



Agenda

1. Call to Order

2. Approval of Minutes

- a. Approve the Minutes of the September 5, 2023 Land Use Advisory Committee Meeting

3. Requests and Communications

- a. Honeycutt Road and Wade Nash Road Realignment and Development Applications

4. Other Business

5. Adjournment

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

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



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 2.a.

Consent Agenda

Title: Approve the Minutes of the September 5, 2023 Land Use Advisory Committee Meeting

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. September 5, 2023 LUAC Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: *September 5, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, September 5, 2023 in the Holleman Room of Town Hall at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Scott Chase
Daniel Weeks
Dan Berry, Town Council Representative
Danielle Hewetson, Town Council Alternate
Chris Hills
Kendra Parrish
LeeAnn Plumer
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate

Members Absent: Irena Krstanovic

Staff Members

Present: Aaron Levitt
Grayson Taylor
Sean Ryan
Matt Beard
Catherine Jacobs
Tom Covington
Cheryl Caines
Chris Garcia
Elliot Blonshire
Kathy White (recording the minutes)

Agenda Item 2: APPROVAL OF AGENDA

Motion to approve amended agenda, removing Item 4a. Woodfield Dead End Road Rezoning

Motion: Scott Chase
Second: Randy Harrington
Vote: Unanimous

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of August 1, 2023 as submitted.

Motion: Randy Harrington
Second: Dan Berry
Vote: Unanimous

Agenda Item 4: Development Petition(s)

4a. **Woodfield Dead End Road Rezoning – Item was withdrawn by Applicant**

4b. **2420 Avent Ferry Mixed-Use Rezoning**

In attendance for this item were:

Thomas Purdue, MacConnell & Associates
Praphul Krottapalli, Summit Acres
RamKishore Siddarampuram, Summit Acres

Grayson Taylor, Development Services, gave an overview of the proposed project, as presented in the agenda packet. The applicant has requested to meet with the Land Use Advisory Committee to discuss the potential development of approximately 32.30 acres of land located at 2420 Avent Ferry Road, near the intersection of Avent Ferry Road and Buckhorn Duncan Road. The proposal consists of a mixed-use development with attached and detached dwellings, apartments, 9.37 acres of commercial uses and childcare. They are also requesting a rezoning from RR Rural Residential to MXR-CD Mixed Use Residential Conditional District.

There is a new roadway shown on the Town's Comprehensive Transportation Plan that will bisect the proposed property. The developer will be responsible for the design and construction of this new roadway across the length of the property. In addition, the developer is required to construct roadway improvements to meet ½ the ultimate cross section along the property frontage of Avent Ferry Road. A Traffic Study will be required to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact.

Tom Covington, Development Services, explained that public utility connection and extension is required for both sanitary sewer and potable water. A Down Stream Sewer Evaluation and Pump Station Report will be required to analyze the impact of the development on the Town's sewer infrastructure and facilities, and recommend improvements required to mitigate the project impact. A fire flow analysis will also be required to verify adequate pressure.

This development will be subject to the Town's Water Resource Management Policy. Due to the proximity to public utilities and the Rezoning request, this development is Priority Level 2, meaning the development can be considered by Town Council for allocation with commitment to two allocation elements.

Mr. Siddarampuram explained that they are looking to provide affordable housing and create a place where people don't have to drive miles for basic neighborhood amenities. Praphul

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September 5, 2023 LUAC Minutes

Krottapalli continued by saying after people are done working, they don't want to have to drive a long way to enjoy restaurants, coffee shops, and shopping. With new businesses such as Fujifilm Diosynth Biotechnologies and Amgen coming, they want to be able to provide the incoming workforce with affordable housing and convenient access to grocery stores, etc. They believe that this project also aligns with the Town's future growth and transportation plans.

Randy Harrington said he has some concerns about the residential density of the project in relation to the neighboring communities. He also suggested the applicants find a way to create some exciting public spaces that are welcoming to pedestrians.

Daniel Weeks asked if by calling some of the properties affordable housing, did they plan on setting some townhomes aside for income-based housing, or would they be smaller houses that are still market rate. Mr. Siddarampura stated the houses would be constructed to allow for lower rent or purchase price, not specifically income based.

Scott Chase talked about the fact that this project would be in a Conservation District, and it gives an opportunity to do some innovative SCM projects.

LeeAnn Plumer said she liked the idea of the walkability of the proposed project, but there are some elements that need to be addressed. Matt Beard spoke about how parkland dedication and sidepaths are required for this area, and explained how these amenities are accomplished. The Town wants to make sure that we are setting aside enough land to create park space, walking trails etc. down the road.

Sean Ryan asked if adding commercial in the proposed project area would detract from future commercial development in other areas designated in the Future Land Use Plan. Mr. Krottapalli explained that they were planning on smaller commercial development, not a high traffic area that something like a McDonald's would create.

Chris Hills asked for clarification on what type of homes, townhomes and apartments they plan on constructing, and whether they would be marketed for sale or will they retain ownership. Mr. Siddarampura stated that they believe that townhomes look better when they are managed by a central management company. Mr. Hills further recommended that they narrow down the list of uses that could go there and lessen the density so that they would be good neighbors to the other communities in the area.

Kendra Parrish said that the regional pump station near the project was built to eventually double the capacity, but the sounds and odors created by this station (while there are barriers constructed to mitigate this) might be annoying to potential buyers and apartment dwellers. She also explained that there is a headstone on the parcel, and the actual grave site is further away, and the applicant will most likely encounter some challenges with the historical site.

Rick Madoni said that he liked the transition from Holly Glen over to this area.

Dan Berry said he likes the idea of the project, but it's in the wrong area. He will never support commercial buildings next to apartments on that section of Avent Ferry Rd. He'd rather see commercial build out in the areas they've already designated within the Future Land Use Plan. The applicant asked if they addressed the types of commercial usage, would he reconsider it? Dan Berry said he'd rather see single family detached homes.

Chris Hills gave an overview of the session. The key topics discussed were.

- Density and Intensity
- Better transition into existing neighborhoods
- High quality place making elements
- Incorporating SCMs into the site plan
- Park land and greenways
- Odor /noise control from the pump station

Cheryl Caines explained what the next steps would be if the applicant wanted to proceed with the rezoning request.

Agenda Item 5: OTHER BUSINESS

None

Mr. Hills asked if there were any other questions, and hearing none, asked for a motion to adjourn.

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:03

Motion: Dan Berry

Second: Scott Chase



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Requests & Communications - PB

Title: Honeycutt Road and Wade Nash Road Realignment and Development Applications

Strategic Priority Area:

Staff Resource:

Action(s):

- The Land Use Advisory Committee is being asked to discuss the proposed realignment of Honeycutt Road and Wade Nash Road, the compatibility of the development proposals currently submitted along the corridor, and the transportation improvement expectations for development.

Explanation:

- The Land Use Advisory Committee is tasked to provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of the Unified Development Ordinance Administrator (UDO) when proposed projects are not in strict compliance with the rules and regulations of the UDO or Comprehensive Plan.

Background:

- Additional background on the Honeycutt Road and Wade Nash Road reralignment can be found in the attached LUAC memo.
- The following projects are currently under review by the Town of Holly Springs:
 - The 1100 Piney Grove Wilbone Road rezoning is currently under review by staff and has not moved forward for Planning Board recommendation. The applicant is proposing 173 Dwelling Units (Detached Dwellings, Attached Dwellings, & Apartment Dwellings) & Commercial.
 - The Symphonia rezoning was reviewed by the Planning Board on July 25, 2023 and voted 5-2 [3-absent] to recommend the Town Council deny the requested zoning. The application has not been scheduled for a Town Council public hearing. The applicant is proposing 152 detached and attached dwelling units.
 - The Wade Nash North rezoning is currently under review by staff and has not moved forward for Planning Board recommendation. The applicant is proposing 230-240 detached and attached dwelling units.
- The Wade Nash South rezoning has been submitted to the Town of Fuquay-Varina for land south of the Wade Nash North rezoning and is currently under review by the Town of Fuquay-Varina. The applicant is proposed 191 detached and attached dwelling units (subject to modification by Fuquay-Varina review).

Funding Source(s):

Attachment(s):

1. HoneycuttWadeNash_LUACStaffMemo_11072023
2. 1100PGW_AppPlans
3. Symphonia_AppPlans
4. WadeNashNorth_AppPlans



Land Use Advisory Committee

Subject Title: Honeycutt Road and Wade Nash Road Realignment and Development Applications

Meeting Date: November 7, 2023

Presenter: Sean Ryan & Catherine Jacobs, Development Services

Attachments: 1100 Piney Grove Wilbon Road Rezoning Documents, Symphonia Rezoning Documents, & Wade Nash North Rezoning Documents

Topic Highlights/Summary

The Honeycutt Road and Wade Nash Road realignment is an important roadway improvement that is identified in the Town's Comprehensive Transportation Plan (CTP) and remains the Town's preferred alternative for improving transportation along the corridor. Piney Grove Wilbon Road experiences heavy congestion during peak travel times and the two, closely spaced, intersections of Honeycutt Road and Wade Nash Road operate poorly due to the high traffic volumes traveling on Piney Grove Wilbon Road. The goals of the realignment are to:

- Improve operating conditions on Honeycutt Road and Wade Nash Road
- Create east/west connector from Avent Ferry Road to NC 55 to relieve traffic on Avent Ferry Road, Cass Holt Road, and Piney Grove Wilbon Road
- Reduce or limit impacts to property owners and existing structures
- Increase safety
- Support planned development

The goal for the LUAC discussion is to help decision-makers understand the various projects currently seeking rezoning approval within the Honeycutt Road and Wade Nash Road corridor, provide applicants feedback on the Town's expectations for the realignment of Honeycutt Road and Wade Nash Road, and provide guidance on possible next steps to keep all 3 projects moving forward.

Staff will kick-off the discussion with an overview of the Comprehensive Transportation Plan and corridor goals followed by a high-level overview of each project currently under review. Each applicant will then provide a more detailed summary of their project.

Staff will help lead a conversation about possible ways to move the projects forward and the Town's role in any potential realignment of Honeycutt Road and Wade Nash Road.

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the proposed realignment of Honeycutt Road and Wade Nash Road, the compatibility of the development proposals

currently submitted along the corridor, and the transportation improvement expectations for development.

Points of discussion:

- Are the goals of this corridor still relevant?
 - What transportation improvements are expected with development in the corridor?
 - What role should the Town play in the realignment?
 - Are there development considerations that Town may be agreeable to, through a development agreement, in for development projects to move forward?
- Consideration may include housing types or densities.

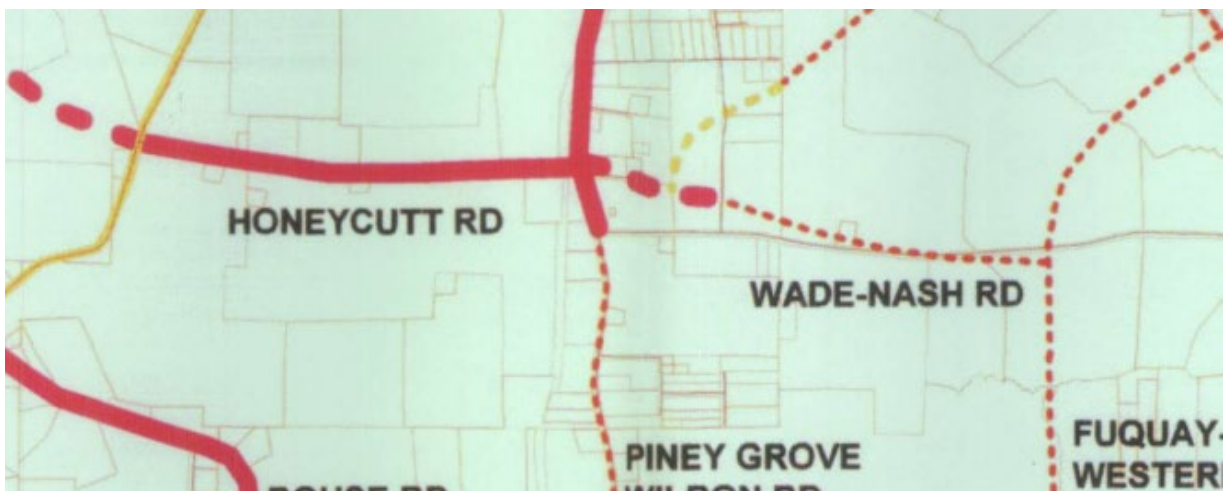
Realignment Background

(sourced from Holly Spring Comprehensive Transportation Plan and Southwest Area Study (CAMPO) documents)

Due to continued growth in southern Holly Springs, additional transportation options are needed to improve connectivity, capacity and safety. Both widening of existing roadways and the construction of new location roadways are necessary in order to achieve the Town's goals. The combination of widening Avent Ferry Road, Cass Holt Road, Honeycutt Road, Wade Nash Road, and Piney Grove Wilbon Road, along with construction of new roadways such as a north south connection from the business park south toward Cass Holt Road and an east / west connection from Avent Ferry to NC 55, when completed, will provide substantial network connectivity and traffic congestion relief to the growing southern planning area of Holly Springs. The information below provides a brief history of the Town's efforts to make improvements in the Honeycutt Road and Wade Nash Road corridor.

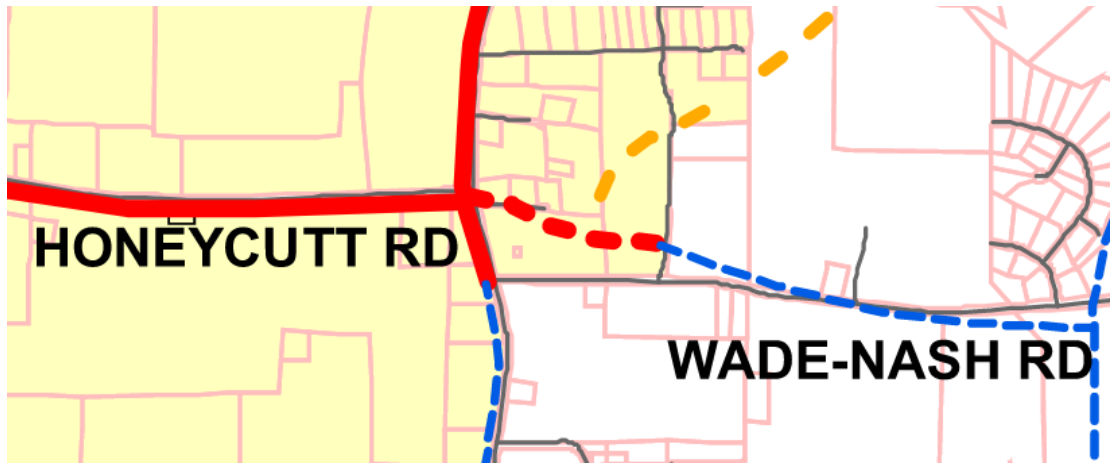
2001 Thoroughfare Plan Map

The established goal to realign Honeycutt Road with Wade Nash Road can be found in transportation plans for Holly Springs dating back to the 2001 Thoroughfare Plan. The plan proposed extending Honeycutt Road east past the terminus with Piney Grove Wilbon Road and eventually connecting to Wade Nash Road.



2009 Vision Holly Springs Comprehensive Plan

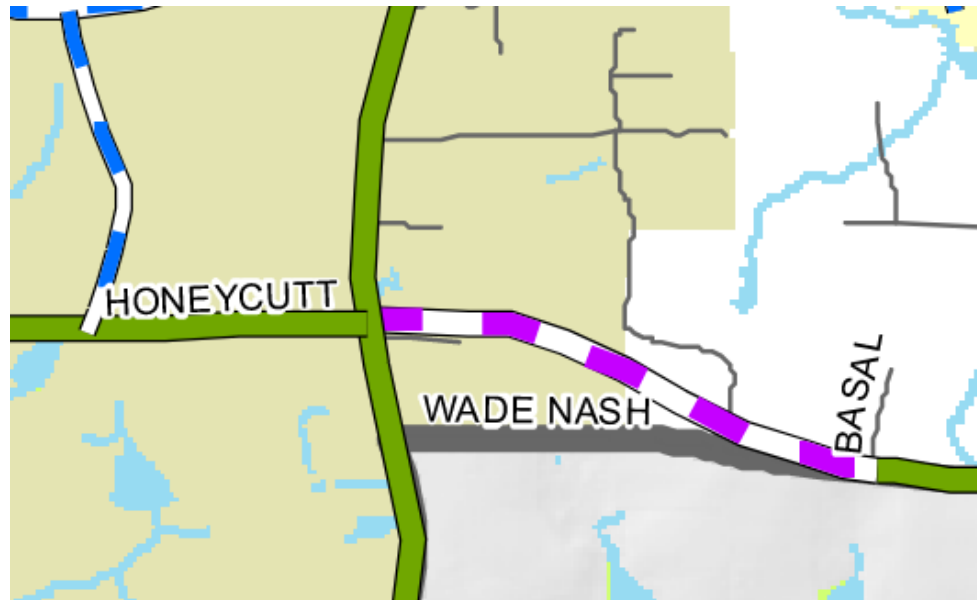
Vision Holly Springs Comprehensive Plan Section 2: Transportation included a proposed thoroughfare plan that identified roadway improvements, new roadways, and intersection improvements. The image below depicts the recommendation for Honeycutt Road and Wade Nash Road – extending Honeycutt Road east past the terminus with Piney Grove Wilbon Road and eventually connecting to Wade Nash Road near Sand Dune Way.



2011 Holly Springs Comprehensive Transportation Plan

In 2011, the Town adopted the Comprehensive Transportation Plan (CTP), a plan specifically focused on multimodal transportation needs for the Town's planning area. The CTP was a stand-alone plan that supported the Comprehensive Plan and provided more detailed and refined recommendations to achieve the Town's transition goals.

The Honeycutt Road and Wade Nash Road realignment was identified in the 2011 CTP with a similar alignment to the one shown in the 2009 Thoroughfare Plan (found in Section 2 of Vision Holly Springs Comprehensive Plan). The CTP was updated in 2013 with no amendments to the proposed realignment. The image below depicts the recommendation for Honeycutt Road and Wade Nash Road.



2012 Southwest Area Study

In 2012, the Capital Area Metropolitan Planning Organization (CAMPO) conducted a Southwest Area Study (SWAS). The purpose of the study was to create a comprehensive transportation strategy for the southwestern portions of Wake and Harnett counties, including the towns of Angier, Apex, Fuquay-Varina, and Holly Springs. During the study, a series of key corridors were identified for further study, including the Honeycutt Road/Wade Nash Road corridor in Holly Springs.

The lack of east-west connectivity in southern Holly Springs was identified as growing more problematic with additional residential growth. The proposed east-west connector extended from NC 55 (at the existing Hilltop-Needmore Road Extension tie-in) westward to Avent Ferry Road. This alignment would require some new location roadway and widening of existing roadways. The image below depicts a conceptual recommendation for Honeycutt Road to shift south towards Wade Nash Road. The Town did not adopt this concept into the CTP.



SWAS - EAST-WEST CONNECTOR

SECTION 4

AT PINEY GROVE - WILSON ROAD INTERSECTION

2019 Southwest Area Study

CAMPO initiated another Southwest Area Study (SWAS) in 2019. The purpose of the 2019 study was to provide an update to a previous study since the regional transportation needs and demands of southwestern Wake County and northern Harnett County had grown significantly. As described in the study, Honeycutt Road is a much-needed east – west oriented road that extends more than three miles from the east at NC 55 at Hilltop Needmore Road Extension just north of Wade Nash Road to Cass Holt Road on the west. At Piney Grove Wilbon Road the offset intersections are proposed to be realigned to join at one signalized intersection.

The preferred recommendation came from a hot spot study completed by CAMPO with the consultant Ramey Kemp and Associates. The rate of car crashes on Piney Grove Wilbon Rd at these intersections was among the highest in the Southwest region at the time the study was initiated. This is one of the reasons the intersection was selected as a hot spot study. Holly Springs was a stakeholder, along with CAMPO, NCDOT, and Fuquay-Varina, and helped coordinate public engagement opportunities in the town and in the technical discussions. This hot spot study looked at various ways to raise the level of service and produced a list of five alternatives:

1. Signalization of both intersections
2. Realign Piney Grove Wilbon Rd east into Wade Nash Rd
3. Convert into a partial superstreet with full signal at Honeycutt Rd and 2 two-phase signals on Piney Grove Wilbon Rd one at Wade Nash Rd and the other further down at a u-turn further south.
4. Dual roundabouts with slip lanes at both intersections
5. Realign Honeycutt Rd and Wade Nash Rd to meet for a full intersection.

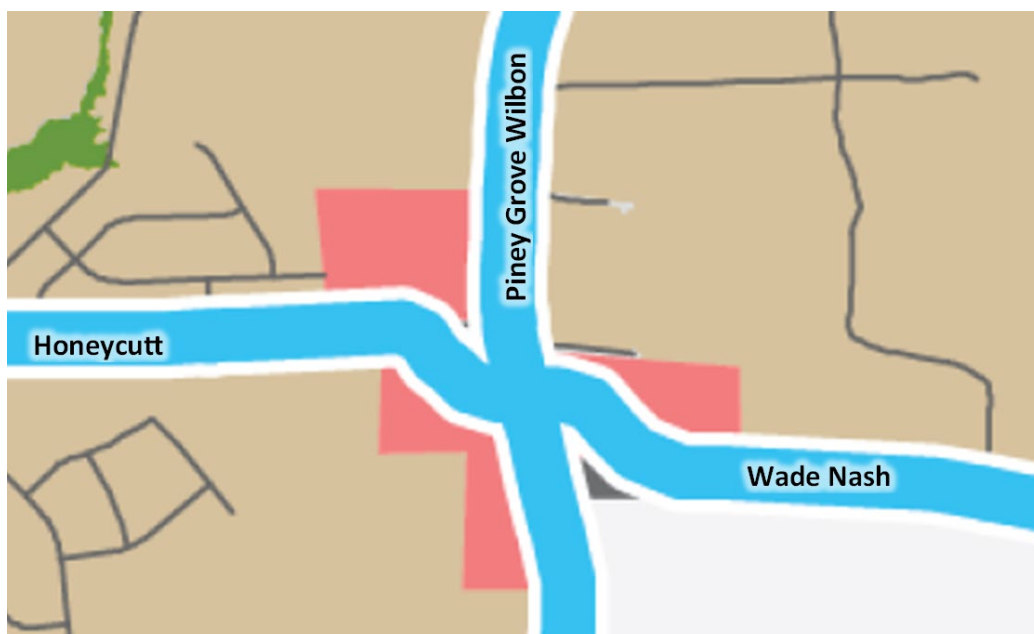
Further analysis was conducted to look at the feasibility for each option and finalize the preferred alternative. The preferred alternative fulfilled level of service needs, while requiring the least impact to the surrounding areas and lowest project costs. This project design was acknowledged and accepted by CAMPO, NCDOT, Town of Holly Springs, and Town of Fuquay-Varina.



Figure 8-18: Piney Grove Wilbon at Wade Nash Proposed Improvements

2022 Holly Springs Comprehensive Transportation Plan

Holly Springs began an update to the CTP (Section 2 of Vision Holly Springs Comprehensive Plan as of the 2018 update) in October 2020 and concluded the effort in May of 2022 with the adoption of the new CTP. The 2022 CTP did not conduct further study of the proposed realignment since the SWAS study had recently completed a more detailed analysis. The final recommendation from SWAS was reflected in the 2022 CTP.



REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION



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

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

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

Project Information

Project Name: 1100 Piney Grove Wilbon

Project Location: 1100 Piney Grove Wilbon Road

Use street address. If none, use the closest intersection

- ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 0648-61-7643 Real Estate ID: 0089605

Project Acreage: (Rounded to nearest tenth) 36.2 Partial Parcel: ☐ No ☒ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: 7/14/2022

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

Petition Request

Current Zoning: RR Proposed Zoning: NMX
 Current Future Land Use Designation: Mixed Residential Neighborhood and Neighborhood Center
 Proposed Future Land Use Designation: Mixed Residential Neighborhood and Neighborhood Center
 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 Andy mills Company Shenandoah Homes, LLC

Mailing Address 3724 National Dr, #215

City Raleigh State NC Zip 27612

Telephone # (919) 917-3963 E-Mail andy@shenandoahhomes.us

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 Nancy G Holland Company _____

Mailing Address 1100 Piney Grove Wilbon Road

City Holly Springs State NC Zip 27540

Telephone # (919) 552-6697 E-Mail john@adcocklawfirm.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

Nancy G. Holland

0648-61-7643/0089605

June 13, 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.

☒ Neighborhood Meeting Date: 06/07/2022
Time: 6:00 pm - 7:00pm
Location: Webex(virtual)

For DS Use only

Project # _____

Date Received: _____

Notification of Owners:

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

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: 5/27/2022

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:

Meeting minutes including the list of attendees and summary of issues is attached.

Attach Additional Sheets as needed

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

No changes were made to the petition as a result of the meeting.

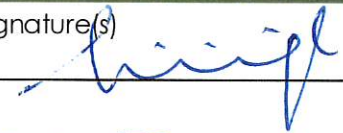
Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)


(Srishja Tummala)

Date

6/10/2022

Meeting minutes

Meeting Date: 6/7/2022

Attendees Present: Applicant (Andy Mills, Srinija Tummalapalli)
Neighbors (Caitlyn Braendle, E Walsh, Mitesh Mendpara, Omar Torres, Jonathan, Bart G, Jeremy Merrill, Jeffery Norris, Mohan, Zick Family, Rehab Hamad, Dana)

1. Discussion

Topic- 1: Sewer connections to the development.

The applicant explained that the developments sewer flow is proposed to connect to an existing manhole located adjacent to the Garrison property. An analysis will be performed to evaluate if the connection can handle the additional load or if upsizing of any sewer lines will be required.

Topic-2: Density and the possible number of units

The applicant provided information on the possible densities for different development options for the proposed zoning. Based on the usable land available, there is a potential for approximately 100 single-family/townhome units, 60 apartment units and 24 residential units above the proposed retail buildings.

Topic-3: Traffic analysis

When asked how traffic analysis is accounted for; the applicant explained that a traffic impact analysis has been prepared and was based on the existing traffic patterns and projections for future development within the general area of the project.

Topic-4: Traffic increase near Ralph Steven Rd

The applicant will be participating towards a portion of any future improvements to this intersection.

Topic-5: Target demographic for commercial

The applicant explained that the retail/commercial space has not yet been established, but some possible options would include dining, bookstores, coffee shops, etc.

Topic-6: Anticipated construction date

The construction starting date is predicted to begin at least one year from the date of the neighborhood meeting if all the processes proceed as planned.

Topic-7: Stormwater

The applicant explained that the stormwater runoff from the project will be collected and treated on-site.

Topic-8: Honey Cutt road and Wade Nash alignment

The applicant explained that no alignment of the mentioned roads is planned as a part of this project and that the alignment is not part of the current NCDOT improvement plan.



Topic-9: Blending with Neighborhood properties

The applicant explained that the layout is being developed while taking into consideration the adjacent neighborhood and the Town of Holly Springs future land use map.

Topic-10: Historical building

The applicant mentioned that the historical building will remain in place and become a part of the community. It will be renovated according to the guidelines established by the Town of Holly Springs and will be utilized as office space for property management as well as meeting and gathering space for the community.

Topic-11: Speed control measures

The applicant mentioned that they are still developing the layout for the property and details of the expected percentage increase in traffic is currently being reviewed by the traffic engineer and the Town.

