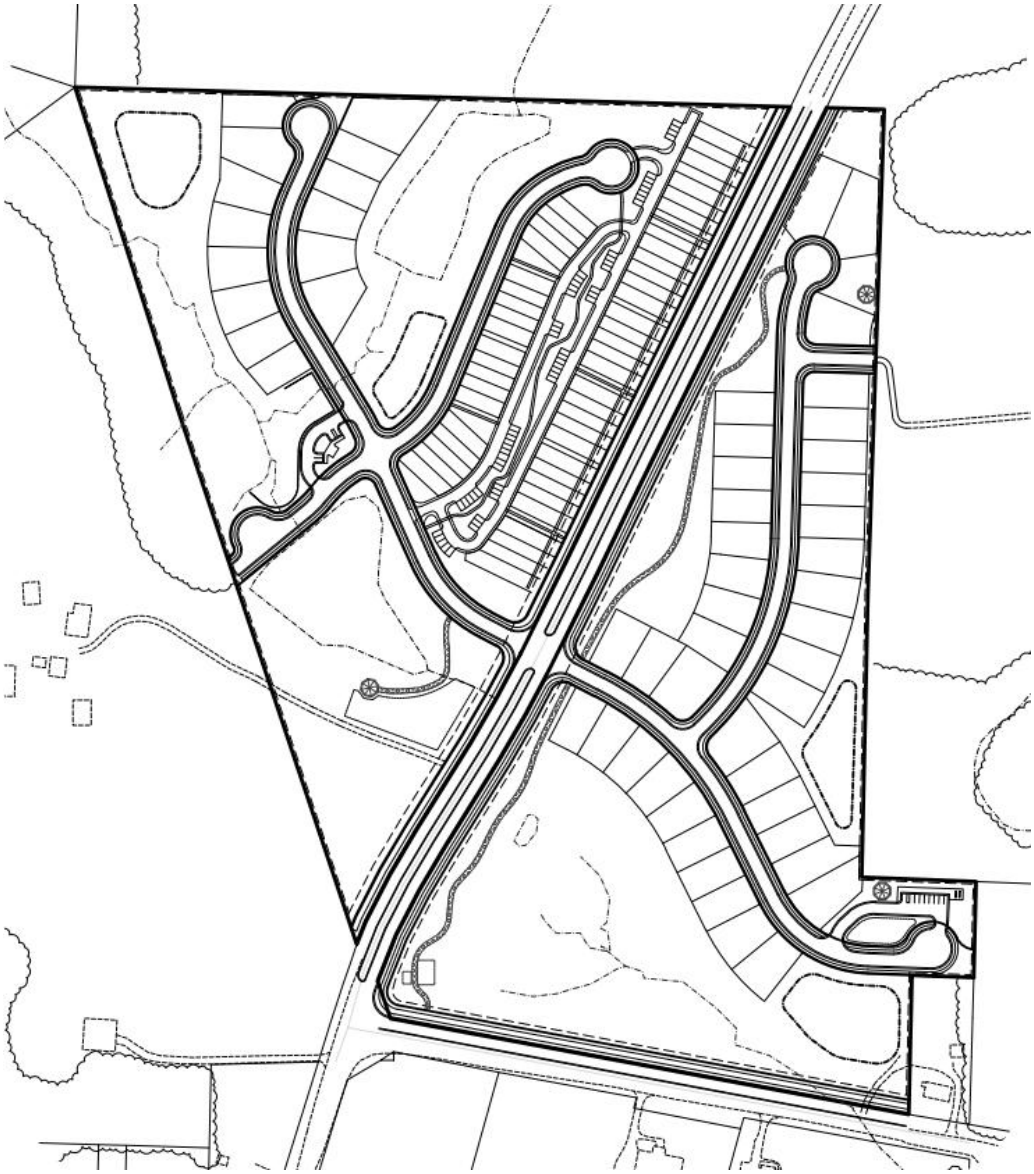
Landscape Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
9

Cass Holt Crossing



Purpose of Document

This document is intended to describe and justify the proposed Conditional Zoning District application of property to be developed as Cass Holt Crossing, and to present the Development and Design Manual for the proposed development.

Development and Design Manual

The Cass Holt Crossing Illustrative Development Plan is intended to serve as guidance for the design of the project and a basis for review of future development plans for conformity to this rezoning petition. As presented in this rezoning document, the ***Cass Holt Crossing Illustrative Development Plan*** along with the ***Illustrative Building Elevation Views*** and ***Proposed Conditions related to Architectural Treatment*** governing architectural treatment of the homes, constitute the **Development and Design Manual** for the proposed Cass Holt Crossing development.

Property Description

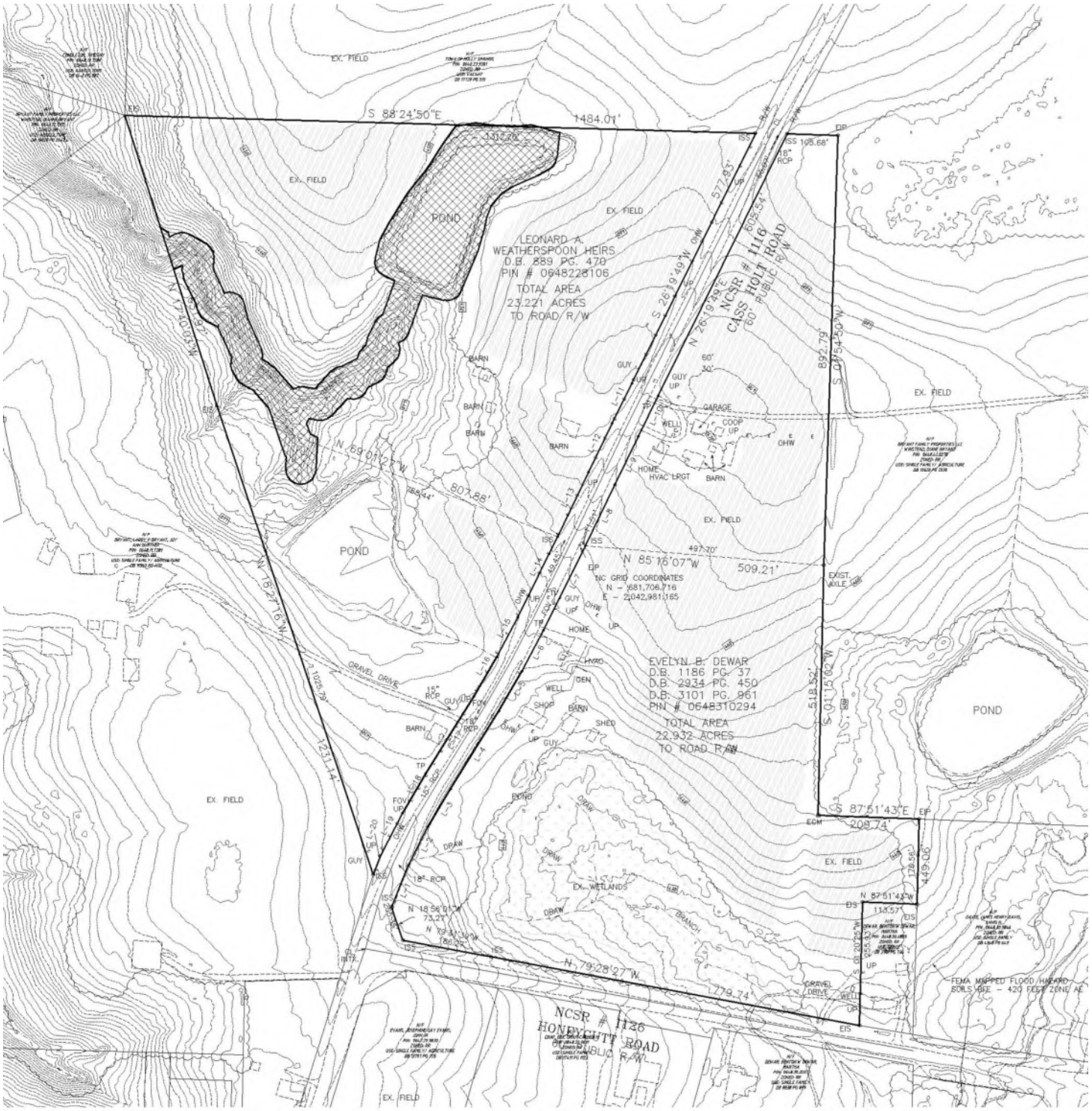
The property subject to this rezoning application is located just north of the intersection of Honeycutt Road and Cass Holt Road. The property abuts the north side of Honeycutt Road and both sides of Cass Holt Road. The property consists of two parcels identified by PIN #s 0648.22.8116 & 0648.31.0294 with a total area of 46.15 acres. Both parcels are currently zoned RR (Rural Residential) and are within the ETJ of the Town of Holly Springs. An exhibit "Existing Conditions" showing existing property conditions follows this page.

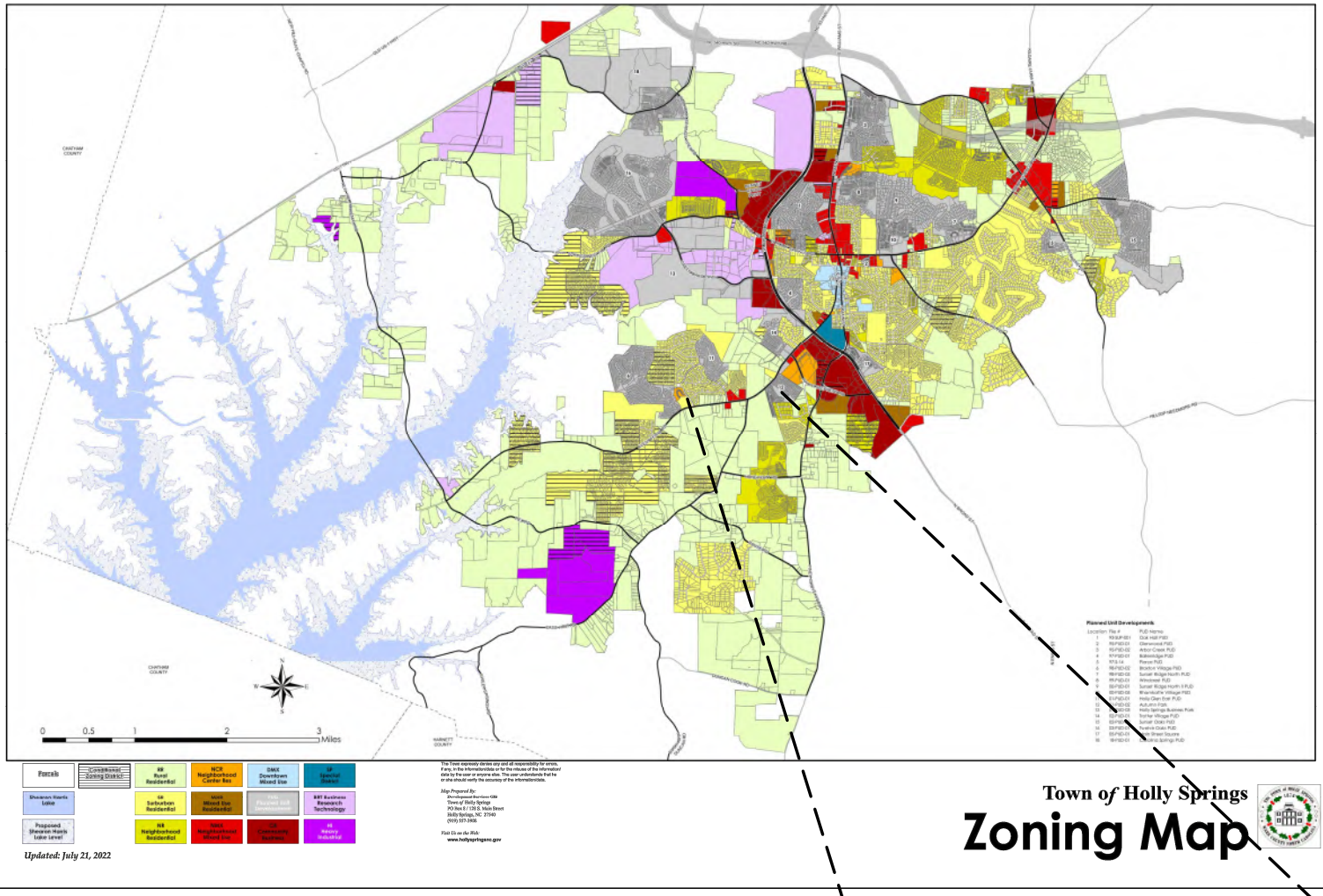
Topographically, the land west of Cass Holt Road slopes generally to the west and south to a buffered stream that bisects the property. The land on the east side of Cass Holt Road slopes generally to the east and south to a non-buffered stream located within an area of jurisdictional wetlands.

Hydrologically, the portion of the property west of Cass Holt Road is generally contributory to Cary Branch, and the portion of the property east of Cass Holt Road is generally contributory to Buckhorn Creek. Both streams are within the Cape Fear River Basin.

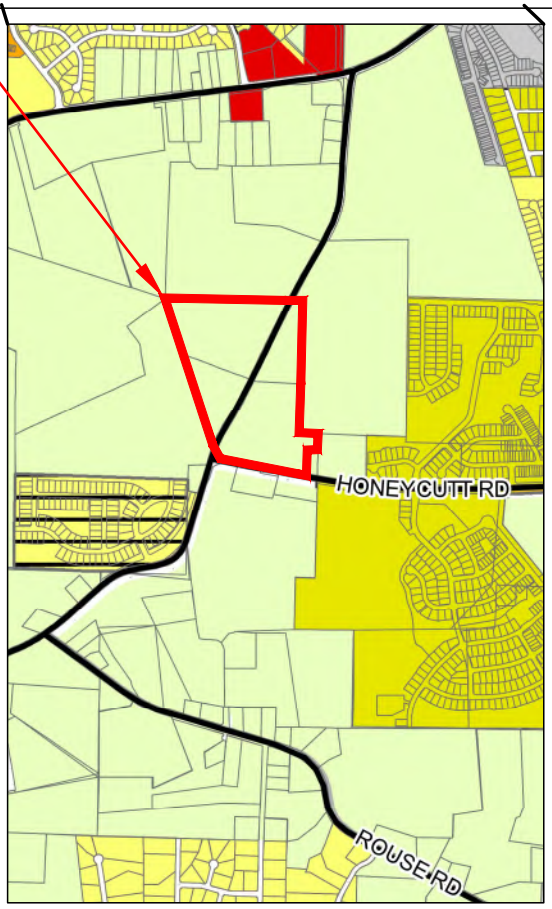
Most of the property is devoted to agricultural uses and exists as cultivated fields. Woodlands of mixed pines and hardwoods occupy portions of the property along the streambanks and within areas of wetlands.

Existing Conditions



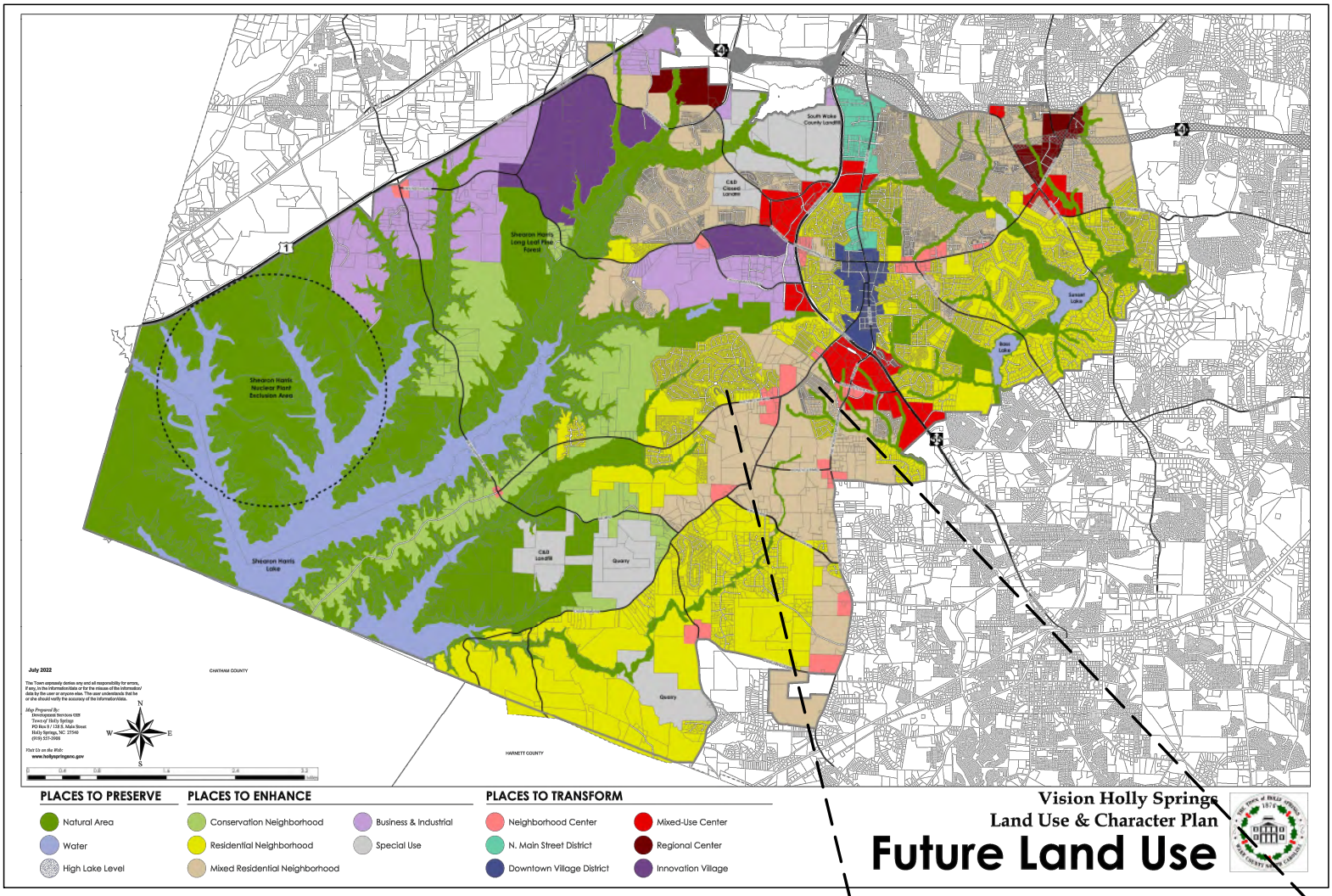


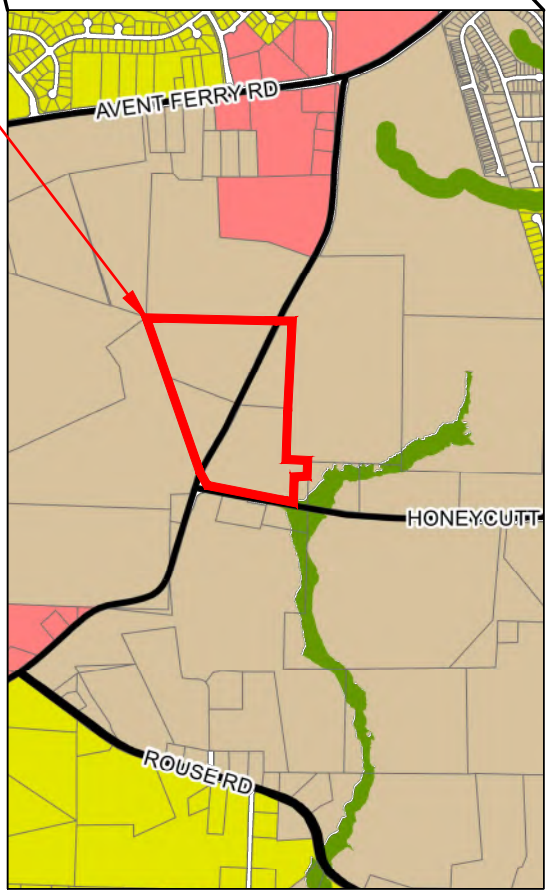
SITE



Existing Land Use & Current Zoning

The existing agricultural use of the property is consistent with its current RR zoning. Immediately abutting land uses are agricultural and single family residential. Valencia, a residential development along Cass Holt Road; and Honeycutt Farm, a residential development along Honeycutt Road in close proximity to the property have been rezoned to SR-CU and NR respectively and are in varying stages of development and build-out. Holly Springs High School is located on the east side of Cass Holt Road less than 1000 feet to the north of the property. On the west side of Cass Holt Road, the Town of Holly Springs owns property abutting the property of this rezoning to the north. This Town-owned parcel is designated for a significant municipal recreational park and major trailhead.





Future Land Use

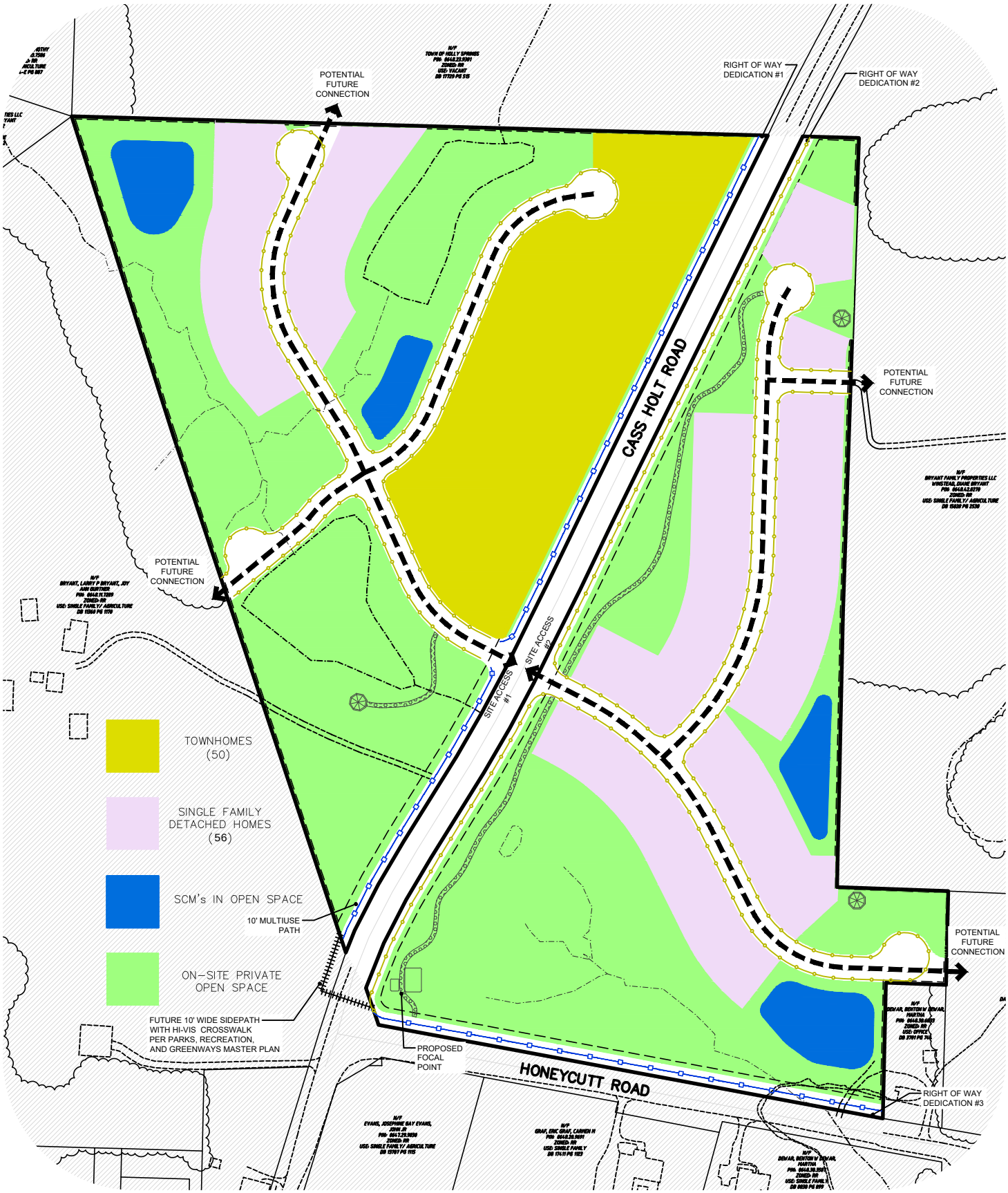
The Future Land Use Map of the Town of Holly Springs designates the properties of this rezoning application and the surrounding areas as Mixed Residential Neighborhood. The requested rezoning to Neighborhood Residential Conditional Zoning District is consistent with the goals of the Future Land Use Plan.

Rezoning Proposal/ Envisioned Development Concept

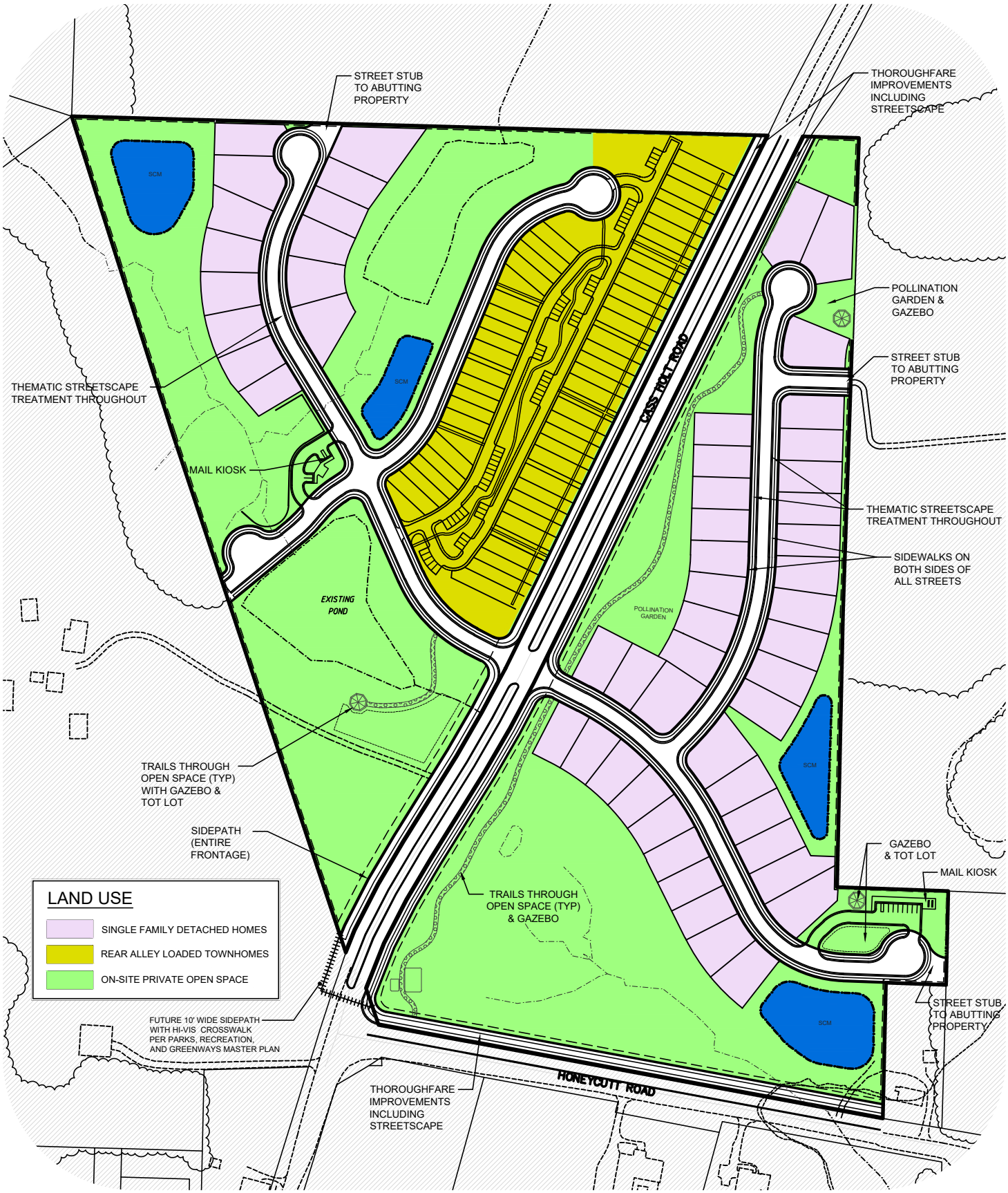
The envisioned development concept is a residential development consisting of a mix of conventional single family detached residences and attached townhomes served by rear alleys. The land use elements that comprise the area of proposed rezoning are delineated on the attached exhibit "Cass Holt Crossing Master Plan". As noted on that exhibit, a maximum total of 106 residences are envisioned with the mix being 50 townhomes and 56 single family detached homes

Accompanying this rezoning application is also an exhibit "Cass Holt Crossing Illustrative Plan" depicting the envisioned configuration of streets, lots, and project features. Integral to the plan is the system of open space, walks, trails, and open space enhancements that will ensure an emphasis on pedestrian access and circulation. In conjunction with the walks proposed along both sides of all streets within the development, thematic streetscape design throughout the project will provide continuity and a perception of project identity.

Cass Holt Crossing Master Plan



Cass Holt Crossing
Illustrative Development Plan



Design Flexibility

The Conditional Zoning District process of the Town provides the opportunity for Development Standards Flexibility and Allowances. These provisions afford flexibility to and/or deviations from the development standards of the base districts and other UDO provisions to achieve more quality, innovative, and sustainable neighborhoods that are otherwise restricted by the specific application of UDO requirements.

In accordance with the conditions of the Cass Holt Crossing Conditional District, the proposed project will meet the standards of UDO Section 2 except as modified below:

-The minimum lot frontage for a driveway will be 50 linear feet, with the stipulation that the frontages of no more than 25% of the detached home lots within the project shall be less than 60 linear feet.

Proposed Conditions related to Architectural Treatment

As part of this rezoning petition, the owner proposes the following conditions to be incorporated into the design and development of the residences of Cass Holt Crossing:

1. Materials
    a. Siding shall be of brick, stone, HardiPlank, or other material of comparable durability, quality and appearance—vinyl siding is not allowed
    b. Roofs shall be of architectural dimensional 30-year shingles
2. Colors-The palette of colors from which exterior building façade materials may be chosen shall be limited to earthtones, gray, white, and green. Hi intensity colors are prohibited.
3. Foundation/FFE Treatment-Slab-on-grade detached homes shall include visibly exposed foundations of at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
4. Square Footage-Single family homes shall have a minimum heated floor area of 2200 s.f. Townhomes shall have a minimum heated floor area of 1600 s.f.
5. Garage Doors-All garage doors shall include window panels or other elements to provide visual surface relief.
6. Spatial relationship of different floor plan models-No two single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other—whether on the same or opposite side of the street. These provisions shall be incorporated into the HOA Association Covenants.
7. Townhome Architectural Treatment—Townhomes shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding. Such mixture of materials shall be applicable to the front façades and all exterior townhome walls that face a public street. Additionally, the street-facing façade of each townhome unit will include either a shift in roofline or a gable, a dormer or other similar special feature to add visual interest to the roof.
8. Accessory Dwelling Units—No restrictions or prohibitions shall be imposed upon accessory dwelling units within the project by plats, deeds, or covenants.

9. EV Outlets—Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

These conditions will be incorporated into a detailed Development and Design Manual to be submitted to the Town for review concurrently with development plans for the project. The design manual would govern the design of homes in Cass Holt Crossing and would also serve as the basis for review of proposed building plans by the project's Architectural Review Committee.

Illustrative Building Elevation Views

Appended to this document are façade renderings depicting the envisioned appearance and architectural elements of the residences that will be constructed within Cass Holt Crossing. Although these renderings are illustrative and subject to change and refinement, achievement of the architectural appearance generally depicted by the renderings is offered as a performance condition of this proposed rezoning.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT

BY AND BETWEEN

MILESTONE DEVELOPMENTS, LLC
&
THE TOWN OF HOLLY SPRINGS

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2023, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **MILESTONE DEVELOPMENTS, LLC** a North Carolina limited liability company, its successors and/or assigns, hereafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer is developing two tracts with the following PIN Numbers: 0648310294 and 0648228106. The development is known as "Cass Holt Crossing". These two tracts are approximately 22.96 and 23 acres respectively, for a total approximate 45.96 acres; and,

WHEREAS, Larry P. Bryant and Joy Ann Gurtner Bryant are fee simple owners by tenancy in common of an approximate 45.99-acre tract with the following PIN: 0648117289 (the "Bryant Tract") that is adjacent to Cass Holt Crossing and not part of that development; and,

WHEREAS, the Developer seeks to bridge an approximate 110-foot gap in a 10-foot-wide side path in order to extend the side path from the western portion of Cass Holt Crossing across Cass Holt Road at a safe crossing point to the eastern portion of Developer's development (the "Project" or "Side Path Extension. A diagram of the Side Path Extension for Cass Holt Crossing is attached hereto and incorporated herein as Exhibit A; and,

WHEREAS, the completion of an unbroken side path for Cass Holt Crossing requires that the Side Path Extension cross the Bryant Tract for approximately 110 feet; and

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

WHEREAS, it is beneficial to the Town and Developer to construct and coordinate the completion of the Side Path Extension to serve Cass Holt Crossing and the future needs of the Town; and

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

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

WHEREAS, the Town considers the completion of Cass Holt Crossing to be favorable to the Town. Further, the Developer has agreed to design, secure bids, award the contract, initially pay for and oversee the construction of Cass Holt Crossing subject to the terms below; and,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which are incorporated by reference as if set forth below, the Town and the Developer agree as follows:

ARTICLE I

1. **General**: All terms of this Agreement shall become enforceable upon the later of: (i) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (ii) the annexation of the Property into the Town, if not already annexed; and (iii) the approval of the Master Plan by the Town Council, if not yet approved. For the portions of the Property not currently within the corporate limits of the Town (if applicable), Town Council shall in its sole legislative discretion make the determination after holding a public hearing on the matter as to whether the ETJ Property shall be annexed into the corporate limits of the Town.

2. **Definitions**:

   a. **Actual Costs**: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Construction Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is

incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. **Construction Drawings**: The civil engineering drawings for the Project as submitted to and approved by the Town and other applicable authorities as required for the issuance of construction permits for the Project.

c. **Infrastructure Project(s):** Any project or Public Improvement, described herein that will become an asset of the Town or NCDOT, regardless of who constructs it.

d. **Parkland Dedication Fees-In-Lieu** – The Town's standard fee required for subdivision of land pursuant to N.G.G.S § 160D-804(d) and the Town's Unified Development Ordinance (UDO).

e. **Project**: The Town's and Developer's plan to develop the Property in the manner described in the Master Plan, and as approved by the Town Council through its normal development process.

f. **Public Improvements:** The construction, according to the specifications and conditions of the Town, of a Side Path Extension for Cass Holt Crossing that would connect pre-existing side paths, as described in the Master Plan or other construction documents approved by the Town.

g. **Project Permits**: The building permits for the construction of the Project pursuant to the approved Construction Drawings.

h. **Side Path**: A paved public trail, with a standard width of ten (10) feet, typically located within a street right-of-way.

ARTICLE II
DESCRIPTION OF AGREEMENT

1. TERM: The duration of this Agreement is for five (5) years from execution of this Agreement. The parties are not precluded from entering into subsequent agreements that may extend the original term. Any obligations of the Town to reimburse the Developer extending beyond expiration of the Term shall be in full force and effect. Failure of the Developer to commence the Project within the Term shall terminate all obligations herein, however failure to complete the Project within the term shall not relieve the Developer or Town of its obligations. After ten (10) years of the execution of this Agreement, any obligation of the Town to reimburse the Developer shall cease.

2. REZONING: The Parties hereby agree that the current zoning of the Property surrounding infrastructure is inadequate to support the Master Plan and the Project. Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Property, its future uses, and the residents of the surrounding area that may be affected by the Project. While the Project is consistent with the Town's long-range planning documents, the current infrastructure does not exist and therefore the Town would not ordinarily grant zoning

approval, Project Permits, such approvals as the Master Plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are in place to accommodate the residents of the Project. The Town and Developer wishes to accelerate the Town's approval through its covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Property.

3. Public Improvements:

(a) CONSTRUCTION: The Developer shall design the Side Path Extension for Cass Holt Crossing, subject to approval by the Town, concurrently with the infrastructure design for the first phase of the Cass Holt Crossing. After approval by the Town of the scope of work to be bid, Developer will secure work bids for the ten (10) foot wide side path and associated pedestrian crossing and any peripheral items, including but not limited to a pedestrian signal and signage. Upon approval by the Town, Developer will award the contract and will cause the Side Path Extension for Cass Holt Crossing to be constructed. The Developer will seek pre-approval of actual and projected costs for the Project from the Town prior to incurring actual costs. The Developer will pay for the actual costs to construct the Side Path Extension for Cass Holt Crossing.

(b) EASEMENTS: The Developer shall acquire the necessary rights of way and/or easements for the construction of the Side Path Extension for Cass Holt Crossing. If the Developer is unable to acquire necessary rights of way, the Town shall institute condemnation proceedings to acquire the rights of way and/or easements for the Side Path Extension and shall acquire and furnish all necessary easements. Acquisition and funding for all necessary easements shall be completed in accordance with the terms of this Agreement.

(c) FEES-IN-LIEU: The Town shall grant the Developer a dollar-for-dollar waiver of Parkland Dedication fees-in-lieu owed by the Developer up to the total actual costs expended by the Developer to construct the Side Path Extension for Cass Holt Crossing. The remainder of fees owed shall be paid in accordance with the timing provided in the Town's UDO and adopted annual budget ordinance.

ARTICLE III
DEVELOPER'S DUTIES

Subject to the satisfaction of each of the Conditions Precedent:

1. The Developer shall construct the Project in accordance with the Construction Drawings approved by the Town, requirements of the Town, and according to engineering best practices.

2. The Developer shall construct the Infrastructure Project(s) in a workmanlike manner according to the design specifications and criteria of the Town and

NCDOT which are existing at the time of this Agreement. Notwithstanding the results of any current or subsequent TIA Requirements, the Developer shall be able to adjust such work as described in this Article.

3. The Developer shall pay any other required development fees-in-lieu and fees pursuant to the Town Budget Ordinance at such time as they would ordinarily become due that are in excess of the actual construction costs for the Project previously spent by the Developer.

ARTICLE V
OTHER

Subject to the satisfaction of each of the Conditions Precedent:

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

2. The Town agrees that it shall act consistent with its rules, regulations, and common practices on any application for permits associated with the development of the Project or the construction of any Infrastructure Project.

3. In the course of installing the Project or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and rights of way and shall hold the Town harmless. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents (collectively, "Indemnified Parties") free and harmless from and against any and all direct and actual losses, penalties, damages, settlements, costs, charges, liens, professional fees, or other expenses or liabilities caused by Developer or its contractors or agents entry onto and performance of work on the easements and rights of way of the Town in connection with the development of the Project and not resulting from the gross negligence or intentional misconduct of any of the Indemnified Parties ("Indemnified Matters"). The Developer further agrees to investigate, handle, provide defense for and respond to, any claims pertaining to Indemnified Matters at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

4. The Developer shall acquire the necessary rights of way for the construction of the Side Path Extension for Cass Holt Crossing. If the Developer is unable to acquire necessary rights of way for market value for the construction of the Side Path Extension for Cass Holt Crossing, the Town shall institute condemnation proceedings to acquire the rights of way and/or easements for the Side Path Extension (the "Easements"). In the event

the Town institutes condemnation proceedings to acquire Easements for the Side Path Extension, the Town shall retain all legal authority with respect to settlement, negotiations, trial strategy, and opinions as to value. Following completion of the condemnation proceedings for the Easements, the Developer shall deposit with the Town the Developer's Share (100%) of the costs to acquire the Easements, including any fees such as appraisal fees, expert witness fees, and court fees. For any Developer expense relating to condemnation proceedings herein for off-site Side Path easement acquisition, the Developer shall be allowed a fee-in-lieu credit as described in Art II (3)(c), above.

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

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

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

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

FOR THE TOWN:	**FOR THE DEVELOPER:**
Randy J. Harrington	_____
Town Manager	_____
PO Box 8	_____
Holly Springs, NC 27540	_____
Reference: CASS HOLT CROSSING SIDE PATH EXTENSION	

9. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The parties consent to the jurisdiction of Wake County.

10. This Agreement is not assignable by the Developer to an unaffiliated third-party without the prior written consent of the Town, which consent may be evidenced by written communication from the Town Manager. However, Developer may assign its rights and obligations under this Agreement to an entity in which Developer or any of its direct or indirect owners has an interest without the necessity of further consent.

11. The section and subsection headings in this Agreement have been included for convenience only and are not part of the Agreement and shall not be taken as an interpretation of any provision of this Agreement.

12. A ruling by any court that one or more of the provisions contained in this Agreement is invalid, illegal, or unenforceable in any respect shall not affect any other provision of this Agreement so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any party. Thereafter, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended to the extent necessary to be enforceable within the jurisdiction of the court making the ruling and to preserve the transactions contemplated by this Agreement to the greatest extent possible.

13. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no representations, warranties, covenants or obligations except as set forth in this Agreement. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions relating to the subject matter hereof, written or oral, of the parties.

14. It is anticipated that, upon completion of the Project, following any necessary holding periods, the improvements constructed pursuant to this Agreement shall be dedicated to the Town (or such other applicable government entity), and upon dedication, conveyance or assignment of such easements/improvements to the proper governmental entity, the obligations of the Developer with respect thereto shall terminate, and such applicable governmental entity shall have the continuing and ongoing obligation to maintain and repair the same.

15. This Agreement does not guarantee any specific approvals of any proposed development plan, provided, however, that all approvals granted prior to the date of this Agreement shall continue to be valid and in full force and effect.

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

EXHIBIT A: Site Plan of Project

[Signatures Appear on Following Page]

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

THE TOWN

(*Town Seal*)

TOWN OF HOLLY SPRINGS

BY:
Randy J. Harrington, Town Manager

ATTEST:

_____
[ ] Linda McKinney, Town Clerk
[ ] Kathryn White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

WITNESS my hand and official stamp (or seal), this the ____day of _____, 2023.

