



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, February 27, 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. January 23, 2024 Regular Meeting Minutes

7. Town Council Meeting Representative

8. Zone Map Change Petitions

- a. Green Oaks Tech Center PUD Major Amendment 21-PUD-01-A01

9. Other Business

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

10. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 23, 2024 - 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 **January 23, 2024**. At 7:00 p.m. after determining a quorum was present, Mr. Rick Madoni called the meeting to order.

Staff Members Present: Sean Ryan, Planning Manager
 Cheryl Caines, Senior Planner
 Catherine Jacobs, Engineering Manager
 Conor Ryan Planner I
 Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Thomas Urquhart, *Vice-Chair*
 Ernie Carpico
 Roger Bess, *ETJ*
 Van Crandall
 Joanna Holder

Members Absent: Courtney Patterson
 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. *December 13, 2023 Minutes*

Motion:

Motion to approve the December 13, 2023 Minutes.

Motion by: Mr. Carpico

Second by: Ms. Holder

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
 - February 20 - Mr. Crandall
 - March 5 - Ms. Holder

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 23, 2024 - 7:00 p.m.

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Zone Map Change

a. Village Gate 23-REZ-08

Mr. Conor Ryan presents the Staff report to the Board
Ms. Jacobs continues to present the Staff report to the Board

Questions for Staff:

Mr. Bess, asks if there would be required changes to the intermediate access points now, since there is not a direct access point to the property?

Ms. Jacobs confirms there are no changes required, there are two access points to the property.

Mr Bess, would like to confirm that the Staff report provided lists different attributes needed for the project. The reports states that it is an increase in affordable housing, however Mr. Bess state it is actually a decrease in affordable housing for this proposal?

Mr. Conor Ryan confirms that the proposal as a whole is incorporating more affordable housing into the Town than currently exist.

Mr. Bess asks if this proposal still fits the Holly Springs Strategic Plan (Sect 5.2), *Establishing criteria for the percentage of workforce housing units for developments*. Has this initiative been executed? and what is the criteria?

Mr. Sean Ryan confirms the standard has not been executed by Council, yet.

Applicant / Speaker:

Chris Rurkowski
TMTLA Associates
5011 Southpark Drive., Ste 200
Durham, NC 27713

Owner/Developer:

Eli Zeblud
907 Crabtree Crossing Pkwy
Morrisville, NC 27560

applicant and Owner/Developer present to the Board

Mr. Carpico asks what are the qualifications for workforce-income housing? Who are eligible to apply?
Mr. Zeblud confirms is designed for employees and residents of Holly Springs, that work in Holly Springs.

Mr. Crandall asked why the 50% reduction in units (from 50 to 25)
Mr. Zeblud explained the reduction in workforce-income housing is due to the economy, interest rates and Construction costs. Explaining workforce income units are built with the same quality as traditional units.

Town Council approved 160 units but after consideration only 128 units will fit.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 23, 2024 - 7:00 p.m.

The Planning Board holds further discussion including cut-through traffic.

Mr. Crandall asks Staff to confirm if the UDO includes workforce-income housing policy.
Mr. Sean Ryan, confirms the UDO currently does not include a workforce-income policy.

Motion:

Motion that the Planning Board recommend the Town Council **approve** rezoning 23-REZ-08 for Village Gate.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (5-1)

- *Mr. Bess - the justification doesn't warrant the reduction; the area needs affordable housing.*

Agenda Item #10: Development Plan

a. Friendship Road Industrial 22-DP-10

Ms. Caines presents the Staff report to the Board
Ms. Jacobs continues to present the Staff report to the Board

Questions for Staff:

Mr. Crandall asks Staff if conduit for multi-fiber will be installed?
Ms. Jacobs refers the question to the applicant.

Applicant / Speaker:

Josh Lamb
ARCO Design Build
6211 Lance Street
Chapel Hill, NC 27514

The applicant presents to the Board

Mr. Carpico asks how many EV parking spots are expected?
Mr. Lamb confirms approx. 16 per building or per 300 spots.

Mr. Bess expresses his concern about light pollution and asks if there is any consideration for new techniques to reduce the light pollution?
Mr. Lamb confirms photometric studies will be done for safety requirements and placement to hopefully reduce the light pollution.

Ms. Holder asks about loading docks, will they be visible from Friendship Rd? How about coming off Rt. 1?
Mr. Lamb confirms the loading docks will not be visible from Friendship Rd or Rt 1

Mr. Lamb confirms the Intended use for these facilities are flex-shell use. GMP's (Good Manufacturing Process')

Mr. Madoni asks if the widening of Friendship Rd will sidewalks be added?
Mr. Lamb confirms sidewalks will be added on both sides.

Planning Board discuss the concept and agree with the concept that has been approved for that area.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 23, 2024 - 7:00 p.m.

Motion:

Motion that the Planning Board recommend the Town Council **approve** Development Plan 22-DP-10 for Friendship Road Industrial.

Motion by: Mr. Carpico

Second by: Mr Urquhart

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

Agenda Item #10: Other Business

New Business:

- a. Committee Reports
 - LUAC (Rick Madoni, Thomas Urquhart)
Feb 6
Wake County Landfill Natural Gas Facility Rezoning
 - TAC (Joanna Holder)
January 8 – Street Tree Replacement Program Overview
- b. Town Council Official Action Overview
 - Honeycutt/Wade Nash Rd CPA – Denied
- c. Development Services Report
 - Staff Report Template has been updated
 - Historic Markers:
TC has established what qualifies a Historical Marker and where markers can be placed.
Planning Board has been designated the approval factor for received Historic Marker applications.
- d. Other Business
 - Update on Carolina Springs, as requested.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Ms. Holder

Second by: Mr. Carpico

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

Time: 8:05pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 8.a.

