



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, January 23, 2024**

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

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. December 13, 2023

7. Town Council Meeting Representative

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

9. Zone Map Change Petitions

- a. Village Gate Rezoning 23-REZ-08

10. Development Plans

- a. Friendship Road Industrial Development Plan 22-DP-10

11. Other Business

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

12. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday, December 13, 2023 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **December 13, 2023**. At 7:00 p.m. after determining a quorum was present, Thomas Urquhart called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Aaron Prichard, Senior Planner – Long Range
Catherine Jacobs, Engineering Manager
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Thomas Urquhart, *Vice-Chairperson*
Ernie Carpico
Joanna Holder
Van Crandall
Roger Bess
Courtney Patterson

Members Absent: Rick Madoni, *Chairperson*
Josh Prizer

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *November 28, 2023 Minutes*

Motion:

Motion to approve the November 28, 2023 Minutes.

Motion by: Ms. Patterson

Second by: Mr. Bess

Action: The Planning Board vote in favor of the motion (6-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- December 19 – Mr. Bess
 - January 16 – Mr. Carpico

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday, December 13, 2023 - 7:00 p.m.

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Comprehensive Plan Amendments

a. Honeycutt / Wade Nash Road Comprehensive Transportation Plan (CTP) Amendment 23-CPA-02

Mr. Prichard presents the Staff report to the Board

Ms. Jacobs continues to present the three Traffic Study scenarios for this intersection.

The applicant presents to the Board.

Nate Bouquin, Traffic Engineer Lead
McAdams
621 Hillsborough St., Suite 500
Raleigh, NC 27603

Some points from the Traffic Engineer include the following:
what is a CTP? why amend a CTP? recommendations for amendment to the CTP as well as a few reasons why to amend this CTP.

Petitioner, an adjacent Landowner, Petitions to the Board to approve the Honeycutt/Wade Nash Rd Comprehensive Plan Amendment.

Ms. Natalie Betts Woodson
5741 Sand Dune Way
Holly Springs, NC 27540

The Planning Board has discussion with Staff and confirms that the CTP is a visionary document, there is no funding at this moment. Mr. Bouquin provides clarification and confirms scenario 1 does not affect any of the current residents; scenario 1 is not a viable option for NCDOT. The Town recommends scenario 3, whereas the amendment is recommending scenario 2.

Ms. Goodson confirms to the Board the CTP is a document we use for the purpose of when development is coming on to give us guidance on what that would look like and what road connectivity's need to happened when development is occurring. It is also a tool we use, to identify Town projects, Capital projects, and a prioritization to that. The CTP is not scheduled it is not funded, it would be a development driven trigger. Could there be a less impactful scenario? in the short-term yes, there could be an interim solution that is less impactful but to eliminate that long-term need eliminates the chance in the future for there to be a continuous corridor.

Mr. Hills explains how do we get to a resolution, we are concerned with ensuring a transportation network that serves our community in the future. Staffs analysis that the best way we achieve that is by keeping the existing CTP alignment in place and work towards a solution.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday, December 13, 2023 - 7:00 p.m.

Presents to the Board:

Mr. Selva Mohan
1209 Piney Grove Wilbon
Holly Springs, NC 27540

Explains none of the residents were informed that the CTP had been adopted.

Mr. Keith Henshaw
5605 Honeycutt Rd
Holly Springs NC 27540

Mr. Henshaw presents to the Board. Asking why shouldn't we make a change now? If we don't, new developments (Symphonia and Shenandoah Homes) will build and there will be no other option but to take land and/or homes from the residents that are affected.

Ms. Patterson agrees with Mr. Carpico and explains this is a difficult situation and is the job of the Planning Board to understand and hear residents and the impact that development has on them. Further explaining, before anything else we need to put the residents first and the proposed amendment may not be the right path forward but Ms. Patterson does not think scenario 3 is either.

Ms. Holder agrees that the CTP shapes decisions and there needs to be progress but not at the sacrifice of this many residents.

Motion:

Motion to recommend **approval** of Comprehensive Plan Amendment 23-CPA-02 to amend the Comprehensive Transportation Plan's recommended realignment of the intersection of Honeycutt Road, Wade Nash Road, and Piney Grove Wilbon Road.

Motion by: Ms. Holder

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (4-2).

Mr. Urquhart – Nay. Does not think scenario 2 is any better than scenario 3, but does support an additional amendment for further study.

Mr Crandall – Nay. Staff recommendation to deny is the right direction for this matter.

Subsequent Motion:

Motion to recommend Town Council to review the Comprehensive Transportation Plan alignment at this intersection to ensure existing resident impacts are considered.

Motion by: Ms. Patterson

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (6-0).

Agenda Item #10: Other Business

New Business:

- a. Town Council Official Action Overview
 - Approval of Downtown Area Plan (23-CPA-06)

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday, December 13, 2023 - 7:00 p.m.

- b. Committee Reports
 - LUAC – 12/5/23 recap (Tom Urquhart, Rick Madoni)
 - Holly Springs Rd Mixed-Use
 - 420 Green Oaks Pkwy
 - January cancelled
 - TAC – Next meeting January
- c. Development Services Report
 - Agenda setting reminders
- d. Other Business
 - Roundabouts – Mr. Ryan presents to the Board
 - Choices of a roundabout as the most effective is decided on a case by case basis.

Mr Crandall asks if roundabouts are in the UDO

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Ms. Patterson

Second by: Ms. Holder

Action: The Planning Board voted in favor of the Motion (6-0)

Time: 9:15pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business

Title: Village Gate Rezoning 23-REZ-08

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend Town Council approve/deny Rezoning 23-REZ-08 from CB-CU Community Business - Conditional Use to CB-CD Community Business - Conditional Zoning District.

Explanation:

- The Town has received a request to rezone 19.83 acres located near the intersection of S. Main Street and Ralph Stephens Road from CB-CU Community Business Conditional Use to CB-CD Community Business Conditional Zoning District.
- The properties are located in the previously approved Village Gate Master Plan area. The proposal will revise the zoning conditions #3 and #4D: condition #3 will be revised to reduce the minimum number of workforce housing units constructed with Tract 3 from 50 to 25, and condition #4D, which requires site access 2 off South Main Street, will be removed entirely.
- No other changes to the zoning conditions or Development Agreement are proposed.
- The CD allows the applicant the option to request flexibility or deviations from the development standards in exchange for a higher quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- CD proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- The required road widening along the property frontages associated with this rezoning have already been completed and no changes have been proposed.
- The overall number of daily traffic trips and peak hour trips for the project were decreasing and no additional improvements were necessary. The removal of the driveway is also consistent because there are cross access connections on either side of the parcel in question for easy access to S Main Street.
- No changes were proposed to the Town's Public Water Infrastructure.
- No changes were proposed to the Town's Public Sanitary Sewer Infrastructure. A Sewer Verification Memo was required with this amendment to confirm compliance with the originally approved Sewer Study. It was confirmed that the overall average daily flow for the project was decreasing, and no additional improvements were necessary.
- This revision decreases the overall average daily flow for the project. Therefore, it is not subject to the Water Resource Management Policy.

Staff Recommendation:

Approve

Background:

- The Village Gate Rezoning was approved on June 16, 2020.
- The Village Gate Master Plan was approved on November 17, 2020.
- Development Plans for Tract 1 (20-DP-14), Tract 2 (20-DP-12), and Tract 3 (20-DP-13) were approved on November 17, 2020.
- A Development Plan for Tract 1B (23-DP-14) is currently under review.
- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Legislative, Rezoning

Funding Source(s):

N/A

Attachment(s):

1. 23REZ08_VillageGate_StaffReport
2. 23REZ08_VillageGate_Application



Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:

☐ Waiver / SUP/ VAR/ CPA

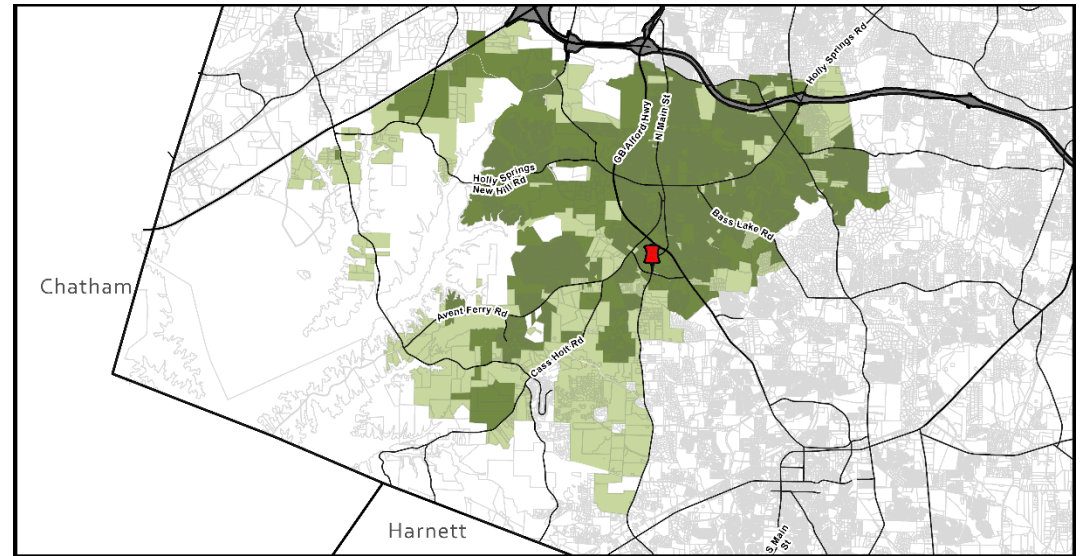
Applicant / Petitioner:

Chris Rurkowski, et al.
(see petition)

Property Address:

Intersection of S. Main Street and Ralph Stephens Road.

Property Area: 19.83 ac.



Located in: ☒ Holly Springs Corporate Limits ☐ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A rezoning of 19.83 acres along S. Main Street from CB-CU to CB-CD to modify the original zoning conditions for Village Gate (19-REZ-03) to reduce the number of committed workforce housing units and modify transportation improvements.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

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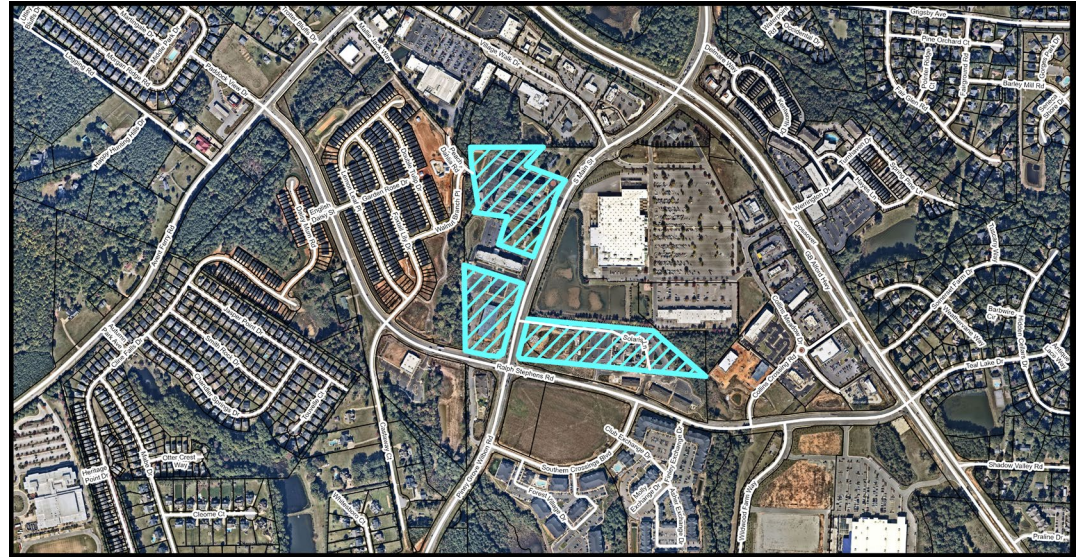
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**Case Summary****Current Zoning:**

CB: Community Business
☒ Conditional Use Zoning District

Proposed Zoning:

CB: Community Business
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Mixed-Use Center
 Natural Area

Staff Analysis:

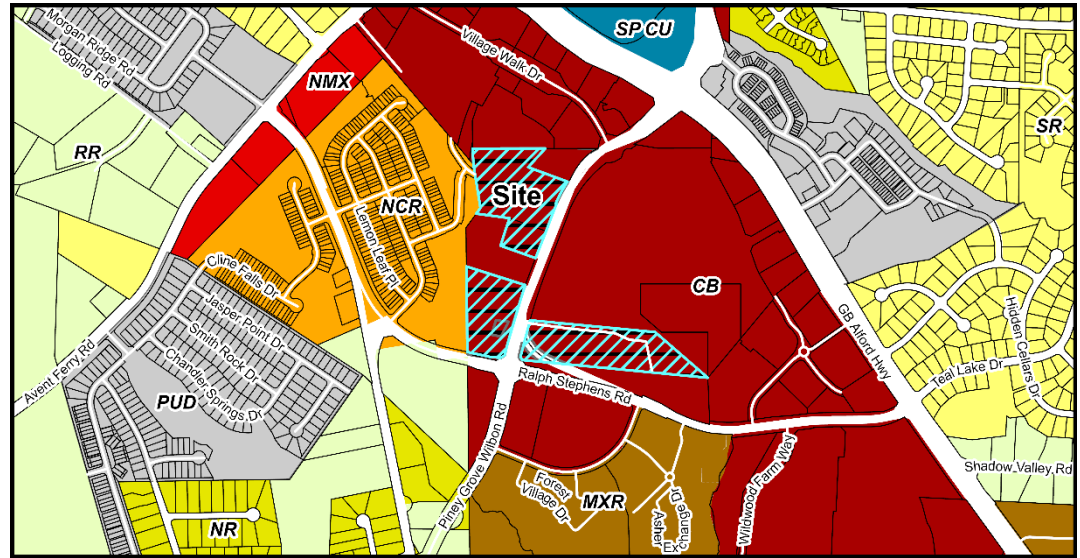
The requested Zoning Map Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The proposed rezoning only modifies the previously approved conditions to reduce the number of committed workforce housing units and modify transportation improvements. It does not incorporate any change in uses, density, or building design requirements, and the proposed changes to the zoning conditions do not create any new inconsistencies between the proposal and the Comprehensive Plan, UDO, or other Town documents. The proposed CB-CD district maintains the compatibility with the Town's adopted plans provided with the previously-approved rezoning case.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0648873030	CB-CU	6.47
0648864611	CB-CU	1.33
0648861048	CB-CU	4.69
0648854727	CB-CU	.37
0648950812	CB-CU	7.28
Total Area		20.14



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
	CB-CU	Commercial/Apartment/Single-Family Detached/Vacant
North	CB	Vacant, Commercial
South	CB	Commercial, Day Care
East	CB	Commercial
West	NCR	Single-Family Attached

Parcel Rezoning History

Rezoning Number: 19-REZ-03
 Original Zoning: R-20 and CB
 Approved Zoning: CB-CU
 Approval Date: June 16, 2020



Land Use & Character Information

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

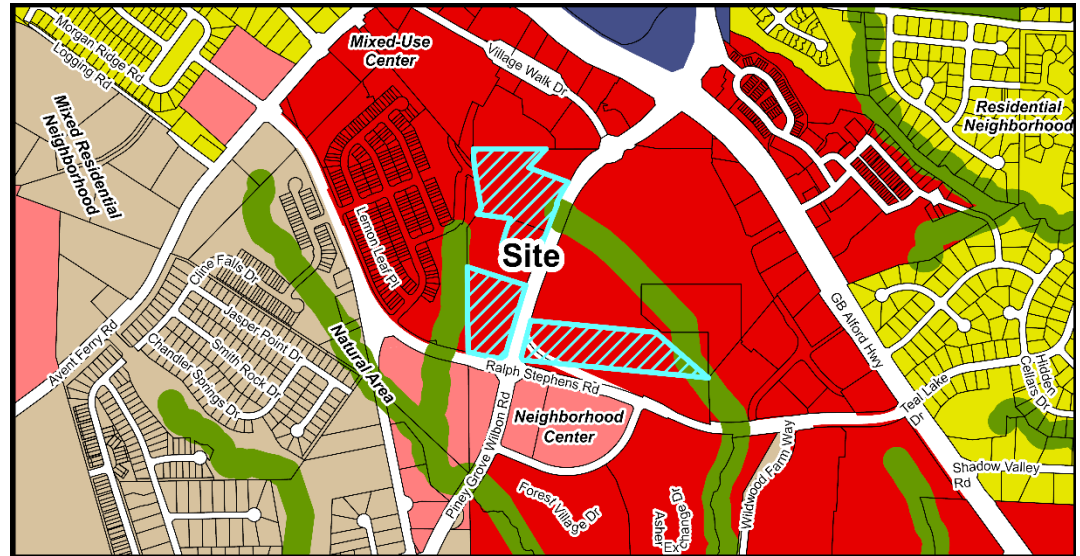
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with adopted plans**

☐ **Inconsistent with adopted plans**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with adopted plans, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☒ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☒ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☒ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform

Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment — increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment — to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: Mixed-Use Center

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with nonresidential uses. Mixed-Use Centers shall include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The variety of uses, incorporation of greenways and other pedestrian amenities, and commitment to workforce housing proposed as part of this rezoning support the compact, walkable, mixed-use environment envisioned by the Mixed-Use Center designation in the Land Use and Character Plan.

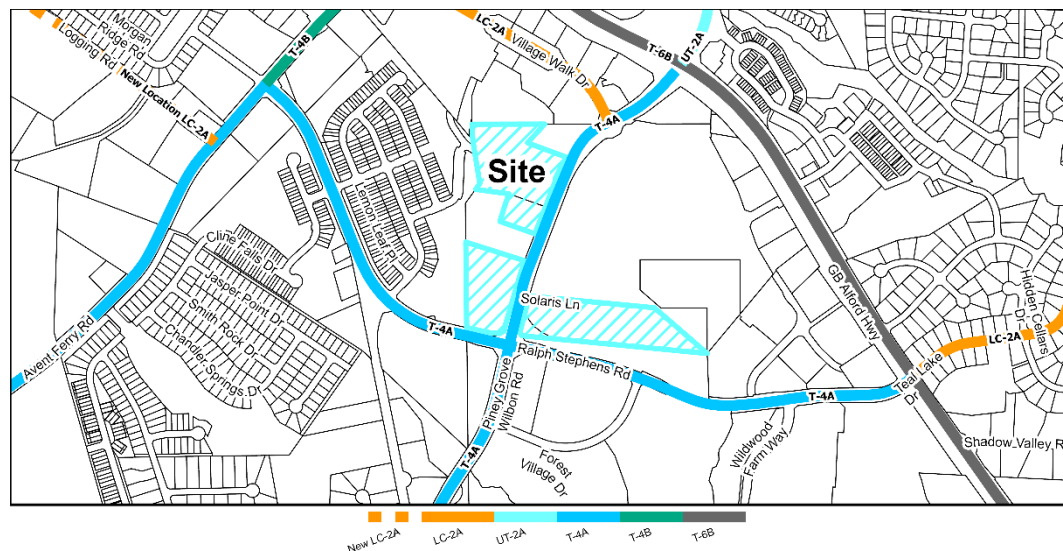
Transportation Information

Comprehensive Transportation Plan

Road Widening along Project Frontage ☐ Required
☒ Not Required

New Location Roadways ☐ Required
 ☒ Not Required

Hotspot/Safety Study Location ☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

The required road widening along the property frontages associated with this rezoning have already been completed and no changes have been proposed.



Transportation Information (cont.)

Traffic Study Policy

- ☒ Traffic Study Required ☐ Tier 1
 ☐ Tier 2
 ☐ Tier 3
 ☒ Transportation Verification Memo

Traffic Study Summary

This revision proposes removing a previously approved driveway access along S Main Street at Lot 2B. Because of this, the associated right turn lane at that driveway is also proposed to be removed. A Transportation Verification Memo was required with this amendment to confirm compliance with the originally approved Traffic Impact Analysis. It was confirmed that even with the removal of the driveway, the overall number of daily traffic trips and peak hour trips for the project were decreasing and no additional improvements were necessary.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

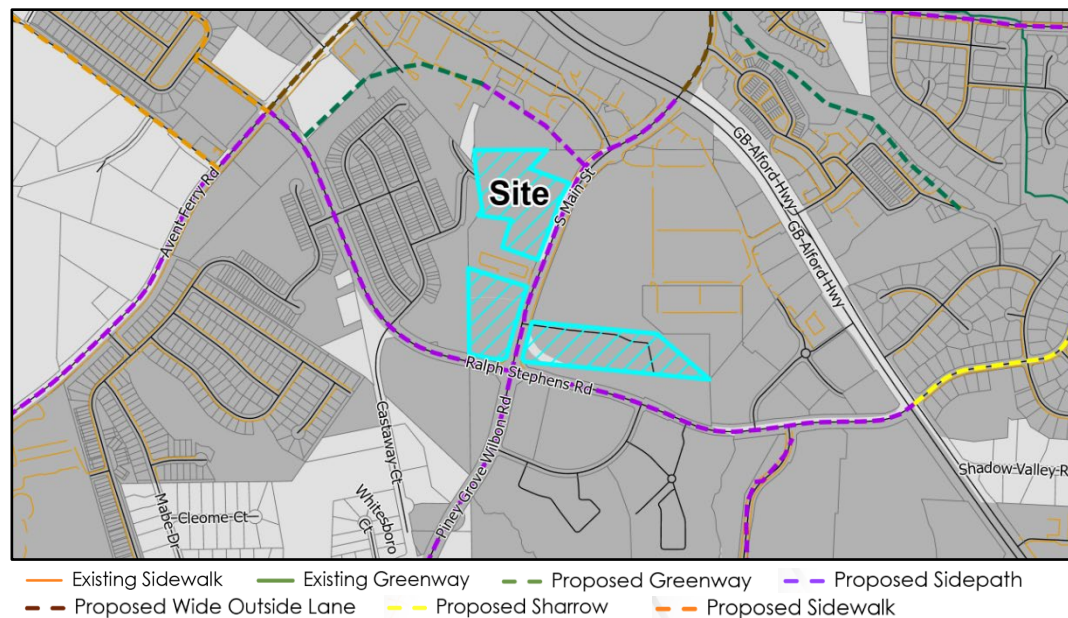
The overall number of daily traffic trips and peak hour trips for the project were decreasing and no additional improvements were necessary. The removal of the driveway is also consistent because there are cross access connections on either side of the parcel in question for easy access to S Main Street.



Parks, Recreation, & Greenways Information

Park Search Area

☐ Yes

☒ No


Active Transportation Map

Required Active Transportation Improvements

☒ Greenway

☐ Sidepath

A 10' wide asphalt public greenway terminating at the intersection of Ralph Stephens Road and S. Main Street, extending south approximately 2,500 LF to the Garrison subdivision, as captured by a previously approved Developer's Agreement. The Town's Active Transportation Map does show a required 10' Sidepath on S Main/Piney Grove Wilbon Rd as well as Ralph Stephens Rd, however there is a previously approved Master Plan which predates the adoption of the Active Transportation Map.

Parks, Recreation, & Greenways Summary

No parkland is being dedicated as part of this development as the proposed rezoning does not include land within a Park Search Area. A fee-in-lieu of Parkland Dedication will be collected in accordance with the Town of Holly Springs UDO and the previously approved Developer's Agreement.

Parks, Recreation, & Greenways Staff Analysis:

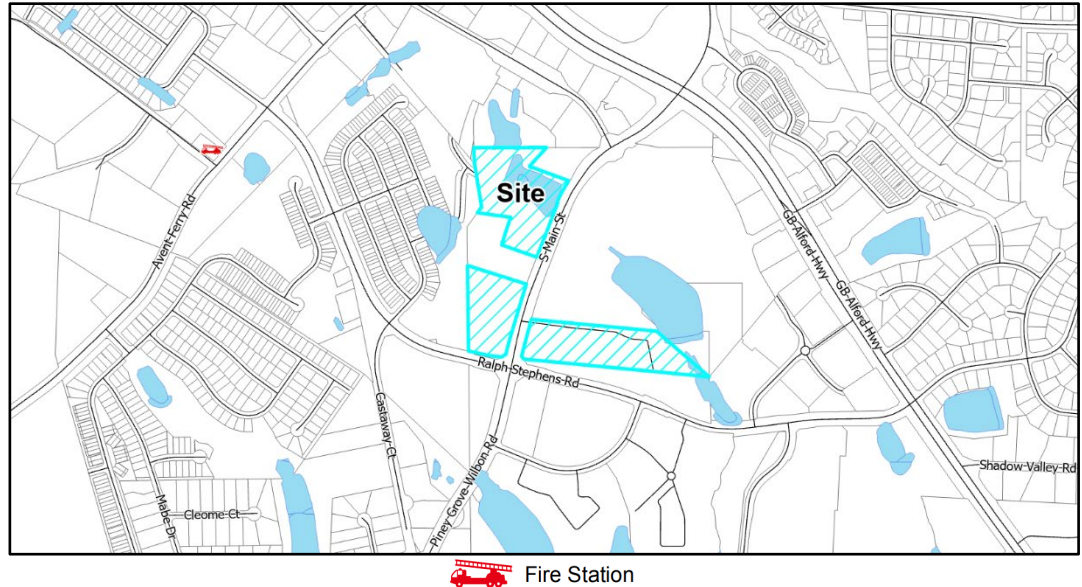
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The required improvements associated with this rezoning have already been completed and no changes have been proposed.



Community Facilities Information

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

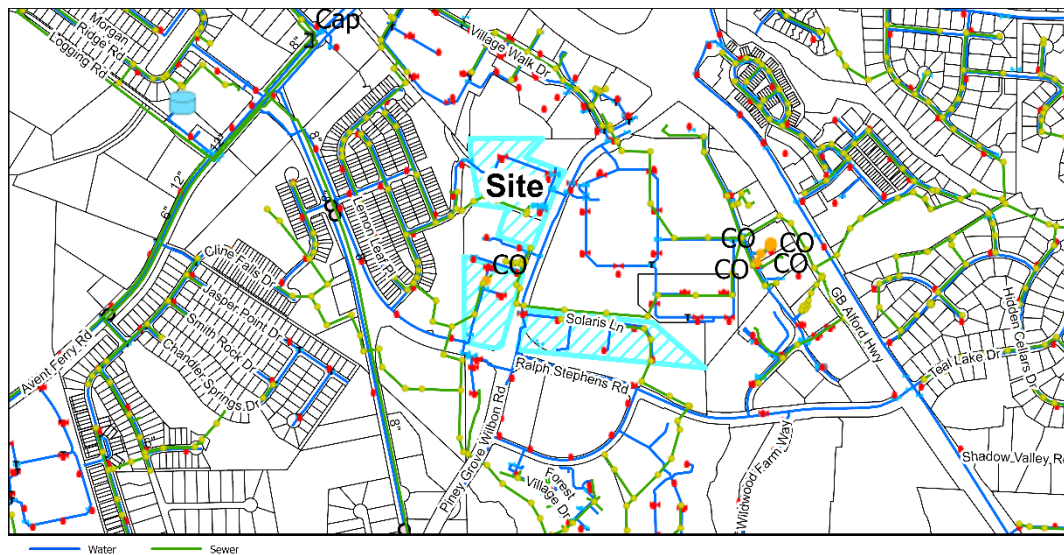
The project location is within existing service areas for the Town's public safety departments, and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map.



Infrastructure & Utility Information

Utility Availability

Water	☒ Yes	☐ No	☐ Study Required
Sanitary Sewer	☒ Yes	☐ No	☐ Study Required
Reclaim	☐ Yes	☒ No	☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

No changes were proposed to the Town's Public Water Infrastructure.

Sanitary Sewer:

No changes were proposed to the Town's Public Sanitary Sewer Infrastructure. A Sewer Verification Memo was required with this amendment to confirm compliance with the originally approved Sewer Study. It was confirmed that the overall average daily flow for the project was decreasing, and no additional improvements were necessary.

Reclaim:

This project is not within the Town's Reclaim Water Service area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

- | | | | |
|---|---------------------------------|---------------------|---|
| ☐ WRMP Applicable | ☐ Tier 1 | Allocation Elements | ☐ Public Infrastructure Improvements |
| ☒ WRMP Not Applicable | ☐ Tier 2 | | ☐ Sustainable Design |
| | ☐ Tier 3 | | ☐ Work Force Housing |
| | | | ☐ Open Space/Tree Preservation |

Water Resource Management Policy Summary

This revision decreases the overall average daily flow for the project. Therefore, it is not subject to the Water Resource Management Policy.

Infrastructure & Utility Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

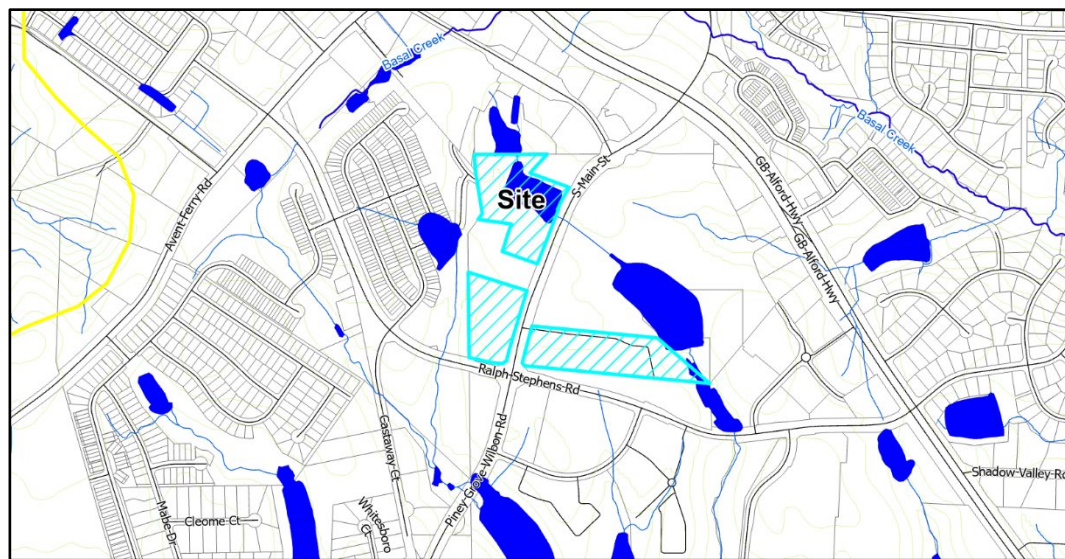
No additional increase in utility needs were proposed and all previous impacts have been mitigated.



Natural Resources & Open Space Information

Total Required Open Space ac.

Tree Preservation Area	10% or 1.98 ac.
Active Recreation Area	2% or .397 ac.
Urban Civic Space	.69% or .138 ac. (per voluntary condition)
Flexible Space	2.5% or .496 ac.



— Cape Fear/Neuse River Basin Ridge Line
 ■ Wake County Lakes
 — Streams
 Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

No changes were proposed to the previously approved open space.

Stormwater:

No changes were proposed to the previously approved stormwater plan.

Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The removal of the driveway on S Main Street and the associated right turn lane reduces the total imperviousness overall. Therefore, no additional stormwater mitigation is necessary.



Conditional Zoning District Information

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

Conditional Zoning District Summary

Zoning Condition	Previously-Approved	Proposed
#3	The developer acknowledges the need to provide workforce housing within the Town of Holly Springs and is committed to doing so. A minimum of fifty (50) dwelling units shall be workforce housing units and shall be located on TRACT 3 as shown on 'EXHIBIT 1'.	The developer acknowledges the need to provide workforce housing within the Town of Holly Springs and is committed to doing so. A minimum of <u>twenty-five (25)</u> dwelling units shall be workforce housing units and shall be located on TRACT 3 as shown on 'EXHIBIT 1'.
#4D	Site Access #2 (as shown on 'Exhibit 3'), construct one inbound lane and one outbound lane (right in/right out only) with appropriate median channelization.	Condition Removed

Conditional Zoning District Evaluation of Plan Consistency

The applicant must demonstrate that the proposed zone map change and property owner offered conditions (if any) or unique conditions associated with this request support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

Comprehensive Plan Consistency:

Due to the relatively minimal changes in zoning conditions from the previously-approved Conditional Use Zoning District, the proposed rezoning maintains the same compatibility with the Comprehensive Plan as previously determined by the Planning Board and Town Council. The applicant has offered justification for the requested changes pertaining to the number of committed workforce housing units, describing how changing economic conditions have compelled them to request the zoning modification in order to keep the project financially feasible.



Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis

The proposed rezoning only modifies the previously approved conditions to reduce the number of committed workforce housing units and modify transportation improvements. It does not incorporate any change in uses, density, or building design requirements, and the proposed changes to the zoning conditions do not create any new inconsistencies between the proposal and the Comprehensive Plan, UDO, or other Town documents. The proposed CB-CD district maintains the compatibility with the Town's adopted plans provided with the previously-approved rezoning case.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting

The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 8/23/2023

Summary of Issues: None.

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement

The requested Zoning Map Amendment from CB-CU to CB-CD is consistent with the Vision Holly Springs Comprehensive Plan, as the Future Land Use Plan Map indicates this property as Mixed-Use Center and the CB District accommodates higher-intensity commercial uses along major corridors while incorporating effective transportation transitions from nearby residential districts, reflecting the Mixed-Use Center characterization. The requested rezoning is reasonable and in the public interest because it will allow mixed-use



development to occur in a cohesive development pattern consistent with the intent of the Mixed-Use Center designation to create a compact, walkable environment with a mix of residential and non-residential uses.

Action #2: Zoning Map Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #23-REZ-08 to change the zoning of 19.83 acres of Wake County PINs 0648873030, 0648864611, 0648861048, 0648854727, and 0648950812 from CB-CU: Community Business Conditional Use to CB-CD: Community Business Conditional Zoning District as submitted by Chris Rurkowski.

Next Steps**Legislative Public Hearing**

Anticipated Town Council Public Hearing Date: 2/20/2024

Prior to the Legislative Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Published notice will be made twice in the News & Observer.
- Posted notice will be made with a public hearing sign on the property.

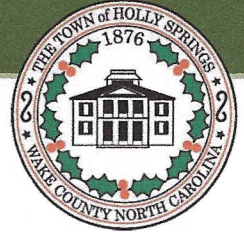
Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

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: _____

Project Information

Project Name: Village GateProject Location: Intersection of S. Main Street and Ralph Stephens Rd*Use street address. If none, use the closest intersection*

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

PIN: 0648861048, 0648864611, 0648950812, 0648854727, 0648873030Real Estate ID: 0150627, 0203248, 0067342, 0476096, 0206586Project Acreage: (Rounded to nearest tenth) 19.83 Partial Parcel: ☒ No ☐ YesSketch Plan Review (Pre-Submittal) Meeting Date: 7/26/2023

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.