Date: March 10, 2022

**Legal Description of a
40.110 Acre
Property of Nancy G. Holland
(DB 4653, PG 507)
Holly Springs, NC**

Subject property being located in Wake County, North Carolina

BEGINNING at an iron pipe set, said iron pipe being along the westerly right-of-way of Piney Grove-Wilbon Road, thence with the westerly right-of-way of Piney Grove-Wilbon Road S 12° 06' 42" W 30.04' to an iron pipe set;
Thence leaving the westerly right-of-way of Piney Grove-Wilbon Road N 76° 30' 13" W 213.88' to an iron rebar found, said bearing passing through an iron rebar found at 5.48';
Thence S 12° 28' 51" W 207.78' to an iron pipe found;
Thence S 75° 52' 21" E 209.10' to an iron pipe set, said iron pipe being along the easterly right-of-way of Piney Grove-Wilbon Road;

Thence with the easterly right-of-way of Piney Grove-Wilbon Road the following courses and distances:

S 14° 50' 53" W 70.06' to an iron pipe set;
S 16° 48' 30" W 98.16' to an iron pipe set;
S 17° 16' 15" W 166.16' to an iron pipe set;
S 16° 02' 55" W 104.76' to an iron pipe set;
S 14° 41' 03" W 52.43' to an iron pipe set;
S 13° 35' 49" W 50.34' to an iron pipe set;
S 11° 24' 16" W 52.57' to an iron pipe set;
S 08° 49' 14" W 50.62' to an iron pipe set;
S 07° 19' 00" W 50.64' to an iron pipe set;
S 05° 54' 57" W 36.08' to an iron pipe set;
S 88° 25' 12" W 1.54' to an iron pipe set;
S 05° 28' 54" W 42.92' to an iron pipe set;
S 04° 01' 48" W 51.41' to an iron pipe set;
S 03° 37' 35" W 50.23' to an iron pipe set;
S 02° 36' 47" W 294.95' to an iron pipe set;
S 02° 18' 02" W 6.91' to an iron pipe set;
S 02° 37' 26" W 171.78' to an iron pipe set;
S 01° 37' 38" W 207.11' to an iron pipe set;
S 00° 22' 56" W 52.12' to an iron pipe set;
S 00° 40' 23" E 67.10' to an iron pipe set;



S 02° 10' 52" E 43.01' to an iron pipe set;
S 41° 56' 27" W 54.73' to an iron pipe set, said iron pipe being along the northwestern intersection of Piney Grove-Wilbon Road and Honeycutt Road;

Thence leaving the westerly right-of-way of Piney Grove-Wilbon Road and with the northerly right-of-way of Honeycutt Road, S 87° 39' 58" W 102.90' to an iron pipe set;

Thence S 87° 44' 38" W 385.57' to an iron pipe set;

Thence S 87° 23' 26" W 93.41' to an iron pipe set;

Thence S 86° 59' 57" W 143.32' to an iron pipe set;

Thence leaving the northerly right-of-way of Honeycutt Road, N 05° 40' 31" W 245.96' to an iron pipe found, said bearing passing through an iron pipe found at 20.57' and at 194.85';

Thence N 05° 34' 57" W 587.18' to a 24" oak tree;

Thence N 08° 04' 51" E 673.83' to an iron pipe set;

Thence N 17° 32' 07" W 393.37' to an iron pipe found, said iron pipe being along the easterly line of Open Space 3 of the Honeycutt Farm Phase 8 Subdivision, recorded in Book of Maps 2021, Page 1230, Wake County Register of Deeds;

Thence leaving the westerly line of Open Space 3, S 86° 25' 51" E 296.00' to an iron pipe set, said bearing passing through an iron pipe found at 54.53', 212.72' and 292.96';

Thence N 81° 01' 09" E 99.96' to an iron pipe found;

Thence N 74° 02' 38" E 99.95' to an iron pipe found;

Thence N 61° 37' 43" E 199.98' to an iron pipe found;

Thence N 70° 46' 14" E 100.13' to an iron pipe set, said bearing passing through an iron pipe found at 31.03';

Thence N 82° 41' 28" E 99.91' to an iron pipe found;

Thence N 79° 27' 22" E 72.12' to an iron pipe found;

Thence S 76° 30' 48" E 213.79' to an iron pipe set, said iron pipe also being THE POINT OF BEGINNING and containing 1,638,273 square feet or 37.609 acres, more or less.

Together, with that tract of land conveyed to Jerry T. Holland and wife, Nancy G. Holland as "Lot 1" in Book of Maps 1987, Page 2021 and being particularly described as follows:

BEGINNING at a mag nail found, said nail being along the easterly right-of-way of Piney Grove-Wilbon Road, thence with the easterly right-of-way of Piney Grove-Wilbon Road the following courses and distances:

N 05° 54' 57" E 34.80' to an iron pipe set;

N 07° 19' 00" E 49.12' to an iron pipe set;

N 08° 49' 14" E 48.48' to an iron pipe set;

N 11° 24' 16" E 50.07' to an iron pipe set;

N 13° 35' 49" E 48.62' to an iron pipe set;

N 14° 41' 03" E 51.15' to an iron pipe set;

N 16° 02' 55" E 103.38' to an iron pipe set;

N 17° 19' 12" E 45.88' to an iron pipe set;



N 16° 33' 31" E 20.07' to an iron pipe set;
N 17° 26' 06" E 8.23' to an iron pipe set;
Thence leaving the easterly right-of-way of Piney Grove-Wilbon Road, S 72° 27' 28" E 89.58'
to an iron pipe found;
Thence N 89° 41' 31" E 86.82' to an iron pipe set;
Thence S 06° 23' 40" E 415.76' to an iron pipe set;
Thence S 88° 38' 32" W 320.63' to a mag nail found, said nail also being THE POINT OF
BEGINNING and containing 108,968 square feet or 2.501 acres, more or less.

The property described hereon is subject to all easements, rights-of-way and restrictions of
record.





PINEY GROVE WILBON
DEVELOPMENT AND
DESIGN MANUAL

Introduction:

Purpose:

The Piney Grove Wilbon property is located at the intersection of Honeycutt Road and Piney Grove Wilbon Road in the Town of Holly Springs, NC. The proposed development will have quality built single-family attached and detached housing as well as multi-family housing designed to allow for a walkable experience between the residential and commercial areas of the neighborhood.

This design manual utilizes conceptual images to convey a vision of proposed design elements as well as providing the developer with some opportunities for flexibility and creativity in achieving the committed level of design and quality for the overall community. The pictures and descriptions provided are conceptual examples similar to what the developer envisions the project to achieve. The design elements provided are intended to be used as examples of acceptable guidelines for the proposed development. These elements are intended to be applied in an effort to achieve the overall goal of creating a quality development to enhance the surrounding location.

Vision:

The main objectives of the proposed development are accomplished by,

- Including a high level of sophistication in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's amenities and architecture.
- Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscape, and landscaping.
- Designing each building to meet the proposed requirements and ensure they blend into the overall development.
- Ensuring compatibility with the surrounding area while incorporating the existing natural features as well as an existing historical building located on the property.

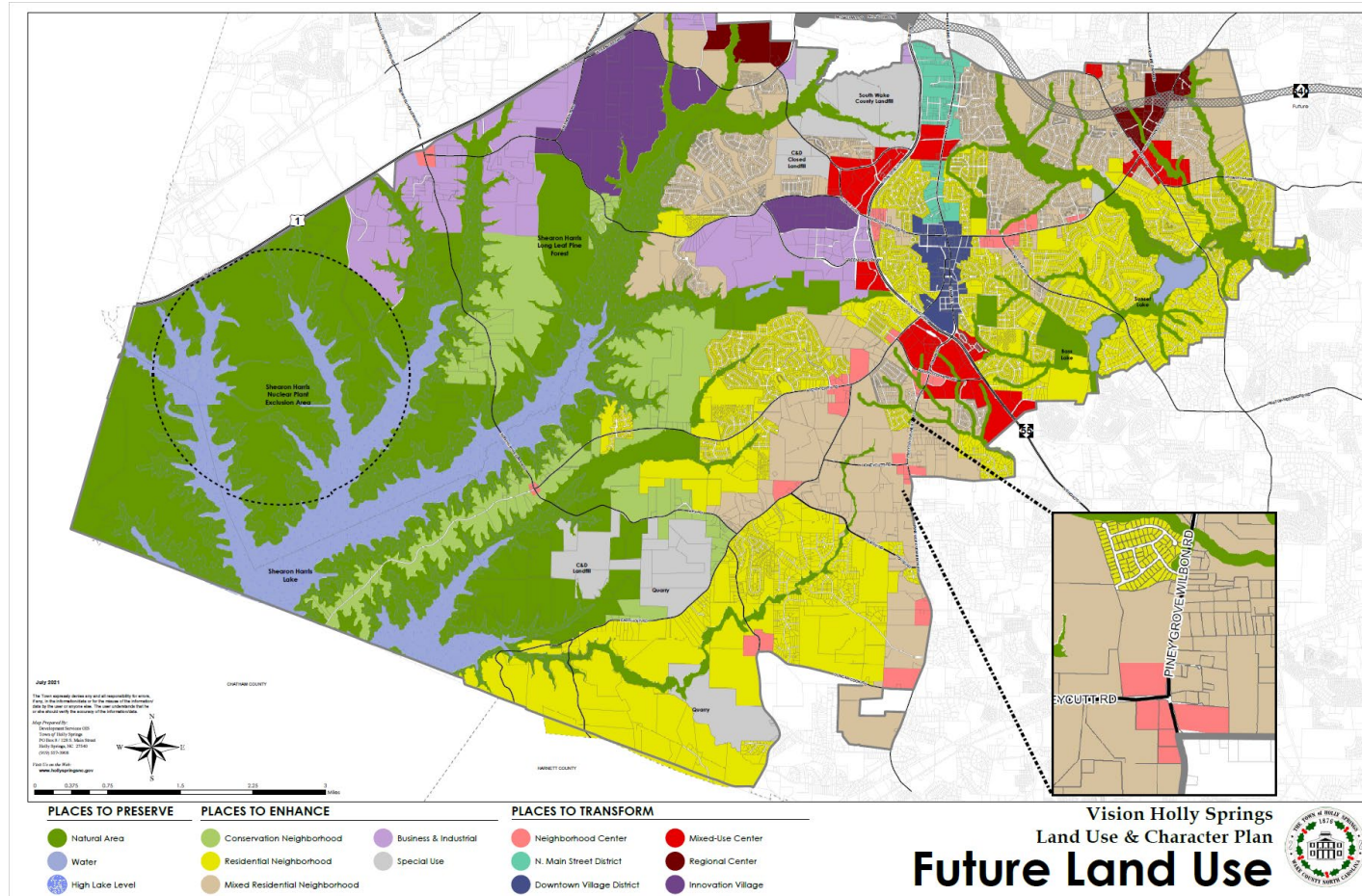
Introduction (Continued):

Application:

- This design manual was developed for the Piney Grove Wilbon rezoning submittal as a zoning condition for the project to facilitate the proposed development as a high-quality mixed-use neighborhood. The purpose of this design manual is to ensure that Piney Grove Wilbon is developed with quality in mind for the overall design of the community as regulated by the Town of Holly Springs standards.
- This manual pursues those purposes by identifying specific types of design elements and then illustrating the level of quality required. This manual utilizes a variety of pictures to convey the caliber and quality of the design elements that may be used to create a special place for the Piney Grove Wilbon location.

Land Use:

Piney Grove Wilbon is a mixed-use community located at the intersection of Honeycutt Road and Piney Grove Wilbon Road. The current zoning of this property is RR. The developer would like to have the property rezoned to an NMX-CD designation. The proposed zoning is compatible with the future land use map which identifies the current parcel as mixed residential neighborhood and neighborhood center. Piney Grove Wilbon is proposed to be developed as a high-quality, mixed-use neighborhood with both residential and commercial uses. The commercial buildings are designed to be located along the frontage of Honeycutt Road as to align with the Holly Springs future land use map.



Zoning:

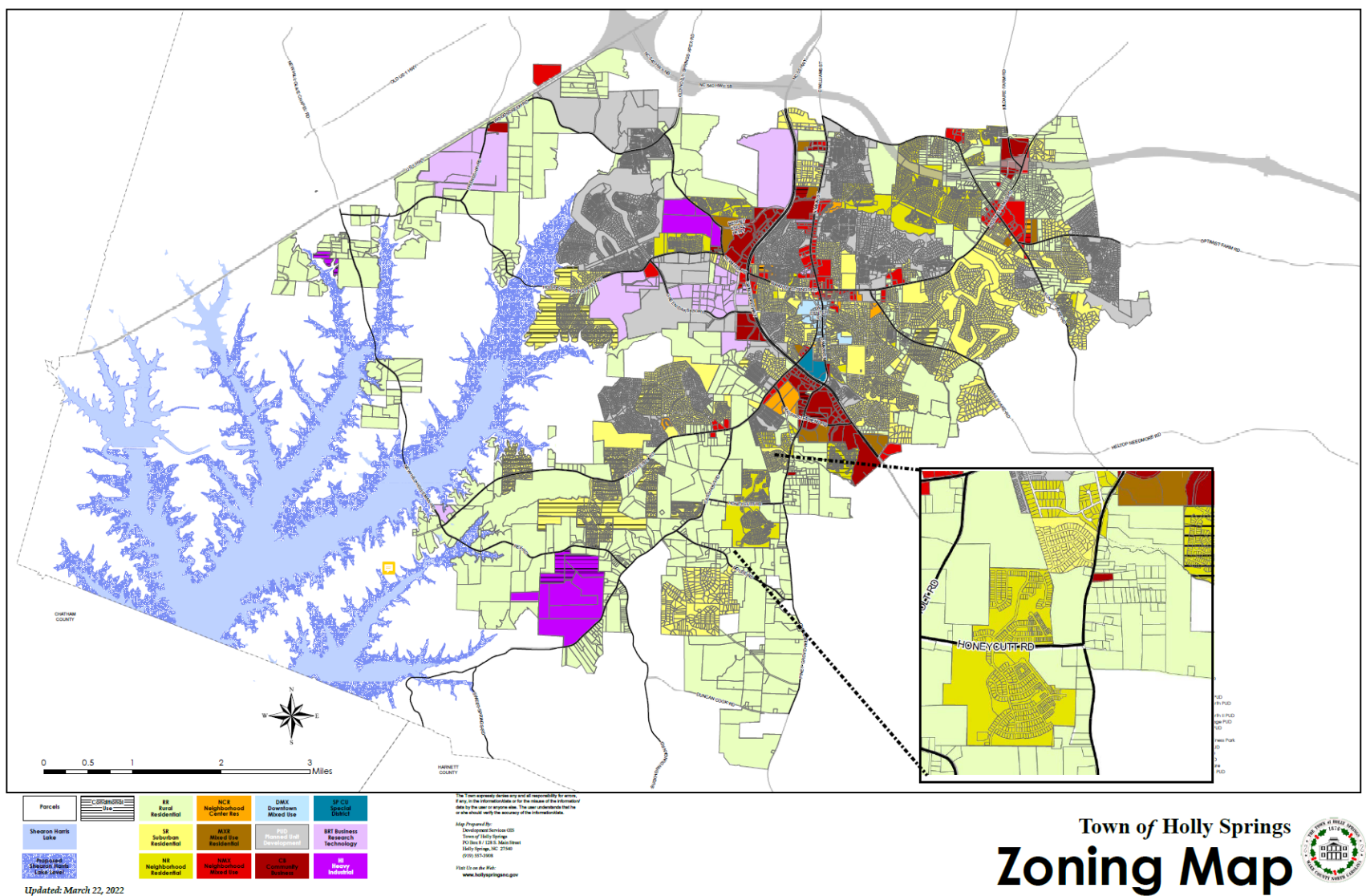
- The proposed zoning of the property to Neighborhood Mixed Use – Conditional District (CD) is consistent with the Holly Springs future land use map. The current zoning of the property is Rural Residential (RR). The proposed zoning of NMX-CD will allow the developer to create a mixed-use neighborhood with various options of housing and retail uses which will be interconnected within the overall property boundary and will also accommodate the adjacent neighborhoods for easy access to the retail location. With the proposed zoning designation, the new development would be able to provide a wide range of options for housing and retail as reflected in the Permitted Use Table:

- **Note:**
- P - Permitted Use; PS - Permitted Use with Additional Standards
- Additional Standards:
 - No outdoor uses are proposed in the front yard for childcare units.
 - The playgrounds and dog parks proposed are fenced.
 - Vehicle services proposed do not use any provided parking spaces for storage purposes.

Note: Uses marked PS will follow additional standards as outlined in UDO section 3.3

PERMITTED USE TABLE	
USE	NMX
Apartment Dwelling	PS
Attached Dwelling	P
Detached Dwelling	P
Residential Care Facilities	PS
Business services	P
Childcare center	PS
Medical Office	PS
Office Use	P
Personal Services	P
Vehicle service (Minor)	PS
Veterinary Clinic/ Hospital	P
Amusement (Indoor)	PS
Bar/Nightclub/Tasting Room	P
Food/Restaurant Uses	P
Retail Uses	P
Civic Building	PS
Community Support Facility	P
Religious/Assembly use	P
School (Commercial/Trade or Business)	P
Fitness Facilities/ Studios	P
Recreation Facility, Indoor	PS
Infrastructure/ Utilities (Minor)	PS
Neighborhood Recycling Collection Point	P
Wireless Telecommunications Equipment	PS

Zoning (Continued):



Proposed Development:

Piney Grove Wilbon is designed as a mixed-use development located on approximately 36.2 acres in the Town of Holly Springs, NC. The project is focused on developing a mixed-use neighborhood to include attached and detached residential housing, retail uses, and a day care center. The community is designed to be well connected with the density slowly transitioning from the southern portion of the property adjacent to the road intersection to the northern portion of the property. The proposed residential components of the project consist of two apartment buildings with 1–3-bedroom units, single family detached houses with a mix of 3 and 4 bedrooms, and townhomes consisting of 3 bedrooms. The commercial center proposes approximately 20 retail units and one day care center. In addition to the interconnectivity of the neighborhood to adjacent neighborhoods, the development design has also taken into account future growth of the surrounding area by providing road widenings and additional lanes along Honeycutt and Piney Grove Wilbon roads for future use. As required by the Town, a buffer is proposed on all sides of the property for smooth transitions.

Proposed Uses	Count
Residential	+/- 173 units
Retail	Flexible
Day care	1 unit



Proposed Development (Continued):

Development Standards:

Minimum frontage at the right of way for a front-loaded driveway: 50'

Building floors:

Minimum: 2

Maximum: 3

Building Height = 44'

Minimum driveway length for single and double car garage units = 20'

Design Requirements:

Massing and Articulation:

Massing refers to the perception of the general shape, form and size of a building and it influences the sense of space the building encloses and helps to define both the interior space and the exterior shape of the building. Articulation is a method of styling the joints in the formal elements of architectural design and reveals how the parts fit into the whole by emphasizing each part separately.

- Emphasize building corners to create attractive and approaching views.
- Utilize design elements to add articulation and create design interest.
- Entrances should be made interesting and easy to recognize.
- Building faces should be sophisticated and refined to define each building.



Design Requirements (Continued):

Street Level Architecture:

Street level architecture refers to the portion of a building that interacts with pedestrians from a ground level point of view. A clear visual of the division between street level and upper floors is important as a typical condition. Design elements such as entries, windows, balconies, and bays serve to provide visual interest.

- The ground level uses for retail are typically functionally different than the building uses above the ground.
- The storefronts shall be unique, with creativity and spark interest.



Design Requirements (Continued):

Fenestration and Materials:

The term fenestration refers to the openings in a building's façade, like doors and windows. Materials not only influence the general appearance but also the size and configuration of fenestration elements. Materials also contribute to overall scale and texture.

- Storefronts use any number of colors to achieve individual character.
- Materials used shall be authentic in appearance.
- A variety of high-quality materials will be used.
- Visibility into retail space is provided by using clear glass and glazing areas shall be offset.



Architectural Standards:

Retail/ Office:

- *All stairwells in multistory buildings shall be located in the interior of the building.*
- *All exterior facades of buildings constructed shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. The limitation shall not apply to soffits, fascia, corner boards, doors, and windows.*
- *The roof of all buildings will be a “ low slope roof (no more than 1 inch of vertical rise for ever 1 foot of horizontal run) with raised parapets around the perimeter or pitched roofs with eaves projecting a minimum of 10 inches from the building face.*
- *All rooftop equipment shall be screen from view from any public right-of-way through the use of parapet walls and/or central screened corral.*
- *Utility services to buildings shall be located underground.*
- *Vertically proportioned windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building.*

Architectural Standards (Continued):

Single Family Units:

- *Single family homes built on lots which are at least 50 feet wide and have front loaded two car garages.*
- *All the single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone or stucco.*
- *All single-family homes with a crawl space will be wrapped in brick or stone on all slides.*
- *All single-family units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.*
- *All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".*
- *Main roof pitches (excluding porches) for 2 story homes shall be at least 7:12.*
- *There shall be 12" overhang on every gable roof end.*

Architectural Standards (Continued):

Single Family Units:

- *Main roof pitches for 1 and 1.5 story homes will be at least 6:12.*
- *For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window or door added on the side elevation.*
- *Any siding break on the side of the homes such as a fireplace, porch, wall offset can be used as an alternative to a window or door.*
- *Garages will not exceed 45% of the front façade width or will be split into two bays.*

Architectural Standards (Continued):

Town Homes:

- *All town homes are alley loaded two car garages.*
- *All the town homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone or stucco. Areas under the porches may be enclosed with lattice.*
- *All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.*
- *Usable front porches shall be at least 5 feet deep and extend more than 30% of primary facade.*
- *There shall be a 12" overhang on every gable roof end.*
- *Town home building wall shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone.*

Architectural Standards (Continued):

Town Homes:

- *Main roofs on town home buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.*
- *For every second and third story of the side elevations, there shall be a minimum of here windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.*
- *The second and third stories of the rear elevation shall have a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane containing a balcony door(s) or windows divided by the total horizontal plane length.*
- *No two town home units in a building shall have the same exterior paint color scheme.*
- *All town homes shall be three stories.*

Architectural Standards (Continued):

Town Homes:

All town homes units shall provide detained design elements using at least (1) of the features from each of the four categories below:

- *Entrance*

Recessed entry with 6" minimum width door trim.

Covered porch with 6" minimum width pillars/posts/columns.

- *Roof*

Dormer

Gable

Cupola/Tower/Chimney

Decorative cornice of roof line

- *Facade Bay Window*

Balcony

Porch

Shutters

Window trim with 4" minimum width

Patterned finish (scales, shakes, wainscoting, brick, or stone)

Architectural Standards (Continued):

Town Homes:



Architectural Standards (Continued):

Apartments:

- *All stairwells in multistory buildings shall be located in the interior of the building.*
- *All rooftop equipment shall be screen from view from any public right-of-way through the use of parapet walls and/or central screened corral.*
- *Utility services to buildings shall be located underground.*
- *All apartment building units shall provide detained design elements using at least (1) of the features from each of the four categories below:*
 - *Roof*

Dormer

Gable

Decorative cornice of roof line

- *Facade Bay Window*

Balcony

Porch

Shutters

Window trim with 4" minimum width

Patterned finish (scales, shakes, wainscoting, brick, or stone)

Architectural Standards (Continued):

Apartments:



Design Requirements (Continued):

Historic Preservation:

The term historic preservation refers to the conservation and protection of historic buildings, objects, landscapes, or other artifacts of historical significance. It is an important avenue for transmitting a community's understanding of the past to future generations. Preservation and protection of historic buildings plays a valuable role in a community's origin story, a key component of place making.

- Preservation of existing historic building at 1100 Piney Grove Wilbon Rd.
- Preserving selected trees around the property and using the area around the historic building as active open area.
- Trees present in the tree preservation area adjacent to the historical building as shown in the plan will be preserved.
- Preservation of historic materials on structure itself.



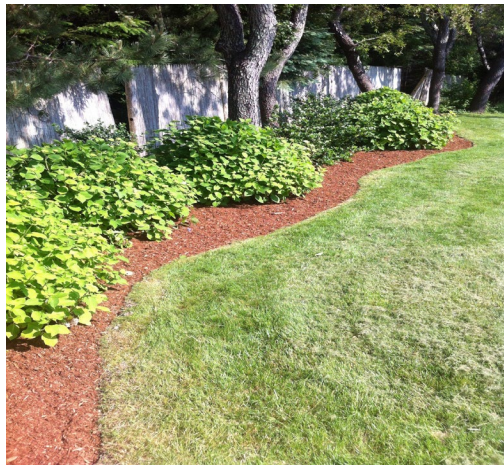
Design Requirements (Continued):

Landscape Design:

- Selecting tree and shrub species suitable to the area with a variety of textures will be planted according to the site plan to add vibrance.
- Landscape will be planned in accordance with UDO section 5.

Gathering and Open Space:

- Public and intimate spaces are created based on the site plan and intention of uses like playground, dog park, swimming pools and common areas with park benches.
- Hardscape and landscape are placed based on use, location, density and maintenance possibilities.



PINEY GROVE WILBON

DESIGN GOALS NARRATIVE

PREPARED BY:

SRINIJA TUMMALAPALLI, P.E.

CHECKED BY:

ANDY MILLS, P.E.



4112 Blue Ridge Rd

Suite 210

Raleigh, North Carolina, 27612

NC License # D-0248

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.

This project proposes grading similar to the existing topography and a buffer provided around the project area as required by the UDO. There is an existing historical home site on the Piney Grove Wilbon property which will be renovated and utilized as a community clubhouse with a swimming pool. This area will provide a great center piece amenity for the community residents to gather and socialize. This clubhouse will be accessible by interconnected sidewalks and roadways to provide routes through the community by foot, bicycle, and automobile. There will also be numerous open space areas throughout the residential section of the community to allow for separation of homes as well as provide space for outdoor activities.

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

The development proposes various residential options and a neighborhood center which is in line with the future land use map of the town. New development is planned to be visible and respectful to the existing surroundings. The development also proposes the preservation of the historic building on site including the preservation of the surrounding land.

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

Piney Grove Wilbon is designed in such a way that the retail parcels are nearest to the Honeycutt Road and Piney Grove Wilbon Road intersection. Connected to the commercial/retail area an apartment location. As the main street travels north through the property it passes through a section of townhomes before entering into the northern half of the property that will provide single family homesites. The detached homes will have multiple product options and varying architectural styles. The retail buildings will utilize multiple building materials in the construction of the facade articulations as well as variations in the roof line in order to create structures that enhance the aesthetic of the area and community.

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

This development has been planned to be compatible with the adjacent properties which also include townhomes and single-family homesites. The proposed retail location will be an area fashioned to not only meet the needs of the neighborhood itself, but to also meet the needs of the surrounding community.

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

As part of the development process, an analysis performed on the site identified, wetlands and flood plain area. Piney Grove Wilbon has been designed in a way as to not alter the existing wetlands and floodplain.

6. Creativity and imagination in the process of development.

The proposed development includes various creative elements and mixture of uses with buildings. The historical building which is proposed to be preserved will be used as an amenity center, gathering area for the residents etc.

The development will have other elements like dog park, swimming pool, and connected sidewalks for internal circulation, with gathering areas. Stores in the commercial area are designed with building materials to achieve individual character and visibility. Building corners are created with attractive and approachable views. Single family units and town homes have 12” overhang one every gable roof end.

7. Unique architecture or sustainable design.

The proposed design provides commercial development which will benefit the residents in the proposed and surrounding developments. This development will be provided with high quality architecture. Single family units and town homes will have front porches with primary facade, two car garages and townhomes will have three stories and will be alley loaded. No two adjacent townhomes have the same exterior paint color.

For commercial space, utility services for commercial space will be located underground, stair wells will be in the interior of the building. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building.

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

Open space is found at different locations throughout the project. Hardscape and landscape are provided to ensure ample interactions with open space. Greenways are provided along the south and east boundary of the property.

9. Variety in housing types and physical development patterns.

This proposed project has been designed to provide for a wide range of uses including retail, office/flex, and various residential units to help align with the mixed-density requirement. The retail/office component is located at the southern portion of the property adjacent to the Honeycutt and Piney Grove Wilbon intersection. The development slowly transitions from commercial to single-family residential as it progresses toward the

northern portion of the property. The residential units include single-family units with lot sizes varying from 5,250 Sqft to 12,000 Sqft, townhomes and apartments with either one or two bedrooms.

5,250 SF – 7,500 SF = (50-60) % of total single-family lots
7,501 SF – 10,000 SF = (30-40) % of total single-family lots
10,001 – 12,000 SF = (10-15) % of total single-family lots

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

A buffer/ setback is to be provided within the property along the boundary to provide for a transition between the existing residential neighborhoods and the proposed development. The existing historical structure will be incorporated into the community as an amenity site for the enjoyment of the residents.