Public Hearings

Title: Green Oaks Tech Center PUD Major Amendment 21-PUD-01-A01

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Planned Unit Development (PUD) Major Amendment 21-PUD-01-A01.

Explanation:

- The Town has received a Major Amendment request to modify the architectural standards of the Green Oaks Tech Center PUD related to primary and secondary building materials.
- The proposed language is underlined in the attached PUD amendment document.

Staff Recommendation

Approve

Background:

- The Green Oaks Tech Center Planned Unit Development (also known as Yield 2.0) was approved on November 30, 2021 (21-PUD-01).
- A Master Plan (Major Subdivision 21-MAS-05) was approved on March 15, 2022 for Green Oaks Tech Center with a minimum of 6 and maximum of 30 lots.
- Three Development Plans for Pods 3, 4, & 5 have been approved since August 2023 for business, industrial, research & development or other uses.
- The original zoning was a mix of R-30: Residential, R-10: Residential, BT-CU Business & Technology Conditional Use, and RT: Research and Technology.

Funding Source(s):

N/A

Attachment(s):

1. 21PUD01A01_GreenOaksTechCtr_PB022024
2. 21PUD01A01_GOTC_ProposedAmendment
3. 21PUD01A01_NeighborhoodMtgReport



Project Type: Planned Unit Development – Major Amendment (PUD)

Concurrent Applications:

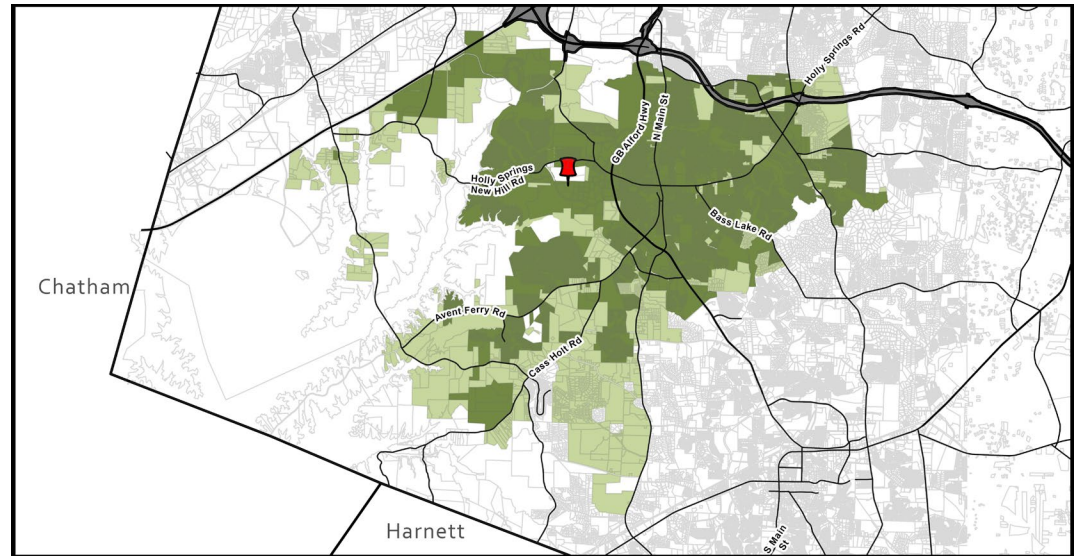
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Crescent Communities, LLC

Property Address: 11313, 11501, 11509, & 11513
Holly Springs New Hill Rd.

Property Area: 177.77 ac.



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

Project Summary:

An amendment to the Green Oaks Tech Center Planned Unit Development (PUD) to modify the architectural standards for primary and accent building materials. The overview of the proposed changes begins on page 7 of this staff report.

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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Case Summary

Current Zoning:

PUD Planned Unit Development

☐ Conditional Zoning District

Proposed Zoning:

PUD Planned Unit Development

☐ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Innovation Village

Staff Analysis:

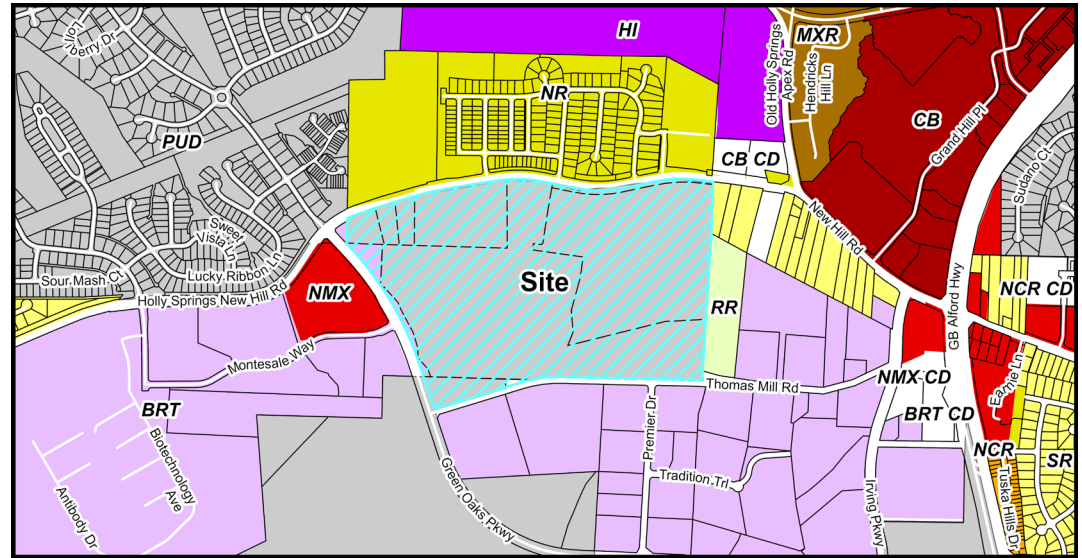
The requested PUD Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The Future Land Use & Character Plan states that the Character Areas will prioritize quality of architecture over land use and density. The proposed amendments include quality building materials, opportunities for unique building design, and assurances for a high degree of maintenance within the PUD.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area (acres)
0649240812	PUD	40.32
0649049382	PUD	61.50
0649054147	PUD	10.36
0639959107	PUD	1.52
0639957154	PUD	1.30
0639955037	PUD	2.00
0639949124	PUD	.77
Total Area		177.77