☐ Initial ☐ Revised ☐ Final

Petition Request

Current Zoning: CB-CUProposed Zoning: CB-CDCurrent Future Land Use Designation: Mixed-Use CenterProposed Future Land Use Designation: No proposed changeArea 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 RukowskiCompany TMTLA AssociatesMailing Address 5011 Southpark Dr, Suite 200City DurhamState NCZip 27703Telephone # (919) 484-8880E-Mail chris@tmtla.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name Eli ZabudCompany Dunn Investments LLC VIP Holly Springs LLCMailing Address 1609 Montvale Grant WayCity CaryState NCZip 27519Telephone # ()E-Mail ez@nc.rr.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

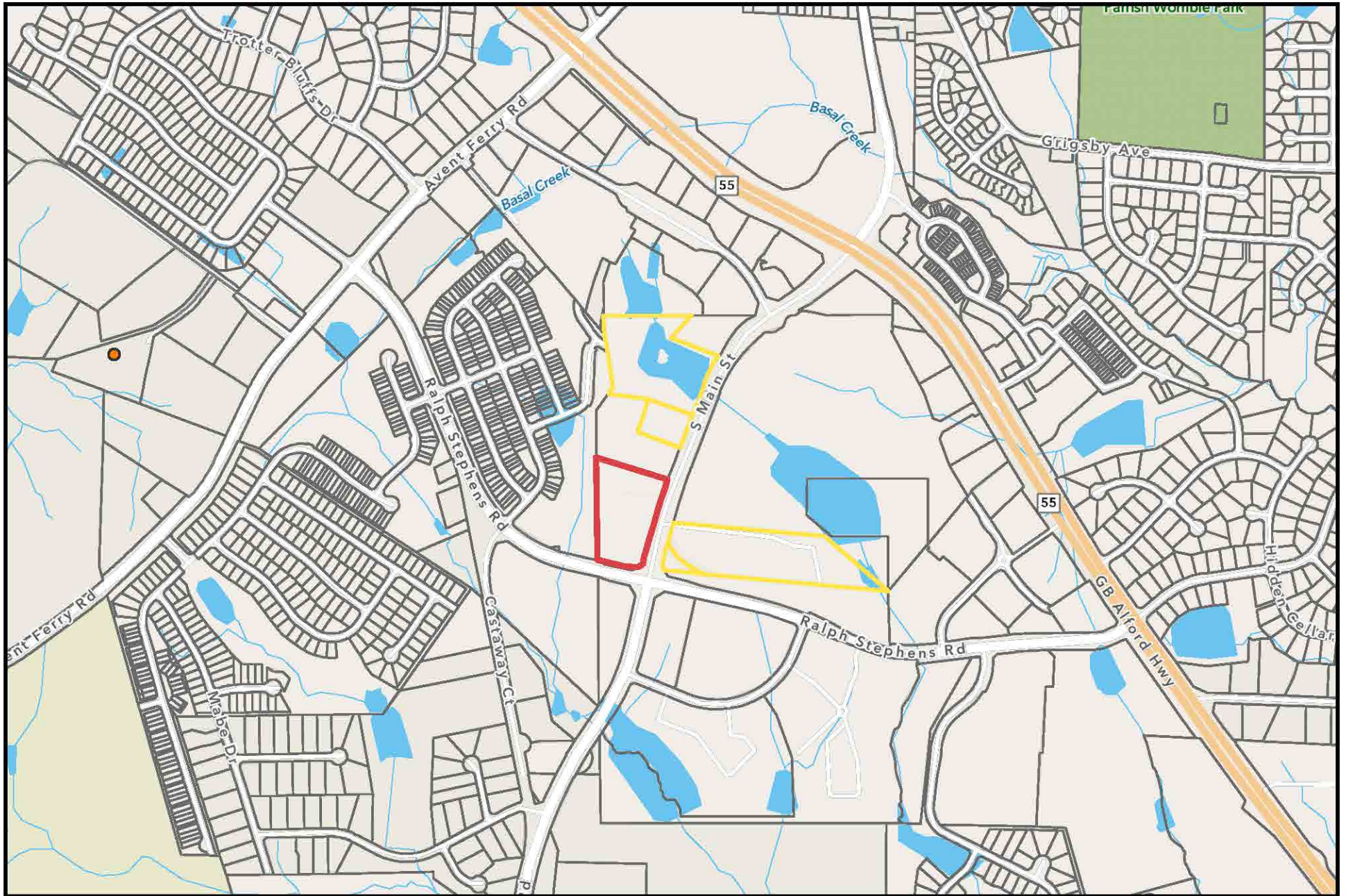
Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

10-18-2023



Village Gate Vicinity Map



0 400 800 1600 ft
1 inch equals 800 feet

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

VILLAGE GATE ZONING MAP CHANGE – Revised Zoning Conditions – DATED 10/24/2023

- 1) All properties within the rezoning request shall be developed in accordance with the mixed use development option in the Community Business zoning district as outlined in Section 3.05 C. of Holly Springs United Development Ordinance. The property owner reserves the ability to request any variances, waivers, or alternate compliance as permitted by the ordinance.
- 2) *All multifamily dwellings on TRACT 1 as shown on 'EXHIBIT 1', shall be limited to age-restricted with associated amenities. A Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction") shall be recorded with the applicable Register of Deeds Office. Covenants shall be at all times in full force and effect so long as the apartment complex remains as a multifamily use. Any recession or modification of the covenants regarding age restriction shall have approval of the town.*

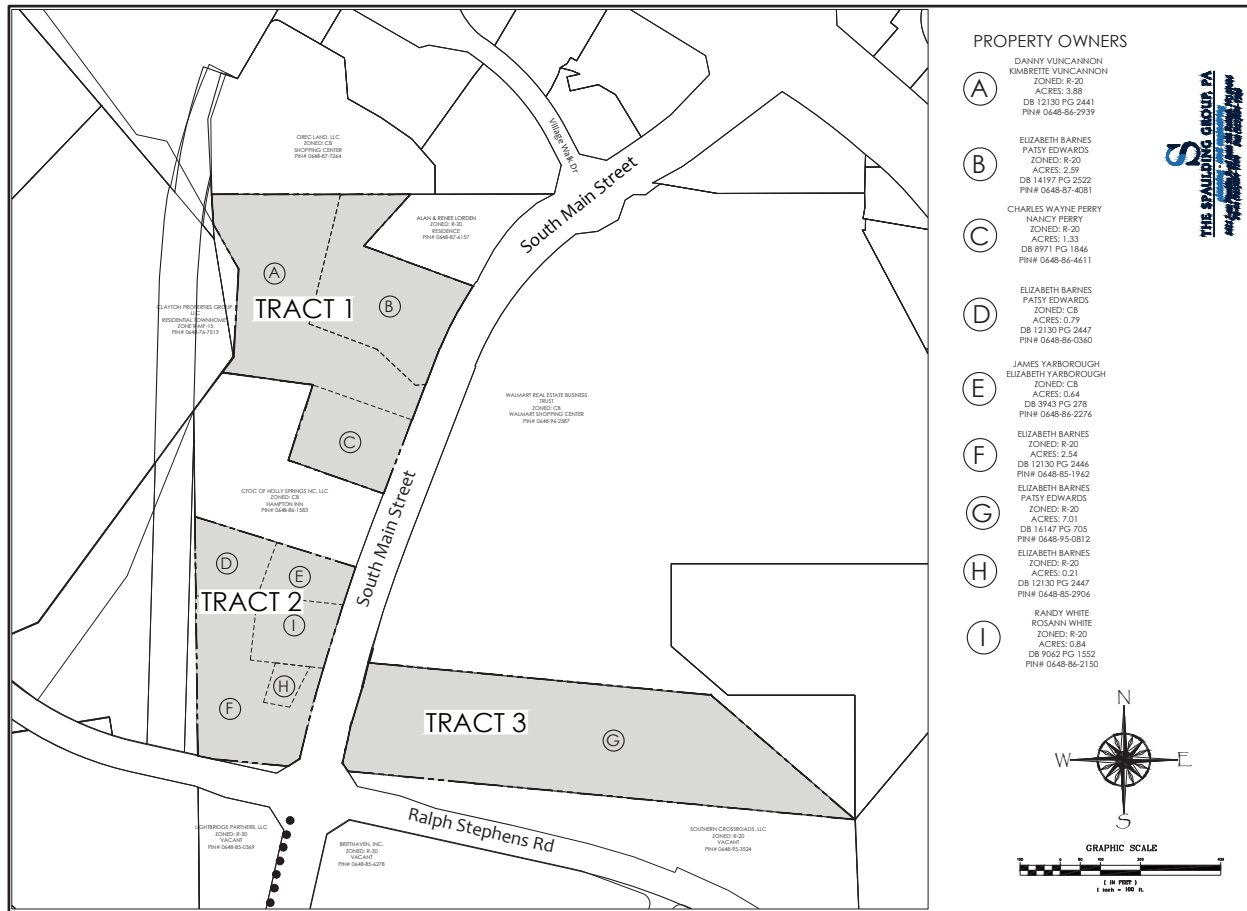
Prior to applying for any building permits, an opinion letter from an attorney licensed to practice in North Carolina shall be provided to the Town stating that the age restriction was drafted in a form that the attorney, in the exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. 41A-1, et seq.
- 3) *The developer acknowledges the need to provide workforce housing within the Town of Holly Springs and is committed to doing so. A minimum of twenty-five (25) dwelling units shall be workforce housing units and shall be located on TRACT 3 as shown on 'EXHIBIT 1'.*
- 4) *The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Impact Analysis, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made, unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.*
 - A. *Establish a funding partnership with the Town of Holly Springs and NCDOT to provide a fee in lieu in the amount of \$105,000.00 for the construction of the widening of southbound NC 55 Bypass to provide a third travel lane between Avent Ferry Road and South Main Street.*
 - B. *Widen the northbound Piney-Grove Wilbon Road approach to provide a new through/right turn lane with a minimum of 250 feet of storage length and provide signal modifications to accommodate the geometrics changes. Actual construction of the improvements may utilize the contributing fund from other background developments at this intersection.*
 - C. *Site Access #1 (as shown on 'Exhibit 3') construct one inbound lane and two outbound lanes with an exclusive right turn lane and exclusive left turn lane with a minimum of 100 feet of storage length. Widen the southbound South Main Street approach to provide an exclusive right turn lane with a minimum of 100 feet of storage length.*

- D. *Site Access #3 (as shown on 'Exhibit 3'), construct one inbound lane and one outbound lane (right in/right out only) with appropriate median channelization. Widen the southbound South Main Street approach to provide an exclusive right turn lane with a minimum of 100 feet of storage length.*
 - E. *Site Access #4 (as shown on 'Exhibit 3'), construct one outbound lane (right out only) with appropriate median channelization. Widen the westbound Ralph Stephens Road approach to provide an exclusive right turn lane with a minimum of 100feet of storage length (subject to right of way constraints).*
 - F. *Site Access #5 (as shown on 'Exhibit 3'), construct one inbound lane and one outbound lane (right in/right out only). Convert the existing median to provide left in access on southbound South Main Street approach with a minimum of 150 feet of storage length; correspondingly, shorten the left turn land storage length at Ralph Stephens Road to 250 feet. Widen northbound South Main Street approach to provide an exclusive right turn lane with a minimum of 100 feet of storage length.*
 - G. *Widen the southbound Southern Crossing Boulevard approach to provide an exclusive left turn lane with a minimum of 100 feet of storage length.*
- 5) *The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.*
 - 6) *Proposed uses on Tract 2 as identified on 'Exhibit 1' shall be limited to professional office only.*
 - 7) *To the greatest extent possible, parking shall be located at or behind the front façade of all buildings on tracts 1 and 3 as identified on 'Exhibit 1.'*
 - 8) *Tract 3 as identified on 'Exhibit 1' shall be limited to mixed-use development containing two or more of the following uses: commercial, multifamily dwellings, professional office, and child care center.*
 - 9) *For proposed building facades located within fifty (50) feet of the intersection of South Main Street and Ralph Stephens Road and fronting such intersection, shown on Tract 3 as identified on 'Exhibit 1', shall contain first floor commercial uses. Sides and rear facades of such buildings may contain ground floor residential uses.*
 - 10) *The maximum building height of the proposed development shall be 75 feet.*
 - 11) *The developer understands that walkability is crucial to this mixed use concept. Therefore, the developer will construct a ten foot wide asphalt public greenway, in accordance with Town of Holly Springs Design and Construction Standards, terminating at the intersection of Ralph Stephens Road and South Main Street with a maximum linear footage of 2,000 feet in a direction*

and alignment to be determined with town staff at the time of first development plan, within current available public right-of-way.

12) *The developer shall provide an “urban art park” within Tract 3 with a minimum size of 6,000 square feet and shall consist of;*

- A. A hard surface patio/stage with a minimum size of 300 square feet for performances and concerts;*
- B. An area for the display of public art with a minimum size of 1,500 square feet;*
- C. A kiosk structure for retail sales with a minimum building size of 144 square feet and 200 square feet of hard surface outdoor dining area patio;*
- D. The Art Park shall be owned and maintained by the developer or current owner of the mixed-use building.*



THE SPALLING GROUP PA

TONY M. WATKINS ARCHITECTURE, PA

REVISIONS:

11/01/19 Site Access Points

REZONING EXHIBIT 1

VILLAGE GATE MIXED-USE

SCALE:

1" = 100'

DRAWN BY:

TMT

PROJECT #

19002

DATE

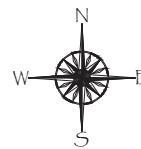
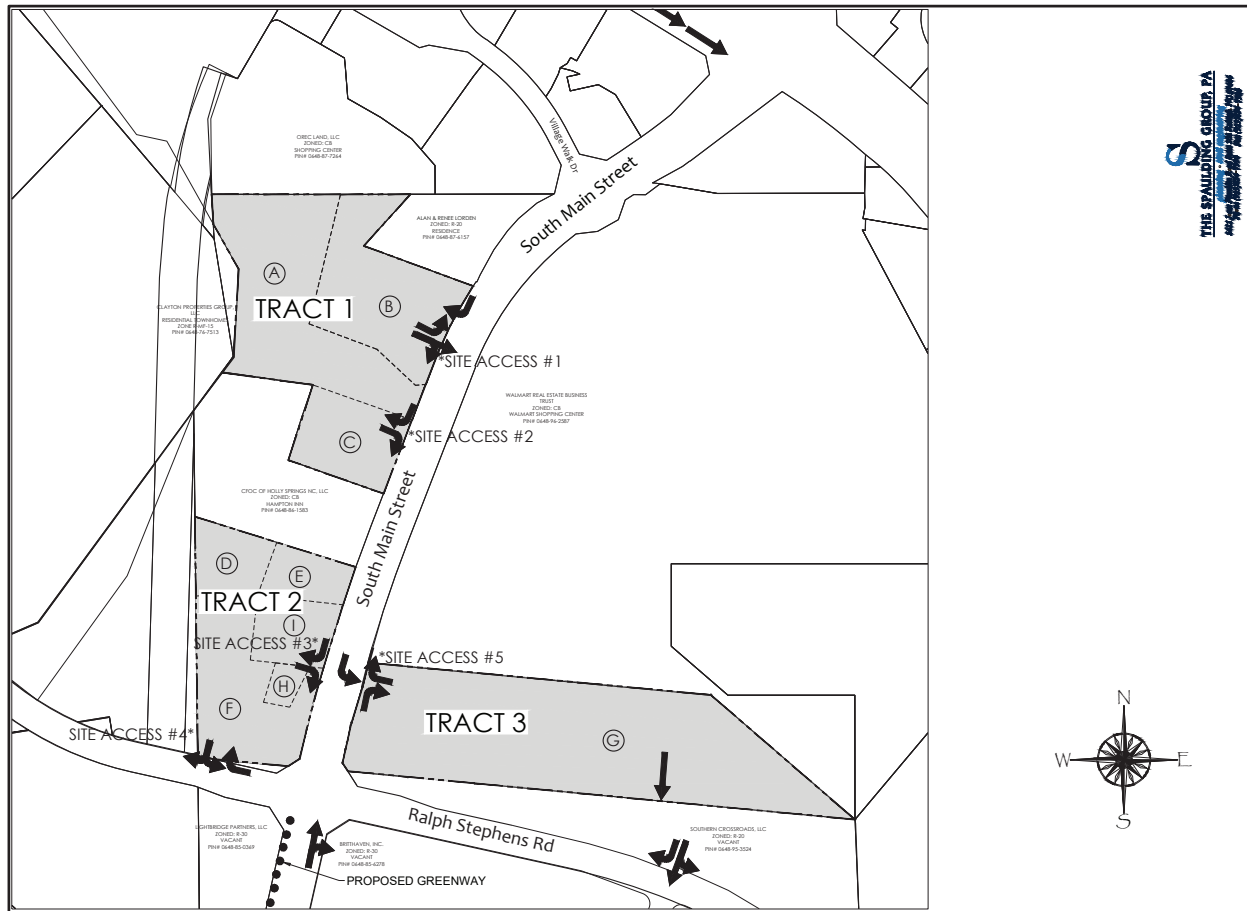
JULY 19, 2019

SHEET

E-1

OF 1





REVISIONS:

11/01/19	Site Access Points
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REZONING EXHIBIT 3
VILLAGE GATE MIXED-USE
Ridgely Springs, NC

SCALE:
1"=100'
DRAWN BY:
TMT
PROJECT #
19002
DATE
JULY 19, 2019
SHEET
E-3
OF 3

TONY M. WATKINS ARCHITECTURE, PA
1000 W. HARRIS STREET, SUITE 100
RIDGELY SPRINGS, NC 27157
TEL: 704.444.8800 FAX: 704.444.8801
WWW.TONYMWA.COM



REZONING EXHIBIT 3
VILLAGE GATE MIXED-USE
Ridgely Springs, NC

SCALE:
1"=100'
DRAWN BY:
TMT
PROJECT #
19002
DATE
JULY 19, 2019
SHEET
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OF 3

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E-3
OF 3

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: Village Gate

Proposed Zoning District: CB-CU

Proposed Land Use/Density: Mixed Use/ Density TBD

Future Land Use Plan Map Designation: Regional Use

Future Land Use Plan Designation Land Use/Density: Regional Use/ Density TBD

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

See Attached.

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

Chris Rurkowski

10/24/2023

Petitioner's Response for Village Gate Rezoning Amendment:

Summary of changes and justification.

#1: Reduction in workforce housing

The following is the explanation for Holly Springs Town Staff for the cost increase vs income increase in the past 2 years:

Rise in construction cost: 92%

Rise in Interest Rate: 120%

Rent Income Increase: 26%

Taking those into consideration, the following is an example of rise in cost for every 10 million dollars we have to borrow:

For every \$10,000,000 we had to borrow 2 years ago for construction, because of rising construction costs, we have to borrow today \$19,200,000.

Also, for the \$10,000,000 we had to borrow 2 years ago, we had to pay 2.9% interest which over 30 years our expense was going to be \$499,476 per year.

Due to the fact that for today, for the same amount of work, we have to borrow \$19,200,000 at 7.5% over 30 years our expense has risen to be \$1,610,988 per year.

This is a total increase in expense of approximately 320% or \$1,200,000 per year per every 10 million we have to borrow.

The increase in rent was only 26%. Overall, our total increase in expense is 294% for the money we have to borrow.

By reducing the workforce apartments to 25 apartments vs 50 apartments the following is how it is going to help:

25 apartments is equal to 20% of all apartments.

Reducing to 25 apartments will increase income by 4% which in total will help us with reducing the increase in expense from 294% to 290%.

#2: Removal of Tract 1B Driveway and Turn Lane

This site access has proven to be difficult to provide and provides little benefit that the two existing driveways directly to the south and north don't provide. This driveway requires a dedicated right turn lane on South Main Street, and there are a large number of utilities within the right of way that are not conducive to adding a turn lane. There is sufficient access for the proposed Medical Office building by use of cross access from adjacent Hampton Inn Driveway and the Aspens Holly Springs Driveway.

Petitioner's Response

Executive Summary

Holly Springs has experienced rapid growth in recent years. Historically, this growth was predominately residential, however in the last three to five years, the town has seen commercial corridors established, especially along the Highway 55 bypass. This growth has led the town's long-term vision document, the Vision Holly Springs' Comprehensive Plan, to be tasked with finding an adequate balance which will allow the town to both maintain its small-town character whilst working to diversify the tax base. This proposed rezoning request, contributes to achieving this balance – by creating a mixed-use development that will feature small town characteristics and will provide the town with an appropriately scaled commercial development that will serve the surrounding community.

The Executive Summary, found in the Comprehensive Plan, lays out specific objectives for the town as it guides new development. Many of these statements are applicable to our rezoning request and are very much consistent with this rezoning request. Specifically:

- 1) *"To enable all residents with the ability to live within walking distance of a neighborhood commercial center and central civic space."*

The proposed rezoning request consists of nine (9) separate parcels located at or near of the intersection of South Main Street and Ralph Stephens Road. These parcels will be within walking distance of both the existing neighborhood of Wildwood as well as the recently approved Stephen townhome project. These nearby residents, as well as residents within the subject development will be able to walk to nearby commercial uses to shop, work, eat and play.

- 2) *"To strategically encourage business park, light industrial and **commercial development** in appropriate locations and balance overall tax base."*

Let us examine commercial development in appropriate locations – Commercial development belongs at prominent intersections where bike, vehicular and pedestrian traffic can access the site safely and efficiently. The intersection of Ralph Stephens Road and South Main Street is such an intersection. This intersection is already signalized and at full build-out both South Main Street and Ralph Stephens Road will feature sidewalks and bike lanes. In fact, this project will be doing its part by installing these improvements prior to even the first certificate of occupancy being issued. This development will ultimately feature commercial development consisting of both retail, as well as professional office, which will allow the town's non-residential tax base to continue to grow.

Section 1: Future Land Use & Community Character

The Future Land Use and Community Character sections of the town's Comprehensive Plan seeks to define the characteristics of what Holly Springs should be striving for, this idea of maintaining a village atmosphere.

A. Future Land Use

The following are specific Future Land Use objectives which this rezoning request will satisfy:

1) *"Balance land use decisions with their potential impact on the regional transportation network."*

It has already been discussed that commercial developments should be located where they are appropriate, and in this case appropriate means located at a major intersection as well as adjacent to regional road networks that have been long since planned for heightened community and regional traffic. The town has done a wonderful job in recent years of pushing the potential traffic impacts associated with a potential project into the planning conversation as early as possible. Developers are now required to meet with engineering and NCDOT staff months before a rezoning request is even submitted as necessary to determine an appropriate TIA scope. This ensures the developer will have ample time to study each intersection that both the town and state will require as well as the associated recommended improvements. So how does this project work to achieve a land use balance? In addition to doing its part to continue to improve roads, it is no secret this project will be sandwiched between heavily vehicular-oriented commercial areas, with the Wal-mart, Harris Teeter and Lowes Home Improvement and Wegmann's developments all located within half a mile of this development. This project will do something all those projects did not do. It will create a self-sustaining development with a mix of uses. Residents will be able to work, live, play, without even having to get in their car and impact a transportation network. This is why a mixed-use development at this location is so critical. This pedestrian network will not only ripple within the confines of the subject project but surrounding residents of Wildwood, Stephens Towns, The Exchange Apartments also will be able to walk to these commercial uses that will be situated close to the road, with emphasis on the pedestrians rather than buildings with a sea of parking in front.

2) *"Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments."*

This is one of the most exciting components of this proposed rezoning and one we have worked diligently on through our zoning conditions to ensure the integrity of the housing diversity is maintained in perpetuity. Holly Springs desperately needs diverse housing options for all residents and recently Town Council has acknowledged this and pledged to make this a goal of the upcoming Comprehensive Plan update. Senior apartment communities across the triangle are in high demand. These residents will not need on-site medical treatment and are individuals above the age of fifty-five who most likely want to be near their children and grandchildren who have recently moved to Holly Springs. The project proposes both apartments that will be specifically for active senior adults as well as workforce apartments. Workforce housing is also a new concept for Holly Springs. This residential project element will allow workers such as teachers, Fire, Police, EMS, and other professionals which work within Holly Springs to actually be able to live where they work which previously may not have been possible, due to such a limited number of affordable housing options. Zoning conditions have been specifically been created that are tied to specific properties so that both staff as well as Planning Board and Town Council can be assured that not only design commitments will be held to these apartments but also that properties along the intersection of Ralph Stephens and South Main Street will be reserved for commercial uses.

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

The parcels that make up this rezoning request are few of the remaining vacant or under-developed properties in this development corridor. This results in an infill development to take shape with nearby developments such as The Shoppes of Holly Springs (anchored by Wal-mart), Southpark Village, Collins Park, as well as Southern Crossroads, Wildwood, and Lowes and Wegmann's already in place. Sprawl is often characterized by low-density, single-use zoning and increased reliance of vehicular transportation, all components the subject rezoning request works to mitigate. By contrast, our Community Business rezoning request, which has been conditioned to be developed as a mixed-use development, represents compact development. Mixed-use development patterns help lower community infrastructure costs by pulling land uses closer together. Additionally, compact development such as ours is a promising strategy for reducing greenhouse gas emissions in the transportation sector.

B. Community Character

Community character speaks to creating a sense of community and identity for the residents and businesses of the town. To achieve this the Comprehensive Plan has several Community Character Objectives, several of which our rezoning request achieves:

- 1) *"Encourage a "village atmosphere" by creating a sense of community and identity for the residents and businesses of Holly Springs".*

The term "village atmosphere" is one that the town of Holly Springs uses often. Is a synonym of small-town charm, where buildings are designed with the residents in mind, rather than corporate expectations. By this rezoning, dictating that it will be developed as a mixed-use development, the village atmosphere is achievable. The Community Business zoning district mixed use development option specifically requires buildings to be situated close to the road, with the majority of parking behind. This is reminiscent of a walkable community where emphasis is put on foot traffic, rather than the auto. Additionally, as a mixed-use development, there must be a minimum of a mix of uses: office, retail, and residential. This also ensures a community can take shape because you have all of the uses to create one. Also, mixed use developments must also provide open space areas in the form of plazas, courtyards, and pocket parks and projects are encouraged by the ordinance to put these open space areas at intersections. This will create a sense of place and identity for Holly Springs. Can you imagine – as cars and pedestrians alike come to the intersection of Ralph Stephens and South Main Street they are greeted with these areas at the corners? This will create an opportunity of a sense of arrival that the town currently does not have in the southern area.

- 2) *Enhance the public streetscape with trees, landscaping and street furniture as appropriate along thoroughfares and in the cores o the community growth areas, using both public and private initiatives to develop the character of pedestrian places."*

As mentioned above, open space requirements in the mixed-use development are very specific and are intended to be used as energizers to shape and define social interaction for

the public. Additionally, this project will be subject to street tree requirements, which will be required in conjunction with the approved thoroughfare planting plan and will be installed along South Main Street and Ralph Stephens Road. Building orientation is also critical and works to establish a public streetscape, especially in mixed use developments. Under UDO requirements (Section 3.05 C.), whenever possible, commercial areas should include street front retail that promotes an active pedestrian area to draw the attention of the passing public. When commercial is facing the street, it allows these public streetscapes to occur. Restaurants and cafes set up their outdoor seating areas along the sidewalk, retail set up their outdoor displays and their main entrances along the streetscape because of all the energy that has been created and when the energy is there the character of the space has been established.

3) *“Encourage the development of connected pedestrian-oriented developments.”*

This is an objective that the mixed-use development option contained in the UDO checks all the boxes of. In fact, the intent of the mixed-use development option, in Section 3.05 C., specifically states the following “to promote and guide integrated diverse but compatible uses into a development that is defined by unique and innovative design and pedestrian-friendly features.” Much has already been said above what these pedestrian-friendly features are but to state it plainly they are: building placement (whenever possible, buildings will be as close to the right-of-way as possible, building orientation – ground floor businesses shall be oriented to the public street and thus the emphasis is on the pedestrian rather than the automobile, parking location – the majority of parking must be located to the rear of the building rather than between the building and right-of-way, open space design: open space in mixed use projects must be in the form of plazas, courtyards and other public spaces designed to be located where the public can access them, and finally streetscape design: the project will be required to install sidewalks along South Main Street and Ralph Stephens Road as well as street trees. Together these components create a pedestrian-oriented development the whole town can enjoy.

C. Future Land Use Map

As part of the Future Land Use and Community Character section of the Comprehensive Plan, there is also a Future Land Use Map which places specific land use designations on specific parcels, guiding current property owners and developers on what the town’s vision is.

Regional Center

The subject parcels contained in the rezoning request are designated as ‘Regional Center’. This designation provides for the location of power centers, including high volume, high intensity commercial uses that may include certain amounts of outdoor activity or sales of merchandise. Developments with this designation should be coordinated to facilitate vehicular and pedestrian access from nearby residential districts and should be located in close proximity to major transportation routes. If a regional center is located in an area within a high volume of traffic it should be designed to serve the neighborhood’s residential base plus commuter traffic.

As stated previously, these parcels are adjacent to existing and planned regional centers – such as Southpark Village, The Shoppes at Holly Springs, Collins Park, and Lowes/Wegmann’s. These

centers truly meet the definition of a high volume, high intensity commercial use. With all of that existing and planned intensity there needs to be some balance. Our rezoning is such a balance. It will still include amounts of outdoor activity and the mixed-use development option ensures it will be coordinated to facilitate both pedestrian and vehicular access and do so without compromising patron safety. Additionally, this project will continue to improve the adjacent major thoroughfares of South Main Street and Ralph Stephens Roads, but improving those in conjunction with the approved transportation and Traffic Impact Analysis recommendations.

Section 2: Transportation / Comprehensive Transportation Plan

As the town grows, traffic becomes more and more critical. As a new development, it is only fair that this potential project contributes to mitigate its potential traffic impacts. This is done through working with both the town's engineering department as well as NCDOT. The developer must improve all adjacent roadways as per the approved Comprehensive Transportation Plan (CTP) and may also be responsible for any other nearby intersections that may or may not be recommended by the Traffic Impact Analysis findings.

Transportation

The Comprehensive Plan strives to strike a balance between land use and effective transportation throughout town and has several objectives that suggest how that can be achieved. The proposed rezoning request can meet several of these, specifically:

- 1) *"Support mixed-use development to encourage biking and walking, in turn improving the Holly Springs area's environment and the health of its citizens."*

It has already been discussed how our project will be required to meet the requirements of the mixed-use development option within the Community Business district. It is also known that climate change is one of the most important challenges ever faced by communities around the world. Mixed use development works to mitigate that challenge by reducing gas emissions in the transportation sector, by providing a mix of uses you increase the likelihood folks will walk and bike rather than get in a car to reach services that are now are close by. This project certainly does the part of beginning to move the needle in the right direction of reducing the urban carbon footprint – and that is a positive for everyone.

- 2) *"Promote a pedestrian -friendly environment by filling gaps and improving connectivity throughout the sidewalk system and to key destination or activity nodes."*

This project is critical to complete the southern commercial corridor of South Main Street and Ralph Stephens Road. With the development of these parcels in a friendly walkable manner, the sidewalk is nearly complete along South Main Street from the Highway 55 Bypass to Ralph Stephens Road, likewise, the sidewalk system is nearly complete along Ralph Stephens Road from the bypass to South Main Street. These contributions greatly improve the pedestrian climate along these major thoroughfares and make it a lot more feasible for the town to fill in the now manageable gaps.

Comprehensive Transportation Plan

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The plan also proposes a multimodal transportation network that fosters growth in a positive way to the surrounding environment. This is done through three distinct elements: roadway, bicycle and pedestrian, and transit. This project is meeting the

roadway element by building the recommended roadway improvements of Ralph Stephens and South Main Street, along the subject property frontage. Both thoroughfares will be widened to a 110' right-of-way with a median. These improvements will work to improve both the existing traffic as well as take into account our project traffic. The bicycle and pedestrian elements will be met through providing bike lanes within both major roads of Ralph Stephens and South Main as well as constructing sidewalk and crosswalks along our project frontage. The transit element is dependent on what comes to fruition with future transit options for the town. Currently there is no public transit offered in Holly Springs. For many years, the town has planned for the possibility of bus service to be added along the commercial corridor of Highway 55 Bypass and has provided shelters for this purpose. As part of the site plan, the engineering department will evaluate the need for an additional shelter within our project. If it is determined one is necessary, it will be constructed at the cost of the developer.

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

The purpose of the Parks & Recreation Master plan is to acknowledge the importance of providing open space and active opportunities for all town residents. The master plan has several guiding principles, and our rezoning request meets the following:

- 1) *"To enable all residents to live within walking distance of a neighborhood commercial center and central civic space."*

This project is in an area that is rapidly changing. Wildwood, an existing single-family subdivision, is within walking distance of our proposed project. Across the street, the Exchange at Holly Springs apartment community is actively under construction. To the north, Stephens townhomes was recently approved and will soon follow. Our proposed project will also feature a residential component. All of these residents will have an opportunity to walk to retail, office, restaurants, as well as other commercial uses. This will greatly improve the quality of life for the town.

- 2) *"To physically unite the Town by connecting existing trails, sidewalks, and open spaces."*

To the greatest extent possible, this project will connect sidewalk systems by constructing public sidewalks along its property frontage. Unique circumstances have allowed other adjacent properties to not be required to building sidewalk along their frontage which will result in some sidewalk gaps. However, our project starts to "close the gap" between these sidewalk connections and will allow a more manageable capital project for the town to take on in the future to complete the sidewalk system.

Additionally, it has already been discussed that the mixed use development option requires open space to be in the form of developed plazas and courtyard areas that must be located at corners and connect to public sidewalk which will result in these open spaces to be really be used by pedestrians near and far.

Section 4: Community Facilities

Community facilities addresses the need to be mindful of the increased demand for public services as the town grows and develops. Community facilities can include fire, police, EMS, as well as public school facilities. The Comprehensive Plan contains several community facilities objectives, specifically our project achieves the following:

- 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.”*

Although as a mixed-use development, there is less demand for community facilities when compared to a traditional subdivision because there are commercial uses in addition to residential, community facilities may be used in a limited capacity. The senior apartments obviously will not have any school capacity issues, additionally it is not expected that the workforce housing and market rate apartment units will yield a sizable school population. 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. At the time of site plan submittal, the project will submit this form and clearly indicate the units that will be used for seniors so that they do not count towards possible future school capacity needs.

Developers also plan for community facilities such as police, fire and EMS when designing a development. Drive isles are required to be designed to accommodate the largest emergency response vehicle. The turning template is then submitted and reviewed by staff to ensure that the vehicle can safely maneuver through all access points and parking areas. Due to the infill location of this project, existing emergency response facilities are located within close proximity and no issues are perceived with regards to insufficient response time.

Section 5: Infrastructure and Utilities

The Comprehensive Plan strives to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications and so forth, with respect to new development can adequately handle new growth. Holly Springs has planned smartly for the rapid growth that it has been experiencing over the last several years. A water agreement is in place with Harnett county where the town is served by abundant water from the Cape Fear River. With regards to sewer, the town has invested in 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. With that said, there are currently no water or sewer capacity issues to serve our proposed rezoning request.

For many years the town has had established stormwater requirements. Our project will be required to meet all NPDES Phase II requirements which will be reviewed during the site plan process.

Given our subject project area's close proximity to existing development, there is already electricity in place along both South Main Street and Ralph Stephens Road. Additionally, there are several telecommunication services also installed to allow for a healthy market of choices for future residents and businesses.

Section 8: Natural Resources

The town is tasked with the challenge of finding a balance between development and preserving the natural environment. Fortunately, the town has many tools it uses during the development process to ensure that there is some thought to that balance. First, the town must verify that each project, ours included, meet all state, federal and local requirements when it comes to protecting stream and wetland features. As part of the site plan process, an environmental scientist is retained by the developer to perform delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through a on-site visit. Once this visit is preformed, the agency will then issue an official determination letter that is valid for a period of five years. This letter must be submitted to town staff to verify that all environmental features on-site have been accounted for and protected accordingly. Currently, we have retained an environmental scientist and are in the process of performing official on-site inspections with the appropriate state and federal agencies to properly account for some environmental features on-site.

Last fall, the town adopted a tree protection ordinance. As part of that ordinance, our project will be required to protect a minimum of ten percent of the total project area. As part of our site plan process, our team will put together a tree preservation plan that clearly delineates where the protected tree areas will be. Since our project is located on lands previously farmed or used for residential uses, there are not large areas of forest remaining so some areas of re-forestation may be required as necessary to meet this requirement.

Comprehensive Plan Update Draft Response (Draft Dated July 1, 2019)

The town is currently undergoing a Comprehensive Plan update to its Future Land Use and Community Character sections of the Vision Holly Springs Comprehensive Plan. Because of this, this justification request has been extended to include the new designation contained in said draft.

The Comprehensive Plan draft designates these subject parcels as 'Mixed-Use Center'. The draft states that:

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation,

including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

The above described designation closely mirrors the mixed-use development option contained within the Community Business zoning district that our rezoning request has voluntarily conditioned to develop these parcels as. Like the description listed above, the mixed-use development option set forth in Section 3.05 C. of the Holly Springs UDO, dictates that the development must consist of a mix of uses, with commercial, office and residential being available as options counting towards the required mix. As previously stated, there will be public spaces built adjacent to the streetscape that will activate these public spaces to be ones of social interaction.

In addition, the UDO also dictates that (Section 3.05 C. 3. f. (1) (b)) parking should be oriented behind or to the side of the building, thus, our project meets the parking intent as specified by the designation description above.

“The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development -if-when a decision is made to invest in premium transit along the NC 55 corridor” The proposed development will allow a walkable environment to take place. To the greatest extent possible, this project will connect sidewalk systems by constructing public sidewalks along its property frontage, on South Main Street, as well as Ralph Stephens Road. The project will be required to construct road improvements along their property frontage, that include bike lanes along their project frontage, in turn, the project will also have bike racks conveniently positioned throughout the development to encourage bicycle traffic. The transit element is dependent on what comes to fruition with future transit options for the town. Currently there is no public transit offered in Holly Springs. For many years, the town has planned for the possibility of bus service to be added along the commercial corridor of Highway 55 Bypass and has provided shelters for this purpose. As part of the site plan, the engineering department will evaluate the need for an additional shelter within our project. If it is determined one is necessary, it will be constructed at the cost of the developer.

The Village Gate rezoning request meets both the current and proposed Vision Comprehensive Plan. When developed, this project will offer a walkable, modern village concept that will be a welcomed part of the southern gateway of Holly Springs.

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: 8/23/2023
Time: 5-6 PM
Location: Virtual

Notification of Owners:

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

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: 8/7/2023

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:

None. One attendee called in and was just curious about the development and to see if the timeline had changed. No questions regarding this amendment.

Attach Additional Sheets as needed

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

None.

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)

Chris Rurkowski

Date

10/24/2023

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

To: Resident(s) and Property Owner(s)

From: TMTLA Associates

Date: August 1st, 2023

Re: Notice of meeting to discuss the amendment of two zoning conditions for the approved Village Gate Development, located at 1060, 1036, 1024, 0 S Main Street and 160 Solaris Ln. (PINs #: 0648-86-1048, 0648-85-4727, 0648-95-0812, 0648-86-4611, 0648-87-3030)

TMTLA Associates, on behalf of Dunn Investments, LLC, is preparing to submit a zoning map amendment application for the above referenced property. The purpose of this meeting is to notify neighbors and provide an opportunity to discuss the rezoning request of the above-mentioned property. The property is highlighted on the context map included with this mailing.

The property is currently CB-CU (Community Business Conditional Use). We are proposing an amendment to the approved CB-CU district with an updated zoning condition. The intent of this amendment is to reduce the number of workforce housing units from 50 to 25 as required by zoning condition #3. We are also removing a required access point for Tract 1B referred to as Site Access #2.

3. The developer acknowledges the need to provide workforce housing within the Town of Holly Springs and is committed to doing so. A minimum of ~~fifty (50)~~ twenty-five (25) dwelling units shall be workforce housing units and shall be located on TRACT 3 as shown on 'EXHIBIT 1'.

~~*4D. Site Access #2 (as shown on 'Exhibit 3'), construct one inbound lane and one outbound lane (right in/right out only) with appropriate median channelization.*~~

We will hold a virtual neighborhood meeting on Wednesday, August 23, from 5:00 PM to 6:00 PM, Via Zoom. The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project. We also want a better understanding of how this project could impact you, and look forward to hearing your questions, comments, and concerns.