MASTER PLAN

1100 PINEY GROVE WILBON

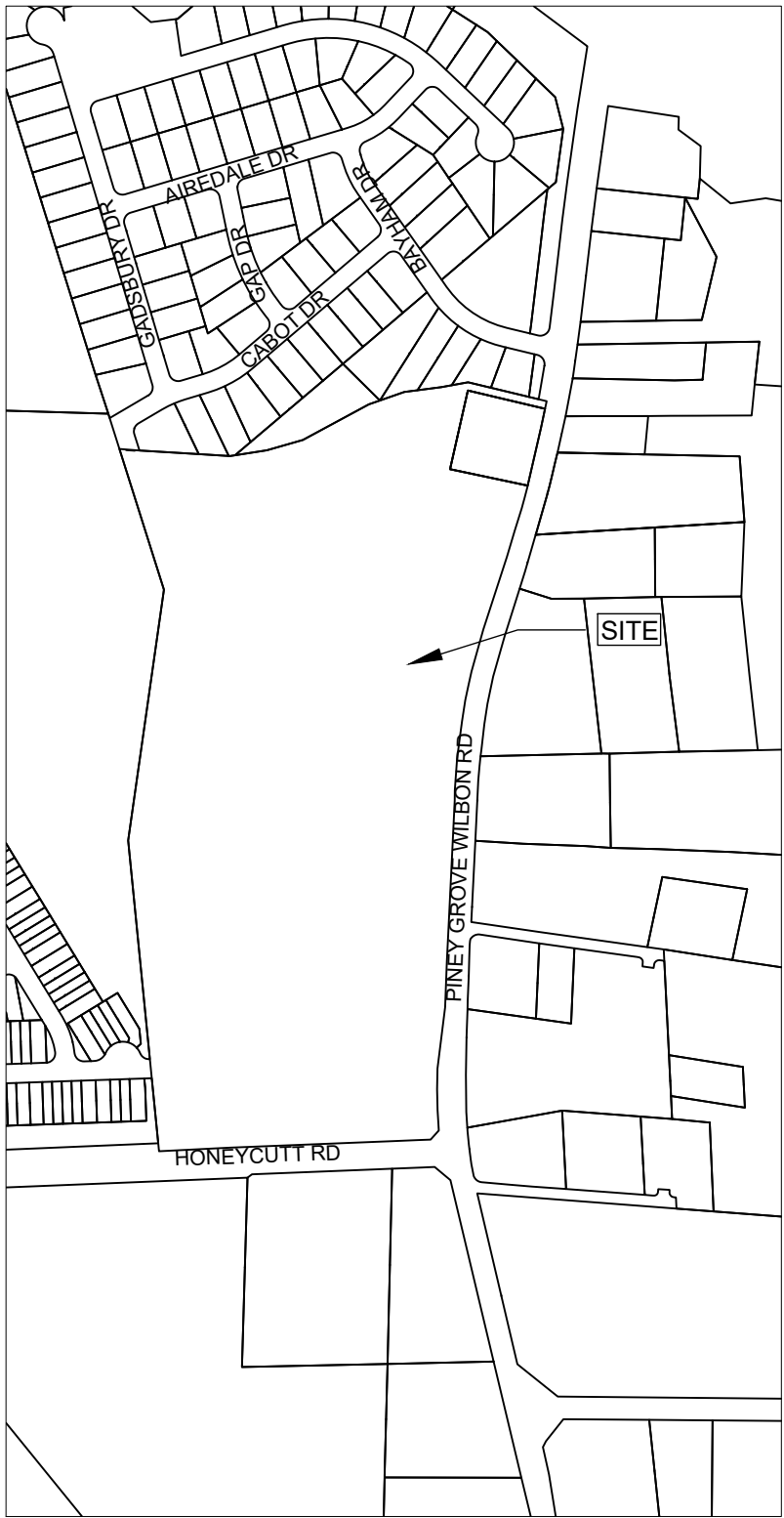
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NC

22-REZ-09/ PLRZ202200223

DATE: AUGUST 4TH, 2023

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER
1 OF 2	EXISTING CONDITIONS-1
2 OF 2	EXISTING CONDITIONS-2
C-1.0	CONCEPT-TRANSPORTATION PLAN
C-2.0	GRADING PLAN
C-3.0	UTILITY PLAN
C-4.0	TYPICAL SECTIONS
LP-1	LANDSCAPE PLAN

SITE DATA	
PROJECT NAME	PINEY GROVE WILBON
ADDRESS	1100 PINEY GROVE WILBON RD
OWNER	NANCY G HOLLAND
DEVELOPER	SHENANDOAH HOMES, LLC
PIN	0648-61-7643
REAL ESTATE ID	0089605
WATERSHED	HARRIS LAKE
CURRENT ZONING	RR
PROPOSED ZONING	NMX-CD
SITE AREA	36.2 AC
WETLANDS	3.93 AC
CURRENT LAND USE	RESIDENTIAL NEIGHBORHOOD
PROPOSED LAND USE	MIXED RESIDENTIAL NEIGHBORHOOD AND NEIGHBORHOOD CENTER
FUTURE LAND USE MAP DESIGNATION	MIXED RESIDENTIAL NEIGHBORHOOD AND NEIGHBORHOOD CENTER
MAXIMUM BUILDING HEIGHT	44'
TYPE OF PERIMETER BUFFER	
NORTH	TYPE-B-10'
SOUTH	TYPE-A-5'
EAST	TYPE-A-5'
WEST	TYPE-B-10'
NMX-SETBACKS	
FRONT	5'-20'
SIDE- CORNER SETBACK	5'
ALL OTHER SETBACKS	5'
SETBACK TO ADJACENT NR/RR/SR DISTRICTS	20'
MINIMUM OPEN SPACE AREA REQUIRED	4.344 AC
TREE PRESERVATION AREA REQUIRED	MINIMUM=3.62 AC; PROVIDED = +/-7.52
MINIMUM URBAN CIVIC SPACE AREA REQUIRED	0.181 AC
MINIMUM FLEXIBLE SPACE AREA REQUIRED	0.543 AC



VICINITY MAP
1"=500'



- GENERAL NOTES:
1. SIDEWALKS, GREENWAY MULTI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
 2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTERPLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLYSPRINGS UDO, ALL OF WHICH CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
 3. CHANGES TO THE USE/INTENSITY AND PROPOSED USES REQUIRE A REZONING.
 4. BOUNDARY SHOWN PER SURVEY BY BOHLER COMPANY.
 5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN



PREPARED BY



4112 BLUE RIDGE RD | SUITE 210 | RALEIGH, NC 27612 | T: 919-230-8177 | LICENSE NO. D-0428



PRELIMINARY DRAWING
- NOT FOR
CONSTRUCTION

REFERENCES:

DB 4653, PG 507
DB 17240, PG 2029
DB 15781, PG 708
DB 15785, PG 2700
DB 15833, PG 1154
DB 15654, PG 1777
DB 17426, PG 2413
DB 15719, PG 1399
DB 15997, PG 824
DB 17302, PG 799
DB 16870, PG 2485
DB 7268, PG 164
DB 4690, PG 334
DB 4560, PG 65
DB 235, PG 476
DB 18-E, PG 2893
DB 18685, PG 142
BM 2010, PG 145
BM 2017, PG 2442
BM 2020, PG 794
BM 2020, PG 798
BM 2013, PG 674
BM 2018, PG 1822
BM 1987, PG 1306
BM 1987, PG 2021
BM 2021, PG 1230
BM 2021, PG 1231

SEE SHEET 2 FOR LINE TABLES

NOTES:

1. THE FIRM HAS NEITHER REVIEWED NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. VERTICAL DATUM SHOWN HEREON IS NAVD88.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 172006480J, PANEL 0648 EFFECTIVE DATE MAY 2, 2006.
10. THE STREAM, CHANNEL AND WETLAND INFORMATION SHOWN HEREON WAS TAKEN FROM A PRELIMINARY WETLAND AND DELINEATION REPORT PROVIDED BY SSEC DATED MARCH 3, 2017.
11. THE INTERSECTION OF PINEY GROVE-WILSON ROAD & HONEYCUTT ROAD IS SHOWN ON THE SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
13. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE SURVEY.

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LOT 87
LOT 88
LOT 89

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LOT 66

LEGEND

—	LINE SURVEYED	○	TREE
- - -	LINE NOT SURVEYED	⊗	WATER METER
---	EXISTING CONTOUR	⊗	GAS VALVE
X 123.45	EXISTING SPOT ELEVATION	⊗	SIGN
—	WATER VALVE	⊗	MAIL BOX
—	OVERHEAD WIRES	⊗	ELECTRIC METER
—	APPROX. LOC. UNDERGROUND SAN. SEWER LINE PER UTILITY MARKOUT	⊗	FENCE
—	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	⊗	AREA LIGHT
—	UTILITY POLE	⊗	CLEAN OUT
○	SANITARY MANHOLE	⊗	GUY WIRE
○	WATER MANHOLE	⊗	FIRE HYDRANT
○	STORM DRAIN MANHOLE	⊗	IRON PIPE FOUND
⊗	STORM GRATE	⊗	IRON PIPE FOUND
		⊗	IRON PIPE SET
		⊗	MAG NAIL FOUND

SURVEYOR CERTIFICATION

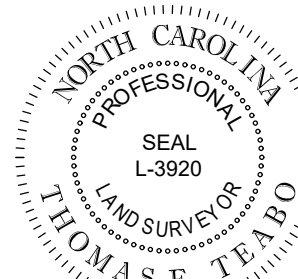
I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 02/24/2021 - 02/11/2022
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999877198
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF FEBRUARY A.D., 2022.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920



ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF

NANCY G. HOLLAND
PIN: 0648-61-7643

SITE ADDRESS: 1100 PINEY GROVE WILSON ROAD
TOWN OF HOLLY SPRINGS
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

FILE NO. NS211017	4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612-9195 www.boilerengineering.com
DATE 02/22/2022	STATE OF NORTH CAROLINA COUNTY OF WAKE TOWNSHIP OF HOLLY SPRINGS CITY OF HOLLY SPRINGS
FIELD DATE 02/11/2022	CREW CHIEF AS/CC/BPS
	DRAWN DET
	REVIEWED TET
	APPROVED TET
	SCALE 1" = 60'
	DWG. NO. 1 OF 2

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2022.

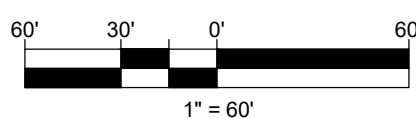
PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

THOMAS E. TEABO, PLS

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

DATE

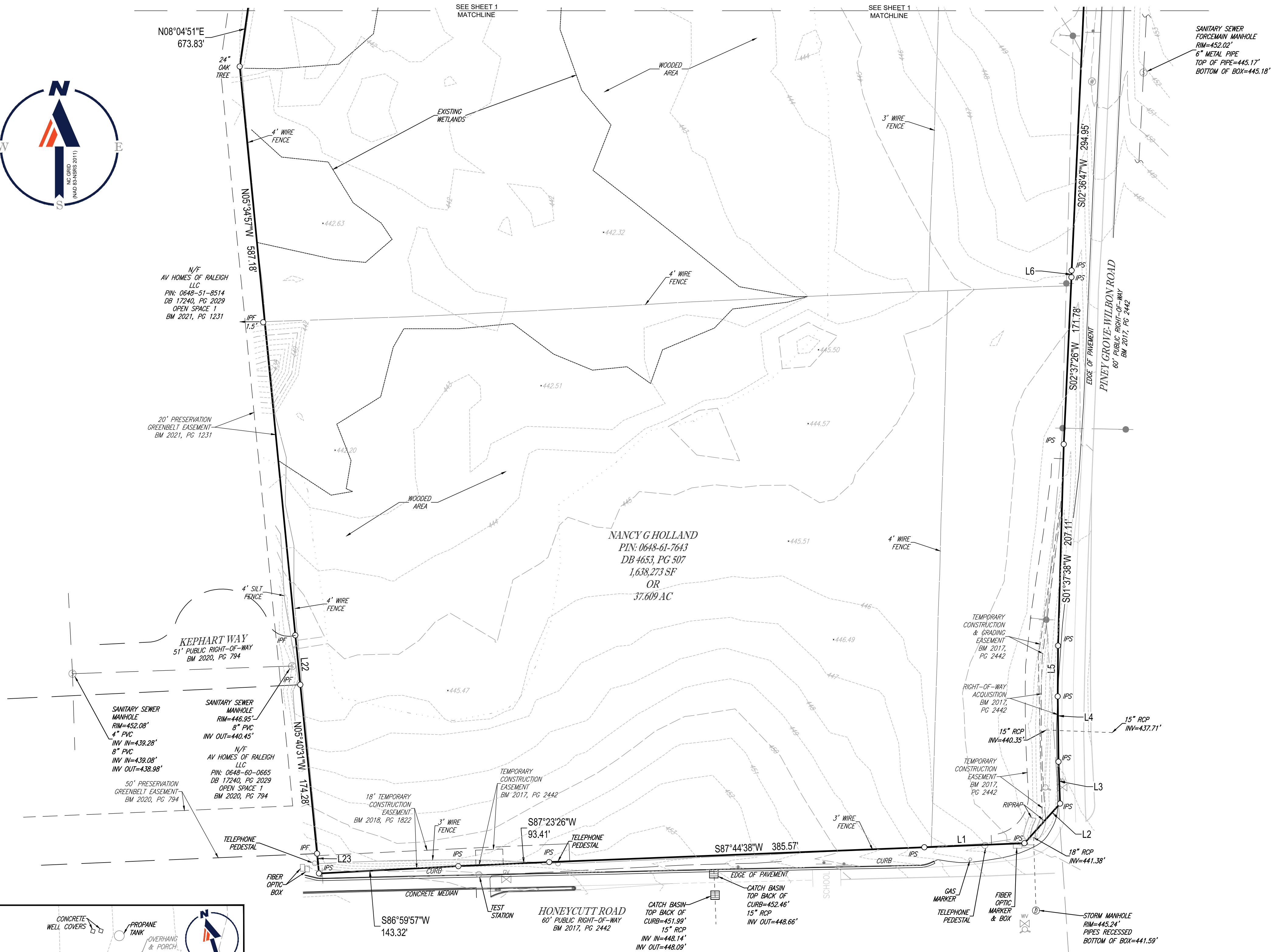


1" = 60'

MATCHLINE
SEE SHEET 2MATCHLINE
SEE SHEET 2

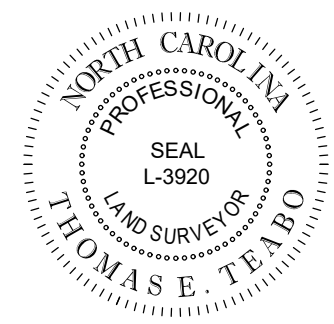
NOTES:

1. THE FIRM HAS NEITHER REVIEWED NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS. PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. VERTICAL DATUM SHOWN HEREON IS NAVD83.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720064800J, PANEL 0648 EFFECTIVE DATE MAY 2, 2006.
10. THE STREAM, CHANNEL AND WETLAND INFORMATION SHOWN HEREON WAS TAKEN FROM A PRELIMINARY WETLAND AND DELINEATION REPORT PROVIDED BY S&C DATED MARCH 3, 2017.
11. THE INTERSECTION OF PINEY GROVE-WILBON ROAD & HONEYCUTT ROAD IS SHOWN ON THE SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
13. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE SURVEY.

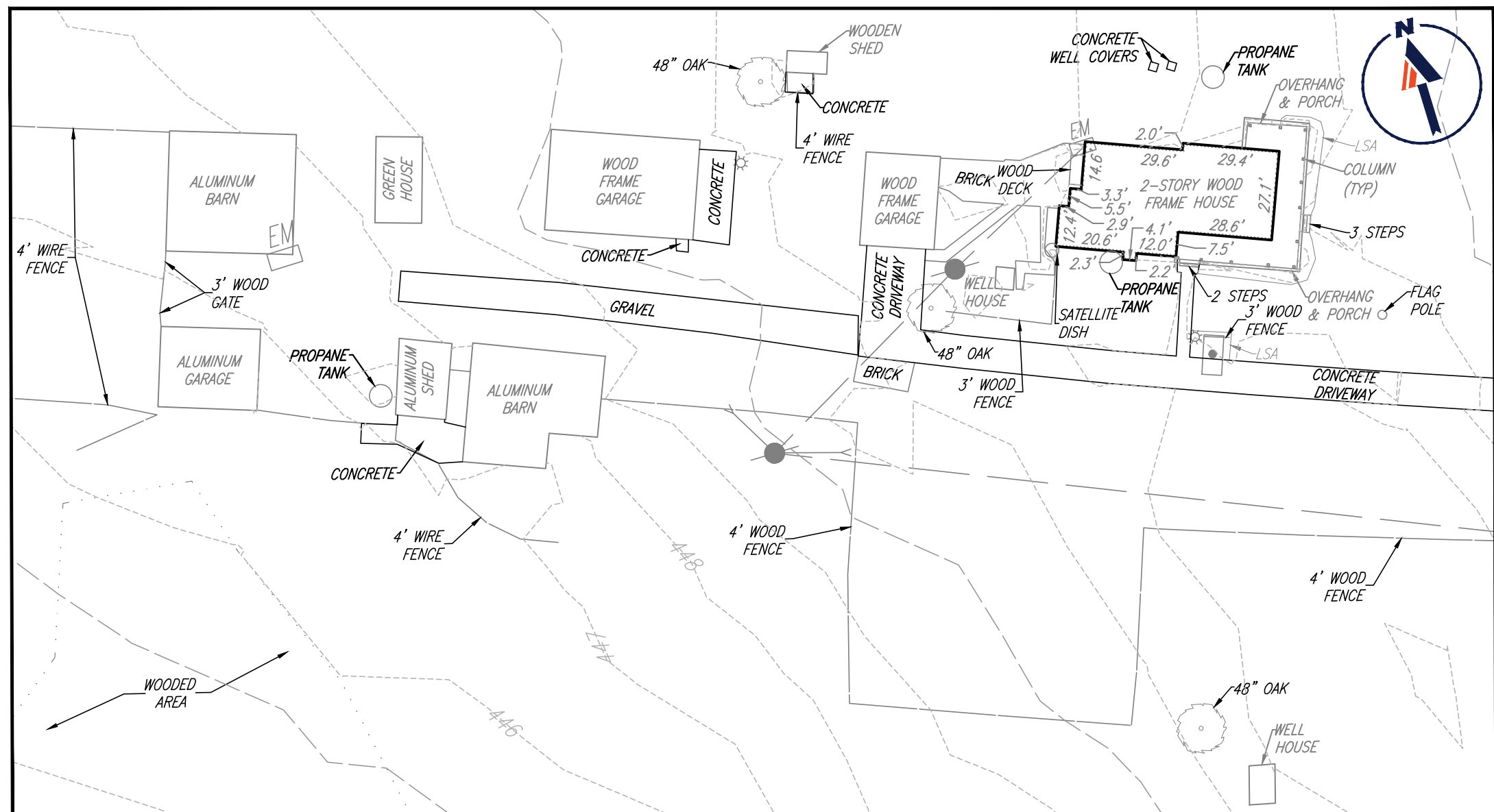


REFERENCES:

DB 4653, PG 507
DB 17240, PG 2029
DB 15781, PG 708
DB 15785, PG 2700
DB 15833, PG 1154
DB 15654, PG 1777
DB 17426, PG 2413
DB 15719, PG 1399
DB 15997, PG 624
DB 17392, PG 799
DB 16870, PG 2485
DB 7268, PG 164
DB 4699, PG 334
DB 4560, PG 65
DB 235, PG 476
DB 18-E, PG 2893
DB 18685, PG 142
BM 2010, PG 145
BM 2017, PG 2442
BM 2020, PG 794
BM 2020, PG 798
BM 2013, PG 674
BM 2018, PG 1822
BM 1987, PG 1306
BM 1987, PG 2021
BM 2021, PG 1230
BM 2021, PG 1231



PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES



DETAIL
SCALE: 1" = 40'

LEGEND

—	LINE SURVEYED	○	TREE
- - -	LINE NOT SURVEYED	○	WATER METER
- 123 -	EXISTING CONTOUR	○	GAS VALVE
x 123.45	EXISTING SPOT ELEVATION	○	SIGN
—	WATER VALVE	○	MAIL BOX
—	OVERHEAD WIRES	○	ELECTRIC METER
—	APPROX. LOC. UNDERGROUND SAN. SEWER LINE PER UTILITY MARKOUT	○	FENCE
—	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	○	AREA LIGHT
○	UTILITY POLE	○	CLEAN OUT
○	SANITARY MANHOLE	○	GUY WIRE
○	WATER MANHOLE	○	FIRE HYDRANT
○	STORM DRAIN MANHOLE	○	IRON PIPE FOUND
○	STORM GRATE	○	IRON REBAR FOUND
○		○	IRON PIPE SET
○		○	MAG NAIL FOUND

TO:

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PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

THOMAS E. TEABO, PLS

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

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ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
NANCY G. HOLLAND

PIN: 0648-61-7643
SITE ADDRESS: 1100 PINEY GROVE WILBON ROAD
TOWN OF HOLLY SPRINGS
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

FILE NO.
NS211017

DATE
02/22/2022

FIELD DATE
02/11/2022

CREW CHIEF
AS/CC/BPS

DRAWN
DET

REVIEWED
TET

APPROVED
TET

SCALE
1" = 60'

DWG. NO.
2 OF 2

4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NORTH CAROLINA 27612-9158-9000
www.bohlersengineering.com

ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
NANCY G. HOLLAND
PIN: 0648-61-7643
SITE ADDRESS: 1100 PINEY GROVE WILBON ROAD
TOWN OF HOLLY SPRINGS
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

LEGEND

PROPOSED SITE ACCESS

PROPOSED VEHICULAR CIRCULATION

PROPOSED SIDEWALK ALONG FRONTAGE

PROPOSED PEDESTRIAN CIRCULATION

SPOT ELEVATION



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Roanoke, VA 24012
Phone: 984-200-5544

PINEY GROVE WILBON
HOLLY SPRINGS, NC, 27540
PIN:0648-61-7643 ; REAL ESTATE ID: 0089605

PIN:0648-61-7643 ; REAL ESTATE ID: 0089605

GRADING PLAN

[illegible]

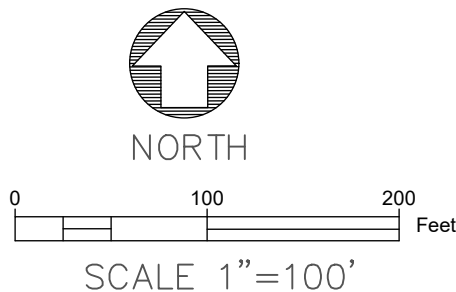
CAPITAL PROPERTIES
OF RALEIGH, LLC.
NORTH CAROLINA,
27612.
984-200-5540

APPROVED:	PROJECT: 21-101-00
CHECKED: AEM	SCALE: 1" = 100'
DESIGNED: ST	RELEASE: AIN

SHEET

C-2.0

PRELIMINARY DRAWING
- NOT FOR
CONSTRUCTION



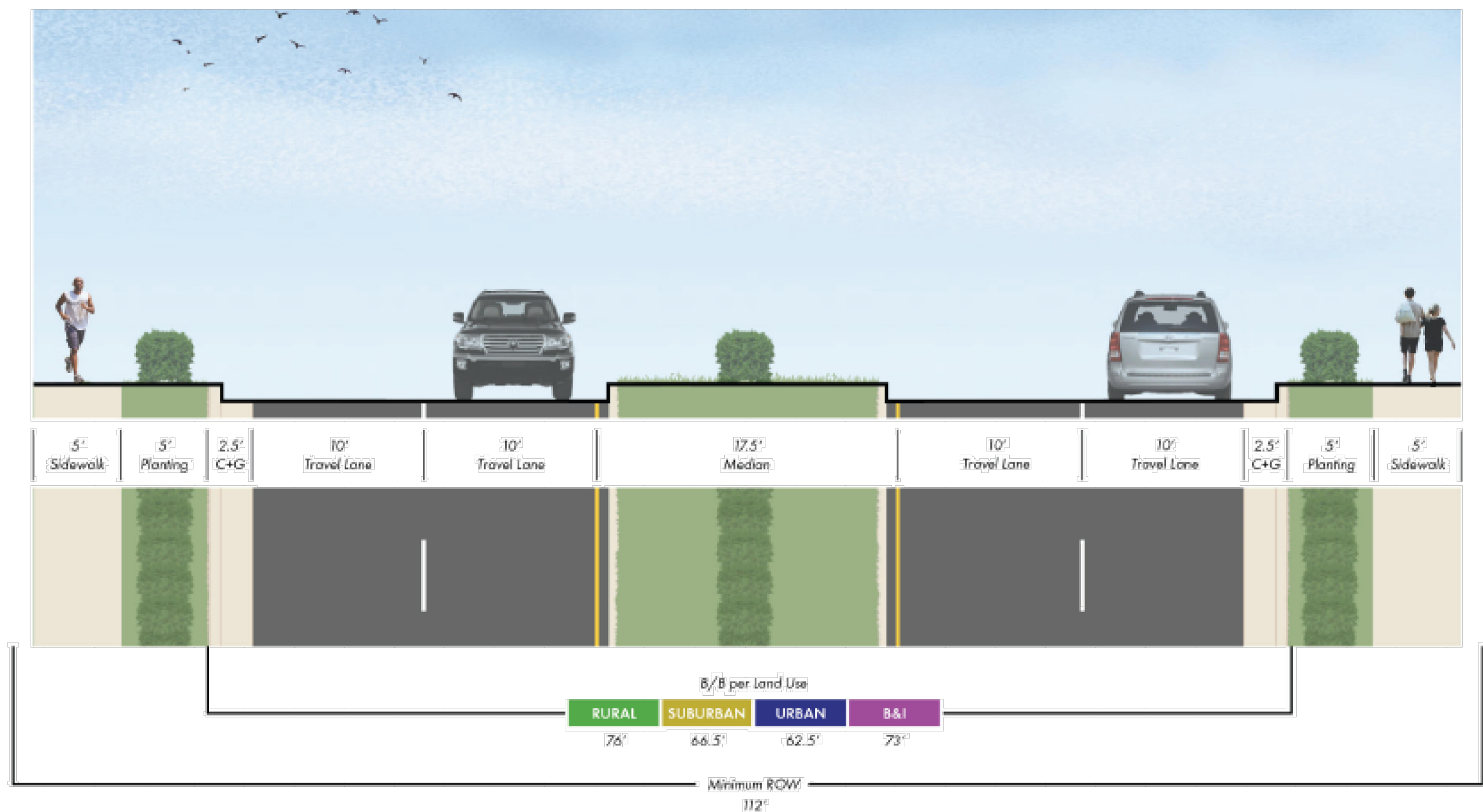
PINEY GROVE WILBON
HOLLY SPRINGS, NC, 27540
PIN:0648-61-7643 ; REAL ESTATE ID: 0089605

PIN:0648-61-7643 ; REAL ESTATE ID: 0089605

TYPICAL SECTIONS

Thoroughfare | 4 Lanes

T-4A Minimum



NOTE:
SIDEWALK WILL BE 10' WIDE INSTEAD OF
5' AND 8' AS SHOWN ON THE CROSS SECTION
AND SIDE OF SIDEWALK COINCIDES WITH
THE ROW LINE.

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	-	-	-	-	-
Sidewalk	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.