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	PUD Planned Unit Development	Industrial Spec Buildings, Vacant
North	NR Neighborhood Residential	Single Family Detached Dwellings
South	BRT Business & Research Technology, PUD Planned Unit Development	Light Manufacturing, Office
East	SR Suburban Residential, RR Rural Residential	Single Family Detached Dwellings, Vacant
West	BRT Business & Research Technology, NMX Neighborhood Mixed Use	

Parcel Rezoning History

Rezoning Number: 21-PUD-01

Original Zoning: R-30: Residential, R-10: Residential, BT-CU Business & Technology Conditional Use, RT: Research and Technology

Approved Zoning: PUD Planned Unit Development

Approval Date: November 30, 2021



Land Use & Character Information

Growth Strategy Map: Places to Transform

Future Land Use: Innovation Village

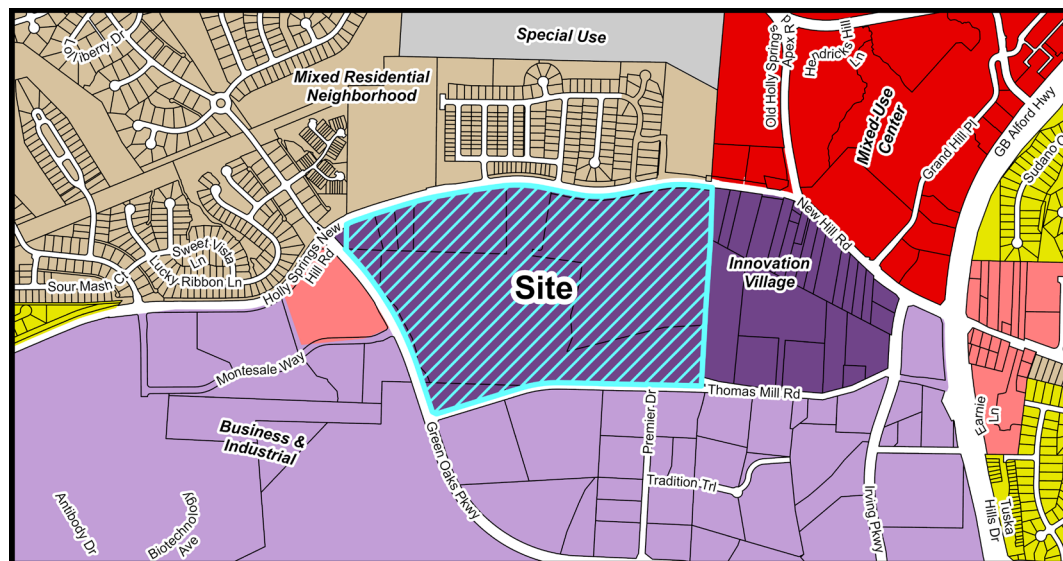
Small Area Plan: N/A

The Requested Planned Unit Development 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: Innovation Village

An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees. A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

Key Characteristics of the Character Area include:

- Blocks are small and walkable with pedestrian passages for large blocks.
- Development is sensitive to existing natural resources including large tree stands and drainageways.
- A series of connected open spaces throughout a walkable, activated environment.
- Innovative light impact techniques utilized for landscaping and stormwater control.
- Building scale and massing should be varied throughout the development and should incorporate innovative design techniques and materials.
- Streets should have urban character with formal street tree plantings and facilities for pedestrians and cyclists.

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The Future Land Use & Character Plan states that the Character Areas will prioritize quality of architecture over land use and density. The proposed amendments include quality building materials, opportunities for unique building design, and assurances for a high degree of maintenance within the PUD.



Additional Information

The proposed modification is related to allowed building materials and does not impact the Comprehensive Plan sections outlined below:

- Transportation
- Parks, Recreation, & Greenways
- Community Facilities
- Infrastructure & Utility
- Natural Resources & Open Space



Planned Unit Development Amendment Information

UDO Section 1.6.1.H addresses legacy Planned Unit Development (PUD) projects like the Green Oaks Tech Center PUD. The establishment of new PUD projects is not allowed. However, the Town recognizes past projects that were approved under this land use process and Minor and Major Amendments to PUDs are allowed.

Examples of changes that qualify as a Major Amendment include changes to density or building areas, setbacks and building heights, roadway networks, open space, or any other changes that depart significantly from the original approval. Substantial changes to building design, building material selection, or the percentage of various building materials are typically considered to qualify as a Major Amendment.

The Major Amendment request is to modify the architectural standards for primary and accent building materials to allow painted concrete as a primary building material and establish accent building materials.