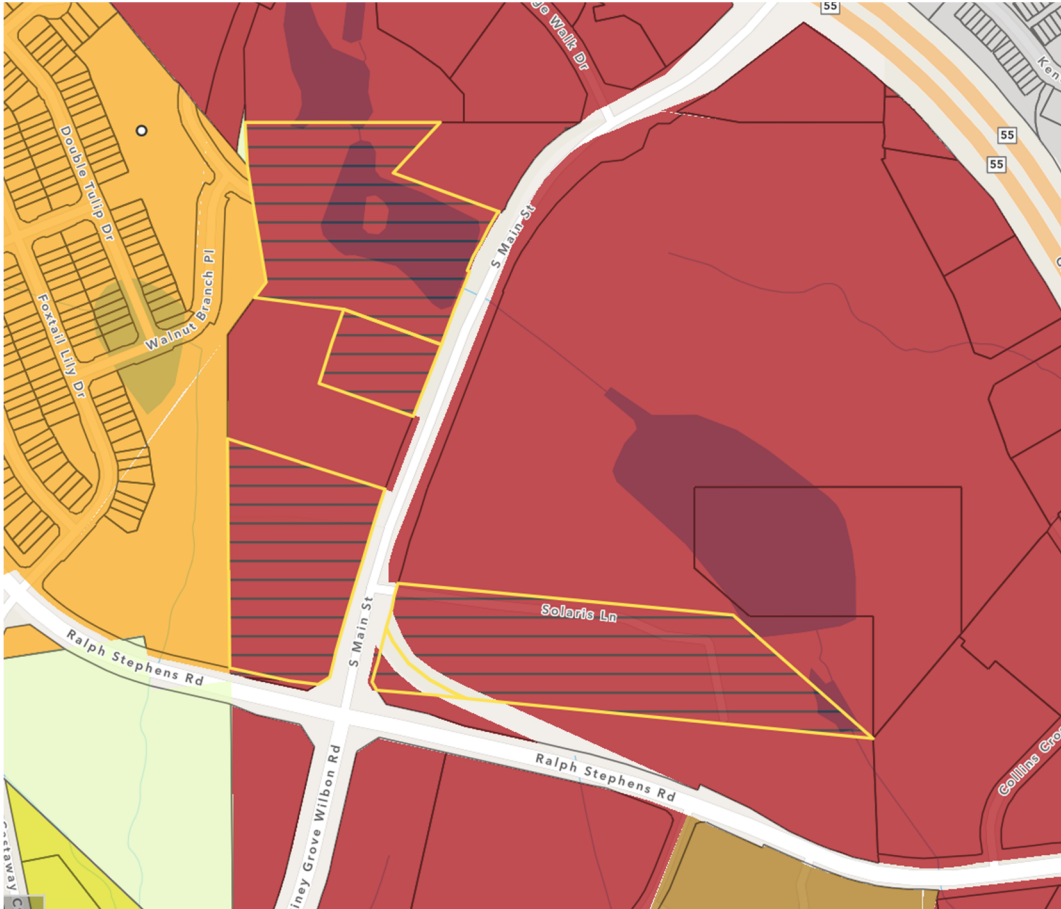
Instructions for registering for and joining the meeting are enclosed. Please note this meeting will be recorded.

Should you have questions please contact TMTLA Associates, Chris Rurkowski, by phone at 919-484-8880.

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

Context Maps- Sites Highlighted





August 1, 2023

RE: Virtual Neighborhood Meeting – Instructions

Resident(s) and/or Property Owner(s),

We will be hosting a virtual neighborhood meeting via Zoom. The meeting will be held on Wednesday, August 23rd from 5:00 PM to 6:00 PM. **Please note this meeting will be recorded.**

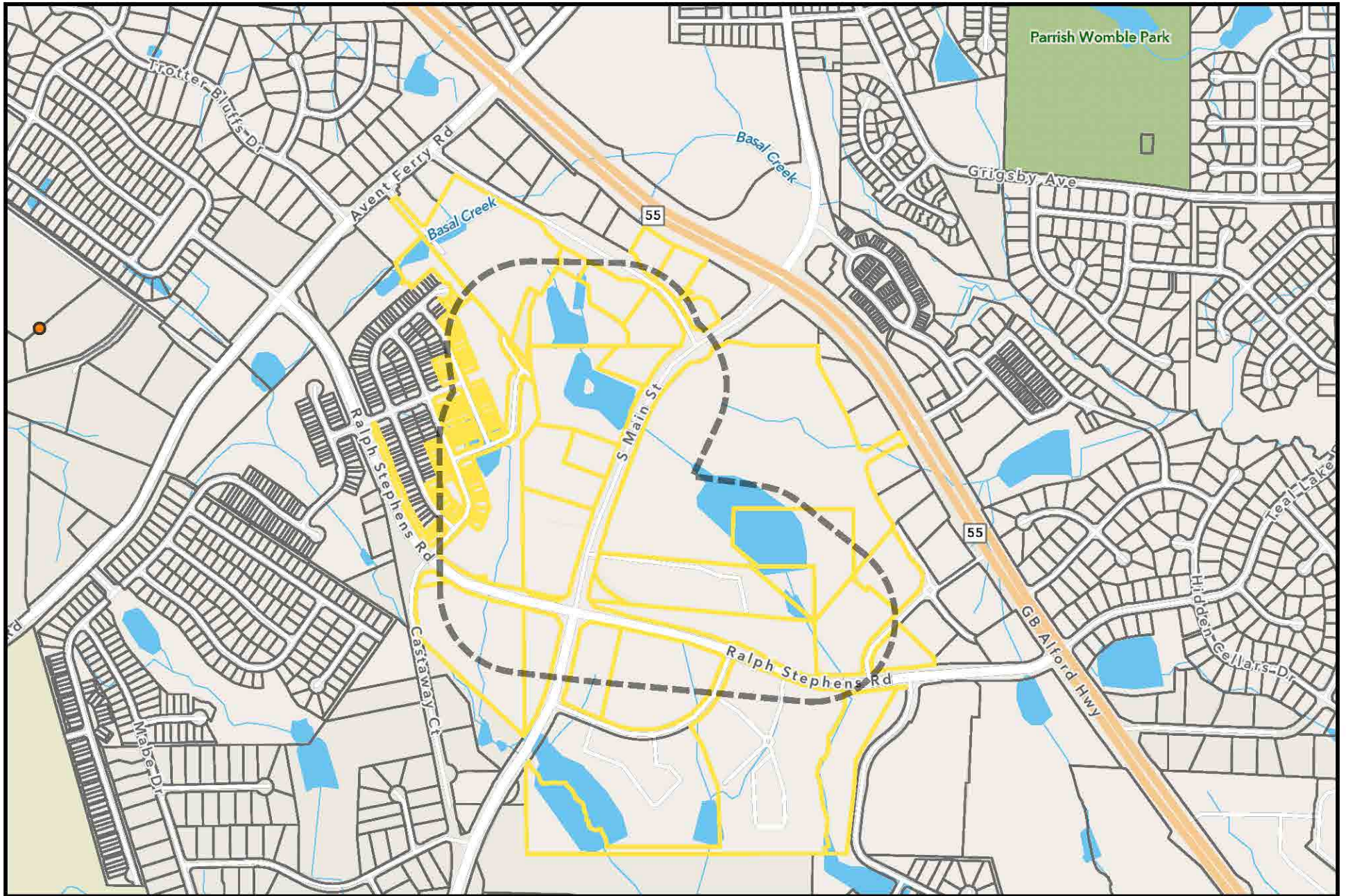
> To attend the meeting via computer, mobile device, or iPad, please follow the following directions.

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

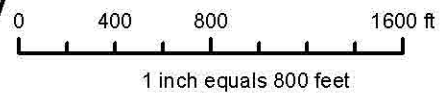
- Go to the following website to attend the meeting: <https://zoom.us/>
- Click on the “Join” a meeting link at the top of the website.
- Enter the following information where prompted:
 - Meeting ID: **838 9539 4623**
- Once you enter the Meeting ID and click “Join” you will be prompted to register for the meeting. Please fill out the required information. After you register for the meeting you will receive an email with a link to join the meeting.

> To attend the meeting via phone, you may dial in by:

- Dial the following number: **(929) 205-6099**
- Enter the following information when prompted:
 - Meeting ID: **838 9539 4623**
 - After you enter the Meeting ID please press # to enter the meeting. There is no passcode for this meeting.
- If you are participating by phone please note all graphics to be discussed during the meeting are included with this letter.



Village Gate Zoning Amendment Notification Boundary



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

PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3
648876157	AVANI PROPERTIES LLC	280 OAK HAVEN LN	APEX NC 27523-5803	
648854727	BARNES, ELIZABETH Y EDWARDS, PATSY Y	400 OLD SPRING HILL LN	FUQUAY VARINA NC 27526-2446	
648853393	BRITTHAVEN INC	1435 HWY 258 N	KINSTON NC 28504-7208	
648872767	BRYAN FAMILY PROPERTY GROUP LLC	201 ECHO CREEK PL	APEX NC 27539-4183	
648861583	CFOC HOLLY SPRINGS NC LLC	CFIC OLIVER HOTELS LLC	5713 GRAND AVE STE B	DULUTH MN 55807-2564
648971641	CHICK-FIL-A INC	5200 BUFFINGTON RD	ATLANTA GA 30349-2945	
648877460	COASTAL FEDERAL CREDIT UNION	1000 SAINT ALBANS DR	RALEIGH NC 27609-7347	
658052442	CP-HS 2B HOLDINGS LLC	441 SHALE CREEK DR	DURHAM NC 27703-6562	
648950812	DUNN INVESTMENTS LLC	220 TALS ROCK WAY STE 3	CARY NC 27519-1906	
648861048	DUNN INVESTMENTS LLC VIP HOLLY SPRINGS LLC	1609 MONTVALE GRANT WAY	CARY NC 27519-1018	
648875519	FLAGSHIP VILLAGE HOLLY SPRINGS, LLC	2701 COLTSGATE RD STE 300	CHARLOTTE NC 28211-3594	
648877843	GREENHOUSE CARY LLC	5255 N FEDERAL HWY STE 301	BOCA RATON FL 33487-4913	
648757837	HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
658051981	HOLLY SPRINGS VENTURES LLC	3722 SHIPYARD BLVD STE C	WILMINGTON NC 28403-6165	
648959537	HSDG LLC	441 SHALE CREEK DR	DURHAM NC 27703-6562	
648850369	LIGHTBRIDGE PARTNERS LLC	5210 DRIFTWOOD LN	MOREHEAD CITY NC 28557-2576	
648949728	LOWE'S HOME CENTERS LLC	LEGAL DEPT (LGL)	1000 LOWES BLVD	MOORESVILLE NC 28117-8520
648953524	MEDICAL OFFICE INVESTMENTS LLC	5210 DRIFTWOOD LN	MOREHEAD CITY NC 28557-2576	
648864611	MOORE, SUZANNE T ZABLUD, ELI	907 CRABTREE CROSSING PKWY	MORRISVILLE NC 27560-7574	
648942619	MYERS EXCHANGE HOLLY SPRINGS LP LIMITED PARTNERSHI	MYERS APARTMENT GROUP LLC	915 S DIXIE HWY	WEST PALM BEACH FL 33401-6401
648966048	NC-HOLLY SHOPPES-MDP LLC	8816 SIX FORKS RD STE 201	RALEIGH NC 27615-2983	
648754827	OASIS CHURCH INC	1828 RALPH STEPHENS RD	HOLLY SPRINGS NC 27540-8576	
648777875	OPTIMUS SPRINGS LLC	2949 HUNTINGTON WAY	AURORA OH 44202-8766	
648872464	OREC LAND LLC	2949 HUNTINGTON WAY	AURORA OH 44202-8766	
648775414	Q STEPHENS FARM HOLDINGS LLC	3348 PEACHTREE RD NE STE 1460	ATLANTA GA 30326-1497	
648851745	SOUTHERN CROSSROADS, INC	5210 DRIFTWOOD LN	MOREHEAD CITY NC 28557-2576	
648873030	THE ASPENS AT HOLLY SPRINGS LLC	505 PECAN ST STE 202	FORT WORTH TX 76102-4001	
648879712	TRUIST BANK	101 N CHERRY ST STE 710	WINSTON SALEM NC 27101-4080	
648970436	TRUSTEE FOR THE DIANE FLETCHER-HOPPE 2007 TRUST	950 OXFORD AVE	MARINA DEL REY CA 90292-5408	
648870109	UNKNOWN	PO BOX 550	RALEIGH NC 27602-0550	
648962587	WALMART REAL ESTATE BUSINESS TRUST	PROPERTY TAX DEPT STORE #4458-00	PO BOX 8050	BENTONVILLE AR 72712-8055

Village Gate Rezoning Neighborhood Meeting - Registration and Attendance (08.28.2023 @ 5pm via ZOOM)							
First Name	Last Name	Email	Address	City	Zip/Postal Code	State/Province	Phone
Neighbors:							
Scott	Sears		1050 S Main Street	Holly Springs	27540	NC	919-625-6505
Development Team:							
Chris	Rurkowski	chris@tmtla.com	5011 Southpark Drive, Ste. 200	Durham	27713	NC	9194848880

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 Rurkowski of TMTLA Associates

(Name of Representative) (Name of Company)

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

CB-CU to CB-CU

(Current Zoning District) (Proposed Zoning District)

For DS Use only

Project # _____

Date Received: _____

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

Signature of Owner(s):

W. Zuhnd

Wake County PIN/REID:

0150627, 0203248, 0476096

0206586

State of NC

County of wake

Sworn to and subscribed before me the 22nd day of August, 2023.

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

William P. Farrell
Notary Public Printed





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business

Title: Friendship Road Industrial Development Plan 22-DP-10

Strategic Priority Area:

Staff Resource:

Action(s):

- Recommend the Town Council to approve/deny/defer Development Plan 22-DP-10 for Friendship Industrial with the conditions stated in the staff report.

Explanation:

- A Development Plan has been submitted for a site within the Friendship Industrial Park.
- The 29.3 acre site is located south of the Amgen site.
- The proposed plan includes two industrial flex buildings of 150,000 square feet each and associated parking.

Staff Recommendation:

Approve

Background:

- The site was rezoned from R-30 Residential to RT Research and Technology on October 19, 2021. The RT zoning was reassigned to BRT Business & Research Technology on March 1, 2022, with the adoption of the 2022 Unified Development Ordinance (UDO).
- The Friendship Innovation Park Master Plan (Major Subdivision) was approved on September 7, 2021, for industrial development. An amendment (21-MAS-04-A02) to add two parcels to the park and implement a concurrent rezoning (22-REZ-17) was approved on November 21, 2023. The amendment and rezoning did not directly apply to the Development Plan (DP) site due to timing of application submittals; therefore, the DP follows the additional requirements of Friendship Innovation Park Master Plan version 21-MAS-04-A01.
- Any and all transportation mitigation improvement requirements set forth by the previously approved Transportation Mitigation Agreement must be shown and designed on the Civil Construction Drawings for review and approval. The plan is consistent with the previously approved Rezoning and Major Subdivision plans for Friendship Innovation.
- The following transportation improvements are required with the Development Plan:
 - Friendship Road
 - Thoroughfare widening along the property frontage of Friendship Road
 - Friendship Road/ Site Driveway #3
 - Driveway to be right in/ right out

Planning Board Meeting
January 23, 2024

- Construct exclusive right-turn lane on southbound Friendship Road
- Friendship Road/ Site Driveway #4
 - Driveway to be right-in/ right-out/ left-in
 - Construct an exclusive right-turn lane on southbound Friendship Road
 - Construct an exclusive left-turn lane on northbound Friendship Road
- This development plan is proposing to connect and extend the public potable water main currently being installed as part of the Town's off-site Design-Build Utility Project in two locations.
- This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project.
- The overall project predates July 1, 2023 and is not subject to the Water Resource Management Policy.

Funding Source(s):

N/A

Attachment(s):

1. 22DP10_FriendshipIndustrial_012324PB_StaffReport
2. 22DP10_FriendshipRdIndustrial_Petition
3. 22DP10_FriendshipRdIndustrial_Plans



Project Type: Development Plan

Concurrent Applications:

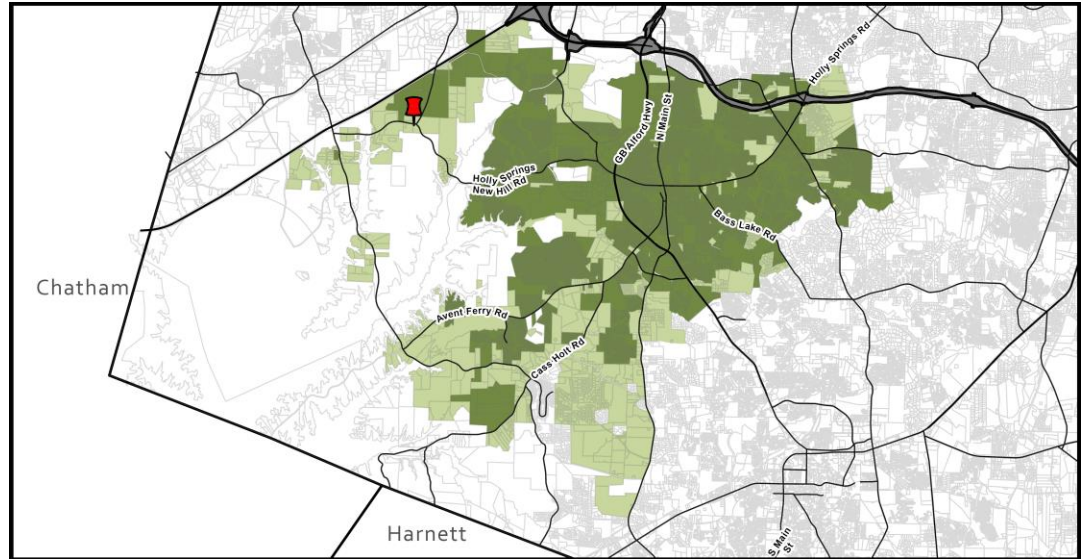
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Taylor Hollingshead
Bolton & Menk, LLC

Property Address: 4202 Friendship Rd.

Property Area: 29.3 ac.



Located in: ☒ Holly Springs Corporate Limits ☐ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A Development Plan for 2 industrial flex buildings (light manufacturing and warehousing). Each building is 100,000 square feet with 50,000 square feet of mezzanine.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Development Plan petition.

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Natural Resources Information	Page 12
Development Standards	Page 13
Decision-Making Information	Page 16



Case Summary

Current Zoning:

BRT Business & Research Technology

☐ Conditional Zoning District

Current Master Plan (Major Subdivision Plan):

Friendship Innovation Park



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Business & Industrial

Staff Analysis:

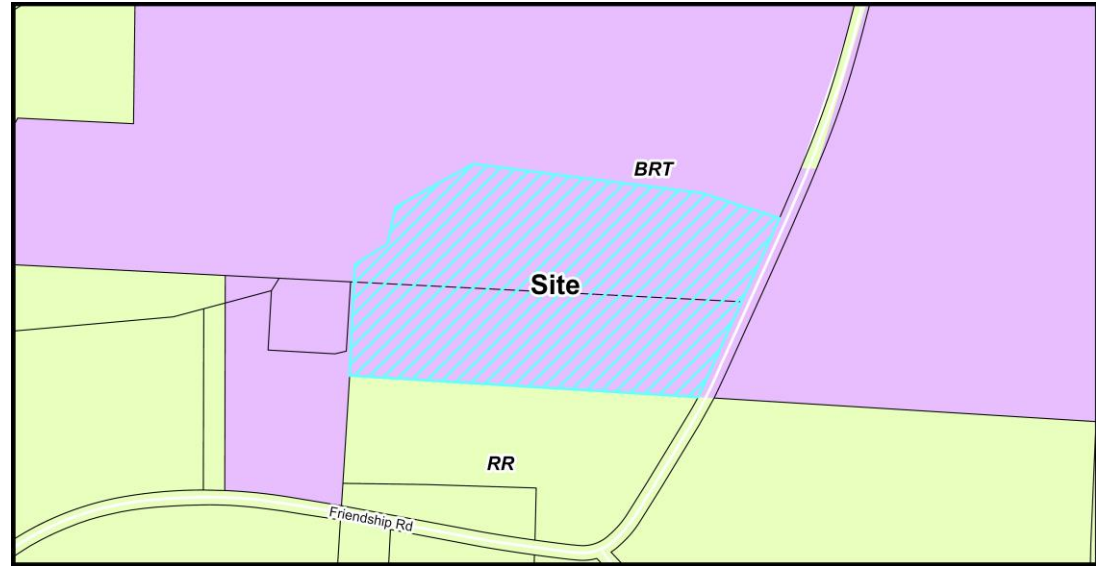
The requested Development Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0629797990	BRT Business & Research Technology	15.46
0720904944 (portion of)	BRT Business & Research Technology	13.84
Total Area		29.3



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
	BRT Business & Research Technology	Fire Station #3
North	BRT Business & Research Technology	Amgen
South	RR Rural Residential	Vacant
East	IVMX CD Innovation Village Mixed Use Conditional District	Single Family Residence and Vacant
West	BRT Business & Research Technology	Wastewater Pump Station

Parcel Rezoning History

Rezoning Number: 23-REZ-03

Original Zoning: R-30

Approved Zoning: RT Research & Technology

Approval Date: October 19, 2021

Rezoning Number: 22-REZ-01

Original Zoning: RT Research & Technology

Approved Zoning: BRT Business & Research Technology

Approval Date: March 1, 2022 Zoning Reassignment

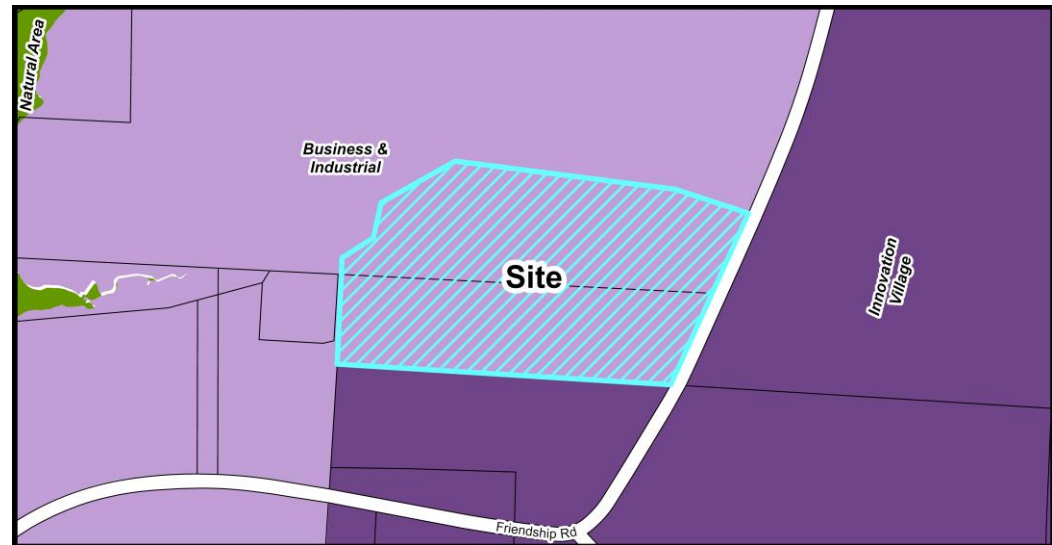


Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi-dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Key Characteristics:

- Large blocks and may not have discernible structure.
- Parking is off-street surface lots or parking decks screened from view from the street.
- Preservation of resources is not prioritized.
- Not typically designed as walkable but may include formal open spaces for the use by employees.
- Building placement and lot size varies depending on scale or use, but buildings should face the street where possible.
- Building types are primarily office and industrial.
- Streets are auto-oriented and with sidewalks providing internal connectivity within development sites and to adjacent uses.

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed development is consistent with the Future Land Use plan. It provides opportunity for industrial/employment uses within areas identified as Business & Industrial.



Transportation Information

Comprehensive Transportation Plan

Road Widening along Project Frontage
☒ Required
☐ Not Required

New Location Roadways
☐ Required
☒ Not Required

Hotspot/Safety Study Location
☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

Per the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along the property frontage of Friendship Road to meet ½ of the ultimate cross section. The ultimate cross section for Friendship Road is a 4 lane, median-divided thoroughfare.

New Location Roadways:

None

Hotspot/Safety Study Location:

N/A

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

- ☒ Traffic Study Required ☐ Tier 1
 ☐ Tier 2
 ☐ Tier 3
 ☒ Transportation Verification Memo

Traffic Study Summary

A Traffic Impact Analysis (TIA) Revision was completed with the Friendship Innovation Rezoning Revision as required by the NCDOT and the Town. A Transportation Verification Memo was required with this development plan, and it was determined that with phasing, a 100,000-sf building could be constructed with only the improvements below. However, any additional square footage would trigger the Phase II improvements associated with the Amgen project. Per the approved Transportation Mitigation Agreement associated with the revised TIA, the following improvements are required with this Development Plan:

- Friendship Road
 - Thoroughfare widening along the property frontage of Friendship Road to meet ½ of the ultimate cross section in accordance with the Comprehensive Transportation Plan.
- Friendship Road/Site Driveway #3 (northern most driveway)
 - Driveway constructed as a right-in/right-out access.
 - Construct an exclusive right-turn lane on southbound Friendship Road with 100' of storage.
- Friendship Road/Site Driveway #4 (southernmost driveway)
 - Driveway constructed as a right-in/right-out/left-in access with 100' of Internal Protected Stem.
 - Construct an exclusive right-turn lane on southbound Friendship Road with 100' of storage.
 - Construct an exclusive left-turn lane on northbound Friendship Road with 75' of storage.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

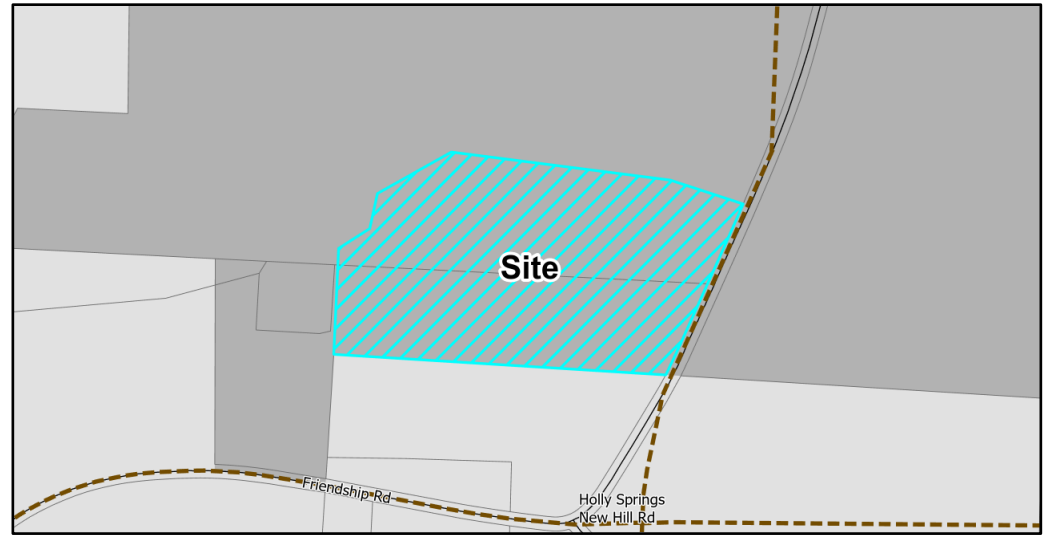
Any and all mitigation improvement requirements set forth by the previously approved Transportation Mitigation Agreement must be shown and designed on the Civil Construction Drawings for review and approval. The plan is consistent with the previously approved Rezoning and Major Subdivision plans for Friendship Innovation.



Parks, Recreation & Greenways Information

Park Search Area

☐ Yes

☒ No


— — Proposed Wide Outside Lane

Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

The Active Transportation Map only shows a Wide Outside Lane requirement to support on-street biking.

Parks, Recreation, & Greenways Summary

There are no Parkland dedication requirements as the property is outside of any Park Search Areas.

Parks, Recreation, & Greenways Staff Analysis:

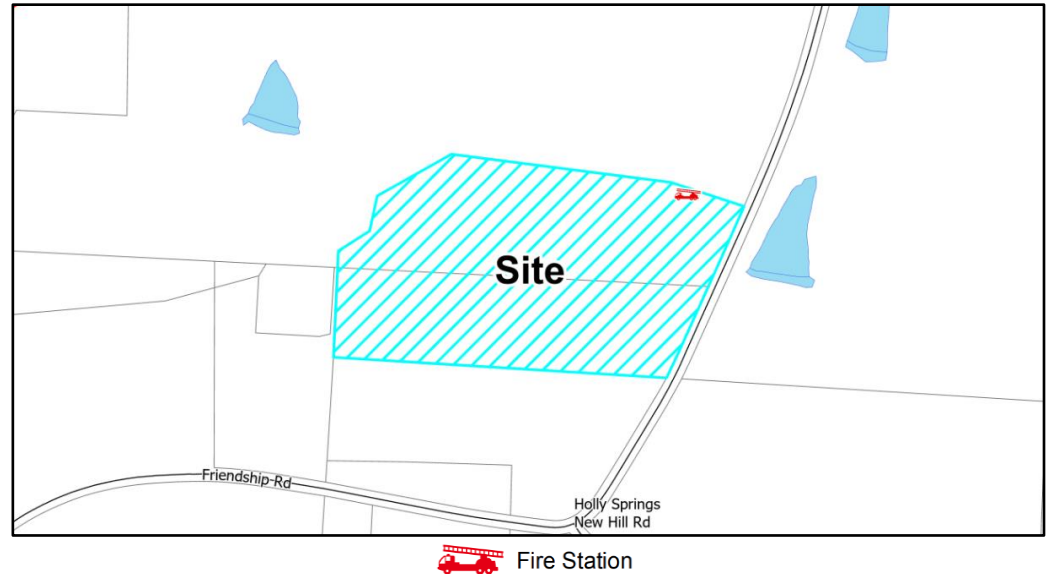
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The plan is consistent with the previously approved Rezoning and Major Subdivision plans for Friendship Innovation.



Community Facilities Information

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

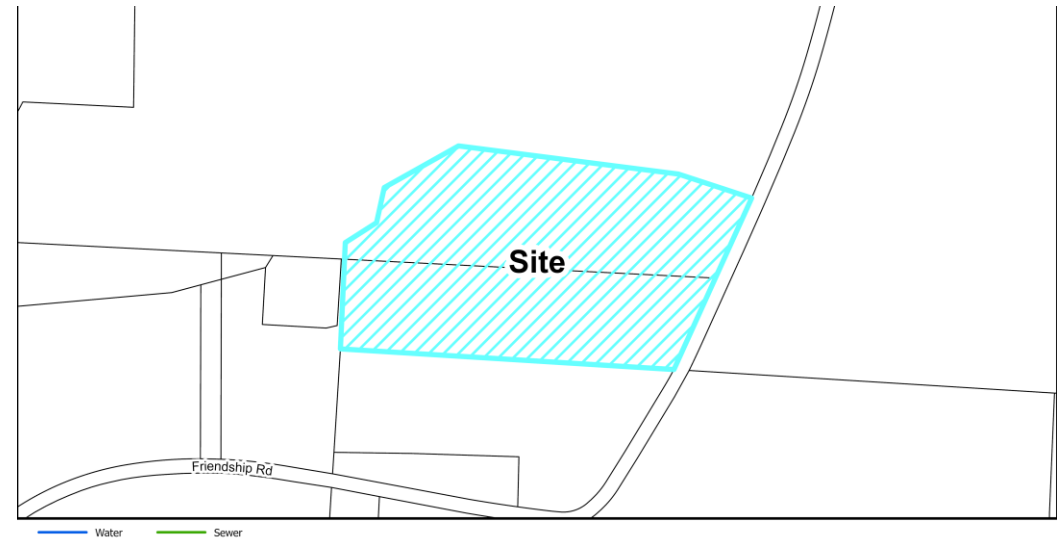
The existing Fire Station #3 is located on the site. A new station is under construction in the area. The buildings for the existing facility will be demolished once the new station is complete.



Infrastructure & Utility Information

Utility Availability

Water	☒ Yes ☐ No ☒ Study Required
Sanitary Sewer	☒ Yes ☐ No ☒ Study Required
Reclaim	☒ Yes ☐ No ☒ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

This development plan is proposing to connect and extend the public potable water main currently being installed as part of the Town's off-site Design-Build Utility Project in two locations. Service connections for each building will be made to the proposed extensions within the site. A Fire Flow Analysis was completed with this development plan to ensure adequate pressure.

Sanitary Sewer:

This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. This development will discharge to the sanitary sewer pump station (Friendship Pump Station) also a part of the Design-Build project to the west of the development site. A Sewer Verification Memo, was completed with this development plan. The memo concluded that the proposed project is within the limits of the previously approved Sewer Study.

Reclaim:

A connection to the reclaimed water main currently being installed as part of the Town's off-site Design-Build Utility Project is also proposed.

**Infrastructure & Utility Information (cont.)****Water Resource Management (WRMP) Policy**

- | | | | |
|---|---------------------------------|---------------------|---|
| ☐ WRMP Applicable | ☐ Tier 1 | Allocation Elements | ☐ Public Infrastructure Improvements |
| ☒ WRMP Not Applicable | ☐ Tier 2 | | ☐ Sustainable Design |
| | ☐ Tier 3 | | ☐ Work Force Housing |
| | | | ☐ Open Space/Tree Preservation |

Water Resource Management Policy Summary

The overall project predates July 1, 2023 and is not subject to the Water Resource Management Policy.

Infrastructure & Utility Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

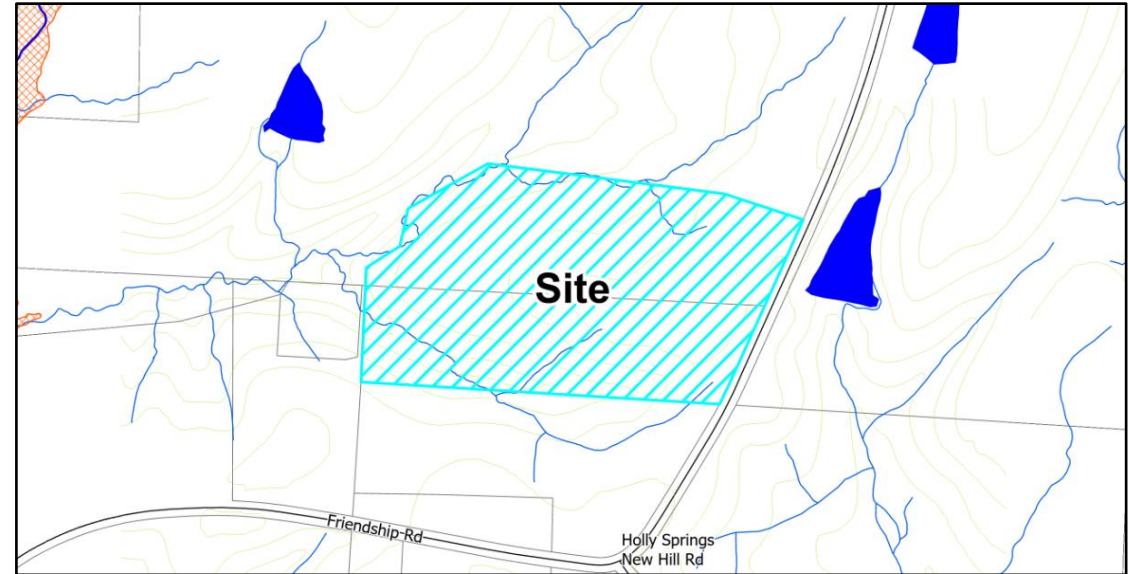
Any and all permits required to construct this development must be provided to NCDEQ prior to Civil Construction Drawing approval. The plan is consistent with the previously approved Rezoning and Major Subdivision plans for Friendship Innovation.



Natural Resources & Open Space Information

On-site Private Open Space 3.8% (49,089 sq ft)

Tree Preservation Area	0%
Active Recreation Area	3.8 % (49,089 sq ft)
Urban Civic Space	0%
Flexible Space	0%



 FEMA Special Flood Hazard Area
  Wake County Lakes
  Streams

Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project will include a plaza with outdoor patio/picnic area/decking between the buildings and an area for seating/games/firepit in the NE corner of the site.

Stormwater:

This development is located within the Cape Fear River basin and has jurisdictional environmental features onsite. A wet pond is proposed onsite to mitigate stormwater runoff impact to downstream infrastructure and environmental features.

Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. The site has been designed in a way to minimize impacts to the existing environmental features and is consistent with the previously approved Rezoning and Major Subdivision plans for Friendship Innovation.



Development Standards

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and Friendship Innovation Park Master Plan (22-MAS-04-A01).

Development Standards Summary

Development Standards (UDO Section 2 & Master Plan):

Building Placement	Standard	Proposed
Thoroughfare Setback (front)	50 ft	~175 ft
Side – Corner Setback	30	N/A
All Other Setbacks (Side and Rear)	5	~211 ft and 282 ft

Building Height	Standard	Proposed
Maximum Building Height	100 ft	40 ft

Landscaping (UDO Section 5 & Friendship Innovation Park Master Plan):

	Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (East)	50 ft Type B-75	50 ft Type B-75
North	10 ft Type A	10 ft Type A
South	10 ft Type A	10 ft Type A
West	50 ft Type C-225	50 ft Type C-225
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 small tree/3,000
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	2 small shrubs/1,000
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	61 trees and 256 shrubs within landscape island and strips for 603 parking spaces
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Willow Oak and Sourwood trees per Master Plan within 5 ft of right-of-way

**Parking (UDO Section 6):**

	Standard	Proposed
Vehicle Parking Locations	Unrestricted	Parking to the side and rear of the buildings
Minimum Parking	434 spaces	603 spaces
Maximum Parking	800 spaces	450 spaces
Bike Parking	46 spaces	48 spaces
EV Parking	5% EVSE: 30 15% EVSE Ready: 91	32 Conditioned to provide

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

	Proposed
Building Design	
Building Materials	Proposed materials include pre-cast concrete in various shades of gray, metal panels, weathering steel, and wood. Facades facing areas with vehicle and pedestrian traffic include vertical windows that match other vertical elements of the building. Materials provide a variety of texture and colors.
Horizontal Variation	A discernable base, middle, and top are proposed through the use of materials, colors, and placement/scoring of concrete panels.
Vertical Variation	Distinct building bays are proposed through material changes and façade articulation. Human scale elements include windows, changes in materials, and repeating patterns.
Roof Expression	Variation in roofline is proposed including taller elements to emphasize building bay changes.
Site Design	
Off-street Loading	Off-street loading areas are proposed along the north side of both buildings. These areas are screened from building users and the public street by building placement, screening walls, and landscaping.
Pedestrian Access & Circulation	Sidewalks connect the building to the public street (Friendship Rd.), internal access drives, open spaces, and adjacent properties. The parking areas include perimeter sidewalks and interior pathways for circulation.
Public Realm	The applicant has proposed expressive entrances that identify the main access points for each building as the required public realm element. The entrances satisfy the minimum requirements for Industrial and Warehouse buildings (35 ft wide and minimum two stories).