_____
Notary Public

My Commission Expires:_ _ _ _

Date: _____

_____
_____, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: _____

THE DEVELOPER

MILESTONE DEVELOPMENTS, LLC, North Carolina limited liability company

By: _____
Name: Colen Davidson
Title: President and Founder

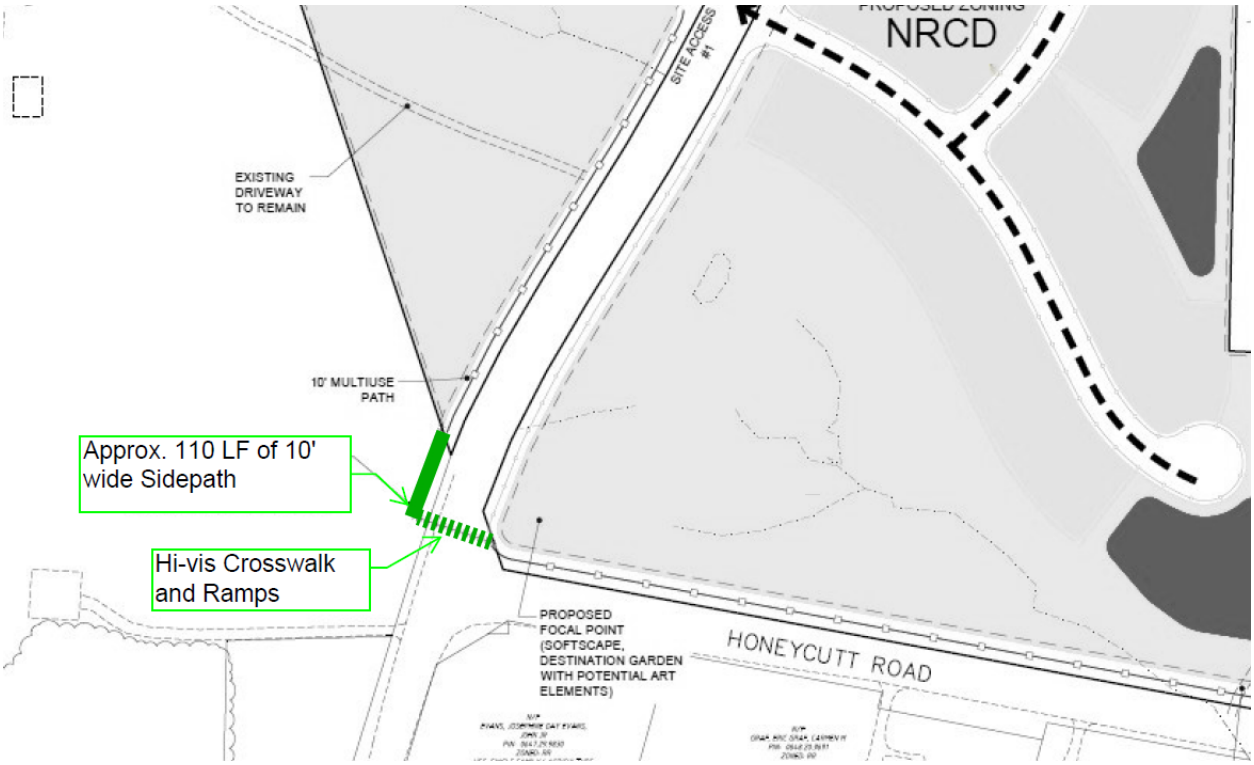
STATE OF _____
_____COUNTY

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

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

EXHIBIT A


NRCD
SITE ACCESS #1
EXISTING DRIVEWAY TO REMAIN
10' MULTIUSE PATH
Approx. 110 LF of 10' wide Sidepath
Hi-vis Crosswalk and Ramps
PROPOSED FOCAL POINT (SOFTSCAPE, DESTINATION GARDEN WITH POTENTIAL ART ELEMENTS)
HONEYCUTT ROAD

Ordinance No. RZ23-06
Date Submitted: July 18, 2023
Date Adopted: September 19, 2023

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

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

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 46.15 acres of Wake County PINs 0648310294 and 0648228106 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District; and

WHEREAS, the Vision Holly Springs: Town of Holly Springs Comprehensive Plan designates said parcels on the Future Land Use Map as Mixed Residential Neighborhood; and

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

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on June 27, 2023 and recommended approval by a vote of 7-0; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held legislative hearings on July 18, 2023, August 15, 2023, September 19, 2023, and October 17, 2023 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is consistent with Vision Holly Springs: Town of Holly Springs Comprehensive Plan since the proposed Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Future Land Use Plan Map designation of this property as Mixed Residential Neighborhood District and the proposed Neighborhood Residential Conditional Zoning District (CD) would create a mix of residential housing types within a walkable community with connected active and passive open spaces, and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest as it will help increase home and neighborhood choices in Holly Springs; and

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

Part 1: **Amend Unified Development Ordinance Section 1.7 Official Zoning Map** with the following rezoning request: #22-REZ-15 to change the zoning of PINs# 0648310294 and 0648228106 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

The properties are subject to all the conditions listed in the Rezoning Master Plan and Design Manual dated 6/20/23 by William G. Daniel & Associates.

Part 2: **REPEAL OF CONFLICTING ORDINANCES**
All ordinances or parts of the Town Code of Ordinances of the Town of Holly Springs conflicting or inconsistent with the provisions of this Rezoning Ordinance are hereby repealed.

Part 3: **SEVERABILITY**
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4: **INCLUSION IN CODE**
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code of Ordinances of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 5: **EFFECTIVE DATE**
The provisions of this ordinance shall become effective October 17, 2023 in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of October 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 18.

Public Hearings
Title: Friendship Innovation Park Rezoning 22-REZ-17 - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Economic Prosperity & Diversity
Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Open and continue public hearing to October 17, 2023.

Explanation:

- The applicant has requested a continuance to revise the application in order to provide more clarity on maximum building height, mix of uses, and a timeline for commercial development.
- 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: Legislative, Rezoning
- The Town has received a request to rezone 349.05 ± acres located near the intersection of Friendship Road and Holly Springs New Hill Road from RR Rural Residential to BRT Business & Research Technology and from BRT Business & Research Technology, CB Community Business, and RR Rural Residential to IVMX-CD Innovation Village Mixed Use Conditional Zoning District (CD).
- The properties are located in the previously approved Friendship Innovation Park. The proposal will rezone the undeveloped parcels within the Park, including two parcels (149.16 acres) being added through a concurrent Master Plan Amendment (21-MAS-04-A02).
- The CD allows the applicant the option to request flexibility or deviations from the development standards in exchange for a higher quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- CD proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- A proposed conceptual plan was provided with the rezoning request, which shows areas to be rezoned to IVMX-CD or BRT. Only one parcel will be rezoned to BRT. It is adjacent to other BRT zoned parcels, which are the approved Amgen Development Plan site and proposed Friendship Industrial Deveopment Plan site. These two sites are not being rezoned. The proposed IVMX-CD zoning has three development areas. Area 1 is a

centrally located employment hub for manufacturing and research. Area 2 adjacent to Hwy 1 will be a mixed-use area with restaurants, retail, hotels, and apartments. Area 3 will be a transitional area with smaller scale apartments, mixed-use buildings, and employment uses.

- The BRT parcel will be developed in accordance with UDO standards. The applicant has proposed to modify and propose additional standards in the IVMX-CD areas. Modified standards are related to increasing building heights for some uses, allowing apartments in standalone buildings, modifying allowable parking locations, and allowing larger buildings for logistics and distribution uses. Additional standards include providing architectural elements at primary building entry points, connecting active open spaces with a network of sidewalks and pathways, and encouraging the use of native plant species to blend with their natural surroundings.
- This development is proposing to tie to the public potable water and reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development.
- This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. Additional pump stations are expected to be needed to serve the portion of the project located east of Friendship Road.
- The town adopted a Water Resource Management Policy that went into effect July 1, 2023. This application was submitted prior to July 1st and therefore is not subject to the policy at this time.
- Per the Town's UDO and CTP, the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road, so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.
- The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.
- A TIA Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development.
- A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on August 22, 2023:

- Liked that a variety of housing will be provided in close proximity to employment uses. This gives workers the option of walking or biking to work.
- Requested that the applicant consider including a grocery store and gas station to serve this area of town.
- Appreciated the setbacks that were being provided in the different areas of the project

based on adjacent existing uses.

Planning Board Recommendation:
The Planning Board recommended approval (6-1) [2 absent]

- Mr. Bess voted against the motion for the proposal not being consistent with the Innovation Village Future Land Use Plan designation, providing too much flexibility, for being too large and not walkable with residential units only proposed in subareas 2 and 3, and for not having standards to ensure an integration of uses/building types, space for smaller businesses/maker/artists, gradual transition to adjacent existing development, or other elements of an Innovation Village.

Background:

- The Friendship Innovation Park Master Plan was approved on September 7, 2021 for industrial development. An amendment to add two parcels and revisions to meet the proposed rezoning is concurrently being requested (21-MAS-04-A01).
- The majority of the site was rezoned from R-30 Residential to RT Research & Technology and CB Community Business on October 19, 2021. The RT zoning was reassigned to BRT Business & Research Technology on March 1, 2022 with the adoption of the 2022 UDO.
- A Development Plan (21-DP-08) was approved for the Amgen site on November 30, 2021. Another Development Plan (22-DP-10) is currently under separate review for Friendship Industrial.

Funding Source(s):
N/A

Attachment(s):
1. 22REZ17_FriendshipInnovationPark - PBStaffReport
2. 22REZ17_FriendshipInnovationPark_Petition
3. 22REZ17 FriendshipRezoning Plans
4. 22REZ17_FriendshipInnovationPark_Narrative
5. 22REZ17_Friendship_DevDesignManual

Town *of* Holly Springs
Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE
Friendship Innovation Park
22-REZ-17/22-CPA-02

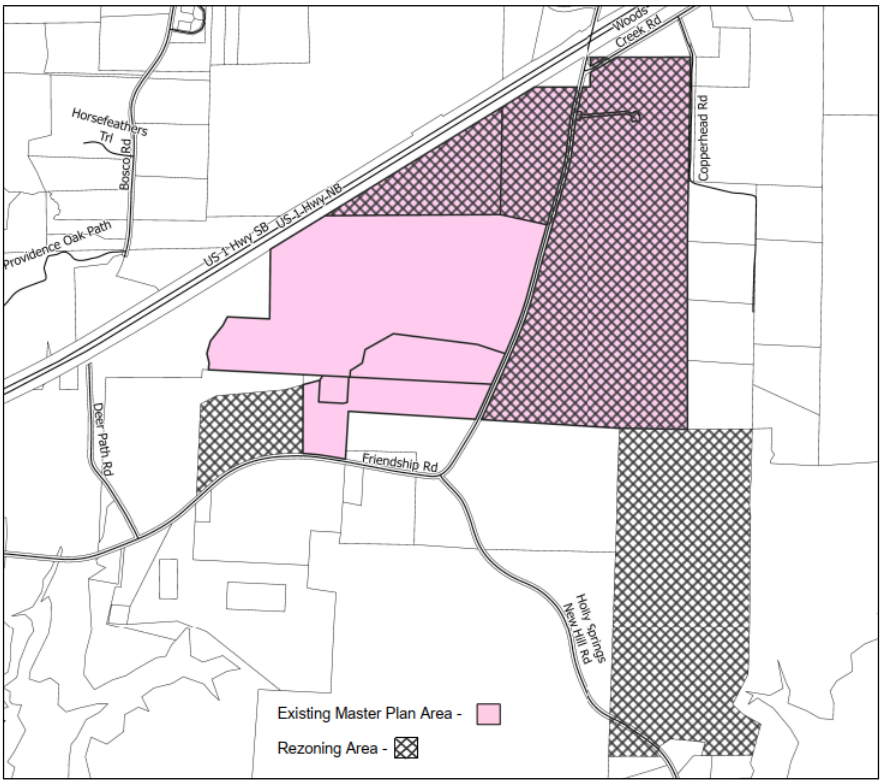
PETITIONER(S):
Timmons Group
Brandon McLamb
5410 Trinity Rd., Suite 102
Raleigh, NC 27607

DEVELOPER(S):
Trustwell Property Group
Jon Keener
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER(S):
Helix Ventures, LLC
3717 National Dr., Suite 209
Raleigh, NC 27612

Friendship Road Landco, LLC
CMP Management LLC
400 N Ashley Dr., Suite 1100
Tampa, FL 33602

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: August 22, 2023
Public Hearing and Town Council Action: September 19, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
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**
Helix Ventures, LLC	0720719912	BRT Business & Research Technology	26.95 acres
	0639076303	RR Rural Residential	127.88 acres
Friendship Road Landco, LLC	0720904944 (portion of)	BRT Business & Research Technology, CB Community Business	172.94 acres
	0629597133	RR Rural Residential	21.28 acres
		TOTAL	**349.05± acres**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	RR Rural Residential BRT Business & Research Technology CB Community Business	Residential / Vacant
North	RR Rural Residential	Residential
South	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Vacant
East	RR Rural Residential BRT CU Business & Research Technology Conditional Use R-80 (Wake County Jurisdiction)	Residential / Vacant
West	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Substation / Vacant

PROPERTY HISTORY

Rezoning History
Rezoning Number: 21-REZ-03
PINs: 0629617801, 0720518760 & 0720731175
Original Zoning: R-30 Residential
Proposed Zoning: RT Research & Technology (Reassigned to BRT Business & Research Technology March 1, 2022), and CB Community Business
Approved by Town Council on: Oct. 19, 2021

Development Plan History
Development Plan Number: 21-DP-08
PIN: 0720702658
Amgen
Approved by Town Council on: Nov.30, 2021

Development Plan Number: 22-DP-10
PINs: 0629797990 & 0720904944 (portion of)
Friendship Industrial
Approved by Town Council on: TBD (Under Review)

Master Plan History
Master Plan Number: 21-MAS-04
PINs: 0720700500, 0629990816, 0629617801 (portion of), 0720518760 (portion of) & 0720731175 (portion of)
Master Plan for Industrial Development (Friendship Innovation Park)
Approved by Town Council on: September 7, 2021

Master Plan Number: 21-MAS-04-A01
Amendment to Master Plan to add two parcels
PINs: 0629597133 & 0639076303
Under Review Concurrent with this Rezoning

ZONE MAP CHANGE REQUEST		
	CURRENT	**PROPOSED**
Zoning Districts	RR Rural Residential BRT Business & Research Technology CB Community Business	IVMX CD Innovation District Mixed Use Conditional Zoning District & BRT Business & Research Technology
Future Land-Use Designations	Business & Industrial Innovation Village	Business & Industrial Innovation Village*
*Two of the parcels west of Friendship Road are requested to be rezoned to IVMX-CD; therefore, approval of this rezoning would also be considered an amendment to the Comprehensive Plan's Future Land Use Map (22-CPA-02) to change the land use designation in proposed IVMX-CD Area 2 from Business & Industrial to Innovation Village.		

DEVELOPMENT AGREEMENT

A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request:

The Friendship Innovation Park (Park) was rezoned and established in 2021 utilizing the zoning districts in the 2002 Unified Development Ordinance (UDO). The UDO and zoning districts were updated in March 2022 to implement the updated Future Land Use Plan which designated the Park parcels as Business & Industrial or Innovation Village. The applicant is adding two parcels to the Park and rezoning these parcels, along with the other undeveloped parcels within the Park, with the intent to develop a mixed use, employment center. Two of the sites within the Park on the west side of Friendship Road have projects previously approved or currently in review for industrial/R& D development (Amgen and Friendship Industrial). These sites are not included in the rezoning request.

The Town has received a request to rezone 349.05± acres located off of Friendship Rd. and Holly Springs New Hill Rd. from RR Rural Residential, CB Community Business, and BRT Business & Research Technology to IVMX-CD Innovation Village Mixed Use Conditional Zoning District (CD) and BRT Business & Research Technology. A The proposed IVMX – CD zoning has three development areas, which is reflected on the proposed concept plan.

> *IVMX – CD Area 1* is centrally located within the Park. It is proposed to be a hub for employment uses including distribution, research and development, office, manufacturing, and support businesses. This area will also include many park amenities, such as open areas, trails, gathering centers, amphitheater, and outdoor recreation.
>
> *IVMX – CD Area 2* is adjacent to Hwy 1 near a future interchange. This area is envisioned to be a mixed use commercial and multifamily amenity for the employment center and surrounding community. Typical uses will consist of restaurants, retail, hotels, and apartments.
>
> *IVMX-CD Area 3* is a transitional area and a buffer between the employment center and surrounding residential areas. Uses will consist of smaller scale standalone or mixed-use apartment buildings, smaller scale employment uses, integrated or single-story retail, and restaurants.

Future Land Use Designations:

As previously noted, the Park has two Future Land Use designations, Innovation Village and Business & Industrial. Parcels west of Friendship Road are designated as Business & Industrial. The parcels east of Friendship Road are designated Innovation Village. Two of the parcels west of Friendship Road are being rezoned to IVMX-CD; therefore, approval of this rezoning would also be considered an amendment to the Comprehensive Plan's Future Land Use Map (22-CPA-02) to change the land use designation in proposed IVMX-CD Area 2 from Business & Industrial to Innovation Village.

The Innovation Village District was established to create unique economic development opportunities in a progressive employment hub. It is the next generation of business parks for entrepreneurs, artists, and manufacturers. Development in the Innovation Village emphasizes technology, creativity, and innovation. The Innovation Village has residential and supporting retail and service businesses integrated throughout the employment center. Streets should be walkable and interconnected. The Village should include a network of open spaces connected by a pedestrian and bike system.

The Business & Industrial district provides opportunities for concentrated employment clusters on large blocks with surface parking. Businesses are typically office or industrial with buffering and screening to minimize off-site impacts. Buildings may be up to 6 stories with exceptions for special manufacturing uses.

Conditional Zoning District (CD) Information:
Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

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.

Areas rezoned BRT will meet all UDO standards. The proposed IVMX 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
Area 2 (mixed-use area)		
Maximum Gross Density (Units/Acre)	15 units/acre permitted Unlimited with CD	600 units[1] (approximately 12 units/acre)
Area 3 (small scale area)		
Maximum Gross Density (Units/Acre)	15 units/acre permitted Unlimited with CD	600 units[1] (approximately 16.68 units/acre)
Total Maximum Density (Areas 1, 2, and 3)	15 units/acre permitted Unlimited with CD	1200 units[1] (approximately 3.67 units/acre)
Note 1 – A total of 1,200 units is permitted in the IVMX-CD area. Units may be transferred between Pods 2 and 3.		

Building Height	UDO Standard	Proposed Standard
Area 1 (employment center)		
Maximum Building Height	All structures 45 ft 100 ft w/ CD	Agriculture, Manufacturing, Distribution, Office, Mixed Use: 100 ft Standalone Hotel: 100 ft Standalone Retail: 45 ft
Area 2 (mixed-use area)		
Maximum Building Height	All structures 45 ft 100 ft w/ CD	Agriculture, Manufacturing, Distribution, Office, Apartment Buildings, Mixed Use:100 ft Standalone Hotel: 100 ft Standalone Retail: 45 ft
Minimum Building Height	None	Standalone Retail: 20 ft
Area 3 (small scale area)		
Maximum Building Height	All structures 45 ft 100 ft w/ CD	Agriculture, Manufacturing, Distribution, Office, Mixed Use: 75 ft Standalone Apartment Building/Hotel: 75 ft Standalone Retail: 45 ft
Minimum Building Height	None	Standalone Retail: 20 ft

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Area 1 (employment center)		
Distribution & Logistics	Maximum Building Area of 100,000 sq. ft.	No Maximum Building Area
Area 2 (mixed-use area) & Area 3 (small scale area)		
Apartment Dwelling	Apartments permitted as upper story dwellings only by right. Alternate locations and configurations permitted by CD.	Buildings can be standalone or on lower and upper floors of mixed-use buildings.

Parking (UDO Section 6):

Vehicle Parking Locations	UDO Standard	Proposed Standard
	Front Yard Restricted Permitted	Unrestricted Permitted in Area 1

Additional Standards:

a. Park entries along Friendship Road and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park.
b. Wherever commercially possible, native species already present on the Park land will be used along the ROWs as well as in setbacks and buffers throughout the Park.
c. Subsequent Development Plans within the Park will be encouraged to use native species to create a uniform look and promote the natural surroundings of Holly Springs.
d. At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry.
e. All buildings will have masonry or similar materials and meeting regulations per UDO section 8.2.G(4) (including glass, etc.) along frontages that directly face major thoroughfares.
f. All signs to be in accordance with the Holly Springs Unified Development Ordinance.
g. Architectural materials and colors for the Mixed-Use (Area 2) and Transition Areas (Area 3) shall be of consistent and compatible materials and colors shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance.
h. Black Shoe Box LEDs, or Gardco Form 10 round LEDs (black anodized finish) will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 8.4.E(17).
i. The minimum UDO Architectural and Site Design requirements shall be met in all areas.
j. As permitted by future tenants and land use constraints, the active open spaces will be connected through a network of pathways, sidewalks, and sidepaths that will integrate with the Greenway Plan for the larger region where appropriate. The minimum open space within each subarea will exceed the minimum required by the UDO of 1% of the total project site.

PLANNING AND ZONING

Vision Holly Springs Section 1: Land Use & Character Plan

Growth Strategy Map:

The properties are designated as Places to Enhance (Business and Technology) and Places to Transform (Innovation Village). Places to Enhance 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.

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

Future Land Use:

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

A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

Key characteristics include:

- Blocks are relatively small and walkable. Large blocks should provide cross-block pedestrian passages or walkways to maximize multi-modal connectivity.
- Paved surface lots and parking structures with shared parking agreements and on-street parking.
- Lot width and depth is variable, as appropriate for the desired uses, but no lot should be so large as to compromise the walkable, mixed-use nature of the Village.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways.
- There should be a series of connected public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, pocket parks and community gardens.
- Innovative light-impact development techniques should be utilized for landscaping and stormwater control. This Character Area provides opportunities for utilizing progressive ideas and technologies when it comes to landscape and stormwater.
- The scale and massing of buildings should be varied throughout the Village, in order to provide visual interest and avoid the homogeneous appearance of a conventional office park. Most buildings should be 3-4 stories, though slightly taller buildings may be appropriate in the core, and shorter buildings along the edges.
- Buildings should incorporate innovative design techniques and materials.
- Grid street patterns with high connectivity.
- Sidewalks and bike facilities provide links to adjacent residential areas and a variety of commuting options.
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

Business & Industrial
Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Key characteristics include:

- Blocks are large, and may not have a discernible block structure due to the scale and access requirements of the tenants.
- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Lot size and building placement varies depending on building scale and use, though buildings should face the street where possible.
- Building types are primarily office and industrial.

PARKS & RECREATION
The Towns CTP does not specify any Greenway or Sidepath improvements required within the area of this proposal. The proposal is located within a Park Search Area, but the Town's UDO does not require land dedication for non-residential project such as this, and no land dedication is being proposed.

CIVIL IMPROVEMENTS

Water Service:
This development is proposing to tie to the public potable water and reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The proposed potable and reclaimed watermains will extend along each property frontage to serve the development and may ultimately need to extend northeast along Woods Creek Road to tie into water facilities being proposed by another project.

Sewer Service:
This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The Design-Build project also includes a sanitary sewer pump station (Friendship Pump Station) on the western side of the development site. There is expected to be additional pump stations needed to serve the portion of the project located east of Friendship Road. The eastern pump stations are dependent on the Friendship Pump Station as they will likely discharge via forcemain to that facility. One of these eastern pump stations is definitive, while the second two may or may not be necessary. Additional utility design and evaluation will be required with this project as it progresses through the development process and more information is available related to the off-site utility design.

A sewer study revision, including downstream sewer evaluation and pump station capacity analysis was completed with this rezoning revision. The study concluded that the Friendship Pump Station can successful handle the additional area added to this development, knowing that the secondary capacity will eventually be triggered as the area builds out. The sewer study revision also included a preliminary analysis of a second definitive pump station on the western side of Friendship Rd. The forcemain extension from this pump station is expected to be substantial, however, additional analysis and design will be required as development plans for this area move forward.

The town adopted a Water Resource Management Policy that went into effect July 1, 2023. This application was submitted prior to July 1st and therefore is not subject to the policy at this time.

Transportation:
Per the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road,

so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.

The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.

A Traffic Impact Analysis (TIA) Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development. The final list of mitigation requirements will be memorialized in the Transportation Mitigation Agreement (TMA) prior to the scheduled Town Council Meeting.

ZONING MAP CHANGE ANALYSIS

The petition as a whole is generally consistent with the Future Land Use Map, with the exception of Area 2 which is currently designated as Business & Industrial. IVMX-CD zoning is proposed for two Business & Industrial designated parcels in the NW corner of the site near the future interchange with US 1 (IVMX-CD Area 2). While Business & Industrial would support office, light manufacturing, and research and development uses, it was not intended to support areas for retail, mixed-use buildings or residential. This mixture-of land uses was instead intended to be implemented in areas designated as Innovation Village.

The requested IVMX-CD zoning for Area 2 is more consistent with the Innovation Village designation than the Business & Industrial designation. As proposed, Area 2 allows some of the same office, light manufacturing, and research and development uses (similar to those uses allowed within the Business & Industrial areas) but in a more walkable, integrated setting with a mix of other support uses like restaurants, retail, and housing.

In review of this rezoning request, the Town can consider whether adopting the IVMX-CD zoning for Area 2 is reasonable and in the public interest. Staff finds that the requested change to the Future Land Use Map is reasonable since the future interchange at US 1 offers an opportunity to further realize the goals of establishing new Innovation Villages - mixed-use villages that include employment uses surrounded by one or more neighborhoods and nearby retail businesses to support future employees. This provides the Town an opportunity to enhance the offerings of our economic development areas and distinguish the Town as top choice for new employers seeking nearby amenities for their employees. By adopting the requested IVMX-CD for Area 2, the Future Land Use Map would be automatically amended from Business & Industrial to Innovation Village.

In addition, staff review of the application has determined the following consistencies and inconsistencies with the Comprehensive Plan:

Comprehensive Plan Consistency (IVMX – CD):

- The application helps achieve the goal for a variety of uses within the same development to create a mixed-use village with large and small-scale employment/industrial uses, retail, restaurants, hotel, and apartments. This is partially accomplished by the CD modification to allow up to 1200 apartment dwelling units and as such future development will provide housing options for Friendship Innovation Park employees and services and retail for those living and working within the Park and in nearby areas.
- The large-scale employment uses will be mostly centralized within Area 1 surrounded by support businesses, small-scale employment uses, and housing in Areas 2 and 3. This is partially accomplished by the CD modification to allow larger building for Distribution & Logistics uses.
- Building heights are 3-4 stories, though slightly taller buildings may be appropriate. The applicant has requested additional height through the CD standards for certain building types.
- An interconnected street design is proposed with stubs shown to adjacent properties and a connection to a future Hwy 1 interchange.
- A pedestrian system that includes sidewalks, sidepath, and trails connecting a series of informal and formal gathering spaces and recreation areas.
- Preservation of existing natural features such as ponds and streams that will be incorporated into the site design.

Comprehensive Plan Consistency (Business & Industrial):

- Provides opportunities to create an employment cluster and support large and small-scale industrial and office buildings that meet UDO standards.
- Proposes to improve the street network to serve the future uses.

Comprehensive Plan Inconsistency:

- Due to the flexible nature of the proposed CD Master Plan, staff is not able to determine if the integration of uses, a variety in building types/style/massing, or space for artists, makers, or small businesses, as was envisioned for an Innovation Village, will be obtained with the full build out of the project. The flexible approach provides the applicant flexibility for future development, changing market conditions, and recruiting a wide variety of employers.

The Planning Board and Town Council should determine whether the applicant has sufficiently balanced the requested zoning modifications with other proposed elements, such as accommodation of large-scale employment uses and 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 innovative, higher quality, and sustainable neighborhoods. The proposed standards for development and design guidelines are mostly per the base standards of the UDO or not specific. Do the Development and Design Manual guidelines sufficiently ensure a unique or innovative design related to:
    a. Integration of uses
    b. Variety of building type/style/massing
    c. Space for small businesses, artists, and makers

PLANNING BOARD RECOMMENDATION TO THE TOWN COUNCIL

ACTION #1:
Plan Consistency Statement:
The requested zone map change from RR Rural Residential to BRT Business & Research Technology for PIN 0629597133 is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Business & Industrial and the request BRT zoning would support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings.

The requested zone map change from RR Rural Residential, CB Community Business, and BRT Business & Research Technology to IVMX-CD Innovation Village Mixed Use Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates these properties as Innovation Village. The proposed Conditional Zoning District (CD) would create a mixed-use village with centrally concentrated employment uses surrounded by support services/businesses, housing and gathering spaces. Destinations within and adjacent to the site will be connected by streets, greenways, and bike/ped facilities. Although the requested IVMX-CD for Area 2 is inconsistent with the Future Land Use Map designation of Business & Industrial, the proposed zoning district will allow smaller scale manufacturing, office, distribution uses, retail, and housing in areas best suited for such uses within the Friendship Innovation Park and is reasonable and in the public interest.

Action #2:
Zone Map Change Petition Motion:
Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-17 to change the zoning of 372.05 acres of Wake County PINs #0720719912, portion of 0720904944, 0639076303 from RR: Rural Residential and BRT Business & Research Technology to IVMX-CD Innovation Village Mixed Use Conditional District and BRT Business & Research Technology as submitted by Timmons Group.

DocuSign Envelope ID: A26C4ED7-11A0-4F41-875F-34F9D327FC1B

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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: Friendship Innovation Park
Project Location: 4101 Friendship Rd, Apex, NC 27539
Use street address. *If none, use the closest intersection*
☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation
PIN: 0639076303, 0629597133, 0720719912, 0720904923 Real Estate ID: 0489794, 0489792, 0489847, 0004172
Project Acreage: *(Rounded to nearest tenth)* 349.08 Partial Parcel: ☒ No ☐ Yes
Sketch Plan Review (Pre-Submittal)Meeting Date : 10-20-2022

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: RT/CB/RR Proposed Zoning: BRT/IVMX-CD
Current Future Land Use Designation: Business & Industrial / Innovation Village
Proposed Future Land Use Designation: Business & Industrial / Innovation Village
Area Plan Designation (if applicable):

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No *If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.*

Name Brandon McLamb Company Timmons Group
Mailing Address 5410 Trinity Rd, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4935 E-Mail brandon.mclamb@timmons.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 Chris Brewer/Jon Keener Company Helix Ventures LLC, FRIENDSHIP ROAD LANDCO, LLC
Mailing Address 3717 National Dr, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s)	PIN/REID	Date
DocuSigned by: Christopher W. Brewer EF2D0B353CD9459...	0629597133, 0720904923	11/4/2022
DocuSigned by: Jonathon Keener 3E10ED6E76DC480...	0720719912, 0639076303	11/3/2022

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: FRIENDSHIP INNOVATION PARK

Proposed Zoning District: BRT/IVMX - CD
Proposed Land Use/Density: COMMERCIAL MIXED USE
RESEARCH TECHNOLOGY CAMPUS
Future Land Use Plan Map Designation: INNOVATION VILLAGE
Future Land Use Plan Designation Land Use/Density: RESEARCH & TECHNOLOGY
COMMERICAL MIXED USE (NO DENSITY LIMIT)

For DS Use only
Project # _____
Date Received:

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

See attached zoning consistency statement exhibit for response

Section 1: Future Land Use & Community Character

See attached zoning consistency statement exhibit for response

Section 2: Transportation / Comprehensive Transportation Plan

See attached zoning consistency statement exhibit for response

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

See attached zoning consistency statement exhibit for response

Section 4: Community Facilities

See attached zoning consistency statement exhibit for response

Section 5: Infrastructure and Utilities

See attached zoning consistency statement exhibit for response

Section 8: Natural Resources

See attached zoning consistency statement exhibit for response

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

11-02-2022

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.

ADDITIONAL MEETING HELD 03-22-2023

☐ Neighborhood Meeting Date: 10-17-2022
Time: 5:30 - 6:30 PM
Location: HOLLY SPRINGS CULTURAL CENTER

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

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 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.

☒ Date of Notification Mailing: 10-03-2022 AND 03-22-2023

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:
MEETING HELD; PARTICIPANTS WERE LIMITED TO THOSE ON THE DEVELOPMENT AND DESIGN TEAM. NO ISSUES TO NOTE.

PARTICIPATION LISTED ON SIGN-IN SHEET - NO ISSUES WERE NOTED ON 2ND MEETING HELD ON 03-22-2023 - SUMMARY OF MEETING ATTACHED

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Date
10-17-2022
AND 03-22-2023

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 22, 2023

RE: SITE ZONING REQUEST MEETING SUMMARY

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]
Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

A neighborhood meeting was held at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location was "01 Board Room".

The below information was relayed to the attendees of the meeting, which are listed in the Neighborhood Meeting Report:

The Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties being rezoned were relayed to the attendees as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

Maps, on 24" X 36" boards were presented to the attendees that outlined the vision of the project.

The maps included the delineation of the area being rezoned, the vision of the overall business park, and concept images of the park.

During the meeting, attendees spoke with the team listed on the sign-in sheet and discussed the following:

- Overall circulation and transportation vision of the project and impact to their properties
- Future Widening efforts along road frontages of the existing roadways
- Current water pressure challenges that exist on their homes as a result of their private wells, unrelated to this project
- Tree buffers associated with their adjacent properties and intent to keep existing trees and vegetation around the perimeter of the property and in low-lying stream/wetland locations that will also provide natural buffers from the development
- Developer and Design team shared contact information with attendees so that they could reach out if they wanted additional information.

Respectfully,

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

Name	Address 1	Address 2	Address 3
MILLS, STEPHEN V MILLS, NANCY O	535 BUCKROE DR	SANFORD NC 27330-7285	
BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
DENTON, KEITH DENTON, SANDRA DENISE PATTON	4312 FRIENDSHIP RD	APEX NC 27539-8759	
RRPLT LLC	2004 BUCKINGHAM WAY	APEX NC 27502-9340	
TARRENCE, JAMES EDWARD JR	3832 COPPERHEAD RD	APEX NC 27539-8776	
DC GOODWIN FARM LTD PTNRP	226 WOODSIDE DR	HARRISBURG NC 28075-8442	
ANDREAS, MICHAEL T ANDREAS, LYNN B	7617 WOODS CREEK RD	APEX NC 27539-8741	
AMGEN INC	1 AMGEN CENTER DR	THOUSAND OAKS CA 91320-1730	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
MILLS, STEPHEN V MILLS, NANCY O	3504 SUNNY DR	MOREHEAD CITY NC 28557-3034	
UCW INC	PO BOX 866	APEX NC 27502-0866	
BLAND, THOMAS M. BLAND, BETH BUSHMAN	3724 FRIENDSHIP RD	APEX NC 27502-8721	
GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	274 MAY FARM RD	PITTSBORO NC 27312-5738	
BEHNKE, DEBRA ANN	417 CULVERT ST	APEX NC 27502-1731	
BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
FRIENDSHIP ROAD LANDCO LLC	CMP MANAGEMENT LLC	400 N ASHLEY DR STE 1100	TAMPA FL 33602-4324
HELIX VENTURES LLC	3717 NATIONAL DR STE 209	RALEIGH NC 27612-4877	
BAUCOM, CHARLES DANIEL	2440 HIGH RIDGE DR	RALEIGH NC 27606-8605	
PRINCE, BETTY D PRINCE, LUTHER M JR	3800 FRIENDSHIP RD	APEX NC 27539-8700	
GEORGE HEELAN IRREVOCABLE TRUST	10046 BISHOPS GATE BLVD	PINEVILLE NC 28134-6568	
STONE, RICHARD E STONE, JEANNE Z	3817 BOSCO RD	NEW HILL NC 27562-9741	

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING **DATE:** 17-OCT-2022

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935	BRANDON.MCLAMB@TIMMONS.COM
JAY RAPP			919.337.2663	jay@helixventures.net
Chris Pilz	Trustwell		919-665-9524	Chris@trustwellgroup.com
Gary Zuraw	ARCO		919-836-6873	gzurawski@arcodb.com

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 7, 2023

RE: SITE ZONING REQUEST/PHASE 1A DEVELOPMENT PETITION

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]
Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit to the Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties to be rezoned are as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

This rezoning application is requesting to change the property located at 0 Friendship Road totaling **21.28** acres from its current zoning of RR zoning district to BRT (Business and Research Technology) zoning district per Town of Holly Springs Unified Development Ordinance (TOHS UDO) Section 3.2. This rezoning request is to allow for commercial/office buildings and matches the zoning of the adjacent parcels to the east and north.

This rezoning application is also requesting to change the property located at 12532 Holly Springs New Hill Road totaling **127.88** acres from its current zoning of RR (Residential) zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

This rezoning application is also requesting to change the properties located at 0 Friendship Road totaling **232.10** acres from its current zoning of BRT, CB, and RR zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

We will also be reviewing the first phase of the development (Phase 1A) which is compliant with it's current BRT zoning and adjacent to parcel PIN # 0629597133 being rezoned

You are receiving this notice as a property owner within close proximity of this site so that we may invite you to an informational meeting, where we will present the details of the rezoning request and Phase 1A development. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location is "01 Board Room".

Respectfully,

Brandon C. McLamb

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

RAYMER, SHARON L	Company	4617 FRIENDSHIP RD	APEX NC 27539-8763
CC YIELD NORTH LLC		601 S TRYON ST STE 800	CHARLOTTE NC 28202-1841
INGRAM, WALLACE JEFFREY INGRAM, HEATHER BARTON		12509 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
WRENN, CARL BRUCE WRENN, PATRICIA W		12512 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ERWIN, SAMUEL EARL		12515 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
COMBS, WAYNE L COMBS, RAMONA		12504 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
OAK GROVE MISSIONARY BAPTIST CH		7201 TEN TEN RD	APEX NC 27539-7900
HANMANN, DESIREE N HANMANN, LISA R		12521 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ZAPPITELLI, LAUREN		12505 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
BARE, SYLVIA H		12517 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
FRIES, CARLOS E		12508 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
Cheryl Caines, Senior Planner	Town of Holly Springs	128 S Main Street	Holly Springs, NC 27540

PROJECT: FRIENDSHIP INNOVATION PARK

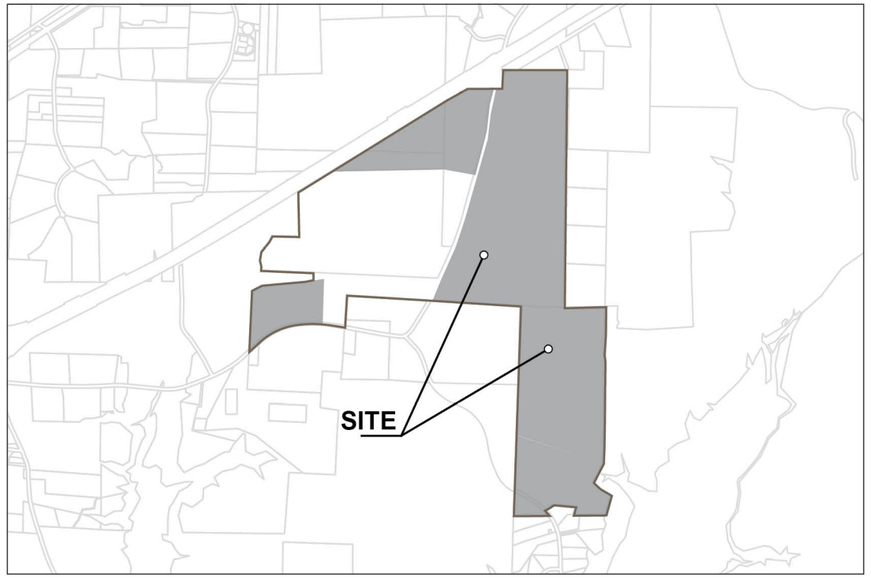
MEETING: NEIGHBORHOOD MEETING **DATE:** 22-MAR-2023

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935 ~~919-872-0213~~	BRANDON.MCLAMB@TIMMONS.COM
Sylvia Bare		12517 Holly Springs-New Hill Rd Apex, NC 27539	919-632-0773	ncbare@msn.com
Bruce & Pat Wrenn		12512 Holly Springs-New Hill Apex NC 27539-6514	919-362-0878	
Carlos Fries		12508 Holly Springs New Hill Rd Apex NC 27540	919-622-1793	Carlosfries61@gmail.com

REZONING FOR
FRIENDSHIP INNOVATION PARK
HOLLY SPRINGS, NORTH CAROLINA

PROJECT NUMBER: PLRZ202200313/22-REZ-13

	SITE DATA TABLE
OWNER	HELIX VENTURES LLC CONTACT: CARA HYLTON
PINS	0639076303, 0629597133, 0720719912, & 0720904944
SITE ADDRESS	12532 HOLLYSPRINGS NEW HILL RD APEX, NC 27539
SITE ACREAGE	498.63 ACRES
EXISTING ZONING	RR, CB, & BRT 155.89 ACRES (31.26%)
PROPOSED ZONING	BRT - 168.88 ACRES (33.40%) & IVMX-CD - 342.74 ACRES (68.74%)

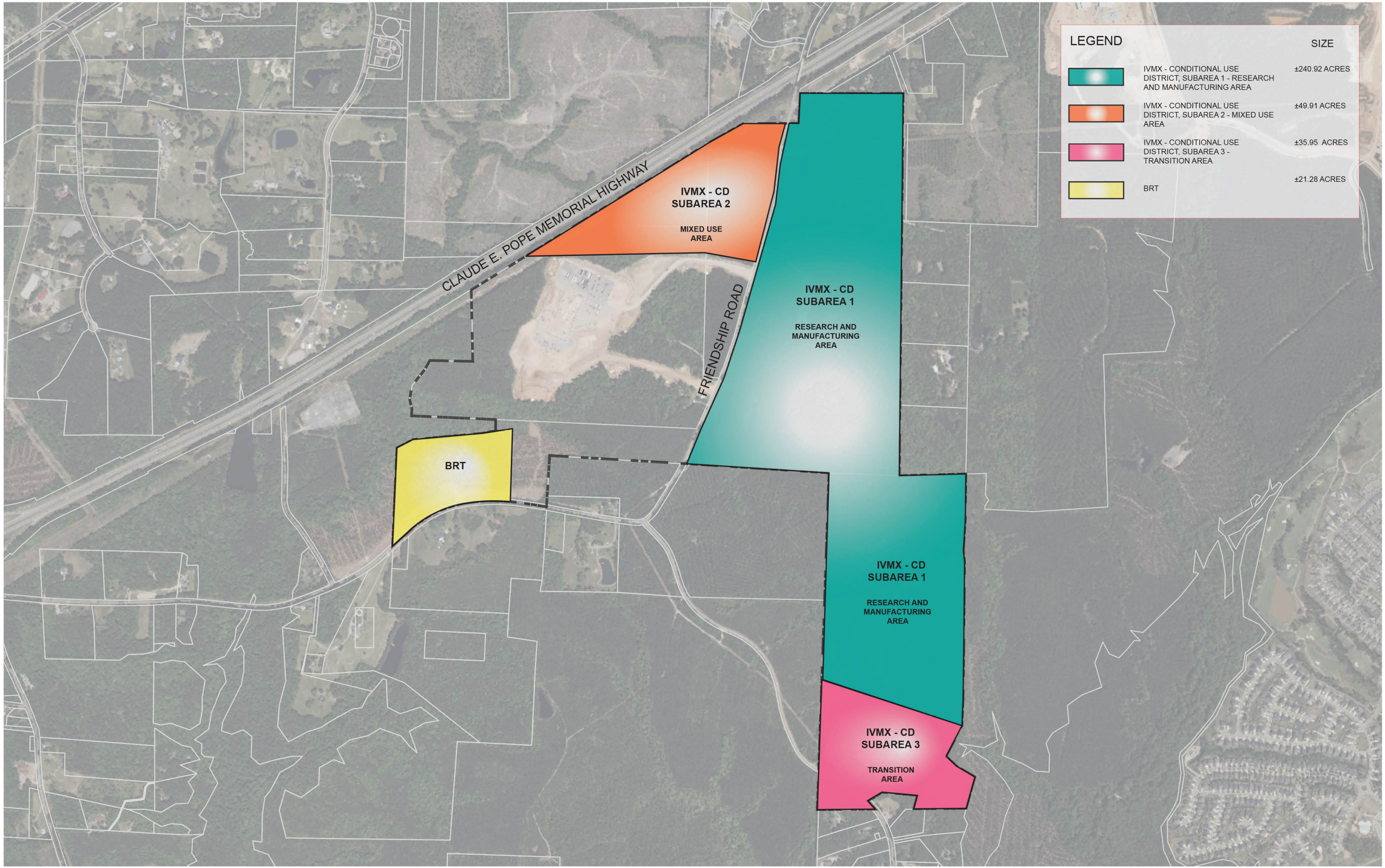


VICINITY MAP

	INDEX OF SHEETS
SHEET NO	SHEET TITLE
00	REZONING PACKAGE COVER
01	REZONING PLAN
02	TRANSPORTATION AND MOBILITY PLAN
03	UTILITY PLAN
04	OPEN SPACE, PRESERVATION AREA & LANDSCAPE PLAN

ZONING REQUIREMENTS:

THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH THE NON-RESIDENTIAL PROJECT. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT.