PUD Development Standards

Innovation District and Southern Edge District

Building Materials	Existing PUD Standard	Proposed Standard
	Building Materials shall include: • Brick • Stone • Split- faced stone or architectural concrete (embedded color, textured) • Metal panel rainscreens, such as ACM panels and metal plate (flat metal panels). Corrugated and metal siding are prohibited. • Glass fiber translucent panels • Masonry rainscreens (terracotta, and fiber cement panels)	Add the following to the building materials list. • Painted concrete per the designated paint colors and textures. Paint colors are limited to one (1) per building. • Accent colors of wood, metal panel, and stone per the designated materials type and colors. Accent materials are limited to no more than 20% of each façade.



Maintenance	PUD Standard	Proposed Standard
	No standards. Defaults to UDO.	The Green Oaks Tech Center at Holly Springs will be managed in accordance with the highest standards and with best practices, similar to the other Class A business parks and campuses. A Property Owner's Association (POA) will be established and will require architectural review and require on-going maintenance of all facilities, including trash removal, snow removal, maintenance of landscaping and structures. The POA will ensure all buildings are maintained or repainted as needed, including painted concrete shall be maintained to a high-quality standard to prohibit color fading, peeling, or chipping.

Planned Unit Development Amendment 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

In 2008, additional commercial building design standards were added to the 2002 Unified Development Ordinance to ensure buildings met minimum architectural design expectations, including the issue of painted or stained concrete, brick, and stone. At the time, the Town was experiencing several issues with buildings that had used painted or stained concrete, brick, and stone to meet building material standards. These issues focused primarily around building maintenance and overall appearance, including peeling, chipping, and fading. In many cases, paint touch up work did not correct the problem, as painted areas faded differently than existing areas leading to a blotchy appearance of the façade. Following conversation between Town staff, the Technical Review Committee (currently known as the Land Use Advisory Committee), Planning Board, and Town Council, it was determined that painted or stained concrete, brick, and stone did not meet the high-quality expectations of the Town and the use of these materials was prohibited. The prohibited use of this material treatment was continued with the 2022 UDO. Architectural concrete with integral color (color which is added into the concrete and is long-lasting and fade-resistant) and texture is permitted.

In addition to maintenance challenges noted in 2008, paint and stain also introduce a wide variety of color options that may not be aesthetically pleasing on a commercial building façade. By prohibiting painted or stained concrete, brick, and stone, the Town is able



to ensure that the visual appearance of buildings will be in keeping with the character of adjacent neighborhoods and the community's expectations for building design. It should be noted that in most cases only 60% of the façade is required to be concrete, brick, and/or stone and that the remaining 40% of the building may be other materials that offer opportunities to introduce different colors or visual interest to the building.

The Green Oaks Tech Center (GOTC) PUD calls for the incorporation of high-quality materials to give a cohesive campus atmosphere that provides a dynamic and innovative appearance. While implementing the façade standards on the first buildings of the project, the applicant has noted some issues achieving the variation in color they were anticipating using an integral color. As such, the applicant has requested the use of painted concrete as a primary material treatment. Painted concrete would only be allowed in the PUD's Innovation District and Southern Edge District. These districts are designated for business, employment, and industrial uses. Painted concrete is not proposed for use in the Commercial District (business, hospitality, personal services district) at the corner of Green Oaks Parkway and Holly Springs New Hill Road.

A color palette is proposed that allows four neutral paint colors (see proposed color pallet in the PUD document attachment and below). Each building is limited to one primary paint color. Accent materials with complementary colors are proposed to break up large building facades, add visual interest, and accentuate building entrances/features. Accent materials are limited to 20% of the façade. The proposed palette will be used to ensure cohesiveness throughout the development but allow for distinct building design.

CONCRETE

PAINT COLORS



OUTBACK

SILVERSMOKE

LIGHT GRAY

DARK GRAY

TEXTURES



EXPOSED
AGGREGATE

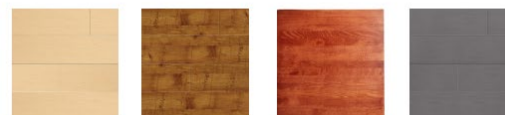
STAMPED/
PATTERNED

FORMLINER

NOTE: MATERIALS DISPLAYED IN EXHIBIT MAY NOT MATCH EXACTLY THE FINAL PRODUCT DUE TO THE NATURE OF THE MATERIALS SELECTED.

ACCENT MATERIALS

WOOD



NATURAL MAPLE

RUSTIC PINE

MAHOGANY

CHARCOAL GRAY

METAL PANEL



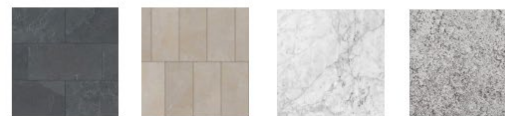
BRUSHED ANODIZED

AZURE BLUE

DARKENED GRAY

ANTIQUE COPPER

STONE



SLATE

LIMESTONE

MARBLE

GRANITE



To address the maintenance concerns, the applicant included a standard to establish a Property Owner's Association (POA) requiring architectural review and on-going maintenance of all facilities, including repainting the concrete to prohibit color fading, peeling, and chipping. The applicant also notes that painted concrete has been used within their property portfolio for over 25 years, and that it enhances the appeal and quality of tilt construction.