**Additional Standards – Friendship Innovation Park Master Plan**

Standard	Proposed
At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking area to direct pedestrian traffic in a visually attractive way.	Distinct entry points are proposed on facades facing the parking area. These entries include glass and a mixture of materials. Entry canopies create second story balconies and outdoor space. A plaza between the two buildings near the entry points provides as an open space for employees and visitors
All buildings will have masonry or similar materials and meeting UDO regulations along frontages that directly face major thoroughfares.	The applicant has proposed masonry, glass, and a mixture of materials meeting UDO regulation on the frontage facing Friendship Road.

Development Standards Evaluation of Plan & Ordinance Consistency

The applicant must demonstrate that the proposed Development Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Staff has reviewed the application and has determined the proposed Development Plan is:

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The Development Plan is consistent with the Town's adopted plans for the following reasons:

- The industrial buildings transform the area by introducing employment uses in a mixed-use center.
- The manufacturing and office uses are consistent with the Business & Research Technology zoning and Business & Industrial Future Land Use designation of the site.
- Adequate perimeter buffering and screening is proposed between existing and future uses on adjacent properties and from public streets.
- Multiple open spaces are provided for visitors and employees that allow for both passive and active outdoor use.
- The development has been designed in a way to minimize impacts to the existing environmental features and is consistent with the previously approved Rezoning and Master Plan (Major Subdivision) for Friendship Innovation Park. Public utility connections are proposed to serve the development.
- The proposed buildings include a mix of materials and features to satisfy the UDO building design standards.
- Safe and efficient pedestrian access and circulation is proposed on-site and to adjacent streets and properties.



Decision-Making Information

Development Plan Staff Analysis

The Development Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting

The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 10/17/2022

Summary of Issues: No issues to note.

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

Advisory Decision

The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Development Plan is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

Action: Development Plan Petition Motion

Motion to recommend that the Town Council approve / deny Development Plan #22-DP-10 for Friendship Road Industrial as submitted by Bolton & Menk, Inc., dated Revised 12/8/23 with the following conditions:

1. All previous conditions of approval for Friendship Innovation Park Master Plan apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be submitted with the first Construction Drawing submittal:



- a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 8.4 E shall be submitted to and approved by Development Services.
3. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Raceway to serve EV- Ready parking spaces must be shown.
 - c. Loading area screening walls must be solid masonry. Provide additional information on loading area screening wall to demonstrate that walls will be solid masonry with MT03 mesh metal material overlay.
 - d. Provide evergreen trees in addition to the proposed landscaping along the loading dock screening walls to add visual interest and break up the wall facade.
 - e. Relocate any required perimeter buffer plantings outside of easements.
4. Prior to Certificate of Occupancy, the following items must be addressed:
 - a. Final Plat must be recorded for the subdivision of this property.
5. Prior to the submittal of any structural permit for Sign Installation for permanent signage, a sign permit must be submitted for review and approval.
6. The existing site structures will be demolished and required buffer landscaping installed once vacated by the Holly Springs Fire Department.
7. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
8. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
9. Per the Transportation Memo submitted and reviewed by the Town, construction of one 100,000sf building can occur before the Phase 2 Improvements associated with the Amgen project are triggered. When the second 100,000sf building is completed, all of the Phase 1 (includes Amgen Phases 1 and 2) and Phase 2 Improvements within the Transportation Mitigation Agreement approved with the Friendship Innovation Rezoning must be completed prior to issuance of Certificate of Occupancy for the second 100,000sf building. If any improvements have yet to be constructed by others, this developer must take on the responsibility.
10. The TIA Revision associated with the Friendship Innovation Master Plan Amendment must be finalized prior to this Development Plan being scheduled for Planning Board.
11. [UDO Section 7.2 - When a Major Subdivision or Development Plan within the Town and its Extraterritorial Jurisdiction abuts the Town's existing fiber optic network, a connection or conduit for future connection shall be provided at the developers or subdividers expense. Any new wastewater pumping station constructed with a Major Subdivision or Development Plan shall be connected to the Town's fiber optic network at the developer's or subdivider's expense. Any new traffic signal installed with a Major Subdivision or Development Plan shall be connected to the Town's fiber optic network at the developer's or subdivider's expense.]
12. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
13. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.



14. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
15. All Special Studies must be finalized prior to being scheduled for Planning Board.
16. Off site sanitary sewer facilities are needed to serve this project. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
17. Off site water facilities are needed to serve this project. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
18. Off site reclaimed water facilities are needed to serve this project. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
19. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
20. [UDO Section 7.2] Water Metering Network: The developer or subdivider shall be responsible for costs associated with any additional water metering network infrastructure as determined by the Administrator. Please refer to this Section of the UDO for detailed requirements. Typically, this level of detail is reviewed at the same time as Construction Drawing Review
21. Off site sanitary sewer facilities are needed to serve this project. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
22. When tenants are known, please coordinate with Town Staff. Specifically, Karen Foster, the Town's Environmental Compliance Manager – 919-557-2941 or karen.foster@hollyspringsnc.us with the Water Resources Department. Please provide your best understanding at this point regarding the future potential tenants. We understand this will be a placeholder at this time.
23. The developer or subdivider shall be responsible for costs associated with any additional water metering network infrastructure as determined by the Administrator. Please refer to this Section of the UDO for detailed requirements. Typically, this level of detail is reviewed at the same time as Construction Drawing Review.
24. Offsite water facilities are needed to serve this project. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
25. Off site sanitary sewer facilities are needed to serve this project. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
26. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
27. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.



28. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
29. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
30. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
31. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
32. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.



Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 2/20/2024

Prior to the Legislative Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Quasi-Judicial Decision

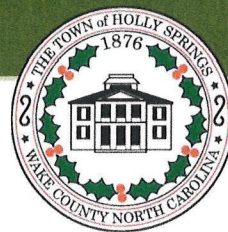
Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Development Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

1. Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.
2. Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
3. Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.
4. Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
5. Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

DEVELOPMENT PETITION

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



Petition Type:

- ☐ **Major Subdivision** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☐ Major Amendment* ☐ Minor Amendment*
- ☒ **Development Plan** (check all that apply)
☐ Residential ☐ Non-residential
☒ New ☐ Major Amendment* ☐ Minor Amendment*
- ☐ **Special Use Permit**
☐ New

* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Holly Springs Friendship Road Industrial

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

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

Project Location: 4112 Friendship Rd, Holly Springs, NC 27539

Use street address. If none, use the closest intersection

☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0629797990, 0720904923Real Estate ID: 0078620, 0489792Project Acreage (rounded to nearest tenth): 29.3 acres Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: BRT Proposed Use (see UDO Table 3.2.A): Light Manufacturing and WarehousingOpen Space [See UDO Section 7.06(F)(4)]: ☒ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

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

Sketch Plan Review (Pre-Submittal) Meeting Date: 9/15/2022

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____Name Taylor Hollingshead Company Bolton & Menk, LLC formerly known as ColeJenest & Stone, P.A.Mailing Address 418 S Dawson StCity Raleigh State NC Zip 27601Telephone # (919) 748-9340 E-Mail Taylor.Hollingshead@bolton-menk.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____How would you like to receive staff review comments? ☐ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name TJ Silvey Company Friendship Road LandCo, LLC, a Delaware Limited Liability Company
Mailing Address 400 N. Ashley Drive, Suite 1100
City Tampa State FL Zip 33602
Telephone # (718) 285-1566 E-Mail tj.silvey@raymondjames.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Iliana Kafel Company ADBI/Design Services LLC
Mailing Address 44 South Broadway, Suite 1003
City White Plains State NY Zip 10601
Telephone # (919) 926-1799 E-Mail ikafel@arcodb.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Walter Havener Company Surface 678
Mailing Address 215 Morris Street, Suite 150
City Durham State NC Zip 27701
Telephone # (919) 419-1199 E-Mail whavener@surface678.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: Masterplan Architect (any other contact that should receive comments and correspondence for this project)

Name Alan Gombera Company Gensler
Mailing Address 613 Hillsborough St
City Raleigh State NC Zip 27603
Telephone # (410) 230-6584 Alternate Telephone # ()
Fax # () E-Mail Alan_Gombera@gensler.com
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name TJ Silvey Company Friendship Road LandCo, LLC, a Delaware Limited Liability Company
Mailing Address 400 N. Ashley Drive, Suite 1100
City Tampa State FL Zip 33602
Telephone # (718) 285-1566 E-Mail tj.silvey@raymondjames.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature: Date: 09.22.2020

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: 10-17-2022
Time: 5:30 - 6:30 PM
Location: HOLLY SPRINGS CULTURAL CENTER

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

Notification of Owners:

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

☒ Date of Notification Mailing: 10-03-2022

Conduct of Meetings:

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

Summary of Issues:

MEETING HELD; PARTICIPANTS WERE LIMITED TO THOSE ON
THE DEVELOPMENT AND DESIGN TEAM. NO ISSUES TO NOTE.

Attach Additional Sheets as needed

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

N/A

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

[Signature]

Date

10-17-2022

Name	Address 1	Address 2	Address 3
MILLS, STEPHEN V MILLS, NANCY O	535 BUCKROE DR	SANFORD NC 27330-7285	
BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
DENTON, KEITH DENTON, SANDRA DENISE PATTON	4312 FRIENDSHIP RD	APEX NC 27539-8759	
RR/PLT LLC	2004 BUCKINGHAM WAY	APEX NC 27502-9340	
TARRENCE, JAMES EDWARD JR	3832 COPPERHEAD RD	APEX NC 27539-8776	
DC GOODWIN FARM LTD PTNRP	226 WOODSIDE DR	HARRISBURG NC 28075-8442	
ANDREAS, MICHAEL T ANDREAS, LYNN B	7617 WOODS CREEK RD	APEX NC 27539-8741	
AMGEN INC	1 AMGEN CENTER DR	THOUSAND OAKS CA 91320-1730	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
MILLS, STEPHEN V MILLS, NANCY O	3504 SUNNY DR	MOREHEAD CITY NC 28557-3034	
UCW INC	PO BOX 866	APEX NC 27502-0866	
BLAND, THOMAS M. BLAND, BETH BUSHMAN	3724 FRIENDSHIP RD	APEX NC 27502-8721	
GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	274 MAY FARM RD	PITTSBORO NC 27312-5738	
BEHNKE, DEBRA ANN	417 CULVERT ST	APEX NC 27502-1731	
BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
FRIENDSHIP ROAD LANDCO LLC	CMP MANAGEMENT LLC	400 N ASHLEY DR STE 1100	TAMPA FL 33602-4324
HELIIX VENTURES LLC	3717 NATIONAL DR STE 209	RALEIGH NC 27612-4877	
BAUCOM, CHARLES DANIEL	2440 HIGH RIDGE DR	RALEIGH NC 27606-8605	
PRINCE, BETTY D PRINCE, LUTHER M JR	3800 FRIENDSHIP RD	APEX NC 27539-8700	
GEORGE HEELAN IRREVOCABLE TRUST	10046 BISHOPS GATE BLVD	PINEVILLE NC 28134-6568	
STONE, RICHARD E STONE, JEANNE Z	3817 BOSCO RD	NEW HILL NC 27562-9741	

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING

DATE: 17-OCT-2022

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935	BRANDON.MCLAMB@TIMMONS.COM
JAY RAPP			919-337-2663	j-r@helixventures.net
Chris Pilz	Trustwell		919-668-9524	Chris@trustwellgroup.com
Gary Zurembke	ARCO		919-836-6873	gzurembke@arco.com

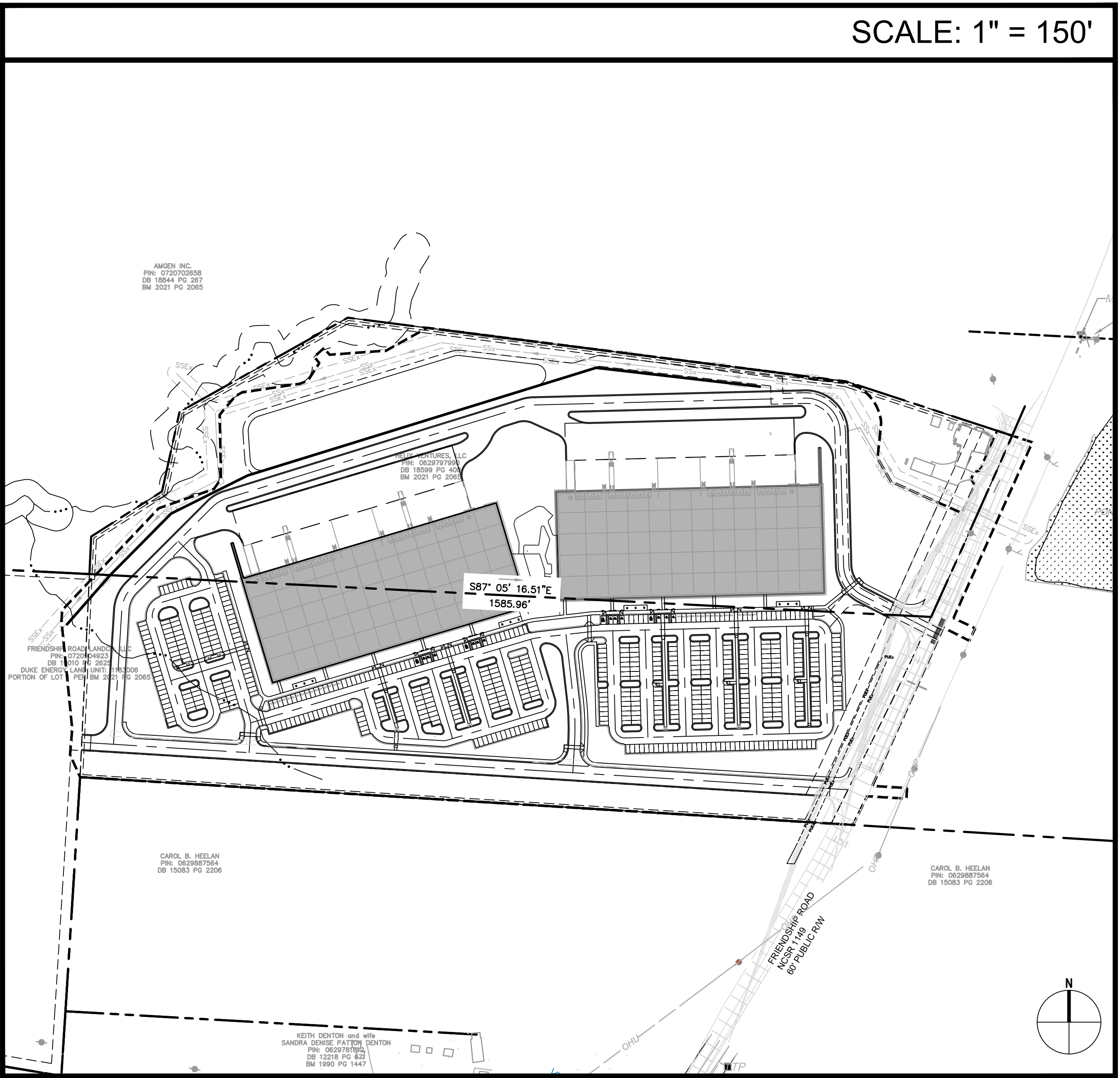
DEVELOPMENT PLAN 22-DP-10/PLDP202200271
(MASTER PLAN 21-MAS-04)
FRIENDSHIP ROAD INDUSTRIAL
(FRIENDSHIP INNOVATION PARK POD E)

HOLLY SPRINGS, NC
OVERALL SITE PLAN

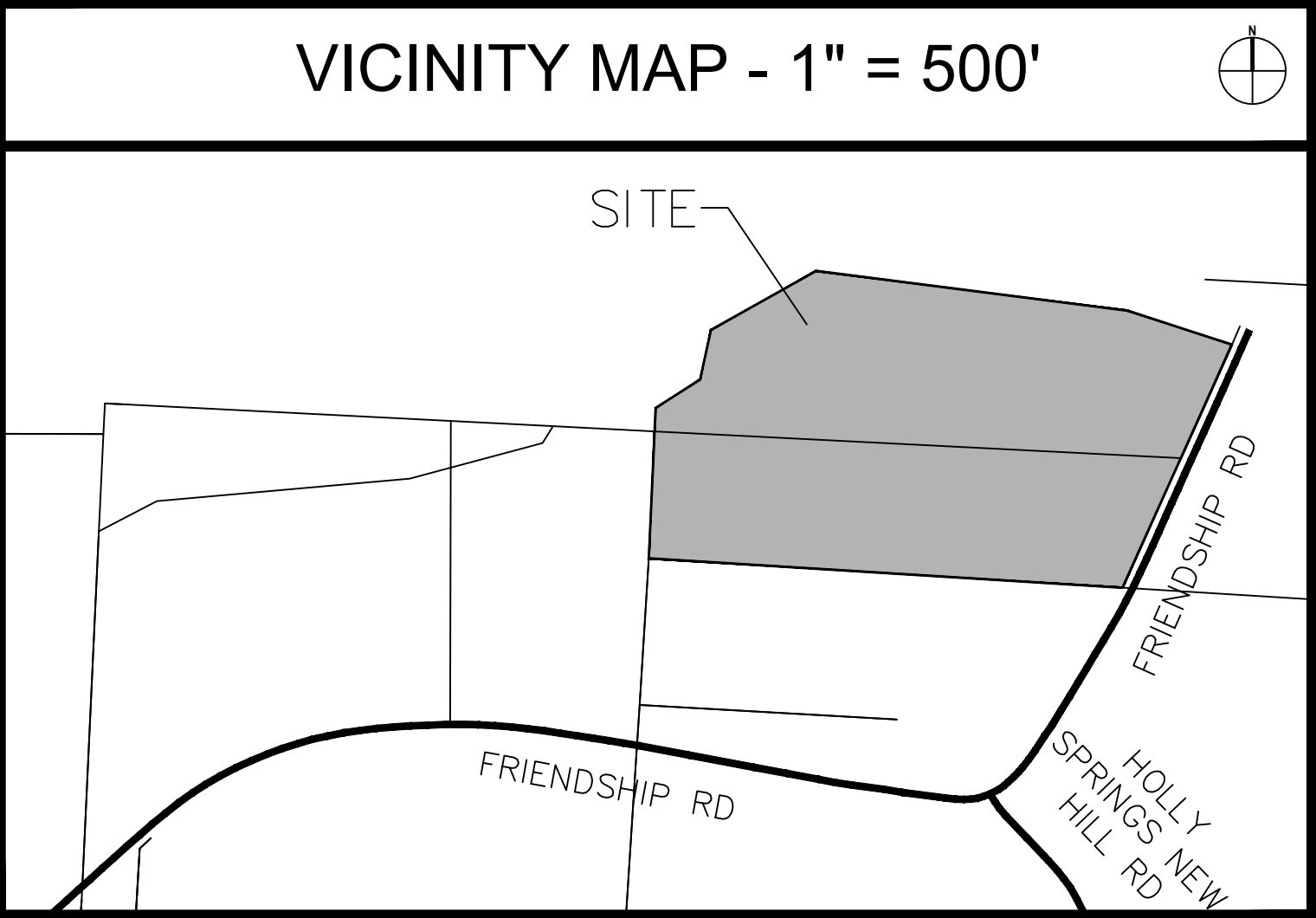
SITE DATA

NAME: FRIENDSHIP ROAD INDUSTRIAL
ADDRESS: 4112 FRIENDSHIP RD, HOLLY SPRINGS, NC 27539
OWNER/DEVELOPER: FRIENDSHIP ROAD LANDCO, LLC, A DELEWARE LIMITED LIABILITY COMPANY
400 N ASHLEY DR, STE 1100
TAMPA, FL 33602
PREPARED BY: BOLTON & MENK SOUTHEAST, LLC
418 S DAWSON ST
RALEIGH, NC 27601
ARCHITECT: ADBI/DESIGN SERVICES LLC
44 S BROADWAY, STE 1003
WHITE PLAINS, NY 10601
LANDSCAPE ARCHITECT: SURFACE 678
215 MORRIS ST, STE 150
DURHAM, NC 27701
MASTERPLAN ARCHITECT: GENSLER
613 HILLSBOROUGH ST
RALEIGH, NC 27603
PARCEL PIN/REAL ESTATE ID#: 0629797990 / 0078620 (15.87 AC);
PORTION OF PARCEL PIN/REAL ESTATE ID#: 0720904923 / 0489792 (226.43 AC)
TOWNSHIP: BUCKHORN
COUNTY: WAKE
STATE: NC
EXISTING ZONING: BUSINESS RESEARCH TECHNOLOGY CONDITIONAL USE (BRT)
EXISTING USE: FIRE STATION AND VACANT
PROPOSED USE: FIRE STATION MANUFACTURING AND OFFICE
PARCEL PIN/REAL ESTATE ID#: 0629797990 / 0078620
VACANT/INDUSTRIAL
PORTION OF PARCEL PIN/REAL ESTATE ID#: 0720904923 / 0489792
VACANT/INDUSTRIAL
TOTAL PARCEL AREA: ±242.3 AC
TOTAL SITE AREA: ±29.3 AC
AREA OF DISTURBANCE: ±28.1 AC
IMPERVIOUS AREA: ±16.13 AC (55.1%)
ESTIMATED DAILY FLOWRATE= 1,866 GPD/ACRE
ACRES=29.30 ACRES
AVERAGE DAILY DEMAND: 29.30 ACRES*(1,866 GPD/ACRE)= 54,674 GPD/
(1440MIN/DAY) = 37.97 GPM
FLEXSHELL I & II GSF = 150,000 SF
MAX BUILDING HEIGHT FLEXSHELL I & II: 75'
PROPOSED BUILDING HEIGHT FLEXSHELL I & II: 40'-0"
PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN.
DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

SCALE: 1" = 150'



VICINITY MAP - 1" = 500'



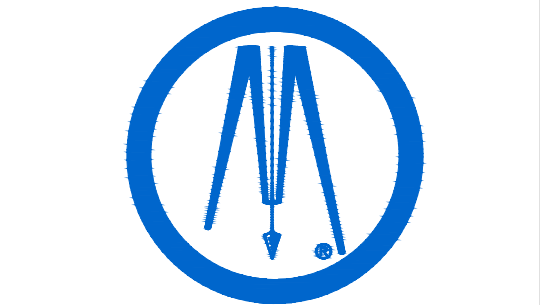
Sheet Index

Sheet Number	Sheet Title
C-000	COVER
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-400	GRADING & DRAINAGE PLAN
C-401	STORM TABLE
C-500	UTILITY PLAN
C-700	LANDSCAPE PLAN
C-701	EXISTING VEGETATION
C-702	LANDSCAPE DETAILS, SCHEDULE, & NOTES
C-800	SITE DETAILS I
C-801	SITE DETAILS II
C-814	CIVIL DETAILS - STORM
C-820	SCM DETAIL
C-902	OFFSITE ROADWAY- TYPICAL SECTION
01	BUILDING A ELEVATIONS
02	BUILDING B ELEVATIONS
03	WALL DETAIL
04	MATERIAL SELECTION

REVISIONS

No.	Revision	Date
1	1st ToHS Development Plan Review	11/4/2022
2	2nd ToHS Development Plan Review	12/16/2022
3	3rd ToHS Development Plan Review	01/13/2023
4	4th ToHS Development Plan Review	06/14/2023
5	5th ToHS Development Plan Review	12/08/2023

AMGEN INC.
PIN: 0720702658
DB 18844 PG 267
BM 2021 PG 2065



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ARCO DESIGN/BUILD

4000 WESTCHASE BLVD
SUITE 450
RALEIGH, NC 27607

FRIENDSHIP ROAD
INDUSTRIAL

4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

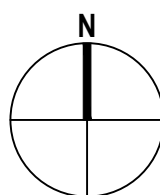
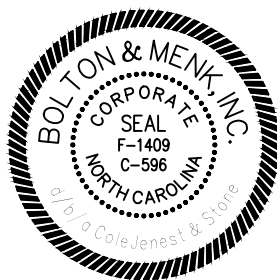
EXISTING
CONDITIONS

PROJECT NO:

50618.00

REVISIONS:

1. 1st ToHS Development Plan Review 11/04/2022
2. 2nd ToHS Development Plan Review 12/16/2022
3. 3rd ToHS Development Plan Review 01/13/2023
4. 4th ToHS Development Plan Review 06/14/2023
5. 5th ToHS Development Plan Review 12/08/2023



SCALE: 1"=60'
0 30' 60' 120'

SCALE: 1"=60'

DATE: 09/23/2022

DESIGNED BY: TH, JR, AH

DRAWN BY: JR, AH, HW

CHECKED BY: TH, BL

C-100

FILE NO.:

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PLANS-PRJ15018-CANV-3D-3-Sheets-NC100 - EXISTING CONDITIONS.dwg 12/5/2023 12:35:49 PM



HELIX VENTURES, LLC
PIN: 0629797990
DB 18599 PG 400
BM 2021 PG 2065

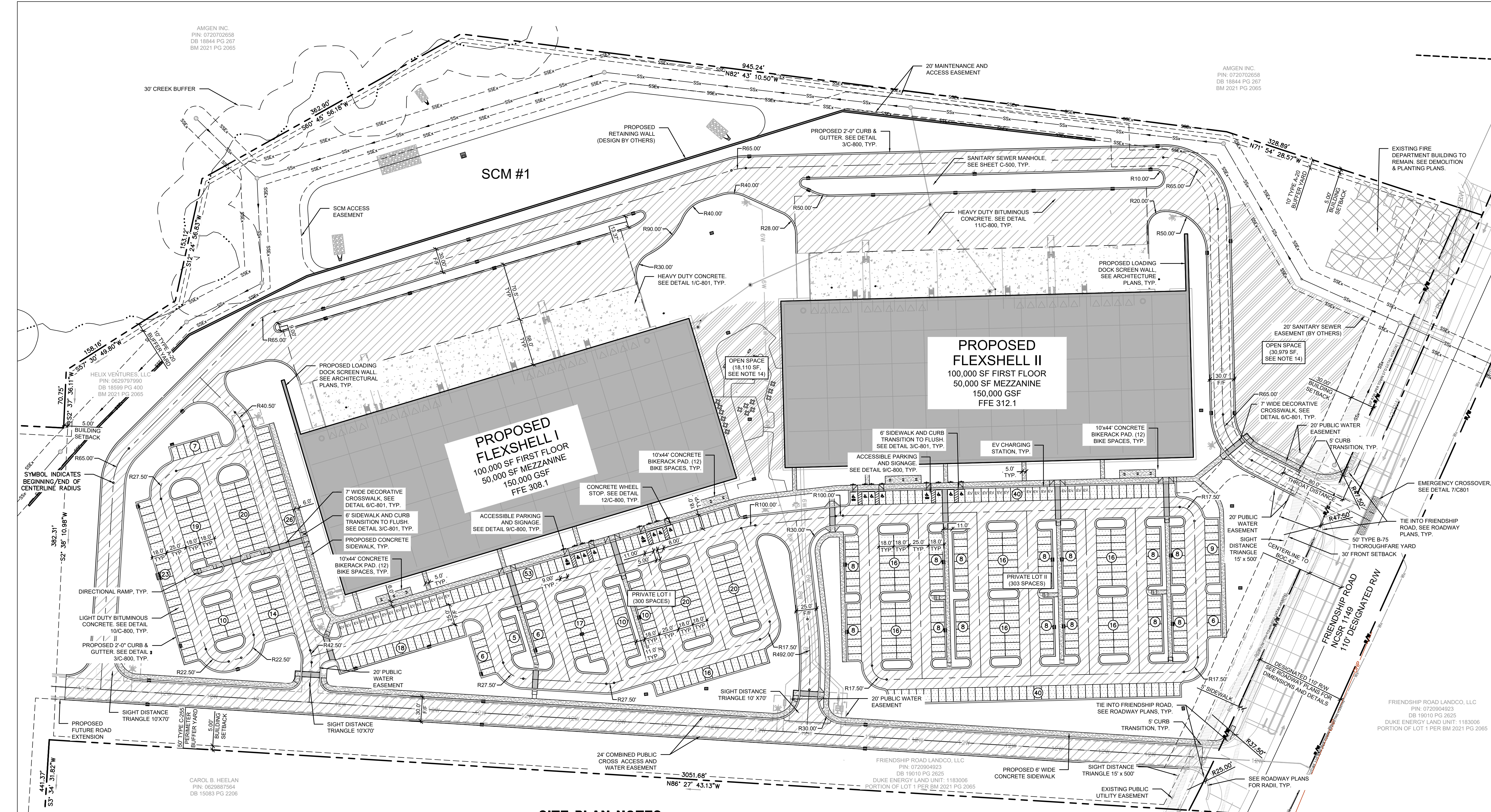
LOT 3
AREA = 15.87 ACRES

FRIENDSHIP ROAD LANDCO, LLC
PIN: 0720904923
DB 19010 PG 2625
DUKE ENERGY LAND UNIT: 1183006
PORTION OF LOT 1 PER BM 2021 PG 2065

LOT 1
AREA = 226.43 ACRES
(INCLUDING AREA WITHIN R/W)

CAROL B. HEELAN
PIN: 0629887564
DB 15083 PG 2206

CAROL B. HEELAN
PIN: 0629887564
DB 15083 PG 2206



LEGEND

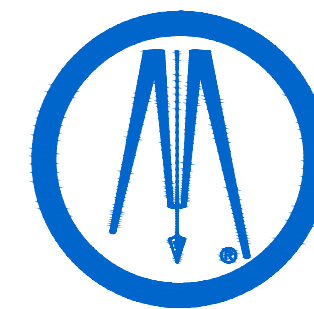
SYMBOL	DETAIL	SYMBOL	DETAIL
	PROPERTY LINE		HEAVY DUTY CONCRETE 1/C-801
	SITE LIMITS		HEAVY DUTY BITUMINOUS ASPHALT 11/C-800
	PROPOSED SIDEWALK		LIGHT DUTY BITUMINOUS ASPHALT 10/C-800
	PROPOSED ACCESSIBLE RAMP		OPEN SPACE N/A
	PROPOSED ACCESSIBLE SPACE		PROPOSED 2'-0" CURB & GUTTER 3/C-800
	PROPOSED ACCESSIBLE VAN SPACE		DECORATIVE CROSSWALK 6/C-801
	PROPOSED ACCESSIBLE SIGN		

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADII AT PARKING LOT ISLANDS ARE 4.5- FEET UNLESS OTHERWISE NOTED.
- PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENT MARKINGS ARE TO BE AASHTO M 248, ALKYD TRAFFIC MARKING PAINT AND SIZED AS FOLLOWS, UNLESS OTHERWISE NOTED:
11.1. PARKING LINES: 4" WIDE, WHITE
11.2. CROSSWALKS: SEE DETAIL 6/C-801
11.3. STOP BAR: 24" WIDE
- STOP SIGNS SHALL BE R1-1, 30"x30".
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- OPEN SPACE FINAL DESIGNS WILL BE PROVIDED WITH FIRST CONSTRUCTION DRAWING SUBMITTAL. OPEN SPACE AMENITY CONSIDERATIONS TO INCLUDE OUTDOOR SEATING, COVERED SEATING (GAZEBO OR LEAN-TO STRUCTURE), LANDSCAPING, FIRE PIT(S), AND SMALL GAMES OR ACTIVE AREAS (SUCH AS CORNHOLE, BOCCIE BALL, ETC.). SEE DETAIL 8/C-801 FOR EXAMPLES.
- PUBLIC REALM REQUIREMENTS (UDO SECTION 8.3.A.3) WILL BE SATISFIED USING "EXPRESSIVE ENTRANCES" FOR THE BUILDINGS. SEE ARCHITECTURAL PLANS.
- TRASH COMPACTOR/ DUMPSTER LOCATIONS, QUANTITIES, & SCREENING TO BE DETERMINED AT TENANT UPFIT. A PLAN AMENDMENT MAY BE REQUIRED.

PARKING SUMMARY	AREA	REQUIRED	PROVIDED	LOT SUMMARY	
FLEXSHELL I (150,000 SF)		292	300	AVERAGE LOT SIZE:	N/A
OFFICE SF (2.25 PER 1000 SF ^(B)):	100,000	225		MIN LOT WIDTH:	N/A
MANUFACTURING SF (4 PER 3000 SF ^(C)):	50,000	67		MIN LOT FRONTAGE:	100 FT
LOT I ACCESSIBLE PARKING:	12	12		MIN LOT DEPTH:	N/A
LOT I ACCESSIBLE VAN PARKING:	4	4		MAX BUILDING HEIGHT:	100 FT
LOT I BICYCLE PARKING ^(A) :	23	24		GROSS DENSITY:	N/A
LOT I EV SPACES: 5.00%	15	16		OPEN SPACE REQUIRED:	3%
FLEXSHELL II (150,000 SF)		292	303	0.03 X 1,277,972 SF =	38,339 SF
OFFICE SF (2.25 PER 1000 SF ^(B)):	100,000	225		PROVIDED:	49,089 SF
MANUFACTURING SF (4 PER 3000 SF ^(C)):	50,000	67		MIN BUILDING SETBACKS	
LOT II ACCESSIBLE PARKING:	12	12		FRONT:	30 FT
LOT II ACCESSIBLE VAN PARKING:	4	4		THOROUGHFARE:	50 FT
LOT II BICYCLE PARKING ^(A) :	23	24		SIDE:	5 FT
LOT II EV SPACES: 5.00%	15	16		REAR:	5 FT

^(A)REQUIRED BICYCLE PARKING DOES NOT INCLUDE MANUFACTURING PARKING IN THE CALCULATIONS
^(B)OFFICE PARKING REQUIREMENT IS 2/1000 SF MIN AND 4/1000 MAX. 2.25 IS USED ON THIS PROJECT TO REFLECT OWNER'S REQUIREMENTS.
^(C)MANUFACTURING PARKING REQUIREMENT IS 1/3000 SF MIN AND NO MAX. 4 IS USED ON THIS PROJECT TO REFLECT OWNER'S REQUIREMENTS.