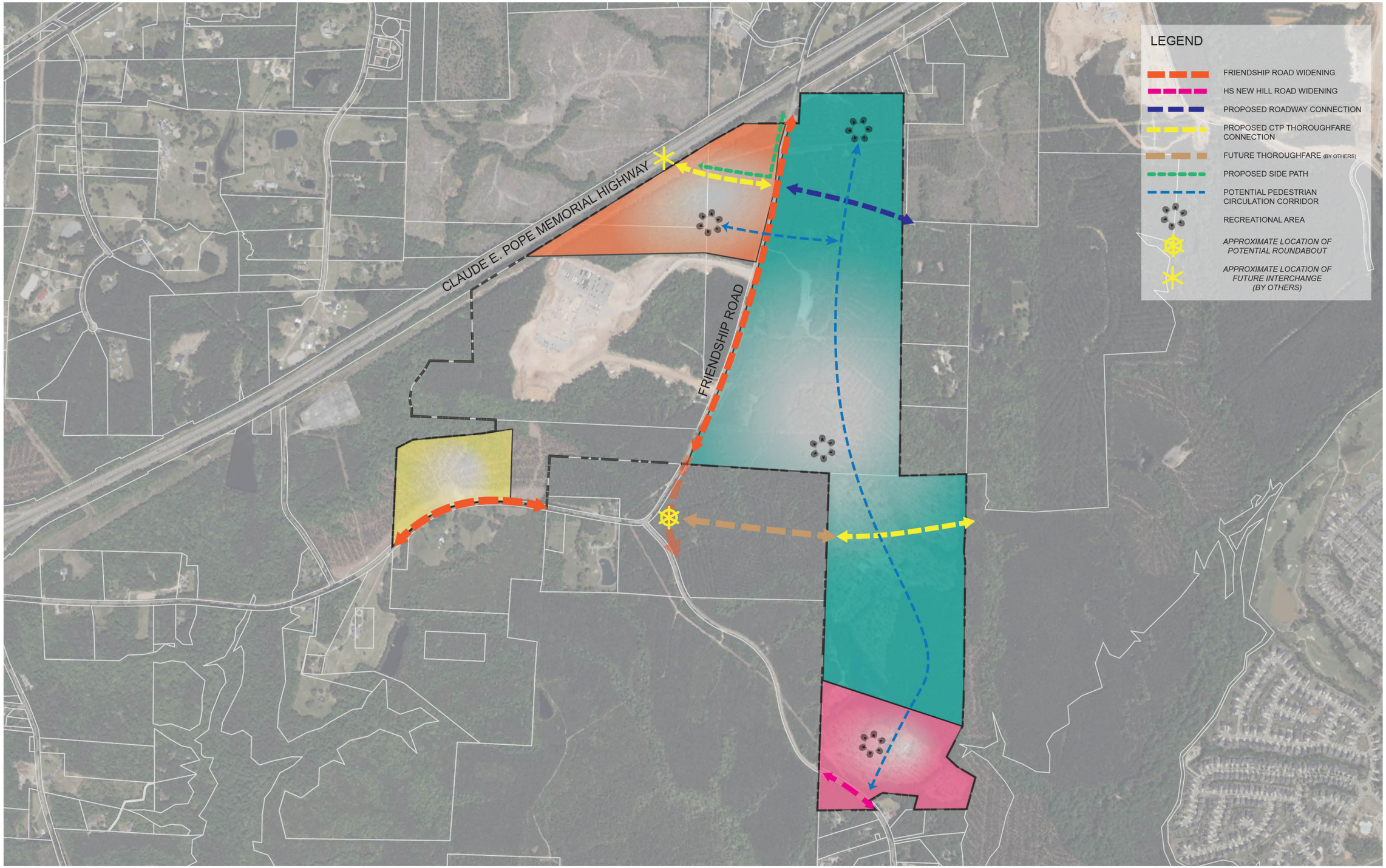
FRIENDSHIP INNOVATION PARK : REZONING PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



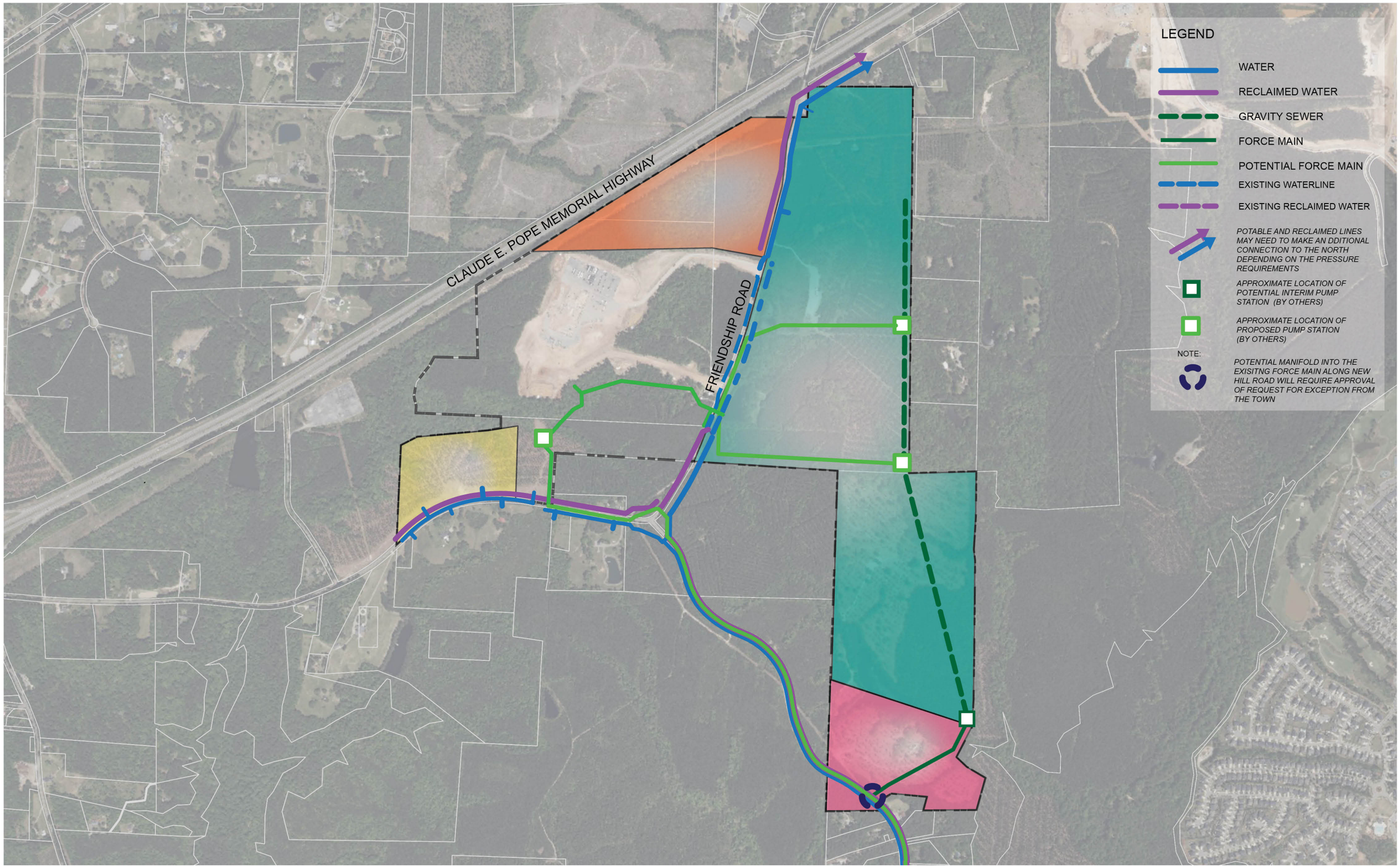
FRIENDSHIP INNOVATION PARK : TRANSPORTATION AND MOBILITY PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



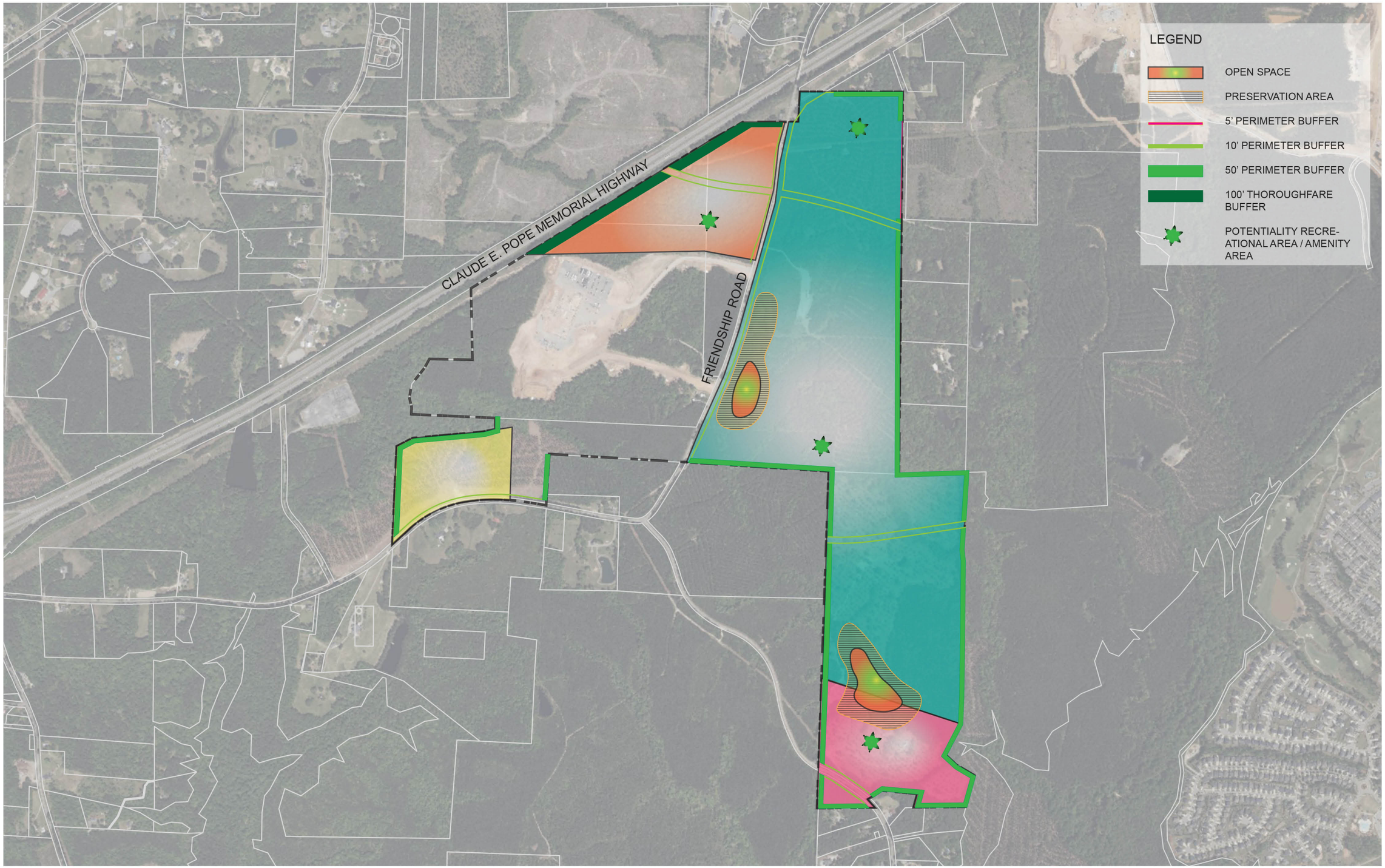
FRIENDSHIP INNOVATION PARK : UTILITY PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



FRIENDSHIP INNOVATION PARK : OPEN SPACE, PRESERVATION AREA & LANDSCAPE

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

DESIGN GOALS NARRATIVE

FRIENDSHIP INNOVATION PARK - MASTER PLAN

Trustwell Property Group
Invest. Develop. Manage.

Project Information

Project Name:	Friendship Innovation Park
Proposed Zoning District:	BRT (20.66 acres) IVMX-CD (328.42 acres)
Proposed Land Use/Density:	Commercial Mixed Use (Retail, Multi-Family, Office, Hospitality) Research Technology Campus (R&D, Advanced Manufacturing)
Future Land Use Map Designation:	Innovation Village
Future Land Use Description/Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Petitioner's Response

Zoning Summary

The project proposes both BRT and IVMX – CD Zoning which will adhere to the CD Design Goals as stated in UDO Section 2.4.3. The Conditional District IVMX-CD zoning will be divided into 3 different areas; Area 1 – Research and Manufacturing, Area 2 – Mixed Use, and Area 3 Transition Area.

While the current Master Plan cannot provide detailed designs for the final elements to be included in each area, future development plans for each individual site plan within the different areas will utilize the following design guidelines to comply with the CD Design Goals as stated in UDO Section 2.4.3:

1. UDO CD Design Goal 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.*

   Response: Existing natural features such as wooded areas, naturally occurring ponds, and slopes will be incorporated into the design of the open areas and within individual site plans in such a manner as to preserve the site's natural character to the extent feasible that will allow development to occur and create amenities for the Park tenants and public along greenway and side path connections.
2. UDO CD Design Goal 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.*

   Response: The properties are historically wooded and undeveloped with limited existing view corridors. However, the developer will work toward the creation of significant view corridors to retain elements of traditional historical land use patterns, in particular around the ponds that will remain on site and will now be visible from road ways and future side path connections so as to create view corridors to the natural elements that did not previously exist in the sites undeveloped state.
3. UDO CD Design Goal 3 - *Development of pedestrian oriented communities; development of traditional style neighborhoods.*

   Response: Development of pedestrian corridors will be included as allowed by the individual user's security needs to create a walkable network of connected pathways

within the Park and to the outside greenway connections as feasible. These pathways will be incorporated as able to take advantage of the view corridors in order to celebrate the natural features preserved by the development in accordance with Goals 1 and 2.

4. UDO CD Design Goal 4 - *Development of communities that are visually and functionally connected to one another.*

   Response: The rezoning to IVMX-CD will allow the Park to have a mix of uses that are visually and functionally connected to one another in a more desirable way for the community. These connections will include dramatically improved vehicular connectivity as well and pedestrian and bicycle side paths for physical connectivity that will compliment the visual connectivity created by the new view corridors and open space incorporated into the overall development plan.

5. UDO CD Design Goal 5 - *Protection of significant watershed areas in order to preserve water quality.*

   Response: Though there are no watersheds restricting the site, we are encouraging individual site plans within the Park to incorporate new water quality features, like bioswales and enhancement of natural drainage areas, to preserve and enhance the overall watershed. As mentioned above, significant natural water features existing on the site today will also be maintained so that the legacy water cycle over much of the site will be preserved where healthy and appropriate for the property.

6. UDO CD Design Goal 6 - *Creativity and imagination in the process of development.*

   Response: By rezoning the entire Park with a significant IVMX-CD component, individual site plans are given the freedom to more creatively utilize their areas and better incorporate them within a mix of uses that will facilitate a development process and end product more appealing to the end user of the property regardless of which component of the plan they choose to interact with; manufacturing and research, retail, office, hospitality or multifamily residential.

7. UDO CD Design Goal 7 - *Unique architecture or sustainable design.*

   Response: We will encourage unique design elements in the built environment, including signage and open space amenity structures, as well as sustainable design elements throughout the Park as already discussed here. Though many features will be unique, the overall plan for the park will include unifying thematic elements like natural wood, patinas and other finishes to make sure the overall appearance of the park remains part of a cohesive and recognizable design.

8. UDO CD Design Goal 8 - *Efficient, aesthetic and desirable use of open space.*

   Response: Efficient, aesthetic and desirable use of open spaces with amenity structures, activity areas and gathering spaces will be included and interconnected throughout the Park by a series a pedestrian elements that will celebrate the natural and built elements of the park for both the tenants and broader public.

9. UDO CD Design Goal 9 - *Variety in housing types and physical development patterns.*

   Response: The IVMX rezoning allows us to integrate beneficial multifamily housing types within the Park in appropriate locations that adhere to the consistency of the development, while at the same time providing a transitional buffer to the more traditional single family housing options provided by the surrounding community.

10. UDO CD Design Goal 10 - S*pecial considerations for property with a unique history or outstanding physical features.*

    Response: Though the site has little in the way of significant history, the overall design of the Park has been purposefully modified to celebrate the outstanding physical features on the site, mainly the larger ponds, by making them the center piece of view corridors and surrounding them with open spaces accessible by pedestrian side paths and roads to make them meaningful and accessible features of the master plan.

Submitted by:

Jonathon Keener
Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

STATEMENT OF COMPREHENSIVE PLAN & FUTURE LAND USE COMPATIBILITY

FRIENDSHIP INNOVATION PARK – MASTER PLAN AMENDMENT

HOLLY SPRINGS, NORTH CAROLINA

Project Information

Project Name:	Friendship Innovation Park
Current Zoning Districts:	RR, BRT, & CB
Proposed Zoning Districts:	BRT (20.66 acres) IVMX-CD (328.42 ACRES)
Proposed Land Use/Density:	Commercial Mixed Use (Retail, Multi-Family, Office, Hospitality) Research Technology Campus (R&D, Advanced Manufacturing)
Future Land Use Map Designation:	Innovation Village and Business & Industrial
Future Land Use Description/Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Compatibility Statement

The proposed rezoning builds upon the goals of the Comprehensive Plan by creating a fully amenitized life science business park to compliment the major employers like those the Town and Petitioner have recently brought to area. Friendship Innovation Park was original conceived to fulfill the Town's goal to create a new area for future major employers to join the community, add new infrastructure to support the surrounding region, and build a sustainable mix of commercial amenities for the benefit of the surrounding area. However, the current zoning designations will not allow for the beneficial mix of uses within the Park (BRT in areas & CB), are not located to properly respond to the community's Long Range Transportation Plan (CB), or are not properly zoned to allow the type of businesses and uses desired by the Town as indicated in the Future Land Use Plan (RR).

Conversely, this rezoning to the newly minted designations of IVMX-CD and BRT validates the recent changes Council and staff have made to the Comprehensive Plan and UDO by allowing a mix of uses in each area in accordance with the Town's Future Land Use Plan. This intermixing of uses within the areas, rather than separating them into different designations, will allow every area of the Park to achieve its highest and best use, while promoting better accessibility between them. By allowing this rezoning, the Friendship Innovation Park Master Plan can create the truly sustainable commercial amenity envisioned by the Council for western Holly Springs. This rezoning will also allow the individual development plans within the Park to better respond to the potential future interchange on US-1 and allow for less intensive uses to be located at the border of the property as appropriate for the surrounding community. By expanding the range of uses in the appropriate areas within the growing Friendship Innovation Park, Holly Springs will continue to have a globally competitive and attractively amenitized business park that expands the commercial tax base to support the economic vitality of the Town and sponsors further positive growth throughout the community.

Submitted by: Jonathon Keener, Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

PLAN CONSISTENCY STATEMENT

FRIENDSHIP INNOVATION PARK – MASTER PLAN

HOLLY SPRINGS, NORTH CAROLINA

Trustwell Property Group
Invest. Develop. Manage.

Project Information

Project Name:	Friendship Innovation Park
Proposed Zoning District:	BRT (20.66 acres) IVMX-CD (328.42 acres)
Proposed Land Use/Density:	Commercial Mixed Use (Retail, Multi-Family, Office, Hospitality) Research Technology Campus (R&D, Advanced Manufacturing)
Future Land Use Map Designation:	Innovation Village and Business & Industrial
Future Land Use Description/Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Petitioner's Response

Executive Summary

The proposed rezoning builds upon the goals of the Comprehensive Plan by creating a fully amenitized life science business park to attract the major employers like those the Town and Petitioner have recently brought to area. Friendship Innovation Park was originally conceived to fulfill the Town's goal to create a new area for major employers to join the community, add new infrastructure to support the surrounding region, and build a sustainable mix of commercial amenities for the benefit of the surrounding area. This rezoning to the newly minted zoning designations of Innovation Village Mixed Use – Conditional District and Business Research & Technology validates the recent changes Council and Staff have made to the UDO and will allow this development to fulfill their goals by creating a mix of uses in each area in accordance with the Town's Future Land Use Plan. This intermixing of uses within the areas, rather than separating them into different designations, will promote accessibility and viability for all the uses. By doing so we will create the truly sustainable commercial amenity envisioned by the Council for western Holly Springs. This rezoning will also allow the development plan for the Park to better respond to the potential of a future interchange on US-1 and allow for less intensive uses to be located at the border of the property as appropriate for the community. By expanding the range of uses in the appropriate areas within the growing Friendship Innovation Park, Holly Springs will continue to have a globally competitive and attractively amenitized business park that expands the commercial tax base to support the economic vitality of the Town and sponsors further positive growth throughout the community.

Section 1: Future Land Use & Community Character

- The BRT rezoning in adjoins the existing BRT area that is home to Amgen and the adjacent areas already approved by the Council for similar light manufacturing uses where the Future Land Use Plan has called for an Innovation Village that includes the business and industrial uses accommodated by BRT zonings.
- The Innovation Village Mixed Use Conditional District zoning for matches the Future Land Use Plan's desire for business and industrial growth in the region while accentuating the desired Innovation Village designation for the site and creating a complimentary amenity for the residential land uses in the region as well.

- This next generation park abandons the conventional business park attracting owners and entrepreneurs with character and scale that emphasizes technology, creativity, and innovation for both large and small businesses.
- The retail, multifamily and hospitality options allowed within IVMX zoning allow for desirable uses to be appropriately located throughout the region and provided desirable buffers to neighboring areas that are zoned for less intensive uses.
- The IVMX-CD zoning also encourages the dispersion of community gathering spaces that the mix of uses will compliment. These gathering spaces and amenities will be interconnected through streets and greenways while also ensuring company security needs.
- By locating these land uses adjacent to US-1 and in the appropriate areas throughout our site, we are providing a distinct connectivity benefit to the future business operations, while also preserving the residential nature of the areas closer into the Town core.

Section 2: Transportation

- By attracting the major employers desired by the Town, this rezoning will meet Transportation's goal of supporting the economic vitality of Town by making this area a globally competitive business park.
- By locating the project adjacent to US – 1, the potential jobs brought by future employers will help the Town qualify for and secure major infrastructure improvements with NCDOT, including potentially a new interchange, that fulfill the goals of the long-range transportation plan.
- The IVMX-CD zoning also allows the development plan to better respond to the Town's Long Range Transportation Plan and the Greenway Connectivity Plan by creating both vehicular and non-vehicular connections from the surrounding areas through the park and to the future US-1 interchange while locating uses and amenities in the appropriate areas to compliment these connections. The subsequent development plans created under the Friendship Innovation Park Master Plan for these uses will be designed to accommodate the future interchange, future Wood Creek connector, and the realignment and widening of Friendship Road to accommodate a roundabout or other intersection improvements at Holly Springs New Hill Road to sponsor safe and efficient connectivity for multiple modes of transportation.
- During the preparation of subsequent development plans within this project area, the street network and block patterns for these areas will respond to both the proposed future uses and the thoroughfares to facilitate safe and efficient vehicular connectivity to these throughfares while decreasing block size to accommodate safe bike and pedestrian circulation as the plans move back into the developments away from the thoroughfares.
- To further enhance pedestrian and bike connectivity, future development plans within the project area can include separate pedestrian and wider side paths adjacent to internal streets that match Park & Recreations new side path design goals for the Town and their connectivity goals for this specific area. Though not contemplated for the region in the current CTP, should mass transit become available to the area, the future development plans can include appropriate accommodations dependent on availability and need.
- Having multiple separate and diverse entry points onto major thoroughfares will keep traffic out of the Town core increasing safety and limiting any impact on any surrounding neighborhood streets.

- Thoroughfare/Road widening to meet half of the ultimate right-of-way and street cross section in the Comprehensive Transportation Plan (CTP) is required in accordance with the Town's Unified Development Ordinance (UDO).
- A full traffic study is required and has been submitted for approval at the time of rezoning. Any on and off site improvements warranted by the traffic study will be the developer's responsibility.

Section 3: Parks & Recreation and Open Space

- Though the security requirements and final development plans of individual employers within the park will need to be considered, the development plans can include pathways that celebrate the natural amenities and create potential new greenway connections between open spaces to help complete the long-term goals of the Greenway Master Plan.
- The Master Plan for the area has been laid out to limit impact on wetlands and natural features that will become focal points for the open spaces to be located within the Park.
- The final development plans will include passive and active open spaces as appropriate for the different areas and adjacency of uses within the Park.
- The master plan encourages the use and preservation of native plants in the ROW, buffers and setbacks wherever possible with our architectural standards and plans for roadway buffers, along pathways, and especially on the borders of the Park with lower density and existing uses.
- The mixed-use area will create commercial centers within walking distance to the Business and Industrial area and potential future neighborhoods as desired by the new Parks & Recreation Master Plan.

Section 4: Community Facilities

- This rezoning will massively increase the commercial tax base of the Town allowing it to continue to make parks and other public facility investments throughout the community in addition to the Greenway and commercial amenities the public can enjoy within the Park.

Section 5: Infrastructure & Utilities

- This rezoning will facilitate full utilization of the massive investment the developer and Town are making in potable water, reclaimed water, and sewer lines that benefit not just this project but the whole region.
- This project will also add new public road infrastructure to make it more "pad-ready" and attractive to the world class employers desired by the Town
- Potential Pump Stations may be implemented to service the areas being rezoned. A preliminary sewer study is required at the time of the rezoning petition and pump station design, reports and fully gravity design are due prior to the submittals of future development plans.
- A fire flow analysis is required for approval within the master plan.

Section 8: Natural Resources

- The infrastructure is laid out to avoid as much of the wetland and natural buffers as possible.
- The Master Plan aims to preserve and utilize native species within walking trails, ROWs and buffers throughout project as much as possible.

- Though much of the Park has been previously logged, specimen tree preservation will be prioritized in the open spaces and buffer areas as well as in individual site plans where possible.
- The plan encourages the use of native species in the landscape plans for each subsequent development plan through the architectural standards of the project.
- Within the open spaces and where able within individual development plans, bioswales and natural drainage areas will be used and beautified to create amenities that encourage natural infiltration and benefits native species.

Specific Recommendations Section

- ***FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision-Making***
  FLU-7 Use the Land Use & Character Plan as an Economic Development Tool
  FLU- 14 Build a Community Attractive to Today's Businesses and Their Employees

  Response: The Land Use and Character Plan for the IVMX-CD and B&I areas will be used to help guide the individual development plans within the Park and create the amenities that will continue to attract large and small economic development projects to Holly Springs.
- ***FLU-11 Create an Interconnected Network of Green Space***
  SI-8 Build a Green Infrastructure Framework

  Response: As mentioned above, the Character Plan will help guide the creation of a network of pathways and green spaces in available areas through the Park and connected to larger green spaces beyond via greenway and side path connections.
- ***FLU-16 Coordinate with Large Land Owners in the Town's Western Planning Area***
  SI-4 Improve the Land Use - Transportation Connection

  Response: The Park is one of the largest land areas on the west side of Holly Springs and strategically located to capture the area's highest and best use, while keeping traffic impacts away from the more sensitive areas of the Town thanks to its adjacency to US-1.
- ***SI-1 Add Infrastructure Capacity and Increase Services to Keep Pace with Development***
  SI-3 Capitalize on Strategic Partnerships
  SI-12 Adequate Long-Term Water and Wastewater Planning

  Response: The genesis of the Park is rooted in a strategic cost sharing partnership between the developer and the Town to bring added infrastructure capacity to not just the Park but this whole region of Holly Springs.

Submitted by:
Jonathon Keener
Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

Purpose Statement

The purpose of the development and design manual for the Friendship Innovation Park is to state the architectural standards that with be utilized throughout the research and manufacturing areas of the park, provide a list of land uses permitting within the current zoning, and provide additional standards and exceptions to the proposed zoning standards within each area.

Subarea Vision

The IVMX-CD Zoning District will be subdivided into three development areas as shown on Sheet C0.3 (Color Conditional Zoning Use Zoning Map) and discussed herein. The following describes our vision for each of these subareas:

- IVMX-CD (Area 1) – This area is proposed to be the employment hub for the park consisting of research, manufacturing, and employment centers. Park amenity space, including open areas, trails, gathering centers, indoor and outdoor sports facilities, amphitheaters, supporting retail and fast serve restaurants/kiosks are also envisioned for this area.
- IVMX-CD (Area 2) – This area is envisioned to be a mixed use commercial and multifamily amenity for the employment center (Area 1) and the surrounding community. Typical uses will consist of restaurants, retail shops, hotels, and apartment space. Smaller scale employment uses may also be located within this area. This mix of uses will also be appropriate for responding to the future interchange planned for connection between the Park and US-1.
- IVMX-CD (Area 3) – This transitional area is envisioned to be a buffer between the employment center (Area 1) and the surrounding residential areas. Typical uses will consist of smaller scale standalone or mixed-use apartment buildings or mixed- and integrated or single-story retail and restaurant spaces. Smaller employment centers may also be located within this area.

Building and Site Design Standards:

1. Park entries along Friendship Road and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park.
2. Wherever commercially possible, native species already present on the Park land will be used along the ROWs as well as in setbacks and buffers throughout the Park.
3. Subsequent Development Plans within the Park will be encouraged to use native species to create a uniform look and promote the natural surroundings of Holly Springs.
4. At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry.
5. All buildings will have masonry or similar materials and meeting regulations per UDO section 8.2.G(4) (including glass, etc.) along frontages that directly face major thoroughfares.
6. All signs to be in accordance with the Holly Springs Unified Development Ordinance.
7. Architectural materials and colors for the Mixed Use and Transition Areas shall be of consistent and compatible materials and colors shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance.
8. Black Shoe Box LEDs, or Gardco Form 10 round LEDs (black anodized finish) will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 8.4.E(17).
9. The minimum UDO Architectural and Site Design requirements shall be met in all areas.
10. As permitted by future tenants and land use constraints, the active open spaces will be connected through a network of pathways, sidewalks, and sidepaths that will integrate with the Greenway Plan for the larger region where appropriate. The minimum open space within each subarea will exceed the minimum required by the UDO of 1% of the total project site.

Development Design Modifications:

Building and Site Design shall be per the Holly Springs Unified Design Ordinance with the following exceptions in specified areas:

IVMX – CD (Area 1) Research and Manufacturing Subarea

1. BRT Standards for parking per UDO Chapter 6 shall apply
2. All uses per the IVMX Zoning in addition to the below modification*:
    a. No maximum building area for Distribution and Logistics buildings
3. Maximum 80,000 SF and minimum 5,000 SF retail/commercial area will be allowed in addition to the square footage of all uses within the area
4. Square footage allowances can be transferred to other areas
5. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
    a. Agriculture, Manufacturing, and Distribution Uses/Office/Mixed Use: 100'
    b. Standalone Hotel: 100'
    c. Standalone Retail: 45'

IVMX – CD (Area 2) Mixed Use Subarea

1. All uses per IVMX Zoning
2. Multi-Family and apartment building shall be per UDO Chapter 2 with the following modifications:
    a. Maximum of 600 apartment units
    b. Buildings can be standalone or on lower and upper floors of mixed use buildings
3. Square footage & Unit allowances can be transferred to other subareas
    a. The maximum transfer allowance is up to the total shown in both subareas
4. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
    a. Agriculture, Manufacturing, and Distribution Uses/Office/Apartment Buildings/Mixed Use: 100'
    b. Stand alone Hotel: 100'
    c. Stand alone Retail: 45' with a 20' minimum

IVMX – CD (Area 3) Transition Subarea

1. All uses per IVMX Zoning
2. Multi-Family and apartment building shall be per UDO Chapter 2 with the following modifications:
    a. Maximum of 600 apartment units
    b. Buildings can be standalone or on lower and upper floors of mixed use buildings
3. Square Footage & Unit allowances can be transferred to other subareas
    a. The maximum transfer allowance is up to the total shown in both subareas
4. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
    a. Agriculture, Manufacturing, and Distribution Uses/Office/Mixed Use: 75'
    b. Stand alone Apartment Building/Hotel: 75'
    c. Stand alone Retail: 45' with a 20' minimum

Submitted by:

Jonathon Keener
Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 19.

Public Hearings
Title: Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02 - Quasi-Judicial Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Economic Prosperity & Diversity
Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Open and continue the public hearing to October 17, 2023.

Explanation:

- The applicant has requested to continue the public hearing to October 17, 2023 in order to revise the concurrent rezoning request.
- 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: Quasi-judicial, Detailed Master Plan Major Amendment
- The Town has received a request to amend the approved Friendship Innovation Park Master Plan, which was created using the 2002 UDO standards. The amendment will add two parcels to the plan and make revisions to reflect the 2022 UDO and a concurrent Conditional District Rezoning (22-REZ-17).
- A Detailed Master Plan establishes the primary transportation network, utility layout, common landscaping, trails, and open spaces for the entire project area. If the Detailed Master Plan amendment is approved, the next step in the development process will be detailed development plans for individual sites in accordance with the UDO and Conditional District Rezoning.
- This development is proposing to tie to the public potable water and reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development.
- This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. There is expected to be additional pump stations needed to serve the portion of the project located east of Friendship Road.
- The town adopted a Water Resource Management Policy that went into effect July 1,

2023. This application was submitted prior to July 1st and therefore is not subject to the policy at this time.
- Per the Town's UDO and CTP, the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road, so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.
- The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.
- A TIA Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development.
- A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on August 22, 2023:

- Liked that a variety of housing will be provided in close proximity to employment uses. This gives workers the option of walking or biking to work.
- Requested that the applicant consider including a grocery store and gas station to serve this area of town.
- Appreciated the setbacks that were being provided in the different areas of the project based on adjacent existing uses.

Planning Board Recommendation:
The Planning Board recommended approval (6-1) [2 absent]

- Mr. Bess voted against the motion for the proposal not being consistent with the Innovation Village Future Land Use Plan designation, providing too much flexibility, for being too large and not walkable with residential units only proposed in subareas 2 and 3, and for not having standards to ensure an integration of uses/building types, space for smaller businesses/maker/artists, gradual transition to adjacent existing development, or other elements of an Innovation Village.

Background:

- The Friendship Innovation Park Master Plan was approved on September 7, 2021 for industrial development.
- The site was rezoned from R-30 Residential to RT Research & Technology and CB Community Business on October 19, 2021. The RT zoning was reassigned to BRT Business & Research Technology on March 1, 2022 with the adoption of the 2022 UDO.
- A Development Plan (21-DP-08) was approved for the Amgen site on November 30, 2021. Another Development Plan (22-DP-10) is currently under separate review for Friendship Industrial.

Funding Source(s):
N/A

Attachment(s):
1. 22MAS04A02_FriendshipMASAmend_PB_082223
2. 21MAS04A02_FriendshipMAS_Petition
3. 21MAS04A02_FriendshipMAS_Plans

Town *of* Holly Springs
Staff Report to the Planning Board

REQUEST FOR MASTER PLAN MAJOR AMENDMENT
Friendship Innovation Park
21-MAS-04-A02

APPLICANT:
Timmons Group
Brandon McLamb
5410 Trinity Rd., Suite 102
Raleigh, NC 27607

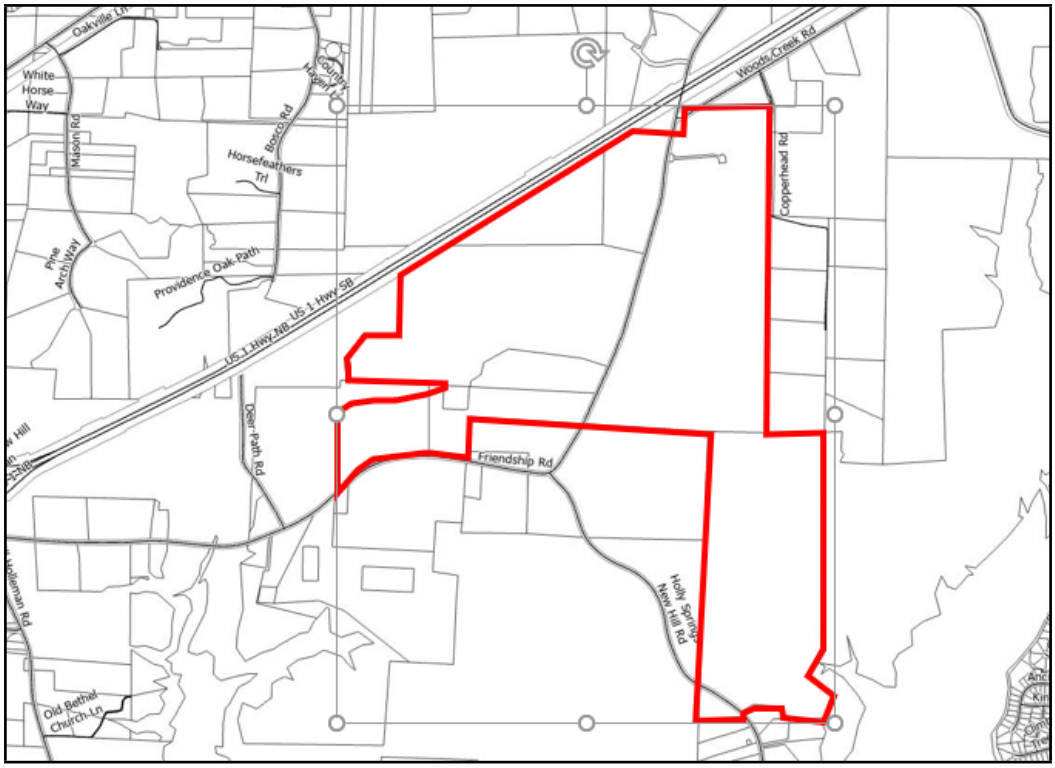
DEVELOPER:
Trustwell Property Group
Jon Keener
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER:
Trustwell Property Group
Jon Keener
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER:
Friendship Road Landco, LLC
CMP Management LLC
400 N Ashley Dr., Suite 1100
Tampa, FL 33602

OWNER:
Amgen Inc.
1 Amgen Center Dr.
Thousand Oaks, CA 98320

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: August 22, 2023
Town Council: September 19, 2023

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

ATTACHMENTS: Preliminary Plans, Petition

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Helix Ventures, LLC	0720719912	BRT Business & Research Technology *Pending Rezoning to IVMX-CD (22-REZ-17)	26.95 acres
	0639076303	RR Rural Residential *Pending Rezoning to IVMX-CD (22-REZ-17)	127.88 acres
Friendship Road Landco, LLC	0720904944	BRT Business & Research Technology, CB Community Business *Pending Rezoning of a portion to IVMX-CD (22-REZ-17)	195.97 acres
	0629597133	RR Rural Residential *Pending Rezoning to BRT (22-REZ-17)	21.28 acres
	0629696598	BRT Business & Research Technology	2.15 acres
	0629797990	BRT Business & Research Technology	15.46 acres
Amgen, Inc.	0720702658	BRT Business & Research Technology	108.94 acres
		TOTAL	**498.63 acres**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	RR Rural Residential BRT Business & Research Technology CB Community Business (Pending rezoning to change some BRT and CB parcels to IVMX-CD)	Residential / Vacant / Employment
North	RR Rural Residential	Residential
South	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Vacant
East	RR Rural Residential BRT CU Business & Research Technology Conditional Use R-80 (Wake County Jurisdiction)	Residential / Vacant
West	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Substation / Vacant

PROPERTY HISTORY

Rezoning History

Rezoning Number: 21-REZ-03
Original Zoning: R-30 Residential
Proposed Zoning: RT Research &

Rezoning Number: 22-REZ-17
Original Zoning: RR Rural Residential, BRT Business & Research Technology, and CB

Technology
(Reassigned to BRT Business & Research Technology March 1, 2022), and CB Community Business
Approved by Town Council on: Oct. 19, 2021

Master Plan History
Master Plan Number: 21-MAS-04
Master Plan for Industrial Development (Friendship Innovation Park)
Approved by Town Council on: September 7, 2021

Community Business
Proposed Zoning: IVMX-CD Innovation Village Mixed Use Conditional Zoning District and BRT Business & Research Technology
Approved by Town Council on: TBD

Development Plan History
Development Plan Number: 21-DP-08
Amgen
Approved by Town Council on: Nov.30, 2021

Development Plan Number: 22-DP-10
Friendship Industrial
Approved by Town Council on: TBD, Under Review

DEVELOPMENT AGREEMENT

A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Master Plan Major Amendment for the Friendship Innovation Park, generally located near the intersection of Friendship Road and Holly Springs New Hill Road that was previously approved in September of 2021. The proposed major amendment is to add two additional parcels totaling 149.16 acres to the Master Plan and update the Master Plan requirements based on a proposed rezoning for the Park.

The parcels are pending a rezoning to BRT Business & Research Technology and IVMX-CD Innovation Village Mixed Use Conditional Zoning District (22-REZ-17) which will need to be approved prior to the approval of the amendment. The proposed rezoning and Master Plan amendment will not impact the development of the previously approved Amgen site or Friendship Industrial development currently under review. Plan sheets from Master Plan 21-MAS-04-A01 apply to these sites and have been incorporated into the plan set.

The applicant has submitted a subdivision plan which establishes the vehicular & utility access for each lot, new lot lines, and common landscaping. The Major Subdivision Plan features eight (8) PODs (A-H) for future development. A minimum of 5 lots and a maximum of 40 lots is proposed by the applicant. Once the subdivision plan is approved, the applicant will then need to submit detailed development plans for the individual sites.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designations: Innovation Village and Business & Industrial

Land Use & Character
The Land Use & Character plan designations for these properties Innovation Village and Business & Industrial.

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

Business & Industrial centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Development Standards

Lot Arrangement:

Minimum Number of Lots: 5
Maximum Number of Lots: 40

Minimum Lot Size: None
Maximum Lot Size: None

Minimum Lot Frontage:

BRT: 100 ft.
IVMX-CD: None

Minimum Setbacks

BRT
Freeway – US 1: 100 ft.
Thoroughfare: 30 ft.
Front (minimum): BRT - 30 ft.; IVMX-CD – 5 ft.
Front (maximum): BRT - n/a; IVMX – CD – 20 ft. except none for manufacturing and distribution
Side - Corner: BRT - 30 ft.; IVMX-CD – 5 ft.
Side & Rear: 5 ft.

Interior Setbacks:

Out Lots: 5 ft

Building Height:

Maximum Building Height:

BRT: 100 ft

IVMX-CD Areas 1 & 2: 100 ft for employment, office, mixed-use buildings, and standalone hotels.
45 ft for standalone retail buildings

IVMX-CD Area 3: 75 ft for employment, office and mixed-use buildings, standalone apartments and hotels

Minimum Building Height:
IVMX-CD Areas 2 & 3: 20 ft for standalone retail

Landscape Requirements:
Perimeter Yard/Buffer:
Along Friendship Rd.: 10 ft Type B – Semi Opaque
Along Holly Springs New Hill Rd: 10 ft Type B – Semi Opaque
All other property lines: 50 ft Type C – Opaque (adjacent to residential districts)
50 ft Type A – Open (adjacent to employment/campus use districts)

Developed Open Space Requirements
Minimum Required: (1% of project area (4.98 acres))
Provided: Developed open space will be met through Development Plans

General Regulations

Fences:
A decorative black fence detail has been provided for all common area fencing. Fencing location will be reviewed at time of site-specific development plan.

Architectural and Site Design Requirements
Common architectural details are established with this Subdivision Plan and with the IVMX Conditional Zoning District. These are in addition to the Building Design Standards found in the UDO. Architectural design standards will be reviewed for each site-specific development plan.

Lighting:
Lighting Plans will be submitted and reviewed with future Development Plan submittals.

Site lighting will be shoe box style LED lighting with black poles and fixtures.

Pedestrian Circulation
Sidewalks will be provided along all street frontages. In addition, the provided open space shall be connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network per the zoning conditions.

PARKS & RECREATION
The Towns CTP does not specify any Greenway or Sidepath improvements required within the area of this proposal. The proposal is located within a Park Search Area, but the Town's UDO does not require land dedication for non-residential project such as this, and no land dedication is being proposed.

CIVIL IMPROVEMENTS

Water Service:
This development is proposing to tie to the public potable water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The proposed potable watermains will extend along each property frontage to serve the development and may ultimately need to extend northeast along Woods Creek Road to tie into water facilities being proposed by another project. A fire flow analysis report revision were completed with this Major Subdivision plan. Adjacent parcels will be provided with a public watermain stub to help facilitate future development.

Reclaimed Water Service:
This development is proposing to tie to the public reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The proposed reclaimed watermains will extend along each property frontage to serve the development and may ultimately need to extend northeast along Woods Creek Road to tie into water facilities being proposed by another project. A hydraulic water model revision was completed with this Major Subdivision plan. Adjacent parcels will be provided with a public watermain stub to help facilitate future development.

Sewer Service:
This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The Design-Build project also includes a sanitary sewer pump station (Friendship Pump Station) on the western side of the development site. There is expected to be 2 to 3 additional pump stations needed to serve the portion of the project located east of Friendship Road. The eastern pump stations are dependent on the Friendship Pump Station as they will likely discharge via forcemain to that facility. One of these eastern pump stations is definitive, while the second two may or may not be necessary. Additional utility design and evaluation will be required with this project as it progresses through the development process and more information is available related to the off-site utility design.

A sewer study revision, including downstream sewer evaluation and pump station capacity analysis was completed with this rezoning revision. The study concluded that the Friendship Pump Station can successful handle the additional area added to this development, knowing that the secondary capacity will eventually be triggered as the area builds out. The sewer study revision also included a preliminary analysis of a second definitive pump station on the western side of Friendship Rd. The forcemain extension from this pump station is expected to be substantial, however, additional analysis and design will be required as development plans for this area move forward.