In this specific case, staff is supportive of the request to use painted concrete as a primary material treatment for the following reasons:

- As a PUD, this standard will apply to a very limited area of the community.
- The applicant has preselected a limited number of neutral colors that will maintain a desirable façade appearance.
- The applicant has committed, through enforceable zoning standards, to maintaining a high-quality appearance and to ensure that all buildings are maintained or repainted to prohibit color fading, peeling, or chipping.



Decision-Making Information

Planned Unit Development Amendment Staff Analysis

The proposed PUD amendment allows the use of painted concrete and identifies accent materials that are limited to the colors/materials in the proposed palette. Primary paint colors are limited to four colors and no more than one color can be used per building. Accent materials are limited to 20% of the building façade and consist of wood, metal panels, and stone. These additional building materials will allow the applicant to provide a high-quality development as envisioned by the Future Land Use Plan while also creating a cohesive, innovative campus with distinct districts utilizing architectural design. A Property Owner's Association will be provided to ensure for the long-term maintenance of the painted concrete.

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: 11/14/2023

Summary of Issues: There were no attendees to the neighborhood meeting.

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 PUD amendments are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance and Planned Unit Development are addressed once a Development Plan is submitted for review.

Action #1: PUD Amendment Plan Consistency Statement

The requested Planned Unit Development Major Amendment to allow painted concrete and additional accent materials is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use & Character Plan states that quality of architecture is prioritized over land use and density. The proposed amendment is reasonable and in the public interest because it includes a commitment to quality building design and ensures a high degree of maintenance within the PUD.

**Action #2: Planned Unit Development Amendment Petition Motion**

Motion to recommend that the Town Council approve / deny Planned Unit Development Amendment Petition #21-PUD-01-A01 to modify the development standards of the Green Oaks Tech Center PUD as submitted by Crescent Communities, LLC.

Next Steps**Legislative Public Hearing**

Anticipated Town Council Public Hearing Date: 3/19/2024

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.

GREEN OAKS TECH CENTER | HOLLY SPRINGS

PLANNED UNIT DEVELOPMENT

02.21.2024



INNOVATION DISTRICT (CONT'D)

ARCHITECTURAL REQUIREMENTS

The architectural design principles and requirements for the Planned Unit Development for Green Oaks Tech Center at Holly Springs, intends to incorporate modifications to the existing Unified Development Ordinance (UDO) of Holly Springs to address appropriate design and requirements for the life sciences campuses.

1. General Architectural and Site Design Requirements

a. Building Materials

The primary building materials shall be cohesive with the overall campus. Each building must be designed to complement the architectural language of the existing buildings, including the color palette. Applicable building materials shall include:

- Brick
- Stone
- Split- faced stone or architectural concrete (embedded color, textured)
- Metal panel and rainscreens, such as ACM panels and metal plate (flat metal panels). Corrugated and metal siding are prohibited.
- Glass fiber translucent panels
- Masonry rainscreens (terracotta, and fiber cement panels)
- Painted concrete per the designated paint colors and textures. Paint colors are limited to one (1) per building.
- Accent colors of wood, metal panel, and stone per the designated materials type and colors. Accent materials are limited to no more than 20% of each façade.

b. Base and body

For buildings three stories or higher, a change in plane at the lowest level is required. The composition of the building shall include a recognizable base and body along the entire length of the façade.

c. Variation in Massing



Figure 1. Des Moines Municipal Services, Neumann Monson

Building walls shall consist of a building bay or structural building system that is a maximum of fifty (50) feet in width. Bays shall be visually established by the incorporation of vertical and horizontal elements along the facades (e.g. reveals, pilasters, etc) and/or by architectural features. For buildings three stories or higher, a change in plane at the lowest level is required.

INNOVATION DISTRICT (CONT'D)

h. Blank Wall area

The blank wall requirement intends to avoid large expanses of untreated building mass. Architectural detail should be applied most predominantly along a primary façade. Uninterrupted blank walls (with out texture/ relieve, material change, or equivalent architectural features) shall not exceed more than (50) fifty feet in length and shall incorporate a feature extending vertically at least (3) percent of total height to address the human scale.

The following items shall meet Holly springs UDO requirements:

i. Animated features (Human Scale Design Elements)

j. Color

k. Textures

l. Roof Treatment

m. Façade Modulation

n. Façade Orientation

o. Signs - Building and Wall

p. Lighting

q. Fencing

r. Mechanical Equipment Screening

i. Maintenance

The Green Oaks Tech Center at Holly Springs will be managed in accordance with the highest standards and with best practices, similar to the other Class A business parks and campuses. A Property Owner's Association (POA) will be established and will require architectural review and require ongoing maintenance of all facilities, including trash removal, snow removal, maintenance of landscaping and structures. The POA will ensure all buildings are maintained or repainted as needed, including painted concrete shall be maintained to a high quality standard to prohibit color fading, peeling, or chipping.

COMMERCIAL DISTRICT

The Commerical District is envisioned as an area designated for business and employment inspiration, growth, innovation, curiosity and passion. The proposed commercial core of Green Oaks Tech Center will offer options for life science and other companies to grow and evolve. Along the western frontage of Holly Spring New Hill Road, the Commercial District will also be in close proximity to Highway 55, US Route 1, the future NC 540 and Veridia Parkway. This area will be well positioned to support the Holly Springs commercial growth.

The Commerical District will follow the standards specified for the Innovation District except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.
2. No internal setback, landscape yards or bufferyards are required.
3. Building materials: Refer to Innovation District's architectural requirements, Section 1.A, for a list of acceptable building materials throughout the Commercial District minus the Painted Concrete and Accent Color option.