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SUITE 450
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FRIENDSHIP ROAD
INDUSTRIAL

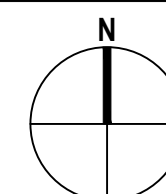
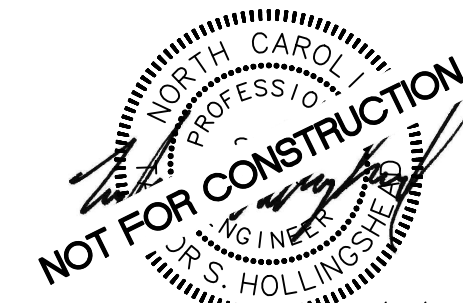
4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

SITE PLAN

PROJECT NO:
50618.00

REVISIONS:

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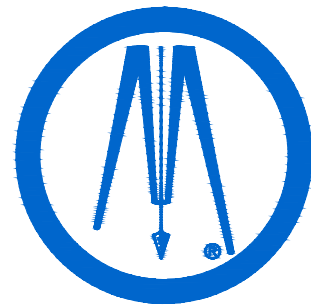


SCALE: 1"=60'
0 30' 60' 120'

SCALE:	1"=60'
DATE:	09/23/2022
DESIGNED BY:	TH, JR, AH
DRAWN BY:	JR, AH, HW
CHECKED BY:	TH, BL

C-200

FILE NO.:



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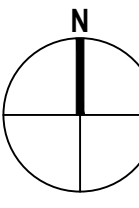
4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

GRADING &
DRAINAGE PLAN

PROJECT NO:
50618.00

REVISIONS:

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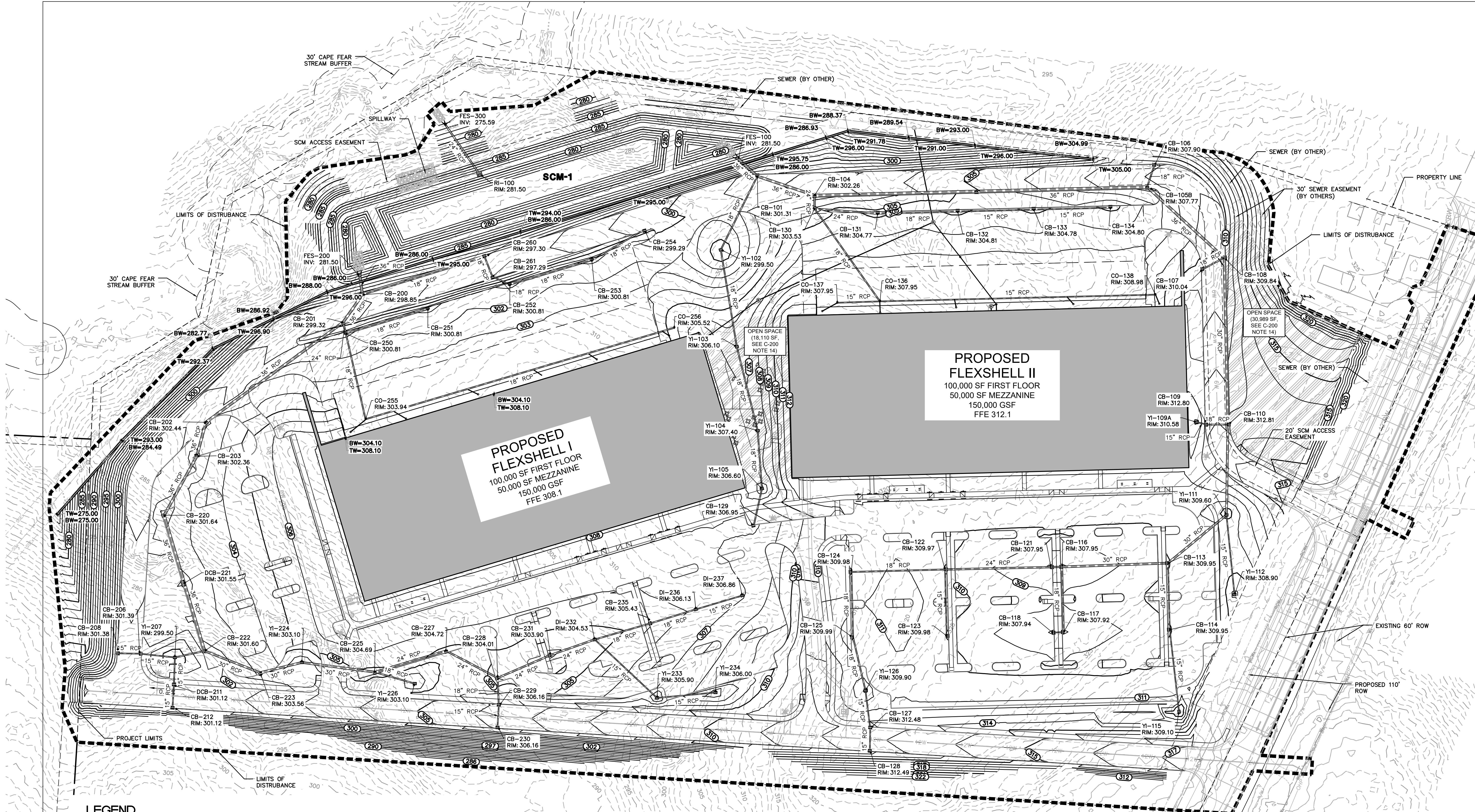


SCALE: 1"=60'
0 30' 60' 120'

SCALE: 1"=60'
DATE: 09/23/2022
DESIGNED BY: TH, JR, AH
DRAWN BY: JR, AH, HW
CHECKED BY: TH, BL

C-400

FILE NO.:



LEGEND

SYMBOL	DETAIL	SYMBOL	DETAIL
	LIMITS OF DISTURBANCE		PROPOSED AREA DRAIN
	PROPOSED CONTOUR		PROPOSED MANHOLE
	PROPOSED INDEX CONTOUR		
	PROPOSED STORM DRAINAGE		
	PROPOSED ROOF DRAIN WITH CLEANOUT		
	PROPOSED CURB INLET		
	PROPOSED DROP INLET		

GRADING AND EARTHWORK NOTES

1. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
2. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS.
3. ON-SITE BURIAL PITS REQUIRE A PERMIT.
4. ANY GRADING BEYOND THE DENOVED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
10. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
11. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALK AREAS REFLECT FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
12. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR

SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.

13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLAND.

14. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM.

15. COLEJENEST AND STONE, P.A., HAS NOT PERFORMED ANY GEOTECHNICAL EVALUATIONS OF THE SUBJECT PROPERTY AND HAS NOT MADE ANY DETERMINATIONS AS TO THE SUITABILITY OF SITE SOILS FOR USE AS FILL BENEATH PROPOSED BUILDINGS, DRIVEWAYS, PARKING AREAS, OR FOR OTHER USES. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL BE RETAINED BY THE OWNER.

16. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 12 INCHES AND A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO MINIMUM 90% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 698. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR ADDITIONAL EARTHWORK SPECIFICATIONS AND REQUIREMENTS.

17. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER AND EXCEEDING 8 FEET IN VERTICAL HEIGHT, THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SUCH SLOPES SHALL BE BRACKETED AND STABILIZED WITH A REINFORCED EROSION CONTROL BLANKET CONSISTING OF POLYPROPYLENE NETTING AND A STRAW/COCONUT FIBER MATRIX, STAKED TO MANUFACTURER'S RECOMMENDATIONS. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.

18. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. IF THE GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LIME STABILIZED, OR REMOVED AND REPLACED.
20. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SLUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
21. CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
22. OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TESTING. TESTING AGENCY SHALL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D2922 AND ASTM D2937, AS APPLICABLE. TEST SHALL BE PERFORMED AT EACH COMPACTED BACKFILL LAYER AT A RATE OF NOT LESS THAN ONE TEST FOR EACH 2500 SF OF FILL AREA OR ONE TEST PER EACH 100 LF OF WALL OR TRENCH LENGTH.
23. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER THE LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDING IN ACCORDANCE WITH THE SEEDING SPECIFICATION. CONTRACTOR SHALL MAINTAIN SEEDING AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

STORM DRAINAGE SCHEDULE								
FROM	TO	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (FT/FT)	INV OUT (FT)	INV IN (FT)	PIPE
YI-207	CB-222	18 inch	Reinforced Concrete Pipe	38	0.0100	294.75	294.37	P-111
YI-109A	CB-109	15 inch	Reinforced Concrete Pipe	14	0.0800	306.00	304.88	P-110
CB-254	CB-253	18 inch	Reinforced Concrete Pipe	76	0.0060	295.51	295.05	P-107
YI-233	DI-232	15 inch	Reinforced Concrete Pipe	108	0.0060	301.06	300.41	P-106
YI-234	YI-233	15 inch	Reinforced Concrete Pipe	74	0.0060	301.70	301.26	P-105
CB-114	YI-115	15 inch	Reinforced Concrete Pipe	104	0.0150	304.70	303.14	P-104
CB-134	CB-133	15 inch	Reinforced Concrete Pipe	97	0.0100	300.86	299.89	P-103
CB-129	YI-105	18 inch	Reinforced Concrete Pipe	49	0.0100	302.50	302.01	P-102
CB-118	CB-117	15 inch	Reinforced Concrete Pipe	14	0.0400	304.50	303.94	P-101
YI-112	YI-111	15 inch	Reinforced Concrete Pipe	101	0.0294	304.46	301.50	P-100
CB-124	CB-122	18 inch	Reinforced Concrete Pipe	118	0.0050	304.72	304.13	P-99
CB-253	CB-252	18 inch	Reinforced Concrete Pipe	108	0.0061	294.85	294.19	P-98
CB-252	CB-261	18 inch	Reinforced Concrete Pipe	24	0.0163	293.89	293.50	P-97
YI-104	YI-103	18 inch	Reinforced Concrete Pipe	109	0.0130	300.87	299.45	P-96 (1)
YI-105	YI-104	18 inch	Reinforced Concrete Pipe	73	0.0128	301.81	300.87	P-96
YI-103	YI-102	18 inch	Reinforced Concrete Pipe	124	0.0391	299.26	294.43	P-95
YI-226	CB-225	18 inch	Reinforced Concrete Pipe	53	0.0289	298.72	297.20	P-94
RI-100	FES-300	24 inch	Reinforced Concrete Pipe	76	0.0100	276.35	275.59	P-93
CB-229	CB-228	18 inch	Reinforced Concrete Pipe	35	0.0200	299.60	298.90	P-92
CB-230	CB-229	15 inch	Reinforced Concrete Pipe	26	0.0200	300.32	299.80	P-91
YI-102	CB-101	18 inch	Reinforced Concrete Pipe	103	0.0700	294.24	287.00	P-90
CB-261	CB-260	18 inch	Reinforced Concrete Pipe	27	0.0196	293.30	292.78	P-89
CB-260	CB-200	18 inch	Reinforced Concrete Pipe	161	0.0268	292.58	288.26	P-88
CB-250	CB-201	24 inch	Reinforced Concrete Pipe	15	0.0600	290.80	289.92	P-87
CB-206	YI-207	15 inch	Reinforced Concrete Pipe	45	0.0100	295.70	295.25	P-86
CO-136	CB-130	18 inch	Reinforced Concrete Pipe	143	0.0329	302.00	297.30	P-85
CO-137	CO-136	15 inch	Reinforced Concrete Pipe	54	0.0270	303.71	302.26	P-84
CO-138	CO-136	15 inch	Reinforced Concrete Pipe	347	0.0077	304.86	302.20	P-83
CO-255	CB-250	18 inch	Reinforced Concrete Pipe	111	0.0386	295.50	291.23	P-82
CO-256	CO-255	18 inch	Reinforced Concrete Pipe	405	0.0106	300.00	295.71	P-81
CB-223	CB-222	30 inch	Reinforced Concrete Pipe	75	0.0099	295.00	294.26	P-80 (1)
DCB-211	YI-207	15 inch	Reinforced Concrete Pipe	35	0.0300	296.51	295.46	P-80
CB-212	DCB-211	15 inch	Reinforced Concrete Pipe	27	0.0050	296.65	296.51	P-78
YI-126	CB-125	18 inch	Reinforced Concrete Pipe	69	0.0050	305.89	305.54	P-75 (1)
CB-127	YI-126	15 inch	Reinforced Concrete Pipe	48	0.0151	306.81	306.09	P-75
YI-224	CB-223	30 inch	Reinforced Concrete Pipe	54	0.0100	295.74	295.20	P-71 (1)
CB-225	YI-224	30 inch	Reinforced Concrete Pipe	92	0.0080	296.79	296.05	P-71
CB-222	DCB-221	36 inch	Reinforced Concrete Pipe	89	0.0050	293.86	293.41	P-69
CB-251	CB-250	18 inch	Reinforced Concrete Pipe	108	0.0150	293.22	291.60	P-65
CB-130	CB-104	24 inch	Reinforced Concrete Pipe	17	0.1000	295.30	293.62	P-62
CB-131	CB-130	24 inch	Reinforced Concrete Pipe	80	0.0100	297.32	296.53	P-61

STORM DRAINAGE SCHEDULE								
FROM	TO	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (FT/FT)	INV OUT (FT)	INV IN (FT)	PIPE
CB-132	CB-131	18 inch	Reinforced Concrete Pipe	101	0.0100	298.53	297.52	P-60
CB-133	CB-132	15 inch	Reinforced Concrete Pipe	96	0.0100	299.69	298.74	P-59
CB-101	FES-100	36 inch	Reinforced Concrete Pipe	32	0.0155	282.00	281.50	P-53
YI-111	CB-110	30 inch	Reinforced Concrete Pipe	114	0.0080	300.17	299.26	P-52 (1) (1)
CB-113	YI-111	30 inch	Reinforced Concrete Pipe	95	0.0059	300.94	300.37	P-52 (1)
CB-116	CB-113	30 inch	Reinforced Concrete Pipe	134	0.0050	301.80	301.14	P-52
CB-114	CB-113	15 inch	Reinforced Concrete Pipe	84	0.0215	302.94	301.14	P-51
CB-109	CB-110	18 inch	Reinforced Concrete Pipe	26	0.1000	308.71	306.11	P-49
CB-110	CB-108	30 inch	Reinforced Concrete Pipe	210	0.0080	299.06	297.38	P-48
CB-200	FES-200	36 inch	Reinforced Concrete Pipe	23	0.0218	282.00	281.50	P-46
CB-117	CB-116	18 inch	Reinforced Concrete Pipe	82	0.0100	303.74	302.92	P-45
CB-121	CB-116	24 inch	Reinforced Concrete Pipe	14	0.0279	302.42	302.03	P-43 (3) (1)
CB-122	CB-121	24 inch	Reinforced Concrete Pipe	134	0.0083	303.93	302.82	P-43 (3)
CB-125	CB-124	18 inch	Reinforced Concrete Pipe	82	0.0050	305.34	304.93	P-41
CB-123	CB-122	15 inch	Reinforced Concrete Pipe	84	0.0224	306.00	304.13	P-40
CB-104	CB-101	36 inch	Reinforced Concrete Pipe	76	0.0500	289.26	285.46	P-37
CB-105A	CB-104	36 inch	Reinforced Concrete Pipe	204	0.0100	291.70	289.67	P-36 (1)
CB-105B	CB-105A	36 inch	Reinforced Concrete Pipe	215	0.0100	293.86	291.70	P-36
CB-106	CB-105B	18 inch	Reinforced Concrete Pipe	28	0.0879	297.43	295.00	P-35
CB-108	CB-105B	36 inch	Reinforced Concrete Pipe	132	0.0222	296.98	294.06	P-34
CB-107	CB-108	18 inch	Reinforced Concrete Pipe	30	0.0104	304.51	304.20	P-33
CB-208	CB-206	15 inch	Reinforced Concrete Pipe	26	0.0100	296.15	295.89	P-31
CB-201	CB-200	36 inch	Reinforced Concrete Pipe	42	0.0424	288.80	287.00	P-26
CB-202	CB-201	36 inch	Reinforced Concrete Pipe	214	0.0100	291.30	289.16	P-25
CB-203	CB-202	36 inch	Reinforced Concrete Pipe	44	0.0100	291.94	291.50	P-23
CB-220	CB-203	36 inch	Reinforced Concrete Pipe	85	0.0050	292.57	292.14	P-21
DCB-221	CB-220	36 inch	Reinforced Concrete Pipe	89	0.0050	293.21	292.77	P-20
CB-227	CB-225	24 inch	Reinforced Concrete Pipe	94	0.0080	297.95	297.20	P-18 (1)
CB-228	CB-227	24 inch	Reinforced Concrete Pipe	74	0.0080	298.74	298.15	P-18
CB-231	CB-228	24 inch	Reinforced Concrete Pipe	73	0.0080	299.54	298.96	P-17
DI-232	CB-231	24 inch	Reinforced Concrete Pipe	59	0.0080	300.21	299.74	P-16 (1)
CB-235	DI-232	18 inch	Reinforced Concrete Pipe	74	0.0080	301.00	300.41	P-16
DI-236	CB-235	18 inch	Reinforced Concrete Pipe	59	0.0080	301.67	301.20	P-15
DI-237	DI-236	15 inch	Reinforced Concrete Pipe	61	0.0080	302.36	301.87	P-14 (1)
CB-128	CB-127	15 inch	Reinforced Concrete Pipe	27	0.0180	307.50	307.01	P-13



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4000 WESTCHASE BLVD
SUITE 450
RALEIGH, NC 27607

FRIENDSHIP ROAD INDUSTRIAL

4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

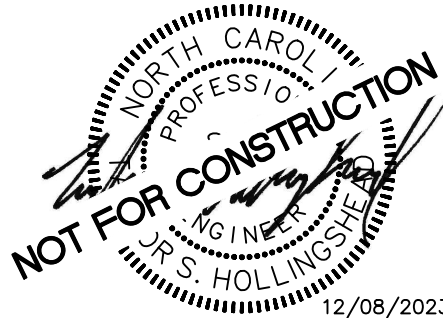
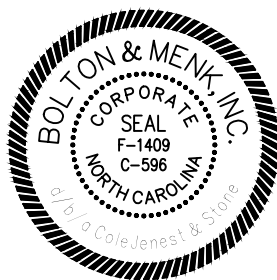
GRADING & DRAINAGE PLAN STORM TABLE

PROJECT NO:

50618.00

REVISIONS:

1. 1st ToHS Development Plan Review 11/04/2022
2. 2nd ToHS Development Plan Review 12/16/2022
3. 3rd ToHS Development Plan Review 01/13/2023
4. 4th ToHS Development Plan Review 06/14/2023
5. 5th ToHS Development Plan Review 12/08/2023



12/08/2023

SCALE:

DATE: 09/23/2022

DESIGNED BY: TH, JR, AH

DRAWN BY: JR, AH, HW

CHECKED BY: TH, BL

C-401

FILE NO.:

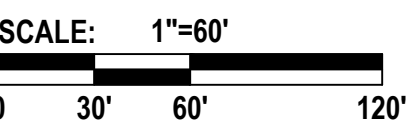


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FRIENDSHIP ROAD
INDUSTRIAL

UTILITY PLAN

1st ToHS Development Plan Review 11/04/2022
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5th ToHS Development Plan Review 12/08/2023



C-500

FILE NO.:



SCALE: 1"=20'



A horizontal scale bar with alternating black and white segments. It is marked with 0, 10', 20', and 40 feet.

SYMBOL	DETAIL
	EXISTING WATER MAIN -/-
	EXISTING SAN. SWR. LINE AND MANHOLE -/-
	PROPOSED WATER LINE -/-
	PROPOSED METER AND BACKFLOW PREVENTION DEVICES -/-
	PROPOSED SANITARY SEWER LINE/LATERAL -/-
	PROPOSED SANITARY SEWER MANHOLE -/-
	PROPOSED CLEANOUT -/-

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SEE SHEET C-702
FOR PLANTING
NOTES AND
SCHEDULE.

FUTURE 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.

PLANTING CODE COMPLIANCE TABLE				
TYPE	REQUIREMENT	CALCULATION	PROVIDED	CODE SECTION
PARKING LOT SCREENING	CONTINUOUS SHRUB ROW PLANTED AT 36" O.C.	FRONTAGE: 1,685 LF 1,715/3=572	SHRUBS: 604	HOLLY SPRINGS UDO CHAPTER 5.3.2
BUFFER - TYPE A (5' WIDTH)	DECIDUOUS TREES: 2/100 LF % EVERGREEN: 0% SHRUBS: 5/100 LF	FRONTAGE: 1,288 LF TREES: 1,288/50=26 SHRUBS: 1,288/20=64	TREES: 20 SHRUBS: 49	HOLLY SPRINGS UDO CHAPTER 5.3.1, TABLE 5.3-2
BUFFER TYPE B-75 FRIENDSHIP RD. THOROUGHFARE YARD	REFER TO PERIMETER BUFFER PLANTINGS PUV TABLE (BASED ON PREVIOUS MASTER PLAN)			
BUFFER TYPE C-225 SOUTH PROPERTY LINE BUFFER YARD	REFER TO PERIMETER BUFFER PLANTINGS PUV TABLE (BASED ON PREVIOUS MASTER PLAN)			
INTERIOR VEHICLE PARKING AREA	EVERY LANDSCAPE ISLAND SHALL CONTAIN 1 TREE, 4 SHRUBS. EVERY LANDSCAPE STRIP SHALL HAVE TREES 40" O.C., 5 SHRUBS BETWEEN TREES.	LANDSCAPE ISLANDS: 45 45 TREES 180 SHRUBS LANDSCAPE STRIPS TOTAL LF: 420' 420/40 = 10.5 TREES 10 x 5 = 50 SHRUBS	TREES: 45 SHRUBS: 184 TREES: 16 SHRUBS: 72	HOLLY SPRINGS UDO CHAPTER 5.3.3
FOUNDATION LANDSCAPING	DECIDUOUS TREES: 2/100 LF % EVERGREEN: 0% SHRUBS: 5/100 LF	WEST BUILDING 17,200 SF LSCP AREA 17,200 / 3,000= 6 SMALL TREES (17,200/1,000)X2= 34 SHRUBS EAST BUILDING 20,000 SF LSCP AREA 20,000/3,000= 7 SMALL TREES 20,000/1,000)X2= 40 SHRUBS	SMALL TREES: 10 SHRUBS: 139 SMALL TREES: 17 SHRUBS: 134	HOLLY SPRINGS UDO CHAPTER 5.3.4

PERIMETER BUFFER PLANTINGS PUV TABLE				
TYPE	LANDSCAPE MATERIAL PER 100 LF	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV
TYPE B-75 FRIENDSHIP RD. THOROUGHFARE YARD	2 LARGE DECIDUOUS TREES @ 2.5" CAL, 8 POINTS 3 SMALL DECIDUOUS TREES @ 1.5" CAL, 5 POINTS 10 LARGE EVERGREEN TREES @ 12", 8 POINTS	16 15 80	111	14% 13% 73%
TYPE C-225 SOUTH PROPERTY LINE BUFFER YARD	5 LARGE DECIDUOUS TREES, @ 2.5" CAL, 8 POINTS 20 LARGE EVERGREEN TREES @ 12", 8 POINTS 26 LARGE SHRUBS @ 36", 1 POINT	40 160 26	226	18% 70% 12%
10' TYPE A BUFFER	2 LARGE DECIDUOUS TREES @ 2.5" CAL, 8 POINTS 5 MEDIUM SHRUBS @ 36" HT, 1 POINT	16 5	21	76% 24%

100.00'

TYPICAL TYPE B-75 PERIMETER BUFFER PLANTING
LARGE DECIDUOUS TREES @ 2.5" CAL, 8 POINTS
SMALL EVERGREEN TREES @ 12", 8 POINTS
LARGE SHRUBS @ 36", 1 POINT

100.00'

TYPICAL TYPE C-225 PERIMETER BUFFER PLANTING
LARGE DECIDUOUS TREES @ 2.5" CAL, 8 POINTS
SMALL EVERGREEN TREES @ 12", 8 POINTS
LARGE SHRUBS @ 36", 1 POINT

TYPE B-75 FRIENDSHIP RD. THOROUGHFARE YARD	
INCREMENT	PUV REQUIRED
B1	TYPE B-75 THOROUGHFARE YARD (FUTURE DEVELOPMENT)
B2	45' (FUTURE DEVELOPMENT) PUV PRO-RATED OVER 30' (EASEMENT) 25' TYPE B-75
B3	TYPE B-75 THOROUGHFARE YARD
B4	TYPE B-75 PUV PRO-RATED OVER REMAINING 55'
B5-B7	TYPE B-75 THOROUGHFARE YARD
B8	TYPE B-75 PUV PRO-RATED OVER REMAINING 25'

NOTE
BUFFER SHOWN ARE FOR INFORMATIVE
PURPOSES ONLY. DEMOLITION OF FIRE
STATION TO BE COMPLETED BY OTHERS
AT UNKNOWN FUTURE TIMEFRAME.

FUTURE DEVELOPMENT SCALE: 1"=60'

BUFFER REQUIREMENTS
SATISFIED BY EXISTING
VEGETATION. SEE SHEET
C-701 FOR PUV
CALCULATIONS.



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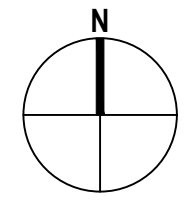
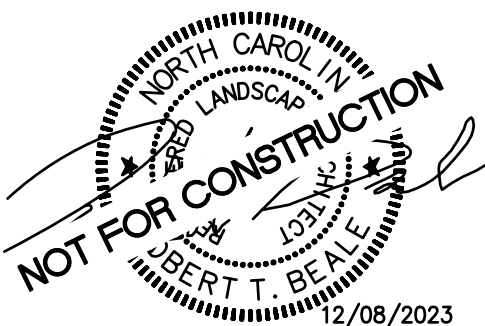
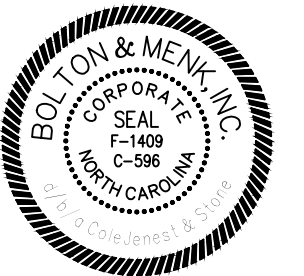
FRIENDSHIP ROAD
INDUSTRIAL

4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

LANDSCAPE PLAN

PROJECT NO:
50618.00

- REVISIONS:
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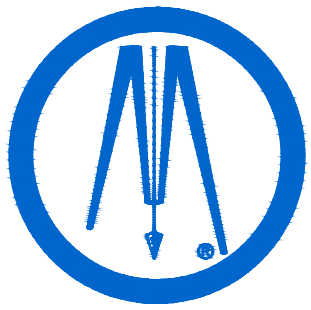


SCALE: 1"=60'
0 30' 60' 120'

SCALE: 1"=60'
DATE: 09/23/2022
DESIGNED BY: TH, JR, AH
DRAWN BY: JR, AH, HW
CHECKED BY: TH, BL

C-700

FILE NO.:



ColeJenest&Stone
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ARCO DESIGN/BUILD

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FRIENDSHIP ROAD
INDUSTRIAL

4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

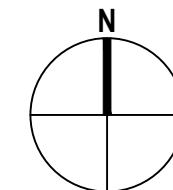
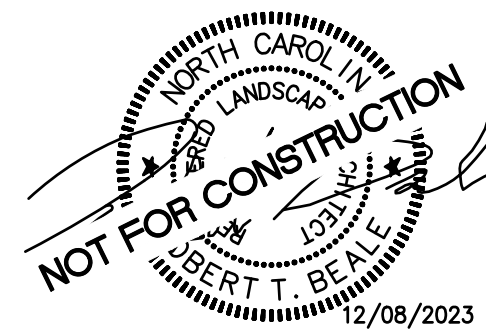
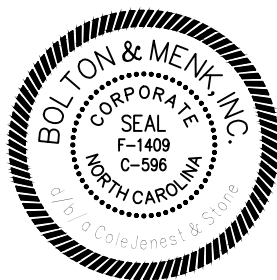
EXISTING
VEGETATION

PROJECT NO:

50618.00

REVISIONS:

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SCALE: 1"=60'
0 30' 60' 120'

SCALE: 1"=60'

DATE: 09/23/2022

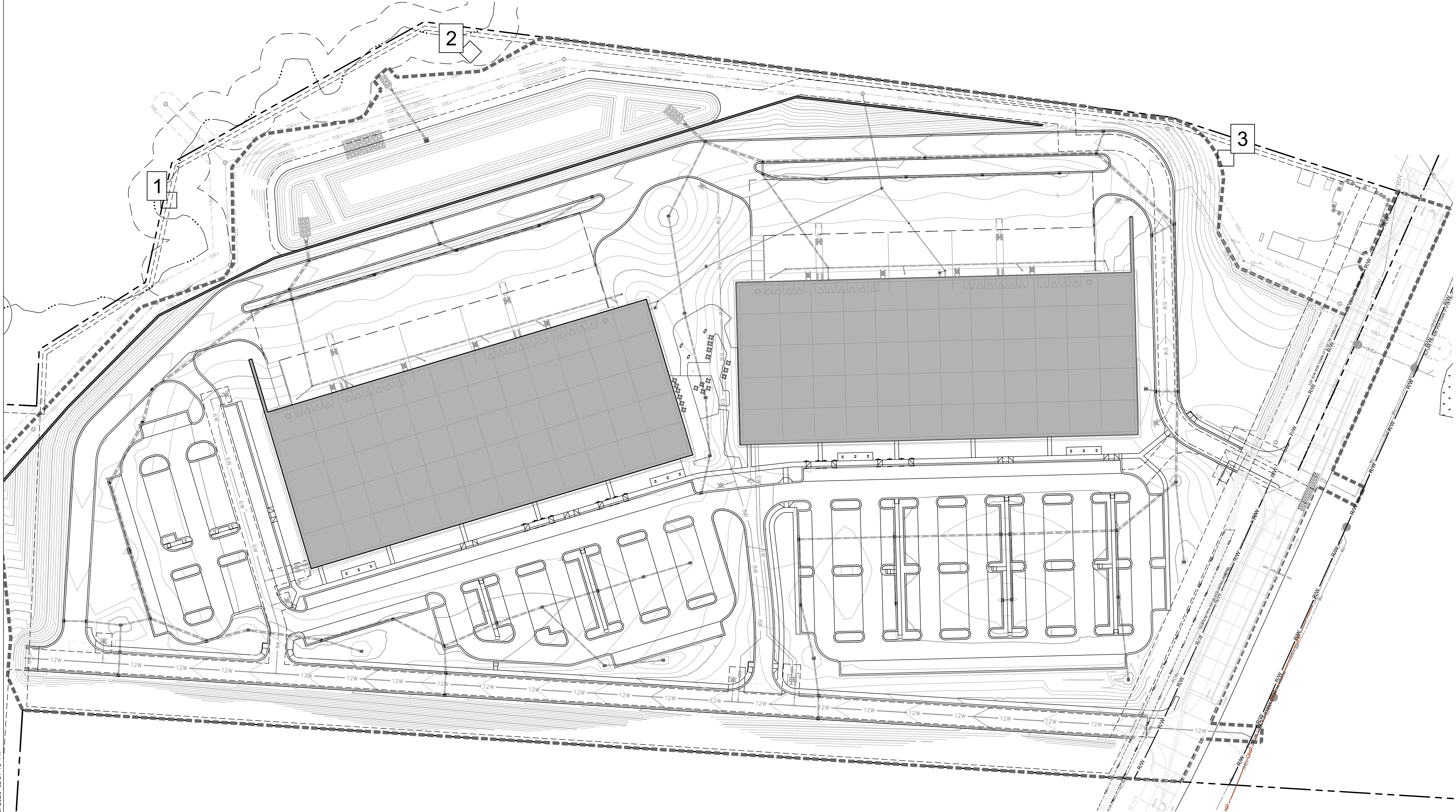
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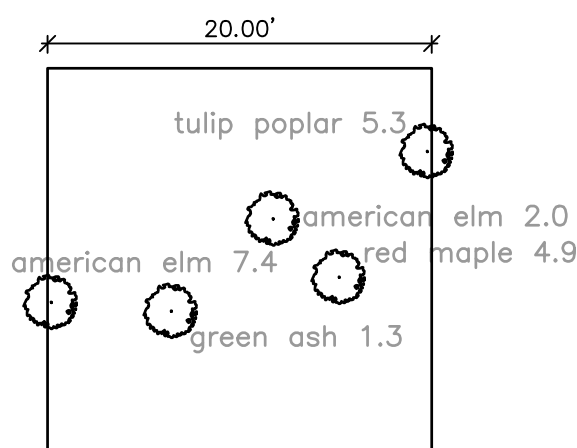
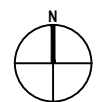
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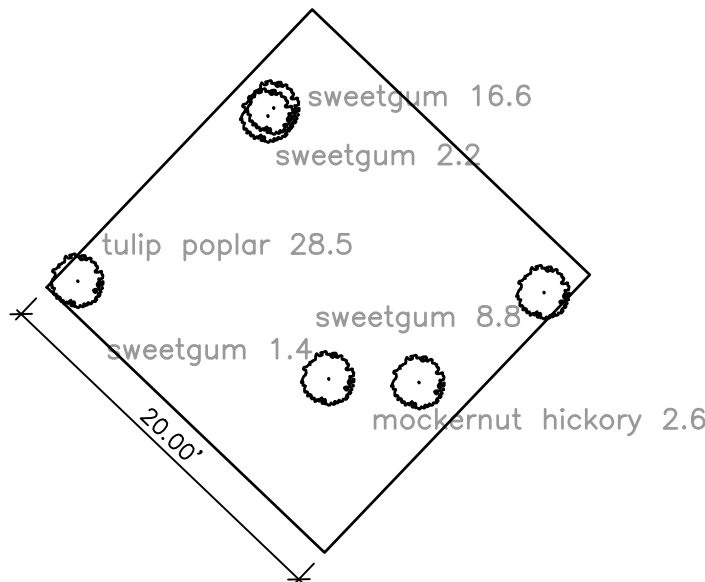
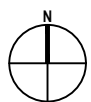


TREE SAMPLE AREA #1
SCALE: 1"=10'



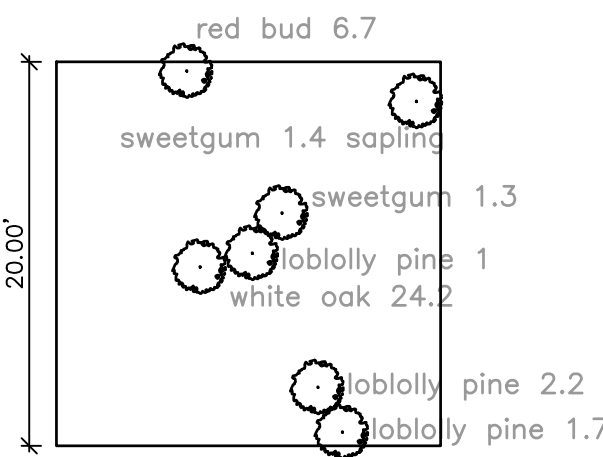
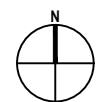
Tree Sample Area 1		Total PUV: 52	
Material Categories	Point Value	Number of Trees	PUV of Material
Small Deciduous			
1"-3"	4	1	4
3"-5"	8	0	0
>5"	12	0	0
Large Deciduous			
2"-4"	6	1	6
4"-6"	12	2	24
>6"	18	1	18

TREE SAMPLE AREA #2
SCALE: 1"=10'



Tree Sample Area 2		Total PUV: 70	
Material Categories	Point Value	Number of Trees	PUV of Material
Small Deciduous			
1"-3"	4	1	4
3"-5"	8	0	0
>5"	12	0	0
Large Deciduous			
2"-4"	6	2	12
4"-6"	12	0	0
>6"	18	3	54

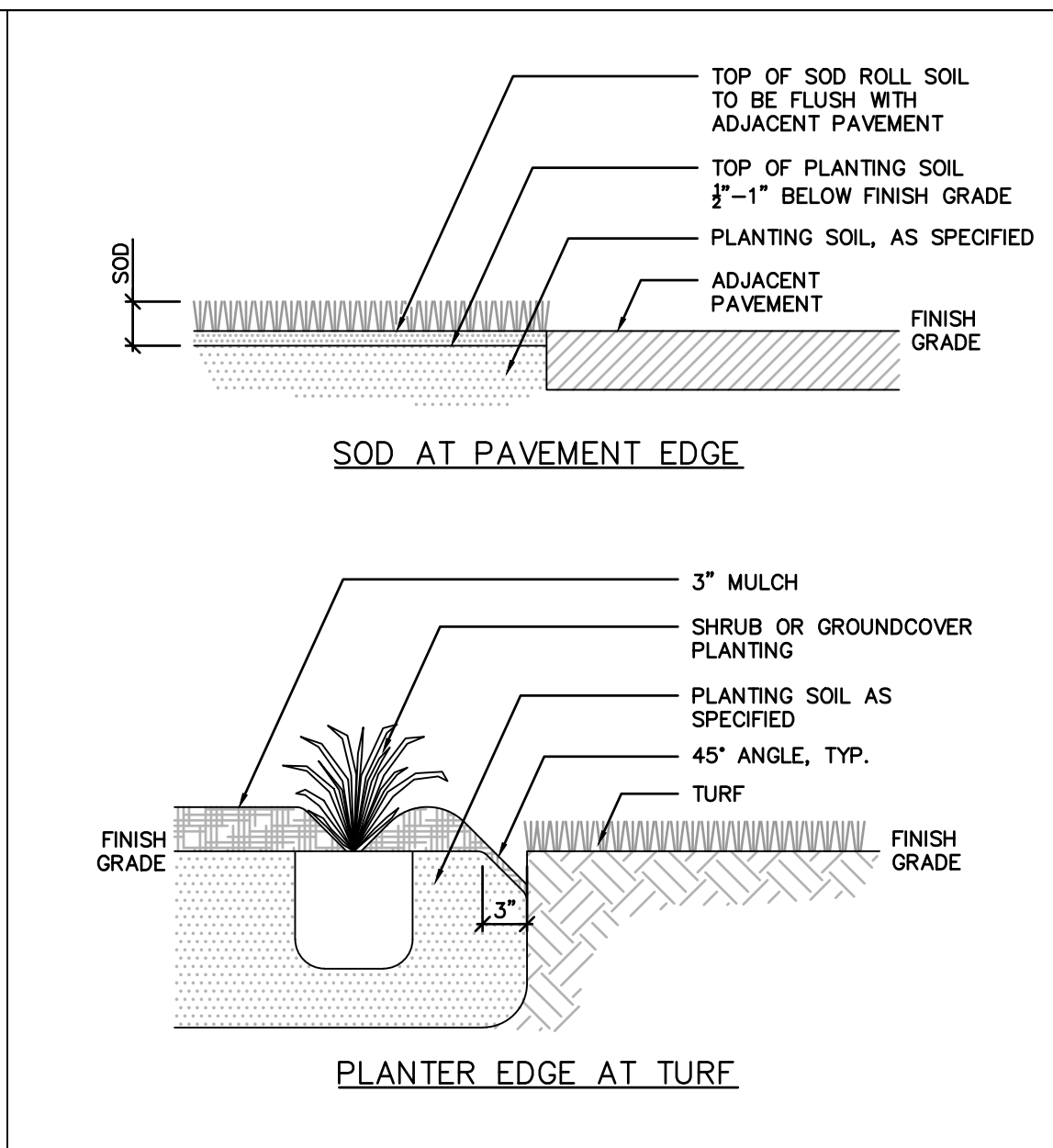
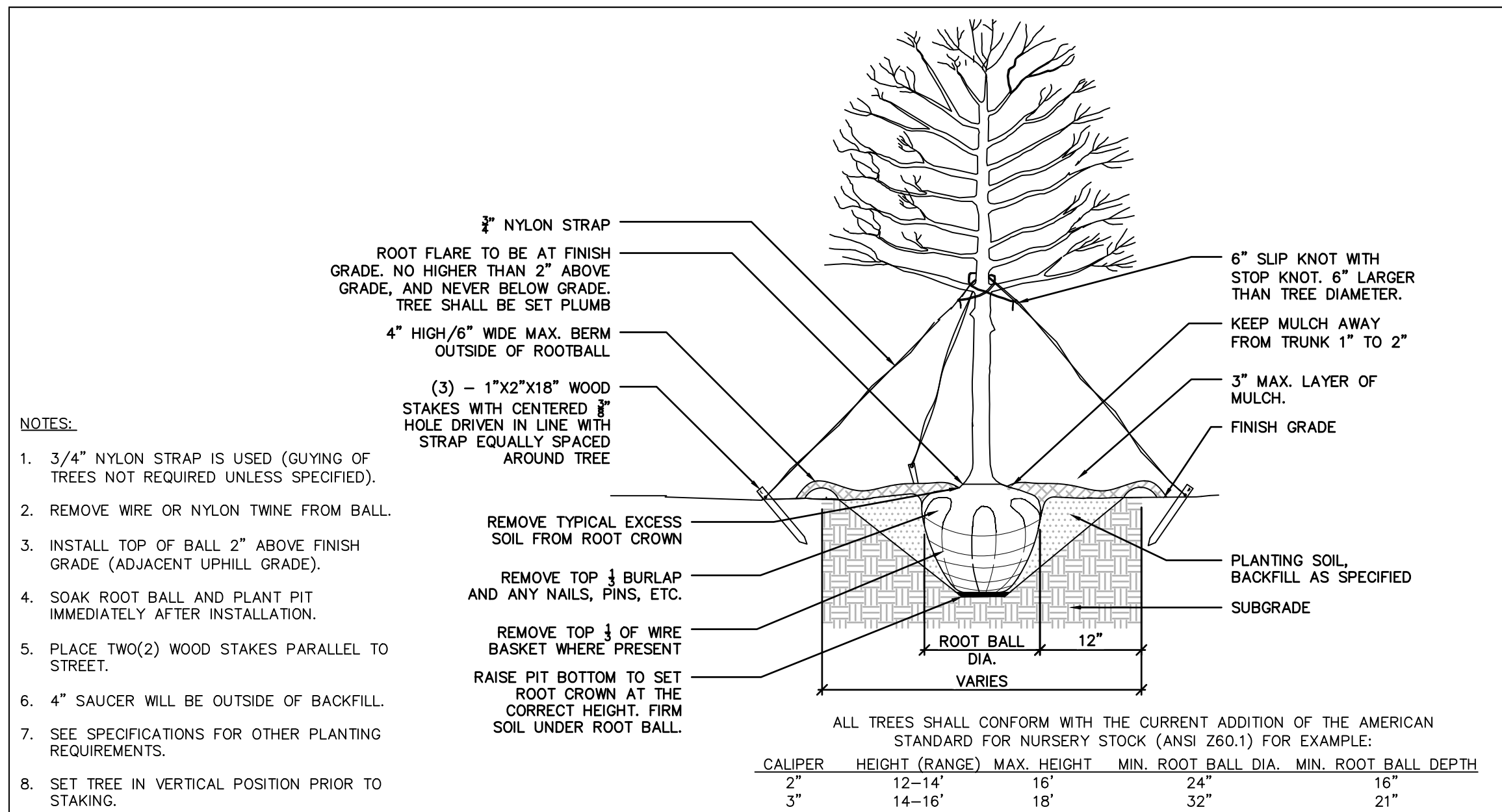
TREE SAMPLE AREA #3
SCALE: 1"=10'