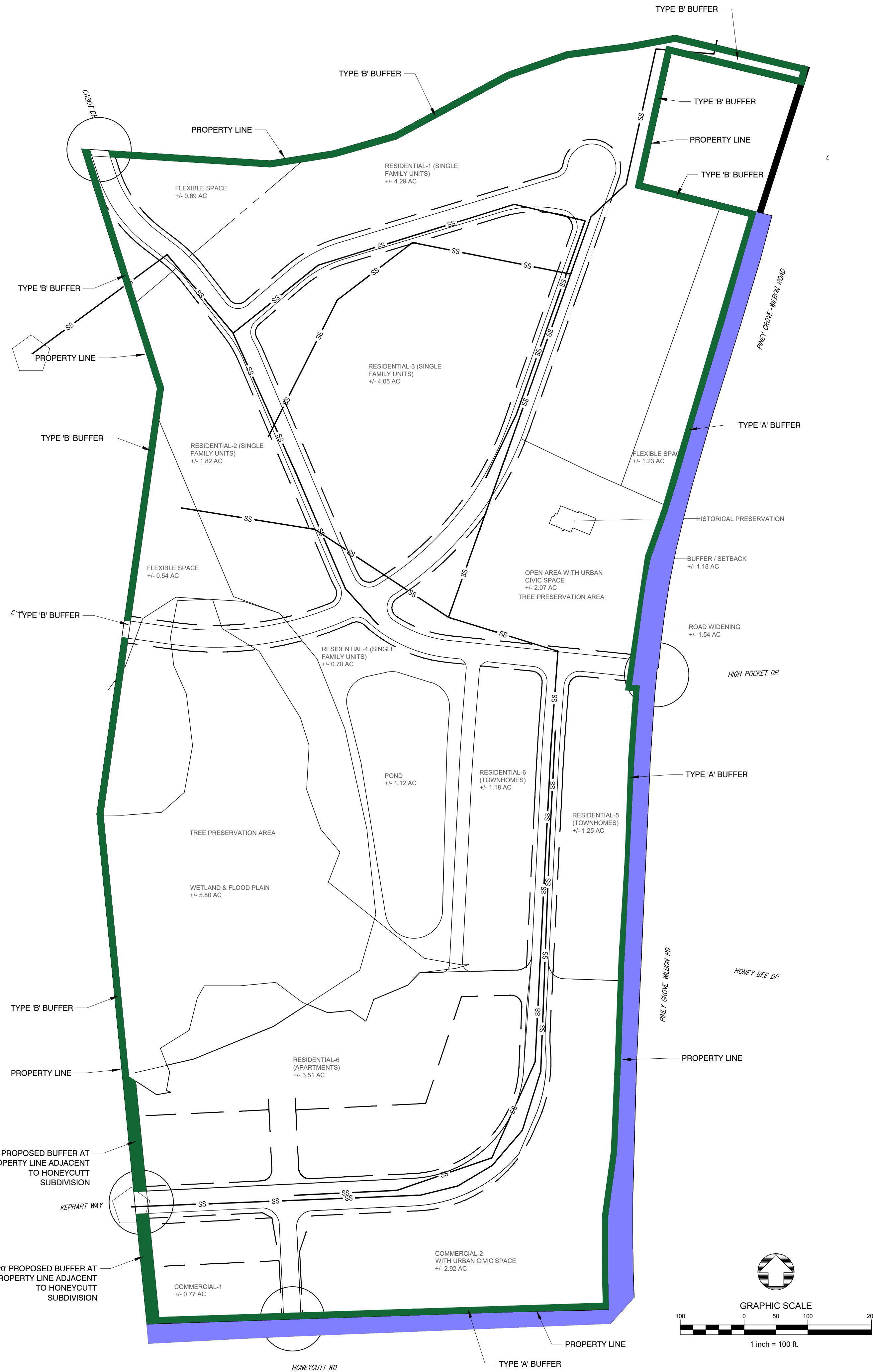
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CAPITAL PROPERTIES
OF RALEIGH, LLC.
NORTH CAROLINA,
27612.
984-200-5540

APPROVED:	PROJECT: 21-101-00
CHECKED: AEM	SCALE: 1" = 100'
DESIGNED: ST	RELEASE: AIN

SHEET

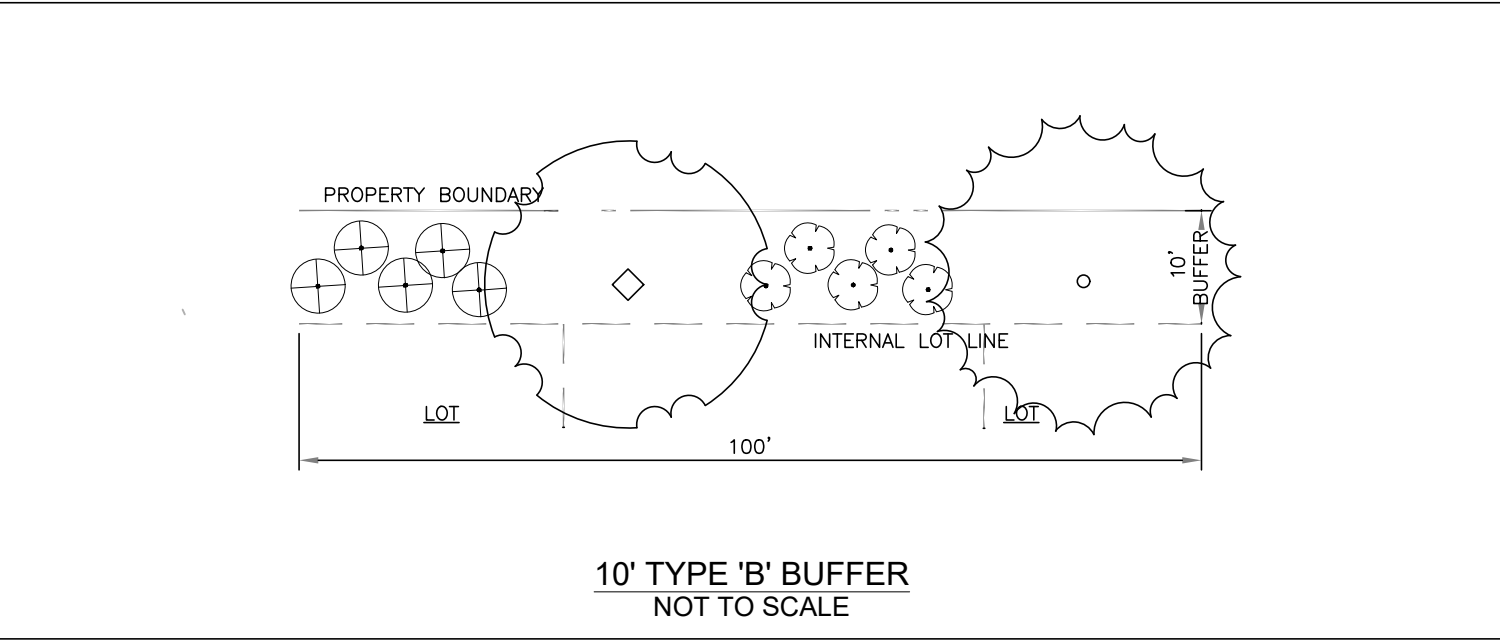
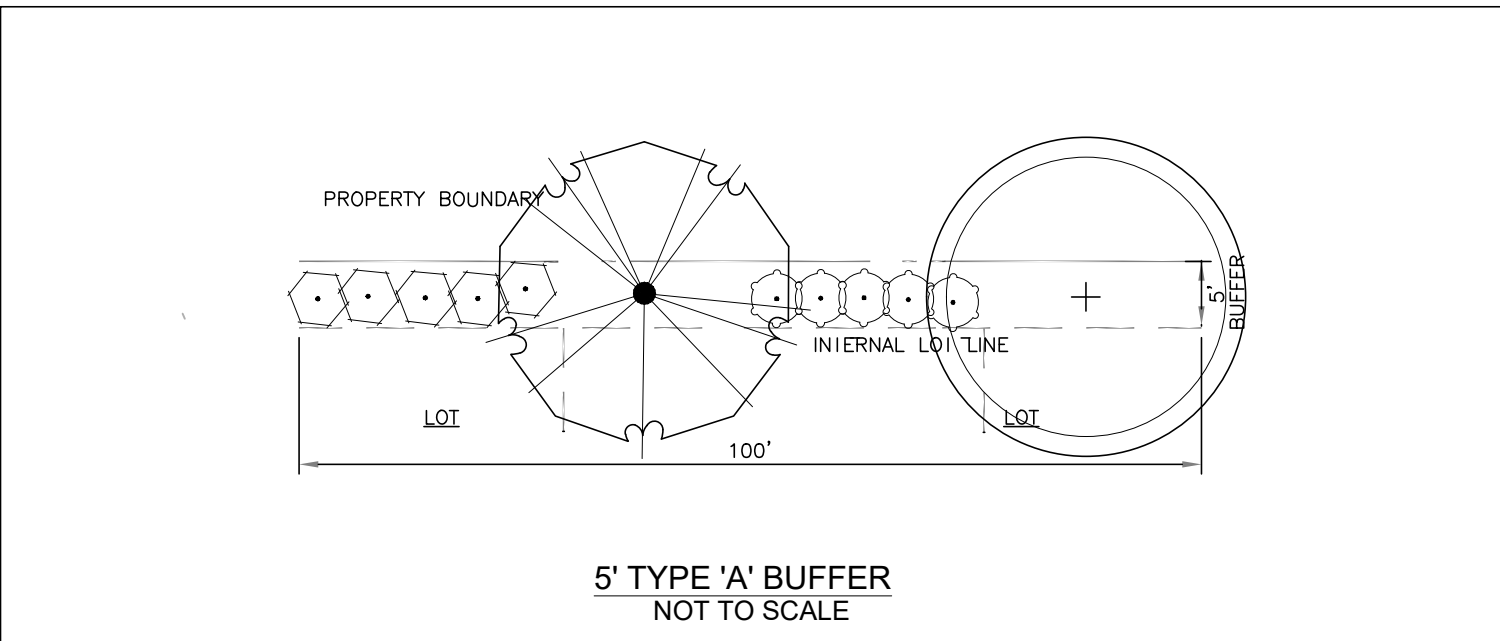
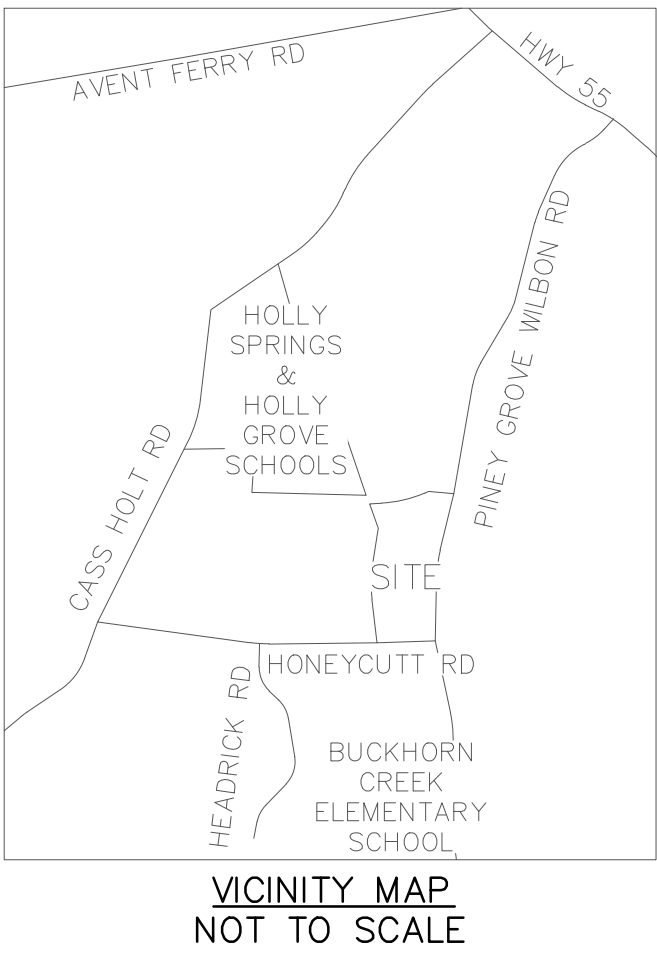
C-4.0



THOROUGHFARE 'STREET TREE' PLANTINGS

PINEY GROVE WILBON
TRIDENT MAPLE
BILOXI CRAPE MYRTLE (SINGLE STEM)

HONEYCUTT RD
WILLOW OAK
SOURWOOD



GENERAL PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKIGN IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

TOWN OF HOLLY SPRINGS STANDARD NOTES

OWNER SHALL BE RESPONSIBLE FOR:
- 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 (I.E. THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
- 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; AND, 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.

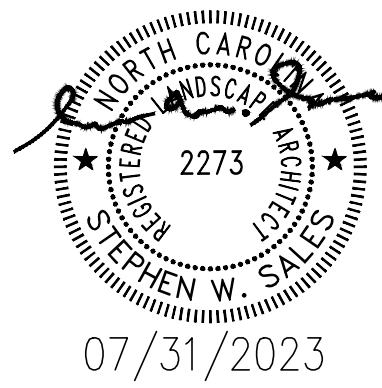


Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

PINEY GROVE WILBON
PRELIMINARY SITE PLAN
HOLLY SPRINGS, NC
BUFFER CONCEPT PLANTING
PLAN
PIN: 0648617643

REV	DATE	DESCRIPTION	INIT

CAPITAL PROPERTIES
OF RALEIGH, LLC.
NORTH CAROLINA,
27612.
984-200-5540



APPROVED:	PROJECT: 21-101-00
CHECKED: AEM	SCALE:
DESIGNED: ST	RELEASE: AIN

SHEET
LP-1



REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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



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

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

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Symphonia Rezoning

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

Use street address. If none, use the closest intersection

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

PIN: See Attachment A

Real Estate ID: See Attachment A

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

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

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

Petition Request

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

Current Future Land Use Designation: Mixed Residential Neighborhood

Proposed Future Land Use Designation: No Change

Area Plan Designation (if applicable): N/A

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

Project Applicant/Contact

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

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

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

Notification Affidavit and attach.

Name Monty Steckler Company Marina Holly Springs, LLC

Mailing Address 11010 Lake Grove Blvd.

City Morrisville State NC Zip 27560-7391

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

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

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

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

Name William T. Honeycutt Company WTH Limited Partnership

Mailing Address 5617 Wade Nash Road

City Holly Springs State NC Zip 27540-9091

Telephone # () E-Mail _____

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

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

Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

0648803844/0032888

0648715314/0005492, 0648819331/0005471,

0648809928/0005470, 0648704818/0005481,

0648707749/0042983, 0648708966/0005453,

0648717244/0005457

PLAN CONSISTENCY STATEMENT



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

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

Project Information:

Project Name: Symphonia Rezoning

Proposed Zoning District: Neighborhood Residential Conditional District (NR)

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

Future Land Use Plan Map Designation: Mixed Residential Neighborhood

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

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

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

Section 1: Future Land Use & Community Character

Section 2: Transportation / Comprehensive Transportation Plan

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

Section 4: Community Facilities

Section 5: Infrastructure and Utilities

Section 8: Natural Resources

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

Petitioner's Response

Executive Summary

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

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

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

Section 1: Future Land Use and Community Character

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

A. Future Land Use

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

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

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

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

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

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

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

- 4) "Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."

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

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

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

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

B. Community Character

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

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

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

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

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

C. Future Land Use Map

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

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

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

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

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

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

Section 2: Transportation /Comprehensive Transportation Plan

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

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

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

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

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

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

Section 4: Community Facilities

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

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

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

Section 5: Infrastructure and Utilities

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

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

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

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

Section 6: Natural Resources

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

1) "Balance development with conservation."

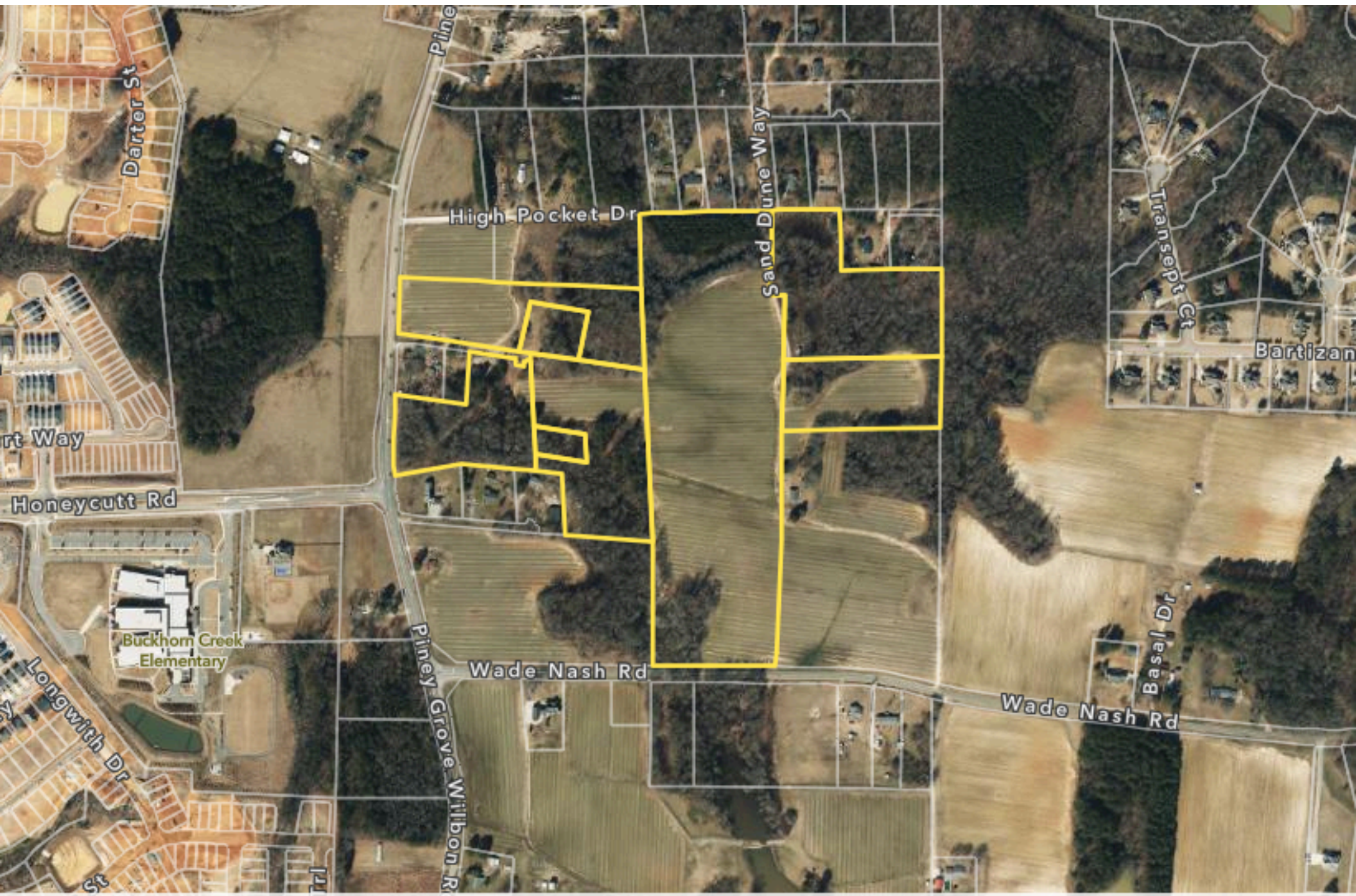
The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and wetland features and a newly adopted tree protection ordinance. The proposed development provides for tree preservation consistent with the Town's tree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

Zoning Compatibility Statement

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

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

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



VICINITY MAP

NEIGHBORHOOD MEETING REPORT



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

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

For DS Use only

Project # _____

Date Received: _____

Notification of Owners:

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

☐ Complete ☐ Incomplete

☐ Date of Notification Mailing: August 12, 2022

Conduct of Meetings:

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

Summary of Issues:

See attached.

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

August 26, 2022

To: Neighboring Property Owner

From: Jason Barron

Date: August 12, 2022

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

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

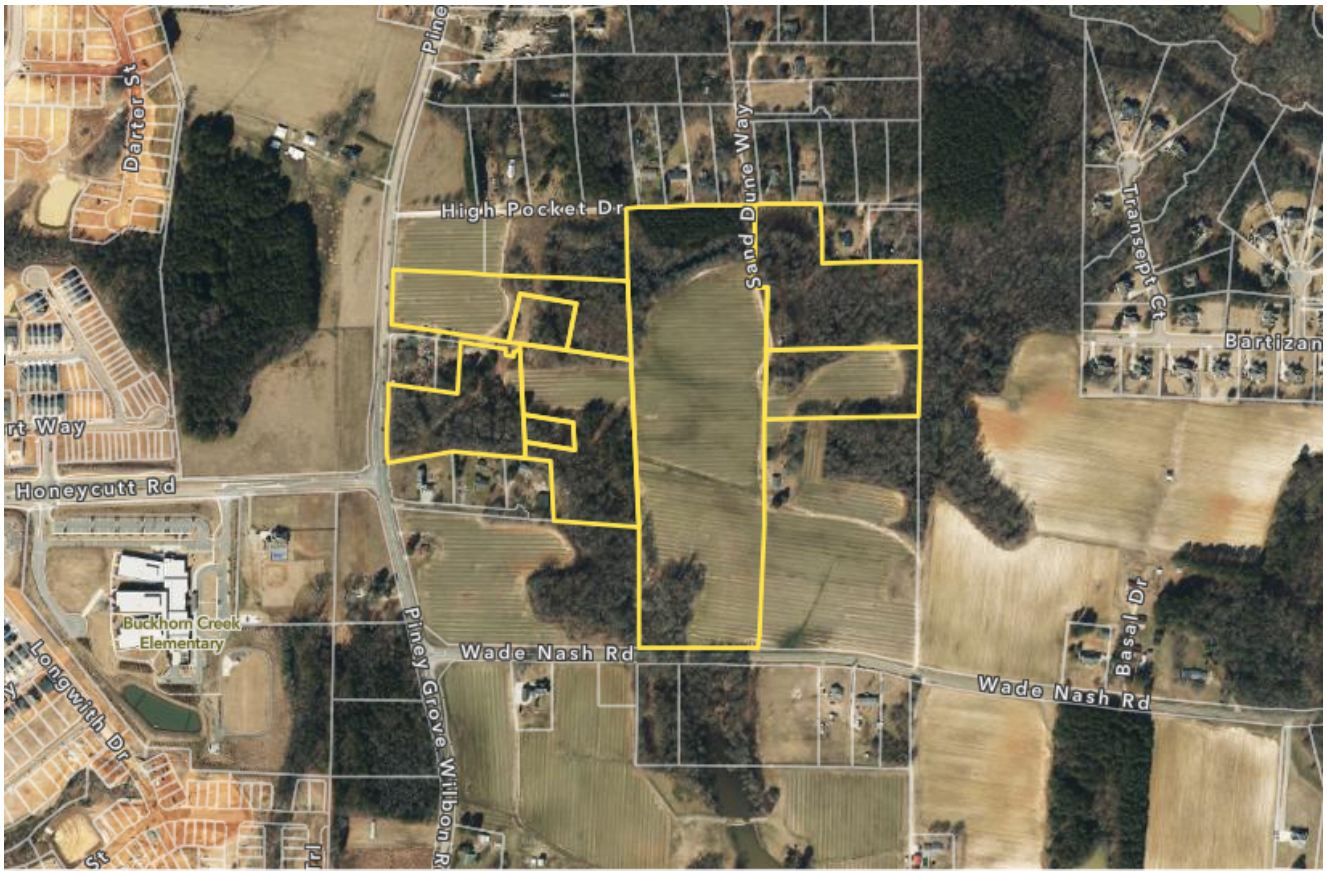
The Conditional District Master Plan enclosed herewith provides the overall structure of the development. Access to the Property will be provided off of Honeycutt Road and Wade Nash Road, with anticipated Town required street stubs (not physical connections) provided to High Pocket Drive and Honey Bee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

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

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

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

Context Map



How to Participate in the August 22, 2022 Neighborhood Meeting

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

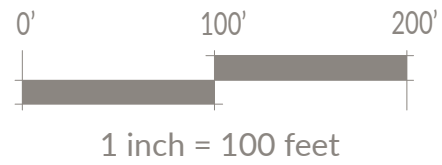
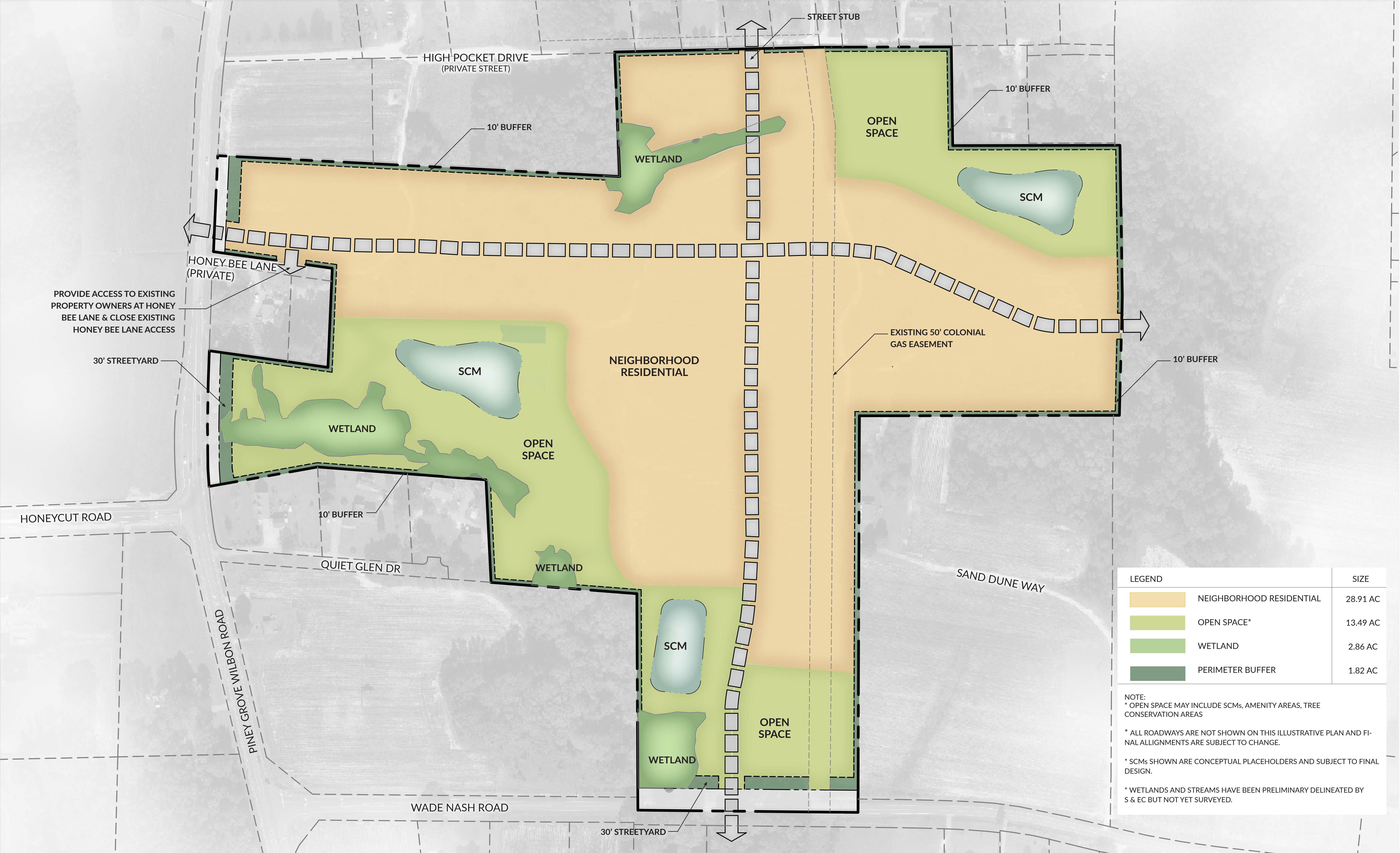
(Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)

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

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

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

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



ATTACHMENT A

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

MAILING LIST

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

AFFIDAVIT OF OWNER NOTIFICATION



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

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

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

This the _____ day of _____, 20_____.

Applicant Signature _____

Printed name of Applicant _____

NOTARY STATEMENT

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

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

_____/_____
Notary Public Printed

Seal

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

NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0032888

and PIN 0648803844

located at 0 Honey Bee Ln, Holly Springs NC

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

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

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

Thank you,

Signature of Applicant:

Date:

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

AFFIDAVIT OF OWNER CONSENT



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

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

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

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

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

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Wake County PIN/REID:

0648803844/0032888

State of _____

County of _____

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

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

_____/_____
Notary Public Printed

Seal



SYMPHONIA

DEVELOPMENT & DESIGN MANUAL

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

SYMPHONIA

DEVELOPMENT & DESIGN MANUAL



SUBMITTED TO

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

PREPARED FOR

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

PROJECT TEAM



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



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

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32	LANDSCAPE BUFFERS.....	11

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

AMENDMENTS

THIS PAGE INTENTIONALLY LEFT BLANK FOR FUTURE MANUAL AMENDMENTS.