Transportation:
Per the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road, so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.

The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.

A Traffic Impact Analysis (TIA) Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development. The final list of mitigation requirement will be memorialized in the Transportation Mitigation Agreement (TMA) prior to the scheduled Town Council Meeting.

Environmental & Stormwater:
This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance and is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

REQUESTED ACTION

Motion that the Planning Board recommend the Town Council approve / deny Master Plan Major Amendment 21-MAS-04-A02 for Friendship Innovation Park as submitted by Timmons Group, dated 08/24/23, Project Number 54941 with the following conditions:

1. All previous conditions of approval for *Friendship Innovation Park Rezoning, Friendship Innovation Park Conditional District Rezoning, and Friendship Innovation Park Master Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. ALL recommendations from the TIA and as a result of Town and NCDOT review associated with this project, as memorialized in the Transportation Mitigation Agreement (TMA), must be designed and constructed by the developer.
4. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
5. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.

6. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
7. The sewer study associated with this Rezoning/Master Plan was completed at a high level or a "master plan" level, meaning the infrastructure associated with this master plan will not be eligible to go straight to Construction Drawings. Development plans will be required first.
8. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
9. The following note must be clearly reflected on the plats and construction drawings: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
10. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report, or update to the Sewer Study, will be required with first construction drawing submittal for all lines and lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
11. Offsite Utility Infrastructure Incomplete: If any off-site utility facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Town. The Town is not responsible for completion of off-site utility facilities unless otherwise approved through a Development Agreement and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
18. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
19. With any Development Plan Application associated with the Master Subdivision Plan, the following is required:

    a. Revise and update the Sewer Master Plan Preliminary Design Report (PDR) to confirm that each development proposal/phase is within the parameters of the previously approved reports and plans and determine if further evaluation or design is needed.

    b. The 'Potential Gravity Sewer' outfall shown on the Gravity Sewer Maps, on the east side of Friendship Rd. discharges to Pump Station #3 (southeast pump station) and is in compliance with expectations in the Town's Engineering Design & construction Standards (EDCS) and Comprehensive Plan.

i. If an interim or permanent pump station is proposed in lieu of a gravity sewer solution, the applicant is required to provide justification in the form of an economic analysis, cost estimates, narrative and exhibits to Town Staff for review, and determination by the Director, in accordance with the EDCS.

c. Continue to monitor the Friendship Regional Pump Station and determine if the next phase is required. The developer is responsible for the design and construction of such upgrades.

20. With any Development Plan Application associated with the Master Subdivision Plan, that includes a proposed pump station, the following is required:

a. If a 'Potential Future Interim Pump Station #1', 'Potential Future Interim Pump Station #2' or Secondary/Southeastern pump station (Pump Station #3) is proposed as a sewer solution by the applicant and deemed acceptable by the Director, the following is required.

i. The applicant's Engineer is required to submit a Preliminary Engineering Report (PER) and Preliminary Pump Station Site Plan, at the time of the associated Development Plan, for any new permanent or interim Pump Station, in accordance with the Town's EDCS.

ii. For an Interim Pump Station, a phasing plan and narrative is required. An Interim Pump Station phasing plan and narrative should outline the schedule and activities for how the Developer will take the Interim Pump Station offline in the future, install the necessary infrastructure to provide gravity sewer to a manhole or permanent pump station, restore conditions at the Interim Pump Station site, etc., in accordance with the Town's EDCS.

iii. A "Pre-Design Meeting" is required with any approved request for a new permanent or interim Pump Station prior to submitting an Interim Pump Station phasing plan and narrative, a Preliminary Engineering Report (PER) and Preliminary Pump Station Site Plan, in accordance with the Town's EDCS.

iv. Two (2) potential future force main designs for the Secondary/Southeastern pump station (Pump Station #3) are included in the Master Subdivision Plan and associated PER.

a. The proposed manifold force main design requires approval from the Director for a request for exception from the Town's Engineering Design & Construction Standards.

b. The preferred force main design should be determined no later than the "Pre-Design Meeting" with the applicant and the Town.

TOWN OF HOLLY SPRINGS

DEVELOPMENT 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:

☐ **Major Subdivision** (check all that apply)
☐ Residential ☒ Non-residential
☐ New ☒ Major Amendment* ☐ Minor Amendment*

☐ **Development Plan** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☐ Major Amendment* ☐ Minor Amendment*

☐ **Special Use Permit**
☐ New

** Specify purpose of amendment on Certificate of Plan Revisions*

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: Friendship Innovation Park Master Plan
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____
Project Location: Friendship Road, Apex, North Carolina 27539
Use street address. If none, use the closest intersection
☒ Within Corporate Limits ☒ Within Holly Springs ETJ ☒ Pending Annexation
PIN: Multiple Parcels (see map) Real Estate ID: Multiple Parcels (see map)
Project Acreage (rounded to nearest tenth): 505.66 Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: BRT, IVMX-CD Proposed Use (see UDO Table 3.2.A): Commercial, Industrial, and Mixed Use
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Sketch Plan Review (Pre-Submittal) Meeting Date: _____
If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

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

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other _____
Name Jon Keener Company Trustwell Property Group
Mailing Address 3717 National Dr, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919)371-6208 E-Mail jon@trustwellgroup.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

Design Professional if different than Applicant/Contact
Name Blake Hall Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919)866-4933 E-Mail blake.hall@timmons.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Jon Keener Company Trustwell Property Group
Mailing Address 3717 National Dr, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919)371-6208 E-Mail jon@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

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

Landscape Architect

Name Blake Hall Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919)866-4933 E-Mail blake.hall@timmons.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

Other: Additional Owner (any other contact that should receive comments and correspondence for this project)

Name Christopher Brewer Company Friendship Landco, CMP Management, LLC
Mailing Address 400 N Ashley Dr, Suite 1100
City Tampa State FL Zip 33602
Telephone # (813) 598-7344 Alternate Telephone # ( )
Fax # ( ) E-Mail cbrewer@cmpreit.com
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - *Required*

Name Cara Hylton Company Helix Ventures LLC
Mailing Address 3717 National Dr, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919)371-6208 E-Mail cara@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature: Brandon C. McLamb Date: 10/28/2022

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.

ADDITIONAL MEETING HELD 03-22-2023

☐ Neighborhood Meeting Date: 10-17-2022
Time: 5:30 - 6:30 PM
Location: HOLLY SPRINGS CULTURAL CENTER

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

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 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.

☒ Date of Notification Mailing: 10-03-2022 AND 03-22-2023

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:
MEETING HELD; PARTICIPANTS WERE LIMITED TO THOSE ON THE DEVELOPMENT AND DESIGN TEAM. NO ISSUES TO NOTE.

PARTICIPATION LISTED ON SIGN-IN SHEET - NO ISSUES WERE NOTED ON 2ND MEETING HELD ON 03-22-2023 - SUMMARY OF MEETING ATTACHED

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Date
10-17-2022
AND 03-22-2023

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 22, 2023

RE: SITE ZONING REQUEST MEETING SUMMARY

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]
Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

A neighborhood meeting was held at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location was "01 Board Room".

The below information was relayed to the attendees of the meeting, which are listed in the Neighborhood Meeting Report:

The Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties being rezoned were relayed to the attendees as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

Maps, on 24" X 36" boards were presented to the attendees that outlined the vision of the project.

The maps included the delineation of the area being rezoned, the vision of the overall business park, and concept images of the park.

During the meeting, attendees spoke with the team listed on the sign-in sheet and discussed the following:

- Overall circulation and transportation vision of the project and impact to their properties
- Future Widening efforts along road frontages of the existing roadways
- Current water pressure challenges that exist on their homes as a result of their private wells, unrelated to this project
- Tree buffers associated with their adjacent properties and intent to keep existing trees and vegetation around the perimeter of the property and in low-lying stream/wetland locations that will also provide natural buffers from the development
- Developer and Design team shared contact information with attendees so that they could reach out if they wanted additional information.

Respectfully,

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

Name	Address 1	Address 2	Address 3
MILLS, STEPHEN V MILLS, NANCY O	535 BUCKROE DR	SANFORD NC 27330-7285	
BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
DENTON, KEITH DENTON, SANDRA DENISE PATTON	4312 FRIENDSHIP RD	APEX NC 27539-8759	
RRPLT LLC	2004 BUCKINGHAM WAY	APEX NC 27502-9340	
TARRENCE, JAMES EDWARD JR	3832 COPPERHEAD RD	APEX NC 27539-8776	
DC GOODWIN FARM LTD PTNRP	226 WOODSIDE DR	HARRISBURG NC 28075-8442	
ANDREAS, MICHAEL T ANDREAS, LYNN B	7617 WOODS CREEK RD	APEX NC 27539-8741	
AMGEN INC	1 AMGEN CENTER DR	THOUSAND OAKS CA 91320-1730	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
MILLS, STEPHEN V MILLS, NANCY O	3504 SUNNY DR	MOREHEAD CITY NC 28557-3034	
UCW INC	PO BOX 866	APEX NC 27502-0866	
BLAND, THOMAS M. BLAND, BETH BUSHMAN	3724 FRIENDSHIP RD	APEX NC 27502-8721	
GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	274 MAY FARM RD	PITTSBORO NC 27312-5738	
BEHNKE, DEBRA ANN	417 CULVERT ST	APEX NC 27502-1731	
BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
FRIENDSHIP ROAD LANDCO LLC	CMP MANAGEMENT LLC	400 N ASHLEY DR STE 1100	TAMPA FL 33602-4324
HELIX VENTURES LLC	3717 NATIONAL DR STE 209	RALEIGH NC 27612-4877	
BAUCOM, CHARLES DANIEL	2440 HIGH RIDGE DR	RALEIGH NC 27606-8605	
PRINCE, BETTY D PRINCE, LUTHER M JR	3800 FRIENDSHIP RD	APEX NC 27539-8700	
GEORGE HEELAN IRREVOCABLE TRUST	10046 BISHOPS GATE BLVD	PINEVILLE NC 28134-6568	
STONE, RICHARD E STONE, JEANNE Z	3817 BOSCO RD	NEW HILL NC 27562-9741	

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING **DATE:** 17-OCT-2022

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935	BRANDON.MCLAMB@TIMMONS.COM
JAY RAPP			919.337.2663	jay@helixventures.net
Chris Pilz	Trustwell		919-665-9524	Chris@trustwellgroup.com
Gary Zuraw	ARCO		919-836-6873	gzurawski@arcodb.com

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 7, 2023

RE: SITE ZONING REQUEST/PHASE 1A DEVELOPMENT PETITION

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]
Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit to the Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties to be rezoned are as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

This rezoning application is requesting to change the property located at 0 Friendship Road totaling **21.28** acres from its current zoning of RR zoning district to BRT (Business and Research Technology) zoning district per Town of Holly Springs Unified Development Ordinance (TOHS UDO) Section 3.2. This rezoning request is to allow for commercial/office buildings and matches the zoning of the adjacent parcels to the east and north.

This rezoning application is also requesting to change the property located at 12532 Holly Springs New Hill Road totaling **127.88** acres from its current zoning of RR (Residential) zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

This rezoning application is also requesting to change the properties located at 0 Friendship Road totaling **232.10** acres from its current zoning of BRT, CB, and RR zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

We will also be reviewing the first phase of the development (Phase 1A) which is compliant with it's current BRT zoning and adjacent to parcel PIN # 0629597133 being rezoned

You are receiving this notice as a property owner within close proximity of this site so that we may invite you to an informational meeting, where we will present the details of the rezoning request and Phase 1A development. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location is "01 Board Room".

Respectfully,

Brandon C. McLamb

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

RAYMER, SHARON L	Company	4617 FRIENDSHIP RD	APEX NC 27539-8763
CC YIELD NORTH LLC		601 S TRYON ST STE 800	CHARLOTTE NC 28202-1841
INGRAM, WALLACE JEFFREY INGRAM, HEATHER BARTON		12509 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
WRENN, CARL BRUCE WRENN, PATRICIA W		12512 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ERWIN, SAMUEL EARL		12515 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
COMBS, WAYNE L COMBS, RAMONA		12504 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
OAK GROVE MISSIONARY BAPTIST CH		7201 TEN TEN RD	APEX NC 27539-7900
HANMANN, DESIREE N HANMANN, LISA R		12521 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ZAPPITELLI, LAUREN		12505 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
BARE, SYLVIA H		12517 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
FRIES, CARLOS E		12508 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
Cheryl Caines, Senior Planner	Town of Holly Springs	128 S Main Street	Holly Springs, NC 27540

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING **DATE:** 22-MAR-2023

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935 ~~919-872-0213~~	BRANDON.MCLAMB@TIMMONS.COM
Sylvia Bare		12517 Holly Springs-New Hill Rd Apex, NC 27539	919-632-0773	ncbare@msn.com
Bruce & Pat Wrenn		12512 HOLLY SPRINGS-NEW HILL APEX NC 27539-6514	919-362-0878	
Carlos Fries		12508 Holly Springs New Hill RD Apex NC 27540	919-622-1793	Carlosfries61@gmail.com

MAJOR SUBDIVISION PLAN
FRIENDSHIP INNOVATION PARK

HOLLY SPRINGS, NORTH CAROLINA

PROJECT NUMBER: PLDMP202200303 (21-MAS-04-A02)

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2914

B. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3933

C. BURIED CABLE LOCATION
NC 811

D. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

OWNER
HELIX VENTURES LLC
CONTACT: CARA HYLTON
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

DEVELOPER/APPLICANT
TRUSTWELL PROPERTY GROUP
CONTACT: JON KEENER
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

SITE ENGINEER/ LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

SANITARY SEWER FLOW ESTIMATION

SITE INFORMATION

TOTAL FRIENDSHIP DEVELOPMENT	= 498.63 ACRES
PREVIOUS FRIENDSHIP ACREAGE (w/ AMGEN)	= 349.47 ACRES
ADDITIONAL (NEW) FRIENDSHIP ACREAGE	**= 149.16 ACRES**
LAND USE TYPE	: INDUSTRIAL, RESIDENTIAL, & RETAIL
RESIDENTIAL SQUARE FOOTAGE	= ±523,600 SF
NON-RESIDENTIAL SQUARE FOOTAGE	= ±2,895,000 SF
TYPE OF RESIDENTIAL UNIT	: MULTI-FAMILY

FLOW FACTOR (GPD / AC)
AVG DAILY DEMAND = 1,866 GPD / ACRE (PREVIOUS FRIENDSHIP SITE)
AVG DAILY DEMAND = 1,500 GPD / ACRE (ADDITIONAL ACREAGE TO FRIENDSHIP PUMP STATION)
ANTICIPATED SEWER DEMAND FOR TOTAL DEVELOPMENT = 1,521 GPM

AVERAGE DAILY DEMAND
349.47 ACRES x 1,866 GPD / ACRE = 652,111.00 GPD = 452.85 GPM
149.16 ACRES x 1,500 GPD / ACRE = 223,740.00 GPD = 155.38 GPM
452.85 GPM + 155.38 GPM = 608.23 GPM

MAXIMUM DAILY DEMAND
MDD = ADD x 2.5
608.23 GPM x 2.5 = 1,520.58 GPM

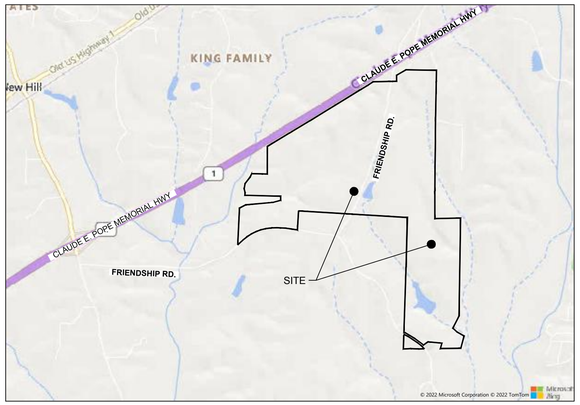
UPSTREAM / ADJACENT PROPERTY INFORMATION
PROPERTY ACREAGE = 19.54 ACRES
19.54 ACRES x 1,500 GPD / DAY x 2.5 = 50.89 GPM PEAK DEMAND

SITE DATA TABLE

PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
SITE AREA:	498.63 ACRES
ZONING: (PENDING REZONING)	BRT - 155.89 ACRES (31.26%) & IVMX-CD - 342.74 ACRES (68.74%)
RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0720702658	AMGEN INC	108.94	BRT
0720719912	HELIX VENTURES LLC	26.95	IVMX-CD
0720904944	FRIENDSHIP ROAD LANDCO LLC	195.97	IVMX-CD; BRT
0629797990	HELIX VENTURES LLC	15.46	BRT
0639076303	HELIX VENTURES LLC	127.88	IVMX-CD
0629597133	FRIENDSHIP ROAD LANDCO LLC	21.28	BRT
0629696598	FRIENDSHIP ROAD LANDCO LLC	2.15	BRT



VICINITY MAP
1" = 2000'

Sheet List Table

Sheet Number	Sheet Title	Sheet Number	Sheet Title
C0.0	COVER SHEET	L2.1	LANDSCAPE PLAN
C0.1	ARCHITECTURAL MASTER PLAN	L2.2	LANDSCAPE PLAN
C0.2	SITE POD PLAN	L2.3	LANDSCAPE NOTES & DETAILS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN	C0.0 - A	COVER SHEET
C2.0	OVERALL MASTER PLAN	C0.1 - A	ARCHITECTURAL MASTER PLAN
C2.1	MASTER PLAN	C1.0 - A	EXISTING CONDITIONS & DEMOLITION PLAN
C2.2	MASTER PLAN	C3.0 - A	OVERALL MASTER PLAN
C2.3	MASTER PLAN	C3.1 - A	MASTER PLAN
C2.4	MASTER PLAN	C3.2 - A	MASTER PLAN
C2.5	MASTER PLAN - FRIENDSHIP RD WIDENING	C3.3 - A	MASTER PLAN
C2.6	MASTER PLAN - FRIENDSHIP RD WIDENING	C3.4 - A	OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN
C2.7	MASTER PLAN - FRIENDSHIP RD WIDENING	C3.5 - A	PRELIMINARY UTILITY AND DRAINAGE PLAN
C2.8	MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING	C3.6 - A	PRELIMINARY UTILITY AND DRAINAGE PLAN
C2.9	MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING	C3.7 - A	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.0	OVERALL MASTER UTILITY PLAN	C3.8 - A	SEWER BASIN MAP
C3.1	MASTER UTILITY PLAN	C4.0 - A	DRAINAGE AREA MAP
C3.2	MASTER UTILITY PLAN	C5.0 - A	NOTES AND DETAILS
C3.3	MASTER UTILITY PLAN	C6.0 - A	OVERALL OFFSITE ROAD IMPROVEMENT PLAN
C3.4	SEWER BASIN MAP	L1.0 - A	TREE PRESERVATION PLAN
C3.5	SEWER BASIN MAP	L2.0 - A	OVERALL LANDSCAPE PLAN
C5.0	NOTES AND DETAILS	L2.1 - A	LANDSCAPE PLAN
L1.0	OPEN SPACE AND TREE PRESERVATION PLAN	L2.2 - A	LANDSCAPE PLAN
L2.0	OVERALL LANDSCAPE PLAN	L2.3 - A	LANDSCAPE PLAN
		L2.4-A	LANDSCAPE DETAILS

NOTES:

1. PODS E AND F REGULATED BY 21-MAS-04-A01 VERSION OF THE FRIENDSHIP MASTER PLAN. THESE SHEETS ARE DENOTED BY AN '-A' ADDED TO THE SHEET NUMBER.

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Blake L. McLamb

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
01/13/23	REVISIONS PER TOWN COMMENTS
02/14/23	REVISIONS PER TOWN COMMENTS
04/11/23	REVISIONS PER TOWN COMMENTS
05/25/23	REVISIONS PER TOWN COMMENTS
08/04/23	REVISIONS PER TOWN COMMENTS

DATE 10/28/2022
DRAWN BY KL
DESIGNED BY KL
CHECKED BY BM
SCALE AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO. 54941
SHEET NO. C0.0

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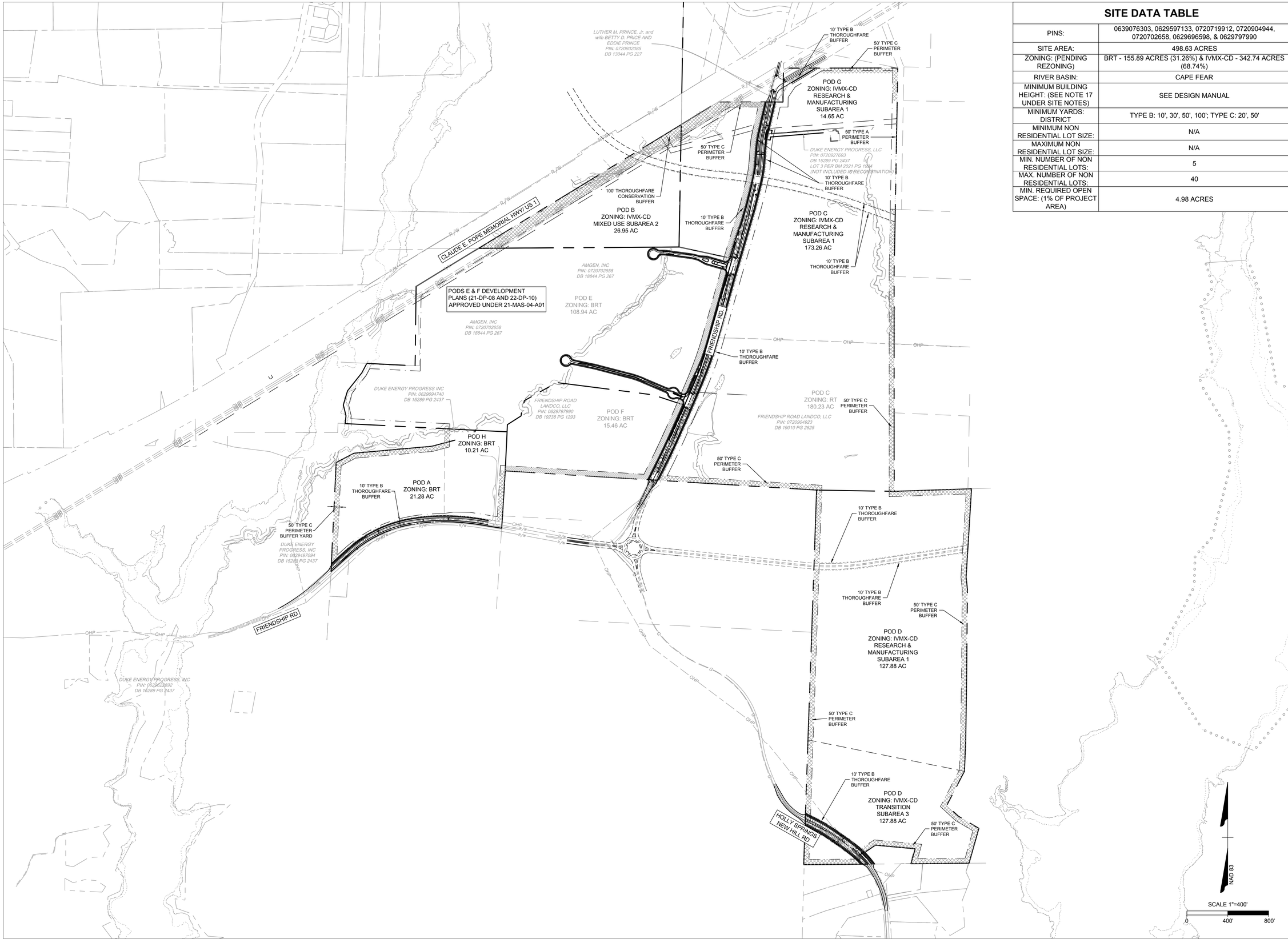

SITE DATA TABLE	
PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
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RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	01/13/23
REVISIONS PER TOWN COMMENTS	04/14/23
REVISIONS PER TOWN COMMENTS	05/25/23
REVISIONS PER TOWN COMMENTS	08/04/23

DATE: 10/28/2022
DRAWN BY: KL
DESIGNED BY: KL
CHECKED BY: BM
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

SITE POD PLAN

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JOB NO. 54941

SHEET NO. C0.2

ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0730043464	HASTING, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	R-30	DB-014587 PG-01572
②	0720931641	BLAND, THOMAS M. BLAND, BETH BUSHMAN	5.00	R-30	DB-016919 PG-02596
③	0720838629	RRPLT LLC	9.15	R-30	DB-015769 PG-02162
④	0720628996	BAUCOM, CHARLES DANIEL	133.63	R-30	DB-013283 PG-01993
⑤	0629694740	DUKE ENERGY PROGRESS INC	0.37	BRT	DB-013283 PG-01993
⑥	0720512303	STONE, RICHARD E STONE, JEANNE Z	10.35	R-30	DB-006618 PG-00579
⑦	0720407997	WILLIAMS, DANNY RAY WILLIAMS, LAUREN E	7.70	R-30	DB-017189 PG-00493
⑧	0629582244	RAYMER,DAVID F RAYMER, SHARON L	1.07	RR	DB-012875 PG-02730
⑨	0639190520	MILLS, STEPHEN V MILLS, NANCY O	12.40	RR	DB-003052 PG-00758
⑩	0730100231	UCW INC	11.44	RR	DB-014742 PG-01606
⑪	0730100815	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
⑫	0730110581	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
⑬	0730124768	CC YIELD NORTH LLC	67.93	RR	DB-019213 PG-00546
⑭	0730131203	CC YIELD NORTH LLC	7.13	RR	DB-019213 PG-00550
⑮	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	RR	DB-014179 PG-00361
⑯	0730033609	TARRENCE, JAMES EDWARD JR	3.99	RR	DB-016446 PG-02396
⑰	0730034435	TARRENCE, JAMES EDWARD JR	3.96	RR	DB-016707 PG-01850
⑱	0629783277	BEHNKE, DEBRA ANN	12.55	RR	DB-018108 PG-02694
⑲	0629887564	GEORGE HEELAN IRREVOCABLE TRUST	82.00	RR	DB-015083 PG-02206
⑳	0639151365	WRENN, CARL BRUCE WRENN, PATRICIA W	3.03	RR	DB-002782 PG-00323
㉑	0639057343	WRENN, CARL BRUCE WRENN, PATRICIA W	2.00	RR	DB-002782 PG-00323
㉒	0639055584	OAK GROVE MISSIONARY BAPTIST CHURCH	2.25	RR	DB-001056 PG-00542
㉓	0639051480	HANMANN, DESIREE N HANMANN, LISA R	2.97	RR	DB-018935 PG-00836

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0720702658	AMGEN INC	108.94	BRT
0720719912	HELIX VENTURES LLC	26.95	IVMX-CD
0720904944	FRIENDSHIP ROAD LANDCO LLC	195.97	IVMX-CD; BRT
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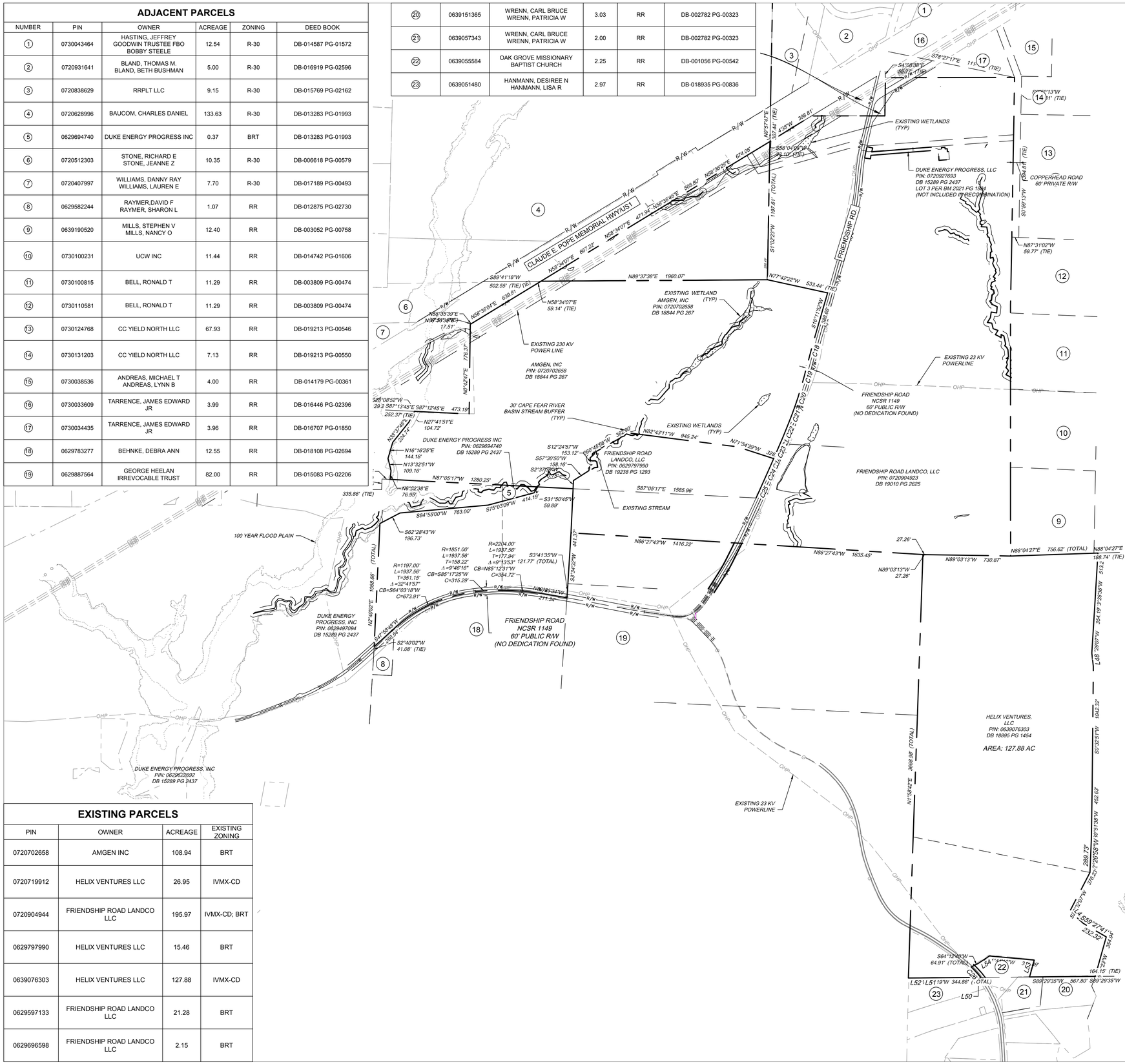
0629696598	FRIENDSHIP ROAD LANDCO LLC	2.15	BRT



SURVEY NOTES:

1. *BOUNDARY SURVEY PREPARED FOR HELIX VENTURES, LLC.*
2. *PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FIRM #3720062800J, PANEL 0628, EFFECTIVE DATE MAY 02, 2006 AND FIRM #3720072002J, PANEL 0720, EFFECTIVE DATE MAY 02, 2006.*
3. *HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.*
4. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.*
5. *EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.*
6. *NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.*
7. *APPROXIMATE LOCATION OF CP&L/DUKE PROGRESS TRANSMISSION LINE EASEMENT. CP&L DRAWING NUMBER L-D-2633 REFERENCED ON BM 2008 PG 928. SAID DRAWING WAS NOT PROVIDED AT THE TIME OF THE SURVEY. DB 2331 PG 138, DB 2345 PG 237, DB 2764 PG 710 & DB 3521 PG 460 ARE 30' WIDE POWER EASEMENTS TO CP&L BUT ARE BLANKET IN NATURE AND THE LOCATION CANNOT BE PLOTTED.*

SITE DATA TABLE

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RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
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MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES

GENERAL NOTES:
1. THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 4.8.4 OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
6. ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
7. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
8. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS

LEGEND

IPF - IRON PIPE FOUND	MH DRAINAGE	SPRINKLER BOX	
IRF - IRON ROD FOUND	MH SANITARY	SPRINKLER HEAD	
CP - COMPUTED BOUNDARY POINT	MH ELECTRIC	SPRINKLER VALVE	
CP - COMPUTED EASEMENT POINT	MH TELEPHONE	GAS TEST LOCATION	
CMF - CONCRETE MONUMENT	MH WATER	GAS METER	
MNF - MAG NAIL FOUND	ELECTRIC BOX	GAS VALVE	
RSF - RAILROAD SPIKE FOUND	TELEPHONE PEDESTAL	FLAG POLE	
CSF - COTTON SPINDLE FOUND	CABLE TV PEDESTAL	TREE	
BACKFLOW PREVENTER	SIGN	BOLLARD	
WATER VAULT	ELECTRIC METER	BOREHOLE	
TELEPHONE VAULT	WATER METER	AC UNIT	
TRAFFIC CONTROL BOX	WATER VALVE	MAILBOX	
POWER VAULT	FIRE HYDRANT	CLEAN OUT	
UTILITY VAULT	POWER POLE	GUY	
WF - WETLAND FLAG	LIGHT POLE	WELL	
RCP - REINFORCED CONCRETE PIPE	YARD LIGHT	MONITORING WELL	
CMP - CORRUGATED METAL PIPE	GROUND LAMP	ROOF DRAIN	
VCP - VITRIFIED CLAY PIPE		WATER SPIGOT	
DIP - DUCTILE IRON PIPE			
HDPE - HIGH DENSITY POLYETHYLENE PIPE			
FES - FLARED END SECTION			
MKF - FIBER OPTIC MARKER			
MKG - GAS MARKER			
TVP - TELEVISION PEDESTAL			
SIGP - SIGNAL POLE			
HVAC - HEATING, VENTILATION AND AIR CONDITIONING			
LSA -LANDSCAPED AREA		DEED LINE	
R / W - RIGHT-OF-WAY		LINE NOT SURVEYED	
P / L - PROPERTY LINE		STORM LINE	
C / L - CENTERLINE	SAN	SANITARY LINE	
NTS - NOT TO SCALE	X	FENCE	
GV - GAS VALVE	OHP	OVERHEAD POWER LINE	
CB - CATCH BASIN	G	PAINTED GAS LINE	
GI - GRATE INLET	UGP	PAINTED POWER LINE	
YI - YARD INLET	STM	PAINTED STORM LINE	
CI - CURB INLET	UGT	PAINTED TELEPHONE LINE	
EP - EDGE OF PAVING	W	PAINTED WATER LINE	
TBC - TOP BACK OF CURB		EDGE OF TREELINE	
CCR - CHATHAM COUNTY RECORD			
WCR - WAKE COUNTY RECORDS			
DB - DEED BOOK			
PB - PLAT BOOK			
PG - PAGE			
SF - SQUARE FEET			

NOT FOR CONSTRUCTION

NORTH CAROLINA SEAL 049861 ENGINEERING Brenda L. McLamb

THIS DRAWING PREPARED AT THE **RALEIGH OFFICE**
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DATE 10/28/2022
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DESIGNED BY KL
CHECKED BY BM
SCALE AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 54941
SHEET NO. C1.0

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ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0730043464	HASTING, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	R-30	DB-014587 PG-01572
②	0720931641	BLAND, THOMAS M. BLAND, BETH BUSHMAN	5.00	R-30	DB-016919 PG-02596
③	0720838629	RRPLT LLC	9.15	R-30	DB-015769 PG-02162
④	0720628996	BAUCOM, CHARLES DANIEL	133.63	R-30	DB-013283 PG-01993
⑤	0629694740	DUKE ENERGY PROGRESS INC	0.37	BRT	DB-015289 PG-02437
⑥	0720512303	STONE, RICHARD E STONE, JEANNE Z	10.35	R-30	DB-006618 PG-00579
⑦	0720407997	WILLIAMS, DANNY RAY WILLIAMS, LAUREN E	7.70	R-30	DB-017189 PG-00493
⑧	0629582244	RAYMER, DAVID F, SHARON L	1.07	RR	DB-012875 PG-02730
⑨	0639190520	MILLS, STEPHEN V MILLS, NANCY O	12.40	RR	DB-003052 PG-00758
⑩	0730100231	UCW INC	11.44	RR	DB-014742 PG-01606
⑪	0730100815	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
⑫	0730110581	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
⑬	0730124768	CC YIELD NORTH LLC	67.93	RR	DB-019213 PG-00546
⑭	0730131203	CC YIELD NORTH LLC	7.13	RR	DB-019213 PG-00550
⑮	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	RR	DB-014179 PG-00361
⑯	0730033609	TARRENCE, JAMES EDWARD JR	3.99	RR	DB-016446 PG-02396
⑰	0730034435	TARRENCE, JAMES EDWARD JR	3.96	RR	DB-016707 PG-01850
⑱	0629589287	RAYMER, DAVID F, SHARON L	12.55	RR	DB-018108 PG-02694
⑲	0629887564	GEORGE HEELAN IRREVOCABLE TRUST	82.00	RR	DB-015083 PG-02206
⑳	0639151365	WRENN, CARL BRUCE WRENN, PATRICIA W	3.03	RR	DB-002782 PG-00323
㉑	0639057343	WRENN, CARL BRUCE WRENN, PATRICIA W	2.00	RR	DB-002782 PG-00323
㉒	0639055584	OAK GROVE MISSIONARY BAPTIST CHURCH	2.25	RR	DB-001056 PG-00542
㉓	0639051480	HANMANN, DESIREE N HANMANN, LISA R	2.97	RR	DB-018935 PG-00836

SIGHT DISTANCE TRIANGLES

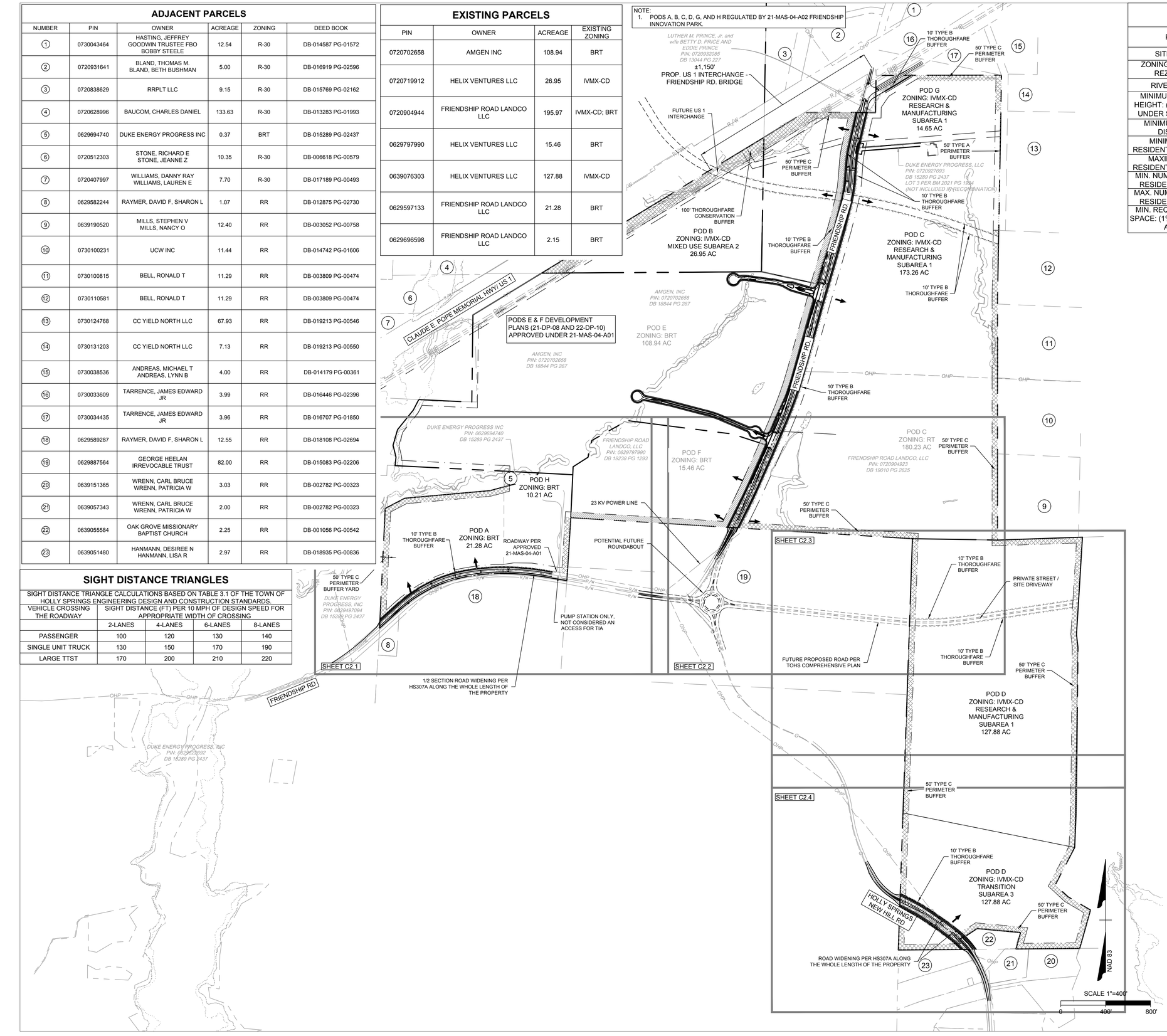
SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

VEHICLE CROSSING THE ROADWAY	SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING			
	2-LANES	4-LANES	6-LANES	8-LANES
PASSENGER	100	120	130	140
SINGLE UNIT TRUCK	130	150	170	190
LARGE TTST	170	200	210	220

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0720702658	AMGEN INC	108.94	BRT
0720719912	HELIX VENTURES LLC	26.95	IVMX-CD
0720904944	FRIENDSHIP ROAD LANDCO LLC	195.97	IVMX-CD; BRT
0629797990	HELIX VENTURES LLC	15.46	BRT
0639076303	HELIX VENTURES LLC	127.88	IVMX-CD
0629597133	FRIENDSHIP ROAD LANDCO LLC	21.28	BRT
0629696598	FRIENDSHIP ROAD LANDCO LLC	2.15	BRT

NOTE:
1. PODS A, B, C, D, G, AND H REGULATED BY 21-MAS-04-A02 FRIENDSHIP INNOVATION PARK.



SITE DATA TABLE

PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
SITE AREA:	498.63 ACRES
ZONING: (PENDING REZONING)	BRT - 155.89 ACRES (31.26%) & IVMX-CD - 342.74 ACRES (68.74%)
RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES

SITE NOTES:
1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE MASTER PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A FINAL PLAT FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MAJOR SUBDIVISION PLAN.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. INFRASTRUCTURE AND IMPROVEMENTS WILL BE CONSTRUCTED AS PART OF THE MASTER PLAN. ANY PROPOSED PHASING BY THE DEVELOPER SHALL BE COORDINATED AND AGREED UPON BY THE TOWN PRIOR TO SUBMITTAL OF ANY CONSTRUCTION DRAWING.
9. STREET LIGHTING, PARKING, AND LOADING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS AND UDO SECTIONS 6.4, 7.4, AND 8.4.C(1).
10. ALL PROPOSED ACREAGES LISTED ON THIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. FOR ALL INTERNAL LOT LINES: OUT LOTS SHALL PROVIDE A MINIMUM YARD OF 10 FEET ALONG ALL LOT LINES WITH OTHER OUT LOTS.
14. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
15. YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH:
    15.1. UDO SECTION 2.2.3 FOR LOTS IN THE IVMX-CD AND BRT DISTRICTS
16. INTERNAL LOT LINES SUBJECT TO THE USE OF YARD REQUIREMENTS FOUND IN UDO SECTION 2.2.3.
17. FOR BOTH BRT AND IVMX-CD ZONES, SEE UDO SECTION 2.2.3 FOR MAXIMUM HEIGHTS.
18. ALL FENCING WILL BE REVIEWED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN. REFER TO THE UDO FOR SPECIFIC LOCATION ALLOWANCES FOR DECORATIVE VS CHAIN LINK THAT WILL APPLY BASED ON BUILDING ORIENTATION. DECORATIVE REQUIREMENTS ALSO APPLIES TO ANY NEW OR RELOCATED CONTROL OF ACCESS FENCE ALONG US 1.
19. OFF-STREET PARKING WILL BE REVIEWED AT DEVELOPMENT PLAN SUBJECT UDO 8.4.C(1).
20. OFF-STREET LOADING WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 8.4.C(2).
21. PEDESTRIAN CIRCULATION WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 7.6. ALL INTERNAL CROSSINGS WILL BE SUBJECT TO PROVIDE CROSSINGS THAT COMPLY WITH STANDARD DETAIL.
22. OPEN SPACE WILL BE REQUIRED FOR PORTION TO BE ZONED BRT AND IVMX AT TIME OF DEVELOPMENT PLAN AND SUBJECT TO UDO 4.2.
23. IN ACCORDANCE WITH UDO SECTION 7.2.3.B(2) THE OVERHEAD UTILITY LINES SHALL BE RELOCATED UNDERGROUND. PLEASE DISCUSS THIS WITH DUKE ENERGY. IF THIS IS NOT FEASIBLE, A WAIVER MUST BE SUBMITTED FOR TOWN COUNCIL ACTION.