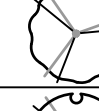
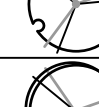
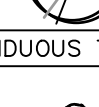
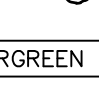
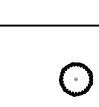
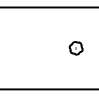
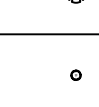
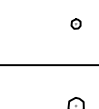
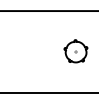
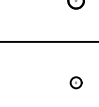
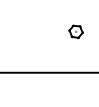
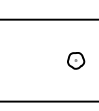
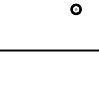
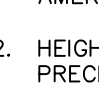
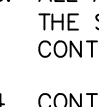
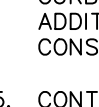
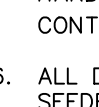


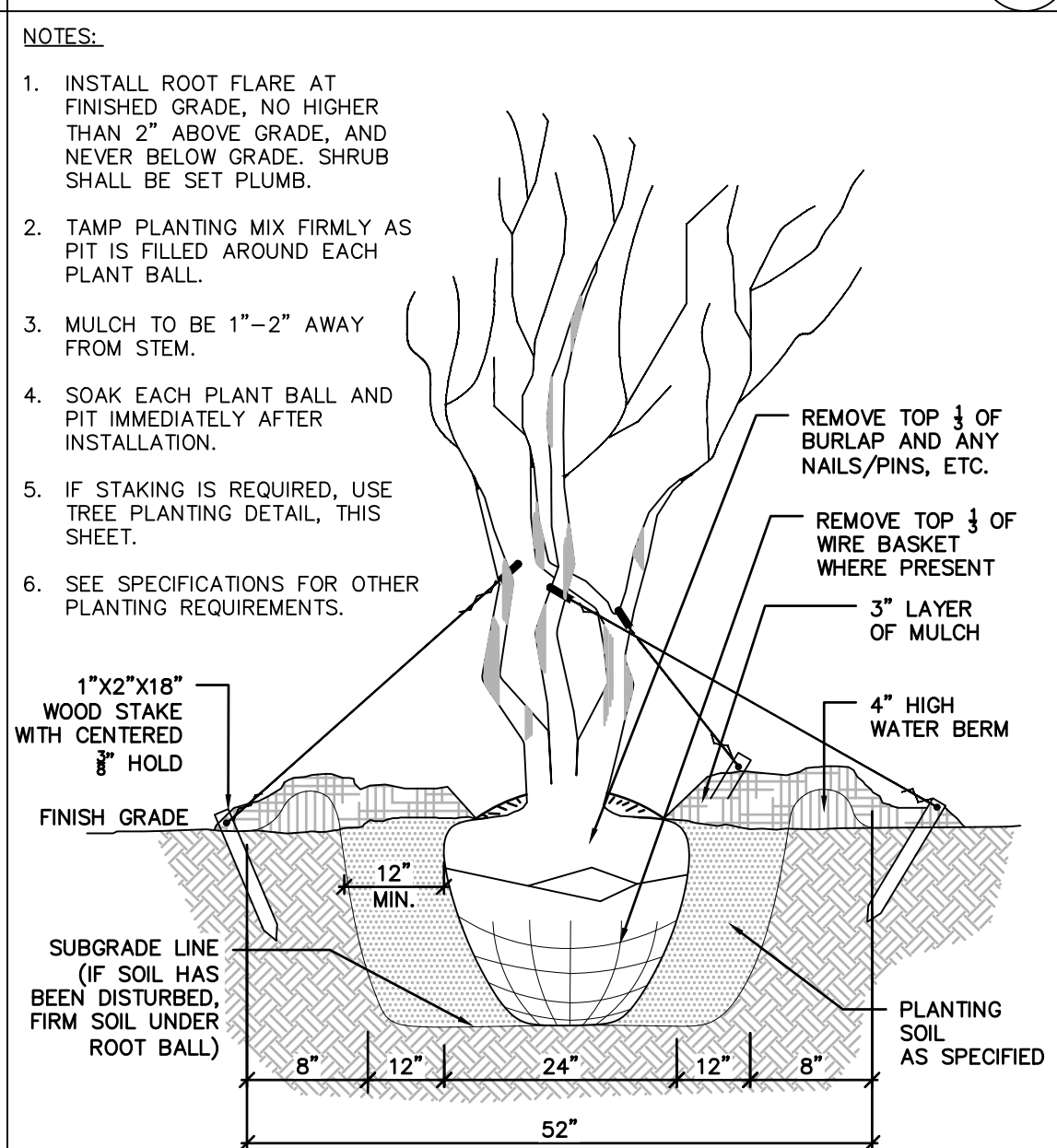
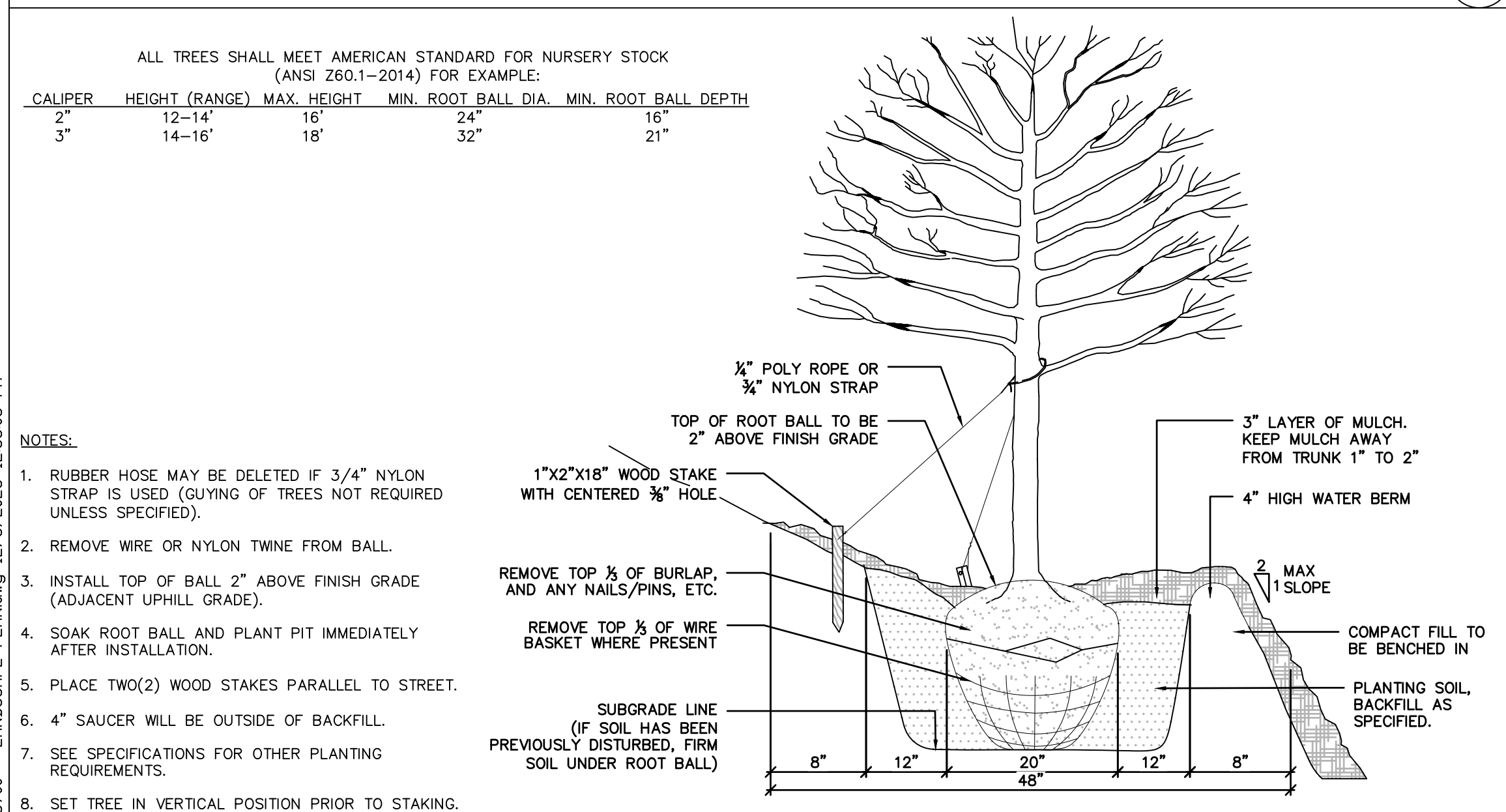
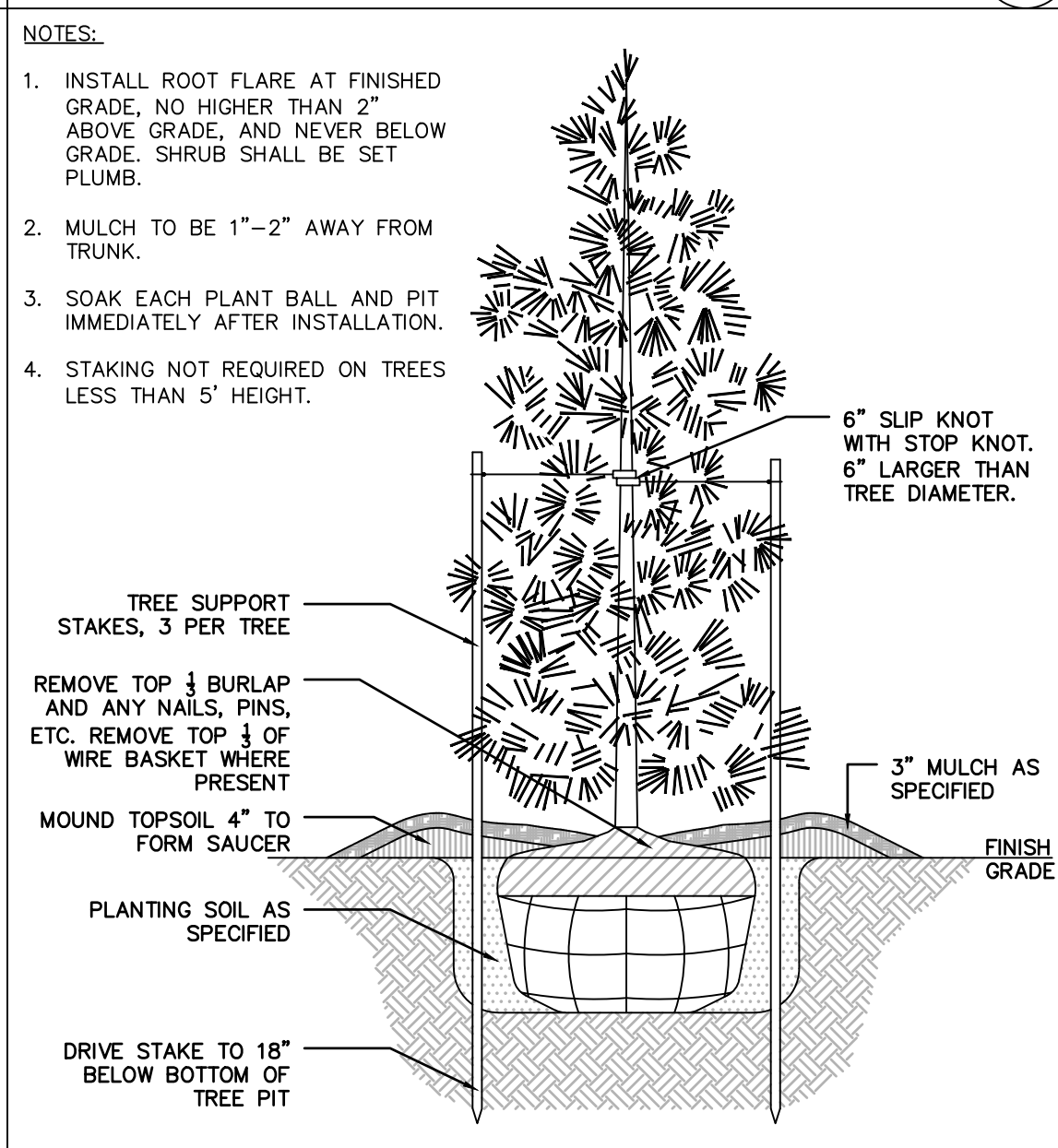
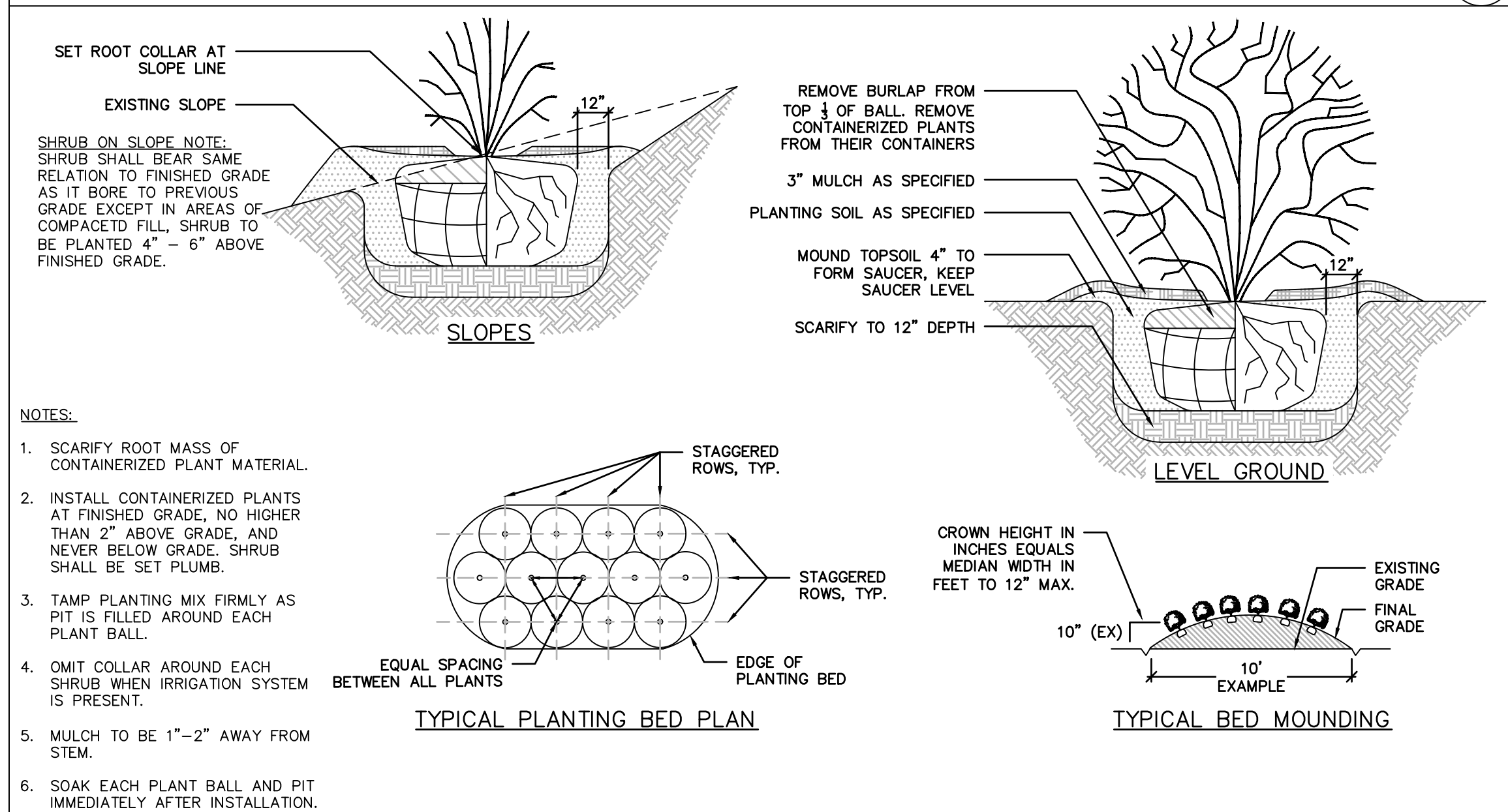
Tree Sample Area 3		Total PUV: 52	
Material Categories	Point Value	Number of Trees	PUV of Material
Small Deciduous			
1"-3"	4	4	16
3"-5"	8	0	0
>5"	12	1	12
Large Deciduous			
2"-4"	6	1	6
4"-6"	12	0	0
>6"	18	1	18

NOTES

- SAMPLE AREAS REPRESENT THE GENERAL DENSITY OF TREES WITHIN PRESERVED VEGETATION AREAS.
- PUV CALCULATIONS BASED ON 2002 HOLLY SPRINGS UDO.
- TREE SAMPLE AREAS SHOW GENERAL DENSITY OF EXISTING LANDSCAPING WITHIN THE TYPE A LANDSCAPE BUFFER.



PLANT SCHEDULE OVERALL								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	TREE %
	ACBA	16	ACER BUERGERIANUM 'ABMTF'	AERYN®TRIDENT MAPLE	B&B	2.5" CAL, 10'-12" HT	A.I.	2.20%
	BENB	27	BETULA NIGRA 'BNMTF'	DURA HEAT®RIVER BIRCH	B&B	2.5" CAL, 10'-12" HT	A.I.	3.60%
	CACA	69	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2.5" CAL, 10'-12" HT	A.I.	9.30%
	GBAG	40	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	B&B	2.5" CAL, 10'-12" HT	A.I.	5.40%
	LITU	20	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B&B	2.5" CAL., 12-14" HT.	A.I.	2.70%
	OXAR	14	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B&B	1.5" – 2" CAL, 8' – 10' HT.		1.90%
	QUCO	32	QUERCUS COCCINEA	SCARLET OAK	B&B	2.5" CAL, 12'-14" HT	A.I.	4.30%
	QUNU	81	QUERCUS NUTTALLII	NUTTALL OAK	B&B	2.5" CAL, 12'-14" HT	A.I.	10.90%
	QUPH	86	QUERCUS PHELLOS	WILLOW OAK	B&B	2.5" CAL, 12'-14" HT	A.I.	11.60%
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	
	LIFN	27	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	B&B	10' HT.	A.I.	3.60%
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	
	CEDE	106	CEDRUS DEODARA	DEODAR CEDAR	B&B	8' HT.	A.I.	14.30%
	CRJR	6	CRYPTOMERIA JAPONICA 'RADICANS'	RADICANS JAPANESE CEDAR	B&B	8' HT.	A.I.	0.80%
	ILOP	107	ILEX OPACA	AMERICAN HOLLY	B&B	8' HT.	A.I.	14.40%
	PITA	111	PINUS TAEDA	LOBLOLLY PINE	B&B	8' HT.	A.I.	15.00%
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	SHRUB %
	ABGR	93	ABELIA X GRANDIFLORA 'RADIANCE'	RADIANCE GLOSSY ABELIA	CONT.	15"-18" SPR.	4' O.C.	5.70%
	CAAM	24	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	CONT.	24"-30" HT.	5' O.C.	1.50%
	CSSG	98	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	CONT.	24"-30" HT.	3' O.C.	6.00%
	DIBC	132	DISTYLIUM X 'PIDIST-II'	BLUE CASCADE®DISTYLIUM	CONT.	24"-30" HT./SP.	3' O.C.	8.10%
	DIVJ	388	DISTYLIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	CONT.	24" HT.	4' O.C.	23.70%
	HYQA	47	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	CONT.	18"-24" HT.	5' O.C.	2.90%
	ICBN	162	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	CONT.	18"-21" HT. OR 24"-36" HT.	5' O.C. OR 3' O.C.	9.90%
	ICGL	134	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY	CONT.	18"-24" HT.	5' O.C.	8.20%
	IVRS	46	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	18"-24" HT.	3' O.C.	2.80%
	LCRS	152	LOROPETALUM CHINENSE RUBRUM 'SHANG-HI'	PURPLE DIAMOND®FRINGE FLOWER	CONT.	24-36" HT	4' O.C.	9.30%
	PLOL	195	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	CONT.	18"-24" HT.	4' O.C.	11.90%
	VTSP	165	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	CONT.	24" HT.	3' O.C.	10.10%



PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, INC. (ANSI Z60.1).
2. HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
3. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
4. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND, CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 3" AGED TRIPLE SHREDED HARDWOOD BARK. MAINTAIN 2" CLEAR OF BASE OF TRUNK OR STEM. CONTRACTOR SHALL MULCH ALL ANNUAL BEDS WITH 3" PINE BARK FINES.
6. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOIL OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL TO PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
8. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONHACTED GRAVEL TO A MINIMUM OF 4" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
9. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
10. CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
11. BASIN SLOPES AND SWALES TO BE SEEDED AND STABILIZED. SEE EROSION CONTROL AND GRADING PLANS AND NOTES.
12. ADJUSTMENTS TO THE LOCATION OF PLANT MATERIAL MAY BE REQUIRED. NOTIFY COLENESTEN & STONE, P.A. IF DISCREPANCIES OCCUR.
13. ALL STRAPPING AND TOP 1/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
14. FOR NEW TREE PLANTING AREAS WHERE THERE WAS EXISTING PAVEMENT, CONTRACTOR SHALL REMOVE ALL EXISTING, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND 24" NEW PLANTING SOIL, OR AMEND THE TOP 24" OF EXISTING SOIL, TO MEET SPECIFIED PLANTING SOIL STANDARDS FOR TREES.
15. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
16. INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT DIE WITHIN THE WORKMANSHIP OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER).
17. FOR SEEDED AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH TOTAL GRASS COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES, WITH AT LEAST 85% OF THE TOTAL GRASS COVERAGE CONSISTING OF THE SPECIFIED GRASS SPECIES.



ColeJenest&Stone
BOLTON & MENK, INC.

ARCO DESIGN/BUILD

4000 WESTCHASE BLVD
SUITE 450
RALEIGH, NC 27607

FRIENDSHIP ROAD
INDUSTRIAL

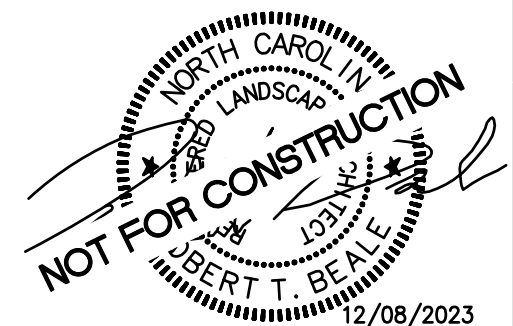
4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

LANDSCAPE DETAILS,
SCHEDULE, & NOTES

PROJECT NO:
50618.00

REVISIONS:

1. 1st ToHS Development Plan Review 11/04/2022
2. 2nd ToHS Development Plan Review 12/16/2022
3. 3rd ToHS Development Plan Review 01/13/2023
4. 4th ToHS Development Plan Review 06/14/2023
5. 5th ToHS Development Plan Review 12/08/2023



SCALE:	
DATE:	09/23/2022
DESIGNED BY:	TH, JR, AH
DRAWN BY:	JR, AH, HW
CHECKED BY:	TH, BL

C-702

FILE NO.



ColeJenest & Stone
BOLTON & MENK, INC.

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ARCO DESIGN/BUILD

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SUITE 450
RALEIGH, NC 27607

FRIENDSHIP ROAD
INDUSTRIAL

4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

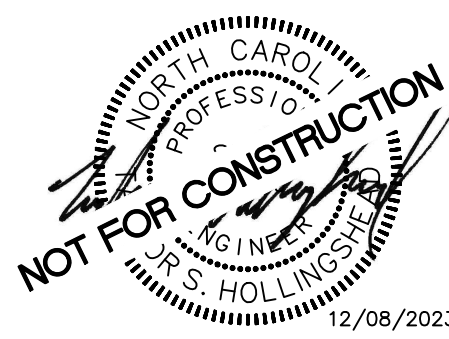
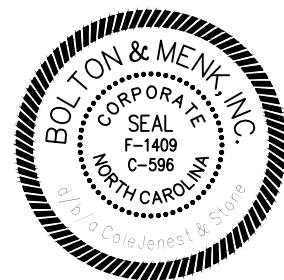
SITE DETAILS I

PROJECT NO:

50618.00

REVISIONS:

- 1st ToHS Development Plan Review 11/04/2022
- 2nd ToHS Development Plan Review 12/16/2022
- 3rd ToHS Development Plan Review 01/13/2023
- 4th ToHS Development Plan Review 06/14/2023
- 5th ToHS Development Plan Review 12/08/2023



12/08/2023

SCALE:

DATE: 09/23/2022

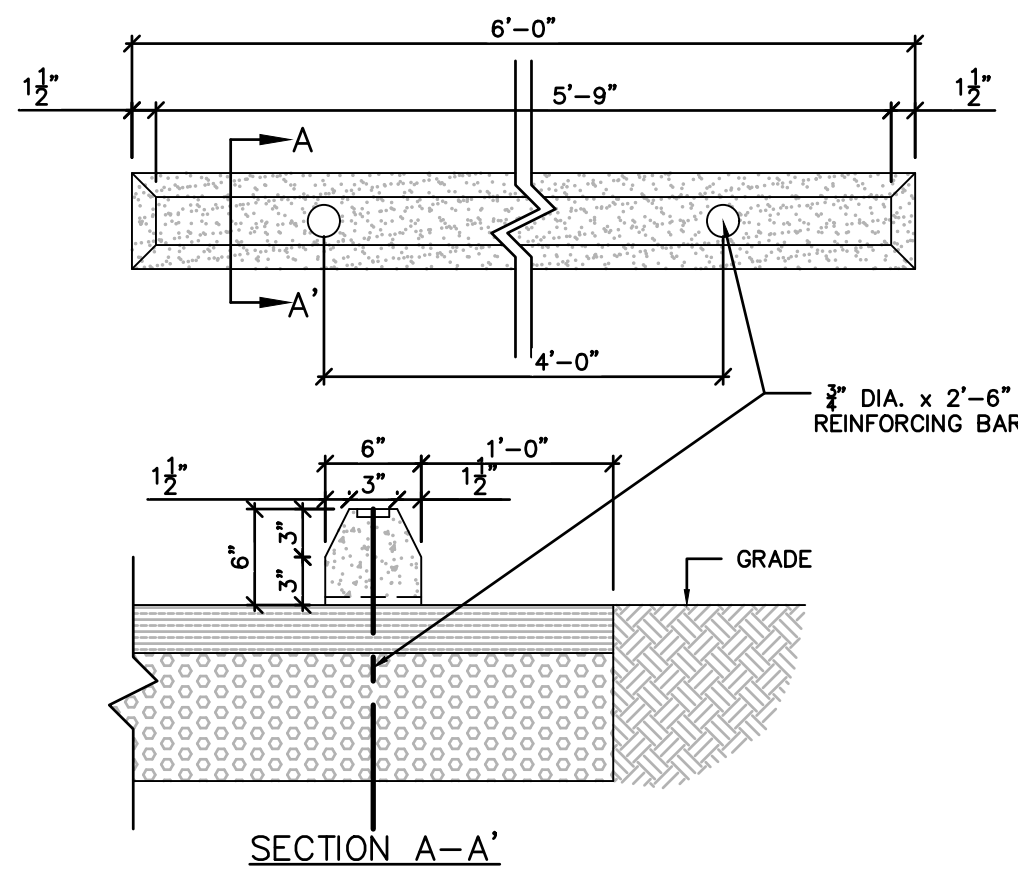
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DRAWN BY: JR, AH, HW

CHECKED BY: TH, BL

C-800

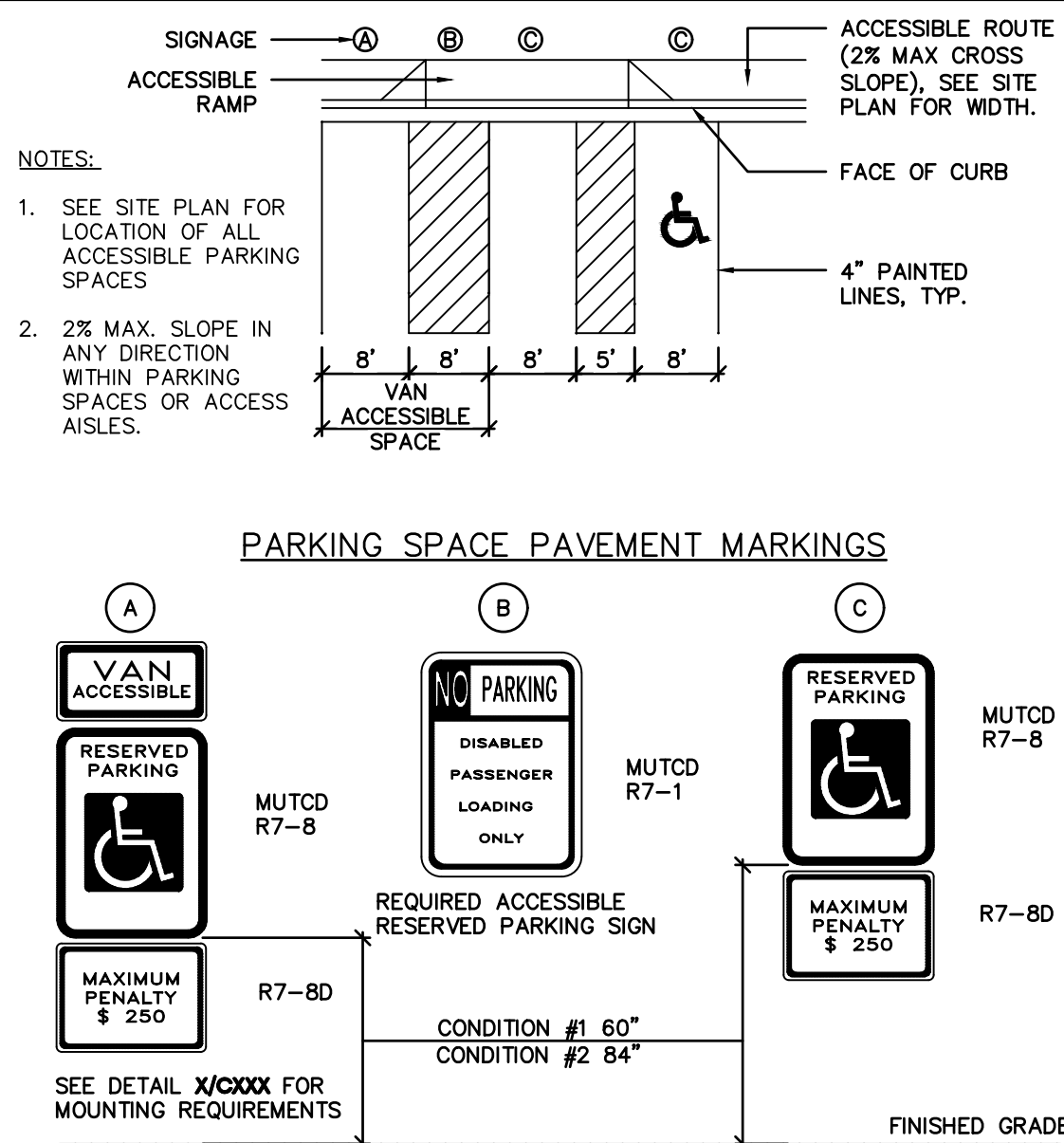
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CONCRETE WHEEL STOP

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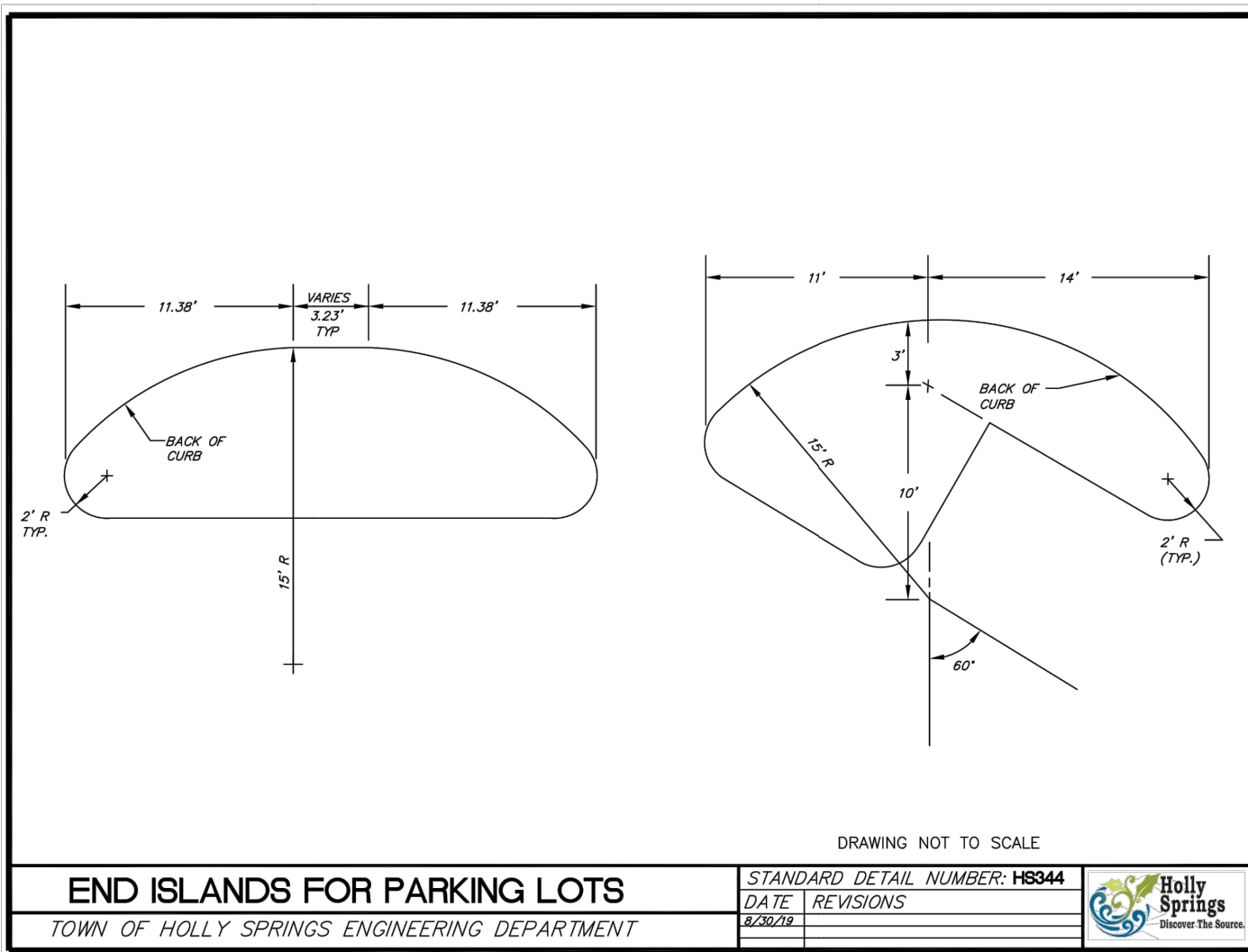
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ADA PARKING SPACE DETAIL