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

1.1 DISTRICT

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

1.2 PERMITTED USES

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

The permitted with additional standards refer back to UDO Section 3.3

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

2.1 DEVELOPMENT STANDARDS

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

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

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

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

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

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

TABLE OF PERMITTED VEHICLE PARKING LOCATIONS

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

2.1 DESIGN STANDARDS

RESIDENTIAL BUILDING STANDARDS

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

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

3.1 OPEN SPACE, RECREATION, & PRESERVATION STANDARDS

On-Site Private Open Space

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

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

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

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

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

3.2 LANDSCAPE BUFFERS

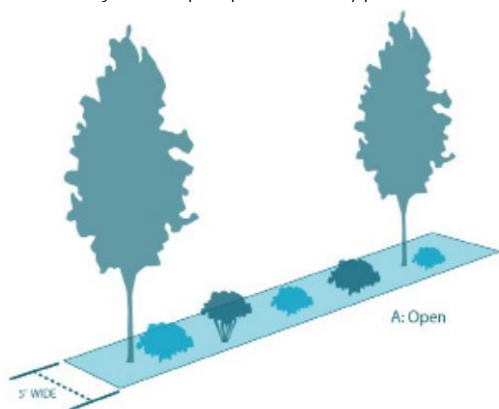
Thoroughfare Buffers and Perimeter Buffers

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

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

Type A Buffer

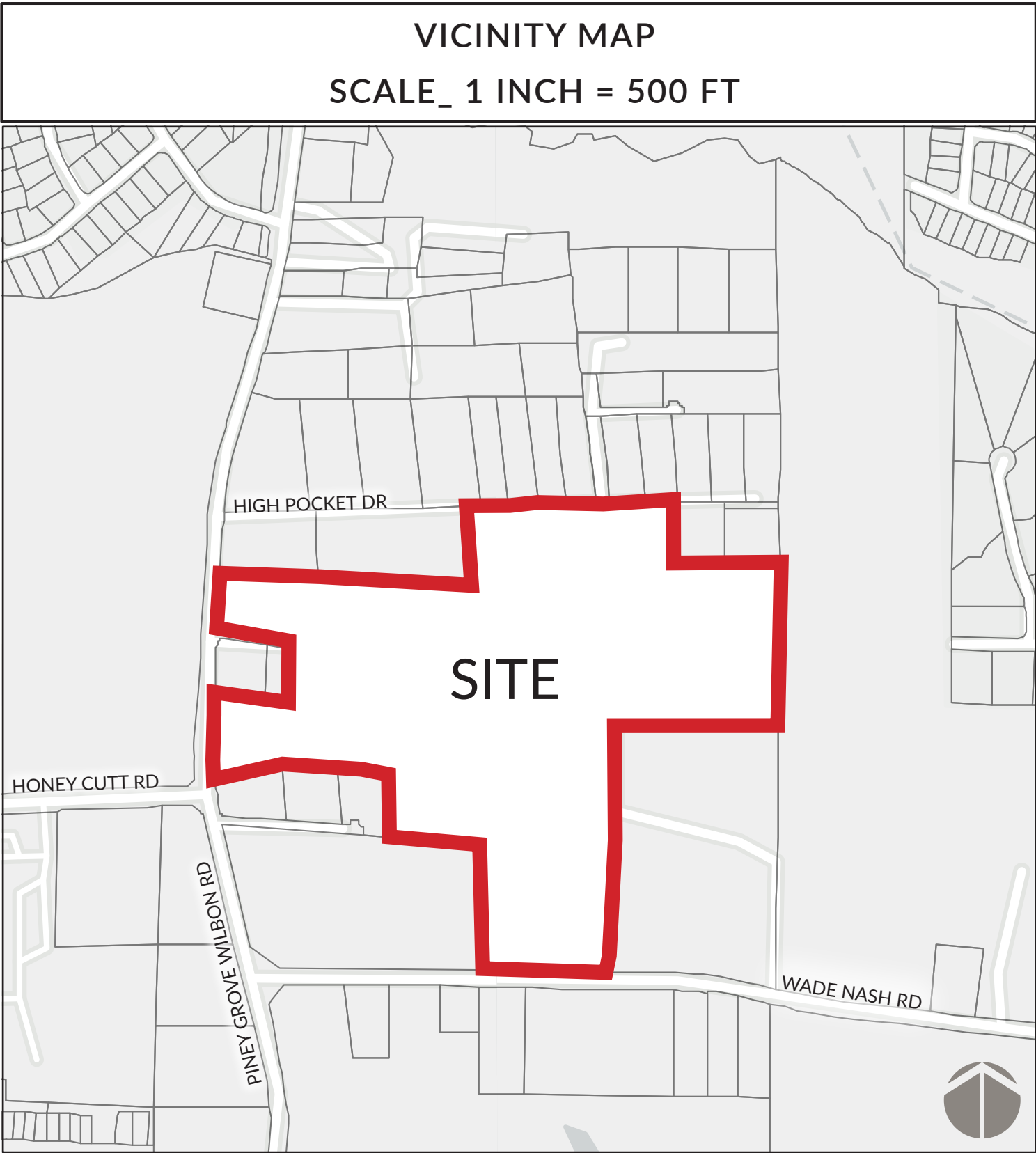
Type A: Open landscaping creates a pleasant visual experience but provides a minimal visual or sound barrier and is therefore intended for use on lots where the district of the abutting lots includes permitted uses with similar intensities, lights, sounds and regular operations and would have minimal,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



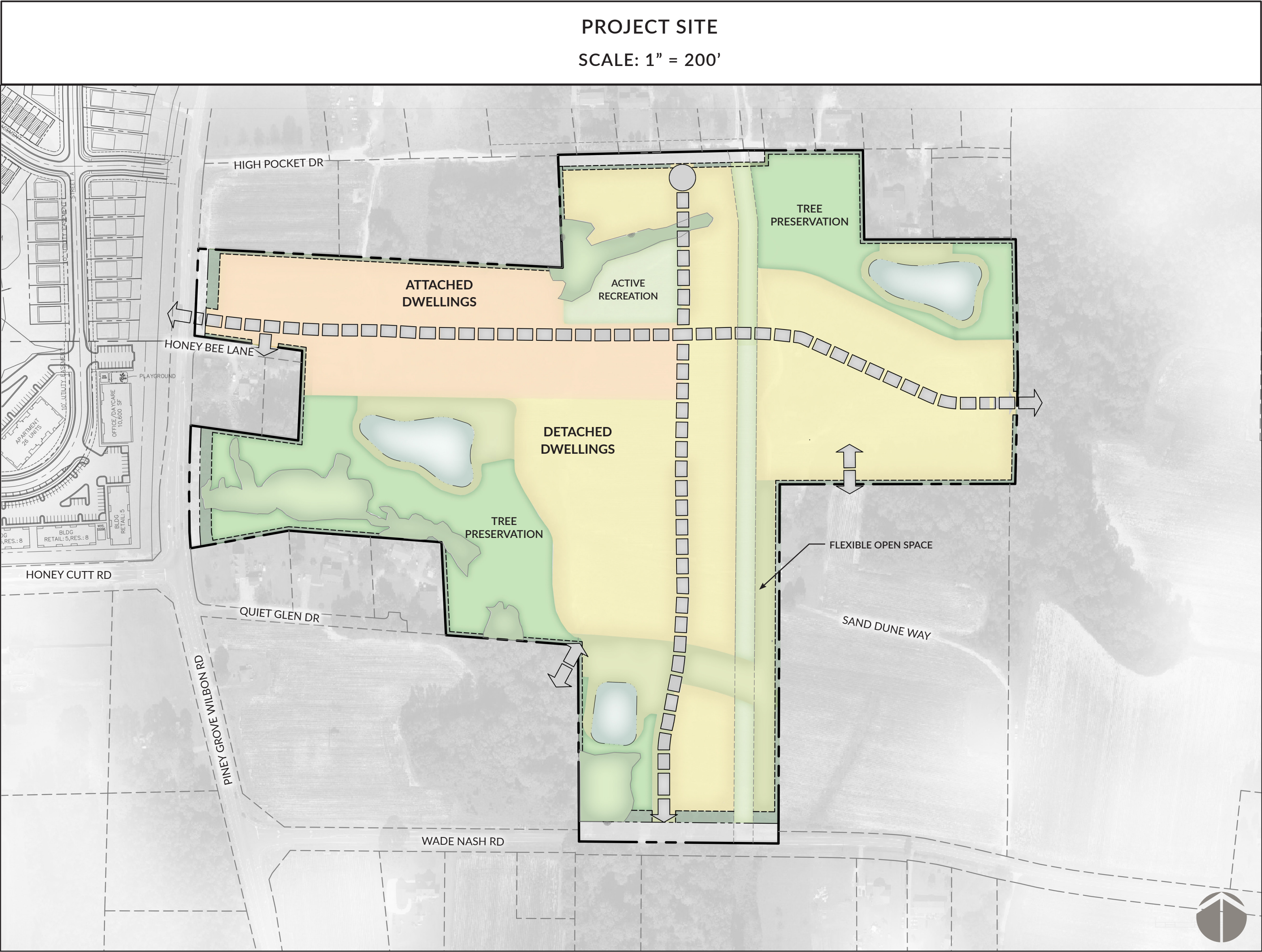
SYMPHONIA

HOLLY SPRINGS, NORTH CAROLINA

TOWN PROJECT #22-REZ-10/PLRZ202200239



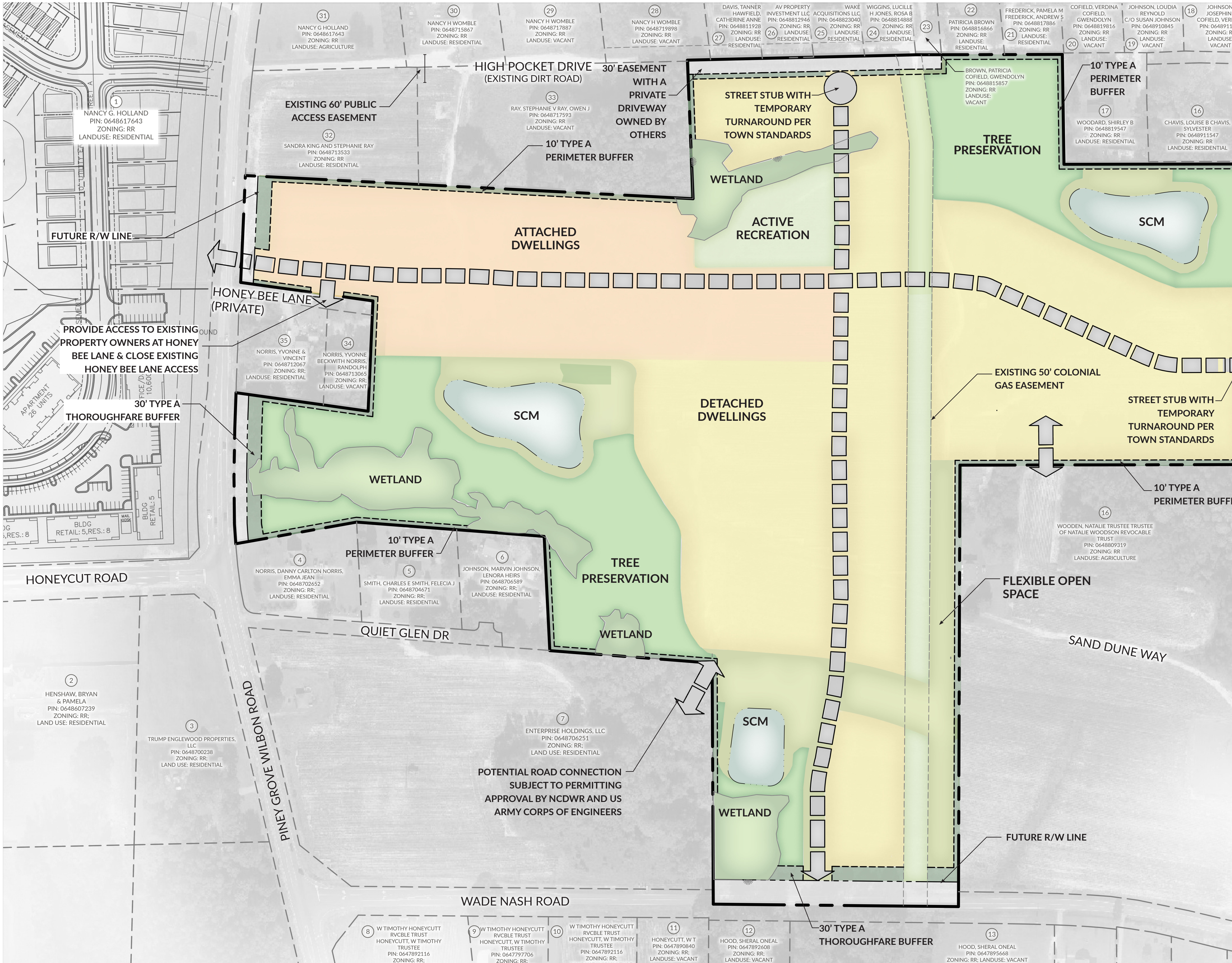
INDEX OF SHEETS	
SHEET NO	SHEET TITLE
00	COVER PAGE
01	CONCEPT/ ZONING PLAN
02	TRANSPORTATION AND MOBILITY PLAN
03	OVERALL UTILITY PLAN
04	UTILITY PLAN
05	OPEN SPACE, PRESERVATION & LANDSCAPE PLAN
06	LOT TYPICAL



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

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

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



PROPERTY NO	PIN	OWNER	ZONING	LANDUSE
Property 1	0648617643	NANCY G. HOLLAND	RR	RESIDENTIAL
Property 2	0648607239	HENSHAW, BRYAN & PAMELA	RR	RESIDENTIAL
Property 3	0648700238	TRUMP ENGLEWOOD PROPERTIES, LLC	RR	RESIDENTIAL
Property 4	0648702652	NORRIS, DANNY CARLTON NORRIS, EMMA JEAN	RR	RESIDENTIAL
Property 5	0648704671	SMITH, CHARLES E SMITH, FELECIA J	RR	RESIDENTIAL
Property 6	0648706589	JOHNSON, MARVIN JOHNSON, LENORA HEIRS	RR	RESIDENTIAL
Property 7	0648706251	ENTERPRISE HOLDINGS, LLC	RR	RESIDENTIAL
Property 8	0647892116	W TIMOTHY HONEYCUTT RVCLB TRUST HONEYCUTT, W TIMOTHY TRUSTEE	RR	AGRICULTURE
Property 9	0647797706	W TIMOTHY HONEYCUTT RVCLB TRUST HONEYCUTT, W TIMOTHY TRUSTEE	RR	RESIDENTIAL
Property 10	0647892116	W TIMOTHY HONEYCUTT RVCLB TRUST HONEYCUTT, W TIMOTHY TRUSTEE	RR	AGRICULTURE
Property 11	0647890840	HONEYCUTT, W T	RR	VACANT
Property 12	0647892608	HOOD, SHERAL ONEAL	RR	VACANT
Property 13	0647895668	HOOD, SHERAL ONEAL	RR	VACANT
Property 14	0648809319	WOODEN, NATALIE TRUSTEE TRUSTEE OF NATALIE WOODSON REVOCABLE TRUST DAVIS, DAVID CHARLES SCOTT, DAVA DAVIS TRUSTEE	RR	AGRICULTURE
Property 15	0658001489	DAVIS, DAVID CHARLES SCOTT, DAVA DAVIS TRUSTEE	RR	AGRICULTURE
Property 16	0648911547	CHAVIS, LOUISE B CHAVIS, SYLVESTER	RR	RESIDENTIAL
Property 17	0648819547	WOODARD, SHIRLEY B	RR	RESIDENTIAL
Property 18	0648911875	JOHNSON, JOSEPHINE COFIELD, VERDINA C/O SUSAN JOHNSON	RR	VACANT
Property 19	0648910845	COFIELD, VERDINA COFIELD, GWENDOLYN	RR	VACANT
Property 20	0648819816	COFIELD, GWENDOLYN	RR	VACANT
Property 21	0648817886	FREDERICK, PAMELA M FREDERICK, ANDREW S	RR	RESIDENTIAL
Property 22	0648816866	PATRICIA BROWN	RR	RESIDENTIAL
Property 23	0648815857	BROWN, PATRICIA COFIELD, GWENDOLYN WIGGINS, LUCILLE H JONES, ROSA B	RR	VACANT
Property 24	0648814888	WIGGINS, LUCILLE H JONES, ROSA B	RR	RESIDENTIAL
Property 25	0648823040	WAKE ACQUISITIONS LLC	RR	RESIDENTIAL
Property 26	0648812946	AV PROPERTY INVESTMENT LLC	RR	RESIDENTIAL
Property 27	0648811928	DAVIS, TANNER HAWFIELD, CATHERINE ANNE	RR	RESIDENTIAL
Property 28	0648719898	NANCY H WOMBLE	RR	VACANT
Property 29	0648717887	NANCY H WOMBLE	RR	VACANT
Property 30	0648715867	NANCY H WOMBLE	RR	RESIDENTIAL
Property 31	0648617643	NANCY G HOLLAND	RR	AGRICULTURE
Property 32	0648713533	SANDRA KING AND STEPHANIE RAY	RR	RESIDENTIAL
Property 33	0648717593	RAY, STEPHANIE V RAY, OWEN J	RR	VACANT
Property 34	0648713065	NORRIS, YVONNE BECKWITH NORRIS, RANDOLPH	RR	VACANT
Property 35	0648712067	NORRIS, YVONNE & VINCENT	RR	RESIDENTIAL

LEGEND	SIZE
ATTACHED DWELLINGS	+/- 8.24 AC
DETACHED DWELLINGS	+/- 21.41 AC
TREE PRESERVATION (OPEN SPACE INCLUDES WETLAND AREAS (+/- 3.94 AC))	+/- 10.20 AC
FLEXIBLE OPEN SPACE	+/- 3.94 AC
ACTIVE RECREATION	+/- 2.79 AC
PERIMETER BUFFER	+/- 1.82 AC

NOTE:

* ALL ROADWAYS ARE NOT SHOWN ON THIS ILLUSTRATIVE PLAN AND FINAL ALIGNMENTS ARE SUBJECT TO CHANGE.

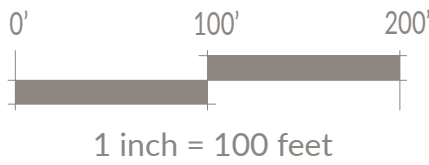
* SCMS SHOWN ARE CONCEPTUAL PLACEHOLDERS AND SUBJECT TO FINAL DESIGN.

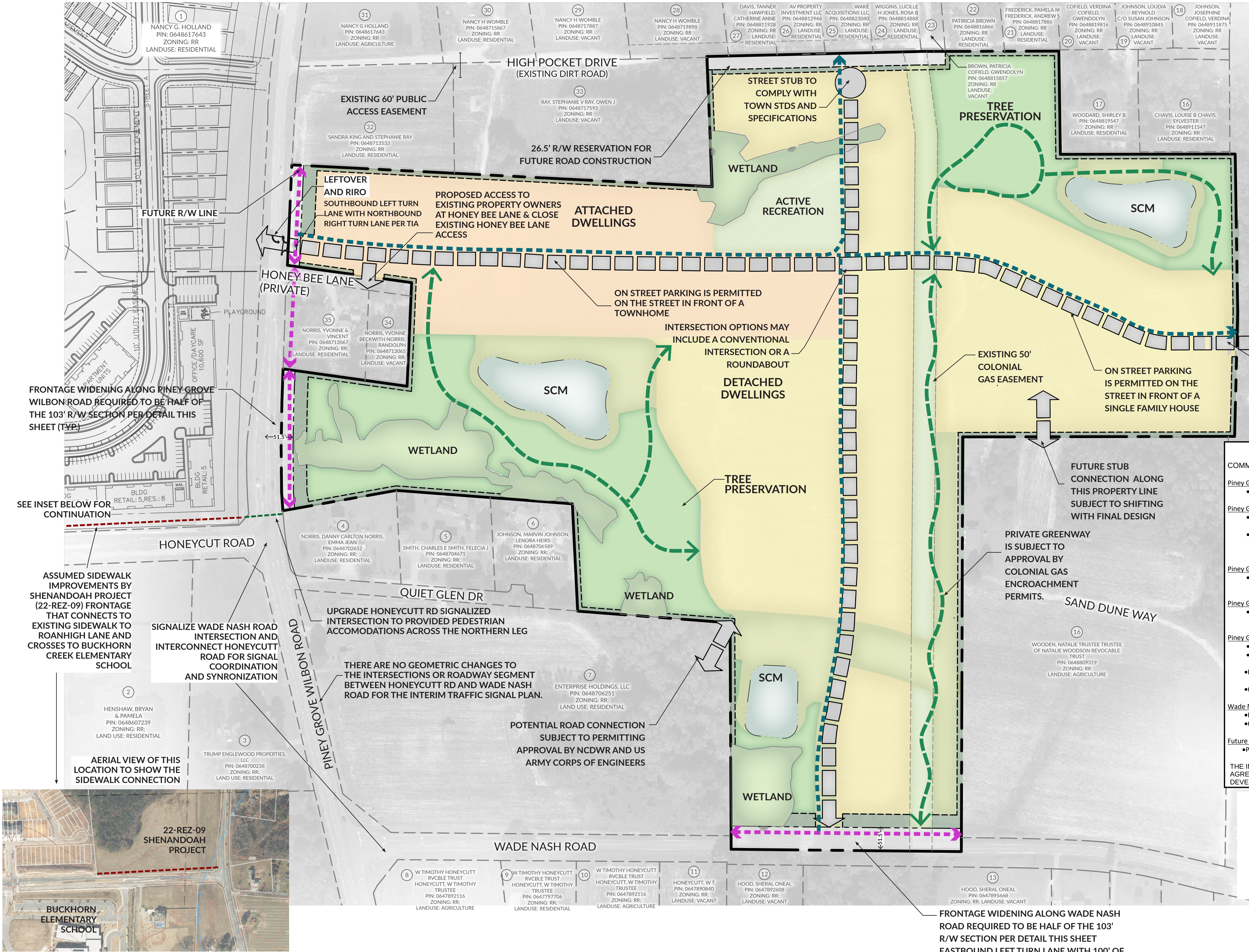
* WETLANDS AND STREAMS HAVE BEEN PRELIMINARY DELINEATED BY S & EC BUT NOT YET SURVEYED.

* AREAS SHOWN FOR DETACHED AND ATTACHED DWELLINGS ARE SUBJECT TO CHANGE AS DEVELOPMENT PLANS EMERGE.

* ACTIVE RECREATION AREA MAY INCLUDE BUT NOT LIMITED TO: POCKET PARK, SWIMMING POOL, TENNIS OR PICKLEBALL COURTS, GAZEBO, PICNIC SHELTER, MAIL KIOSK, SEATING AREAS, TOT LOT)

* *THE OPEN SPACE AREAS ARE TO BE CONFIRMED DURING THE DEVELOPMENT PLAN STAGE AND SHALL MEET THE TOWN'S UDO REQUIREMENTS.





T-4A
Thoroughfare | 4 Lanes

T-4A Minimum



Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
			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'	75'	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	-	-	-	-	-
Sidewalk	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle facility	No	-	-	-	-	-

PINEY GROVE WILBON RD AND WADE NASH ROAD CROSS SECTION

STREET STUB TO COMPLY WITH TOWN STDS AND SPECIFICATIONS

DAVIS, DAVID CHARLES SCOTT, DAVA
DAVIS TRUSTEE
PIN: 0658001489
ZONING: RR
LANDUSE: AGRICULTURE

COMMITTED TRANSPORTATION IMPROVEMENTS

Piney Grove-Wilbon Road/Wade Nash Road:

- Provide required frontage widening as per town standards

Piney Grove-Wilbon Road at Ralph Stephens Road:

- Provide a northbound shared through/right-turn lane on Piney Grove-Wilbon Road with a minimum of 500 feet of storage and appropriate tapers
- The Town of Holly Springs plans on paying for this improvement through proportional contributions from adjacent developments within the vicinity of the site. The proposed development is anticipated to account for only 2% of the total future traffic at this intersection

Piney Grove-Wilbon Road at Honeycutt Road

- Upgrade the intersection to provide pedestrian accommodations across the northern leg of Piney Grove Wilbon Road.

Piney Grove-Wilbon Road at Wade Nash Road

- Signalize the intersection and provide fiber connection to the Piney Grove-Wilbon Road at Honeycutt Road intersection to the north to provide signal coordination.

Piney Grove-Wilbon Road at Site Access 1:

- Restrict the intersection to right-in/right-out with left-in
- Provide a southbound left-turn lane on Piney Grove-Wilbon Road with 100 feet of storage and appropriate tapers
- Provide a northbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers
- Construct Site Access 1 with one ingress lane and one egress lane

Wade Nash Road at Site Access 2:

- Provide an eastbound left-turn lane on Wade Nash Road with 100 feet of storage and appropriate tapers
- Construct Site Access 2 with one ingress lane and one egress lane

Future Wade Nash Road Realignment

- Provide open space within the site to allow for future Wade Nash Road realignment

THE IMPROVEMENTS THAT ARE LISTED ABOVE AND FINALIZED BY THE TRAFFIC MITIGATION AGREEMENT (TMA) SHALL BE DESIGNED AND CONSTRUCTED BY AND AT THE EXPENSE OF THE DEVELOPER.

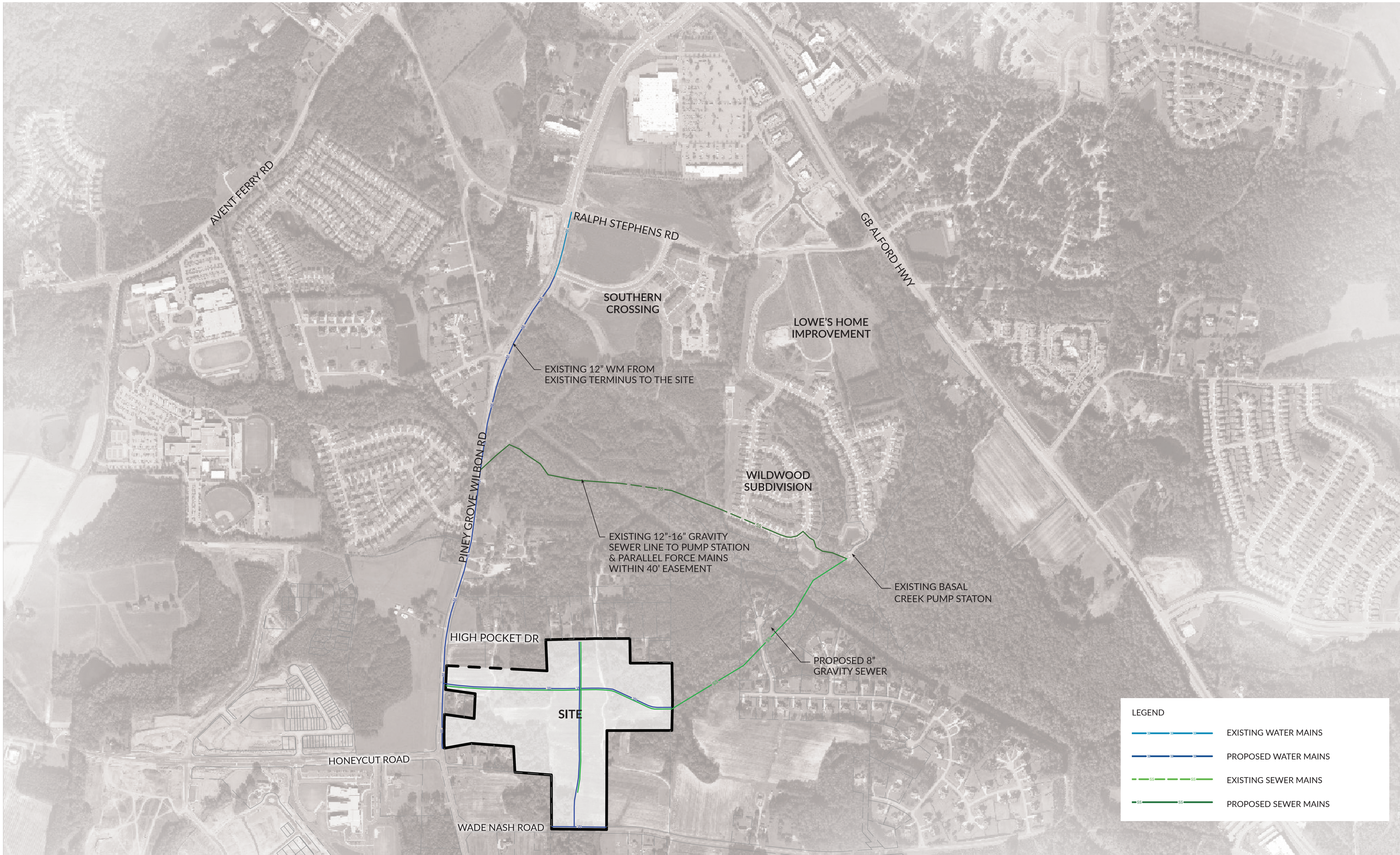
LEGEND

- 5' WIDE SIDEWALK
- 10' WIDE SIDEPATH
- PRIVATE GREENWAY (GRAVEL OR MULCH)
- PUBLIC STREET

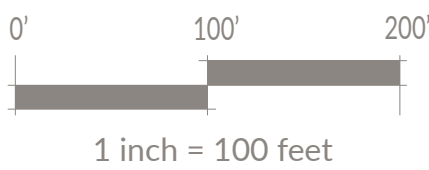
0' 100' 200'