	REQUIRED DIMENSION
MINIMUM LOT WIDTH	50'
BUILDINGS FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 100' max*
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTIAL (EAST)	15'

* Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%

Note: Setbacks to be measured from ultimate right-of-way.

SOUTHERN EDGE DISTRICT

Like its name, the Southern Edge District is located on the southern side of Green Oaks Tech Center with frontage along Thomas Mill Road. It will be primarily composed of industrial and flex buildings that will serve as transition from Holly Springs Business Park to the Green Oaks Tech Center. The uses and development will be cohesive to the uses and design of Green Oaks Tech Center and will compliment the other uses. This transition area will contain single and potentially two story buildings with surface parking surrounding the buildings. Connectivity to sidewalks and the greenway system will be included. Consistent character of the Green Oaks Tech Center will be added throughout.

The Southern Edge District will follow the standards specified in Section 4.02 RT Research and Technology District of the UDO except for the provisions identified below.

1. Permitted Uses: Refer to permitted uses table within this document.
2. No internal setback, landscape yards or bufferyards are required.
3. Off street loading is permitted along the primary building frontage.
4. Parking bays are permitted to be located between building frontage and street right-of-way.
5. Building materials: Refer to Innovation District's architectural requirements, Section 1.A, for a list of acceptable building materials throughout the Southern Edge District.

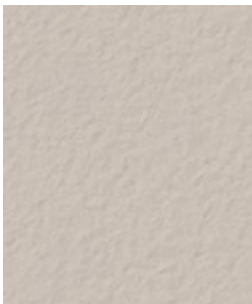
	REQUIRED DIMENSION
MINIMUM LOT WIDTH	50'
BUILDINGS FRONT SETBACKS:	
HOLLY SPRINGS NEW HILL ROAD	20' min.
GREEN OAKS PARKWAY	20' min.
THOMAS MILL ROAD	10' min.
COLLECTOR STREET	10' min.
LOCAL STREET	10' min.
BUILDING HEIGHT	20' min; 50' max*
PROJECT PERIMETER BUFFERS	
HOLLY SPRINGS NEW HILL ROAD	20'
GREEN OAKS PARKWAY	20'
THOMAS MILL ROAD	10'
ADJACENT TO RESIDENTIAL (EAST)	15'

* Within 50' of residentially zoned property, maximum building height shall be 35'. The Town Manager or designee may approve an increase of the 35' building height within this zone up to 25%

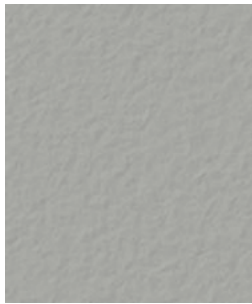
Note: Setbacks to be measured from ultimate right-of-way.

CONCRETE

PAINT COLORS



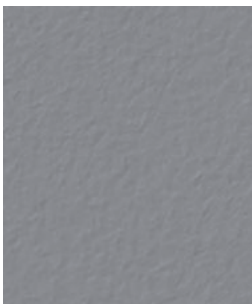
OUTBACK



SILVERSMOKE



LIGHT GRAY



DARK GRAY

TEXTURES



EXPOSED
AGGREGATE



STAMPED/
PATTERNED

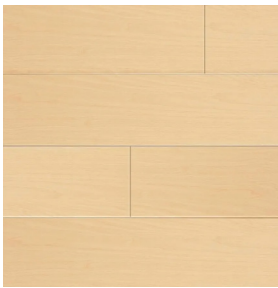


FORMLINER

NOTE: MATERIALS DISPLAYED IN EXHIBIT MAY NOT MATCH EXACTLY THE FINAL PRODUCT DUE TO THE NATURE OF THE MATERIALS SELECTED.

ACCENT MATERIALS

WOOD



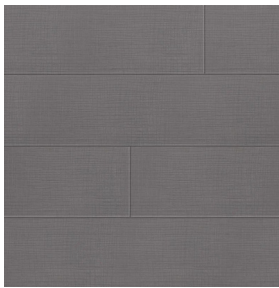
NATURAL MAPLE



RUSTIC PINE



MAHOGANY



CHARCOAL GRAY

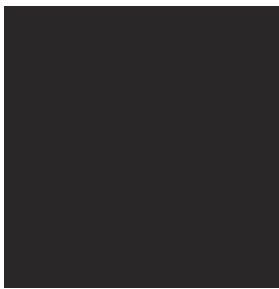
METAL PANEL



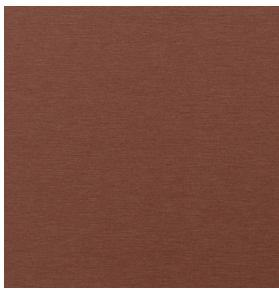
BRUSHED ANODIZED



AZURE BLUE



DARKENED GRAY



ANTIQUE COPPER

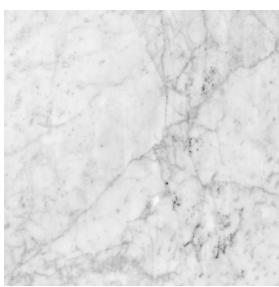
STONE



SLATE



LIMESTONE



MARBLE



GRANITE

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: 11/14/2023
Time: 4:00-5:00PM
Location: Web-based via Zoom

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: 11/03/2023

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:

- No one attended the neighborhood meeting, so no
- issues were raised by Community.

Attach Additional Sheets as needed

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

- No one attended the neighborhood meeting, so no
- adjustments were made due to Community feedback.