UTILITY NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.
4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.

GRADING & DRAINAGE NOTES:
1. STORMWATER MANAGEMENT FACILITY SIZES AND LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND PREPARATION OF FINAL CONSTRUCTION DRAWINGS.
2. STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF CHAPTER 8 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
3. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS SHALL HAVE TREE PROTECTION FENCING. TREE PROTECTION FENCING WILL BE SHOWN AT THE TIME OF THE DEVELOPMENT PLAN/CONSTRUCTION DRAWINGS WHERE MORE DETAILED GRADING WILL BE SHOWN.
4. WHERE WALLS GREATER THAN 4' IN HEIGHT ARE NECESSARY, ENGINEERING DESIGN AND A BUILDING PERMIT WILL BE REQUIRED.
5. STREAM CROSSING DESIGN TO BE DETERMINED THROUGH THE ENVIRONMENTAL PERMITTING PROCESS. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
6. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN AND A BUILDING PERMIT. NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL. DESIGNS MUST BE SUBMITTED WITH SITE CONSTRUCTION DRAWINGS FOR REVIEW.

US 1 INTERCHANGE NOTE:
1. THE FUTURE US 1 INTERCHANGE IMPROVEMENTS SHOWN IN THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN (CTP) AND THE REGIONAL CAMPO 2045 METROPOLITAN TRANSPORTATION PLAN (MTP), WILL BE FURTHERED EVALUATED. WITH ANY ADJACENT DEVELOPMENT PLAN ALONG THE US 1 CORRIDOR. ADDITIONAL ANALYSIS MAY BE REQUIRED. ADDITIONAL BICYCLE/PEDESTRIAN IMPROVEMENTS MAY BE REQUIRED AS PART OF THIS DESIGN, INCLUDING CONNECTIVITY TO PROPOSED SIDEPATH ON WOODS CREEK RD.

NOT FOR CONSTRUCTION
NORTH CAROLINA SEAL ENGINEERING Brenda L. McLamb

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DATE 10/28/2022
DRAWN BY KL
DESIGNED BY KL
CHECKED BY BM
SCALE AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
OVERALL MASTER PLAN

JOB NO. 54941
SHEET NO. C2.0

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4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

DUKE ENERGY PROGRESS INC
PIN: 0629694740
DB 15289 PG 2437

DUKE ENERGY PROGRESS, LLC
PIN: 0629497094
DB 15289 PG 2437
DUKE ENERGY LAND UNIT: 1183076
LOT 2 PER BM 2021 PG 1935

HELIX VENTURES LLC
PIN: 0729913092
DB 18787 PG 991
DUKE ENERGY LAND UNIT: 1183006
LOT 1 PER BM 2021 PG 1935

DUKE ENERGY PROGRESS, INC
PIN: 0629497094
DB 15289 PG 2437

POD H
ZONING: BRT
10.21 AC

LOT 1
AREA = 226.43 ACRES
(INCLUDING AREA WITHIN R/W)

POD A
ZONING: BRT
21.28 AC

HELIX VENTURES LLC
PIN: 0629697135
DB 15289 PG 2437
DUKE ENERGY LAND UNIT: 1183006
LOT 1 PER BM 2021 PG 1935

CAROL B. HEELAN
PIN: 0629887564
DB 15083 PG 2206

50' TYPE C PERIMETER BUFFER YARD

10' TYPE B THOROUGHFARE BUFFER

ROADWAY PER APPROVED 21-MAS-04-A01

KEITH DENTON and wife
SANDRA DENISE PATTON DENTON
PIN: 0629781812
DB 12218 PG 671

1/2 SECTION ROAD WIDENING PER HS307A ALONG THE WHOLE LENGTH OF THE PROPERTY

FRIENDSHIP RD

MATCH LINE SEE C2.2

EXISTING ROADWAY CENTERLINE

CURB CUT FOR FUTURE PRIVATE RD

SHEET C2.7

SHEET C2.6

SHEET C2.5

DAVID F. RAYMER and wife SHARON L. RAYMER
PIN: 0629582244
DB 12875 PG 2730

720' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 55 MPH

NAD 83

SCALE 1"=100'

0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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DATE
10/28/2022

DRAWN BY
KL

DESIGNED BY
KL

CHECKED BY
BM

SCALE
AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.1

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6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

POD C
ZONING: RT
180.23 AC

FRIENDSHIP ROAD LANDCO, LLC
PIN: 0720904923
DB 19010 PG 2625

50' TYPE C PERIMETER BUFFER

POD F
ZONING: BRT
15.46 AC

CURB CUT FOR FUTURE PRIVATE RD

FRIENDSHIP RD

50' TYPE C PERIMETER BUFFER

50' TYPE C-225 PERIMETER BUFFER

320' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 35 MPH

CURB CUT FOR FUTURE PRIVATE RD

MATCH LINE SEE C2.3

23 KV POWER LINE

MATCH LINE SEE C2.1

POTENTIAL FUTURE ROUNDABOUT

FUTURE PROPOSED ROAD PER TOHS COMPREHENSIVE PLAN

PRIVATE STREET / SITE DRIVEWAY

10' TYPE B THOROUGHFARE BUFFER

10' TYPE B THOROUGHFARE BUFFER

NAD 83

SCALE 1"=100'

0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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SCALE
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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

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MATCH LINE SEE C2.2

SITE NOTES:
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MAJOR SUBDIVISION PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

10' TYPE B THOROUGHFARE BUFFER

PRIVATE STREET / SITE DRIVEWAY

FUTURE PROPOSED ROAD PER TOHS COMPREHENSIVE PLAN

10' TYPE B THOROUGHFARE BUFFER

HELIX VENTURES, LLC
PIN: 0639076303
DB 18895 PG 1454

AREA: 127.88 AC

50' TYPE C PERIMETER BUFFER

POD D
ZONING:
IVMX-CD
RESEARCH &
MANUFACTURING
SUBAREA 1
127.88 AC

MATCH LINE SEE C2.4

HOLLY SPRINGS NEW HILL RD

NAD 83

SCALE 1"=100'
0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA SEAL ENGINEER Brenda L. McLamb

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08/04/23	REVISIONS PER TOWN COMMENTS

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10/28/2022

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KL

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BM

SCALE
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TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.3

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MATCH LINE SEE C2.3

HOLLY SPRINGS NEW HILL RD

50' TYPE C PERIMETER BUFFER

HELIX VENTURES, LLC
PIN: 0639076303
DB 12688 PG 1722

AREA: 126.41 AC

POD D
ZONING:
IVMX-CD
TRANSITION
SUBAREA 3
127.88 AC

SHEET C2.8

600' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 45 MPH

10' TYPE B THOROUGHFARE BUFFER

EXISTING ROADWAY CENTERLINE

CURB CUT FOR FUTURE PRIVATE RD

ROAD WIDENING PER HS307A ALONG THE WHOLE LENGTH OF THE PROPERTY

50' TYPE C PERIMETER BUFFER

SHEET C2.9

N/F
LISA HANNAH
PIN: 0639051480
DB 16121 PG 1870

N/F
OAK GROVE MISSIONARY BAPTIST CH
PIN: 0639055584
DB 1056 PG 542

N/F
CARL BRUCE WRENN & PATRICIA WARREN WRENN
PIN: 0639057343
DB 2782 PG 323
BM 1979 PG 242

N/F
CARL BRUCE WRENN & PATRICIA WARREN WRENN
PIN: 0639151365
DB 2782 PG 323
BM 1979 PG 242

N/F
DUKE ENERGY PROGRESS INC
PIN: 0629626959
DB 15288 PG 2437

NAD 83

SCALE 1"=100'
0 100' 200'

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
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SHEET NO.
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7.5' BICYCLE LANE (TYP)

12'

12'

1.5'

12'

MATCH LINE SEE C2.6

FRIENDSHIP RD

720' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 55 MPH

EXISTING ROADWAY CENTERLINE

NAD 83

SCALE 1"=30'

0 30' 60'

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REVISIONS PER TOWN COMMENTS	08/04/23

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - FRIENDSHIP RD WIDENING

JOB NO.
54941

SHEET NO.
C2.5

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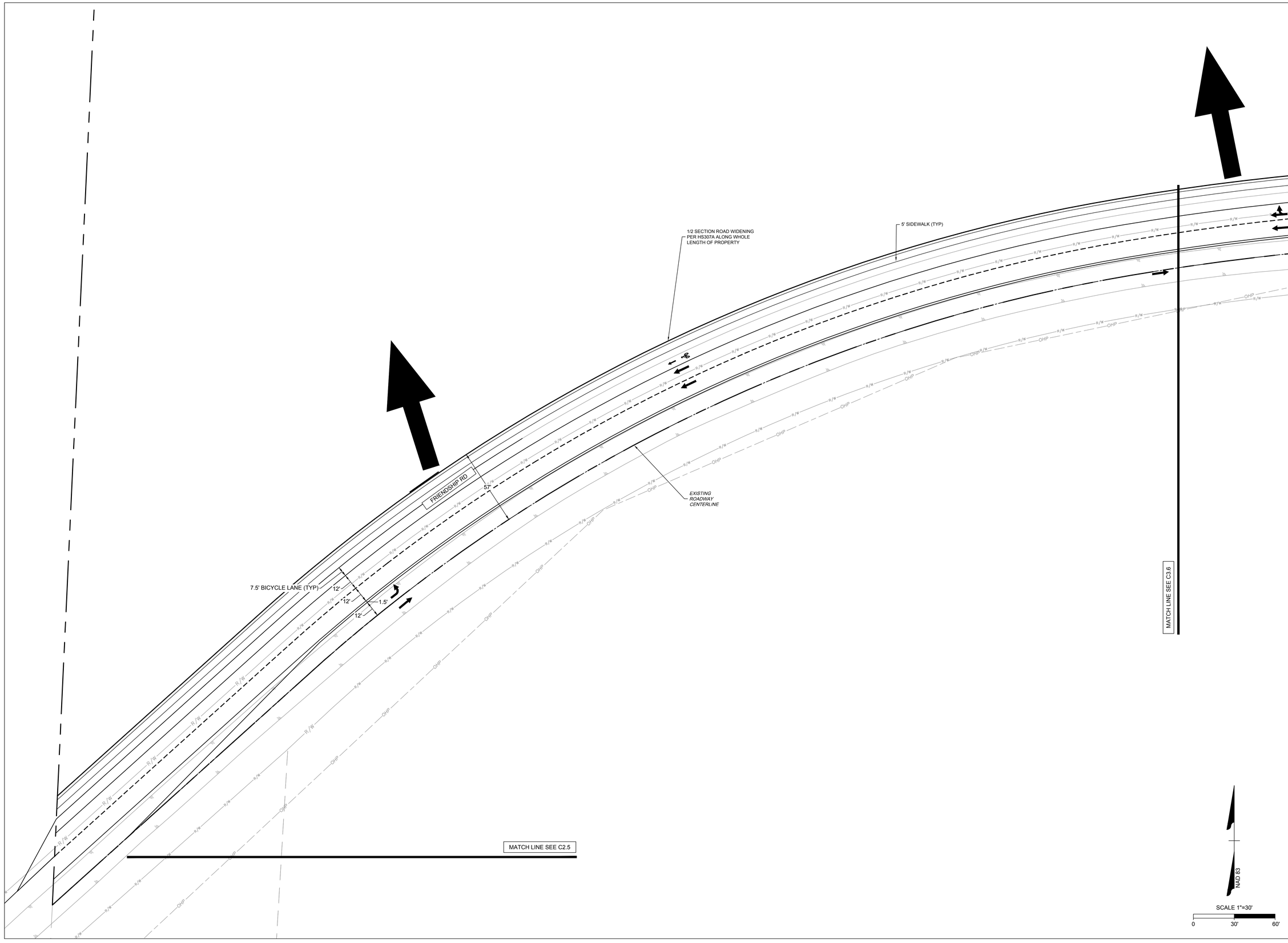

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - FRIENDSHIP RD WIDENING

JOB NO.
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C2.6

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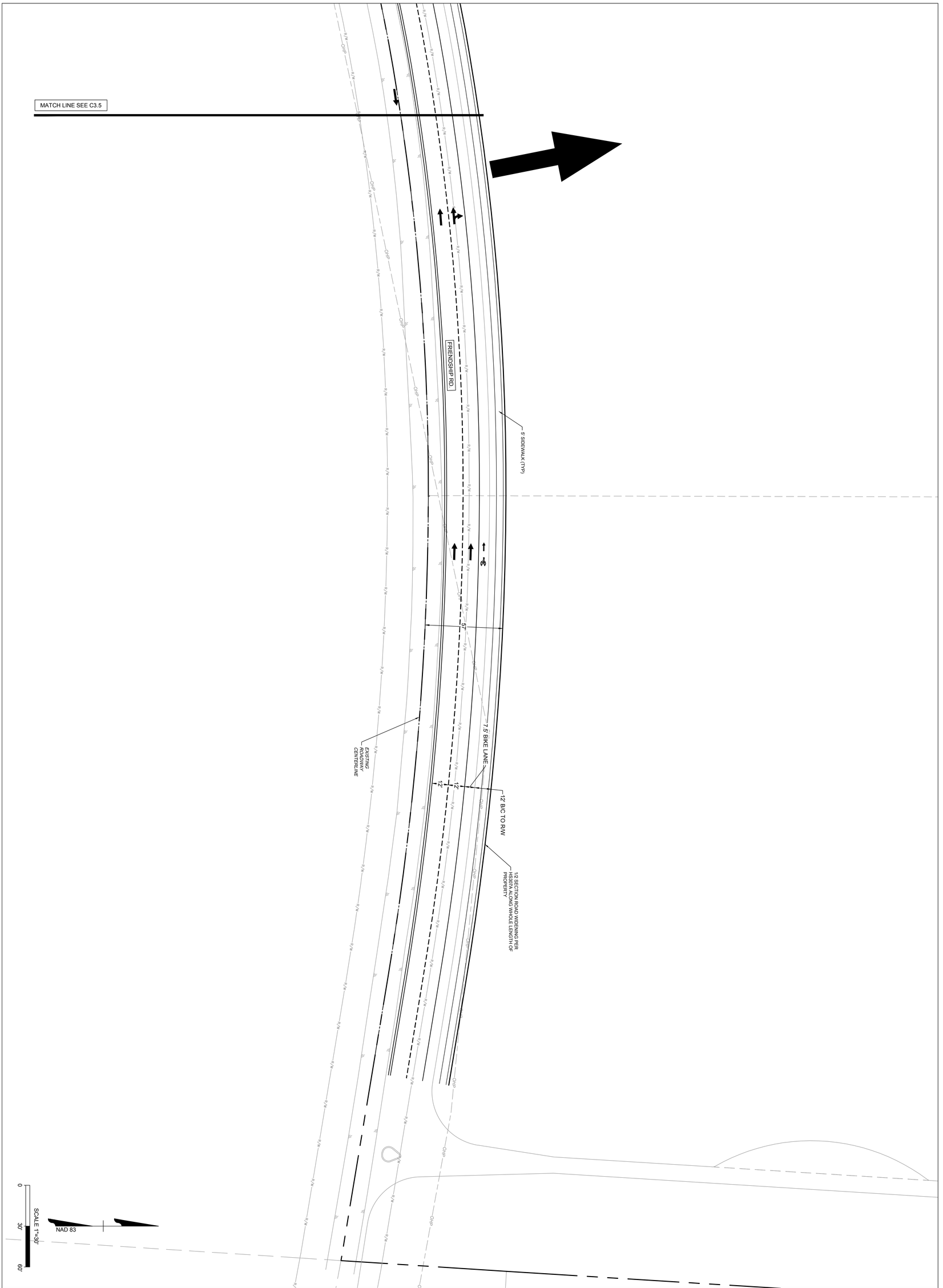

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WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - FRIENDSHIP RD WIDENING

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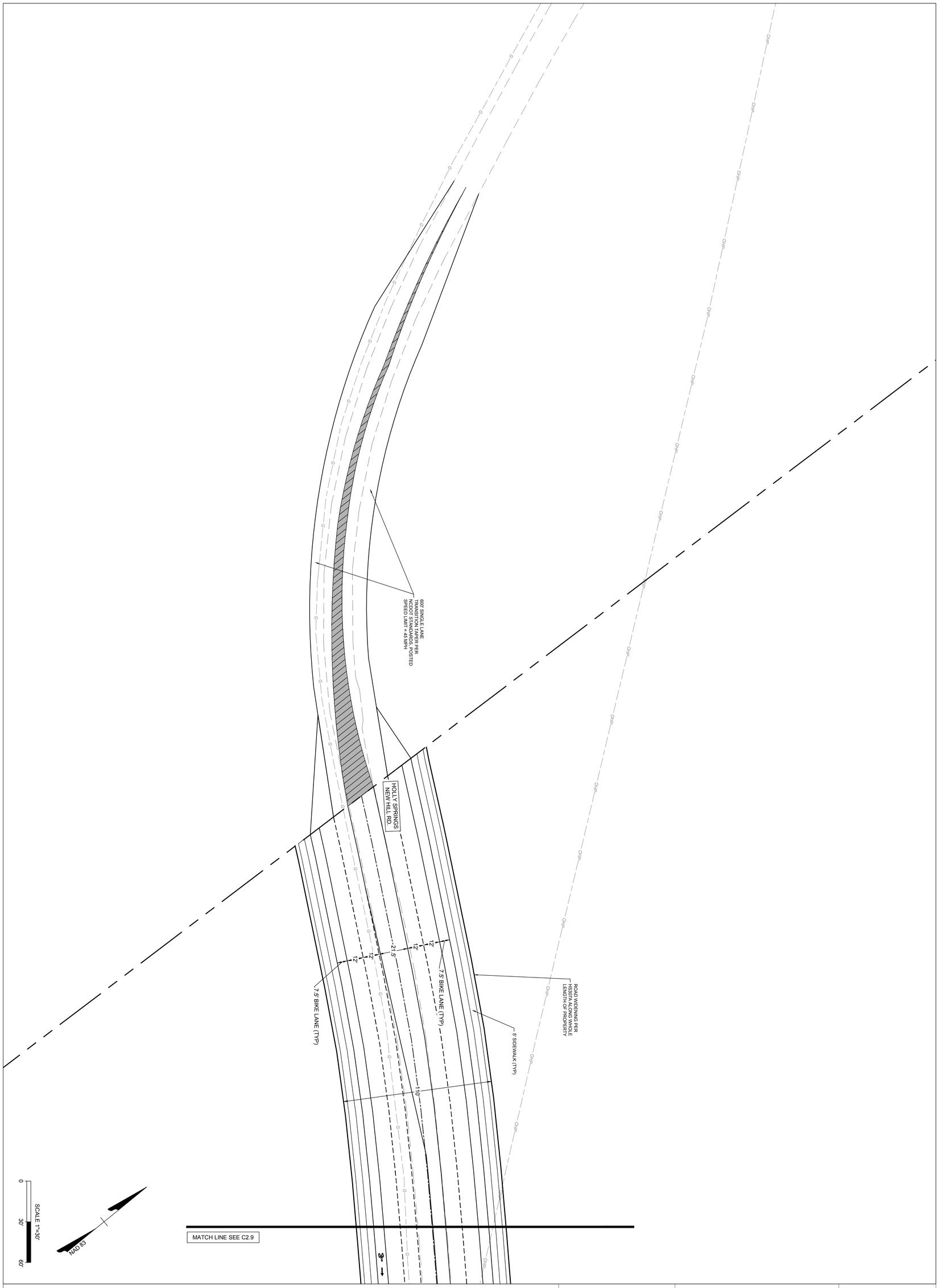

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WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
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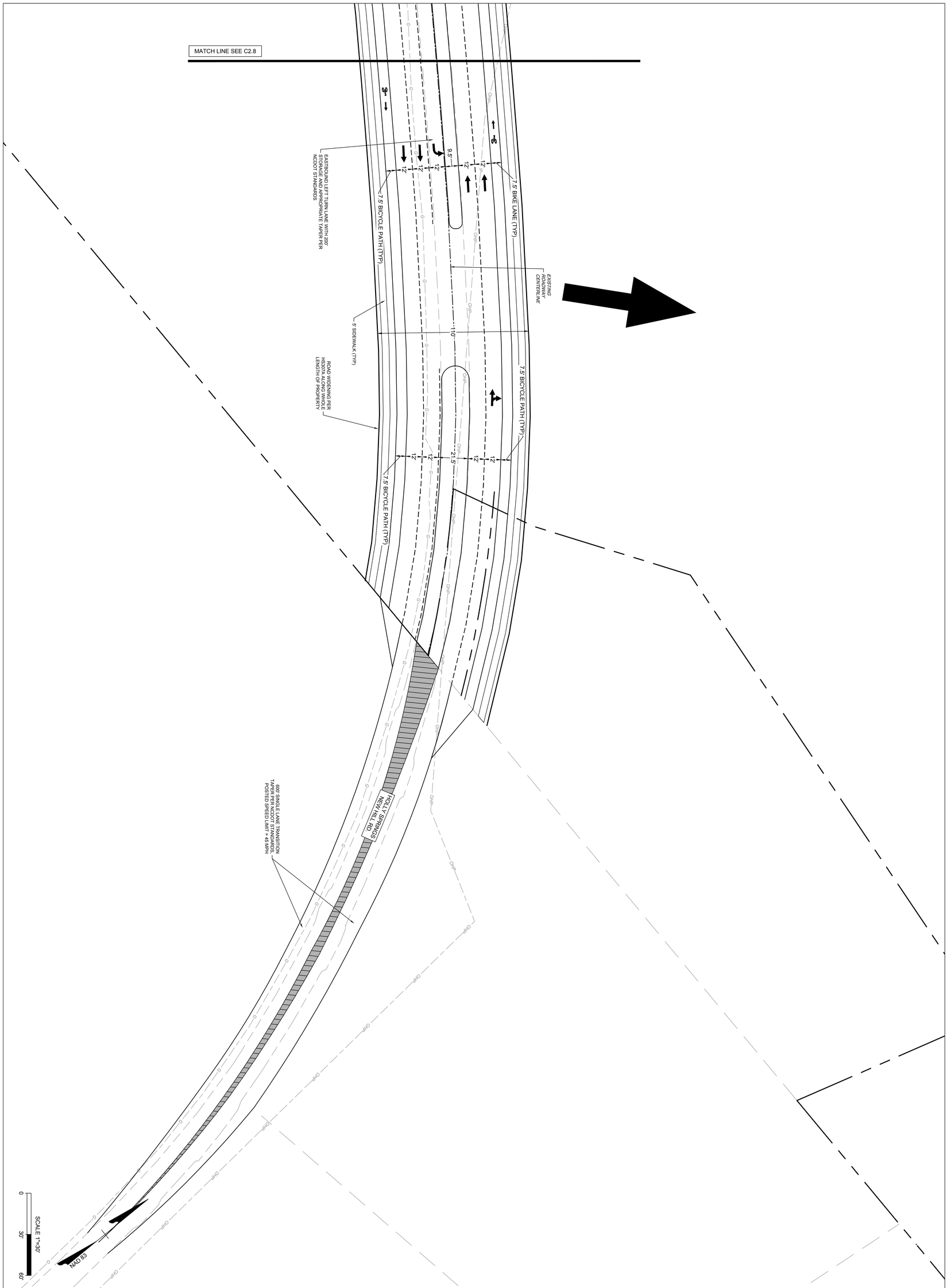

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING

JOB NO.	SHEET NO.
54941	C2.9

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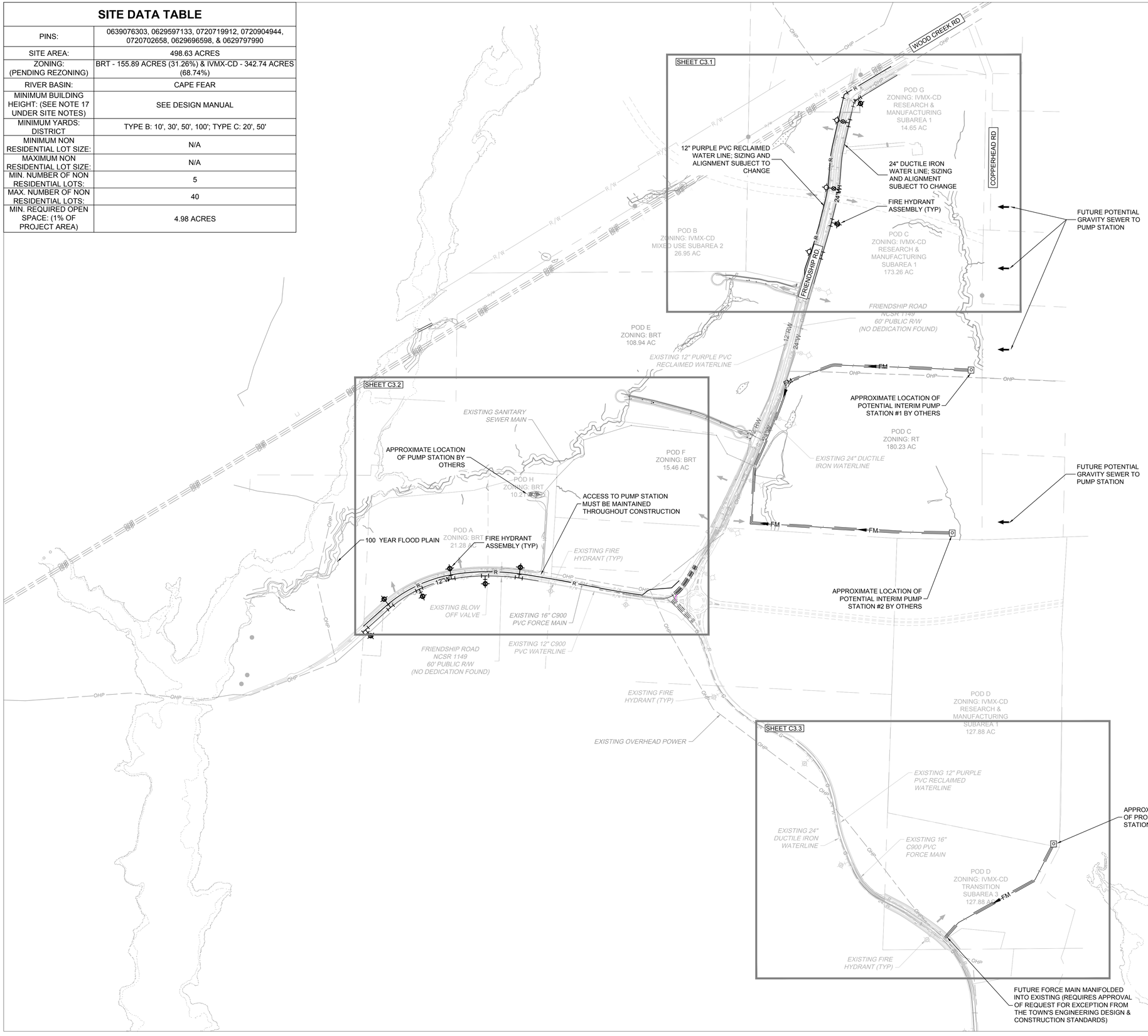
SITE DATA TABLE

PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
SITE AREA:	498.63 ACRES
ZONING: (PENDING REZONING)	BRT - 155.89 ACRES (31.26%) & IVMX-CD - 342.74 ACRES (68.74%)
RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES



UTILITY NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. AND THE SEWER STUDY AND PUMP STATION DESIGN REPORT WILL BE UPDATED ACCORDINGLY. IF SEWER LINE SIZES CHANGE, IT MUST BE REFLECTED IN THE PLANS.
3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS. ALL NECESSARY PUBLIC UTILITY EASEMENTS WILL BE SHOWN AND DOCUMENTED ON THE PLANS AT THAT TIME.
4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.
10. PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES ONCE THE PUMP STATION IS IN OPERATION.
11. VEHICULAR ACCESS MUST BE PROVIDED TO PUMP STATION SITE (IF PUBLIC ON WEST PART OF THE SITE) AND NOTE THAT ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
12. IN ACCORDANCE WITH ED&CS SECTION 6.01.A, IF THERE IS ADJACENT DEVELOPABLE PROPERTY, AN ADEQUATE SIZE WATER LINE TO PROPERLY SERVE FUTURE DEVELOPMENT SHALL BE PROVIDED SUFFICIENT FOR ANY FUTURE PROJECT TO MEET TOWN STANDARDS. THE DETAILS OF THIS DESIGN WILL BE SHOWN WITH SPECIFIC DEVELOPMENT PLANS.

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NORTH CAROLINA SEAL ENGINEERING Brenda L. McLamb

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TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

OVERALL MASTER UTILITY PLAN

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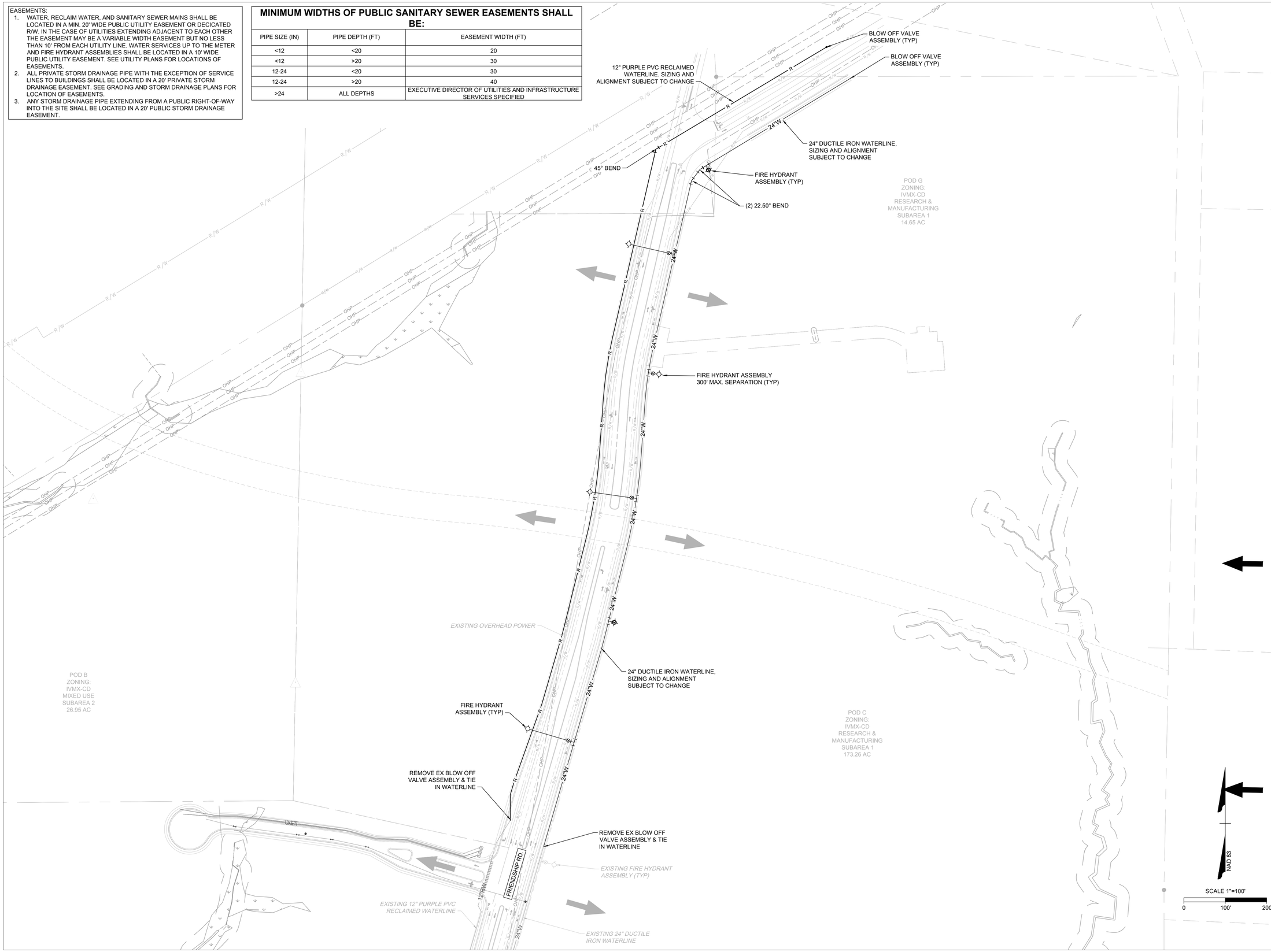
JOB NO. 54941
SHEET NO. C3.0

EASEMENTS:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

MINIMUM WIDTHS OF PUBLIC SANITARY SEWER EASEMENTS SHALL BE:

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER UTILITY PLAN

JOB NO. 54941
SHEET NO. C3.1

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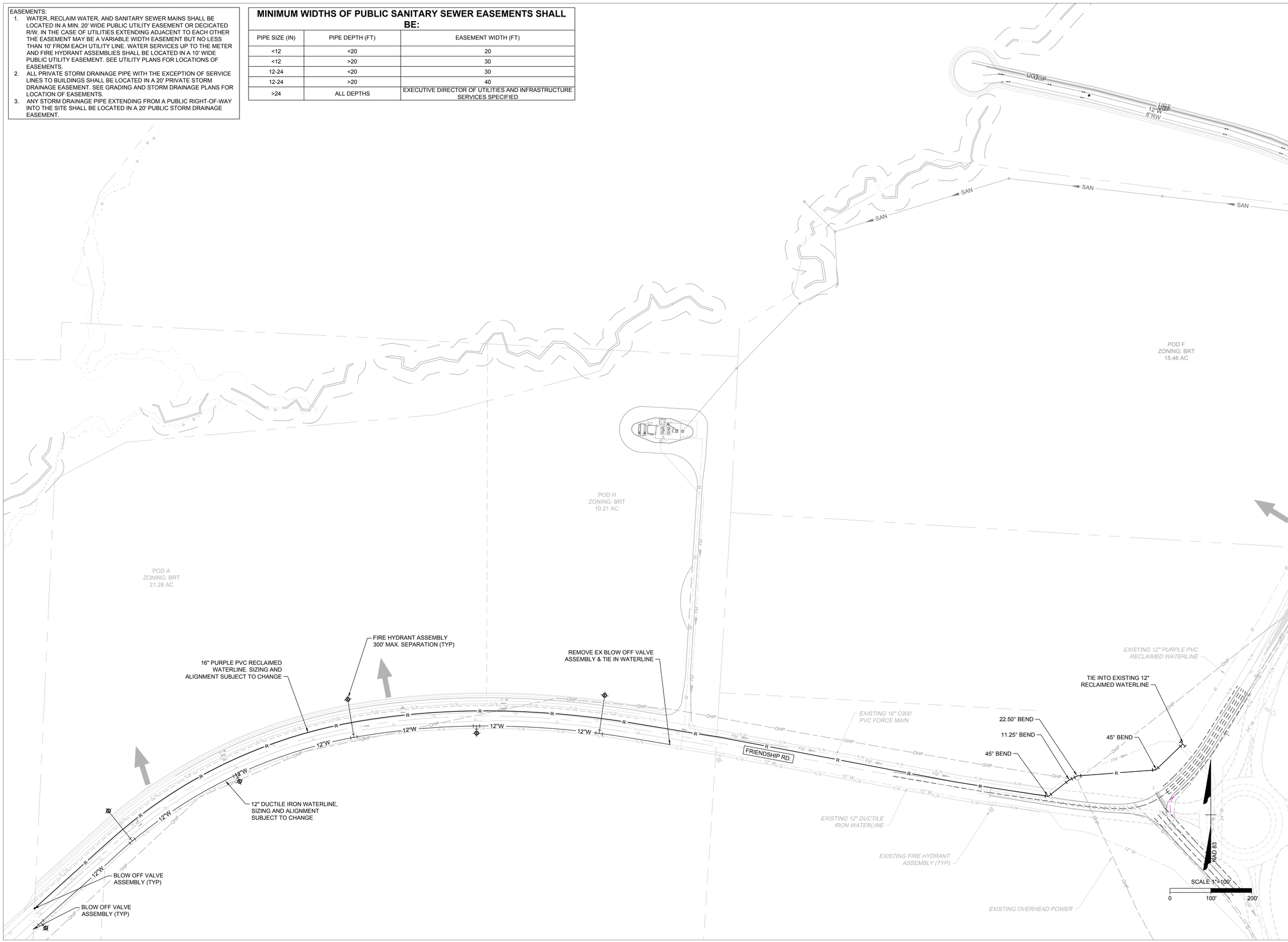
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

MINIMUM WIDTHS OF PUBLIC SANITARY SEWER EASEMENTS SHALL BE:

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER UTILITY PLAN

JOB NO.
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SHEET NO.
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3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

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PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
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<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED

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08/04/23	REVISIONS PER TOWN COMMENTS

DATE 10/28/2022
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SCALE AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
MASTER UTILITY PLAN

JOB NO. 54941
SHEET NO. C3.3

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DIFFERENCES IN NATURAL BASIN AND PUMP STATION BASIN ARE BASED ON GRAVITY SEWER POTENTIAL AND PROJECT LIMITS

POD G
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
14.65 AC

POD B
ZONING: IVMX-CD
MIXED USE SUBAREA 2
26.95 AC

POD C
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
173.26 AC

POD E
ZONING: BRT
108.94 AC

POD F
ZONING: BRT
15.46 AC

POD H
ZONING: BRT
10.21 AC

POD A
ZONING: BRT
21.28 AC

CLAUDE E. POPE MEMORIAL HWY

FRIENDSHIP ROAD

HOLLY SPRINGS NEW HILL ROAD

EXISTING POND

EXISTING CREEK

POTENTIAL GRAVITY SEWER
40' EASEMENT

ALIGNMENT SUBJECT TO CHANGE

POTENTIAL GRAVITY SEWER

FUTURE POTENTIAL GRAVITY SEWER TO PUMP STATION

FUTURE POTENTIAL GRAVITY SEWER TO PUMP STATION

PUMP STATION SERVICE AREA BOUNDARY(TYP)

BASIN AREA: ~97 AC

ALIGNMENT SUBJECT TO CHANGE (DISCHARGE SHALL BE TO CLOSEST GRAVITY SEWER MANHOLE)

POTENTIAL FUTURE INTERIM PUMP STATION #1

PROPOSED GRAVITY SANITARY SEWER

BASIN AREA: ~140 AC

PROPOSED FRIENDSHIP PUMP STATION

PROPOSED ACCESS ROAD

PROPOSED FORCE MAIN FROM TOHS# 08-138 UTILITIES EXTENSION

NATURAL BASIN

BASIN AREA: ~24 AC

ALIGNMENT SUBJECT TO CHANGE (DISCHARGE SHALL BE TO CLOSEST GRAVITY SEWER MANHOLE)

POTENTIAL GRAVITY SEWER TO PUMP STATION

POTENTIAL FUTURE INTERIM PUMP STATION #2

POTENTIAL FORCE MAIN AND 20' EASEMENT

ALIGNMENT SUBJECT TO CHANGE

SEWER BASIN MAP - NORTH
1" = 250'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041935 CHRISTOPHER R. PETREE
08-01-23

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DATE

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08/04/2023
DRAWN BY
A. DORNISCH
DESIGNED BY
A. DORNISCH
CHECKED BY
C. PETREE
SCALE
AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

SEWER BASIN MAP

JOB NO.
48802
SHEET NO.
C3.4

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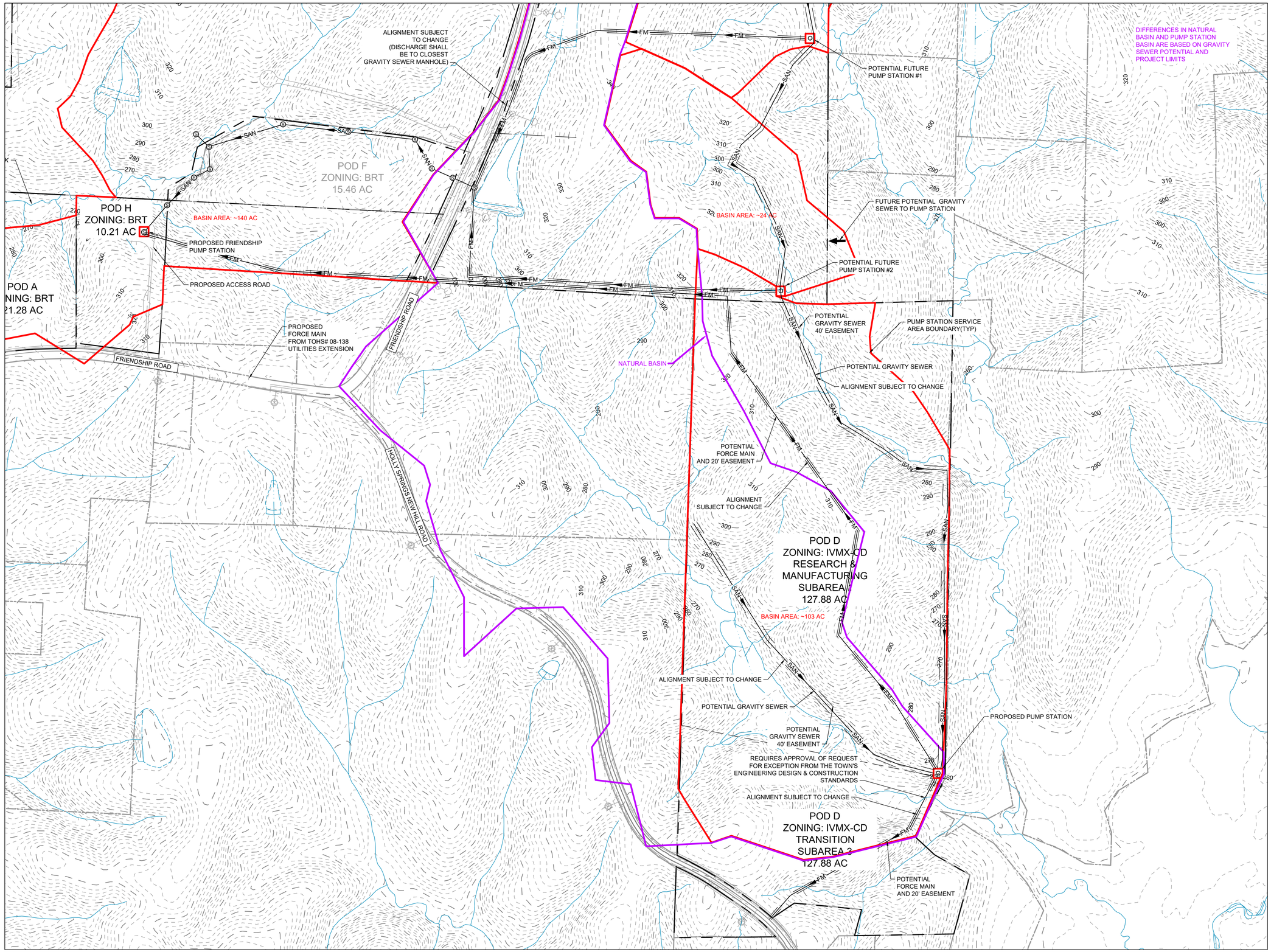
L:\012\48802-Friendship_Development\Civil\Sam\DWG\SHEET\99999-21C-SWSHED.dwg | Plotted on 7/31/2023 2:47 PM | by Ariel Dornisch



SEWER BASIN MAP - SOUTH
1" = 250'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041935 CHRISTOPHER R. PETREE 08-01-23

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DRAWN BY: A. DORNISCH
DESIGNED BY: A. DORNISCH
CHECKED BY: C. PETREE
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

SEWER BASIN MAP

JOB NO. 48802
SHEET NO. C3.5

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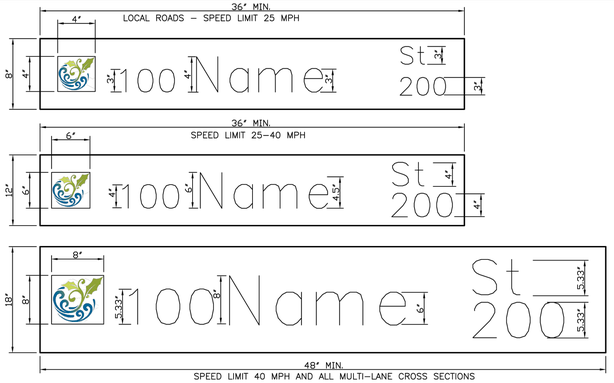


NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (20.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (36"–47.9"); 3.2mm (≥ 48")
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000

Private Street

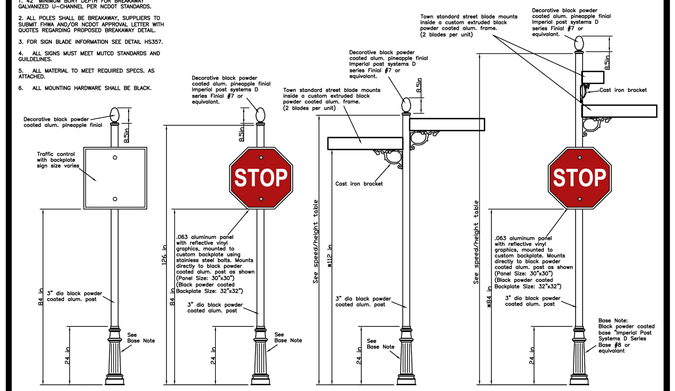
DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS357	
DATE	REVISIONS
4/5/19	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



*Height varies depending on speed of road. See detail HS357 for blade sizes.