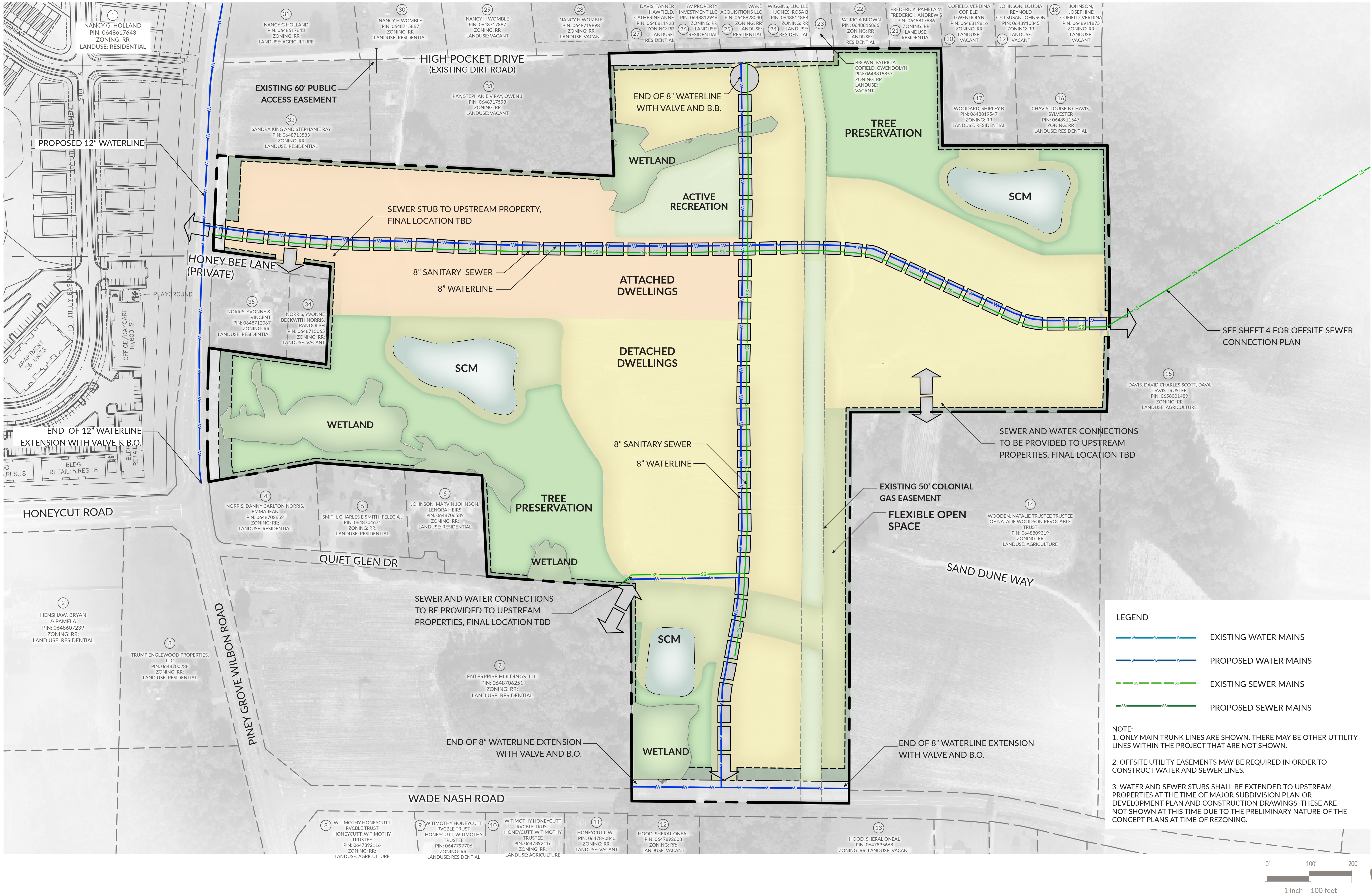
1 inch = 100 feet





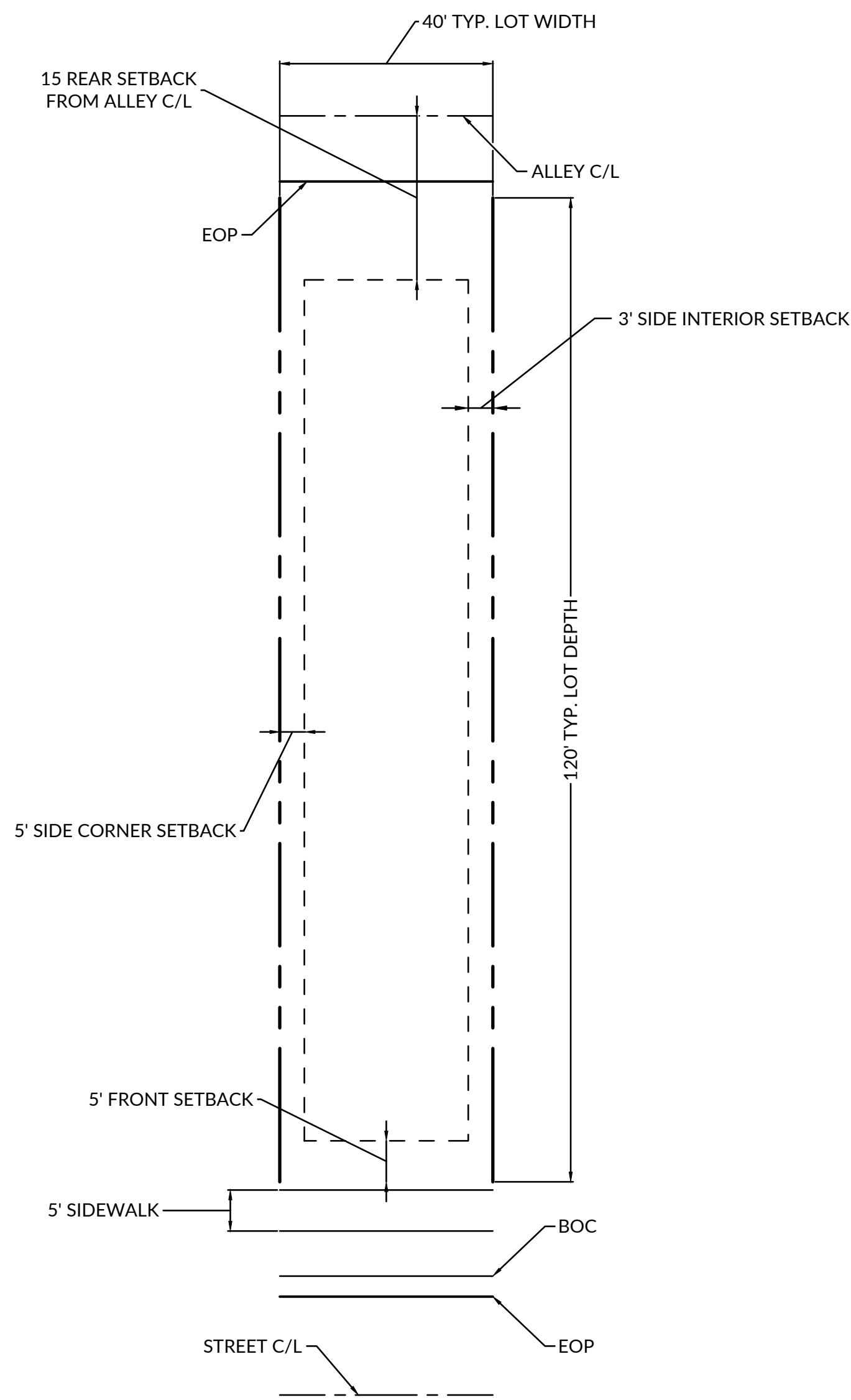
LEGEND	
	EXISTING WATER MAINS
	PROPOSED WATER MAINS
	EXISTING SEWER MAINS
	PROPOSED SEWER MAINS



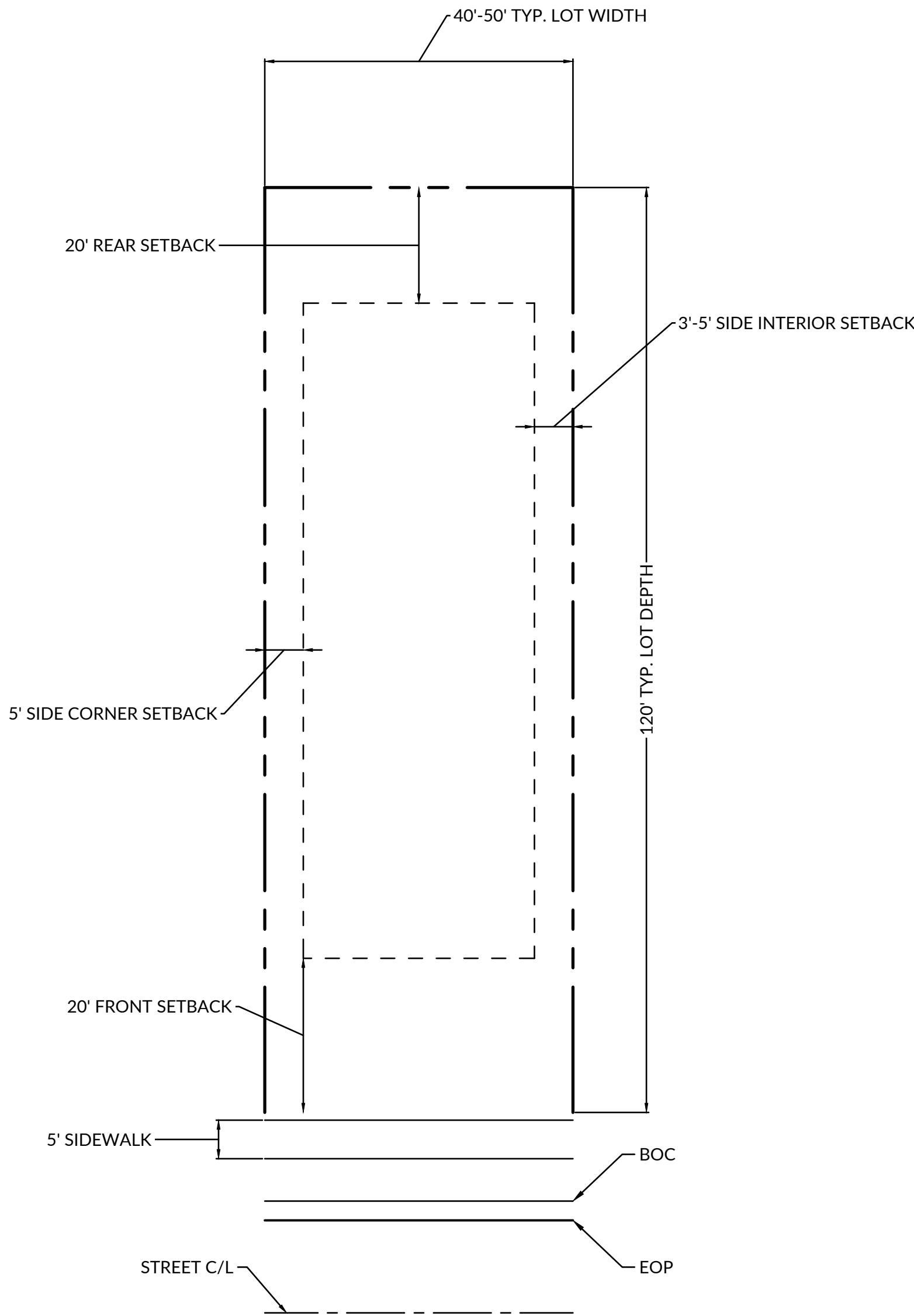


SYMPHONIA: CONDITIONAL DISTRICT MASTER PLAN - UTILITY

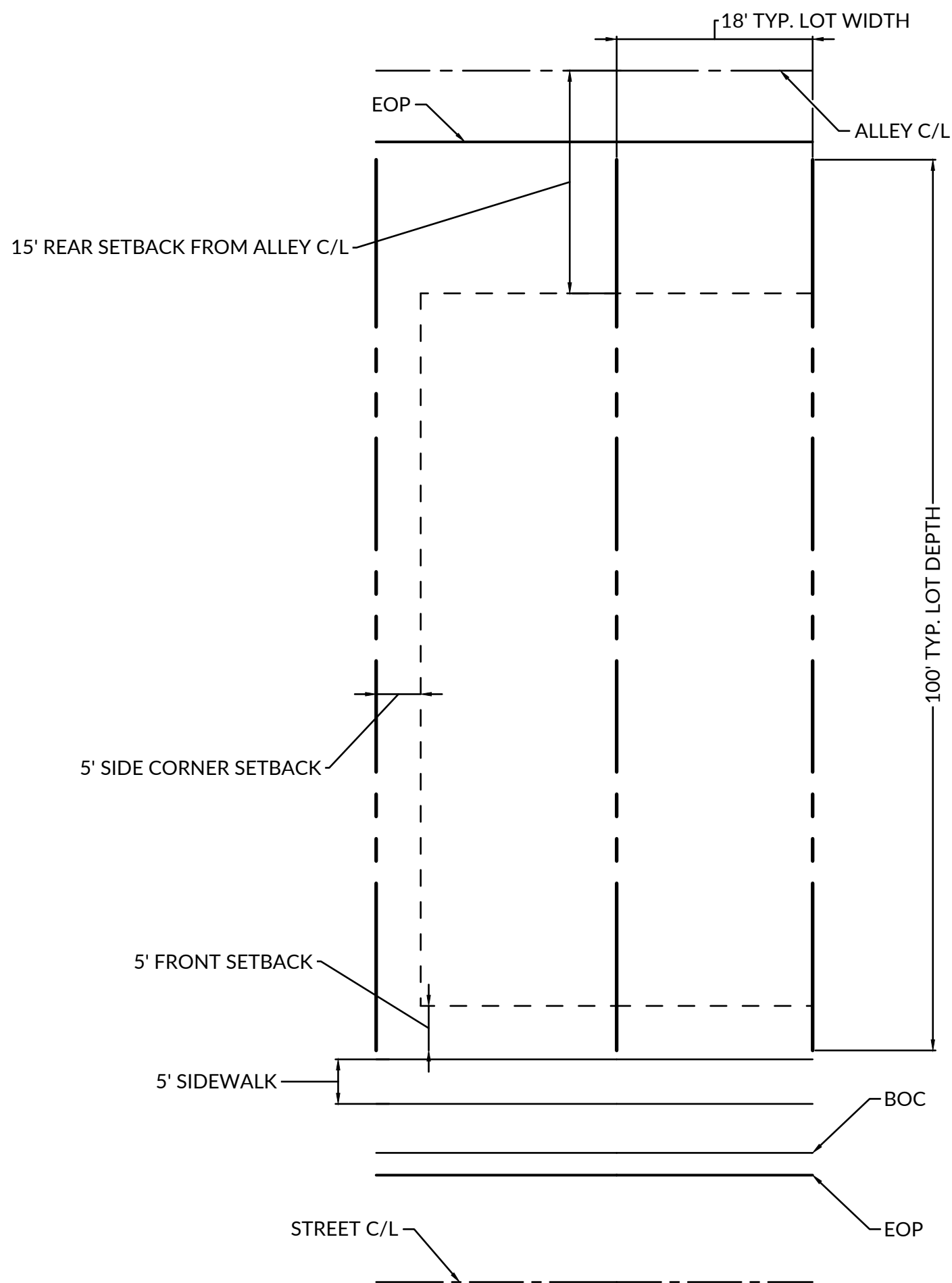




40' DETACHED (REAR LOAD)



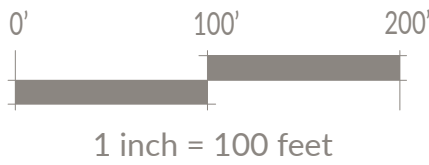
40'-50' DETACHED (FRONT LOAD)



18' TOWNHOME (REAR LOAD)

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

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



REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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



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

☒ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District

☐ Comprehensive Plan Amendment (check all that apply)

☐ Text Amendment ☐ Future Land Use Map Amendment

☐ Area/Corridor Plan Map Amendment / Name: _____

☐ UDO Amendment (UDO Section: _____)

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Wade Nash North - Pulte

Project Location: 5328 Wade Nash Road - Holly Springs, North Carolina 27540-9090

Use street address. If none, use the closest intersection

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

PIN: Portion of 0658-001489

Real Estate ID: 0017050

Project Acreage: (Rounded to nearest tenth) 61.63 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: RR - Rural Residential Proposed Zoning: NR-CD - Neighborhood Residential CD

Current Future Land Use Designation: Mixed Residential Neighborhood - MRN

Proposed Future Land Use Designation: Mixed Residential Neighborhood - MRN

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 Chris Raughley Company Pulte Group

Mailing Address 1225 Crescent Green Dr Suite 250

City Cary State NC Zip 27518

Telephone # (919) 816-1100 E-Mail Chris.Raughley@pultegroup.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 David Charles Davis, and Dava Davis Scott Company _____
(trustee, the Dava Davis Scott Revocable Trust)

Mailing Address 4600 Basilica Drive

City Holly Springs State NC Zip 27540

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)

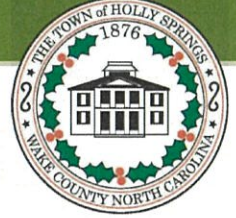
PIN/REID

Date

David Charles Davis Scott 0658-00-1489 / 0017050

David Charles Davis 0658-00-1489 / 0017050

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: Wade Nash North - Pulte

Proposed Zoning District: Neighborhood Residential Conditional District

Proposed Land Use/Density: 3.71 du/ac

Future Land Use Plan Map Designation: staying the same - MRN - Mixed Residential Neighborhood

Future Land Use Plan Designation Land Use/Density: Residential 8 du/ac

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

Section 1: Future Land Use & Community Character

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

Section 2: Transportation / Comprehensive Transportation Plan

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

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

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

Section 4: Community Facilities

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

Section 5: Infrastructure and Utilities

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

Section 8: Natural Resources

Please see attached 04_Wade Nash North_Plan Consistency Executive Summary_Rezoning_1st Submittal

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

Suzy Russell, Planner III, Withers Ravenel

May 16, 2023 Revised 6/30/23

NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. For more information, refer to UDO Section 11.5.

☐ Neighborhood Meeting Date: May 15, 2023
Time: 6-7 PM
Location: Holly Springs Cultural Center
300 W Balentine St
Holly Springs, NC 27540

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☐ Date of Notification Mailing: May 5, 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:

See attached Neighborhood Meeting Report

Attach Additional Sheets as needed

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

See attached Neighborhood Meeting Report

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

6/29/23

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 _____ 0017050 (portion) and PIN _____ 0658-00-1489 (portion) was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the _____ day of _____, 20_____.

Applicant Signature _____

Printed name of Applicant _____

NOTARY STATEMENT

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

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

_____/_____
Notary Public Printed

Seal

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

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0017050

and PIN 0658001489

located at 5328 Wade Nash Rd

from Rural Residential (RR) (existing zoning district) to
Neighborhood Residential Conditional District (NR-CD) (proposed zoning district).

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

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

Thank you,

Signature of Applicant:

Date:

Chris Raughley

6.22.23

Name	<u>Chris Raughley</u>	Company	<u>Pulte Group</u>
Mailing Address	<u>1225 Crescent Green Drive Suite 250</u>		
City	<u>Cary</u>	State	<u>NC</u> Zip <u>27518</u>
Telephone #	<u>(919) 816-1100</u>	Fax #	<u>()</u> E-Mail <u>Chris.Raughley@pultegroup.com</u>

AFFIDAVIT OF OWNER CONSENT



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

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

Chris Raughley of Pulte Group
(Name of Representative) (Name of Company)

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

Rural Residential (RR) to Neighborhood Residential Conditional 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.

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

David Charles Davis

Wake County PIN/REID:

0658001489 0017050

State of North Carolina

County of Wake

Sworn to and subscribed before me the 23 day of June, 20 23.

Notary Public in and for the State of North Carolina. My Commission expires: 7-1-24

Shannon C. Elderdice / Shannon C. Elderdice
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



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

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

Chris Raughley of Pulte Group
(Name of Representative) (Name of Company)

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

Rural Residential (RR) to Neighborhood Residential Conditional 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.

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Lara Davis Scott

Wake County PIN/REID:

0658001489 0017050

State of North Carolina

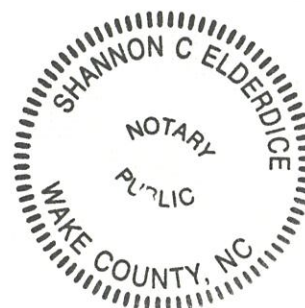
County of Wake

Sworn to and subscribed before me the 23 day of June, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 7-1-24

Shannon C. Elderdice / Shannon C. Elderdice
Notary Public Printed

Seal



Neighborhood Meeting Report

On May 15, 2023 at 6:00 pm, the applicant team held a neighborhood meeting at the Holly Springs Cultural Center. Approximately 24 neighbors attended the meeting. After a presentation of the project, the applicant team answered questions about the project. The following is a summary of the questions and comments from the neighbors in attendance.

Summary of Questions and Comments:

1. Questions regarding the density were raised. Neighbors asked questions and expressed concerns about the potential density of the project and the proposed conditions limiting density to 4 dwelling units per acre.
 - a. **The applicant explained the expected density and proposed condition limiting density to 4 dwelling units per acre. Additional limits will be reviewed by the applicant.**
2. What is the buffer requirement from the project to adjoining neighborhoods? Can more be added?
 - a. **Buffers were explained as those in the UDO. 5' perimeter, 30' thoroughfare. This project is proposing a 10' perimeter and 30' thoroughfare with additional buffering where the conservation of natural resources is located.**
3. Would sewer, water, and natural gas be brought into the neighborhood?
 - a. **Yes, utilities would be extended to the project.**
4. Traffic and Transportation issues were discussed including the following:
 - a. Street connection to Bartizan Drive: Neighbors are concerned Bartizan Drive would become a cut-through. There are no sidewalks in the adjacent neighborhood and the road is where people walk. Therefore, they do not want the connection. Neighbors asked if traffic calming measures could be added, such as speed bumps or a roundabout. Could the route eventually connecting to Piney Grove Wilbon be less direct?
 - i. **Several of the neighbors' concerns are beyond the control of the applicant team. However, the applicant team will look into what can be done within the bounds of the proposal.**
 - b. Wade Nash Road: Road widening along frontage as well as sidewalk. Can another connection be added to Wade Nash?
 - i. **The developer will widen Wade Nash Road along its frontage and add sidewalks. A TIA will determine other required improvements. The applicant team noted that additional connections to Wade Nash Road may be challenging due to intersection and driveway spacing requirements.**
 - c. Overall area traffic: promises regarding improvements have been made with other projects, but the neighbors have not seen progress on those improvements. Neighbors asked about plans to realign Wade Nash Road and plans to address traffic around schools.
 - i. **The applicant team explained commitments of other projects that are known to the team including traffic lights at the intersections of Piney Grove Wilbon Rd and Wade Nash, and Piney Grove Wilbon and Honeycutt Road. The status of the realignment of Wade Nash Road is uncertain at this time. The TIA will take into account traffic generated by projects under development and will also assume annual increases in traffic.**

5. Neighbors asked about the environmental impacts to existing wildlife and noted that a Blue Heron lives on the property.
 - a. **The applicant team identified the riparian areas, buffers and other natural areas that will be preserved including the area where the blue heron has been observed.**
6. Is there any reason to think that this neighborhood will be bought up by rental companies?
 - a. **The developer, PulteGroup, does not have plans to sell homes to rental companies. PulteGroup typically applies limits to rentals in the homeowners association governing documents.**
7. Does Pulte own the property? The project boundary does not match the vicinity map.
 - a. **PulteGroup is under contract to purchase the property. 10 of the acres are to be retained by the seller.**
8. Will the homes and product type be shown on the application?
 - a. **As the project progresses, architectural design commitments will be made.**
9. Concerned they will not be listened to since they are not Holly Springs residents.
 - a. **The applicant team shared their contact information and expressed a willingness to listen and continue the conversation with them.**

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

- Investigate potential traffic calming measures with the Town to be implemented on the petitioner's site to alleviate concerns on cut-through traffic using Bartizan Drive.
- The perimeter buffers to be adjusted at rezoning submittal. Currently reviewing where those will be and will adjust on the first rezoning submittal.
- Petitioner to continue discussions with neighbors.

CONSISTENCY SUMMARY

PROJECT INFORMATION

The applicant is requesting a conditional district zoning map amendment to Neighborhood Residential Conditional District (NR-CD) for approximately 61.63 acres of the 93.76 acre subject property, as referenced by Wake County PIN: 0658001489, with a physical address of 5328 Wade Nash Road. The 61.63 acre portion of the 93.76 acre tract is currently zoned Rural Residential (RR) and is located within the ETJ of Holly Springs and is situated on the north side of Wade Nash Road. The remaining 32.13 acres of the tract are located just east of the project site and to the south of Wade Nash Road, within the Fuquay Varina ETJ.

The residential agriculture land use lies to the west and north of the subject property and is zoned rural residential (RR), an elementary school is located further west of the project site, and a small northeastern portion is adjacent to a neighborhood residential conditional use zoning district with single-family attached and single-family detached land uses.

PLAN CONSISTENCY STATEMENT (SHOWN IN GREEN BELOW)

The Future Land Use Plan Map, found within the Town of Holly Springs Comprehensive Plan (the–“FLUM”) designates the *Character Area* for the subject property as *Mixed Residential Neighborhood* which can also be found in the Land Use & Character portion and throughout the Comprehensive Plan. The Mixed Residential Neighborhood is described as follows: “*includes several housing types – single dwelling detached, single dwelling attached and multi-dwelling – that provides a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime...*”. The Unified Development Ordinance Table 2.1 shows the neighborhood residential zoning district (NR) as a permitted zoning district in the Mixed Residential Neighborhood character area FLUM designation.

The current zoning district of the subject property, RR, is not listed as a permitted zoning district for the FLUM Map Character Area designation of Mixed Residential Neighborhood. The RR district is not listed as a Character Area within the Vision Holly Springs document which indicates that the highest and best use will not be served by the current RR zoning district, and will not meet the vision for the future of Holly Springs.

The proposed rezoning request for the Wade Nash North property to NR-CD is consistent with the FLUM Mixed Residential Neighborhood Character Area designation and would result in a land use pattern that will enhance the quality of life and meet the future vision of the Town’s growth and development because it aligns with the language and guidance

found in the Comprehensive Plan for a MRN. Wade Nash North embodies the MRN designation by providing a neighborhood project that features a creative integration of multiple styles of single family attached and detached housing types offering different densities within the same neighborhood while maintaining the existing natural features, specifically:

- Development of detached and attached single family dwellings that will provide a range of home choices in the same neighborhood.
- The neighborhood layout has been designed to preserve the site's natural features by protecting the wetlands and mature trees with the residentially developed areas mainly located within existing open field areas.
- Passive and active open space areas linked with pedestrian connections will provide residents with amenities and natural areas.
- Consistency with the Mixed Residential Neighborhood designation in that the project includes several housing types/densities and a well-connected, cohesive neighborhood with pedestrian connections and open space.
- In regards to density, a thoughtful approach has been considered to transition and integrate this development into the surrounding area to ensure compatible adjacency. Per UDO Table 2.2.1.A the Neighborhood Residential Conditional Districts' allowable maximum gross density is 8 dwelling units per acre. However, the proposed development would provide a mixture of townhomes and single-family dwelling units with a maximum overall density of 4 units per acre which is consistent with the rural residential maximum gross density with a conditional rezoning, which would allow 1 du/acre and single family residential maximum gross density with a conditional rezoning which would allow 4 du/acre.

EXECUTIVE SUMMARY

Petitioner's Response

Section 1: Future Land Use and Community Character

The provision of different housing types at different price points is a key component of the Mixed Residential Neighborhood.

The Wade Nash North neighborhood would provide a standalone community with a mix of single-dwelling residential lots, by utilizing rear-loaded townhomes, front-loaded single-family and rear-loaded single family, in a variety of sizes and types aligning with the designated mixed residential neighborhood character area for the subject property.