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)

Elizabeth McMillan *Elizabeth McMillan*

Date

11/14/2023

Owner	Address	City	State	Zip
TWELVE OAKS MASTER ASSOCIATION INC	11010 RAVEN RIDGE RD	RALEIGH	NC	27614-8837
GREG L JONES, STEPHANIE W JONES	804 GREEN OAKS PKWY	HOLLY SPRINGS	NC	27540-4816
ANTHONY LAWRENCE EVANS, KATHERINE WEILER EVANS	808 GREEN OAKS PKWY HOLLY SPRINGS	HOLLY SPRINGS	NC	27540-4816
WAKE COUNTY BOARD OF EDUCATION	1429 ROCK QUARRY RD STE 116	RALEIGH	NC	27610-4185
HENSLEY HOMEOWNER'S ASSOCIATION INC	1401 SUNDAY DR STE 109	RALEIGH	NC	27607-5173
CHENG NGUON WANG KUOCH, WEI PING KUOCH	153 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
DAVID CHANG, LIN LIANG CHANG	409 CRICKET HEARTH RD	SANFORD	NC	27330-6335
BRJESH R PATEL, KINJAL PATEL	201 VINEWOOD PL	HOLLY SPRINGS	NC	27540-9801
KEVIN R HUNSICKER, KARLA ANN HUNSICKER	141 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
KAVITHA PUTLURI, VENKAT REDDY PUTLURI	1109 HOLLAND BEND DR	CARY	NC	27519-8222
ANGEL L HERNANDEZ, MARGARET B HERNANDEZ	133 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
MIGUEL A TORRES, MIRIAM TORRES	129 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
THUY NGUYEN, LAN LE	125 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
RODEL C EGAMINO, SANDRA V CAHIGAS	121 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
SOWMYA REDDY YATTAPU	117 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
PRABHA GOPALAKRISHNAN	113 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
RYAN RICHMOND, KELLY RICHMOND	109 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
THU Q VO, PHUNG CONG VO	105 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
NIKHIL REDDY MADADI, PRATHIBHA RAVULA	101 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
WILLIAM COLLIER, MYRICIA COLLIER	104 HENSLEY HILL PL	HOLLY SPRINGS	NC	27540-6183
RUI LI, MASIXIA TAO	109 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
ANDRE MAURICE BELLAMY	105 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
BHARGAV VANAPARTHY, SRAVANTHI POLAVARAPU	101 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
GREGORY B VANDERMOLLEN, KELLY N VANDERMOLLEN	100 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
KEVIN MICHAEL FITZPATRICK, AMAIRA FITZPATRICK	104 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
THE DREES COMPANY	7701 SIX FORKS RD STE 132	RALEIGH	NC	27615-5050
REVATHY PERUMAL	513 MOORE HILL WAY	HOLLY SPRINGS	NC	27540-5445
LAVANCE DIXON JR	512 MOORE HILL WAY	HOLLY SPRINGS	NC	27540-5445
JAMES MATTHEW ANDREWS, ALICIA DAWN ANDREWS	509 MOORE HILL WAY	HOLLY SPRINGS	NC	27540-5445
THALES ACADEMY	4641 PARAGON PARK RD	RALEIGH	NC	27616-3406
Town of Holly Springs	PO BOX 8	HOLLY SPRINGS	NC	27540-0008
JAMES T TAYLOR, RONALD A TAYLOR	305 FOXWOOD TRL	PITTSBORO	NC	27312-9591
LISA LESLIE, CALVIN LESLIE	PO BOX 574	HOLLY SPRINGS	NC	27540-0574
BARBARA LESLIE MCNEIL	1335 NEW HILL RD	HOLLY SPRINGS	NC	27540-6102
BIG BOSS LITTLE BOSS LLC	5109 BARTIZAN DR	HOLLY SPRINGS	NC	27540-6307
DELORES B WILSON	501 BASS LAKE RD	HOLLY SPRINGS	NC	27540-9064
JUSTIN STANLEY	6624 TEN TEN RD	APEX	NC	27539-8316
HMS 55 LLC	1013 SKYMONT DR	HOLLY SPRINGS	NC	27540-8293
PREMIER ROAD, LLC	3829 OPPORTUNITY LN	RALEIGH	NC	27603-5659
M & D PACOS HOLDING CO LLC	150 FIZELL AVE	DUNKIRK	NY	14048-1371
FIVE H INVESTMENTS LLC, COLE & ASSOCIATES CPA	2118 ROSALIND AVE SW	ROANOKE	VA	24014-1718
RITTEE NORTH CAROLINA LLC	1455 DANNER DR	AURORA	OH	44202-9273
SEQUIRUS INC	475 GREEN OAKS PKWY	HOLLY SPRINGS	NC	27540-7976
HELIK VENTURES LLC	3717 NATIONAL DR STE 209	RALEIGH	NC	27612-4877
MARIO L DONNELL	1911 DREXMORE AVE	GREENSBORO	NC	27406-3212
Garland Johnson Jr	11512 HOLLY SPRINGS NEW HILL RD	APEX	NC	27539
Garland Johnson Jr, Gail R Johnson	226 MUIRFIELD RIDGE DR	GARNER	NC	27529
David Lockhart, Kathleen Fox Lockhart	3204 RIGHTERS MILL WAY	APEX	NC	27539
Leonard B Shaffer, Katherine W Shaffer	3532 FRIENDSHIP RD	APEX	NC	27502
Terry Jackson Jones, Richard Lane Jones	PO BOX 937	HOLLY SPRINGS	NC	27540