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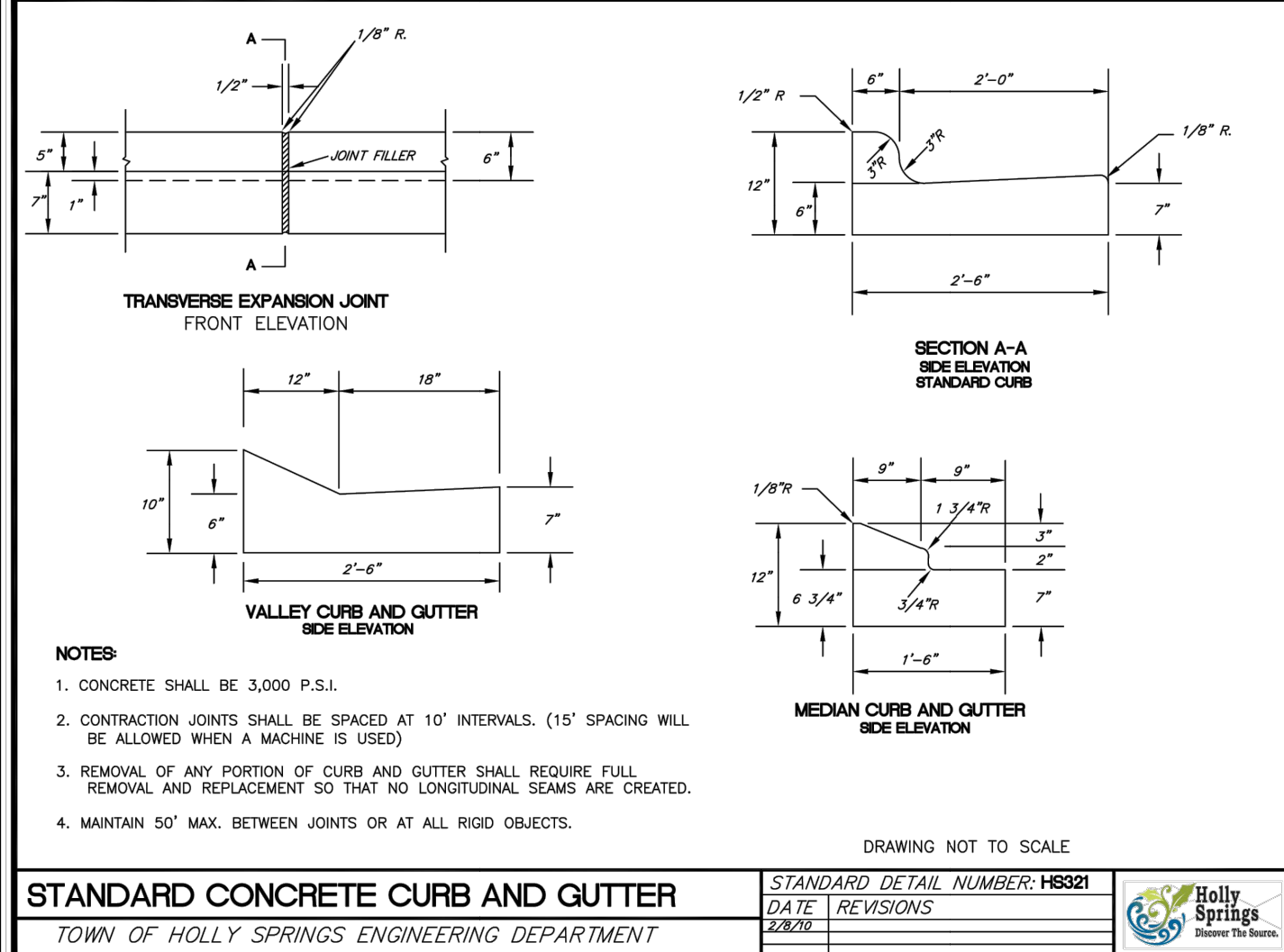
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END ISLANDS FOR PARKING LOTS

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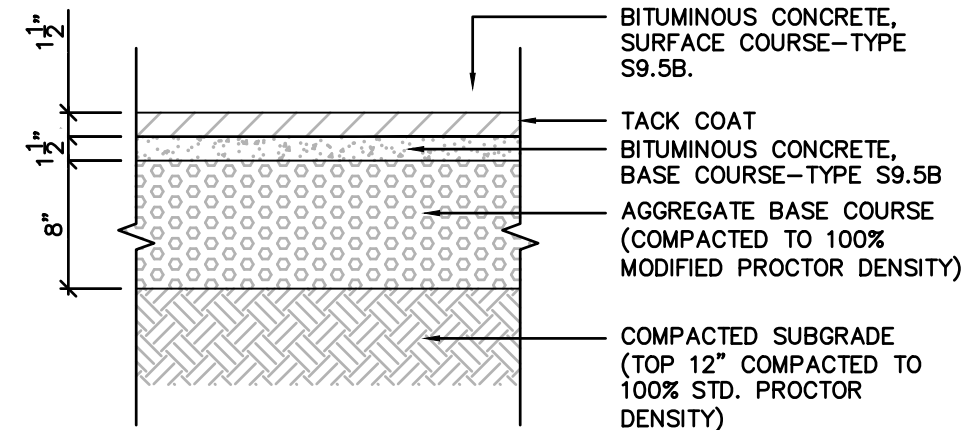
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STANDARD CONCRETE CURB AND GUTTER

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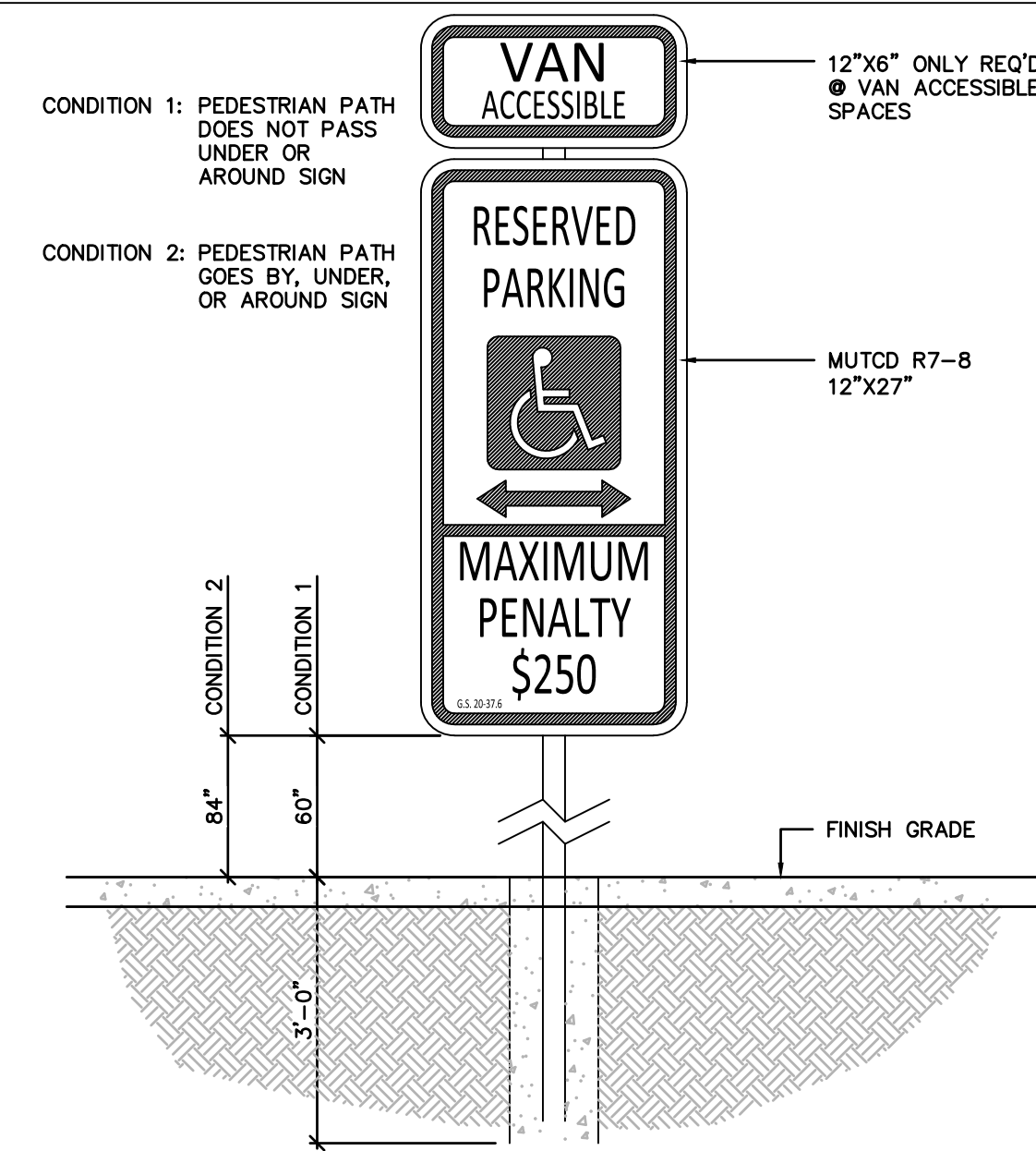
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HEAVY DUTY BITUMINOUS CONCRETE

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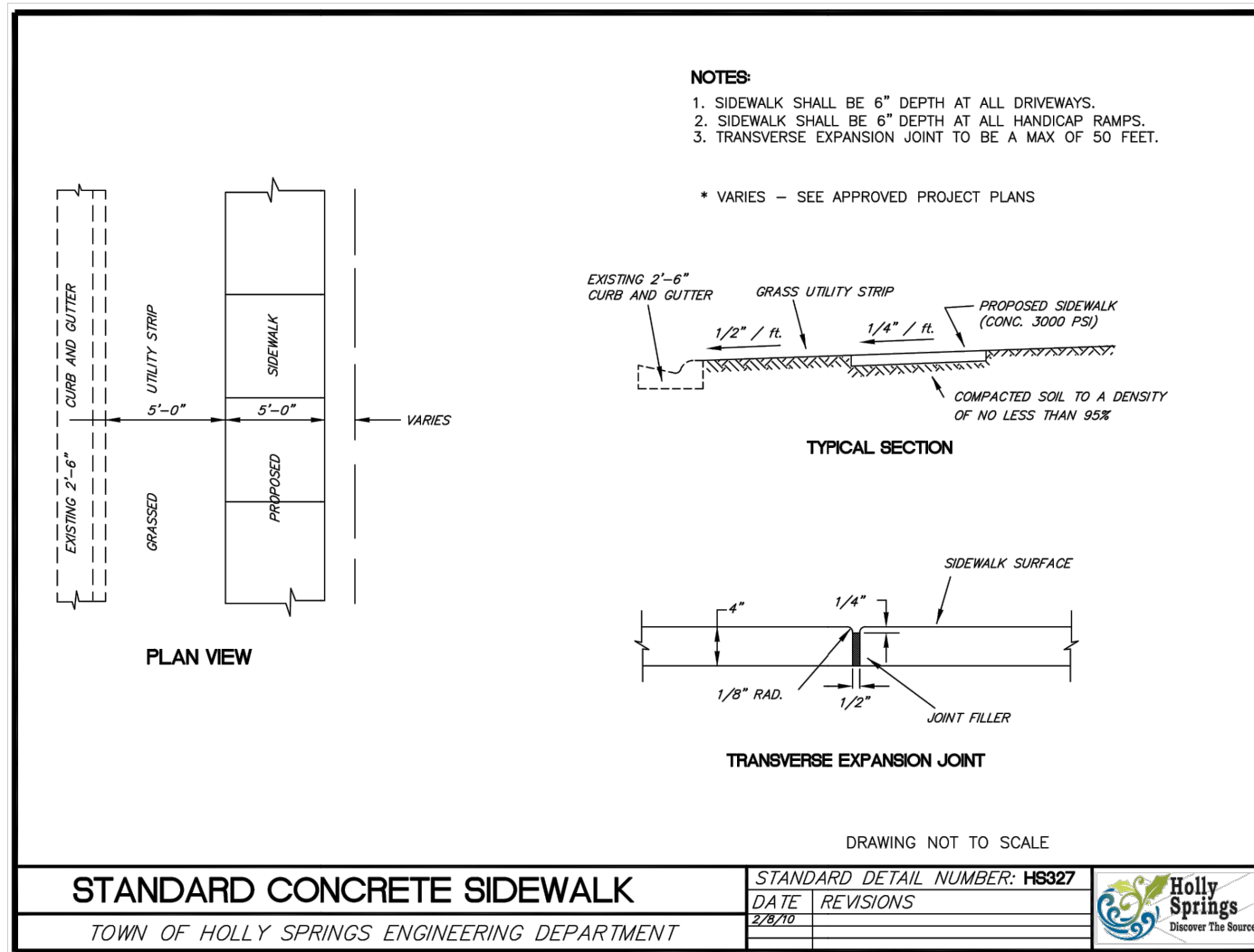
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ACCESSIBLE SIGN

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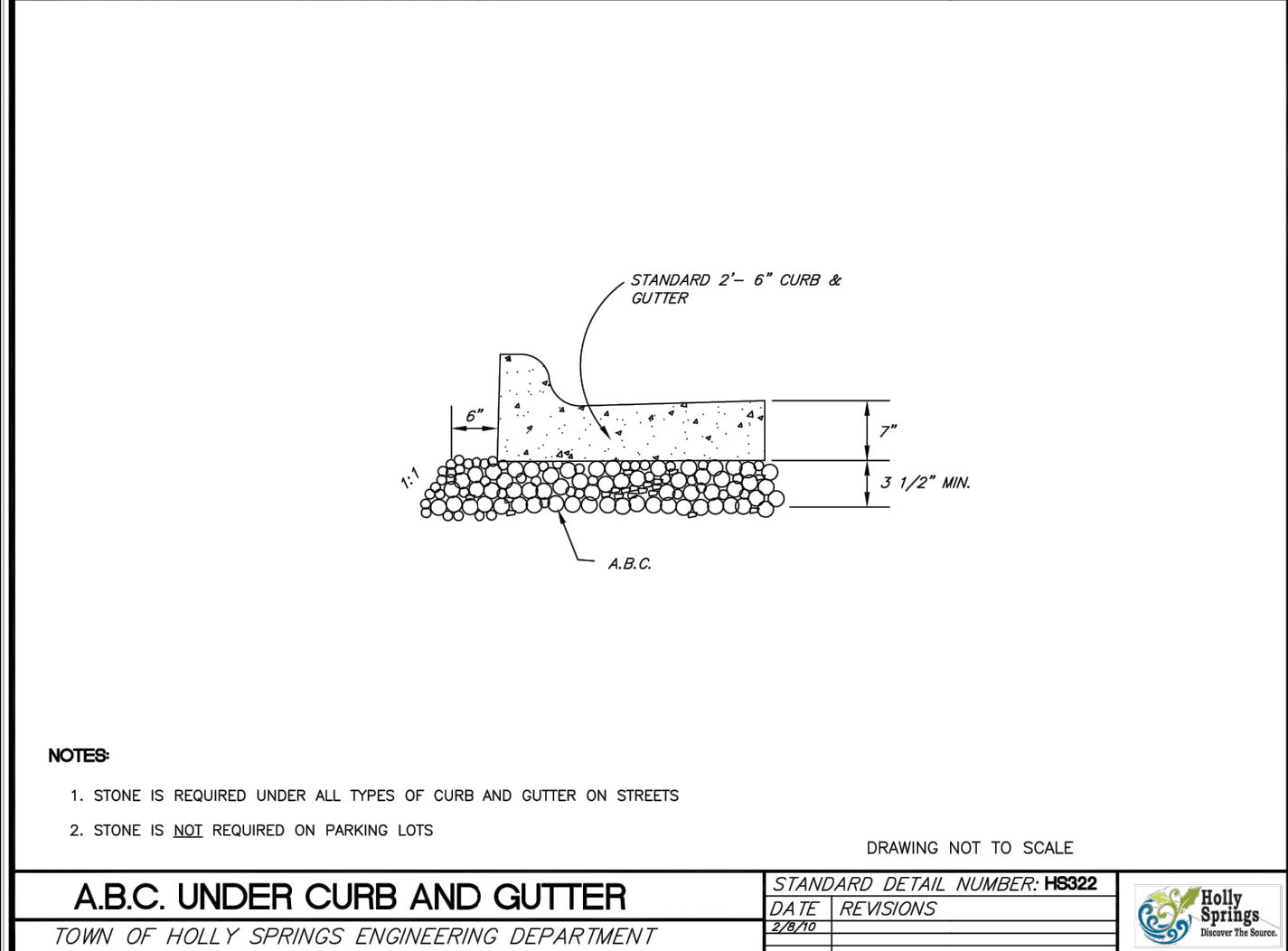
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STANDARD CONCRETE SIDEWALK

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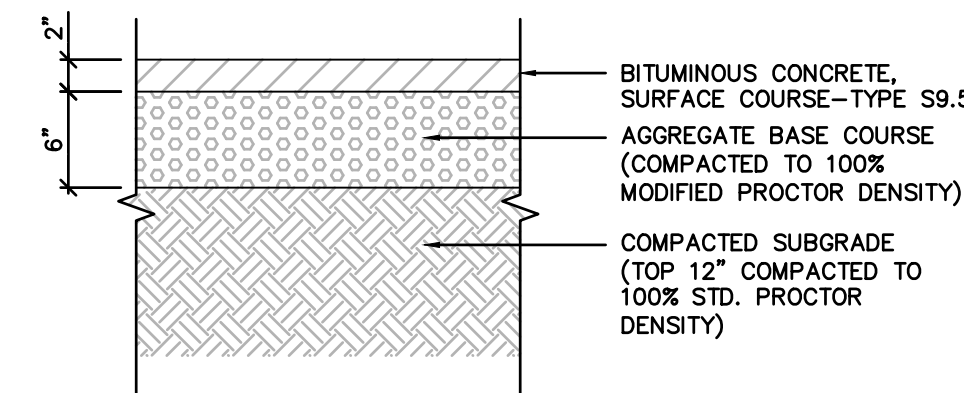
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ABC UNDER CURB AND GUTTER

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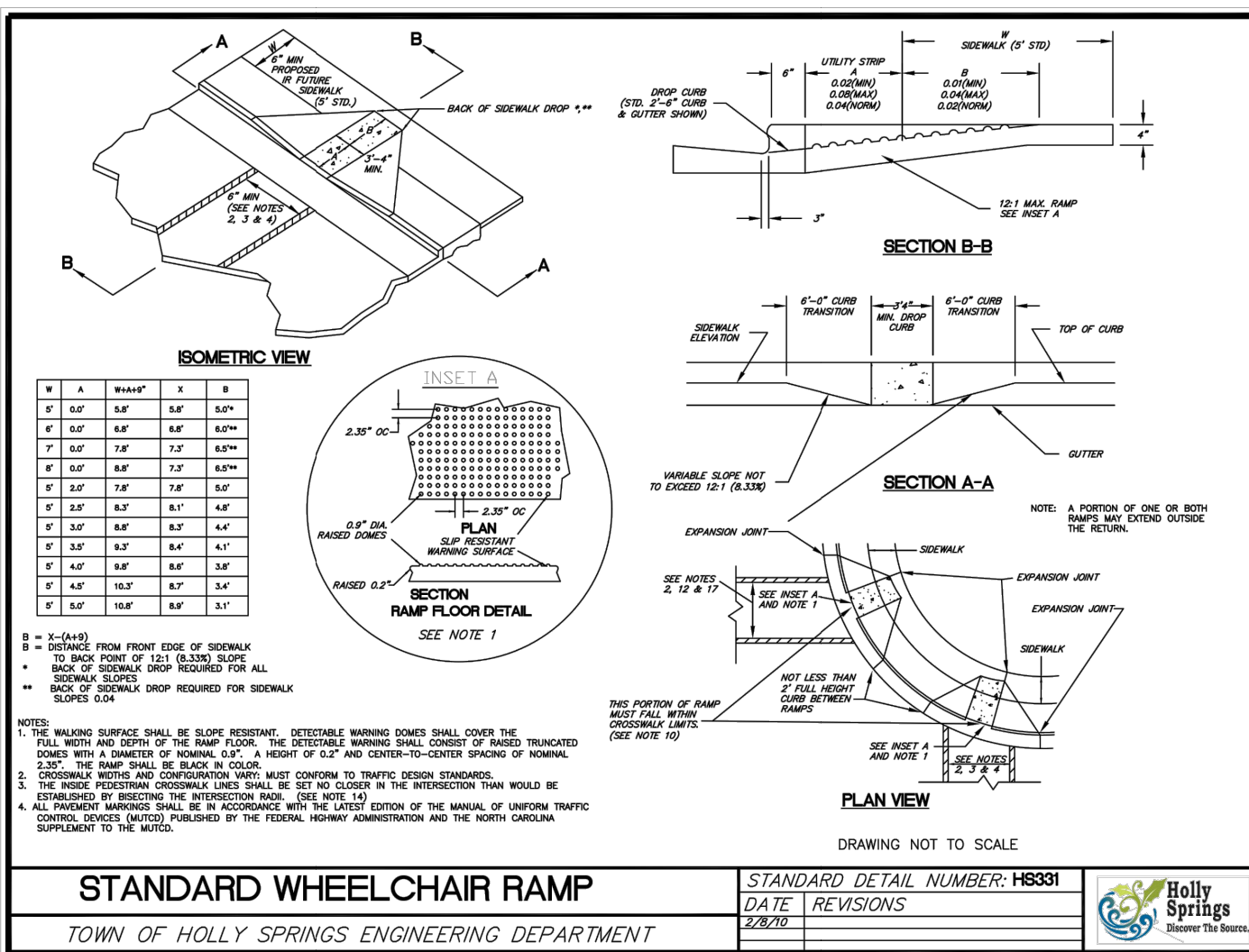
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LIGHT DUTY BITUMINOUS CONCRETE

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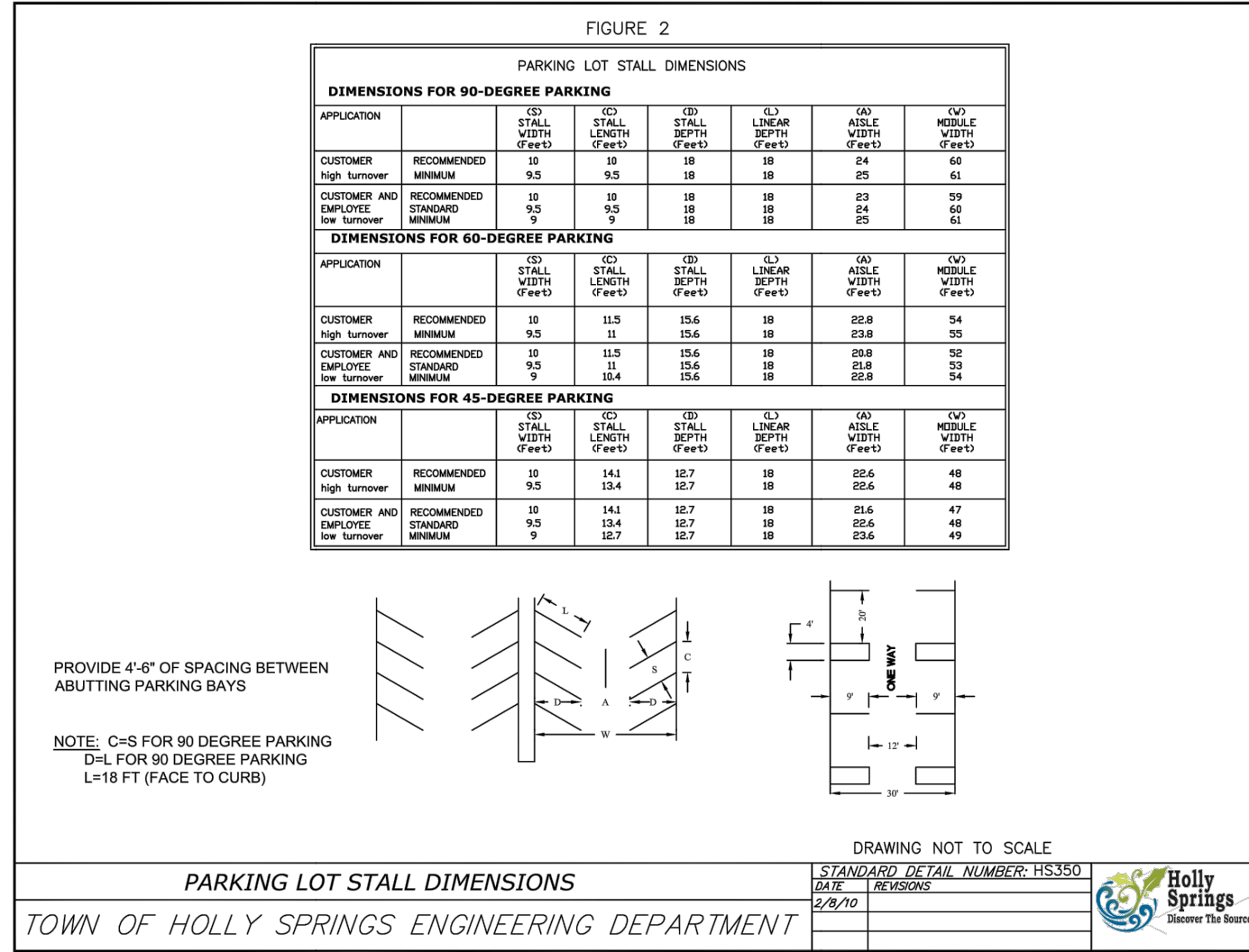
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STANDARD WHEELCHAIR RAMP

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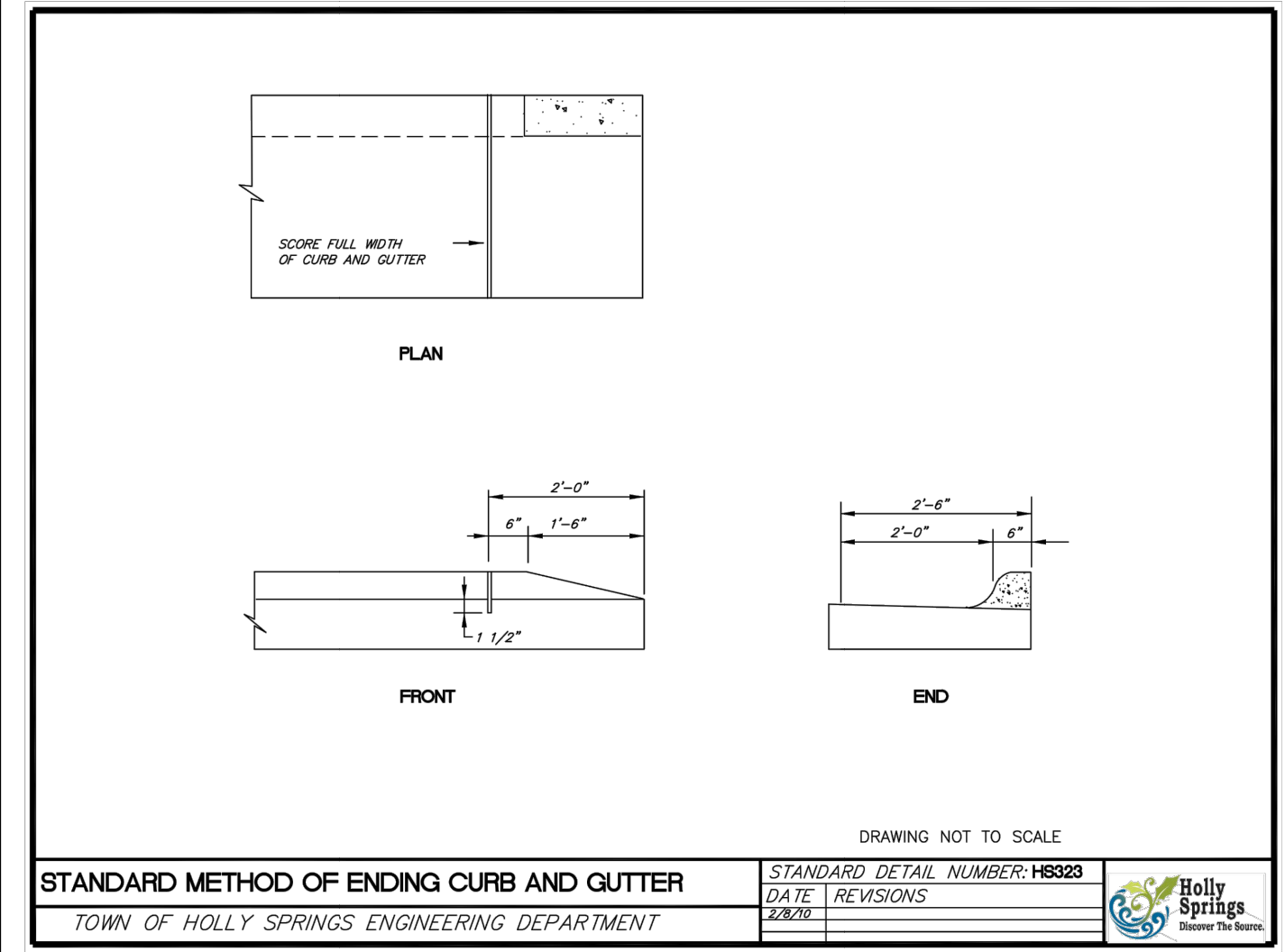
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PARKING LOT STALL DIMENSIONS

N.T.S.

4



METHOD OF ENDING CURB AND GUTTER

N.T.S.

1

XX	NTS 12	WET DETENTION BASIN	NTS 8	STANDARD YARD INLET	NTS 4	TYPICAL WET DETENTION BASIN	NTS 1
XX	NTS 13	ROOT GUARD	NTS 9	PRECAST CONCRETE CATCH BASINS	NTS 5	PRECAST CONCRETE MANHOLE JUNCTION BOX	NTS 2
XX	NTS 14	ROOT GUARD INSTALLATION	NTS 10	FRAME LABEL	NTS 6	STANDARD YARD INLET	NTS 3
XX	NTS 15	XX	NTS 11	STORM DRAIN MARKER	NTS 7		



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FRIENDSHIP ROAD
INDUSTRIAL

4112 FRIENDSHIP RD
HOLLY SPRINGS, NC 27539

OFFSITE ROADWAY - TYPICAL SECTIONS

PROJECT NO:
50618.00

REVISIONS:



SEE PLAN FOR SUPERELEVATION RATE AND LOCATION



SEE PLAN FOR SUPERELEVATION RATE AND LOCATION

USE TYPICAL SECTION NO. 2
-FSRD- STA. 10+37.82 TO 17+47.53



SEE PLAN FOR SUPERELEVATION RATE AND LOCATION

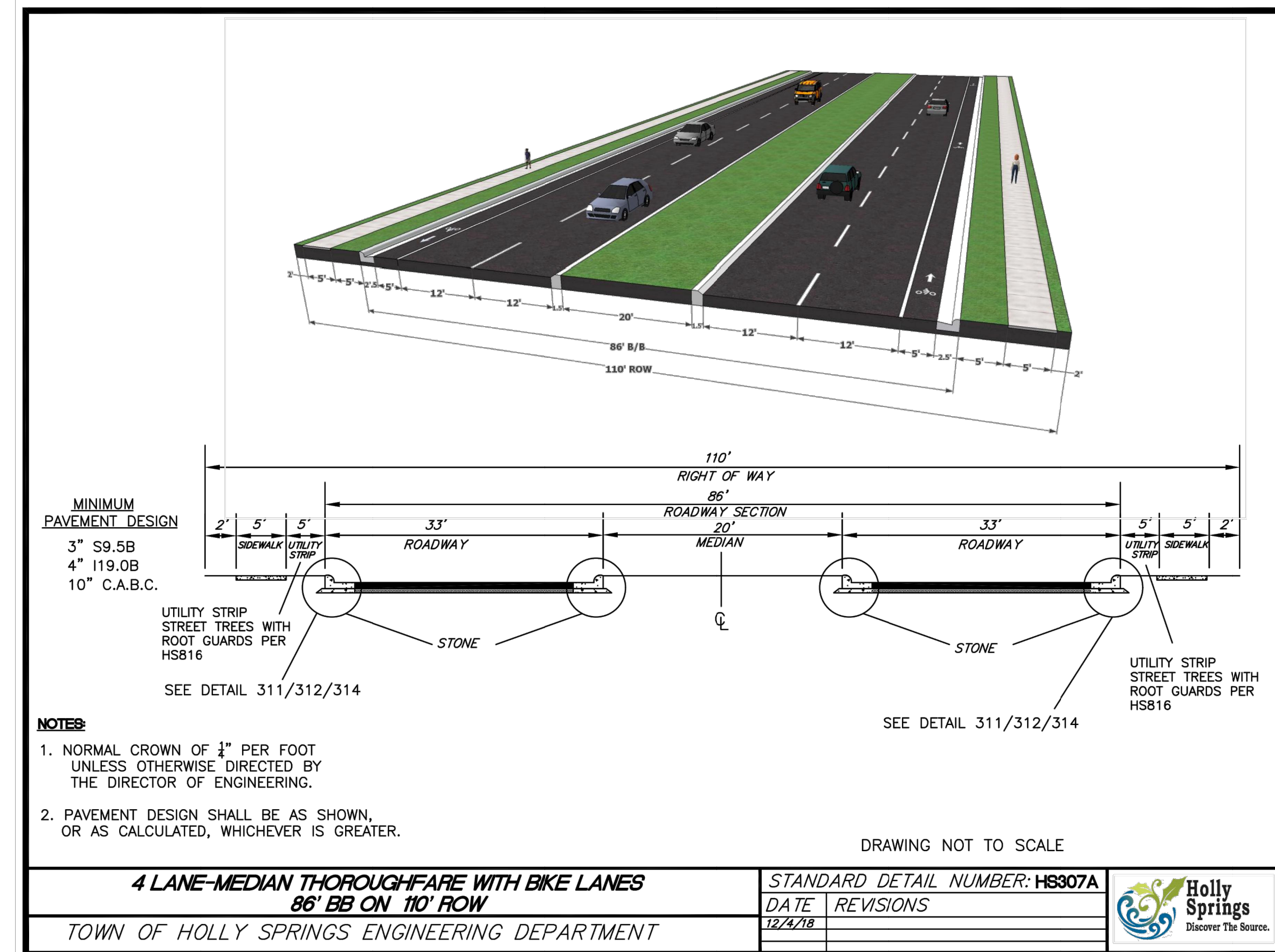
USE TYPICAL SECTION NO. 3

-FSRD- STA. 17+47.53 TO 18+74.67
-FSRD- STA. 23+20.68 TO 25+97.10



SEE PLAN FOR SUPERELEVATION RATE AND LOCATION

USE TYPICAL SECTION NO. 4
-FSRD- STA. 18+80.42 TO 23+20.68



NOTE: PAVEMENT EDGE SLOPES ARE 1:1 UNLESS SHOWN OTHERWISE.
NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL
BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED
IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.