The Wade Nash North neighborhood provides an amenity center, which will comprise of a pool and cabana, within a quarter-mile pedestrian shed, allowing residents to access recreation within a short walk. A tot lot and pocket park will also be within the neighborhood, as will a walking trail situated around the stormwater pond in the center of

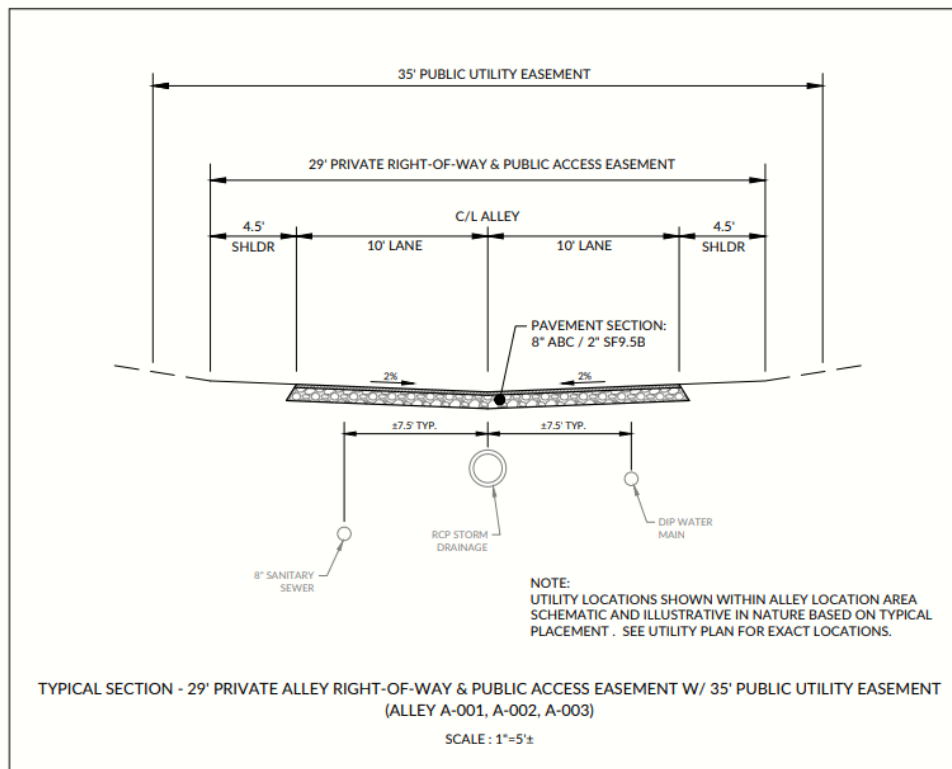
Town of Holly Springs Conditional Rezoning Request
Wade Nash North Plan Consistency / Executive Summary

the site, creating a network of community space. The addition of sidewalks, a sidepath along the Wade Nash Road frontage, connections to existing roads, and stub streets to future connections will provide connectivity and transportation options for residents.

Section 2: Transportation /Comprehensive Transportation Plan

Wade Nash North is located to the northeast of the intersection of Wade Nash Road Road and Piney Grove Wilbon Road. The applicant has provided a traffic impact analysis, which recommends roadway improvements consistent with the Town of Holly Springs Comprehensive Transportation Plan as it relates to frontage improvements and NCDOT requirements. All internal streets will be dedicated to the Town and the streets will be designed and fully constructed to the Town of Holly Springs Engineering Design and Cosntruction Standards. The alleys will be modified as depicted in **Diagram 1** below. A roundabout will be implemented on the west portion of the site to calm traffic and provide pedestrian safety. Wade Nash North will provide full movement access on Wade Nash Road, approximately 3,100 feet east of Piney Grove Wilbon Road, opposing a future collector street (Grassy Hills Lane Extension) on the south side of Wade Nash Road and proposes cross-connection to Bartizan Drive which would provide secondary access to Wade Nash Road via Basilica Drive.

DIAGRAM 1: Typical for Modified Alleys:



Town of Holly Springs Conditional Rezoning Request
Wade Nash North Plan Consistency / Executive Summary

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

The Wade Nash North community, per the Town of Holly Spring's Green Way Plan, will provide a 10' side path across the subject site's Wade Nash Road frontage. A sidewalk system on both sides of the interior streets will be provided. In addition, passive and active open spaces are linked with 5' wide sidewalks that will incorporate the natural features of the site. An active amenity site, with a pool and cabana, is centrally located within the project along with a tot lot and pocket park. The project includes tree preservation, active recreation, and flexible open space as follows:

Type	Required	Wade Nash North Plan
Tree Preservation Area	20%	20% (12.33 acres)
Active Recreation Area	5%	5% (3.08 acres)
Flexible Space	5%	5 % (3.08 acres)
Other Common	0 %	6% (3.70 acres)

Section 4: Community Facilities

Wade Nash North is mindful of the increased demand for public services that will be induced as the Town continues to grow. The Comprehensive Plan contains language on influences on infrastructure and the Wade Nash North neighborhood, along with other proposed development in the area, is considered a new service area and will annex into the corporate limits of the Town. Demand for police and fire protection, parks and recreation, schools, and new road capacity will increase. As the community infrastructure expands to this area, Wade Nash North is committed to providing infrastructure improvements to the subject property as well as providing improvements to the transportation connections as dictated by the CTP.

Section 5: Infrastructure and Utilities

The proposed Wade Nash North residential development is located along the north side of Wade Nash Road approximately one-half mile east of Piney Grove Wilbon Road. The proposed Symphonia residential development adjoins approximately one-half of the western project boundary of Wade Nash North. The proposed roadway stubs and interconnectivity for public water and sewer infrastructure have been coordinated between both proposed developments including an extension of Bartizan Drive from its current stub location within Alexander Woods subdivision such that it will extend westward through both developments to Piney Grove Wilbon Road.

Provided below is a summary description of the roadway, water and sewer infrastructure associated with Wade Nash North.

Roadways:

Town of Holly Springs Conditional Rezoning Request
Wade Nash North Plan Consistency / Executive Summary

The project has approximately 1,150 linear feet of roadway frontage along Wade Nash Road. This existing 2-lane roadway will be widened along the project frontage to one-half of its ultimate cross-section as a 4-lane median-divided thoroughfare including curb and gutter, sidewalk, and right-of-way dedication in accordance with the Town of Holly Springs Comprehensive Transportation Plan. The internal streets throughout the development will be designed and constructed in accordance with the Town of Holly Springs Engineering Design and Construction Manual.

The proposed Master Plan includes a primary entrance onto Wade Nash Road, an extension of Bartizan Drive from the eastern boundary including a connection to the proposed Symphonia development, and two additional roadway stubs – one to the eastern boundary and one to the western boundary.

Public Water:

The nearest public water main is a 12" line along Piney Grove Wilbon Road that currently terminates at it's intersection with Southern Crossing Boulevard approximately one mile northwest of Wade Nash North. The proposed Symphonia development includes an offsite extension of this waterline southward along Piney Grove Wilbon Road and through its proposed development including an extension along its project frontage of Wade Nash Road that will terminate approximately 600' from the Wade Nash North project frontage. Wade Nash North will extend this waterline approximately 2,000' from the Symphonia stub location so as to span the full project frontage along Wade Nash Road.

Public water mains will also be extended internally throughout the development including each of the proposed roadway stub locations, providing public water service to each of the proposed new residences. All water mains will be designed and constructed in accordance with the Town of Holly Springs Engineering Design and Construction Manual.

Public Sewer:

The nearest public sewer main is located adjacent to the existing Basal Creek pump station within Wildwood Subdivision approximately 1,500' northeast of Wade Nash North. The proposed Symphonia development includes an offsite sewer extension of approximately 2,200' from the Basal Creek pump station that will run through the proposed Wade Nash North development to the eastern boundary of Symphonia, which is a common boundary line shared between both developments. The proposed sewer layout for Wade Nash North has been coordinated with the Symphonia development for consistency with the planned offsite sewer extension.

Public sewer mains will also be extended internally throughout the development providing public sewer service to each of the new proposed residences. All sewer mains will be designed and constructed in accordance with the Town of Holly Springs Engineering Design and Construction Manual.

Town of Holly Springs Conditional Rezoning Request
Wade Nash North Plan Consistency / Executive Summary

Section 6: Natural Resources

Wade Nash North includes tree preservation consistent with the Town's tree protection ordinance. The site includes natural areas associated with Basal Creek (Bass Lake/Mills Pond) which have been prioritized by maintaining the 100' buffer on the north portion of the site. An existing stream, pond, and vegetation will also be preserved that will allow residents the ability to enjoy the natural environment viewshed throughout the neighborhood. The development will be sensitive to the existing natural resources and will incorporate sustainable stormwater practices.

DESIGN GOALS NARRATIVE

The Wade Nash North project will incorporate and/or achieve the following design goals as described in UDO Section 2.4.3.A 1.

- 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 development will maintain the existing stream located in the middle of the parcel as well as the pond that is located to the southwest of the stream, on the western portion of the site. Mature trees are located in the northern and eastern portion of the site and will be retained as tree preservation. Where the site currently contains no trees in the tree preservation areas, revegetation will occur to be consistent with the tree preservation standards of the UDO. A 10' type A perimeter buffer will be provided as well as a 30' thoroughfare buffer along Wade Nash Road.

- 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 existing natural areas on this site will preserve the viewshed internally. While this development lies within the ETJ and is surrounded by agricultural lands and single family residential, Wade Nash North has taken great care to transition into the adjacent properties by maintaining a density that is in keeping with single family residential.

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

The applicant understands the importance of the Town's commitment to pedestrian connectivity. Therefore, the plan will include a 10' side path along Wade Nash Road extending the length of the development. This will provide a critical connection and create a safe route for pedestrians to enjoy the 30' required thoroughfare buffer along Wade Nash Road. The amenity site open space is designed to be accessible to all users within the project and will be connected by way of sidewalks along all public roads.

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

The development is providing street connectivity to the subdivision to the east and will extend Bartizan Drive via a public street with a 55' ROW through the development. Thoroughfare connection stubs will be provided to the property to the west to align with proposed stubs in the Symphonia development. Along with a roundabout in the center of the project. At the southern portion of the development, another public

street with a 55' ROW will provide a thoroughfare connection stub to the east, running through the project to connect to the western boundary. The main point for ingress/egress will be located at the eastern side of the development off Wade Nash Road. Sidewalks will be located on all public ROW creating pedestrian connectivity internally and externally.

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

As part of the master plan process, the developer has retained an environmental consultant to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is carried out, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter will be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. This site is not within a critical watershed.

6. Creativity and imagination in the process of development.

Wade Nash North is providing an alternative alley section, in order to create an alley-oriented vista, with walkways on either side of both the alley and the courtyards. The courtyards will create a community space where pedestrians are able to walk out their front door and enjoy the pedestrian connectivity without the typical pedestrian and vehicular interaction. This will be a safe space for residents, and one they can enjoy together.

The open space areas will be connected into the pedestrian walkway system throughout the neighborhood, creating enjoyable active opportunities as one utilizes the many green spaces as well as the cabana and pool amenity, tot lot, and pocket park areas.

7. Unique architecture or sustainable design.

Architectural elements can also serve as important transitional features for new development. A clearly established residential character is expected to remain, and infill development will blend with nearby residential neighborhoods through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, cornices, facade materials, roof types and other details.

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

The open space requirement for this community is 30% or 18.49 acres, and the applicant is providing 36% or 22.19 acres of open space with a desired amenity site, aesthetically pleasing tree preservation and revegetation, and efficiently designed SCM's.

9. Variety in housing types and physical development patterns.

Wade Nash South will offer a variety of housing types that will range in sizes, layout and colors. Lot sizes will vary, and houses will face a vehicular connection. The neighborhood has incorporated pedestrian and vehicular movement internally that optimizes the existing natural environment while enhancing connectivity to the surrounding area.

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

The property historically has been used as agricultural land. According to the North Carolina State Historic Preservation Office GIS map, there are no historical structures located on the project site. The buffer zone designated against the NC Wildlife Corridor is being maintained at the northern portion of the neighborhood.

WADE NASH NORTH

DEVELOPMENT & DESIGN MANUAL



CONTACT LIST:



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Raleigh NC 27601
919.828.0564

Table of Contents

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1. INTRODUCTION

1.1 Purpose

The land in this part of the Town was typically utilized for agricultural purposes and as Holly Springs continues to grow has introduced single family neighborhoods adjacent to the Wade Nash North property. Alexander Woods lies to the east and Wildwood to the north, both being single family detached neighborhoods. Wade Nash North would introduce the multi residential neighborhood into this area, with a mix of single-family rear loaded, front loaded and rear loaded townhomes. This Design Manual utilizes conceptual images to convey design elements which speak to the design, quality of materials, and the type, character and relationship of design elements that may be used and combined to create a unique sense of place.

This Manual provides the developer with the opportunity for flexibility and creativity to achieve a committed level of design and quality. The photos in this Manual are conceptual examples of the materials and design envisioned for Wade Nash North. The materials, architectural features, fixtures, hardscape, and landscape components depicted are a.) not intended to be exclusive, b.) not exhaustive examples of design elements that will meet the level of quality required, and c.) not required to be duplicated in the design or construction of Wade Nash North. Instead, the design elements are intended to be used as examples of acceptable building elements, fenestration and materials, lighting, landscaping and gathering and open spaces. These elements are intended to be applied in a manner that promotes variability and variation to achieve the overall goal of creating a high-quality residential neighborhood that provides appropriate adjacency to its neighboring lands.

1.2 Vision

Generally, Wade Nash North will accomplish the design objectives by:

- Thoughtfully creating lots for multiple residential building types to provide appropriate transitions in scale and density.
- Creating special and unique activation areas within the townhome courtyards.
- Utilizing unique site features to create an enjoyable environment that is cohesive and consistent, flowing into and out of the adjacent properties by providing connectivity measures, such as roadways, walkways, and trails.
- Visually enhancing the development site as well as the external viewshed from Wade Nash Road and adjacent sites.
- All residential dwellings will be visually interesting and implement compatible design on the front, side, and rear facades.
- The amenity site will consist of a cabana and pool and will be architecturally consistent with the residential dwellings.

Illustrative Plan for Courtyard and Attached Units



Rendering of Courtyard Area for Attached Units:



2. LAND USE

The Wade Nash North neighborhood lies in the southeastern portion of Holly Springs along the north side of Wade Nash Road between the intersection of Piney Grove Wilburn Road to the west and North Broad Street to the east. Currently 5328 Wade Nash Road is zoned Rural Residential and is located within the Extraterritorial jurisdiction of Holly Springs. Holly Springs' Future Land Use Map identifies the subject property as Mixed Residential Neighborhood, therefore, Wade Nash North will remain consistent with the vision of the Town, and is proposing a conditional rezoning to Neighborhood Residential, a permitted zoning district within the Mixed Residential Neighborhood designation. Wade Nash North would provide approximately 230-240 single use residential dwellings, consisting of rear load townhomes, front load single-family detached homes and rear load single-family detached homes. Pedestrian and vehicular connectivity will provide the residents access to family friendly green space, amenities and natural view sheds while enjoying activated streetscapes. Architectural variation between home sizes and styles will ensure an enjoyable visual experience.

3. ZONING

The proposed conditional rezoning to Neighborhood Residential (NR CD) is consistent with The Town of Holly Springs Future Land Use Map. Currently the land is zoned Rural Residential. The conditional rezoning to NR CD will provide the Town with a neighborhood that achieves the desired mixing of residential uses called for in the MRN standards.

USE	NR
Residential Uses	
Attached Dwelling	P
Detached Dwelling	P
Recreational Uses	
Recreation facility, indoor	PS
Recreation facility, outdoor (<50 acres)	PS
Infrastructure Uses	
Infrastructure/Utilities (minor)	PS
Solar energy Systems - Small	A
KEY: P – Permitted Use PS- Permitted Use with Additional Standards A – Accessory	

4. PROPOSED DEVELOPMENT

The Wade Nash North development is a mixed-use residential neighborhood proposed on approximately 62 acres, a portion of the 93.76-acre site. A mix of single dwelling residential lots, approximately 230-240 dwelling units, +/- 3.7 du/ac, to include front load single-family, rear load

single-family and rear load townhomes in a variety of sizes and types. The development is providing a connection stub to the adjacent land on the southeastern boundary as well as a connection to Bartizan Drive on the northeastern boundary which will implement a roundabout internal to the site to then end with a connection stub on the western boundary. The main point of ingress/egress will be located at the eastern side of the development off Wade Nash Road. A sidewalk system will be provided on both sides of the interior streets linking into the passive and active open spaces to incorporate full range of movement throughout the site. The site includes natural areas associated with Basal Creek (Bass Lake/Mills Pond) which have been prioritized by maintaining the 100' buffer on the north portion of the site and preserving the existing stream, pond, and vegetation to allow residents the ability to enjoy the natural environment viewshed throughout the neighborhood. The project's epicenter will be the pool and cabana area, which connects to a pocket park. Additional active recreation amenities shall include one or more of the following: tot lot, seating/gathering space, dog park. These areas will offer a gathering space for the residents, inviting them to enjoy their community.



4.1 Development Standards

The base NR development standards shown in light blue below shall apply to the Wade Nash North development. Where a standard is not defined below, the development standards for the NR district in the UDO, found in Section 2.2.1 shall apply

NR-CD Development Standards		
Development Density (N1)	UDO Standard	PROPOSED WITH CD
Maximum Gross Density (units/acre) *	5 by-right 8 with CD	4
Open Space and Conservation Area (N3)		
Total Open Space	30% Required / 18.49 Acres	38.26% / 23.58 Acres
Tree Preservation Area	20%	20% / 12.33 Acres
Active Recreation Area	5% Required	7.25% - 4.47 Acres
Flexible / Common Open Space	5% Required	11% - 6.78 Acres
Attached Dwelling Allocation (N4)		
Maximum Units*	50% with CD	50%
Lot Configuration		
Minimum Lot Area (sf)		
Detached Dwellings (N2)	5000 sf	5000 sf
Attached Dwellings (N4)	None	None
Minimum Lot Width at the Setback Line (ft)		
Front Load Detached Dwellings*	26 ft	51 ft
Rear Load Detached Dwellings*	26 ft	39 ft
Rear Load Attached Dwellings	18 ft	18 ft
Minimum Lot Frontage (ft) (N5)		
Front Load Detached Dwellings*	18 ft	45 ft
Rear Load Attached/Detached Dwellings	18 ft	18 ft
Minimum Lot Frontage for a Driveway (ft) (N7)		
Front Load Detached Dwellings*	60 ft	45 ft
Rear Load Attached/Detached Dwellings*	60 ft	18 ft
Building Placement		
Thoroughfare Setback (ft)	25 ft	25 ft
Primary Building Setbacks (ft) (N8)		
Front Setback (minimum)	5 ft	5 ft
Front Setback (maximum) (N9)	20 ft	20 ft
Side - Corner Setback (minimum)	5 ft	5 ft
Side - Interior Setback (minimum) (N10)	5 ft	5 ft
Rear Setback (minimum)	20 ft	20 ft
Rear Setback from Alley Centerline (minimum)	15 ft	15 ft

Minimum Driveway Length (ft)		
Front Load Dwellings	25 ft	25 ft
Rear Load Dwellings*	No standard exists	18 ft
Accessory Building Setbacks (ft)		
Accessory Structure < 144 sf	3 ft	3 ft
Accessory Structure ≥ 144 sf	5 ft	5 ft
Setback from Alley Right of Way ≥ 144 sf (minimum) (N11)	5 or 20+ ft	5 or 20+ ft
Building Height		
Primary Structure(s) (maximum)*	35ft	50 ft
Accessory Structure(s) (maximum) (N12)	25 ft	25 ft
Residential Finished Floor Elevation Above Sidewalk Grade (ft)*	1.5 ft	1.5 ft

*Indicates a deviation from the by-right standard, and a condition has been proposed as part of the CD process.

NOTES - Development Standards Per Town of Holly Springs UDO	
N1	For individual lots or projects containing multiple districts, calculated based on the district in which a majority (50% of buildable area or greater) of the buildable area of a lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N2	Reference Chapter 8 Building, Site & Subdivision Lot Design Standards.
N3	Common open space and/or conversation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more lots and Site Plans that include apartment dwellings and attached dwellings.
N4	Reference uses in Chapter 3.
N5	The Lot Frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the Frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N6	The minimum shared easement width as measured at Right-of-Way.
N7	For lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. For new lots or for lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N8	Residential dwellings in established neighborhoods may be eligible for a front setback reduction based on the building placement on adjacent lots. See Section 2.3.5. for allowances.

N9	Not applicable to detached dwellings with front-loaded driveways. Exceptions may be granted by the Administrator to accommodate tree preservation area, steep topographic conditions, or similar environmental features.
N10	Attached dwelling units are allowed a 0-ft side setback where the unit shares a common wall with another dwelling unit.
N11	The building may be less than 5 ft or more than 20 ft from the right-of-way to avoid haphazard parking arrangements that may be disruptive to alley access.
N12	Accessory structures shall not exceed the height of the primary structure on the lot/property.

5. DESIGN STANDARDS

The following standards shall apply to all proposed residential dwellings within the Wade Nash North development.

5.1 Primary Façade Materials

The primary façade material (excluding windows, doors, roofing, fascia or soffit materials) must constitute a minimum of 35% of the façade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building lighter and smoother materials placed near the top.

The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 discernable color families.

Allowable Primary Façade Materials: Type 1 Materials.

- Brick
- stone (e.g., natural/cultured, limestone, marble, or granite)
- split-face block (integral color)
- architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; a combination thereof
- or similar material approved by the Administrator

Allowable Secondary Façade Materials: Type 2 Materials

- wood siding
- fiber cement siding
- stucco
- tile
- EIFS
- or similar material approved by the Administrator

Prohibited Façade Materials: Type 3 and Type 4 Materials

- (Type 3) high quality, smooth finish metal panel or similar material approved by the Administrator
- (Type 4) vinyl siding
- smooth-faced gray concrete block
- painted or stained brick
- stone or concrete (including concrete block)
- metal siding
- plastic
- or similar material approved by the Administrator

5.2 Residential Activation Features

Residential Buildings shall provide a minimum of 3 of the following activation features:

- 1 or more dormer windows or cupolas
- A recessed entrance(s)
- A covered porch(s)
- Pillars, posts, or columns next to the doorway(s)
- 1 or more bay windows projecting at least 12 inches from the façade plane
- Eaves projecting at least 6 inches from the façade plane
- Raised corniced parapets over the entrance door(s)
- Multiple windows with a minimum 4-inchwide trim
- Integrated planters that incorporate landscaped areas or places for sitting.



5.3 Cluster Mailbox Standards

All cluster mailbox units shall be located to accommodate safe, short-term parking for mail delivery vehicles and resident pick-up. Parking may be on-street provided there is suitable width so as not obstruct to the flow of traffic, as indicated by parking areas on street cross sections in the Engineering Design & Construction Standards. All such parking shall be out of any utility rights-of-way.

Appearance Standards (20 or more receptacles):

- Shall be built into a wall as part of a building façade; or
- Shall be freestanding and shall be constructed with the following design and appearance requirements:
 - Primary building material shall be consistent with the style of the development or project.
 - Sets on a decorative pedestal or is fixed to two decorative posts.
 - Designed as an architectural feature to create the identity of the project or subdivision.
 - Provides foundation landscaping around the base of the structure per the requirements of Section 5.3.4 of this UDO.
 - All cluster mailbox units shall remain free and clear of signs, except for any sign required by any local law, state or federal governmental agency.
 - Security Features. Security lighting shall be provided.
 - Maintenance. The owner of the common area or private easement in which the cluster mailbox unit or combination of cluster mail box units is located shall be responsible for maintenance of such unit(s).

5.4 Landscape Design

Key Elements:

- No single species of landscape material, except grass, shall constitute more than 25% of the plant material of its type installed with detached residential lots.
- Foundation Landscaping:
 - will be provided along any façade facing a street as well as 25% of the adjacent façade.
 - At least one overstory tree, deciduous or evergreen, for every 5,000 square feet of landscaped area outside the structure or for every 3,000 square feet outside the structure or a proportional combination.
 - At least one large shrub, 1.5 medium shrubs, or 2 small shrubs for every 1,000 square feet of landscaped area outside the building or a proportional combination.
- Perimeter Buffers
- Street Trees

- On Collector, Local and Cul-de-sac Streets where the setback is less than 20 feet a deciduous tree will be installed at a spacing of a minimum of 30-feet from center of trunk to 45-feet from center of trunk.

Where the setback is greater than 20-feet spacing shall be a minimum of 50-feet from center of trunk to 60-feet from center of trunk.

Trees will be located in the public right of way centered within the utility strip between the sidewalk and curb.

- On a Thoroughfare, deciduous trees will be installed with minimum size at planting of 2.5 inch caliper and spaced a minimum of 40-feet from center of trunk to a maximum of 60-feet from center of trunk.

Trees will be located within 5-feet from the right of way line on the private property side.

- All trees will be located a minimum of 25-feet from the base of all street light poles.
- All trees located on the alleys will be located within the sidewalk in grates.

5.5 Gathering and Open Space



Key Elements:

- The minimum overall open space provided shall be 18.49 Acres or 30%. The overall open space being provided is 23.58 acres or 38.26%.
- The residential neighborhood will be served by a private active recreation open space area and shall contain the following features:
 - Cabana
 - Pool
 - Pocket Park
- Other Active recreation amenities shall include one or more of the following
 - Tot lot
 - Seating/gathering space
 - Dog Park
- One SCM shall incorporate a walking trail

- The tree preservation / revegetation area being provided is 20% or 12.33 acres
- The active recreation open space being provided is 4.47 acres
- The flexible / common open space being provided is 6.78 acres



Town of Holly Springs Conditional Rezoning Request Wade Nash North Conditions

CONDITIONS

1. The maximum gross density by right in the NR zoning district for residential dwellings is 5 units per acre and with a conditional district rezoning one may request a maximum gross density of 8 units per acre. The Pulte Group proposes a maximum gross density of 4 units per acre for the Wade Nash North neighborhood.
2. The maximum attached dwelling allocation with a CD is 50%. Pulte Group proposes a maximum density allocation of 50%.
3. The Pulte Group proposes the following minimum lot widths at the setback_line:

Minimum Lot Width at the Setback Line (ft)		
Units	Allowed Minimum	Proposed Minimum
Front Load Detached Units	60	51
Rear Load Detached Units	26	39
Rear Load Attached Units	18	18

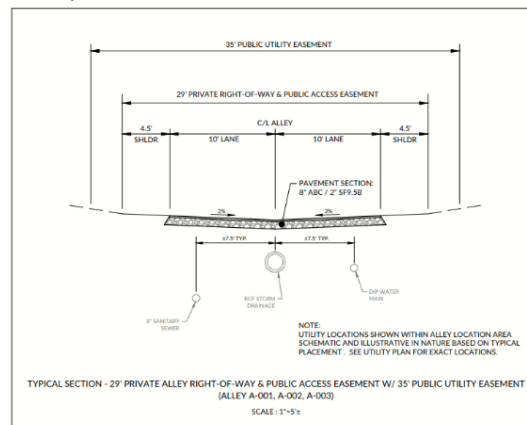
4. The Pulte Group proposes the following minimum lot frontage:

Minimum Lot frontage (ft)		
Units	Allowed Minimum	Proposed Minimum
Front Load Detached Units	18	45

5. The Pulte Group proposes the following minimum lot frontage for a driveway:

Minimum Lot frontage at the Right-of-Way for a Driveway (ft)		
Units	Allowed Minimum	Proposed Minimum
Front Load Detached Units	60	45
Rear Load Attached/Detached Units	60	18

6. The UDO does not have a standard for the minimum driveway length for rear load units. The Pulte Group proposes the minimum driveway length of 18 ft from edge of pavement for rear load units.
7. The maximum primary structure building height allowed with a CD is 50 ft. The Pulte Group proposes the primary structure building height maximum of 50 ft.
8. The Pulte Group would like to propose a modified alley, limited to the attached dwelling unit section. The modified alley will be private with a public access easement, as depicted below and is consistent with the Master Plan and Executive Summary:



MASTER PLANS

WADE NASH - NORTH

TOWN PROJECT #23-REZ-PLPRE202300078

4600 BASILICA DR | HOLLY SPRINGS, NC 27540 | WAKE COUNTY

JUNE 30, 2023

SITE DATA TABLE

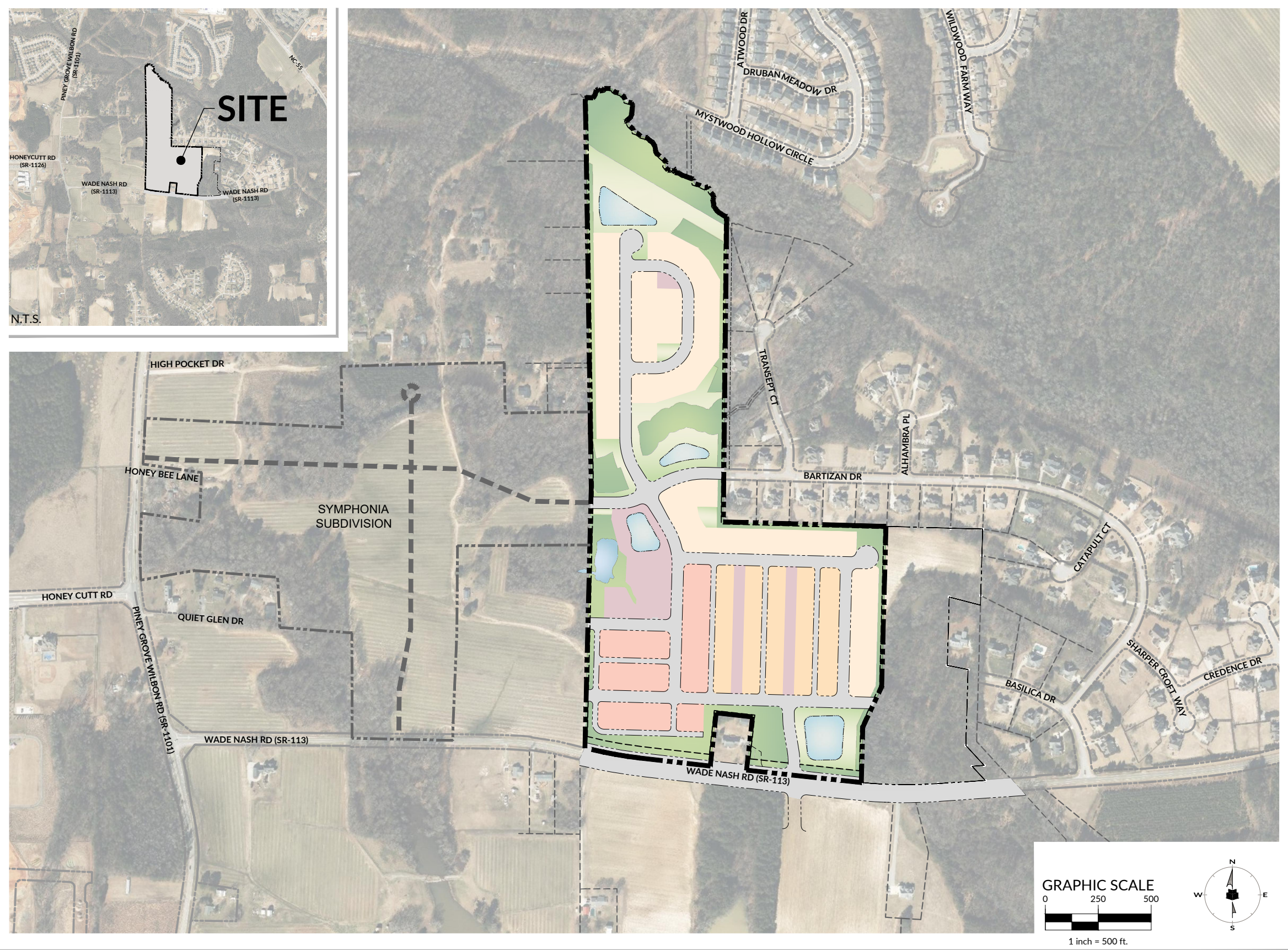
PARCEL INFORMATION:

PINs	REAL ESTATE ID	ADDRESS	OWNER	ACREAGE
PORTION OF PIN# 0658-00-1489	0017050	4600 BASILICA DR	DAVIS, DAVID CHARLES	93.76
SCOTT, DAVA DAVIS TRUSTEE				
SITE ACREAGE: 61.63 AC. (PORTION)				
CURRENT LAND USE: RESIDENTIAL/ AGRICULTURAL				
FUTURE LAND USE: MIXED RESIDENTIAL				
EXISTING ZONING: RURAL RESIDENTIAL (RR)				
PROPOSED ZONING: NEIGHBORHOOD RESIDENTIAL - CONDITIONAL DISTRICT (NR-CD)				
PROPOSED DENSITY: 4.00 DU/AC				

NR-CD Development Standards

Development Density (N1)	UDO Standard	PROPOSED WITH CD
Maximum Gross Density (units/acre) *	5 by-right 8 with CD	4
Open Space and Conservation Area (N3)		
Total Open Space	30% Required / 18.49 Acres	38.26% / 23.58 Acres
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Flexible / Common Open Space	5% Required	11% - 6.78 Acres
Attached Dwelling Allocation (N4)		
Maximum Units*	50% with CD	50%
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Accessory Structure ≥ 144 sf	5 ft	5 ft
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Primary Structure(s) (maximum)*	35ft	50 ft
Accessory Structure(s) (maximum) (N12)	25 ft	25 ft
Residential Finished Floor Elevation Above Sidewalk Grade (ft)*	1.5 ft	1.5 ft

Note: For N# notations above, refer to Wade Nash - North Design Manual



INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	COVER
C1.00	CONCEPT & ZONING PLAN
C2.00	TRANSPORTATION & MOBILITY PLAN
C3.00	UTILITY PLAN
C4.00	OPEN SPACE PRESERVATION & LANDSCAPE PLAN

CONTACT LIST:

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PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



PREPARED BY:

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License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

DEVELOPER:

PULTE GROUP

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CARY, NORTH CAROLINA 27518
PHONE #: 919-448-6308
ATTENTION: ROB RUDLOFF



MASTER PLANS
WADE NASH - NORTH
WR PROJECT NO: 02210179-20
TOWN OF HOLLY SPRINGS:
MUNI PRO NO:
#23-REZ-PLPRE202300078
INITIAL PLAN DATE: 05/16/2023

WADE NASH - NORTH

CONDITIONAL DISTRICT MASTER PLAN - CONCEPT & ZONING PLAN



EXISTING PARCELS

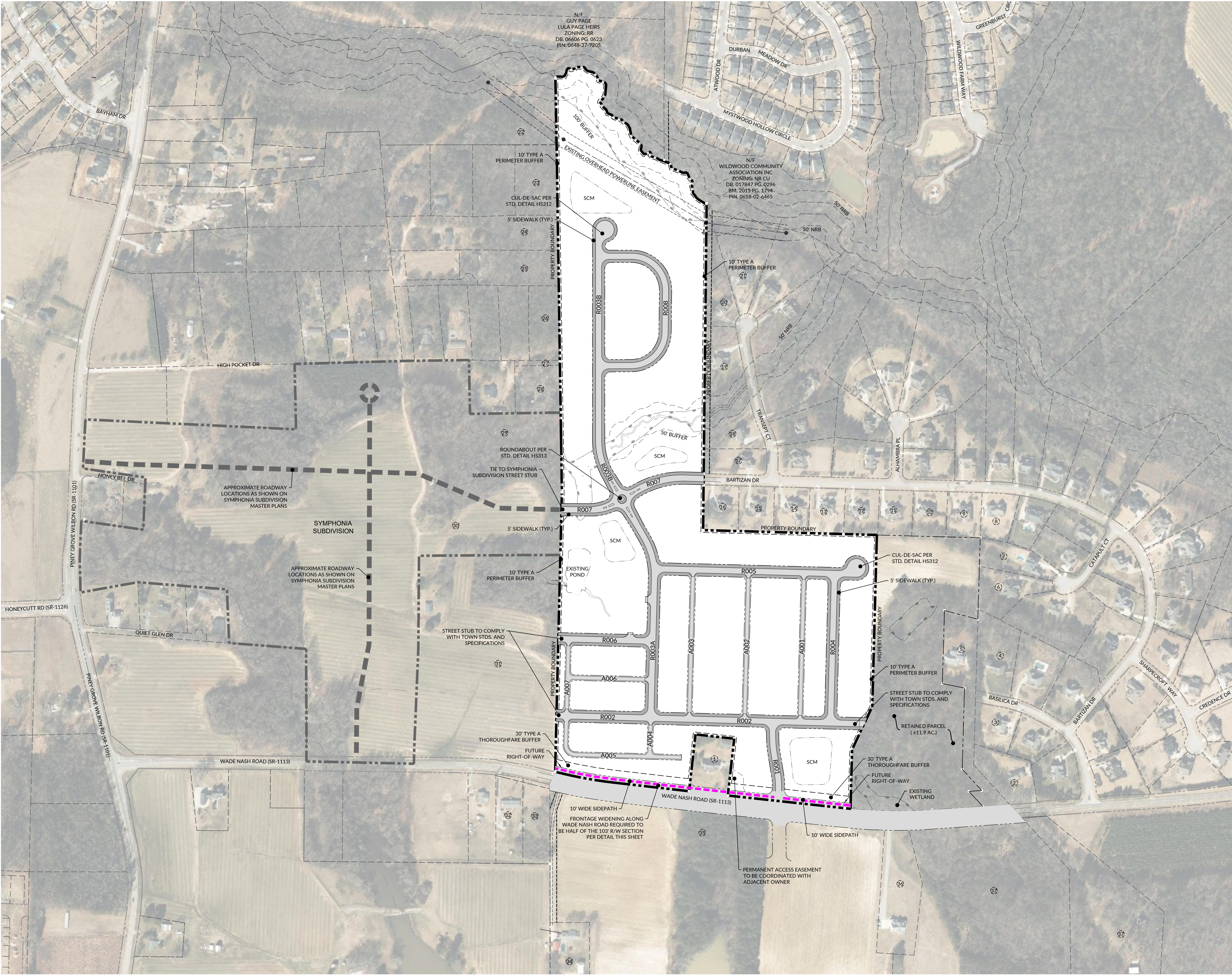
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1		ROBERT, EARNHARDT BOSS, EARNHARDT	RA	005033	00356	1991	1113	0647-99-8993
2		HILL, JASON	RA	015821	02103	2000	1572	0657-19-2856
3		BEAR, CHRISTOPHER BEARD, DANIELLE	R-30	014692	01473	2003	341	0658-10-1088
4		DENIS, CLIFTON JONES, PATTY	R-30	016363	00892	2003	341	0658-10-1379
5		SCOTT DAVA DAVIS TRUSTEE DAVA DAVIS SCOTT REVOCABLE TRUST	RA	018271	00494	2017	1581	0658-10-0233
6		WIGGS, ELIZABETH WEDDA, MATHEW R	R-30	017207	02194	2006	267	0658-10-2667
7		ANDREWS, GEORGE ANDREWS, CAROLINE	R-30	018499	01868	2006	267	0658-10-2881
8		BEAVERS, ASA BEAVERS, ANNE	R-30	015261	02203	2006	267	0658-11-1080
9		LAYMAN, EILEEN GRIFFIN, ANDREW	R-30	019147	01630	2008	91	0658-11-0021
10		GRIFFIN, KATHY	R-30	015416	02189	2008	91	0658-01-7072
11		RANKIN, JOHN	R-30	017601	01844	2008	91	0658-01-8022
12		STRICKLAND, CHRISTOPHER STRICKLAND, MONICA	R-30	015458	02541	2008	91	0658-01-5072
13		CONNOR, JAMES CONNOR, BRIANNE	R-30	015612	02743	2008	91	0658-01-4023
14		GARRETT, CHRISTOPHER GARRETT, MEGAN	R-30	015598	02697	2008	91	0658-01-2063
15		NEWTON, DAVID NEWTON, NOMINGOO	R-30	015600	02627	2008	91	0658-01-1014
16		FARMER, TIMOTHY FARMER, AMANDA	R-30	015609	00699	2008	91	0648-91-9054
17		DURACINSKY, JOSEPH DURACINSKY, AMY	R-30	015511	01062	2013	1022	0658-01-0215
18		REINHOLD, ADAM REINHOLD, AMY	R-30	015511	02746	2008	91	0658-01-0410
19		GRAHAM, DAVID GRAHAM, JANET	R-30	015559	01919	2008	91	0648-91-9666
20		BORN, RYAN BORN, CORINNE	R-30	019190	01260	2008	91	0648-92-9043
21		RAMSEY, BEVERLY	R-30	014442	01913	2008	91	0658-02-0157
22		HEBRON SEAGROVES LLC	RR	018795	0337	n/a	n/a	0648-92-4826
23		HOOD, WALTER	RR	073238	0793	1981	824	0648-92-1448
24		BURDINE, JEFFREY	RR	017178	0336	n/a	n/a	0648-82-7286
25		QU, HONGGUO	RR	016219	2078	1998	89	0648-92-0112
26		COFIELD, JOSEPHINE JOHNSON, YERDINA	RR	04792	03043	1981	703	0648-91-1875
27		CHAVIS, LOUISE	RR	155P	01864	n/a	n/a	0648-91-1639
28		CHAVIS, LOUISE CHAVIS, SYLVESTER	RR	01876	0141	n/a	n/a	0648-91-1547
29		MARINA HOLLY SPRINGS LLC	RR	016945	02170	n/a	n/a	0648-81-9331
30		MARINA HOLLY SPRINGS LLC	RR	016945	02170	n/a	n/a	0648-80-9928
31		NATALIE WOODSON, TRUSTEE	RR	017996	00858	n/a	n/a	0648-80-9119
32		MARY GREENE	RA	018789	01066	2000	1603	0647-99-0730
33		HAROLD NORRIS	RA	08726	00318	2000	1603	0647-99-1647
34		COLLIN GRIMES	RA	018872	01891	1988	241	0647-99-2082
35		DAVIS, DAVID CHARLES SCOTT, DAVA DAVIS TRUSTEE	RA	018271	496	2056	81	0657-08-0903
36		DAVIS, DAVID CHARLES REBECCA SHELTON	RA	016894	2759	2017	1533	0657-09-7344
37		DAVIS, DAVID CHARLES SCOTT, DAVA DAVIS TRUSTEE	RA	018271	00496	16650 & 17E	1697 & 2646	0658-00-1489
38		MULLEN, CHRISTOPHER B MULLEN, KAREN R	RA	013499	01492	1994	00459	0657-18-6979

SHADING LEGEND

	SIZE
DETACHED DWELLINGS - FRONT LOAD	± 12.64 AC.
DETACHED DWELLINGS - REAR LOAD	± 5.17 AC.
ATTACHED DWELLINGS - REAR LOAD	± 6.03 AC.
ACTIVE RECREATION	± 4.47 AC.
TREE PRESERVATION/ REVEGETATION	± 12.33 AC.
FLEXIBLE/ COMMON OPEN SPACE	± 8.38 AC.
STORMWATER CONTROL MEASURE	

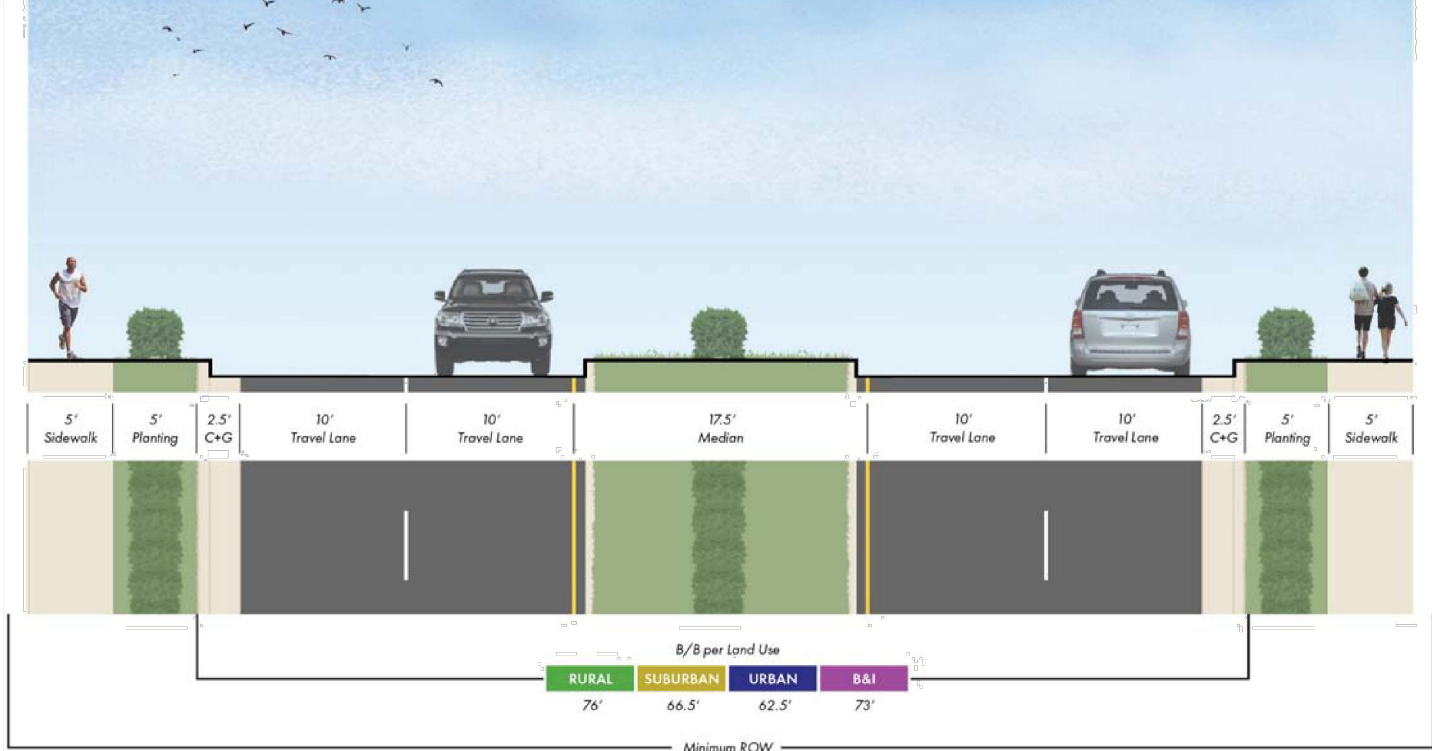
NOTES

1. PROJECT BOUNDARY INFORMATION IS BASED ON A SURVEY MAP PREPARED BY WITHERSRAVENEL, INC. TITLED "ALTA/NPS/ LAND SURVEY FOR PULTE HOMES COMPANY, LLC.; PROPERTY OF DAVID CHARLES DAVIS, REBECCA SHELTON DAVIS; AND DAVID DAVIS SCOTT REVOCABLE TRUST" DATED MARCH 3, 2023.
2. WETLANDS, STREAMS AND RIPARIAN BUFFER INFORMATION IS BASED ON A DELINEATION PREPARED BY WITHERSRAVENEL, INC. TITLED "5328 WADE NASH ROAD; WETLAND/ BUFFER DELINEATION EXHIBIT" DATED 10/24/2022.
3. SURROUNDING AREA TOPOGRAPHY, PARCELS, ROADWAYS AND AERIAL IMAGERY ARE BASED ON GIS INFORMATION.
4. SCM'S SHOWN ARE CONCEPTUAL PLACEHOLDERS AND SUBJECT TO FINAL DESIGN.
5. AREAS SHOWN FOR DETACHED AND ATTACHED DWELLINGS ARE SUBJECT TO CHANGE AS DEVELOPMENT PLANS EMERGE.
6. ACTIVE RECREATION AREA MAY INCLUDE BUT NOT LIMITED TO; POCKET PARK, SWIMMING POOL, TENNIS OR PICKLEBALL COURTS, GAZEBO, PICNIC SHELTER, MAIL KIOSK, SEATING AREAS, TOT LOT.



T-4A
Thoroughfare | 4 Lanes

T-4A Minimum



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	-	-	-	-	-
Sidewalk	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

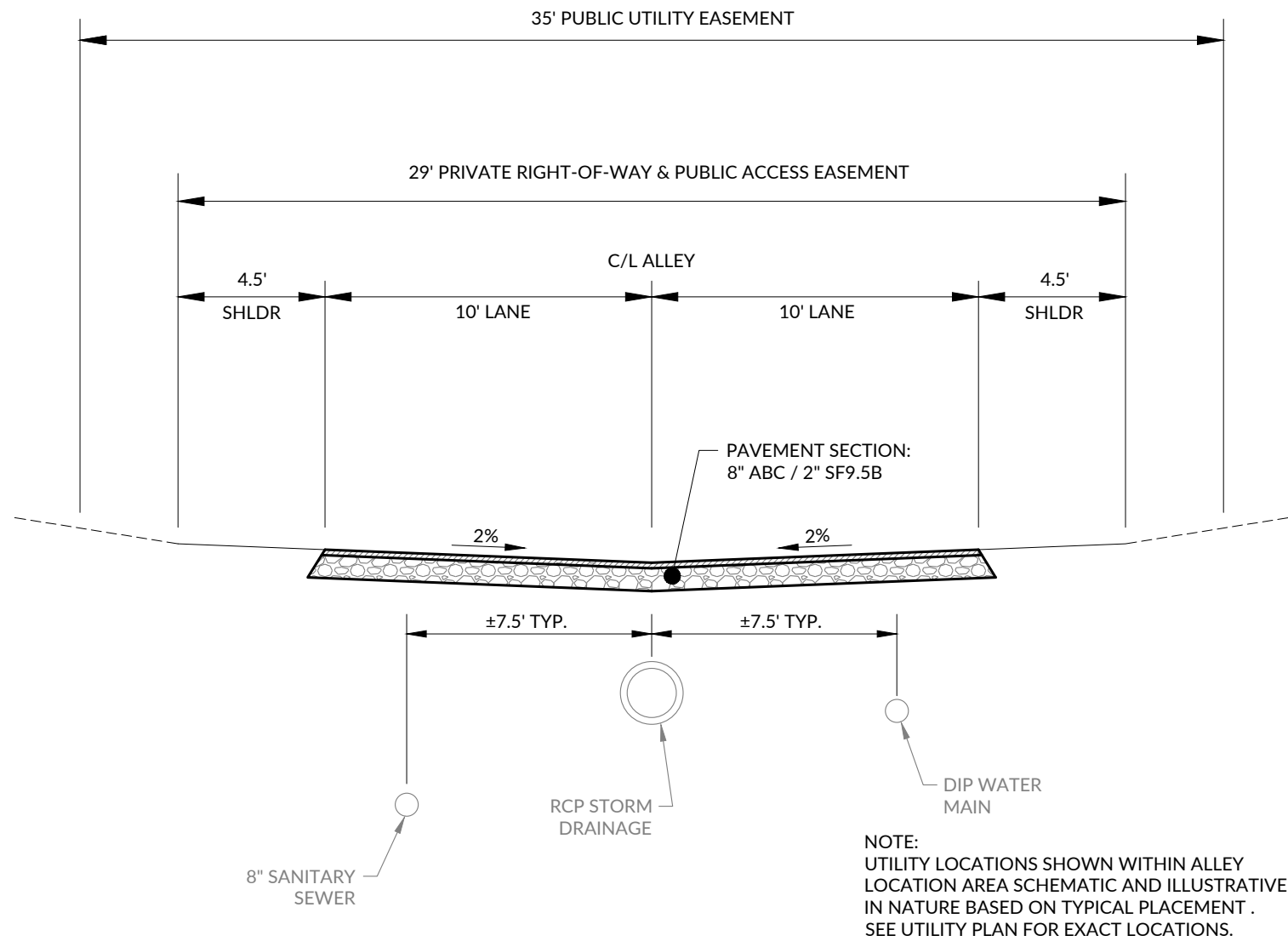
* WADE NASH ROAD CROSS SECTION

ROADWAY CLASSIFICATION:

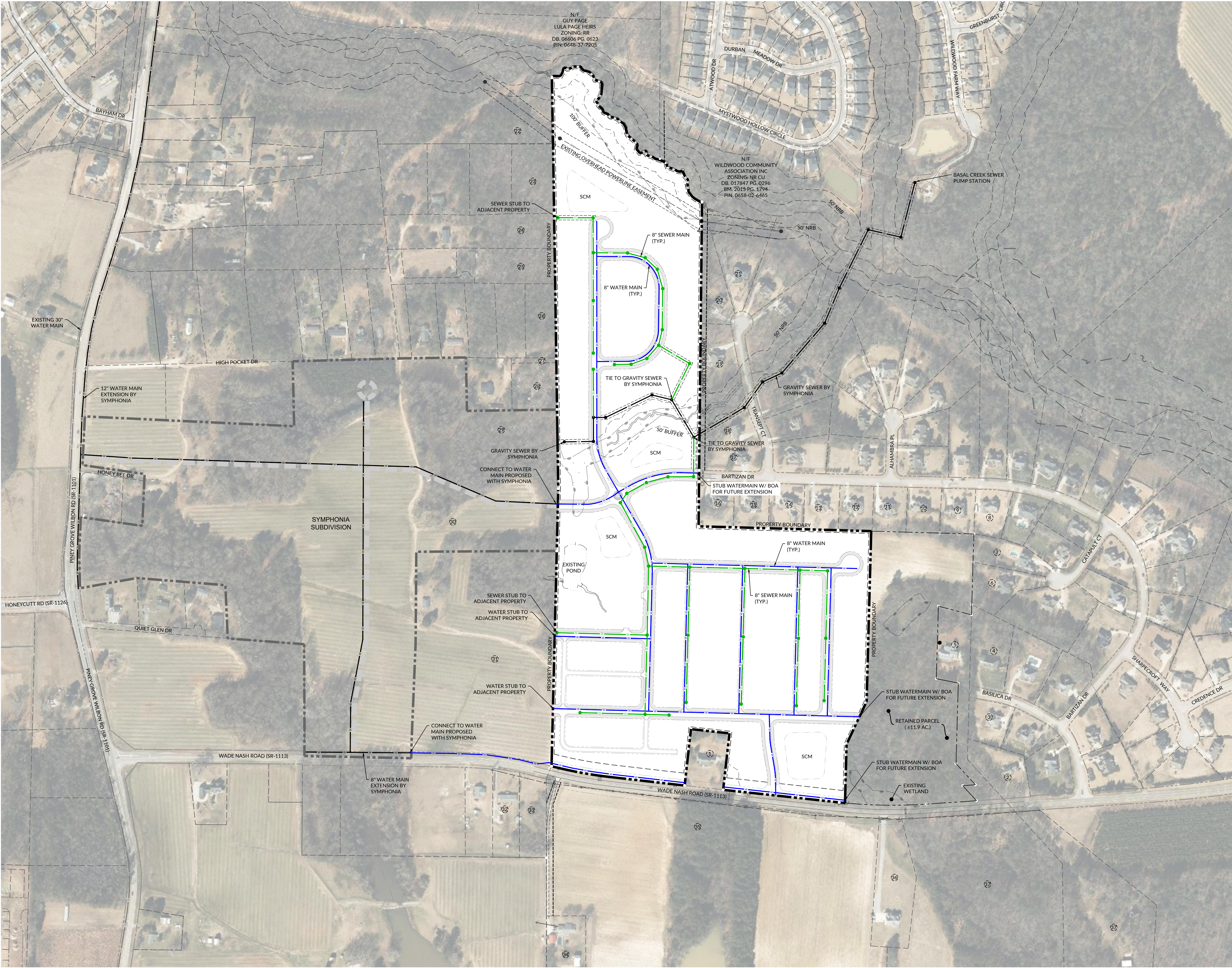
PUBLIC STREETS		
NAME	DIMENSION	ToHS STD. DETAIL
R001	55' RIGHT-OF-WAY 31' ROADWAY SECTION	HS302
R002	55' RIGHT-OF-WAY 31' ROADWAY SECTION	HS302
R003A	55' RIGHT-OF-WAY 31' ROADWAY SECTION	HS302
R003B	51' RIGHT-OF-WAY 27' ROADWAY SECTION	HS302
R004	55' RIGHT-OF-WAY 31' ROADWAY SECTION	HS302
R005	55' RIGHT-OF-WAY 31' ROADWAY SECTION	HS302
R006	55' RIGHT-OF-WAY 31' ROADWAY SECTION	HS302
R007	51' RIGHT-OF-WAY 27' ROADWAY SECTION	HS302
R008	51' RIGHT-OF-WAY 27' ROADWAY SECTION	HS302

ALLEYS		
NAME	DIMENSION	ToHS STD. DETAIL
A001	29' PUBLIC EASEMENT 20' ROADWAY SECTION	N/A (SEE DETAIL BELOW)
A002	29' PUBLIC EASEMENT 20' ROADWAY SECTION	N/A (SEE DETAIL BELOW)
A003	29' PUBLIC EASEMENT 20' ROADWAY SECTION	N/A (SEE DETAIL BELOW)
A004	25' PRIVATE EASEMENT 16' ROADWAY SECTION	HS311
A005	25' PRIVATE EASEMENT 16' ROADWAY SECTION	HS311
A006	25' PRIVATE EASEMENT 16' ROADWAY SECTION	HS311
A007	25' PRIVATE EASEMENT 16' ROADWAY SECTION	HS311

10' WIDE SIDEPATH



TYPICAL SECTION - 29' PRIVATE ALLEY RIGHT-OF-WAY & PUBLIC ACCESS EASEMENT W/ 35' PUBLIC UTILITY EASEMENT
(ALLEY A001, A002, A003)
SCALE: 1"=5'



LEGEND:

- EXISTING WATER MAINS
- SYMPHONIA WATER MAINS
- PROPOSED WATER MAINS
- EXISTING GRAVITY SEWER MAINS
- EXISTING FORCEMAIN
- SYMPHONIA SEWER MAINS
- PROPOSED SEWER MAINS

NOTES

- ONLY MAIN TRUNK LINES ARE SHOWN. SERVICES TO EACH LOT WILL BE SHOWN AT THE PRELIMINARY PLAN STAGE.
- OFFSITE UTILITY EASEMENTS MAY BE REQUIRED IN ORDER TO CONSTRUCT WATER AND SEWER LINES.