April Savannah Ward, Patricia Ann Barnes	11920 ONEAL RD	WAKE FOREST	NC	27587
Leonard B Shaffer, Katherine W Shaffer	3532 FRIENDSHIP RD	APEX	NC	27502
Brenda B Joyner, Ralph Joyner	PO BOX 274	HOLLY SPRINGS	NC	27540
James Michael McNeil	6596 WOODMERE DR	WALKERTOWN	NC	27051
Patty Ray	PO BOX 742	HOLLY SPRINGS	NC	27540
Parrish Womble Heirs	114 HICKORY ST	HOLLY SPRINGS	NC	27540
BELLAMY, ANDRE MAURICE	105 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
CHANG, DAVID CHANG, LIN LIANG	409 CRICKET HEARTH RD	SANFORD	NC	27330-6335
COLLIER, WILLIAM COLLIER, MYRICIA	104 HENSLEY HILL PL	HOLLY SPRINGS	NC	27540-6183
DIXON, LAVANCE JR	512 MOORE HILL WAY	HOLLY SPRINGS	NC	27540-5445
EGAMINO, RODEL C CAHIGAS, SANDRA V	121 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
FITZPATRICK, KEVIN MICHAEL FITZPATRICK, AMAIRA	104 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
FIVE H INVESTMENTS LLC, COLE & ASSOCIATES CPA	2118 ROSALIND AVE SW	ROANOKE	VA	24014-1718
GOPALAKRISHNAN, PRABHA	113 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
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HENSLEY HOMEOWNER'S ASSOCIATION INC	1401 SUNDAY DR STE 109	RALEIGH	NC	27607-5173
HERNANDEZ, ANGEL L HERNANDEZ, MARGARET B	133 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
HMS 55 LLC	1013 SKYMONT DR	HOLLY SPRINGS	NC	27540-8293
HOLLY SPRINGS TOWN OF c/o Town Attorney	PO BOX 8	HOLLY SPRINGS	NC	27540-0008
HUNSICKER, KEVIN R HUNSICKER, KARLA ANN	141 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
JOHNSON, GARLAND JR	11512 HOLLY SPRINGS NEW HILL RD	APEX	NC	27539-6521
JOHNSON, GARLAND JR JOHNSON, GAIL R	226 MUIRFIELD RIDGE DR	GARNER	NC	27529-2894
TERRY JACKSON JONES & RICHARD LANE JONES	PO BOX 937	HOLLY SPRINGS	NC	27540-0937
JOYNER, BRENDA B JOYNER, RALPH	PO BOX 274	HOLLY SPRINGS	NC	27540-0274
KUNREDDY, KAVITHA PUTLURI, VENKAT REDDY	1109 HOLLAND BEND DR	CARY	NC	27519-8222
KUOCH, CHENG NGUON WANG KUOCH, WEI PING	153 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
LESLIE, LISA LESLIE, CALVIN	PO BOX 574	HOLLY SPRINGS	NC	27540-0574
LOCKHART, DAVID LOCKHART, KATHLEEN FOX	3204 RIGHTERS MILL WAY	APEX	NC	27539-3627
M & D PACOS HOLDING CO LLC	150 FIZELL AVE	DUNKIRK	NY	14048-1371
MADADI, NIKHIL REDDY RAVULA, PRATHIBHA	101 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
MCNEIL, BARBARA LESLIE	1335 NEW HILL RD	HOLLY SPRINGS	NC	27540-6102
MCNEIL, JAMES MICHAEL	6596 WOODMERE DR	WALKERTOWN	NC	27051-9426
NGUYEN, THUY LE, LAN	125 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
PARRISH WOMBLE HEIRS	114 HICKORY ST	HOLLY SPRINGS	NC	27540
PATEL, BRIJESH R PATEL, KINJAL	201 VINEWOOD PL	HOLLY SPRINGS	NC	27540-9801
PREMIER ROAD, LLC	3829 OPPORTUNITY LN	RALEIGH	NC	27603-5659
RAY, PATTY	PO BOX 742	HOLLY SPRINGS	NC	27540-0742
RICHMOND, RYAN RICHMOND, KELLY	109 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
RITTEE NORTH CAROLINA LLC	1455 DANNER DR	AURORA	OH	44202-9273
SEQUIRUS INC	475 GREEN OAKS PKWY	HOLLY SPRINGS	NC	27540-7976
SHAFER, LEONARD B SHAFER, KATHERINE W	3532 FRIENDSHIP RD	APEX	NC	27502-8720
STANLEY, JUSTIN	6624 TEN TEN RD	APEX	NC	27539-8316
TAYLOR, JAMES T TAYLOR, RONALD A	305 FOXWOOD TRL	PITTSBORO	NC	27312-9591
THALES ACADEMY	4641 PARAGON PARK RD	RALEIGH	NC	27616-3406
THE DREES COMPANY	7701 SIX FORKS RD STE 132	RALEIGH	NC	27615-5050
TORRES, MIGUEL A TORRES, MIRIAM	129 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180
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VANAPARTHY, BHARGAV POLAVARAPU, SRAVANTHI	101 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
VANDERMOLLEN, GREGORY B VANDERMOLLEN, KELLY N	100 TISBURY DR	HOLLY SPRINGS	NC	27540-6189
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WILSON, DELORES B	501 BASS LAKE RD	HOLLY SPRINGS	NC	27540-9064
YATTAPU, SOWMYA REDDY	117 AINSDALE PL	HOLLY SPRINGS	NC	27540-6180

Web-Based Neighborhood Meeting held for application PLPRE202300232.

Persons in Attendance:

NAME

ADDRESS

Elizabeth McMillan

601 S Tryon St, Suite 800, Charlotte, NC 28202