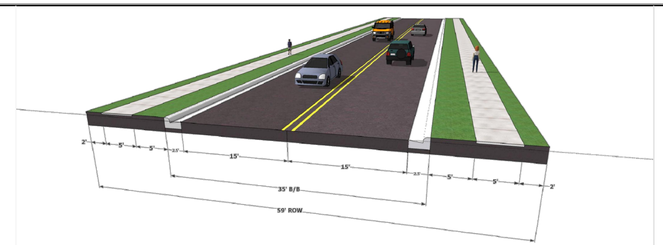
	←Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182"	182"

DRAWING NOT TO SCALE

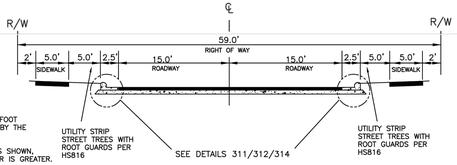
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361	
DATE	REVISIONS
1/8/20	



MINIMUM PAVEMENT DESIGN
1–1/2" S9.5B
2–1/2" I19.0
8" A.B.C.



NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. ALL COLLECTORS SHALL BE NO LOAD.
4. THE ABOVE TOHS DETAIL IS TO BE UTILIZED FOR ALL INTERIOR ROADWAYS IN ACCORDANCE WITH THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS (SHOWING BACK-TO-BACK OR EDGE-TO-EDGE DIMENSIONS).

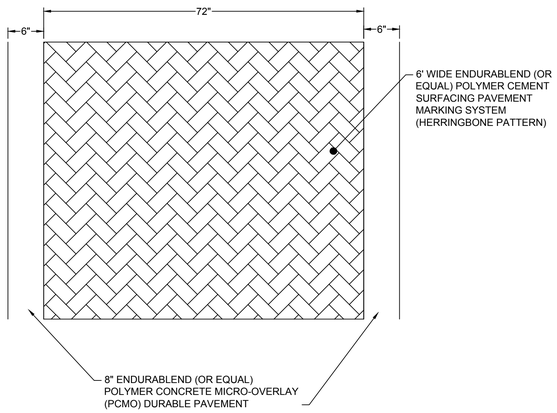
DRAWING NOT TO SCALE

2 LANE NON RESIDENTIAL COLLECTOR 35' BTB ON 59' R/W

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

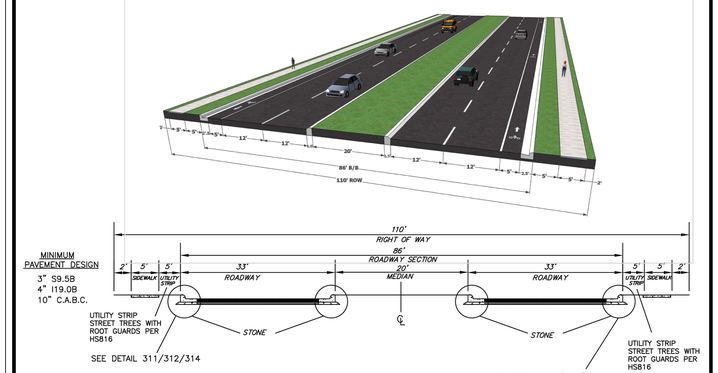
STANDARD DETAIL NUMBER: HS305A	
DATE	REVISIONS
12/4/18	

HS 357



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE

HS 361 UPGRADED TRAFFIC CONTROL SIGN DETAIL



NOTES:
1. NORMAL CROWN OF ¼" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.

DRAWING NOT TO SCALE

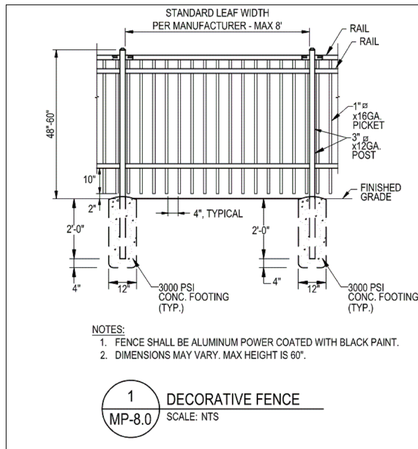
4 LANE–MEDIAN THOROUGHFARE WITH BIKE LANES 86' BB ON 110' ROW

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS307A	
DATE	REVISIONS
12/4/18	

HS 307A

GENERAL NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.



NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

1 / MP-8.0 DECORATIVE FENCE
SCALE: NTS

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KL
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KL
CHECKED BY
BM
SCALE
AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO.
54941
SHEET NO.
C5.0

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TREE PRESERVATION NOTES

1. TREE PRESERVATION AREAS ARE NOT REQUIRED FOR THE PORTIONS ZONED BRT OR IVMX-CD.
2. A DETAILED TREE PRESERVATION PLAN SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN.
   A. THE HATCHED AREAS BELOW INDICATE EXISTING TREES WITHIN THE SITE. OPEN SPACE REQUIREMENTS WILL BE DELINEATED DURING TIME OF THE DEVELOPMENT PLAN SUBMITTAL AND WILL MEET CURRENT UDO STANDARDS IN RELATION TO THE ZONING. DURING DEVELOPMENT PLANS, CONSIDERATION WILL BE GIVEN TO PRESERVING EXISTING TREE CANOPY CURRENTLY WITHIN THE SITE IN THESE OPEN SPACE LOCATIONS.
3. WHERE EXISTING VEGETATION EXISTS, THIS PERIMETER BUFFER SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET THE MINIMUM LANDSCAPE BUFFER OPACITY.
4. EXISTING BUFFERS GENERALLY CONSIST OF SWEET GUM, OAK, MAPLE, POPLAR AND PINE.
5. TREE PRESERVATION AREA SHOULD ALSO BE CONNECTED TO CREATE HABITAT CORRIDORS WHERE POSSIBLE.

CLAUDE E. POPE MEMORIAL HWY

WOODS CREEK ROAD

COPPERHEAD RD.

FRIENDSHIP RD.

POD A
ZONING: BRT
21.28 AC

POD B
ZONING: IVMX-CD
MIXED USE SUBAREA 2
26.95 AC

POD C
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
173.26 AC

POD C
ZONING: RT
180.23 AC

POD D
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
127.88 AC

POD D
ZONING: IVMX-CD
TRANSITION
SUBAREA 3
127.88 AC

POD E
ZONING: BRT
108.94 AC

POD F
ZONING: BRT
15.46 AC

POD G
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
14.65 AC

POD H
ZONING: BRT
10.21 AC

EXISTING TREE CANOPY: (REFORESTED PINE)

EXISTING TREE CANOPY: HARDWOOD / EVERGREEN MIX (SWEET GUM, OAK, MAPLE, PINE)

EXISTING TREE CANOPY: (REFORESTED PINE)

CLEARED / DISTURBED AREA

POND

POSSIBLE PRESERVATION AREA

POSSIBLE OPEN SPACE

SCALE 1"=400'

0 400' 800'

NAD 83

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NORTH CAROLINA LANDSCAPE ARCHITECT 2021 WALTER BLAKE HALL

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KL

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KL

CHECKED BY
BM

SCALE
AS SHOWN

JOB NO.
54941

SHEET NO.
L1.0

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

OPEN SPACE AND TREE PRESERVATION PLAN

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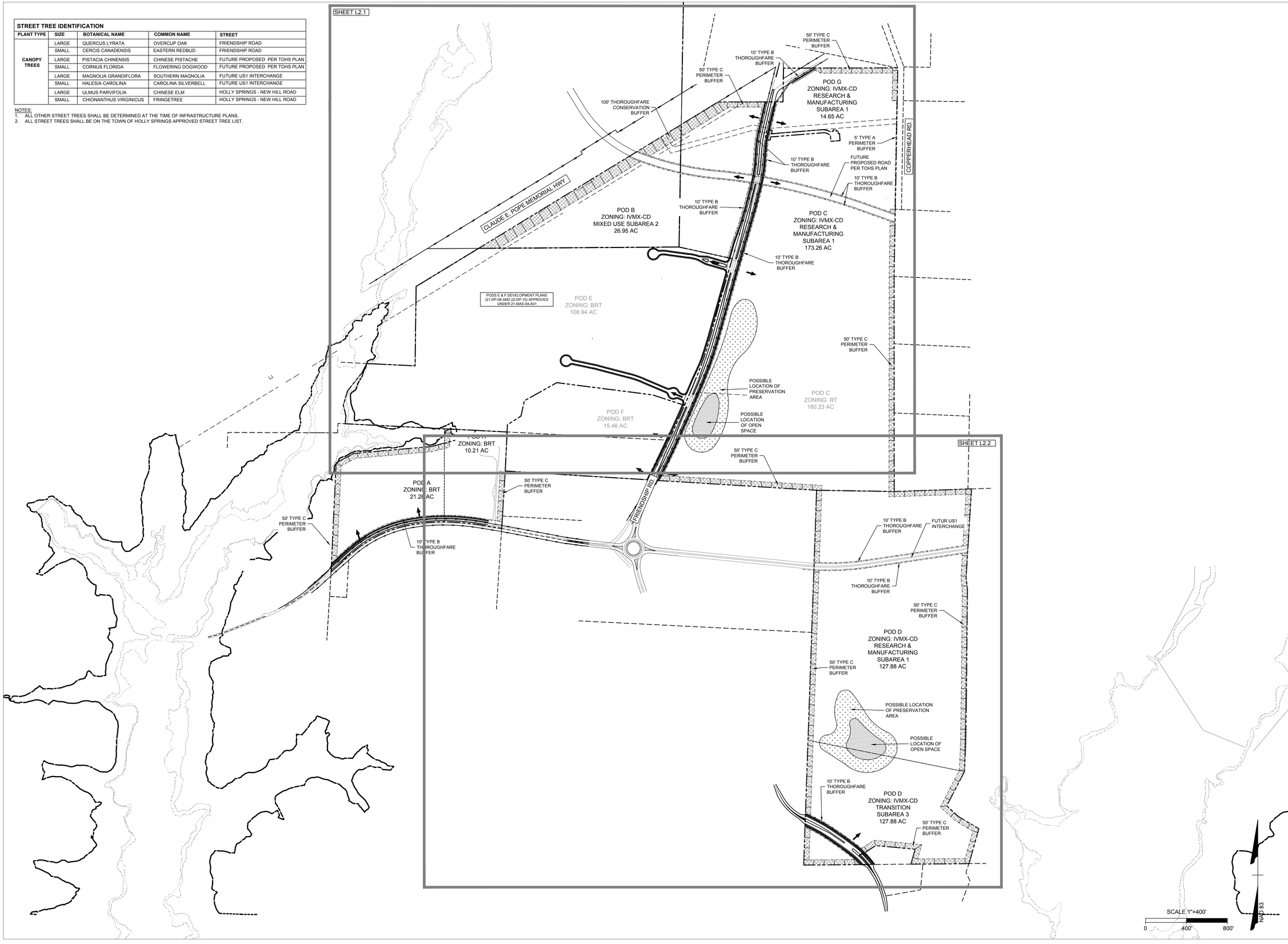
STREET TREE IDENTIFICATION				
PLANT TYPE	**SIZE**	**BOTANICAL NAME**	**COMMON NAME**	**STREET**
CANOPY TREES	LARGE	QUERCUS LYRATA	OVERCUP OAK	FRIENDSHIP ROAD
	SMALL	CERCIS CANADENSIS	EASTERN REDBUD	FRIENDSHIP ROAD
	LARGE	PISTACIA CHINENSIS	CHINESE PISTACHE	FUTURE PROPOSED PER TOHS PLAN
	SMALL	CORNUS FLORIDA	FLOWERING DOGWOOD	FUTURE PROPOSED PER TOHS PLAN
	LARGE	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	FUTURE US1 INTERCHANGE
	SMALL	HALESIA CAROLINA	CAROLINA SILVERBELL	FUTURE US1 INTERCHANGE
	LARGE	ULMUS PARVIFOLIA	CHINESE ELM	HOLLY SPRINGS - NEW HILL ROAD
	SMALL	CHIONANTHUS VIRGINICUS	FRINGETREE	HOLLY SPRINGS - NEW HILL ROAD

NOTES:
1. ALL OTHER STREET TREES SHALL BE DETERMINED AT THE TIME OF INFRASTRUCTURE PLANS.
2. ALL STREET TREES SHALL BE ON THE TOWN OF HOLLY SPRINGS APPROVED STREET TREE LIST.



NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1489
WALTER BLAKE HALL
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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO.
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SHEET NO.
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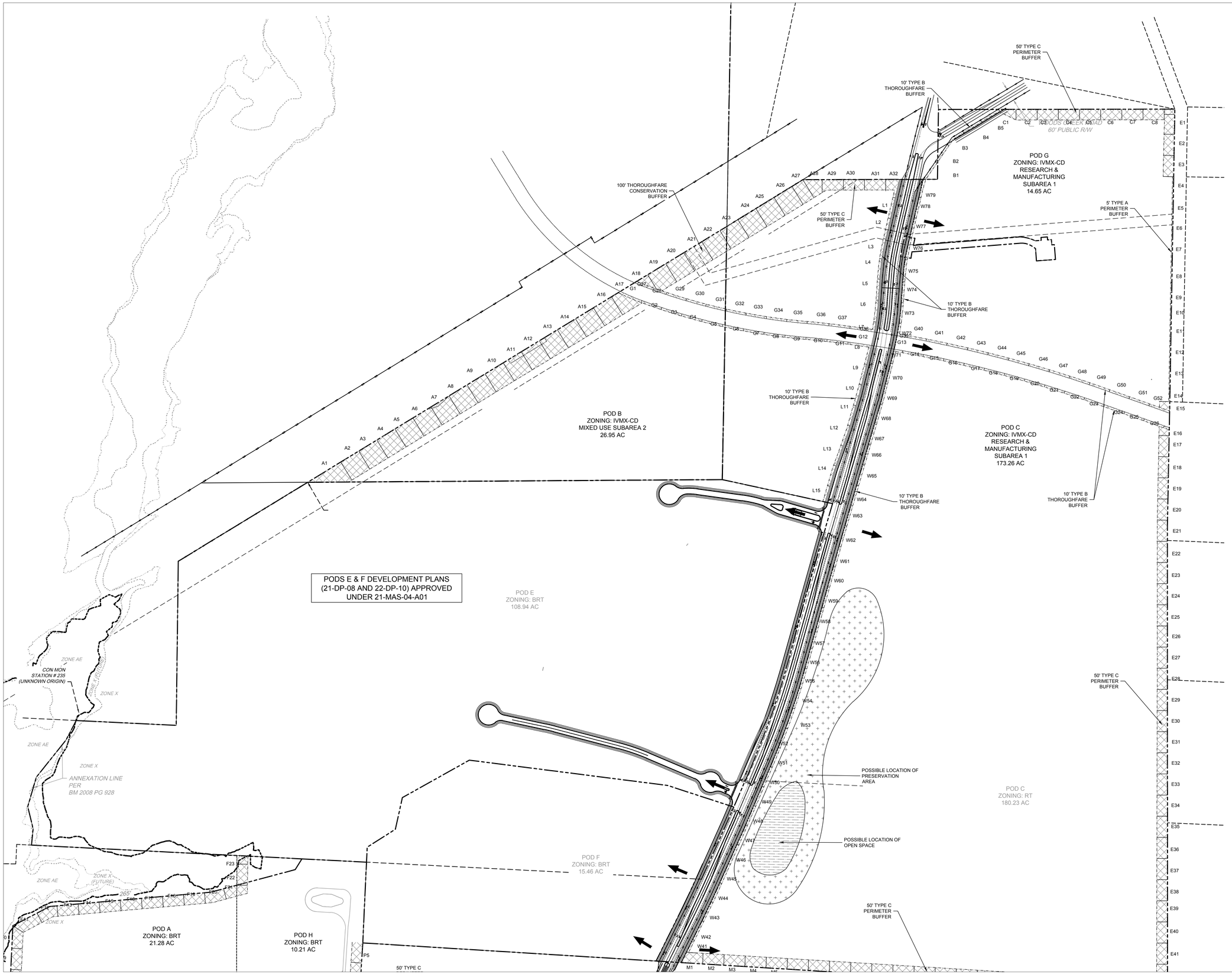

NORTH CAROLINA
LANDSCAPE ARCHITECT
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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
54941
SHEET NO.
L2.1

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POD A
ZONING: BRT
28 AC

POD H
ZONING: BRT
10.21 AC

50' TYPE C PERIMETER BUFFER

50' TYPE C PERIMETER BUFFER

10' TYPE B THOROUGHFARE BUFFER

10' TYPE B THOROUGHFARE BUFFER

50' TYPE C PERIMETER BUFFER

POD D
ZONING: IVMX-CD
RESEARCH &
MANUFACTURING
SUBAREA 1
127.88 AC

50' TYPE C PERIMETER BUFFER

POSSIBLE LOCATION OF PRESERVATION AREA

POSSIBLE LOCATION OF OPEN SPACE

10' TYPE B THOROUGHFARE BUFFER

POD D
ZONING: IVMX-CD
TRANSITION
SUBAREA 3
127.88 AC

50' TYPE C PERIMETER BUFFER

NAD 83

SCALE 1"=200'

0 200' 400'

INSET

NOT FOR CONSTRUCTION

NORTH CAROLINA
LANDSCAPE
No. 1489
WALTER BLAKE HALL

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KL

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
54941

SHEET NO.
L2.2

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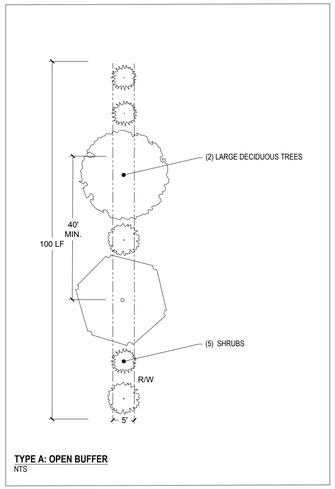
PERIMETER BUFFER LANDSCAPING TABLE				
INCREMENT	WIDTH	LENGTH	OPACITTY	TYPE
A1-26	100'	100'	TYPE B	THOROUGHFARE CONSERVATION BUFFER
A27	100'	60'	TYPE B	THOROUGHFARE CONSERVATION BUFFER
A28-31	50'	100'	TYPE C	PERIMETER
A32	50'	66'	TYPE C	PERIMETER
B1-5	10'	100'	TYPE B	THOROUGHFARE
C1	50'	75'	TYPE C	PERIMETER
C2-8	50'	100'	TYPE C	PERIMETER
D1-5	50'	100'	TYPE C	PERIMETER
D6	50'	57'	TYPE C	PERIMETER
D7	50'	28'	TYPE C	PERIMETER
D8-18	50'	100'	TYPE C	PERIMETER
E1-3	50'	100'	TYPE C	PERIMETER
E4-13	5'	100'	TYPE A	PERIMETER
E14	5'	64'	TYPE A	PERIMETER
E15	50'	44'	TYPE C	PERIMETER
E16	50'	28'	TYPE C	PERIMETER
E17-42	10'	100'	TYPE C	PERIMETER
E43-47	50'	100'	TYPE C	PERIMETER
E48	50'	28'	TYPE C	PERIMETER
E49-72	50'	100'	TYPE C	PERIMETER
E73	50'	65'	TYPE C	PERIMETER
E74-80	50'	100'	TYPE C	PERIMETER
F1	50'	79'	TYPE C	PERIMETER
F2-F22	50'	100'	TYPE C	PERIMETER
F23	50'	40'	TYPE C	PERIMETER
G1-12	10'	100'	TYPE B	THOROUGHFARE
G13	10'	42'	TYPE B	THOROUGHFARE
G14-26	10'	100'	TYPE B	THOROUGHFARE
G27	10'	64'	TYPE B	THOROUGHFARE
G28-38	10'	100'	TYPE B	THOROUGHFARE
G39	10'	29'	TYPE B	THOROUGHFARE
G40-52	10'	100'	TYPE B	THOROUGHFARE
H1-H7	50'	100'	TYPE C	PERIMETER
H8	50'	16'	TYPE C	PERIMETER
H9-31	50'	100'	TYPE C	PERIMETER
H32	50'	54'	TYPE C	PERIMETER
J1-15	10'	100'	TYPE B	THOROUGHFARE
J16-30	10'	100'	TYPE B	THOROUGHFARE
K1-6	10'	100'	TYPE B	THOROUGHFARE
K7	10'	96'	TYPE B	THOROUGHFARE
K8	10'	50'	TYPE B	THOROUGHFARE
K9-14	10'	100'	TYPE B	THOROUGHFARE
K15	10'	50'	TYPE B	THOROUGHFARE
L1-6	10'	100'	TYPE B	THOROUGHFARE
L7	10'	47'	TYPE B	THOROUGHFARE
L8-14	10'	100'	TYPE B	THOROUGHFARE
L15	10'	78'	TYPE B	THOROUGHFARE
M1-15	50'	100'	TYPE C	PERIMETER
M16	50'	92'	TYPE C	PERIMETER
P1-5	50'	100'	TYPE C	PERIMETER
S10-27	10'	100'	TYPE B	THOROUGHFARE
W41	10'	63'	TYPE B	THOROUGHFARE
W42-70	10'	100'	TYPE B	THOROUGHFARE
W71	10'	60'	TYPE B	THOROUGHFARE
W72	10'	51'	TYPE B	THOROUGHFARE
W73-78	10'	100'	TYPE B	THOROUGHFARE
W79	10'	89'	TYPE B	THOROUGHFARE

NOTES:
1. ANY SEGMENT THAT IS LESS THAN 100' IN LENGTH AS IDENTIFIED IN THE CHART IS TO BE PRO-RATED BASED ON ACTUAL SEGMENT LENGTH.
2. WHERE EXISTING VEGETATION WITHIN PROPOSED PERIMETER BUFFERS MEETS THE REQUIRED OPACITY LEVELS, THOSE AREAS SHALL REMAIN UNDISTURBED.

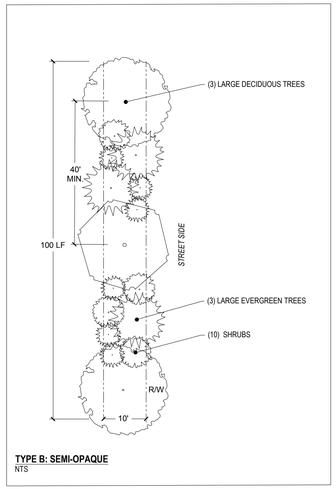
PERIMETER BUFFER TYPES / STANDARDS			
TYPE	A: OPEN	B: SEMI	C: OPAQUE
OPACITY	0	40%	80%
DECIDUOUS TREE/FT	2/100'	3/100'	5/100'
PCT EVERGREEN	0	40%	80%
SHRUBS / FT	5/100'	10/100'	20/100'
HEIGHT OF BUFFER	0'	4'	8'
WIDTH OF BUFFER	VARIES	VARIES	VARIES

PERIMETER BUFFER - STANDARD DETAILS



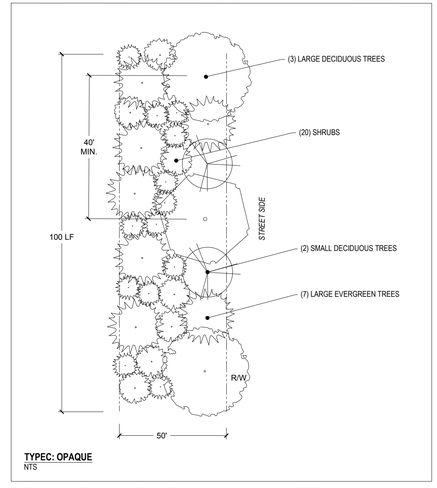
TYPE A: OPEN BUFFER
NTS

*NOTE: EXITING VEGETATION THAT MEETS THE OPACITY REQUIREMENTS SHALL BE PROTECTED.



TYPE B: SEMI-OPAQUE
NTS

*NOTE: EXITING VEGETATION THAT MEETS THE OPACITY REQUIREMENTS SHALL BE PROTECTED.



TYPEC: OPAQUE
NTS

*NOTE: EXITING VEGETATION THAT MEETS THE OPACITY REQUIREMENTS SHALL BE PROTECTED.

STREET TREES:

TYPE, SIZE AND SPACING
COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS:
- LESS THAN 20' SETBACKS: MIN 30', MAX 45' FROM CENTER OF TRUNK TO CENTER OF TRUNK
- GREATER THAN 20' SETBACKS: MIN 50', MAX 65' FROM CENTER OF TRUNK TO CENTER OF TRUNK
- TREES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAYCENTERED WITH THE UTILITY STRIP BETWEEN THE SIDEWALK AND THE CURB

THOROUGHFARES:
- MIN SIZE AT PLANTING: 2.5" CALIPER
- SPACING: MIN 40', MAX 60' FROM CENTER OF TRUNK TO CENTER OF TRUNK
- TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY ON THE PRIVATE PROPERTY SIDE.

1. TREES SPECIFIED SHALL BE ON THE APPROVED TREE LIST IN THE HOLLY SPRINGS UDO
2. ALL TREES SHALL BE LOCATED A MIN. 50' FROM YTHE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. ALL TREES SHALL BE LOCATED A MIN. OF 25' FROM THE BASE OF ALL STREET LIGHT POLES
6. FOR THE PURPOSES OF THIS SECTION, TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED, WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
7. IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETSCAPE, EACH STREET MUST CONTAIN AT LEAST 2 SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.
8. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
9. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
10. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

LANDSCAPE NOTES

1. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
2. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 – CONSTRUCTION DRAWINGS OF THIS UDO. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
3. THE MONTHS OF JUNE, JULY AND AUGUST ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.
4. ALL LANDSCAPE MATERIALS INSTALLED AS REQUIRED SHALL BE LIVING VEGETATION.
5. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.
6. IF EXISTING VEGETATION MEETS THE OPACITY REQUIREMENTS OF THE PERIMETER BUFFERS, IT SHALL BE PRESERVED
7. IF EXISTING LANDSCAPING IS PRESERVED, A SURVEY AND / OR SAMPLE AREAS OF THAT EXISTING VEGETATION WILL BE SUBMITTED AT THE TIME OF THE DEVELOPMENT PLAN.
8. WHERE EXISTING VEGETATION CANNOT BE SAVED, SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED TO MEET THE LANDSCAPE REQUIREMENTS.
9. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS SHALL HAVE TREE PROTECTION FENCING, SAMPLE AREA SURVEYS FOR EXISTING TREES WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR A PRESERVATION LANDSCAPE PLAN.
10. PERIMETER LANDSCAPE MATERIALS ON ALL PODS SHALL BE CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN FOR THE DEVELOPMENT.
11. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
12. NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.

MAINTENANCE OF LANDSCAPING:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   1.3. THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.
3. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
4. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.
5. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES, THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. T HE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.

NORTH CAROLINA LANDSCAPE ARCHITECT No. 1489 WALTER BLAKE HALL

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DATE	REVISION DESCRIPTION
01/13/23	REVISIONS PER TOWN COMMENTS
02/14/23	REVISIONS PER TOWN COMMENTS
04/11/23	REVISIONS PER TOWN COMMENTS
05/25/23	REVISIONS PER TOWN COMMENTS
08/04/23	REVISIONS PER TOWN COMMENTS

DATE
10/28/2022
DRAWN BY
KL
DESIGNED BY
KL
CHECKED BY
BM
SCALE
AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE NOTES & DETAILS

JOB NO.
54941
SHEET NO.
L2.3

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DETAILED MASTER PLAN:
FRIENDSHIP INNOVATION PARK

HOLLY SPRINGS, NORTH CAROLINA

PROJECT NUMBER: 21-MAS-04

21-MAS-04

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2914
CONTACT: SEAN RYAN

B. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3933
CONTACT: ELIZABETH GOODSON

C. BURIED CABLE LOCATION
NC 811

D. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

OWNER
HELIX VENTURES LLC
CONTACT: CARA HYLTON
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

DEVELOPER/APPLICANT
TRUSTWELL PROPERTY GROUP
CONTACT: JON KEENER
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

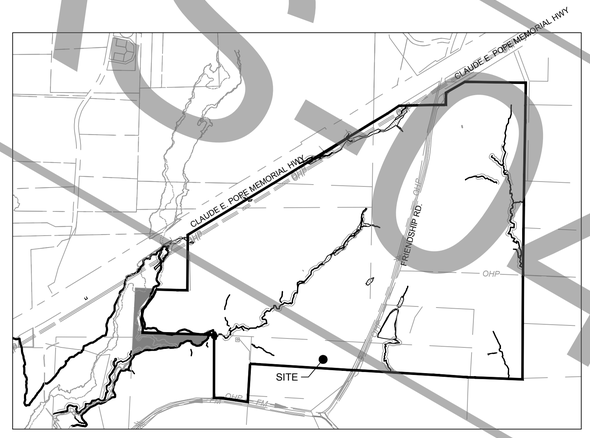
SITE ENGINEER/ LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

SITE DATA TABLE	
PINS:	0720700500, 0629990816, 0629617801, 0720518760, 0720731175
*SITE AREA:	*345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100' ; CB-100'
MAXIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-75' ; CB-55'
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-N/A ; CB-25'
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	1 ACRE
MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25

*PROPOSED SITE DATA ACREAGE DIFFERS FROM THE TOTAL OF THE EXISTING PARCELS ACREAGE DUE TO PROPOSED RIGHT OF WAY DEDICATION NEEDED FOR FRIENDSHIP ROAD.

EXISTING PARCELS			
PIN	OWNER	ACREAGE	EXISTING ZONING
0720700500	HELIX VENTURES, LLC	128.45 AC	RT
0629990816	HELIX VENTURES, LLC	2.40 AC	RT
0629617801	DUKE ENERGY	198.75 AC OF TOTAL 1,773.22 AC TRACT	R-30
0720518760	CHARLES DANIEL BAUCOM	12.34 AC OF TOTAL 32.60 AC TRACT	R-30
0720731175	CHARLES DANIEL BAUCOM	14.61 AC OF TOTAL 131.60 AC TRACT	R-30

SANITARY SEWER FLOW ESTIMATION					
	ACRES	FLOW FACTOR (GPD/AC)	GALLONS PER DAY	PEAKING FACTOR	PEAK FLOW RATE (GPM)
FRIENDSHIP DEVELOPMENT	345.37	1,500	518,040	2.5	889.4



VICINITY MAP
1" = 1000'

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
4. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
5. THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75'E= 2,041,575.85'ELEV.= 377.10'. THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
6. IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.

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C3.0	OVERALL MASTER PLAN
C3.1	MASTER PLAN
C3.2	MASTER PLAN
C3.3	MASTER PLAN
C3.4	OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.5	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.6	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.7	PRELIMINARY UTILITY AND DRAINAGE PLAN
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L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE DETAILS

ZONING REQUIREMENTS:

1. THIS IS STANDARD LANGUAGE THAT CAN BE MODIFIED IF IT IS MORE APPROPRIATE FOR THIS REQUEST: THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS.
2. A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWN AND THE NCDOT AS PART OF THIS REZONING.
3. A MASTER PLAN AMENDMENT SHALL BE REQUIRED TO IDENTIFY THE RECOMMENDED IMPROVEMENTS IDENTIFIED IN THE FUTURE APPROVED TIA, NECESSARY TO MITIGATE THE IMPACTS FROM DEVELOPMENT ON THE PROPERTIES REQUESTED WITH THIS REZONING.
4. THE PROPERTIES BEING REQUESTED FOR DEVELOPMENT AS PART OF THIS REZONING ARE DEPENDENT ON AN OFF-SITE DESIGN-BUILD UTILITY PROJECT IN PARTNERSHIP WITH THE TOWN. THIS INCLUDES SANITARY SEWER EXTENSION, A NEW WESTERN PUMP STATION AND FORCEMAIN, POTABLE WATERMAIN EXTENSION AND RECLAIMED WATERMAIN EXTENSION TO THE SUBJECT AREA. DUE TO THE DEPENDENCY OF THIS PROJECT ON UTILITY INFRASTRUCTURE TO BE COMPLETED BY THE TOWN, ONGOING COMMUNICATION WILL BE MAINTAINED BETWEEN THE DEVELOPER AND THE TOWN TO COORDINATE TIMING OF CONSTRUCTION OF IMPROVEMENTS.
5. ALL ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE IDENTIFIED IN THE SEWER STUDY.
6. AT MINIMUM, THE OFF-SITE UTILITIES CONSTRUCTED BY OTHERS NEED TO BE ON A CONSTRUCTION DRAWING DOCUMENT, RECEIVED APPROVAL AND MOVING AHEAD OF THIS DEVELOPMENT PROJECT PRIOR TO THE 1ST CONSTRUCTION DRAWING SUBMITTAL RELATED TO THIS REZONING.
7. CONSTRUCTION DRAWING APPROVAL FOR ON-SITE UTILITIES ARE RELIANT ON THE OFF-SITE UTILITY PERMITTING. THE OFF SITE UTILITIES NEEDS TO BE APPROVED AND PERMITTED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND PERMIT SUBMITTAL FOR THIS PROJECT.
8. ANY ADDITIONAL UTILITIES ANALYSIS OR EVALUATION, OR UPDATES TO EXISTING STUDIES NECESSARY TO SERVE THIS DEVELOPMENT, SHALL BE COMPLETED WITH THE MASTER PLAN AND SUBSEQUENT DEVELOPMENT PLANS.
9. THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH THE NON-RESIDENTIAL PROJECT. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT.

NORTH CAROLINA PROFESSIONAL SEAL 038616 8/27/21 ENGINEER
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REVISION DESCRIPTION

DATE

DATE: 08/27/2021
DRAWN BY: W ALTMAN
DESIGNED BY: W ALTMAN
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO. 48802
SHEET NO. C0.0-A

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PROPOSED ARCHITECTURAL STANDARDS

FRIENDSHIP MASTER PLAN, HOLLY SPRINGS, NORTH CAROLINA

Trustwell Property Group

Project Information

Project Name: Friendship Development

Purpose Statement

The purpose of the architectural standards of the Friendship Development for both the Research and Technology and the Mixed Use areas is to create simple unifying elements through native landscaping, signage and basic material selections to create a general feeling of continuity and quality design without limiting the flexibility in both design and functionality required by the major employers and successful retailers the Town and Developer hopes to attract with this project. Therefore, in conjunction with the guidelines of the Unified Development Ordinance, we propose these general unifying elements for the Friendship Master Plan:

Unifying Elements:

1. Park entries along Friendship Road and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park.
2. Wherever commercially possible, native species already present on the Park land will be used along the ROWs as well as in setbacks and buffers throughout the Park.
3. Subsequent Development Plans within the Park will be encouraged to use native species to create a uniform look and promote the natural surroundings of Holly Springs.
4. At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry.
5. All buildings will have masonry or similar materials and meeting regulations per UDO section 4.05 B. 1. C. (1) (including glass, etc.) along frontages that directly face major thoroughfares.
6. All signs to be in accordance with the Holly Springs Unified Development Ordinance and a Master Sign Plan will be provided
7. Architectural materials and colors for the CB parcel shall be of consistent and compatible materials and colors shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance
8. Black Shoe Box LEDs will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 7.02.
9. The minimum UDO Architectural and Site Design requirements shall be met.

(Note: Additional waivers from these standards as well as the UDO standards can be sought through the development plan approval processes subsequent to this master plan approval.)

TRUSTWELL PROPERTY GROUP
3717 National Drive, Ste. 209
Raleigh, NC 27612

21-MAS-04-A01

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038616 8/27/21

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REVISION DESCRIPTION	DATE

DATE: 08/27/2021
DRAWN BY: W ALTMAN
DESIGNED BY: W ALTMAN
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
ARCHITECTURAL MASTER PLAN

JOB NO. 48802
SHEET NO. C0.1-A

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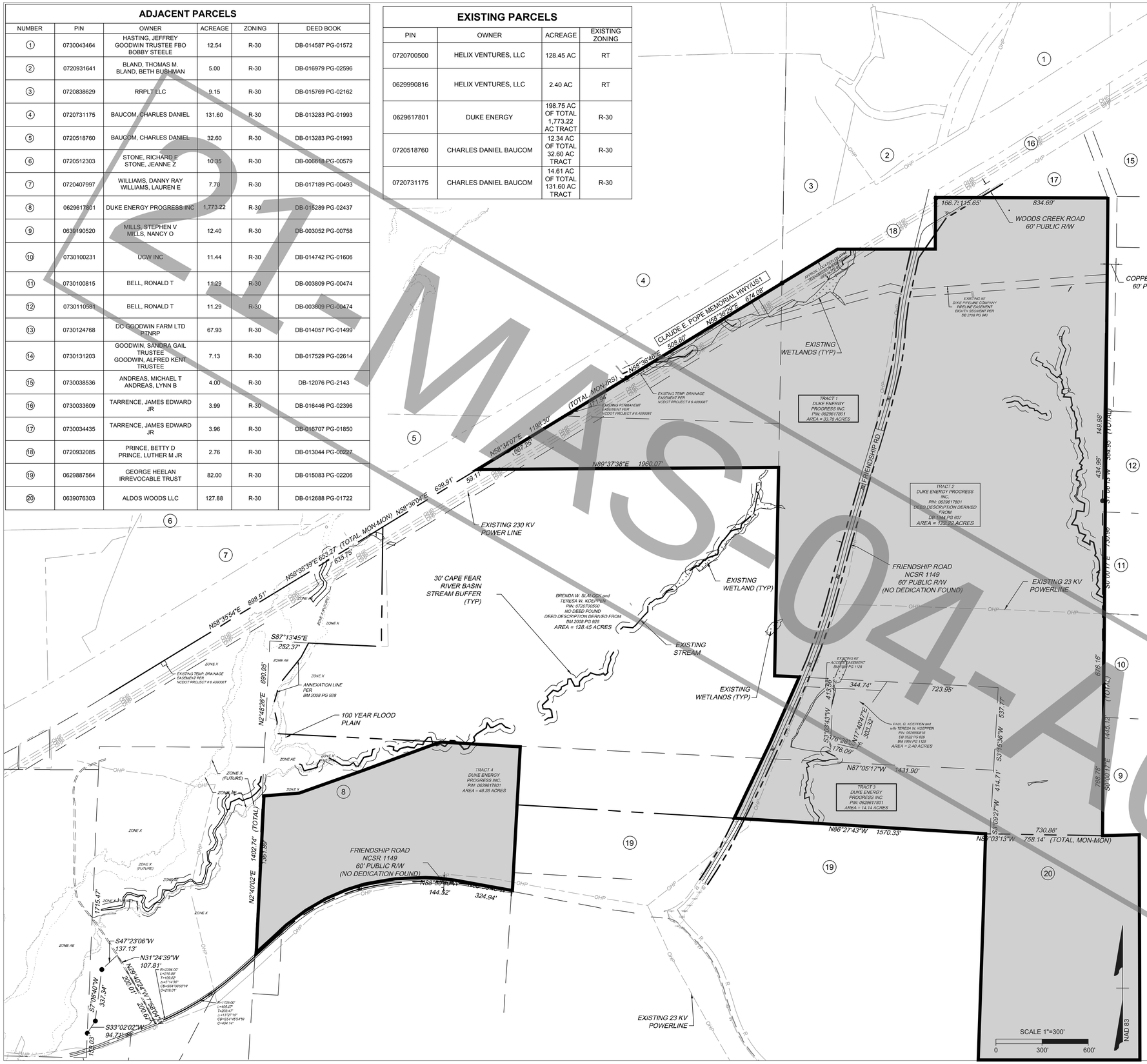
ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0730043464	HASTING, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	R-30	DB-014587 PG-01572
②	0720931641	BLAND, THOMAS M. BLAND, BETH BUSHMAN	5.00	R-30	DB-016979 PG-02596
③	0720838629	RRPLT LLC	9.15	R-30	DB-015769 PG-02162
④	0720731175	BAUCOM, CHARLES DANIEL	131.60	R-30	DB-013283 PG-01993
⑤	0720518760	BAUCOM, CHARLES DANIEL	32.60	R-30	DB-013283 PG-01993
⑥	0720512303	STONE, RICHARD E STONE, JEANNE Z	10.35	R-30	DB-006618 PG-00579
⑦	0720407997	WILLIAMS, DANNY RAY WILLIAMS, LAUREN E	7.70	R-30	DB-017189 PG-00493
⑧	0629617601	DUKE ENERGY PROGRESS INC	1,773.22	R-30	DB-015289 PG-02437
⑨	0639190520	MILLS, STEPHEN V MILLS, NANCY O	12.40	R-30	DB-003052 PG-00758
⑩	0730100231	UCW INC	11.44	R-30	DB-014742 PG-01606
⑪	0730100815	BELL, RONALD T	11.29	R-30	DB-003809 PG-00474
⑫	0730110581	BELL, RONALD T	11.29	R-30	DB-003809 PG-00474
⑬	0730124768	DC GOODWIN FARM LTD PTNRP	67.93	R-30	DB-014057 PG-01499
⑭	0730131203	GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	7.13	R-30	DB-017529 PG-02614
⑮	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	R-30	DB-12076 PG-2143
⑯	0730033609	TARRENCE, JAMES EDWARD JR	3.99	R-30	DB-016446 PG-02396
⑰	0730034435	TARRENCE, JAMES EDWARD JR	3.96	R-30	DB-016707 PG-01850
⑱	0720932085	PRINCE, BETTY D PRINCE, LUTHER M JR	2.76	R-30	DB-013044 PG-00227
⑲	0629887564	GEORGE HEELAN IRREVOCABLE TRUST	82.00	R-30	DB-015083 PG-02206
⑳	0639076303	ALDOS WOODS LLC	127.88	R-30	DB-012688 PG-01722

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0720700500	HELIX VENTURES, LLC	128.45 AC	RT
0629990816	HELIX VENTURES, LLC	2.40 AC	RT
0629617801	DUKE ENERGY	198.75 AC OF TOTAL 1,773.22 AC TRACT	R-30
0720518760	CHARLES DANIEL BAUCOM	12.34 AC OF TOTAL 32.60 AC TRACT	R-30
0720731175	CHARLES DANIEL BAUCOM	14.61 AC OF TOTAL 131.60 AC TRACT	R-30



SURVEY NOTES:

1. *BOUNDARY SURVEY PREPARED FOR HELIX VENTURES, LLC.*
2. *PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FIRM #3720062800J, PANEL 0628, EFFECTIVE DATE MAY 02, 2006 AND FIRM #3720072200J, PANEL 0720, EFFECTIVE DATE MAY 02, 2006.*
3. *HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.*
4. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.*
5. *EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.*
6. *NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.*
7. *APPROXIMATE LOCATION OF CP&L/DUKE PROGRESS TRANSMISSION LINE EASEMENT. CP&L DRAWING NUMBER L-D-2633 REFERENCED ON BM 2008 PG 928. SAID DRAWING WAS NOT PROVIDED AT THE TIME OF THE SURVEY. DB 2331 PG 138, DB 2345 PG 237, DB 2784 PG 710 & DB 3521 PG 460 ARE 30' WIDE POWER EASEMENTS TO CP&L BUT ARE BLANKET IN NATURE AND THE LOCATION CANNOT BE PLOTTED.*

GENERAL NOTES:

1. THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 7.06 0.4(E)(3) OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
6. ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
7. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
8. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS

SITE DATA TABLE

PINS:	0720700500, 0629990816, 0629617801, 0720518760, 0720731175
SITE AREA:	345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100' ; CB-100'
MAXIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-75' ; CB-55'
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-N/A ; CB-25'
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	1 ACRE
MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25

LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- CP - COMPUTED BOUNDARY POINT
- CP - COMPUTED EASEMENT POINT
- CMF - CONCRETE MONUMENT
- MNF - MAG NAIL FOUND
- RSF - RAILROAD SPIKE FOUND
- CSF - COTTON SPINDLE FOUND
- BFP - BACKFLOW PREVENTER
- WV - WATER VAULT
- VT - TELEPHONE VAULT
- TC - TRAFFIC CONTROL BOX
- VP - POWER VAULT
- VU - UTILITY VAULT
- WF - WETLAND FLAG
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - VITRIFIED CLAY PIPE
- DIP - DUCTILE IRON PIPE
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- FES - FLARED END SECTION
- MKF - FIBER OPTIC MARKER
- MKG - GAS MARKER
- TVP - TELEVISION PEDESTAL
- SGP - SIGNAL POLE
- HVAC - HEATING, VENTILATION AND AIR CONDITIONING
- LSA -LANDSCAPED AREA
- R / W - RIGHT-OF-WAY
- P / L - PROPERTY LINE
- C / L - CENTERLINE
- NTS - NOT TO SCALE
- GV - GAS VALVE
- CB - CATCH BASIN
- GI - GRATE INLET
- YI - YARD INLET
- CI - CURB INLET
- EP - EDGE OF PAVING
- TBC - TOP BACK OF CURB
- CCR - CHATHAM COUNTY RECORD
- WCR - WAKE COUNTY RECORDS
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- SF - SQUARE FEET
- MH DRAINAGE
- MH SANITARY
- MH ELECTRIC
- MH TELEPHONE
- MH WATER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- YARD LIGHT
- GROUND LAMP
- SPRINKLER BOX
- SPRINKLER HEAD
- SPRINKLER VALVE
- GAS TEST LOCATION
- GAS METER
- GAS VALVE
- FLAG POLE
- TREE
- BOLLARD
- BOREHOLE
- AC UNIT
- MAILBOX
- CLEAN OUT
- GUY
- WELL
- MONITORING WELL
- ROOF DRAIN
- WATER SPIGOT
- DEED LINE
- LINE NOT SURVEYED
- STORM LINE
- SANITARY LINE
- FENCE
- OVERHEAD POWER LINE
- PAINTED GAS LINE
- PAINTED POWER LINE
- PAINTED STORM LINE
- PAINTED TELEPHONE LINE
- PAINTED WATER LINE
- EDGE OF TREELINE

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038616 8/27/21

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TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 08/27/2021
DRAWN BY W ALTMAN
DESIGNED BY W ALTMAN
CHECKED BY B HALL
SCALE AS SHOWN

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO. 48802
SHEET NO. C1.0-A

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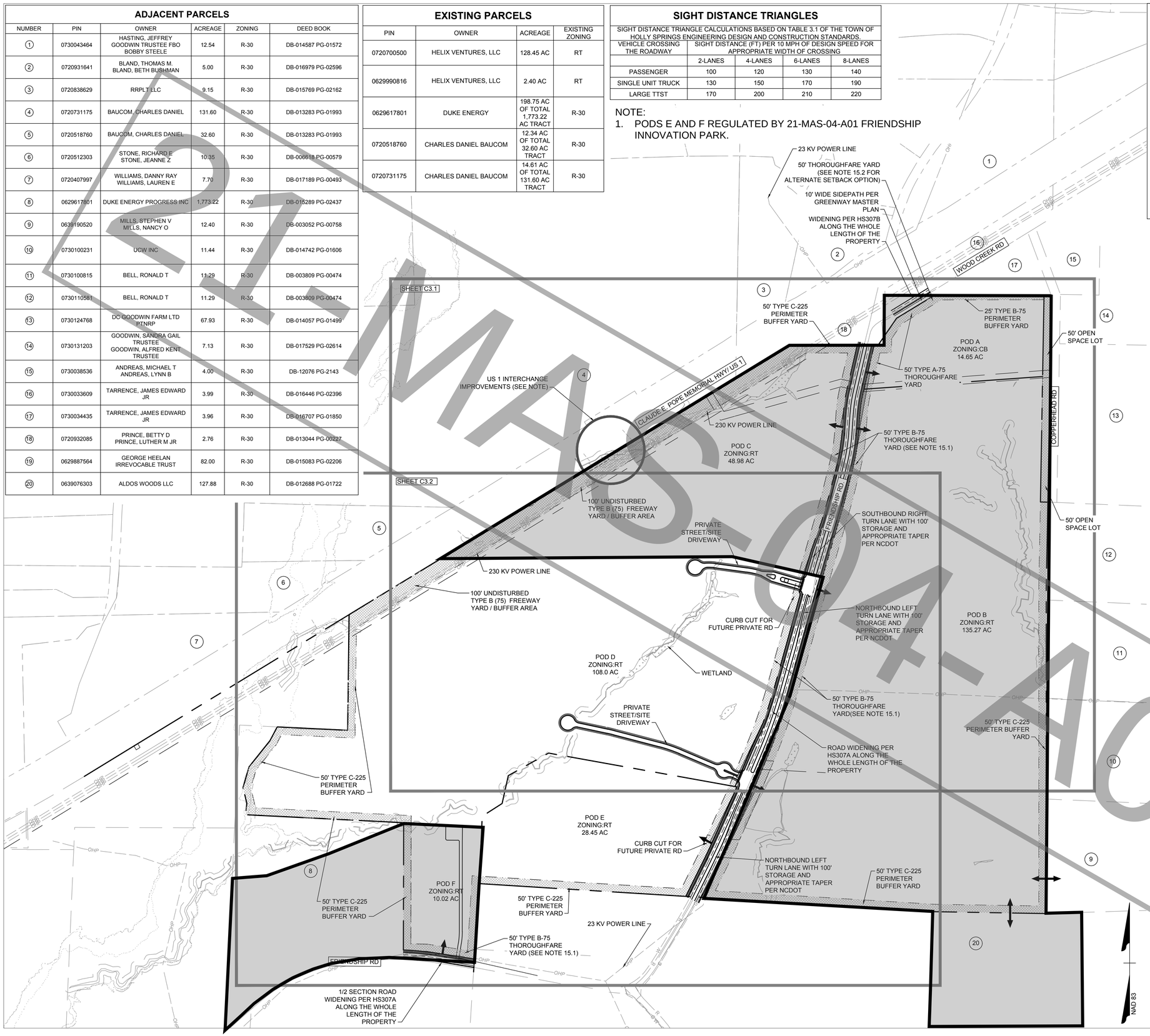
SIGHT DISTANCE TRIANGLES

SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

VEHICLE CROSSING THE ROADWAY	SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING			
	2-LANES	4-LANES	6-LANES	8-LANES
PASSENGER	100	120	130	140
SINGLE UNIT TRUCK	130	150	170	190
LARGE TTST	170	200	210	220

NOTE:
1. PODS E AND F REGULATED BY 21-MAS-04-A01 FRIENDSHIP INNOVATION PARK.



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MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25

SITE NOTES:
1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE MASTER PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A FINAL PLAT FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. PHASING OF INFRASTRUCTURE AND IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
9. STREET LIGHTING, PARKING, AND LOADING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS AND UDO SECTIONS 7.04 AND 7.05.
10. ALL PROPOSED ACREAGES LISTED ON THIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. FOR ALL INTERNAL LOT LINES: OUT LOTS SHALL PROVIDE A MINIMUM YARD OF 10 FEET ALONG ALL LOT LINES WITH OTHER OUT LOTS.
14. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
15. YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH:
    15.1. UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT
    15.2. UDO SECTION 3.05 AND ALLOW THE USE OF MIXED USE OPTION IN UDO SECTION 3.09
16. INTERNAL LOT LINES SUBJECT TO THE USE OF YARD REQUIREMENTS FOUND IN UDO SECTION 3.05B.3 AND 4.02B.3
17. FOR BOTH RT AND CB ZONES, SEE UDO SECTION 4.02B 4 (RT) AND UDO SECTION 3.05B.4 (CB) FOR MAXIMUM HEIGHTS. PER UDO SECTIONS REFERENCED, THERE ARE MORE RESTRICTIONS THAT ARE IN PLACE TO OBTAIN MAXIMUM HEIGHTS FOR BOTH RT AND CB ZONINGS.
18. ALL FENCING WILL BE REVIEWED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN. REFER TO THE UDO FOR SPECIFIC LOCATION ALLOWANCES FOR DECORATIVE VS CHAIN LINK THAT WILL APPLY BASED ON BUILDING ORIENTATION. DECORATIVE REQUIREMENTS ALSO APPLIES TO ANY NEW OR RELOCATED CONTROL OF ACCESS FENCE ALONG US 1
19. OFF-STREET PARKING WILL BE REVIEWED AT DEVELOPMENT PLAN SUBJECT UDO 7.04.
20. OFF-STREET LOADING WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 7.05.
21. PEDESTRIAN CIRCULATION WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 7.09. ALL INTERNAL CROSSINGS WILL BE SUBJECT TO PROVIDE CROSSINGS THAT COMPLY WITH STANDARD DETAIL.
22. OPEN SPACE IS NOT REQUIRED FOR THE PORTION ZONED RT. OPEN SPACE WILL BE REQUIRED FOR THE PORTION TO BE ZONED CB AT TIME OF DEVELOPMENT PLAN.
23. IN ACCORDANCE WITH UDO SECTION 7.08, B., 1., B., (2) THE OVERHEAD UTILITY LINES SHALL BE RELOCATED UNDERGROUND. PLEASE DISCUSS THIS WITH DUKE ENERGY. IF THIS IS NOT FEASIBLE, A WAIVER MUST BE SUBMITTED FOR TOWN COUNCIL ACTION.

UTILITY NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.
4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.

GRADING & DRAINAGE NOTES:
1. STORMWATER MANAGEMENT FACILITY SIZES AND LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND PREPARATION OF FINAL CONSTRUCTION DRAWINGS.
2. STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF CHAPTER 8 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
3. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS SHALL HAVE TREE PROTECTION FENCING. TREE PROTECTION FENCING WILL BE SHOWN AT THE TIME OF THE DEVELOPMENT PLAN/CONSTRUCTION DRAWINGS WHERE MORE DETAILED GRADING WILL BE SHOWN.
4. WHERE WALLS GREATER THAN 4' IN HEIGHT ARE NECESSARY, ENGINEERING DESIGN AND A BUILDING PERMIT WILL BE REQUIRED.
5. STREAM CROSSING DESIGN TO BE DETERMINED THROUGH THE ENVIRONMENTAL PERMITTING PROCESS. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
6. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN AND A BUILDING PERMIT. NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL. DESIGNS MUST BE SUBMITTED WITH SITE CONSTRUCTION DRAWINGS FOR REVIEW.

US 1 INTERCHANGE NOTE:
1. THE FUTURE US 1 INTERCHANGE IMPROVEMENTS SHOWN IN THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN (CTP) AND THE REGIONAL CAMPO 2045 METROPOLITAN TRANSPORTATION PLAN (MTP), WILL BE FURTHERED EVALUATED. WITH ANY ADJACENT DEVELOPMENT PLAN ALONG THE US 1 CORRIDOR, ADDITIONAL ANALYSIS MAY BE REQUIRED. ADDITIONAL BICYCLE/PEDESTRIAN IMPROVEMENTS MAY BE REQUIRED AS PART OF THIS DESIGN, INCLUDING CONNECTIVITY TO PROPOSED SIDEPATH ON WOODS CREEK RD.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038616 8/27/21
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THIS DRAWING PREPARED AT THE RALEIGH OFFICE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

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DATE 08/27/2021
DRAWN BY W ALTMAN
DESIGNED BY W ALTMAN
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WAKE COUNTY - NORTH CAROLINA
OVERALL MASTER PLAN

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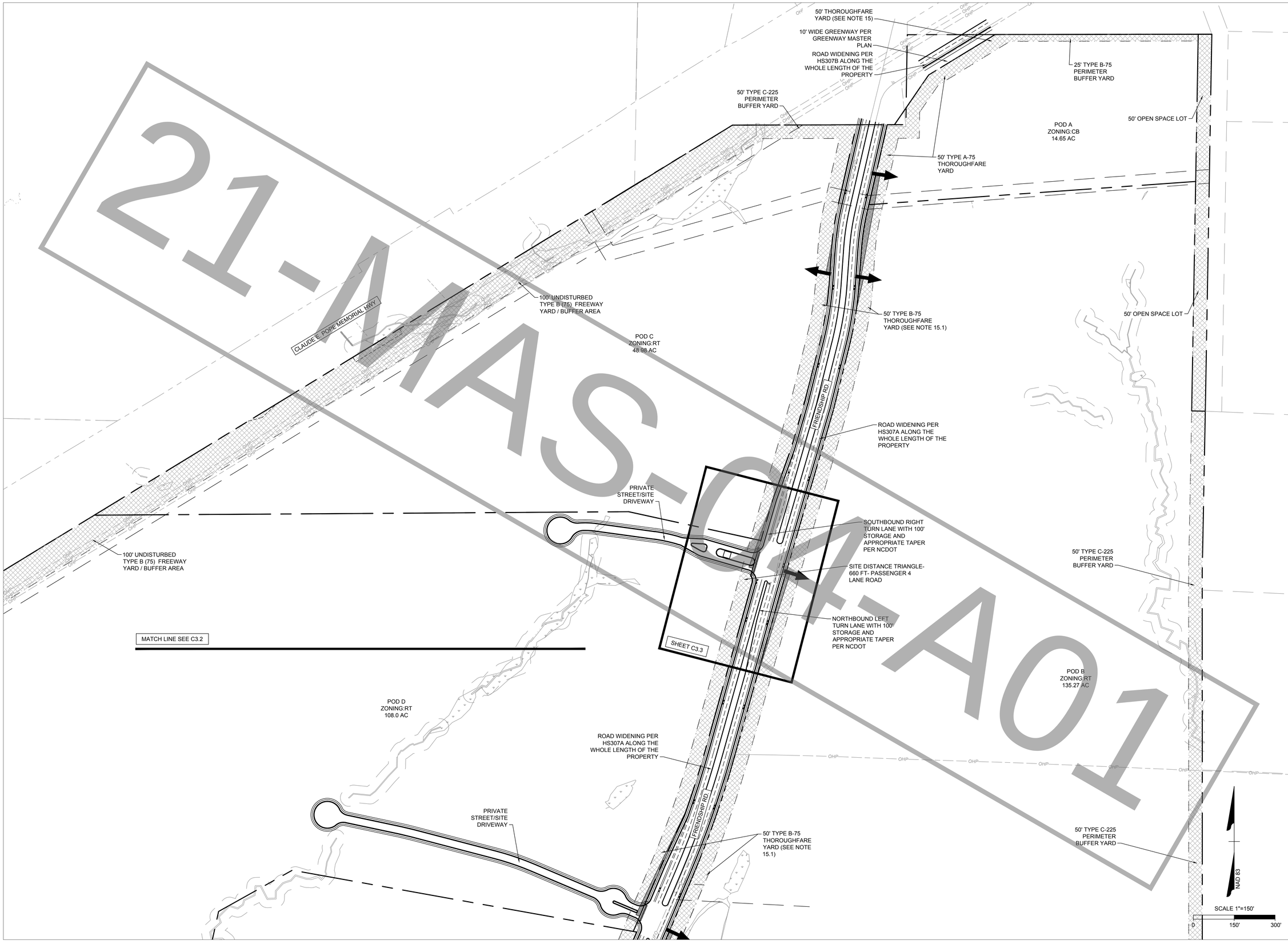

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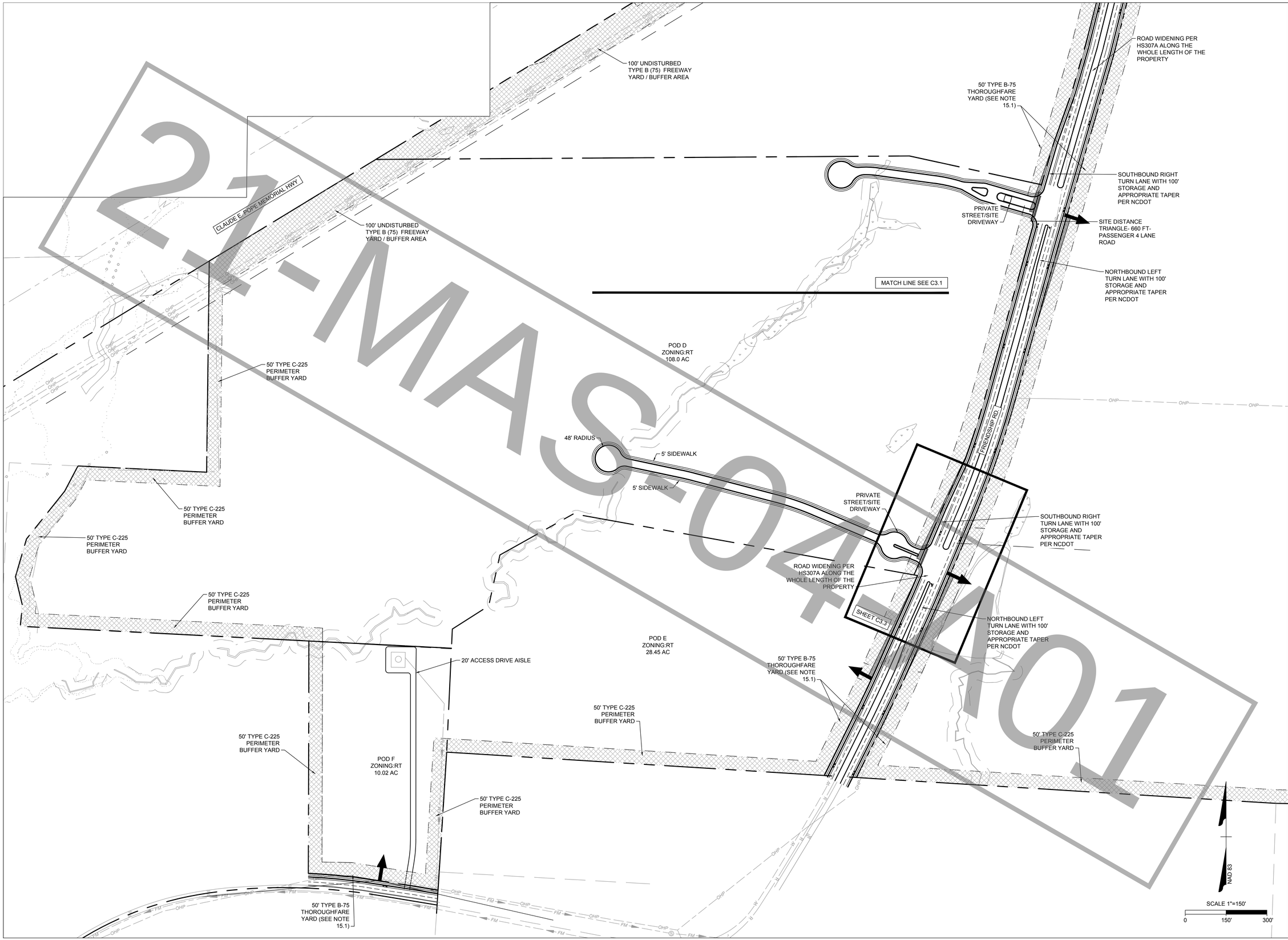

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TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 08/27/2021
DRAWN BY W ALTMAN
DESIGNED BY W ALTMAN
CHECKED BY B HALL
SCALE AS SHOWN

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
MASTER PLAN

JOB NO. 48802
SHEET NO. C3.2-A

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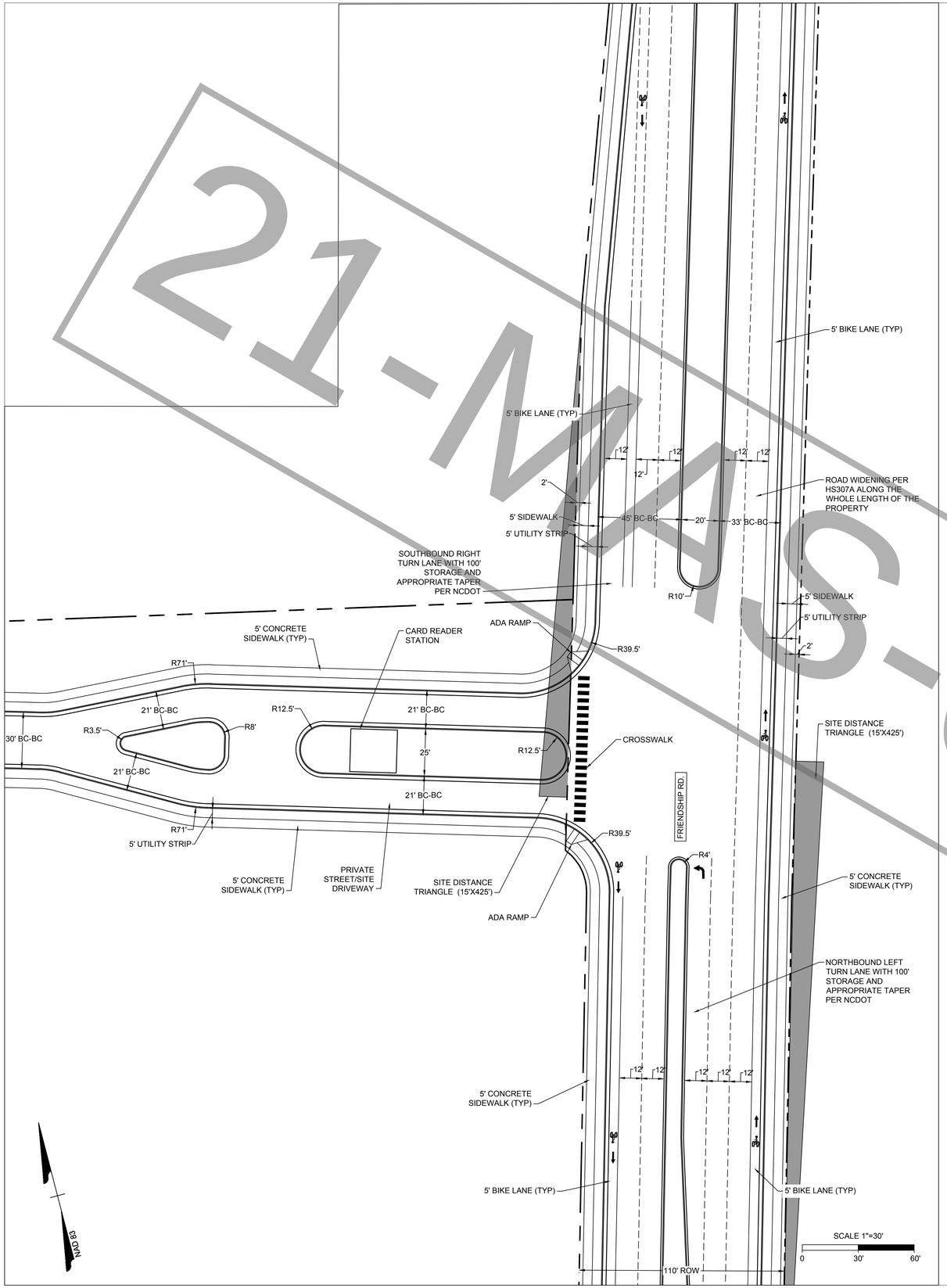

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WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
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SHEET NO.
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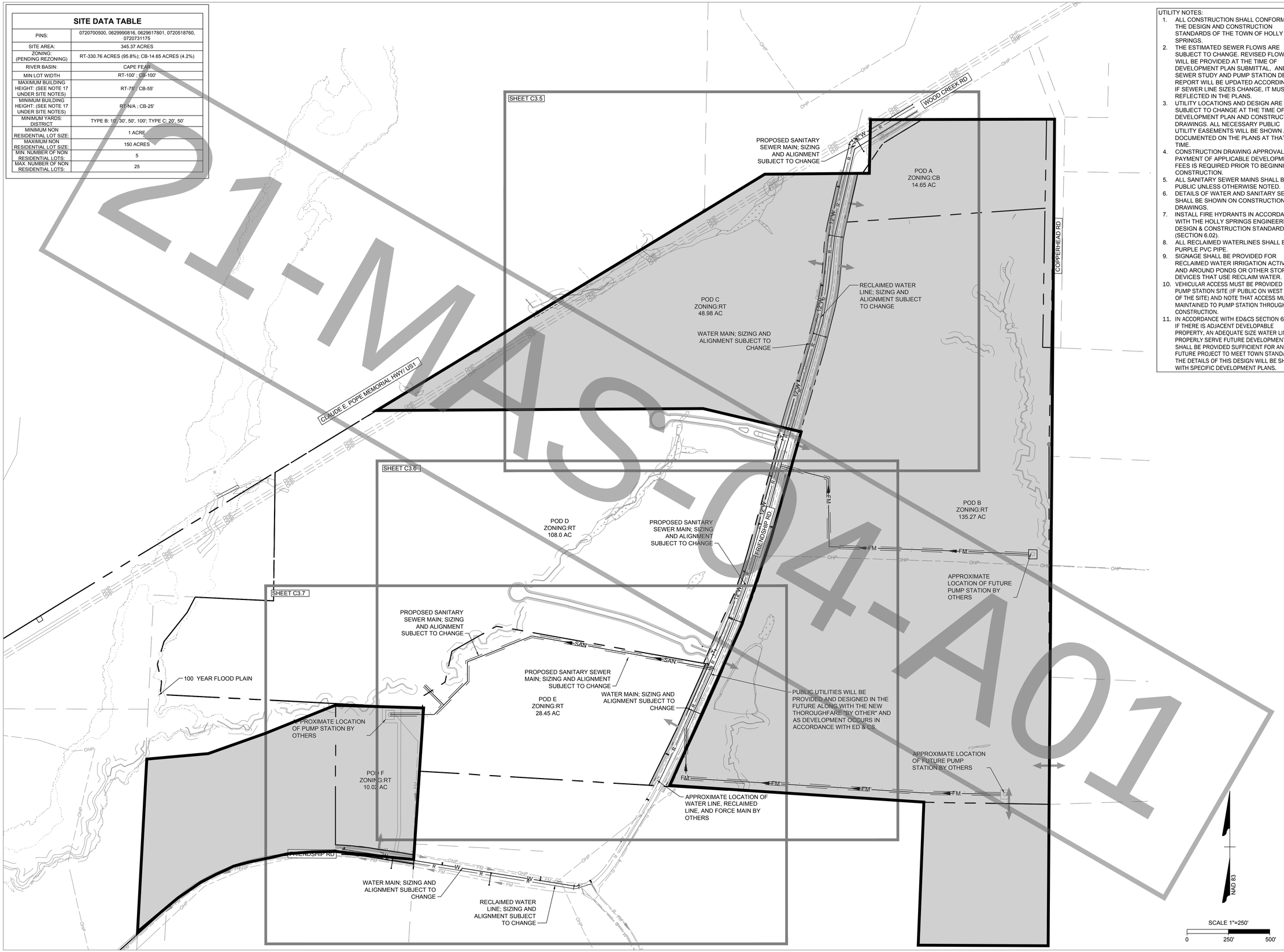
SITE DATA TABLE	
PINS:	0720700500, 0629990816, 0629617801, 0720518760, 0720731175
SITE AREA:	345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100' ; CB-100'
MAXIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-75' ; CB-55'
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-N/A ; CB-25'
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	1 ACRE
MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25

UTILITY NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. AND THE SEWER STUDY AND PUMP STATION DESIGN REPORT WILL BE UPDATED ACCORDINGLY. IF SEWER LINE SIZES CHANGE, IT MUST BE REFLECTED IN THE PLANS.
3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS. ALL NECESSARY PUBLIC UTILITY EASEMENTS WILL BE SHOWN AND DOCUMENTED ON THE PLANS AT THAT TIME.
4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.
10. VEHICULAR ACCESS MUST BE PROVIDED TO PUMP STATION SITE (IF PUBLIC ON WEST PART OF THE SITE) AND NOTE THAT ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
11. IN ACCORDANCE WITH ED&CS SECTION 6.01.A, IF THERE IS ADJACENT DEVELOPABLE PROPERTY, AN ADEQUATE SIZE WATER LINE TO PROPERLY SERVE FUTURE DEVELOPMENT SHALL BE PROVIDED SUFFICIENT FOR ANY FUTURE PROJECT TO MEET TOWN STANDARDS. THE DETAILS OF THIS DESIGN WILL BE SHOWN WITH SPECIFIC DEVELOPMENT PLANS.



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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN

JOB NO. 48802
SHEET NO. C3.4-A

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SITE NOTES:

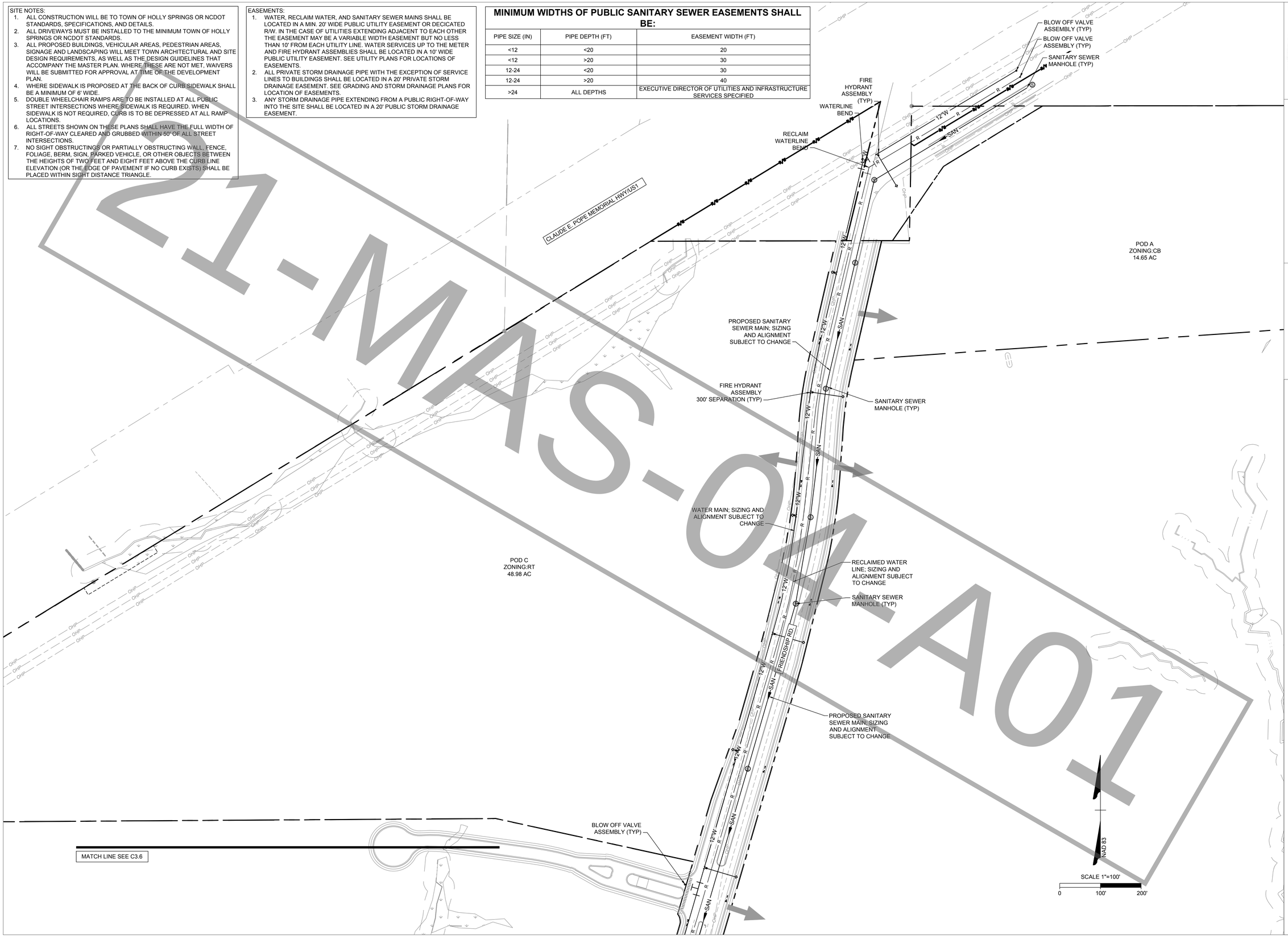
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

EASEMENTS:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

MINIMUM WIDTHS OF PUBLIC SANITARY SEWER EASEMENTS SHALL BE:

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



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CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

JOB NO. 48802
SHEET NO. C3.5-A

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6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

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<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED

21-MAS-04-A01

POD D
ZONING:RT
108.0 AC

POD E
ZONING:RT
28.45 AC

POD F
ZONING:RT
10.02 AC

MATCH LINE SEE C3.5

MATCH LINE SEE C3.7

RCP CULVERT STREAM CROSSING

SANITARY SEWER MANHOLE (TYP)

20' SANITARY SEWER EASEMENT

PUMP STATION BY OTHERS

20' ACCESS DRIVE AISLE

FIRE HYDRANT ASSEMBLY 300' SEPARATION (TYP)

RECLAIMED WATER LINE; SIZING AND ALIGNMENT SUBJECT TO CHANGE

PROPOSED SANITARY SEWER MAIN; SIZING AND ALIGNMENT SUBJECT TO CHANGE

12" TEE

BLOW OFF VALVE ASSEMBLY (TYP)

FRIENDSHIP RD

FIRE HYDRANT ASSEMBLY (TYP)

WATER MAIN BY OTHERS

RECLAIMED MAIN BY OTHERS

INSET THIS SHEET

POSSIBLE PUBLIC PUMP STATION

NAD 83

SCALE 1"=100'

0 100' 200'

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DESIGNED BY W ALTMAN

CHECKED BY B HALL

SCALE AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

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JOB NO. 48802

SHEET NO. C3.6-A

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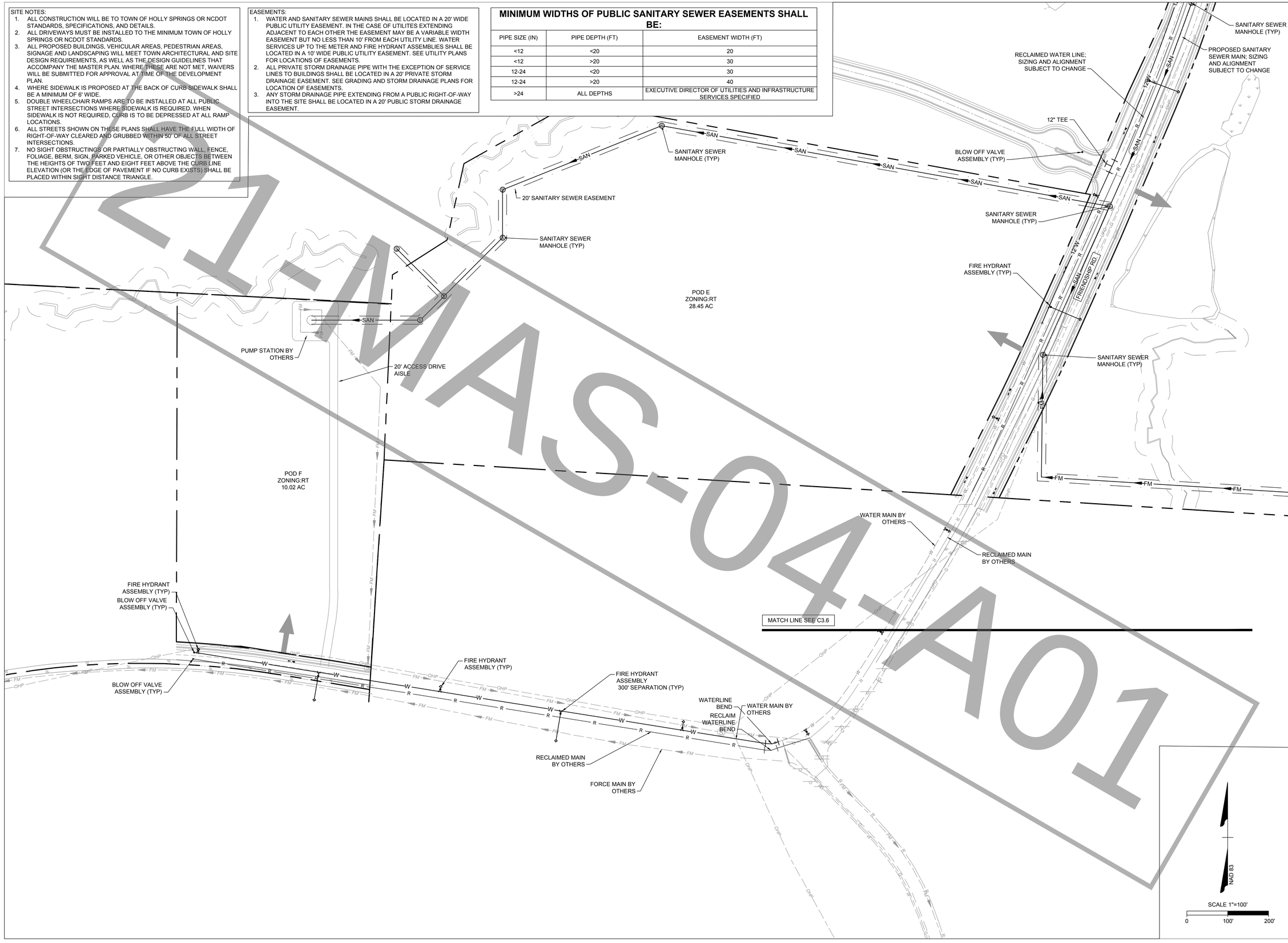

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

JOB NO. 48802
SHEET NO. C3.7-A

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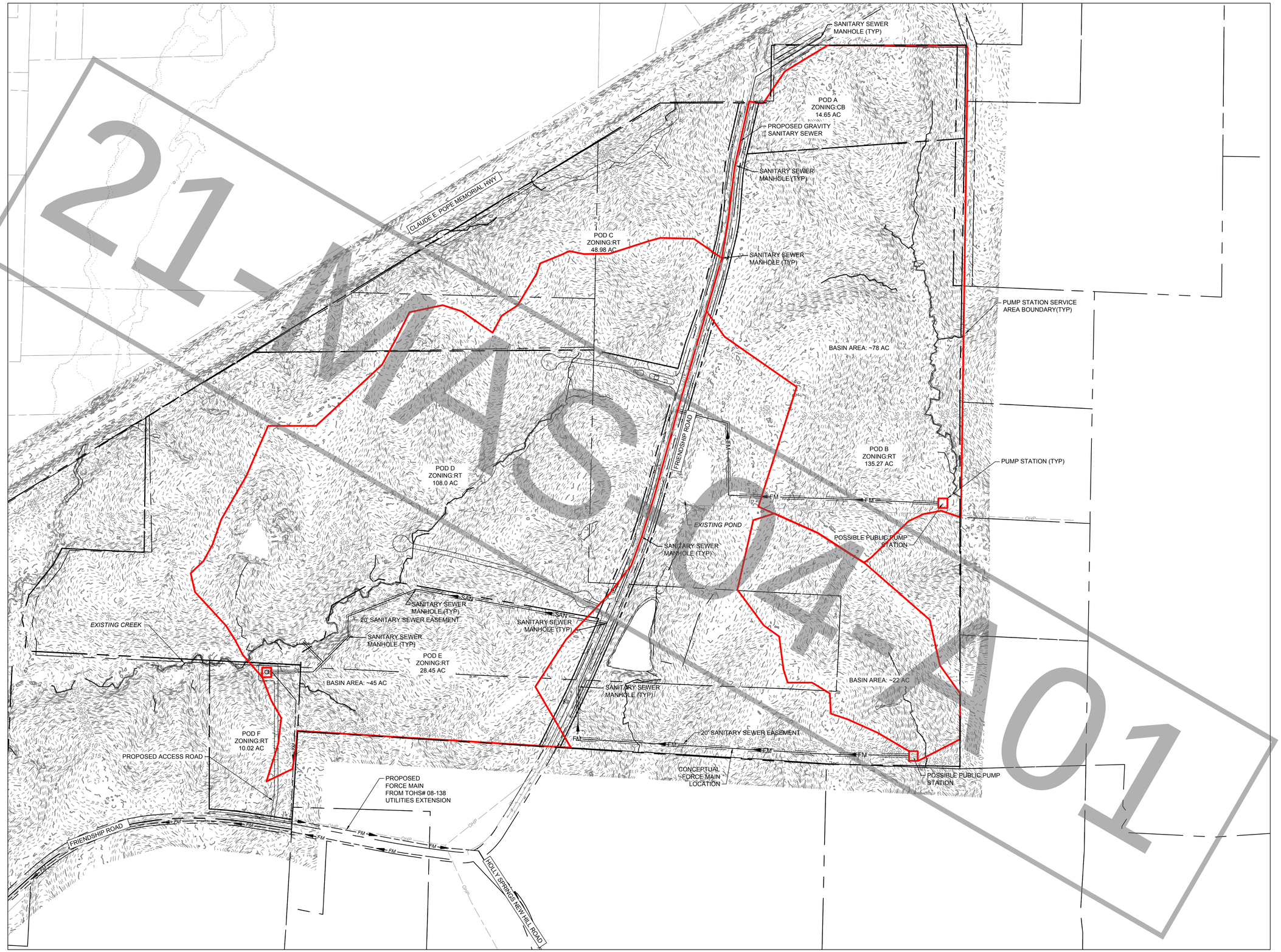

SEWER BASIN MAP
1" = 250'

21-MAS-04-A01

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041935 CHRISTOPHER R. PETREE 8/27/21

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DESIGNED BY A. DORNISCH
CHECKED BY C. PETREE
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TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
SEWER BASIN MAP

JOB NO. 48802
SHEET NO. C3.8-A

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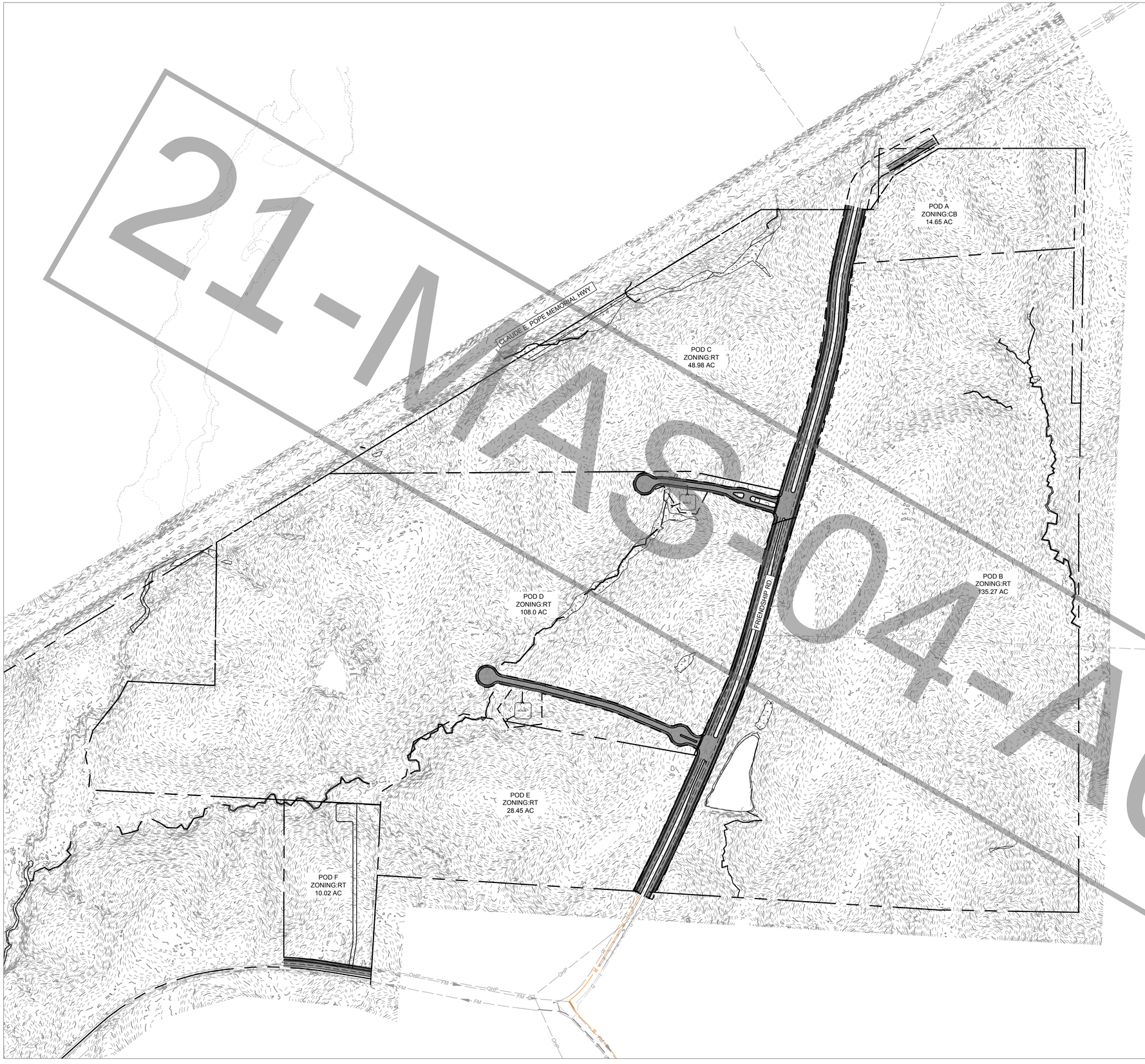

21-MAS-04-A01

GENERAL NOTES:

1. ALL STORM WATER SCM'S SHALL HAVE A MAINTENANCE AND ACCESS EASEMENT THAT CONNECTS TOT HE PUBLIC RIGHT-OF-WAY.

IMPERVIOUS AREAS:

PRE DEVELOPMENT IMPERVIOUS SURFACES= 2.12 ACRES

POST DEVELOPMENT IMPERVIOUS SURFACES = 10.33 ACRES

IMPERVIOUS AREA REQUIRED TO BE TREATED = 8.21 ACRES

IMPERVIOUS AREA BEING TREATED:
SCM A = 3.68 ACRES
SCM B = 4.53 ACRES

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
DRAINAGE AERA MAP

JOB NO. 48802
SHEET NO. C4.0-A

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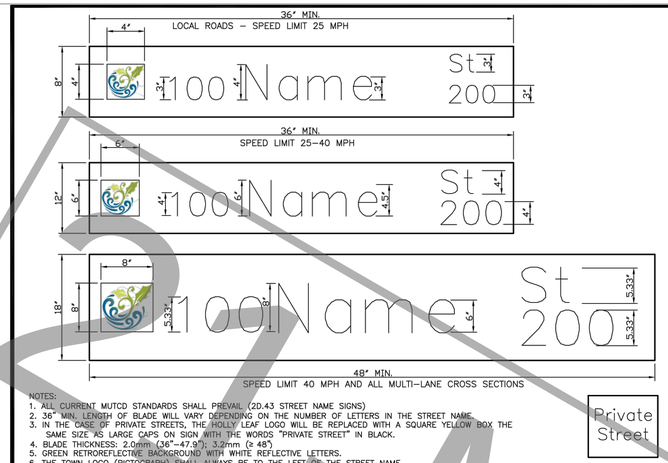


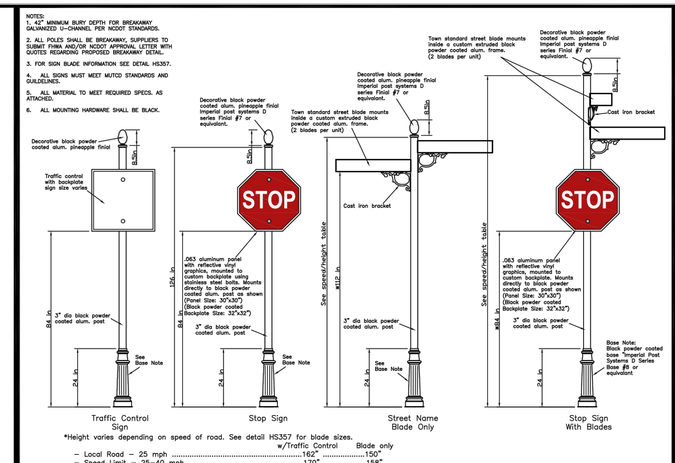
NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (2D.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (36"–47.9"); 3.2mm (≥ 48")
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000

Private Street

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE	STANDARD DETAIL NUMBER: HS357
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 4/5/19 — REVISIONS:

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY.
GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.