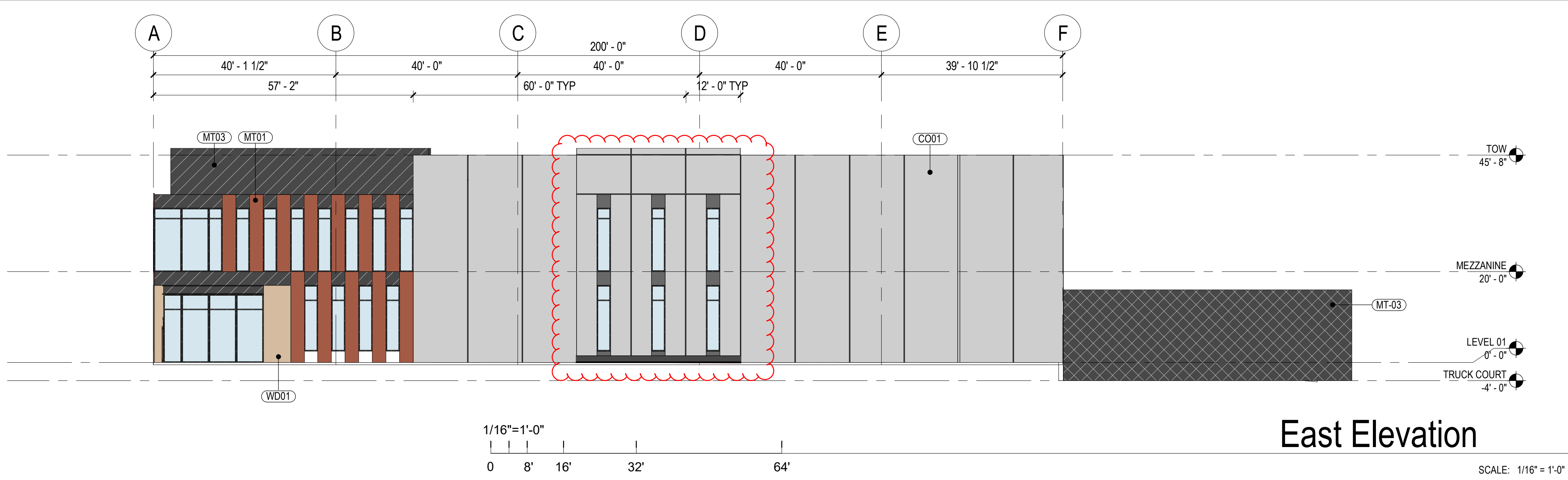
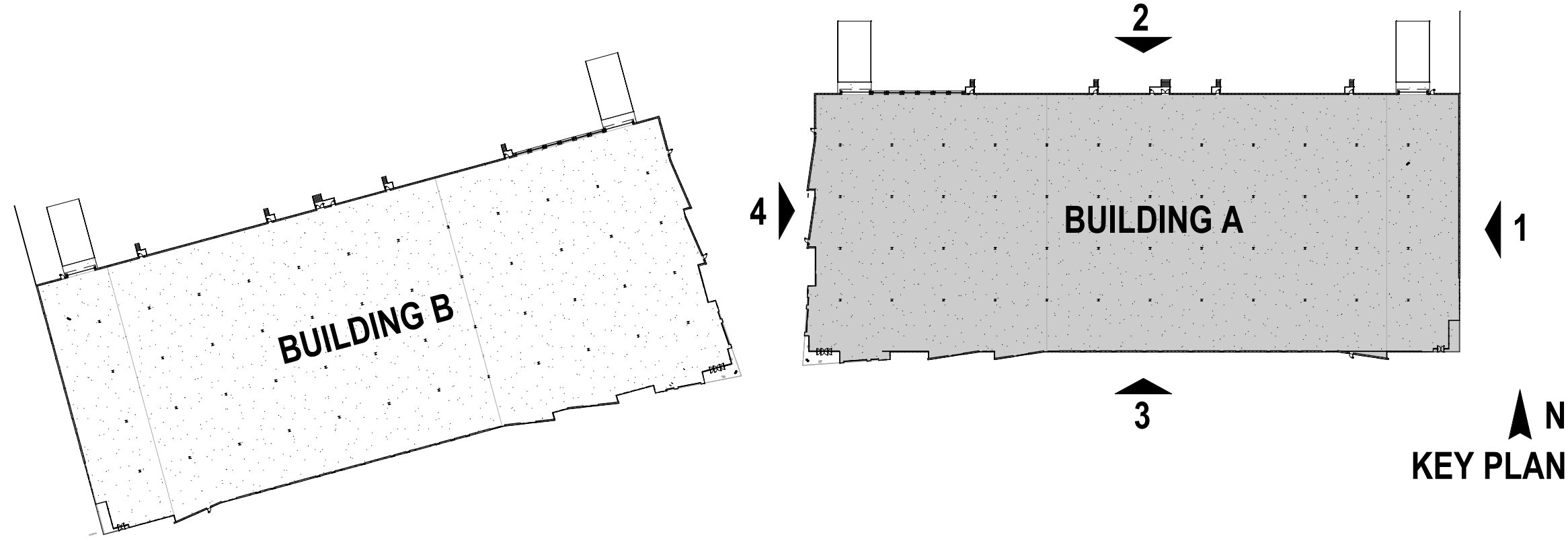
BOLTON & MENK INC.
CORPORATE
SEAL
F-1409
C-596
NORTH CAROLINA
c/o J. P. Cole, Jensen & Stone

SCALE:	
DATE:	11/04/2022
DESIGNED BY:	MEV
DRAWN BY:	MEV
CHECKED BY:	TWL

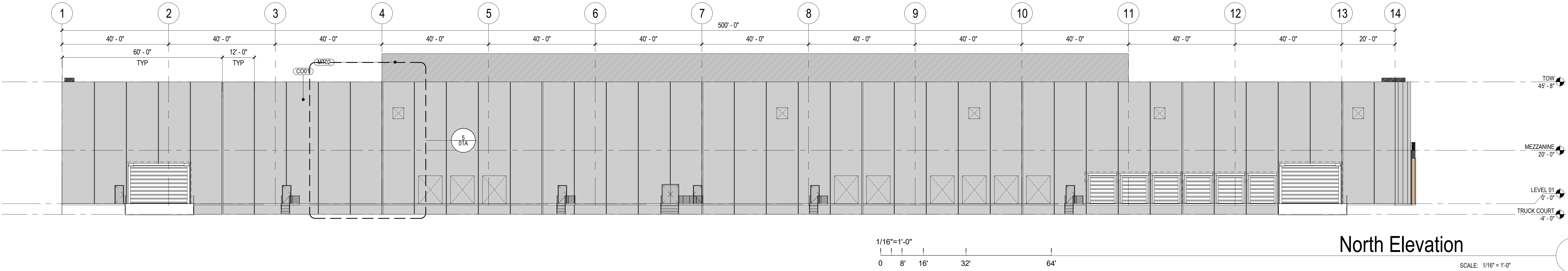
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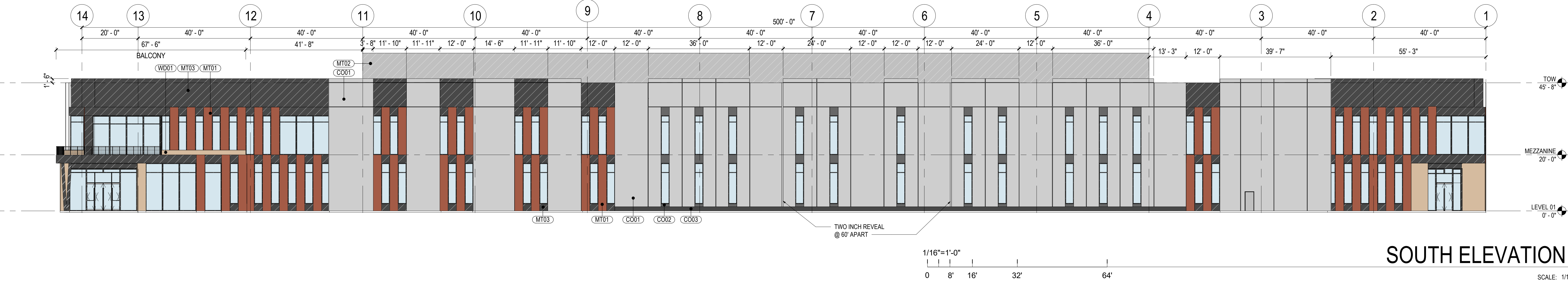
NOTE:
ALL MECHANICAL EQUIPMENT, METERS,
CONDUIT, PIPES, ETC THAT ARE MOUNTED TO
THE EXTERIOR OF THE WALLS, NEED TO BE
COLORED TO MATCH EXTERIOR OF BUILDING



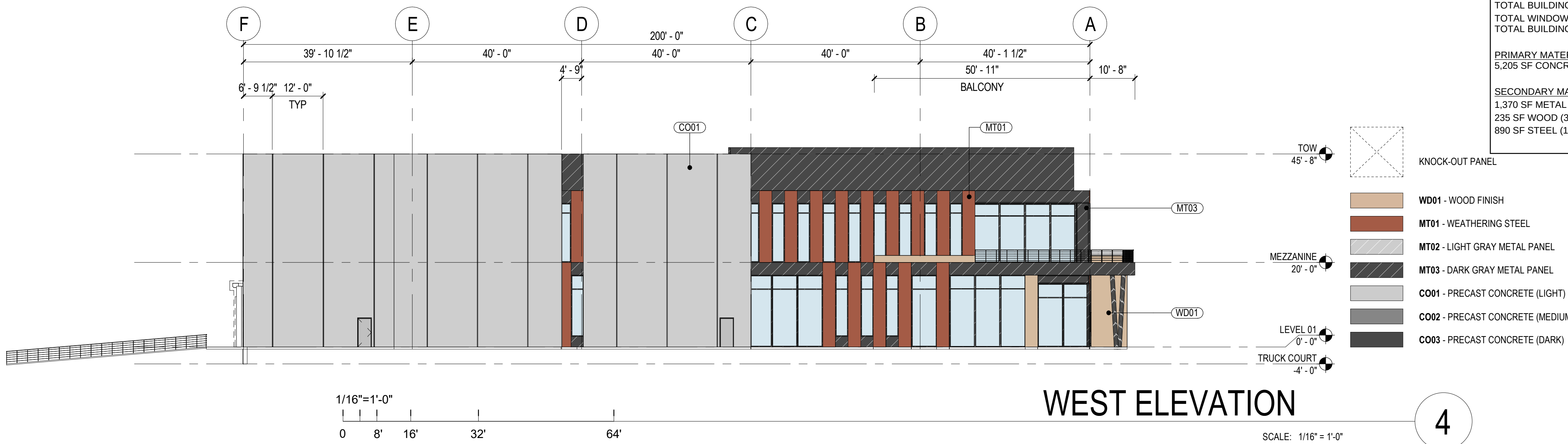
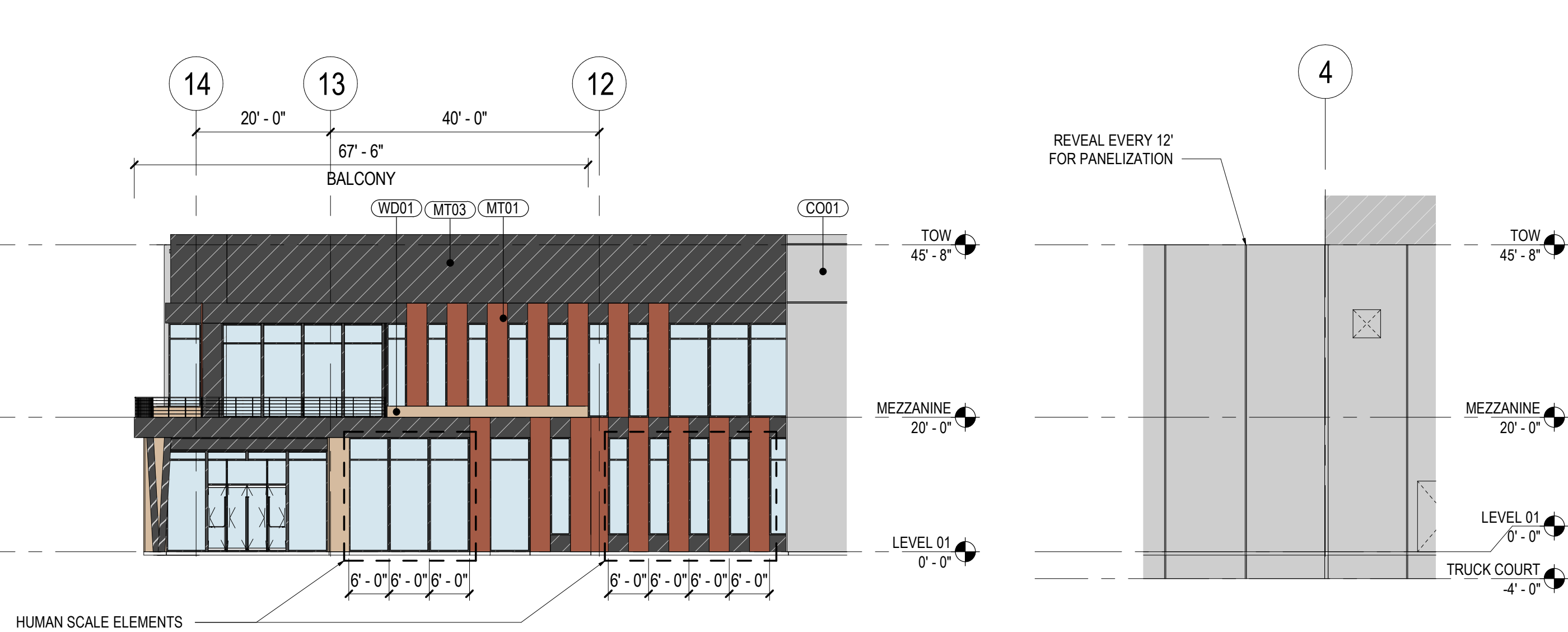
EAST ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE:	9,185 SF
TOTAL WINDOWS:	1,230 SF (13.4%)
TOTAL BUILDING FACE MINUS WINDOWS:	7,955 SF
PRIMARY MATERIAL (60% REQUIRED)	
6,551 SF CONCRETE	(79.9%)
SECONDARY MATERIAL	
832 SF METAL	(10.2%)
136 SF WOOD	(1.7%)
676 SF STEEL	(8.2%)



NORTH ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE:	24,730 SF
TOTAL WINDOWS:	0 SF (0%)
TOTAL BUILDING FACE MINUS WINDOWS:	24,730 SF
PRIMARY MATERIAL (60% REQUIRED)	
23,070 SF CONCRETE	(93.3%)
SECONDARY MATERIAL	
1,660 SF METAL	(6.7%)



SOUTH ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE:	23,630 SF
TOTAL WINDOWS:	3,460 SF (14.6%)
TOTAL BUILDING FACE MINUS WINDOWS:	20,170 SF
PRIMARY MATERIAL (60% REQUIRED)	
13,030 SF CONCRETE	(64.6%)
SECONDARY MATERIAL	
3,170 SF METAL	(15.7%)
420 SF WOOD	(2.1%)
3,550 SF STEEL	(17.6%)



WEST ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE:	9,410 SF
TOTAL WINDOWS:	1,710 SF (18.2%)
TOTAL BUILDING FACE MINUS WINDOWS:	7,700 SF
PRIMARY MATERIAL (60% REQUIRED)	
5,205 SF CONCRETE	(67.6%)
SECONDARY MATERIAL	
1,370 SF METAL	(17.8%)
235 SF WOOD	(3.1%)
890 SF STEEL	(11.5%)

KNOCK-OUT PANEL

- WD01 - WOOD FINISH
- MT01 - WEATHERING STEEL
- MT02 - LIGHT GRAY METAL PANEL
- MT03 - DARK GRAY METAL PANEL
- CO01 - PRECAST CONCRETE (LIGHT)
- CO02 - PRECAST CONCRETE (MEDIUM)
- CO03 - PRECAST CONCRETE (DARK)

SCALE 1/16" = 1'-0"

ADB / DESIGN SERVICES

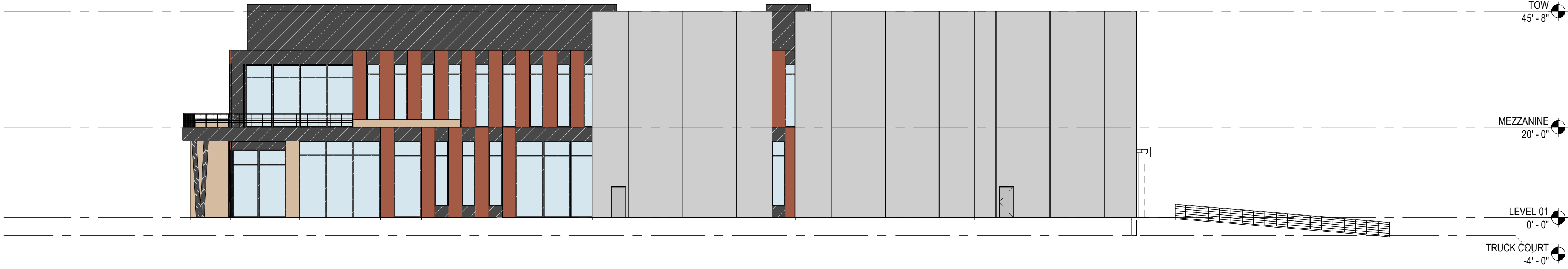
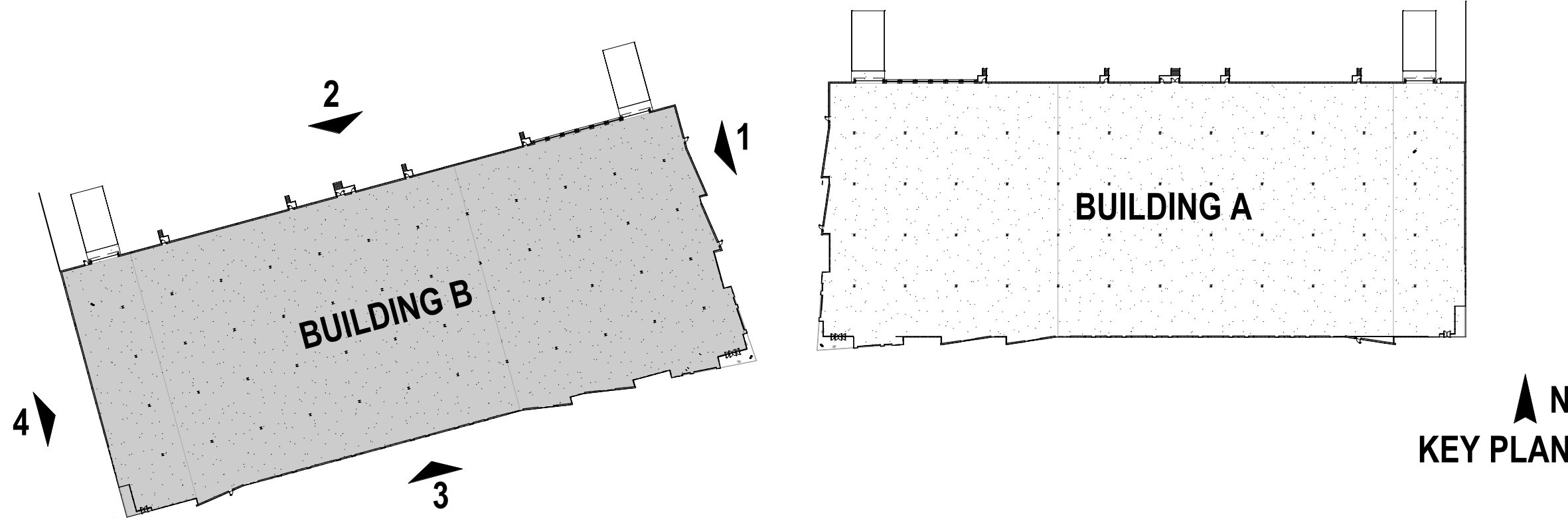
CMP

CONCEPTUAL ELEVATIONS BUILDING A

FRIENDSHIP ROAD FLEXSHELL
HOLLY SPRINGS, NC 27450
AS458-22 | NC106 | 12/06/2023

ARCO
DESIGN/BUILD

NOTE:
ALL MECHANICAL EQUIPMENT, METERS,
CONDUIT, PIPES, ETC THAT ARE MOUNTED TO
THE EXTERIOR OF THE WALLS, NEED TO BE
COLORED TO MATCH EXTERIOR OF BUILDING

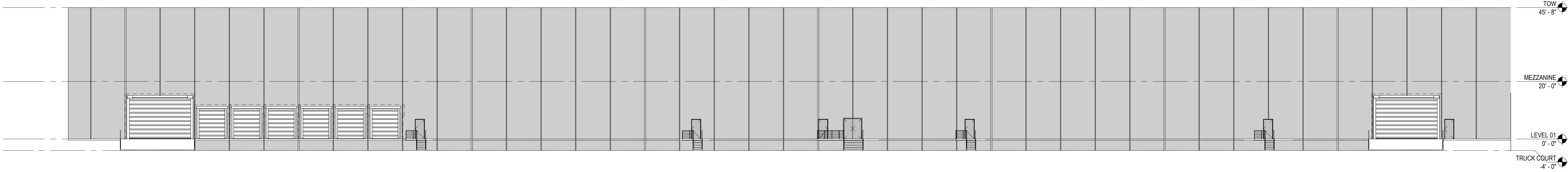


EAST ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE: 9,410 SF	
TOTAL WINDOWS: 1,710 SF (18.2%)	
TOTAL BUILDING FACE MINUS WINDOWS: 7,700 SF	
PRIMARY MATERIAL (60% REQUIRED)	
5,205 SF CONCRETE (57.6%)	
SECONDARY MATERIAL	
1,370 SF METAL (17.8%)	
235 SF WOOD (3.1%)	
890 SF STEEL (11.5%)	

BUILDING B EAST ELEVATION

1

SCALE: 1/16" = 1'-0"



NORTH ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE: 24,730 SF	
TOTAL WINDOWS: 0 SF (0%)	
TOTAL BUILDING FACE MINUS WINDOWS: 24,730 SF	
PRIMARY MATERIAL (60% REQUIRED)	
23,070 SF CONCRETE (93.3%)	
SECONDARY MATERIAL	
1,660 SF METAL (6.7%)	

BUILDING B NORTH ELEVATION

2

SCALE: 1/16" = 1'-0"

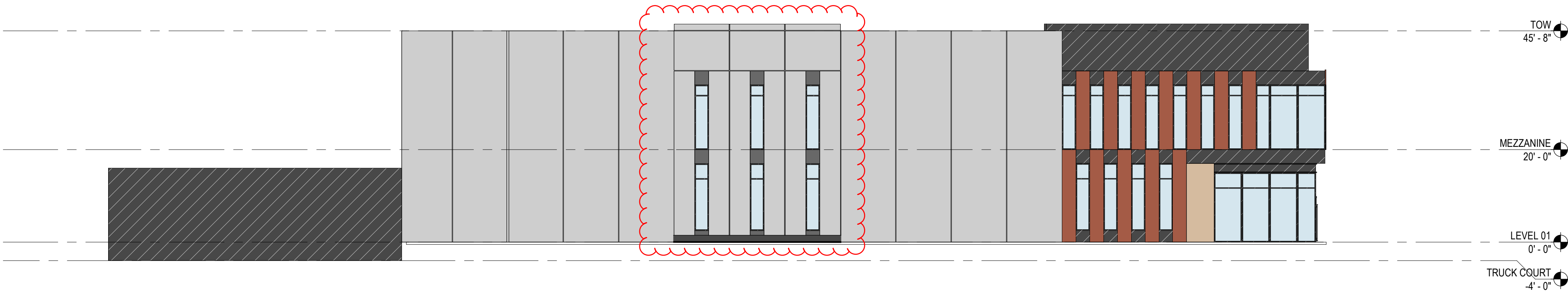


SOUTH ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE: 23,630 SF	
TOTAL WINDOWS: 3,460 SF (14.6%)	
TOTAL BUILDING FACE MINUS WINDOWS: 20,170 SF	
PRIMARY MATERIAL (60% REQUIRED)	
13,030 SF CONCRETE (64.6%)	
SECONDARY MATERIAL	
3,170 SF METAL (15.7%)	
420 SF WOOD (2.1%)	
3,550 SF STEEL (17.6%)	

BUILDING B SOUTH ELEVATION

3

SCALE: 1/16" = 1'-0"



WEST ELEVATION MATERIAL CALCS:	
TOTAL BUILDING FACE: 9,185 SF	
TOTAL WINDOWS: 1,230 SF (13.4%)	
TOTAL BUILDING FACE MINUS WINDOWS: 7,955 SF	
PRIMARY MATERIAL (60% REQUIRED)	
6,551 SF CONCRETE (79.9%)	
SECONDARY MATERIAL	
832 SF METAL (10.2%)	
136 SF WOOD (1.7%)	
670 SF STEEL (8.2%)	

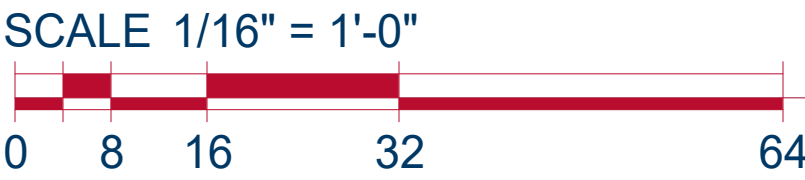
BUILDING B WEST ELEVATION

4

SCALE: 1/16" = 1'-0"

NOTE: ALL MATERIALITY AND DIMENSIONS TO MATCH
BUILDING A; REFER TO BUILDING A ELEVATIONS FOR
ADDITIONAL INFORMATION

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intended merely to assist in exploring how the project might be developed.



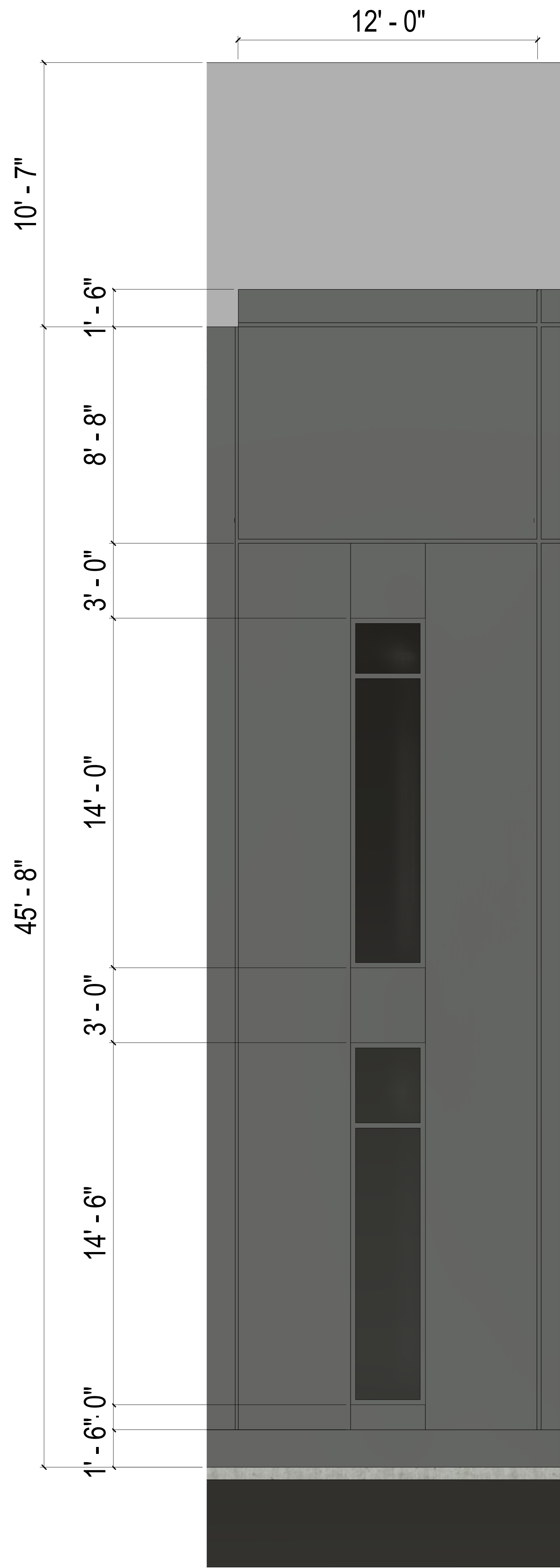
ADB | **DESIGN
SERVICES**

CMP

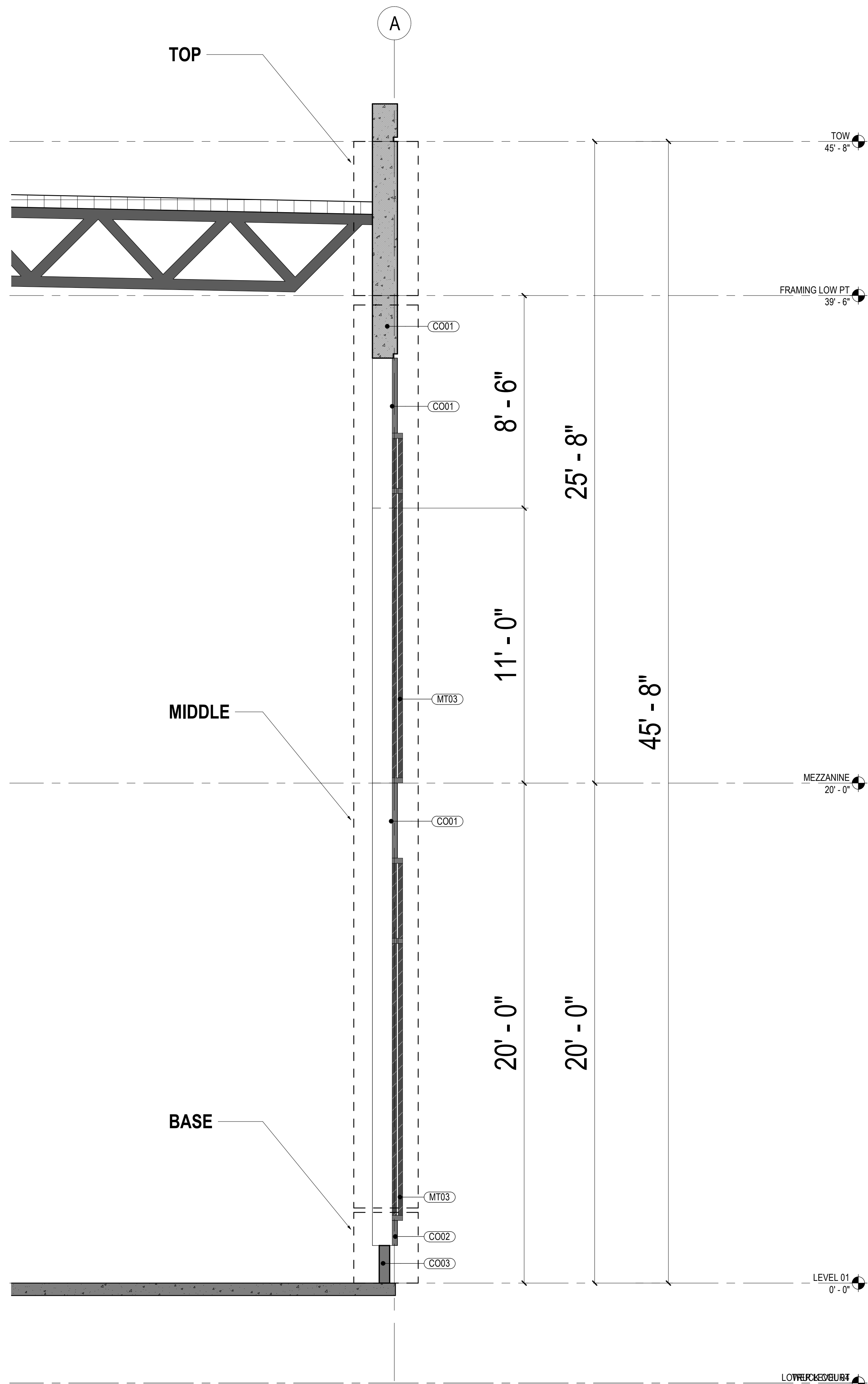
CONCEPTUAL ELEVATIONS BUILDING B

MORRISVILLE FLEXSHELL
HOLLY SPRINGS, NC 27450
AS458-22 | NC106 | 12/06/2023

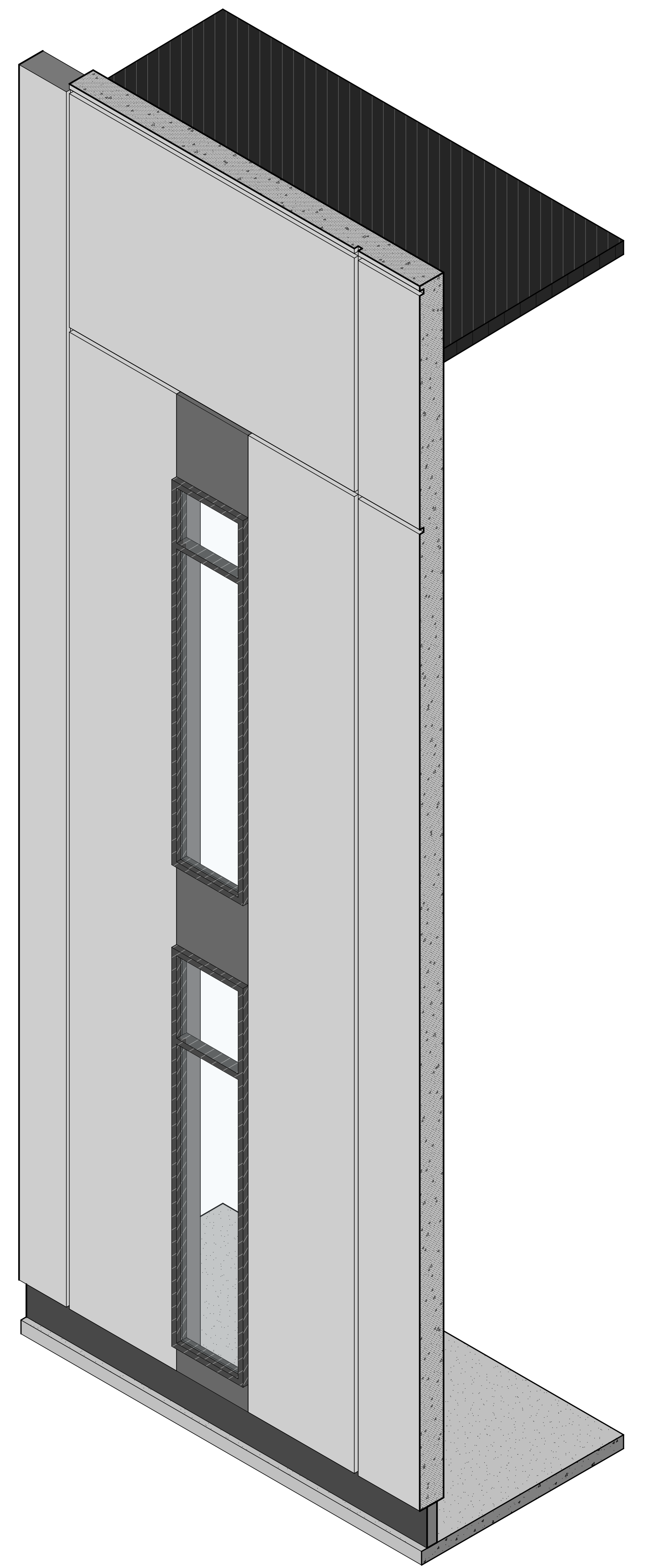
ARCO
DESIGN/BUILD



3 Typical bay elevation
SCALE: 3/8" = 1'-0"

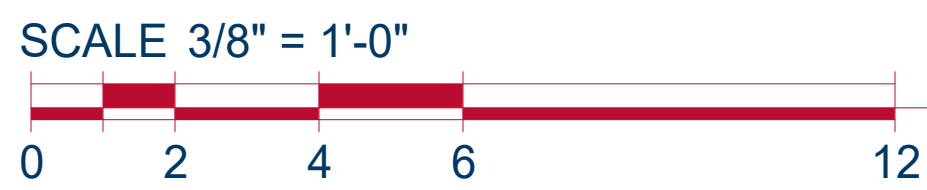


2 Wall section
SCALE: 3/8" = 1'-0"



1 Axon
SCALE:

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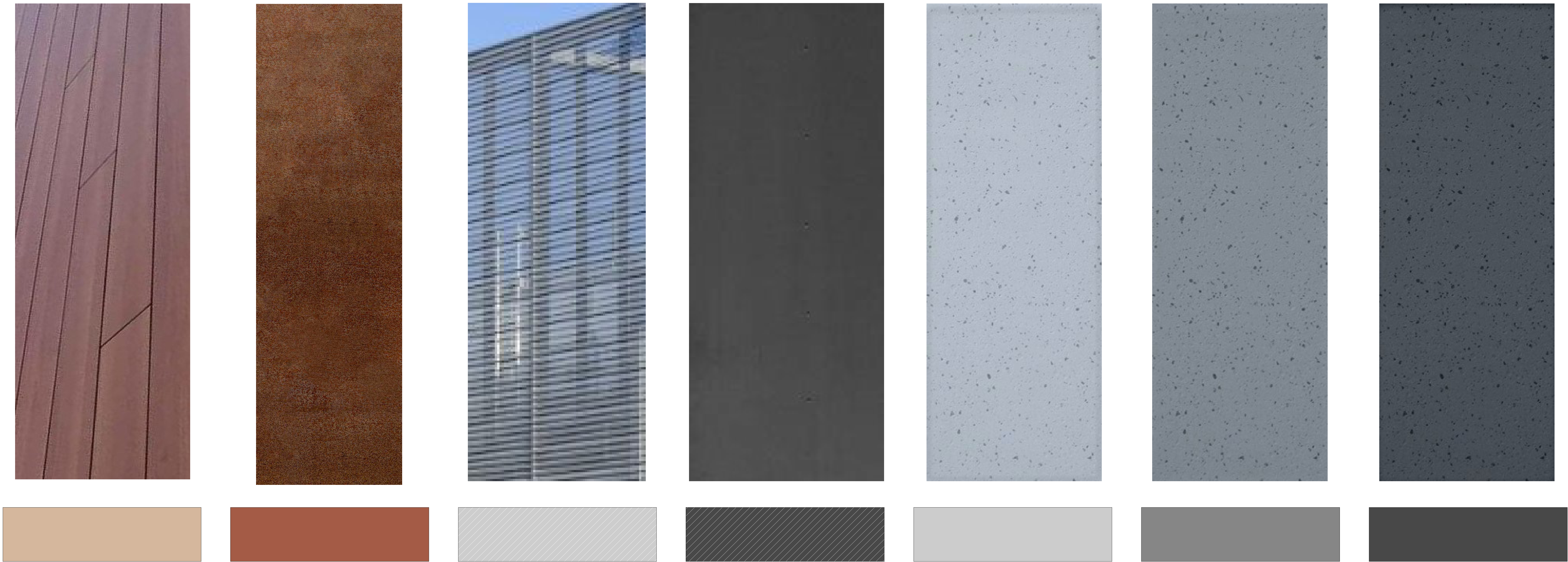
ADB / **DESIGN SERVICES**

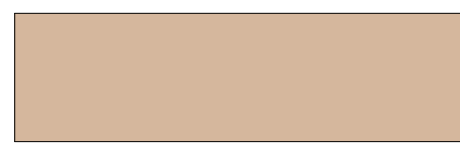
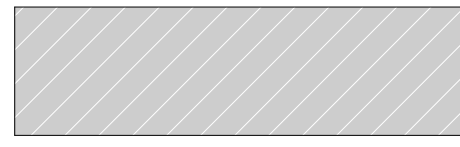
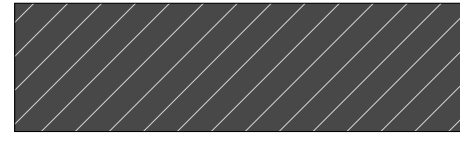
CMP

WALL SECTION

FRIENDSHIP ROAD FLEXSHELL
HOLLY SPRINGS, NC 27450
AS458-22 | NC106 | 12/06/2023

ARCO
DESIGN/BUILD



-  **WD01 - WOOD FINISH**
-  **MT01 - WEATHERNG STEEL**
-  **MT02 - LIGHT GRAY METAL PANEL**
-  **MT03 - DARK GRAY METAL PANEL**
-  **CO01 - PRECAST CONCRETE (LIGHT)**
-  **CO02 - PRECAST CONCRETE (MEDIUM)**
-  **CO03 - PRECAST CONCRETE (DARK)**

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