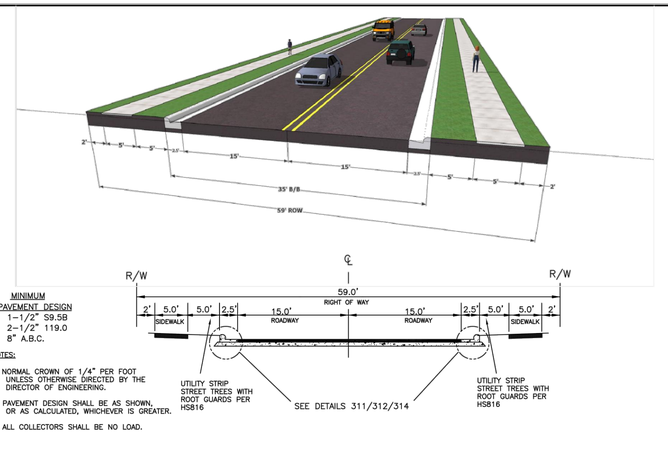


*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi–lanes cross–section)	182"	182"

DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS	STANDARD DETAIL NUMBER: HS361
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/8/20 — REVISIONS:



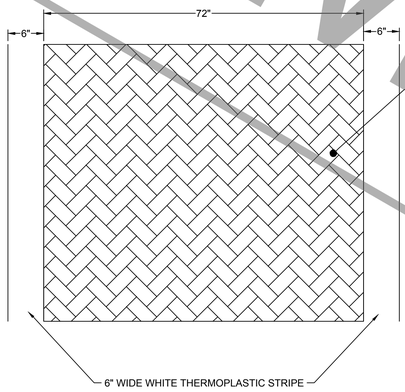
MINIMUM PAVEMENT DESIGN
1–1/2" S9.5B
2–1/2" I19.0
8" A.B.C.

NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. ALL COLLECTORS SHALL BE NO LOAD.

DRAWING NOT TO SCALE

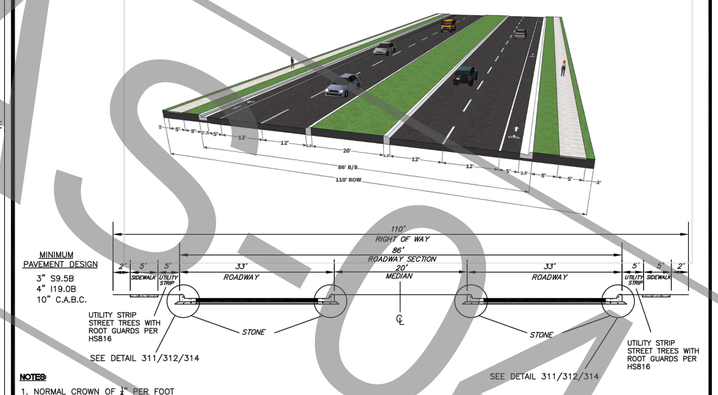
2 LANE NON RESIDENTIAL COLLECTOR 35' BTB ON 59' R/W	STANDARD DETAIL NUMBER: HS305A
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 12/4/18 — REVISIONS:

HS 357



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE

HS 361 UPGRADED TRAFFIC CONTROL SIGN DETAIL



MINIMUM PAVEMENT DESIGN
3" S9.5B
4" I19.0B
10" C.A.B.C.

NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.

DRAWING NOT TO SCALE

4 LANE–MEDIAN THOROUGHFARE WITH BIKE LANES 86' BB ON 110' ROW	STANDARD DETAIL NUMBER: HS307A
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 12/4/18 — REVISIONS:

HS 307A

GENERAL NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.

NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

1 MP-8.0 DECORATIVE FENCE
SCALE: NTS

21-MAS-04-A01

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REVISION DESCRIPTION

DATE

DATE: 08/27/2021
DRAWN BY: W ALTMAN
DESIGNED BY: W ALTMAN
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 48802
SHEET NO. C5.0-A

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

OVERALL OFFSITE ROAD IMPROVEMENT PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C6.0-A	48802	AS SHOWN	B HALL	W. ALTMAN	W. ALTMAN	08/27/2021

DATE	REVISION DESCRIPTION

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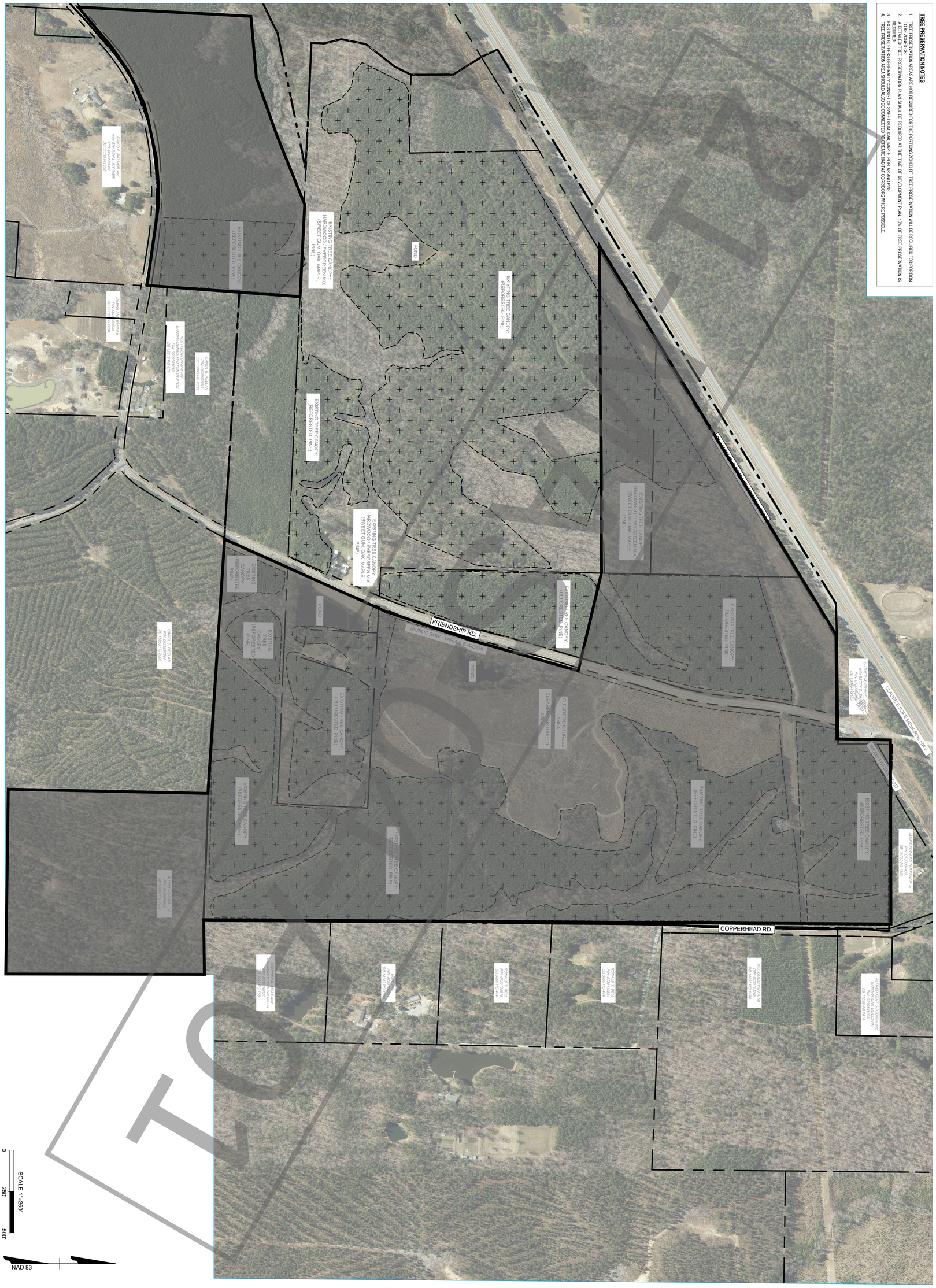

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1469 WILLIAM ALTMAN

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
48802	L1.0-A	AS SHOWN	B HALL	W. ALTMAN	W. ALTMAN	08/27/2021

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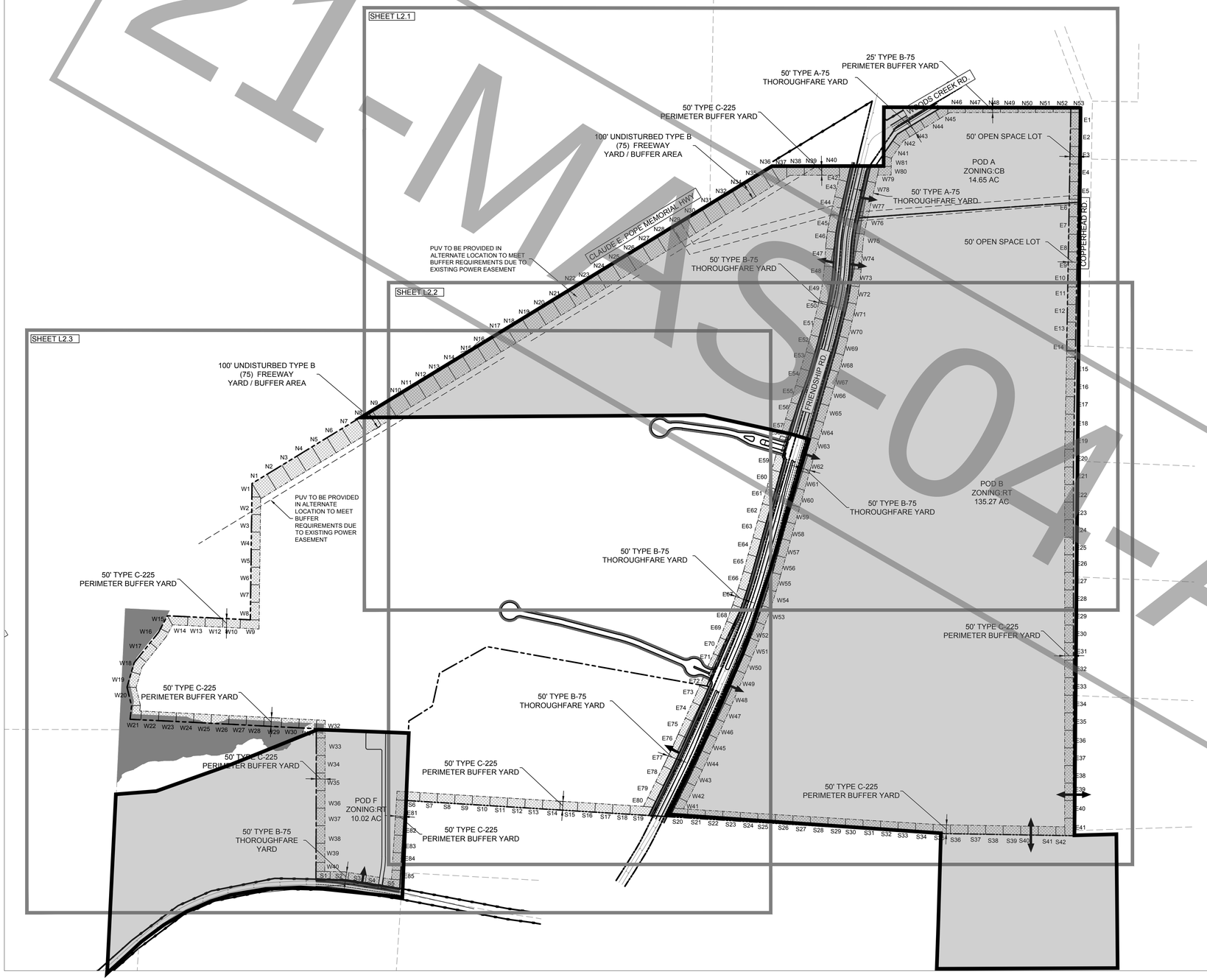
STREET TREE IDENTIFICATION				
PLANT TYPE	SIZE	BOTANICAL NAME	COMMON NAME	STREET
CANOPY TREES	LARGE	QUERCUS PHELLOS	WILLOW OAK	FRIENDSHIP RD
	SMALL	OXYDENDRUM ARBOREUM	SOUR WOOD	FRIENDSHIP RD
	LARGE	QUERCUS LYRATA	OVERCUP OAK	WOODS CREEK RD
	SMALL	PISTACIA CHINENSIS	CHINESE FRINGE	WOODS CREEK RD

NOTE: NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN TWENTY FIVE (25) PERCENT OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.



LANDSCAPE NOTES

1. LANDSCAPING SHOWN ON THE PRELIMINARY LANDSCAPE PLAN IS SHOWN AS BEING PLANTED WITH NEW VEGETATION TO MEET THE PUV REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
2. EXISTING VEGETATION MAY BE USED TO MEET THE LANDSCAPE PUV REQUIREMENTS WHERE POSSIBLE. IF EXISTING LANDSCAPING IS PRESERVED, A SURVEY AND / OR SAMPLE AREAS OF THAT EXISTING VEGETATION WILL BE SUBMITTED AT THE TIME OF THE DEVELOPMENT PLAN. WHERE EXISTING VEGETATION CANNOT BE SAVED, SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED TO MEET THE LANDSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
3. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS SHALL HAVE TREE PROTECTION FENCING, SAMPLE AREA SURVEYS FOR EXISTING TREES WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR A PRESERVATION LANDSCAPE PLAN.
4. PER THE STANDARDS OF THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE, THE BUFFER LANDSCAPING REQUIREMENTS FOR PODS MAYBE MODIFIED WITH AN ALTERNATE LANDSCAPE APPROVAL.
5. IF ANY LOADING, STORAGE OR SERVICE AREAS ARE LOCATED IN BETWEEN A BUILDING WALL AND A THOROUGHFARE RIGHT-OF-WAY, THE BUFFER VALUE FOR THAT THOROUGHFARE RIGHT-OF-WAY, THE BUFFER VALUE FOR THAT THOROUGHFARE SHALL INCREASE TO C-225.
6. SIGHT DISTANCE TRIANGLES HAVE BEEN SHOWN AT ALL INTERACTIONS AND ENTRANCES AS REQUESTED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS 3.03 PER THE AASHTO GUIDELINES. LANDSCAPING WILL BE PROPOSED OUTSIDE THIS AREA AS REQUIRED.
7. PERIMETER LANDSCAPE MATERIALS ON ALL PODS SHALL BE CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN FOR THE DEVELOPMENT.
8. OUT LOTS SHALL PROVIDE A MINIMUM YARD OF TEN (10) FEET ALONG ALL LOT LINES IN COMMON WITH OTHER OUT LOTS.
9. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
10. NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.
11. SUPPLEMENT THE EXISTING VEGETATION FOR THE REQUIRED PUV ; IF MEETS BUFFER REQUIREMENTS.

THOROUGHFARES, STREET TREE PLANTINGS:

1. ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES.
2. TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY LINE ON THE PRIVATE PROPERTY.
3. TREES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE BASE OF ALL STREET LIGHT POLES.
4. ZONING CB REQUIRES 5' MIN. SIDE YARD.
5. YARDS ALONG THOROUGHFARES CAN BE REDUCE TO 30' IN ACCORDANCE WITH UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT. FOR LOTS IN CB DISTRICT, THOUGHFARE YARDS SHALL BE 50'.

MAINTENANCE OF LANDSCAPING:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - 1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   - 1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   - 1.3. THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.

FRONT, SIDE & REAR YARDS *AND* FRONT, SIDE & REAR BUFFERYARDS:

1. ALL REQUIRED YARDS AND BUFFERYARDS SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 7.01 C - TYPE AND PLANT UNIT VALUE OF REQUIRED LANDSCAPING.
2. ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:
   - 2.1. DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS 'DEVELOPMENT PROCEDURES MANUAL,' OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.
   - 2.2. WHERE EXISTING OHE UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
3. REQUIREMENTS:
   LARGE DECIDUOUS TREES = 2" CAL. (40' O.C. ON AVERAGE)
   SMALL DECIDUOUS TREE = 1" CAL. (30' O.C. ON AVERAGE)
4. ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ' ENGINEERING DESIGN & CONSTRUCTION STANDARDS',
5. ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
6. ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE..
7. AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
8. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS 'ENGINEERING DESIGN & CONSTRUCTION STANDARDS'.

REFER TO SHEET L2.4 FOR PERIMETER BUFFER CALCULATIONS.

ALL YARDS TO REMAIN UNDISTURBED USING EXISTING VEGETATION TO MEET MINIMUM PUV. SUPPLEMENTAL EVERGREENS SHALL BE USED AS REQUIRED. SAMPLE BELOW.

- **ARBORVITAE**
- **CRYTOMERIA**
- **AMERICAN HOLLY**
- **RED CEDAR**
- **DEODAR CEDAR**

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 8/27/21

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DATE

DATE
08/27/2021

DRAWN BY
W ALTMAN

DESIGNED BY
W ALTMAN

CHECKED BY
B HALL

SCALE
AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
OVERALL LANDSCAPE PLAN

JOB NO.
48802

SHEET NO.
L2.0-A

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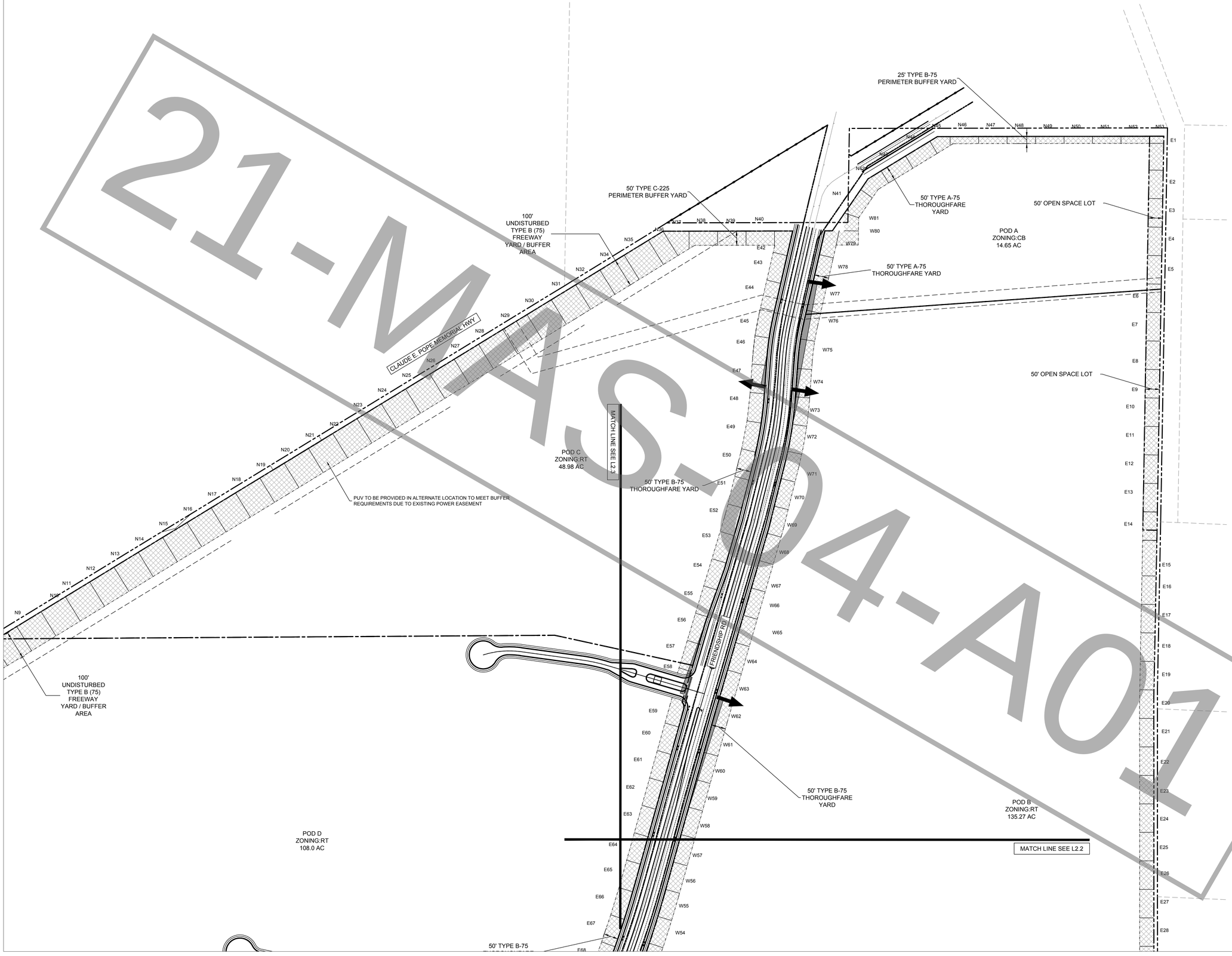

21-MAS-04-A01

NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1489
8/27/21
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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

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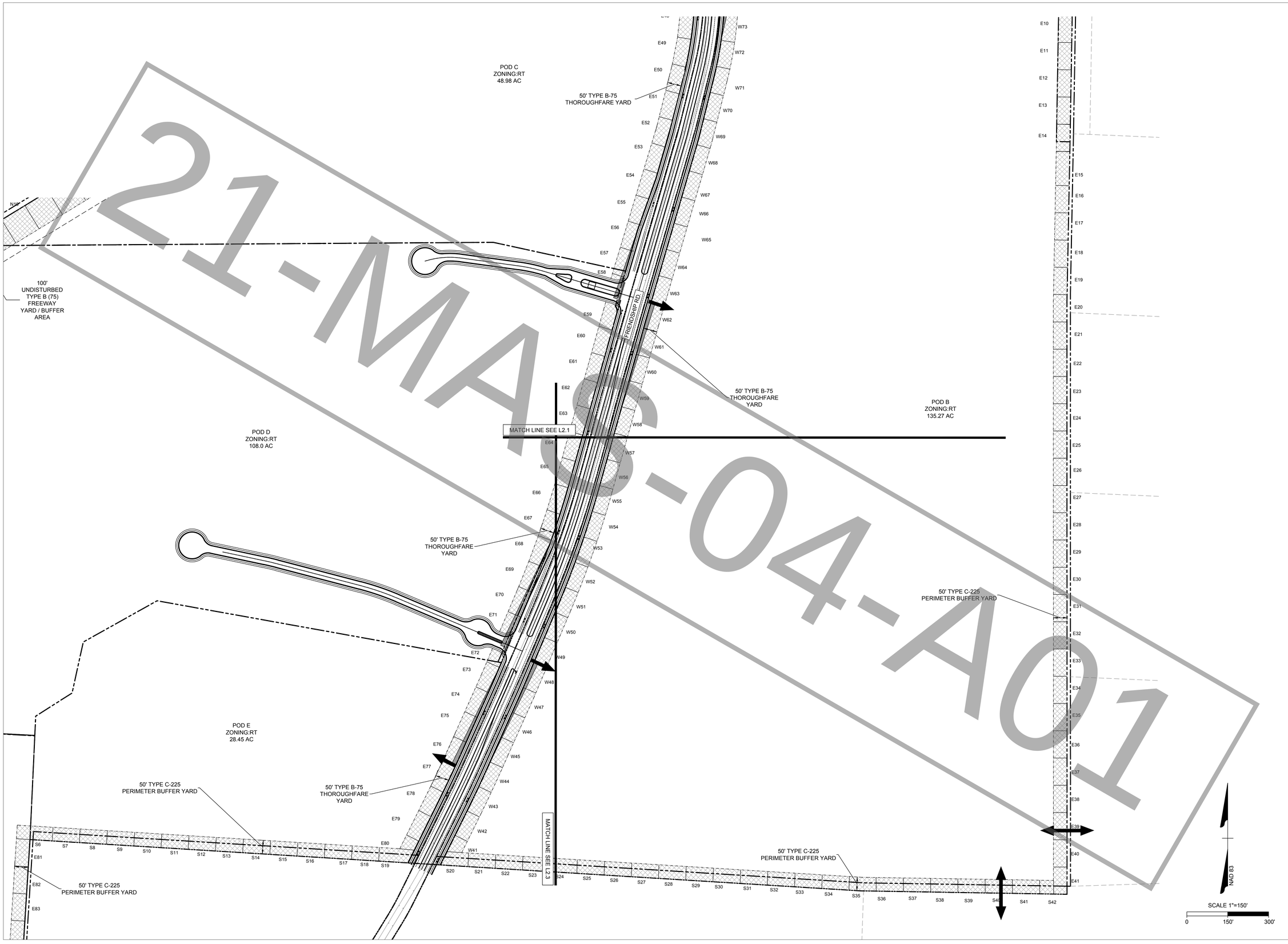

21-MAS-04-A01

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W ALTMAN

CHECKED BY
B HALL

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
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SHEET NO.
L2.2-A

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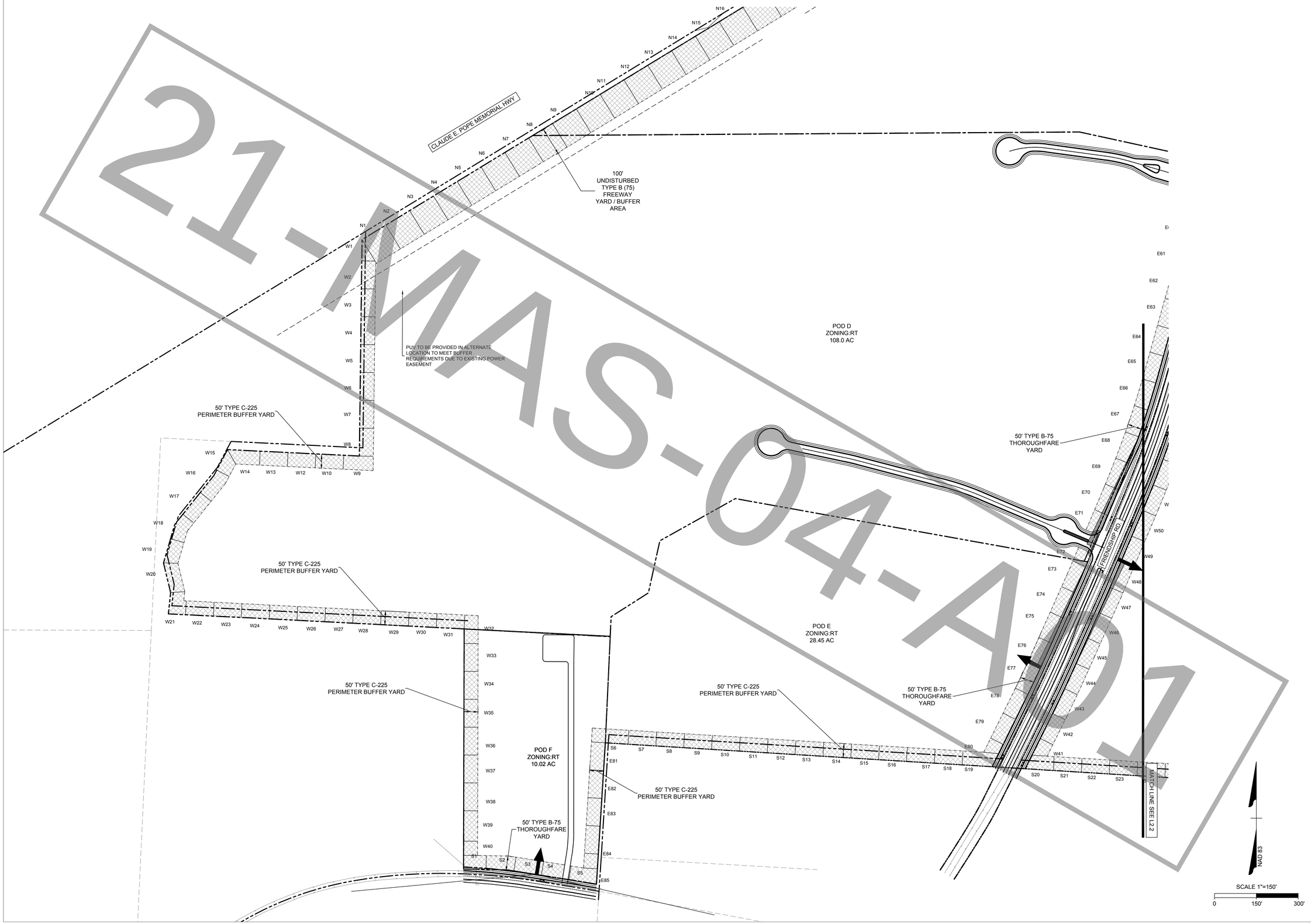

21-MAS-04-A01

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

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L2.3-A

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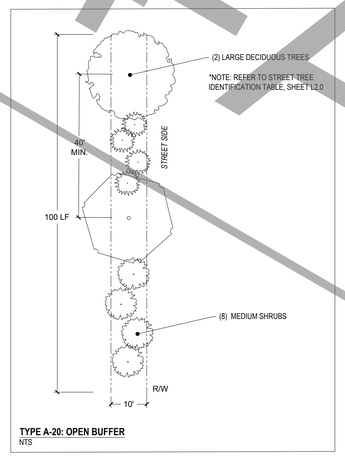
PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
N1-N35	100'	UNDISTURBED TYPE B - 75 FREEWAY BUFFER YARD
N36	100'	UNDISTURBED TYPE B - 75 *PUV PRO-RATED OVER REMAINING 59'
N37	100'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 47'
N38-N40	50'	TYPE C - 225 PERIMETER BUFFER YARD
N41-N45	50'	TYPE A - 75 THOROUGHFARE YARD
N46-N52	25'	TYPE C - 150 PERIMETER BUFFER YARD
N53	25'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 27'

PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
S1	50'	TYPE B -75 *PUV PRO-RATED OVER REMAINING 80'
S2-S5	50'	TYPE B-75 THOROUGHFARE YARD
S6-S18	50'	TYPE C - 225 PERIMETER BUFFER YARD
S-19	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 54'
S20	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 38'
S21-S42	50'	TYPE C - 225 PERIMETER BUFFER YARD

PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
W1	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 76'
W2-W13	50'	TYPE C - 225 PERIMETER BUFFER YARD
W14	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 85'
W15	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 50'
W16-W20	50'	TYPE C - 225 PERIMETER BUFFER YARD
W21	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 76'
W22-W39	50'	TYPE C - 225 PERIMETER BUFFER YARD
W40	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 51'
W41-W76	50'	TYPE B - 75 THOROUGHFARE YARD
W77-W78	50'	TYPE A - 75 THOROUGHFARE YARD
W79	50'	TYPE A - 75 *PUV PRO-RATED OVER REMAINING 86'
W80	50'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 68'
W81	50'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 48'

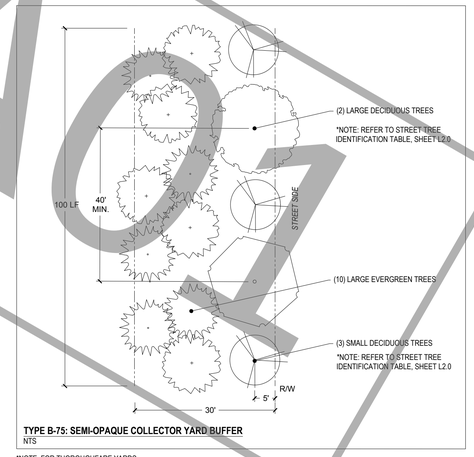
NOTE: EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT.

PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
E1-E5	50'	OPEN SPACE LOT
E6-E14	50'	OPEN SPACE LOT
E15-E41	50'	TYPE C - 225 PERIMETER BUFFER YARD
E42-E57	50'	TYPE B - 75 THOROUGHFARE YARD
E58	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 20'
E59	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 94'
E60-E70	50'	TYPE B - 75 THOROUGHFARE YARD
E71	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 80'
E72	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 54'
E73-80	50'	TYPE B - 75 THOROUGHFARE YARD
E81-E84	50'	TYPE C - 225 PERIMETER BUFFER YARD
E85	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 56'



TYPE A-20: OPEN BUFFER
NTS

*NOTE: FOR INTERNAL OUT LOT YARDS



TYPE B-75: SEMI-OPAQUE COLLECTOR YARD BUFFER
NTS

*NOTE: FOR THOROUGHFARE YARDS

21-MAS-04-A01

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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE DETAILS

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JOB NO. 48802
SHEET NO. L2.4-A

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

New Business
Title: Locally Administered Project Program (LAPP) Federal Fiscal Year 2025 Application
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Aaron Prichard, Development Services

Action(s):

- Direct staff on the submission of recommended projects application for the Federal Fiscal Year 2025 LAPP grant.

Explanation:

- The North Carolina Capital Area Metropolitan Planning Organization (CAMPO) has opened its Call for Projects for the Fiscal Year 2025 Locally Administered Projects Program (LAPP).
- The Town currently has eight ongoing projects that have received LAPP funding. The town is limited to applying for six LAPP projects (3 roadway and 3 bike/ped) at one time, but CAMPO subtracts ongoing projects from that total. However, CAMPO allows all municipalities to apply for at least one project every year, regardless of the number of ongoing projects they have receiving LAPP funds.
- Projects that have been identified for a potential application for Federal Fiscal Year 2025 include:
    - Holly Springs Road West Design Plans
    - Cass Holt Road Traffic Signal @ Future Cass Holt Park
- A final recommended project will be presented to the Town Council for concurrence.
- CAMPO distributes federal funds through LAPP to fund local municipal transportation projects.
- CAMPO requires that all funds programmed through LAPP have a minimum 20% local cash match.
- The Federal Fiscal Year (FFY) 2025 LAPP Call for Projects is open from August 2023 through October 30, 2023.
- Administration of the LAPP Program involves a once-a-year call for all local roadway, transit, bicycle and pedestrian projects, and results in an annual program of projects in the Transportation Improvement Program (TIP).
- Staff will be attending a required pre-submittal meeting the week of September 25-29 to review our desired project with CAMPO staff.
- Staffing changes with the town's Transportation Planner position over the summer and necessary work with CAMPO to coordinate a plan to obligate funding for existing LAPP projects impacted Development Services timing presenting this item earlier for review and discussion with the Mayor & Council.

Background:

- The Locally Administered Projects Program (LAPP) was adopted by the NC CAMPO on October 20, 2010.
- The program is used by the MPO to prioritize and program local transportation projects in the region that utilize federal funding and are the responsibility of the MPO (such as Surface Transportation Block Grant Program – Direct Allocation (STBGP-DA), Congestion Mitigation for Air Quality (CMAQ), etc.).
- LAPP Grant Application Process Timeline:
    - LAPP Project Submission deadline October 30, 2025
    - CAMPO selects Federal Fiscal Year (FFY) 2022 LAPP Grant projects January/February 2024
- This process does not commit the Town to funds.
- Any potential grant award from NCDOT would come back to Council for acceptance.

Funding Source(s):

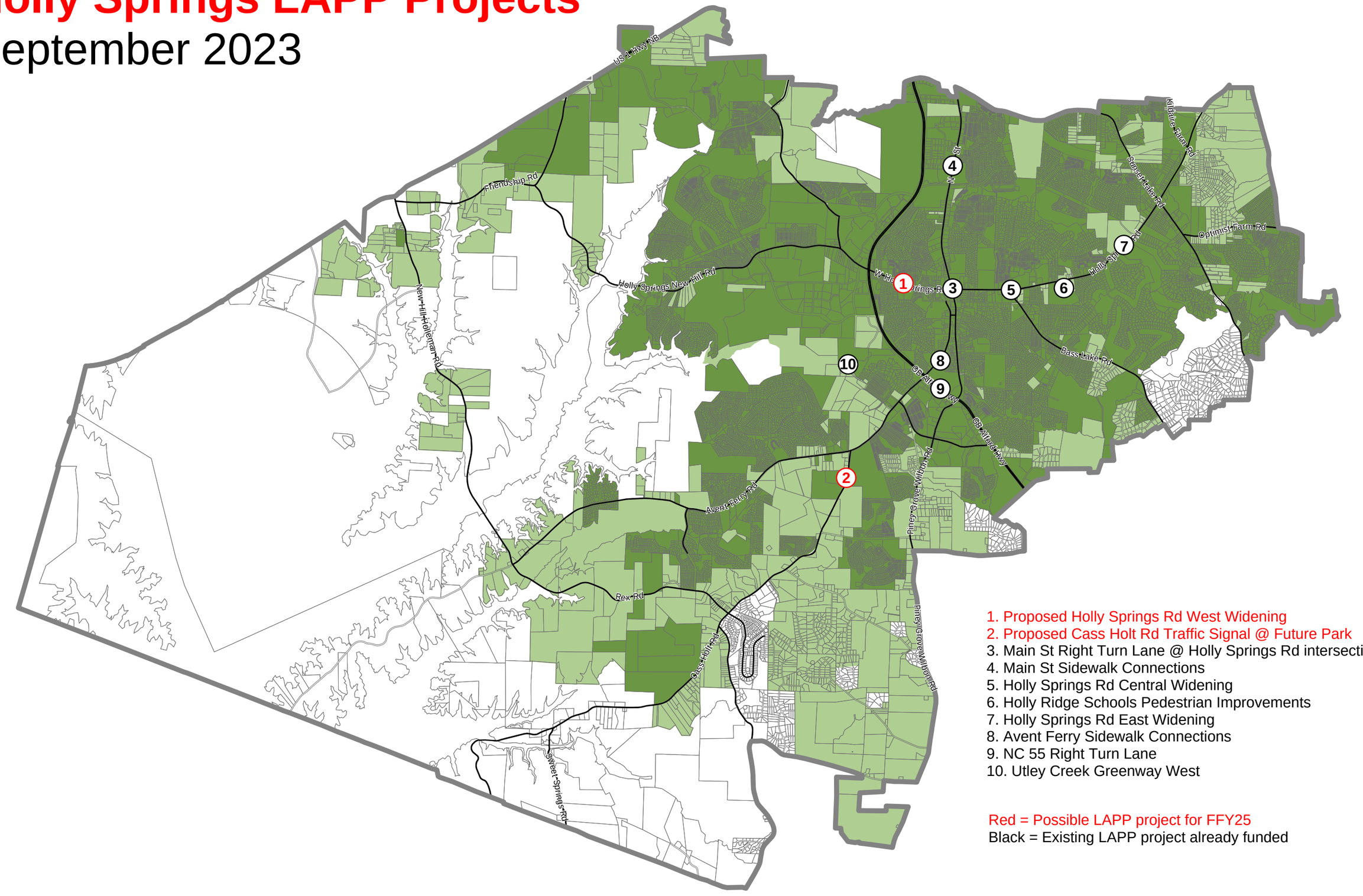
N/A

Attachment(s):

1. LAPP_2023

Holly Springs LAPP Projects

September 2023



1. Proposed Holly Springs Rd West Widening
2. Proposed Cass Holt Rd Traffic Signal @ Future Park
3. Main St Right Turn Lane @ Holly Springs Rd intersection
4. Main St Sidewalk Connections
5. Holly Springs Rd Central Widening
6. Holly Ridge Schools Pedestrian Improvements
7. Holly Springs Rd East Widening
8. Avent Ferry Sidewalk Connections
9. NC 55 Right Turn Lane
10. Utley Creek Greenway West

Red = Possible LAPP project for FFY25

Black = Existing LAPP project already funded